



TOWN OF HUDSON

Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH December 9, 2015

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, December 9, 2015 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)
 - VI. CASES REQUESTED FOR DEFERRAL
 - VII. CORRESPONDENCE
 - VIII. PERFORMANCE SURETIES
 - IX. ZBA INPUT ONLY
 - X. PUBLIC HEARINGS
 - XI. OLD BUSINESS/PUBLIC HEARINGS
 - XII. DESIGN REVIEW PHASE
 - XIII. CONCEPTUAL REVIEW ONLY
 - XIV. NEW BUSINESS/PUBLIC HEARINGS
-
- A. Amend the Official Zoning Map of the Town of Hudson by re-zoning from Industrial (I) that portion of Tax Map 156, Lot 063, 1 Elmwood Drive, (a.k.a. Elmwood Village Condominiums and Townhomes Hudson, NH) to Business (B); thereby, rezoning said Lot 063, in its entirety, including all of the dwelling units and associated 16.77 acre parcel, to the B zoning district.
 - B. Amend the Official Zoning Map of the Town of Hudson by re-zoning from Business (B) to Town Residential (TR) those parcels of land generally located along the west side of Webster St., between the intersection of Federal St. & Webster St. and Daw St. & Webster St.
 - C. Amend § 334-18. Districts., Sub-sections F. & G., by adding to line 2 of each of these sections the zoning designation "TR" (meaning Town Residential) after the zoning designation "R-2" and before the zoning designation "B".

D. Orchard at Nottingham (OSD) Subdivision
SB# 09-15

Map 231/Lot 053
90 Gowing Road

Purpose of plan: (I) confirm and ratify the acceptance and approval of the plan granted by the Planning Board on January 14, 2015, since the Special Exceptions for work within wetland buffers were obtained after acceptance and approval of said Plan. (II) Amend said approved Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel "B". Application Acceptance & Hearing.

E. Hudson Hilltop Self-Storage Expansion
SP# 11 – 15

Map 105/Lot 017
22 Brady Drive

Purpose of Plan: to depict the improvements associated with the expansion of the existing self-storage facility which includes three 9,900 sf buildings, parking and access drive. Application Acceptance & Hearing.

XV. OTHER BUSINESS
XVI. ADJOURNMENT

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

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 11-27-15

Rezone 1 Elmwood Drive, Tax Map 156/Lot 063, from Industrial (I) to Business (B)

Staff Report
December 9, 2015

At the Planning Board's October 28, 2015 meeting, the board voted for staff to setup for a public hearing the following proposed Zoning Map Amendment for action, relative to its inclusion as a Warrant Article for the 2016 March Town Meeting. The public hearing notice reads as follows, with a recommendation and DRAFT MOTION provided thereafter:

PUBLIC HEARING

Please take notice, in accordance with NH RSA 675:6, the Town of Hudson, New Hampshire, Planning Board will hold a public hearing on Wednesday, December 9, 2015, at 7:00 P.M. in the Buxton Meeting Room (lower level) of Town Hall at 12 School Street, Hudson to consider amending the Official Zoning Map of the Town of Hudson, as follows:

To re-zone that portion of Tax Map 156, Lot 063, 1 Elmwood Drive, (a.k.a. Elmwood Village Condominiums and Townhomes Hudson, NH) zoned Industrial (I) to Business (B); thereby, rezoning said Lot 063, in its entirety, including all of the dwelling units and associated 16.77 acre parcel, to the B zoning district.

Note: the subject Map 156, Lot 063, 1 Elmwood Drive, is located south of Elm Avenue, and fronts along Elmwood Drive (a private street) and is generally near the intersection of Elm Avenue and Derry Street; thus, amending the subject I/B zoning line to run along the centerline of Elm Ave., leaving the subject I district exclusive to the industrially developed north side of Elm Ave. and the subject B district exclusive to the south of the Elm Avenue centerline.

A copy of the above-described rezoning amendment to the Official Zoning Map of the Town of Hudson can be reviewed/obtained prior to the hearing at the Community Development Department Office, 12 School St., Town Hall.

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 11-27-15

RECOMMENDATION: The above hearing notice reflects Planning Board action at the 28 OCT and 18 NOV meetings, relative to rezoning the entire 16.77 acre parcel, Map 156/Lot 063, having a street address of 1 Elmwood Drive. In preparation for the hearing, and after receiving a legal opinion from NH Municipal Association's Counsel, Atty. Steve Buckley, because fewer than 100 property owners will be affected by this proposed zoning amendment, all property (condominium) owners were notified of this hearing by first-class mail. Atty. Buckley's legal opinion is attached (see attachment "A"), together with staff's request for same. Also attached is a Map showing the proposed amendment entitled: "Elmwood Drive Rezoning Amendment", "B".

At the hearing, and after receiving public input and answering any questions that may be posed by those in attendance, staff recommends that favorable action be taken by the board in accordance with the below DRAFT MOTION, which, in effect, will cause this amendment to be included as an Article in the Town Warrant for the March 2016 Town Meeting.

DRAFT MOTION:

I move to approve/disapprove for the 2016 Town Warrant, the re-zoning petition to amend the Official Zoning Map of the Town of Hudson by re-zoning that portion of Tax Map 156, Lot 063, 1 Elmwood Drive, (a.k.a. Elmwood Village Condominiums and Townhomes Hudson, NH) zoned Industrial (I) to Business (B); thereby, rezoning said Lot 063, in its entirety, including all of the dwelling units and associated 16.77 acre parcel, to the B zoning district.

Note: the subject Map 156, Lot 063, 1 Elmwood Drive, is located south of Elm Avenue, and fronts along Elmwood Drive (a private street) and is generally near the intersection of Elm Avenue and Derry Street; thus, amending the subject I/B zoning line to run along the centerline of Elm Ave., leaving the subject I district exclusive to the industrially developed north side of Elm Ave. and the subject B district exclusive to the south of the Elm Avenue centerline.

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

“A”

Atty. Steve Buckley's Legal Opinion, RE; Proper Notice for Zoning Map Amendments, per RSA 675:7, as amended thru 2015.

John:

The operative phrase in RSA 675:7 is “[i]f a proposed amendment to a zoning ordinance would change a boundary of a zoning district and the change would affect 100 or fewer properties, notice of a public hearing on the amendment shall be sent by first class mail to the owners of each affected property.”

The proposed change to the boundaries of the B-Business zoning district will result in changing the zoning classification of: (1) one parcel in the I-Industrial District to B-Business; and (2) change the boundary of the B-Business District by moving all parcels west of Webster Street into the TR-Town Residential District.

One interpretation of RSA 675:7 (l) is that if any one zoning boundary change affects 100 or fewer properties then notice by first class mail to all such affected properties is required. In your situation it could be argued that there are two (2) separate zoning boundary changes contained in one zoning amendment, and that each separate boundary change would be evaluated to determine if that particular change affected 100 or fewer properties, and if so notice by first class mail would be required.

On the other hand, it could be argued that the aggregate of all parcels affected by the zoning boundary changes contained in the one zoning amendment would be determined, and if the aggregate of all such affected parcels is 100 or fewer then notice by first class mail would be required.

A reasonable argument can be made for each method of calculation. However, the prudent and conservative approach would be to assume that each separate boundary change would be evaluated for each zoning amendment.

Stephen C. Buckley, Esquire
Legal Services Counsel
New Hampshire Municipal Association
25 Triangle Park Drive
Concord, NH 03301
1-800-852-3358
603-224-7447 ex. 3408
Fax: 603-224-5406
legalinquiries@nhmunicipal.org



From: Cashell, John [mailto:cashell@hudsonnh.gov]
Sent: Wednesday, November 18, 2015 11:31 AM
To: legalinquiries
Subject: Hudson: Rezoning Business District Boundary Lines

Atty. Steve Buckley:

The Hudson Planning Board is proposing to change 2 Business (B) district boundary lines concerning the B district located along the Derry St (Rte. 102) Corridor, as depicted in the attached Map "B". **The two district amendments are specifically described as follows:**

- a) That the triangular portion of the above identified B district be amended to include the entire parcel shown on Town's Zoning District Map , Map 156/Lot 063, which is bordered by Derry St., Elm Ave. and Webster St. This proposed zoning amendment would provide the appropriate **B** zoning district for this multi-family developed parcel, and eliminate the inappropriate Industrial (**I**) zone from this property. Thus, amending the subject I/B zones to run along the centerline of Elm Ave., leaving the **I** district exclusive to the industrially developed north side of Elm Ave. Attached Map "**B**", entitled: **Proposed** Derry & Webster St Business Zoning District, depicts by dash-line the above-described proposed amendment to the **B & I** zoning districts. This same Attachment also depicts the below-described proposed **B** district amendment.
- b) That the **B** district along Webster St. be restricted to the eastside of this road, starting at the rear property line of Abbott Farms Condominiums (Map 165/Lot 141), which runs along Webster St. Note: by restricting the B district to the eastside of Webster St. the only property along the west side of this street used for business purposes has long since been abandoned, i.e., 64 Webster St., Map 173/Lot 010. See Attachment "**C**", which is a photo of this property and entitled as such.

My questions concerning the above-described zoning district amendments involve the new notice requirements, pursuant with the below-cited RSA amendments on proper notice to affected parties of proposed zoning district amendments:

- 1) Because the subject B zoning district includes more than 100 properties that would be affected by the proposed zoning district amendments, is the Town **not** required to mail, via first-class mail, notice to all property owners within the subject B district?
- 2) Is the Town required to send said first-class notice to all property owners actually affected by each proposed zoning district change, i.e., taking into account, that taken separately, each proposed B district change affects less than 100 property owners?

I thank you in advance for your time and attention to answering the above questions, or, in the least, helping me to better understand the new notice requirements.

Sincerely,
John Cashell

Notice of Planning Board Hearings on Zoning Changes

Let's begin with the bad news. Chapter 161 of the 2014 Laws (HB 1210) makes a significant change, effective immediately, to the notice requirements for hearings on proposed zoning amendments. For the first time, municipalities will be required to notify individual property owners about hearings on zoning amendments, although the new requirements will apply only in limited circumstances.

Under existing law (RSA 675:3), the planning board is required to hold a hearing on any proposed zoning amendment, whether the amendment is proposed by the planning board, by the governing body, or by citizen petition. Notice of the hearing must be published in a paper of general circulation in the municipality and must be posted in at least two public places. (See RSA 675:7.)

The new law leaves the existing notice requirement intact, but adds further requirements in certain circumstances: First, if the proposed amendment would change a *boundary* of a zoning district, and the change would affect 100 or fewer properties, notice of the hearing must be sent by first-class mail to the owner of each affected property. Second, if the proposed amendment would change the *minimum lot sizes* or the *permitted uses* in a zoning district that includes 100 or fewer properties, notice must be sent by first-class mail to the owner of each property in the district.

Changes to district boundaries. Applying these requirements should (we hope) be fairly straightforward. For an amendment that changes a zoning district boundary, which is a relatively infrequent occurrence, it will be necessary to determine how many properties are moved from one district to another. If 100 or fewer properties are *affected* (regardless of how many properties are in the old or new district(s)), notice to each affected property owner is required, *in addition to* newspaper publication and posting of public notice. If more than 100 properties are affected, only the newspaper publication and the public posting are required.

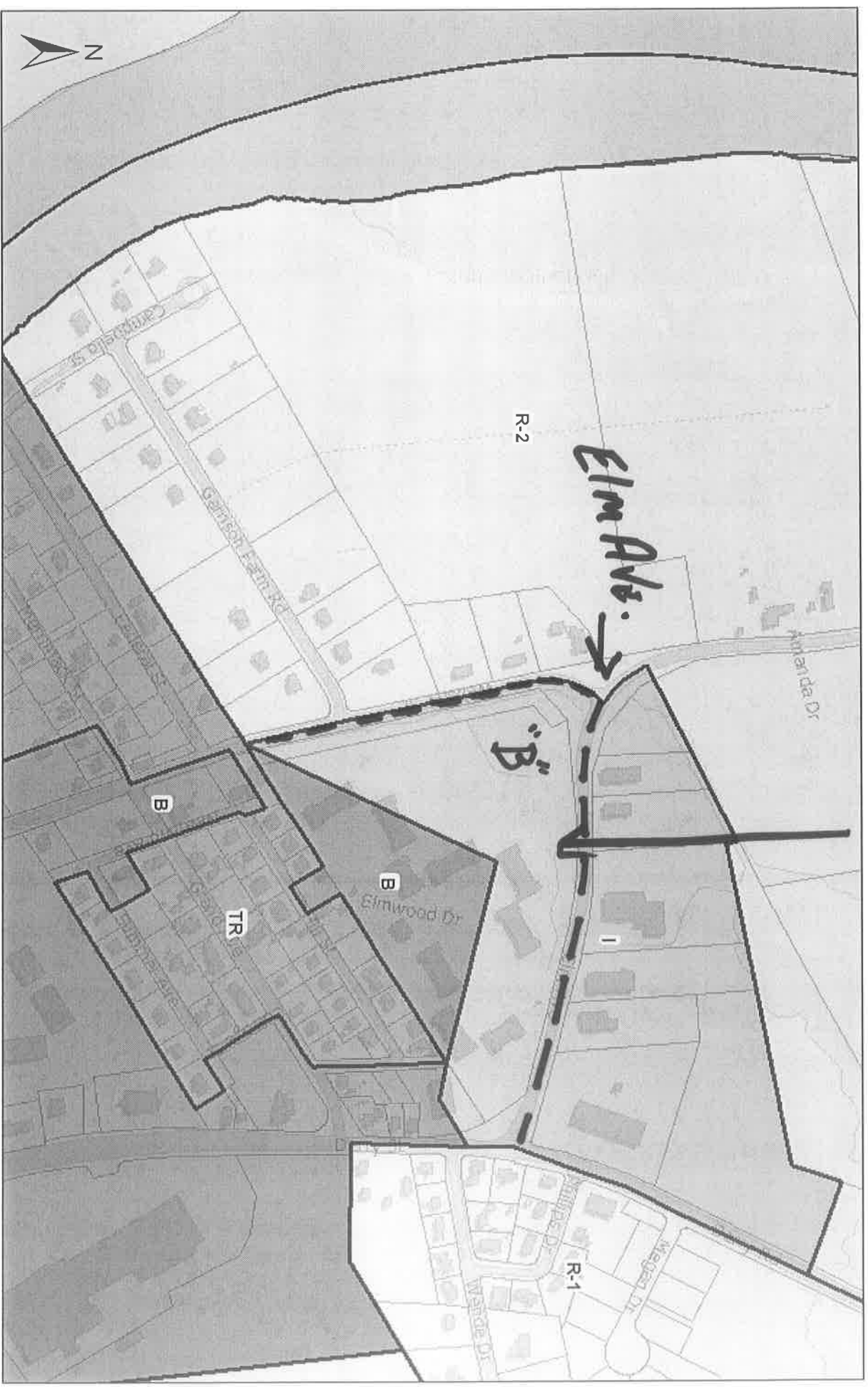
Changes to minimum lot sizes or permitted uses. For an amendment that changes minimum lot sizes or permitted uses, the individual notice requirement will apply only if the amendment affects a zoning district with 100 or fewer properties. Note: the test here is not how many properties are *affected*—which could be impossible to determine—but how many properties are *in the affected district*. Thus, it should be a simple matter of counting the number of properties in any district that is affected by the amendment.

However, keep in mind that a zoning amendment frequently affects more than one zoning district. In such a case, it will be necessary to consider each district individually. For example, imagine a town that has four zoning districts: District A contains 150 properties, District B contains 90 properties, District C contains 70 properties, and District D contains 60 properties. A proposed zoning amendment would allow the establishment of a hotel in any zoning district; previously, hotels were allowed only in District B. Individual notice would have to be sent by first-class mail to the owners of all properties in Districts C and D, but not in District A or B. This is because, with respect to each of District C and District D, the amendment would “change . . . the permitted uses in a zoning district that includes 100 or fewer properties.” Notice to property owners in Districts A and B is not required, because District A has more than 100 properties, and the amendment does not affect District B.

"B"

Elmwood Drive Rezoning Amendment

"B"



November 25, 2015

Zoning Outlines

I - Industrial

TR - Town Residential

Zoning

R-1 - Residential 1

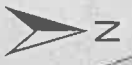
Parcels

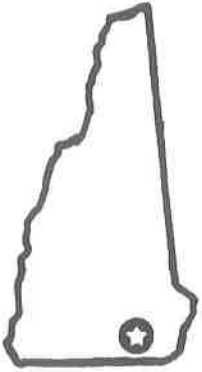
B - Business

R-2 - Residential 2

PROPOSED "B" / "I" ZONE LINE

1 inch = 427 feet





**TOWN OF HUDSON
PLANNING BOARD**

ABUTTER NOTIFICATION



12 School Street

Hudson, New Hampshire 03051

603/886-6005

DATE: NOVEMBER 24, 2015

SUBJECT: PURPOSE OF HEARING: AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF HUDSON BY RE-ZONING FROM INDUSTRIAL (I) THAT PORTION OF TAX MAP 156, LOT 063, 1 ELMWOOD DRIVE, (A.K.A. ELMWOOD VILLAGE CONDOMINIUMS AND TOWNHOMES HUDSON, NH) TO BUSINESS (B); THEREBY, REZONING SAID LOT 063, IN ITS ENTIRETY, INCLUDING ALL OF THE DWELLING UNITS AND ASSOCIATED 16.77 ACRE PARCEL, TO THE B ZONING DISTRICT.

LOCATION: 1 ELMWOOD DRIVE (A.K.A. ELMWOOD VILLAGE CONDOMINIUMS AND TOWNHOMES HUDSON, NH – MAP 156/LOT 063

NOTICE OF A PUBLIC HEARING ON THE SUBJECT PLAT

YOU ARE HEREBY NOTIFIED OF THE SUBJECT PLAT THAT WILL BE PRESENTED BEFORE THE PLANNING BOARD FOR REVIEW AND/OR ACTION ON WEDNESDAY, DECEMBER 09, 2015 AT 7:00 P.M., TOWN HALL, 12 SCHOOL STREET, HUDSON, NH.

PLEASE BE ADVISED, THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOUR ATTENDANCE IS NOT REQUIRED; HOWEVER, YOU MAY ATTEND THIS MEETING FOR THE PURPOSE OF PLACING YOUR COMMENTS ON ANY ACTION PROPOSED ON THIS PLAT.

RESPECTFULLY,

JOHN CASHELL
TOWN PLANNER

Rezone from Business (B) to Town Residential (TR) Parcels on the West Side of Webster St.

Staff Report

December 9, 2015

At the Planning Board's October 28, 2015 meeting, the board voted for staff to setup for a public hearing the following proposed Zoning Map Amendment for action, relative to its inclusion as a Warrant Article for the 2016 March Town Meeting. The public hearing notice reads as follows, with a recommendation and DRAFT MOTION provided thereafter:

PUBLIC HEARING

Please take notice, in accordance with NH RSA 675:4, the Town of Hudson, New Hampshire, Planning Board will hold a public hearing on Wednesday, December 9, 2015, at 7:00 P.M. in the Buxton Meeting Room (lower level) of Town Hall at 12 School Street, Hudson to consider amending the Official Zoning Map of the Town of Hudson to re-zone from Business (B) to Town Residential (TR) those parcels of land known as:

Tax Map 165, Lot 040, 108 Webster St.,
Tax Map 165, Lot 041, 2 Merrimack St.,
Tax Map 165, Lot 042, 6 Merrimack St.,
Tax Map 165, Lot 039, 100 Webster St.,
Tax Map 165, Lot 038, 1 Kenyon St.,
Tax Map 165, Lot 037, 3 Kenyon St.,
Tax Map 165, Lot 006, 4 Kenyon St.,
Tax Map 165, Lot 005, 94 Webster St.,
Tax Map 165, Lot 004, Gambia St.,
Tax Map 165, Lot 003, Gambia St.,
Tax Map 165, Lot 002, 88 Webster St.,
Tax Map 165, Lot 001, 78 Webster St.,
Tax Map 173, Lot 024, 70 Webster St.,
Tax Map 173, Lot 010, 64 Webster St.,
Tax Map 173, Lot 009, 60 Webster St.,
Tax Map 173, Lot 008-002, 58 Webster St.,
Tax Map 173, Lot 008-001, 56 Webster St.,
Tax Map 173, Lot 008, 52 Webster St., and
Tax Map 173, Lot 007, 50 Webster St.

These parcels are generally located along the west side of Webster St., between the intersection of Federal St. & Webster St. and Daw St. & Webster St.

A copy of the above-described rezoning amendment to the Official Zoning Map of the Town of Hudson can be reviewed/obtained prior to the hearing at the Community Development Department Office, 12 School St., Town Hall.

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 11-27-15

RECOMMENDATION: The above hearing notice reflects Planning Board action at the 28 OCT and 18 NOV meetings, relative to rezoning the above-cited parcels. In preparation for the hearing, and after receiving a legal opinion from NH Municipal Association's Counsel, Atty. Steve Buckley, because fewer than 100 property owners will be affected by this proposed zoning amendment, all property (condominium) owners were notified of this hearing by first-class mail. Atty. Buckley's legal opinion is attached as "A" on the 1 Elmwood Drive Rezoning Amendment staff report. Attached hereto, is a Map showing the proposed amendment entitled: "Webster Street Rezoning Amendment".

At the hearing, and after receiving public input and answering any questions that may be posed by those in attendance, staff recommends that favorable action be taken by the board in accordance with the below DRAFT MOTION, which, in effect, will cause this amendment to be included as an Article in the Town Warrant for the March 2016 Town Meeting.

DRAFT MOTION:

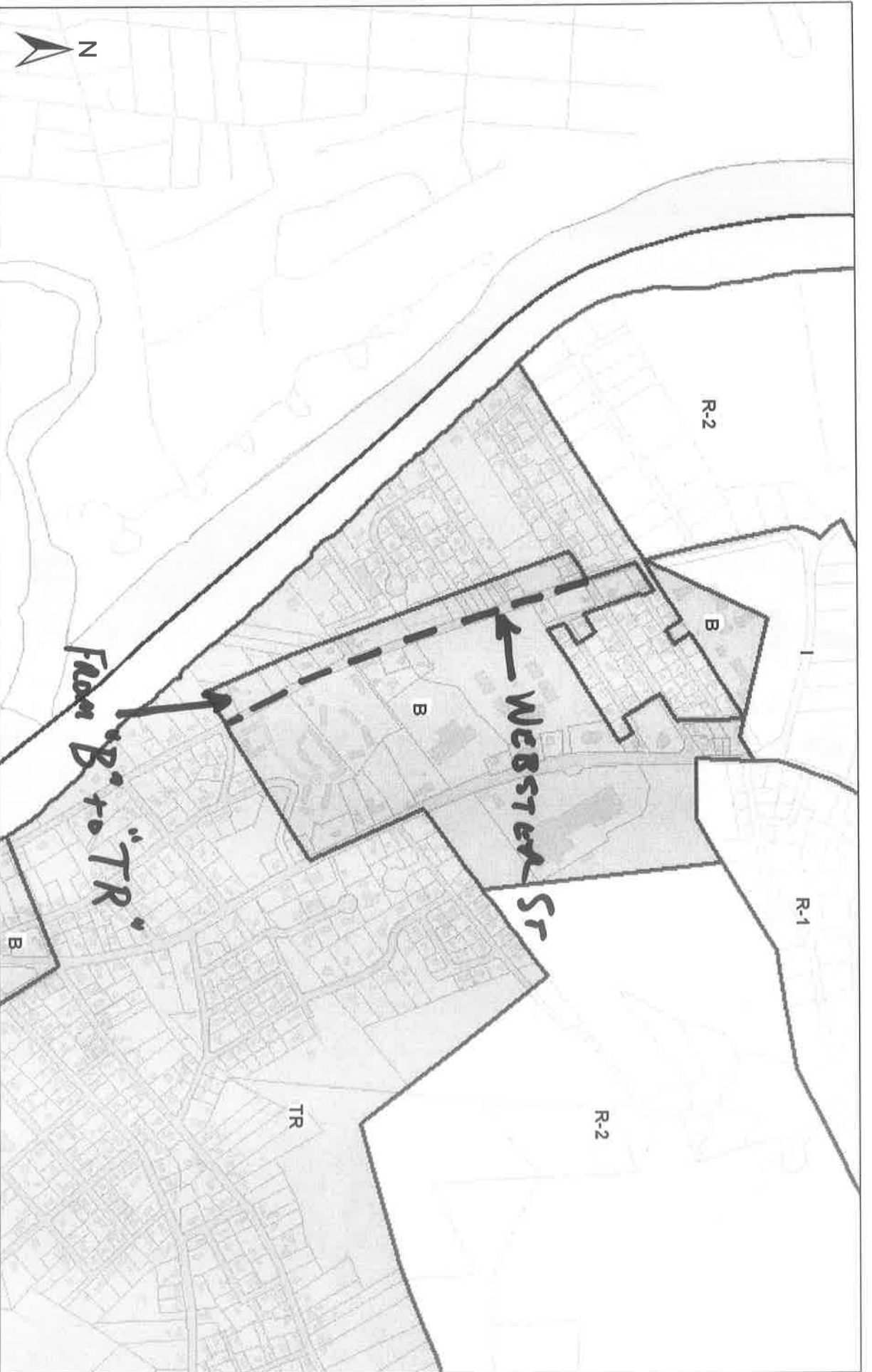
I move to approve/disapprove for the 2016 Town Warrant, the proposed amendment to the Official Zoning Map of the Town of Hudson by re-zoning from Business (B) to Town Residential (TR) those parcels of land known as:

- Tax Map 165, Lot 040, 108 Webster St.,
- Tax Map 165, Lot 041, 2 Merrimack St.,
- Tax Map 165, Lot 042, 6 Merrimack St.,
- Tax Map 165, Lot 039, 100 Webster St.,
- Tax Map 165, Lot 038, 1 Kenyon St.,
- Tax Map 165, Lot 037, 3 Kenyon St.,
- Tax Map 165, Lot 006, 4 Kenyon St.,
- Tax Map 165, Lot 005, 94 Webster St.,
- Tax Map 165, Lot 004, Gambia St.,
- Tax Map 165, Lot 003, Gambia St.,
- Tax Map 165, Lot 002, 88 Webster St.,
- Tax Map 165, Lot 001, 78 Webster St.,
- Tax Map 173, Lot 024, 70 Webster St.,
- Tax Map 173, Lot 010, 64 Webster St.,
- Tax Map 173, Lot 009, 60 Webster St.,
- Tax Map 173, Lot 008-002, 58 Webster St.,
- Tax Map 173, Lot 008-001, 56 Webster St.,
- Tax Map 173, Lot 008, 52 Webster St., and
- Tax Map 173, Lot 007, 50 Webster St.

These parcels are generally located along the west side of Webster St., between the intersection of Federal St. & Webster St. and Daw St. & Webster St.

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

Webster Street Rezoning Amendment



November 25, 2015

Zoning Outlines

Zoning

B - Business

I - Industrial

R-1 - Residential 1

R-2 - Residential 2

TR - Town Residential

Parcels

From "B" to "TR"

1 inch = 853 feet

0 900 1,800 Feet





**TOWN OF HUDSON
PLANNING BOARD**

ABUTTER NOTIFICATION



12 School Street

Hudson, New Hampshire 03051

603/886-6005

DATE: NOVEMBER 24, 2015

SUBJECT: PURPOSE OF HEARING: AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF HUDSON BY RE-ZONING FROM BUSINESS (B) TO TOWN RESIDENTIAL (TR) THOSE PARCELS OF LAND GENERALLY LOCATED ALONG THE WEST SIDE OF WEBSTER ST., BETWEEN THE INTERSECTION OF FEDERAL ST. & WEBSTER ST. AND DAW ST. & WEBSTER ST.

LOCATION: 108 WEBSTER ST- MAP 165/LOT 040
2 MERRIMACK ST- MAP 165/LOT 041
6 MERRIMACK ST0 MAP 165/LOT 042
100 WEBSTER ST- MAP 165/LOT 039
1 KENYON ST- MAP 165/LOT 038
3 KENYON ST- MAP 165/LOT 037
4 KENYON ST- MAP 165/LOT 006
94 WEBSTER ST- MAP 165/LOT 005
GAMBIA ST- MAP 165/LOT 004
GAMBIA ST- MAP 165/LOT 003
88 WEBSTER ST- MAP 165/LOT 002
78 WEBSTER ST- MAP 165/LOT 001
70 WEBSTER ST- MAP 173/LOT 024
64 WEBSTER ST- MAP 173/LOT 010
60 WEBSTER ST- MAP 173/LOT 009
58 WEBSTER ST- MAP 173/LOT 008-002
56 WEBSTER ST- MAP 173/LOT 008-001
52 WEBSTER ST- MAP 173/LOT 008
50 WEBSTER ST- MAP 173/LOT 007

NOTICE OF A PUBLIC HEARING ON THE SUBJECT PLAT

YOU ARE HEREBY NOTIFIED OF THE SUBJECT PLAT THAT WILL BE PRESENTED BEFORE THE PLANNING BOARD FOR REVIEW AND/OR ACTION ON WEDNESDAY, DECEMBER 09, 2015 AT 7:00 P.M., TOWN HALL, 12 SCHOOL STREET, HUDSON, NH.

PLEASE BE ADVISED, THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOUR ATTENDANCE IS NOT REQUIRED; HOWEVER, YOU MAY ATTEND THIS MEETING FOR THE PURPOSE OF PLACING YOUR COMMENTS ON ANY ACTION PROPOSED ON THIS PLAT.

RESPECTFULLY,

JOHN CASHELL
TOWN PLANNER

Amend §334-18. Districts., Sub-sections F. & G

Staff Report

December 9, 2015

At the Planning Board's October 28, 2015 meeting, the board voted for staff to setup for a public hearing the following proposed Zoning Amendment for action, relative to its inclusion as a Warrant Article for the 2016 March Town Meeting. The public hearing notice reads as follows, with a recommendation and DRAFT MOTION provided thereafter:

PUBLIC HEARING

Please take notice, in accordance with NH RSA 675:6, the Town of Hudson, New Hampshire, Planning Board will hold a public hearing on Wednesday, December 9, 2015, at 7:00 P.M. in the Buxton Meeting Room (lower level) of Town Hall at 12 School Street, Hudson to consider the following amendments to the Town's Zoning Ordinance, i.e.,

Amend §334-18. Districts., Sub-sections F. & G., by adding to line 2 of each of these sections the zoning designation "TR" (meaning Town Residential) after the zoning designation "R-2" and before the zoning designation "B".

A copy of the above-described amendment to the Town's Zoning Ordinance can be reviewed/obtained prior to the hearing at the Community Development Department Office, 12 School St., Town Hall.

The public is invited to attend.

John M. Cashell
Town Planner

RECOMMENDATION: The above hearing notice reflects Planning Board action at the 28 OCT and 18 NOV meetings, relative to including in §334-18. Districts., Sub-sections F. & G., line 2 of each of these sections the zoning designation "TR" (meaning Town Residential) after the zoning designation "R-2" and before the zoning designation "B".

At the hearing, and after receiving public input and answering any questions that may be posed by those in attendance, staff recommends that favorable action be taken by the board in accordance with the below DRAFT MOTION, which, in effect, will cause this amendment to be included as an Article in the Town Warrant for the March 2016 Town Meeting.

DRAFT MOTION:

I move to approve/disapprove for the 2016 Town Warrant, the proposed zoning amendment to Amend §334-18. Districts., Sub-sections F. & G., by adding to line 2 of each of these sections the zoning designation "TR" (meaning Town Residential) after the zoning designation "R-2" and before the zoning designation "B".

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

NOTE: with the adoption of the above described amendments, said sections F. & G. of §334-18. shall read in their entireties as follows (added "TR" is shown in bold print):

F. General (G). The G District includes all areas not specifically designated as being within an R-1, R-2, **TR**, B or I District. The district is designed to permit a wide diversity of land uses. Most uses permitted in the other five districts are permitted in the G District. The G District is intended to allow natural constraints, such as infrastructure development and market forces to determine the most appropriate use of land. It is also intended that the G District will eventually be absorbed by the expansion of other existing districts or replaced by newly created districts. The Planning Board will be responsible for maintaining sound planning concepts in this district and shall ensure that conflicting land uses do not abut each other without appropriate buffers.

G. General-One (G-1). The G-1 District includes all areas not specifically zoned as being within an R-1, R-2, **TR**, B, or I District located outside the right-of-way of the Circumferential Highway as depicted on the Town Zoning Map. The District is designed to permit a wide diversity of land uses at a density appropriate to the rural nature of the area, the natural constraints of the land and the lack of infrastructure. Uses permitted in this District are the same as those permitted in the G District.

[Added 3-13-2001 by Amdt. No. 3]

Orchard at Nottingham OSD Subdivision Plan

Staff Report

December 9, 2015

SITE: 90 Gowing Road -- Map 231/Lot 053 -- SB# 09-15

ZONING: Residential-Two (R-2) – Minimum Lot Size w/out sewer or water 60,000 sf for a duplex and 43,560 sf (1 acre) for a single-family dwelling and 150 ft. of frontage.

PURPOSE OF PLAN: (I) confirm and ratify the acceptance and approval of the plan granted by the Planning Board on January 14, 2015, since the Special Exceptions for work within wetland buffers were obtained after acceptance and approval of said Plan. (II) Amend said approved Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel “B”. Application Acceptance & Hearing.

PLANS UNDER REVIEW ENTITLED: “*Orchard at Nottingham*” Map 231 - Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main St., Salem, NH, dated 16 SEPT 2014, last revised thru 19 OCT 2015, consisting of Sheets 1 - 13 and Notes 1 – 9 and various notes on Sheet 2 of 13 (said plans are attached hereto).

APPLICANT REPRESENTATIVE: Jeffery Brem, P.E, Meisner-Brem Corp. and Atty. Jeffery Zall.

ATTACHMENTS:

- 1) Subdivision Application, Checklist, Waiver Forms and Aerial Photo of the Parcel date stamped 6 NOV 15 – “A”.
- 2) CLD’s 4th Comments Report, including Application Checklist, dated 23 NOV 15 – “B”.
- 3) Project Eng., Jeff Brem’s Response Letter to CLD’s above Report, dated 1 DEC 15 “C”.
- 4) ZBA Wetland Special Exception Permits, HCRD, Bk. 8803 Pgs. 2072 – 2075 – “D”.
- 5) Comments/Memos from Town Eng., Elvis Dhima, Acting Zoning Administrator, Dave Hebert, HFD Deputy Fire Chief, John O’Brien, Road Agent, Kevin Burns, Asst. Assessor, Jim Michaud and the HPD – “E”.
- 6) NHDES Approval for Subdivision of Land, date stamped 29 OCT 14 – “F”.
- 7) Former Town Counsel, Atty. Daniel Crean’s Comments on Sprinkler Systems, dated 16 DEC 2014 – “G”.
- 8) Notice of Approval for Orchard at Nottingham, dated 20 JAN 2015 – “H”.
- 9) General Notes 1 – 9, Sheet 2 of 13 (these Notes are faded on attached Plan copies) – “I”.

OUTSTANDING ISSUES:

1. As stated in the above **purpose** section of this staff report, the purposes for this application are as follows:

I) Confirm and ratify the acceptance and approval of the plan granted by the Planning Board on January 14, 2015, since the Special Exceptions for work within wetland buffers were obtained after acceptance and approval of said Plan. **STATUS:** in regard to the aforementioned purpose, please refer to the attached Notice of Approval for Orchard at Nottingham, dated 20 JAN 2015 – “H”. A DRAFT MOTION to the effect of granting this purpose is provided below.

II) Amend said approved Plan by removing the RV and vehicle gravel parking proposed for Open Space Parcel "B". **STATUS:** if the board chooses to approve this purpose, a DRAFT MOTION to the effect of this application purpose is provided below.

2. As board members are aware, this Subdivision was approved by the Planning Board on 14 JAN 2015 - see Attachment "H". Subsequent to this approval, it was discovered that wetland and wetland buffer impacts were not accurately depicted on the parcel. **STATUS:** the Applicant applied for and received the necessary Wetland Special Exception Permits from the ZBA - see Attachment "D".
3. CLD's 4th Comments Report – see Attachment "B" - cites a number of submission items still outstanding. **STATUS:** Project Eng., Jeffrey Brem's Response Letter and attachments thereto, address each of CLD's remaining comments – see Attachment "C".
4. The issues that remained at the conclusion of the 14 JAN 2014 Meeting (i.e., the meeting the board approved the original subdivision application) are addressed below, and the attached Plans reflect same.
 - a) Town Counsel was requested to render a legal opinion, relative to the RSA provisions for installing fire suppression sprinklers in dwellings and for the Fire Dept. to offer their recommendation on this matter. **STATUS:** Atty. Crean rendered said opinion - see his letter included in Attachment "G" - together with Deputy Fire Chief, John O'Brien's, memo, which infers agreement with Atty. Crean's opinion, and accepts (with condition) the developer's offer to install said sprinklers in the houses beyond 1000 ft. from the beginning of Stonewall Drive. Note: in the below DRAFT MOTION to approve, this matter is properly cited as condition #12.
 - b) The board requested the applicant to provide an additional assessment sum for offsite improvements related to Gowing Road, relative to the proposed subdivision's impact on same. **STATUS:** at the 14 JAN 15 meeting this request was made in accordance with §334-74.11 of the Town's Zoning Ordinance, and the sum of \$500, per dwelling unit, was agreed to by the board and the Applicant, and is cited in Condition of Approval #10 in Notice of Approval "H", as well as the below DRAFT MOTION to Approve. This sum and associated note still needs to be added to the Plan prior to Planning Board endorsement.
5. Plans shall be amended to depict "No Cut/No Disturb" signs affixed to sections of post & rail fences, and for said fences to be placed at the rear of lots 6 – 12 and in front of associated wetlands/conservation district. **STATUS:** Please see aforementioned detail on Sheet 9 of the plans.
6. The Acting Zoning Administrator, Dave Hebert, cites in his comments that the proposed lots do not conform to OSD open space requirements. However, CLD confirms in their Comments Report that the lots and Open Space requirements do conform to the OSD requirements put forth in § 334-47 thru 56 of the Zoning Ordinance. NOTE: in regard to proposed Lot 4 having 74.85 ft. of frontage, as opposed to the required 75 ft., the Applicant's Eng./Surveyor has addressed this issue and has amended the plans accordingly.
7. The Plan notes need to be amended to include a note citing that the retention pond located on Lot 10 shall be privately maintained ad infinitum.

RECOMMENDATION: Since this Subdivision Plan was previously approved, and the necessary ZBA Wetland Impact Permits have now been acquired, after the board conducts the hearing and closes same, staff recommends approval of this OSD Subdivision Plan in accordance with the below DRAFT MOTIONS.

APPLICATION TRACKING:

- 06 NOV 15 – Subdivision Plan application submitted;
- 09 DEC 15 - Initial public hearing scheduled.

DRAFT MOTION:

I move to accept the Orchard at Nottingham Amended OSD Subdivision application, located at 90 Gowing Road, Map 231/Lot 053, which calls for the construction of a new street and appurtenances thereto, including 16 single-family dwelling lots.

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

WAIVERS APPROVED (per Minutes/Decisions of 01/14/2015):

- 1) HTC 289-18.B.(2) – Length of Cul-de-sac
- 2) HTC 290-4.A.(10) – Post Development Peak Rate Runoff

1) HTC 289-18.B.(2) – Length of Cul-de-sac

Mr. Della-Monica moved to grant the requested waiver – HTC 289-18.B.(2) – Length of Cul-de-sac – because in order to provide the front buffer for the neighbors, at their strong request, and to lay out the subdivision with reasonably shaped lots, while at the same time provide significant protective open space, it was necessary to extend the cul-de-sac, and as the applicant offered to require sprinklered houses on lots 7 thru 13 (as further cited in condition of approval #9), and as such, the spirit and intent of the regulations, via good design, buffers and environmental protection have been provided. Motion seconded by Mr. Brackett. Vote: 6-1-0 (MM) opposed. Motion carried.

2) HTC 290-4.A.(10) – Post Development Peak Rate Runoff

Mr. Della-Monica moved to grant the requested waiver – HTC 290-4.A.(10) – Post Development Peak Rate Runoff – because the request involves an insignificant increase in the 2-yr. storm event (i.e., 0.24 cfs), and as such, will not cause any flooding or other drainage related issues to the vicinity environment (see Town’s Consultant Engineer Comments, CLD, Inc. dated 17 Nov 2014, which supports this determination), and as such, the granting of this waiver is not contrary to the spirit and intent of the Planning Board’s Stormwater Management Regulations. Motion seconded by Mr. Collins. All in favor – motion carried.

ADDITIONAL REQUESTED WAIVER:

3) HTC 289-18.Y. – Leveling Area

I move to grant the requested waiver HTC 289-18.Y.- Leveling Area - 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 by: _____ Second: _____ Carried/Failed: _____.

NOTE: in the event the board decides to approve the previously approved above-cited 2 waivers, DRAFT MOTIONS for same are provided hereafter:

1) HTC 289-18.B.(2) – Length of Cul-de-sac

I move to grant the requested waiver - HTC 289-18.B.(2) – Length of Cul-de-sac 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 by: _____ Second: _____ Carried/Failed: _____.

2) HTC 290-4.A.(10) – Post Development Peak Rate Runoff

I move to grant the requested waiver - HTC 290-4.A.(10) – Post Development Peak Rate Runoff - 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 by: _____ Second: _____ Carried/Failed: _____.

DRAFT MOTION TO CONFIRM & RATIFY:

I move to confirm and ratify the acceptance and approval of the plan granted by the Planning Board on January 14, 2015, since the Special Exceptions for work within wetland buffers were obtained after acceptance and approval of said Plan.

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

MOTION TO APPROVE:

I move to amend the previously approved subdivision plan titled: ***“Orchard at Nottingham”*** with a **new Plan of the same title, and Plan specific information, i.e., *“Orchard at Nottingham”*** Map 231 - Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main St., Salem, NH, dated 16 SEPT 2014, last revised thru 07 JAN 2015, consisting of Sheets 1 - 13 and Notes 1 – 9 and various notes on Sheet 2 of 13, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Subdivision Plan-of-Record (hereafter referred to as the Plan).
- 2) Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and all Drain Easement and Open Space Deeds pertaining to the Plan.
- 3) The amendments to the previously approved plan are exclusive to the following:
 - a) Elimination of the gravel RV parking area and associated gravel driveway, formally located on Open Space Parcel "B", between and to the rear of Lots 4 & 5.
- 4) This approval is subject to final engineering review.
- 5) If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
- 6) Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheets 3 and 4 of the Plans prior to Planning Board endorsement of same.
- 7) The developer shall be responsible for the installation of a road status sign at the entrance drive to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations. Note: the aforementioned sign is in addition to the "Dead End" sign cited in Note 15, of the General Construction Notes found on Sheet 2 of the Plan.
- 8) The above-cited and approved waivers shall be inscribed on the Plan prior to Planning Board endorsement.
- 9) As offered by the Applicant, and as agreed to by the Planning Board, fire suppression sprinkler systems shall be installed in all dwellings in this subdivision which are located greater than 1000 ft. from the centerline of the intersecting street (i.e., Gowing Road). This stipulation is provided in accordance with the legal opinion of Town Counsel, Atty. Dan Crean, which is attached herewith, dated December 16, 2014.
- 10) An offsite traffic improvement fee, in the amount of \$500.00 per dwelling, shall be paid prior to the issuance of a Certificate of Occupancy for each dwelling, and this fee shall be expended exclusive to traffic improvements implemented within Gowing Rd., and in accordance with the provisions set forth in §334-74.11 of the Town's Zoning Ordinance.
- 11) Prior to street acceptance, As-Built Plans of the right-of-way and all of its appurtenances shall be submitted, at the Applicant's expense, to the Planning Board for action in accordance with Section 289 – Subdivision of Land Regulations.
- 12) Prior to Planning Board endorsement of the Plan, a Note shall be added to it, citing that the retention pond located on Lot 10 shall be privately maintained ad infinitum.

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

NOTE: all other pertinent Subdivision Approval terms and conditions are included in the above-cited Plan.

"A"



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

Date of Application: November 3, 2015 Tax Map # 231 Lot # 053
Name of Project: "Orchards AT Nottingham"
Zoning District: _____ General SB# 09-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER: DEVELOPER:
Name: Richard Wojcik _____
Address: 90 Gowing Road Same
Address: Hudson, NH 03051 _____
Telephone # 1-617-930-2169 - Day _____
Fax # 1-781-273-4117 _____
Email: Richard-Wojcik@RaymondJames.Com _____

PROJECT ENGINEER
Name: Meisner Brem Corporation Telephone # 1-978-692-1313
Address: 142 Littleton Road, Suite 116 Fax # 1-978-692-0303
Address: Westford, MA 01886 Email: Uabrem@meisnerbrem.com

- PURPOSE OF PLAN:
1. Confirm and ratify the acceptance and approval of the plan granted by the Planning Board on January 14, 2015 since the Special Exceptions for work within wetland buffers were obtained after acceptance and approval of Plan.
 2. Amend the Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel "B"

(FOR TOWN USE)

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

Fees Paid _____

SITE DATA SHEET

Plan Name: "Orchards AT Nottingham"

Plan Type: Subdivision Plan - Residential Open Space Development

Legal Description: Map 231 Lot 053

Map _____ Lot _____

Date: November 3, 2015



Location: 90 Gowing Road

Total Area: S.F. 1,409,585 ± Acres: 32.36 ± Acres

Area in Wetlands: 6.8 ± Acres

Zoning: R-2 - Residential

Lots Not Meeting Required Dimensions: None

Required Area: 21,780 S.F. (open Space Development)

Required Frontage: 75' (open Space Development)

Water and Waste System Proposed: Private on site water by drilled well
Private on site individual septic systems

Number of Lots With Existing Buildings: one (1)

Existing Buildings To Be Removed: None (0)

Flood Zone Reference: FIRM - Hillsborough County, NH, Panel 657 of 701
Map # 33011 C0657D

Proposed Linear Feet Of New Roadway: 1336

LOT DETAILS (Single Family)

LOT #		WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA	FRONTAGE±
LOT 1	37,087 S.F.	0 S.F.	0 S.F.	37,087 S.F.	198.88'
LOT 2	36,398 S.F.	0 S.F.	0 S.F.	36,398 S.F.	106.31'
LOT 3	42,041 S.F.	0 S.F.	0 S.F.	42,041 S.F.	93.02'
LOT 4	38,732 S.F.	0 S.F.	0 S.F.	38,732 S.F.	75.35'
LOT 5	38,794 S.F.	0 S.F.	0 S.F.	38,794 S.F.	136.41'
LOT 6	30,341 S.F.	0 S.F.	0 S.F.	30,341 S.F.	163.49'
LOT 7	35,648 S.F.	0 S.F.	0 S.F.	35,648 S.F.	144.85'
LOT 8	30,024 S.F.	0 S.F.	601 S.F.	29,403 S.F.	103.60'
LOT 9	38,567 S.F.	0 S.F.	825 S.F.	37,742 S.F.	78.74'
LOT 10	74,907 S.F.	4,177 S.F.	1,965 S.F.	68,766 S.F.	75.09'
LOT 11	48,250 S.F.	11,104 S.F.	1,515 S.F.	35,631 S.F.	75.74'
LOT 12	47,704 S.F.	2,500 S.F.	1,676 S.F.	43,528 S.F.	100.42'
LOT 13	43,698 S.F.	0 S.F.	0 S.F.	43,698 S.F.	185.14'
LOT 14	33,047 S.F.	0 S.F.	0 S.F.	33,047 S.F.	173.84'
LOT 15	34,074 S.F.	0 S.F.	0 S.F.	34,074 S.F.	208.43'
LOT 16	67,548 S.F.	0 S.F.	0 S.F.	67,548 S.F.	308.84'

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

Twenty one (21) days prior to Planning Board Meeting, a complete subdivision plan to include all supporting materials/documents must be submitted in final form. The subdivision plan shall comply with the following specifications/requirements:

Applicant Initials	* See Notation ✓ Submitted/on plans	Staff Initials	
JB ✓	Nine (9)		
a)	Submission of eight (8) 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.	_____	
JB ✓	b)	Seventeen (17)-subdivision narratives, describing the project.	_____
JB ✓	c)	Plan scale at not less than one inch equals fifty feet (example: 1" = 50' acceptable).	_____
JB ✓	d)	Locus plan with 1,000 minimum radius of site to surrounding area.	_____
JB ✓	e)	Plan dated by day/month/year.	_____
JB ✓	f)	Revision block.	_____
JB ✓	g)	Planning Board approval block.	_____
JB ✓	h)	Title of project inscribed on plan.	_____
JB ✓	i)	Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan.	_____
JB ✓	j)	North point shall be inscribed on plan.	_____
JB ✓	k)	Property lines-exact locations and dimensions.	_____
JB ✓	l)	Acreage/sq. ft. of entire subdivision.	_____
JB ✓	m)	Proposed lots, with lot numbers and area of each lot. Note: each proposed Lot shall be listed on the plan, in chart form, indicating in square feet/ acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.	_____

Applicant Initials		Staff Initials
JB ✓	n) Certified list of names and addresses of bordering abutters, shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on plan.	_____
JAB *	o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve area, floodways/floodplains, driveways, travel areas, parking areas, natural features within 200 feet of the tract. - WITHIN PUBLIC WAYS AND PROPERTY (PRIVATE PROPERTIES NOT SURVEYED)	_____
JB ✓	p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the tract.	_____
JB N/A	q) Pertinent highway projects.	_____
JB ✓	r) Assessor map and lot number.	_____
JB ✓	s) Waiver application form shall be submitted with subdivision application, Note on plan listing waivers requested/granted; and all waivers <u>granted</u> to the subdivision regulations shall be listed on the final plan.	_____
JB ✓	t) Delineate zoning.	_____
JB ✓	u) Storm water drainage plan.	_____
JB ✓	v) Topographical contours at 2-foot intervals existing and proposed.	_____
JB ✓	w) Utilities: existing and proposed.	_____
JB ✓	x) Building and wetland setback lines.	_____
JB ✓	y) Rights of way, existing and proposed.	_____
JB *	z) Location of dedicated recreational public use land(s) proposed. - OPEN SPACE	_____
N/A	aa) Detailed designs of bridges and culverts.	_____
JB ✓	ab) Typical roadway cross-section, road profile, stationing, and curve data, etc.	_____

Applicant
Initials

Staff
Initials

- JB ✓ ac) Proposed location of water supply and sewage disposal systems, including perk test data, test-pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements. - ONE COPY OF SOIL TESTING PROVIDED _____
- JB ✓ ad) All notes from plats. _____
- JB ✓ ae) Buffers as required by subdivision regulations. _____
- JB ✗ af) 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 and this shall be inscribed on the plan. NOT HISS, see Soil Report, NCRS (SCS) Soils Provided _____
- JB ✗ ag) 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. BY GARY FLAHERTY _____
- JEV ah) Easements, existing and proposed. _____
- JB ✓ ai) State of New Hampshire Engineer's seal and signature.
Surveyor's seal and signature. _____
- JB ✗ aj) Error of closure (1 in 10,000 or better). - TO TIE LINE
↳ N/A DUE TO BARRON _____
- JB ✓ ak) Drafting errors/omissions. _____
- N/A al) Note outlining phasing schedule. _____
- NO am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities. _____
- JB ✓ an) Aerial photograph of site and area within 200 feet of the subdivision parcel. _____
- N/A ao) Fiscal impact study. _____
- JB NO ✗ ap) Traffic study. * _____
- JB ✓ aq) Drainage calculations and supporting data. _____

* DO NOT SEE TRAFFIC STUDY REQUIRED. - SIGHT DISTANCE ANALYSIS DONE.

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

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Subdivision Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his (their) property in connection with this applications.

* Signature of Owner: * Richard J Wojcik

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

* Signature of Developer: * Richard J Wojcik

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

Technical Review Signature: _____

Planner Approval Signature: _____



SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: "ORCHARDS AT NOTTINGHAM"
Street Address: 90 GOWING ROAD

I JEFFREY A. BIEM, AGENT FOR RICHARD WOJCIK hereby request that the Planning Board waive the requirements of item 289-18. B (2) of the Subdivision/Site Plan Checklist in reference to a plan presented by MEISNER BIEM CORPORATION OF 151 MAIN ST SALEM, NH & 142 LITTLETON RD WESTFORD, MA (name of surveyor and engineer) dated SEPTEMBER 16, 2014 for property tax map(s) 231 and lot(s) 053 in the Town of Hudson, NH.

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

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

TO PROVIDE FOR PROTECTION OF CRITICAL ENVIRONMENTAL AREAS AND BUFFERS IN FRONT TO EXISTING HOMEOWNERS A CUL-DE-SAC YIELDS A BETTER & MORE EFFICIENT DESIGN THAN A LOOP ROAD REQUIRING THE WAIVER.

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

IN ORDER TO PROVIDE THE FRONT BUFFER FOR THE NEIGHBORS, AT THEIR STRONG REQUEST, AND TO LAYOUT THE SUBDIVISION WITH REASONABLY REGULAR SHAPED LOTS PROVIDING SIGNIFICANT AND PROTECTIVE OPEN SPACE IT WAS NECESSARY TO EXTEND THE CUL-DE-SAC. THE SPIRIT AND INTENT OF GOOD DESIGN, BUFFERS, AND ENVIRONMENTAL PROTECTION IS BEING MET.

Signed: Richard J Wojcik
Applicant or Authorized Agent
Jeffrey A. Biem, Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: "ORCHARDS AT NOTTINGHAM"
Street Address: 90 GOWING ROAD
I JERREY A. BREM, AGENT FOR RICHARD ^{WELIK} hereby request that the Planning Board waive the requirements of item HR 290-4.A(10) of the Subdivision/Site Plan Checklist in reference to a plan presented by MEISNER BREM CORPORATION OF 151 MAIN ST. SALEM, N.H. & 142 LITTLETON RD. WESTFORD, MA (name of surveyor and engineer) dated _____ for property tax map(s) 231 and lot(s) 053 in the Town of Hudson, NH.

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

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

THE APPLICANT PROPOSED A SMALL INFILTRATION SYSTEM WHICH THE DEPT. OF PUBLIC WORKS DID NOT WANT TO MAINTAIN, ESPECIALLY FOR THE DEMINIMOUS FLOW RATE (SEE BELOW). THE COST VS. BENEFIT ANALYSIS INCLUDING MAINTENANCE IS THE HANDSHPP.

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

THIS IS A TINY INCREASE IN THE 2 YR. STORM OF 0.24 cfs. THIS WILL NOT CAUSE ANY FLOODING OR OTHER ISSUES AS THE AREA FLOWS TO CONSERVATION LAND AND THERE ARE NO ABUTTERS DOWNSTREAM THAT WILL BE NEGATIVELY AFFECTED. CLD, PEER REVIEWER, CONCURS WITH THIS REASONING - (SEE 11-17-14 LETTER).

Signed: _____
Applicant or Authorized Agent

Planning Board Action:
Waiver Granted _____
Waiver Not Granted _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: "ORCHARDS AT NOTTINGHAM"

Street Address: 90 GOWING ROAD

I JEFFREY A. BREM, AGENT FOR RICHARD WICK hereby request that the Planning Board waive the requirements of item HR 289-18Y of the Subdivision/Site Plan Checklist in reference

to a plan presented by MEUNEL BREM CORPORATION OF 151 MAIN ST. SALEM, N.H.

142 LITTLETON RD. WESTFORD, MA (name of surveyor and engineer) dated LATEST REV. 11-24-14

for property tax map(s) 231 and lot(s) 053

in the Town of Hudson, NH.

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

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

TO MAINTAIN THE GRADE OF THE EXISTING DRIVEWAY AND TO LIMIT THE GRADING AND DISTURBANCE FOR THE NEW ROAD AND TO MAINTAIN ADEQUATE AND DISTINGUISHED BUFFER ADJACENT TO THE PROPOSED OPEN SPACE A/C PER THE NEIGHBORHOOD REQUEST.

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

THE PROPOSED DRIVEWAY PROVIDES A VERY REASONABLE LEVELING AREA APPROACHING THE INTERSECTION WITH A GRADUAL INCREASE FROM 2% TO ABOUT 4%. IT IS IMPORTANT TO NOTE THAT THE ROAD RIGHT OF WAY IS EXCESSIVE IN THIS AREA WITH OVER 33' FROM EDGE OF EXISTING GOWING ROAD TO THE PROPERTY LINE

Signed:

Jeffrey A. Brem *Authorized Agent*
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



Beaver Path

Musquash Brook

Field

Exist House

Orchard at Nottingham

Aerial View

9-18-2014

MBC Job 7083

EVILINT AI



November 23, 2015

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

Re: Town of Hudson Planning Board Review
Orchards at Nottingham Subdivision, Gowing Road
Tax Map 231, Lot 53, PO #1350-850
CLD Reference No. 03-0249.1420

Dear Mr. Cashell:

CLD Consulting Engineers, Inc. (CLD) has reviewed a fourth submission of materials related to the above-referenced project received on November 6, 2015. Authorization to proceed was received on November 10, 2015. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Driveway Review Codes, Stormwater Management Codes, Zoning Ordinance, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

The project consists of creating a sixteen (16)-lot, single-family, residential subdivision, with three open space areas. The 32.36-acre subdivision is located between Beaver Path and Brook Road. All lots are to be serviced by proposed wells and on-site subsurface disposal systems (the existing house on Lot 16 has an existing septic system but it is unclear if the well is existing or proposed).

The following Zoning Ordinance comments are new:

9. Zoning HR 334

- a. HR 334-20. The site is located in the Residential-Two (R-2) District. The applicant's proposed use for the site is permitted in this district.
- b. HR 334-34.B. & 39.D. The applicant has proposed a stormwater management facility within lot #10 that encroaches into the Wetlands Conservation District 50' wetland buffer. The applicant has also proposed construction of the subdivision road and drainage features near the intersection with Gowing Road that encroach into the Wetlands Conservation District 50' wetlands buffer. By regulation these uses are permitted only by special exception granted by the Zoning Board of Adjustment.
- c. HR 334-37. The applicant has shown a proposed septic system/leach field area at lot #11 which is within the additional setback from the Wetland Conservation District required by ordinance.



- d. HR 334-39.A. The applicant has provided soil mapping using Natural Resource Conservation Service (NCRS) standards whereas the ordinance requires high intensity soil survey (HISS) delineation. Also, the applicant has added a note on the plan set which references a site specific soil survey report prepared by Gove Environmental Services published on October 9, 2015. This document was not included in CLD's copy received for review.
- e. HR 334-51. The applicant has provided proposed lot sizes for this Open Space Development which appear to meet the minimum requirements of the regulation.
- f. HR 334-51.A. & 53.C. The applicant has provided open space area calculations for the development which indicate that the total open space provided exceeds the minimum regulation requirement. We note that the applicant did not use the calculated buildable areas (with reductions for wetlands and slopes greater than 25%) to establish the total lot areas in the open space calculations, but instead used total lot sizes. Using the calculated buildable areas for required open space calculations the total lot area is 93,733 square feet or 2.15 acres instead of the value shown. The proposed open space area still exceeds this amount.
- g. HR 334-52. The applicant has proposed lot frontages that all exceed the minimum required by the regulation.
- h. HR 334-53.C. The applicant has not clearly shown the 100 year floodplain limits on the plans and has not provided calculations demonstrating that the 100 year floodplain areas do not exceed 25% of the total land area of the open space development.
- i. HR 334-53.F. The applicant has not provided copies of proposed deeds for the subdivision properties. These are required by the regulation to show an undivided proportional share of all common open space.
- j. HR 334-62. The applicant has not proposed a subdivision identification sign at the intersection with Gowing Road, just a street name sign with a note saying the sign to conform to Town of Hudson/MUTCD specifications.

The following items have outstanding issues:

1. Subdivision Review Codes

- c. *Former CLD Comment: HR 289-26.B.(5) The applicant has not provided a plan that shows the location of all intersecting roads (with grades and profile), hydrants, septic systems, and natural features within 200-feet of the parcel.*
Former/Current CLD Comment: The applicant's previous response was to see Exhibit A – Aerial Photo; however, Exhibit A was not in CLD's current package received for review.
- d. *Former CLD Comments: HR 289-27.B.(5) The applicant has not provided any details for the proposed on-site subsurface disposal systems and water systems. /The applicant has noted locations have been shown on the plans and the subdivision permit has been*



approved; however, only the 4,000 s.f. general areas have been shown and details have not been provided for the proposed on-site subsurface disposal systems and water systems.

Former/Current CLD Comment: The applicant's previous response was to see Exhibit B – Typical Septic Design; however, Exhibit B was not in CLD's current package received for review.

3. Roadway Design

- e. *Former CLD Comments: HR 289-18.Y. The applicant has proposed a road slope greater than 2% for the first 100-feet from the intersection with Gowing Road. / The applicant has revised the road slope of the first 25 feet from the Gowing Road intersection but the road slope proposal remains greater than 2% for the first 100-feet from the Gowing Road intersection. / The applicant has noted a waiver has been requested from the Regulation requirement and that a waiver letter was provided with the submittal; however, a waiver letter was not in CLD's package received for review.*

Current CLD Comment: The applicant has noted the waivers requested for this project on the plan set and within the current subdivision application. The waiver described above is not included with these documents and the applicant has not revised the indicated road slope.

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

- t. **New Comment:** Subdivision of Land Regs: 289-20.C(5) *The Stormwater Management Report* is not certified by a Registered Professional Engineer.
- u. **New Comment:** The applicant should keep the Town informed of all communication with NHDES in relation to the Alteration of Terrain Permit being requested to ensure NHDES comments do not alter drainage design/calculations.
- v. **New Comment:** Pond 1P within the Stormwater Management Report does not illustrate an outlet pipe/culvert from the outlet structure but the plans call for a 15" outlet pipe. The applicant should provide an outlet from the structure to illustrate inlet/outlet flow control and to ensure the outlet pipes do not limit/restrict flow out of the proposed outlet structures.

5. Sewer/Septic Design/Conflicts & Utility Design/Conflicts

- a. *Former CLD Comments: HR 289-19.D., HR 289-26.B. (4) and HR 289-27.B. (5) The applicant has not provided typical designs of proposed on-lot water and on-site subsurface disposal systems. The applicant has shown a designated area and test pit location for a proposed subsurface disposal system, but has not provided test pit data in the plan set. The Regulations require a Certificate of Approval from the Board of Health of the Town of Hudson when on-lot utilities must be installed. / The applicant noted the Board of Health will need to approve all onsite subsurface disposal systems. The applicant has noted that the NHDES Permit has been approved and test pit data was*



submitted to the state. The applicant will provide the Town with test pit data, if requested. The applicant notes the design of the on-site subsurface disposal systems is ongoing and not ready for review yet.

Former/Current CLD Comment: In a previous comment the applicant noted that a Septic Design was provided in Exhibit B – Typical Septic Design; however, Exhibit B was not in CLD’s current package received for review. We also note that the applicant continues to show protective well radii onto properties that may not be controlled by the well owners (including into the open space.) The applicant should provide evidence of compliance with RSA 485-A:30-b, using setbacks or agreements.

8. Other

- h. *Former CLD Comment: The applicant should show the grading intent for the proposed tip downs to ensure they conform to ADA requirements.*

Current CLD Comment: The applicant has added a note to the wheelchair ramp detail which indicates that the Contractor shall ensure tip-down grading conforms to ADA requirements. The wheelchair ramp detail doesn’t match the proposed sidewalk tipdown layout at the Gowing Road intersection. An additional detail should be provided.

- i. **New CLD Comment:** The applicant has added a note to the grading plan which indicates that each lot owner may grade their lot differently from what is shown on the plan. While acceptable for very minor deviations related to structure construction, we recommend removal of this note from the plan set as any major owner-controlled changes in grading could result in a myriad of undesirable consequences including drainage problems, easement concerns, and wetlands impacts.

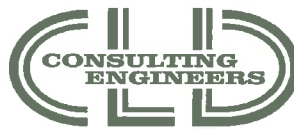
The following items require Town input:

The applicant has deferred to the Town to review and address many of the following comments. We have no further evidence that the following issues have been addressed by the Town.

3. Roadway Design

- a. *Former CLD Comment: HR 289-18.B.(2) The applicant has proposed a roadway length of 1,336-linear feet, and has requested a waiver for exceeding the 1,000-linear foot maximum length outlined in the Regulation.*

Current CLD Comment: The applicant has noted in the current subdivision application that a waiver from this requirement was granted on January 20, 2015, but added a note on the current plan set only stating that this waiver was requested. CLD was unable to locate Planning Board meeting minutes for this date where this waiver was reviewed/granted.



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

- a. *Former CLD Comment: HR 289-20.C.(3) The applicant should provide percolation test data in the vicinity of the proposed infiltration systems to support the use of the 3.0-in/hr. exfiltration rate utilized within the Infiltration Basin.*

Former/Current CLD Comment: The applicant has removed infiltration and stated it was removed at the request of the Town's Department of Public Works (DPW).

- c. *Former CLD Comments: HR 290-4.A.(10) We note the 2-year design storm creates a Developed runoff 1.14 cfs greater than the Pre-developed flow rate. The applicant should resolve this increase or request a waiver for this Regulation by providing supporting calculations illustrating that any and all downstream drainage systems will not be adversely affected. / The applicant has provided valid reasoning for the slight increase in runoff and has noted there will be no negative effects; however, by Regulation a waiver is required for increased runoff. / The applicant requested a waiver for the slight increase in the 2 year storm frequency post development condition amounting to only 0.24 cfs.*

Current CLD Comment: The applicant has noted in the current subdivision application that a waiver from this requirement was granted on January 20, 2015, but added a note on the current plan set only stating that this waiver was requested. CLD was unable to locate Planning Board meeting minutes for this date where this waiver was reviewed/granted.

- f. *Former CLD Comment: HR 290-4.C.(2)(l) and 290-5.A.(7) The applicant should provide test pit data illustrating that the estimated seasonal high water table (ESHWT) is below the infiltration basin bottom with the required separation to account for treatment.*

Former/Current CLD Comment: The applicant has removed infiltration and stated it was removed at the request of the Town's DPW.

- l. *Former CLD Comment: We note Pond 221P within the Stormwater Management Report does not illustrate an outlet pipe/culvert from the outlet structure. The applicant should provide an outlet from the structure to illustrate inlet/outlet flow control, to ensure the outlet pipes do not limit/restrict flow out of the proposed outlet structures.*

Former/Current CLD Comment: The applicant has removed infiltration and stated it was removed at the request of the Town's DPW.

- o. *Former CLD Comment: We note the Plan Set Cultec Plan information on Sheet 8 does not match the Cultec detail on sheet 11; nor does the detail on Sheet 11 match the Pond 221 calculations within the Stormwater Management Report. The applicant should coordinate these items.*

Former/Current CLD Comment: The applicant has removed infiltration and stated it was removed at the request of the Town's DPW.

7. State and Local Permits

- a. *Former CLD Comments: HR 290-9.B. The applicant should note the need for a Stormwater Pollution Prevention Plan (SWPPP) and filing a Notice of Intent (NOI) in*



accordance with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. / The applicant has noted these permits as being required on the plans.

- b. *Former CLD Comments: HR 193-10.C. The applicant should note the need for Town-issued Driveway Permits. / The applicant has noted the need for Town-issued Driveway Permits as being required on the plans.*
- d. *Additional local permitting may be required.*

8. Other

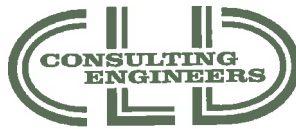
- g. *Former CLD Comment: The applicant has shown the protective well radii extending into the right-of-way on Stonewall Drive. This is a concern as roadway deicing operations may lead to well contamination. If this configuration remains, the Town should acquire some form of agreement stating that the Town is not responsible for well contamination.*

Former/Current CLD Comment: The applicant noted that, "NHDES allows for the protective well radii to utilize one half of the roadway." Published NHDES Fact Sheets indicate that wells should not be located within 50 feet of the right-of-way line..., **preferably more.** The applicant has also added a note to the plans set stating that, "The Town of Hudson is not responsible for well contamination for well radii that encroach on the right-of-way."

The following items have been resolved or have no further CLD input:

1. Subdivision Review Codes

- b. *Former CLD Comments: HR 289-20.A.(1). The applicant should note the finish floor elevation of the proposed homes on the Plan Set. / The applicant has noted that although not necessary, finish floor elevations have been added to the plan; however, we were unable to find such elevations. At a minimum a note should be added requiring finish floor elevations to be at least one foot above finish road grade or require installation of mechanical or natural drains. / The applicant added finish floor elevations to the plans that show all elevations are at least one foot above finish road grade. No further CLD comment.*
- f. *Former CLD Comments: HR 289-27.B.(10) The applicant's Locus Plans generally are noted as not to scale, except one is provided with a reference of 1" = 1,000' ±. Unfortunately, the road network around the parcel does not appear to be plotted at the same scale as the parcel, causing difficulty relating this site to features on other plans, such as FEMA or Zoning. All Locus maps should generally reflect the relationship of the parcel to the major roadways. (for example, the easterly site limits are not actually the same distance from Bush Hill Road and Gowing Road.) / The applicant has updated the cover locus plan; however, the other locus plans do not accurately depict the road network around the parcel. / The applicant revised the locus plans on the other plan sheets. No further CLD comment.*



- g. *Former CLD Comments: HR 289-28.A. The applicant has shown iron pins to be set at the right-of-way property corners instead of the required monuments. The applicant should also provide specific details for the proposed monuments and pins to be set. / The applicant has noted that monuments are proposed to be set in the road and pins are to be used in the cul-de-sac. If the road is to be public, all roadway points should be monumented. The applicant also has not provided specific details for the proposed monuments and pins to be set. / The applicant provided a detail for the proposed monuments to be set. It is noted that in the detail the bound is shown extending 4 inches above finish grade, exposing it to possible damage by snow plows, lawn mowers, etc. It is recommended that this be installed flush to grade.*

Current CLD Comment: The applicant has revised the monument detail to make them flush with finish grade. No further CLD comment.

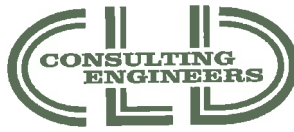
2. Driveway Review Codes (HR 193-10)

- b. *Former CLD Comments: The applicant has not shown the intent to install driveway culverts but no roadway grading is shown, so we are unable to evaluate the need. / The applicant has noted there is no intent to install driveway culverts as the roadway will be curbed. We note roadway grading still has not been provided on the plans proving that in cut sections water will not get trapped around the driveways. / The applicant provided a grading plan in the plan set and it appears water will not get trapped around the driveways. No further CLD comment.*

3. Roadway Design

- g. *Former CLD Comments: The applicant should add roadway and driveway grading to the plan and profile. / The applicant has noted that the lot grading should be done during the design of the septic systems with the known footprints and house details and that lot grading now would only present problems. The applicant should provide a general grading plan to prove that drive grading will not interfere with the proposed septic locations, and that drive culverts are not necessary. / The applicant provided the requested grading plan. No further CLD comment.*
- h. *Former CLD Comments: The applicant has not shown the intent for use of any underdrain in the road design. Since portions of the road are proposed in cut sections, we recommend that a detail be included in the Plan Set, with a notation that it be used during construction, if required by the Town Engineer. / The applicant has added an underdrain detail to the plans; however, the applicant should provide a location for the intended use on the plans, cross-sections or within the typical section. / The applicant has indicated a note has been added to the plans stating that an underdrain will be added at the direction of the Town Engineer; however, we are unable to find such note.*

Current CLD Comment: The applicant has included the referenced note on plan sheet #7. No further CLD comment.



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

- b. *Former CLD Comments: HR 289-20.C.(5) The Stormwater Management Report received for review does not have a Professional Engineer's Stamp. / The applicant has stamped the Stormwater Management Report. No Further CLD comment.*
- e. *Former CLD Comments: HR 290-4.C.(2)(h) The applicant should provide a Forebay in the basin design. / The applicant has provided a Forbebay; however, the Sediment Forebay (Pond FB) has an outflow greater than an inflow in the 2, 10, and 25-Year Storm Events provided. This represents a system under pressure; most likely that is not the intent, nor the expected process of this design. The applicant should address this issue for all nodes and storms analyzed that this occurs, since it potentially alters the stormwater runoff quantity downstream of the Forebay. / The applicant revised the forebay size. No further CLD comment.*
- g. *Former CLD Comments: HR 290-5.A.(8) We note the applicant's Stormwater Management calculations do not account for frozen ground conditions. The applicant should provide additional information. / The applicant has added a stone wick detail to the plans. We note plan sheet 9 calls out for a "Stone Wick" on Plan Sheet 10, but the detail is actually on sheet 11. / The applicant corrected the Stone Wick reference note. No further CLD comment.*
- m. *Former CLD Comments: The applicant should provide rip rap calculations as well as show rip rap outlet protection on the plan set to prevent any unwanted erosion at outfalls. / The applicant should provide rip rap details and dimensions on the plan set. / The applicant coordinated rip rap details and dimensions on the plan set. No further CLD Comment.*
- q. *Former CLD Comments: The applicant should show how the sidewalk is to be protected from water crossing the sidewalk in areas of cut. The only grading provided in the Plan Set is around the Stormwater Management area. / The applicant provided additional grading showing how the sidewalk will be protected from water crossing the sidewalk in areas of cut. No further CLD Comment.*
- r. *Former CLD Comments: The applicant has shown RCP pipe for drainage in plan view, but has shown the same pipe as HDPE in the profile. The applicant should coordinate the discrepancy. / The applicant coordinated the plans to reference HDPE pipe in both the plan and profile view. No further CLD Comment.*
- s. *Former CLD Comments: The applicant has shown several catch basins with inflow volumes greater than 3 cfs, which exceeds the capacity of the catch basin grates. / The applicant revised the plans to include double grate catch basins at low points at the end of the roadway in the cul-de-sac. No further CLD Comment.*

5. Sewer/Septic Design/Conflicts & Utility Design/Conflicts

- b. *A septic review was not performed as part of this review.*



- c. *Former CLD Comments: The plans show individual wells, but a new note added to sheet 2 of 13 discusses a community well system. The applicant should clarify the intent. / The applicant removed the note regarding the community well system from the plans. No further CLD comment.*

6. Erosion Control/Wetland Impacts

- a. *Former CLD Comments: HR 290-4.A.(4) The applicant should modify the note on the plans to state that "disturbed areas should be stabilized within 30 days of being idle and disturbance should be kept to a minimum." / The applicant has revised one of the notes to state disturbed areas should be stabilized within 30 days; however, another location requires, "All areas of unstabilized soils shall be temporarily stabilized as soon as practicable, but no later than 45 days of initial disturbance", which should be corrected. / The applicant revised the plan notes to indicate all disturbed areas shall be stabilized within 30 days. No further CLD comment.*
- b. *Former CLD Comments: HR 290-5.B.(1) The applicant should identify any stockpile locations on-site on the plan and provide specific erosion control measures for the stockpile(s). / The applicant has provided a stockpile location on-site on the plan that show haybales to be used for erosion control measures. Details should be provided for the installation of the haybales. / The applicant provided a detail for the haybale installation. No further CLD comment.*
- e. *Former CLD Comment: The Town should reserve the right to require additional erosion control during construction, if needed.*

Current CLD Comment: The applicant has noted this on the plan set. No further CLD comment.

- f. *Former CLD Comments: The applicant has proposed silt fence for erosion control; however, we were unable to find a detail for its installation. / The applicant provided a detail for the silt fence installation. No further CLD comment.*

7. State and Local Permits

- c. *Former CLD Comments: The applicant has noted that the NHDES Septic Subdivision Approval is pending. A note should be added showing the need for Individual Subsurface Septic Disposal System Approvals. / The applicant has noted that a subdivision permit was received, No. SA2014010558. The applicant should still add a note showing the need for Individual Subsurface Septic Disposal System Approvals. / The applicant added a note showing the need for Individual Subsurface Septic Disposal System Approvals to the plans. No further CLD comment.*

8. Other

- a. *Former CLD Comments: The applicant should provide a detectable warning on the sidewalk at the intersection with Gowing Road and provide a corresponding detail. / The*

Mr. John Cashell
CLD Reference No. 03-0249.1420
November 23, 2015
Page - 10



applicant should coordinate the sidewalk details and the proposed sidewalk as the detail shows a tip down with a width of 5-feet and the plans show the sidewalk is to be 4-feet wide. / The applicant updated the sidewalk detail to be 4-feet wide. No further CLD comment.

Please feel free to call if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads 'Heidi Marshall'.

Heidi J. Marshall, P.E.

A handwritten signature in blue ink that reads 'Paul Konieczka'.

Paul Konieczka, AICP

HJM/PK:mjt:ams

Enclosure

cc: Town of Hudson Engineering Division – File
Meisner Brem Corporation
142 Littleton Road, Suite 16
Westford, MA 01886
Phone (978) 692-1313
Fax (978) 692-0303

F:\Proj2003\030249 Hudson\Sec\Phase 1400 - 1499\1420 Orchards at Nottingham Letter4.doc

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New Hampshire • Vermont • Maine

TO: File

FROM: Steven W. Reichert, P.E. *(Signature)*

DATE: November 23, 2015

RE: Town of Hudson Planning Board Review
Orchards at Nottingham, 90 Gowing Road
Tax Map 231, Lot 053; Acct. #1350-850
CLD Reference No. 03-0249.1420

The following list itemizes the fourth set of documents reviewed related to the current Orchards at Nottingham review comments.

- Copies of various email correspondence between the Town of Hudson and CLD dated between November 9 and November 10, 2015.
- Copy of Subdivision Plan Application for Plan Review, Town of Hudson, New Hampshire, dated November 3, 2015 and received via e-mail at CLD on November 9, 2015.
- Copy of "Orchards at Nottingham" *A Residential Open Space Development Subdivision Stormwater Management Report with Operation and Maintenance Plan*, dated September 18, 2014, last revised October 19, 2015, and received through Drop Box download on November 10, 2015.
- Copy of *Residential Open Space Development Subdivision, Tax Map 231, Lot 053, Hudson, NH Plan Set*, prepared by Meisner Brem Corporation, dated September 16, 2014, last revised October 19, 2015, unless otherwise noted, including the following:
 - a. Cover Sheet.
 - b. *Note Plan*, Sheet 2 of 13.
 - c. *Existing Conditions Plan*, Sheet 3 of 13, last revised September 17, 2015.
 - d. *Overall Site Development Plan*, Sheet 4 of 13, last revised June 16, 2015.
 - e. *Definitive Subdivision Plan*, Sheets 5 and 6 of 13, last revised February 5, 2015.
 - f. *Plan and Profile*, Sheet 7 of 13, last revised January 28, 2015.
 - g. *Grading Plan*, Sheet 8 of 13.
 - h. *Grading Plan*, Sheet 9 of 13.
 - i. *Details*, Sheet 10 of 13.
 - j. *Details*, Sheet 11 of 13, last revised January 28, 2015.
 - k. *Cross Sections*, Sheets 12 and 13 of 13, last revised October 27, 2014.

SWR:ams

cc: John Cashell – Town of Hudson Planner
Town of Hudson Engineering Division – File



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS



December 1, 2015

Town of Hudson
Town Hall
12 School Street
Hudson, NH 03051

Attn: John Cashell, Town Planner

Re: "Orchard at Nottingham" - Off Gowing Road
Tax Map 231, Lot 53
4th Plan Review

Dear Mr. Cashell and members of the Planning Board:

This correspondence is intended as a response letter to the CLD letter of November 23, 2015 (CLD Ref. No. 03-0249.1420). The numerical responses coincide with the referenced CLD letter in the order provided by CLD.

Included with this submittal are the following:

- A. 12 sets of reduced plan sets: Entitled "Residential Open Space Development Subdivision Plan Set, "Orchard at Nottingham", 11x17 Plan Sets – 13 sheets," - Off Gowing Road, latest revision date of November 30, 2015
- B. Exhibit A – Aerial Photo
- C. Exhibit B – Typical Septic System Design
- D. Supplemental Drainage Sheets – 2 sheets (50 year storm)
- E. Waiver Requests – 3 (2 of these were previously granted – see approval)

The following comments are just statements, require no further response, or are listed by CLD as "No further CLD comment".

9a, 9e, 9g, 7a, 7b, 7d, 1b, 1f, 1g, 2b, 3g, 3h, 4b, 4e, 4g, 4m, 4q, 4r, 4s, 4u, 5b, 5c, 6a, 6b, 6e, 6f, 7c, and 8a.

The following comments are approved by the Department of Public Works (DPW) as referenced in the CLD letter.

4a, 4f, 4l, and 4o

142 LITTLETON ROAD, STE 16 WESTFORD, MA 01886
151 MAIN STREET SALEM, NH 03079

978.692.1313 FAX 978.692.0303
603.893.3301 FAX 603.893.1977

The following comments correspond to plan or other changes as noted:

Page 1:

- 9b. A Special Permit was granted by the Board of Adjustment on October 23, 2015.
- 9c. This soils requires a 75' setback which required a minor adjustment to the septic area and the plans were revised accordingly.
- 9d. We are informed that HISS soils are no longer required but the Site Specific soils are shown on the plans.
- 9f The open space calculations were revised per the comment. The CLD comment verifies that the regulatory requirement is still met.
- 9h The plans were revised to more clearly show the 100 year flood plain. Additionally, the flood plain is now shown on the Subdivision Sheets (sheets 4 & 5).
- 9i. The applicant, Richard and Elaine Wojcik, are the owners of the property and have lived there for over 20 years. A deed can be provided by applicant's counsel prior to the meeting (he is away this week).

Page 2:

- 1c Exhibit A was previously submitted and the applicant did not think it was necessary to re-submit the same material. Exhibit A is resubmitted herewith and additionally with a pdf provided by email.
- 1d Exhibit B was previously submitted and the applicant did not think it was necessary to re-submit the same material. Exhibit B is resubmitted herewith and additionally with a pdf provided by email.

Page 3:

- 3e. A waiver for a minor increase in road grade of the outer 100 feet from the intersection is requested and is included in this submittal. This was discussed previously without opposition. The applicant would appreciate CLD's technical support of this waiver submitted to the Board prior to the meeting on December 9 as the applicant's engineer will be away travelling and will not be able to answer technical questions. Thus CLD written support would be helpful.
- 4t The digital copy of the Stormwater Management Report is now stamped with my Registered Professional Engineer stamp.
- 4v Pond 1P was re-modeled without any plan changes required. A copy is provided as Supplemental Drainage Sheets.

- 5a Exhibit B was previously submitted and the applicant did not think it was necessary to re-submit the same material. Exhibit B is resubmitted herewith and additionally with a pdf provided by email. On the issue of the well radii, the well locations are all over 50 feet from the ROW and within protected open space as recommended by NHDES in the Fact Sheets. And most importantly, NHDES has issued State Subdivision Approval, which includes location of the wells and the septic system areas (4000 SF). See NH DES Approval No: SA2014010558 dated 10-20-2014.

Page 4:

- 8h The wheelchair ramp detail was revised for clarity noting that the location of the ramp is along the radius.
- 8i The note regarding the individual lot grading has been removed as requested.
- 3a The waiver for HR 289-18.B.2 was granted by the Planning Board on January 20, 2015.

Page 5:

- 4c The waiver for HR 290-4A(10) was granted by the Planning Board on January 20, 2015. It is no longer needed as the stormwater system was slightly revised to accommodate concerns of NH DES in the AOT permitting.

Page 6:

- 8g See comment above, Page 3, #5a. It is noted that the roadway includes a closed drainage system throughout with full curb, gutters, catch basins, and piping to direct the runoff away from any and all wells. In addition, the applicant's attorney will submit a draft agreement to hold harmless the Town of Hudson in a suitable form for execution at endorsement and/or prior to the commencement of the subdivision.

Thank you for the opportunity to present this review response.

Sincerely,



Jeffrey Brem, P.E.
Meisner Brem Corporation

cc: Client
Jeff Zall, Esq.

7083 - Postdevelopment Revision 3 AOT

Type III 24-hr 50-Year Rainfall=6.85"

Prepared by {enter your company name here}

Page 101

HydroCAD® 8.00 s/n 000650 © 2006 HydroCAD Software Solutions LLC

11/30/2015

Pond 1P: Wet Basin

[81] Warning: Exceeded Pond FB by 0.38' @ 12.53 hrs

Inflow Area = 232,175 sf, Inflow Depth > 4.68" for 50-Year event
 Inflow = 28.54 cfs @ 12.09 hrs, Volume= 90,559 cf
 Outflow = 9.59 cfs @ 12.39 hrs, Volume= 78,906 cf, Atten= 66%, Lag= 18.2 min
 Primary = 9.59 cfs @ 12.39 hrs, Volume= 78,906 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 219.59' @ 12.39 hrs Surf.Area= 8,346 sf Storage= 36,943 cf

Plug-Flow detention time= 152.9 min calculated for 78,906 cf (87% of inflow)
 Center-of-Mass det. time= 95.3 min (901.1 - 805.8)



Volume #1	Invert 211.00'	Avail.Storage 40,432 cf	Storage Description
Custom Stage Data (Prismatic) Listed below (Recalc)			

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
211.00	0	0	0
212.00	1,880	940	940
213.00	2,469	2,175	3,115
214.00	3,138	2,804	5,918
215.00	3,891	3,515	9,433
216.00	4,718	4,305	13,737
218.00	6,591	11,309	25,046
220.00	8,795	15,386	40,432

Device	Routing	Invert	Outlet Devices
#1	Primary	214.00'	15.0" x 26.0' long Culvert CMP, projecting, no headwall, Ke= 0.900 Outlet Invert= 213.48' S= 0.0200 '/' Cc= 0.900 n= 0.030
#2	Device 1	214.00'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	216.00'	6.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	218.20'	15.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600
#5	Primary	219.60'	20.0' long x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=9.59 cfs @ 12.39 hrs HW=219.59' (Free Discharge)

- 1=Culvert (Barrel Controls 9.59 cfs @ 7.81 fps)
- 2=Orifice/Grate (Passes < 0.98 cfs potential flow)
- 3=Orifice/Grate (Passes < 1.73 cfs potential flow)
- 4=Orifice/Grate (Passes < 6.97 cfs potential flow)
- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond B: Musquash Brook

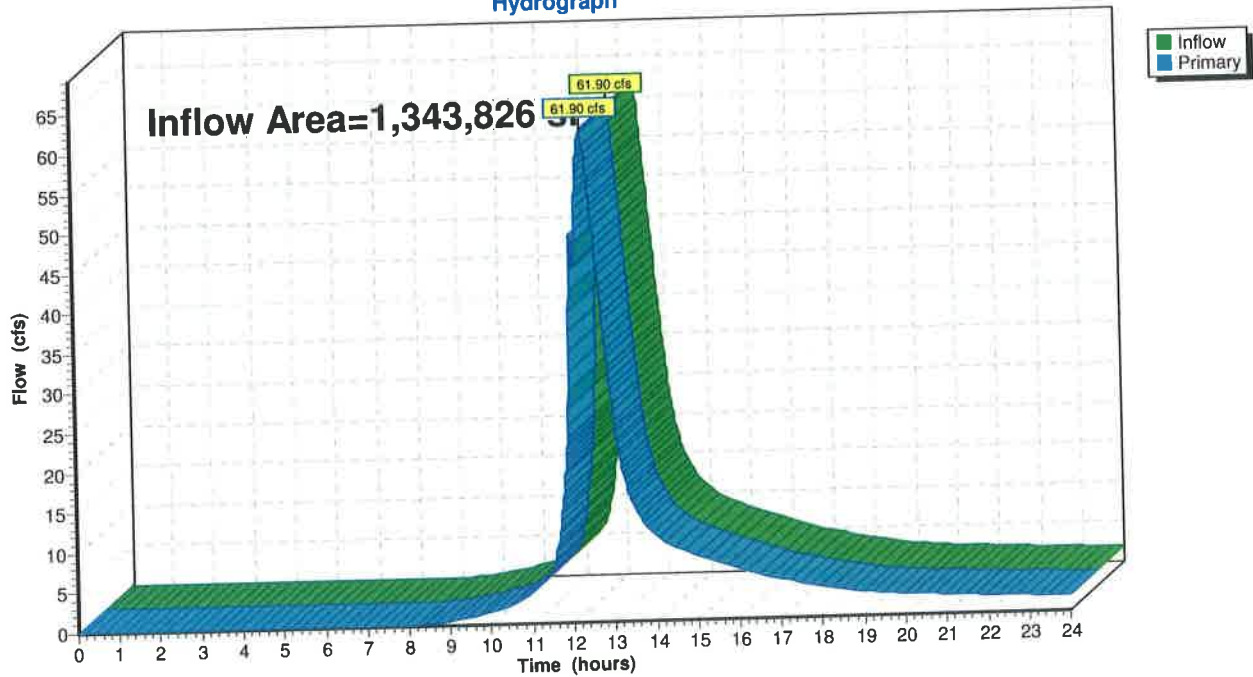
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1,343,826 sf, Inflow Depth > 3.81" for 50-Year event
Inflow = 61.90 cfs @ 12.31 hrs, Volume= 426,305 cf
Primary = 61.90 cfs @ 12.31 hrs, Volume= 426,305 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Pond B: Musquash Brook

Hydrograph



A 43

Carmela O'Caughlin

D

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

FEES:	17.49
SURCHARGE:	2.00
CASH:	0

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Wetlands Special Exception Permit

On **October 22, 2015**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 231-053**, pertaining to a request by **Richard Wojcik, 90 Gowing Road, Hudson, NH** to allow for a Wetland Special Exception from Article IX, Section 334-35, to allow the construction of a roadway at the intersection with Gowing Road within the 50' wetland buffer of the Wetland Conservation District. [Map 231, Lot 053, Zoned R-2; HZO Article IX, Section 334-35B (2).]


Following the hearing of testimony by the applicant, a majority of the members of this Zoning Board voted that this Wetlands Special Exception should be granted, with the following stipulations:

1. With stipulation to carry out all requirements or stipulations of the Conservation Commission as follows:
 - a. Construction and restoration shall comply with BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Dept of Environmental Services - Current Issue)
 - b. During construction and restoration, erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

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

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

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

Signed:  Date: 10/28/2015
Member, Hudson Zoning Board of Adjustment

Signed:  Date: 10-28-15
Acting Zoning Administrator

A43

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

Doc # 5049699 Oct 30, 2015 11:35 AM
Book 8803 Page 2074 Page 1 of 2
Register of Deeds, Hillsborough County
Carmela O'Laughlin

FEES:	14.49
SURCHARGE:	2.00
CASH:	0

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Wetlands Special Exception Permit

On **October 22, 2015**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 231-053**, pertaining to a request by **Richard Wojcik, 90 Gowing Road, Hudson, NH** to allow for a Wetland Special Exception from Article IX, Section 334-35, to allow the construction of a portion of a stormwater management facility consisting of drainageways, swales, rip-rap, and stormwater detention basins within the 50' wetland buffer of the Wetland Conservation District. [Map 231, Lot 053, Zoned R-2; HZO Article IX, Section 334-35B (2).]

Following the hearing of testimony by the applicant, a majority of the members of this Zoning Board voted that this Wetlands Special Exception should be granted, with the following stipulations:

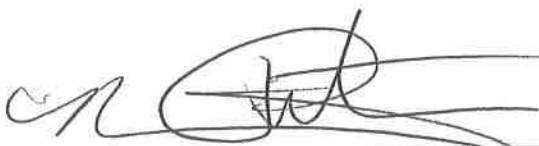
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 - a. Construction and restoration shall comply with BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Dept of Environmental Services – Current Issue)
 - b. During construction and restoration,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

- c. New wetland flagging to be performed along entire "F" line.
- d. Move the wetland located at the back of lot 8 to the top of the existing bank to the satisfaction of the Town Engineer.
- e. Install "Do not Cut, Do not Disturb" signage near 50 foot buffer (as depicted on the current plan) maintaining existing tree canopy where possible.
- f. If possible, modify the grading plan of the retention basin near F12 to maximize wetland buffer to the satisfaction of the Town Engineer.
- g. Impact to the wetland buffer not to exceed 8165 sq ft.

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

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

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

Signed: 
Member, Hudson Zoning Board of Adjustment Date: 10/28/2015

Signed: 
Acting Zoning Administrator Date: 10-28-15

"E"



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

Date of Application: November 3, 2015 Tax Map # 231 Lot # 053

Name of Project: "Orchards AT Nottingham"

Zoning District: _____ General SB# 09-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Richard Wojcik
Address: 90 Gowing Road
Address: Hudson, NH 03051
Telephone # 1-617-930-2169 - Day
Fax # 1-781-273-4117
Email: Richard-Wojcik@RaymondJames.Com

Same

PROJECT ENGINEER

Name: Meisner Brem Corporation
Address: 142 Littleton Road, Suite 16
Address: Westford, MA 01886

Telephone # 1-978-692-1313
Fax # 1-978-692-0303
Email: Jabrem@meisnerbrem.com

PURPOSE OF PLAN:

1. Confirm and ratify the acceptance and approval of the plan granted by the Planning Board on January 14, 2015 since the Special Exceptions for work within wetland buffers were obtained after acceptance and approval of Plan.
2. Amend the Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel "B"

(FOR TOWN USE)
Plan Routing Date: 11/10/15 Sub/Site Date: _____
I have no comments I have comments (attach to form)
B20 Title: TOWN ENGINEER Date: 11/13/15
(Initials)
DEPT: _____ Zoning Engineering Assessor _____ Police _____ Fire _____ Planning _____
_____ Consultant _____ Highway Department _____
Fees Paid \$1,986.39

Dhima, Elvis

From: Dhima, Elvis
Sent: Friday, November 13, 2015 2:22 PM
To: Cashell, John
Cc: Brooke Lambert; Burns, Kevin
Subject: 90 Gowing Road Technical Review 11-3-2015

John

Please request a stipulation regarding the proposed detention basin to remain responsibility of the adjacent lots or association but not the town.

Thank you

Elvis

Elvis Dhima, P.E.
Town Engineer

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





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

Date of Application: November 3, 2015 Tax Map # 231 Lot # 053

Name of Project: "Orchards AT Nottingham"

Zoning District: _____ General SB# 09-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Richard Wojcik

Address: 90 Gowing Road

Address: Hudson, NH 03051

Telephone # 1-617-930-2169 - Day

Fax # 1-781-273-4117

Email: Richard-Wojcik@RaymondJames.Com

Same

PROJECT ENGINEER

Name: Meisner Brem Corporation

Address: 142 Littleton Road, Suite 116

Address: Westford, MA 01886

Telephone # 1-978-692-1313

Fax # 1-978-692-0303

Email: Jabrem@meisnerbrem.com

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2. Amend the Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel "B"

(FOR TOWN USE)

Plan Routing Date: 11/10/15 Sub/Site Date: _____

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

DW Title: Acting Zoning Administrator Date: 11-24-15
(Initials)

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

Fees Paid \$ 1,986.39



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

November 24, 2015

Re: Orchard at Nottingham Zoning Input (Map 231/ Lot 053)

- 1) The open space development calculation tables are incorrect. Zoning Ordinance §334-53 Open Space Requirements, A thru F have not been complied with. Lot detail table and open space calculations need to reflect the area deductions not allowed.
- 2) Lot 4 on page 5 of 13 shows the frontage at 74.85. Should be 75' minimum.
- 3) Page 3 of 13 general note, # 4 should read 75' not 100'.
- 4) Page 4 of 13 Lot Details Table, lot 4 frontage states 75.35' and page 5 of 13 states 74.85'.

David Hebert
Acting Zoning Administrator / Code Enforcement Officer

cc: File



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

Date of Application: November 3, 2015 Tax Map # 231 Lot # 053
Name of Project: "Orchards AT Nottingham"
Zoning District: _____ General SB# 09-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Richard Wojcik _____
Address: 90 Gowing Road _____ Same
Address: Hudson, NH 03051 _____
Telephone # 1-617-930-2169 - Day _____
Fax # 1-781-273-4117 _____
Email: Richard-Wojcik@RaymondJames.Com _____

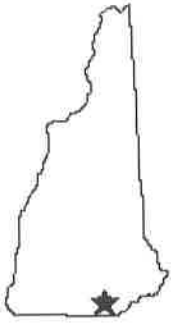
PROJECT ENGINEER

Name: Meisner Brem Corporation Telephone # 1-978-692-1313
Address: 142 Littleton Road, Suite 116 Fax # 1-978-692-0303
Address: Westford, MA 01886 Email: jabrem@meisnerbrem.com

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1. Confirm and ratify the acceptance and approval of the plan granted by the Planning Board on January 14, 2015 since the Special Exceptions for work within wetland buffers were obtained after acceptance and approval of Plan.
2. Amend the Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel "B"

(FOR TOWN USE)
Plan Routing Date: 11/10/15 Sub/Site Date: _____
_____ I have no comments I have comments (attach to form)
Job Title: Deputy Fire Chief Date: 11/12/15
(Initials)
DEPT:
_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department
Fees Paid \$1,986.39



TOWN OF HUDSON

FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



Emergency 911
Business 603-886-6021
Fax 603-594-1164

Robert M. Buxton
Chief of Department

12 November, 2015


To: John Cashell
Town Planner

Fr: Deputy Fire Chief
John J. O'Brien

Re: Site Plan Review "Orchards at Nottingham" Map 231/ Lot 053

Please find enclosed our most recent comments.

Under "Construction Notes" please add that the Hudson Fire Dept **REQUIRES** that water supplies for fire protection (cisterns), be tested and operable prior to the introduction of combustible material to the construction site.


Thank You
John J. O'Brien
Deputy Fire Chief



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

Date of Application: November 3, 2015 Tax Map # 231 Lot # 053
Name of Project: "Orchards AT Nottingham"
Zoning District: _____ General SB# 09-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Richard Wojcik _____
Address: 90 Gowing Road _____
Address: Hudson, NH 03051 _____
Telephone # 1-617-930-2169 - Day _____
Fax # 1-781-273-4117 _____
Email: Richard-Wojcik@RaymondJames.Com _____

Same

PROJECT ENGINEER

Name: Meisner Brem Corporation
Address: 142 Littleton Road, Suite 116
Address: Westford, MA 01886

Telephone # 1-978-692-1313
Fax # 1-978-692-1303
Email: jabrem@meisnerbrem.com

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2. Amend the Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel "B"

(FOR TOWN USE)

Plan Routing Date: 11/10/15 Sub/Site Date: _____

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

KB Title: ROAD AGENT Date: 11/17/15
(Initials)

DEPT: _____

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid _____

John and Elvis

I was looking thru this plan and have a couple of questions and comments.

One, I thought it was agreed the detention area was to be private, I don't see that written anywhere?

I also don't see a cul-de-sac plan. Cross section or what they propose for the landscape area in the middle?

Comment, can someone tell these folks they are in Hudson, they have Pelham written all over the place in here.

Thanks, I will send down a formal comment sheet when I get a little bit more info.

Kevin Burns

Road Agent

Tel.603 886-6018

Fax.603 594-1143



Town of Hudson
NEW HAMPSHIRE 03051



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

Date of Application: November 3, 2015 Tax Map # 231 Lot # 053

Name of Project: "Orchards AT Nottingham"

Zoning District: _____ General SB# 09-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Richard Wojcik _____

Address: 90 Gowing Road Same

Address: Hudson, NH 03051 _____

Telephone # 1-617-930-2169 - Day _____

Fax # 1-781-273-4117 _____

Email: Richard-Wojcik@RaymondJames.Com _____

PROJECT ENGINEER

Name: Meisner Brem Corporation Telephone # 1-978-692-1313

Address: 142 Littleton Road, Suite 116 Fax # 1-978-692-0303

Address: Westford, MA 01886 Email: Jabrem@meisnerbrem.com

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2. Amend the Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel "B"

(FOR TOWN USE)

Plan Routing Date: 11/10/15 Sub/Site Date: _____

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

(Initials) Jr Title: Asst. Assessor Date: 11-12-15

DEPT:

_____ Zoning _____ Engineering Assessor _____ Police _____ Fire _____ Planning

_____ Consultant _____ Highway Department

Fees Paid \$1,986.39



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

Date of Application: November 3, 2015 Tax Map # 231 Lot # 053
Name of Project: "Orchards AT Nottingham"
Zoning District: _____ General SB# 09-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Richard Wojcik
Address: 90 Gowing Road
Address: Hudson, NH 03051
Telephone # 1-617-930-2169 - Day
Fax # 1-781-273-4117
Email: Richard-Wojcik@RaymondJames.Com

Same

PROJECT ENGINEER

Name: Meisner Brem Corporation
Address: 142 Littleton Road, Suite 16
Address: Westford, MA 01886

Telephone # 1-978-692-1313
Fax # 1-978-692-0303
Email: Jabrem@meisnerbrem.com

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(FOR TOWN USE)
Plan Routing Date: 11/10/15 Sub/Site Date: _____
 I have no comments _____ I have comments (attach to form)
DBZ Title: LIEUTENANT Date: _____
(Initials)
DEPT:
_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department
Fees Paid \$1,986.39



The State of New Hampshire
Department of Environmental Services

FF



Thomas S. Burack, Commissioner

APPROVAL FOR SUBDIVISION OF LAND

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

SUBDIVISION APPROVAL DATE: October 20, 2014

APPROVAL NUMBER: SA2014010558

RECEIVED

OCT 24 2014

HUDSON FIRE DEPT
INSPECTIONAL SERVICES DIVISION



I. PROJECT LOCATION

Subdivision Name: WOJCIK
Address: 90 GOWING ROAD
HUDSON NH 03051
Tax Map: 231
Parent Lot No.: 53
No. of Lots: 17
Lot Nos.: 53-1 THRU 53-16 & OPEN SPACE

IV. DESIGNER INFORMATION

Name: MEISNER BREM CORP
Address: 202 MAIN ST STE G1
SALEM NH 03079

II. OWNER INFORMATION

Name: ELAINE/RICHARD WOJCIK
Address: 90 GOWING RD
HUDSON NH 03051

III. APPLICANT INFORMATION

Name: MEISNER BREM CORP
Address: 202 MAIN ST STE G1
SALEM NH 03079

IV. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

A. OTHER CONDITIONS AND WAIVERS:

1. CONTINGENT UPON EXECUTION OF THE CONSERVATION RESTRICTION DEED PURSUANT TO 477:3, ACCEPTANCE OF THE CONSERVATION RESTRICTION PURSUANT TO RSA 477:47, AND RECORDING OF SAID DEED PURSUANT TO RSA 477:3-A.

Darren K. King
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov
P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095
Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

TOWN'S COPY

To: John Cashell, Hudson Planner
From: Daniel D. Crean, Esq.
RE: Comments on Sprinkler Systems
Date: December 16, 2014

As relayed to me by Jay Hodes, a question has come up as to the ability of the Town to waive the maximum cul-de-sac limit of 1,000 feet if the applicant agrees to installation of a fire suppression systems in the houses to be constructed on the road which are beyond the current limit.

The question is complicated by virtue of statutory changes to the law, a court decision interpreting the law, and a legislative response.

In 2011, the legislature enacted RSA 674:36, IV, prohibiting a planning board from adopting or enforcing a requirement to require installation of a fire suppression system in single or 2-family residences. It also enacted RSA 674:51, V, similarly prohibiting a requirement to use a local building code to impose a fire suppression system requirement. The latter prohibition seemingly was broader as, in addition to planning board regulations, it barred a municipality or local land use board from adopting an ordinance, regulation, code, or "administrative practice" requiring installation of automatic fire suppression systems in 1-or 2-family dwelling units. Also in 2010, the Legislature enacted RSA 155-A:10, VI barring use of the state building code to similarly require installation of automatic fire suppression systems.

Notwithstanding those enactments, the NH Supreme Court (*Town of Atkinson v. Malborn Realty Trust*, 53 A. 3d 561, 2012) upheld a requirement that a certificate of occupancy could be conditioned upon installation of a fire suppression system (in lieu of upgrading a road to permit adequate fire-fighting access). It found that the requirement was not imposed by the Town via its land use controls and it was not imposed as a building code requirement. Instead, it found that the requirement was imposed by the town fire chief in administering the state FIRE code, not the building code.

While that would appear to be one manner in which a fire suppression system might be imposed, the legislature in 2013 once again amended applicable statutes, this time, in the words of the bill's analysis to authorize "an applicant to offer installation of fire suppression sprinklers as a condition of local permit approval." As enacted, the session law (2013, Chapter 207) amended RSA 674:36, IV by adding the following language: "Nothing in this paragraph shall prevent an applicant from offering to install fire suppression sprinkler systems in proposed one- or 2-family residences and, if the planning board accepts such offer, the installation of such systems shall be required and shall be enforceable as a condition of the approval. The applicant or the applicant's successor in interest may substitute another means of fire protection in lieu of the approved fire suppression sprinkler system provided that the planning board approves the substitution which approval shall not be unreasonably upheld or delayed."

Ch. 207 also amended RSA 674:51,V, by adding "Nothing in this paragraph shall affect the ability of an applicant for a local land use permit to include the installation of fire suppression sprinklers pursuant to RSA 674:36, IV, or affect the validity or enforceability of such inclusion."

In summary, while the requirement to impose an automatic fire suppression system in 1- or 2-family dwelling units may not be imposed by a planning board as part of a development approval or as part of a local building code requirement, it appears that two means exist for such a requirement to be enforced:

- 1) As a fire suppression requirement not required, in any way by the planning board; or
- 2) Preferably, by an applicant voluntarily offering to do so and agreeing that the requirement may be enforced as part of the development approval.

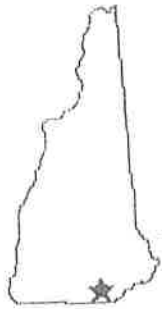
I trust this memorandum provides guidance in this matter. If you agree with the guidance I have suggested and if the Town wishes to cooperate with the developer in seeking to conditionally waive the cul-de-sac length limit in this manner, please let me know and I will contact Attorney Zall to indicate that these comments might provide a means of proceeding.

Sincerely,
HAGE HODES PA



Daniel D. Crean, Esq.

DDC/nml
cc. Jay Hodes



TOWN OF HUDSON

FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



Emergency 911
Business 603-886-6021
Fax 603-594-1164

Robert M. Buxton
Chief of Department

TO: John M. Cashell
Town Planner

FR: John J. O'Brien
Deputy Fire Chief

DT: January 7, 2015

RE: Orchards at Nottingham_ Fire Sprinklers

—Be advised that the Hudson Fire Department accepts the offer from the developer to install sprinklers
-in the homes that are over 1000 feet from the entrance to the cul-de-sac.

The Hudson Fire Department requests that the memo dated December 16, 2014 from Attorney Dan Crean be attached to the file and be recorded as such.

The applicant has voluntarily offered to do so during the development approval process.

Please contact me with any questions.



TOWN OF HUDSON
PLANNING BOARD

"H"



NOTICE OF APPROVAL



12 School Street

Hudson, New Hampshire 03051

603/886-6005

January 20, 2015

Owner or Applicant: Richard Wojcik
90 Gowing Road
Hudson, NH 03051

On Wednesday, January 14, 2015, the Hudson Planning Board heard subject case SB# 09-14 "Orchard at Nottingham Subdivision".

SUBJECT: Purpose of plan: is to subdivide the subject land, Map 231, Lot 053 into 16 single-family residential house lots and 2 open-space parcels, pursuant to Article XI of the Town of Hudson Zoning Ordinance. Application Acceptance & Hearing. Deferred Date Specific from the 12-10-14 Planning Board Meeting.

LOCATION: Map 231/Lot 053 – 90 Gowing Road

You are hereby notified of the subject plat presented before the Planning Board and the following action:

Requested Waivers:

1) HTC 289-18.B.(2) – Length of Cul-de-sac

The Planning Board voted to grant the requested waiver – HTC 289-18.B.(2) – Length of Cul-de-sac – because in order to provide the front buffer for the neighbors, at their strong request, and to lay out the subdivision with reasonably shaped lots, while at the same time provide significant protective open space, it was necessary to extend the cul-de-sac, and as the applicant offered to require sprinklered houses on lots 7 thru 13 (as further cited in condition of approval #9), and as such, the spirit and intent of the regulations, via good design, buffers and environmental protection have been provided.

2) **HTC 290-4.A.(10) – Post Development Peak Rate Runoff**

The Planning Board voted to grant the requested waiver – HTC 290-4.A.(10) – Post Development Peak Rate Runoff – because the request involves an insignificant increase in the 2-yr. storm event (i.e., 0.24 cfs), and as such, will not cause any flooding or other drainage related issues to the vicinity environment (see Town's Consultant Engineer Comments, CLD, Inc. dated 17 Nov 2014, which supports this determination), and as such, the granting of this waiver is not contrary to the spirit and intent of the Planning Board's Stormwater Management Regulations.

The Planning Board voted to approve the subdivision plan entitled: "Orchard at Nottingham" Map 231 – Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main Street, Salem, NH, dated 16 Sept 2014, last revised thru 07 Jan 2015, consisting of Sheets 1 – 13 and Notes 1 – 9 and various notes on Sheet 2 of 13, in accordance with the following terms and conditions:

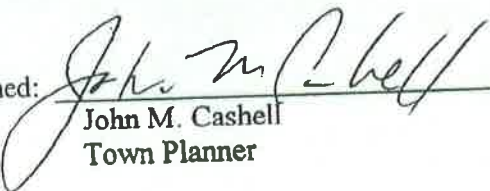
- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Subdivision Plan-of-Record (hereafter referred to as the Plan.
- 2) Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and all Drain Easement and Open Space Deeds pertaining to the Plan.
- 3) Prior to Planning Board endorsement of the Plan, the following 3 Notes shall be inscribed on Sheet 2 of the Plan:
 - a) CAP Fee in the amount of \$975.26, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
 - b) A public school impact fee in the amount of \$3,578.00 per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
 - c) A recreation contribution in the amount of \$400.00 per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
- 4) This approval is subject to final engineering review.

- 5) If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
- 6) Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheets 3 and 4 of the Plans prior to Planning Board endorsement of same.
- 7) The developer shall be responsible for the installation of a road status sign at the entrance drive to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations. Note: the aforementioned sign is in addition to the "Dead End" sign cited in Note 15, of the General Construction Notes found on Sheet 2 of the Plan.
- 8) The above-cited and approved waivers shall be inscribed on the Plan prior to Planning Board endorsement.
- 9) As offered by the Applicant, and as agreed to by the Planning Board, fire suppression sprinkler systems shall be installed in all dwellings in this subdivision which are located greater than 1,000 ft. from the centerline of the intersecting street (i.e., Gowing Road, lots 7 thru 13, inclusive). This stipulation is provided in accordance with the legal opinion of Town Counsel, Atty. Dan Crean, which is attached herewith, dated December 16, 2014. Note: said sprinkler systems and their maintenance shall be included in the deed for each affected lot.
- 10) An offsite traffic improvement fee, in the amount of \$500.00 per dwelling, shall be paid prior to the issuance of a Certificate of Occupancy, and this fee shall be expended exclusive to traffic improvements implemented within Gowing Road, and its associated intersections, and in accordance with the provisions set forth in §334-74.11 of the Town's Zoning Ordinance, (i.e., a study of physical improvements with regard to Gowing, Sanders, Musquash and Dracut road intersections).

January 20, 2015
Planning Board Approval Notice
Orchard at Nottingham Subdivision
Page 4

11) Prior to street acceptance, As-Built Plans of the right-of-way and all of its appurtenances shall be submitted, at the Applicant's expense, to the Planning Board for action in accordance with Section 289 -- Subdivision of Land Regulations..

All representations of fact or intention made by the applicant or any applicant's representative during testimony before the Planning Board relative to the obtaining approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

Signed:  Date: 1-20-15
John M. Cashell
Town Planner

cc: Meisner Brem Corporation

I

GENERAL NOTES

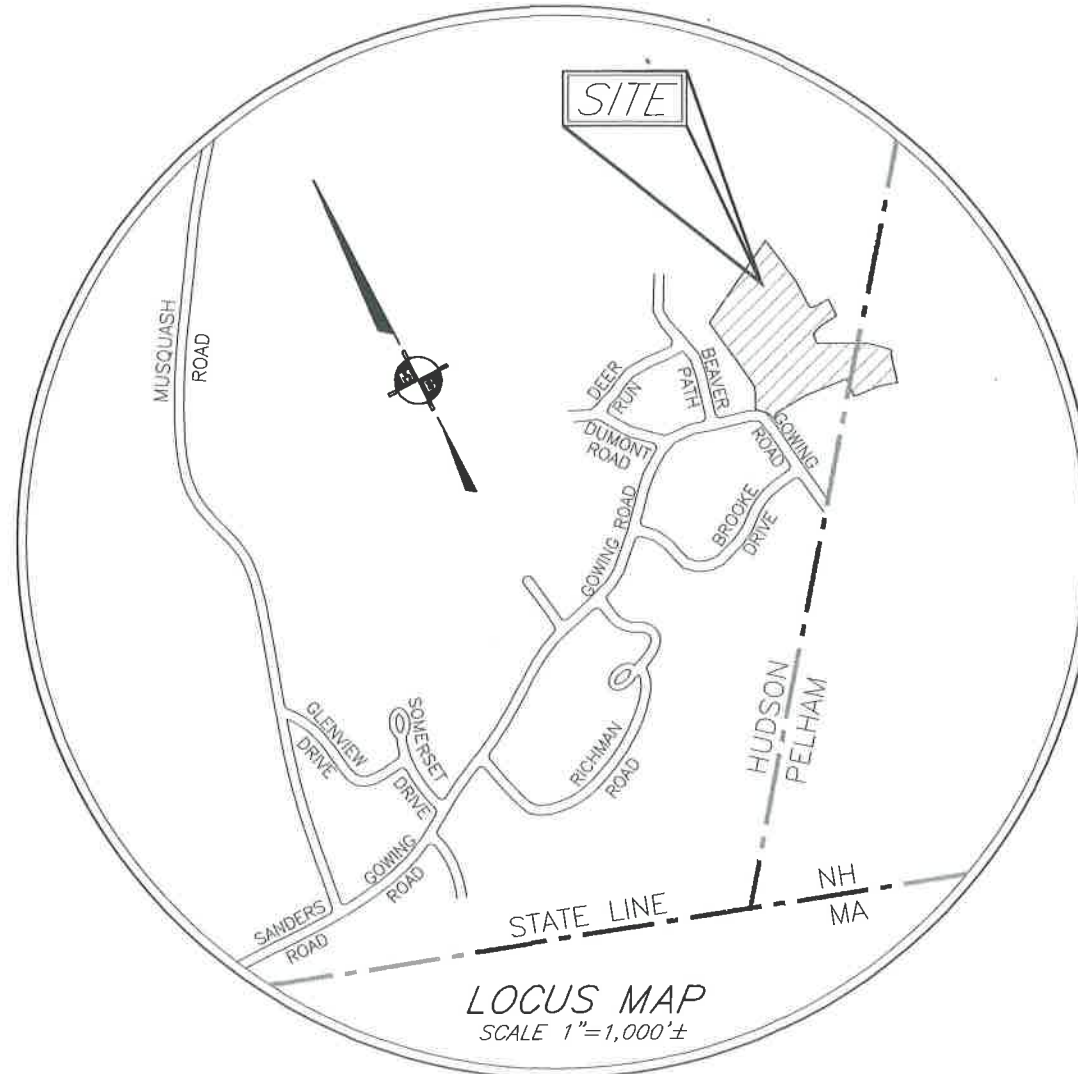
- 1) ALL LOTS TO BE SERVICED BY INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS.
- 2) ALL LOTS TO BE INDIVIDUAL PRIVATE WELLS.
- 3) A PORTION OF THIS PROPERTY IS LOCATED WITHIN 100 YEAR FEMA FLOOD PLAIN ZONE "A". AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C0657D; DATED SEPTEMBER 25, 2009.
- 4) TOPOGRAPHICAL INFORMATION IS BASED ON A FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN MAY, 2014.
- 5) THE BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ON THIS SHEET AND A BOUNDARY SURVEY BY MEISNER BREM CORPORATION IN MARCH AND JUNE OF 2014.
- 6) WETLAND DELINEATION BY GARY FLAHERTY NHCWS # 002 DURING SPRING OF 2012 USING CURRENT UNITED STATES ARMY CORP OF ENGINEERS WETLANDS DELINEATION CRITERIA.
- 7) SEE COVER SHEET FOR LEGEND AND ABBREVIATIONS.
- 8) EACH INDIVIDUAL LOT REQUIRES NHDES APPROVAL FOR EACH INDIVIDUAL PRIVATE SEPTIC SYSTEM DESIGN.
- 9) THE TOWN OF HUDSON IS NOT RESPONSIBLE FOR WELL CONTAMINATION FOR WELL RADII THAT ENCROACH ON THE "RIGHT-OF-WAY".

RESIDENTIAL OPEN SPACE DEVELOPMENT SUBDIVISION PLAN SET "ORCHARD AT NOTTINGHAM"

MAP 231 - LOT 053
HUDSON, NEW HAMPSHIRE



EXISTING	DESCRIPTION	PROPOSED
---102---	CONTOUR	---102---
119.2	SPOT GRADES	
	EDGE OF WETLANDS	
	WETLANDS	
	EDGE OF PAVEMENT	
	BUILDING SETBACK LINE	
	SOIL BOUNDARY LINE	
	STONE WALL	
	CATCH BASIN	
	DRAIN MANHOLE	
	50' SETBACK LINE (NO CUT, NO DISTURB)	
	OVER HEAD WIRE	
	WELL	
	TESTPIT	
	DRILL HOLE	
	STONE BOUND (SEE DETAIL ON SHEETS 5 & 6)	
	UTILITY POLE	
	TREE LINE	
	LEDGE	
	EROSION CONTROL	
	4,000 S.F. SEPTIC RECEIVING AREA	
	WATER LINE	
	UNDERGROUND UTILITY CONDUIT	
	SLOPES > 25%	



SHEET INDEX:	
SHEET #	SHEET
1	COVER SHEET
2	NOTE SHEET
3	EXISTING CONDITIONS (SCALE: 1"=100')
4	OVERALL LAYOUT PLAN (SCALE: 1"=100')
5 & 6	DEFINITIVE SUBDIVISION PLAN (SCALE: 1"=50')
7	PLAN AND PROFILE
8 & 9	GRADING & DRAINAGE PLAN (SCALE: 1"=50')
10-11	DETAIL SHEETS
12-13	CROSS SECTIONS

LIST OF WAIVERS	
1) HTC 289-18.B.(2) - LENGTH OF CUL-DE-SAC	THE PLANNING BOARD GRANTED THE REQUESTED WAIVER - HTC 289.18.B.(2) - LENGTH OF CUL-DE-SAC - BECAUSE IN ORDER TO PROVIDE THE FRONT BUFFER FOR THE NEIGHBORS, AT THEIR STRONG REQUEST, AND TO LAY OUT THE SUBDIVISION WITH REASONABLY SHAPED LOTS, WHILE AT THE SAME TIME PROVIDE SIGNIFICANT PROTECTIVE OPEN SPACE, IT WAS NECESSARY TO EXTEND THE CUL-DE-SAC, AND AS THE APPLICANT OFFERED TO REQUIRE SPRINKLERED HOUSES ON LOTS 7 THRU 13 (AS FURTHER CITED IN CONIDITION OF APPROVAL #9), AND AS SUCH, THE SPIRIT AND INTENT OF THE REGULATIONS, VIA GOOD DESIGN, BUFFERS AND ENVIRONMENTAL PROTECTION HAVE BEEN PROVIDED
2) HTC 290-4.A.(10) - POST DEVELOPMENT PEAK RATE RUNOFF	THE PLANNING BOARD GRANTED THE REQUESTED WAIVER - HTC 290-4.A.(10) - POST DEVELOPMENT PEAK RATE RUNOFF - BECAUSE THE REQUEST INVOLVES AN INSIGNIFICANT INCREASE IN THE 2-YR. STORM EVENT (I.E., 0.24 CFS), AND AS SUCH, WILL NOT CAUSE ANY FLOODING OR OTHER DRIANAGE RELATED ISSUES TO THE VICINITY ENVIRONMENT (SEE TOWN'S CONSULTANT ENGINEER COMMENTS, CLD, INC. DATED 17 NOV 2014, WHICH SUPPORTS THIS DETERMINATION), AND AS SUCH, THE GRANTING OF THIS WAIVER IS NOT CONTRARY TO THE SPIRIT AND INTENT OF THE PLANNING BOARD'S STORMWATER MANAGEMENT REGULATIONS.
3) HTC 289-18.Y. - LEVELING AREA	THE PLANNING BOARD _____ THE REQUESTED WAIVER - HTC 289-18.Y. - LEVELING AREA - THE PROPOSED PROFILE PROVIDES A VERY REASONABLE LEVELING AREA APPROACHING THE INTERSECTION WITH A GRADUAL INCREASE FROM 2% TO ABOUT 4%. IT IS IMPORTANT TO NOTE THAT THE ROAD RIGHT OF WAY IS EXCESSIVE IN THIS AREA WITH OVER 33' FROM EDGE OF OF EXISTING GOWING ROAD TO THE PROPERTY LINE.

DATE: SEPTEMBER 16, 2014	REVISION 1: OCTOBER 27, 2014	REVISION 2: NOVEMBER 24, 2014	REVISION 3: JANUARY 7, 2015
REVISION 4: JANUARY 28, 2015	REVISION 5: FEBRUARY 5, 2015	REVISION 6: JUNE 16, 2015	REVISION 7: JUNE 24, 2015
REVISION 8: AUGUST 11, 2015	REVISION 9: SEPTEMBER 17, 2015	REVISION 10: OCTOBER 19, 2015	REVISION 11: NOVEMBER 30, 2015

PREPARED FOR:
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051
PREPARED BY:



MEISNER BREM CORPORATION

142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313
202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

I CERTIFY THAT ALL STREETS AND RIGHT OF WAY PROPOSED HEREON WILL BE DEDICATED FOR PUBLIC USE.

OWNER'S SIGNATURE _____ SIGNATURE DATE _____

Approved by the Hudson, NH Planning Board

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

DATE OF MEETING: DATE _____ SIGNATURE DATE _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

PLANNING BOARD SECRETARY _____ SIGNATURE DATE _____

IF ANY HOLDER OF THIS SUBDIVISION... (text partially obscured)

DATE: SEPTEMBER 16, 2014 REVISION 1: OCTOBER 27, 2014 REVISION 2: NOVEMBER 24, 2014 REVISION 3: JANUARY 7, 2015 REVISION 4: JANUARY 28, 2015
 REVISION 5: FEBRUARY 5, 2015 REVISION 6: JUNE 16, 2015 REVISION 7: JUNE 24, 2015 REVISION 8: AUGUST 11, 2015 REVISION 9: SEPTEMBER 17, 2015
 REVISION 10: OCTOBER 19, 2015 REVISION 11: NOVEMBER 30, 2015

PLAN NOTES

WOJCIK PROPERTY
Hudson, New Hampshire
MAP 231 – LOT 053

Owner/Applicant:
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283, HCRD
TOTAL PARCEL AREA = 32.36 ACRES ± (1,409,585 S.F.±)

THE PURPOSE OF THIS PLAN SET IS TO SUBDIVIDE (MAP 231 – LOT 053) INTO 16 SINGLE FAMILY OPEN SPACE HOUSE LOTS AND THREE OPEN SPACE PARCELS.

CURRENT ZONING DISTRICT: R2 – RESIDENTIAL
LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT) (PER ARTICLE XI)

OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY
MINIMUM LOT AREA (50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.
MINIMUM LOT FRONTAGE (50% OF CONVENTIONAL 150 FEET) = 75 FEET
MINIMUM SETBACKS (50% OF CONVENTIONAL)
FRONT YARD (50% OF 30) = 15 FEET (MIN.)
REAR YARD (50% OF 15) = 7.5 FEET (MIN.)
SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)

DENSITY
MINIMUM DENSITY REQUIREMENTS FOR AN OSD TO CORRESPOND WITH THE MINIMUM LOT SIZE REQUIREMENTS ESTABLISHED IN ARTICLE VI, DIMENSIONAL REQUIREMENTS. TOTAL OPEN SPACE PROVIDED AS PART OF AN OSD APPLICATION MUST BE SUFFICIENT IN LAND AREA, WHEN ADDED TOGETHER WITH THE TOTAL LAND AREA DEVOTED TO INDIVIDUAL LOTS, TO PROVIDE AN OVERALL DENSITY NO GREATER THAN THAT WHICH WOULD BE PROVIDED IN A NON-OSD.

GENERAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON IN THE LATEST SUBDIVISION RULES AND REGULATIONS AT THE TIME OF THIS PLAN SUBMISSION AND OTHER OTHER APPLICABLE SPECIFICATIONS. OTHERWISE ALL CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (LATEST EDITION)."

2) THE FIRE CISTERN SHALL COMPLY WITH THE TOWN OF HUDSON FIRE DEPARTMENT REQUIREMENTS.

3) ALL PUBLIC ROAD CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON HIGHWAY DEPARTMENT. ALL ROADWAYS ARE DESIGNED IN ACCORDANCE WITH AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS".

4) ALL SUBDIVISION DESIGN, CONSTRUCTION, MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE TOWN OF HUDSON CONSTRUCTION STANDARDS.

5) THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL CONTACT THE LOCAL DIGSAFE OFFICE 72 HOURS PRIOR TO THE START OF CONSTRUCTION. 1-888-344-7233.

6) THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING THE CONSTRUCTION WITH THE APPROPRIATE TOWN DEPARTMENTS TO VERIFY ALL CONNECTIONS TO EXISTING SERVICES AND TO ARRANGE FOR INSPECTIONS.

7) COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF THE TOWN AGENCIES SUCH AS THE PLANNING BOARD, CONSERVATION COMMISSION, NHDES, AND OTHERS IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.

8) THE LOTS WILL BE SERVICED BY INDIVIDUAL PRIVATE WELLS AND INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS.

9) THE OWNER AND/OR CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO ANY CONSTRUCTION.

10) ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN BOARDS OR STATE OR FEDERAL AGENCIES AND SHALL BE REVIEWED AND APPROVED BY THE OWNER AND/OR MEISNER BREM CORPORATION PRIOR TO CONSTRUCTION.

11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. MEISNER BREM CORPORATION AS DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.

12) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION. MEISNER BREM CORPORATION SHALL BE GIVEN A 72 HOUR NOTICE FOR THE COLLECTION OF ALL AS-BUILT DATA. IF PERTINENT DESIGN COMPONENTS ARE BACK FILLED OR COVERED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE AS REQUIRED.

13) UNDERGROUND UTILITY STUBS SHALL BE PROVIDED FOR EACH LOT AT THE TIME OF INITIAL UTILITY CONSTRUCTION.

14) THE DEVELOPER IS RESPONSIBLE FOR ROADWAY MAINTENANCE UNTIL PROPOSED STREET HAS BEEN FORMALLY ACCEPTED AS A PUBLIC STREET BY THE TOWN OF HUDSON.

15) SIGNAGE:
A DEAD END INFORMATIONAL SIGN SHALL BE PLACED AT THE BEGINNING OF THE CUL-DE-SAC ROADWAY. THE SIGN SHALL HAVE BLACK LETTERS ON A YELLOW BACKGROUND AND BE 18"x24" WITH A MINIMUM HEIGHT OF 6' FROM THE GROUND TO THE TOP OF THE SIGN AS AFFIXED TO THE POLE. SEE SHEET 7 OF THIS PLAN SET.

PERMITS AND PERMIT NUMBERS ARE AS FOLLOWS:

• NHDES SUBDIVISION PERMIT SA2014010558 ; DATED 10/20/2014

IMPACT FEE ASSESSMENT – SEE PLANNING BOARD DECISION, #3

- 1) CAP FEE IN THE AMOUNT OF \$975.26, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 2) A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$3,578.00 PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 3) A RECREATION CONTRIBUTION IN THE AMOUNT OF \$400.00 PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Approved by the Hudson, NH Planning Board

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

DATE OF MEETING:	DATE	SIGNATURE DATE
PLANNING BOARD CHAIRMAN		SIGNATURE DATE
PLANNING BOARD SECRETARY		SIGNATURE DATE

PLAN REFERENCES

- 1) "PLAN OF LAND IN HUDSON, NEW HAMPSHIRE" SURVEYED FOR EMILIE & RUDOLPHE GAGNIERE PREPARED BY TOWN PLANNING & ENGINEERING ASSOCIATES, INC, DATED APRIL 30, 1979, RECORDED IN THE HCRD AS PLAN 12366, DRAWER 23
- 2) "SUBDIVISION PLAN FOR ROGER A. FRENETTE – MAP 12 LOT 22 GOWING ROAD" PREPARED BY JOSEPH M. WICHERT, DATED APRIL 24 1993 AND RECORDED IN THE HCRD AS PLAN 26555 DRAWER 115
- 3) "SUBDIVISION PLAN OF LAND "BROOKSIDE" PREPARED FOR R&H BUILDERS. PREPARED BY W. ROBERT NOLTE & ASSOCIATES. DATED JUNE 1977 AND RECORDED IN THE HCRD AS PLAN 10665 DRAWER 17
- 4) "SUBDIVISION PLAN OF LAND – GOWING ROAD" PREPARED FOR R&H BUILDERS. PREPARED BY W. ROBERT NOLTE & ASSOCIATES. DATED SEPTEMBER 1971 AND RECORDED IN THE HCRD AS PLAN 5603 DRAWER 3
- 5) "PLAN OF LAND – GOWING ROAD, GUMPAS ROAD & HINDS LANE – PELHAM & HUDSON NH" PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES. DATED AUGUST 30, 2005 AND RECORDED IN THE HCRD AS PLAN 34383 DRAWER 160
- 6) "TOPOGRAPHIC PLAN CONSOLIDATION AND SUBDIVISION – GOWING ROAD" PREPARED FOR STEVE SHUMSKY, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES. DATED DECEMBER 3, 1992. RECORDED IN THE HCRD AS PLAN 26200 DRAWER 113
- 7) "SUBDIVISION PLAN OF LAND – GOWING ROAD" PREPARED FOR VINCENT CADIEUX, PREPARED BY W. ROBERT NOLTE & ASSOCIATES. DATED MAY 1974 AND RECORDED IN THE HCRD AS PLAN 7787 DRAWER 9

GENERAL CONSTRUCTION NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON IN THE LATEST SUBDIVISION RULES AND REGULATIONS AT THE TIME OF THIS PLAN SUBMISSION AND OTHER OTHER APPLICABLE SPECIFICATIONS. OTHERWISE ALL CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (LATEST EDITION)."
- 2) THE FIRE CISTERN SHALL COMPLY WITH THE TOWN OF HUDSON FIRE DEPARTMENT REQUIREMENTS.
- 3) ALL PUBLIC ROAD CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON HIGHWAY DEPARTMENT. ALL ROADWAYS ARE DESIGNED IN ACCORDANCE WITH AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS".
- 4) ALL SUBDIVISION DESIGN, CONSTRUCTION, MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE TOWN OF HUDSON CONSTRUCTION STANDARDS.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL CONTACT THE LOCAL DIGSAFE OFFICE 72 HOURS PRIOR TO THE START OF CONSTRUCTION. 1-888-344-7233.
- 6) THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING THE CONSTRUCTION WITH THE APPROPRIATE TOWN DEPARTMENTS TO VERIFY ALL CONNECTIONS TO EXISTING SERVICES AND TO ARRANGE FOR INSPECTIONS.
- 7) COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF THE TOWN AGENCIES SUCH AS THE PLANNING BOARD, CONSERVATION COMMISSION, NHDES, AND OTHERS IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- 8) THE LOTS WILL BE SERVICED BY INDIVIDUAL PRIVATE WELLS AND INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS.
- 9) THE OWNER AND/OR CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO ANY CONSTRUCTION.
- 10) ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN BOARDS OR STATE OR FEDERAL AGENCIES AND SHALL BE REVIEWED AND APPROVED BY THE OWNER AND/OR MEISNER BREM CORPORATION PRIOR TO CONSTRUCTION.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. MEISNER BREM CORPORATION AS DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 12) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION. MEISNER BREM CORPORATION SHALL BE GIVEN A 72 HOUR NOTICE FOR THE COLLECTION OF ALL AS-BUILT DATA. IF PERTINENT DESIGN COMPONENTS ARE BACK FILLED OR COVERED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE AS REQUIRED.
- 13) UNDERGROUND UTILITY STUBS SHALL BE PROVIDED FOR EACH LOT AT THE TIME OF INITIAL UTILITY CONSTRUCTION.
- 14) THE DEVELOPER IS RESPONSIBLE FOR ROADWAY MAINTENANCE UNTIL PROPOSED STREET HAS BEEN FORMALLY ACCEPTED AS A PUBLIC STREET BY THE TOWN OF HUDSON.
- 15) SIGNAGE:
A DEAD END INFORMATIONAL SIGN SHALL BE PLACED AT THE BEGINNING OF THE CUL-DE-SAC ROADWAY. THE SIGN SHALL HAVE BLACK LETTERS ON A YELLOW BACKGROUND AND BE 18"x24" WITH A MINIMUM HEIGHT OF 6' FROM THE GROUND TO THE TOP OF THE SIGN AS AFFIXED TO THE POLE. SEE SHEET 7 OF THIS PLAN SET.

GRADING NOTES

- 1) FINISH GRADING, EXCAVATION AND BACKFILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED DESIGN PLANS, SPECIFICATIONS AND DETAILS.
- 2) PRIOR TO ANY GRADING ACTIVITIES, ALL GRASSSED AREAS ARE TO BE MOWED, AND VEGETATION REMOVED, STUMPS, ROOTS AND SOD ARE TO BE GRUBBED AND REMOVED FROM THE SITE GRADING AREAS.
- 3) FINISH GRADING AND RESTORATION OF FINAL SURFACE SHALL BE DONE SUCH AS TO PROMOTE DRAINAGE AWAY FROM ACCESS MANHOLES, CLEANOUTS AND STRUCTURES. GRADING SHALL BE FINISHED IN A CONTINUOUS GRADE SUCH THAT RUNOFF WILL NOT COLLECT, POND OR CREATE EROSIONAL GULLIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT ANY SUCH CONDITIONS. FINAL RESTORATION SHALL CONSIST OF THE STABILIZATION OF FINISH SURFACE WITH TOPSOIL AND SEEDING IN LANDSCAPED AREAS, INCLUDING BUT NOT LIMITED TO THE PLANTING OF SCREENING TREES AND BUSHES AND THE PLACEMENT OF COMPACTED GRAVEL WITH ASPHALT OR CONCRETE SURFACE WHERE REQUIRED PER PLAN.
- 4) BURIAL OF WASTE MATERIAL SHALL NOT BE ALLOWED. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS FROM SITE AND DISPOSE OF AT A LOCATION APPROVED BY THE HUDSON PLANNING BOARD OR BUILDING DEPARTMENT.
- 5) BACKFILL AND FILLS SHALL BE SELECT NATIVE, SELECT GRANULAR OR PROCESSED MATERIALS. TYPE OF MATERIAL SHALL CONFORM WITH THE DETAILS AND SPECIFICATIONS SUPPLIED IN THIS PLAN SET OR WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

EROSION CONTROL NOTES

- 1) THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME. DISTURBED AREAS ARE TO BE KEPT TO A MINIMUM AND TO BE STABILIZED WITHIN 30 DAYS OF BEING IDLE.
- 2) ALL DITCHES, SWALES, BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- 3) ALL ROADS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- 4) ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR CONSTRUCTION.
- 5) AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 25% 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.
- 6) WINTER CONSTRUCTION STANDARDS IN ACCORDANCE WITH Env-Wq 1505.05.
 - A. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOV. 30TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 - B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY NOVEMBER 30TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
 - C. AFTER NOVEMBER 30TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK THAT HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- 7) LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT OCCUR UNTIL AFTER THE ROADWAY AND ASSOCIATED DRAINAGE HAVE BEEN COMPLETED AND STABILIZED. INDIVIDUAL LOT DEVELOPMENT THAT IS PLANNED TO EXCEED 100,000 SQUARE FEET (OR 50,000 SQUARE FEET WITHIN THE CSPA) WILL REQUIRE A NEW ALTERATION OF TERRAIN APPLICATION PRIOR TO LOT DEVELOPMENT.
- 8) THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL DURING CONSTRUCTION, IF NEEDED.
- 9) ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL.
- 10.) SEEDING:
 - A. TEMPORARY SEEDING:
 - 1) BEDDING – REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3" TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.
 - 2) FERTILIZER – FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL. A 10-10-10 MIX OF FERTILIZER SHOULD BE APPLIED AT A RATE OF 300 POUNDS PER ACRE (OR 7 POUNDS PER 1000 S.F.)
 - 3) SEED MIXTURES – USE ANY OF THE FOLLOWING:

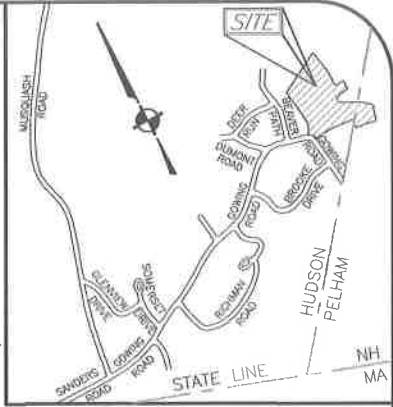
SPECIES	PER ACRE	PER 1000 S.F.	DATES	DEPTH
WINTER RYE	112 LBS.	2.5 LBS.	8/15 – 9/5	1"
OATS	30 LBS.	2.0 LBS.	SPRING – 5/15	1"
ANNUAL RYEGRASS	40 LBS.	1.0 LBS.	4/15 – 8/15	0.25"
 - 4) MULCHING – WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION. MULCH IN THE FORM OF HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 70 TO 90 LBS. PER 1000 S.F.
 - B. PERMANENT SEEDING:
 - 1) USE THE FOLLOWING:
 - 50% RYEGRASS
 - 50% BLUEGRASS
 - 2) SEEDING STABILIZATION SHALL OCCUR BETWEEN MARCH 15TH AND MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 31ST.

STORM DRAINAGE

- 1) STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ALL PERTINENT FEDERAL, STATE AND TOWN RULES AND REGULATIONS.
- 2) DETENTION PONDS SHALL BE CONSTRUCTED AFTER THE INITIAL DEMOLITION AND CLEARING OF THE SITE AND WILL BE UTILIZED AS TEMPORARY SEDIMENTATION PONDS. ALL SITE RUNOFF SHALL BE DIRECTED TO THE FACILITIES FOR TREATMENT PRIOR TO BEING ALLOWED TO RUN OFF-SITE.
- 3) STORMWATER PIPING SHALL CONSIST OF:
 - A) ALL DRAIN PIPES SHALL BE A MINIMUM 15" IN DIAMETER (OR PER PLAN AND PROFILE SIZE SPECIFICATION), CORRUGATED HIGH DENSITY POLYPROPYLENE (HDPE) OR , REINFORCED CONCRETE, CLASS III PIPE OR OF SUCH A HIGHER CLASS AS MAY BE REQUIRED BY DEPTH OF COVER, OR AS SHOWN HEREIN. MINIMUM BURY SHALL NOT BE LESS THAN 2' UNLESS SPECIFICALLY SHOWN HEREON.
- 4) ALL CATCH BASINS AND MANHOLES SHALL BE AT LEAST 6 FT DEEP AND 4 FT IN DIA. WITH 36 IN. OR GREATER SUMP BELOW PIPE INVERT UNLESS OTHERWISE SPECIFIED.
- 5) ALL CONCRETE STRUCTURES: CATCHBASINS, DRYWELLS, MANHOLES, SEDIMENTATION SUMPED MANHOLES AND OUTLET STRUCTURES SHALL BE: SHEA CONCRETE PRODUCTS INC., WILMINGTON, MA PHONE: 1-978-658-2645, OR APPROVED EQUAL.
- 6) ALL STRUCTURES SHALL BE H-20 LOADING.
ALL CATCH BASIN GRATES SHALL BE MANUFACTURED BY NEENAH MODEL NO. R-3570 OR APPROVED EQUAL.
- 7) ALL STRUCTURES SHALL BE PLACED ON A MINIMUM OF 12 IN. THICK 1-1/2 IN. DIA. CRUSHED STONE, MINIMUM OF 1 FT. BEYOND THE STRUCTURE FOOTPRINT. THIS SHALL BE PLACED ON UNDISTURBED NATIVE GROUND OR ON 95% COMPACTED SUBGRADE, PER ASTM D-1557 (PROCTOR).
- 8) ALL STRUCTURES REQUIRING ACCESS MANHOLES OR HATCHWAYS SHALL BE BROUGHT TO GRADE WITH A MAX. OF 2 RISERS OF CLAY BRICK. MORTAR JOINTS FLUSH TO FINISH GRADE WITH STRUCTURE. FINISH GRADE SHALL BE SUCH AS TO PROMOTE DRAINAGE AWAY FROM STRUCTURES.
- 9) CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ENGINEER TO VERIFY COMPLIANCE TO DESIGN SPECIFICATIONS ON ALL OUTLET CONTROL STRUCTURES.

CONSTRUCTION SEQUENCE

1. AT LEAST 72 HOURS PRIOR TO THE ONSET OF CONSTRUCTION, DIG SAFE (1-800-DIGSAFE) SHOULD BE CONTACTED TO LOCATE ANY AND ALL SUBSURFACE UTILITIES.
2. ALL WORK SHALL CONFORM TO THE PERMITS ISSUED FOR THIS PROJECT. THESE ARE LOCATED IN THE APPENDIX OF THIS REPORT. ALL MUNICIPAL, STATE, AND FEDERAL PERMITS INCLUDE CONDITIONS WHICH MUST BE FOLLOWED BY THE CONTRACTOR AT ALL TIMES.
3. PRIOR TO CONSTRUCTION, HAYBALES AND/OR SILT FENCE SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL BARRIER SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT IT WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE SILT FENCE BARRIER.
4. A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ENTRANCE TO THE DEVELOPMENT AND SHALL BE 50' LONG AND 24' WIDE. THE ENTRANCE SHALL BE CLEARED AND ONCE CLEARED, FILTER FABRIC SHALL BE PLACED OVER THE AREA WHICH IS TO BE OVERTOPPED BY CRUSHED STONE TO A DEPTH OF 8". THE STONE SIZE SHALL BE 1 1/2" WITH SMALLER STONES ONLY USED TO FILL THE LEFTOVER VOIDS. SHOULD THE STONE BECOME CLOGGED WITH SEDIMENT, IT SHALL BE REPAIRED. THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED WITH A TEMPORARY BERM AT THE ENTRANCE TO PREVENT FLOW OF RUNOFF ONTO THE EXISTING ROADWAY.
5. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
6. THE WET POND SHALL BE EXCAVATED AND PIPED PER PLAN AND UTILIZED AS A TEMPORARY SEDIMENT BASIN. TEMPORARY DRAINAGE SWALES SHALL BE CONSTRUCTED PER PLAN TO CAPTURE THE RUNOFF. A TEMPORARY GAUGE, SUCH AS A MARKED POST, SHALL BE INSTALLED IN THE BASIN TO EASILY IDENTIFY THE DEPTH OF SEDIMENT.
7. ROADWAY LIMITS SHALL BE ROUGH GRADED.
8. ONCE THE ROADWAY HAS BEEN ROUGH GRADED TO SURGRADE, THE CONTRACTOR CAN BEGIN THE UTILITY INSTALLATION, LOWEST PIPE FIRST. ALL WORK SHALL CONFORM TO THE RESPECTIVE PERMITS.
9. THE DRAINAGE SYSTEM SHALL BE INSTALLED FROM THE LOWEST POINT UPWARD. CARE SHALL BE TAKEN AT ALL TIMES AND ESPECIALLY PRIOR TO EXPECTED RAIN EVENTS TO KEEP SOIL TRANSPORT TO A MINIMUM. THIS MAY INCLUDE TEMPORARY CONTROLS SUCH AS COMPACTION, SILT FENCE OR HAY BALE BARRIERS, ETC.
10. THE CATCH BASINS SHALL BE PROTECTED WITH EITHER SILT SACKS OR A RING OF HAY BALES UNTIL THE SITE IS FULLY STABILIZED.
11. AFTER THE UTILITIES ARE INSTALLED, THE ROADWAY CAN BE GRAVELED AND GRADED.
12. AFTER INSPECTION OF THE GRAVEL GRADE BY THE MUNICIPALITY, THE ROADWAY CAN BE PAVED WITH A BINDER COAT PER THE PLANS.
13. THE HOMES CAN THEN BE CONSTRUCTED WITH INSTALLATION OF UTILITIES AND DRIVEWAY.
14. UPON COMPLETION OF EACH HOME, THAT LOT SHALL BE FULLY STABILIZED.
15. DURING THE ENTIRE PERIOD OF CONSTRUCTION THE TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED. WHEN THE SEDIMENT IS EQUAL TO 50 % CAPACITY (50 % DEPTH) THEN THE BASIN SHALL BE EXCAVATED AND GRADED TO PREPARE FOR THE NEXT STORMS.
16. AFTER COMPLETION OF ALL THE LOTS, THE REMAINING AREAS SHALL BE LANDSCAPED, LOAMED, SEEDED AND STABILIZED.
17. AS EACH PHASE IS FULLY STABILIZED, THE TEMPORARY SEDIMENT BASINS SHALL BE EXCAVATED AND GRADED PER THE FINAL GRADING PLANS. IN THOSE AREAS WHERE THE TEMPORARY SEDIMENT BASIN IS WITHIN A PROPOSED DETENTION BASIN, THE BASIN SHALL BE GRADED PER THE FINAL GRADING PLANS, PIPING AND DRAINAGE STRUCTURES INSTALLED, AND THE AREA SHALL BE LOAMED, SEEDED, AND LANDSCAPED PER THE FINAL GRADING PLANS AND SHALL BE STABILIZED AS SOON AS POSSIBLE.
18. UPON SATISFACTORY INSPECTION BY THE MUNICIPALITY AND THE DESIGN ENGINEER, THE REMAINING EROSION CONTROLS MAY BE REMOVED.
19. PREPARE AS BUILT SURVEY AND PLANS AS REQUIRED BY LOCAL OR STATE PERMITS.
20. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE EPA.



LOCUS MAP
SCALE 1"=1,000'

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REV. 6		BY:
REV. 5	11/30/2015	10:14 PM
PER REVIEW COMMENTS		
REV. 4	10/19/2015	10:14
PER ADD COMMENTS		
REV. 3	1/28/2015	10:14
PER TOWN COMMENTS		
REV. 2	11/24/2014	10:14 PM
PER TOWN COMMENTS		
REV. 1	10/27/2014	10:14
PER TOWN COMMENTS		

NOTE PLAN
"Orchard at Nottingham"
GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 231 / LOT 053
OWNER/APPLICANT
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051
BK 2774 PG 283, HCRD
SEPTEMBER 16, 2014

MEISNER BREM CORPORATION
142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 592-1313
202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

DESIGNED BY: JAB	DRAWN BY: JAB/JDM	STARVED BY: JDM
DATE: 10/20/2014	JOB NUMBER: 7083.DWG	2 OF 13
APPROVED BY: JAB	ACAD FILE: 7083m.dwg	

N.C.R.S. (SCS) SOILS LEGEND

- CaB** : CANTON FINE SANDY LOAM, 0-8% SLOPES
- StB** : SCITUATE STONY FINE SANDY LOAM, 3-8% SLOPES
- SOILS LINE

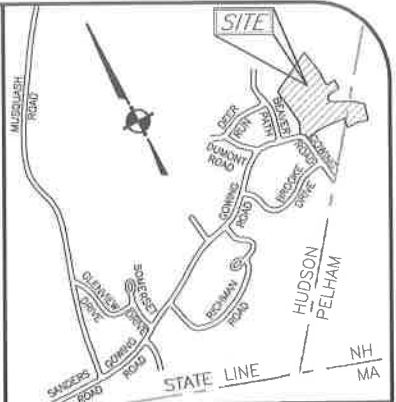
SOURCE: HILLSBOROUGH COUNTY
NEW HAMPSHIRE EASTERN PART
SOIL SURVEY- PUBLISHED OCT, 1981

GENERAL NOTES

- TOTAL PARCEL AREA = 32.36 ACRES ± (1,409,585 S.F.±)
- CURRENT ZONING DISTRICT: R2 - RESIDENTIAL
- MINIMUM LOT SIZE REQUIRED: 21,780 SQ. FT. (OPEN SPACE)
- MINIMUM FRONTAGE REQUIRED: 100 FT (OPEN SPACE)
- BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ABOVE AND AN ON-SITE INSTRUMENT SURVEY BY MEISNER BREM CORPORATION IN JUNE, 2014
- TOPOGRAPHICAL INFORMATION IS BASED ON A FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN MAY, 2014.
- A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C0657D; EFFECTIVE: 9/25/09.
- WETLAND DELINEATION BY GARY FLAHERTY NHCWS # 002 DURING SPRING OF 2012 USING CURRENT UNITED STATES ARMY CORP OF ENGINEERS WETLANDS DELINEATION CRITERIA
- SEE COVER SHEET FOR LEGEND AND ABBREVIATIONS
- SEE SITE SPECIFIC SOIL SURVEY REPORT BY GOVE ENVIRONMENTAL SERVICES, PUBLISHED ON OCTOBER 9, 2015.

CONSTRUCTION TIMES

CONSTRUCTION ACTIVITIES INVOLVING THE LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY. INTERIOR CONSTRUCTION ACTIVITIES ARE ALLOWED ON SATURDAY BETWEEN 7:00 A.M. AND 6:00 P.M. BOTH INTERIOR AND EXTERIOR CONSTRUCTION ACTIVITIES ARE PROHIBITED ON SUNDAY.



LOCUS MAP
SCALE 1"=1,000'

ZONING: R-2 RESIDENTIAL
CONVENTIONAL - SINGLE FAMILY
 MINIMUM LOT AREA = 43,560 S.F.
 MINIMUM LOT FRONTAGE = 150 FEET
 FRONT YARD = 30 FEET (MIN.)
 REAR YARD = 15 FEET (MIN.)
 SIDE YARD = 15 FEET

OPEN SPACE DEVELOPMENT - SINGLE FAMILY
 MINIMUM LOT AREA = 21,780 S.F.
 MINIMUM LOT FRONTAGE = 75 FEET
 FRONT YARD = 15 FEET (MIN.)
 REAR YARD = 7.5 FEET (MIN.)
 SIDE YARD = 7.5 FEET

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REV. #	DATE	BY:
REV. 5		BY:
REV. 4	9/17/2015	BY: JB/PM
REV. 3	1/28/2015	BY: M
REV. 2	11/24/2014	BY: JB/PM
REV. 1	10/27/2014	BY: M

EXISTING CONDITIONS PLAN
"Orchard at Nottingham"
 GOWING ROAD
 HUDSON, NEW HAMPSHIRE

ASSESSOR'S MAP 231 / LOT 053
 OWNER/APPLICANT
 RICHARD & ELAINE WOJCIK
 90 GOWING ROAD
 HUDSON, NH 03051
 BK 2774 PG 283, HCRD
 SEPTEMBER 16, 2014

SCALE: 1"=100'

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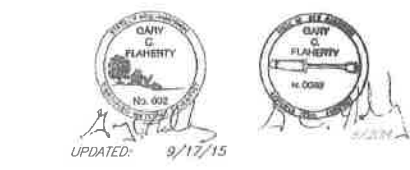
DESIGNED BY: JMB SURVEYED BY: KDM
 DRAFTED BY: JAM/PM JOB NUMBER: 70833.00
 APPROVED BY: JAB ACAD FILE: 70833m.dwg



Approved by the Hudson, NH Planning Board

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

DATE OF MEETING: _____	DATE _____	SIGNATURE _____	DATE _____
PLANNING BOARD CHAIRMAN _____		SIGNATURE _____	DATE _____
PLANNING BOARD SECRETARY _____		SIGNATURE _____	DATE _____



NOTE:
 WETLAND DELINEATION BY GARY FLAHERTY NHCWS #002 DURING SPRING 2014 AND UPDATED SUMMER 2015 USING CURRENT UNITED STATES ARMY CORP OF ENGINEERS WETLANDS DELINEATION CRITERIA.



LOT DETAILS (Single Family)

LOT #	WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA	FRONTAGE±
LOT 1	0 S.F.	0 S.F.	37,087 S.F.	198.88'
LOT 2	0 S.F.	0 S.F.	36,398 S.F.	106.31'
LOT 3	0 S.F.	0 S.F.	42,041 S.F.	93.02'
LOT 4	0 S.F.	0 S.F.	38,732 S.F.	75.35'
LOT 5	0 S.F.	0 S.F.	38,875 S.F.	136.41'
LOT 6	0 S.F.	0 S.F.	30,341 S.F.	163.49'
LOT 7	0 S.F.	0 S.F.	35,648 S.F.	144.85'
LOT 8	0 S.F.	601 S.F.	29,403 S.F.	103.60'
LOT 9	0 S.F.	825 S.F.	37,742 S.F.	78.74'
LOT 10	4,177 S.F.	1,965 S.F.	68,766 S.F.	75.09'
LOT 11	11,104 S.F.	1,515 S.F.	35,631 S.F.	75.74'
LOT 12	2,500 S.F.	1,676 S.F.	43,528 S.F.	100.42'
LOT 13	0 S.F.	0 S.F.	43,698 S.F.	185.14'
LOT 14	0 S.F.	0 S.F.	33,047 S.F.	173.84'
LOT 15	0 S.F.	0 S.F.	34,074 S.F.	208.43'
LOT 16	0 S.F.	0 S.F.	67,548 S.F.	308.84'

LOT DETAILS (Single Family)

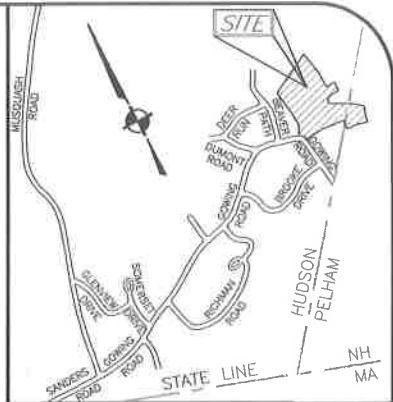
LOT #	BUILDABLE LOT AREA	* REQ. AREA FOR OPEN SPACE
LOT 1	37,087 S.F.	6,473 S.F.
LOT 2	36,398 S.F.	7,162 S.F.
LOT 3	42,041 S.F.	1,519 S.F.
LOT 4	38,732 S.F.	4,837 S.F.
LOT 5	38,875 S.F.	4,685 S.F.
LOT 6	30,341 S.F.	13,218 S.F.
LOT 7	35,648 S.F.	7,912 S.F.
LOT 8	29,403 S.F.	14,157 S.F.
LOT 9	37,742 S.F.	5,818 S.F.
LOT 10	68,766 S.F.	0 S.F.
LOT 11	35,631 S.F.	7,929 S.F.
LOT 12	43,528 S.F.	32 S.F.
LOT 13	43,698 S.F.	0 S.F.
LOT 14	33,047 S.F.	10,513 S.F.
LOT 15	34,074 S.F.	9,486 S.F.
LOT 16	67,548 S.F.	0 S.F.

CONSTRUCTION TIMES

CONSTRUCTION ACTIVITIES INVOLVING THE LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY. INTERIOR CONSTRUCTION ACTIVITIES ARE ALLOWED ON SATURDAY BETWEEN 7:00 A.M. AND 6:00 P.M. BOTH INTERIOR AND EXTERIOR CONSTRUCTION ACTIVITIES ARE PROHIBITED ON SUNDAY.

OPEN SPACE

TOTAL LOT AREA =	32.36 ACRES±
TOTAL OPEN SPACE REQUIRED:	
AN AREA OF LAND EQUAL TO OR GREATER THAN THE DIFFERENCE BETWEEN THE SIZE OF EACH OPEN SPACE LOT AND THE MINIMUM LOT SIZE SHALL BE DEDICATED TO PERMANENT OPEN SPACE	
MINIMUM REQUIRED OPEN SPACE (PER LOT DETAILS TABLE)	2.15 ACRES
TOTAL OPEN SPACE PROVIDED:	
OPEN SPACE A	11.38 ACRES±
OPEN SPACE B	2.71 ACRES
OPEN SPACE C	0.70 ACRES
TOTAL OPEN SPACE PROVIDED	14.79 ACRES



LOCUS MAP
SCALE 1"=1,000±

WOJCIK PROPERTY
Hudson, New Hampshire
MAP 231 - LOT 053

Owner/Applicant:
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283, HCRD
TOTAL PARCEL AREA = 32.36 ACRES ±
(1,409,585 S.F.±)

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL

LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)

OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY

MINIMUM LOT AREA (PER ARTICLE XI)
(50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.

MINIMUM LOT FRONTAGE
(50% OF CONVENTIONAL 150 FEET) = 75 FEET

MINIMUM SETBACKS (50% OF CONVENTIONAL)

FRONT YARD (50% OF 30) = 15 FEET (MIN.)

REAR YARD (50% OF 15) = 7.5 FEET (MIN.)

SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)

Approved by the Hudson, NH Planning Board

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

DATE OF MEETING: _____ DATE _____ SIGNATURE DATE _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

PLANNING BOARD SECRETARY _____ SIGNATURE DATE _____

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REV. 5 11/30/2015 BY: JAW
PER TOWN COMMENTS

REV. 3 10/16/2015 BY: JAW
REMOVED BY FINCH

REV. 4 1/28/2015 BY: JA
PER TOWN COMMENTS

REV. 1 01/07/2015 BY: AM/PM
MAP CHECKS

REV. 2 11/24/2014 BY: JAW/PM
PER TOWN COMMENTS

REV. 1 10/22/2014 BY: JA
PER TOWN COMMENTS

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OVERALL SITE DEVELOPMENT PLAN
"Orchard at Nottingham"
GOWING ROAD
HUDSON, NEW HAMPSHIRE

ASSESSOR'S MAP 231 / LOT 053

OWNER/APPLICANT
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051
BK 2774 PG 283, HCRD

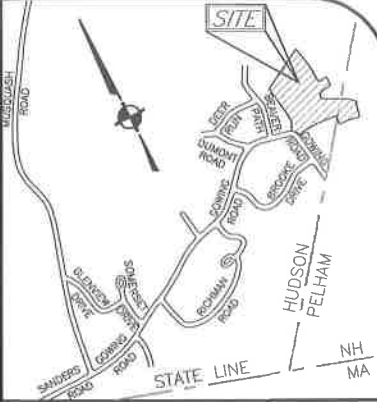
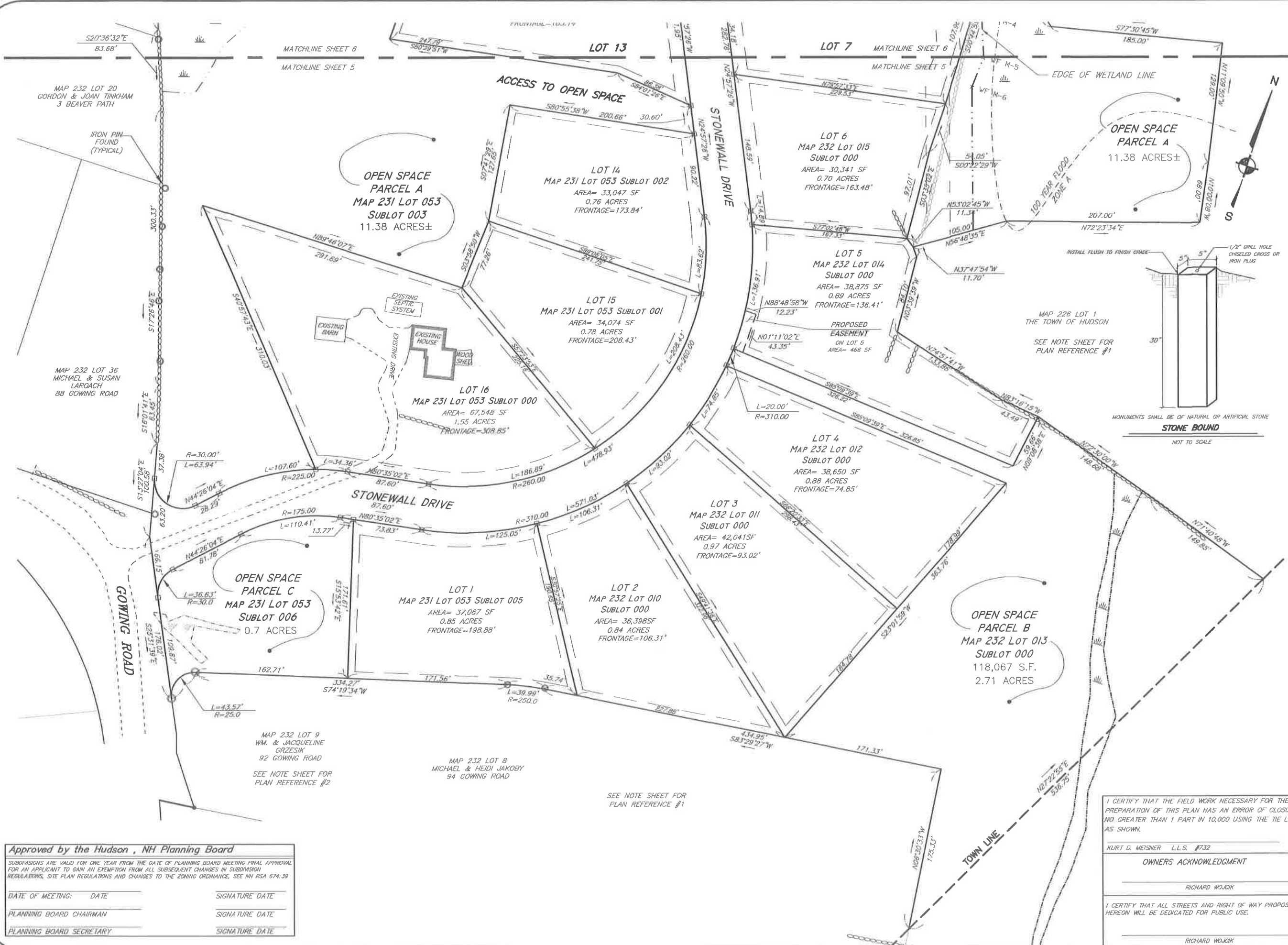
SEPTEMBER 16, 2014

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SCALE: 1"=100'

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DESIGNED BY: JAW SURVEYED BY: KDM
DRAFTED BY: AM/PM JOB NUMBER: 7083.00
APPROVED BY: JAW ACAD FILE: 7083.mxd

4 OF 13



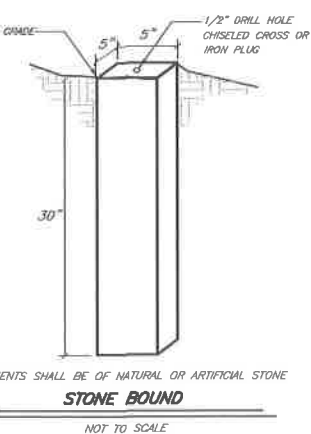
LOCUS MAP
SCALE 1"=1,000'

WOJCIK PROPERTY
Hudson, New Hampshire
MAP 231 - LOT 053

Owner/Applicant:
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
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LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)
OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY
MINIMUM LOT AREA (PER ARTICLE XI)
(50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.
MINIMUM LOT FRONTAGE
(50% OF CONVENTIONAL 150 FEET) = 75 FEET
MINIMUM SETBACKS (50% OF CONVENTIONAL)
FRONT YARD (50% OF 30) = 15 FEET (MIN.)
REAR YARD (50% OF 15) = 7.5 FEET (MIN.)
SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)

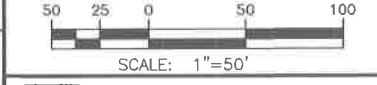


REV. 0	11/30/2015	REV. 11/PM
REV. 1	1/23/2015	REV. AM
REV. 2	1/23/2015	REV. AM
REV. 3	1/23/2015	REV. AM
REV. 4	1/23/2015	REV. AM
REV. 5	1/23/2015	REV. AM
REV. 6	1/23/2015	REV. AM
REV. 7	1/23/2015	REV. AM
REV. 8	1/23/2015	REV. AM
REV. 9	1/23/2015	REV. AM
REV. 10	1/23/2015	REV. AM
REV. 11	1/23/2015	REV. AM
REV. 12	1/23/2015	REV. AM
REV. 13	1/23/2015	REV. AM
REV. 14	1/23/2015	REV. AM
REV. 15	1/23/2015	REV. AM
REV. 16	1/23/2015	REV. AM
REV. 17	1/23/2015	REV. AM
REV. 18	1/23/2015	REV. AM
REV. 19	1/23/2015	REV. AM
REV. 20	1/23/2015	REV. AM

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Meisner Brem Corp.

DEFINITIVE SUBDIVISION PLAN
"Orchard at Nottingham"
GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 231 / LOT 053

OWNER/APPLICANT
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051
BK 2774 PG 283, HCRD
SEPTEMBER 16, 2014



MEISNER BREM CORPORATION
142 LITTLETON ROAD, WESTFOUR, MA 01886 · (978) 692-1313
202 MAIN STREET, SALEM, NH 03078 · (603) 883-3301

DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: AM/PM JOB NUMBER: 7083.00
APPROVED BY: JAB ACAD FILE: 7083m.dwg

I CERTIFY THAT THE FIELD WORK NECESSARY FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000 USING THE TIE LINE, AS SHOWN.

KURT D. MEISNER L.L.S. #732

OWNERS ACKNOWLEDGMENT

RICHARD WOJCIK

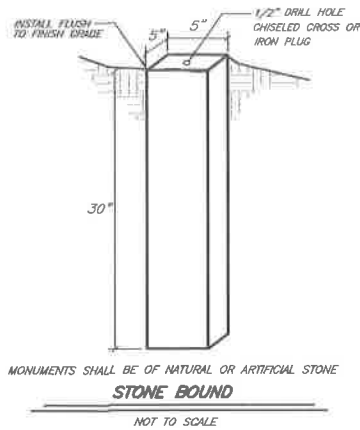
ELAINE WOJCIK

RICHARD WOJCIK

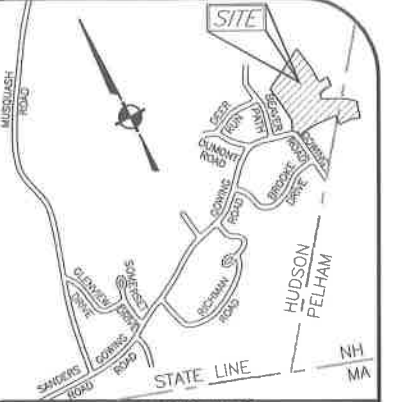
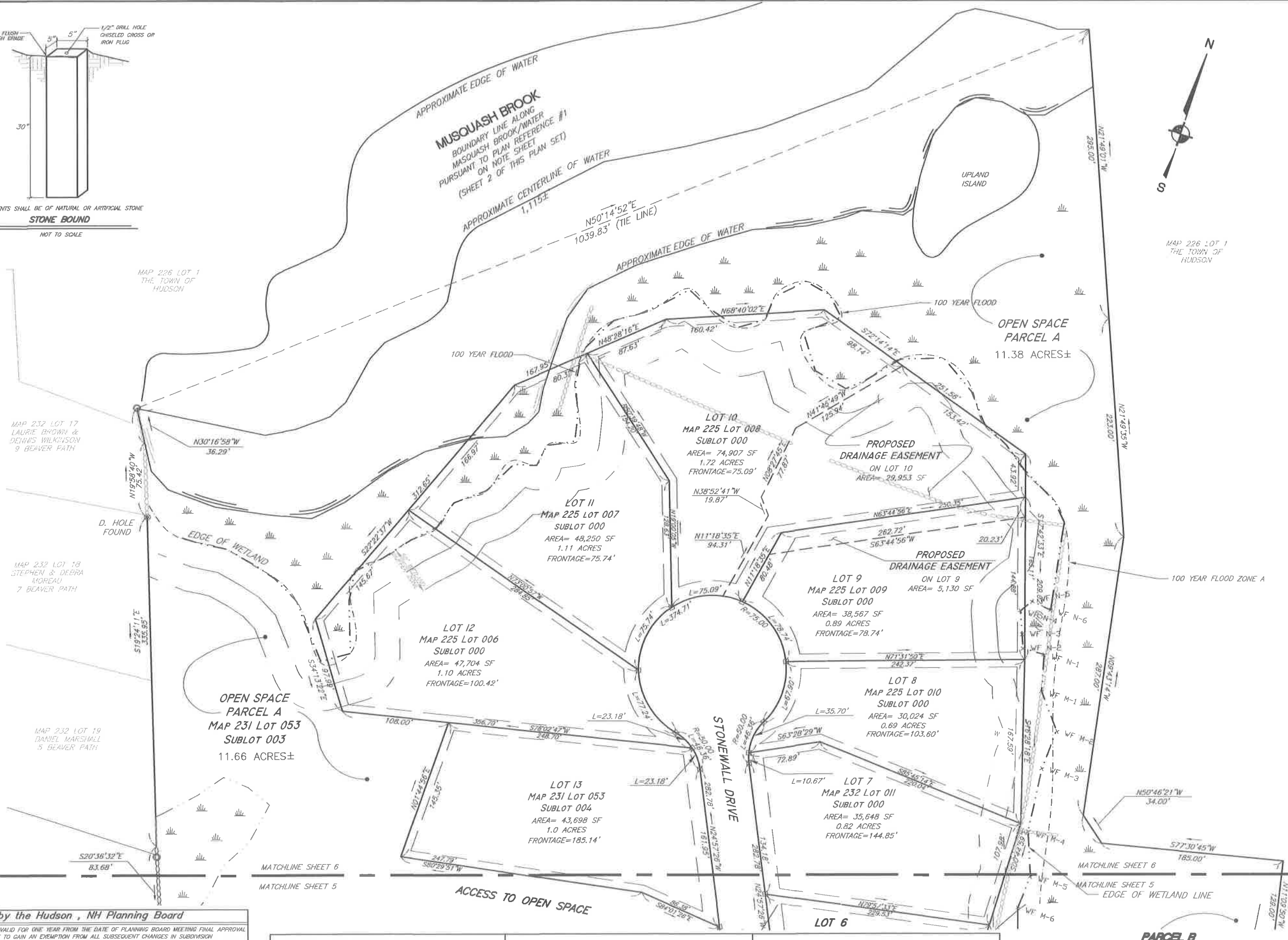
Approved by the Hudson, NH Planning Board

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

DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			



MONUMENTS SHALL BE OF NATURAL OR ARTIFICIAL STONE
STONE BOUND
 NOT TO SCALE



LOCUS MAP
 SCALE 1"=1,000'

WOJCIK PROPERTY
 Hudson, New Hampshire
 MAP 231 - LOT 053

Owner/Applicant:
 RICHARD & ELAINE WOJCIK
 90 GOWING ROAD
 HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283, HCRD
 TOTAL PARCEL AREA = 32.36 ACRES ±
 (1,409,585 S.F. ±)

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL

LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)
OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY
 MINIMUM LOT AREA (PER ARTICLE XI)
 (50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.
 MINIMUM LOT FRONTAGE
 (50% OF CONVENTIONAL 150 FEET) = 75 FEET
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 FRONT YARD (50% OF 30) = 15 FEET (MIN.)
 REAR YARD (50% OF 15) = 7.5 FEET (MIN.)
 SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)

REV. 6	11/30/2015	BY: JAM	PER REVIEW COMMENTS
REV. 5	2/5/2015	BY: AMM	REVISIONS
REV. 4	1/28/2015	BY: M	PER TOWN COMMENTS
REV. 3	1/27/2015	BY: AM	MAP CHECKS
REV. 2	11/24/2014	BY: JAM	PER TOWN COMMENTS
REV. 1	10/27/2014	BY: M	PER TOWN COMMENTS

DEFINITIVE SUBDIVISION PLAN
"Orchard at Nottingham"
 GOWING ROAD
 HUDSON, NEW HAMPSHIRE
 ASSESSOR'S MAP 231 / LOT 053

OWNER/APPLICANT
 RICHARD & ELAINE WOJCIK
 90 GOWING ROAD
 HUDSON, NH 03051
 BK 2774 PG 283, HCRD
 SEPTEMBER 16, 2014

SCALE: 1"=50'

Approved by the Hudson, NH Planning Board

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DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			

OWNERS ACKNOWLEDGMENT

I CERTIFY THAT ALL STREETS AND RIGHT OF WAY PROPOSED HEREON WILL BE DEDICATED FOR PUBLIC USE.

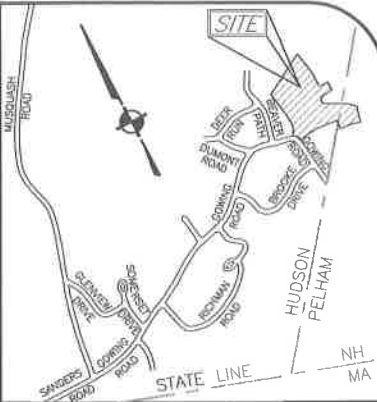
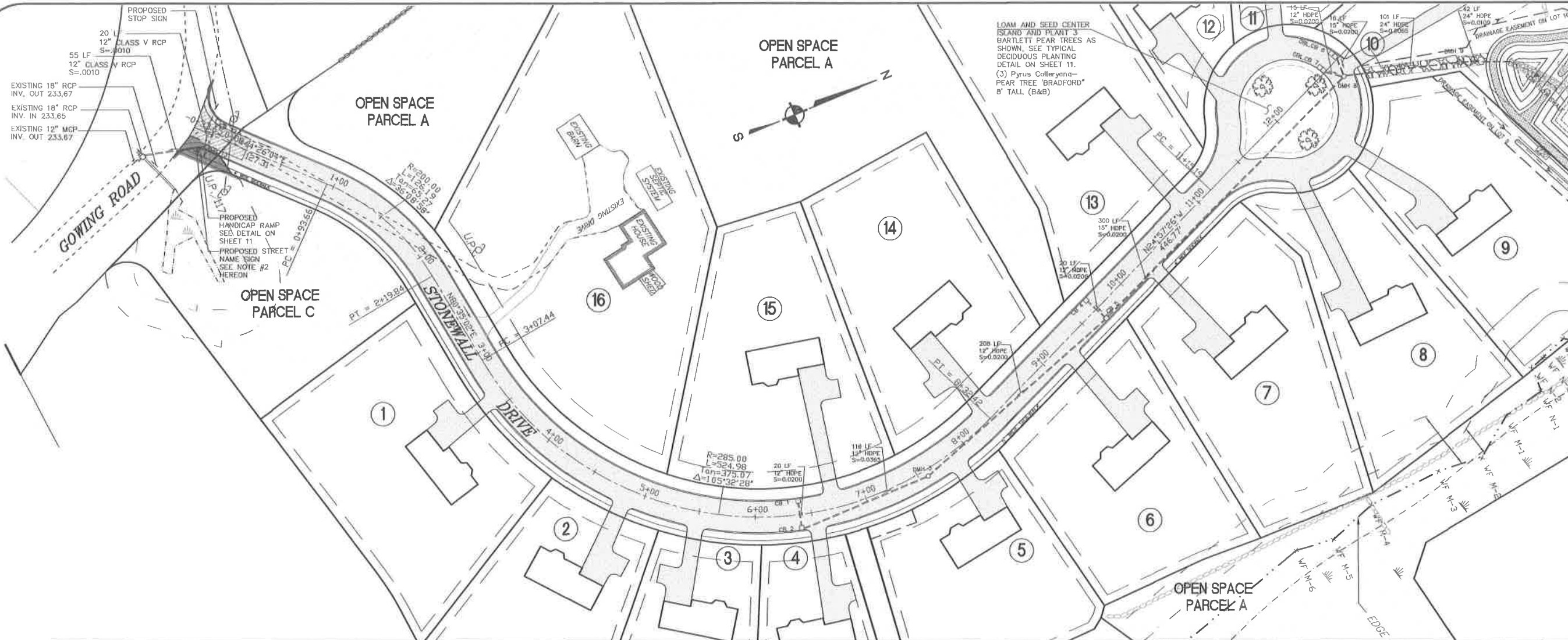
RICHARD WOJCIK

I CERTIFY THAT THE FIELD WORK NECESSARY FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000 USING THE TIE LINE, AS SHOWN.

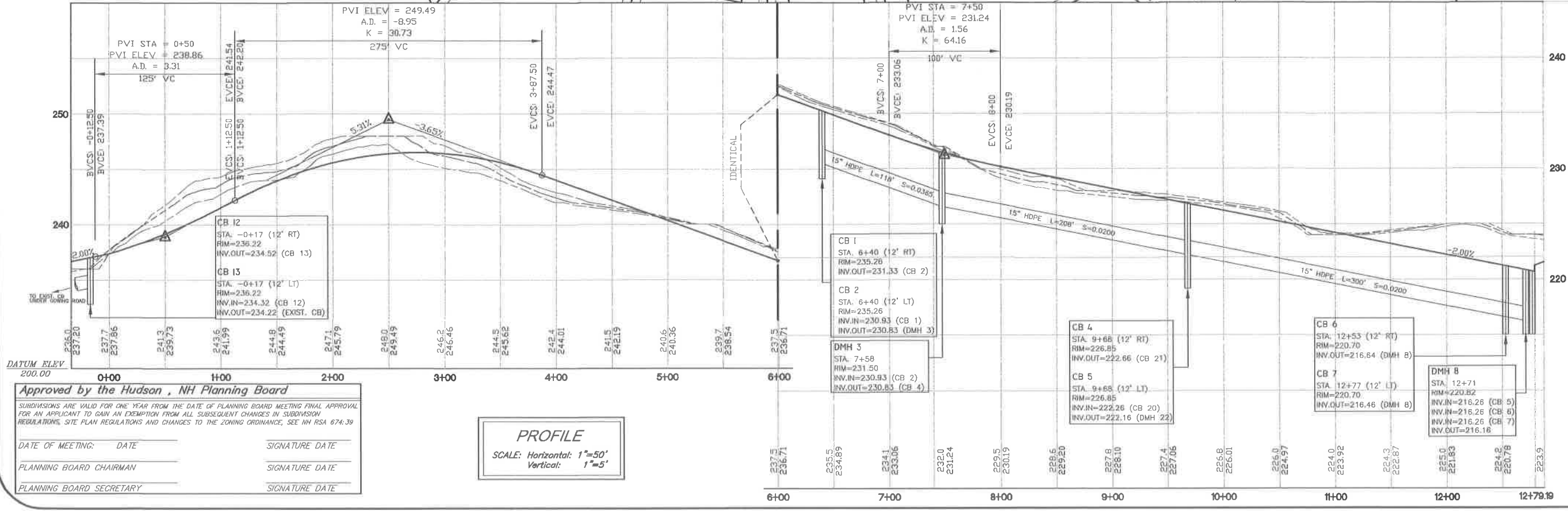
KURT D. MEISNER L.L.S. #732

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KURT D. MEISNER L.L.S. #732



- NOTE:
1. INSTALL UNDRRAIN (PER DETAIL ON SHEET 10) AS REQUIRED BY TOWN ENGINEER IN CUT SECTIONS AS NEEDED
 2. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF A ROAD STATUS SIGN AT THE ENTRANCE DRIVE TO THIS SUBDIVISION IN ACCORDANCE WITH SECTION 289-40 OF THE PLANNING BOARD'S LAND USE REGULATIONS. THE FOREMENTIONED SIGN IS IN ADDITION TO THE "DEAD END" SIGN CITED IN NOTE 15, OF THE GENERAL CONSTRUCTION NOTES FOUND ON SHEET 2 OF THIS PLAN.
 3. FOR STREET SIGN REQUIREMENTS SEE SECTION 289-18 OF THE HUDSON LAND USE REGULATIONS
 4. ANY SUBDIVISION SIGNAGE PROPOSED BY THE DEVELOPER SHALL BE APPROVED BY THE HUDSON PLANNING BOARD PURSUANT TO THE HUDSON ZONING BYLAW SECTION 334-62.
 5. PRIOR TO STREET ACCEPTANCE, AS-BUILT PLANS OF THE RIGHT-OF-WAY AND ALL OF ITS APPURTENANCES SHALL BE SUBMITTED, AT THE APPLICANT'S EXPENSE, TO THE PLANNING BOARD FOR ACTION IN ACCORDANCE WITH SECTION 289- SUBDIVISION OF LAND REGULATIONS.



PROFILE
SCALE: Horizontal: 1"=50'
Vertical: 1"=5'

REV. 6	BY:
REV. 5	BY:
REV. 4	11/20/2015 JWB: JPM PER REVIEW COMMENTS
REV. 3	1/28/2015 JWB: JPM PER TOWN COMMENTS
REV. 2	11/24/2014 JWB: JPM PER TOWN COMMENTS
REV. 1	10/27/2014 JWB: JPM PER TOWN COMMENTS

PLAN AND PROFILE
"Orchard at Nottingham"
 GOWING ROAD
 HUDSON, NEW HAMPSHIRE

ASSESSOR'S MAP 231 / LOT 053
 OWNER/APPLICANT
 RICHARD & ELAINE WOJCIK
 90 GOWING ROAD
 HUDSON, NH 03051
 BK 2774 PG 283, HCRD

SEPTEMBER 16, 2014

SCALE: 1"=50'

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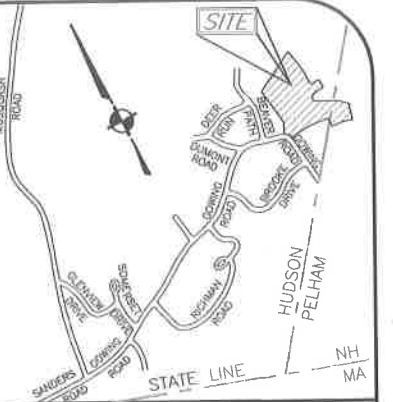
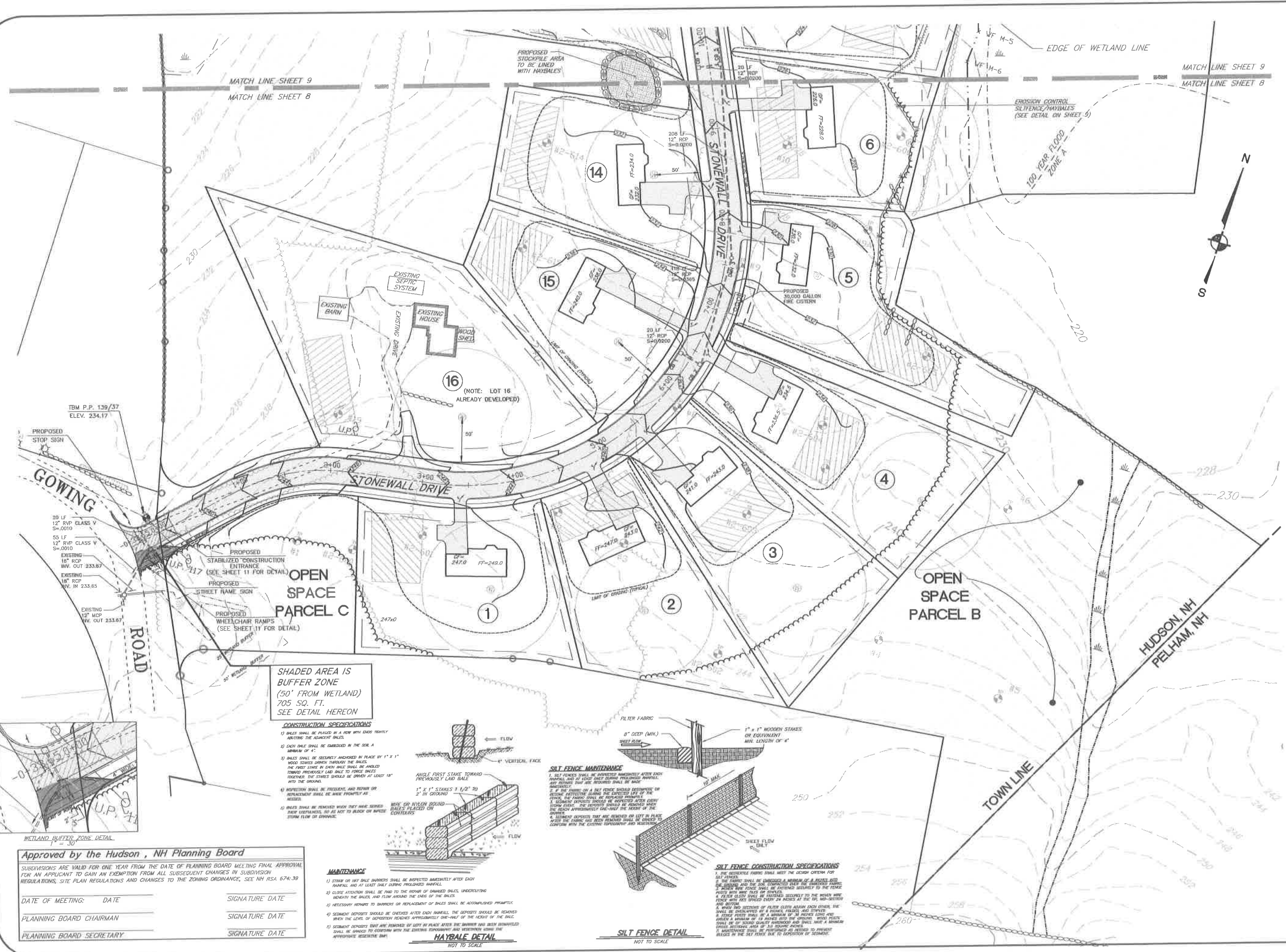
DESIGNED BY: JWB SURVEYED BY: JWB
 DRAFTED BY: AMM/JPM JOB NUMBER: 7083.00
 APPROVED BY: JWB ACAD FILE: 7083.mxd

7 OF 13

Approved by the Hudson, NH Planning Board

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

DATE OF MEETING: _____ DATE _____ SIGNATURE DATE _____
 PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____
 PLANNING BOARD SECRETARY _____ SIGNATURE DATE _____



LOCUS MAP
SCALE 1"=1,000'

WOJCIK PROPERTY
Hudson, New Hampshire
MAP 231 - LOT 053

Owner/Applicant:
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283, HCRD
TOTAL PARCEL AREA = 32.36 ACRES ±
(1,409,585 S.F.±)

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL

LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)

OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY
MINIMUM LOT AREA (PER ARTICLE XI)
(50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.
MINIMUM LOT FRONTAGE
(50% OF CONVENTIONAL 150 FEET) = 75 FEET
MINIMUM SETBACKS (50% OF CONVENTIONAL)
FRONT YARD (50% OF 30) = 15 FEET (MIN.)
REAR YARD (50% OF 15) = 7.5 FEET (MIN.)
SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)

REV. 10	11/20/2015	BY: JAB	PER REVIEW COMMENTS
REV. 9	10/19/2015	BY: JAB	PER REVIEW COMMENTS
REV. 8	9/14/2015	BY: JAB	PER REVIEW COMMENTS
REV. 7	8/11/2015	BY: JAB	REVISED LIMIT OF WORK
REV. 6	6/24/2015	BY: JAB	25' WETLAND BUFFER
REV. 5	6/16/2015	BY: JAB	ILLUSTRATIVE GRADING FOR LOT 16
REV. 4	1/29/2015	BY: JAB	REMOVED BY PARKING
REV. 3	01/02/2015	BY: JAB	PER TOWN COMMENTS
REV. 2	11/24/2014	BY: JAB	PER TOWN COMMENTS
REV. 1	10/27/2014	BY: JAB	PER TOWN COMMENTS

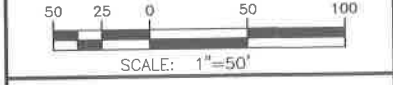


GRADING PLAN
"Orchard at Nottingham"

GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 231 / LOT 053

OWNER/APPLICANT
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051
BK 2774 PG 283, HCRD

SEPTEMBER 16, 2014



MEISNER BREM CORPORATION
142 LITTLETON ROAD, WESTFOUR, NH 03086 · (978) 692-1313
151 MAIN STREET, SALEM, NH 03079 · (603) 893-3001

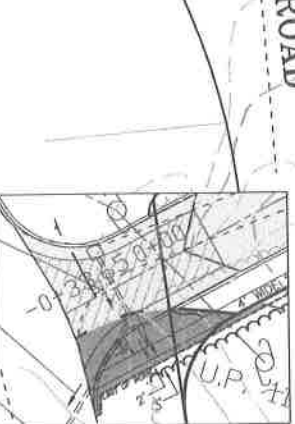
DESIGNED BY: JAB SURVEYED BY: KOM
DRAFTED BY: AAM/POW JOB NUMBER: 2003.00
APPROVED BY: JAB ACAD FILE: 7083m.dwg

8 OF 13

TBM P.P. 139/37
ELEV. 234.17

PROPOSED STOP SIGN

35 LF 12" RVP CLASS V S=0.010
55 LF 12" RVP CLASS V S=0.010
EXISTING 16" RCP INV. OUT 233.67
EXISTING 16" RCP INV. IN 233.85
EXISTING 12" MCP INV. OUT 233.67



Approved by the Hudson, NH Planning Board

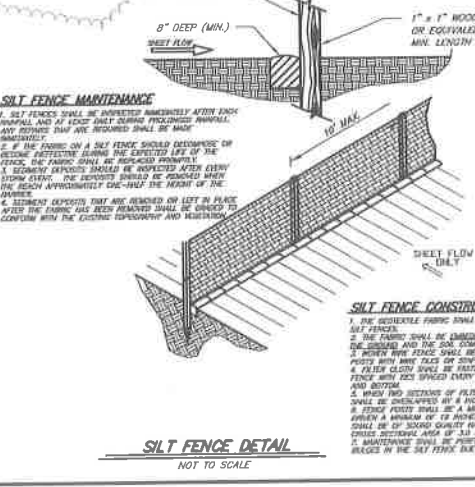
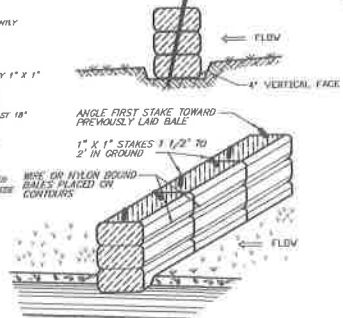
SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			

SHADED AREA IS BUFFER ZONE
(50' FROM WETLAND)
705 SQ. FT.
SEE DETAIL HEREON

CONSTRUCTION SPECIFICATIONS

- 1) BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY MEETING THE ADJACENT BALES.
- 2) EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- 3) BALES SHALL BE SECURELY ANCHORED IN PLACE BY 1" X 1" WOOD STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAD BALE TO FORCE BALES TOGETHER. THE STAKES SHOULD BE DRIVEN AT LEAST 18" INTO THE GROUND.
- 4) PROTECTORS SHALL BE FREEDOM AND RETURN OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 5) BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPURE STORM FLOW OR CHANNEL.

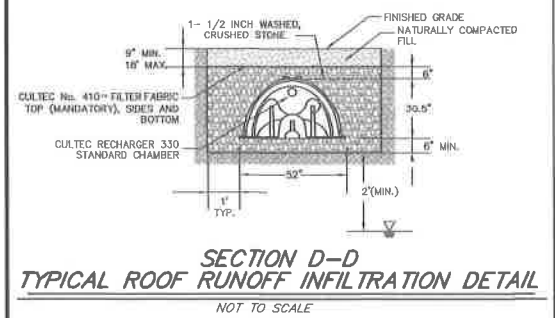
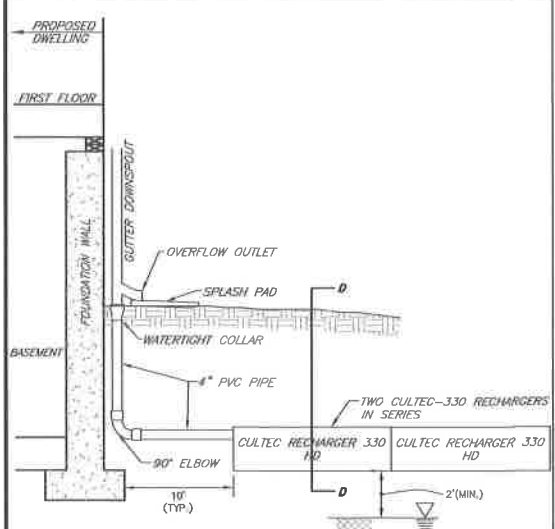
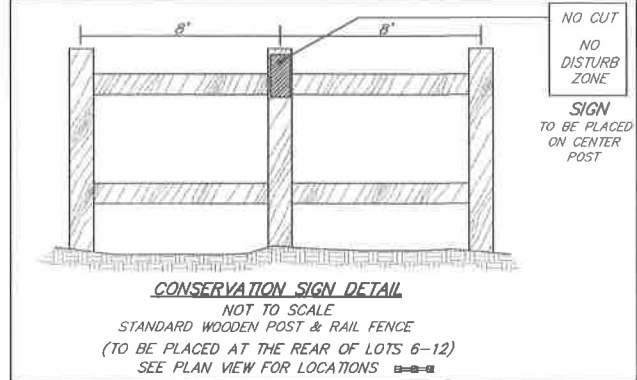


SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY DEFECTS THAT ARE REQUIRED SHALL BE MADE.
2. IF THE FENCING ON A SILT FENCE SHOULD DISAPPEAR OR BECOME PROTRUDING DURING THE EXPECTED LIFE OF THE FENCE, THE FENCING SHALL BE REPAIRED PROMPTLY.
3. REGULAR INSPECTIONS SHOULD BE CONDUCTED AFTER EVERY STORM EVENT. THE DEFECTS SHOULD BE REPAIRED WHEN THE DEFECT APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCING.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FENCING HAS BEEN REMOVED SHALL BE GRADUALLY TO CONFORM WITH THE EXISTING TERRAIN AND VEGETATION.

SILT FENCE CONSTRUCTION SPECIFICATIONS

1. THE FILTER FABRIC SHALL MEET THE USDA CRITERIA FOR SILT FENCES.
2. THE FENCING SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE SOIL AND THE SOIL COMPACTED OVER THE EMBEDDED FENCING.
3. FILTER FABRIC SHOULD BE FASTENED SECURELY TO THE FENCING POSTS WITH WIRE TIES OR STAPLES.
4. FILTER FABRIC SHOULD BE FASTENED SECURELY TO THE WOODEN WIRE FENCING WITH WIRE STAPLES EVERY 24 INCHES AT THE 10, 50, AND 90-INCH AND NOTES.
5. WHEN TWO SECTIONS OF FILTER FABRIC MEET AT AN INTERSECTION, THE FABRIC SHALL BE OVERLAPPED BY A MINIMUM OF 12 INCHES AND STAPLED.
6. FENCING POSTS SHALL BE A MINIMUM OF 12 INCHES DIAMETER AND SHALL BE A MINIMUM OF 12 INCHES DEEP INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY UNLESS OTHERWISE SPECIFIED AND A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHOULD BE REVIEWED TO PREVENT DAMAGE TO THE SILT FENCE DUE TO SEDIMENTATION.

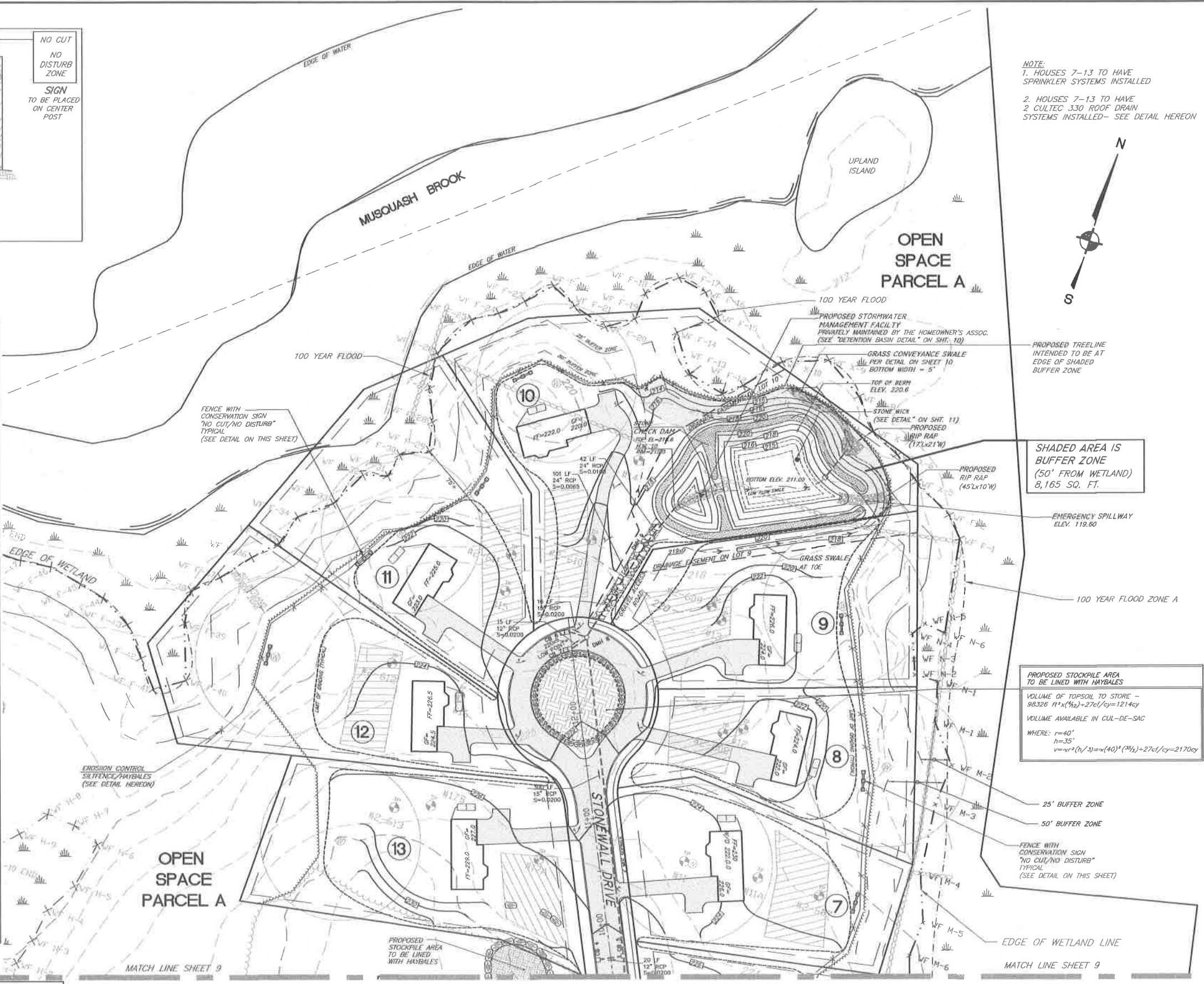


NOTES:
SEE GRADING PLAN VIEW FOR LOCATION OF ROOF RUNOFF RECHARGE SYSTEM FOR EACH LOT. CULTEC SYSTEM APPLICABLE TO LOTS 7-13.
CONTRACTOR SHALL INSTALL TWO CULTEC 330 HD CHAMBERS PER HOUSE AND MAY ELECT TO INSTALL TWO UNITS IN SERIES OR TWO SEPARATE AS THE ROOF PITCH ON ACTUAL HOUSE ALLOWS.

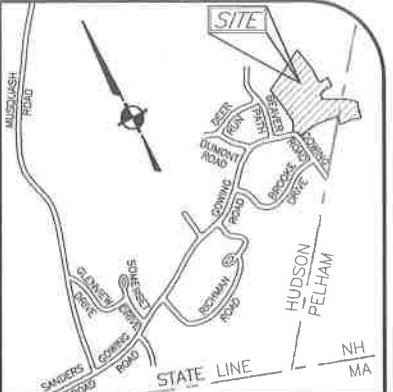
Approved by the Hudson, NH Planning Board

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DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			



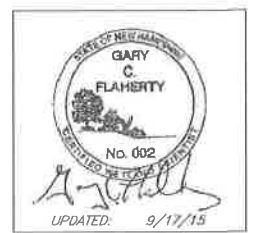
NOTE:
1. HOUSES 7-13 TO HAVE SPRINKLER SYSTEMS INSTALLED
2. HOUSES 7-13 TO HAVE 2 CULTEC 330 ROOF DRAIN SYSTEMS INSTALLED- SEE DETAIL HEREON



WOJCIK PROPERTY
Hudson, New Hampshire
MAP 231 - LOT 053
Owner/Applicant:
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283, HC RD
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REV. 9	11/20/2015	BY: M/PM	PER REVIEW COMMENTS
REV. 8	10/16/2015	BY: M	PER ADT COMMENTS
REV. 7	9/17/2015	BY: M/PM	REVISED WETLAND LINE
REV. 6	8/11/2015	BY: M/PM	ILLUSTRATIVE GRADING FOR ADT
REV. 5	6/24/2015	BY: M/PM	ILLUSTRATIVE GRADING FOR ADT
REV. 4	7/28/2015	BY: M	PER TOWN COMMENTS
REV. 3	07/07/2015	BY: M/PM	PER TOWN COMMENTS
REV. 2	11/24/2014	BY: M/PM	PER TOWN COMMENTS
REV. 1	10/22/2014	BY: M	PER TOWN COMMENTS

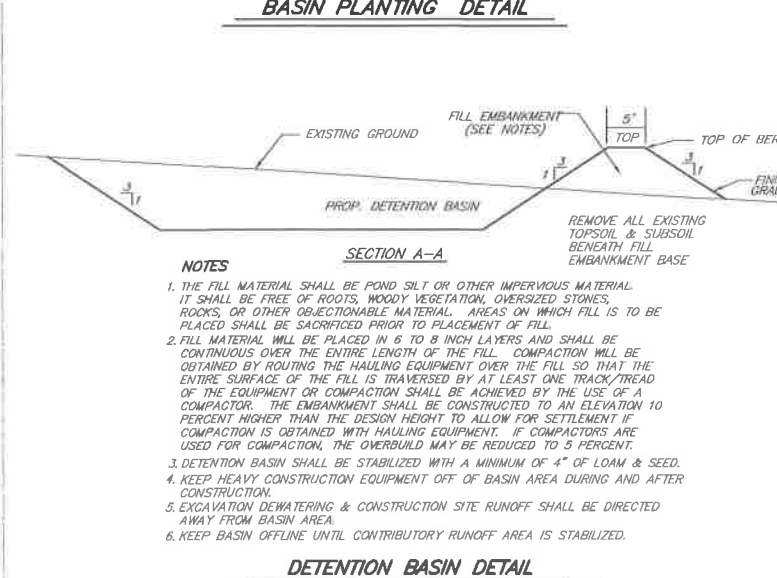
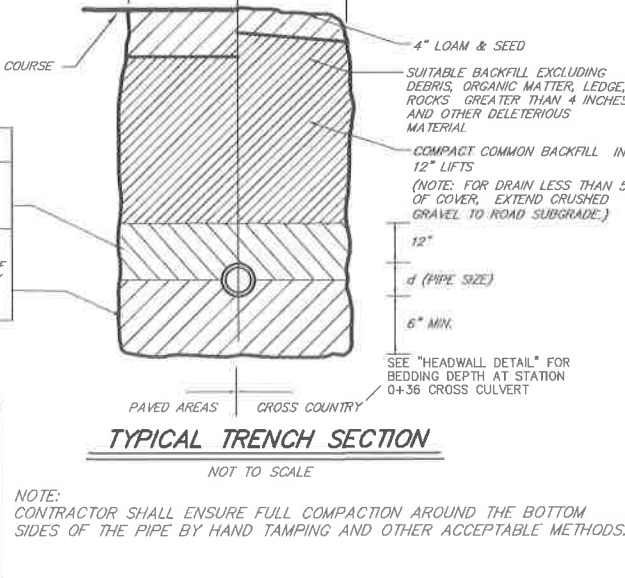
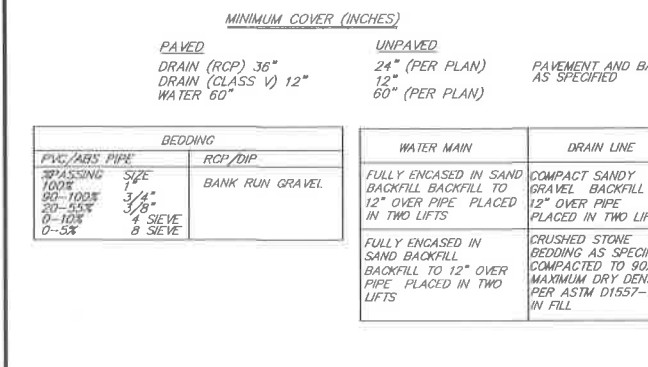
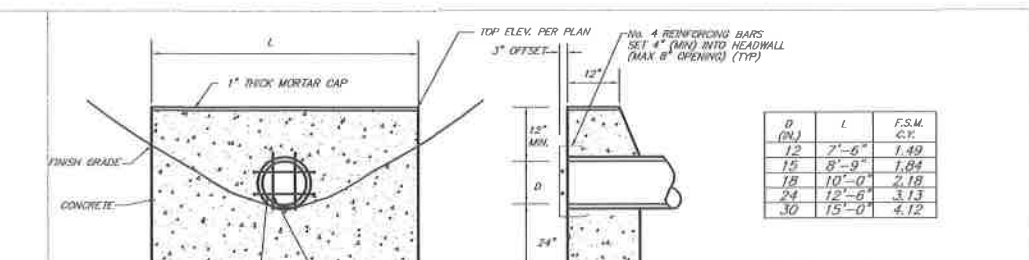
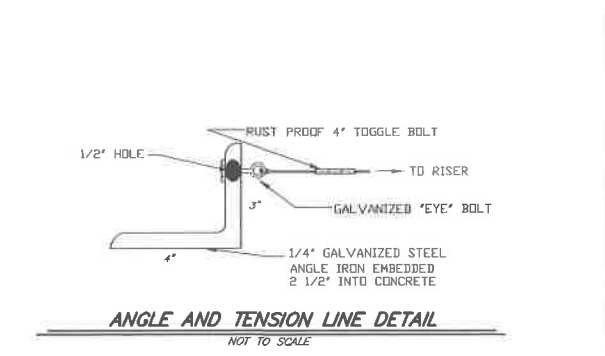
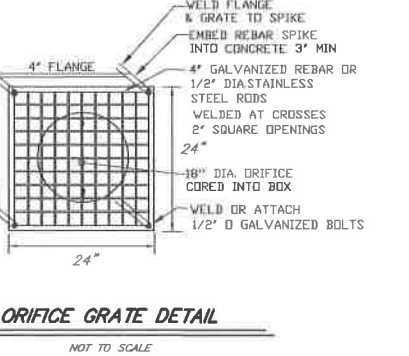
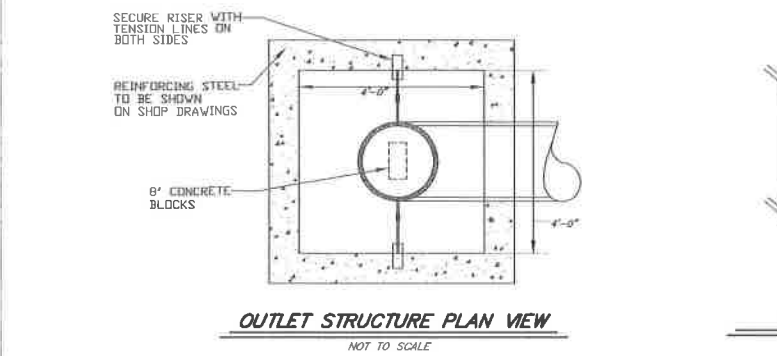
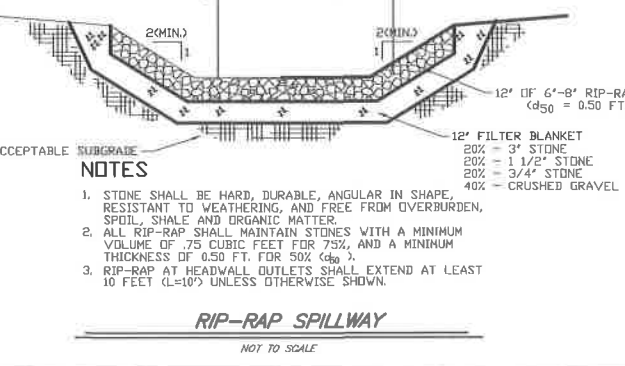
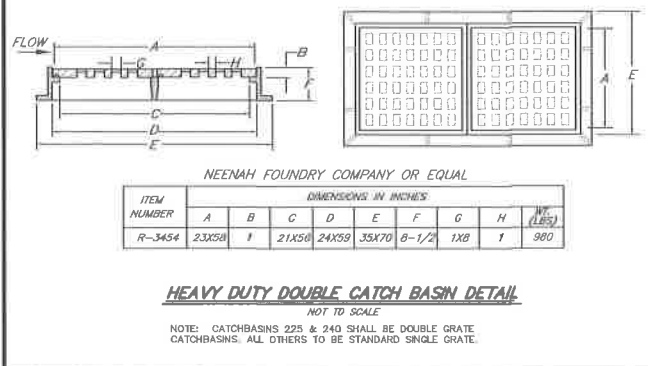
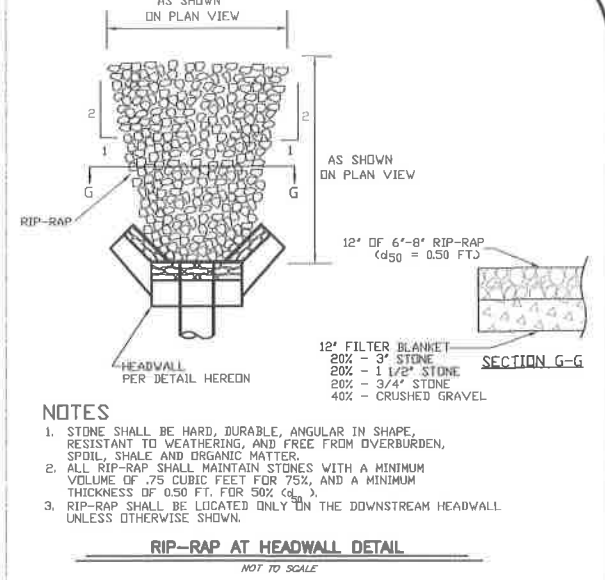
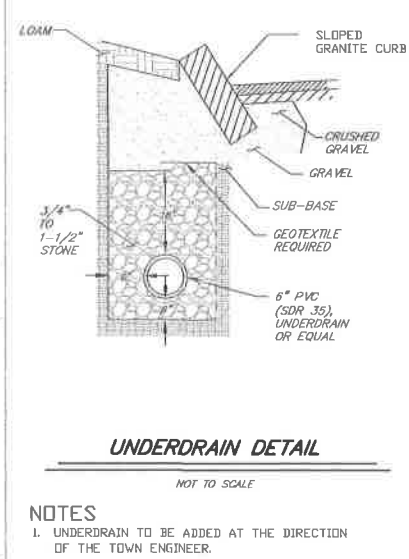
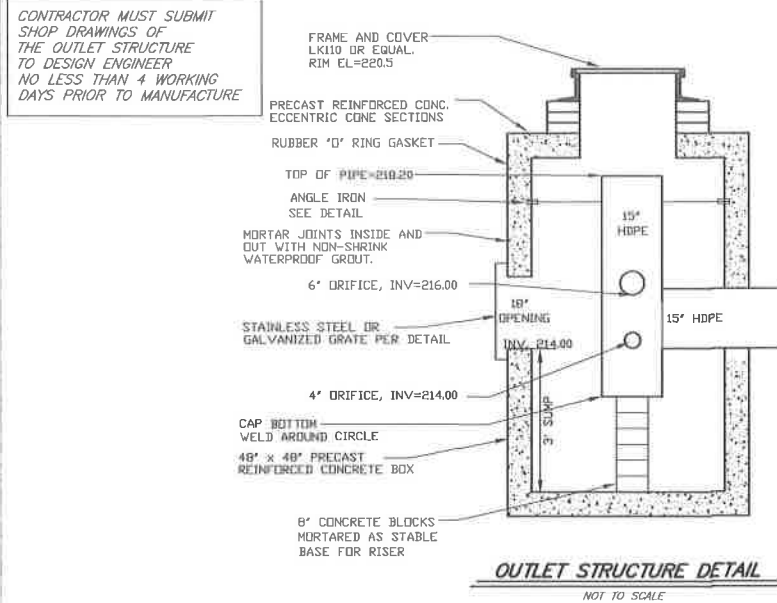
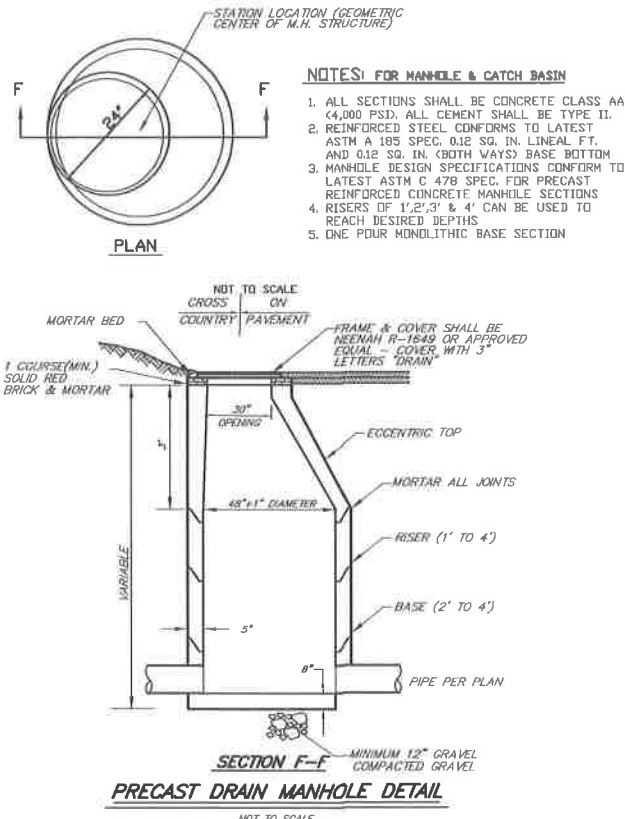
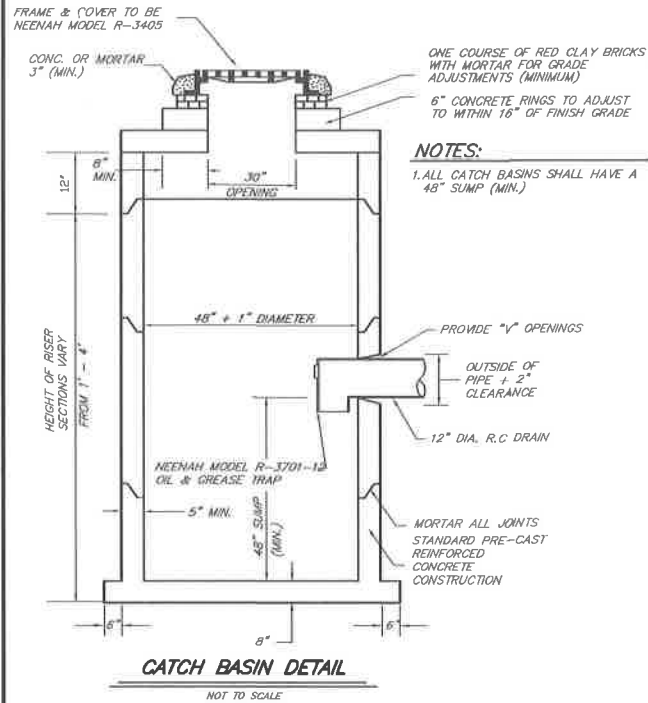
GRADING PLAN
"Orchard at Nottingham"
GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 231 / LOT 053
OWNER/APPLICANT
RICHARD & ELAINE WOJCIK
90 GOWING ROAD
HUDSON, NH 03051
BK 2774 PG 283, HC RD
SEPTEMBER 16, 2014



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DRAWN BY: AMM/PM	JOB NUMBER: 7083.00
APPROVED BY: JAB	ACAD FILE: 7083.dwg

9 OF 13



DETAILS
"Orchard at Nottingham"
GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 231 / LOT 053
OWNER/APPLICANT
RICHARD WOJCIK
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BK 2774 PG 283, HCRD
SEPTEMBER 16, 2014

SCALE: 1"=50'

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DESIGNED BY: JAB SURVEYED BY: KOM
DRAFTED BY: AMM/PDM JOB NUMBER: 7083.09
APPROVED BY: JAB ACAD. FILE: 7083m.dwg

REV. 6
REV. 5
REV. 4 10/19/2015 WJS:JA PER AOT COMMENTS
REV. 3 1/28/2015 WJS:JA PER TOWN COMMENTS
REV. 2 11/24/2014 WJS:WJS PER TOWN COMMENTS
REV. 1 10/27/2014 WJS:JA PER TOWN COMMENTS

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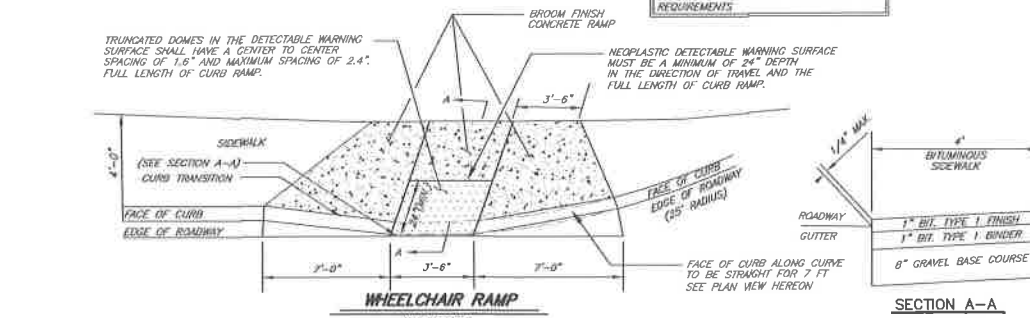
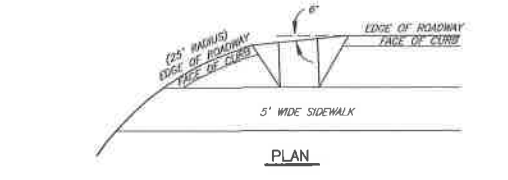
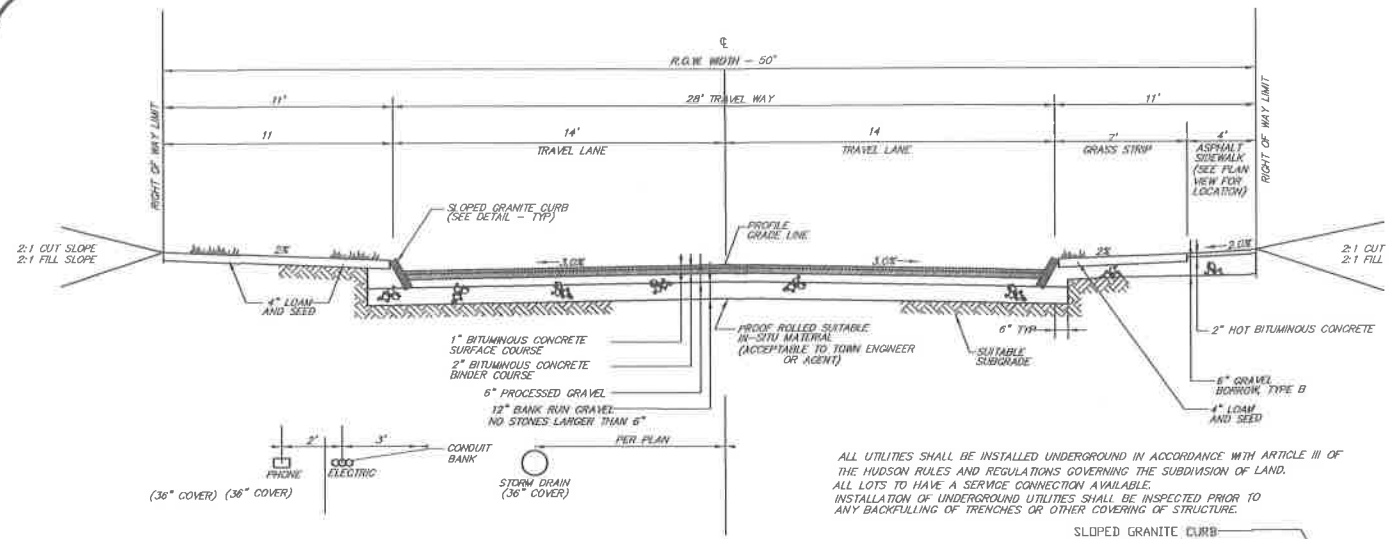
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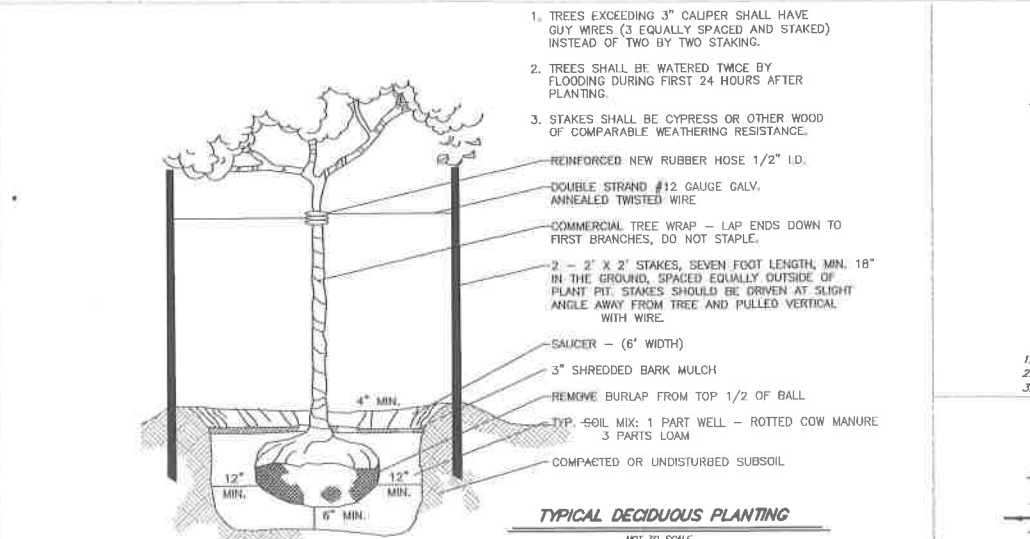
Approved by the Hudson, NH Planning Board

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

DATE OF MEETING: _____ DATE SIGNATURE DATE _____
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____
PLANNING BOARD SECRETARY _____ SIGNATURE DATE _____



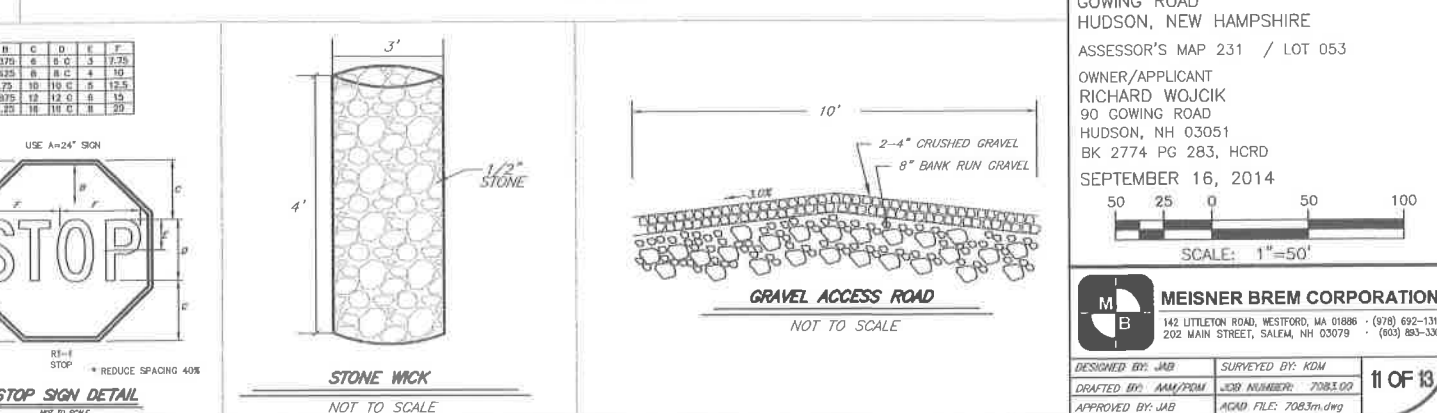
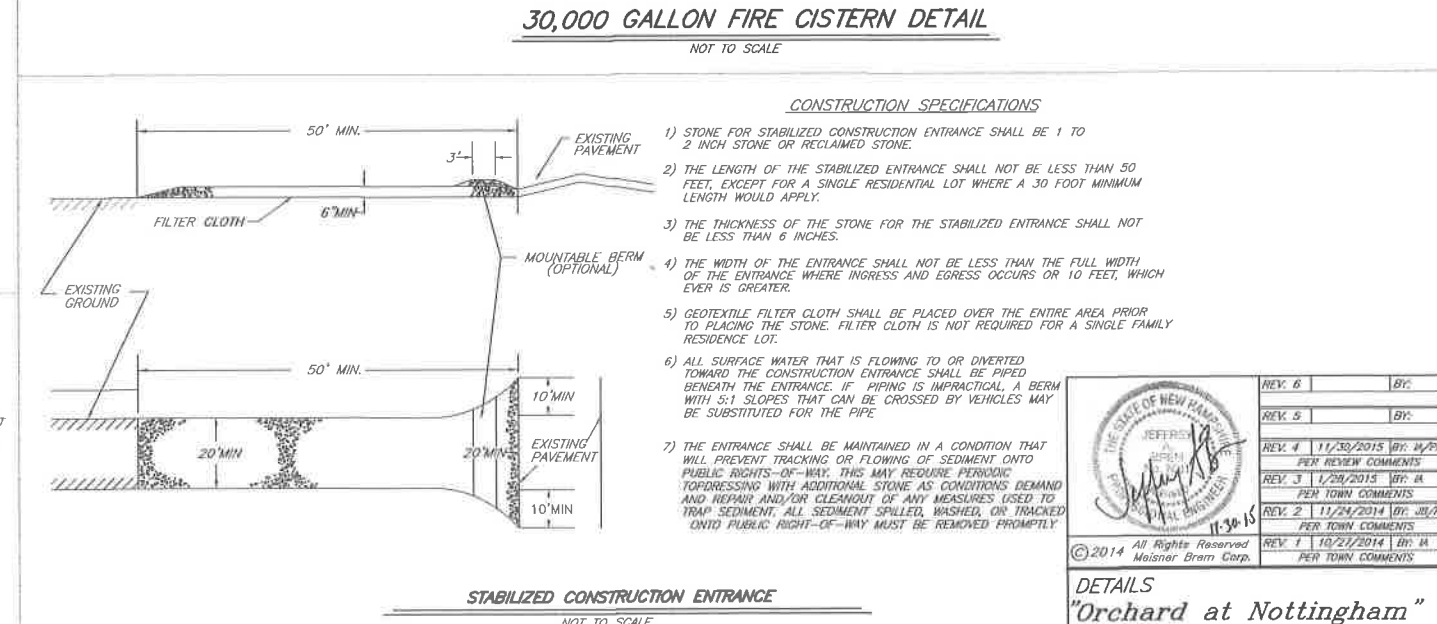
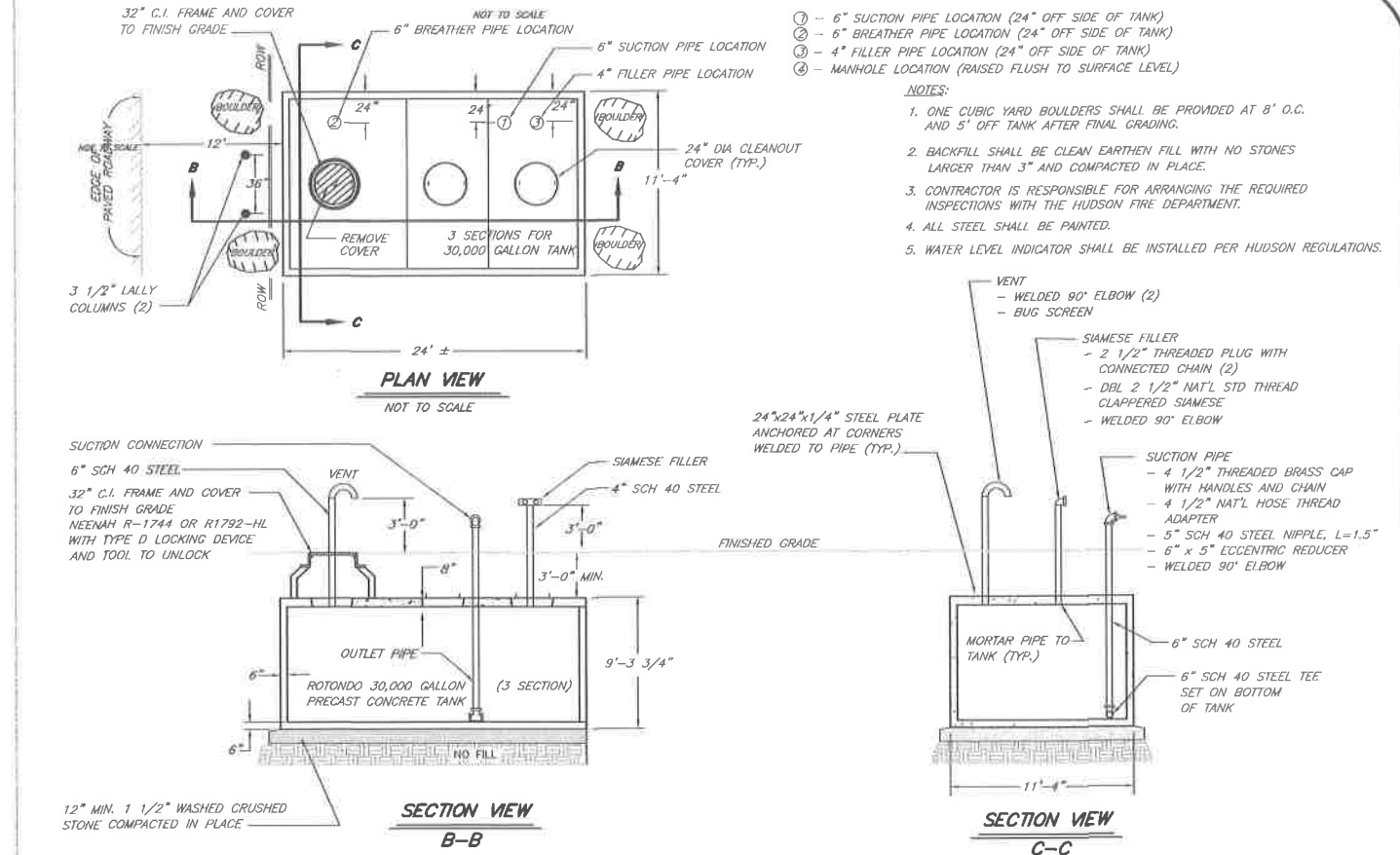
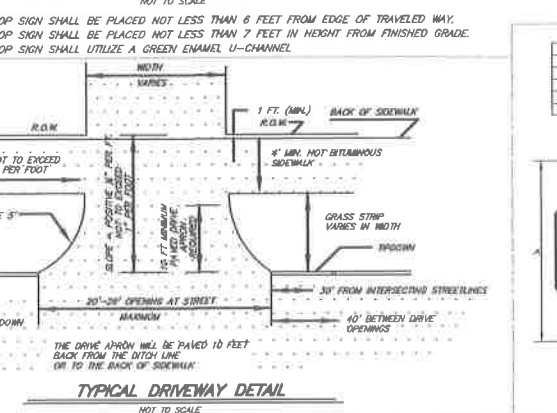
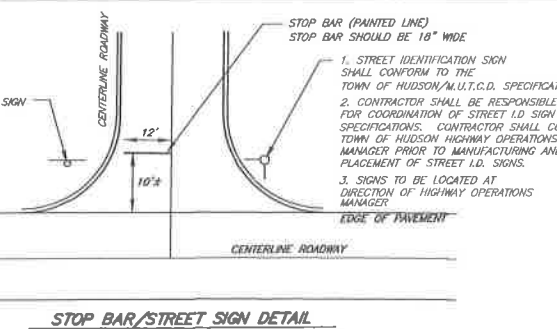
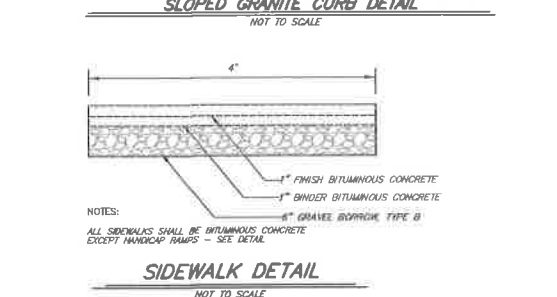
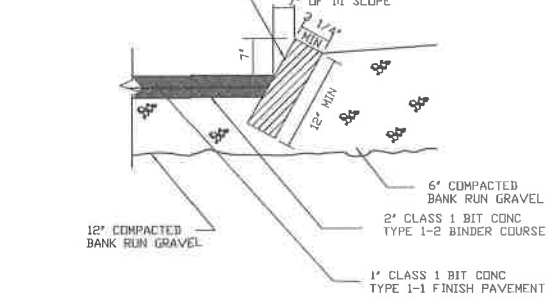
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- PORTLAND CEMENT CONCRETE RAMPS ARE TO BE BROOM FINISHED IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
- DRIVEWAYS THAT CROSS SIDEWALKS SHALL MATCH SIDEWALK GRADES.
- DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.



Approved by the Hudson, NH Planning Board

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

DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			



REV. 6	BY:
REV. 5	BY:
REV. 4	11/20/2015 BY: M/P/M PER REVIEW COMMENTS
REV. 3	1/29/2015 BY: M PER TOWN COMMENTS
REV. 2	11/24/2014 BY: J/S/P/M PER TOWN COMMENTS
REV. 1	10/27/2014 BY: M PER TOWN COMMENTS

DETAILS
"Orchard at Nottingham"
GOWING ROAD
HUDSON, NEW HAMPSHIRE

ASSessor's MAP 231 / LOT 053

OWNER/APPLICANT
RICHARD WOJCIK
90 GOWING ROAD
HUDSON, NH 03051
BK 2774 PG 283, HCRD

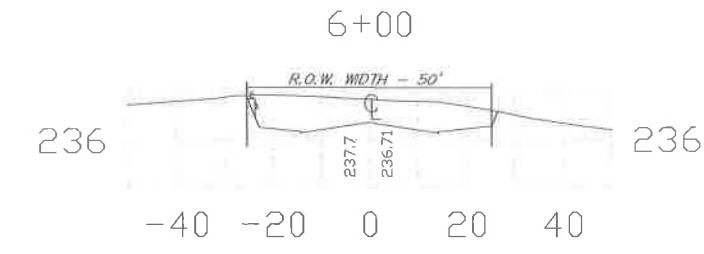
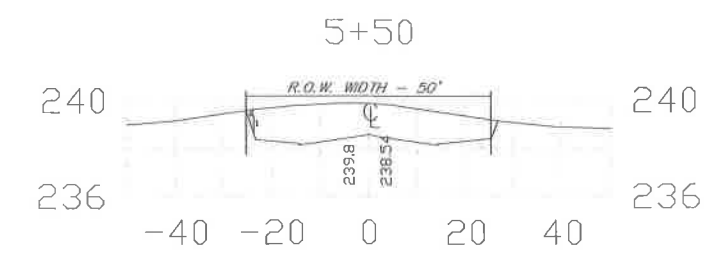
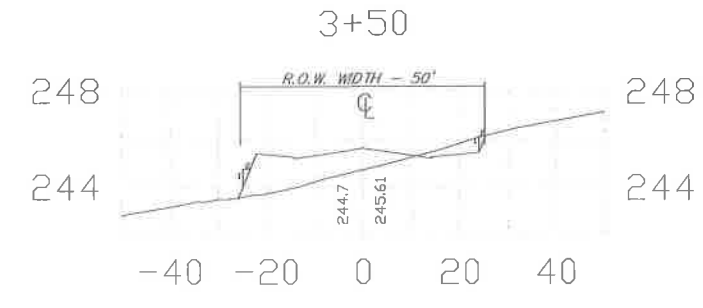
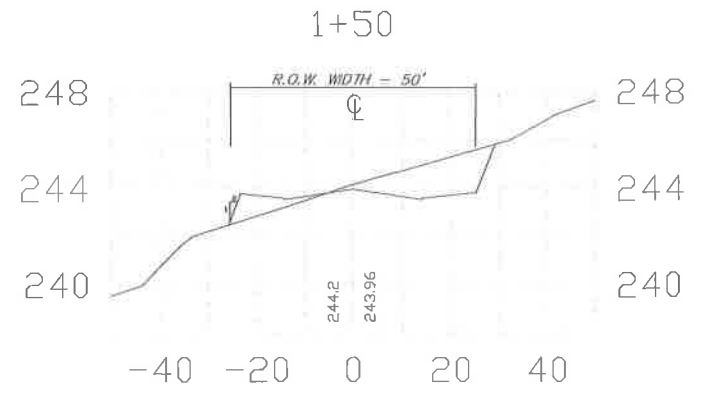
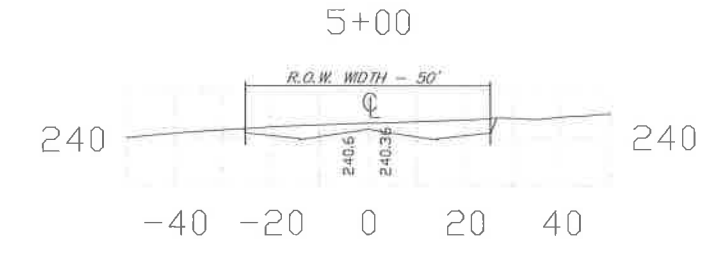
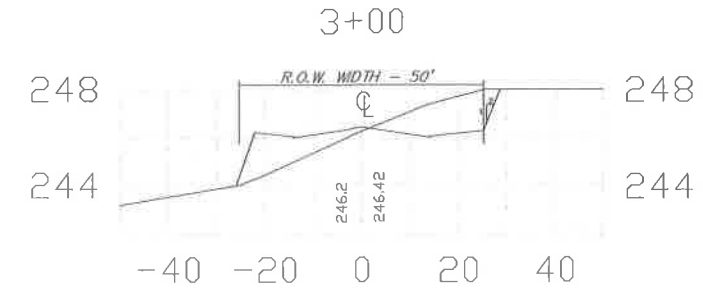
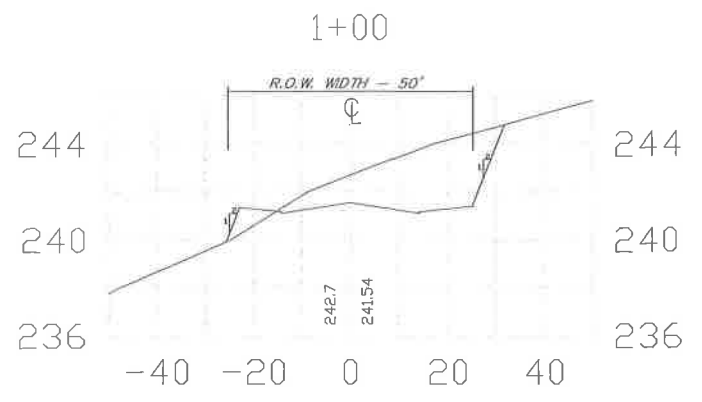
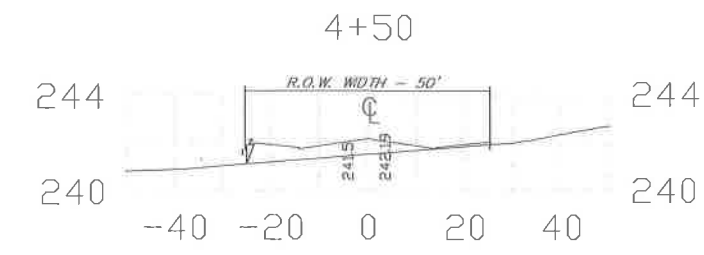
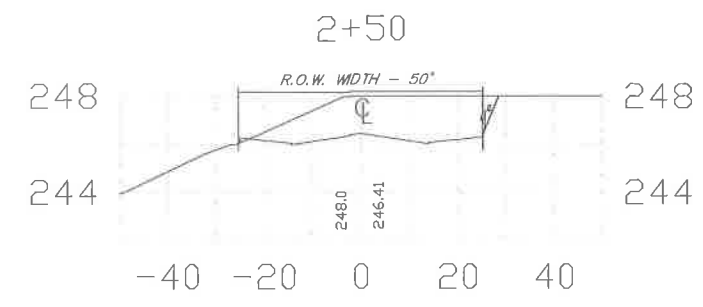
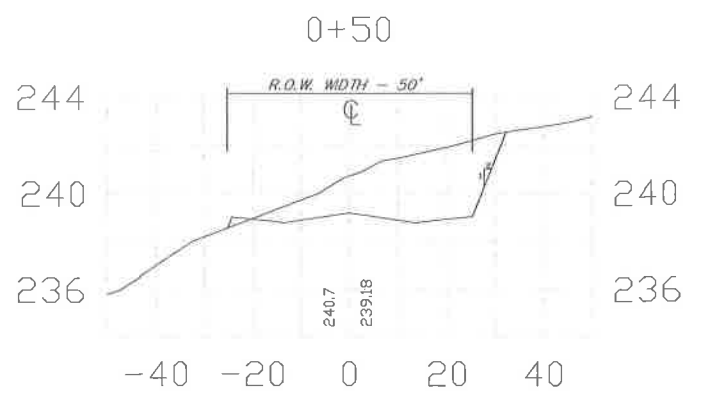
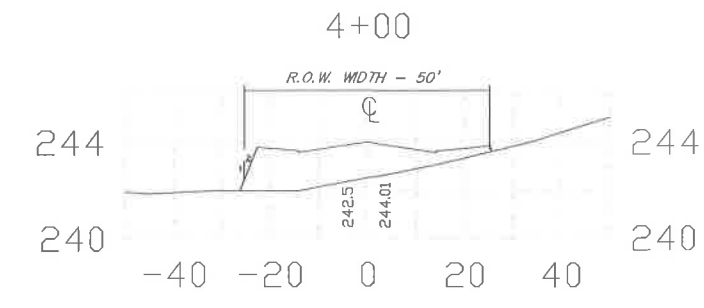
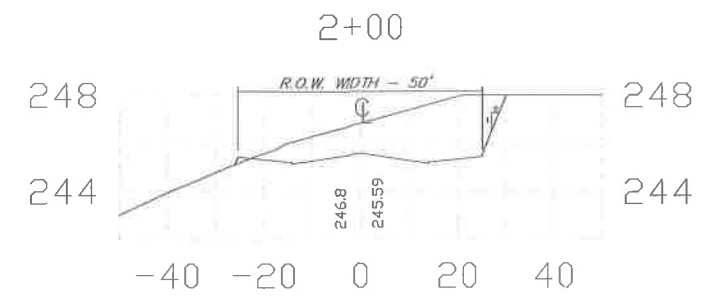
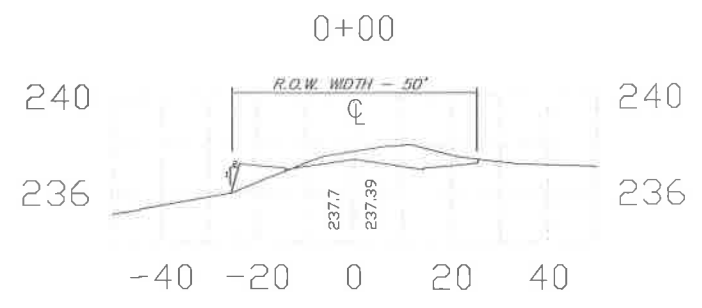
SEPTEMBER 16, 2014

SCALE: 1"=50'

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DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: AMM/PDM JOB NUMBER: 7081.00
APPROVED BY: JAB ACAD FILE: 7083m.dwg

11 OF 13



NOTES:
1. SEE DETAIL SHEET 11 FOR TYPICAL SECTIONS PER TOWN OF HUDSON SUBDIVISION OF LAND REGULATIONS.

SECTIONS
SCALE: Horizontal: 1"=20'
Vertical: 1"=4'

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	REV. 5	BY:
	REV. 4	BY:
	REV. 3	BY:
	REV. 2	BY:
	REV. 1	10/22/2014

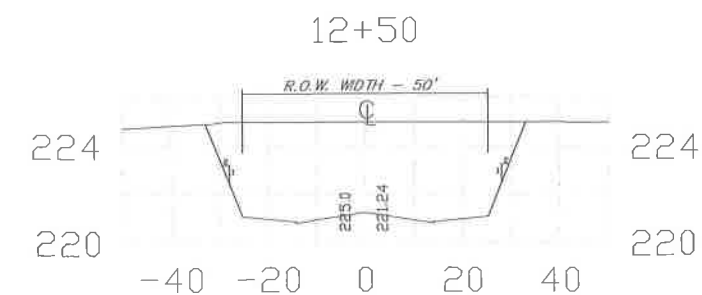
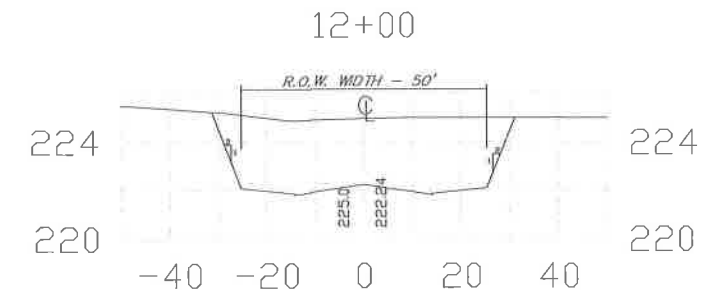
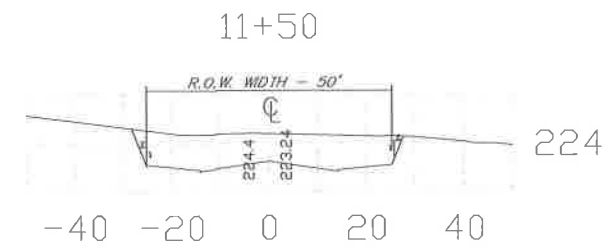
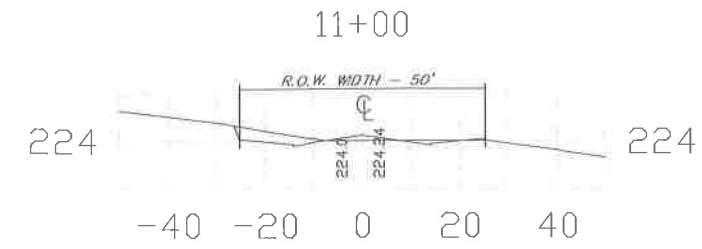
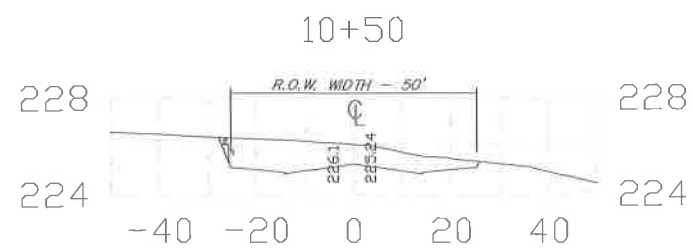
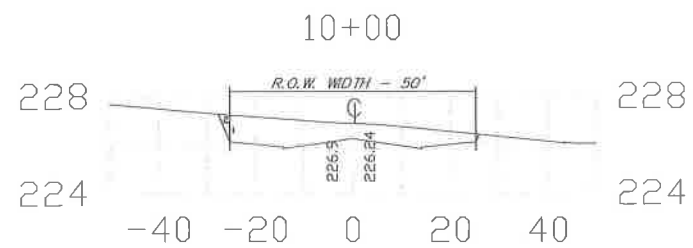
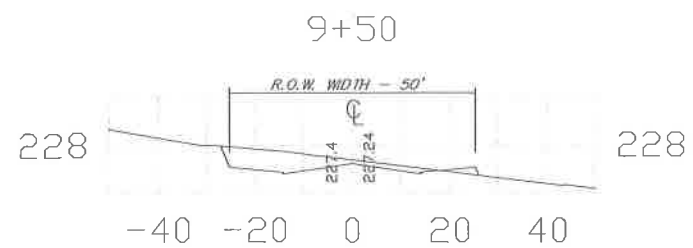
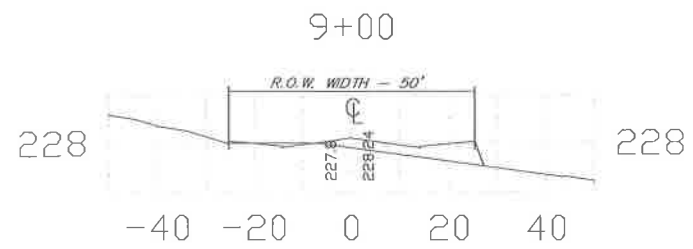
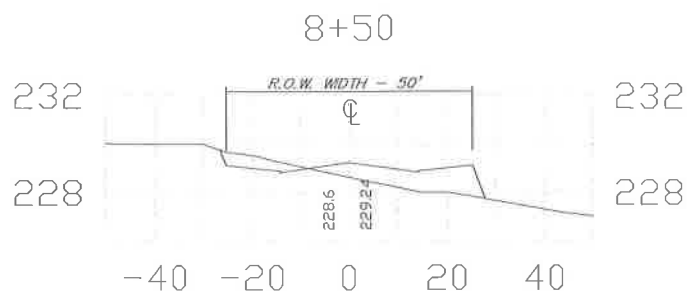
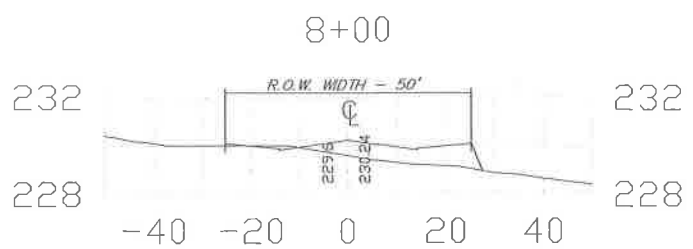
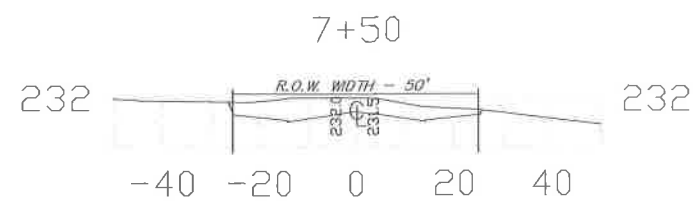
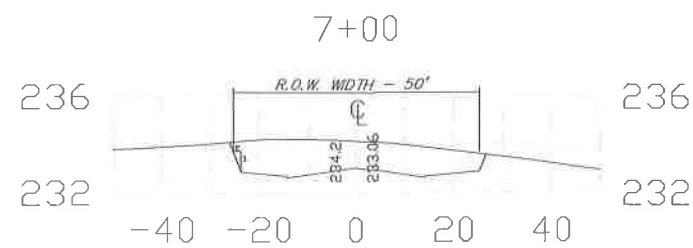
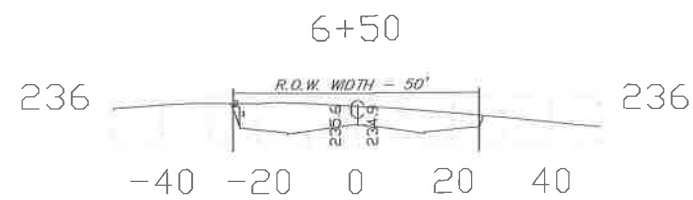
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CROSS SECTIONS
"Orchards at Nottingham"
GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 231 / LOT 053
OWNER/APPLICANT
RICHARD WOJCIK
90 GOWING ROAD
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BK 2774 PG 283, HCRD
SEPTEMBER 16, 2014

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DRAFTED BY: POM/JH	JOB NUMBER: 2013.00
APPROVED BY: JAB	ACAD FILE: 2013m.dwg

12 OF 13



NOTES:
1. SEE DETAIL SHEET 11 FOR TYPICAL SECTIONS PER TOWN OF HUDSON SUBDIVISION OF LAND REGULATIONS.

SECTIONS
SCALE: Horizontal: 1"=20'
Vertical: 1"=4'

	REV. 6	BY:
	REV. 5	BY:
	REV. 4	BY:
	REV. 3	BY:
	REV. 2	BY:
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CROSS SECTIONS
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DRMTED BY: PFM/JM	JOB NUMBER: 7083.00	
APPROVED BY: JAB	ACAD FILE: 7083.dwg	

Hudson Hilltop Self-Storage Expansion Site Plan Review

Staff Report
9 December 2015

SITE: 22 Brady Drive -- Map 105/Lot 017 -- SP# 11 – 15

ZONING: G-1

PURPOSE OF PLAN: to depict the improvements associated with the expansion of the existing self-storage facility, which includes three 9,900 sf buildings, parking and access drive. Application Acceptance & Hearing.

SITE PLAN UNDER REVIEW IS ENTITLED: “Non-Residential Site Plan Hudson Hilltop Self Storage Expansion, Map 105; Lot 17, 22 Brady Drive, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 8 OCT 2015, no revision date, consisting of Sheets 1 - 15 and Notes 1 – 35 on Sheet 4 of 15.

ATTACHMENTS INCLUDED IN THE SEPTEMBER 22, 2010 MEETING PACKETS:

1. Site Plan application, Project Narrative, Checklist, Waiver Request Forms and Aerial Photo of the Site, together with Onsite Photos, dated 9 NOV 15 – Attachment “A”.
2. CLD Initial Comments Report, including CLD/JMC Application Checklist, and Traffic Report Comments, dated 23 NOV 15 -“B”.
3. Traffic Impact and Access Study for Proposed Self-Storage Facility (Abridged) – “C”.
4. Comment Reports/Forms from Acting Zoning Admin., Dave Hebert, Deputy Fire Chief, John O’Brien, Road Agent, Kevin Burns, Town Eng., Elvis Dhima, and the Police Dept. “D”.
5. CAP Fee Work Sheet, Matrix Map and Impact Fee Matrix – “E”.
6. HCRD Recorded Development Agreement (Proposed Self-Storage Facility - Robinson and Derry Roads), i.e, Phase I – “F”.
7. HCRD Recorded Master Site Plan Robinson Road Self-Storage (Phase I) – “G”.
8. Robinson Road Self Storage “As-Built” Plan – “H”.
9. Conservation Commission Motion to Recommend Wetlands Special Exception – “I”.

WAIVERS REQUESTED:

- 1) HTC 275-8(26) – Off-Street Parking Spaces
- 2) HTC 275-8(30) - Off-Street Loading Spaces
- 3) HTC 275-8(31)(b) - Landscaping
- 4) HTC 275-9(C) - Noise Study
- 5) HTC 275-9D – Fiscal & Environmental Impact Study

OUTSTANDING ISSUES:

1. The first outstanding issue with this Site Plan application involves the ZBA Wetlands Special Exception Permit applications not being acted upon to-date. ZBA action on the

subject applications is scheduled to occur on Thursday evening, 10 Dec 15. NOTE: this issue recently occurred with the PMA Site Plan, whereby, the Planning Board took final action on that Site Plan, with one of the conditions of approval being:

- This approval is subject to the ZBA issuing the following two variances: (i) HTC 334-14 – Bldg. Height and (ii) HTC 334-31- Alteration and expansion of non-conforming structures.

In essence, if at Wednesday night's meeting the board moves to take final action on the subject application, it will not be unprecedented.

2. CLD has reviewed the Site Plan, Zoning and conducted a "peer" review of the attached Traffic Study for this project, which was prepared by GPI, Inc., dated October 2015. Please see an abridged copy of this Traffic Study "C". For this meeting, staff specifically requested the Applicant's Engineer to address each and every one of CLD's outstanding comments, including the issues concerning traffic conditions along Robinson Rd., from Brady Drive/the Irving Service Station drive to the Derry St./Robinson Rd./West Rd. signalized intersection. Specifically, the board may want the Applicant to continue working with Town officials, relative to designing and implementing improvements to the roadway layout of Robinson Rd., and including review of the traffic signal timing at said Derry St. intersection.
3. In the Deputy Fire Chief's attached Comments Report "D", he cites that Town water will be provided to this project site, via Robinson Rd. to Brady Drive. Note: Town water access may still remain outstanding. The Project Eng. has been asked by staff to update the board on the status of this water issue at the meeting.
4. In the Acting Zoning Administrator's Comments Report, also included in "D", he cites two outstanding issues of concern: 1) the 3 wetland impacts and 2) the proposed parking lot and guardrail on the east side of the site encroaching into the building setback/100 foot residential buffer. **STATUS:** item #1 is in the process of being decided by the ZBA, see above, and item #2 has been addressed by the Applicant in the attached Plans.
5. In regard to the landscape waiver request, one may think that no landscaping being provided by the Applicant is somewhat of an excessive waiver request. However, on the other hand, it appears that the Applicant plans to maintain a substantial natural landscape buffer to the rear of the site, leading to the Twin Meadow Dr. residential neighborhood. Also, a permanent 8 ft. in-height chain link fence is proposed around the perimeter of the developed portion of the site – replicating the fence surrounding Phase 1 of this self-storage complex. See fence installation locations on Sheet 4 and fence details on Sheet 10 of 15.
6. Exterior lighting, parking, onsite travel lanes, stormwater management, as well as the installation of "conservation markers" abutting the wetland areas of this site are addressed in the Plan set. Again, staff has requested the Project Eng. to address all of the site development features at the meeting, including the construction detail of the access driveway, especially involving the wetland crossing.
7. For this meeting, the applicant was further requested to provide renderings of the buildings at the meeting.

8. In regard to the board possibly considering an offsite traffic improvement contribution for this project, please note, that Phase I of this Self-Storage Complex consisted of 52,050 sf, and the agreed upon offsite contribution was \$5,000. See Condition of Approval #5 in the Development Agreement for that project "F". With this present project consisting of roughly half the size of Phase I, perhaps, a contribution of \$2,500 would be considered appropriate?

APPLICATION TRACKING:

- 5 NOV 15 – Site Plan application submitted.
- 9 DEC 15 - Initial public hearing scheduled.

RECOMMENDATION: For this hearing, staff recommends for the board to conduct the public hearing. Taking into consideration the above-described outstanding issues, staff recommends that upon conclusion of the hearing, the board move to defer further review of this application, date specific, to the 13 JAN 16 meeting. The foregoing date will allow time for the applicant to revise the plans, relative to CLD's pending 2d Comments Report. On the other hand, if the board decides to approve this application, subject to final engineering review and ZBA approval of the Wetland Impact Permits, staff has provided below for the board's consideration approval motions for the waivers and site plan.

DRAFT MOTIONS:

I move to accept the Site Plan Application for Hudson Hilltop Self-Storage Facility Expansion, 22 Brady Drive, Map 105/Lot 017, which calls for the construction of three 9,900 sf self-storage buildings.

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

I move to defer further review of the Site Plan application for the Robinson Road Self-Storage Facility, Map 105/Lot 017, date specific, to the 13 JAN 16 Planning Board meeting.

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

REQUESTED WAIVERS:

- 1) HTC 275-8(26) – Off-Street Parking Spaces

I move to grant the requested waiver - HTC 275-8(26) - Off-Street Parking Spaces - 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 by: _____ Second: _____ Carried/Failed: _____.

- 2) HTC 275-8(30) - Off-Street Loading Spaces

I move to grant the requested waiver - HTC 275-8(30) - Off-Street Loading Spaces - 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 by: _____ Second: _____ Carried/Failed: _____.

3) HTC 275-8(31)(b) – Landscaping

I move to grant the requested waiver - HTC 275-8(31)(b) – Landscaping - 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 by: _____ Second: _____ Carried/Failed: _____.

4) HTC 275-9(C) - Noise Study

I move to grant the requested waiver - HTC 275-9(C) - Noise Study - 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.

5) HTC 275-9D – Fiscal & Environmental Impact Study

I move to grant the requested waiver - HTC 275-9D – Fiscal & Environmental Impact Study - 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 TO APPROVE:

I move to approve the Site Plan entitled: "Non-Residential Site Plan Hudson Hilltop Self-Storage Expansion, Map 105; Lot 17, 22 Brady Drive, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 8 OCT 2015, no revision date, consisting of Sheets 1 - 15 and Notes 1 – 35 on Sheet 4 of 15, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
- 2) Prior to the Planning Board endorsement of the Site Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Site Plan-of-Record, including Notes 1-35 found on Sheet 4 of 15, shall be completed in their entirety and at the expense of the Applicant or his assigns.

- 4) The calculated CAP fee of \$12,771.00, prepared in accordance with the 2015 CAP Fee Matrix for Zone One, shall be submitted to the Town prior to the issuance of the Certificate of Occupancy. Said CAP fee amount shall be inscribed on the Site Plan-of-Record prior to Planning Board endorsement.

- 5) A contribution of \$ _____ shall be submitted to the Town prior to the Certificate of Occupancy. This contribution shall be used exclusively for road and signal improvements along Robinson Rd., between Brady Drive and the Robinson Rd/Derry St./West Rd. signalized intersection, and a note to this effect shall be inscribed on Plan prior to Planning Board endorsement.

- 6) After the issuance of foundation permits for the structures, and prior to the issuance of framing permits, the applicant shall submit to the Hudson Community Development Department foundation "As- Built" plans on transparencies and to the same scale as the approved site plan. The foundation "As-Built" plans shall include all structural dimensions and lot line setback measurements to the foundations and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.

- 7) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Site Plan.

- 8) The Applicant shall be responsible for implementing and maintaining the Stormwater Pollution Prevention Plan (SWPPP).

- 9) Construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sundays.

- 10) This approval shall be subject to final engineering review, including approval of the SWPPP.

- 11) The applicant or his assigns, at his/her expense, shall be responsible for repairing all construction cuts, if any, on Robinson Rd., and this work shall be properly bonded with the Town of Hudson, as well as with the State of New Hampshire, if applicable.

- 12) The Applicant's Engineer and/or Contractor shall contact the Town of Hudson to schedule a preconstruction meeting, which will be held with Town staff prior to the start of construction.

- 13) This approval is subject to the ZBA issuing the required Wetlands Special Exception Permits for this development.

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

"A"

November 9, 2015

Hudson Hilltop Self-Storage Expansion – Non-Residential Site Plan Application
Map 105, Lot 17
22 Brady Drive, Hudson NH
KNA Project No. 08-0925-2

PROJECT NARRATIVE

The proposed project entails the construction of three 9,900 square foot storage buildings, parking areas for recreational vehicles, and a driveway to access the expanded facility. A portion of the parcel, referenced on Hudson Tax Map 105 as Lot 17, is currently developed with a self-storage facility consisting of six storage buildings totaling 51,850 square feet and associated site appurtenances. The subject property is located at 22 Brady Drive (private) in Hudson's General One (G-1) Zoning District. The lot of record consists of approximately 43 acres, 11 of which are developed with the aforementioned facility. The existing parking spaces will be rearranged to accommodate the proposed driveway. The proposed driveway will cross an intermittent stream that bisects the property and allow for access to the large amount of uplands. A ZBA Special Exception hearing is currently scheduled for the November 12, 2015 ZBA Meeting.

Other proposed site improvements include open and closed drainage systems to convey, treat, and store runoff generated from the expansion. Currently on site stormwater flows from the site toward Robinson Road via an intermittent stream. Previously a micro-pool extended detention wet pond and groundwater recharge pond were constructed to mitigate the increased rate of runoff from the existing self-storage units and impervious surfaces. To accommodate the increase in runoff from the expansion, these ponds will be upsized to meet Town and State stormwater regulations. Also, 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.

The site will continue to be serviced by an on-site well and septic. No changes to the existing utilities are proposed. New downcast LED lighting fixtures and video surveillance systems are proposed. Landscaping and all other site improvements will be made in accordance with the regulations.

Civil Engineering

Land Surveying

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915

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



Date of Application: 11/9/15 Tax Map # 105 Lot # 17
 Name of Project: Hudson Hilltop Self-Storage Expansion
 Zoning District: _____ General SP# 11-15
 (For Town Use) (For Town Use)
 ZBA Action: Wetland Special Exception - Pending

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC
 Address: 17 Elnathans Way
 Address: Hollis, NH 03049
 Telephone # (603) 235-6897
 Fax # (603) 886-1445
 Email: pete@empirehomes.net

(SAME)

PROJECT ENGINEER

SURVEYOR

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

Anthony Basso, LLS - KNA
10 Commerce Park No., 3
Bedford, NH 03110
(603) 627-2881
(603) 627-2915
abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the improvements associated with the expansion of the existing self-storage facility which includes three 9,900 SF buildings, parking & access.

<i>For Town Use</i>	
Plan Routing Date: _____	Sub/Site Date: _____
<input type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
_____ Title: _____	Date: _____
(Initials)	
DEPT:	
<input type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department	
Fees Paid: _____	

SITE DATA SHEET

PLAN NAME: Hudson Hilltop Self-Storage Expansion

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 105 LOT 17

DATE: 11/9/15

Location by Street 22 Brady Drive

Zoning: General One (G-1)

Proposed Land Use: Self-Storage Facility

Existing Use: Self-Storage Facility

Surrounding Land Use(s): Commercial/Residential

Number of Lots Occupied: One

Existing Area Covered by Building: 51,092 SF

Existing Buildings to be removed: None

Proposed Area Covered by Building: 80,792 SF

Open Space Proposed: 89.2%

Open Space Required: 40%

Total Area: S.F.: 1,868,742 Acres: 42.9

Area in Wetland: 132,714 Area Steep Slopes: 0 (w/in limit of work)

Required Lot Size: 87,120 SF

Existing Frontage: 1,542.29 FT

Required Frontage: 200 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>85.8 FT</u>
Side:	<u>15 FT</u>	<u>15.2 FT</u>
Rear:	<u>15 FT</u>	<u>86.2 FT</u>

**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>BC</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>BC</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>BC</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>BC</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>BC</u>	e) Plan date by day/month/year	_____
<u>BC</u>	f) Revision block inscribed on the plan	_____
<u>BC</u>	g) Planning Board approval block inscribed on the plan	_____
<u>BC</u>	h) Title of project inscribed on the plan	_____
<u>BC</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>BC</u>	j) North point inscribed on the plan	_____
<u>BC</u>	k) Property lines: exact locations and dimensions	_____
<u>BC</u>	l) Square feet and acreage of site	_____
<u>BC</u>	m) Square feet of each building (existing and proposed)	_____
<u>BC</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

<u>BC</u>	o)	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>BC</u>	p)	Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract	_____
<u>N/A</u>	q)	Pertinent highway projects	_____
<u>BC</u>	r)	Assessor's Map and Lot number(s)	_____
<u>BC</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>BC</u>	t)	Delineate zoning district on the plan	_____
<u>BC</u>	u)	Storm water drainage plan	_____
<u>BC</u>	v)	Topographical elevations at 2-foot intervals contours: existing and proposed	_____
<u>BC</u>	w)	Utilities: existing and proposed	_____
<u>BC</u>	x)	Parking: existing and proposed (Waiver Requested)	_____
<u>BC</u>	y)	Parking space: length and width	_____
<u>BC</u>	z)	Aisle width/maneuvering space	_____
<u>BC</u>	aa)	Landscaping: existing and proposed (Waiver Requested)	_____
<u>BC</u>	ab)	Building and wetland setback lines	_____
<u>BC</u>	ac)	Curb cuts	_____
<u>BC</u>	ad)	Rights of way: existing and proposed	_____
<u>BC</u>	ae)	Sidewalks: existing and proposed	_____
<u>BC</u>	af)	Exterior lighting plan	_____
<u>BC</u>	ag)	Sign locations: size and design (Existing)	_____
<u>N/A</u>	ah)	Water mains and sewerage lines	_____
<u>BC</u>	ai)	Location of dumpsters on concrete pads	_____
<u>BC</u>	aj)	All notes from plats	_____

Applicant Initials		Staff Initials
<u>BC</u>	ak) Buffer as required by site plan regulations	_____
<u>BC</u>	al) Green and open space requirements met with both types of spaces inscribed on the plan	_____
<u>BC</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>BC</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>BC</u>	ao) "Valid for one year after approval" statement inscribed on the plan.	_____
<u>W</u>	ap) Loading bays/docks	_____
<u>BC</u>	aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	_____
<u>BC</u>	ar) Error of closure (1 in 10,000 or better)	_____
<u>BC</u>	as) Drafting errors/omissions	_____
<u>BC</u>	at) Developer names, addresses, telephone numbers and signatures	_____
<u>BC</u>	au) Photographs, electronic/digital display or video of site and area	_____
<u>N/A</u>	av) Attach one (1) copy of the building elevations (Match Existing)	_____
<u>W</u>	aw) Fiscal impact study	_____
<u>BC</u>	ax) Traffic study	_____
<u>W</u>	ay) Noise study	_____

Applicant
Initials

Staff
Initials

- BC az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents _____
- BC 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)
 - septic construction approval
 - dredge and fill permit
 - curb cut permit
 - shore-land protection certification in accordance with RSA483-B
 - if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.
- BC bb) Presentation plan (colored, with color-coded bar chart) _____
- BC bc) Fees paid to clerk _____
- BC 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.

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

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Site Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: _____

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: _____

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

APPLICATION IS DUE AT NOON 21 days prior to the Planning Board Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Hudson Hilltop Self Storage Expansion

Street Address: 22 Brady Drive, Hudson, New Hampshire 03051

I Brenton Cole hereby request that the Planning Board waive the requirements of item HTC 275-8 (26) of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated October 2015 for property Tax Map(s) 105 and Lot(s) 17 in the Town of Hudson, NH.

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

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

The calculations for required off-street parking spaces do not include a line item for self-storage facilities. The existing 49,650 square foot self-storage facility was granted a waiver from this regulation from the Planning Board on November 10, 2010. The subject project proposes to expand the self-storage facility by 29,700 square feet and would therefore require 50 more parking spaces utilizing the requirement for industrial warehouse storage (1 space/600 sf). Due to the nature of a self-storage operation, most customers will temporarily park their vehicles in front of their individual unit, and will therefore not require parking elsewhere onsite. Since the existing facility does accommodate 2,400 square feet of office space, 8 total parking spaces are already provided based on the site plan regulations for office space (1 space/300 sf). This will provide a customer that arrives to the facility and does not intend to load or unload from their unit, a designated parking area onsite. To require an applicant proposing self-storage units to meet the parking requirements for warehouse storage space would present unnecessary financial hardship, and create unnecessary impervious surface area.

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

As mentioned above, self-storage facilities accommodate temporary parking of vehicles in front of individual storage units for the purpose of loading and unloading. The

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Hudson Hilltop Self Storage Expansion**

Street Address: **22 Brady Drive, Hudson, New Hampshire 03051**

I **Brenton Cole** hereby request that the Planning Board waive the requirements of item **HTC 275-9 (C)** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **October 2015** for property Tax Map(s) **105** and Lot(s) **17** in the Town of Hudson, NH.

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

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

A Noise Impact Study would cause unnecessary financial burden to the developer.

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

The ordinance is in place to prevent noise pollution from occurring within areas of mixed use where it may cause disputes amongst neighbors. There is no mechanical equipment or large vehicles, because the operations onsite are generally those involving the loading and unloading of passenger vehicles or moving vans and trucks. It is not expected that the proposed self-storage expansion will bring any increased noise pollution to the site or to the residential and commercial uses surrounding it, therefore granting of the waiver is in keeping with the spirit and intent of the ordinance.

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Hudson Hilltop Self Storage Expansion

Street Address: 22 Brady Drive, Hudson, New Hampshire 03051

I Brenton Cole hereby request that the Planning Board waive the requirements of item HTC 275-9 (D) of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated October 2015 for property Tax Map(s) 105 and Lot(s) 17 in the Town of Hudson, NH.

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

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

A Fiscal/Environmental Impact study beyond what we have provided through our Best Management Practices and with the CAP that this project is subject to would cause unnecessary financial burden to the developer.

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

Fiscally, the further expansion of the project will continue to develop and enhance the Town of Hudson tax base. Due to the nature of surrounding land uses, it is not our expectation that this expansion will adversely impact the values of surrounding properties. The project was designed by this office in accordance with Best Management Practices specified by the New Hampshire Department of Environmental Services. The project's stormwater management strategies are innovative and will both treat and mitigate increased stormwater flows resulting from the proposed impervious surfaces associated with the development.

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Hudson Hilltop Self Storage Expansion**

Street Address: **22 Brady Drive, Hudson, New Hampshire 03051**

I **Brenton Cole** hereby request that the Planning Board waive the requirements of item **HTC 275-8 (30)** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **October 2015** for property Tax Map(s) **105** and Lot(s) **17** in the Town of Hudson, NH.

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

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

Designated off-street loading spaces at a self-storage facility are unnecessary because the travel lanes between unit blocks serve as loading and unloading areas for the tenants of individual storage units. To design and construct designated loading and unloading spaces outside the travel lanes between unit blocks would be impractical, cause unnecessary financial hardship to the developer, and create useless impervious surface area onsite.

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

The spirit and intent of the ordinance requiring loading spaces on site plans is met with a self-storage facility because the travel lanes between unit blocks serve this purpose.

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Hudson Hilltop Self Storage Expansion

Street Address: 22 Brady Drive, Hudson, New Hampshire 03051

I Brenton Cole hereby request that the Planning Board waive the requirements of item HTC 275-8 (31) of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated October 2015 for property Tax Map(s) 105 and Lot(s) 17 in the Town of Hudson, NH.

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

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

Self-storage facilities inherently require a large amount of impervious surface area to accommodate long storage buildings with at-grade access throughout their length. The Hudson Zoning Ordinance requires landscaping in keeping with the general character of the surrounding area, showing trees, shrubbery, and grass areas and other reasonable landscape details, which our landscape architect provided in the original construction of the self-storage facility. These plantings helped visually enhance the entrance of the facility and the view from Route 102. The self-storage expansion is located in a remote part of the large parcel where it is not as visually noticeable. Also, the required landscaping for the proposed self-storage expansion, in accordance with the above listed section of the Hudson Site Plan regulations, is 36 shade trees and 290 shrubs, which presents tremendous financial hardship to the applicant, not only during the installation of this many plantings, but also during routine maintenance of the same. Given the proposed land use, the required landscaping is in excess of what seems reasonable for a development of this size.

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

The areas that can be effectively landscaped are within the existing self-storage facility such as the 50' setback from the Route 102 right-of-way and the entrance to the facility. In addition and in accordance with Alteration of Terrain regulations, we have provided plantings within the stormwater management area to help enhance pollutant removal.

It is our opinion that we are meeting the spirit and intent of the ordinance by providing a plan that is suitable for the development proposed.

Signed:

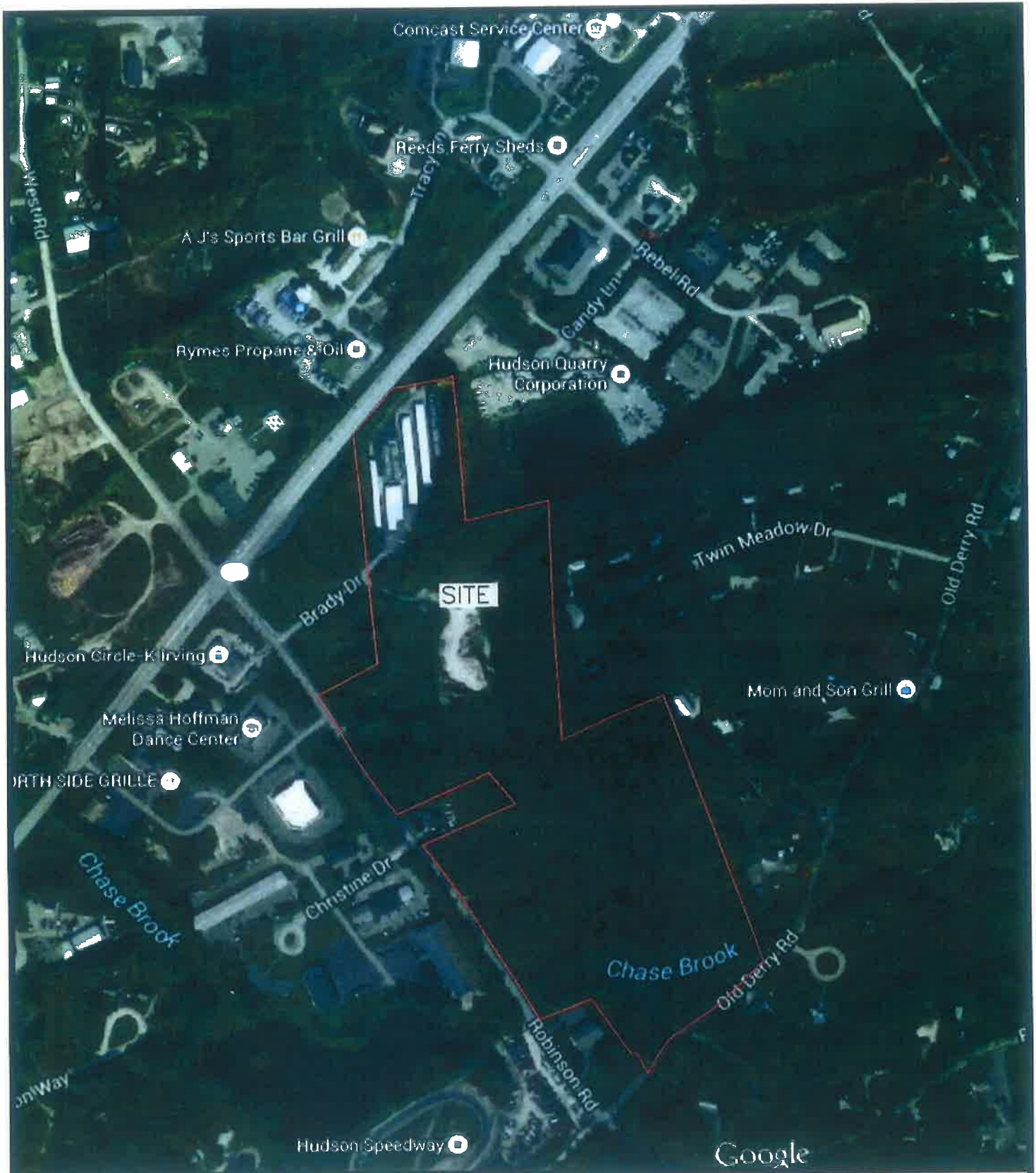
A handwritten signature in black ink, appearing to be 'Burt L.', written over a horizontal line.

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____



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

AERIAL EXHIBIT PREPARED FOR:
HUDSON HILLTOP SELF-STORAGE
 MAP 105; LOT 17 - 22 BRADY DRIVE - HUDSON, NEW HAMPSHIRE

DRAWN BY: KMB DATE: 9/2/15 JOB. NO.08-0925-2

CHECKED BY: KMB SCALE: 1" = 500' SHEET 1 OF 1



Owner Affidavit

I, Peter Noury, authorized representative of Noury Investments, LLC, and owner of the property referenced as Tax Map 105; Lot 17 located at 22 Brady Drive, Hudson, New Hampshire, hereby verify that I authorize Keach-Nordstrom Associates, Inc. (KNA) to prepare, submit and represent, on my behalf, any and all required permit applications throughout the federal, state and municipal application processes.

Signature of Landowner:



Printed Name of Landowner:

Peter Noury

Address of Owner:

17 Elnathans Way

Hollis, NH 03049

Date:

9/7/15



Photo No. 1: A bird's eye view of the subject parcel (Map 105; Lot 17)



Photo No. 1: The office building and gated entrance to the existing self storage facility



Civil Engineering

Land Surveying

Landscape Architecture

Photo No. 2: A sample of the existing self storage units



Photo No. 3: The existing micro-pool extended detention pond



Photo No. 4: The existing infiltration pond



Photo No. 5: The existing sediment forebay



Photo No. 6: Looking at the proposed wetland impact



Photo No. 7: Looking northwest at the wetland buffer to be impacted

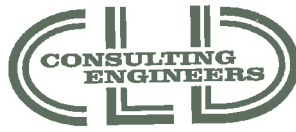


Photo No. 8: The existing intermittent streambed



Photo No. 9: The approved temporary wetland crossing to be restored





“B”

November 23, 2015

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

Re: Town of Hudson Planning Board Review
Hudson Hilltop Self-Storage Expansion (Site Plan)
Tax Map 105, Lot 17; Acct. #1350-871
CLD Reference No. 03-0249.1490

Dear Mr. Cashell:

CLD Consulting Engineers, Inc. (CLD) has reviewed the first submission of the materials received November 5, 2015 related to the above-referenced project. Authorization to proceed on this review was received November 10, 2015. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

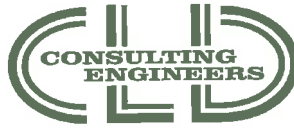
We have included a copy of CLD's evaluation of the checklist for your reference. We note that several items could not be verified by CLD and require action by the Town.

The project appears to consist of the addition of three 9,900 square foot storage units with associated site improvements southeast of the previously approved storage units within the site. The site is serviced by onsite sewer and water, and the additional storage units will share these services (no direct water or sewer service connections to the storage units are proposed).

The following items are noted:

1. Site Plan Review Codes

- a. HR 275-8.B.(2) The scale of the Master Site Plan sheet is 1:100. All other plan sheets are 1:40.
- b. HR 275-8.B.(8) The applicant's vicinity plan is at a scale of 1" = 1,000'±.
- c. HR 275-8.B.(13) The applicant is not proposing any new business identification signs as part of the site expansion. Traffic and safety signs for locations within the site are proposed.
- d. HR 275-8.B.(14) The applicant has shown building mounted lighting for the new storage buildings. No other site lighting is shown.
- e. HR 275-8.B.(17) The applicant has shown two temporary benchmarks on the plans, but has not referenced the survey to a specific United States Geological Survey (USGS) benchmark. The applicant has noted a vertical datum of NGVD 29 and a horizontal datum of NAD 83.
- f. HR 275-8.B.(20) The applicant has not shown the height of the existing buildings within



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the parcel other than 'one-story' or 'two-story' indications.

- g. HR 275-8.B.(26) The applicant has requested a waiver from the requirement for off-street parking spaces. A copy of the waiver request was included in CLD's review copy. The applicant has noted that the existing 49,650 square foot self-storage facility was granted a waiver from this regulation previously. Note #13 on plan sheet #4 addresses parking space calculations. The applicant has included the installation of 8 parking spaces near the existing storage facility which are intended for customer parking.
- h. HR 275-8.B.(30)(a) The applicant has requested a waiver from the loading space requirement, noting that off-street loading spaces are unnecessary for a self-storage facility as the travel lanes between units serve as loading and unloading areas for the tenants. A copy of the waiver request was included in CLD's review copy. Note #15 on plan sheet #4 indicates that no loading spaces will be provided.
- i. HR 275-8.B.(31) See comments below.
- j. HR 275-8.B. (35) The applicant has shown a handicap parking space adjacent to the existing facility building. The applicant should provide a detail in the plan set for the painted handicap symbol. Also, additional spot grades should be provided to demonstrate that the space can be graded to ADA standards.
- k. HR 275-9.A. See comments below.
- l. HR 275-9.B. Traffic Study Review Comments – We have reviewed the site plan as well as the Traffic Impact Study dated October 2015 prepared by Greenman-Pedersen, Inc. (GPI) for this project. In general, the traffic study provides a reasonable estimate and evaluation of the projected traffic impacts of the proposed expansion of the existing self-storage use by 29,700 sf and 27 parking spaces. We concur with the general finding that the proposed development should have minimal impact on traffic operations in the vicinity of the site, provided the suggested signal timing adjustments at the NH Route 102/Robinson Road intersection are implemented. We do have the following technical comments:
 - 1) New (2015) traffic counts were collected for the weekday PM peak hour at the two study area intersections, but 2013 counts were apparently used for the base Saturday midday peak analyses, which included the projected, not actual, site-generated volumes for the existing site. It is unclear where the Saturday peak volumes at the Brady Drive intersection shown in Figure 2 came from, since they don't agree with the 2013 counts provided in the Appendix. New Saturday data at this intersection would have been more appropriate.
 - 2) The collision history summarized in Table 2 shows an average of 4 crashes per year, which is approaching consideration of the intersection as a high crash location. It would be helpful to note more detail about these crashes and the movements involved (e.g., if these crashes involved north-south traffic on Route 102 or east-west traffic on Robinson/West Roads, since these movements are on a permissive green phase). This would have an impact on overall intersection operations and may



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suggest signal timing changes, such as splitting the east-west phases to reduce potential conflicts, especially since the proposed site expansion would increase exiting traffic from the Robinson Road approach.

- 3) The vehicle speed measurements in Table 3 are from 2013 and are on the segment of the road between Brady Drive and the traffic signal, which would be expected to be on the lower end of the scale since they are completing a turn from a signalized intersection. No speed information is provided for Robinson Road further south of Brady Drive, which would be more indicative of typical speeds approaching the intersection.
- 4) Trip Generation – it is unclear where the ‘counted trips’ shown in the Appendix for the Saturday peak period came from, since these numbers do not agree with the volumes shown in Figure 2. It appears these numbers were derived from applying the per-unit rate from the 315 units to the 96 units from 2013, but this was not calculated the same way for the weekday PM peak case. While the approach appears reasonable, the calculations are confusing.
- 5) Capacity Analyses – while the net impact of the proposed site expansion is minimal, the queue analyses identify issues that may affect operations at the signal under either No-Build or Build conditions. For example, there is only 250 feet from the stop bar to Brady Drive, and average and peak queues on the Robinson Road NB approach are projected to meet or exceed this number even in 2016. Furthermore, the exclusive right turn lane is only about 150 feet long, which means that this lane may be blocked by the average thru queue, notably during the weekday PM peak condition. This could have the effect of adding this right-turn traffic to the thru lane, and potentially blocking Brady Drive and the Irving exit drive. This would further impede the ability of traffic to exit from the Irving drive, which is already projected to operate at a poor Level of Service.

While this proposed self-storage site expansion is not the sole contributor to this issue, the cumulative traffic impacts of development in and around this intersection appear to be taxing the ability of this intersection to accommodate projected traffic demands, despite the calculated acceptable Levels of Service, and that the Town should continue to monitor operations in this area as these projects come on line.

- m. HR 275-9.C. The applicant has noted on the plan set that a waiver from the Noise Study requirement is requested. A copy of this waiver request was included in CLD’s review copy.
- n. HR 275-9.D. The applicant has noted on the plan set that a waiver from the Fiscal and Environmental Impact Study requirement is requested. A copy of this waiver request was included in CLD’s review copy.
- o. HR 275-9.E. See comments below.
- p. HR 275-9.F. Copies of existing easements were not received for review as part of the



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package. The applicant has noted that there are existing slope and drainage easements adjacent to the storage facility expansion location with a proposed easement adjustment.

q. HR 275-9.G. See comments below.

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

- a. The applicant should review the proposed location of the dumpster enclosure as it may inhibit the line of sight for vehicles exiting the expansion site driveway.
- b. The applicant should show the proposed driveway slope between station 0+00 and the edge-of-curb at the stop sign to show if a suitable transition exists from the 5.0% slope of the driveway starting at 0+00.
- c. The applicant has proposed a k value of 11.52 within the expansion site driveway which is less than the minimum required by Town of Hudson subdivision regulations for roadways. We understand this is not a subdivision, but since recreational vehicle storage is proposed, the applicant should evaluate this design to ensure that this won't result in trailer or emergency vehicle overhangs scraping the roadway or other potential issues.
- d. The site appears to have been designed to accommodate SU-type vehicles and vehicles with small trailers. Since tractor trailers likely cannot maneuver the site, we recommend that signage be proposed warning of the no turn around restriction for those type vehicles. The fire department should confirm that the maneuvering area provided is adequate for their use.

3. Utility Design/Conflicts (HR 275-9.E.)

- a. HR 275-8.B.(14) The applicant has not indicated the hours of operation for the proposed expanded facility nor have the hours that the proposed building lighting will be illuminated been noted.
- b. HR 275-9.E. The applicant should include the proposed underground utilities in the box culvert detail or provide a separate detail for this crossing.
- c. HR 275-9.E. The applicant should label the underground utility line shown adjacent to the fire alarm extending to the proposed storage units.

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

- a. The applicant should keep the Town informed of all communication with New Hampshire Department of Environmental Services (NHDES) in relation to the Alteration of Terrain (AoT) Permit and Wetland Permit being requested to ensure NHDES comments do not alter drainage design/calculations.
- b. The site is private, and the existing/proposed detention basin is fully accessible via many directions, however the applicant should provide a stabilized drainage basin access road to be utilized when necessary.



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- c. *Stormwater Management Regs.290-5.A.(7)*: The BMP worksheets supplied provide both an estimated seasonal high water table (ESHWT) elevation and depth to bedrock, as well as the Infiltration Feasibility Report notes ESHWT. The applicant should provide test pit data/log on the plan set or in the AoT Permit application.
- d. The Post-Development drainage diagram in the AoT application shows catch basin #140 draining to CB #14. It appears that this is CB #15 as shown on the plans. Also, proposed catch basin #4 on the plans appears to be designated as CB #111 in the Post-Development drainage diagram. The applicant should clarify accordingly.

5. Zoning (HR 334)

- a. HR 334-14. The applicant should include the height of the proposed storage units on the plans.
- b. HR 334-20. The site is located in the General One (G-1) District. The applicant's proposed use for the site is permitted in this district.
- c. HR 334-27. The proposed storage unit expansion conforms with the minimum dimensional requirements for the General One (G-1) District.
- d. HR 334-35.B.(2) & 38.D. There are several wetlands areas noted within the subject lot, and some of the associated site improvements are located within the wetlands and wetlands buffers. These proposed improvements (site access road, restoration of previously approved wetlands buffer impact) are permitted by Special Exception. The applicant has indicated in the project narrative that a ZBA Special Exception hearing is scheduled.
- e. HR 334-38.A. The proposed wetlands impact is less than 1,000 square feet, with associated wetlands buffer impacts that exceed 6,200 square feet.
- f. HR 334-64. The applicant is not proposing any new business identification signs as part of the site expansion. Traffic and safety signs for locations within the site are proposed.
- g. HR 334-83. The applicant has noted that the site is not located in a designated flood hazard area.

6. Erosion Control/Wetland Impacts

- a. HR 290-4.A (3) and 5.A.(3). The applicant should consider the need for an additional stabilized construction entrance/exit at the temporary wetlands crossing that is to be restored if this will be used as a means of access and egress to the site during construction.
- b. HR 290-5.B. (1) (o). The applicant should indicate the proposed means for disposal of all stumps.

7. Landscaping (HR 275-8B (31))

- a. HR 275-8.B.(31) The applicant has requested a waiver from the requirement for having to provide new landscaping as part of the proposed facility expansion.



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

- a. The applicant has noted that a NHDES Wetlands Minimum Impact Dredge and Fill Permit and a NHDES Alteration of Terrain (AoT) permit are pending. The applicant has also noted that a NPDES Notice of Intent (NOI) is required prior to construction. The applicant should forward copies of all documentation related to these permits to the Town for their records.
- b. Additional local permitting may be required.

9. Other

- a. The applicant should provide additional details for the installation of proposed guardrail. The plans appear to show relatively abrupt changes in line where the guardrail crosses the box culvert. The applicant should also provide guardrail warrant evaluation calculations, demonstrating that proposed guardrail length and layout is adequate for the proposed grading.
- b. The concrete box culvert details are inconsistent in that one refers to a 4' rise x 5' span culvert while another refers to a 5' rise x 4' span culvert. The applicant should coordinate the details accordingly.
- c. CLD's plan set did not include any architectural elevations or plans for the proposed self-storage units.

Please feel free to call if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads 'Heidi Marshall'.

Heidi J. Marshall, P.E.

A handwritten signature in blue ink that reads 'Paul Konieczka'.

Paul Konieczka, AICP

HJM:PK:lk

Enclosure

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



540 Commercial Street Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
cld@cldengineers.com • www.cldengineers.com
New Hampshire • Vermont • Maine

TO: File

FROM: Steven W. Reichert, P.E. *(SWR)*

DATE: November 23, 2015

RE: Town of Hudson Planning Board Review
Proposed Hilltop Self Storage Expansion (Site Plan)
Tax Map 105, Lot 17; Acct. #1350-866
CLD Reference No. 03-0249.1490

The following list itemizes the set of documents reviewed related to the Hilltop Self-Storage Facility Expansion at 22 Brady Drive, Hudson, NH.

- *Letter of Transmittal* from Keach-Nordstrom Associates, Inc. (KNA) to CLD Consulting Engineers, Inc. (CLD) dated November 5, 2015.
 1. Copy of *Preliminary & Final Site Plan Application for Plan Review, Town of Hudson, New Hampshire for Map 105, Lot 17*, dated November 9, 2015.
 2. Copy of *Project Narrative* dated November 9, 2015.
 4. Copy of *Abutter List*.
 5. Copy of *Off-Street Parking Spaces, Waiver Request Form*, not dated.
 6. Copy of *Noise Impact Study, Waiver Request Form*, not dated.
 7. Copy of *Fiscal/Environmental Impact Study, Waiver Request Form*, not dated.
 8. Copy of *Off-Street Loading Spaces, Waiver Request Form*, not dated.
 9. Copy of *Landscaping, Waiver Request Form*, not dated.
 10. Copy of *Alteration of Terrain Application*, prepared by Keach-Nordstrom Associates, Inc., dated October 27, 2015.
 11. Copy of *Traffic Impact and Access Study*, prepared by Greenman-Pedersen, Inc., dated October 2015.
 11. Copy of *Non-Residential Site Plan – Hudson Hilltop Self Storage Expansion, Map 105, Lot 17, 22 Brady Drive, Hudson, New Hampshire Plan Set*, prepared by Keach-Nordstrom Associates, Inc. dated October 8, 2015, unless otherwise noted, including the following:
 - a. Cover Sheet.
 - b. *Master Site Plan*, Sheet 1 of 15.
 - c. *Existing Conditions Plan*, Sheet 2 of 15.
 - d. *Removal/Demolition Plan*, Sheet 3 of 15.
 - e. *Non-Residential Site Layout Plan*, Sheet 4 of 15.

Memorandum to File
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- f. *Grading, Drainage and Utility Plan*, Sheet 5 of 15.
 - g. *Erosion Control Plan*, Sheet 6 of 15.
 - h. *Landscape Plan*, Sheet 7 of 15.
 - i. *Lighting Plan*, Sheet 8 of 15.
 - j. *Profiles*, Sheet 9 of 15.
 - k. *Construction Details*, Sheets 10 through 15 of 15.
- Email communication between CLD, KNA and the Town of Hudson between November 6, 2015 and November 19, 2015.

SWR:lk

cc: John Cashell – Town of Hudson Planner
Town of Hudson Engineering Division – File



**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
_____	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") 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 AM Tuesday the week prior to the scheduled public hearing/conceptual review date.	 _____
_____	b) A Site Plan narrative, describing the purpose, locations, long range plans, impacts on traffic, schools and utilities.	CLD/SWR _____
_____	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	 _____
_____	d) Locus plan with 1,000' minimum radius of site to surrounding area	CLD/SWR _____
_____	e) Plan date by day/month/year	CLD/SWR _____
_____	f) Revision block inscribed on the plan	CLD/SWR _____
_____	g) Planning Board approval block inscribed on the plan	CLD/SWR _____
_____	h) Title of project inscribed on the plan	CLD/SWR _____
_____	i) Names and addresses of property owners and their signatures inscribed on the plan	CLD/SWR _____
_____	j) North point inscribed on the plan	CLD/SWR _____
_____	k) Property lines: exact locations and dimensions	CLD/SWR _____
_____	l) Square feet and acreage of site	CLD/SWR _____
_____	m) Square feet of each building (existing & proposed)	CLD/SWR _____
_____	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

_____	o) 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	
_____	p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the development tract	<u>CLD/SWR</u>
_____	q) Pertinent highway projects	<u>N/A</u>
_____	r) Assessor's Map and Lot number(s)	<u>CLD/SWR</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>CLD/SWR</u>
_____	t) Delineate zoning district on the plan	<u>CLD/SWR</u>
_____	u) Stormwater drainage plan	<u>CLD/SWR</u>
_____	v) Topographical elevations at 2-foot intervals contours: existing and proposed	<u>CLD/SWR</u>
_____	w) Utilities: existing and proposed	<u>CLD/SWR</u>
_____	x) Parking: existing and proposed	<u>CLD/SWR</u>
_____	y) Parking space: length and width	<u>CLD/SWR</u>
_____	z) Aisle width/maneuvering space	<u>CLD/SWR</u>
_____	aa) Landscaping: existing and proposed	<u>CLD/SWR</u>
_____	ab) Building and wetland setback lines	<u>CLD/SWR</u>
_____	ac) Curb cuts	<u>CLD/SWR</u>
_____	ad) Rights of way: existing and proposed	<u>CLD/SWR</u>
_____	ae) Sidewalks: existing and proposed	<u>CLD/SWR</u>
_____	af) Exterior lighting plan	<u>CLD/SWR</u>
_____	ag) Sign locations: size and design	<u>CLD/SWR</u>
_____	ah) Water mains and sewerage lines	 <u>WATER PIPING N/A</u>
_____	ai) Location of dumpsters on concrete pads	<u>CLD/SWR</u>
_____	aj) All notes from plats	<u>CLD/SWR</u>

Applicant
Initials

Staff
Initials

<u> </u>	ak) Buffer as required by site plan regulations	<u>CLD/SWR</u>
<u> </u>	al) Green and open space requirements met with percentages of both types of spaces inscribed on the plan	<u>CLD/SWR</u>
<u> </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>CLD/SWR</u>
<u> </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>CLD/SWR</u>
<u> </u>	ao) "Valid for one year after approval" statement inscribed on the plan	<u>CLD/SWR</u>
<u> </u>	ap) Loading bays/docks	<u>N/A</u>
<u> </u>	aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	<u>CLD/SWR</u>
<u> </u>	ar) Error of closure (1 in 10,000 or better)	<u>CLD/SWR</u>
<u> </u>	as) Drafting errors/omissions	<u>CLD/SWR</u>
<u> </u>	at) Developer names, addresses, telephone numbers and signatures	<u>CLD/SWR</u>
<u> </u>	au) Photographs, electronic/digital display or video of site and area	<u>CLD/SWR</u>
<u> </u>	av) Attach one (1) copy of the building elevations	<u>AT MEETING</u>
<u> </u>	aw) Fiscal impact study	<u>W</u>
<u> </u>	ax) Traffic study	<u>CLD/SWR</u>
<u> </u>	ay) Noise study	<u>W</u>

TRAFFIC IMPACT AND ACCESS STUDY

**SELF-STORAGE FACILITY EXPANSION
HUDSON, NEW HAMPSHIRE**

GPI

**181 BALLARDVALE STREET, SUITE 202
WILMINGTON, MASSACHUSETTS 01887
(978) 570-2999**

PREPARED FOR:

**Noury Investments, LLC
17 ELNATHANS WAY
HOLLIS, NEW HAMPSHIRE 03049**

OCTOBER 2015

u
C
s

GPI

*Traffic Impact and Access Study
Self-Storage Facility Expansion
Hudson, New Hampshire
October 2015*

TECHNICAL MEMORANDUM

REF: MAX-2015139

DATE: October 30, 2015

TO: Mr. Peter Noury
Noury Investments, LLC
17 Elnathans Way
Hollis, New Hampshire 03049

FROM: Ms. Heather L. Monticup, P.E. Project Manager
Ms. Susannah E. Theriault, E.I.T., Engineer

RE: Traffic Impact and Access Study
Self-Storage Facility Expansion
Hudson, New Hampshire

INTRODUCTION

Greenman-Pedersen, Inc. (GPI) has prepared this Traffic Impact and Access Study (TIAS) for a proposed self-storage facility expansion located at 22 Brady Drive in Hudson, New Hampshire (Hudson Hilltop Self Storage). The site currently occupies a 49,650 square foot self-storage facility and 2,400 square feet of office space that serves the self-storage facility. The expansion consists of adding another 29,700 square feet of self-storage space (3 buildings with 9,900 square feet of space in each) and 27 parking spaces for recreational vehicles (boats, RV's, etc.) to the existing facility. This study evaluates the traffic impacts and access/egress requirements for the proposed development.

The site is bounded by Route 102 to the north, vacant land to the south, commercial land uses to east, and Robinson Road to the west. Access to the site is currently provided via Brady Drive on Robinson Road. As part of the proposed expansion, access and egress will remain the same. Figure 1 shows the site in relation to the surrounding roadways.

GPI Greenman-Pedersen, Inc.

181 BALLARDVALE STREET, SUITE 202, WILMINGTON, MA 01887 TELEPHONE: (978) 570-2999 FACSIMILE: (978) 658-3044

An Equal Opportunity Employer

TRAFFIC IMPACT AND ACCESS STUDY

Self-Storage Facility Expansion – Hudson, New Hampshire

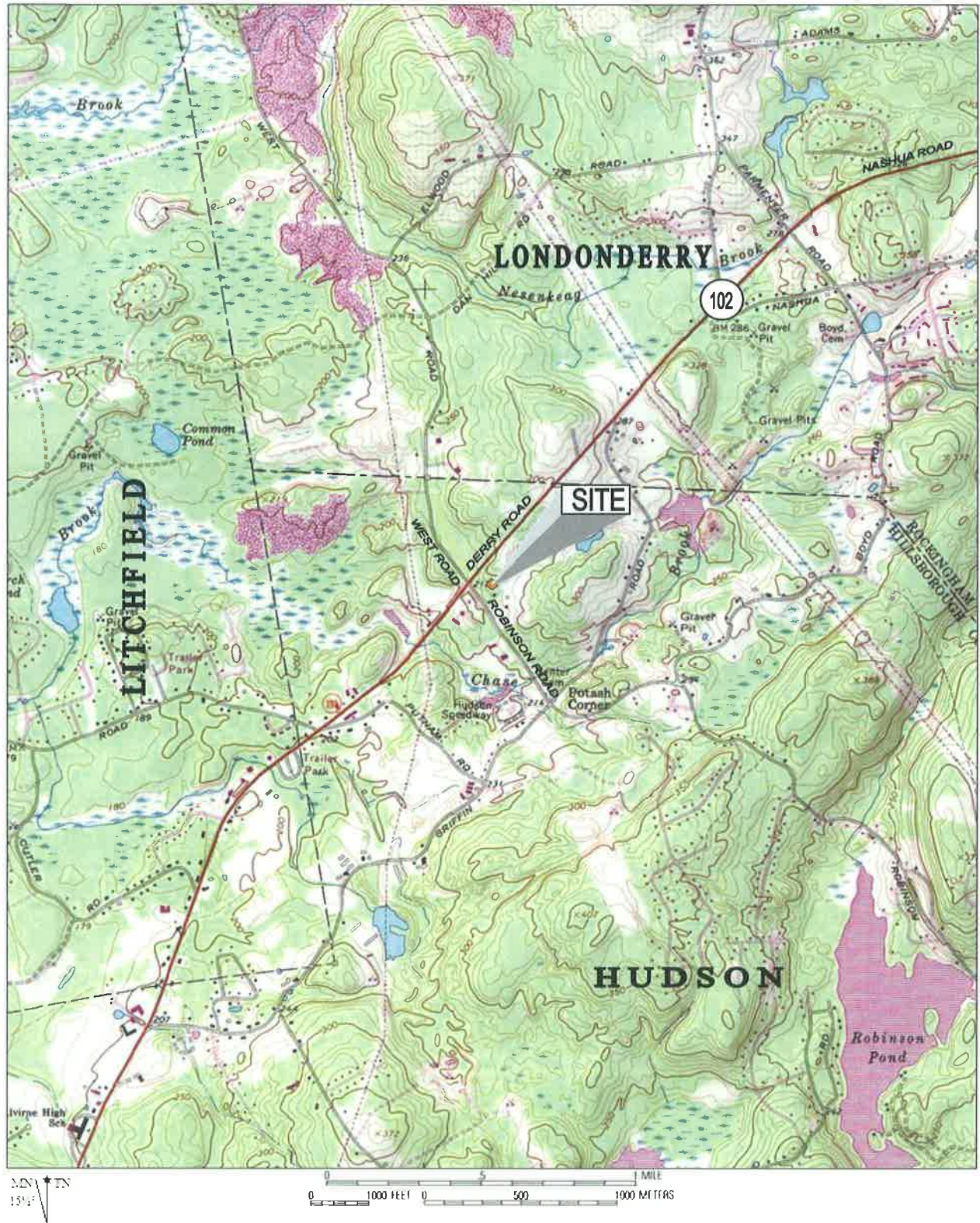


Figure 1
Site Location Map

EXISTING CONDITIONS

Evaluation of the traffic impacts associated with the proposed project requires an evaluation of existing and projected traffic volumes on the adjacent streets, the volume of traffic expected to be generated by the project, and the impact that this traffic will have on the adjacent streets and nearby intersections. In preparing this study for the proposed site development, the following intersections have been analyzed:

- Derry Road (NH Route 102) at Robinson Road and West Road
- Robinson Road at Brady Drive and Irving Oil/Circle K driveway

A description of the geometric and traffic control characteristics of each of these roadways and intersections is provided below.

Geometrics and Traffic Control

NH Route 102 (Derry Road)

Within the study area, NH Route 102 is a state-maintained roadway and is generally oriented in an east-west direction. NH Route 102 connects Route 111 to the southwest with Route 107 in Raymond to the northeast. In the vicinity of the site, NH Route 102 maintains a two-lane cross section with one travel lane per direction and exclusive turn lanes at major intersections. Land use along NH Route 102 within the study area consists of commercial and industrial uses. In the vicinity of the site, the posted speed limit along NH Route 102 is 40 miles per hour (mph).

Robinson Road

Robinson Road is generally oriented in a north-south direction and provides access from NH Route 102 to Lawrence Road, which connects with Route 111. In the vicinity of the site, Robinson Road maintains a two-lane cross section with one travel lane per direction. Land use along Robinson Road consists of both commercial and residential uses. The posted speed limit along Robinson Road is 30 mph.

West Road

West Road is generally oriented in a north-south direction and provides access from NH Route 102 to the Town of Londonderry. In the vicinity of the site, West Road maintains a two-lane cross section with one travel lane per direction. Land use along West Road consists of

TRAFFIC IMPACT AND ACCESS STUDY

Self-Storage Facility Expansion – Hudson, New Hampshire

commercial and industrial uses, single and multi-family residential developments, and recreational land uses. The posted speed limit along West Road is 30 mph.

NH Route 102 at Robinson Road and West Road

NH Route 102 meets Robinson Road and West Road to form a four-way, signalized intersection under actuated traffic signal control. The NH Route 102 eastbound approach consists of an exclusive left-turn lane, a through lane, and a shared through/right-turn lane. The NH Route 102 westbound approach consists of an exclusive left-turn lane, a through lane, and an exclusive right-turn lane. Directional travel along NH Route 102 is separated by a raised median island at the intersection and by a double yellow centerline to the east and west of the intersection. The Robinson Road northbound approach consists of a shared left-turn/through lane and an exclusive right-turn lane. The West Road southbound approach consists of a shared left-turn/through lane and an exclusive right-turn lane. Directional travel along Robinson Road and West Road is separated by a double yellow centerline. Land use in the vicinity of the intersection consists of an Irving Oil gasoline station, a Dunkin' Donuts and retail space currently under construction, and commercial and industrial uses.

Robinson Road at Brady Drive and the Irving Oil Driveway

Robinson Road intersects Brady Drive and the Irving Oil driveway to form a four-way, unsignalized intersection with the Irving Oil driveway approach under STOP-sign control. Brady Drive has no signage, however, operates under STOP control. Robinson Road adjacent to the site consists of a single general-purpose travel lane in each direction separated by a double yellow centerline. Brady Drive has no pavement markings, but operates with one lane entering and one lane exiting. The Irving Oil driveway is striped as to allow one lane to enter and one lane to exit onto Robinson Road.

Traffic Volumes

Base traffic conditions within the study area were developed by conducting manual turning movement counts (TMCs), vehicle classification counts, and automatic traffic recorders (ATRs) counts in May 2013, June 2013 and September 2015. The TMCs and vehicle classification counts were performed during the weekday PM peak period (4:00 to 6:00 PM) and the Saturday midday peak period (11:00 AM to 2:00 PM). These peak periods were chosen based on the hours of operation of the proposed use and to be consistent with New Hampshire Department of Transportation (NHDOT) traffic study guidelines. Evaluation of the TMC data revealed that the weekday PM peak hour occurred between 4:30 and 5:30 PM and the Saturday midday peak hour occurred between 11:00 AM and 12:00 PM. The ATRs were used to obtain weekday and

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Self-Storage Facility Expansion – Hudson, New Hampshire

Saturday daily traffic volumes on Robinson Road adjacent to the site. All traffic-count data are provided in the Appendix.

The weekday PM base traffic conditions were developed using the September 2015 traffic counts and the Saturday midday base traffic conditions were developed by using the June 2013 traffic counts that were performed as part of the Dunkin' Donuts and retail development project currently being constructed on Brady Drive. Traffic on a given roadway typically fluctuates throughout the year depending on the area and the type of roadway. Based on NHDOT guidelines for the preparation of a traffic study, existing traffic volumes must represent the peak of the monthly average peak-hour conditions. To determine if the peak-hour data needed to be adjusted to account for this fluctuation, seasonal adjustment and historical count data provided by NHDOT were reviewed.¹

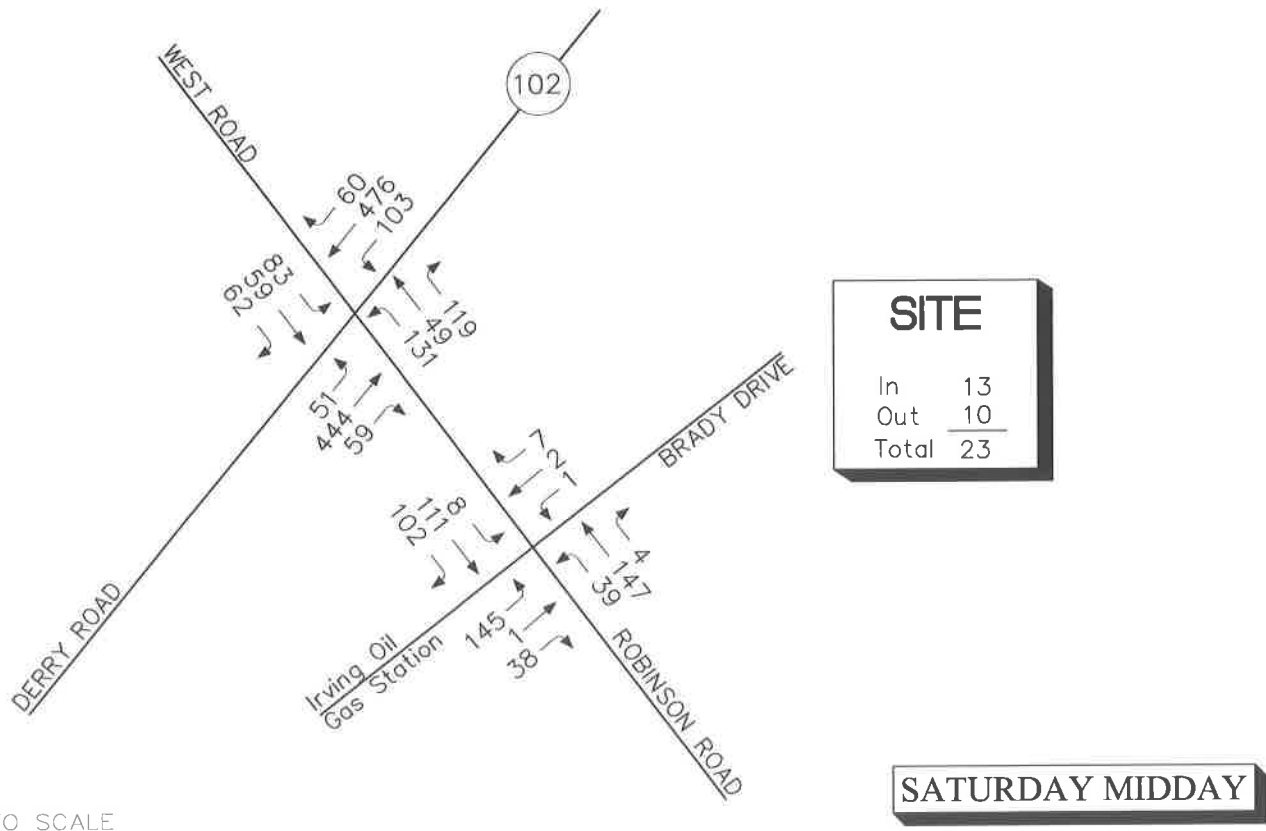
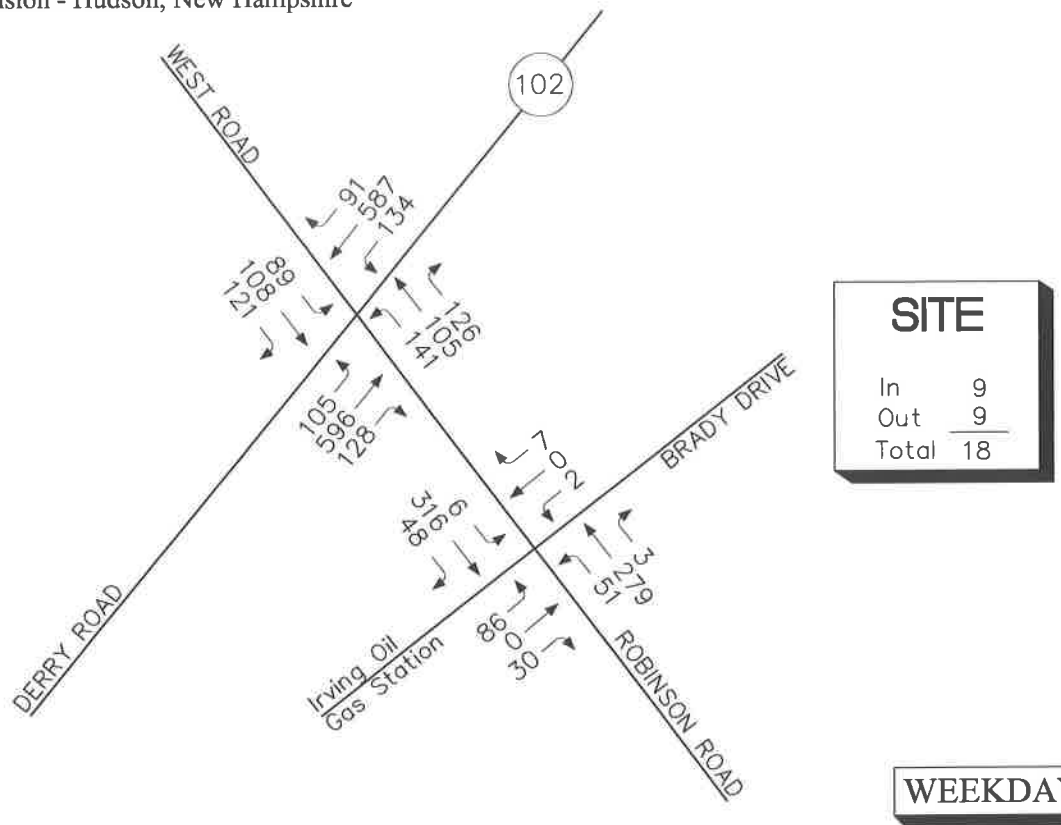
This information revealed that the May 2013 weekday daily traffic volumes are 4.1 percent lower than peak-month conditions and the June 2013 Saturday daily traffic volumes are 1.3 percent lower than peak-month conditions. Additionally, this information indicated that the September 2015 traffic volumes are 1.4 percent lower than the peak-month volumes during weekday PM peak period and the June 2013 traffic volumes are 3.5 percent lower than the peak-month conditions during the Saturday midday peak period. Therefore, the traffic counts were upwardly adjusted to reflect peak-month conditions. The NHDOT seasonal adjustment factors are provided in the Appendix.

Based on the data collected in the *Traffic Growth* section of the TIAS, the 2015 Existing Saturday midday peak-hour traffic-volume networks were developed by applying a 1.0 percent compounded annual traffic-growth rate to the 2013 Existing Saturday midday peak-hour traffic-volume network from the Dunkin' Donuts and retail development. Table 1 summarizes the existing traffic volumes on Robinson Road adjacent to the site. The 2015 Existing weekday PM and Saturday midday peak-hour traffic-volume networks are shown on Figure 2.

¹ *New Hampshire Department of Transportation Traffic Volume Report; 2012 and 2014, Group 4 Averages – Urban Highways.*

TRAFFIC IMPACT AND ACCESS STUDY

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NOT TO SCALE

Figure 2
 2015 Existing
 Peak Hour Traffic Volumes

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Table 1
EXISTING TRAFFIC-VOLUME SUMMARY

Location/Time Period	Daily Volume (vpd) ^a	Peak Hour Volume (vph) ^b	K Factor (%) ^c	Directional Distribution ^d
Robinson Road south of Route 102:				
<i>Weekday</i>	6,650			
<i>Weekday PM Peak Hour</i>		742	11.1	50% NB
<i>Saturday</i>	5,335			
<i>Saturday Midday Peak Hour</i>		506	9.5	58% NB

^a In vehicles per day. Traffic counts upwardly adjusted to reflect 2015 peak-month traffic volumes.

^b In vehicles per hour. Traffic counts upwardly adjusted to reflect 2015 peak-month traffic volumes.

^c Percentage of daily traffic occurring during the peak hour.

^d NB = northbound.

Collisions

Collision data for the study area intersections were obtained from the Hudson Police Department for the most-recent complete three-year period (2012-2014). A summary of the collision data is provided in Table 2.

The intersection of NH Route 102, West Road, and Robinson Road has experienced twelve reported collisions over the three-year study period, averaging 4.00 collisions per year. Five of the twelve reported collisions resulted in injury and 25 percent of the collisions occurred during commuter peaks. Three of the crashes were due to unreasonable speed or reckless conduct, three were a result of following too close, two were due to failure to yield, one was driver inattention, and three of the reported collisions were for an unknown cause, but were located at the traffic control device.

The intersection of Robinson Road at the Irving Oil driveway and Brady Drive has experienced one reported collision over the three-year study period due to failure to yield. The crash did not result in personal injury.

Table 2
COLLISION SUMMARY

Location	Number of Collisions		Severity ^a				Percent During ^b	
	Total	Average per Year	PD	PI	F	U	Wet/Icy Conditions	Commuter Peak
NH Route 102 at Robinson Rd and West Rd	12	4.00	7	5	--	--	8%	25%
Robinson Road at Brady Drive and Irving Oil/Circle K Driveway	1	0.33	1	--	--	--	0%	0%

Source: Town of Hudson Police Department Crash Records (2012-2014).

^a PD = property damage only; PI = personal injury; F = fatality, U = unknown.

^b Percent of vehicle incidents that occurred during the weekday AM and weekday PM commuter peak periods.

Vehicle Speeds

Vehicle speed measurements were conducted along Robinson Road adjacent to the proposed site driveway in May and June 2013 by measuring the elapsed time for vehicles traveling a short, pre-measured distance between two checkpoints. The travel time was recorded using ATRs and the speed was derived by dividing the elapsed time into the measured distance between checkpoints. The primary use of this information is explained in the *Sight Distance* section where the speeds are correlated to sight distance measurements taken at the location of the site driveway to assure that adequate sight distances exist at the driveway to provide safe operation. The results of the speed measurements are summarized in Table 3.

Table 3
OBSERVED TRAVEL SPEEDS ^a

Location/Direction	Posted Speed Limit	Average Speed ^b	85 th Percentile Speed ^c
Robinson Road adjacent to the site:			
<i>North of Intersection (southbound)</i>	30	24	30
<i>South of Intersection (northbound)</i>	30	20	27

^a In miles per hour (mph).

^b Average speed of all observed vehicles.

^c Speed at, or below which 85 percent of all observed vehicles travel.

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As shown in Table 3, the average speeds on Robinson Road adjacent to the site were found to be between 20 and 24 mph with 85th percentile speeds between 27 and 30 mph. The observed speeds on Robinson Road are consistent with the posted speed limit of 30 mph.

FUTURE CONDITIONS

To estimate the impact of site-generated traffic within the study area, existing traffic volumes were projected to the expected opening year (2016) of the development and to the expected opening year plus ten years (2026). These design horizons were chosen to be consistent with Town of Hudson and NHDOT guidelines for the preparation of a traffic study. Traffic volumes on the roadway network at these times will include existing traffic, new traffic due to normal traffic growth, and traffic related to any significant development by others expected to be completed within the area by the 2016 and 2026 design years. Consideration of these factors resulted in the development of 2016 No-Build and 2026 No-Build traffic volumes, which assume that the proposed development is not built. The incremental impacts of the proposed project may then be determined by adding site-generated traffic volumes (Build conditions) and making comparisons to the No-Build conditions.

Traffic Growth

To develop the 2016 No-Build and 2026 No-Build forecast volumes, two components of traffic growth were considered. First, an annual growth percentage was determined based on the historical traffic-count data obtained from the Nashua Regional Planning Commission (NRPC)² and NHDOT³. The historical traffic-count data indicate that traffic volumes in the area have been decreasing at a rate of 1.97 percent per year, on average, since 2005. In order to provide a conservative (worse-case) analysis scenario, a compounded annual traffic growth rate of 1.0 percent per year was assumed to account for general population growth and the traffic generated by smaller area developments. The NHDOT and NRPC historical traffic-volume data are provided in the Appendix.

Second, any traffic that may be generated by planned developments that could add a substantial volume of traffic through the study area during the design horizons was considered:

² Nashua Regional Planning Commission. *Transportation Planning Traffic Count Data*: ID #229021, ID #229031, ID #229041, ID #229050.

³ NHDOT *Traffic Volume Report*; 2014.

- **Hudson** – The Dunkin’ Donuts and retail development is currently in construction on Brady Drive. This development was not considered in the 2015 Existing traffic-volume networks, as it is not currently open, however, it was considered in all future traffic-volume networks. Traffic volumes and methodology associated with the development were obtained from the TIAS⁴ prepared for that development and distributed along the adjacent roadway system.
- **Londonderry** – The Hickory Woods residential development was identified as a background development in 2013 for the Dunkin’ Donuts and retail development project. Hickory Woods is a 98-unit elderly housing project with two commercial frontage lots. Based on discussions with the Town, at last count (early summer) there were 50 units built, and more were built during the summer construction season. Most built units are currently occupied, and therefore, due to the high percentage of occupancy, the remaining traffic associated with the development will be noticed in the conservative background growth rate of 1 percent per year compounded annually.
- **Litchfield** – There are no developments in the planning or construction phases in the vicinity of the project that will add traffic to the study area roadways.

Planned Roadway Improvements

As part of the proposed Dunkin’ Donuts and retail development, traffic signal timings at the intersection of NH Route 102 at Robinson Road and West Road will be updated. In addition, the Town of Hudson Road Agent was contacted to determine if any roadway improvements are planned within the study area. At the time of this study, there are no other known roadway improvement projects planned in the vicinity of the site to be constructed within the design horizons. Accordingly, the No-Build design condition includes the implementation of the minor modification of traffic signal timings at the intersection of NH Route 102 at Robinson Road and West Road.

No-Build Conditions

The 2016 No-Build peak-hour traffic volumes were accordingly developed by applying a 1.0 percent compounded annual traffic-growth rate (1.0 percent compounded over one year) to the 2015 Existing traffic volumes and adding the traffic to be generated by the Dunkin’ Donuts and retail development on Brady Drive. The 2026 No-Build peak-hour traffic volumes were developed by applying a total growth of 11.6 percent (1.0 percent compounded over eleven years) to the 2015 Existing traffic volumes and adding the traffic to be generated by the Dunkin’

⁴ Greenman-Pedersen, Inc. *Traffic Impact and Access Study, Proposed Dunkin’ Donuts and Retail Development, Hudson, New Hampshire*. December 17, 2013.

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Donuts and retail development on Brady Drive. The 2016 and 2026 No-Build design conditions also include the implementation of traffic signal timing modifications at the intersection of NH Route 102 at Robinson Road and West Road. The 2016 and 2026 No-Build peak-hour traffic volumes are shown graphically on Figures 3 and 4 for the weekday PM and Saturday midday peak hours.

Trip Generation

The site currently occupies a 49,650 square foot self-storage facility and 2,400 square feet of office space that serves the self-storage facility. As proposed, the expansion consists of adding another 29,700 square feet of self-storage space (3 buildings with 9,900 square feet of space in each) and 27 parking spaces for recreational vehicles (boats, RV's, etc.) to the existing facility. Traffic to be generated by the proposed development was forecast using the existing trips to the site per occupied storage unit, and applying the trip rate to the proposed additional number of units and spaces. The trip rates were compared to those contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*⁵ for Land Use Code 151 (Mini-Warehouse). The trip rates based on the existing traffic counts were used to estimate the future trip generation of the site. Table 4 summarizes the results of the trip-generation estimates. All trip-generation data are provided in the Appendix.

Table 4
PEAK-HOUR TRIP-GENERATION SUMMARY

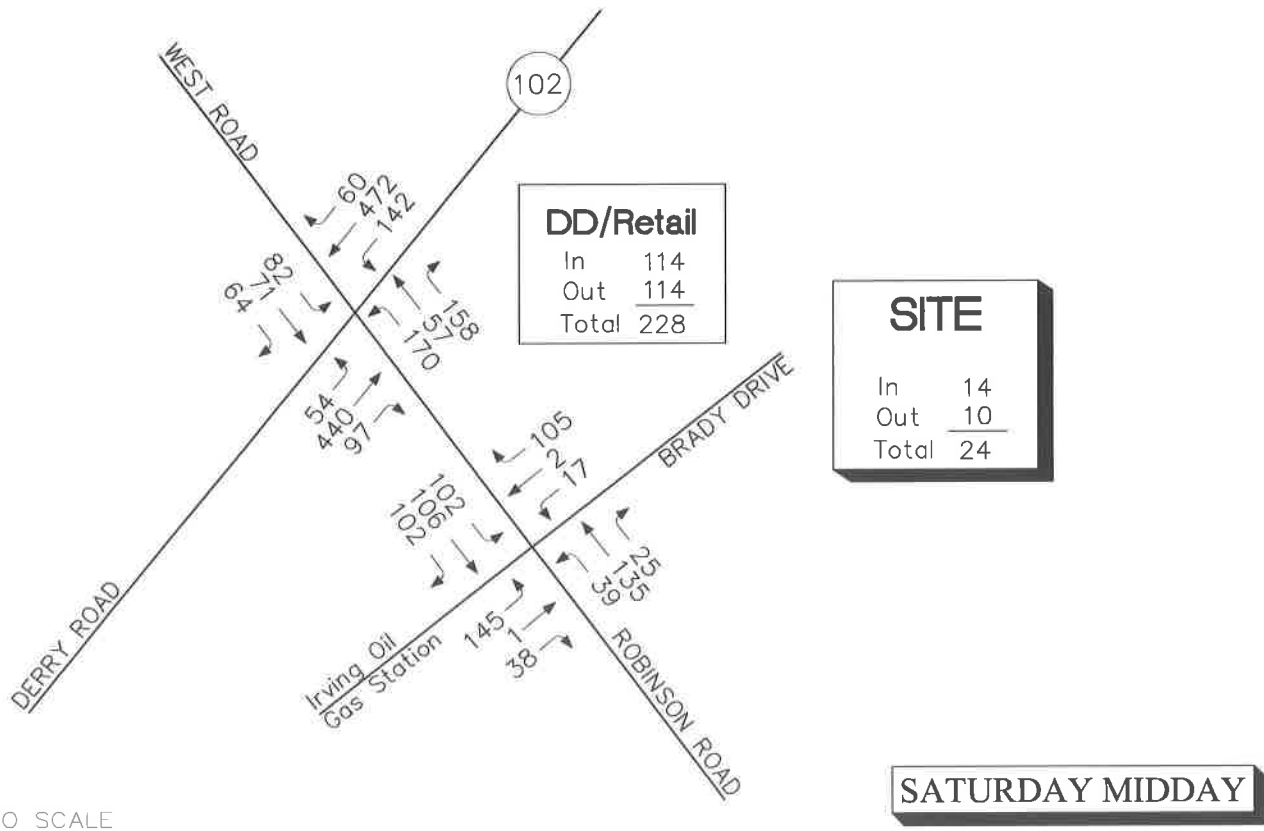
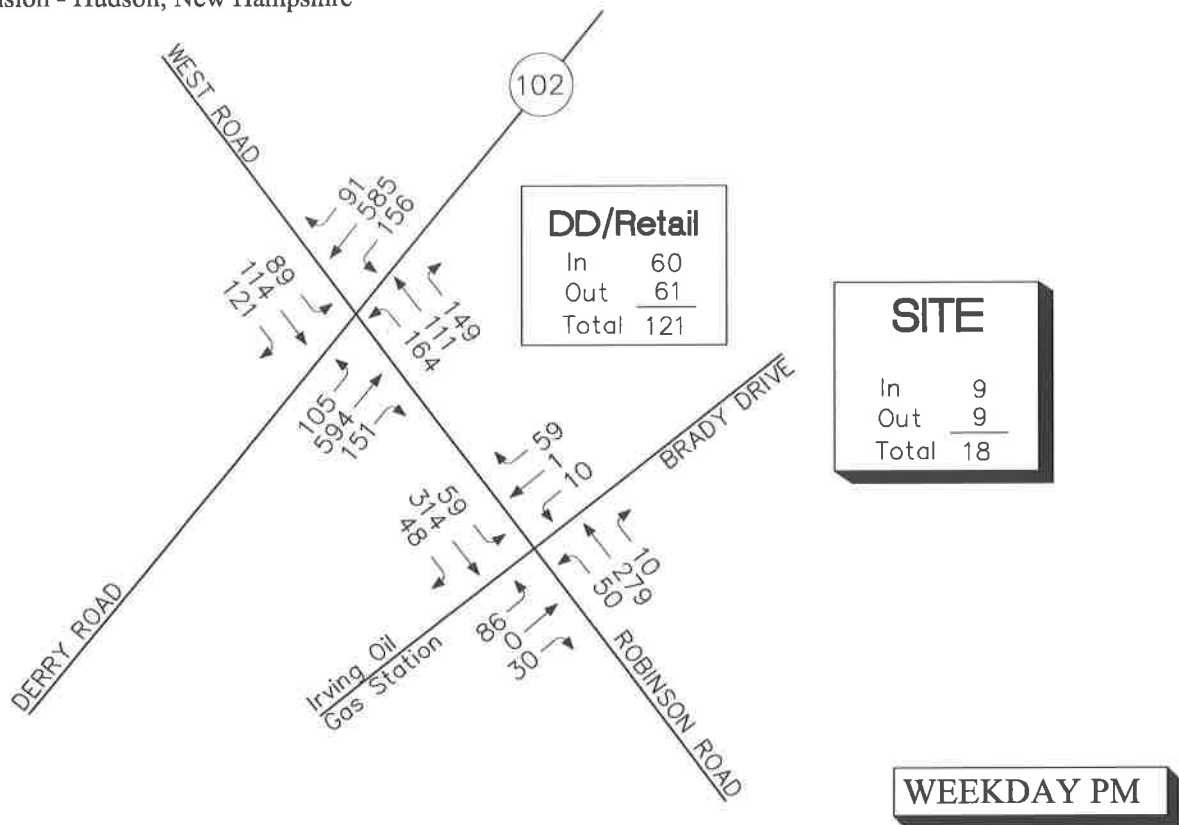
<u>Time Period/Direction</u>	<u>Proposed Trips^a</u>
Weekday PM Peak Hour:	
<i>In</i>	7
<i>Out</i>	<u>6</u>
<i>Total</i>	13
Saturday Midday Peak Hour:	
<i>In</i>	9
<i>Out</i>	<u>7</u>
<i>Total</i>	16

^a Based on existing trip rate (trip/occupied unit) and applied to 197 proposed units and 27 proposed parking spaces.

⁵ *Trip Generation Manual*, 9th Edition; Institute of Transportation Engineers; Washington, DC; 2012.

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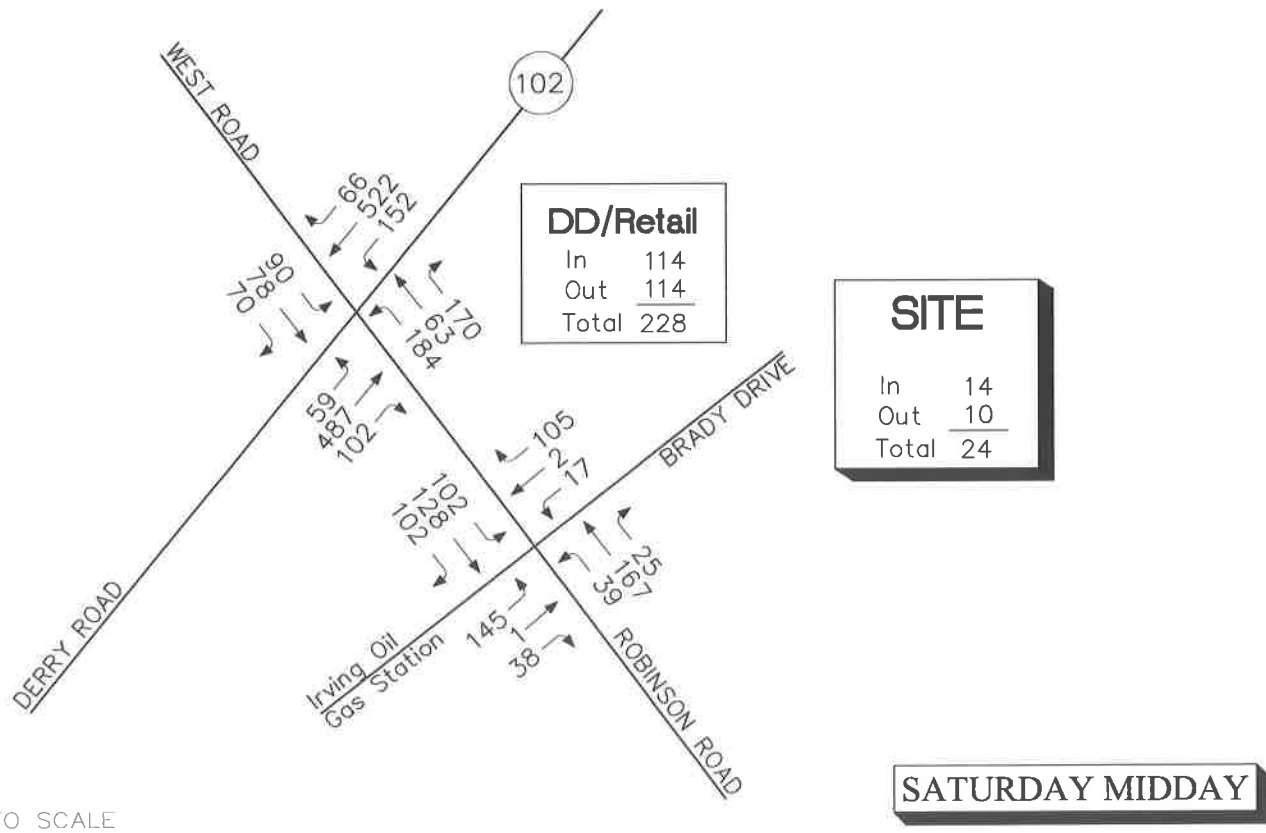
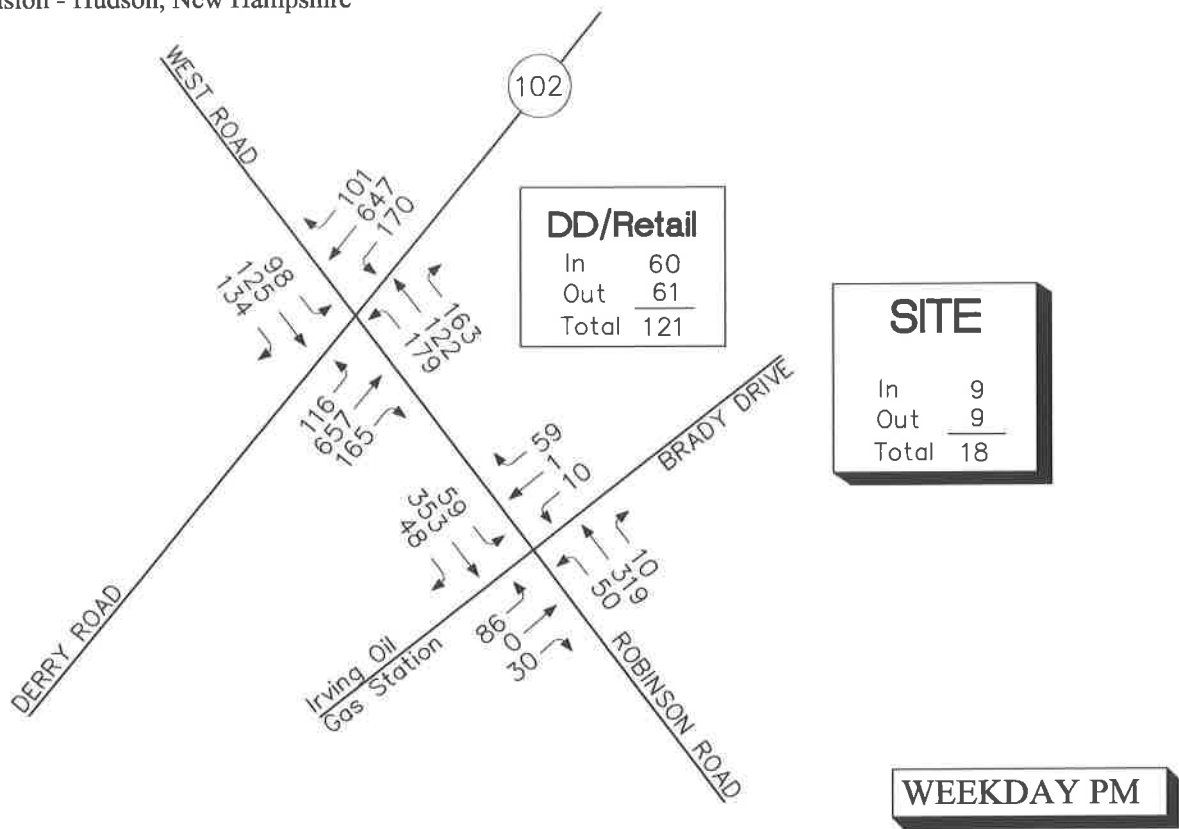


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Figure 3
 2016 No Build
 Peak Hour Traffic Volumes

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NOT TO SCALE

Figure 4

2026 No Build
Peak Hour Traffic Volumes

As shown in Table 4, the proposed self-storage facility expansion is expected to generate 13 *new* vehicle trips (7 entering and 6 exiting) during the weekday PM peak hour and 16 *new* vehicle trips (9 entering and 7 exiting) during the Saturday midday peak hour.

Trip Distribution

Having estimated project-generated vehicle trips, the next step is to determine the distribution of project traffic and assign these trips to the local roadway network. The directional distribution of site traffic is dependent on expected travel routes to and from the site and existing travel patterns. Accordingly, approximately 40 percent of the site-generated traffic is expected to travel to and from the west along NH Route 102, 40 percent is expected to and from the east on NH Route 102, 10 percent is expected to and from the south on Robinson Road, and 10 percent is expected to and from the north on West Road.

Sight Distance

Access to the site is currently provided via Brady Drive off Robinson Road. As part of the proposed expansion, access and egress will remain the same. To identify potential safety concerns associated with site access and egress, sight distances have been evaluated at the intersection of Brady Drive and Robinson Road to determine if the available sight distances for vehicles exiting the site meet or exceed the minimum distances required for approaching vehicles to safely stop. The available sight distances were compared with minimum requirements, as established by the American Association of State Highway and Transportation Officials (AASHTO).⁶ AASHTO is the national standard by which vehicle sight distance is calculated, measured, and reported. In addition, the available sight distances were compared with the Town of Hudson and NHDOT's requirement of 400 feet of All-Season Safe Sight Distance.

Sight distance is the length of roadway ahead that is visible to the driver. Stopping Sight Distance (SSD) is the minimum distance required for a vehicle traveling at a certain speed to safely stop before reaching a stationary object in its path. The values are based on a driver perception and reaction time of 2.5 seconds and a braking distance calculated for wet, level pavements. When the roadway is either on an upgrade or downgrade, grade correction factors are applied. SSD is measured from an eye height of 3.5 feet to an object height of 2 feet above street level, equivalent to the taillight height of a passenger car. The SSD is measured along the centerline of the traveled way of the major road.

⁶ *A Policy on Geometric Design of Highways and Streets*; American Association of State Highway and Transportation Officials (AASHTO); 2004.

Intersection sight distance (ISD) is provided on minor street approaches to allow the drivers of stopped vehicles a sufficient view of the major roadway to decide when to enter the major roadway. By definition, ISD is the minimum distance required for a motorist exiting a minor street to turn onto the major street, without being overtaken by an approaching vehicle reducing its speed from the design speed to 70 percent of the design speed. The ISD is measured from an eye height of 3.5 feet to an object height of 3.5 feet above street level. The use of an object height equal to the driver eye height makes ISDs reciprocal (i.e., if one driver can see another vehicle, then the driver of that vehicle can also see the first vehicle). When the minor street is on an upgrade that exceeds 3 percent, grade correction factors are applied. The ISD design values for right turns from a minor street are less than the design values for left turns because, in making right turns, drivers generally accept gaps that are slightly shorter than those accepted in making left turns.

The SSD is generally more important as it represents the minimum distance required for safe stopping while ISD is based only upon acceptable speed reductions to the approaching traffic stream. The ISD, however, must be equal to or greater than the minimum required SSD in order to provide safe operations at the intersection. In accordance with the AASHTO manual, *“If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, this may require a major-road vehicle to stop or slow to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road.”* Accordingly, ISD should be at least equal to the distance required to allow a driver approaching the minor road to safely stop.

The available SSD and ISD at the proposed site driveway were measured in the field and compared to minimum requirements as established by AASHTO. Since the distance required to stop a vehicle is dependent on the speed of that vehicle, speed studies were conducted as presented in the *Existing Conditions: Vehicle Speeds* section. Based on both the posted speed limit and the observed speeds, the SSD and ISD requirements at the site driveway intersection with Robinson Road were calculated. The required minimum sight distances for each direction are compared to the available distances, as shown in Table 5.

**Table 5
SIGHT DISTANCE SUMMARY**

Location/Direction	Stopping Sight Distance (feet)		Intersection Sight Distance (feet)		
	Measured	Minimum Required ^a	Measured	Minimum Required ^b	Desirable ^c
Brady Drive at Robinson Road:					
<i>North of Intersection (southbound)</i>	470	173	460	173	335
<i>South of Intersection (northbound)</i>	+1,000	200	925	200	335

^a Values based on AASHTO requirements for 85th percentile speeds of 27 mph for Robinson Road southbound travel (north of intersection) and 30 mph for Robinson Road northbound travel (south of intersection).

^b Values based on AASHTO requirements for SSD.

^c Values based on AASHTO requirements for posted speed limit of 30 mph on Robinson Road.

As indicated in Table 5, available sight distances at the intersection of Brady Drive with Robinson Road exceed the minimum and desirable SSD and ISD requirements for safe operation. Additionally, available sight distances exceed the Town of Hudson and the NHDOT’s All Season Safe Sight Distance requirement of 400 feet. To ensure the safe and efficient flow of traffic to and from the site, it is recommended that any proposed plantings, vegetation, landscaping, and signing along the site frontage be kept low to the ground (no more than 3.0 feet above street level) or set back sufficiently from the edge of Robinson Road and Brady Drive at the site driveway so as not to inhibit the available sight lines.

Build Conditions

Based on the traffic-generation and distribution estimates for this project, the traffic volumes associated with the proposed development were assigned to the roadway network. The site-generated traffic networks are shown on Figure 5 for the weekday PM and Saturday midday peak hours. The site-generated traffic volumes were then added to the No-Build traffic volumes to develop the Build peak-hour traffic-volumes networks. The 2016 and 2026 Build peak-hour flow networks are graphically depicted on Figures 6 and 7, respectively.

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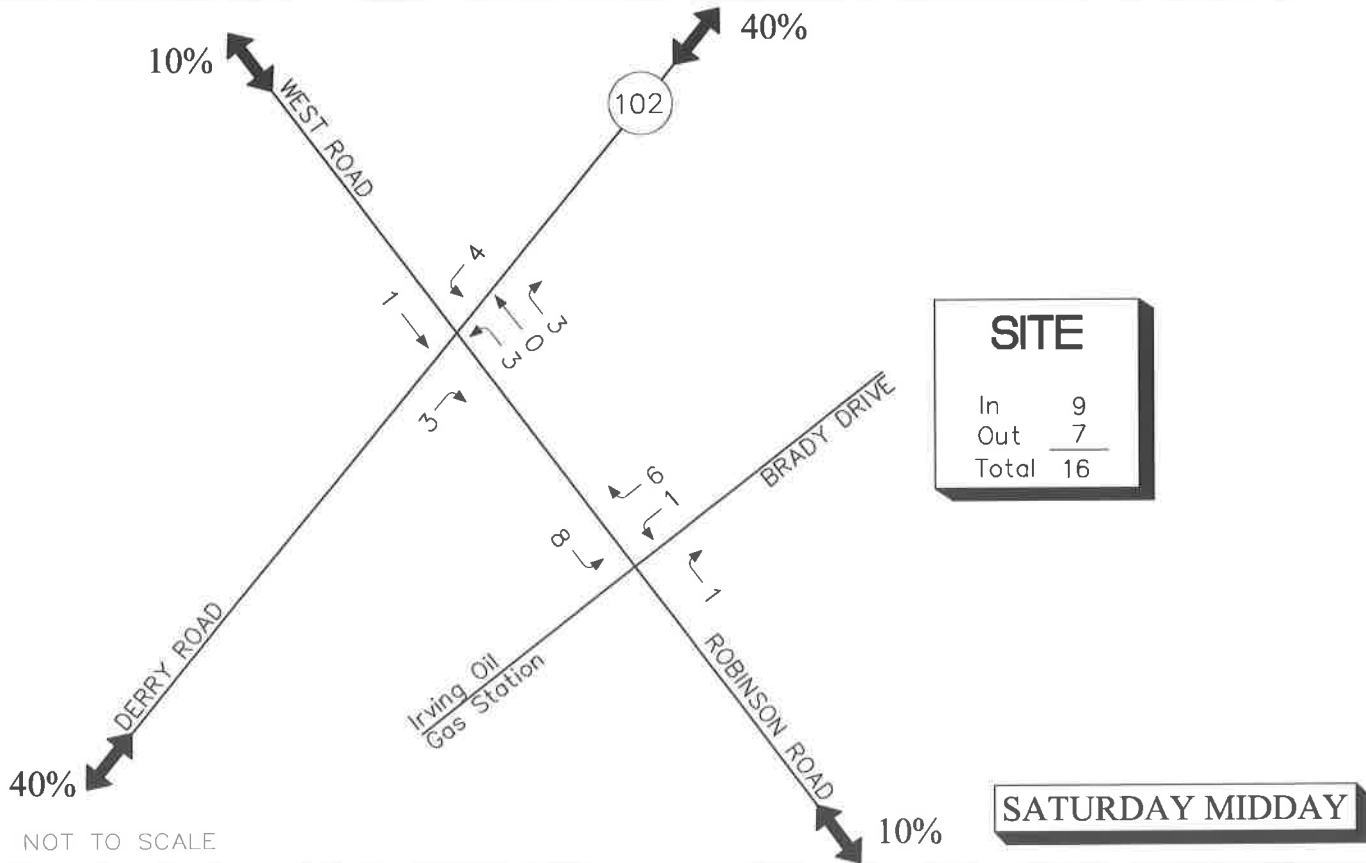
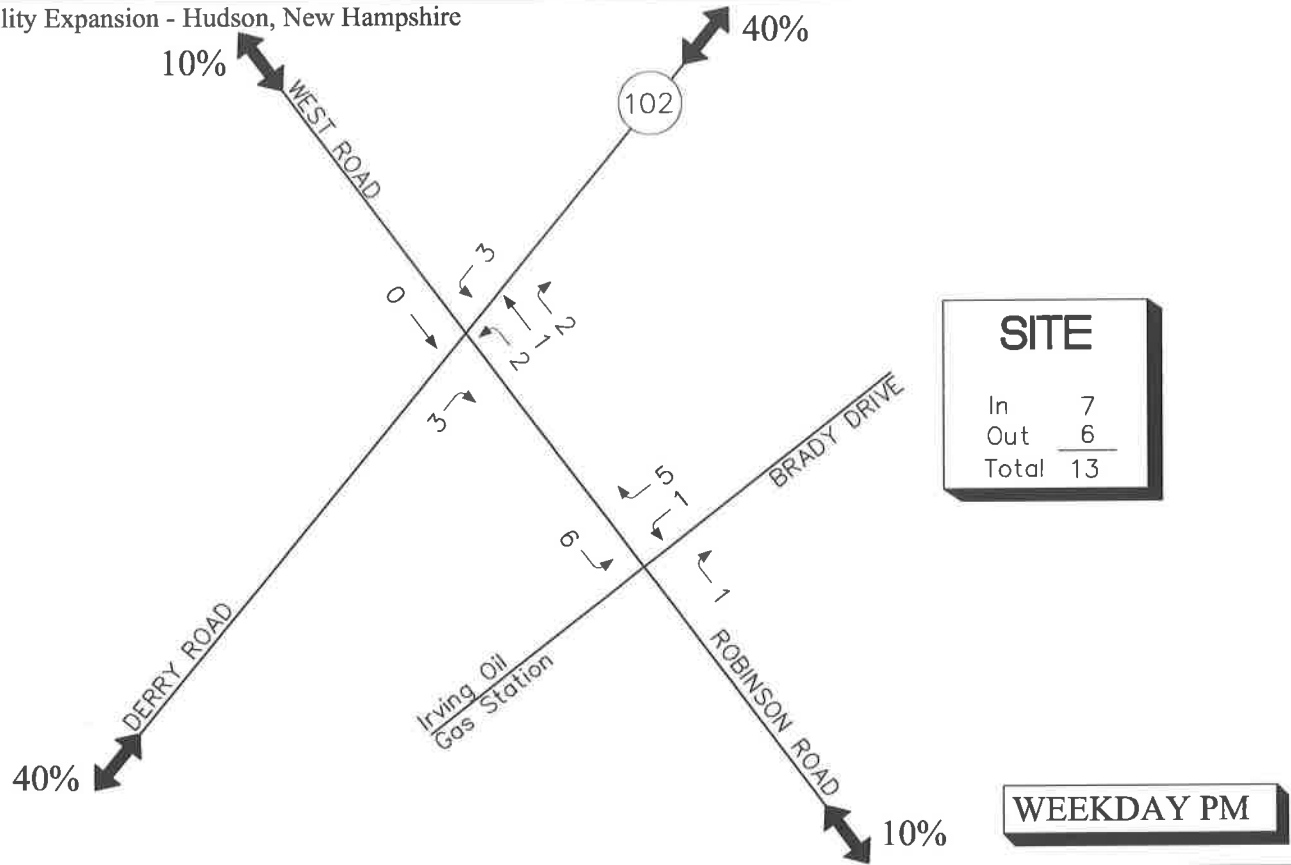
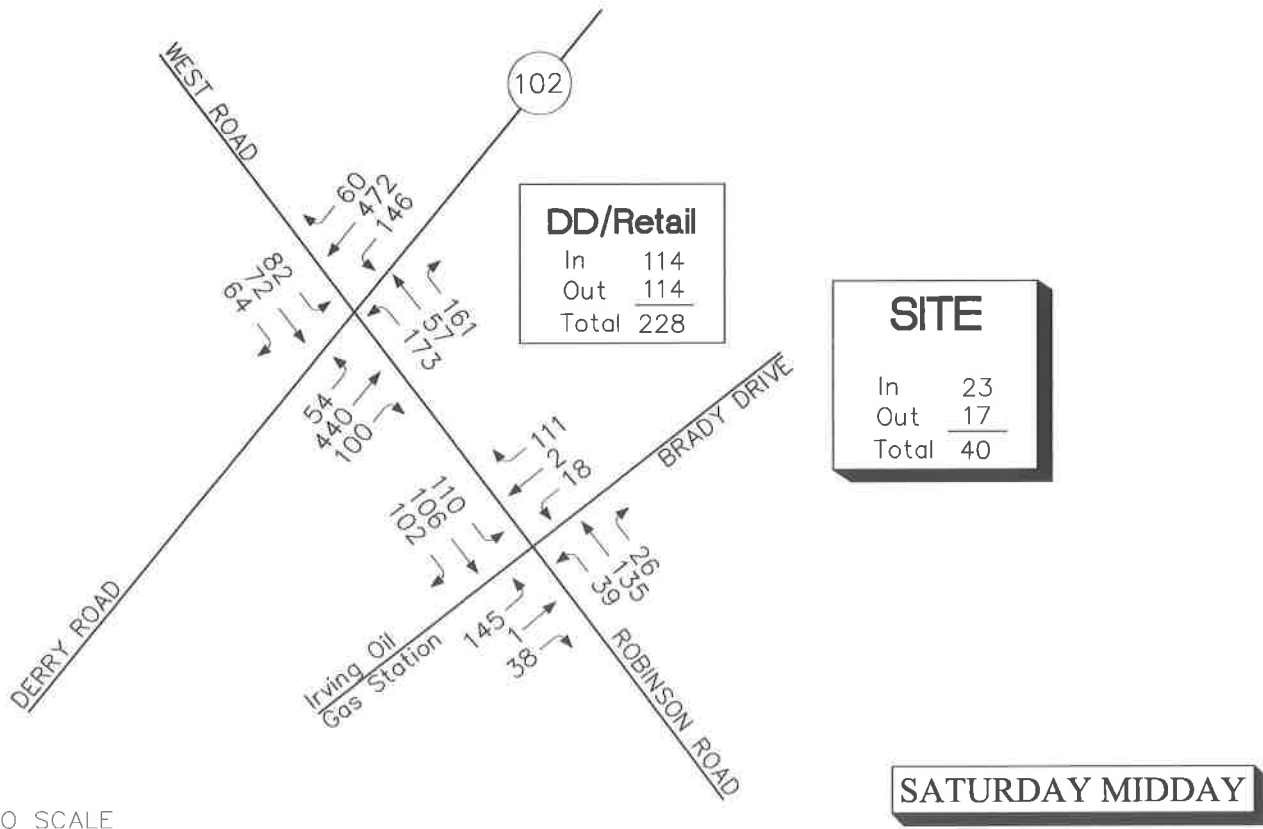
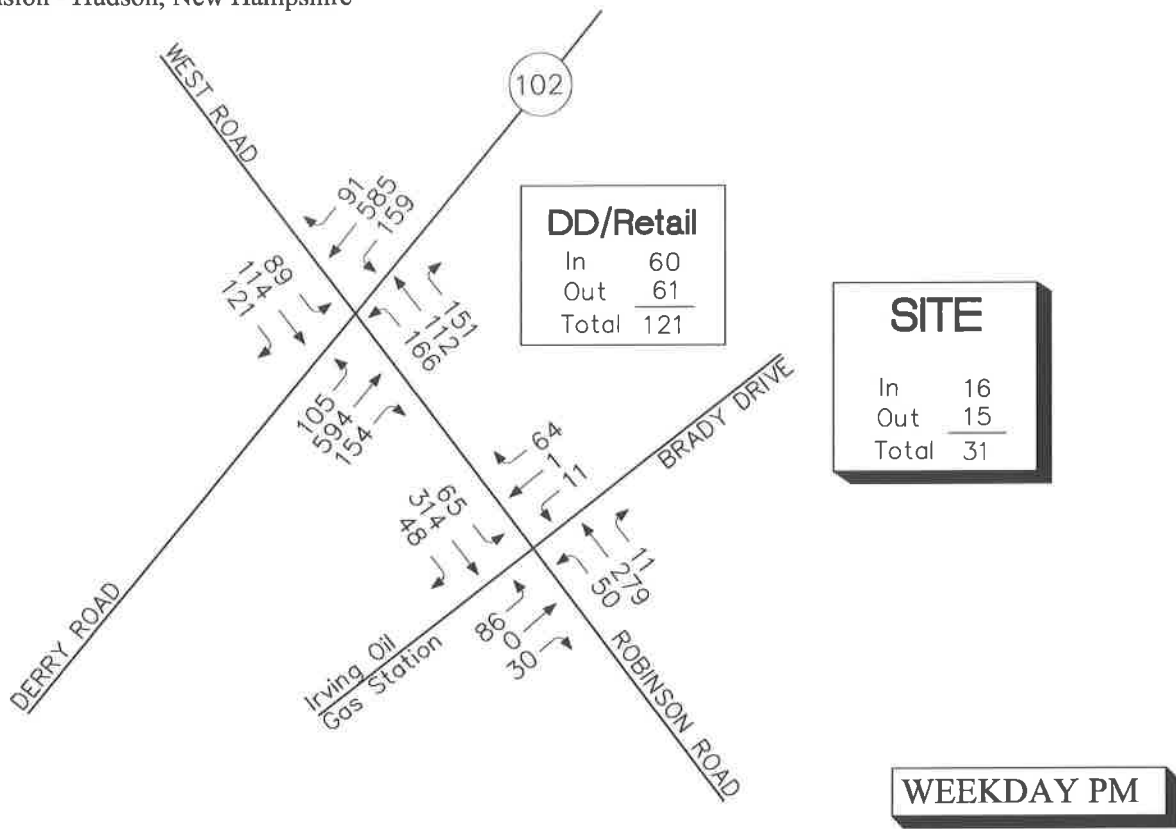


Figure 5
 Site Generated
 Peak Hour Traffic Volumes

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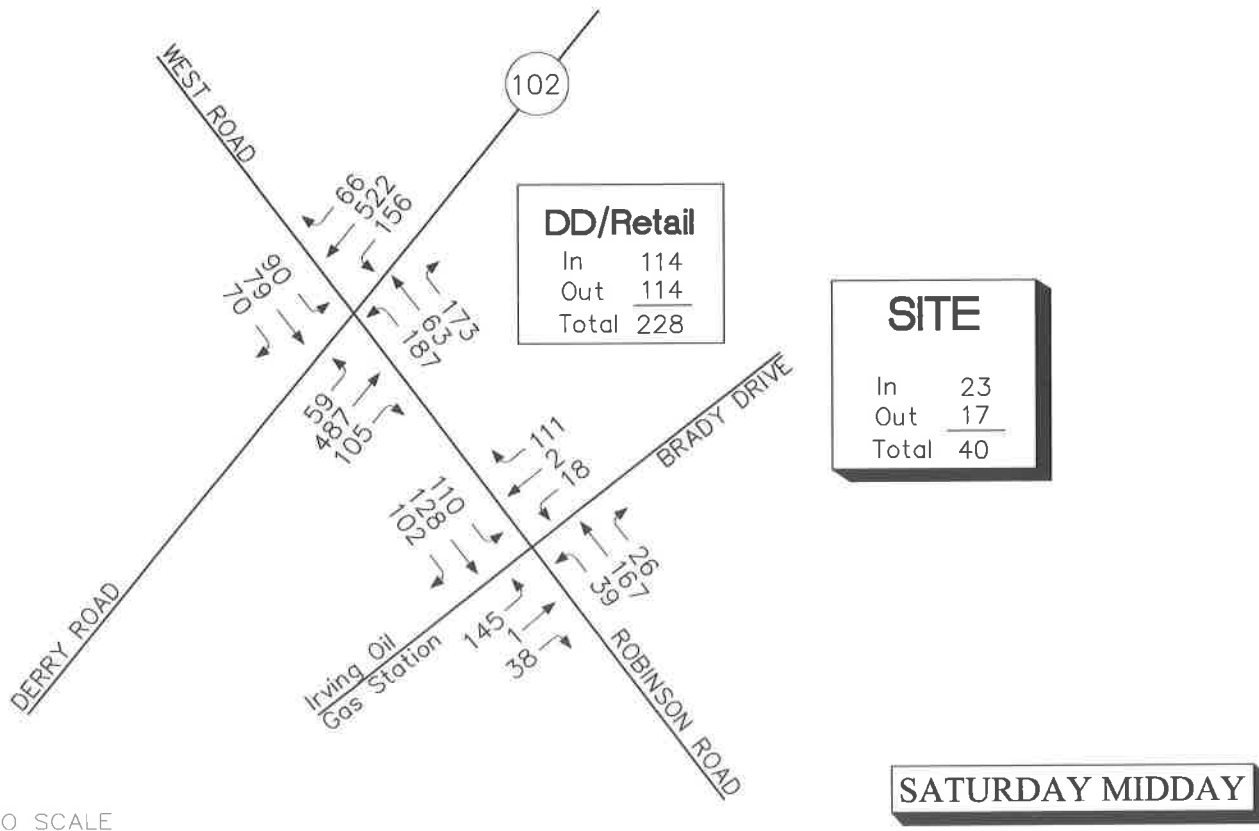
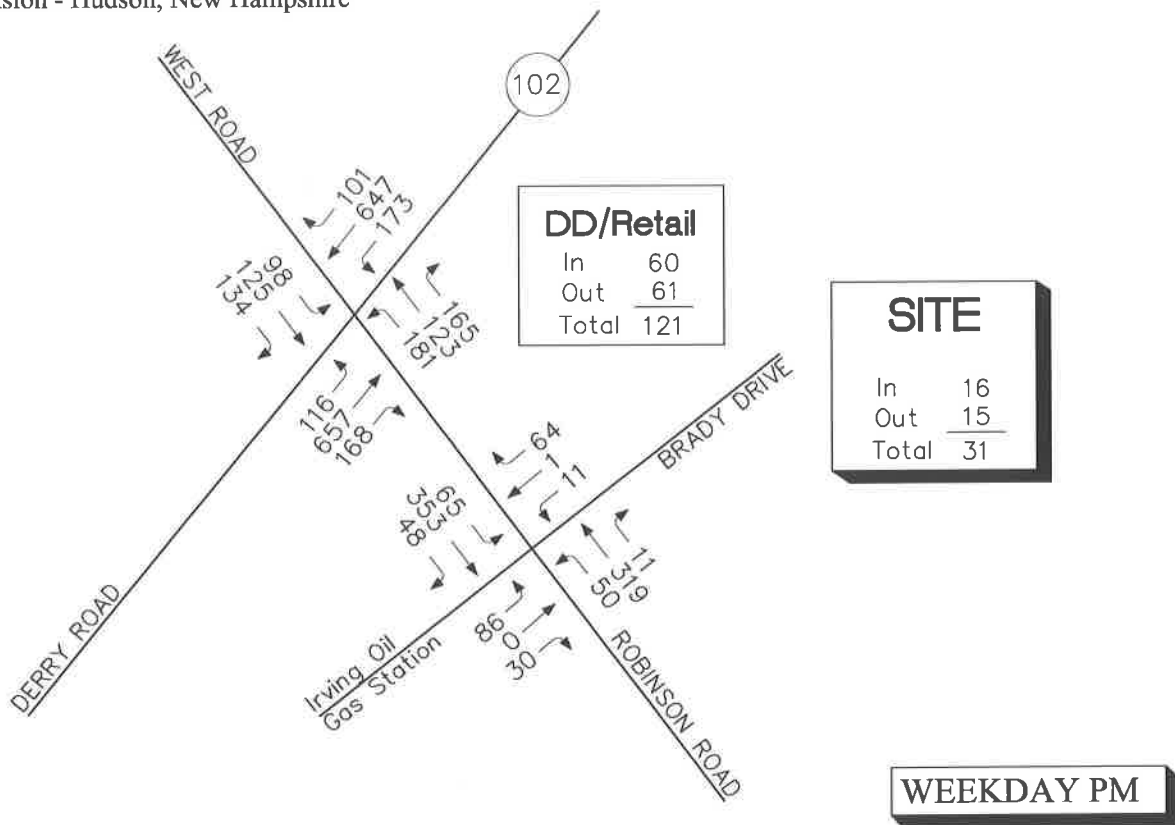
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Figure 6

2016 Build
Peak Hour Traffic Volumes

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NOT TO SCALE

Figure 7

2026 Build
Peak Hour Traffic Volumes

Traffic Increases

The proposed project will result in increases in traffic on the roadways leading beyond the study area. As shown on Figure 5, peak-hour traffic-volume increases in the range of 1 to 7 vehicle trips per hour are expected leading beyond the study area. These increases represent, on average, one additional vehicle trip every 8.5 to 60 minutes during the peak hours.

CAPACITY AND QUEUE ANALYSIS

Level-of-service (LOS) analyses were conducted at the study-area intersections under 2015 Existing, 2016 No-Build, 2016 Build, 2026 No-Build, and 2026 Build conditions during the weekday PM and Saturday midday peak hours. The capacity and queue analysis methodology is based on the concepts and procedures in the *Highway Capacity Manual* (HCM) and is described in the Appendix.⁷

The queue analysis methodology for signalized and unsignalized intersections is based on the concepts and procedures described in the HCM. For signalized intersections, the maximum back of queue during a typical (average) signal cycle and a 95th percentile signal cycle was calculated for each critical lane group during the peak periods studied. The back of queue is the length of a backup of vehicles from the stop line of a signalized intersection to the last vehicle in the queue that is required to stop, regardless of the signal indication. The length of this queue depends on a number of factors including signal timing, vehicle arrival patterns, and the saturation flow rate.

For unsignalized intersections, the 95th percentile queue represents the length of queue of the critical minor-street movement that is not expected to be exceeded 95 percent of the time during the analysis period (typically one hour). In this case, the queue length is a function of the capacity of the movement and the movement's degree of saturation.

Analysis Results

The results of the level-of-service and queue analyses are shown in Table 6 (2016 design year conditions) and Table 7 (2026 design year conditions) and are discussed below. Capacity and queue analyses were conducted at the study area intersections utilizing *Synchro* software.⁸ All analysis worksheets are provided in the Appendix.

⁷*Highway Capacity Manual 2000*; Transportation Research Board; Washington, D.C.; 2000.

⁸*Synchro plus SimTraffic 8*; Trafficware Ltd.; Sugar Land, TX; 2011.

NH Route 102 (Derry Road) at Robinson Road and West Road

At the signalized intersection of NH Route 102, Robinson Road, and West Road, the overall intersection is anticipated to operate at LOS C under existing and future analysis scenarios. All lane groups are expected to operate at LOS E or better. Increases in delay as a result of the expansion are anticipated to be less than 2 seconds on any movement, and increases in queue lengths are expected to be one vehicle or less. In addition, all volume-to-capacity (v/c) ratios are expected to be below 1.00 (0.89 or less), indicating there will be adequate capacity to accommodate the anticipated traffic volumes.

Robinson Road at Irving Oil Driveway and Brady Drive

Under 2016 and 2026 Build traffic conditions, the Robinson Road major street movements at its intersection with the Irving Oil/Circle K driveway and Brady Road are expected to operate at optimal levels (LOS A) during the weekday PM and Saturday midday peak hours. The Brady Drive approach is expected to operate at desirable levels (LOS C or better) during the weekday PM and Saturday midday peak hours with the proposed expansion in place. The Irving Oil/Circle K driveway is expected to operate with long delays (LOS F) during the weekday PM and Saturday midday peak hours with or without the proposed expansion due to the addition of future traffic growth in the area. Increases in queue lengths are expected to be one vehicle or less on the Irving Oil/Circle K driveway and the Brady Drive approach as a result of the proposed expansion.

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**Table 6
LEVEL-OF-SERVICE AND QUEUE ANALYSIS SUMMARY – 2016 CONDITIONS**

Intersection/Peak Hour/Lane Group	2015 Existing				2016 No-Build				2016 Build			
	V/C ^a	Del. ^b	LOS ^c	Queue ^d	V/C	Del.	LOS	Queue	V/C	Del.	LOS	Queue
NH Route 102 at Robinson Road and West Road												
<i>Weekday PM:</i>												
NH Route 102 EB left-turns	0.41	28.4	C	46/91	0.70	47.7	D	55/137	0.70	47.8	D	55/137
NH Route EB through/right-turns	0.55	16.7	B	131/192	0.68	23.4	C	165/227	0.69	23.7	C	166/228
NH Route WB left-turns	0.47	28.6	C	56/108	0.54	31.5	C	73/133	0.55	31.8	C	74/134
NH Route WB through	0.79	24.6	C	231/424	0.80	26.1	C	248/421	0.80	26.4	C	248/421
NH Route WB right-turns	0.07	12.6	B	0/16	0.07	13.5	B	0/16	0.07	13.5	B	0/16
Robinson Rd. NB left-turns/through	0.97	72.4	E	143/295	0.79	34.5	C	127/254	0.79	34.7	C	129/257
Robinson Rd. NB right-turns	0.11	20.3	C	4/48	0.15	17.6	B	12/51	0.16	17.5	B	12/52
West Rd. SB left-turns/through	0.81	44.1	D	95/229	0.54	22.7	C	82/149	0.54	22.7	C	82/149
West Rd. SB right-turns	0.08	20.0	C	0/41	0.08	17.0	B	0/34	0.08	16.9	B	0/34
Overall Intersection	0.79	28.4	C	--/--	0.78	25.8	C	--/--	0.79	26.0	C	--/--
<i>Saturday Midday:</i>												
NH Route 102 EB left-turns	0.30	28.9	C	22/52	0.58	46.1	D	28/64	0.58	46.2	D	28/64
NH Route EB through/right-turns	0.41	15.4	B	84/131	0.49	19.9	B	110/158	0.49	20.1	C	111/158
NH Route WB left-turns	0.41	26.7	C	48/87	0.56	31.5	C	77/127	0.57	32.1	C	79/131
NH Route WB through	0.71	18.9	B	199/300	0.68	19.2	B	225/311	0.69	19.3	B	225/311
NH Route WB right-turns	0.05	10.9	B	0/4	0.05	11.5	B	0/4	0.05	11.6	B	0/4
Robinson Rd. NB left-turns/through	0.74	34.1	C	94/196	0.79	35.5	D	115/192	0.80	36.1	D	117/204
Robinson Rd. NB right-turns	0.13	18.9	B	6/42	0.19	18.2	B	14/48	0.19	18.3	B	15/50
West Rd. SB left-turns/through	0.63	27.5	C	76/139	0.55	23.6	C	75/115	0.55	23.6	C	75/116
West Rd. SB right-turns	0.05	18.3	B	0/5	0.05	17.1	B	0/5	0.05	17.1	B	0/5
Overall Intersection	0.69	20.8	C	--/--	0.73	23.1	C	--/--	0.73	23.3	C	--/--

^a Volume-to-capacity ratio.

^b Average control delay in seconds per vehicle.

^c Level of service.

^d Maximum queue length in feet per lane during an average/95th percentile cycle (assuming 25 feet per vehicle).

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**Table 6 (continued)
LEVEL-OF-SERVICE AND QUEUE ANALYSIS SUMMARY – 2016 CONDITIONS**

Intersection/Peak Hour/Lane Group	2015 Existing				2016 No-Build				2016 Build			
	V/C ^a	Del. ^b	LOS ^c	Queue ^d	V/C	Del.	LOS	Queue	V/C	Del.	LOS	Queue
Robinson Road at Irving Oil Driveway and Brady Drive												
<i>Weekday PM:</i>												
Robinson Road NB approach	0.05	1.7	A	--/4	0.05	1.6	A	--/4	0.05	1.6	A	--/4
Robinson Road SB approach	0.01	0.2	A	--/0	0.05	1.6	A	--/4	0.06	1.8	A	--/5
Irving Oil Driveway EB approach	0.44	24.6	C	--/53	0.86	93.0	F	--/149	0.93	113.2	F	--/164
Brady Drive WB approach	0.05	12.2	B	--/4	0.41	16.4	C	--/50	0.45	17.4	C	--/58
<i>Saturday MIDDAY:</i>												
Robinson Road NB approach	0.03	1.9	A	--/3	0.03	1.8	A	--/3	0.03	1.8	A	--/3
Robinson Road SB approach	0.01	0.3	A	--/1	0.09	3.1	A	--/7	0.10	3.3	A	--/8
Irving Oil Driveway EB approach	0.40	16.6	C	--/47	0.81	59.9	F	--/156	0.86	70.4	F	--/172
Brady Drive WB approach	0.02	10.5	B	--/2	0.25	12.2	B	--/24	0.27	12.5	B	--/27

^a Volume-to-capacity ratio.

^b Average control delay in seconds per vehicle.

^c Level of service.

^d Maximum queue length in feet per lane during an average/95th percentile cycle (assuming 25 feet per vehicle).

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**Table 7
LEVEL-OF-SERVICE AND QUEUE ANALYSIS SUMMARY – 2026 CONDITIONS**

Intersection/Peak Hour/Lane Group	2015 Existing				2026 No-Build				2026 Build			
	V/C ^a	Del. ^b	LOS ^c	Queue ^d	V/C	Del.	LOS	Queue	V/C	Del.	LOS	Queue
NH Route 102 at												
Robinson Road and West Road												
<i>Weekday PM:</i>												
NH Route 102 EB left-turns	0.41	28.4	C	46/91	0.81	62.4	E	61/153	0.81	63.7	E	61/153
NH Route EB through/right-turns	0.55	16.7	B	131/192	0.75	26.1	C	188/258	0.76	26.3	C	190/260
NH Route WB left-turns	0.47	28.6	C	56/108	0.60	34.6	C	80/144	0.61	35.0	C	81/147
NH Route WB through	0.79	24.6	C	231/424	0.88	33.7	C	290/494	0.88	33.7	C	290/494
NH Route WB right-turns	0.07	12.6	B	0/16	0.08	13.9	B	0/21	0.08	14.0	B	0/21
Robinson Rd. NB left-turns/through	0.97	72.4	E	143/295	0.89	46.6	D	147/299	0.89	48.0	D	149/303
Robinson Rd. NB right-turns	0.11	20.3	C	4/48	0.18	17.9	B	17/59	0.18	17.9	B	17/60
West Rd. SB left-turns/through	0.81	44.1	D	95/229	0.63	25.9	C	94/172	0.64	26.0	C	94/173
West Rd. SB right-turns	0.08	20.0	C	0/41	0.09	17.1	B	0/35	0.09	17.1	B	0/35
Overall Intersection	0.79	28.4	C	--/--	0.88	30.9	C	--/--	0.88	31.3	C	--/--
<i>Saturday MIDDAY:</i>												
NH Route 102 EB left-turns	0.30	28.9	C	22/52	0.53	41.3	D	30/68	0.53	41.5	D	30/68
NH Route EB through/right-turns	0.41	15.4	B	84/131	0.55	21.5	C	124/176	0.55	21.5	C	125/177
NH Route WB left-turns	0.41	26.7	C	48/87	0.61	34.2	C	83/135	0.63	35.1	D	85/139
NH Route WB through	0.71	18.9	B	199/300	0.79	25.1	C	261/359	0.79	25.0	C	261/359
NH Route WB right-turns	0.05	10.9	B	0/4	0.06	12.8	B	0/7	0.06	12.8	B	0/7
Robinson Rd. NB left-turns/through	0.74	34.1	C	94/196	0.86	43.5	D	131/236	0.87	45.2	D	133/240
Robinson Rd. NB right-turns	0.13	18.9	B	6/42	0.22	18.4	B	19/55	0.22	18.5	B	20/56
West Rd. SB left-turns/through	0.63	27.5	C	76/139	0.62	25.9	C	85/130	0.63	26.4	C	86/130
West Rd. SB right-turns	0.05	18.3	B	0/5	0.06	17.0	B	0/9	0.06	17.1	B	0/9
Overall Intersection	0.69	20.8	C	--/--	0.82	26.3	C	--/--	0.82	26.7	C	--/--

^a Volume-to-capacity ratio.

^b Average control delay in seconds per vehicle.

^c Level of service.

^d Maximum queue length in feet per lane during an average/95th percentile cycle (assuming 25 feet per vehicle).

TRAFFIC IMPACT AND ACCESS STUDY

Self-Storage Facility Expansion – Hudson, New Hampshire

**Table 7 (continued)
LEVEL-OF-SERVICE AND QUEUE ANALYSIS SUMMARY – 2026 CONDITIONS**

Intersection/Peak Hour/Lane Group	2015 Existing				2026 No-Build				2026 Build			
	V/C ^a	Del. ^b	LOS ^c	Queue ^d	V/C	Del.	LOS	Queue	V/C	Del.	LOS	Queue
Robinson Road at Irving Oil Driveway and Brady Drive												
<i>Weekday PM:</i>												
Robinson Road NB approach	0.05	1.7	A	--/4	0.05	1.5	A	--/4	0.05	1.5	A	--/4
Robinson Road SB approach	0.01	0.2	A	--/0	0.06	1.6	A	--/4	0.06	1.7	A	--/5
Irving Oil Driveway EB approach	0.44	24.6	C	--/53	1.00	138.6	F	--/181	1.08	169.3	F	--/198
Brady Drive WB approach	0.05	12.2	B	--/4	0.45	18.3	C	--/57	0.49	19.6	C	--/67
<i>Saturday Midday:</i>												
Robinson Road NB approach	0.03	1.9	A	--/3	0.03	1.6	A	--/3	0.03	1.6	A	--/3
Robinson Road SB approach	0.01	0.3	A	--/1	0.09	3.1	A	--/8	0.10	3.2	A	--/8
Irving Oil Driveway EB approach	0.40	16.6	C	--/47	0.90	81.3	F	--/186	0.95	96.8	F	--/204
Brady Drive WB approach	0.02	10.5	B	--/2	0.27	12.9	B	--/27	0.28	13.2	B	--/29

^a Volume-to-capacity ratio.

^b Average control delay in seconds per vehicle.

^c Level of service.

^d Maximum queue length in feet per lane during an average/95th percentile cycle (assuming 25 feet per vehicle).

CONCLUSIONS

Existing and future conditions in the study area have been described, analyzed, and evaluated with respect to traffic operations and the impact of the proposed expansion to the self-storage facility. Conclusions of this effort are presented below.

- As proposed, the site currently occupies a 49,650 square foot self-storage facility and 2,400 square feet of office space that serves the self-storage facility. The expansion consists of adding another 29,700 square feet of self-storage space (3 buildings with 9,900 square feet of space in each) and 27 parking spaces for recreational vehicles (boats, RV's, etc.) to the existing facility. Access to the site is currently provided via Brady Drive on Robinson Road. As part of the proposed expansion, access and egress will remain the same.
- The proposed self-storage facility expansion is expected to generate 13 *new* vehicle trips (7 entering and 6 exiting) during the weekday PM peak hour and 16 *new* vehicle trips (9 entering and 7 exiting) during the Saturday midday peak hour. Increases in traffic on roadways leading beyond the study area as a result of the project during the weekday PM and Saturday midday peak hours are expected in the range of 1 to 7 vehicle trips per hour. These increases represent, on average, one additional vehicle trip every 8.5 to 60 minutes during the peak hours.
- Available sight distances at the intersection of Brady Drive with Robinson Road exceed the minimum and desirable SSD and ISD requirements for safe operation. Additionally, available sight distances exceed the Town of Hudson and the NHDOT's All Season Safe Sight Distance requirement of 400 feet. To ensure the safe and efficient flow of traffic to and from the site, it is recommended that any proposed plantings, vegetation, landscaping, and signing along the site frontage be kept low to the ground (no more than 3.0 feet above street level) or set back sufficiently from the edge of Robinson Road and Brady Drive at the site driveway so as not to inhibit the available sight lines.
- At the signalized intersection of NH Route 102, Robinson Road, and West Road, the overall intersection is anticipated to operate at LOS C under existing and future analysis scenarios. All lane groups are expected to operate at LOS E or better. Increases in delay as a result of the expansion are anticipated to be less than 2 seconds on any movement, and increases in queue lengths are expected to be one vehicle or less. In addition, all v/c ratios are expected to be below 1.00 (0.89 or less), indicating there will be adequate capacity to accommodate the anticipated traffic volumes.
- Under 2016 and 2026 Build traffic conditions, the Robinson Road major street movements at its intersection with the Irving Oil/Circle K driveway and Brady Road are expected to operate

TRAFFIC IMPACT AND ACCESS STUDY

Self-Storage Facility Expansion – Hudson, New Hampshire

at optimal levels (LOS A) during the weekday PM and Saturday midday peak hours. The Brady Drive approach is expected to operate at desirable levels (LOS C or better) during the weekday PM and Saturday midday peak hours with the proposed expansion in place. The Irving Oil/Circle K driveway is expected to operate with long delays (LOS F) during the weekday PM and Saturday midday peak hours with or without the proposed expansion due to the addition of future traffic growth in the area. Increases in queue lengths are expected to be one vehicle or less on the Irving Oil/Circle K driveway and the Brady Drive approach as a result of the proposed expansion.

- From these analyses, it can be concluded that the proposed self-storage facility expansion is not expected to have a significant impact on the operations along study area roadways.

2
D



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

Date of Application: 11/9/15 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self-Storage Expansion

Zoning District: General SP# 11-15
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception - Pending

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC

(SAME)

Address: 17 Elnathans Way

Address: Hollis, NH 03049

Telephone # (603) 235-6897

Fax # (603) 886-1445

Email: pete@empirehomes.net

PROJECT ENGINEER

SURVEYOR

Name: Brenton Cole, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., 3

10 Commerce Park No., 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Fax # (603) 627-2915

(603) 627-2915

Email: bcole@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the improvements associated with the expansion of the existing self-storage facility which includes three 9,900 SF buildings, parking & access.

For Town Use

Plan Routing Date: 11-24-15 Sub/Site Date: _____

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

DRH Title: Acting Zoning Administrator Date: 11-24-15
(Initials)

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

Fees Paid: \$5,194.24



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

November 24, 2015

Re: Zoning Input-Hudson Hilltop Self Storage Expansion (Map 105/ Lot 017)

- 1) Three wetland special exceptions need to be secured. First is to impact 640sqft of permanent wetland, second is to impact 6232sqft of permanent wetland buffer, and third is to impact 2712 sqft of temporary wetland buffer.
- 2) The proposed parking lot and guardrail on the east side is 18 feet into the building setback/100 foot residential buffer.

David Hebert
Acting Zoning Administrator / Code Enforcement Officer

cc: File

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



Date of Application: 11/9/15 Tax Map # 105 Lot # 17
 Name of Project: Hudson Hilltop Self-Storage Expansion
 Zoning District: General SP# 11-15
 (For Town Use) (For Town Use)
 ZBA Action: Wetland Special Exception - Pending

<u>PROPERTY OWNER:</u>	<u>DEVELOPER:</u>
Name: <u>Noury Investments, LLC</u>	<u>(SAME)</u>
Address: <u>17 Elnathans Way</u>	
Address: <u>Hollis, NH 03049</u>	
Telephone # <u>(603) 235-6897</u>	
Fax # <u>(603) 886-1445</u>	
Email: <u>pete@empirehomes.net</u>	

<u>PROJECT ENGINEER</u>	<u>SURVEYOR</u>
Name: <u>Brenton Cole, PE - KNA</u>	<u>Anthony Basso, LLS - KNA</u>
Address: <u>10 Commerce Park No., 3</u>	<u>10 Commerce Park No., 3</u>
Address: <u>Bedford, NH 03110</u>	<u>Bedford, NH 03110</u>
Telephone # <u>(603) 627-2881</u>	<u>(603) 627-2881</u>
Fax # <u>(603) 627-2915</u>	<u>(603) 627-2915</u>
Email: <u>bcole@keachnordstrom.com</u>	<u>abasso@keachnordstrom.com</u>

PURPOSE OF PLAN:

The purpose of the plan is to depict the improvements associated with the expansion of the existing self-storage facility which includes three 9,900 SF buildings, parking & access.

<i>For Town Use</i>	
Plan Routing Date: <u>11/10/15</u>	Sub/Site Date: _____
<input type="checkbox"/> I have no comments	<input checked="" type="checkbox"/> I have comments (attach to form)
<u>JOB</u> (Initials)	Title: <u>Deputy Fire Chief</u> Date: _____
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police <u>Fire</u> _____ Planning _____ _____ Consultant _____ Highway Department	
Fees Paid: <u>\$ 5,194.24</u>	



TOWN OF HUDSON

FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



Emergency 911
Business 603-886-6021
Fax 603-594-1164

Robert M. Buxton
Chief of Department

TO: John M. Cashell
Town Planner

FR: John J. O'Brien
Deputy Fire Chief

DT: November, 18 2015

RE: Hudson Hilltop Self Storage 22 Brady Drive Hudson N.H. Map 105/Lot 17

A site plan review was conducted for the above proposed development. Fire Dept comments are listed below.

It was understood in 2010 that water supply for fire protection would be provided upon the construction of phase two.

With the addition of a now accessible water main the Hudson Fire Dept. will require the following.

- 1) Addressing of this building shall be completed by the Hudson Fire Prevention Division.
- 2) Provide a Fire Hydrant adjacent to the previously approved office building. This is marked on drawings on Page 3 and 4 of engineering drawings. (NFPA 1141 Fire Protection in planned building groups) and(NFPA 1 Sec18.3.1)
- 3) Above requested hydrant must meet a minimum fire flow of 1000 gpm . See Annex H sec H.3.1 NFPA 1141
- 4) All Storage either inside or out of hazardous materials that present a Fire, Health or chemical hazard as listed in NFPA 1,Section 20.15.2.2 shall be stored and transported according to all Federal, State and Local regulations.
- 5) A Blasting permit is required for any blasting in accordance with Town of Hudson Code Chapter 202
- 6) Knox Box shall be applied for and approved by Fire Dept for these new units
- 7) These units shall have a monitored fire alarm system, approved by the Hudson Fire Dept.
- 8) Unit numbers shall be clearly identified by signage before the span crossing into the phase 2 storage units.

- 9) Fire Apparatus shall have the ability turn or drive around the storage facility. Prior to acceptance of an occupancy permit (NFPA 1141 Planned Building Groups) and NFPA 1 Sec.18.2.3.4.4
- 10) The bridge shall be designed to carry the live load of our Fire Dept Tanker. (NFPA 1 Sec 18.2.3.4.5.2)

If you have any questions regarding the above comments please call me at 886-6005 or email jobrien@hudsonnh.gov

John J. O'Brien
Deputy Fire Chief

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



Date of Application: 11/9/15 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self-Storage Expansion

Zoning District: General SP# 11-15
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception - Pending

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC
Address: 17 Elnathans Way
Address: Hollis, NH 03049
Telephone # (603) 235-6897
Fax # (603) 886-1445
Email: pete@empirehomes.net

(SAME)

PROJECT ENGINEER

SURVEYOR

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

Anthony Basso, LLS - KNA
10 Commerce Park No., 3
Bedford, NH 03110
(603) 627-2881
(603) 627-2915
abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the improvements associated with the expansion of the existing self-storage facility which includes three 9,900 SF buildings, parking & access.

For Town Use

Plan Routing Date: 11/10/15 Sub/Site Date: _____

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

LB Title: LIEUTENANT Date: _____
(Initials)

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

Fees Paid: \$5,194.20

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



Date of Application: 11/9/15 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self-Storage Expansion

Zoning District: General SP# 11-15
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception - Pending

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC

(SAME)

Address: 17 Elnathans Way

Address: Hollis, NH 03049

Telephone # (603) 235-6897

Fax # (603) 886-1445

Email: pete@empirehomes.net

PROJECT ENGINEER

SURVEYOR

Name: Brenton Cole, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., 3

10 Commerce Park No., 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

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(603) 627-2915

Email: bcole@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the improvements associated with the expansion of the existing self-storage facility which includes three 9,900 SF buildings, parking & access.

For Town Use

Plan Routing Date: _____ Sub/Site Date: _____

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

KDS Title: ROAD AGENT Date: 11/10/15
(Initials)

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

Fees Paid: \$5,194.24

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



Date of Application: 11/9/15 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self-Storage Expansion

Zoning District: _____ General SP# 11-15
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception - Pending

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC
Address: 17 Elnathans Way
Address: Hollis, NH 03049
Telephone # (603) 235-6897
Fax # (603) 886-1445
Email: pete@empirehomes.net

(SAME)

PROJECT ENGINEER

SURVEYOR

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

Anthony Basso, LLS - KNA
10 Commerce Park No., 3
Bedford, NH 03110
(603) 627-2881
(603) 627-2915
abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the improvements associated with the expansion of the existing self-storage facility which includes three 9,900 SF buildings, parking & access.

For Town Use

Plan Routing Date: _____ Sub/Site Date: 11/12/15

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

ECB Title: Town Engineer Date: _____
(Initials)

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

Fees Paid: \$5,194.24

Carmela O'Connell

Robinson Rd Self Storage

#546
HUDSON PLANNING

FEES:	34.64
SURCHARGE:	2.00
CASH:	0

v F n

SITE PLAN DEVELOPMENT AGREEMENT

This Agreement is entered into this 21st day of June 2011, between Noury Investments, LLC, Owner and Applicant (Proposed Self-Storage Facility – Robinson & Derry Roads) and the **Town of Hudson**, a municipal corporation, at 12 School Street, Hudson, New Hampshire. It represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Applicant is proposing to construct 53,085 sq. ft. of self-storage along with a shared access driveway between lots 17, 18, 19 & 20 as was previously approved by the Town of Hudson Planning Board; and

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the subdivision of land and to approve and disapprove site plans for multifamily dwelling units and nonresidential developments pursuant to RSA 674 et seq.; and

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances and the rules and regulations of Hudson Planning Board.

WHEREAS, site plan approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

Final site plan approval is granted for the Site Plan entitled: "Non-Residential Site Plan Robinson Road Self Storage", Map 105, Lot 17, Robinson Road & Derry Road (NH Rte. 102), Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: August 2010, latest revision dated October 25, 2010, consisting of Sheets 1 – 21 and Notes 1 – 32 on Sheet 6 of 21, Hillsborough County Registry of Deeds Plan No. HCRD# 37129, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
- 2) Prior to the Planning Board endorsement of the Site Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Site Plan-of-Record, including Notes 1-32 found on Sheet 6 of 21, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) The calculated CAP fee of \$16,636.50, prepared in accordance with the 2010 CAP Fee Matrix, shall be submitted to the Town prior to the issuance of the Certificate of Occupancy. Said CAP fee amount shall be inscribed on the Site Plan-of-Record prior to Planning Board endorsement.
- 5) A contribution of \$5,000.00 shall be submitted to the Town prior to the Certificate of Occupancy. This contribution shall be used exclusively for the design, engineering and/or installation of road improvements in the vicinity of the Robinson Rd. /Rte. 102/West Rd. intersection. Said contribution shall be inscribed on the Site Plan-of-Record prior to Planning Board endorsement.
- 6) After the issuance of foundation permits for the structures and prior to the issuance of framing permits, the Applicant shall submit to the Hudson Community Development Department foundation "As-Built" plans on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plans shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the Applicant and be part of the foundation "As-Built" submissions.
- 7) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As-Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved site plan.
- 8) The Applicant shall be responsible for implementing and maintaining the Stormwater Pollution Prevention Plan (SWPPP).

- 9) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheets 5 & 6 of the Site Plan.
- 10) Construction activities on the site shall be limited to between 7:00 AM and 7:00 PM Monday through Saturday. No construction activities shall occur on Sundays.
- 11) This approval shall be subject to final engineering review, including approval of the SWPPP.
- 12) The Applicant or his assigns, at his/her expense, shall be responsible for repairing all construction cuts, if any, on Robinson Rd., and this work shall be properly bonded with the Town of Hudson, and if applicable, the State of New Hampshire.
- 13) The common driveway documentation contemplated by waiver (#6) to be reviewed by Town Counsel prior to Certificate of Occupancy.

I

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

II

Applicant shall comply with all subdivision, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose higher standards than the above-mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Department of Environmental Services, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

III

Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

IV

Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

V

Applicant acknowledges that it will have sole responsibility for ensuring the quality of the construction and that Applicant will not hold the Town, building inspector or other officers, employees, agents or assigns of the Town responsible for any claims, damages, fees or costs alleged to be incurred on account of the Town's negligent inspection of the improvements to be constructed. Similarly, Applicant agrees to hold harmless and indemnify the Town for any claims, damages, fees or costs sought or asserted by third parties against the Town on the grounds of negligent or improper inspection of the construction of the improvements called for herein.

VI

Applicant shall provide and install erosion and sedimentation control measures as required by the plan, by RSA Chapter 485-A and as deemed necessary by the Town Engineer or his designated agent.

VII

The Applicant shall be responsible for any off-site problems, which arise from this construction. This includes, but is not limited to, erosion, runoff, sedimentation, drainage, and property damage by construction equipment, including damage to existing streets, sewers and drainage systems. Upon notification by the Town in writing, the developer must submit a plan within one week to remedy the problem. The Town Engineer division shall then set a construction schedule in consultation with the developer so that the problem can be corrected as soon as practical.

VIII

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

IX

The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

X

Applicant shall notify the Town Engineer at least sixty (60) days prior to anticipated construction. A pre-construction meeting shall be held at least thirty (30) days prior to commencement of construction. A three-party inspection agreement and any other pertinent documents shall be finalized prior to the pre-construction meeting.

XI

The Agreement to complete bonded or otherwise secured improvements is not contingent upon the commencement of work on the site or on the sale of any of the lots or property contained in the approved plan.

XII

At the time of plan recording, Applicant shall also execute and deliver to the Town easements for sewer, drainage, water, utilities as may be specified by the Hudson Planning Board, or otherwise specified on the plan.

XIII

The Applicant shall remove all waste from the particular site prior to the issuance of any Certificate of Completion or occupancy permit. All waste will be removed in compliance with applicable Town, State and Federal regulations.

XIV

Prior to commencing construction, Applicant agrees to pay all fees as required by all ordinances and regulations of the Town in effect at the time of this Agreement, as well as any other fees imposed by the Hudson Planning Board, upon application for a building permit, unless phased payments are provided for. Applicant shall have an affirmative obligation to supplement this fee schedule, as information about the number of dwelling units per lot becomes available.

XV

Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

XVI

A note shall be added to the recorded plan. This note shall state the existence of this Development Agreement, and that a copy of it is on file with the Planning Department or other designated Town department. This Agreement shall be recorded with the plan.

XVII

This agreement shall run with the land and shall be binding on any subsequent purchaser of the proposed development on applicant's heirs and assigns, and on any successor entity.

XVI

Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.



TOWN OF HUDSON

Conservation Commission



Ken Dickinson, Chairman

Marilyn McGrath, Selectmen Liaison

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

Motion to Recommend Wetlands Special Exception

Date: September 14, 2015

Case: Hilltop Self Storage Project
22 Brady Lane
Map 105, Lot 017

Description of work to be performed: The proposed project entails the construction of additional self Storage units on the parcel along with an access driveway and associated utilities. Wetland and buffer impacts are required to access this portion of the parcel where self storage expansion is proposed. The wetland impact is approximately 640 square feet, permanent buffer impact is 6,232 square feet and the temporary buffer impact is 2,712 square feet.

Members Present: K. Dickinson, J. Battis, R. Matus, M. Trafanglia, W. Collins.
Conservation Members Stepping Down: 0
Alternates Seated: 0

Motion to Recommend: Favorable X
Unfavorable

With 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 Dept 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.
3. Prior to granting C.O., restoration, reseeding and rehabbing of the temporary crossing must be completed to the satisfaction of the Town Engineer.

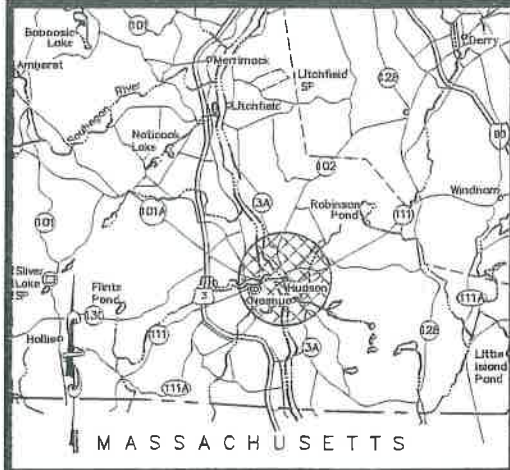
Motion By: Jim Battis
Second By: William Collins
Vote: Favorable 5 Unfavorable 0 Abstain 0

Dissention Reason(s): None

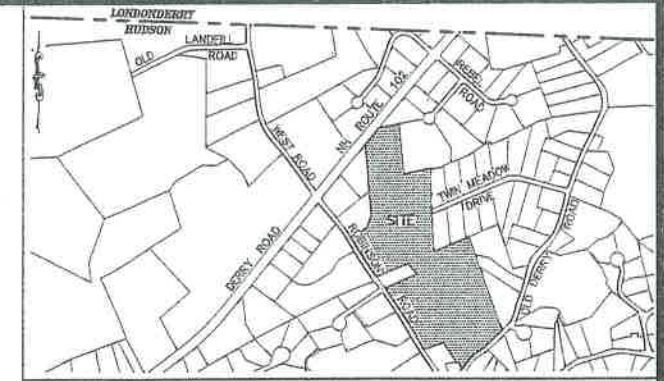
Approved



Ken Dickinson, Chairman



VICINITY PLAN
NOT TO SCALE



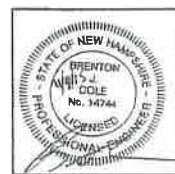
VICINITY PLAN
SCALE: 1" = 1,000'

NON-RESIDENTIAL SITE PLAN HUDSON HILLTOP SELF STORAGE EXPANSION MAP 105 LOT 17 22 BRADY DRIVE HUDSON, NEW HAMPSHIRE



OWNER/APPLICANT:
NOURY INVESTMENTS, LLC.
 17 ELNATHANS WAY
 HOLLIS, NEW HAMPSHIRE 03049

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
 10 COMMERCE PARK NORTH, SUITE 3B
 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

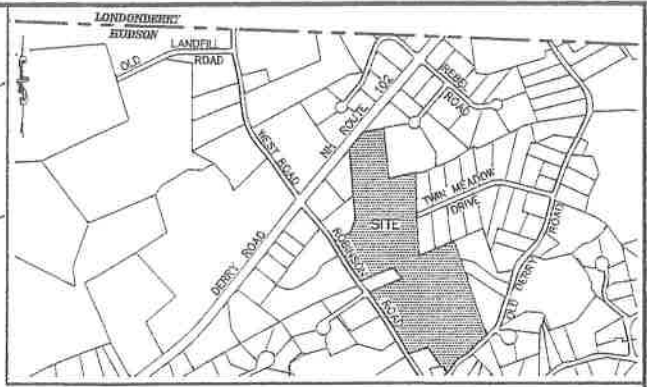
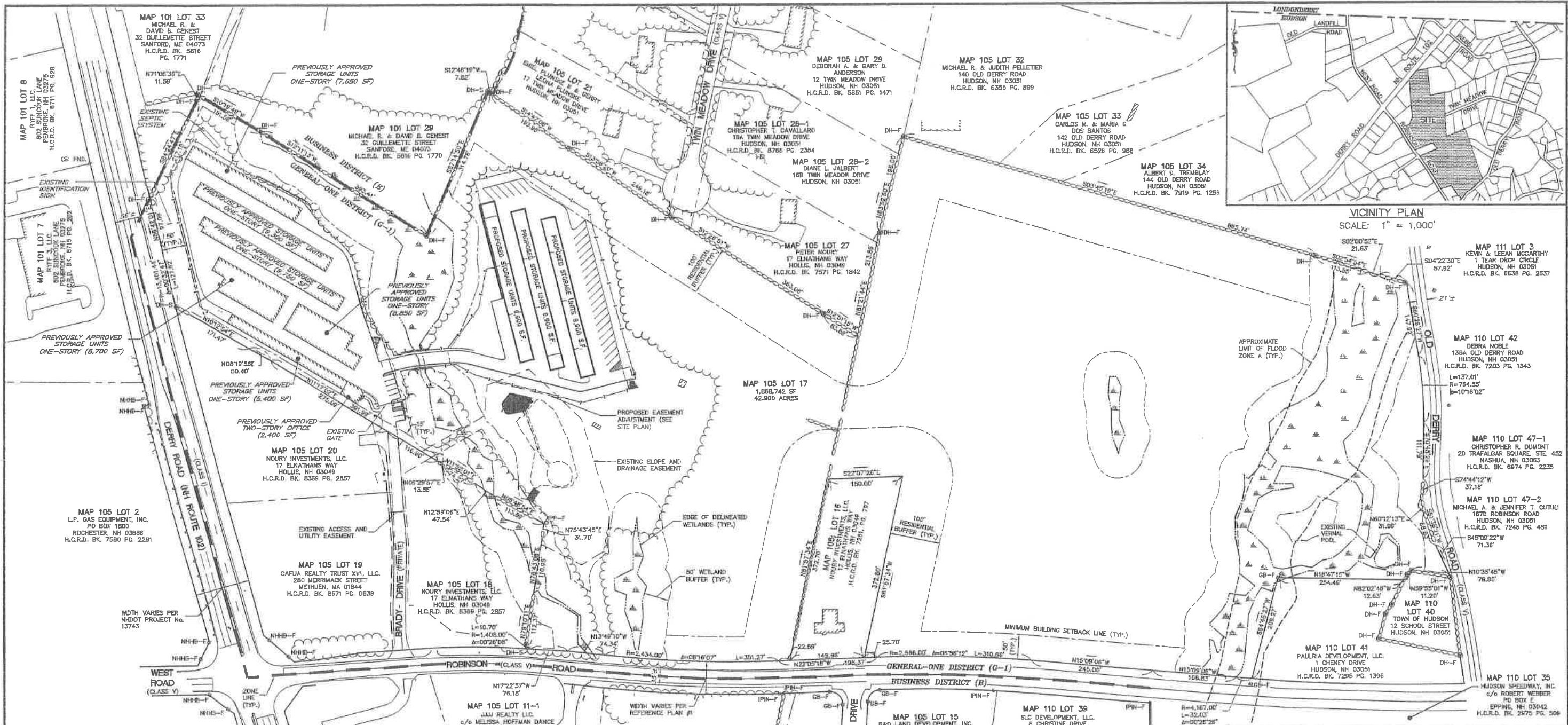
SHEET TITLE	SHEET No.
MASTER SITE PLAN	1
EXISTING CONDITIONS	2
REMOVALS/DEMOLITION PLAN	3
NON-RESIDENTIAL SITE LAYOUT PLAN	4
GRADING, DRAINAGE, AND UTILITY PLAN	5
EROSION CONTROL PLAN	6
LANDSCAPE PLAN	7
LIGHTING PLAN	8
PROFILES	9
CONSTRUCTION DETAILS	10 - 15

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

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

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

OCTOBER 8, 2015
 PROJECT NO. 08-0925-2



**MASTER SITE PLAN
HUDSON HILL TOP SELF
STORAGE EXPANSION**
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. B421 PG. 155

APPLICANT:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Cammaroe Park North, Suite 2B, Bedford, NH 03110 Phone (603) 827-2881

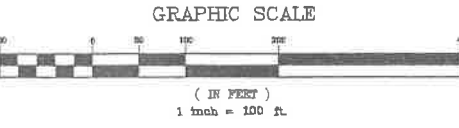
OWNER SIGNATURE: *[Signature]*
DATE: 11/3/15

WETLANDS WERE DELINEATED BY ROBERT PROKOP, NH CERTIFIED WETLAND SCIENTIST (#63) FOLLOWING THE CRITERIA DESCRIBED IN THE JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2.0).
WETLAND DELINEATION PREPARED BY:
[Signature] 8/31/15
ROBERT PROKOP
CERTIFIED WETLAND SCIENTIST (#63)

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN DECEMBER 2009 AND JANUARY 2010, WITH SUPPLEMENTAL MEASUREMENTS MADE DURING AUGUST OF 2015. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).
[Signature] 11-4-15
DATE

SEE SHEET 4 FOR NOTES

REFERENCE PLANS:
1. "MILL SUBDIVISION, DERRY ROAD-RTE. 102 & ROBINSON ROAD," HUDSON, NH, PREPARED FOR NOURY INVESTMENTS, LLC., PREPARED BY MAYNARD & PAGGETT ENGINEERING ASSOCIATES, LLC., DATED JANUARY 10, 2003.
2. "NON-RESIDENTIAL SITE PLAN, ROBINSON ROAD SELF STORAGE, MAP 105, LOT 17, ROBINSON ROAD & DERRY ROAD (NH ROUTE 102), HUDSON, NEW HAMPSHIRE," DATED AUGUST 2010, WITH REVISIONS THROUGH 01/03/11, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. (22 SHEETS)



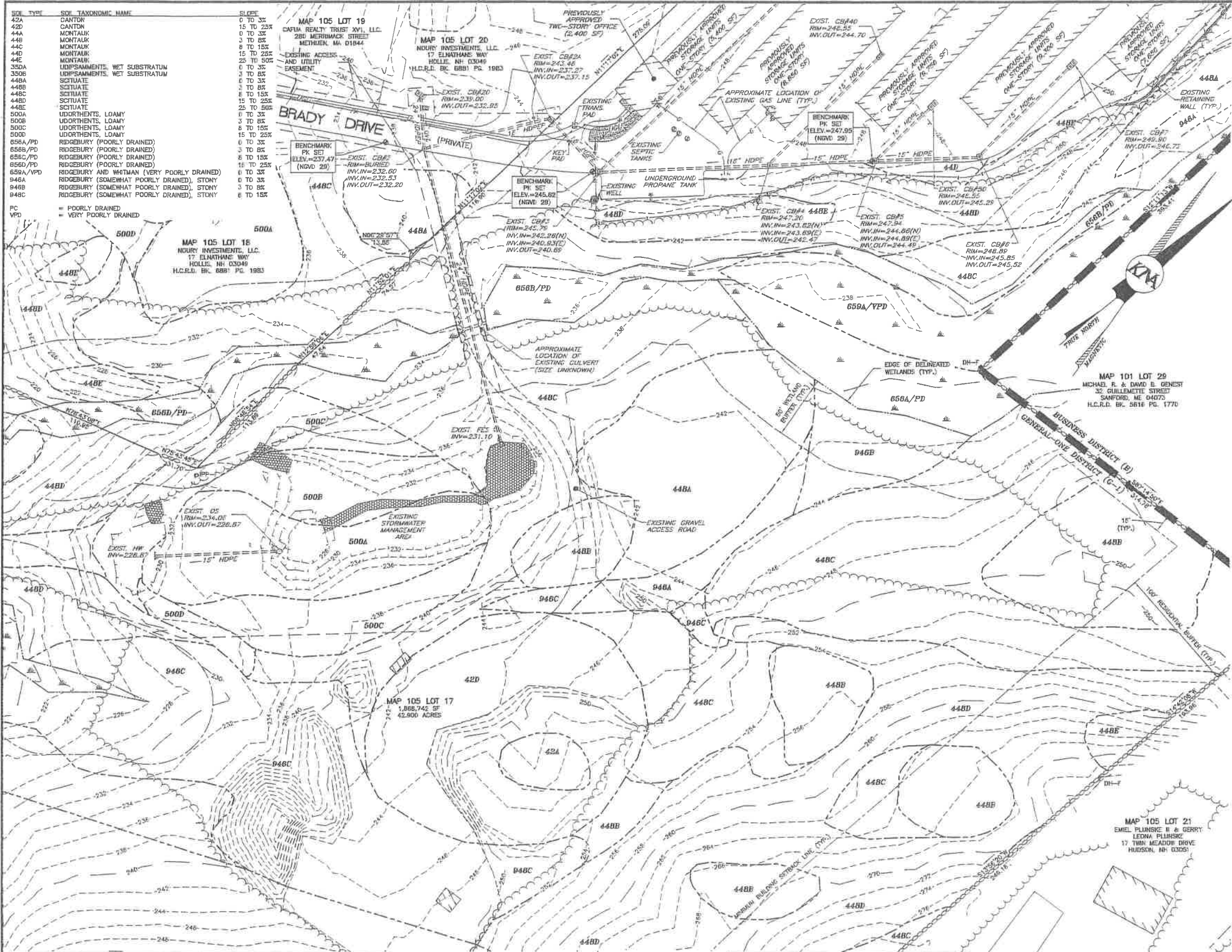
- LEGEND**
- GRANITE BOUND FOUND
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - ⊕ DRILL HOLE SET
 - ⊖ DRILL HOLE FOUND
 - ⊙ UTILITY POLE
 - PROPERTY LINE
 - ABUTTER LINE
 - WETLAND
 - TREELINE
 - EDGE OF PAVEMENT
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - STONEWALL
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CHAIN LINK FENCE
 - ZONE LINE
 - FLOOD LINE

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

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

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





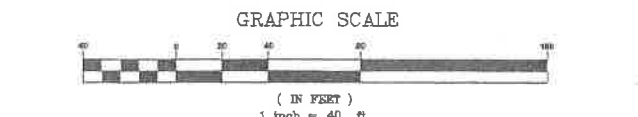
- REFERENCE PLANS:**
1. "HILL SUBDIVISION, DERRY ROAD—RTE 102 & ROBINSON ROAD," HUDSON, NH. PREPARED FOR NOURY INVESTMENTS, L.L.C. PREPARED BY MAYNARD & PARQUETTE ENGINEERING ASSOCIATES, L.L.C. DATED JANUARY 18, 2003.
 2. "NON-RESIDENTIAL SITE PLAN, ROBINSON ROAD SELF STORAGE, MAP 105, LOT 17, ROBINSON ROAD & DERRY ROAD (NH ROUTE 102), HUDSON, NEW HAMPSHIRE," DATED: AUGUST 2010, WITH REVISIONS THROUGH 01/03/11, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. (22 SHEETS)

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS WITHIN THE LIMITS OF PROPOSED WORK ON MAP 105 LOT 17 IN THE TOWN OF HUDSON.
 2. TOTAL SITE AREA = 1,868,742 SF, OR 42.900 ACRES.
 3. MAP 105 LOT 17 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
 4. THE SUBJECT PARCEL IS LOCATED WITHIN THE GENERAL-ONE (G-1) DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT AREA 270,120 SF
 - MINIMUM LOT FRONTAGE 800 FT
 - FRONT SETBACK 50 FT
 - SIDE SETBACK 15 FT
 - REAR SETBACK 15 FT
 5. TOPOGRAPHIC INFORMATION WITHIN THE RIGHT-OF-WAY OF DERRY ROAD AND ROBINSON ROAD, WETLANDS, BOUNDARY, AND AS-BUILT INFORMATION IS THE PRODUCT OF AN ON-GROUND SURVEY PERFORMED BY THIS OFFICE BETWEEN DECEMBER 2009 AND AUGUST 2015. THE REMAINING TOPO SHOWN HEREIN WAS PROVIDED BY THE CLIENT.
 6. HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29. (STANDARD NHDOT DISC 225-0230)
 7. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
 8. THE SITE IS SERVED BY A PRIVATE WELL AND ON-SITE SEPTIC SYSTEM.
 9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 10. THE SUBJECT PREMISES IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3301C0509D, PANEL 508 OF 701, AND MAP NUMBER 3301C0509D, PANEL 509 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2006. THE SUBJECT PARCEL IS LOCATED IN ZONES 'A' & 'X'.

- WETLAND/SITE SPECIFIC SOIL NOTES:**
1. WETLANDS WERE FLAGGED BY ROBERT PROKOP (NH CERTIFIED WETLAND SCIENTIST #063) OF WETLAND CONSULTING SERVICES UTILIZING THE CRITERIA DESCRIBED IN THE JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0) ON MARCH 10 AND 16, 2010 AND UPDATED ON AUGUST 24, 2015.
 2. SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY ROBERT PROKOP AND FIELD REVIEWED BY ERIC FONTAINE (NH CERTIFIED SOIL SCIENTIST #063) ON APRIL 2, 2010 TO THE SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, SPECIAL PUBLICATION NUMBER 3, DECEMBER, 2006.
 3. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR USE AS A PLANNING DOCUMENT FOR RESIDENTIAL SUBDIVISION CONSTRUCTION. IT WAS PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS). THERE IS A NARRATIVE REPORT DATED APRIL 6, 2010 THAT ACCOMPANIES THIS MAP.
 4. THE SOIL MAP UNITS IDENTIFIED FOR THIS MAP ARE: MAP 105, LOTS 17, 16 & 20, THAT TOTALS APPROXIMATELY 22.35 ACRES, AND IS LOCATED OFF ROBINSON ROAD IN HUDSON, NEW HAMPSHIRE ARE IDENTIFIED BELOW USING THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, ISSUE #5, JANUARY 1999:

LEGEND

GB-F	GRANITE BOUND FOUND	---	PROPERTY LINE
IPF-F	IRON PIPE FOUND	---	ABUTTER LINE
DH-F	DRILL HOLE FOUND	---	WETLAND
U	UTILITY POLE	---	TREELINE
S	SIGN	---	CHAIN LINK FENCE
L	LIGHT	---	DRAINAGE LINE
GV	GAS VALVE	---	RETAINING WALL
W	WELL	---	EDGE OF PAVEMENT
FE	FLARED END SECTION	---	EDGE OF GRAVEL
CB	CATCH BASIN	---	10' CONTOUR
SM	SEWER MANHOLE	---	2' CONTOUR
FA	FIRE ALARM	---	BUILDING SETBACK LINE
UGU	UNDERGROUND UTILITIES	---	EASEMENT LINE
G	GAS LINE	---	STONEWALL
W	WATER LINE	---	SITE SPECIFIC SOIL LINE



SOIL TYPE	SOIL TAXONOMIC NAME	SLOPE
42A	CANTON	0 TO 3%
42B	CANTON	15 TO 25%
44A	MONTAUK	0 TO 3%
44B	MONTAUK	3 TO 8%
44C	MONTAUK	8 TO 15%
44D	MONTAUK	15 TO 25%
44E	MONTAUK	25 TO 50%
350A	UDIPSAMMENTS, WET SUBSTRATUM	0 TO 3%
350B	UDIPSAMMENTS, WET SUBSTRATUM	3 TO 8%
448A	SCITUATE	0 TO 3%
448B	SCITUATE	3 TO 8%
448C	SCITUATE	8 TO 15%
448D	SCITUATE	15 TO 25%
44E	SCITUATE	25 TO 50%
500A	UDORTHERTS, LOAMY	0 TO 3%
500B	UDORTHERTS, LOAMY	3 TO 8%
500C	UDORTHERTS, LOAMY	8 TO 15%
500D	UDORTHERTS, LOAMY	15 TO 25%
656A/PD	RIDGEBURY (POORLY DRAINED)	0 TO 3%
656B/PD	RIDGEBURY (POORLY DRAINED)	3 TO 8%
656C/PD	RIDGEBURY (POORLY DRAINED)	8 TO 15%
656D/PD	RIDGEBURY (POORLY DRAINED)	15 TO 25%
659A/VPD	RIDGEBURY AND WHITMAN (VERY POORLY DRAINED)	0 TO 3%
946A	RIDGEBURY (SOMEWHAT POORLY DRAINED), STONY	0 TO 3%
946B	RIDGEBURY (SOMEWHAT POORLY DRAINED), STONY	3 TO 8%
946C	RIDGEBURY (SOMEWHAT POORLY DRAINED), STONY	8 TO 15%
946D	RIDGEBURY (SOMEWHAT POORLY DRAINED), STONY	15 TO 25%

PC = POORLY DRAINED
VPD = VERY POORLY DRAINED

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

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

SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____

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STATE OF NEW HAMPSHIRE
ROBERT PROKOP
NH CERTIFIED WETLAND SCIENTIST (#063)
8/31/15

STATE OF NEW HAMPSHIRE
ERIC FONTAINE
NH CERTIFIED SOIL SCIENTIST (#063)
10/05/10

SITE SPECIFIC SOIL SURVEY MAP PREPARED BY:

ROBERT PROKOP 8/31/15
NH CERTIFIED WETLAND SCIENTIST (#063) DATE

ERIC FONTAINE 10/05/10
NH CERTIFIED SOIL SCIENTIST (#063) DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN DECEMBER 2009 AND JANUARY 2010, WITH SUPPLEMENTAL MEASUREMENTS MADE DURING AUGUST OF 2015. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

Michael R. Pluniske 11-4-15
DATE

**EXISTING CONDITIONS PLAN
HUDSON HILLTOP SELF
STORAGE EXPANSION**

MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, L.L.C.
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. B421 PG. 155

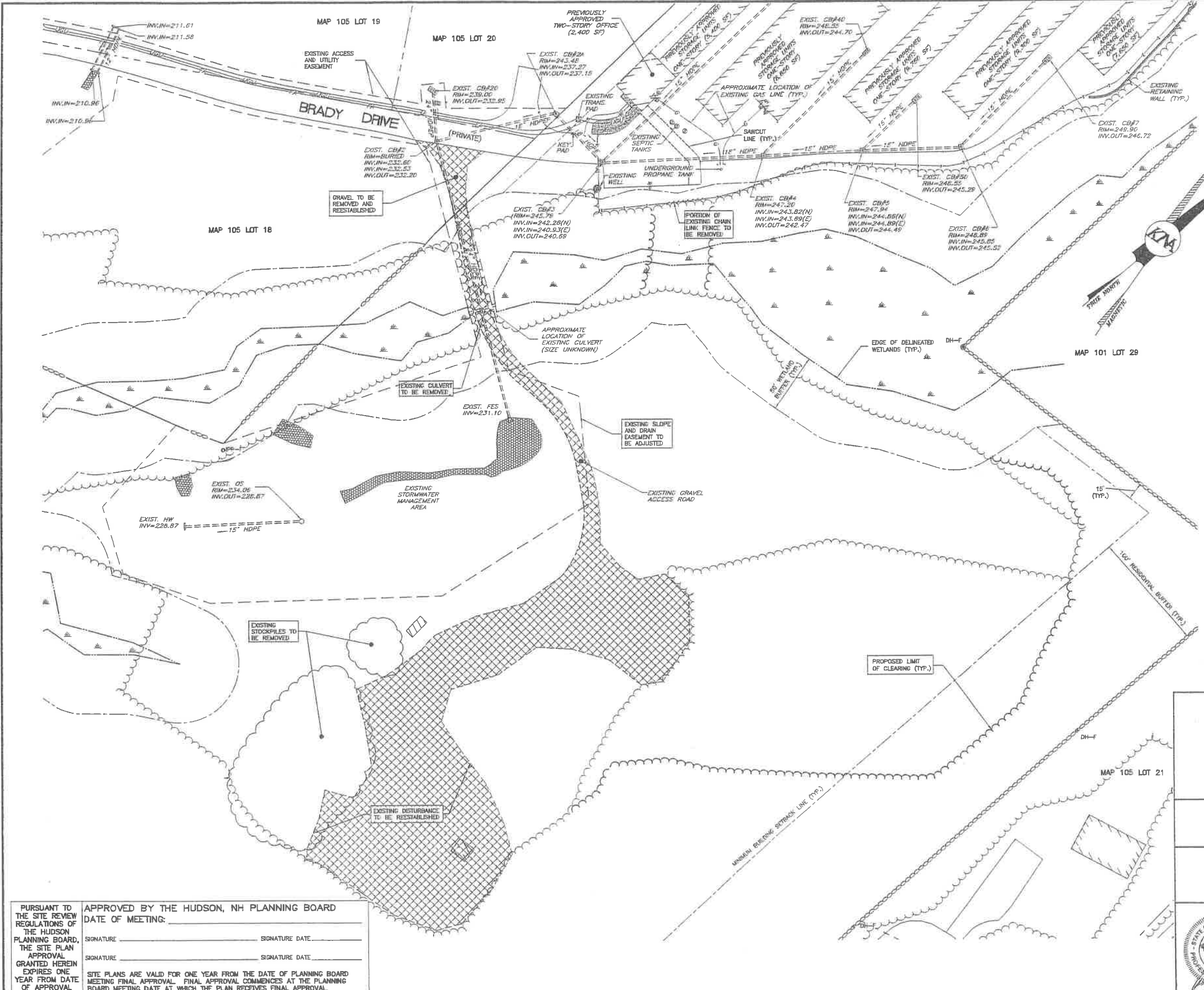
APPLICANT:
NOURY INVESTMENTS, L.L.C.
17 ELNATHANS WAY
HOLLIS, NH 03049

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015 SCALE: 1" = 40'
PROJECT NO: 08-0925-2 SHEET 2 OF 15

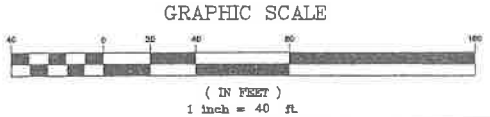


- REMOVALS/DEMOLITION NOTES:**
1. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
 2. ALL EXISTING GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
 3. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
 4. ANY MONUMENT DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTOR'S EXPENSE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 6. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.



LEGEND

- GB-F GRANITE BOUND FOUND
- IPP-F IRON PIPE FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ LIGHT
- ⊙ GAS VALVE
- ⊙ WELL
- ⊙ FLARED END SECTION
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ UNDERGROUND UTILITIES
- ⊙ GAS LINE
- ⊙ WATER LINE
- ⊙ PROPERTY LINE
- ⊙ ABUTTER LINE
- ⊙ WETLAND
- ⊙ TREELINE
- ⊙ CHAIN LINK FENCE
- ⊙ DRAINAGE LINE
- ⊙ RETAINING WALL
- ⊙ EDGE OF PAVEMENT
- ⊙ EDGE OF GRAVEL
- ⊙ BUILDING SETBACK LINE
- ⊙ EASEMENT LINE
- ⊙ STONEWALL
- ⊙ GRAVEL TO BE REMOVED



REMOVALS/DEMOLITION PLAN
HUDSON HILL TOP SELF STORAGE EXPANSION
 MAP 105 LOT 17
 22 BRADY DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: NOURY INVESTMENTS, LLC. 17 ELNATHANS WAY HOLLIS, NH 03049 BK. B421 PG. 155	APPLICANT: NOURY INVESTMENTS, LLC. 17 ELNATHANS WAY HOLLIS, NH 03049
--	--

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

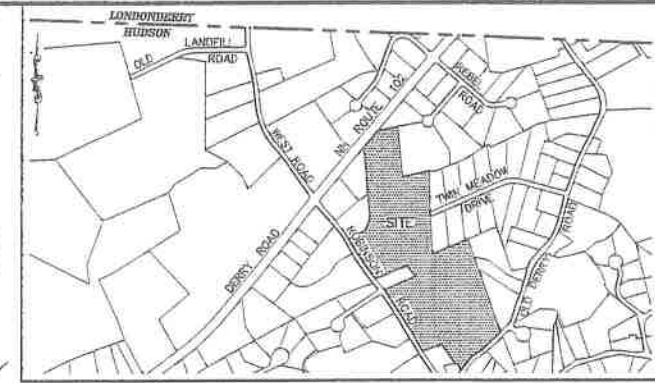
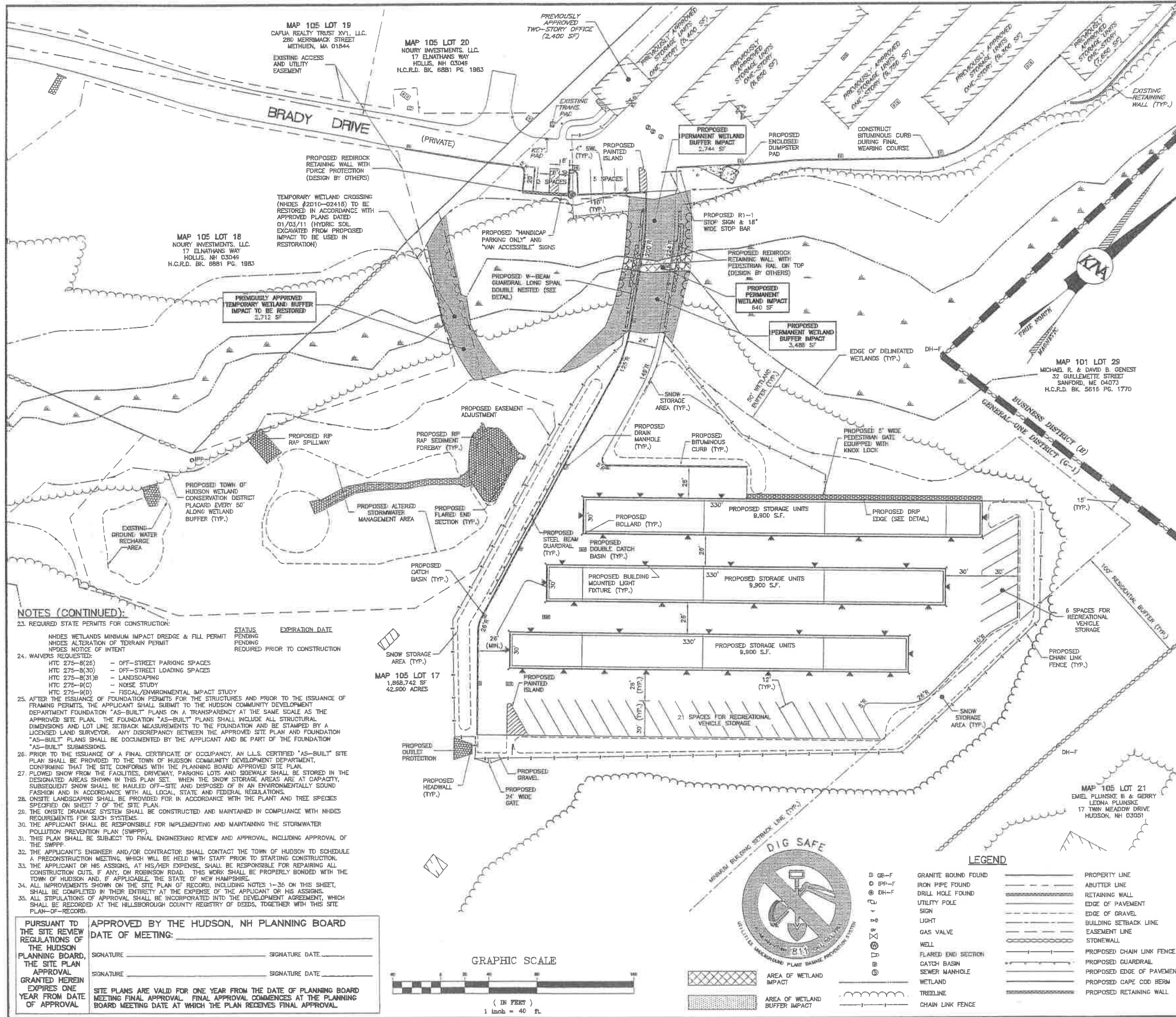
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015 SCALE: 1" = 40'
 PROJECT NO: 06-0925-2 SHEET 3 OF 15

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

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

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



VICINITY PLAN
SCALE: 1" = 1,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO ADD THREE (3) 9,900 SF SELF STORAGE BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS TO THE EXISTING HUDSON HILL TOP SELF STORAGE WHICH CONSISTS OF 49,650 SF OF SELF-STORAGE SPACE AND 2,400 SF OF OFFICE SPACE ON MAP 105 LOT 17.
 - TOTAL SITE AREA = 1,868,742 SF OR 42.80 ACRES
 - MAP 105 LOT 17 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
 - OWNER OF RECORD:
NOURY INVESTMENTS, LLC
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. 8421 PG. 155
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE GENERAL-ONE (G-1) DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

	REQUIRED:	PROPOSED:
- MINIMUM LOT AREA	87,120 SF	1,868,742 SF
- MINIMUM LOT FRONTAGE	200 FT	1,542.29 FT
- FRONT SETBACK	50 FT	85.5 FT
- SIDE SETBACK	15 FT	15.2 FT
- REAR SETBACK	15 FT	86.2 FT
 - OPEN SPACE:
REQUIRED: 40%
PROVIDED: 89.2%
 - SITE IS SERVICED BY ON-SITE WELL AND SEPTIC.
 - WETLANDS WERE FLAGGED BY ROBERT PROKOP (NH CERTIFIED WETLAND SCIENTIST #065) OF WETLAND CONSULTING SERVICES UTILIZING THE CRITERIA DESCRIBED IN THE JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2.0) ON MARCH 10 AND 16, 2010 AND UPDATED ON AUGUST 24, 2015.
 - THE SUBJECT PREMISES IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 33011C0508D (PANEL 508 OF 701) AND 33011C0509D (PANEL 509 OF 701), EFFECTIVE DATE SEPTEMBER 2006. THE SUBJECT PARCEL IS LOCATED IN ZONES '1' & '2'.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - TOPOGRAPHIC INFORMATION WITHIN THE RIGHT-OF-WAY OF DERRY ROAD AND ROBINSON ROAD, WETLANDS, BOUNDARY, AND AS-BUILT INFORMATION IS THE PRODUCT OF AN ON GROUND SURVEY PERFORMED BY THIS OFFICE BETWEEN DECEMBER 2009-AUGUST 2015. THE REMAINING TOPO SHOWN HEREIN WAS PROVIDED BY THE CLIENT.
 - ON NOVEMBER 12, 2015, A WETLAND SPECIAL EXCEPTION WILL BE PRESENTED TO THE TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT FOR THE IMPACTS BELOW:

TOTAL PERMANENT WETLAND IMPACT	840 SF
TOTAL TEMPORARY WETLAND BUFFER IMPACT (PREVIOUSLY APPROVED)	2,712 SF
TOTAL PERMANENT WETLAND BUFFER IMPACT	6,232 SF
 - PARKING CALCULATIONS:

REQUIRED:	PROVIDED:
WAREHOUSING STORAGE: 1 SPACE/600 SF x 79,350 SF = 132 SPACES	
OFFICE SPACE: 1 SPACE/400 SF x 2,400 SF = 6 SPACES	
TOTAL SPACES REQUIRED = 140 SPACES	
TOTAL SPACES PROVIDED = 8 SPACES INCLUDING 1 HANDICAP SPACE (WAIVER REQUESTED)	
 - LOADING:

REQUIRED:	PROVIDED:
1 SPACE/FIRST 5,000 SF + 1 SPACE/10,000 SF x 74,350 SF = 7.44 SPACES REQUIRED	
TOTAL SPACES PROVIDED = 0 SPACES (PROPOSED (WAIVER REQUESTED))	
 - SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
 - THE OWNERS SHALL TAKE CARE IN ENSURING THAT NO HAZARDOUS MATERIALS, FLAMMABLE AND COMBUSTIBLE LIQUIDS, AND SUBSTANCES THAT MAY POSE A HAZARD BE STORED IN THE FACILITIES.
 - MARSHALS AND SIGNAGE THAT WILL ALLOW FOR FIRE APPARATUS ACCESS WILL BE PLACED IN ACCORDANCE WITH NFPA 1-2003 ED., UNIFORM FIRE CODE, SECTION 18.2.2.5.7.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
 - TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
 - CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
 - FLOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH SATURDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON SUNDAYS.

- NOTES (CONTINUED):**
- REQUIRED STATE PERMITS FOR CONSTRUCTION:

NHDES WETLANDS MINIMUM IMPACT DREDGE & FILL PERMIT	STATUS	EXPIRATION DATE
NHDES ALTERATION OF TERRAIN PERMIT	PENDING	
NHDES NOTICE OF INTENT	PENDING	
 - WAIVERS REQUESTED:

HTC 275-8(2b)	- OFF-STREET PARKING SPACES
HTC 275-8(30)	- OFF-STREET LOADING SPACES
HTC 275-8(31b)	- LANDSCAPING
HTC 275-8(c)	- NOISE STUDY
HTC 275-8(d)	- FISCAL/ENVIRONMENTAL IMPACT STUDY
 - AFTER THE ISSUANCE OF FOUNDATION PERMITS FOR THE STRUCTURES AND PRIOR TO THE ISSUANCE OF FRAMING PERMITS, THE APPLICANT SHALL SUBMIT TO THE HUDSON COMMUNITY DEVELOPMENT DEPARTMENT FOUNDATION "AS-BUILT" PLANS ON A TRANSPARENCY AT THE SAME SCALE AS THE APPROVED SITE PLAN. THE FOUNDATION "AS-BUILT" PLANS SHALL INCLUDE ALL STRUCTURAL DIMENSIONS AND LOT LINE SETBACK MEASUREMENTS TO THE FOUNDATION AND BE STAMPED BY A LICENSED LAND SURVEYOR. ANY DISCREPANCY BETWEEN THE APPROVED SITE PLAN AND FOUNDATION "AS-BUILT" PLANS SHALL BE DOCUMENTED BY THE APPLICANT AND BE PART OF THE FOUNDATION "AS-BUILT" SUBMISSIONS.
 - PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, AN L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
 - FLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - ON-SITE LANDSCAPING SHALL BE PROVIDED FOR IN ACCORDANCE WITH THE PLANT AND TREE SPECIES SPECIFIED ON SHEET 7 OF THE SITE PLAN.
 - THE ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 - THIS PLAN SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW AND APPROVAL, INCLUDING APPROVAL OF THE SWPPP.
 - THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRECONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
 - THE APPLICANT OR HIS ASSIGNS, AT HIS/HER EXPENSE, SHALL BE RESPONSIBLE FOR REPAIRING ALL CONSTRUCTION CUTS, IF ANY, ON ROBINSON ROAD. THIS WORK SHALL BE PROPERLY BONDED WITH THE TOWN OF HUDSON AND, IF APPLICABLE, THE STATE OF NEW HAMPSHIRE.
 - ALL IMPROVEMENTS SHOWN ON THE SITE PLAN OF RECORD, INCLUDING NOTES 1-35 ON THIS SHEET, SHALL BE COMPLETED IN THEIR ENTIRETY AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
 - ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THIS SITE PLAN OF RECORD.

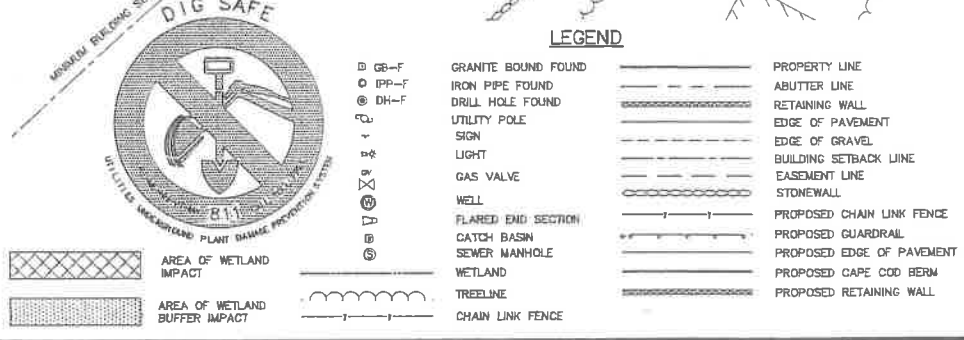
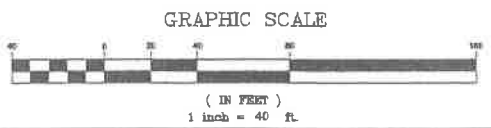
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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



NON-RESIDENTIAL SITE LAYOUT PLAN
HUDSON HILL TOP SELF STORAGE EXPANSION
 MAP 105 LOT 17
 22 BRADY DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

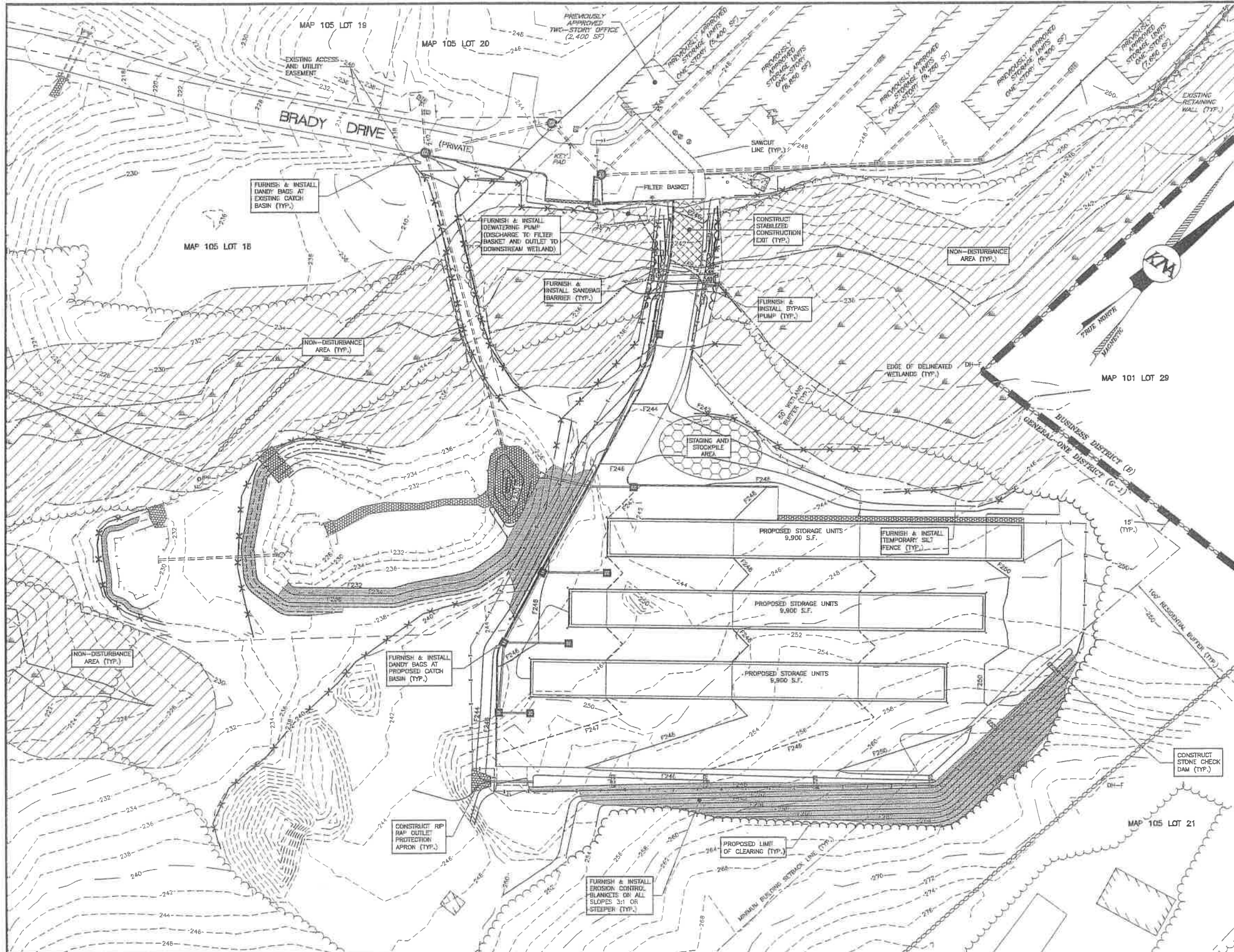
OWNER OF RECORD:
 NOURY INVESTMENTS, LLC
 17 ELNATHANS WAY
 HOLLIS, NH 03049
 BK. 8421 PG. 155

APPLICANT:
 NOURY INVESTMENTS, LLC
 17 ELNATHANS WAY
 HOLLIS, NH 03049

KMA
 KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS		
No.	DATE	DESCRIPTION

DATE: OCTOBER 8, 2015
 PROJECT NO: 08-0925-2
 SCALE: 1" = 40'
 SHEET 4 OF 15



- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ON-SITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL, TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 3. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 4. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 5. 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.
 6. OFF-SITE 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.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 8. 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.
 9. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
 10. SNOW ACCUMULATION DURING THE WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING AND STOCKPILE AREA SURROUNDED BY SILT FENCE.
 11. CULVERT CROSSING IS SUBJECT TO PERMITTING IN ACCORDANCE WITH THE NHDES STREAM CROSSING GUIDELINES. CONTRACTOR TO PROVIDE APPROPRIATE BYPASS PUMPING AND DEWATERING PRACTICES DURING CONSTRUCTION.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

EROSION & SEDIMENT CONTROL LEGEND

- PERMANENT OUTLET PROTECTION APRON (RP RAP)
- TEMPORARY DANDY BAGS AT EXISTING CATCH BASINS
- TEMPORARY BLOCK AND GRAVEL SEDIMENT FILTERS AT ALL CATCH BASINS
- TEMPORARY SILT FENCE
- SANDBAG BARRIER
- LIMITS OF CLEARING
- TEMPORARY STONE CHECK DAM
- STABILIZED CONSTRUCTION EXIT
- NON DISTURBANCE AREA
- STAGING AND STOCKPILE AREA
- EROSION CONTROL BLANKETS



**EROSION CONTROL PLAN
HUDSON HILL TOP SELF STORAGE EXPANSION**
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, LLC
17 ELNATHANS WAY
HOLLIS, NH 03049
BK 8421 PG. 155

APPLICANT:
NOURY INVESTMENTS, LLC
17 ELNATHANS WAY
HOLLIS, NH 03049

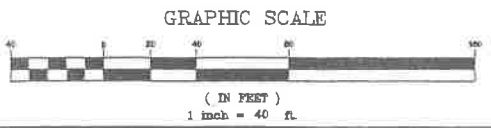
KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 202, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015 SCALE: 1" = 40'
PROJECT NO: 06-0925-2 SHEET 6 OF 15

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.



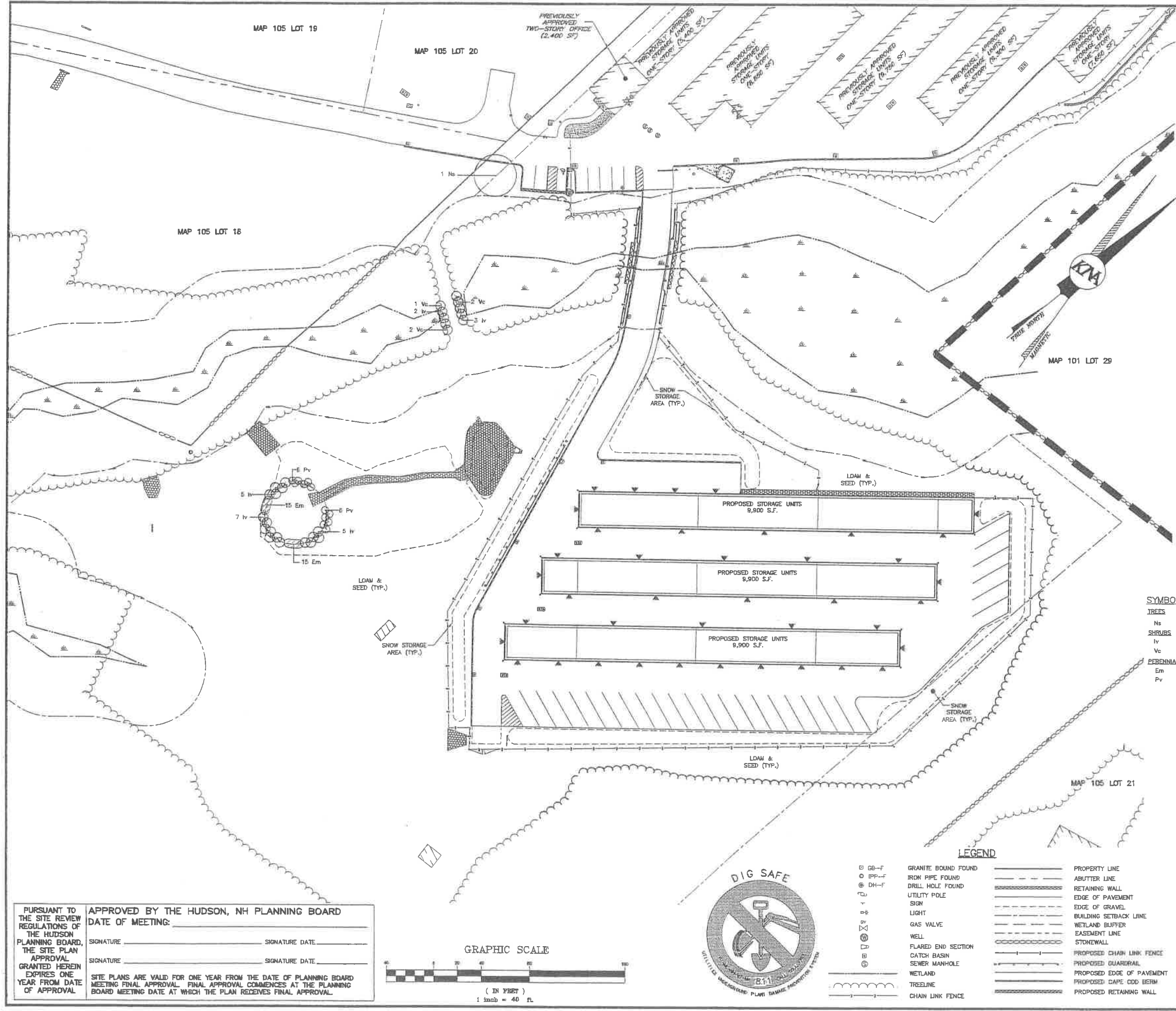
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

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

- STORMWATER MANAGEMENT AREA PLANTING NOTES:**
1. THE AREA PROPOSED FOR STORMWATER PLANTING SHALL BE GRADED DOWN SUCH THAT AN ADDITION OF 6-INCHES OF TOPSOIL (PLANTABLE SOIL BORROW FROM SITE) WILL RESULT IN THE FINAL GRADES SPECIFIED. THE SOIL SUBSTRATE SHALL BE SCARIFIED PRIOR TO TOPSOIL PLACEMENT. TOPSOIL SHALL BE IMPORTED ONLY IF ON-SITE QUANTITIES ARE INSUFFICIENT. ANY IMPORTED TOPSOIL SHALL BE INSPECTED TO PREVENT THE INTRODUCTION OF NOXIOUS PLANTS TO THE SITE. TOPSOIL TO BE PERIODICALLY SATURATED DURING PERIODS OF CONSTRUCTION PRIOR TO PLANTING.
 2. PLANTING OF THE STORMWATER MANAGEMENT AREA SHALL BE COMPLETED BETWEEN MAY 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. FALL SEEDING MAY BE PERFORMED UNTIL NOVEMBER 1. APPLY STRAW MULCH OVER SEED TO PREVENT DISPLACEMENT. SEEDING MIX IS AS FOLLOWS:
 30% REBEL II - TALL FESCUE
 25% REDTOP (AGROSTIS ALBA)
 15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
 15% SWITCHGRASS (PANICUM VIRGATUM)
 15% ROUGH BLUEGRASS (POA TRIVIALIS)
 3. CONTRACTOR TO MONITOR MITIGATION AREA AND RESEED/REPLANT AS NECESSARY.

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
Ns	1	NYSSA SYLVATICA	TUPELO	2-2 1/2" CAL
SHRUBS				
Iv	22	ILEX VERTICILLATA	COMMON WINTERBERRY	2-2.5' B&B
Vc	5	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	16-24" B&B
PERENNIALS				
Em	30	EUPATORIUM MACULATUM 'GATEWAY'	GATEWAY JOE-PYE WEED	#2
Pv	12	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	#2

**LANDSCAPE PLAN
HUDSON HILLTOP SELF
STORAGE EXPANSION
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNER OF RECORD:
NOURY INVESTMENTS, LLC
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. 8421 PG. 155

APPLICANT:
NOURY INVESTMENTS, LLC
17 ELNATHANS WAY
HOLLIS, NH 03049

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

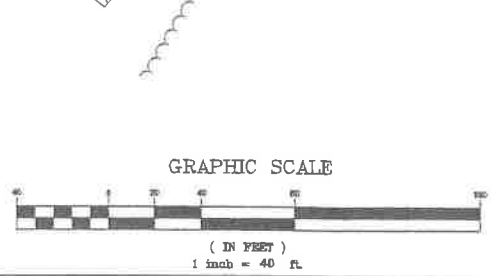
DATE: OCTOBER 5, 2015 SCALE: 1" = 40'
PROJECT NO: 08-0925-2 SHEET 7 OF 15

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

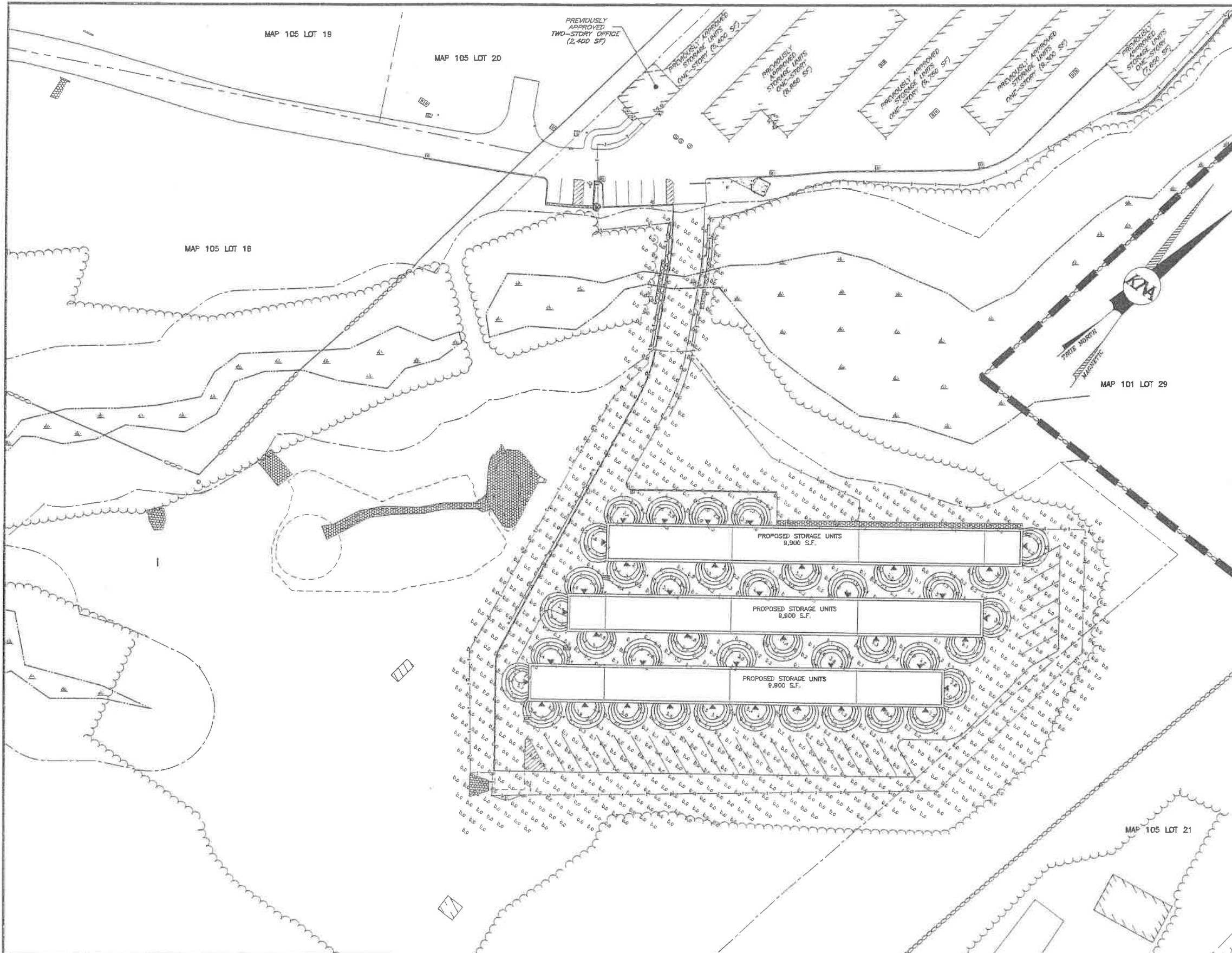
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____

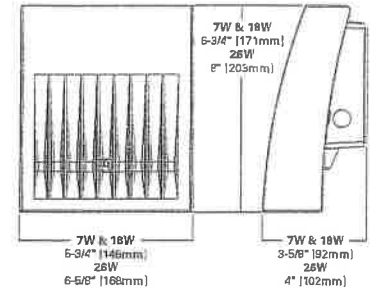
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- LEGEND**
- DB-F GRANITE BOUND FOUND
 - IPF-F IRON PIPE FOUND
 - DH-F DRILL HOLE FOUND
 - UTILITY POLE
 - SIGN
 - LIGHT
 - GAS VALVE
 - WELL
 - FLARED END SECTION
 - CATCH BASIN
 - SEWER MANHOLE
 - WETLAND
 - TREELINE
 - CHAIN LINK FENCE
 - PROPERTY LINE
 - ABUTTER LINE
 - RETAINING WALL
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - BUILDING SETBACK LINE
 - WETLAND BUFFER
 - EASEMENT LINE
 - STONEWALL
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED GUARDRAIL
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CAPE COD BERM
 - PROPOSED RETAINING WALL



- NOTES:**
1. ALL PROPOSED LIGHTING MEETS IES FULL-CUT OFF CLASSIFICATION.
 2. INSTALLATION PER LOCAL CODE REQUIREMENTS.
 3. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING LIGHT INSTALLATION AND WIRING REQUIREMENTS.



LUMARK CROSSTOUR LED
NOT TO SCALE



IN ASSOCIATION WITH:

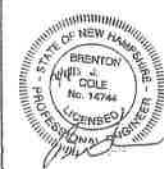
CHARRON
INCORPORATED
P.O. BOX 4550
MANCHESTER, NH 03106
(603) 854-8827
FAX (603) 854-9784

LIGHTING PLAN
HUDSON HILL TOP SELF STORAGE EXPANSION
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, LLC
17 ELMATHANS WAY
HOLLIS, NH 03049
BK. 8421 PG. 155

APPLICANT:
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17 ELMATHANS WAY
HOLLIS, NH 03049

K/A
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Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 50, Bedford, NH 03110 Phone (603) 657-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015 SCALE: 1" = 40'
PROJECT NO: 05-0925-2 SHEET 6 OF 15

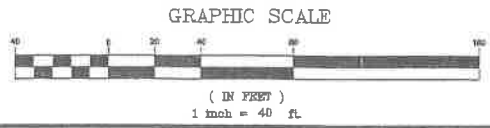
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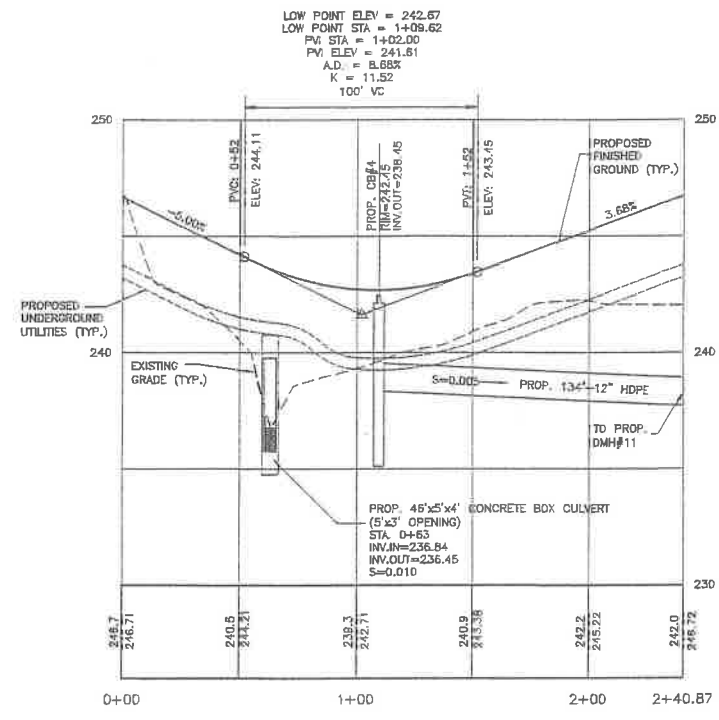
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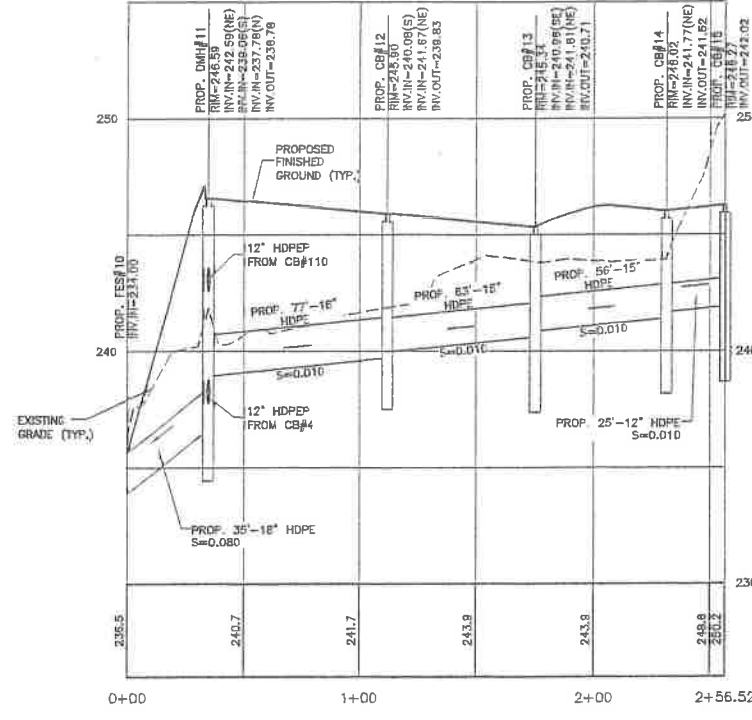


STATAREA_1
ILLUMINANCE (FC)
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MAXIMUM = 12.3
MINIMUM = 0.0

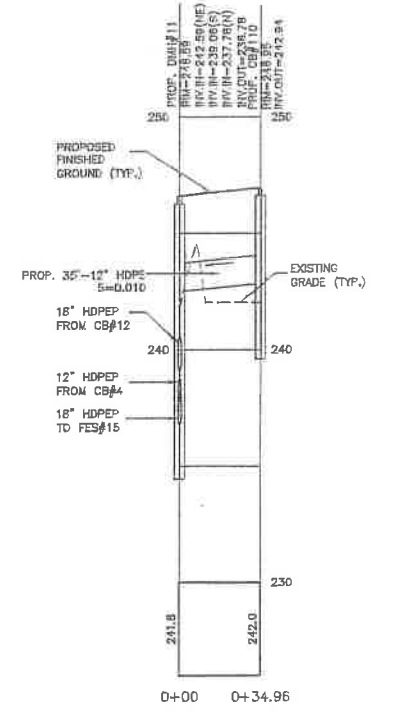
LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
◀	40	E	SINGLE	XTOR2A/ WALL MTD E' AFG



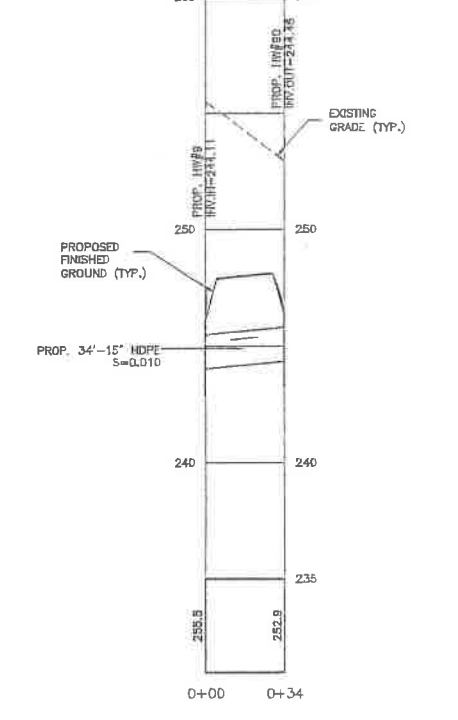
DRIVEWAY PROFILE
 SCALE: 1" = 40' (HORIZ.)
 1" = 4' (VERT.)



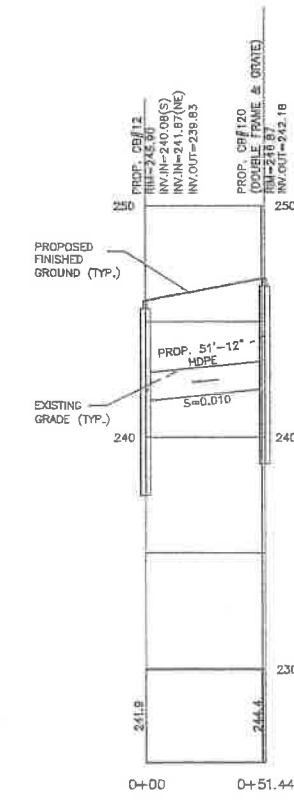
DRAIN PROFILE (PROP. FES#10 TO PROP. CB#15)
 SCALE: 1" = 40' (HORIZ.)
 1" = 4' (VERT.)



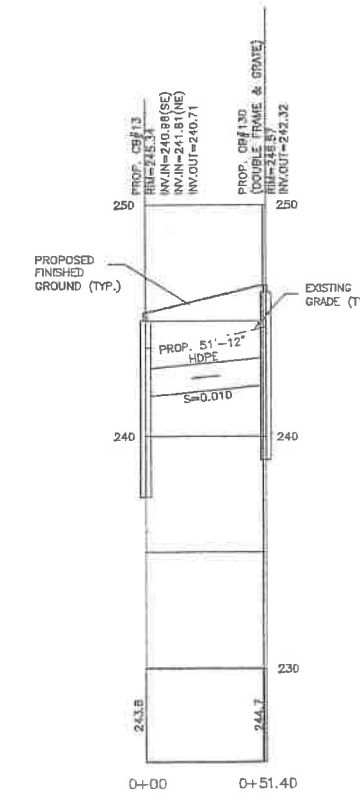
DRAIN PROFILE (PROP. DMH#11 TO PROP. CB#110)
 SCALE: 1" = 40' (HORIZ.)
 1" = 4' (VERT.)



DRAIN PROFILE (PROP. HW#9 TO PROP. HW#90)
 SCALE: 1" = 40' (HORIZ.)
 1" = 4' (VERT.)



DRAIN PROFILE (PROP. CB#12 TO PROP. CB#120)
 SCALE: 1" = 40' (HORIZ.)
 1" = 4' (VERT.)



DRAIN PROFILE (PROP. CB#13 TO PROP. CB#130)
 SCALE: 1" = 40' (HORIZ.)
 1" = 4' (VERT.)



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

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

SIGNATURE _____ SIGNATURE DATE _____
 SIGNATURE _____ SIGNATURE DATE _____

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

PROFILES
 HUDSON HILL TOP SELF STORAGE EXPANSION
 MAP 105 LOT 17
 22 BRADY DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

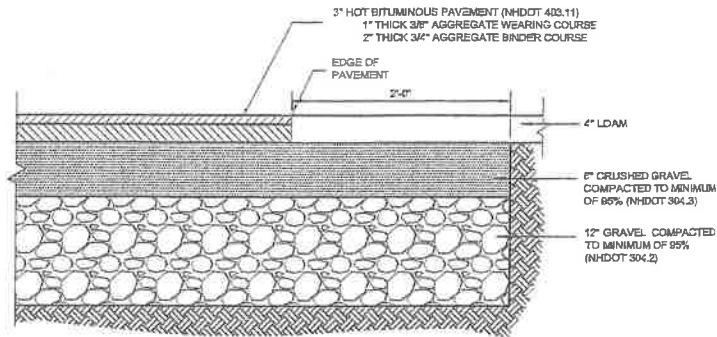
OWNER OF RECORD: NOURY INVESTMENTS, LLC.
 17 ELNATHANS WAY
 HOLLIS, NH 03049
 BK. B421 PG. 155

APPLICANT: NOURY INVESTMENTS, LLC.
 17 ELNATHANS WAY
 HOLLIS, NH 03049

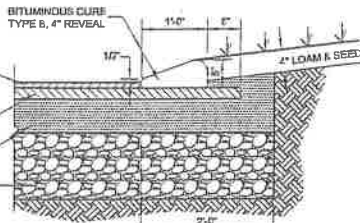
KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite SE, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

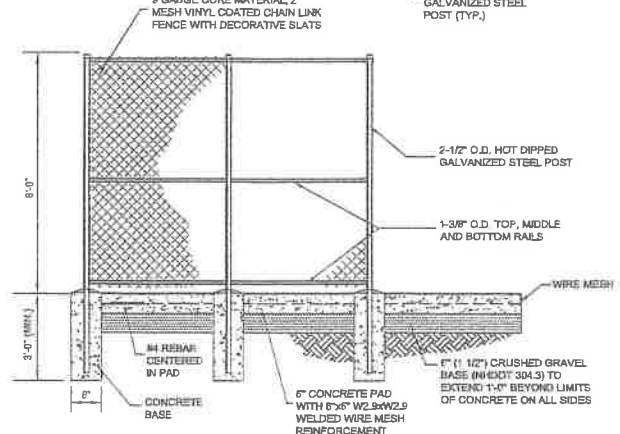
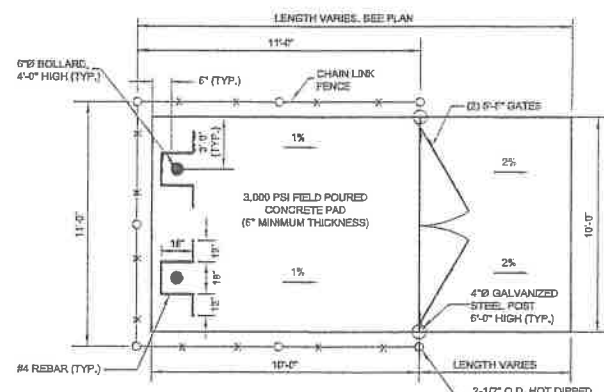
DATE: OCTOBER 8, 2015
 PROJECT NO: 08-0925-2
 SCALE: 1" = 40'
 SHEET 9 OF 15



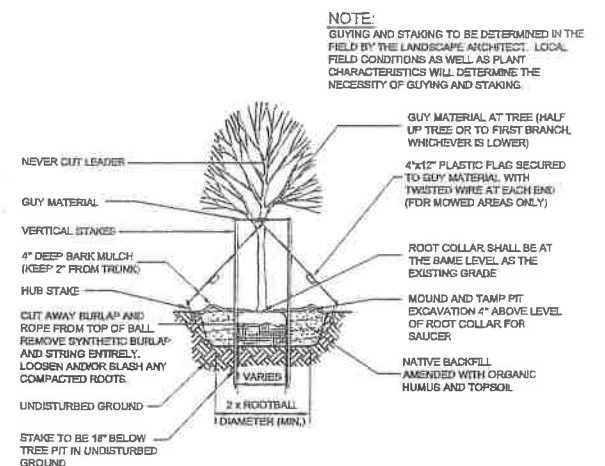
DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



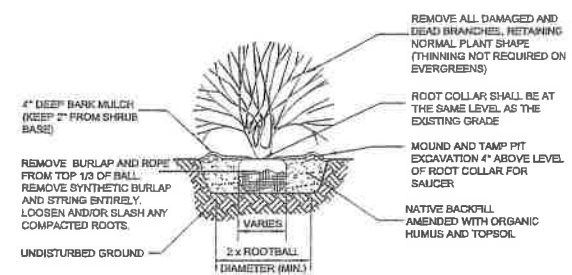
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NOT TO SCALE
(MARCH 2008)



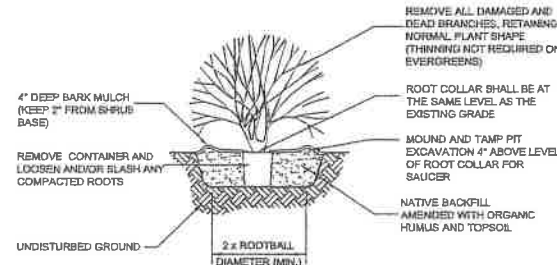
CHAIN LINK TRASH ENCLOSURE DETAIL
NOT TO SCALE
(MARCH 2008)



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



BALLED & BURLAP SHRUB PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)

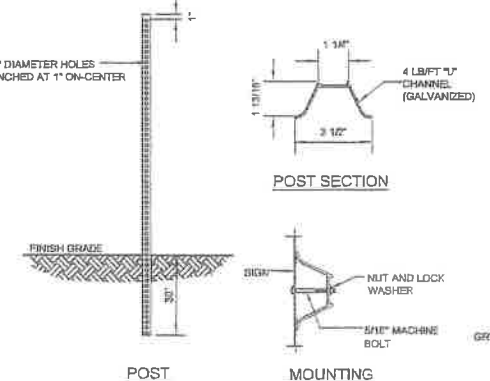


CONTAINER SHRUB PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)

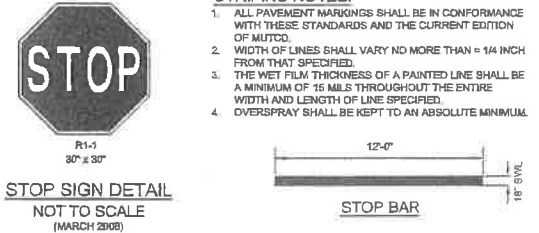


WETLAND CONSERVATION DISTRICT BOUNDARY MARKER
NOT TO SCALE
(MARCH 2010)

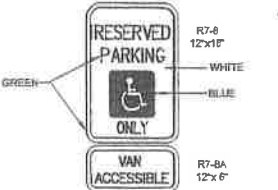
TRAFFIC SIGN NOTES:
1. ALL TRAFFIC SIGN FACES AND SHAPES SHALL CONFORM WITH THE MUTCD.
2. ALL SIGN POST MOUNTS SHALL CONFORM WITH THE AASHTO AND NHDOT SPECIFICATIONS.



STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)

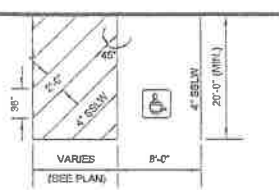


STOP SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



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

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



HANDICAP STRIPING DETAIL
NOT TO SCALE
(MARCH 2012)

TURF ESTABLISHMENT SCHEDULE

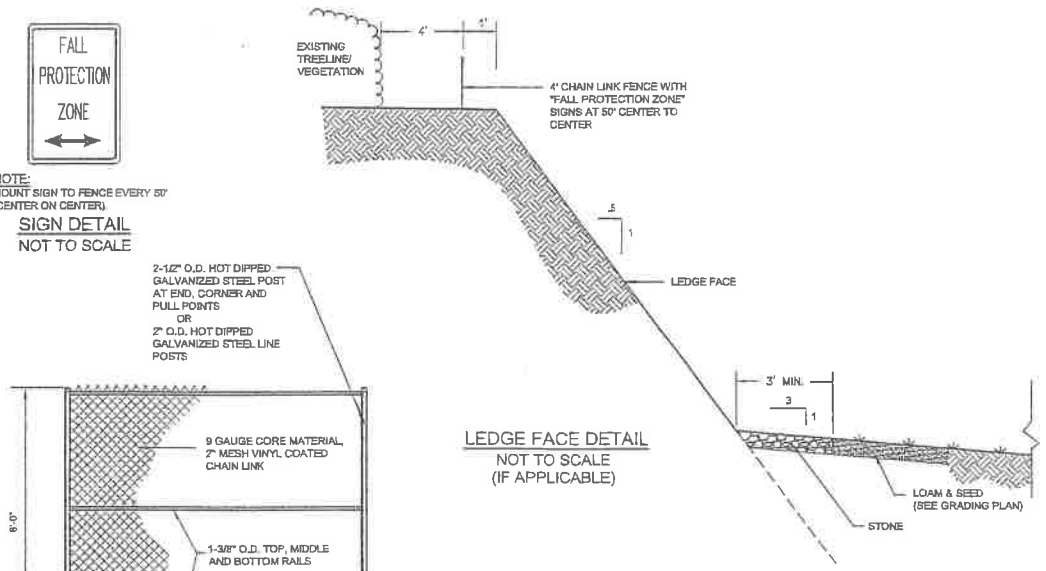
PURPOSE:
TO ESTABLISH AND MAINTAIN TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

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

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

APPLICATION RATES:
1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
2. LOAM SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
3. FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
5. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.5 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MATERIALS:
1. LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM, FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOIL LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
2. LOAM SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
3. FERTILIZER SHALL BE 10-20-20 COMMERCIAL GRADE.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE 90% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
25% KENTUCKY BLUEGRASS
25% RYEGRASS
25% MANHATTAN PERENNIAL RYEGRASS
5. TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
15% BLACKWELL OR SHELTER SWITCHGRASS
30% NIAGRA OR KAW BIG BLUESTEM
30% CAMPER OR BLAZE LITTLESTEM
15% NE-27 OR BLAZE BAND LOVEGRASS
10% KING BIRDSFOOT TREFOL
INOCULUM SPECIFIC TO BIRDSFOOT TREFOL MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE 90% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
30% CREEPING RED FESCUE
40% PERENNIAL RYE GRASS
15% RYEGRASS
15% BIRDSFOOT TREFOL
IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3:1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
15% SWITCH GRASS
15% FOX SEDGE
15% CREEPING BENTGRASS
10% FLATPEA
20% WILDFLOWER VARIETY
8. HAY USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MIXINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.



LEDGE FACE DETAIL
NOT TO SCALE
(IF APPLICABLE)

CONSTRUCTION DETAILS HUDSON HILLTOP SELF STORAGE EXPANSION
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

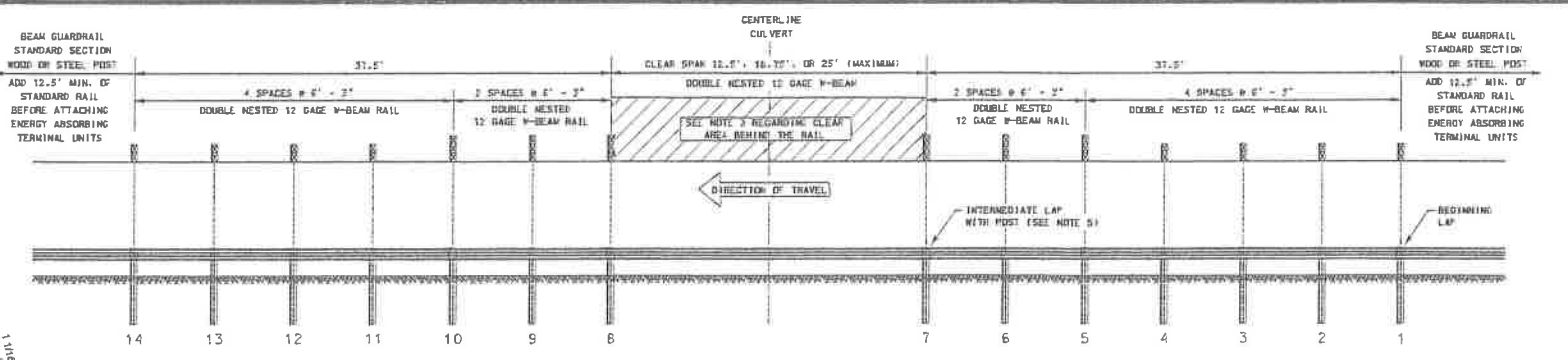
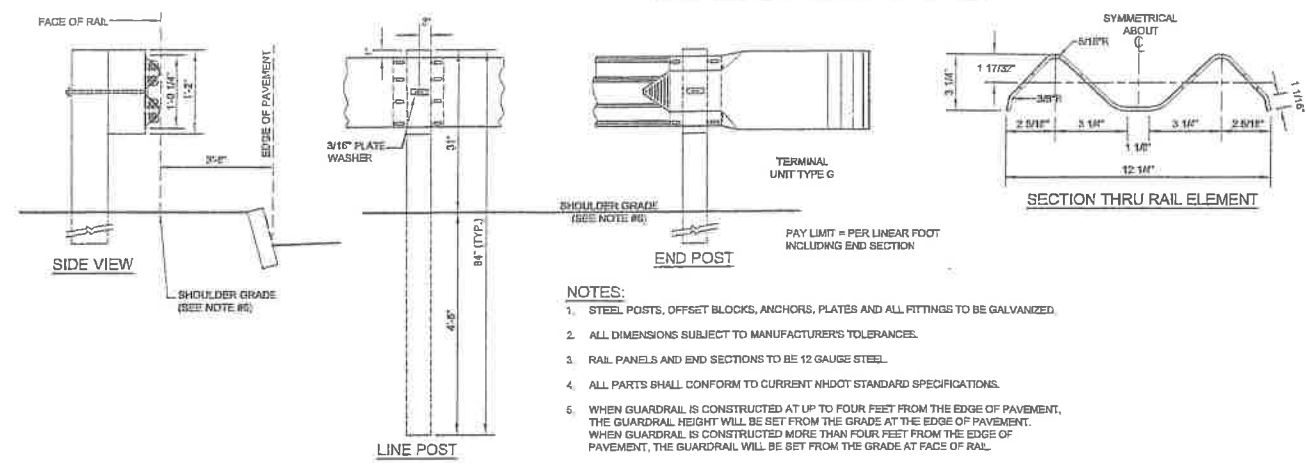
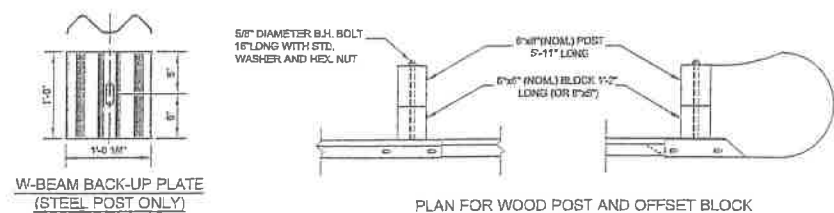
OWNER OF RECORD:
NOURY INVESTMENTS, LLC
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. B421 PG. 155

APPLICANT:
NOURY INVESTMENTS, LLC
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HOLLIS, NH 03049

KMA KEACH-NORDSTROM ASSOCIATES, INC.
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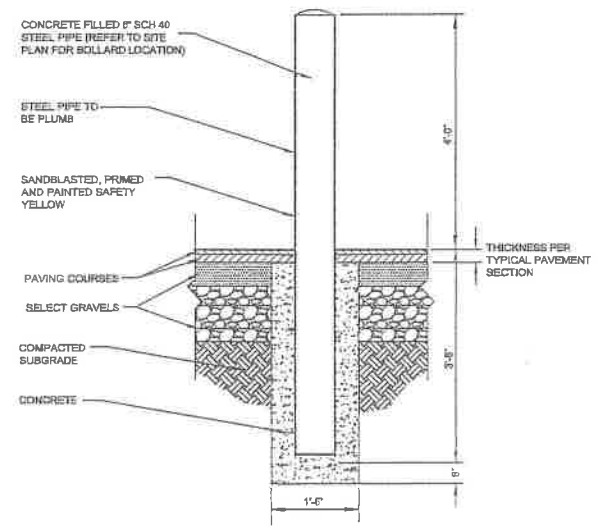
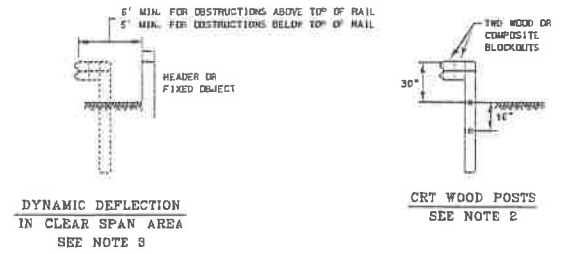
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015 SCALE: 1" = 40'
PROJECT NO: 08-0925-2 SHEET 10 OF 15

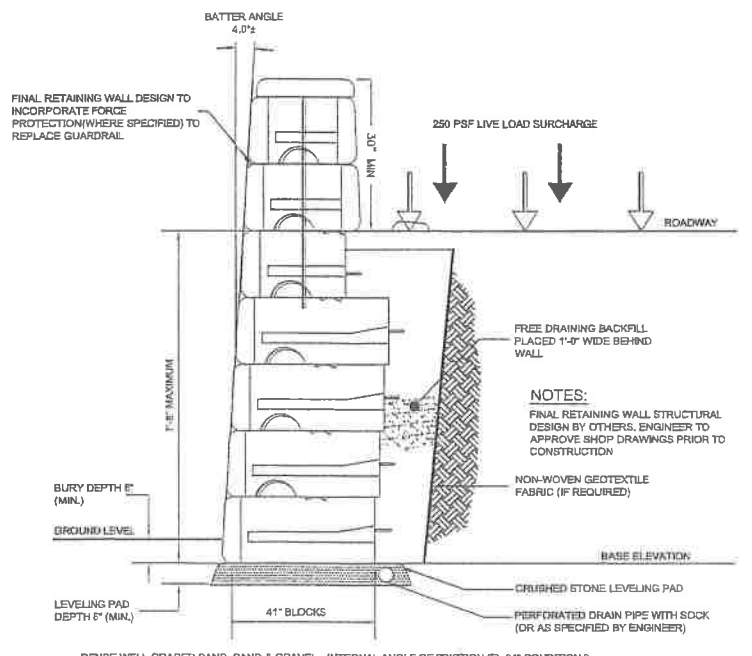


**W-BEAM GUARDRAIL
LONG SPAN, DOUBLE NESTED**
NOT TO SCALE

- POSTS 1 - 4 AND 11 - 14 STANDARD WOOD OR STEEL POSTS WITH BLOCKOUTS (SEE STANDARD SHEET GR-1)
- POSTS 5 - 10 ARE CRT WOOD POSTS WITH TWO WOOD OR COMPOSITE BLOCKOUTS. ONLY CRT POSTS NEED TO BE WOOD, UNLESS THE REST OF THE RUN IS WOOD POST
- CLEAR AREA BEHIND BACK OF RAIL SHALL BE: 5 FEET MINIMUM FOR OBSTRUCTIONS LESS THAN OR EQUAL TO THE HEIGHT OF THE TOP OF RAIL, 6 FEET MINIMUM FOR OBSTRUCTIONS TALLER THAN THE TOP OF RAIL.
- LAP SPLICES IN THE DIRECTION OF ADJACENT TRAFFIC.
- 25'-0" RAIL LENGTHS MAY BE USED TO ELIMINATE THE INTERMEDIATE LAP WITHOUT A POST. DO NOT PLACE A LAP WITHOUT A POST UNLESS REQUIRED DUE TO THE LENGTH OF GAP.
- DESIGN MEETS NCHRP 350 TEST LEVEL 3 FINAL ACCEPTANCE LETTER HHS-088 10/8/1995.

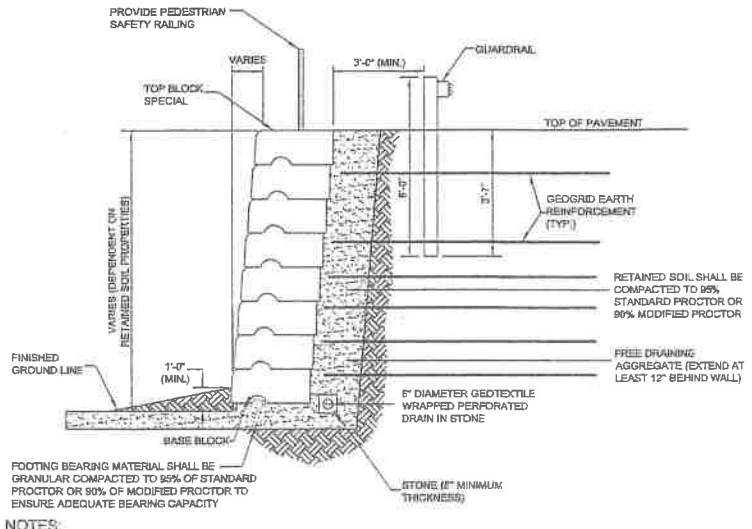


BOLLARD DETAIL
NOT TO SCALE
(MARCH 2008)



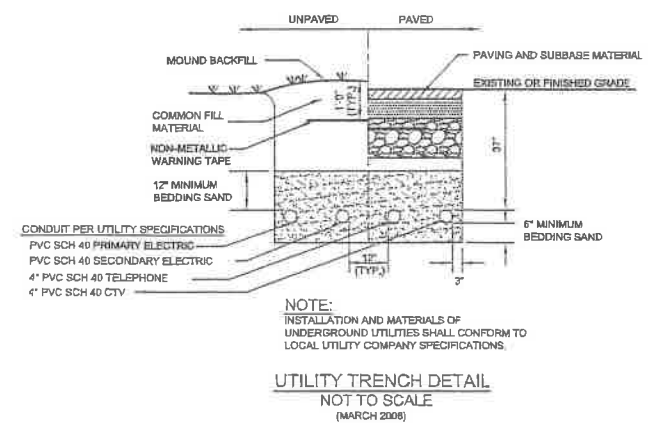
- NOTES:**
- AS PERMISSIBLE, THE STRUCTURAL ENGINEER CHARGED WITH RETAINING WALL DESIGN SHALL SPECIFY SALT RESISTANT BLOCK CONSTRUCTION WHERE WALLS ARE TO BE CONSTRUCTED NEAR ROADWAYS OR PARKING AREAS.
 - RETAINING WALL DRAIN TO "DAYLIGHT" AT LOW POINT OR TIE TO DRAIN STRUCTURE AS SHOWN IN PLAN VIEW.
 - THE STAMPED SHOP DRAWINGS AND CALCULATIONS FOR THE ACTUAL RETAINING WALL MUST BE PROVIDED FOR REVIEW AND APPROVAL AT OR PRIOR TO THE PROJECT'S REQUIRED PRE CONSTRUCTION MEETING.
 - THE PROVIDED PLANS AND SUPPORTING CALCULATIONS MUST ADDRESS THE FOLLOWING CRITERIA:
 - DESIGN CALCULATIONS STAMPED BY QUALIFIED PE LICENSE IN NH
 - STABILITY CALCULATIONS (INCLUDING BEARING CAPACITY, GLOBAL STABILITY, OVERTURNING & SLIDING, IMPACT)
 - GEGRID FULLOUT AND OTHER PERTINENT DATA & ELEVATIONS
 - CONSTRUCTION INSTALLATION SPECIFICATION
 - LATERAL EARTH PRESSURE COEFFICIENT
 - SURCHARGE LOAD, EMBEDMENT DEPTH
 - BOTH A PLAN AND PROFILE OF EACH WALL SECTION

MODULAR BLOCK (REDI-ROCK OR EQUAL) RETAINING WALL
NOT TO SCALE
(AUGUST 2011)



- NOTES:**
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 - CONSTRUCTION INSTALLATION SPECIFICATION
 - LATERAL EARTH PRESSURE COEFFICIENT
 - SURCHARGE LOAD, EMBEDMENT DEPTH
 - BOTH A PLAN AND PROFILE OF EACH WALL SECTION

REDI-ROCK RETAINING WALL WITH GUARDRAIL
(TO BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN NEW HAMPSHIRE)
NOT TO SCALE



UTILITY TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)

**CONSTRUCTION DETAILS
HUDSON HILL TOP SELF
STORAGE EXPANSION**
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
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HOLLIS, NH 03049
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REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015 SCALE: 1" = 40'
PROJECT NG: 08-0825-2 SHEET 11 OF 15

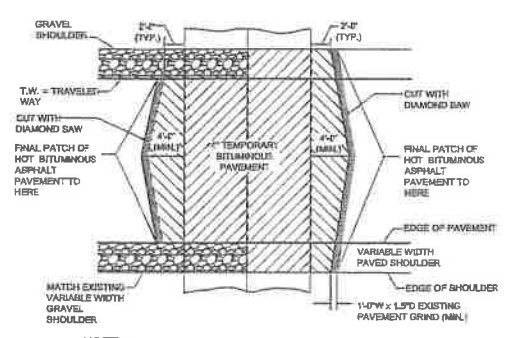
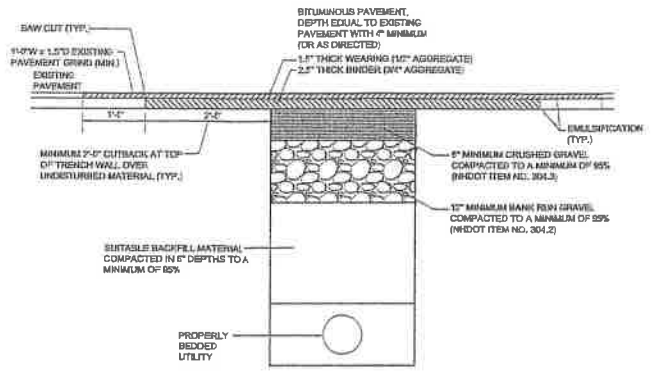


BEST MANAGEMENT PRACTICES FOR BLASTING

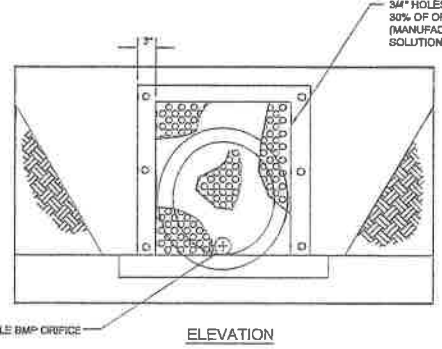
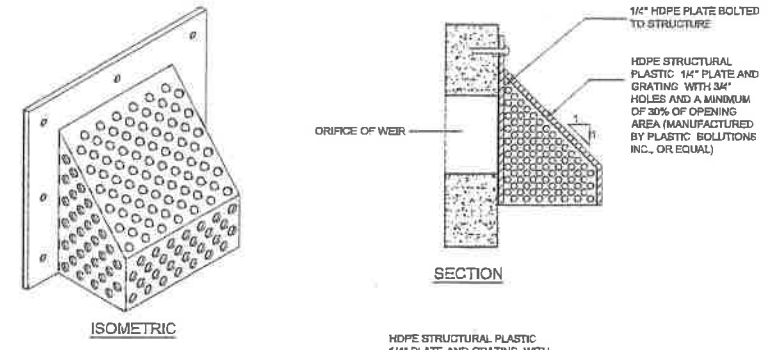
IF MORE THAN 5000 CUBIC YARDS ARE BLASTED:
 IDENTIFY DRINKING WATER WELLS LOCATED WITHIN 2000 FEET OF THE PROPOSED BLASTING ACTIVITIES. DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST INCLUDE PRE AND POST-BLAST WATER QUALITY MONITORING AND BE APPROVED BY NHDES PRIOR TO INITIATING BLASTING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY NHDES.

BEST MANAGEMENT PRACTICES FOR BLASTING
 ALL ACTIVITIES RELATED TO BLASTING SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING AND FOLLOWING AN APPROVED BLASTING PLAN; PROPER DRILLING, EXPLOSIVE HANDLING AND LOADING PROCEDURES; OBSERVING THE ENTIRE BLASTING PROCEDURES; EVALUATING BLASTING PERFORMANCE; AND HANDLING AND STORAGE OF BLASTED ROCK.

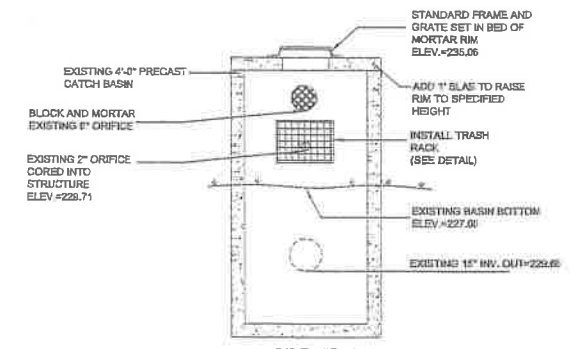
- (1) **LOADING PRACTICES**
 THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
 (A) DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
 (B) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF SITE DISPOSAL.
 (C) SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF SITE DISPOSAL.
 (D) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
 (E) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
 (F) EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.
- (2) **EXPLOSIVE SELECTION**
 THE FOLLOWING BMPs SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
 (A) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
 (B) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.
- (3) **PREVENTION OF MISFIRES**
 APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
- (4) **MUCK PILE MANAGEMENT**
 MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
 (A) REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
 (B) MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
- (5) **SPILL PREVENTION MEASURES AND SPILL MITIGATION**
 SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:
 (A) THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
 1. STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE.
 2. SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY.
 3. LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY.
 4. INSPECT STORAGE AREAS WEEKLY.
 5. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
 6. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
 7. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
 (B) THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
 1. EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
 2. PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS.
 3. HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
 4. USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
 5. PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
 (C) THE TRAINING OF ON SITE EMPLOYEES AND THE ON SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
 (D) FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES [NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWS-22-E BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT OR ITS SUCCESSOR DOCUMENT].



NOTE:
 1. ALL BACKFILL SHALL BE COMPACTED TO 95% OF AASHTO T-99, METHOD C.
PERMANENT PAVEMENT REPAIR
 NOT TO SCALE



TRASH RACK DETAIL
 NOT TO SCALE



EXISTING OUTLET STRUCTURE DETAIL
 NOT TO SCALE

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

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

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

CONSTRUCTION DETAILS
HUDSON HILL TOP SELF STORAGE EXPANSION
 MAP 105 LOT 17
 22 BRADY DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

<p>OWNER OF RECORD: NOURY INVESTMENTS, LLC. 17 ELNATHANS WAY HOLLIS, NH 03049 BK. B421 PG. 155</p>	<p>APPLICANT: NOURY INVESTMENTS, LLC. 17 ELNATHANS WAY HOLLIS, NH 03049</p>
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REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015

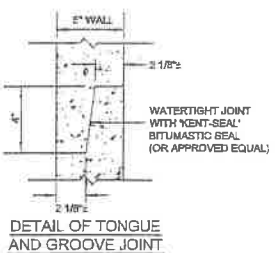
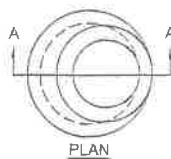
SCALE: 1" = 40'

PROJECT NO: 08-0925-2

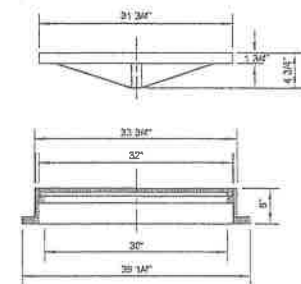
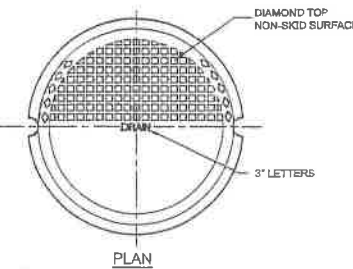
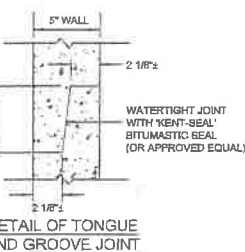
SHEET 12 OF 15

NOTES:

- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 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.
- THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
- RISER OF 1", 2", 3" & 4" CAN BE USED TO REACH DESIRED DEPTH.
- MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.



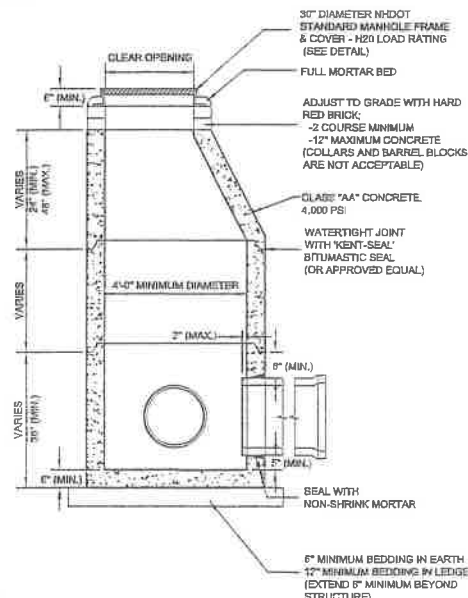
PRECAST REINFORCED CATCH BASIN
NOT TO SCALE
(MAY 2012)



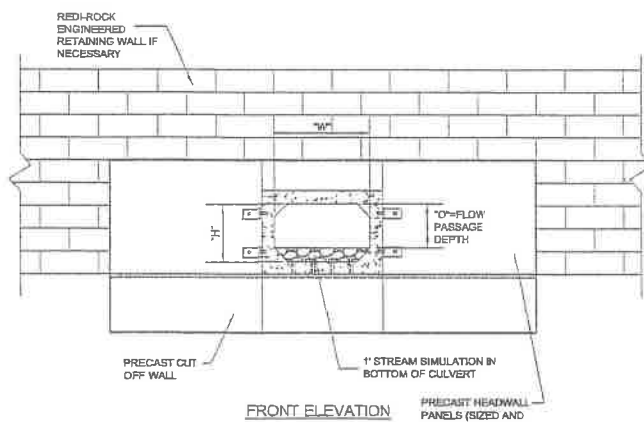
DRAIN MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE
(JANUARY 2012)

- NOTES:**
- NEW HAMPSHIRE MAINTAIN A CLEAR OPENING DESIGNATION OF 30" FOR ITS MANHOLE CASTINGS.
- FEATURES:**
- 3" LETTERING
 - COVERS MARKED DRAIN
 - NON-SKID COVER
 - DIAMOND SURFACE DESIGN
- SPECIFICATIONS:**
- FULLY MACHINED FRAME AND COVER
 - H20 LOAD RATED
 - GRAY CAST IRON MEETS ASTM A48 CLASS 30

PRECAST REINFORCED DRAIN MANHOLE DETAIL
NOT TO SCALE
(MARCH 2008)



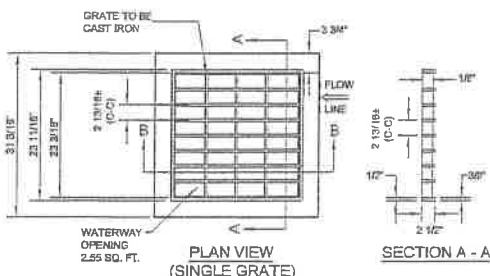
- NOTES:**
- STEPS ARE NOT ALLOWED.
 - ALL SECTIONS SHALL BE CONCRETE CLASS AA (4,000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LF. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE WALL.
 - THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT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



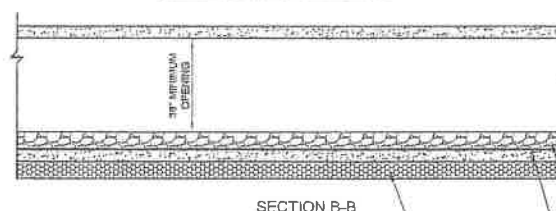
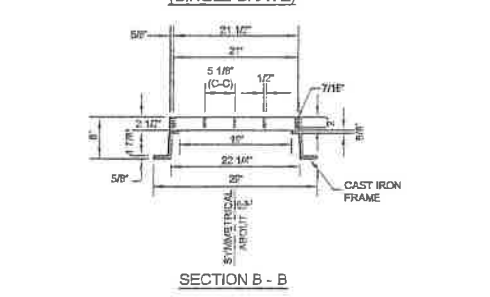
PRECAST CONCRETE HEADWALL
NOT TO SCALE

NOTES:

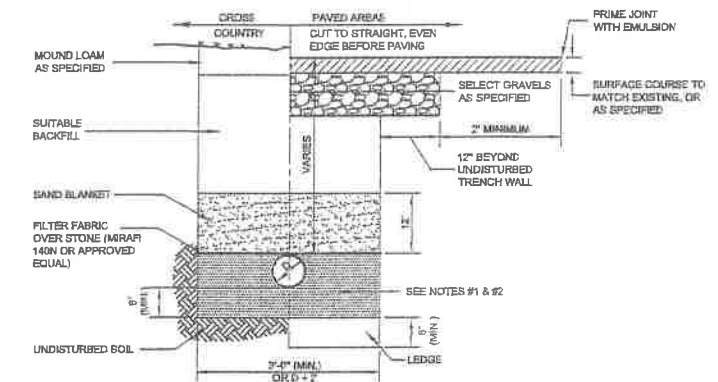
- AS PERMISSIBLE, THE STRUCTURAL ENGINEER CHARGED WITH RETAINING WALL DESIGN SHALL SPECIFY SALT RESISTANT BLOCK CONSTRUCTION WHERE WALLS ARE TO BE CONSTRUCTED NEAR ROADWAYS OR PARKING AREAS.
- RETAINING WALL DRAIN TO "DAYLIGHT" AT LOW POINT OR TIE TO DRAIN STRUCTURE AS SHOWN IN PLAN VIEW.
- THE STAMPED SHOP DRAWINGS AND CALCULATIONS FOR THE ACTUAL RETAINING WALL MUST BE PROVIDED FOR REVIEW AND APPROVAL AT OR PRIOR TO THE PROJECT'S REQUIRED PRE CONSTRUCTION MEETING.
- THE PROVIDED PLANS AND SUPPORTING CALCULATIONS MUST ADDRESS THE FOLLOWING CRITERIA:
 - DESIGN CALCULATIONS STAMPED BY QUALIFIED PE LICENSE IN NH
 - STABILITY CALCULATIONS (INCLUDING BEARING CAPACITY, GLOBAL STABILITY, OVERTURNING & SLIDING, IMPACT)
 - GEOGRID PULLOUT AND OTHER PERTINENT DATA & ELEVATIONS
 - CONSTRUCTION INSTALLATION SPECIFICATION
 - LATERAL EARTH PRESSURE COEFFICIENT
 - SURCHARGE LOAD, EMBEDMENT DEPTH
 - BOTH A PLAN AND PROFILE OF EACH WALL SECTION



TYPE B FRAME & GRATE DETAIL
NOT TO SCALE
(MARCH 2008)

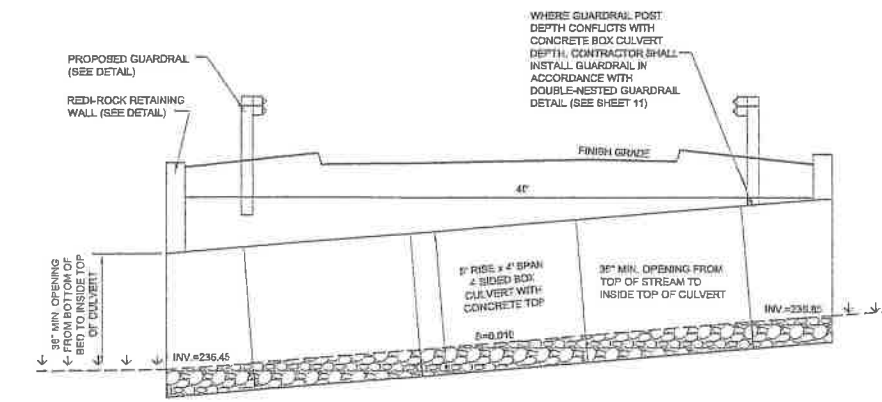


CONCRETE BOX CULVERT FOUNDATION AND BACKFILL DETAIL
NOT TO SCALE



STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)

- NOTES:**
- THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
 - FOR HDPE OR PVC PIPE, BEDDING SHALL BE 34" STONE TO THE TOP OF THE PIPE.



CONCRETE BOX CULVERT FOOTING LAYOUT DETAIL
NOT TO SCALE

CONSTRUCTION DETAILS
HUDSON HILLTOP SELF STORAGE EXPANSION
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. B421 PG. 155

APPLICANT:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2E, Bedford, NH 03110 Phone (603) 827-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015 SCALE: 1" = 40'
PROJECT NO: 08-0925-2 SHEET 13 OF 15

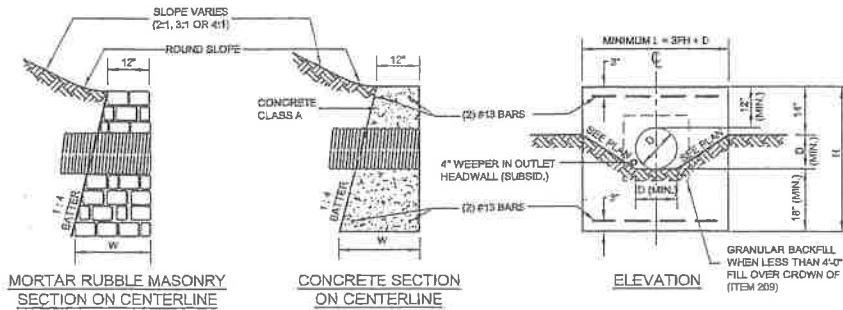
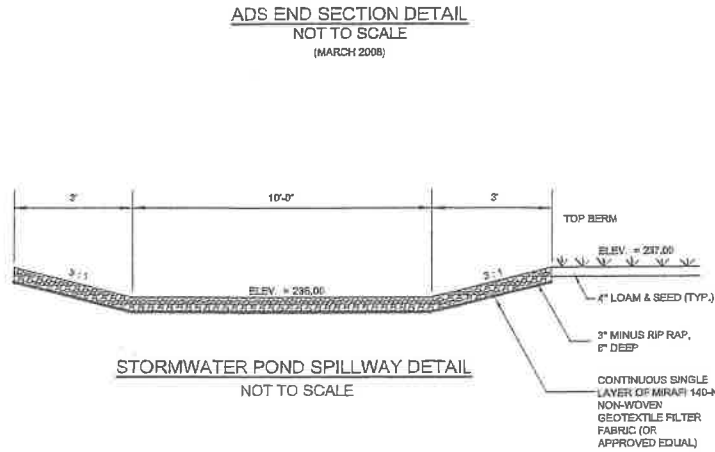
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

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PIPE DIAMETER	DIMENSIONS, INCHES (MM)					
	PART No.	A (± 1")	B (MAX.)	H (± 1")	L (± 1/2")	W (± 2)
12" & 15"	1210 NP	6.5"	10"	6.5"	25"	25"
18"	1810 NP	7.5"	15"	6.5"	32"	38"
24"	2410 NP	7.5"	18"	6.5"	36"	45"
30"	3010 NP	10.5"	N/A	7.0"	53"	66"
36"	3610 NP	10.5"	N/A	7.0"	53"	66"



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

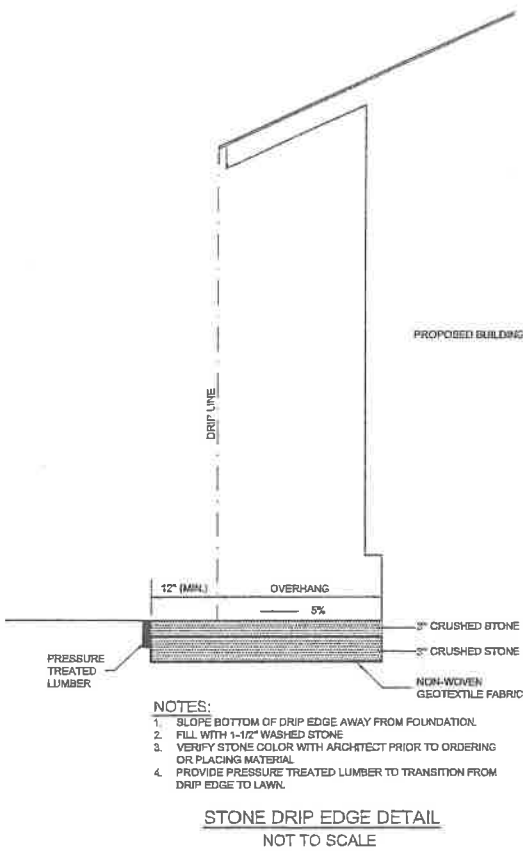
DIAMETER D (INCH)	AREA OF PIPE (SQ FT)	MASONRY PER FOOT OF WALL (CU. YD.)		MASONRY PER HOLE (CU. FT.)		STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	PIPE EXC. PER FOOT (CU. YD.)		HEADER EXC. PER FOOT (CU. YD.)		ITEM 205 PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W	** HEADWALL	
		STANDARD	W/ HOLE	STANDARD	W/ HOLE			1' DEPTH	1' DEPTH	MASONRY IN CORNER FRUSTRUM (CU. YD.)	HEADER EXC. PER FOOT (CU. YD.)							
12"	0.78	0.186	1.08	0.81	5	5/8"	0.111	0.788	0.30	2'-0"	2'-0"	10"	1'-10 1/2"	0.28	1.097			
15"	1.23	0.282	1.75	0.85	11	3/4"	0.130	0.847	0.35	4'-0"	2'-0"	11"	1'-11 1/4"	0.31	1.232			
18"	1.77	0.222	2.52	1.13	14	5/8"	0.130	1.111	0.39	6'-0"	4'-0"	11"	2'-0"	0.33	1.406			
24"	3.14	0.280	4.71	1.79	20	7/8"	0.148	1.491	0.48	7'-0"	4'-0"	11"	2'-1 1/2"	0.42	1.778			
30"	4.91	0.301	7.27	2.58	25	1"	0.185	1.810	0.63	9'-0"	6'-0"	11"	2'-2"	0.51	2.184			
36"	7.07	0.344	11.48	3.53	31	1 1/8"	0.222	2.587	0.85	11'-0"	6'-0"	11"	2'-4 1/2"	0.61	2.572			
42"	9.62	0.388	16.24	4.83	38	1 1/4"	0.259	3.281	1.07	13'-0"	6'-0"	11"	2'-6"	0.72	3.000			
48"	12.57	0.436	21.36	6.55	45	1 1/2"	0.296	3.990	1.31	15'-0"	6'-0"	11"	2'-7 1/2"	0.84	3.447			
54"	15.90	0.486	26.85	8.44	52	1 3/4"	0.333	4.732	1.56	17'-0"	6'-0"	11"	2'-8"	0.96	3.914			
60"	19.63	0.536	32.82	10.55	60	1 3/4"	0.370	5.507	1.81	19'-0"	6'-0"	11"	2'-10 1/2"	1.15	4.404			
66"	23.74	0.588	39.27	12.90	68	2"	0.407	6.324	2.11	21'-0"	6'-0"	11"	3'-0"	1.28	4.907			
72"	28.27	0.643	46.20	15.50	77	2 1/4"	0.448	7.183	2.42	23'-0"	6'-0"	11"	3'-1 1/2"	1.48	5.432			

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS
NOT TO SCALE
(MARCH 2008)

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

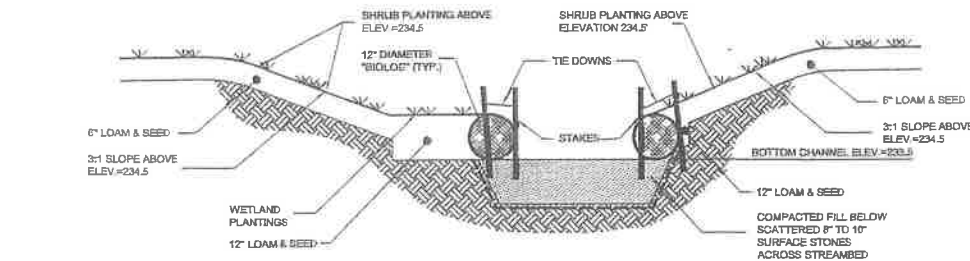
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE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



- NOTES:
- SLOPE BOTTOM OF DRIP EDGE AWAY FROM FOUNDATION.
 - FILL WITH 1-1/2" WASHED STONE.
 - VERIFY STONE COLOR WITH ARCHITECT PRIOR TO ORDERING OR PLACING MATERIAL.
 - PROVIDE PRESSURE TREATED LUMBER TO TRANSITION FROM DRIP EDGE TO LAWN.

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

LOCATION	L1	W1	W2	DS1	DEPTH
EXIST. HW#1	30'	8'	21'	6"	15"
PROP. FES#10	21'	5'	28'	6"	15"
PROP. HW#5	17'	4'	11'	6"	15"



FILL SAND BAGS 1/2 TO 2/3 FULL. TIE AT TOP SO BAG WILL LAY FLAT WHEN PUT IN PLACE. A PROPERLY FILLED SAND BAG SHOULD WEIGH BETWEEN 35-40 POUNDS.

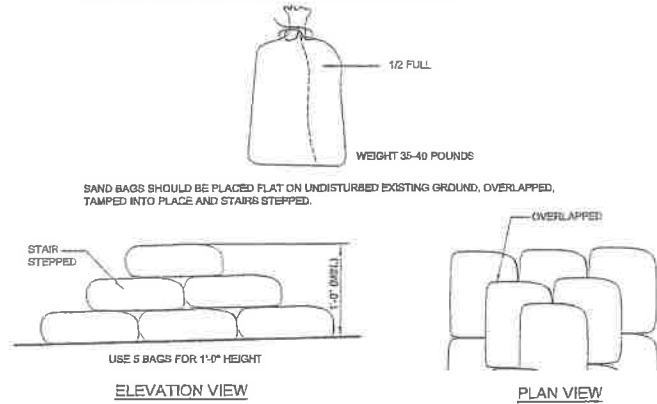


TABLE 7-24 - RECOMMENDED RIP RAP GRADATION RANGES

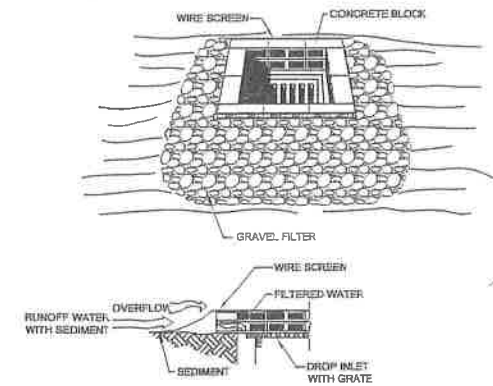
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 650
85%	1.2 TO 1.8 650
50%	1.0 TO 1.5 650
10%	0.3 TO 0.5 650

CONSTRUCTION SPECIFICATIONS:

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

MAINTENANCE:

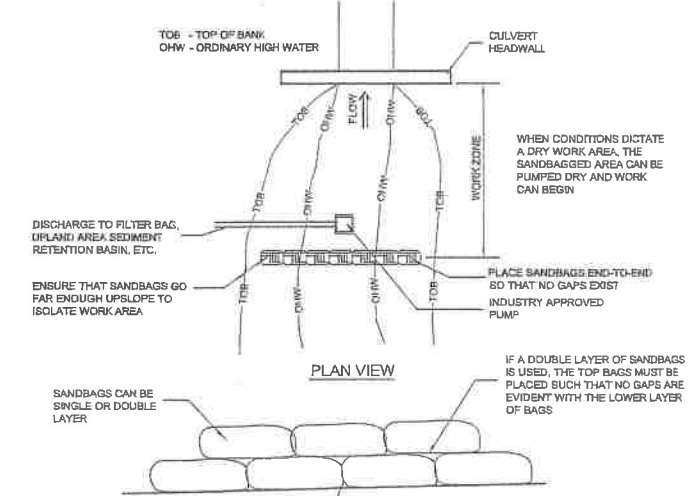
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL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



NOTES:

- CONCRETE BLOCKS SHOULD BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF EACH BLOCK SHOULD BE ADJUTING. THE HEIGHT OF THE BARRIER CAN BE VARIED DEPENDING ON THE DESIGN BY STACKING VARIOUS COMBINATIONS OF DIFFERENT SIZED BLOCKS. THE BARRIER SHOULD BE A MINIMUM OF 12 INCHES HIGH AND A MAXIMUM OF 24 INCHES HIGH.
- HARDWARE CLOTH OR WIRE MESH SHOULD BE PLACED OVER OPENINGS OF THE CONCRETE BLOCKS AND EXTENDED AT LEAST 12 INCHES AROUND THE OPENING TO PREVENT AGGREGATE FROM BEING TRANSPORTED THROUGH THE OPENINGS IN THE BLOCK.
- SEWER STONE OR OTHER CLEAN COARSE AGGREGATE SHOULD BE PLACED AGAINST THE BLOCK TO THE TOP OF THE BARRIER.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER
NOT TO SCALE
(MARCH 2008)



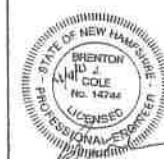
TEMPORARY SANDBAG COFFERDAM DETAIL
NOT TO SCALE
(AUGUST 2013)

CONSTRUCTION DETAILS
HUDSON HILL TOP SELF STORAGE EXPANSION
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, LLC
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. 8421 PG. 155

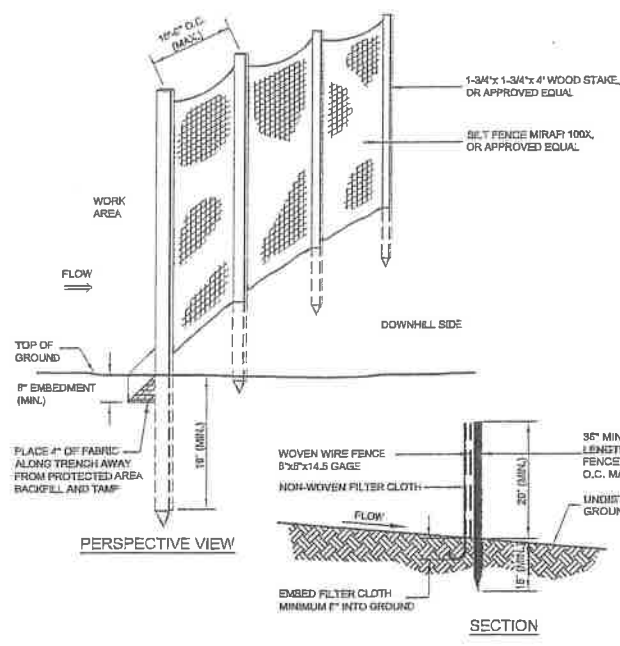
APPLICANT:
NOURY INVESTMENTS, LLC
17 ELNATHANS WAY
HOLLIS, NH 03049

KMA 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: OCTOBER 6, 2015 SCALE: 1" = 40'
PROJECT NO: 08-0925-2 SHEET 14 OF 15



SILT FENCE DETAIL
NOT TO SCALE
(MARCH 2008)

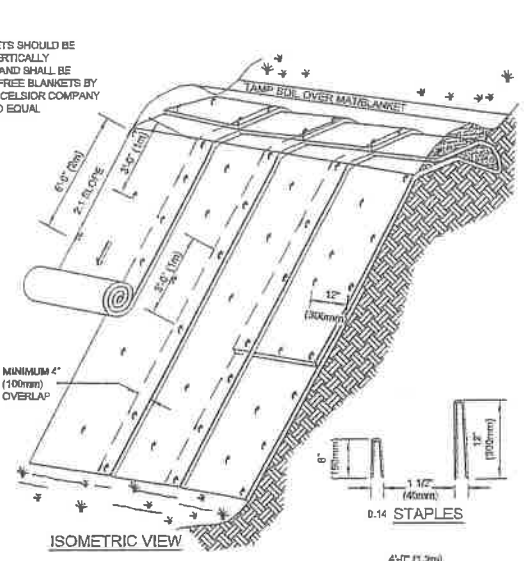
CONSTRUCTION SPECIFICATIONS:

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 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.

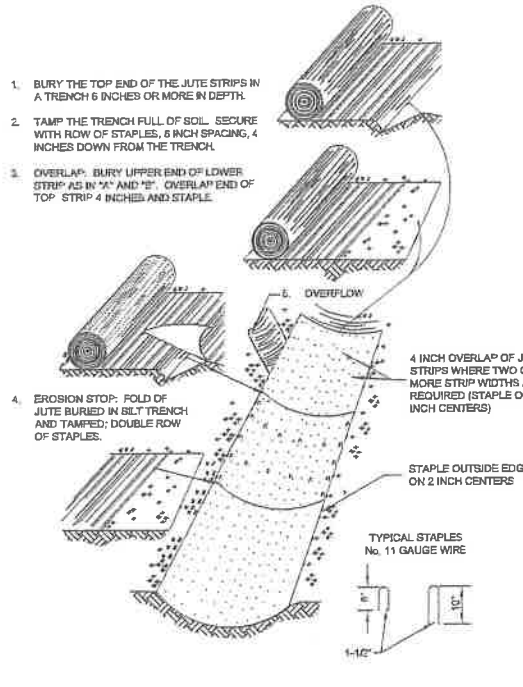
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE AND SHALL BE CURLED NET FREE. BLANKETS BY AMERICAN EXCELSIOR COMPANY OR APPROVED EQUAL.



EROSION CONTROL BLANKETS - SLOPE INSTALLATION
NOT TO SCALE
(AUGUST 2011)

NOTES:

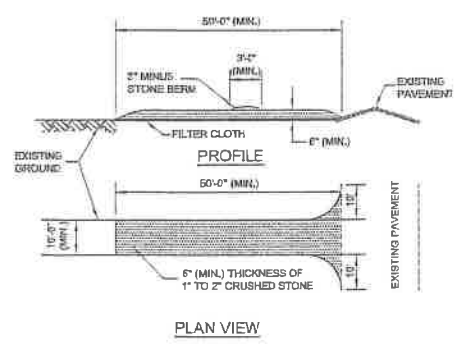
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



EROSION CONTROL BLANKETS - SWALE INSTALLATION
NOT TO SCALE
(MARCH 2008)

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 OR MULCH 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 2\"/>



STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE
(MARCH 2008)

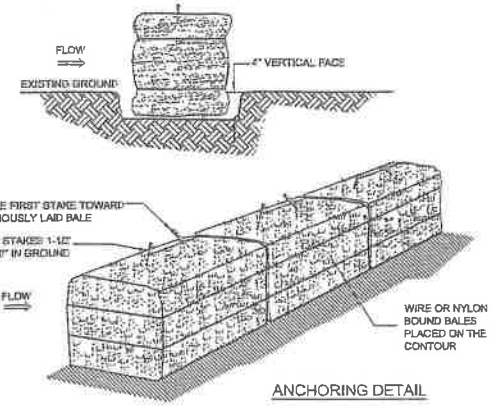
MAINTENANCE:

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 TOPRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

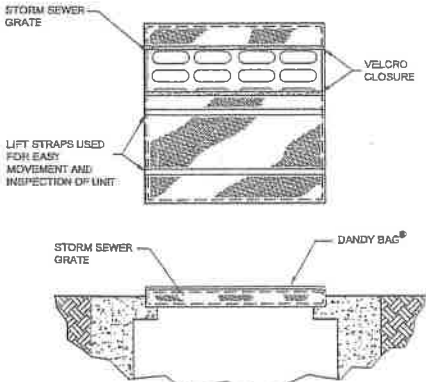
IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPPRESSING 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.



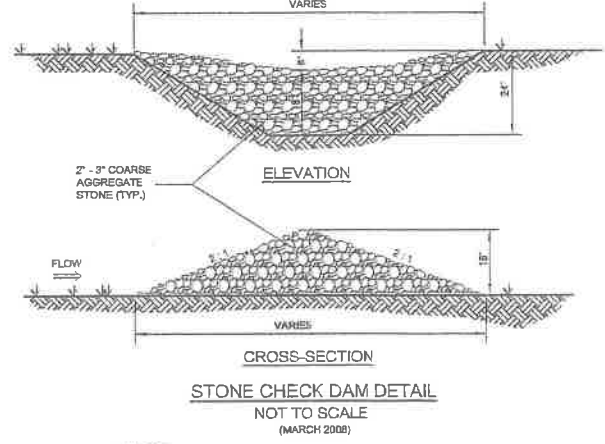
STRAW BALE BARRIER
NOT TO SCALE
(JULY 2010)



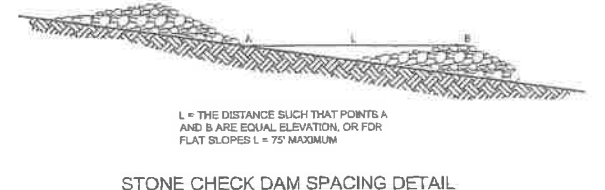
HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4602	KN (lbs)	1.82 (405) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4602	%	24 ± 11
PUNCTURE STRENGTH	ASTM D 4633	KN (lbs)	0.40 (90)
MULLIN BURST STRENGTH	ASTM D 3786	MPa (ksi)	3007 (460)
TRAPEZOID TEAR STRENGTH	ASTM D 4633	KN (lbs)	0.61 (136) x 0.33 (75)
LV RESISTANCE	ASTM D 4356	%	86
APPARENT OPENING SIZE	ASTM D 4761	mm (US Std Sieve)	0.425 (10)
FLOW RATE	ASTM D 4491	liters/min (gpm)	5907 (145)
PERMEABILITY	ASTM D 4491	sec-1	3.1

DANDY BAG®
NOT TO SCALE
(APRIL 2010)



STONE CHECK DAM DETAIL
NOT TO SCALE
(MARCH 2008)



STONE CHECK DAM SPACING DETAIL

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 430:5 AND AGR 3600 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
3. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS 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 UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
5. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
6. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. ALL DISTURBED AREAS DESIGNATED FOR STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FABRIC SILTATION FENCE IS COMPLETE. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
10. 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 UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABLE CONDITION FOR A PERIOD OF TIME EXCEEDING THIRY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25\"/>

CONSTRUCTION DETAILS
HUDSON HILL TOP SELF STORAGE EXPANSION
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03040
BK. 8421 PG. 155

APPLICANT:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049

KM KRECH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2981



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2015 SCALE: 1" = 40'
PROJECT NO: 05-0925-2 SHEET 15 OF 15

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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

2016 Zoning Amendment Calendar – March Official Ballot Referendum Towns (“SB2” towns)
 NH Office of Energy and Planning

*An official copy of any final proposal must be placed on file in the town clerk’s office not later than the fifth Tuesday before town meeting (February 2), but must also be prepared in time for the posting of the warrant (last day is January 25). ***It is strongly recommended that the final public hearing be held BEFORE January 25 and to adjust all preceding posting and hearing dates accordingly.*** Also see other calendars of important dates published by the New Hampshire Municipal Association. Please call us if you have any questions. 271-2155.

November

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2	3	4	5	6	7
8	9 First day to accept petitioned zoning amendments. [675:4]	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

2015

2016 Zoning Amendment Calendar – March Official Ballot Referendum Towns (“SB2” towns)
 NH Office of Energy and Planning

December

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2	3	4	5
6	7	8	9 Last day to accept petitioned zoning amendments. [675:4]	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31 Last day to post and publish notice of first public hearing if a second hearing is anticipated.* [675:3, Z]		

2015

2016 Zoning Amendment Calendar – March Official Ballot Referendum Towns (“SB2” towns)

NH Office of Energy and Planning

January

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2
3	4	5	6	7	8	9
10	11 Last day to hold first public hearing if a second hearing is anticipated.* [675:3, 7]	12	13	14 Last day to post and publish notice of final public hearing.* [675:3, 7]	15	16
17	18	19	20	21	22	23
24/31	25 Last day to hold final public hearing and determine final form of amendments.* [675:3, 7] Last day for selectmen to post warrant and budget. [40:13, II and II-a (d)]	26	27	28	29	30 Earliest date to hold First Session of town meeting. [40:13, III]

2016

2016 Zoning Amendment Calendar – March Official Ballot Referendum Towns (“SB2” towns)
 NH Office of Energy and Planning

February

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2 Last day to deliver official copy of the final amendments to the Town Clerk. [675:3]	3	4	5	6 Latest date to hold First Session of town meeting. [40:13, III]
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

2016

2016 Zoning Amendment Calendar – March Official Ballot Referendum Towns (“SB2” towns)
 NH Office of Energy and Planning

March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1 Last day to submit zoning ordinance protest petition. [675:5]	2	3	4	5
6	7	8 Town Meeting [39:1]	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

2016