



**TOWN OF HUDSON
PLANNING BOARD
PUBLIC MEETING
TOWN OF HUDSON, NH
AUGUST 13, 2014**



12 School Street

Hudson, New Hampshire 03051

603/886-6005

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, August 13, 2014 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

- A. Hawkview Subdivision Map 186/Lots 20-4 & 24; Map 194/ Lot 10;
 ZI# 03-14 Map 195/Lot 1; Map 201/Lot 7

Purpose of plan: The project proposes to consolidate the five existing parcels and further subdivide the merged parcels to create 63 residential open space lots and 1 conventional lot. The temporary wetland impact is 2,235 sf, the permanent wetland impact is 6,284 sf, and the buffer impact is 161,639 sf.

- B. Land of Leonard Vigeant Map 128/Lots 7 & 8
 ZI# 02-14 300 Webster Street

Purpose of plan: The project proposes to consolidate Lots 7 & 8 in the Town of Hudson with two adjacent lots in the Town of Litchfield and re-subdivide to create 9 new building lots along a new town roadway. The temporary wetland impact is 913 sf, the permanent wetland impact is 2,545 sf, and the buffer impact is 25,915 sf.

- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS

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

- A. Derry Street Retail LLR (Hogan) Map 165/Lots 145 & 146
SB# 06-14 66 & 68 Derry Street

Purpose of plan: To relocate the lot-line between existing Map 165/Lots 145 & 146. Application Acceptance & Hearing.

- B. Derry Street Retail Site Plan (Hogan) Map 165/Lot 145
SP# 10-14 66 Derry Street

Purpose of plan: To propose 7,225 sf of retail space and the associated access, circulation, parking, stormwater, landscaping and lighting improvements on Lot 145. This plan assumes previous approval of the proposed lot line adjustment between Lots 145 & 146. Application Acceptance & Hearing.

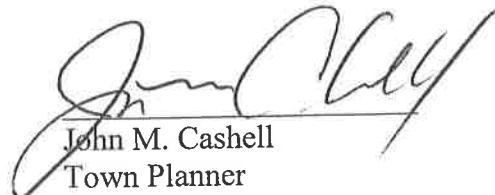
- C. Derry Street Retail Site Plan (Hogan) Map 165/Lot 146
SP# 09-14 68 Derry Street

Purpose of plan: To propose 9,984 sf of retail space and the associated access, circulation, parking, stormwater, landscaping and lighting improvements on Lot 146. This plan assumes previous approval of the proposed lot line adjustment between Lots 145 & 146. 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

Hawkview Subdivision ZBA Input Only

Staff Report

August 13, 2014

SITE: Map 186/Lots 20-4 & 24; Map 194/ Lot 10; Map 195/Lot 1; Map 201/Lot 7 ZI# 03-14

ZONING: G-1 - Minimum Lot Size With or Without Town Water & Sewer 87,120 sf and Minimum Frontage 200 ft.

PURPOSE OF PLAN: The project proposes to consolidate the five existing parcels and further subdivide the merged parcels to create 63 residential open space lots and 1 conventional lot. The temporary wetland impact is 2,235 sf, the permanent wetland impact is 6,284 sf, and the buffer impact is 161,639 sf.

PLAN UNDER REVIEW ENTITLED: Open Space Plan Hawkview Subdivision Map 186/Lots 20-4 & 24; Map 194/ Lot 10; Map 195/Lot 1; Map 201/Lot 7, White Service Road and Kara's Crossing Drive, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: May 7, 2014 (no revision date), consisting of Sheet 1 of 1 and Sheets 1 - 5 and Notes 1 - 4 on Sheet 1 of 1 (said plans are attached hereto).

APPLICANT REPRESENTATIVE: Tony Basso, Keach -Nordstrom Associates, Inc.

ATTACHMENTS:

- ZBA Input Only application, dated July 11, 2014 – “A-1”.
- Letter by William Oleksak, Zoning Admin., re: Zoning Determination for Hawkview Subdivision, dated July 18, 2014, – “A”.
- Motion to Recommend Wetlands Special Exception: issued by the Conservation Commission for the Hawkview Subdivision, dated 14 July 2014 – “B”.
- November 9, 2005 Minutes/Decisions, re: most recent date Planning Board reviewed the Hawkview Subdivision, which also concerned ZBA Input Only – “C”.

OUTSTANDING ISSUES/ RECOMMENDATION: Staff found no outstanding issues with this ZBA Input Only application. In preparation for the meeting, please review the attached set of ZBA Input Only Plans, together with William Oleksak's letter “A” and the Conservation Commission's Recommendation “B”.

Please note, the last time the board reviewed a ZBA Input application for the subject lots was on Nov. 9, 2005. Please see the Board's action on that application, per attachment “C”.

Staff recommends for the board to review this application for what it is, i.e.,

- 1) It's a Wetland Special Exception application, filed with the ZBA, which pertains to proposed stormwater treatment and control facilities that, if constructed, will have a beneficial effect on the abutting wetlands, as determined by the Town of Hudson Conservation Commission (see attached recommendation “B”).

- 2) Please note, in previous ZBA Input Only applications the board requested applicants to submit lot dimension and lot size data. The present submission does not include this data, however, if, in fact, this subdivision moves toward formal subdivision application submission, such data will have to be submitted. In effect, the only thing (in realistic terms) for the board to review for Wednesday night, is the detail provided in the submitted plans for the proposed roadway layout, and as this layout pertains to the proposed wetland crossings and associated wetland and wetland buffer impacts. To this effect, the attached plans provide this detail; that is, the proposed wetland crossing structures are cited on the plans, as well as the proposed slopes and areas of wetland and wetland buffer impacts, and in regard to this application, staff provides below, for the board's consideration, a DRAFT MOTION to forward to the ZBA.

NOTE: thinking outside the box, and a little ahead of the submittal process, this proposed subdivision could go in the direction of requiring emergency access only, via both Kara's Crossing and Hawkview Rd. In effect, the only public means of access would be via Bush Hill Rd. In doing so, emergency access would be provided for the proposed 63 lot subdivision, while at the same time, avoiding the introduction of additional traffic to Spear Rd. and Gibson Rd., which are two roads that one could argue are not constructed to handle additional traffic. This is not to say that Bush Hill Rd. is a major arterial road, but it does provide a better primary means of access than both Gibson Rd. and Spear Rd.

DRAFT MOTION:

I move to forward correspondence to the ZBA, notifying them that the Planning Board has no concerns regarding the proposed Wetland Special Exception application, which calls for the temporary wetland impact of 2,235 sf, the permanent wetland impact of 6,284 sf, and buffer impact of 161,639 sf, as shown on the following plan entitled: Open Space Plan Hawkview Subdivision Map 186/Lots 20-4 & 24; Map 194/ Lot 10; Map 195/Lot 1; Map 201/Lot 7, White Service Road and Kara's Crossing Drive, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: May 7, 2014 (no revision date), consisting of Sheet 1 of 1 and Sheets 1 - 5 and Notes 1 - 4 on Sheet 1 of 1.

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

"A-1"

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

Map 186; Lots 20-4 & 24
Map 194; Lot 10
Map 195; Lot 1
Map 201; Lot 7

Date of Application: July 11, 2014 Tax Map # _____ Lot # _____
Name of Project: Hawkview Subdivision ZI # 03-14
Zoning District: _____ General Zoning ID# _____
(For Office Use) (For Office Use)

ZBA Action: _____

PROPERTY OWNER: (Map 201; Lot 7)

DEVELOPER: /Owner

Name: Green Mountain Partners Realty Trust Eagles Nest Estates, LLC
Address: 9 Old Derry Road 21 Continental Boulevard
Address: Hudson, NH 03051 Merrimack, NH 03054
Telephone # _____ (603) 320-5123
Fax # _____
Email: _____ johngargasz@gmail.com

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc. Telephone # (603) 627-2881
Address: 10 Commerce Park No., Suite 3 Fax # (603) 627-2915
Address: Bedford, NH 03110 Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The project proposes to consolidate the five existing parcels and further subdivide the merged parcels to create 63 residential open space lots and 1 conventional lot. The temporary wetland impact is 2,235 sf, the permanent wetland impact is 6,284 sf, and the buffer impact is 161,639 sf.

(For Office Use)

Plan Routing Date: _____ Plan Date: _____
_____ I have no comments _____ I have comments (attach to form)
_____ Title: _____ Date: _____
(Initials)
Department:
_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Highway _____ Consultant Review _____ Fees Paid

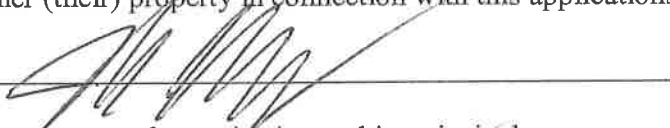


**APPLICATION FOR ZBA INPUT ONLY REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for ZBA Input Only 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 *ZBA Input Only* 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/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 individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

Technical Review Signature: _____

Planner Approval Signature: _____

Twenty-one days prior to the scheduled Planning Board Meeting, a complete subdivision, or site plan application including all supporting materials/documents must be submitted in final form to the Town Planner's Office.

- ❖ Please schedule an appointment with the Town Planner for initial plan submittal.
- ❖ Revisions are due on Tuesday the week prior to the Planning Board deferral date by 10:00AM. Any application/materials received after that time will be deferred until the next available meeting date.

TOWN OF HUDSON

14-22

A

COMMUNITY DEVELOPMENT DEPARTMENT

ZONING DETERMINATION



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

July 18, 2014

Keach-Nordstrom Associates, Inc.
10 Commerce Park, North, Ste. 3B
Bedford, NH 03110
Attn: Katherine Basso

Re: Hawkview Subdivision – Wetland Special Exceptions

Dear Ms. Basso:

I have reviewed your request for a Wetland Special Exception for a temporary wetland impact of 2,235 SF, 6,284 SF of permanent wetland impact, and 16,639 SF of wetland buffer impact. This is a change of the original ZBA approvals of October 26, 2006 for 12 wetland crossings. The Board had only approved five (5) crossings. The new plan has only four (4) wetland crossings and a new subdivision layout.

You will need to come before the Zoning Board for the above mentioned wetland special exceptions.

Please feel free to contact the Community Development Department if you have any further questions.

This decision may be appealed within 30 days.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

William A. Oleksak
Zoning Administrator

pc: Board of Selectmen
Zoning Board of Adjustment
Town Planner
Inspectional Services
File

WO/pl

13

**Motion to Recommend
Wetlands Special Exception**

Date: 14 July 2014

Case: *Eagles Nest Estates, LLC and Green Mountain Partners Realty Trust
White Service Road & Kara's Crossing Drive
Map 186 Lots 024-4 & 024; Map 194 Lot 010; Map 195 Lot 001, & Map 201 Lot 007*

Referenced Plan: Overview Plan, Open Space Plan, and Wetland and Wetland Buffer Impact Plan,
Hawkview Subdivision (5 Sheets)
Dated: May 12, 2014 (Overview Plan) and May 7, 2014 (all others)

Description of Work to be performed: Open space subdivision of five existing lots to create 63 new single family building lots, including one conventional lot, and 140.5 acres of proposed open space. The required temporary impact is 2,235 SF, the permanent wetland impact is 6,284 SF and the wetland buffer impact is 161,639 SF. These impacts include five wetland crossings for a proposed new roadway and additional impacts for storm water management and utility improvements.

Members Present: J Battis, R Brownrigg, K Dickinson, R Jurewicz
Members Stepping Down: None
Alternates Seated: None

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.

Motion By: R Jurewicz
Second By: R. Brownrigg

Vote: Favorable 4 Unfavorable 0 Abstain 0

Summary of Arguments For Recommending: The proposed wetland and wetland buffer impacts are all within the uses permitted by special exception under §334-35 *Uses within the Wetland Conservation District* of the Hudson Town Code and meet the conditions required to grant a special exception. The proposed impacts are necessary to the development of the site. Overall, the plan, as presented, including conservation easements and open spaces, represents a vast improvement over previous versions of this development presented to the Commission and the proposed impacts are considered reasonable for the development of the site.

Dissenting Argument(s): None

This motion is based on the plan(s) submitted by the applicant. Additional impacts that result from the relocation of impervious surfaces or structures have not been addressed. It is recommended that if such changes are made the plan be returned to the Conservation Commission for further review. **Approved.**

Jim Battis, Chairman

2. The Planning Board has determined that it is in the Town's best interest to investigate and work with the developer, relative to planning a residential development that creates substantially less environmental impact than what is presently proposed for this undeveloped 200+ acre tract. This concern also takes into account that the subject tract abuts several other large undeveloped tracts.

NOTE: The Planning Board reviewed the following plans regarding the two ZBA Input applications for Hawkview Ridge:

- a) Hawkview Ridge, Hawkview Road, Hudson, NH, prepared by Maynard & Paquette, Engineering Associates, LLC and dated: June 1, 2005 and revised thru July 21, 2005, consisting of Sheets 40 – 48 (numbered as submitted) and Notes 1 – 12, shown on Sheet 41.

3. Copies of EPA letters to be sent to ZBA for information.

Seconded by G. Hall. Vote: 7-0, motion carried.

REFERENCE PLANS:

- "PLAN OF LAND, TURNABOUT, GIBSON RD., HUDSON, N.H.," SCALE: 1"=200', DATED 11/23/76, LAST REVISED 6/14/78, PREPARED BY PIANTOSSI ASSOCIATES, INC. H.C.R.D. PLAN NO.11302.
- "SUBDIVISION PLAN, KARA'S CROSSING, 75 SPEARE ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=200', DATED DECEMBER 1, 2006, LAST REVISED 6/04/07, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. H.C.R.D. PLAN NO. 35553. (2 SHEETS)
- "SURVEY OF LAND IN HUDSON, N.H. BELONGING TO HERVE W. LAMOTHE," SCALE: 1"=60', DATED DECEMBER 1979 WITH REVISIONS THRU APRIL 1984, PREPARED BY YOUNG, CAMPBELL AND GATE, INC. H.C.R.D. PLAN NO. 16579.
- "BOUNDARY PLAN-LOTS 28, 28-1, 29, 29-1 & 6-5/MAP 18, BUSH HILL & SPEARE ROADS, HUDSON, NEW HAMPSHIRE," SCALE: 1"=200', DATED OCTOBER 1986, PREPARED BY MAYNARD & PAQUETTE INC. H.C.R.D. PLAN NO. 19834.
- "HAWKVIEW, MAP 22 LOT 10 CODE 022, ZONE-RURAL," SCALE: AS SHOWN, DATED SEPT. 1981, PREPARED BY FRANK G. SPRAGUE, R.L.S. H.C.R.D. PLAN NO. 15275. (2 SHEETS)
- "LOT LINE RELOCATE & SUBDIVISION PLAN-MAP 195, LOT 1, MAP 186, LOT 24, MAP 194, LOT 10, MAP 201, LOT 7, HAWKVIEW ROAD, HAWKVIEW ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=100', DATED JUNE 1, 2005, LAST REVISED 06/09/06, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. (6 SHEETS)
- "LOT LINE RELOCATION PLAN, MILLS & ERB PROPERTY, BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=200', DATED JUNE 18, 1998, LAST REVISED 10/7/98, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. H.C.R.D. PLAN NO. 29476.
- "SUBDIVISION PLAN OF LAND IN HUDSON, HILLSBOROUGH COUNTY, N.H. BELONGING TO TURNABOUT ASSOCIATES & FR REALTY ET AL.," SCALE: 1"=40', DATED JULY 11, 1977, PREPARED BY GABOR SZAVA-KOVATS R.L.S. H.C.R.D. PLAN NO. 10560. (2 SHEETS)
- "LOT LINE RELOCATION PLAN, SPEARE ROAD, HUDSON, N.H.," SCALE: 1"=100', DATED JUNE 1985, PREPARED BY M.J. GRAINGER ENGINEERING. H.C.R.D. PLAN NO. 19065.
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY, PLANS OF PROPOSED NASHUA-HUDSON CIRCUMFERENTIAL HIGHWAY, N.H. PROJECT NO. 10844," SCALE: 1"=90', DATED 5/89, LAST REVISED 3/18/91, PREPARED BY DELEJW, CATHER & COMPANY.

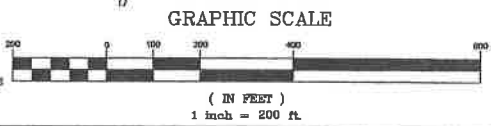
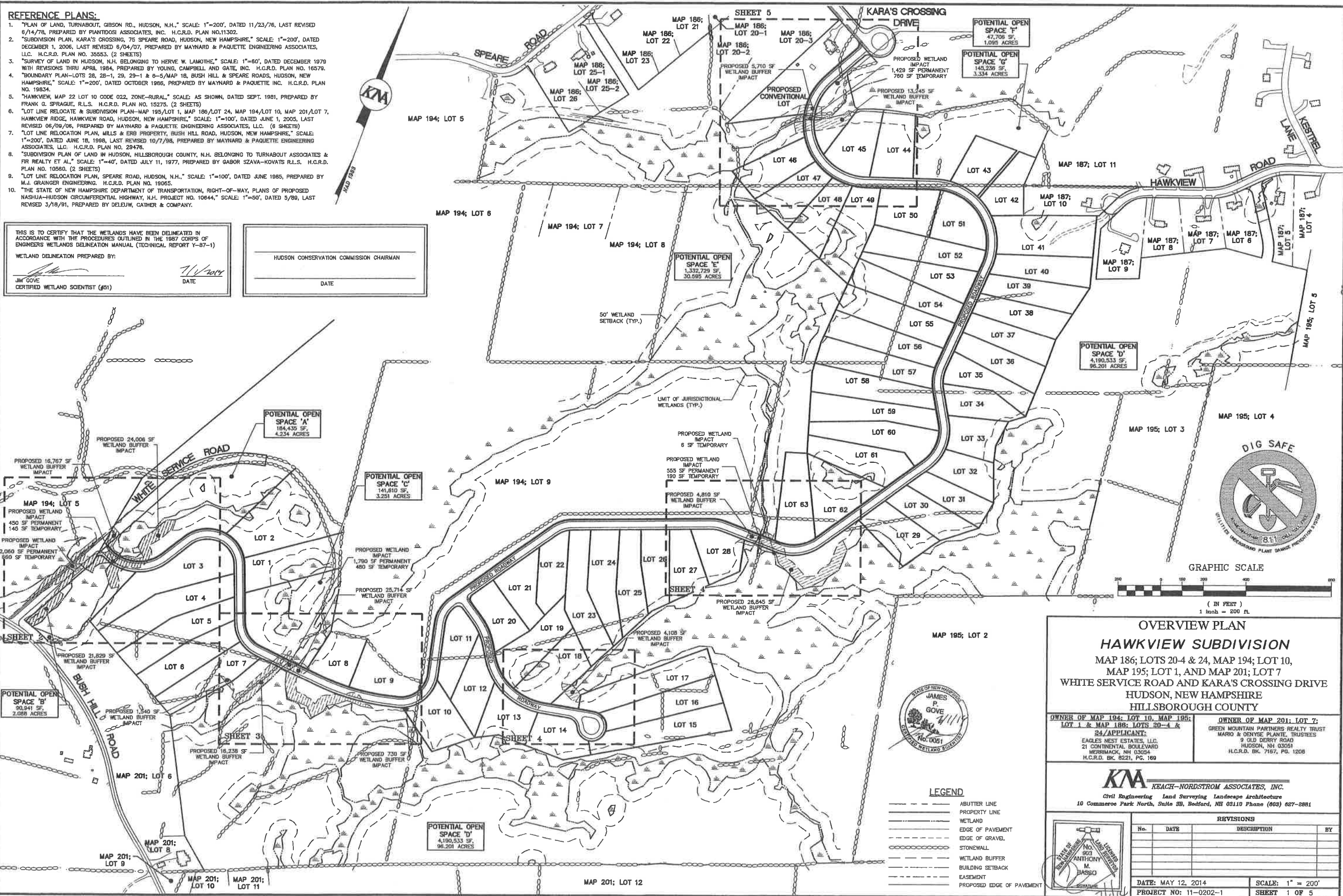
THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:

JIM GOVE
CERTIFIED WETLAND SCIENTIST (#51)
DATE: 7/1/2014

HUDSON CONSERVATION COMMISSION CHAIRMAN

DATE



OVERVIEW PLAN
HAWKVIEW SUBDIVISION
 MAP 186; LOTS 20-4 & 24, MAP 194; LOT 10,
 MAP 195; LOT 1, AND MAP 201; LOT 7
 WHITE SERVICE ROAD AND KARA'S CROSSING DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF MAP 194; LOT 10, MAP 195; LOT 1 & MAP 188; LOTS 20-4 & 24/APPLICANT:
 EAGLES NEST ESTATES, LLC.
 21 CONTINENTAL BOULEVARD
 MERRIMACK, NH 03054
 H.C.R.D. BK. 8221, PG. 169

OWNER OF MAP 201; LOT 7:
 GREEN MOUNTAIN PARTNERS REALTY TRUST
 MARIO & DENYSE PLANTE, TRUSTEES
 9 OLD DERRY ROAD
 HUDSON, NH 03051
 H.C.R.D. BK. 7167, PG. 1208



LEGEND

- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- WETLAND BUFFER
- BUILDING SETBACK
- EASEMENT
- PROPOSED EDGE OF PAVEMENT

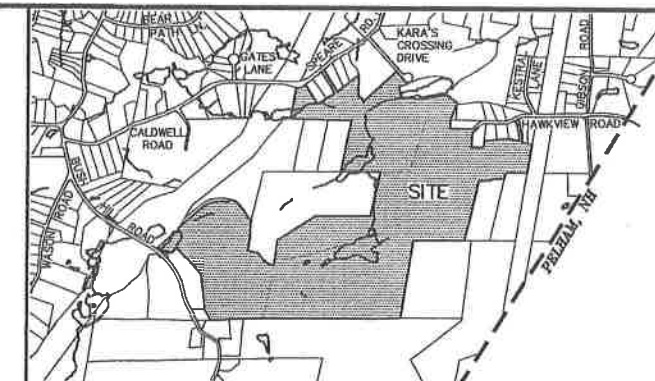


REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: MAY 12, 2014
 SCALE: 1" = 200'
 PROJECT NO: 11-0202-1
 SHEET 1 OF 5

N:\PROJECTS\110202\110202-01\110202-01\CONCOM.DWG - OVERVIEW - 6/20/14 12:58:42 PM



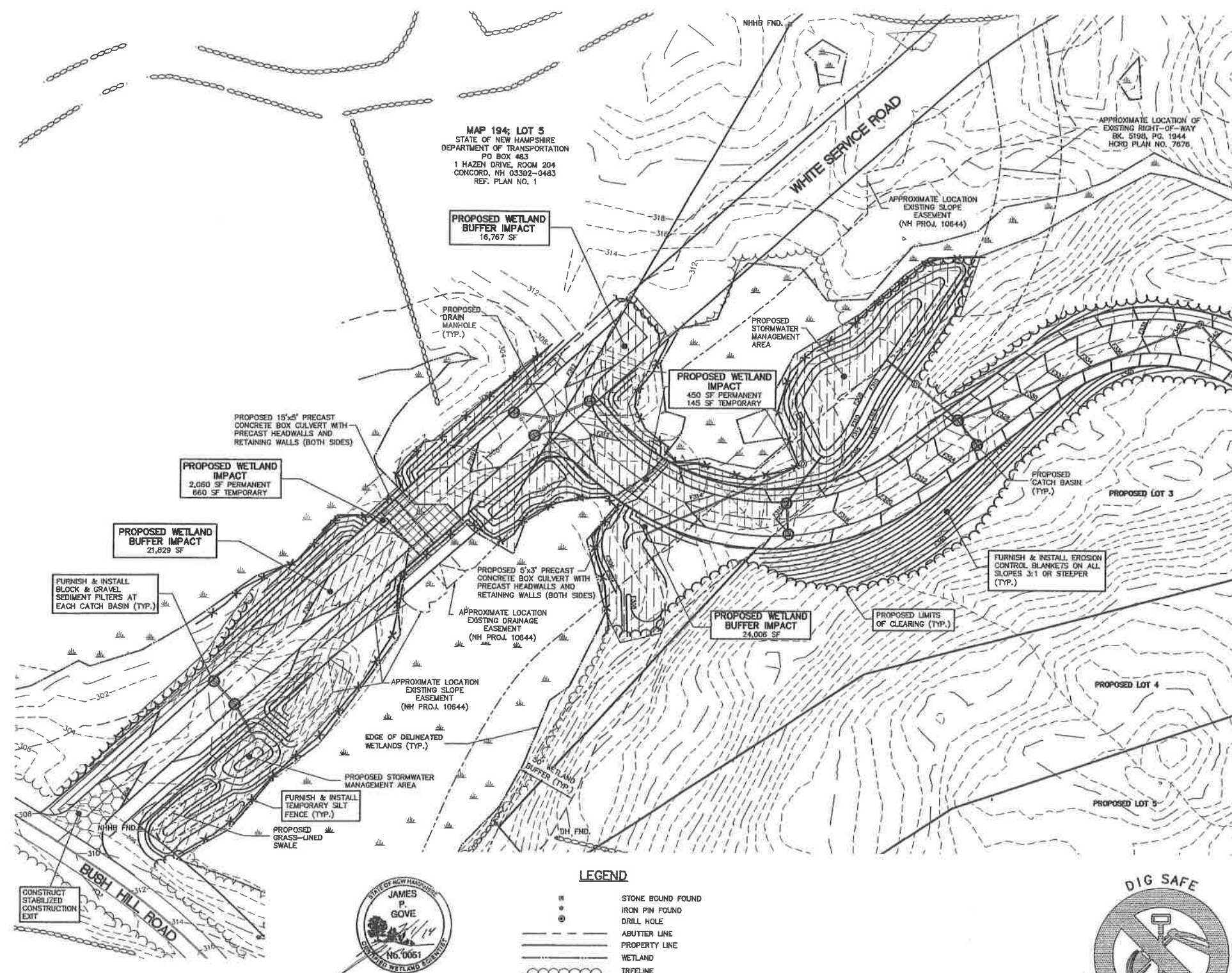
VICINITY MAP
SCALE: 1" = 1,500'

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE WETLAND AND WETLAND BUFFER IMPACTS ON MAP 186; LOTS 20-4 & 24, MAP 194; LOT 1, AND MAP 201; LOT 7.
- TOTAL SITE AREA = 10,343,090 SF, OR 237.445 ACRES.
- THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE GENERAL ONE (G-1) ZONING DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

REQUIREMENT	CONVENTIONAL	G-1
MINIMUM LOT AREA	87,120 SF	43,560 SF
MINIMUM LOT FRONTAGE	200 FT	100 FT
MINIMUM FRONT SETBACK	30 FT (LOCAL ROAD)	15 FT
	50 FT (COLLECTOR ROAD)	
MINIMUM REAR SETBACK	15 FT	7.5 FT
MINIMUM SIDE SETBACK	15 FT	7.5 FT
- MAP 186; LOTS 20-4 & 24, MAP 194; LOT 1, AND MAP 201; LOT 7 INDICATES TOWN OF HUDSON TAX ASSESSOR MAP AND LOT NUMBERS.
- PRESENT OWNER OF RECORD:

MAP 194; LOT 1, MAP 195; LOT 1, & MAP 198; LOT 24	MAP 201; LOT 7
EAGLES NEST ESTATES, LLC. 21 CONTINENTAL BOULEVARD MERRIMACK, NH 03054 H.C.R.D. BK. 8221, PG. 169	GREEN MOUNTAIN PARTNERS REALTY TRUST MARIO & DENYSE PLANTE, TRUSTEES 9 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D. BK. 716, PG. 1208
- BOUNDARY INFORMATION DEPICTED HEREON IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS A COMPILATION OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013 AND AERIAL MAPPING PREPARED BY EASTERN TOPOGRAPHICS, INC. IN APRIL 2011.
- WETLAND MAPPING WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE 2011 AND NOVEMBER 2013.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301100519D, PANEL NUMBER 519 OF 701, AND MAP NUMBER 3301100538D, PANEL NUMBER 538 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT PORTIONS OF THE SUBJECT PREMISES ARE LOCATED WITHIN A FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- TOTAL WETLAND BUFFER IMPACT = 161,639 SF, OR 3.711 ACRES
TOTAL TEMPORARY WETLAND IMPACT = 2,235 SF, OR 0.051 ACRES
TOTAL PERMANENT WETLAND IMPACT = 6,284 SF, OR .144 ACRES



EROSION & SEDIMENT CONTROL LEGEND

- PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY BLOCK AND GRAVEL SEDIMENT BARRIERS AT ALL CATCH BASINS
- SILT FENCE
- LIMITS OF CLEARING
- STABILIZED CONSTRUCTION EXIT

**WETLAND AND WETLAND BUFFER IMPACT PLAN
HAWKVIEW SUBDIVISION**
MAP 186; LOTS 20-4 & 24, MAP 194; LOT 1, AND MAP 201; LOT 7
WHITE SERVICE ROAD AND KARA'S CROSSING DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF MAP 194; LOT 1, MAP 195; LOT 1, & MAP 198; LOTS 20-4 & 24/APPLICANT: EAGLES NEST ESTATES, LLC. 21 CONTINENTAL BOULEVARD MERRIMACK, NH 03054 H.C.R.D. BK. 8221, PG. 169	OWNER OF MAP 201; LOT 7: GREEN MOUNTAIN PARTNERS REALTY TRUST MARIO & DENYSE PLANTE, TRUSTEES 9 OLD DERRY ROAD HUDSON, NH 03051 H.C.R.D. BK. 7167, PG. 1208
--	---

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 827-2861

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: MAY 7, 2014 SCALE: 1" = 50'
PROJECT NO: 11-0202-1 SHEET 2 OF 5

HUDSON CONSERVATION COMMISSION CHAIRMAN

DATE

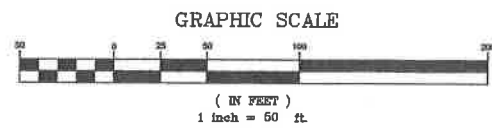
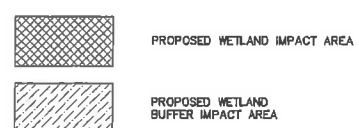
THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-57-1)

WETLAND DELINEATION PREPARED BY:

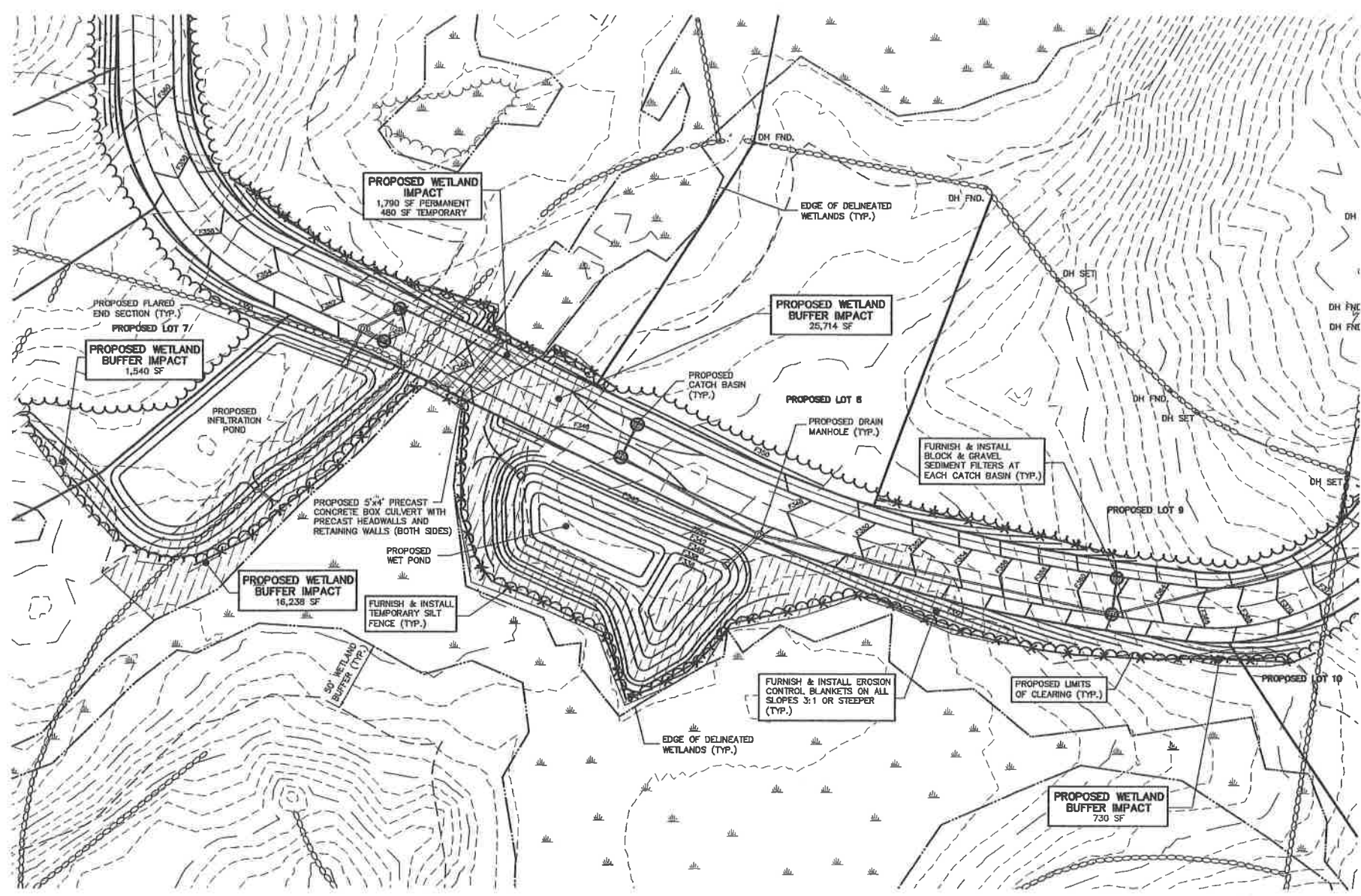
JAMES P. GOVE
CERTIFIED WETLAND SCIENTIST (#51)

DATE: 5/7/14

- LEGEND**
- STONE BOUND FOUND
 - IRON PIN FOUND
 - DRILL HOLE
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - TREELINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - 10' CONTOUR
 - 2' CONTOUR
 - STONEWALL
 - WETLAND BUFFER
 - BUILDING SETBACK
 - EASEMENT
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED DRAINAGE LINE
 - PROPOSED 2' CONTOUR



K:\projects\110202\110202.dwg WET IMPACT.dwg WET IMPACT.dwg 5/7/14 3:45:51 PM



SEE SHEET 2 FOR NOTES

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- WETLAND BUFFER
- BUILDING SETBACK
- EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED DRAINAGE LINE
- PROPOSED 2' CONTOUR
- PROPOSED WETLAND IMPACT AREA
- PROPOSED WETLAND BUFFER IMPACT AREA

WETLAND AND WETLAND BUFFER IMPACT PLAN
HAWKVIEW SUBDIVISION
 MAP 186; LOTS 20-4 & 24, MAP 194; LOT 10, MAP 195; LOT 1, AND MAP 201; LOT 7
 WHITE SERVICE ROAD AND KARA'S CROSSING DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

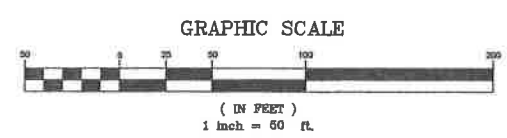
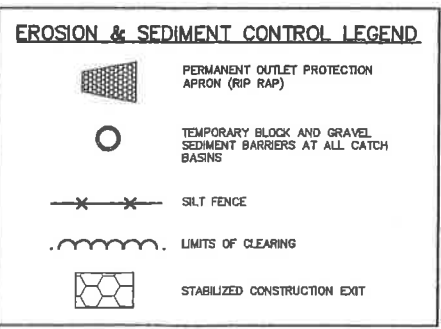
OWNER OF MAP 194; LOT 10, MAP 195; LOT 1 & MAP 186; LOTS 20-4 & 24/APPLICANT:
 EAGLES NEST ESTATES, LLC.
 21 CONTINENTAL BOULEVARD
 WERRIMACK, NH 03064
 H.C.R.D. BK. 8221, PG. 169

OWNER OF MAP 201; LOT 7:
 GREEN MOUNTAIN PARTNERS REALTY TRUST
 MARIO & DENISE PLANTE, TRUSTEES
 9 OLD DERRY ROAD
 HUDSON, NH 03051
 H.C.R.D. BK. 7167, PG. 1208

KMA
 KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-8801

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 7, 2014 SCALE: 1" = 50'
 PROJECT NO: 11-0202-1 SHEET 3 OF 5



 HUDSON CONSERVATION COMMISSION CHAIRMAN

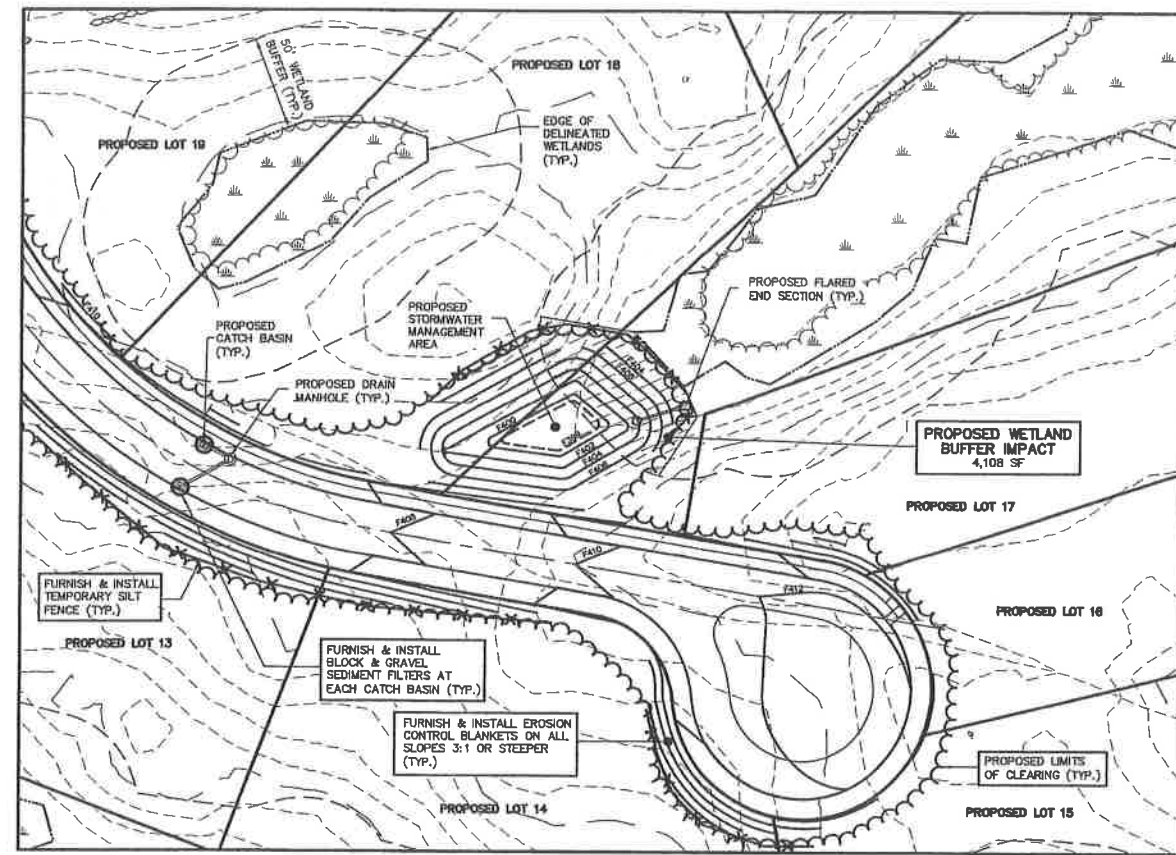
 DATE

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:
 J.P. GOVE
 CERTIFIED WETLAND SCIENTIST (#51)

 DATE

N:\projects\110202\110202.dwg\110202-CONCOM.dwg WET IMPACT 6/26/2014 1:52:23 PM



EROSION & SEDIMENT CONTROL LEGEND

- PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY BLOCK AND GRAVEL SEDIMENT BARRIERS AT ALL CATCH BASINS
- SILT FENCE
- LIMITS OF CLEARING
- STABILIZED CONSTRUCTION EXIT

SEE SHEET 2 FOR NOTES

HUDSON CONSERVATION COMMISSION CHAIRMAN

DATE

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

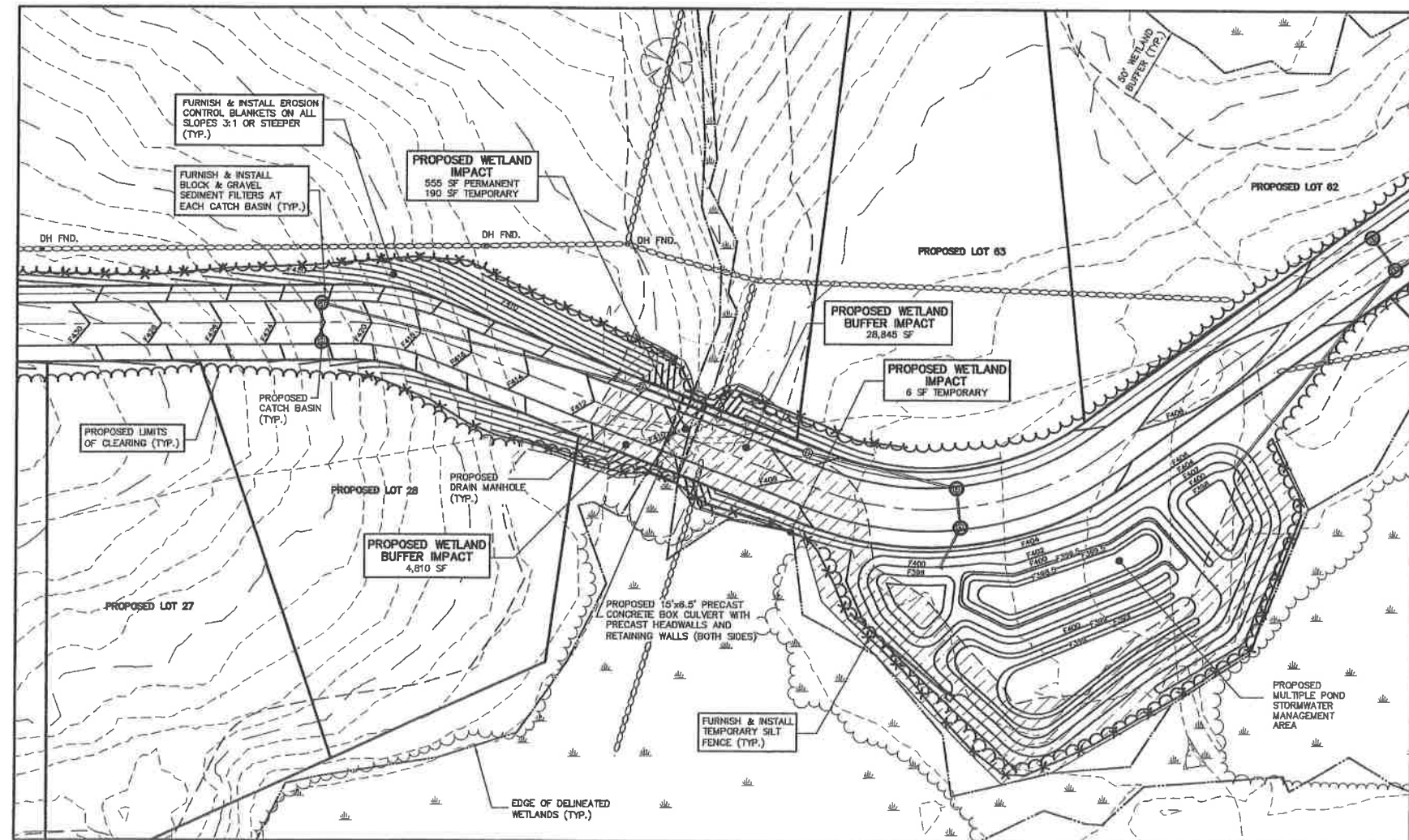
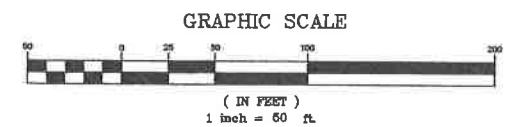
WETLAND DELINEATION PREPARED BY:

 JIM GOVE
 CERTIFIED WETLAND SCIENTIST (#51) DATE: 7/14



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- WETLAND BUFFER
- BUILDING SETBACK
- EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED DRAINAGE LINE
- PROPOSED 2' CONTOUR
- PROPOSED WETLAND IMPACT AREA
- PROPOSED WETLAND BUFFER IMPACT AREA



WETLAND AND WETLAND BUFFER IMPACT PLAN
HAWKVIEW SUBDIVISION
 MAP 186; LOTS 20-4 & 24, MAP 194; LOT 10, MAP 195; LOT 1, AND MAP 201; LOT 7
 WHITE SERVICE ROAD AND KARA'S CROSSING DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF MAP 194: LOT 10, MAP 195; LOT 1 & MAP 186: LOTS 20-4 & 24/APPLICANT:
 EAGLES NEST ESTATES, LLC
 21 CONTINENTAL BOULEVARD
 MERRIMACK, NH 03004
 H.C.R.D. BK. 5221, PG. 159

OWNER OF MAP 201: LOT 7:
 GREEN MOUNTAIN PARTNERS REALTY TRUST
 MARIO & DENYSE PLANTE, TRUSTEES
 9 OLD DERRY ROAD
 HUDSON, NH 03051
 H.C.R.D. BK. 7167, PG. 1208

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

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: MAY 7, 2014 SCALE: 1" = 50'
 PROJECT NO: 11-0202-1 SHEET 4 OF 5

N:\Projects\110202\110202-1\Map\110202-1\CONCOM.dwg, WET IMPACT, 6/20/2014, 1:03:11 PM

MAP 186; LOT 20-2
DONALD M. & RICHARD F. HOOK
59 OLD NASHUA ROAD
LONDONDERRY, NH 03053
BK. 7889, PG. 1138

MAP 186; LOT 20-3
ROGER J. & PAULA M. HUBERT
9 KARAS CROSSING ROAD
HUDSON, NH 03051
BK. 6176, PG. 2804

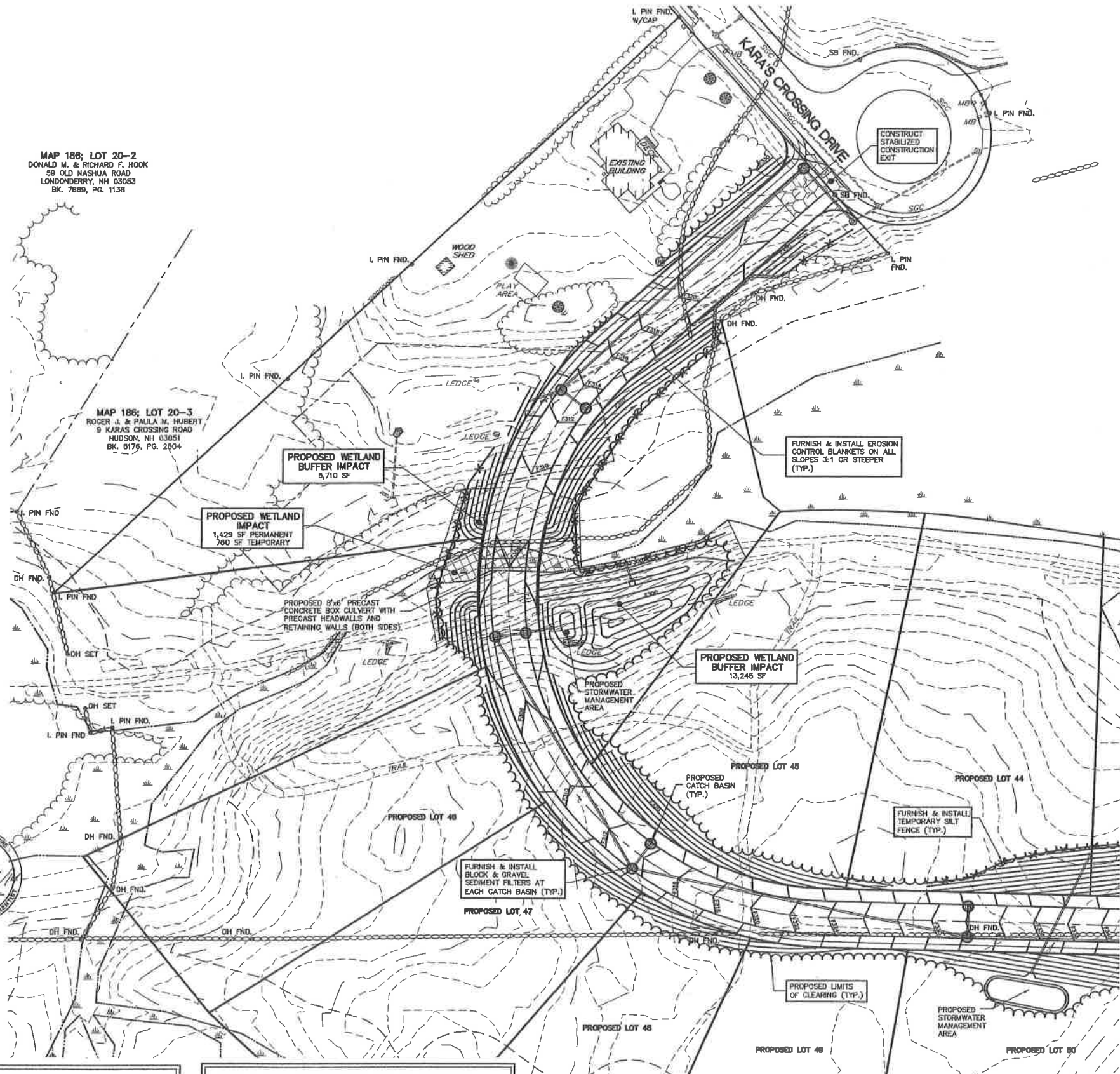


HUDSON CONSERVATION COMMISSION CHAIRMAN

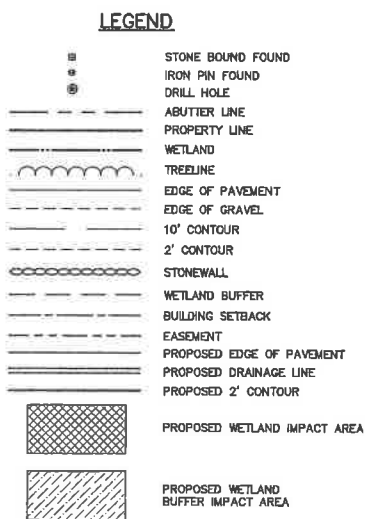
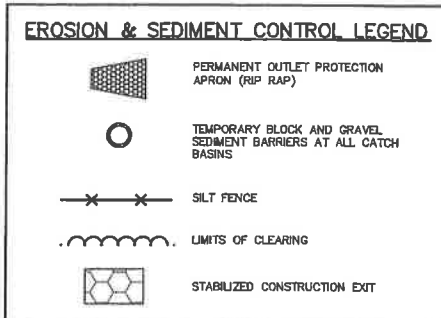
DATE

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)
WETLAND DELINEATION PREPARED BY:

J. P. GOVE
CERTIFIED WETLAND SCIENTIST (#01)
DATE



SEE SHEET 2 FOR NOTES

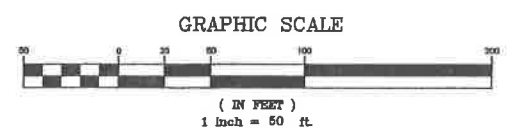


**WETLAND AND WETLAND BUFFER IMPACT PLAN
HAWKVIEW SUBDIVISION**
MAP 186; LOTS 20-4 & 24, MAP 194; LOT 10,
MAP 195; LOT 1, AND MAP 201; LOT 7
WHITE SERVICE ROAD AND KARAS CROSSING DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF MAP 194; LOT 10, MAP 195; LOT 1 & MAP 186; LOTS 20-4 & 24/APPLICANT:
EAGLES NEST ESTATES, LLC
31 CONTINENTAL BOULEVARD
MERRIMACK, NH 03054
H.C.R.D. BK. R221, PG. 169

OWNER OF MAP 201; LOT 7:
GREEN MOUNTAIN PARTNERS REALTY TRUST
MARIO & DENYSE PLANTE, TRUSTEES
9 OLD DERRY ROAD
HUDSON, NH 03051
H.C.R.D. BK. 7187, PG. 1208

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



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 7, 2014 SCALE: 1" = 50'
PROJECT NO: 11-0202-1 SHEET 5 OF 5

K:\PROJECTS\110202-1\110202-1-CONTRACT\WET IMPACT_6/20/2014_14:56:27.PLA

Land of Leonard Vigeant ZBA Input Only

Staff Report

August 13, 2014

SITE: 300 Webster Street - Map 128/Lots 7 & 8 - ZI# 02-14

ZONING: G-1 - Minimum Lot Size With or Without Town Water & Sewer 87,120 sf and Minimum Frontage 200 ft.

PURPOSE OF PLAN: The project proposes to consolidate Lots 7 & 8 in the Town of Hudson with two adjacent lots in the Town of Litchfield and re-subdivide to create 9 new building lots along a new town roadway. The temporary wetland impact is 913 sf, the permanent wetland impact is 2,545 sf, and the buffer impact is 25,915 sf.

PLAN UNDER REVIEW ENTITLED: Wetland/Wetland Buffer Impact Plan Land of Leonard Vigeant – Hudson: Map 128; Lot 7 & 8, Litchfield: Map 1; Lot 2 & 1 300 Webster Street, Hudson, NH, Hillsborough County, prepared by Keach-Nordstrom Associates, Inc., dated: July 1, 2014 (no revision date), consisting of Sheets 1 and 2 and Notes 1 – 12 on Sheet 1 (said plans are attached hereto).

APPLICANT REPRESENTATIVE: Tony Basso, Keach –Nordstrom Associates, Inc.

ATTACHMENTS:

- ZBA Input Only application, dated July 11, 2014 – “A”.
- Motion to Recommend Wetlands Special Exception: issued by the Conservation Commission for the Land of Leonard Vigeant, 300 Webster St., Map 128; Lots 007 & 008, dated 11 July 2014 – “B”.

OUTSTANDING ISSUES/ RECOMMENDATION:

As with the Hawkview ZBA Input Plan, staff found no outstanding issues with this ZBA Input Only application. In preparation for the meeting, please review the attached set of ZBA Input Only Plans and application “A”, as well as the Conservation Commission’s Recommendation “B”. This recommendation, takes into consideration that this proposed subdivision directly abuts the Merrimack River to the rear, and that upon subdivision plan submission, the Planning Board and Town should seek to secure access easements within this development pertaining to the Heritage Trail, as described in Stipulations 3 & 4 of the Conservation Commission’s attached Motion to Recommend “B”.

Also inscribed on the Conservation Commission’s Recommendation is a **Summary of Argument For Recommending**, which recognizes that “The proposed wetland and wetland buffer impacts are all within the uses permitted by special exception under §334-35 *Uses within the Wetland Conservation District* of the Hudson Town Code and meet the conditions required to grant a special exception. The proposed impacts are necessary to the development of the site.”

In addition to the above, as cited in the Hawkview staff report included in this Packet, in previous ZBA Input Only applications the board requested applicants to submit lot dimension and lot size data. The present submission does not include this data, however, if, in fact, this subdivision moves

toward formal subdivision application submission, such data will have to be submitted. In effect, the only thing (in realistic terms) for the board to review for Wednesday night, is the detail provided in the submitted plans for the proposed roadway layout, and as this layout pertains to the proposed wetland crossings and associated wetland and wetland buffer impacts. To this effect, the attached plans provide this detail; that is, the proposed wetland crossing structures are cited on the plans, together with erosion control materials. The plans also depict the proposed slopes and areas of wetland and wetland buffer impacts, and in regard to this application, staff provides below, for the board's consideration, a DRAFT MOTION to forward to the ZBA.

DRAFT MOTION:

I move to forward correspondence to the ZBA, notifying them that the Planning Board has no concerns regarding the proposed Wetland Special Exception application, which calls for the temporary wetland impact of 913 sf, the permanent wetland impact of 2,545 sf, and the buffer impact of 25,915 sf, as shown on the plan under review entitled: Wetland/Wetland Buffer Impact Plan Land of Leonard Vigeant – Hudson: Map 128; Lot 7 & 8, Litchfield: Map 1; Lot 2 & 1 300 Webster Street, Hudson, NH, Hillsborough County, prepared by Keach-Nordstrom Associates, Inc., dated: July 1, 2014 (no revision date), consisting of Sheets 1 and 2 and Notes 1 – 12 on Sheet 1.

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

VL
A
n

LETTER OF TRANSMITTAL

DATE: July 11, 2014

PROJECT NO: 07-0511-4A

REFERENCE: Land of Leonard Vigeant

TO: Town of Hudson-Planning Dept.
17 School Street
Hudson, NH 03051



ATTENTION: John Cashell, Town Planner

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- PLANS
- SPECIFICATIONS
- COPY OF LETTER
- APPLICATION
- CHANGE ORDER
- REPORT
- QUALIFICATIONS
- OTHER

THESE ARE TRANSMITTED AS FOLLOWS:

- FOR APPROVAL
- FOR YOUR USE
- AS REQUESTED
- FOR REVIEW & COMMENT
- RETURNED FOR CORRECTIONS
- APPROVED AS NOTED
- APPROVED AS SUBMITTED

NOTE: One original and one copy of completed Application & Fee
3 Full size Plans
17 11x17 Plans

SIGNATURE (to verify receipt)

COPY TO:

SIGNED:

Katherine Basso

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

Date of Application: JULY 11, 2014 Tax Map # 128 Lot # 7 & 8

Name of Project: Land of Leonard Vigeant ZBA 02-14

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

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Leonard Vigeant
Address: 5 Mockingbird Lane
Address: Hudson, NH 03051
Telephone # (603) 321-1946
Fax # _____
Email: vfamilyproperties@comcast.net

(Same)

PROJECT ENGINEER

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

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

PURPOSE OF PLAN:

The project proposes to consolidate Lots 7 & 8 in the Town of Hudson with two adjacent lots in the Town of Litchfield and re-subdivide to create 9 new building lots along a new town roadway. The temporary wetland impact is 913 sf, the permanent wetland impact is 2,545 sf, and the buffer impact is 25,915 sf.

(For Office Use)

Plan Routing Date: _____ Plan Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

_____ Highway _____ Consultant Review _____ Fees Paid

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

I hereby apply for ZBA Input Only 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 *ZBA Input Only* 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/her (their) property in connection with this applications.

Signature of Owner: Leonard Vegeant

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

Signature of Developer: Leonard Vegeant

- ❖ 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 individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

Technical Review Signature: _____

Planner Approval Signature: Jon O'Neil

Twenty-one days prior to the scheduled Planning Board Meeting, a complete subdivision, or site plan application including all supporting materials/documents must be submitted in final form to the Town Planner's Office.

- ❖ Please schedule an appointment with the Town Planner for initial plan submittal.
- ❖ Revisions are due on Tuesday the week prior to the Planning Board deferral date by 10:00AM. Any application/materials received after that time will be deferred until the next available meeting date.

u B ?

**Motion to Recommend
Wetlands Special Exception**

Date: 14 July 2014

Case: Leonard A. Vigeant & Jane M. Vigeant
300 Webster Street
Map 128 Lots 007 & 008

Referenced Plan: Land of Lenny Vigeant
Dated: July 1, 2014

Description of Work to be performed: To consolidate Map 128 Lots 007 and 008 in the Town of Hudson with two adjacent lots in the Town of Litchfield and to re-subdivide to create 9 new building lots along a new town road. Construction of this new roadway will require a temporary wetland impact of 913 SF, a permanent wetland impact of 2,545 SF and a wetland buffer impact of 25,913 SF.

Members Present: J Battis, R Brownrigg, K Dickinson, R Jurewicz
Members Stepping Down: None
Alternates Seated: None

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. Recommend that the Town of Hudson acquire a pedestrian easement from the cul-de-sac at the western end of the proposed new roadway, along the lot line between Lots 6&7 to the boat ramp, located coincident with Photo 6 on the associated plans, and at the top of the Merrimack River bank both north and south of the wetlands connecting to the river, for the purpose of providing access to and a path for the proposed Heritage Trail.
4. Recommend that the Town of Hudson acquire a river access and pedestrian easement extending from the recommended pedestrian easement located coincident with Photo 6 on the associated plans, and continuing down the existing boat ramp to the Merrimack River.

Motion By: K. Dickinson

Second By: R. Brownrigg

Vote: Favorable 4 Unfavorable 0 Abstain 0

Summary of Arguments For Recommending: The proposed wetland and wetland buffer impacts are all within the uses permitted by special exception under §334-35 *Uses within the Wetland Conservation District* of the Hudson Town Code and meet the conditions required to grant a special exception. The proposed impacts are necessary to the development of the site.

Dissenting Argument(s): None

This motion is based on the plan(s) submitted by the applicant. Additional impacts that result from the relocation of impervious surfaces or structures have not been addressed. It is recommended that if such changes are made the plan be returned to the Conservation Commission for further review.

Approved

Jim Battis, Chairman

Derry Street Retail Lot Line Relocation LLR (Hogan)

Staff Report

August 13, 2014

SITE: 66 & 68 Derry Street -- Map 165/Lots 145 & 146 -- SB# 06-14

ZONING: Business (B) – Minimum lot size 30,000 with Town water & sewer and 150 ft. street frontage.

PURPOSE OF PLAN: To relocate the lot-line between existing Map 165/Lots 145 & 146. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: “Lot Line Adjustment Plan Land of Shawn B. Hogan, Map 165 Lots 145 & 146, 66 & 68 Derry St., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: July 7, 2014 (no revision date), consisting of Sheets 1 and 2 and Notes 1 – 13 on Sheet 1 (said plans are attached hereto).

ATTACHMENTS:

- 1) Lot Line Relocation Plan application, which includes a signed affidavit by the property owner, Shawn B. Hogan, granting permission to Keach-Nordstrom Associates, Inc. to prepare and submit plan applications, etc. on his behalf, date stamped 07/14/13 – Attachment “A”.

REQUESTED WAIVER: N/A.

APPLICATION TRACKING:

1. This application was submitted on July 14, 2014.
2. Initial Public Hearing scheduled for August 13, 2014.

OUTSTANDING ISSUES & RECOMMENDED ACTION:

1. As depicted on the attached plan set, this LLR application calls for the creation of New Lot: Map 165/Lot 145, having a street address 66 Derry St., and consisting of 72,410 sf and New Lot: Map 165/Lot 146, having a street address of 68 Derry St., and consisting of 81,127 sf. Please note, the above-cited minimum lot size & frontage requirements are met by this plan. That is, Lot 145 has 150.01 ft of street frontage and Lot 146 has 258.17 ft. of frontage, and each lot exceeds the minimum lot size of 30,000 with Town water & sewer. NOTE: the former lot lines for Lot 146 are shown with a “Z” bisecting a solid line (please see the corner area of said lot fronting on Derry St.
2. Presently, the plan does not include a Hall Chart, but Note # 2 on Sheet 1 includes the lot information included in a Hall Chart. This information is also provided within the each lot area on the plan.
3. Taking the above plan description into account, and the fact the application is in order, staff, herein, recommends application acceptance. Further, the two proposed lots are the subject of the initial Site Plan Review public hearings, following action on this plan. NOTE: the applicant will provide an owner-signed plan at the meeting.

DRAFT MOTIONS:

I move to accept the LLR Plan application for 66 & 68 Derry St., Map 165, Lots 145 & 146.

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

MOTION TO APPROVE:

I move to approve the Lot Line Relocation Plan entitled: "Lot Line Adjustment Plan Land of Shawn B. Hogan, Map 165 Lots 145 & 146, 66 & 68 Derry St., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: July 7, 2014 (no revision date), consisting of Sheets 1 and 2 and Notes 1 – 13 on Sheet 1, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.

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

**LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**



Date of Application: July 10, 2014 Tax Map # 165 Lot # 145

Name of Project: Derry Street Retail

Zoning District: B-Business General SB# 06-14
(For Town Use) (For Town Use)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Shawn B. Hogan

Address: 11354 Golf Round Drive

Address: Newport Richey, FL

Telephone # 34654

Fax # _____

Email: _____

DEVELOPER:

Clark, Geer, Latham & Assoc., Inc.

3901 Springhill Ave.

Mobile, AL 36608

(251) 344-7073

(251) 343-9179

tlatham@cglengineers.com

PROJECT ENGINEER

Name: Steven B. Keach, P.E. (KNA)

Address: 10 Commerce Park No., 3

Address: Bedford, NH 03110

Telephone # (603) 627-2881

Fax # (603) 627-2915

Email: skeach@keachnordstrom.com

PURPOSE OF PLAN:

To relocate the lot line between existing Map 165; Lots 145 and 146.

(FOR TOWN USE)

Plan Routing Date: 7-16-14 Sub/Site Date: 7-29-14

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

Title: _____ Date: _____

(Initials)

Department:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid _____

LOT LINE RELOCATION DATA SHEET

Plan Name: Land of Shawn B. Hogan

Plan Type: Lot Line Relocation Plan

Legal Description: Map 165 Lot 145

 Map 165 Lot 146

Date: July 10, 2014

Location: 66 & 68 Derry Street

Total Area: S.F. 153,537 Acres: 3.524

Area in Wetlands: 7405 sf (Lot 145)

Zoning: B-Business

Lots Not Meeting
Required Dimensions: 0

Required Area: 30,000 sf (With Town Water and Sewer)

Required Frontage: 150 lf

Water and Waste System
Proposed: Public

Number of Lots With
Existing Buildings: 2

Existing Buildings
To Be Removed: 1

Flood Zone Reference: Not in flood zone-Map No. 33011CO514E

Proposed Linear Feet
Of New Roadway: 0

LOT LINE RELOCATION DATA SHEET

Dates/Case #/Description:

N/A

Stipulations of ZBA,
(Attach Copies of Stipulations on
Separate Sheet)

NH Wetlands Board Action:

N/A

Conservation Commission Recommendation:

N/A

List Permits Required:

N/A

**APPLICATION FOR LOT LINE RELOCATION
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Lot Line Relocation 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 Lot Line Relocation 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/her (their) property in connection with this applications.

Signature of Owner:  TODD LITTLER
DEVELOPER DOLLAR TREE
VP, LEASING

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

Signature of Developer: ^{OWNER} See Attached Affidavit

- ❖ 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 individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

Technical Review Signature: _____

Planner Approval Signature: 

APPLICATION IS DUE AT 10:00 A.M. Tuesday the week prior to the Planning Board Meeting. Any applications/materials received after that time will be deferred until the next available meeting.



Owner Affidavit

I, Shawn B. Hogan, owner of the properties referenced on Tax Map 165; Lots 145 & 146, located at 66 & 68 Derry Street in Hudson, New Hampshire, hereby verify that I authorize Keach-Nordstrom Associates, Inc. (KNA) to prepare, submit and represent, on my behalf, throughout the federal, state and municipal application process.

Signature of Landowner:

Shawn B. Hogan

Printed Name of Landowner:

Shawn B. Hogan

Address of Owner:

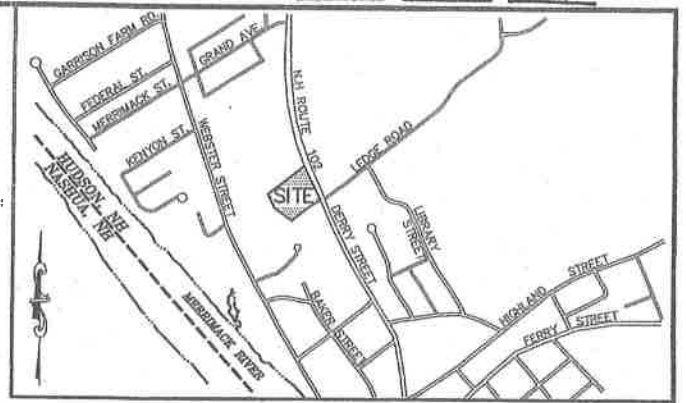
4729 Musselshell Dr.
Newport Richey, FL 34655

Date:

10-3-2013

PLAN REFERENCES:

- "SITE PLAN, HOGAN'S GARDEN CENTER, 68 DERRY STREET, HUDSON, N.H.," SCALE: 1"=20', DATED: 2-21-79, WITH REVISIONS THROUGH 8/27/80, PREPARED BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC. H.C.R.D. PLAN NO. 13386.
- "SKETCH OF SURVEY AND TITLE RELATED MATTERS, LAND OF, SHAWN B. HOGAN, PREPARED FOR: GREER, LATHAM & ASSOCIATES, TAX MAP 165 LOTS 145 & 146, 66 DERRY STREET, HUDSON, NH," SCALE: 1"=40', DATED: NOVEMBER 27, 2012, PREPARED BY MERIDIAN LAND SERVICES, INC.
- "CONSOLIDATION & SUBDIVISION PLAN, DERRY STREET, HUDSON, NH," SCALE: 1"=20', DATED: JUNE 1978, PREPARED BY A.E. MAYNARD CIVIL ENGINEER, H.C.R.D. PLAN NO. 11484.
- "WILLOW CREEK CONDOMINIUM, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', PREPARED BY MAYNARD & PAQUETTE INC. H.C.R.D. PLAN NO. 18171.
- "ALTA/ACSM LAND TITLE SURVEY, LAND OF, SHAWN B. HOGAN, PREPARED FOR: GREER, LATHAM & ASSOCIATES, TAX MAP 165 LOTS 145 & 146, 66 DERRY STREET, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', DATED: NOVEMBER 21, 2012, PREPARED BY MERIDIAN LAND SERVICES, INC.
- "RECORDABLE SUBDIVISION PLAN, TAX MAP 165, LOT 159, 63 DERRY STREET - NH ROUTE 102, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', DATED: APRIL 5, 2013, WITH REVISIONS THROUGH 2/28/14, PREPARED BY R.B. ENGINEERING, LLC, IN ASSOCIATION WITH JOSEPH M. WICHERT, LL.S, INC. H.C.R.D. PLAN NO. 36008.



VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

- THE PURPOSE OF THE PLAN IS TO ADJUST THE LOT LINE BETWEEN LOTS 145 AND 146 ON THE TOWN OF HUDSON TAX MAP 165 TO ACCOMMODATE SITE DEVELOPMENT PLANS CURRENTLY BEFORE THE HUDSON PLANNING BOARD.
- AREA OF PARCELS:
 MAP 165; LOT 145 (EXISTING) = 127,815 SF, 2.929 ACRES
 MAP 165; LOT 146 (EXISTING) = 25,922 SF, 0.595 ACRES
 TOTAL AREA OF EXISTING LOTS = 153,737 SF, OR 3.524 ACRES
 MAP 165; LOT 145 (PROPOSED) = 72,410 SF, 1.662 ACRES
 MAP 165; LOT 146 (PROPOSED) = 81,127 SF, 1.862 ACRES
 TOTAL AREA OF PROPOSED LOTS = 153,537 SF, OR 3.524 ACRES
- REFERENCE THESE PARCELS AS TOWN OF HUDSON TAX MAP 165; LOTS 145 AND 146.
- PRESENT OWNER OF RECORD:
 MAP 165; LOT 145: SHAWN B. HOGAN, 11354 GOLF ROUND DRIVE, NEW PORT RICHEY, FL 34854, H.C.R.D. BK. 6607, PG. 305
 MAP 165; LOT 146: SHAWN B. HOGAN, 11354 GOLF ROUND DRIVE, NEW PORT RICHEY, FL 34854, H.C.R.D. BK. 2422, PG. 572
- PRESENT ZONING: BUSINESS (B)
 MINIMUM LOT REQUIREMENTS:
 - LOT AREA: 30,000 SF WITH WATER AND SEWER
 - LOT AREA: 43,500 SF WITHOUT WATER AND SEWER
 - LOT FRONTAGE: 150 FT ARTERIAL/COLLECTOR
 - LOT FRONTAGE: 150 FT LOCAL ROAD WITH WATER AND SEWER
 MINIMUM BUILDING SETBACKS: (LOCAL, COLLECTOR, AND ARTERIAL ROADWAYS)
 - FRONT: 50 FT
 - SIDE: 15 FT
 - REAR: 15 FT
- EXISTING WETLAND FLAGGING VERIFIED BY LUKE HURLEY OF ODVE ENVIRONMENTAL SERVICES, INC. ON MAY 28, 2013.
- SITE SPECIFIC SOIL SURVEY PERFORMED BY ODVE ENVIRONMENTAL SERVICES ON SEPTEMBER 29, 2013.
- BOUNDARY INFORMATION DEPICTED HEREON IS A RESULT OF AN ON GROUND FIELD SURVEY PREPARED BY THIS OFFICE IN JULY 2014.
- TOPOGRAPHIC INFORMATION DEPICTED HEREON PROVIDED BY CLARK, GEER, LATHAM AND ASSOCIATES, INC. AND PREPARED BY MERIDIAN LAND SERVICES, INC.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301C0514E, PANEL 514 OF 701, EFFECTIVE DATE APRIL 18, 2011 INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- SITE IS SERVED BY MUNICIPAL WATER AND SEWER.
- 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.
- OPEN SPACE:
 LOT 145 - EXISTING = 96.9%
 - PROPOSED = 94.5%
 LOT 146 - EXISTING = 82.0%
 - PROPOSED = 94.3%

LOT NUMBER	TOTAL AREA (PROPOSED)	WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA (NET CONTIGUOUS UPLAND USEABLE)	FRONTAGE
145	72,410 S.F.	7,213 S.F.	7,181 S.F.	58,016 S.F.	150.01'
146	81,127 SF	0 S.F.	4,664 S.F.	70,463 S.F.	195.06'

OWNER OF MAP 165; LOTS 145 & 146

SIGNATURE: _____
DATE: _____

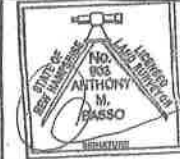
LOT LINE ADJUSTMENT PLAN

LAND OF
SHAWN B. HOGAN
MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34854

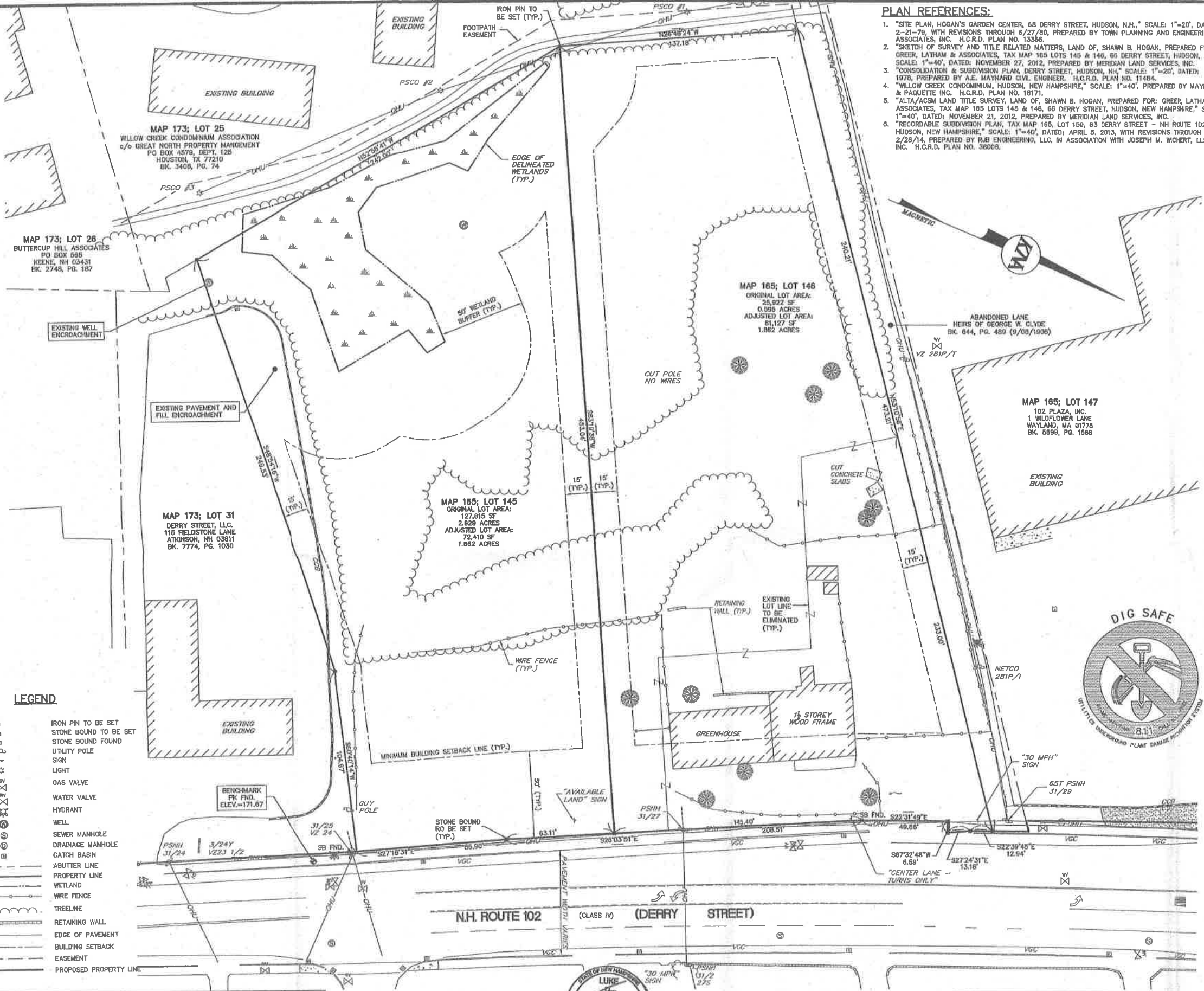
APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

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



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2014 SCALE: 1" = 30'
PROJECT NO: 13-0509-2 SHEET 1 OF 2



LEGEND

- IRON PIN TO BE SET
- STONE BOUND TO BE SET
- STONE BOUND FOUND
- UTILITY POLE
- SIGN
- LIGHT
- GAS VALVE
- WATER VALVE
- HYDRANT
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WIRE FENCE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- BUILDING SETBACK
- EASEMENT
- PROPOSED PROPERTY LINE

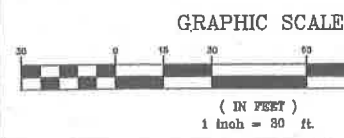
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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



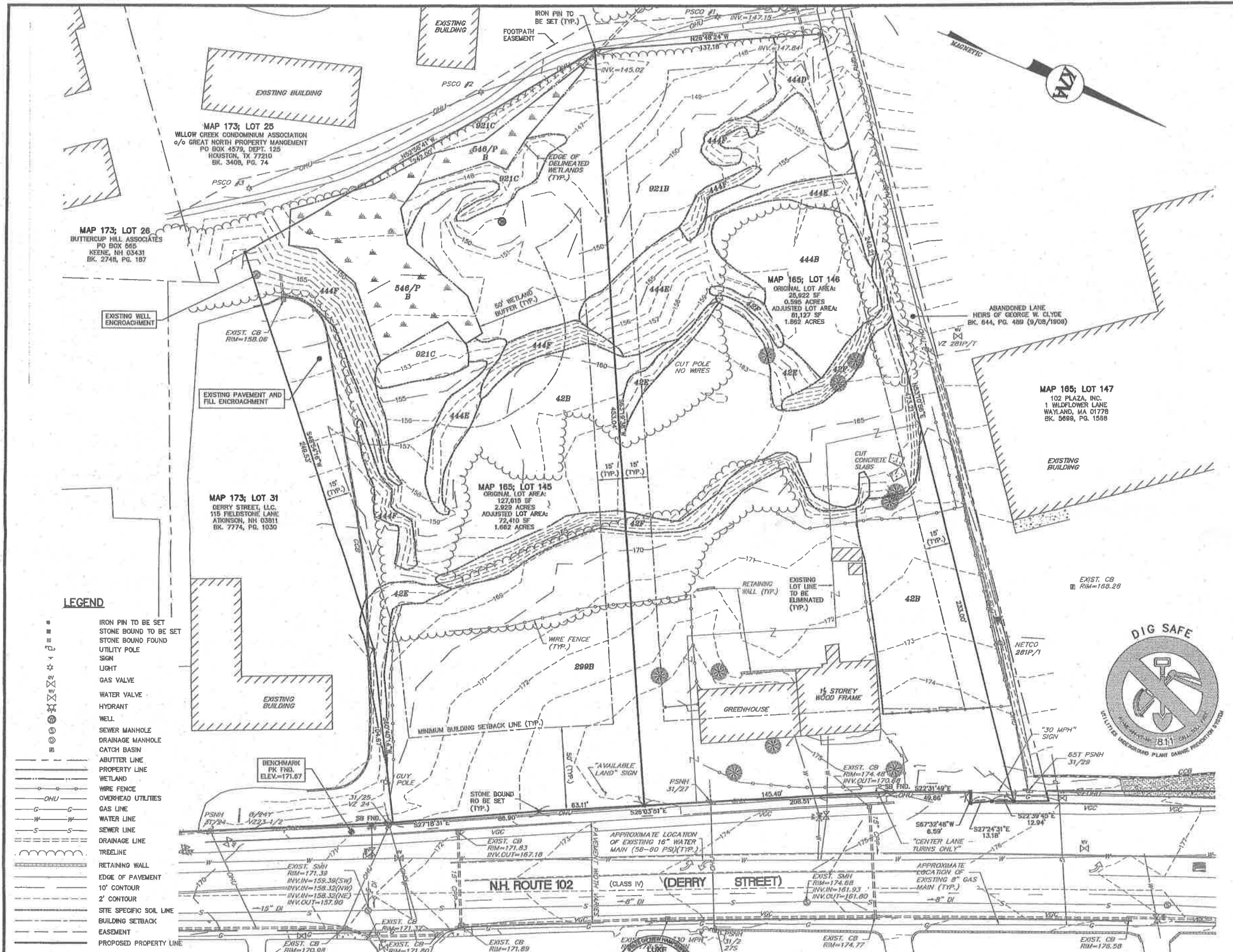
THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:
LUKE HURLEY
CERTIFIED WETLAND SCIENTIST (#232)

DATE: 7-11-14

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2014 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

DATE: 7/10/14



SEE SHEET 1 FOR NOTES & REFERENCE PLANS

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
42B	CANTON GRAVELLY FINE SANDY LOAM	3-8%	WELL DRAINED
42E	CANTON GRAVELLY FINE SANDY LOAM	25-50%	WELL DRAINED
42F	CANTON GRAVELLY FINE SANDY LOAM	50%+	WELL DRAINED
299B	UDORTMENTS, SMOOTHED	3-8%	WELL DRAINED
444B	NEWFIELDS GRAVELLY FINE SANDY LOAM	3-8%	WELL DRAINED
444D	NEWFIELDS GRAVELLY FINE SANDY LOAM	15-25%	WELL DRAINED
444E	NEWFIELDS GRAVELLY FINE SANDY LOAM	25-50%	WELL DRAINED
444F	NEWFIELDS GRAVELLY FINE SANDY LOAM	50%+	WELL DRAINED
921B	NEWFIELDS VARIANT	3-8%	WELL DRAINED
921C	NEWFIELDS VARIANT	8-15%	WELL DRAINED
646/P	WALPOLE	3-8%	POORLY DRAINED

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



THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED ON SEPTEMBER 29, 2013 BY JAMES P. GOVE, CERTIFIED SOIL SCIENTIST #4, OF GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE. THIS MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT," VERSION 4.0, FEBRUARY 2011, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 3.

TOPOGRAPHIC LOT LINE ADJUSTMENT PLAN

LAND OF
SHAWN B. HOGAN
 MAP 165; LOTS 145 & 146
 66 & 68 DERRY STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN
 11354 GOLF ROUND DRIVE
 NEW PORT RICHEY, FL 34654

APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC.
 3901 SPRINGHILL AVENUE
 MOBILE, AL 36608

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

- LEGEND**
- IRON PIN TO BE SET
 - STONE BOUND TO BE SET
 - STONE BOUND FOUND
 - UTILITY POLE
 - SIGN
 - LIGHT
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - WELL
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - WIRE FENCE
 - OVERHEAD UTILITIES
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - DRAINAGE LINE
 - TREELINE
 - RETAINING WALL
 - EDGE OF PAVEMENT
 - 10' CONTOUR
 - 2' CONTOUR
 - SITE SPECIFIC SOIL LINE
 - BUILDING SETBACK
 - EASEMENT
 - PROPOSED PROPERTY LINE

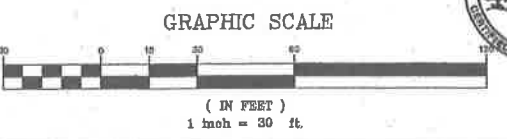
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-67-1)

WETLAND DELINEATION PREPARED BY:
 LUKE HURLEY
 CERTIFIED WETLAND SCIENTIST (#232)

DATE: 7-11-14

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2014 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

DATE: 7/11/14

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2014 SCALE: 1" = 30'
 PROJECT NO: 13-0509-2 SHEET 2 OF 2

66 & 68 Derry Street Retail Development Site Plans

Staff Report

August 13, 2014

SITE: 66 & 68 Derry Street -- Map 165/Lots 145 & 146 -- SP# 10-14 & SP# 10-15

ZONING: Business (B) – Minimum lot size 30,000 with Town water & sewer and 150 ft. street frontage.

PURPOSE OF PLAN: To propose 7,225 sf of retail space and the associated access, circulation, parking, stormwater, landscaping and lighting improvements on Lot 145 and to propose 9,984 sf of retail space and the associated access, circulation, parking, stormwater, landscaping and lighting improvements on Lot 146. Both plans assume previous approval of the proposed lot line adjustment between Lots 145 & 146. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: “Non-Residential Site Plan Derry Street Retail, Map 165 Lots 145 & 146, 66 & 68 Derry St., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: July 7, 2014 (no revision date), consisting of Sheets 1 - 20 and Notes 1 – 30 on Sheet 1 (said plans are attached hereto).

ATTACHMENTS:

- 1) Project Narrative, Site Plan Application, Checklist and Waiver Forms date stamped July 14, 2014 – Attachment “A”.
- 2) GPI Traffic Impact and Access Study Proposed Retail Development, dated April 2014 – “A1”.
- 3) CLD’s Initial Comments Report, including Traffic Study Critique and Application Checklist dated July 30, 2014 – “B”.
- 4) Keach-Nordstrom’s Response letter, together with GPI’s Traffic Response letter, both dated Aug. 1, 2014 – “C”.
- 5) Comments/Memos from: HFD Deputy Fire Chief, John O’Brien, Road Agent, Kevin Burns, Zoning Admin., Bill Oleksak, and Asst. Assessor, Jim Michaud – “D”.
- 6) NHDES Notice of Acceptance of Permit application, dated July 15, 2014 – “E”.
- 7) CAP Fee Form – “F”.

REQUESTED WAIVERS (see Note 30 on Sheet 1 of 20):

1. HTC 193-10(I) – Shared Driveway
2. HTC 275-8(B) – Internal Green Space
3. HTC 275-9(C) -- Noise Study
4. HTC 275-9(D) -- Fiscal Impact Study

APPLICATION TRACKING:

1. This application was submitted on July 14, 2014.
2. Initial Public Hearing scheduled for August 13, 2014.

OUTSTANDING ISSUES:

- 1) Please note, in preparing this staff report for the board's consideration, the applicant's representative, Tony Basso, requested that at Wednesday night's hearing he be allowed to present the two submitted Site Plan applications as one project, i.e., even though each of the two proposed buildings will be on separate lots. Please note, CLD's attached Comments Report "B", as well as municipal Dept. Head Comments "D", have been submitted in the singular Site Plan Review context. That is, as opposed to providing comments for each of the two applications.

With the above in mind, staff provides the following outstanding issues regarding the proposed "Shopping Center" style project:

A) In accordance with CLD's attached Comments Report "B", the applicant has addressed the onsite outstanding issues, and to a certain extent, the offsite (traffic) related issues. Please see CLD's traffic related comments/concerns, which are included in attachment "B", and the applicant's Response Letter to same included in attachment "C". Of significant reference, to say the least, in regard to traffic associated with this project, please read GPI's Traffic Impact and Access Study Proposed Retail Development, dated April 2014 – attachment "A1".

B) In regard to onsite issues: the two development lots shown on the Plan: 66 & 68 Derry St, Map 165, Lots 145 & 146, Keach-Nordstrom's attached Response Letter and attached revised plans address CLD's outstanding concerns cited in their initial report. CLD's follow-up Comments Report is pending at the time of this writing (Fri., Aug. 8th). In any event, exterior lighting and landscaping have been properly addressed in accordance with Planning Board Site Plan Review Regulations, as well as the number and dimensions of the parking spaces and onsite travel lanes for both buildings, loading spaces, pedestrian access and dumpster locations/installation detail.

C) In regard to the areas cited on the plans for "Snow Storage". In this author's opinion, the board may want to require adding additional "Snow Storage" areas to the plan. NOTE: in regard to this issue, Note #24 on the Site Plan indicates that upon reaching onsite snow storage capacity, snow will be appropriately removed from the site. If the board is satisfied with this stipulation, additional onsite snow storage capacity is a moot point.

D) In regard to the northernmost ingress only driveway for Derry St. southbound traffic, the board may want to have this design altered, i.e., increase its angle (e.g., Nottingham Square and the recently approved ingress only driveway for Goodwill). In this manner, there would be less likelihood for vehicles to exit the site using this driveway, and for northbound Derry St. traffic to use this drive as a means on ingress to the site. Please note, the foregoing design alteration would result in the loss of several parking spaces, which in turn, would lead to a reduction in building square footage. That is, unless the board is willing to grant a waiver for the number of required parking spaces. Another alternative regarding the subject driveway, and as suggested by CLD, but opposed by Keach-Nordstrom (see attachments "B" & "C"), would be to eliminate it, which would result in the 2 development lots only having one means of access.

E) Relative to the main driveway being shared, cross easements will have to be drafted and favorably recommended by Town Counsel. The same holds true for the drain and utility easements concerning both development lots, as shown on Sheet 5 of 20 – Easement Plan.

F) In regard to the offsite issues, i.e., exclusive to traffic entering and exiting the site from Derry Street, CLD and the project eng's. Traffic Consultant, GPI, differ in their findings/determinations concerning adequate queuing capacity between the site's main driveway and Ledge Rd. That is, as depicted on the plans, and cited in CLD's traffic critique, the distance between said driveway and Ledge Rd. is approximately 90 ft. With such a short distance between these two intersections, CLD disputes the findings of GPI, in that the latter determined the number of vehicles northbound on Derry St., turning left into the shopping center, will not interfere with the number of vehicles turning into Ledge Rd., southbound on Derry St. At the meeting, the project representative agreed to have the author of GPI's traffic study in attendance to present their traffic findings, which may help the board decide on this outstanding traffic issue.

Herein, staff would like to comment on project related traffic, that is, the board may want to consider requiring the applicant to design both north and southbound Derry Street transition lanes, relative to better controlling traffic flow into and out of the shopping center, as well as southbound traffic turning left into Ledge Rd.

In addition to the above traffic issues, the board may want to consider requiring the applicant to grant a future roadway widening easement along the entire frontage of this site. Please note, this is also suggested as a condition in CLD's Comments Report "B".

CAP Fee Worksheet Form for both buildings is provided as attachment "F".

RECOMMENDATION: For this hearing, staff recommends, first, application acceptance, followed by the board having the applicant present the project, then allow for public into and then have the project representatives answer questions from the board and the public. The question and answer period, may lead to both on and offsite modifications that may cause a second or even third meeting prior to the Planning Board taking final action on the two Site Plan applications. If the foregoing scenario does not occur, and the board moves to take final action at this hearing, staff has provided below appropriate DRAFT MOTIONS for the board's consideration.

DRAFT MOTIONS to be voted on in the plural, i.e., relative to each of the two retail buildings being established under separate deeds:

I move to accept the Site Plan applications for 66 & 68 Derry St., Map 165, Lots 145 & 146.

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

REQUESTED WAIVERS:

1. HTC 193-10(I) – Shared Driveway
2. HTC 275-8(B) – Internal Green Space
3. HTC 275-9(C) -- Noise Study
4. HTC 275-9(D) -- Fiscal Impact Study

1) HTC 193-10(I) – Shared Driveway

I move to grant the requested waiver: HTC 193-10(I) - Shared Driveway - because requiring two full access driveways (one for each of the two lots) would reduce the functionality and efficiency of the applicant’s development plans, and because Rte. 102 (Derry Street) is a major arterial corridor, reducing the amount of driveway curb cuts is highly desirable, relative to creating safer routes of travel, therefore, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

2) HTC 275-8(B) – Internal Green Space

I move to grant the requested waiver: HTC - 275-8(B) – Internal Green Space - because ample landscaping is provided around the proposed parking lots and travel lanes, and given that the proposed plan provides the required number of trees and shrubs surrounding the parking lots and travel lanes, rather than within the parking lots, the granting of this waiver is in keeping with the spirit and intent of the ordinances.

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

I move to grant the requested waiver: HTC 275-9C - Noise Study - because such a study is unnecessary, taking into consideration that the proposed retail use is located in a Business (B) zoning district, for which said use is allowed, and existing retail uses, similar in scale and character to that proposed, exist in the immediate vicinity of the subject property, further, the residential properties located to the rear of the site are provided with a heavily wooded natural wetland buffer, nearly 200 ft. in width, therefore, the granting of this waiver is in keeping with the spirit and intent of the ordinances.

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

4) HTC 275-9D – Fiscal Impact Study

I move to grant the requested waiver: HTC 275-9D - Fiscal Impact Study - because in addition to the submitted plans and submitted application documents, said study is unnecessary in order to evaluate the fiscal impact of this development, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

MOTION TO APPROVE (again, the below motion shall be interpreted in the plural, relative to establishing and recording a separate Site Plan-of-Record, Development Agreement and associated easement deeds for each project site/lot):

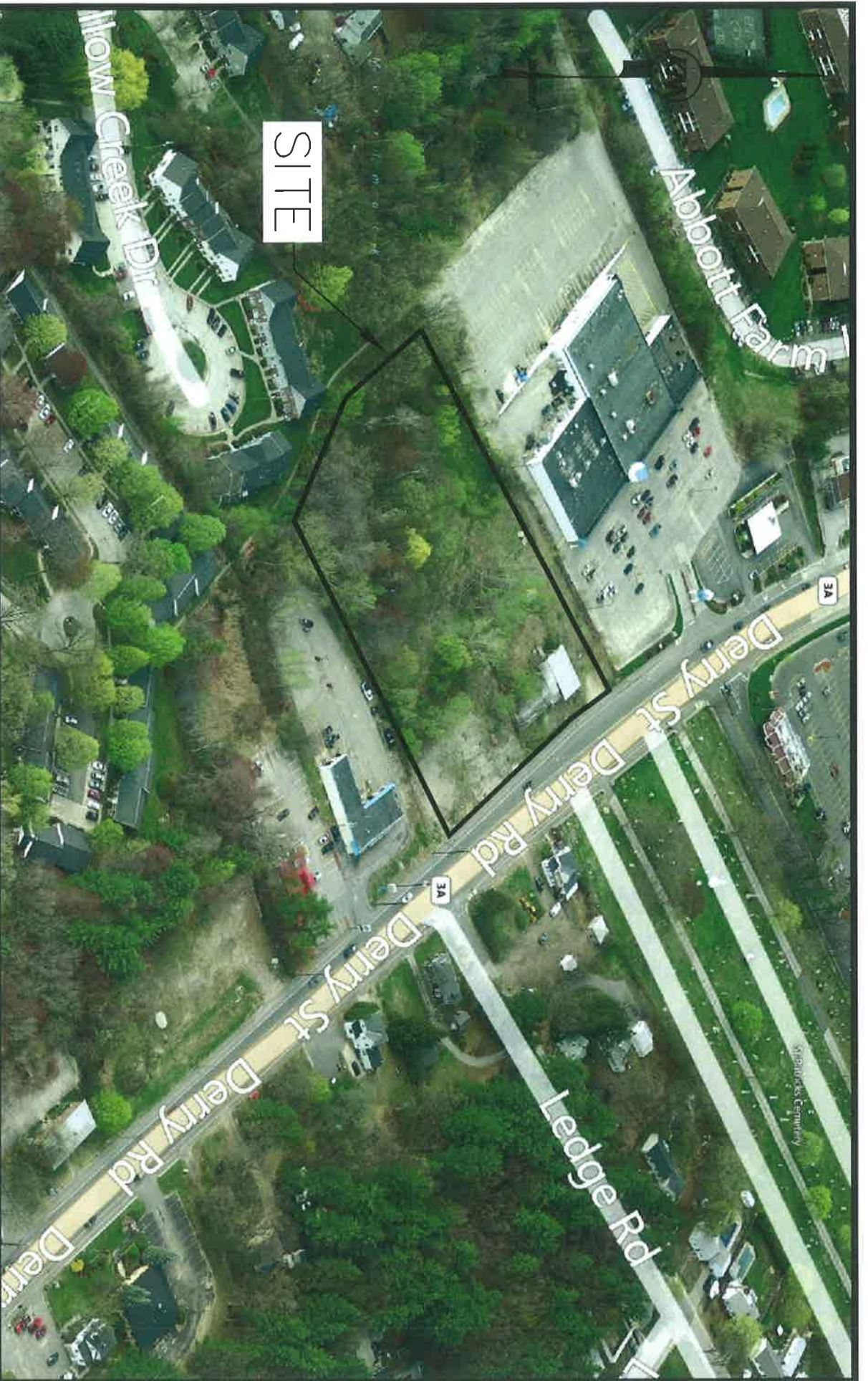
I move to grant approval for the Site Plan entitled: Non-Residential Site Plan Derry Street Retail, Map 165 Lots 145 & 146, 66 & 68 Derry St., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: July 7, 2014 (no revision date), consisting of Sheets 1 - 20 and Notes 1 – 30 on Sheet 1 in accordance 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 (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement and the future road widening easement along Derry Street (NH Rte. 102) shall be favorably reviewed and recommended on by Town Counsel, together with the utility, access and drainage easement deeds.
- 3) All improvements shown on the Plan, including Notes 1-30, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of the foundation permits for each of the proposed buildings, and prior to the issuance of the framing permit thereof, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
- 5) A CAP Fee in the following amounts and manner of collection shall be required: (i) prior to the issuance of a Certificate of Occupancy for the 7,225 sf retail building for 66 Derry St., Map 165/Lot 145, \$33,885.25 shall be submitted to the Town and (ii) prior to the issuance of a Certificate of Occupancy for the 9,984 sf retail building for 68 Derry St., Map 165/Lot 146, \$46,824.96 shall be submitted to the Town.
- 6) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 7) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet 9 of 20 of the Plan.
- 8) Exterior 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 Sunday.
- 9) This approval shall be subject to final engineering review, including approval of the stormwater pollution prevention plan (SWPPP).

- 10) 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.

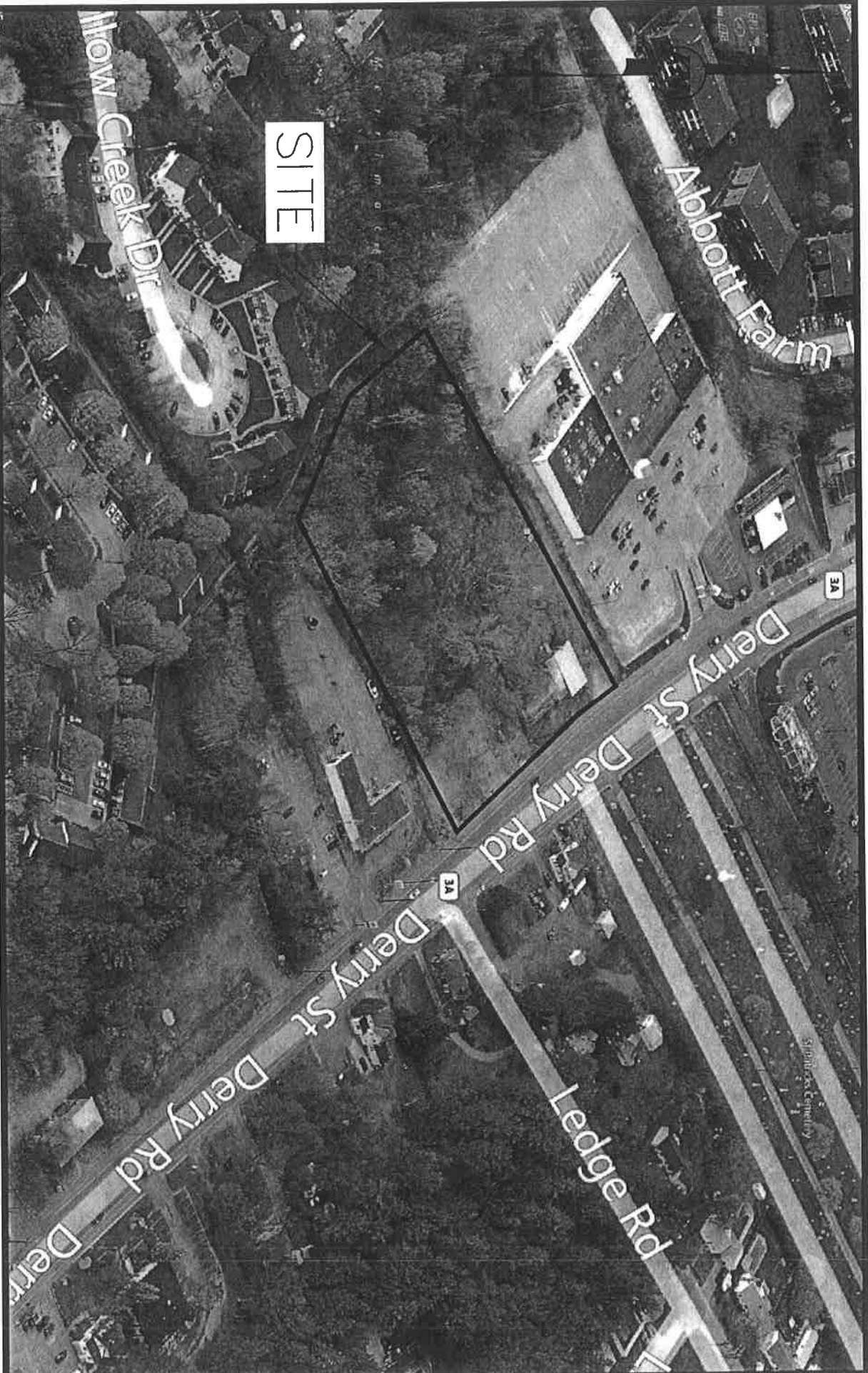
Motion by: _____ Second: _____ Carried/Failed: _____

NOTE: all other pertinent Site Plan approval terms and conditions are included in the above-cited Site Plan-of-Record, Notes 1 – 30, including, but not limited to blasting and refuse removal, etc.



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

TITLE: AERIAL EXHIBIT PREPARED FOR:
DERRY STREET RETAIL
MAP 165: LOTS 14.5 & 14.6 - DERRY STREET - HUDSON, NEW HAMPSHIRE
DRAWN BY: KMB DATE: 07/11/14 JOB. NO.13-0509-2
CHECKED BY: PRC SCALE: 1" = 200' SHEET 1 OF 1



SITE

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

TITLE: AERIAL EXHIBIT PREPARED FOR:
DERRY STREET RETAIL

MAP 165: LOTS 145 & 146 - DERRY STREET - HUDSON, NEW HAMPSHIRE

DRAWN BY: KMB DATE: 07/11/14 JOB. NO. 13-0509-2

CHECKED BY: PRC SCALE: 1" = 200' SHEET 1 OF 1

"A"



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

Date of Application: July 10, 2014 Tax Map # 165 Lot # 145

Name of Project: Derry Street Retail

Zoning District: B-Business General SP# 10-14
(For Town Use) (For Town Use)

ZBA Action: Wetland Special Exception 12/12/13

PROPERTY OWNER:

DEVELOPER:

Name: Shawn B. Hogan

Clark, Geer, Latham & Assoc., Inc.

Address: 11354 Golf Round Dr.

3901 Springhill Ave.

Address: Newport Richey, FL

Mobile, AL 36608

Telephone # 34654

(251) 344-7073

Fax # _____

(251) 343-9179

Email: _____

tlatham@cglengineers.com

PROJECT ENGINEER

SURVEYOR

Name: Steven B. Keach, P.E. (KNA)

Anthony M. Basso, L.L.S. (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: _____

abasso@keachnordstrom.com

PURPOSE OF PLAN:

To propose 7,225 sf of retail space and the associated access, circulation, parking, stormwater, landscaping and lighting improvements on Lot 145. This plan assumes previous approval of the proposed lot line adjustment between Lots 145 & 146.

For Town Use

Plan Routing Date: 7-5-14

Sub/Site Date: 7-29-14

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

(Initials) Title: _____ Date: _____

DEPT:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid: _____

"A"



July 11, 2014

Projective Narrative

Derry Street Retail
Map 165; Lots 145 & 146
66 & 68 Derry Street
Hudson, NH 03051

The subject parcels are located at 66 & 68 Derry Street, and are referenced on Hudson's Tax Map 165 as Lots 145 & 146. The 3.524 acre parcel is in Hudson's Business (B) Zoning District. The site is currently developed with an abandoned building and greenhouse in the front portion of the lots. There is evidence of earth disturbance to the rear of the properties by observation of the treeline, steep slopes and terracing. The area along Derry Street was previously used for temporary stockpiling of construction materials, and the remaining portions of the site are undeveloped consisting of meadows and woodlands. The proposal is to raze the existing structures, and redevelop the site.

Prior to site redevelopment, the applicant is proposing to adjust the lot lines between Lots 145 and 146. We submitted Lot Line Relocation Plans under separate application. For the purpose of advancing the Site Plan, we have assumed previous approval of the Lot Line Relocation.

The proposed project entails the construction of two retail buildings, one 9,984 square feet and the other 7,225 square feet. Each building will have concrete walkways, sufficient parking, and truck loading areas. Along with the construction of the buildings and other site improvements, the proposal will include connections for municipal water and sewer. The site will be re-graded to provide proper access to the site, and to direct stormwater toward above ground treatment and mitigation areas at the westerly end of the site. Because the site plan incorporates two lots of record, we have submitted two separate Non-Residential Site Plan Applications for review.

SITE DATA SHEET

PLAN NAME: Derry Street Retail

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 165 LOT 145

DATE: July 10, 2014

Location by Street 66 Derry Street

Zoning: B-Business

Proposed Land Use: Retail

Existing Use: Vacant

Surrounding Land Use(s): Commercial/Residential

Number of Lots Occupied: 1

Existing Area Covered by Building: 410 sf

Existing Buildings to be removed: 1

Proposed Area Covered by Building: 7,225 sf

Open Space Proposed: 58%

Open Space Required: 35%

Total Area: S.F.: 72,410 Acres: 1.662

Area in Wetland: 7405 sf Area Steep Slopes: 7181 sf

Required Lot Size: 30,000 sf

Existing Frontage: 150 lf

Required Frontage: 150 lf

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 ft</u>	<u>115 ft</u>
Side:	<u>15 ft</u>	<u>24 ft</u>
Rear:	<u>15 ft</u>	<u>167 ft</u>

SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference: Not in flood zone Map No. 33011C0514E

Width of Driveways: 30 ft & 45 ft

Number of Curb Cuts: 2

Proposed Parking Spaces: 28 (2HC)

Required Parking Spaces: 19.3

Basis of Required Parking (Use): Retail-1 Space/200 sf
Warehouse Storage 1 Space/1000 sf

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: Wetland Special Exception
(Attach stipulations on separate sheet)
12/12/13

Hudson Town Code

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. <u>HTC 193-10 (I)</u>	<u>Shared Driveway</u>
	2. <u>HTC 275-8 (B)</u>	<u>Internal Green Space</u>
	3. <u>HTC 275-9 (C)</u>	<u>Noise Study</u>
	4. <u>HTC 275-9 (D)</u>	<u>Fiscal/Environmental Impact</u>
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____

(Left column for Town Use)

Impact Fees:
C.A.P Fee: TBD

Development Agreement
Proposed: YES

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

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

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

Applicant Initials		Staff Initials
<u>PRC</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>PRC</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>PRC</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>PRC</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>PRC</u>	e) Plan date by day/month/year	_____
<u>PRC</u>	f) Revision block inscribed on the plan	_____
<u>PRC</u>	g) Planning Board approval block inscribed on the plan	_____
<u>PRC</u>	h) Title of project inscribed on the plan	_____
<u>PRC</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>PRC</u>	j) North point inscribed on the plan	_____
<u>PRC</u>	k) Property lines: exact locations and dimensions	_____
<u>PRC</u>	l) Square feet and acreage of site	_____
<u>PRC</u>	m) Square feet of each building (existing and proposed)	_____
<u>PRC</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>PRC</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>PRC</u> p) | Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract | _____ |
| <u>PRC</u> q) | Pertinent highway projects | _____ |
| <u>PRC</u> r) | Assessor's Map and Lot number(s) | _____ |
| <u>PRC</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>PRC</u> t) | Delineate zoning district on the plan | _____ |
| <u>PRC</u> u) | Storm water drainage plan | _____ |
| <u>PRC</u> v) | Topographical elevations at 2-foot intervals contours: existing and proposed | _____ |
| <u>PRC</u> w) | Utilities: existing and proposed | _____ |
| <u>PRC</u> x) | Parking: existing and proposed | _____ |
| <u>PRC</u> y) | Parking space: length and width | _____ |
| <u>PRC</u> z) | Aisle width/maneuvering space | _____ |
| <u>PRC</u> aa) | Landscaping: existing and proposed | _____ |
| <u>PRC</u> ab) | Building and wetland setback lines | _____ |
| <u>PRC</u> ac) | Curb cuts | _____ |
| <u>PRC</u> ad) | Rights of way: existing and proposed | _____ |
| <u>PRC</u> ae) | Sidewalks: existing and proposed | _____ |
| <u>PRC</u> af) | Exterior lighting plan | _____ |
| <u>PRC</u> ag) | Sign locations: size and design | _____ |
| <u>PRC</u> ah) | Water mains and sewerage lines | _____ |
| <u>PRC</u> ai) | Location of dumpsters on concrete pads | _____ |
| <u>PRC</u> aj) | All notes from plats | _____ |

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

Applicant
Initials

Staff
Initials

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

PRC 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.

PRC bb) Presentation plan (colored, with color-coded bar chart) _____

PRC bc) Fees paid to clerk _____

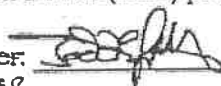
PRC bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to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

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

APPLICATION FOR LOT LINE RELOCATION
TOWN OF HUDSON, NEW HAMPSHIRE

I hereby apply for Lot Line Relocation 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 Lot Line Relocation 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/her (their) property in connection with this applications.

Signature of Owner:  TODD LITTLER
DEVELOPER DOLLAR TREE
VP, LEASING

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

Signature of Developer: ^{OWNER} See Attached Affidavit

- ❖ 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 individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

Technical Review Signature: 

Planner Approval Signature: 

APPLICATION IS DUE AT 10:00 A.M. Tuesday the week prior to the Planning Board Meeting. Any applications/materials received after that time will be deferred until the next available meeting.



Owner Affidavit

I, Shawn B. Hogan, owner of the properties referenced on Tax Map 165; Lots 145 & 146, located at 66 & 68 Derry Street in Hudson, New Hampshire, hereby verify that I authorize Keach-Nordstrom Associates, Inc. (KNA) to prepare, submit and represent, on my behalf, throughout the federal, state and municipal application process.

Signature of Landowner: Shawn B Hogan

Printed Name of Landowner: Shawn B Hogan

Address of Owner: 4729 Musselshell Dr
Newport Richey, FL 34655

Date: 10-3-2013

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Derry Street Retail**

Street Address: **66 and 68 Derry Street, Hudson, New Hampshire 03051**

I **Anthony Basso** hereby request that the Planning Board waive the requirements of item **HTC 275-9C** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **July 7, 2014** for property Tax Map(s) **165** and Lot(s) **145 and 146** 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 on the applicant.

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. It is not expected that the proposed retail facility 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:

Katherine Basso
Applicant or Authorized Agent **FOR AMB**

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Derry Street Retail**

Street Address: **66 and 68 Derry Street, Hudson, New Hampshire 03051**

I **Anthony Basso** hereby request that the Planning Board waive the requirements of item **HTC 275-9D** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **July 7, 2014** for property Tax Map(s) **165** and Lot(s) **145 and 146** 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 the CAP fee required by the Town of Hudson would cause unnecessary financial burden on the applicant.

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 waiver request is not violating the spirit and intent of the ordinance due to the fact that the design plans incorporate the latest in stormwater treatment and mitigation measures including pollutant removal and ground water recharge. During construction, the contractor will be required to use Best Management Practices and to comply with the 2012 Construction General Permit administered by the USEPA. Fiscally, the site is subject to a CAP fee.

Signed:

Katherine Basso
Applicant or Authorized Agent **FOR AMB**

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Derry Street Retail

Street Address: 66 and 68 Derry Street, Hudson, New Hampshire 03051

I Anthony Basso hereby request that the Planning Board waive the requirements of item HTC 275-8B of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated July 7, 2014 for property Tax Map(s) 165 and Lot(s) 145 and 146 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):

Each lot within the proposed development consist of small parking lots with stalls situated on either side of a travel lane. Since the lots consist of only single row parking stalls there is no good opportunity for internal green space, without incorporating peninsula islands that greatly interfere with snow removal operations.

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):

Ample landscaping is provided around the proposed parking lots and travel lanes. The landscape plan that was designed by a Licensed Landscape Architect consists of 21 shade trees and 159 shrubs. Given that the proposed plan provides the required number of trees and shrubs, just surrounding the parking lot and travel lanes rather than within the parking areas, granting the waiver is in keeping with the spirit and intent of the ordinance.

Signed:

Katherine Basso
Applicant or Authorized Agent
FOR AMB

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Derry Street Retail**

Street Address: **66 and 68 Derry Street, Hudson, New Hampshire 03051**

I **Anthony Basso** hereby request that the Planning Board waive the requirements of item **HTC 193-10(I)** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **July 7, 2014** for property Tax Map(s) **165** and Lot(s) **145 and 146** 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 applicants are proposing single development plans that span two lots of record. The plans are designed such that each lot relies on the other for large vehicle access and circulation and utility connections to Derry Street. Requiring two full access driveways (one for each lot) would reduce the functionality and efficiency of the applicant's development plans.

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):

Granting the waiver will reduce full access curb cuts along Derry Street. The proposed development plans will revitalize this area of Hudson and bring new life to a dilapidated piece of property. Each lot, by themselves, meets the requirements of the Zoning Ordinance and Site Plan regulations for building setbacks, area, frontage, number of parking spaces, loading spaces, etc. Therefore, granting the waiver is not contrary to the spirit and intent of the ordinance.

Signed:

Katherine Basso
Applicant or Authorized Agent **FOR AMB**

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

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

FOOTNOTES:

1. In the event of the denial of a plan, the recording fees collected will not be reimbursed, but will instead be used as an additional fee to help defray administrative costs associated with a denial.
2. The "Review Fees" are fees estimated necessary to offset costs incurred to review and/or compile plans, data, or other information relative to the proposal.
3. The "Amount Due" does not include fees for studies or reviews as authorized in Section G-2 of this regulation.
4. Fees must be paid in full prior to the commencement of any formal review by the Town of Hudson.

STATUS:

DATE:

<input checked="" type="checkbox"/> 1.	Application incomplete	<hr/>
<input checked="" type="checkbox"/> 2.	Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	<hr/> <p style="text-align: center;">7-18-14</p> <hr/>
<input type="checkbox"/> 3.	Application formally accepted or denied by Planning Board (90-day review clock by RSA 674:43 to start upon acceptance granted)	<hr/>
<input type="checkbox"/> 4.	Final approval granted or denied	<hr/>
<input type="checkbox"/> 5.	Comments:	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

"A-1"

TRAFFIC IMPACT AND ACCESS STUDY

**PROPOSED RETAIL DEVELOPMENT
HUDSON, NEW HAMPSHIRE**

GPI

GPI

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

PREPARED FOR:

**CLARK, GEER, LATHAM & ASSOCIATES, INC.
3901 SPRINGHILL AVENUE
MOBILE, ALABAMA 36608**

APRIL 2014

***Traffic Impact and Access Study
Proposed Retail Development
Hudson, New Hampshire
April 2014***

TECHNICAL MEMORANDUM

REF: MAX-2013046

DATE: April 11, 2014

TO: Mr. Thomas Latham
Clark, Geer, Latham & Associates, Inc.
3901 Springhill Avenue
Mobile, Alabama 36608

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

RE: Traffic Impact and Access Study
Proposed Retail Development
66 and 68 Derry Road (NH Routes 102/3A) - Hudson, New Hampshire

INTRODUCTION

Greenman-Pedersen, Inc. (GPI) has prepared this *Traffic Impact and Access Study* (TIAS) for a proposed retail development to be located on the west side of Derry Road (NH Routes 102/3A) at 66 and 68 Derry Road in Hudson, New Hampshire. The land at 66 Derry Road is currently vacant and 68 Derry Road contains a vacant building and greenhouse. As proposed the existing structures will be razed and a $\pm 17,209$ square foot retail development with two one-story buildings will be constructed on the site; one building containing $\pm 7,225$ square feet and the other building containing $\pm 9,984$ square feet. Access to the site will be provided via one full access and egress driveway to be located at the center of the site frontage and one right-turn in only driveway to be located at the northern property line of the site along Derry Road. This TIAS has been prepared in conformance with current Town of Hudson and New Hampshire Department of Transportation (NHDOT) guidelines for traffic impact assessment to evaluate the traffic impacts and access/egress requirements for the proposed redevelopment.

The site is bounded by Route 102 Plaza to the north, Soapy's Car Wash to the south, Derry Road to the east, and residential homes to the west. Access to the site is currently provided via one

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

Proposed Retail Development – Hudson, New Hampshire

curb cut at 68 Derry Road (northern property line) providing access and egress. The site location in relation to the surrounding roadways is shown on the map on Figure 1.

EXISTING CONDITIONS

Study Area

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 locations have been analyzed:

- Derry Road (NH Routes 102/3A) at Ledge Road
- Derry Road (NH Routes 102/3A) at the Proposed Site Driveways

Derry Road (NH Routes 102/3A)

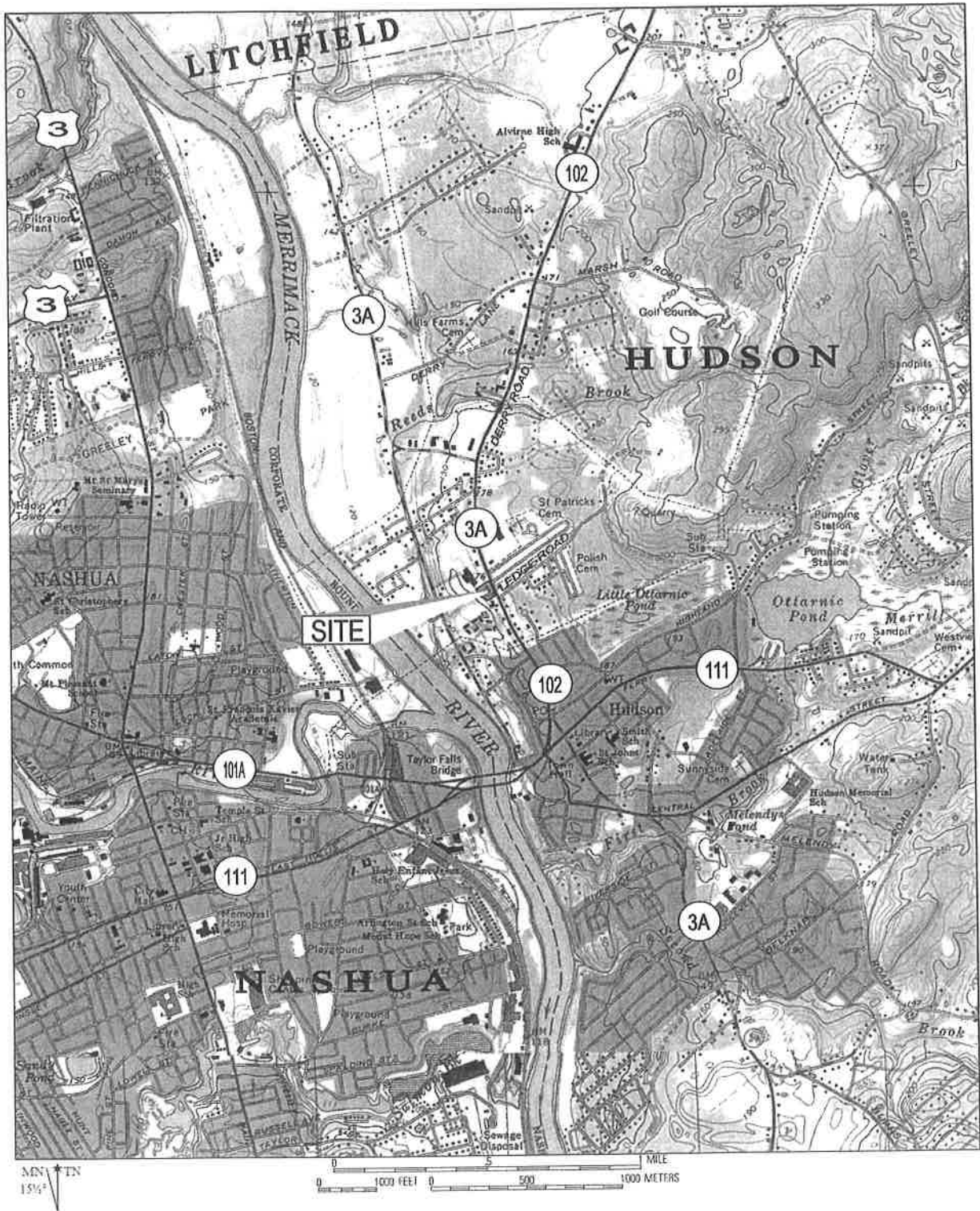
Within the vicinity of the study area, Derry Road is aligned in an overall north-south direction and is within the urban compact section under the jurisdiction of the Town of Hudson. For the purpose of this study, Derry Road has been assigned a north-south direction, inconsistent with the highway signage along the roadway, which is an east-west direction. Derry Road generally provides ± 60 feet of overall pavement width in the vicinity the study area with two travel lanes northbound and one travel lane southbound, with directional flow separated by a two-way left-turn lane (TWLTL), and a posted speed limit of 30 miles per hour (mph) northbound and southbound. Land uses along consists of commercial and residential uses.

Derry Road at Ledge Road

Ledge Road intersects Derry Road from the east to form a T-type unsignalized intersection. Ledge Road consists of a single general-purpose travel lane in each direction with no lane markings. Land use along Ledge Road consists of residential homes. There is no posted speed limit along Ledge Road.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire



GPI Greenman-Pedersen, Inc.
Engineers, Architects, Planners, Construction Engineers & Inspectors

Figure 1
Site Location Map

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

Traffic Volumes

Base traffic conditions within the study area were developed by conducting manual-turning movement counts (TMCs), vehicle classification counts, and automatic traffic recorder (ATR) counts in June 2013 while school was in regular session. 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 NHDOT traffic study guidelines. Evaluation of the TMC data revealed that the weekday PM peak hour occurred between 5:00 and 6:00 PM and the Saturday midday peak hour occurred between 11:15 AM and 12:15 PM. ATR counts were collected along Derry Road, adjacent to the site to obtain daily weekday and Saturday traffic volumes and vehicular speed data. All traffic-volume data are provided in the Appendix.

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 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 June weekday traffic volumes represent peak-month conditions and the June Saturday traffic volumes are 4.6 percent lower than peak-month conditions. Additionally, this information indicated that the June traffic volumes are 0.2 percent lower than the peak-month volumes during weekday PM peak period and are 5.5 percent lower than the peak-month conditions during the Saturday midday peak period. Therefore, the June traffic counts were upwardly adjusted to reflect peak-month conditions, with the exception of the weekday daily volumes as they represent peak-month conditions. The NHDOT seasonal adjustment factors are provided in the Appendix.

Table 1 summarizes the existing traffic volumes along Derry Road adjacent to the site. The 2013 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, Group 4 – Nashua, NH 111 at Hudson TL.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development - Hudson, New Hampshire

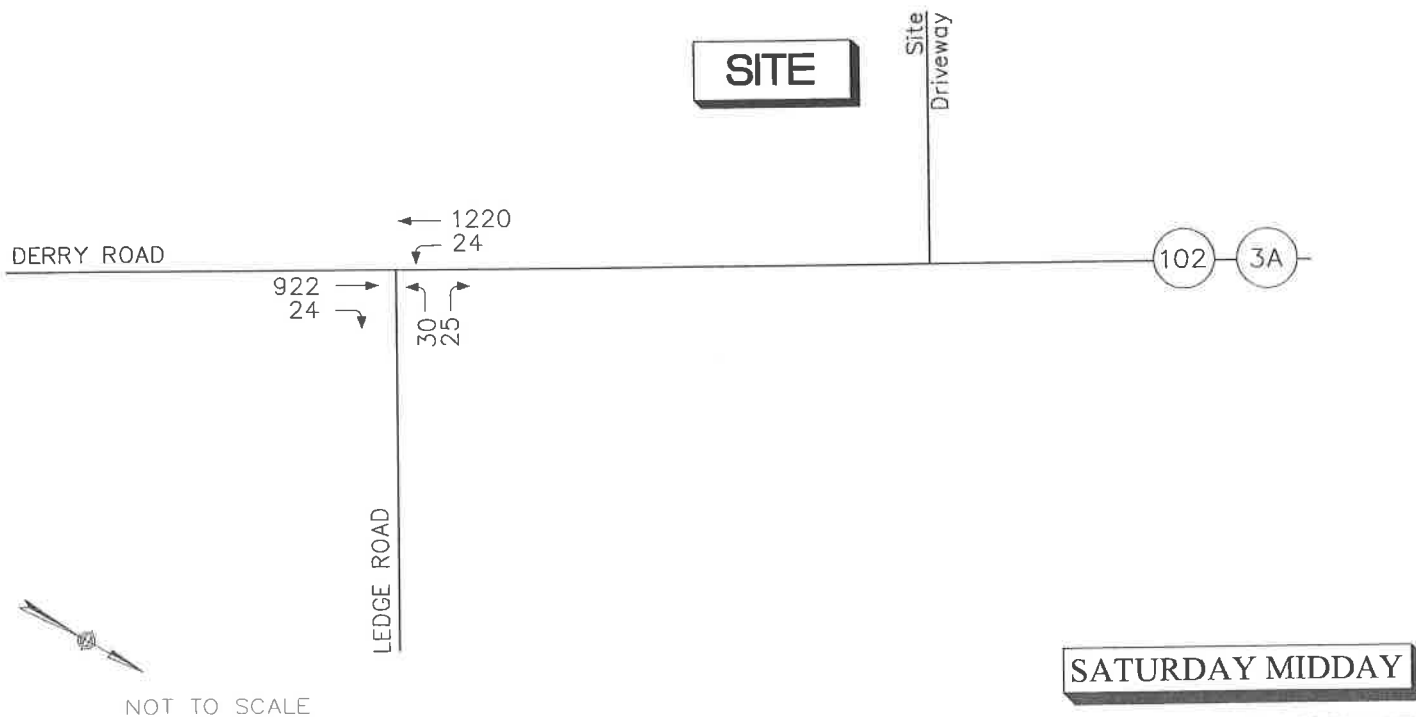
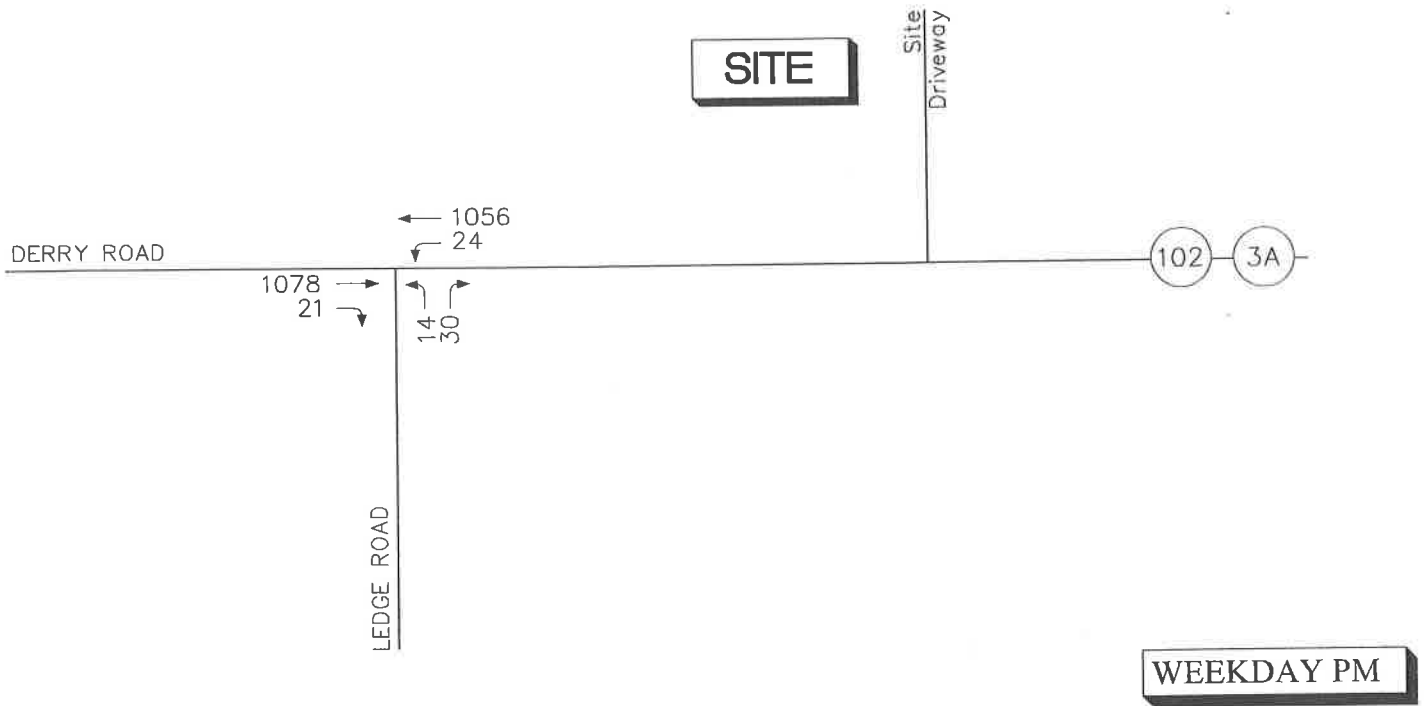


Figure 2
2013 Existing
Peak Hour Traffic Volumes

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

Table 1
EXISTING TRAFFIC-VOLUME SUMMARY

Location/Time Period	Daily Volume (vpd) ^a	Peak Hour Volume (vph) ^b	K Factor (%) ^c	Directional Distribution ^d
Derry Road (NH Routes 102/3A) adjacent to site:				
<i>Weekday Daily</i>	26,720			
<i>Weekday PM Peak Hour</i>		2,188	8.2	51% NB
<i>Saturday Daily</i>	23,860			
<i>Saturday Midday Peak Hour</i>		2,191	9.2	57% SB

^a In vehicles per day. Traffic counts upwardly adjusted to reflect 2013 peak-month traffic-volumes.

^b In vehicles per hour. Traffic counts upwardly adjusted to reflect 2013 peak-month traffic-volumes.

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

^d NB = northbound; SB = southbound.

Collision History

Collision data for the study area intersections were obtained from the Hudson Police Department for the most recent three-year period available (2010 through 2012). A summary of the Hudson Police Department collision data at the study area intersections is provided in Table 2.

The intersection of Derry Road and Ledge Road has experienced 3 reported collisions over the three-year study period. One collision occurred when a vehicle failed to yield. Another collision occurred due to an obstructed view. Since the site distances were evaluated and there are no permanent obstructions, this is assumed to be due to another vehicle or temporary object in or on the roadway at the time. The other collision occurred due to driver distraction. None of these collisions indicate a collision pattern correctable by engineering measures.

The section of roadway adjacent to the site has not experienced any reported collisions over the three-year study period.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

**Table 2
COLLISION HISTORY SUMMARY**

Location	Number of Collisions		Severity ^a			Percent During ^b	
	Total	Average per Year	PD	PI	F	Wet/Icy Conditions	Commuter Peak
Route 102 at Ledge Road	3	1.00	0	3	0	0%	100%

Source: Town of Hudson Police Department Crash Data (2010-2012)

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

^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 Derry Road adjacent to the proposed site driveway by measuring the elapsed time for vehicles traveling a short, pre-measured distance between two checkpoints. The travel times were recorded using ATRs and the speeds were 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
Derry Road (NH Route 102/3A) adjacent to site:			
<i>Northbound</i>	30	27	34
<i>Southbound</i>	30	32	36

^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.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

As shown in Table 3, the average speeds along Derry Road adjacent to the site were found to be between 27 and 32 mph with the 85th percentile speeds between 34 and 36 mph. The observed speeds were found to be generally consistent with the posted speed limit of 30 mph for northbound travel and slightly higher than the posted speed limit for southbound travel.

FUTURE CONDITIONS

To estimate the impact of site-generated traffic within the study area, existing traffic volumes were projected to the expected opening year of the development (2014) and to the expected opening year plus ten years (2024). 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 developments by others expected to be completed within the area by the 2014 and 2024 design years. Consideration of these factors resulted in the development of 2014 No-Build and 2024 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 2014 and 2024 No-Build forecast traffic 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) and NHDOT². The historical traffic-count data indicate that traffic volumes in the area have been decreasing at a rate of 0.64 percent since 1995 and 2.8 percent per year since 2005, respectively. 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. Based on discussions with the Town of Hudson Planner, there are no developments that are planned in the vicinity of the project that will add traffic to the study area roadways.

² NHDOT *Traffic Volume Report*; 2012.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

Planned Roadway Improvements

The Town of Hudson Engineer was contacted to determine if any roadway improvements are planned within the study area. At the time of this study, there no known roadway improvement projects planned in the vicinity of the site to be constructed within the design horizons.

No-Build Conditions

The 2014 and 2024 No-Build peak-hour traffic volumes were accordingly developed by applying 1.0 percent compounded annual traffic-growth rate to the 2013 Existing traffic volumes. The 2014 and 2024 No-Build peak-hour traffic volumes are shown graphically on Figures 3 and 4 for the weekday PM and Saturday midday peak hours, respectively.

Trip Generation

As proposed the existing structures will be razed and a ±17,209 square foot retail development with two one-story buildings will be constructed on the site; one building containing ±7,225 square feet and the other building containing ±9,984 square feet. Traffic to be generated by the proposed development project was forecast using the trip-generation information provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*³ for Land Use Code (LUC) 820 (Shopping Center). All trip-generation data are provided in the Appendix.

Not all of the vehicle trips expected to be generated by the proposed retail development represent *new* trips on the study area roadway system. Studies have shown that for developments such as the one proposed, a substantial portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic or are diverted from another route to the proposed site. Based on information published in the ITE *Trip Generation Handbook*, the average *pass-by* trip percentage is 34 percent during the weekday PM peak hour and 26 percent during the Saturday midday peak hour for Shopping Center.⁴ Table 4 summarizes the results of the trip-generation estimates. The *pass-by* data are provided in the Appendix.

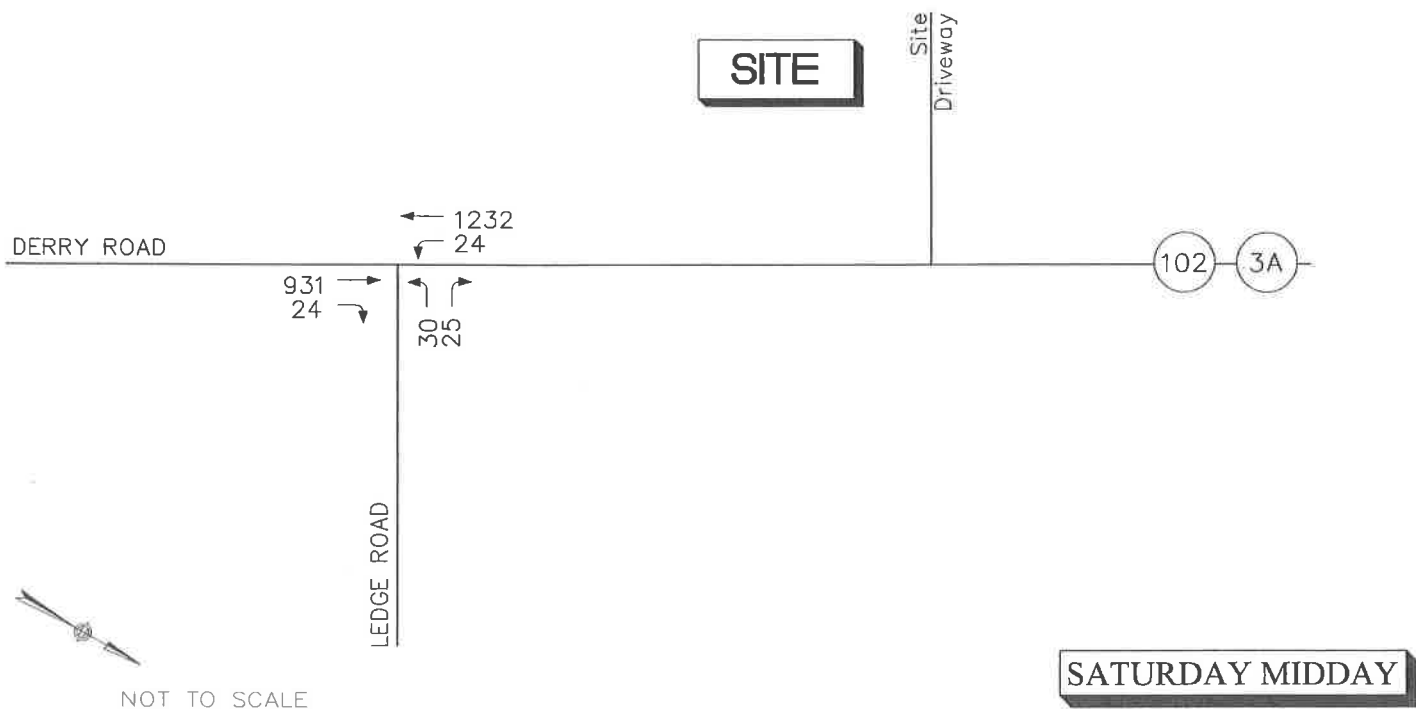
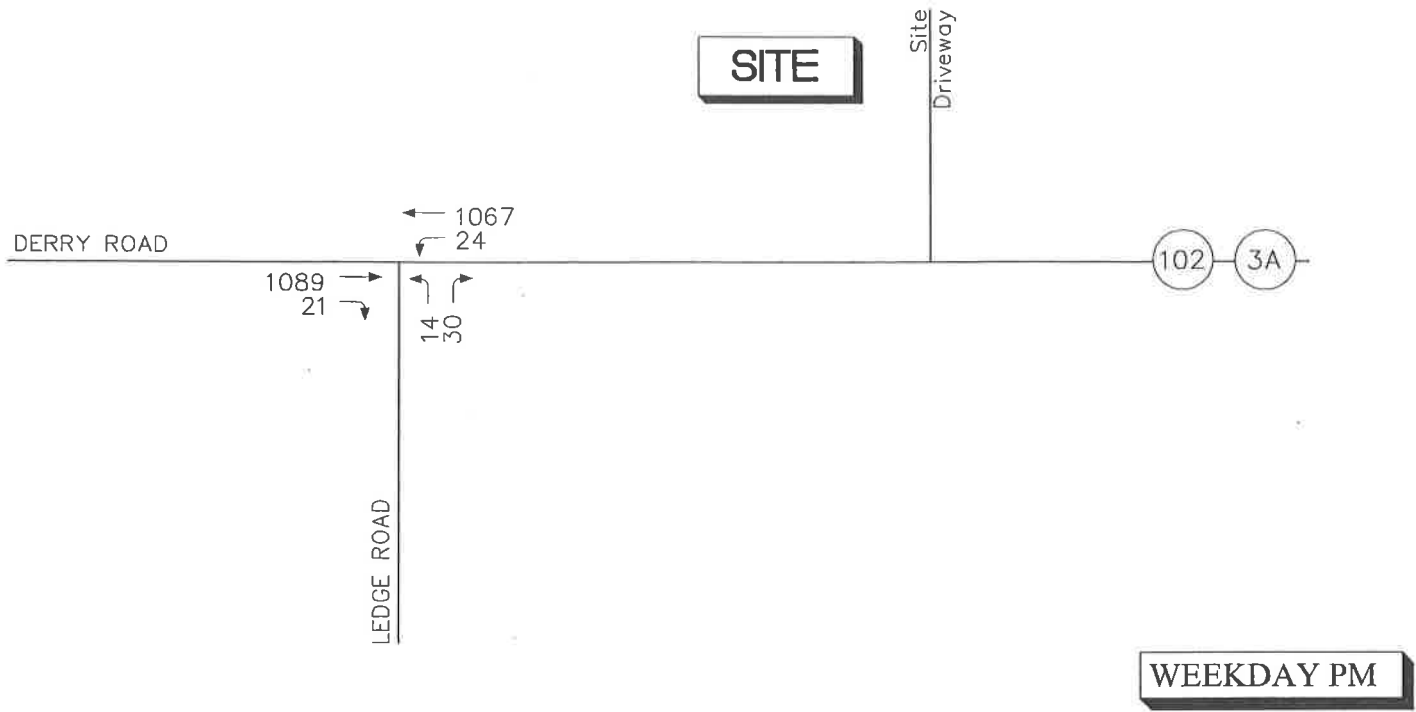
As shown in Table 4, the proposed retail development is expected to generate 42 *new* vehicles trips (20 entering and 22 exiting) during the weekday PM peak hour, and 61 *new* vehicle trips (32 entering and 29 exiting) during the Saturday midday peak hour.

³*Trip Generation Manual*, 9th Edition; Institute of Transportation Engineers; Washington, DC; 2012.

⁴*Trip Generation Handbook*; 2nd Edition; Institute of Transportation Engineers; Washington, DC; June 2004.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development - Hudson, New Hampshire

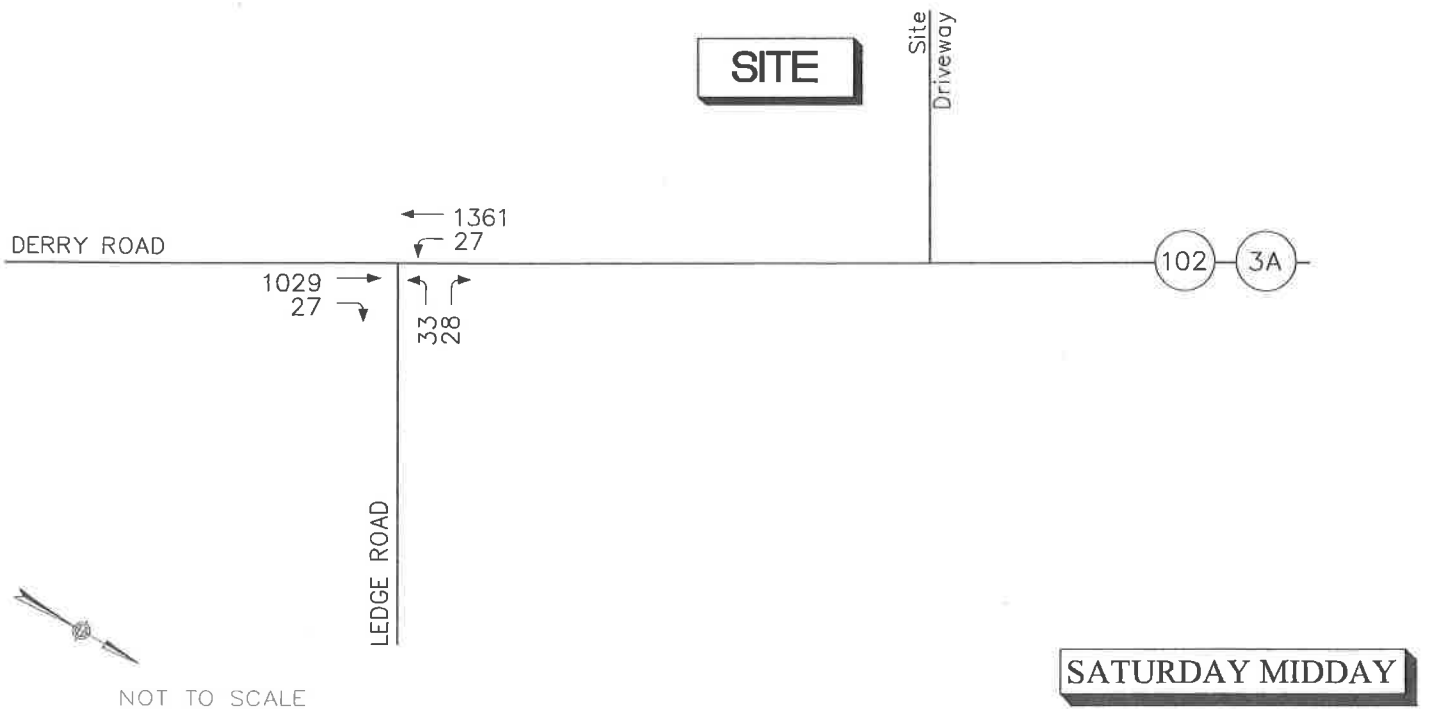
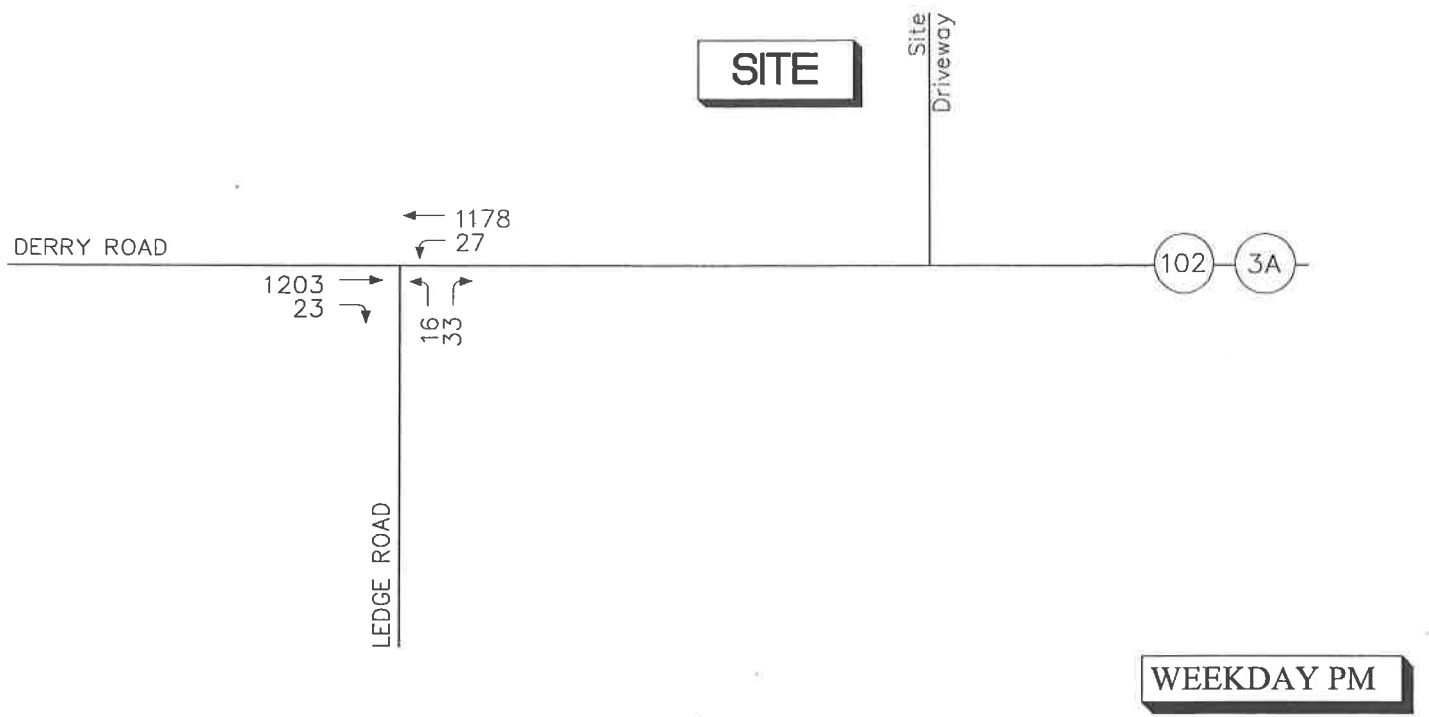


NOT TO SCALE

Figure 3
2014 No Build
Peak Hour Traffic Volumes

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development - Hudson, New Hampshire



NOT TO SCALE

Figure 4
2024 No Build
Peak Hour Traffic Volumes

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

Table 4
TRIP-GENERATION SUMMARY

Time Period/Direction	Total Trips ^a	Pass-By Trips ^b	New Trips ^c
Weekday Daily	740	-- ^d	--
Weekday PM Peak Hour:			
<i>Enter</i>	31	11	20
<i>Exit</i>	<u>33</u>	<u>11</u>	<u>22</u>
<i>Total</i>	64	22	42
Saturday Daily	870	-- ^d	--
Saturday Midday Peak Hour:			
<i>Enter</i>	43	11	32
<i>Exit</i>	<u>40</u>	<u>11</u>	<u>29</u>
<i>Total</i>	83	22	61

^a ITE LUC 820 (Shopping Center) for 7,300 square feet plus 10,000 square feet using rates due to small size of development.

^b 34% of Total Trips during the weekday PM peak hour and 26% of Total Trips during the Saturday midday peak hours.

^c Total Trips minus Pass-By Trips.

^d Daily pass-by percentage information not available.

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 49 percent of the site-generated traffic is expected to and from the north along Derry Road, 49 percent is expected to and from the south along Derry Road, and 2 percent is expected to and from the east on Ledge Road.

Sight Distance

Access to the site will be provided via one full access and egress driveway to be located at the center of the site frontage on Derry Road. Another driveway is proposed on the northern property line of the site; however, it will provide right-turn in access only. To identify potential safety concerns associated with site access and egress, sight distances have been evaluated at the proposed site driveway location 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.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

The available sight distances were compared with minimum requirements, as established by the American Association of State Highway and Transportation Officials (AASHTO)⁵. 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 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. The 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.

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 the 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, the ISD should be at least equal to the distance required to allow a driver approaching the minor road to safely stop.

⁵ *A Policy on Geometric Design of Highways and Streets: 2004*. Fifth ed. Washington, DC: American Association of State Highway and Transportation Officials, 2004.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

The available SSD and ISD at the proposed full access and egress (main) site driveway was 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 limits and the observed speeds, the SSD and ISD requirements at the proposed site driveway 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
Derry Road at Main Site Driveway:					
<i>North of intersection (southbound)</i>	500+	261	500+	261	355
<i>South of intersection (northbound)</i>	1000+	240	1000+	240	355

^a Values based on AASHTO requirements for 85th percentile speeds of 36 mph for Derry Road southbound travel (north of intersection) and 34 mph for Derry 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 Derry Road.

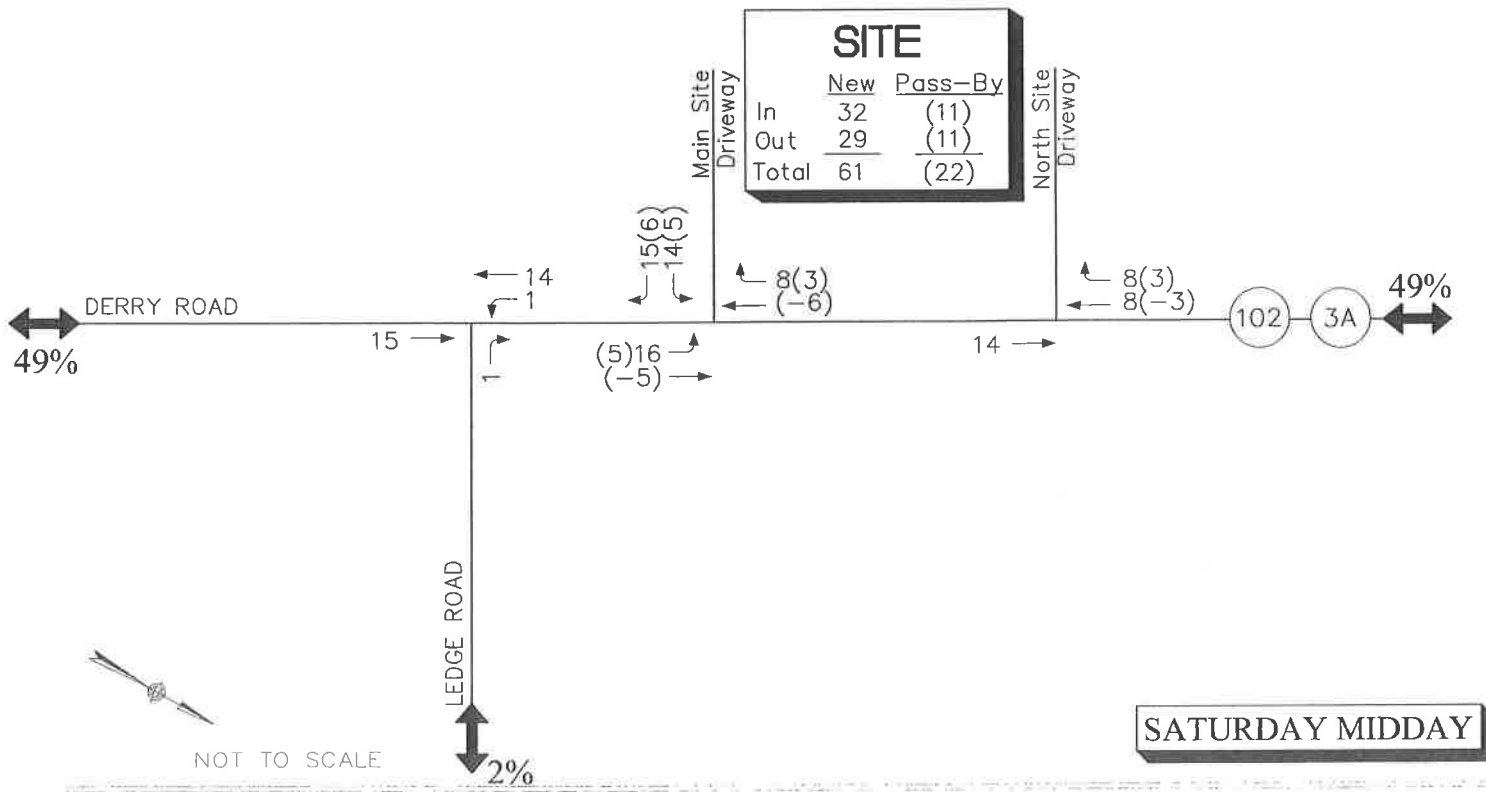
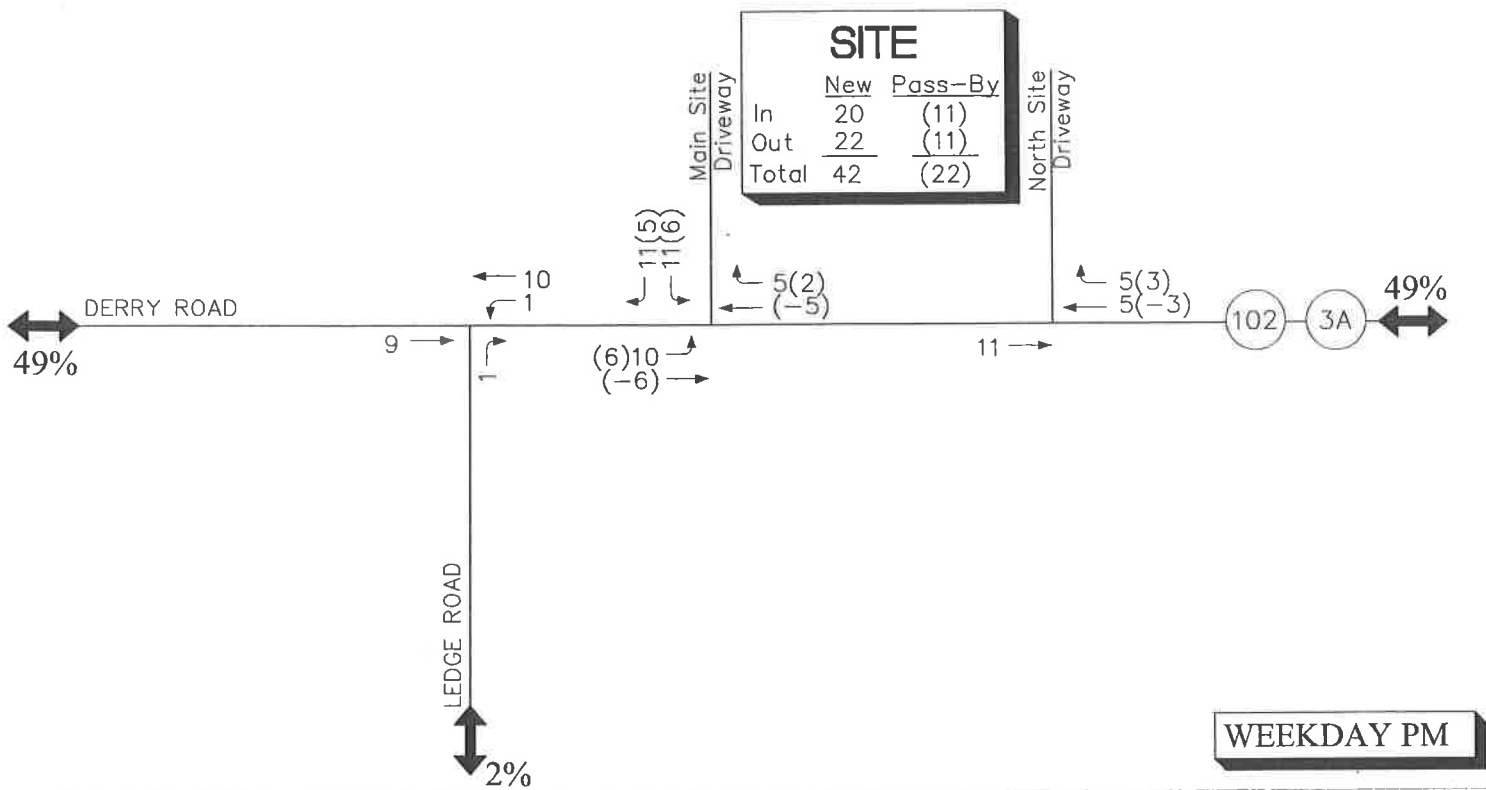
As indicated in Table 6, available sight distances at the proposed Derry Road main site driveway intersection meet both the minimum and desirable SSD and ISD requirements for safe operation. In addition to meeting AASHTO requirements, these available sight distances meet the NHDOT requirement of 400 feet of All-Season Safe Sight Distance. To ensure the safe and efficient flow of traffic to and from the site, any proposed plantings, vegetation, landscaping, and signing along the site frontage should be kept low to the ground (no more than 3.0 feet above street level) or set back sufficiently from the edge of the site driveway and adjacent roadways so as not to inhibit the available sight lines.

Build Traffic Volumes

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

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development - Hudson, New Hampshire



NOT TO SCALE

Figure 5
 Site Generated
 Peak Hour Traffic Volumes

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

develop the Build peak-hour traffic-volume networks. The 2014 and 2024 Build peak-hour flow networks are graphically depicted on Figures 6 and 7, respectively.

Traffic Increases

The proposed development is expected to result in minimal increases in traffic on the study area roadways. As shown on Figure 5, traffic-volume increases beyond the study area during the peak hours are projected to be in the range of 2 to 30 vehicle trips. These increases represent, on average, one additional vehicle trip every 2 to 30 minutes during the critical peak hours.

CAPACITY AND QUEUE ANALYSIS

Capacity and queuing analyses were conducted at the study-area locations under 2013 Existing, 2014 No-Build, 2014 Build, 2024 No-Build, and 2024 Build conditions during the weekday PM and Saturday midday peak hours. The impact of site-generated traffic can be measured by comparing No-Build conditions to Build conditions.

Methodology

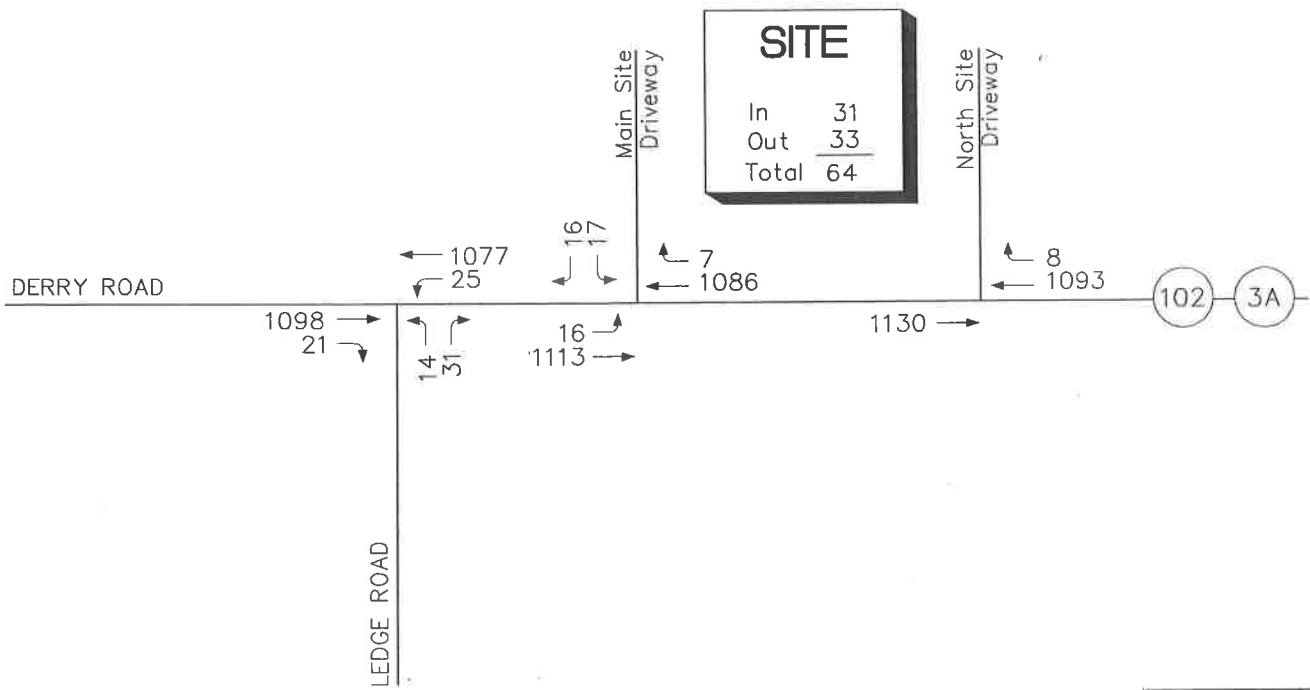
The capacity analysis methodology is based on the concepts and procedures in the *Highway Capacity Manual* (HCM) and is described in the Appendix of this report.⁶

The queue analysis methodology for unsignalized intersections is based on the concepts and procedures described in the HCM. 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.

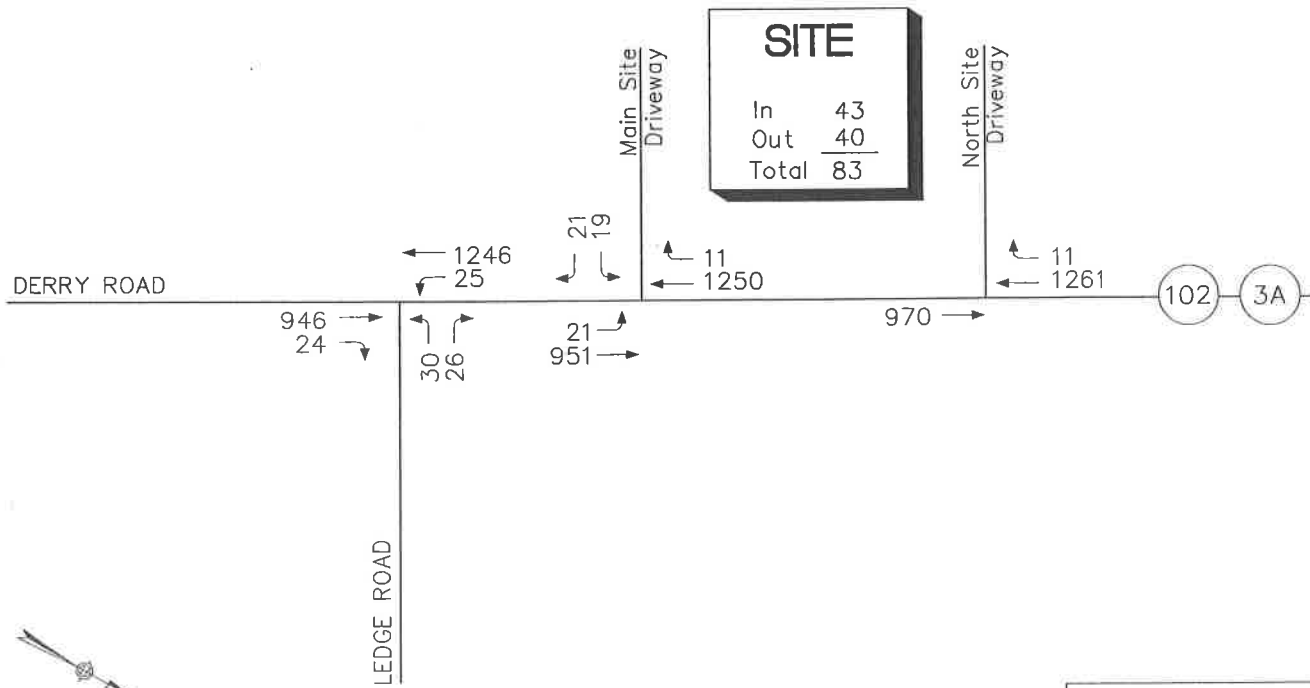
⁶Highway Capacity Manual 2000; Transportation Research Board; Washington, D.C.; 2000.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development - Hudson, New Hampshire



WEEKDAY PM



SATURDAY MIDDAY

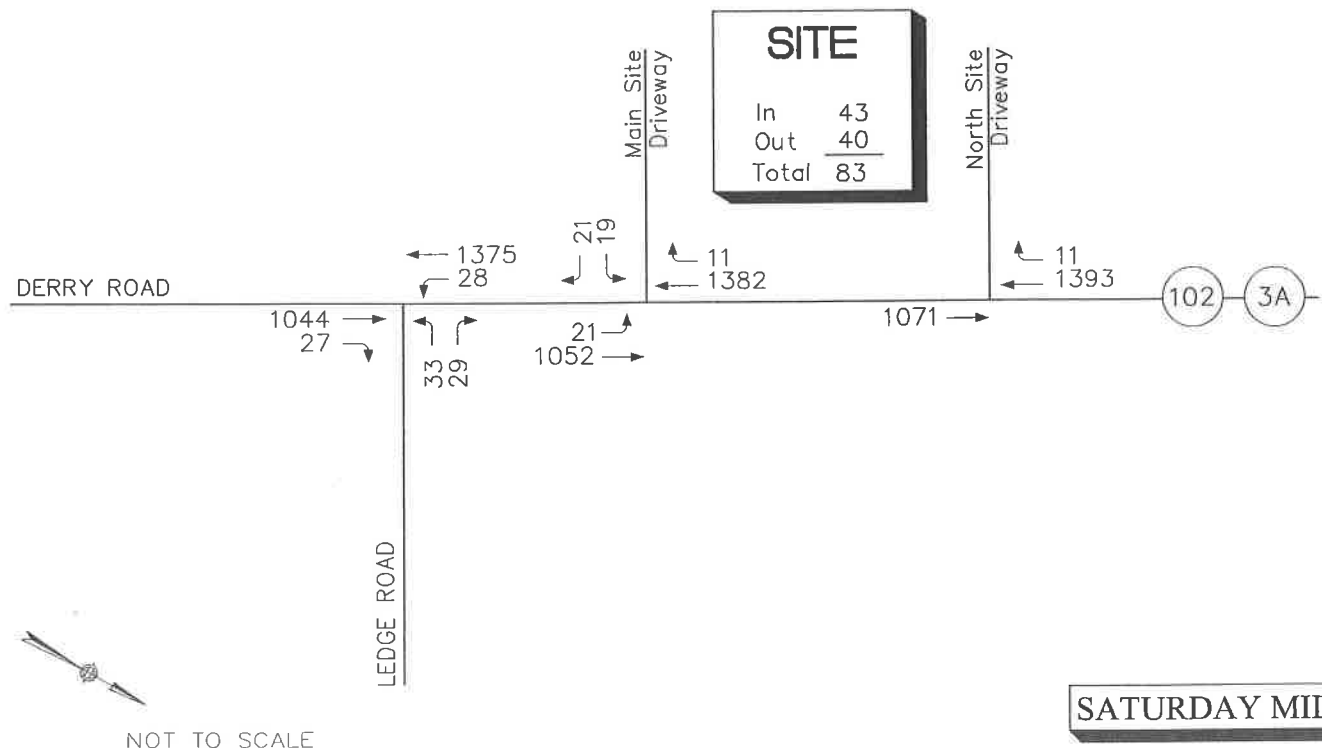
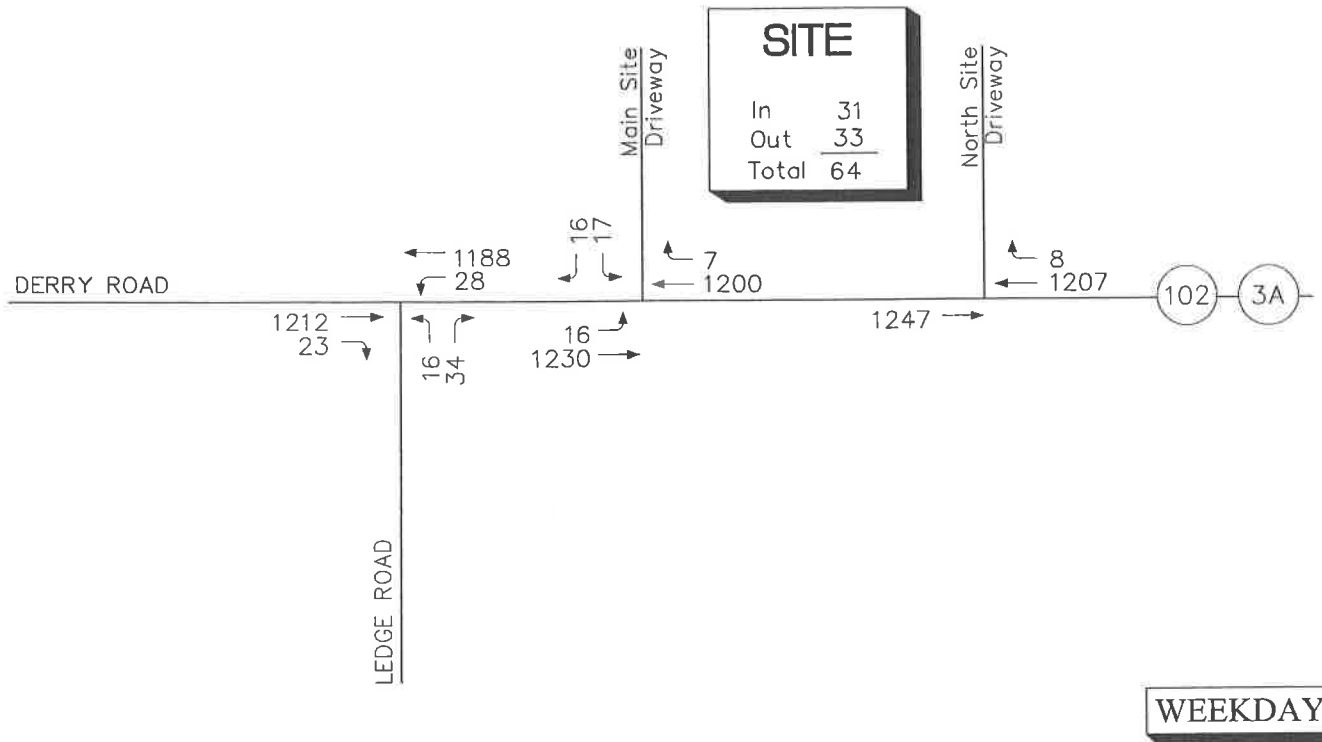


NOT TO SCALE

Figure 6
 2014 Build
 Peak Hour Traffic Volumes

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development - Hudson, New Hampshire



NOT TO SCALE

Figure 7

2024 Build
Peak Hour Traffic Volumes

Analysis Results

The study area intersections have been analyzed through application of the procedures previously described. The level-of-service (LOS) and queue analysis results are presented in Tables 6 and 7 and are discussed below. All analysis worksheets are provided in the Appendix.

Derry Road (NH Routes 102/3A) at Ledge Road

Under 2014 and 2024 future traffic-volume conditions, the Derry Road major street movements at its intersection with Ledge Road are expected to operate at optimal levels (LOS A) during the weekday PM and Saturday midday peak hours. Under future conditions, the Ledge Road approach is expected to operate at LOS D during all time periods with the exception of the 2024 Saturday midday peak hour condition. With or without the proposed retail development in place, Ledge Road is expected to operate with long delays (LOS E) during the Saturday midday peak hour. Vehicle-to-capacity (v/c) ratios for Ledge Road, however, are expected to be well below 1.00 (0.48 or less) indicating there will be ample capacity available with the proposed development in place. Queue lengths on Derry Road are expected to be less than 1 vehicle, which can be accommodated within the TWLTL that exists on Derry Road. On Ledge Road, queue lengths of 2 to 3 vehicles are expected.

Derry Road (NH Routes 102/3A) at Main Site Driveway

Under 2014 and 2024 future traffic-volume conditions, the Derry Road major street movements at its intersection with the proposed main site driveway are expected to operate at optimal levels (LOS A) during the weekday PM and Saturday midday peak hours. Under future conditions, the site driveway approach is expected to operate at LOS D during the weekday PM peak hour, LOS E during the Saturday midday peak hour under 2014 traffic-volume conditions, and LOS F during the Saturday midday peak hour under 2024 traffic-volume conditions. Although long delays are expected on the site driveway due to the volume of traffic on Derry Road, v/c ratios are expected to be well below 1.00 (0.36 or less) indicating there will be ample capacity available with the proposed development in place. In addition, queue lengths of 1 to 2 vehicles are expected on the site driveway which can be accommodated on-site without disrupting on-site circulation. Queue lengths on Derry Road are expected to be 1 vehicle, which can be accommodated within the TWLTL that exists on Derry Road without affecting the vehicles turning left onto Ledge Road.

Derry Road (NH Routes 102/3A) at Northern Site Driveway

Under 2014 and 2024 future traffic-volume conditions, the Derry Road major street movements at its intersection with the proposed right-turn in only northern site driveway are expected to operate at optimal levels (LOS A) during the weekday PM and Saturday midday peak hours, with no delay and no queues.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

**Table 6
INTERSECTION CAPACITY ANALYSIS SUMMARY – 2014 CONDITIONS**

Intersection/Peak Hour/Lane Group	2013 Existing			2014 No-Build			2014 Build					
	V/C ^a	Del. ^b	LOS ^c	Queue ^d	V/C	Del.	LOS	Queue	V/C	Del.	LOS	Queue
Derry Road (NH Routes 102/3A) and Ledge Road												
<i>Weekday PM:</i>												
Derry Road NB approach	0.67	0.0	A	0	0.68	0.0	A	0	0.69	0.0	A	0
Derry Road SB approach	0.04	1.5	A	1.5	0.04	1.5	A	3	0.04	1.6	A	3
Ledge Road WB approach	0.24	25.0	C	22	0.24	25.3	D	23	0.25	25.8	D	24
<i>Saturday Midday:</i>												
Derry Road NB approach	0.57	0.0	A	0	0.58	0.0	A	0	0.59	0.0	A	0
Derry Road SB approach	0.04	2.0	A	3	0.04	2.1	A	3	0.04	2.4	A	3
Ledge Road WB approach	0.35	29.1	D	38	0.36	29.6	D	39	0.37	30.5	D	40
Derry Road (Routes 102/3A) and Main Site Driveway												
<i>Weekday PM:</i>												
Derry Road NB left-turn/through	--	--	--	--	--	--	--	--	0.03	0.8	A	2
Derry Road NB through	--	--	--	--	--	--	--	--	0.45	0.0	A	0
Derry Road SB approach	--	--	--	--	--	--	--	--	0.67	0.0	A	0
Site Driveway EB approach	--	--	--	--	--	--	--	--	0.17	25.1	D	15
<i>Saturday Midday:</i>												
Derry Road NB left-turn/through	--	--	--	--	--	--	--	--	0.04	1.5	A	4
Derry Road NB through	--	--	--	--	--	--	--	--	0.38	0.0	A	0
Derry Road SB approach	--	--	--	--	--	--	--	--	0.82	0.0	A	0
Site Driveway EB approach	--	--	--	--	--	--	--	--	0.29	38.5	E	29
Derry Road (Routes 102/3A) and North Site Driveway												
<i>Weekday PM:</i>												
Derry Road NB approach	--	--	--	--	--	--	--	--	0.35	0.0	A	0
Derry Road SB approach	--	--	--	--	--	--	--	--	0.67	0.0	A	0
<i>Saturday Midday:</i>												
Derry Road NB approach	--	--	--	--	--	--	--	--	0.29	0.0	A	0
Derry Road SB approach	--	--	--	--	--	--	--	--	0.83	0.0	A	0

^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 (assuming 25 feet per vehicle) that is not expected to be exceeded 95 percent of the time period.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

**Table 7
INTERSECTION CAPACITY ANALYSIS SUMMARY – 2024 CONDITIONS**

Intersection/Peak Hour/Lane Group	2013 Existing			2024 No-Build			2024 Build					
	V/C ^a	Del. ^b	LOS ^c	Queue ^d	V/C	Del.	LOS	Queue	V/C	Del.	LOS	Queue
Derry Road (NH Routes 102/3A) and Ledge Road												
<i>Weekday PM:</i>												
Derry Road NB approach	0.67	0.0	A	0	0.75	0.0	A	0	0.76	0.0	A	0
Derry Road SB approach	0.04	1.5	A	1.5	0.05	2.4	A	4	0.05	2.6	A	4
Ledge Road WB approach	0.24	25.0	C	22	0.31	31.3	D	32	0.32	32.0	D	33
<i>Saturday Midday:</i>												
Derry Road NB approach	0.57	0.0	A	0	0.64	0.0	A	0	0.65	0.0	A	0
Derry Road SB approach	0.04	2.0	A	3	0.05	4.7	A	4	0.05	5.4	A	4
Ledge Road WB approach	0.35	29.1	D	38	0.47	38.9	E	56	0.48	40.4	E	58
Derry Road (Routes 102/3A) and Main Site Driveway												
<i>Weekday PM:</i>												
Derry Road NB left-turn/through	--	--	--	--	--	--	--	--	0.03	0.9	A	2
Derry Road NB through	--	--	--	--	--	--	--	--	0.50	0.0	A	0
Derry Road SB approach	--	--	--	--	--	--	--	--	0.74	0.0	A	0
Site Driveway EB approach	--	--	--	--	--	--	--	--	0.20	29.6	D	18
<i>Saturday Midday:</i>												
Derry Road NB left-turn/through	--	--	--	--	--	--	--	--	0.05	1.6	A	4
Derry Road NB through	--	--	--	--	--	--	--	--	0.43	0.0	A	0
Derry Road SB approach	--	--	--	--	--	--	--	--	0.91	0.0	A	0
Site Driveway EB approach	--	--	--	--	--	--	--	--	0.36	50.3	F	37
Derry Road (Routes 102/3A) and North Site Driveway												
<i>Weekday PM:</i>												
Derry Road NB approach	--	--	--	--	--	--	--	--	0.38	0.0	A	0
Derry Road SB approach	--	--	--	--	--	--	--	--	0.74	0.0	A	0
<i>Saturday Midday:</i>												
Derry Road NB approach	--	--	--	--	--	--	--	--	0.32	0.0	A	0
Derry Road SB approach	--	--	--	--	--	--	--	--	0.92	0.0	A	0

^a Volume-to-capacity ratio.

^c Level of service.

^b Average control delay in seconds per vehicle.

^d Maximum queue length in feet per lane (assuming 25 feet per vehicle) that is not expected to be exceeded 95 percent of the time period.

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

CONCLUSIONS AND RECOMMENDATIONS

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 retail development project. Conclusions of this effort and recommendations are presented below.

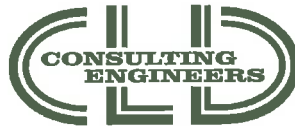
- The land at 66 Derry Road is currently vacant and 68 Derry Road contains a vacant building and greenhouse. As proposed the existing structures will be razed and a ±17,209 square foot retail development with two one-story buildings will be constructed on the site; one building containing ±7,225 square feet and the other building containing ±9,984 square feet.
- Access to the site will be provided via one full access and egress driveway to be located at the center of the site frontage and one right-turn in only driveway to be located at the northern property line of the site along Derry Road.
- The proposed development is expected to generate 42 *new* vehicle trips (20 entering and 22 exiting) during the weekday PM peak hour, 61 *new* vehicle trips (32 entering and 29 exiting) during the Saturday midday peak hour. Traffic-volume increases beyond the study area during the peak hours are expected to be in the range of 2 to 30 vehicle trips. These increases represent, on average, one additional vehicle every 2 to 30 minutes during the critical peak hours.
- Available sight distances at the proposed main site driveway exceed the minimum and desirable AASHTO requirements for safe operation, as well as the Town of Hudson and NHDOT All Season Safe Sight Distance requirement. 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 or set back sufficiently from the edge of Derry Road and the site driveway so as not to inhibit the available sight lines.
- Under 2014 and 2024 future traffic-volume conditions, the Derry Road major street movements at its intersection with Ledge Road are expected to operate at optimal levels (LOS A) during the weekday PM and Saturday midday peak hours. Under future conditions, the Ledge Road approach is expected to operate at LOS D during all time periods with the exception of the 2024 Saturday midday peak hour condition. With or without the proposed retail development in place, Ledge Road is expected to operate with long delays (LOS E) during the Saturday midday peak hour. V/C ratios for Ledge Road, however, are expected to be well below 1.00 (0.48 or less) indicating there will be ample capacity available with the proposed development in place. Queue lengths on Derry Road

TRAFFIC IMPACT AND ACCESS STUDY

Proposed Retail Development – Hudson, New Hampshire

are expected to be less than 1 vehicle, which can be accommodated within the TWLTL that exists on Derry Road. On Ledge Road, queue lengths of 2 to 3 vehicles are expected.

- Under 2014 and 2024 future traffic-volume conditions, the Derry Road major street movements at its intersection with the proposed main site driveway are expected to operate at optimal levels (LOS A) during the weekday PM and Saturday midday peak hours. Under future conditions, the site driveway approach is expected to operate at LOS D during the weekday PM peak hour, LOS E during the Saturday midday peak hour under 2014 traffic-volume conditions, and LOS F during the Saturday midday peak hour under 2024 traffic-volume conditions. Although long delays are expected on the site driveway due to the volume of traffic on Derry Road, v/c ratios are expected to be well below 1.00 (0.36 or less) indicating there will be ample capacity available with the proposed development in place. In addition, queue lengths of 1 to 2 vehicles are expected on the site driveway which can be accommodated on-site without disrupting on-site circulation. Queue lengths on Derry Road are expected to be 1 vehicle, which can be accommodated within the TWLTL that exists on Derry Road without affecting the vehicles turning left onto Ledge Road.
- Under 2014 and 2024 future traffic-volume conditions, the Derry Road major street movements at its intersection with the proposed right-turn in only northern site driveway are expected to operate at optimal levels (LOS A) during the weekday PM and Saturday midday peak hours, with no delay and no queues.



B

July 30, 2014

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



Re: Town of Hudson Planning Board Review
66 & 68 Derry Street Retail
Tax Map 165, Lots 145 & 146, PO #1350-842 & #1350-846
CLD Reference Nos. 03-0249.1380 & 03-0249.1390

Dear Mr. Cashell:

CLD Consulting Engineers, Inc. (CLD) has reviewed the first submission of the materials received on July 16, 2014 related to the above-referenced project. 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, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, and September 3, 2008.

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

The project consists of an anticipated lot line adjustment of Lots 145 and 146 (under a separate submittal), razing both an existing wood frame 410-square-foot building and 3,617-square-foot greenhouse, and the construction of 7,225-square-foot and 9,984-square-foot retail buildings with associated site improvements. These buildings are proposed to be serviced by municipal water and sewer.

The following items are noted:

1. Site Plan Review Codes

- a. HR 275-8.B. (17) The applicant has shown one temporary benchmark on the plan set, but has not referenced the survey to a specific USGS benchmark.
- b. HR 275-8.B. (20) The applicant has not provided the existing building heights or sizes of the two existing structures on the lots nor have they shown any existing exterior lighting. The building sizes were noted on the copies of the *Preliminary & Final Site Plan Application for Plan Review*. The applicant has also shown pavement within the side yard setback on the southern property line of Lot 145.
- c. HR 275-9.A. See comments below.
- d. HR 275-9.C. The applicant has noted on the plan set that a waiver from the Noise Study requirement is requested.



Mr. John Cashell

CLD Reference Nos. 03-0249.1380 & 03-0249.1390

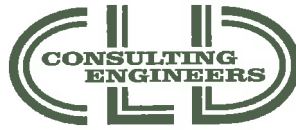
July 30, 2014

Page - 2

- e. 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.
- f. HR 275-9.E. See comments below.
- g. HR 275-9.F. An easement plan was provided within the plan set; however, copies of deed or easement documents were not received for review as part of the package. We note the applicant has shown several access easements, two drainage easements, and a utility easement. An easement for the existing well encroachment should be added to the plans.
- h. HR 275-9.G. See comments below.

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

- a. HR 193-10.C. The applicant has proposed a driveway stopping platform greater than 2%.
- b. HR 193-10.G. The applicant has proposed a second driveway for the site.
- c. HR 193-10.I. The applicant has requested a waiver for approval of a shared driveway use.
- d. HR 275-9.B. Traffic Study Review Comments - The GPI traffic study appropriately addresses the expected traffic impact of the proposed retail developments, and we have no technical comments on the findings of the study. However, we do note the following:
 - 1) We have a concern about the offset of the proposed main site driveway and Ledge Road, which are only separated by about 140 feet from their respective centerlines. Although the traffic study notes that left-turn queues on Derry Road in each direction should be about one vehicle, we are concerned that this offset creates the opportunity for vehicles in either direction that may concurrently maneuver from the through lane to the center-turn lane to conflict in this short stretch of roadway while they position themselves in this lane to make their respective turns.
 - 2) We do not see that the projected volume of site-generated traffic requires the provision of a southbound right-turn-in-only driveway. With the presence of numerous driveways and roadways in the vicinity of the site, good access management practice would suggest that a low-volume site such as this one be limited to only one access drive. Furthermore, the layout of the second drive appears more conducive to allowing northbound entering traffic than the southbound traffic it is intended for.
 - 3) Route 102 (Derry Road) is tapering from a 5-lane section to a 3-lane section just south of Ledge Road right in front of the site. The Town should consider requesting that the applicant reserve sufficient right-of-way along the frontage of this site for future roadway purposes that would be consistent with continuation of the full 5-lane section to the south.



Mr. John Cashell
CLD Reference Nos. 03-0249.1380 & 03-0249.1390
July 30, 2014
Page - 3

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

- a. The applicant has not shown well protective radius for the two existing wells on Lot 145, but has noted that the well to the north of the wetlands is to be decommissioned in accordance with New Hampshire Department of Environmental Services (NHDES) requirements. The applicant has shown a segment of an existing waterline in the woods slightly encroaching into the wetlands buffer that appears to connect to the well to be decommissioned. Additional information should be provided related to waterlines to be removed.
- b. If the existing structures were ever previously serviced by septic systems, system locations should be shown and noted how construction in or near the area will be addressed (as applicable).
- c. The applicant has shown a new cone into the existing sewer manhole (SMH) in Derry Street more than four feet above the existing invert. The applicant should provide a drop in this SMH and provide a detail for this work.

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

- a. HR 290-4.B. (1) Section II D of the Alteration of Terrain (AoT) Permit Project Narrative states, "This detention pond is controlled by an outlet structure and acts is required for detention and pre-treatment." We are unable to tell what the applicant's proposed pretreatment practice is.
- b. HR 290-5.A. (8) The applicant has not accounted for frozen ground conditions in the Stormwater Management calculations.
- c. HR 290-5.A. (10) The AoT Permit was certified by a licensed professional engineer, registered in the state of New Hampshire; however, the individual pre- and post-development drainage plans were not certified.
- d. HR 290-5.B. (2) (g) The applicant should provide a detail for the proposed drainage pipe/guardrail crossing at the northwest corner of the proposed parking lot. With the installation of guardrail and wood fence post within such close proximity, the likelihood of the drainage pipe to be damaged is high.
- e. The applicant should coordinate the discrepancy between the contour labels on the Grading and Drainage Plan (Sheet 6) within Detention Pond #1 and Infiltration Pond #1 as they do not correspond with the elevations utilized within the AoT Permit for the related calculations.
- f. The applicant has shown an existing catch basin that serves the adjacent parcel that appears to drain parking lot water directly to an existing wetland on Lot 145 (outletting within the protective well radius). The applicant should evaluate the need for cross easements and pretreatment and/or treatment.



Mr. John Cashell
CLD Reference Nos. 03-0249.1380 & 03-0249.1390
July 30, 2014
Page - 4

5. Erosion Control/Wetland Impacts

- a. HR 290-4.A. (4) and (13) The applicant has stated that all disturbed areas shall be stabilized within 45 days of disturbance; however, we note the Regulation requires disturbed areas be stabilized within 30 days of disturbance.
- b. HR 290-5.B. (1) (d), (m), and (n) The applicant has provided details and indicated on the legend erosion controls that we are unable to locate on the plans, including but not limited to, sediment traps, straw bale barrier, staging and stockpile area(s).
- c. HR 290-5.B. (1) (v) The applicant should note how snow will be managed during winter construction conditions.

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

- a. HR 275-8.B.(31)(a) (c) and (d) The applicant has noted on the plan a waiver request from providing 10% of interior parking to be landscaped.
- b. The applicant should confirm proposed landscaping will not conflict with the proposed drainage structures in the northwest corner of the site.

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

- a. The applicant has noted the need for a NHDES Sewer Discharge Permit and a NHDES AoT Permit. Both permits are noted as pending. Additionally, the applicant has noted it is the contractor's responsibility to file an Environmental Protection Agency (EPA) Notice of Intent (NOI) Acknowledgement prior to commencing construction.
- b. The applicant should note the need for a Sewer Main Extension Permit.
- c. Additional local permitting may be required.

8. Other

- a. The applicant should review the proposed Sidewalk Ramp with Detectable Warning Surface Detail as it does not match the proposed ramp layouts on the plan. We also note that the grade break layout shown on the site plan for the front of the buildings does not meet Americans with Disabilities Act (ADA) guidelines.
- b. The sidewalk driveway tip-downs on Derry Street appear to be uncurbed. The applicant should confirm this is the intent or update the plans and provide a corresponding detail.



Mr. John Cashell
CLD Reference Nos. 03-0249.1380 & 03-0249.1390
July 30, 2014
Page - 5

Please feel free to call if you have any questions.

Very truly yours,

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

Heidi J. Marshall, P.E.

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

Paul Konieczka, AICP

HJM/PK:jt

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: Kelsey M. Gagnon *KMG*
DATE: July 30, 2014
RE: Town of Hudson Planning Board Review
66 & 68 Derry Street Retail
Tax Map 165, Lots 145 & 146, PO #1350-842 & #1350-846
CLD Reference Nos. 03-0249.1380 & 03-0249.1390



The following list itemizes the set of documents reviewed related to the current 66 & 68 Derry Street Retail review comments.

- Various correspondences between Town of Hudson and CLD, dated July 21, to July 24, 2014.
- Letter from the Town of Hudson to CLD, dated July 15 and received July 16, 2014, including the following:
 1. Copy of *Project Narrative*, dated July 11, 2014, prepared by Keach-Nordstrom Associates, Inc.
 2. Copy of *Preliminary & Final Site Plan Application for Plan Review (Also for Wireless) Town of Hudson, New Hampshire for Map 165, Lot 145*, dated July 10, 2014.
 3. Copy of *Preliminary & Final Site Plan Application for Plan Review (Also for Wireless) Town of Hudson, New Hampshire for Map 165, Lot 146*, dated July 10, 2014.
 4. Copy of *Traffic Impact and Access Study, Proposed Retail Development, Hudson, New Hampshire*, prepared by Greenman-Pedersen, Inc., dated April 2014.
 5. Copy of *Alteration of Terrain Application, Derry Street Retail*, prepared by Keach-Nordstrom Associates, Inc., dated July 11, 2014, unless otherwise noted, including the following:
 - a. *Pre Development Drainage Area Plan*, Sheet 1 of 2, dated July 7, 2014.
 - b. *Post Development Drainage Area Plan*, Sheet 2 of 2, dated July 7, 2014.
 - c. *Pre Development Drainage Area Plan* (Half size), Sheet 1 of 2, dated July 7, 2014.
 - d. *Post Development Color Coded Plan* (Half size), Sheet 2 of 2, dated July 7, 2014.
 6. Copy of *Non-Residential Site Plan, Derry Street Retail, Map 165, Lots 145 & 146, 66 & 68 Derry Street, Hudson, NH Plan Set*, prepared by Keach-Nordstrom Associates, Inc., dated July 7, 2014, unless otherwise noted, including the following:
 - a. *Cover Sheet*.
 - b. *Master Plan*, Sheet 1 of 20.
 - c. *Existing Conditions Plan*, Sheet 2 of 20.
 - d. *Removals/Demolition Plan*, Sheet 3 of 20.

Memorandum to File
CLD Reference Nos. 03-0249.1380 & 03-0249.1390
July 30, 2014
Page - 2

- e. *Non-Residential Site Layout Plan*, Sheet 4 of 20.
- f. *Easement Plan*, Sheet 5 of 20.
- g. *Grading and Drainage Plan*, Sheet 6 of 20.
- h. *Erosion Control Plan*, Sheet 7 of 20.
- i. *Utility Plan*, Sheet 8 of 20.
- j. *Landscape Plan*, Sheet 9 of 20.
- k. *Lighting Plan*, Sheet 10 of 20, prepared by Charron Inc.
- l. *Drainage Profiles*, Sheet 11 of 20.
- m. *Site Distance Plan & Profile*, Sheet 12 of 20.
- n. *Construction Details*, Sheets 13 through 19 of 20.
- o. *Test Pit Logs*, Sheet 20 of 20.

KMG:jt

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

APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

66 & 68 Derry Street Retail, 66 & 68 Derry Street
Town of Hudson
CLD Reference No. 03-0249.1380 & 03-0249.1390
Reviewed July 30, 2014

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/KMG
- _____ c) Plan scale at not less the one inch equals fifty feet (1" = 50') CLD/KMG
- _____ d) Locus plan with 1,000' minimum radius of site to surrounding area CLD/KMG
- _____ e) Plan date by day/month/year CLD/KMG
- _____ f) Revision block inscribed on the plan CLD/KMG
- _____ g) Planning Board approval block inscribed on the plan CLD/KMG
- _____ h) Title of project inscribed on the plan CLD/KMG
- _____ i) Names and addresses of property owners and their signatures inscribed on the plan CLD/KMG
- _____ j) North point inscribed on the plan CLD/KMG
- _____ k) Property lines: exact locations and dimensions CLD/KMG
- _____ l) Square feet and acreage of site CLD/KMG
- _____ m) Square feet of each building (existing & proposed) CLD/KMG
- _____ 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 CLD/KMG

- a) One set received by CLD.
- e) Plan date by month/day/year.
- i) Owner's signatures are not inscribed on the plans.
- m) Square footage of the existing buildings are not shown on the plan. The square footage is noted on the *Preliminary & Final Site Plan Application*.
- n) Abutters' names and addresses are shown on plan; unable to verify 5-day update criteria.

Applicant
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
- _____ q) Pertinent highway projects
- _____ r) Assessor's Map and Lot number(s)
- _____ 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.
- _____ t) Delineate zoning district on the plan
- _____ u) Stormwater drainage plan
- _____ v) Topographical elevations at 2-foot intervals contours: existing and proposed
- _____ w) Utilities: existing and proposed
- _____ x) Parking: existing and proposed
- _____ y) Parking space: length and width
- _____ z) Aisle width/maneuvering space
- _____ aa) Landscaping: existing and proposed
- _____ ab) Building and wetland setback lines
- _____ ac) Curb cuts
- _____ ad) Right of way: existing and proposed
- _____ ae) Sidewalks: existing and proposed
- _____ af) Exterior lighting plan
- _____ ag) Sign locations: size and design
- _____ ah) Water mains and sewerage lines
- _____ ai) Location of dumpsters on concrete pads
- _____ aj) All notes from plans

Staff
Initials

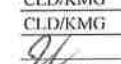
CLD/KMG


CLD/KMG


CLD/KMG


CLD/KMG


CLD/KMG


CLD/KMG


CLD/KMG

- p) One temporary benchmark has been shown on the plans. We are unable to verify that all locations of existing monuments within 200 feet of the development tract are shown.
- q) No highway projects noted.
- s) Requested waivers were noted on the plans; however, waiver application forms were not received for review.
- t) Zoning noted, not delineated.
- w) An existing water line is shown in the middle of the woods on Lot 145.
- aa) Applicant noted waiver requested.
- ab) The applicant has proposed parking within the side and front yard setbacks.
- ac) The applicant has proposed two driveways on Lot 146.
- ag) The applicant has shown a pylon identification sign on the plans but has not provided a detail.

Applicant
Initials

Staff
Initials

_____ ak) Buffer as required by site plan regulations

CLD/KMG

_____ al) Green and open space requirements met with percentages of both types of spaces inscribed on the plan

CLD/KMG

_____ 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.



am) Regulation was repealed in 2010. Soil types indicated.

_____ 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.

CLD/KMG

_____ ao) "Valid for one year after approval" statement inscribed on the plan

CLD/KMG

_____ ap) Loading bays/docks

CLD/KMG

_____ aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature

CLD/KMG

_____ ar) Error of closure (1 in 10,000 or better)

CLD/KMG

_____ as) Drafting errors/omissions

CLD/KMG

_____ at) Developer names, addresses, telephone numbers and signatures



at) Developer's signature is not inscribed on the plan.

_____ au) Photographs, electronic/digital display or video of site and area



au) None received for review.

_____ av) Attach one (1) copy of the building elevations

AS MILLING

av) None received for review.

_____ aw) Fiscal impact study



aw) Not received, applicant noted waiver requested.

_____ ax) Traffic study



ax) Not received, applicant noted waiver requested.

_____ ay) Noise study




ay) Not received, applicant noted waiver requested.

Applicant
Initials

- _____ az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents
- _____ 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
 - shoreland 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.
- _____ bb) Presentation plan (colored, with color coded bar chart)
- _____ bc) Fees paid to clerk
- _____ 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.

Staff
Initials

upon approval.



- _____ az) No deeds or easement documents received for review. Several access easements, two drainage easements, and a utility easement are shown on the plan set.
- _____ ba) No permits received in package for review. Driveway permit noted as requested.
- _____ bb) No presentation plan received, requires a Town action.
- _____ bc) Requires Town action.
- _____ bd) Requires Town action.



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



KEACH-NORDSTROM ASSOCIATES, INC.

"C"

August 1, 2014

Town of Hudson
Community Development
12 School Street
Hudson, NH 03051

RE: 66 & 68 Derry Street Retail – Revised Site Plans
Tax Map 165, Lots 145 & 146 – Hudson, NH
PO# 1350-842 & 1350-846
KNA# 13-0509-2



Dear Mr. Cashell,

Our office is in receipt of peer review comments prepared by Heidi J. Marshall, P.E. of CLD Consulting Engineers, Inc. dated July 30, 2014 and John O'Brien, Deputy Fire Chief, of the Town of Hudson's Fire Department dated July 18, 2014. Ms. Marshall's and Mr. O'Brien's letter serves to outline the context of their review of the site plan prepared by this office relative to compliance with the Hudson Site Plan Review Codes, Stormwater Codes, Fire Department Regulations and Driveway Review Codes. In response, we have revised the site plans attached, and below provide a brief summary of our efforts to address each of their concerns as noted. Our response is in ***bold italic*** following each of their comments.

CLD Comments:

1. Site Plan Review Codes

- a. HR 275-8.B. (17) The applicant has shown one temporary benchmark on the plan set, but has not referenced the survey to a specific USGS benchmark.

A note was added regarding vertical datum being NGVD 1929. See note 9 on sheet 2.

- b. HR 275-8.B. (20) The applicant has not provided the existing building heights or sizes of the two existing structures on the lots nor have they shown any existing exterior lighting. The building sizes were noted on the copies of the Preliminary & Final Site Plan Application for Plan Review. The applicant has also shown pavement within the side yard setback on the southern property line of Lot 145.

Civil Engineering

Land Surveying

Landscape Architecture

The existing building heights and sizes have been added to the plan. A note stating the building does not contain any exterior lighting has been added. The pavement within the side yard setback is the result of abutting property Map 173, Lot 31, encroaching onto the subject property.

- c. HR 275-9.A. See comments below.

No response required.

- d. H-R 275-9.C. The applicant has noted on the plan set that a waiver from the Noise Study requirement is requested.

No response required.

- e. 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.

No response required.

- f. HR 275-9.E. See comments below.

No response required.

- g. HR 275-9.F. An easement plan was provided within the plan set; however, copies of deed or easement documents were not received for review as part of the package. We note the applicant has shown several access easements, two drainage easements, and a utility easement. An easement for the existing well encroachment should be added to the plans.

Upon final signature, easement documents will be provided to the town. The existing well encroachment is a private matter between owner and abutter. This issue is not subject to planning board approval.

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

No response required.

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

- a. HR 193-10.C. The applicant has proposed a driveway stopping platform greater than 2%.

A 2% stopping platform has been added to the main entrance.

- b. HR 193-10.G. The applicant has proposed a second driveway for the site.

The current site consists of two parcels. The proposed site will also be two parcels, each having the required frontage, therefore each parcel is allowed a driveway.

- c. HR 193-10.I. The applicant has requested a waiver for approval of a shared driveway use.

No response required.

- d. HR 275-9.B. Traffic Study Review Comments. The GPI traffic study appropriately addresses the expected traffic impact of the proposed retail developments, and we have no technical comments on the findings of the study. However, we do note the following:
 - 1) We have a concern about the offset of the proposed main site driveway and Ledge Road, which are only separated by about 140 feet from their respective centerlines. Although the traffic study notes that left-turn queues on Derry Road in each direction should be about one vehicle; we are concerned that this offset creates the opportunity for vehicles in either direction that may concurrently maneuver from the through lane to the center-turn lane to conflict in this short stretch of roadway while they position themselves in this lane to make their respective turns.

Comment to be addressed by GPI. See enclosed memorandum.

- 2) We do not see that the projected volume of site-generated traffic requires the provision of a southbound right-turn-in-only driveway. With the presence of numerous driveways and roadways in the vicinity of the site, good access management practice would suggest that a low-volume site such as this one be limited to only one access drive. Furthermore, the layout of the second drive appears more conducive to allowing northbound entering traffic than the southbound traffic it is intended for.

Comment to be addressed by GPI. See enclosed memorandum.

- 3) Route 102 (Derry Road) is tapering from a 5-lane section to a 3-lane section just south of Ledge Road right in front of the site. The Town should consider requesting that the applicant reserve sufficient right-of-way along the frontage of this site for future roadway purposes that would be consistent with continuation of the full 5-lane section to the south.

Comment to be addressed by GPI. See enclosed memorandum.

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

- a. The applicant has not shown well protective radius for the two existing wells on Lot 145, but has noted that the well to the north of the wetlands is to be decommissioned in accordance with New Hampshire Department of Environmental Services (NHDES) requirements. The applicant has shown a segment of an existing waterline in the woods slightly encroaching into the wetlands buffer that appears to connect to the well to be decommissioned. Additional information should be provided related to waterlines to be removed.

A note was added to the plan regarding decommissioning the associated water lines.

- b. If the existing structures were ever previously serviced by septic systems, system locations should be shown and noted how construction in or near the area will be addressed (as applicable).

The site is currently serviced by municipal sewer. Refer to note 11 on sheet 2.

- c. The applicant has shown a new core into the existing sewer manhole (SMH) in Derry Street more than four feet above the existing invert. The applicant should provide a drop in this SMH and provide a detail for this work.

Revised as requested.

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

- a. HR 290-4.B. (1) Section II D of the Alteration of Terrain (AoT) Permit Project Narrative states, "This detention pond is controlled by an outlet structure and acts is required for detention and pre-treatment." We are unable to tell what the applicant's proposed pretreatment practice is.

The detention pond above the infiltration pond will act as pre-treatment by providing an area for sediment to accumulate. A plunge pool was added to the detention pond to provide additional pre-treatment.

- b. HR 290-5.A. (8) The applicant has not accounted for frozen ground conditions in the Stormwater Management calculations.

A supplement to the drainage calculations has been attached to demonstrate the function of the stormwater management system in frozen conditions. The Antecedent Moisture Condition has been adjusted to account for the frozen conditions. The node summary reporting the results for the 2-year pre and post models is attached.

- c. HR 290-S.A. (10) The AoT Permit was certified by a licensed professional engineer, registered in the state of New Hampshire; however, the individual pre- and post-development drainage plans were not certified.

Revised as requested.

- d. HR 290-5.B. (2) (g) The applicant should provide a detail for the proposed drainage pipe/guardrail crossing at the northwest corner of the proposed parking lot. With the installation of guardrail and wood fence post within such close proximity, the likelihood of the drainage pipe to be damaged is high.

The drainage pipe has 9.7' of cover. The guardrail is only required to be 3.5' deep. This leaves more than 6' between the pipe and guardrail. 6' is more than adequate to not damage the pipe.

- e. The applicant should coordinate the discrepancy between the contour labels on the Grading and Drainage Plan (Sheet 6) within Detention Pond #1 and Infiltration Pond #1 as they do not correspond with the elevations utilized within the AoT Permit for the related calculations.

Notes regarding the bottom of the detention pond and infiltration pond have been added to sheet 6. These elevations are consistent with the NHDES BMP worksheets and our HydroCAD model.

- f. The applicant has shown an existing catch basin that serves the adjacent parcel that appears to drain parking lot water directly to an existing wetland on Lot 145 (Outletting within the protective well radius). The applicant should evaluate the need for cross easements and pretreatment and/or treatment.

The existing drainage encroachment is a private matter between owner and abutter. This issue is not subject to planning board approval.

5. Erosion Control/Wetland Impacts

- a. HR 290-4.A. (4) and (13) The applicant has stated that all disturbed areas shall be stabilized within 45 days of disturbance; however, we note the Regulation requires disturbed areas be stabilized within 30 days of disturbance.

Revised as requested.

- b. HR 290-5.B. (1) (d), (m), and (n) The applicant has provided details and indicated on the legend erosion controls that we are unable to locate on the plans, including but not limited to, sediment traps, straw bale barrier, staging and stockpile area(s).

Revised as requested.

- c. HR 290-5.B. (1) (v) The applicant should note how snow will be managed during winter construction conditions.

Note 11 on sheet 7 was added to the plan.

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

- a. HR 275-8.B (31)(a) (c) and (d) The applicant has noted on the plan a waiver request from providing 10% of interior parking to be landscaped.

No response required.

- b. The applicant should confirm proposed landscaping will not conflict with the proposed drainage structures in the northwest corner of the site.

We have discussed this with the project landscape architect and the proposed landscaping will not conflict with the proposed drainage structures.

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

- a. The applicant has noted the need for a NHDES Sewer Discharge Permit and a NHDES AoT Permit. Both permits are noted as pending. Additionally, the applicant has noted it is the contractor's responsibility to file an Environmental Protection Agency (EPA) Notice of Intent (NOI) Acknowledgement prior to commencing construction.

No response required.

- b. The applicant should note the need for a Sewer Main Extension Permit.

A sewer allocation permit has been filed with the town. Note 22 on sheet 1 state the needs for a NHDES sewer connection permit.

- c. Additional local permitting may be required.

No response required

8. Other

- a. The applicant should review the proposed Sidewalk Ramp with Detectable Warning Surface Detail as it does not match the proposed ramp layouts on the plan. We also note that the grade break layout shown on the site plan for the front of the buildings does not meet Americans with Disabilities Act (ADA) guidelines.

Revised as requested. We have added additional spot shots to clarify the grading in this area. See detail on sheet 13 regarding the proposed ramps.

- b. The sidewalk driveway tip-downs on Derry Street appear to be uncurbed. The applicant should confirm this is the intent or update the plans and provide a corresponding detail.

Revised as requested. A detail was provided on sheet 13.

Fire Comments:

1. The entrance way on the Northern side of the property is currently marked on the drawings submitted as 18 feet wide. According to NFPA 1 Sec 18.2.3.4.1.1. Fire Dept. access roads shall have an unobstructed width of not LESS than 20 feet. The Hudson Fire Dept. will require a minimum width of 20 feet.

Revised as requested.

Planning Comments: There were no comments on this Site Plan from Planning.

We trust that these plan revisions and/or explanations will adequately address the Town's comments. Please do not hesitate to contact us if you have any questions or further comments.

Best regards;



Brenton Cole
Project Engineer
Keach-Nordstrom Associates, Inc.

REF.: MAX-2013046

August 1, 2014

Mr. Thomas Latham
Clark, Geer, Latham & Associates, Inc.
3901 Springhill Avenue
Mobile, Alabama 36608

SUBJECT: Proposed Retail Development
66 & 68 Derry Road (NH Routes 102/3A) - Hudson, New Hampshire
Response to Traffic Peer Review Comments

Dear Mr. Latham:

Greenman-Pedersen, Inc. (GPI) has received the CLD Consulting Engineers (CLD) comments on the Driveway Review Codes, including the Traffic Impact and Access Study (TIAS) prepared for the proposed retail development to be located at 66 and 68 Derry Road (NH Routes 102/3A) in Hudson, New Hampshire. The CLD comment letter is attached to this letter for your reference. We have prepared the following responses to the CLD comments and they are presented in the order they appear in the letter received.

Comment 2a: *The applicant has proposed a driveway stopping platform greater than 2%.*

Response 2a: The grading on the main site driveway is being revised to provide a 2% stopping platform for 20 feet. See the updated Non-Residential Site Plan set.

Comment 2b: *The applicant has proposed a second driveway for the site.*

Response 2b: Comment acknowledged.

Comment 2c: *The applicant has requested a waiver for approval of a shared driveway use.*

Response 2c: Comment acknowledged.

Comment 2d(1): *We have a concern about the offset of the proposed main site driveway and Ledge Road, which are only separated by about 140 feet from their respective centerlines. Although the traffic study notes that left-turn queues on Derry Road in each direction should be about one vehicle, we are concerned that this offset creates the opportunity for vehicles in either direction that may concurrently maneuver from the*

Mr. Thomas Latham
August 1, 2014
Page 2 of 2

through lane to the center-turn lane to conflict in this short stretch of roadway while they position themselves in this lane to make their respective turns.

Response 2d(1): The proposed main site driveway cannot be located opposite Ledge Road due to the fact that the Applicant doesn't control the adjacent site to the south. In addition, as stated in Comment 2c, the Applicant is requesting a shared driveway use due to the two parcels that make up the site. Accordingly, the main site driveway has been placed between the two parcels and approximately halfway between Ledge Road and the St. Patrick's Cemetery entrance.

The two-way left-turn lane (TWLTL) along NH Routes 102/3A (Derry Road) begins at the proposed site and ends 0.5 miles south of the site just before Highland Avenue. Within this 0.5 mile stretch there are 23 curb cuts to different businesses, residences, and streets with more than one situation where 2 curb cuts are off-set in the same manner as the proposed site driveway and Ledge Road and provide less than 140 feet of separation. It is expected that since the TWLTL is present for a long section of the roadway, and not just a short distance between Ledge Road and the Route 102 Plaza, that motorists are familiar with the operations of the TWLTL and the potential conflicts. As stated, queue lengths for both the site driveway and Ledge Road are expected to be one vehicle or less leaving 90 feet remaining between the 2 vehicles waiting.

Comment 2d(2): *We do not see that the projected volume of site-generated traffic requires the provision of a southbound right-turn-in-only driveway. With the presence of numerous driveways and roadways in the vicinity of the site, good access management practice would suggest that a low-volume site such as this one be limited to only one access drive. Furthermore, the layout of the second drive appears more conducive to allowing northbound entering traffic than the southbound traffic it is intended for.*

Response 2d(2): The site is made up of two parcels, and according to the Town's regulations, each parcel is allowed a driveway. For this reason, the project is requesting the two driveways. The northern enter-only driveway is intended to provide right-in only access. Accordingly, the Site Plan has been updated to reduce the curb radii on the southern side of the driveway and also install a DO NOT ENTER (R5-1) sign facing northbound traffic to inform motorists that they cannot enter this driveway from the south. See the updated Non-Residential Site Plan set.

Comment 2d(3): *Route 102 (Derry Road) is tapering from a 5-lane section to a 3-lane section just south of Ledge Road right in front of the site. The Town should consider requesting that the applicant reserve sufficient right-of-way along the frontage of this site for*

GPI

Mr. Thomas Latham
August 1, 2014
Page 3 of 2

future roadway purposes that would be consistent with the continuation of the full 5-lane section to the south.

Response 2d(3): Comment acknowledged.

Should you have any questions, require additional information, or if I can be of any assistance during the review of the project, please feel free to contact me at (978) 570-2968.

Sincerely,

GREENMAN – PEDERSEN, INC.



Heather L. Monticup, P.E.
Project Manager

enclosure(s)

cc: (via email)
Mr. Anthony Basso, Keach-Nordstrom Assoc., Inc.

W D B



LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: July 10, 2014 Tax Map # 165 Lot # 145
Name of Project: Derry Street Retail (Hogan)
Zoning District: B-Business General SB# 06-14
(For Town Use) (For Town Use)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Shawn B. Hogan
Address: 11354 Golf Round Drive
Address: Newport Richey, FL
Telephone # 34654
Fax # _____
Email: _____

DEVELOPER:

Clark, Geer, Latham & Assoc., Inc.
3901 Springhill Ave.
Mobile, AL 36608
(251) 344-7073
(251) 343-9179
tlatham@cglengineers.com

PROJECT ENGINEER

Name: Steven B. Keach, P.E. (KNA)
Address: 10 Commerce Park No., 3
Address: Bedford, NH 03110

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

PURPOSE OF PLAN:

To relocate the lot line between existing Map 165; Lots 145 and 146.

(FOR TOWN USE)

Plan Routing Date: 7-16-14 Sub/Site Date: 7-29-14 @ 10:00 AM

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

JOB Title: Deputy Fire Chief Date: 7/16/14
(Initials)

Department:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid _____



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: July 18, 2014

RE: Derry Street Retail Map 165; Lots 145 & 146 66 and 68 Derry St Hudson N.H

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

- 1) The entrance way on the Northern side of the property is currently marked on the drawings submitted as 18 feet wide. According to NFPA 1 Sec 18.2.3.4.1.1. *Fire Dept. access roads shall have an unobstructed width of not LESS than 20 feet.* The Hudson Fire Dept. will require a minimum width of 20 feet.

If I can be of any further assistance please call at 886-6021 or e mail jobrien@hudsonnh.gov

John J. O'Brien
Deputy Fire Chief



LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: July 10, 2014 Tax Map # 165 Lot # 145

Name of Project: Derry Street Retail (Hogan)

Zoning District: B-Business General SB# 06-14
(For Town Use) (For Town Use)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Shawn B. Hogan

Clark, Geer, Latham & Assoc., Inc.

Address: 11354 Golf Round Drive

3901 Springhill Ave.

Address: Newport Richey, FL

Mobile, AL 36608

Telephone # 34654

(251) 344-7073

Fax # _____

(251) 343-9179

Email: _____

tlatham@cglengineers.com

PROJECT ENGINEER

Name: Steven B. Keach, P.E. (KNA)

Telephone # (603) 627-2881

Address: 10 Commerce Park No., 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: skeach@keachnordstrom.com

PURPOSE OF PLAN:

To relocate the lot line between existing Map 165; Lots 145 and 146.

(FOR TOWN USE)

Plan Routing Date: 7-16-14 Sub/Site Date: 7-29-14 @ 10:00 AM

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

Initials: RM Title: ROOM ASST Date: 7/18/14

Department:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid _____



**LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: July 10, 2014 Tax Map # 165 Lot # 145
Name of Project: Derry Street Retail (Hogan)
Zoning District: B-Business General SB# 06-14
(For Town Use) (For Town Use)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Shawn B. Hogan
Address: 11354 Golf Round Drive
Address: Newport Richey, FL
Telephone # 34654
Fax # _____
Email: _____

Clark, Geer, Latham & Assoc., Inc.
3901 Springhill Ave.
Mobile, AL 36608
(251) 344-7073
(251) 343-9179
tlatham@cglengineers.com

PROJECT ENGINEER

Name: Steven B. Keach, P.E. (KNA)
Address: 10 Commerce Park No., 3
Address: Bedford, NH 03110

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

PURPOSE OF PLAN:

To relocate the lot line between existing Map 165; Lots 145 and 146.

(FOR TOWN USE)

Plan Routing Date: 7-16-14 Sub/Site Date: 7-29-14 @ 10:00 AM

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

(Initials) WPU Title: Z.A Date: 7/16/14
PASSED ZBA APPROUAS

Department:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid _____



**LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: July 10, 2014 Tax Map # 165 Lot # 145

Name of Project: Derry Street Retail (Hogan)

Zoning District: B-Business General SB# 06-14
(For Town Use) (For Town Use)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Shawn B. Hogan
Address: 11354 Golf Round Drive
Address: Newport Richey, FL
Telephone # 34654
Fax # _____
Email: _____

DEVELOPER:

Clark, Geer, Latham & Assoc., Inc.
3901 Springhill Ave.
Mobile, AL 36608
(251) 344-7073
(251) 343-9179
tlatham@cglengineers.com

PROJECT ENGINEER

Name: Steven B. Keach, P.E. (KNA)
Address: 10 Commerce Park No., 3
Address: Bedford, NH 03110

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

PURPOSE OF PLAN:

To relocate the lot line between existing Map 165; Lots 145 and 146.

(FOR TOWN USE)

Plan Routing Date: 7-16-14 Sub/Site Date: 7-29-14 @ 10:00 AM

I have no comments I have comments (attach to form)
Title: Asst. Assessor Date: 7-16-14

Department:
 Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid _____



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Thomas S. Burack, Commissioner

**NOTICE OF ACCEPTANCE OF PERMIT APPLICATION
LAND RESOURCES MANAGEMENT**

*Open Property file
68 Derry St.
"E"*



July 15, 2014

CITY OF HUDSON
MUNICIPAL CLERK
12 SCHOOL STREET
HUDSON, NH 03051

TOWN OF HUDSON
PATRICIA BARRY, CLERK
DATE 7-16-14 TIME 10:30AM
CC: SELECTMEN
INSPECTIONAL SERVICES DIV.
LAND USE DIV.

Alteration of Terrain Bureau Permit Application (RSA 485-A:17)
Project Name: Derry Street Retail
DES File Number: 140714-119
Subject Property: Tax Map #165, Lot# 145 & 146



Dear Sir or Madam:

Pursuant to RSA 541-A:39, please be advised that the Department of Environmental Services (NHDES) accepted an application on July 14, 2014 for the permit program and subject property referenced above.

The application requests a permit to disturb approximately 103,000 square feet of earth at the subject property. Pursuant to Env-Wq 1503.05 (f), the applicant is required to provide a copy of the application and plans to the municipality. If you have not received the required information, please contact the agent:

KATHERINE BASSO
C/O KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCIAL PARK NORTH SUITE 3
BEDFORD, NH 03110

If you wish to comment on the application, please submit your comments by August 23, 2014. All comments should reference the DES file number and be directed to the following address:

NHDES Alteration of Terrain Bureau
29 Hazen Drive
P.O. Box 95
Concord, NH 03302-0095

Please provide a copy of this notice to all interested departments, boards and commissions. Also note that under current state law and regulations, NHDES is not authorized to consider local zoning and regulatory issues pertaining to a project; these must be addressed at the local level.

If you have any questions, please contact the Application Receipt Center at (603) 271-4057.

Thank you,
Land Resources Management

cc: Katherine Basso
Thomas Latham
Shawn Hogan

CAP FEE WORKSHEET

“F”

66 Derry St. Retail (Map 165 Lot 145)

Date: 08/13/14 Sector #: 1 Map/Lot: 165-145

Project Name: 66 Derry St. Retail Development

Proposed ITE Use #1: Shopping Center

Proposed Building Area (square footage): 7,225 S.F.

CAP FEES: (THREE CHECKS NEEDED)

1.

(2070-090)	Route 3A:	<u>\$1.10 per sf X 7,225 = \$7,947.50</u>
(2070-091)	Route 102:	<u>\$2.18 “ “ “ “ = \$15,750.50</u>
(2070-086)	Route 111:	<u>\$1.41 “ “ “ “ = \$10,187.25</u>

Total CAP Fee: \$33,885.25

68 Derry St. Retail (Map 165 Lot 146)

Date: 08/13/14 Sector #: 1 Map/Lot: 165-146

Project Name: 68 Derry St. Retail Development

Proposed ITE Use #1: Shopping Center

Proposed Building Area (square footage): 9,984 S.F.

CAP FEES: (THREE CHECKS NEEDED)

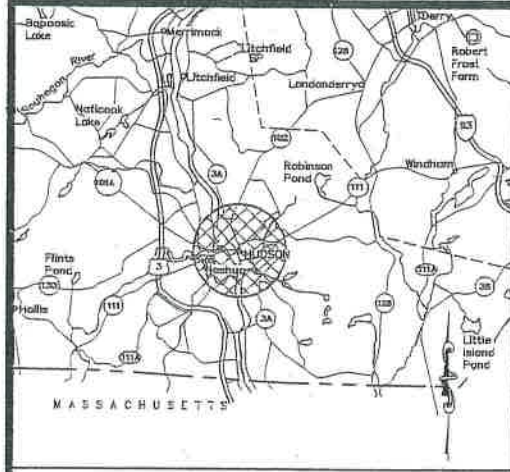
1.

(Bank 08)		
(2070-090)	Route 3A:	<u>\$1.10 per sf X 9,984 = \$10,982.40</u>
(2070-091)	Route 102:	<u>\$2.18 “ “ “ “ = \$21,765.12</u>
(2070-086)	Route 111:	<u>\$1.41 “ “ “ “ = \$14,077.44</u>

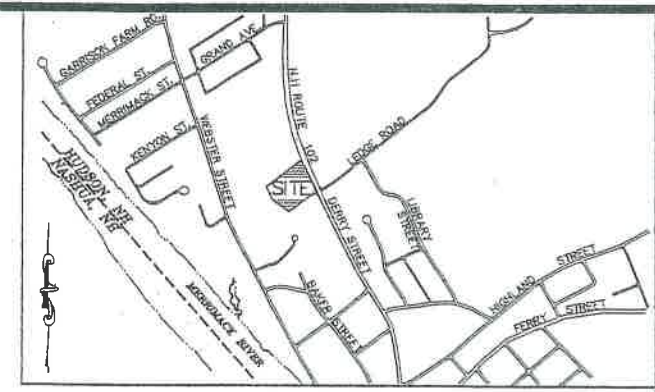
Total CAP Fee: \$46,824.96

GRAND TOTAL for 66 & 68 Derry St. Shopping Ctr.:

\$80,710.21



VICINITY PLAN
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1,000'

NON-RESIDENTIAL SITE PLAN DERRY STREET RETAIL

MAP 165; LOTS 145 & 146 66 & 68 DERRY STREET HUDSON, NEW HAMPSHIRE



OWNER:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FLORIDA 34654

PREPARED FOR:
CLARK, GEER, LATHAM & ASSOCIATES, INC.
3901 SPRINGHILL AVENUE
MOBILE, ALABAMA 36608

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

SHEET TITLE	SHEET No.
MASTER PLAN	1
EXISTING CONDITIONS PLAN	2
DEMOLITION/REMOVALS PLAN	3
NON-RESIDENTIAL SITE LAYOUT PLAN	4
EASEMENT PLAN	5
GRADING AND DRAINAGE PLAN	6
EROSION CONTROL PLAN	7
UTILITY PLAN	8
LANDSCAPE PLAN	9
LIGHTING PLAN	10
DRAINAGE PROFILES	11
SIGHT DISTANCE PLAN & PROFILE	12
CONSTRUCTION DETAILS	13 - 19
TEST PIT LOGS	20



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

JULY 7, 2014
REVISED: AUGUST 1, 2014
PROJECT NO. 13-0509-2

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

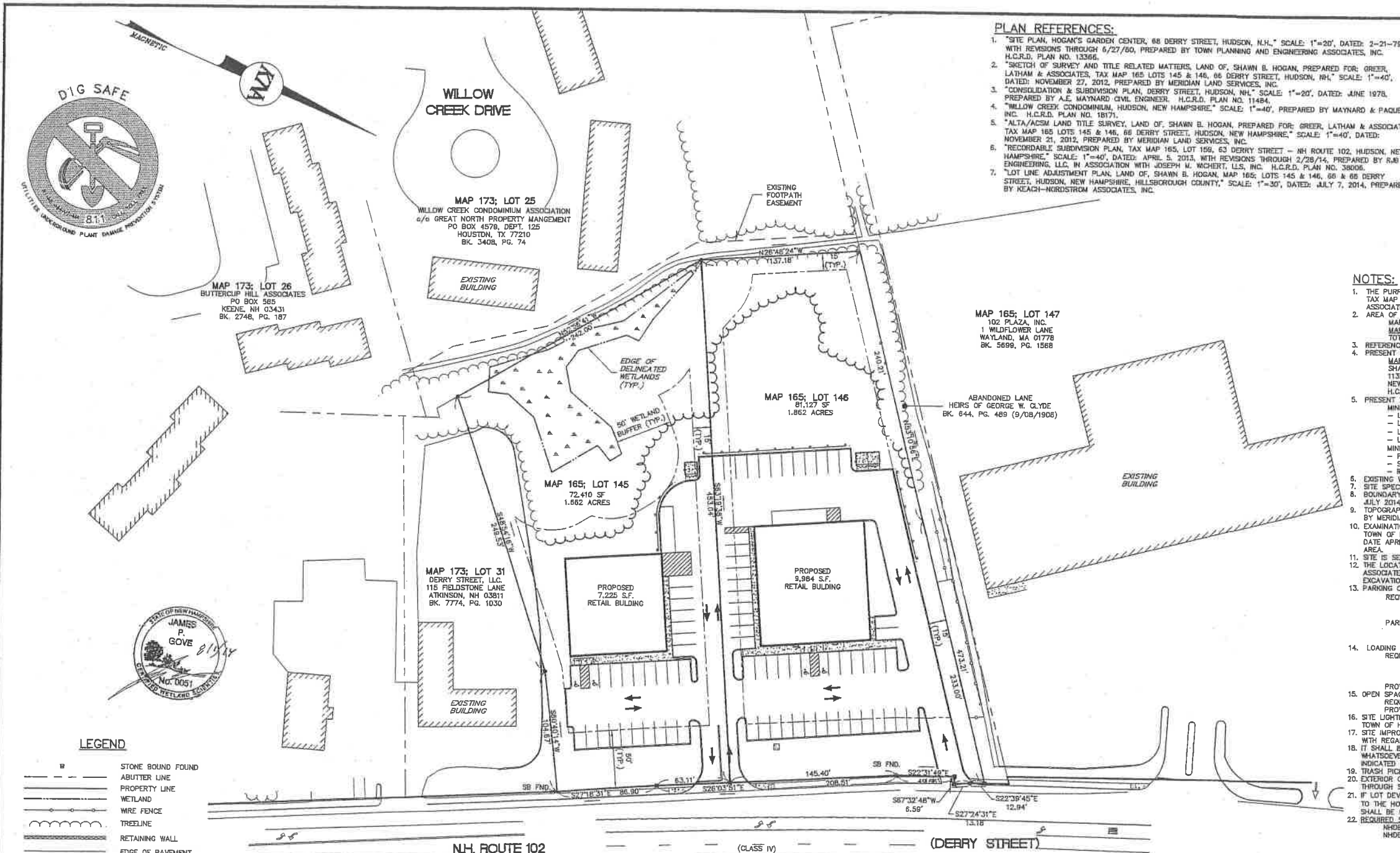
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.

P:\proj\proj\1305092\1305092.dwg\1305092-DETAILS - REVI.dwg, 7/31/2014 5:00:01 PM, SAVIN 1405092



- PLAN REFERENCES:**
- "SITE PLAN, HOGAN'S GARDEN CENTER, 66 DERRY STREET, HUDSON, N.H.," SCALE: 1"=20', DATED: 2-21-79, H.C.R.D. PLAN NO. 13366.
 - "SKETCH OF SURVEY AND TITLE RELATED MATTERS, LAND OF, SHAWN B. HOGAN, PREPARED FOR: GREER, LATHAM & ASSOCIATES, TAX MAP 165 LOTS 145 & 146, 66 DERRY STREET, HUDSON, NH," SCALE: 1"=40', DATED: NOVEMBER 27, 2012, PREPARED BY MERIDIAN LAND SERVICES, INC.
 - "CONSOLIDATION & SUBDIVISION PLAN, DERRY STREET, HUDSON, NH," SCALE: 1"=20', DATED: JUNE 1978, PREPARED BY A.E. MAYNARD CIVIL ENGINEER, H.C.R.D. PLAN NO. 11484.
 - "WILLOW CREEK CONDOMINIUM, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', PREPARED BY MAYNARD & PAQUETTE INC. H.C.R.D. PLAN NO. 18171.
 - "ALTA/ACSM LAND TITLE SURVEY, LAND OF, SHAWN B. HOGAN, PREPARED FOR: GREER, LATHAM & ASSOCIATES, TAX MAP 165 LOTS 145 & 146, 66 DERRY STREET, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', DATED: NOVEMBER 21, 2012, PREPARED BY MERIDIAN LAND SERVICES, INC.
 - "RECORDABLE SUBDIVISION PLAN, TAX MAP 165, LOT 165, 63 DERRY STREET - NH ROUTE 102, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', DATED: APRIL 5, 2013, WITH REVISIONS THROUGH 2/28/14, PREPARED BY R&B ENGINEERING, LLC, IN ASSOCIATION WITH JOSEPH W. WCHERT, L.L.S. INC. H.C.R.D. PLAN NO. 38006.
 - "LOT LINE ADJUSTMENT PLAN, LAND OF, SHAWN B. HOGAN, MAP 165; LOTS 145 & 146, 66 & 68 DERRY STREET, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY," SCALE: 1"=30', DATED: JULY 7, 2014, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.

- NOTES:** SCALE: 1" = 1,000'
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT OF A 7,225 SF RETAIL BUILDING ON TOWN OF HUDSON TAX MAP 165; LOT 145 AND A 9,984 SF RETAIL BUILDING ON TOWN OF HUDSON TAX MAP 165; LOT 146 ALONG WITH ASSOCIATED SITE APPURTENANCES.
 - AREA OF PARCELS:
MAP 165; LOT 145 = 72,410 SF, 1.662 ACRES
MAP 165; LOT 146 = 81,127 SF, 1.862 ACRES
TOTAL AREA = 153,537 SF, OR 3.524 ACRES
 - REFERENCE THESE PARCELS AS TOWN OF HUDSON TAX MAP 165; LOTS 145 AND 146.
 - PRESENT OWNER OF RECORD:
MAP 165; LOT 145: SHAWN B. HOGAN, 11354 GOLF ROUND DRIVE, NEW PORT RICHEY, FL 34654, H.C.R.D. BK. 8607, PG. 305
MAP 165; LOT 146: SHAWN B. HOGAN, 11354 GOLF ROUND DRIVE, NEW PORT RICHEY, FL 34654, H.C.R.D. BK. 2422, PG. 572
 - PRESENT ZONING: BUSINESS (B)
MINIMUM LOT REQUIREMENTS:
- LOT AREA: 30,000 SF WITH WATER AND SEWER
- LOT AREA: 43,560 SF WITHOUT WATER AND SEWER
- LOT FRONTAGE: 150 FT ARTERIAL/COLLECTOR
- LOT FRONTAGE: 150 FT LOCAL ROAD WITH WATER AND SEWER
MINIMUM BUILDING SETBACKS: (LOCAL, COLLECTOR, AND ARTERIAL ROADWAYS)
- FRONT: 50 FT
- SIDE: 15 FT
- REAR: 15 FT
 - EXISTING WETLAND FLAGGING VERIFIED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC. ON MAY 28, 2013.
 - SITE SPECIFIC SOIL SURVEY PERFORMED BY GOVE ENVIRONMENTAL SERVICES ON SEPTEMBER 28, 2013.
 - BOUNDARY INFORMATION DEPICTED HEREON IS A RESULT OF AN ON GROUND FIELD SURVEY PREPARED BY THIS OFFICE IN JULY 2014.
 - TOPOGRAPHIC INFORMATION DEPICTED HEREON PROVIDED BY CLARK, GEER, LATHAM AND ASSOCIATES, INC. AND PREPARED BY MERIDIAN LAND SERVICES, INC.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0514E, PANEL 514 OF 701, EFFECTIVE DATE APRIL 18, 2011, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - 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.
 - PARKING CALCULATION:
REQUIRED: 1 SPACE/200 SF RETAIL + 1 SPACE/1,000 SF WAREHOUSE
LOT 145: (3,020 SF RETAIL/200=15.1) + (4,205 SF WAREHOUSE/1,000=4.2) = 19.3 SPACES REQUIRED
LOT 146: (8,256 SF RETAIL/200=41.3) + (1,728 SF WAREHOUSE/1,000=1.7) = 43 SPACES REQUIRED
PARKING PROVIDED:
LOT 145 = 28 SPACES (INCLUDING 2 HANDICAP SPACES)
LOT 146 = 52 SPACES (INCLUDING 2 HANDICAP SPACES)
 - LOADING SPACES:
REQUIRED: 1 SPACE FOR FIRST 5,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF
LOT 145: 7,225 SF = 1 SPACE REQUIRED
LOT 146: 9,984 SF = 1 SPACE REQUIRED
TOTAL LOADING SPACES REQUIRED = 2 SPACES
PROVIDED: 2 SPACES PROPOSED
 - OPEN SPACE:
REQUIRED: 35%
PROVIDED: LOT 145: 58.5K, LOT 146: 48.0K
 - SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III 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, THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
 - IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
 - REQUIRED STATE PERMITS FOR CONSTRUCTION:
- NHDES SEWER CONNECTION PERMIT
- NHDES ALTERATION OF TERRAIN PERMIT

LEGEND

—	STONE BOUND FOUND
- - -	ABUTTER LINE
—	PROPERTY LINE
~ ~ ~	WETLAND
- - -	WIRE FENCE
~ ~ ~	TREELINE
—	RETAINING WALL
—	EDGE OF PAVEMENT
- - -	BUILDING SETBACK
- - -	EASEMENT
- - -	PROPOSED EDGE OF PAVEMENT

OWNER OF MAP 165; LOTS 145 & 146

SIGNATURE: *[Signature]*

DATE: 8/1/14

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: _____

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

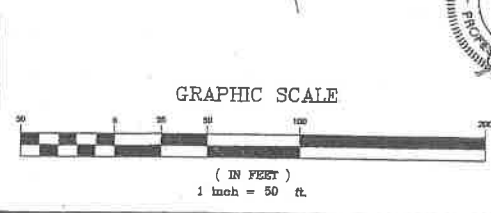
MAP 165; LOT 145
72,410 SF
1.662 ACRES

MAP 165; LOT 146
81,127 SF
1.862 ACRES

MAP 165; LOT 159
HASAN & GOODE
63 DERRY STREET
HUDSON, NH 03051
BK. 8650, PG. 2207

MAP 166; LOT 1
ST. PATRICK CEMETARY
PO BOX 3114
NASHUA, NH 03081

MAP 166; LOT 156
GREEN MOUNTAIN PARTNERS
REALTY TRUST
MARGO & DENISE PLANTE,
TRUSTEES
9 OLD DERRY ROAD
HUDSON, NH 03051
BK. 7167, PG. 1196



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OBTAINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:
[Signature]
LUKE HURLEY
CERTIFIED WETLAND SCIENTIST (#232)

DATE: 8-1-14

- NOTES:**
- WAIVERS REQUESTED:
HTC 182-10(D) - SHARED DRIVEWAY
HTC 275-8(B) - INTERNAL GREEN SPACE
HTC 275-8(C) - NOISE STUDY
HTC 275-9(D) - FISCAL/ENVIRONMENTAL IMPACT STUDY
 - PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
 - 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.
 - ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
 - PRIOR TO THE PLANNING BOARD ENDORSEMENT OF THE SITE PLAN, THE DEVELOPMENT AGREEMENT AND ALL EASEMENT DOCUMENTS, INCLUDING DRAINAGE, SHARED DRIVEWAYS AND SHARED PARKING, SHALL BE FAVORABLY REVIEWED AND RECOMMENDED BY THE TOWN COUNCIL.
 - ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-30, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
 - THIS APPROVAL SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW, INCLUDING APPROVAL OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2014 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRANSVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1), AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

DATE: 8/1/14

MASTER PLAN

DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/1/14	PER TOWN COMMENTS	BJC

DATE: JULY 7, 2014 SCALE: 1" = 50'
PROJECT NO: 13-0509-2 SHEET 1 OF 20

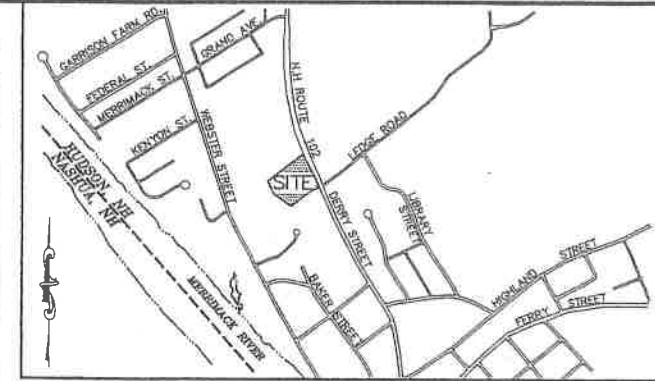
P:\proj\1305092\1305092.dwg\1305092-SITEPLAN - REV1.dwg, 7/31/2014 4:57:22 PM, SAVAN 3406W



SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
42B	CANTON GRAVELLY FINE SANDY LOAM	3-8%	WELL DRAINED
42E	CANTON GRAVELLY FINE SANDY LOAM	25-50%	WELL DRAINED
42F	CANTON GRAVELLY FINE SANDY LOAM	50%+	WELL DRAINED
299B	UDORTHENTS, SMOOTHED	3-8%	WELL DRAINED
444B	NEWFIELDS GRAVELLY FINE SANDY LOAM	3-8%	WELL DRAINED
444E	NEWFIELDS GRAVELLY FINE SANDY LOAM	15-25%	WELL DRAINED
444F	NEWFIELDS GRAVELLY FINE SANDY LOAM	25-50%	WELL DRAINED
444F	NEWFIELDS GRAVELLY FINE SANDY LOAM	50%+	WELL DRAINED
921B	NEWFIELDS VARIANT	3-8%	WELL DRAINED
921C	NEWFIELDS VARIANT	8-15%	WELL DRAINED
546/P	WALPOLE	3-8%	POORLY DRAINED

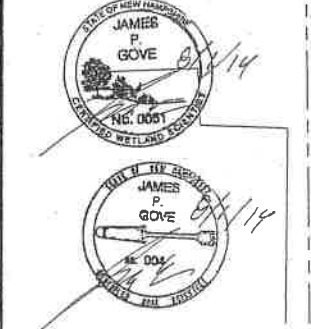
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.



THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED ON SEPTEMBER 29, 2013 BY JAMES P. GOVE, CERTIFIED SOIL SCIENTIST #4, OF GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE. THIS MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT," VERSION 4.0, FEBRUARY 2011, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 3.

- PLAN REFERENCES:**
- "SITE PLAN, HOGAN'S GARDEN CENTER, 68 DERRY STREET, HUDSON, N.H.," SCALE: 1"=20', DATED: 2-21-79, WITH REVISIONS THROUGH 6/27/80, PREPARED BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC. H.C.R.D. PLAN NO. 15366.
 - "SKETCH OF SURVEY AND TITLE RELATED MATTERS, LAND OF SHAWN B. HOGAN, PREPARED FOR: GREER, LATHAM & ASSOCIATES, TAX MAP 165 LOTS 145 & 146, 66 DERRY STREET, HUDSON, NH," SCALE: 1"=40', DATED: NOVEMBER 27, 2012, PREPARED BY MERIDIAN LAND SERVICES, INC.
 - "CONSOLIDATION & SUBDIVISION PLAN, DERRY STREET, HUDSON, NH," SCALE: 1"=20', DATED: JUNE 1976, PREPARED BY A.C. WAYNARD CIVIL ENGINEER, H.C.R.D. PLAN NO. 11484.
 - "WILLOW CREEK CONDOMINIUM, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', PREPARED BY MAYNARD & PAQUETTE INC. H.C.R.D. PLAN NO. 18171.
 - "ALTA/ACSM LAND TITLE SURVEY, LAND OF SHAWN B. HOGAN, PREPARED FOR: GREER, LATHAM & ASSOCIATES, TAX MAP 165 LOTS 145 & 146, 66 DERRY STREET, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', DATED: NOVEMBER 21, 2012, PREPARED BY MERIDIAN LAND SERVICES, INC.
 - "RECORDABLE SUBDIVISION PLAN, TAX MAP 165, LOT 159, 83 DERRY STREET - HH ROUTE 102, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', DATED: APRIL 5, 2013, WITH REVISIONS THROUGH 2/28/14, PREPARED BY RJB ENGINEERING, LLC, IN ASSOCIATION WITH JOSEPH M. WICHERT, L.L.S., INC. H.C.R.D. PLAN NO. 3806.
 - "LOT LINE ADJUSTMENT PLAN, LAND OF SHAWN B. HOGAN, MAP 165; LOTS 145 & 146, 66 & 68 DERRY STREET, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY," SCALE: 1"=30', DATED: JULY 7, 2014, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING FEATURES ON TOWN OF HUDSON TAX MAP 165; LOTS 145 AND 146.
 - AREA OF PARCELS:
MAP 165; LOT 145 = 72,410 SF, 1.662 ACRES
MAP 165; LOT 146 = 81,277 SF, 1.862 ACRES
TOTAL AREA = 153,537 SF, OR 3.524 ACRES
 - REFERENCE THESE PARCELS AS TOWN OF HUDSON TAX MAP 165; LOTS 145 AND 146.
 - PRESENT OWNER OF RECORD:
MAP 165; LOT 145: SHAWN B. HOGAN, 11354 GOLF ROUND DRIVE, NEW PORT RICHEY, FL 34654, H.C.R.D. BK. 8807, PG. 305
MAP 165; LOT 146: SHAWN B. HOGAN, 11354 GOLF ROUND DRIVE, NEW PORT RICHEY, FL 34654, H.C.R.D. BK. 2422, PG. 572
 - PRESENT ZONING: BUSINESS (B)
MINIMUM LOT REQUIREMENTS:
- LOT AREA: 30,000 SF WITH WATER AND SEWER
- LOT AREA: 43,560 SF WITHOUT WATER AND SEWER
- LOT FRONTAGE: 150 FT ARTERIAL/COLLECTOR
- LOT FRONTAGE: 150 FT LOCAL ROAD WITH WATER AND SEWER
MINIMUM BUILDING SETBACKS: (LOCAL, COLLECTOR, AND ARTERIAL ROADWAYS)
- FRONT: 50 FT
- SIDE: 15 FT
- REAR: 15 FT
 - EXISTING WETLAND FLAGGING VERIFIED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC. ON MAY 28, 2013.
 - SITE SPECIFIC SOIL SURVEY PERFORMED BY GOVE ENVIRONMENTAL SERVICES ON SEPTEMBER 29, 2013.
 - BOUNDARY INFORMATION DEPICTED HEREON IS A RESULT OF AN ON GROUND FIELD SURVEY PREPARED BY THIS OFFICE IN JULY 2014.
 - TOPOGRAPHIC INFORMATION DEPICTED HEREON PROVIDED BY CLARK, GEER, LATHAM AND ASSOCIATES, INC. AND PREPARED BY MERIDIAN LAND SERVICES, INC. VERTICAL DATUM IS NGVD 1929.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0514E, PANEL 514 OF 701, EFFECTIVE DATE APRIL 18, 2011 INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - 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.
 - THE EXISTING BUILDING CONTAIN NO EXTERIOR LIGHTING.



- LEGEND**
- STONE BOUND FOUND
 - UTILITY POLE SIGN
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - WELL
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - WIRE FENCE
 - OVERHEAD UTILITIES
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - DRAINAGE LINE
 - TREELINE
 - RETAINING WALL
 - EDGE OF PAVEMENT
 - 5' CONTOUR
 - 1' CONTOUR
 - SITE SPECIFIC SOIL LINE
 - BUILDING SETBACK
 - EXISTING EASEMENT

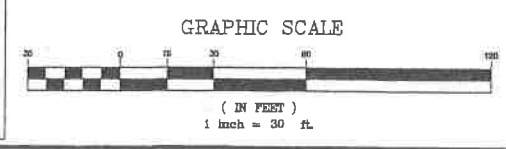
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:
LUKE HURLEY
CERTIFIED WETLAND SCIENTIST (#232)

8/1/14
DATE

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2014 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

8/1/14
DATE

EXISTING CONDITIONS PLAN
DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34654

APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3R, Bedford, NH 03110 Phone (803) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/7/14	PER TOWN COMMENTS	BJC

DATE: JULY 7, 2014 SCALE: 1" = 30'
PROJECT NO: 13-0509-2 SHEET: 2 OF 20

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED OR REPLACED.
2. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
3. REMOVE AND SALVAGE ALL STREET SIGNS, POSTS AND LIGHT POLES WITHIN THE WORK AREA AND DELIVER THEM TO PLANT OPERATIONS DEPARTMENT (603) 589-2780 FOR REUSE. INSTALL NEW SIGNS ON NEW POSTS AS SPECIFIED HEREON.
4. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
5. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
6. EXISTING SEPTIC SYSTEM IS A POSSIBILITY. REMOVAL OF SEPTIC SYSTEM TO BE HANDLED PROPERLY.

LEGEND

	STONE BOUND FOUND
	UTILITY POLE
	SIGN
	GAS VALVE
	WATER VALVE
	HYDRANT
	WELL
	SEWER MANHOLE
	DRAINAGE MANHOLE
	CATCH BASIN
	ABUTTER LINE
	PROPERTY LINE
	WETLAND
	WIRE FENCE
	OVERHEAD UTILITIES
	GAS LINE
	WATER LINE
	SEWER LINE
	DRAINAGE LINE
	TREELINE
	RETAINING WALL
	EDGE OF PAVEMENT
	BUILDING SETBACK
	EXISTING EASEMENT



**REMOVALS/DEMOLITION PLAN
DERRY STREET RETAIL**

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

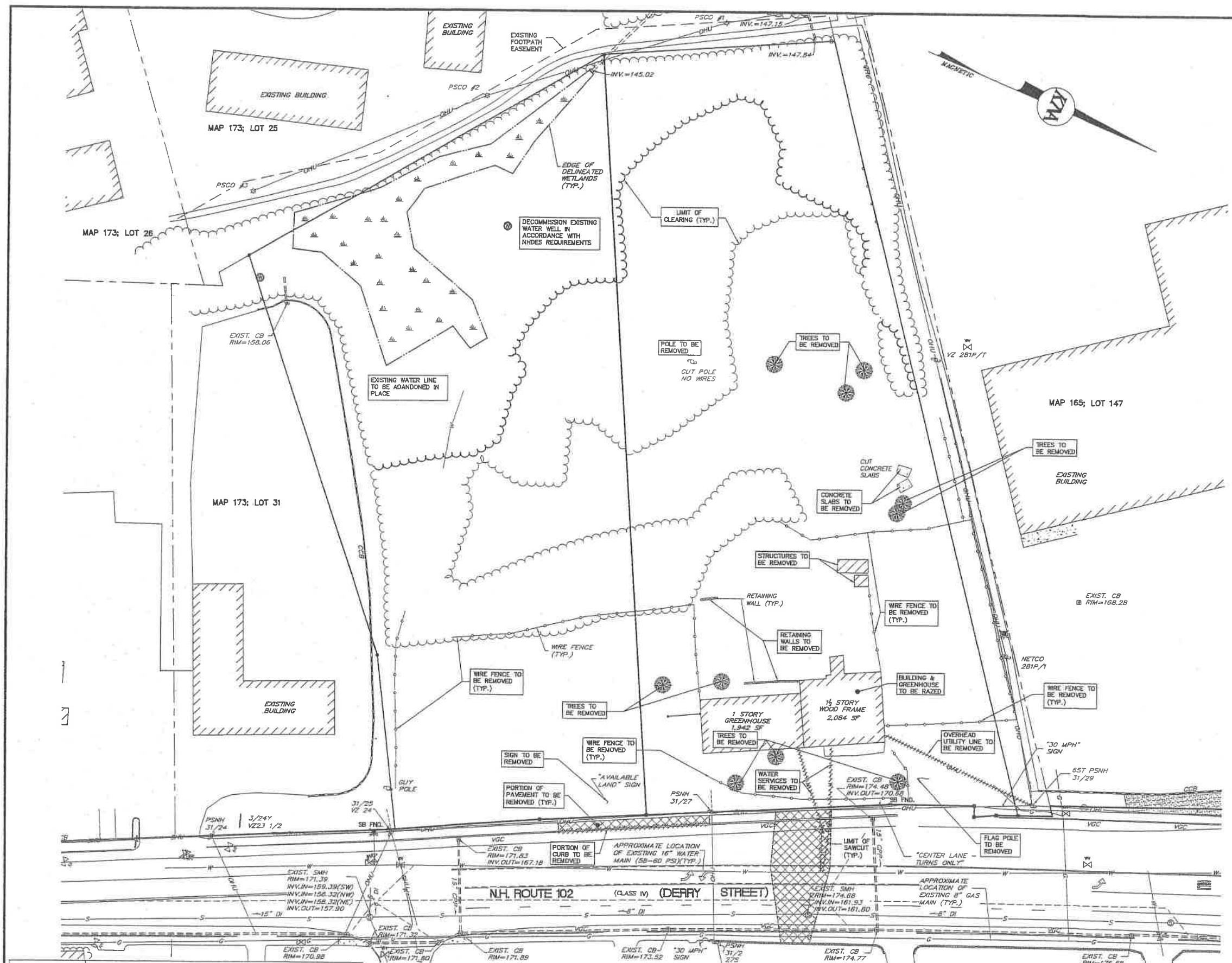
OWNER OF RECORD:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34654

APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/1/14	PER TOWN COMMENTS	BJC

DATE: JULY 7, 2014 SCALE: 1" = 30'
PROJECT NO: 13-0509-2 SHEET 3 OF 20



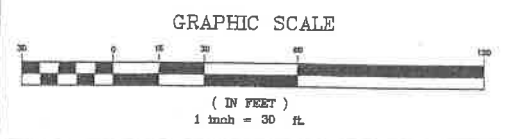
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

SIGNATURE _____ DATE _____

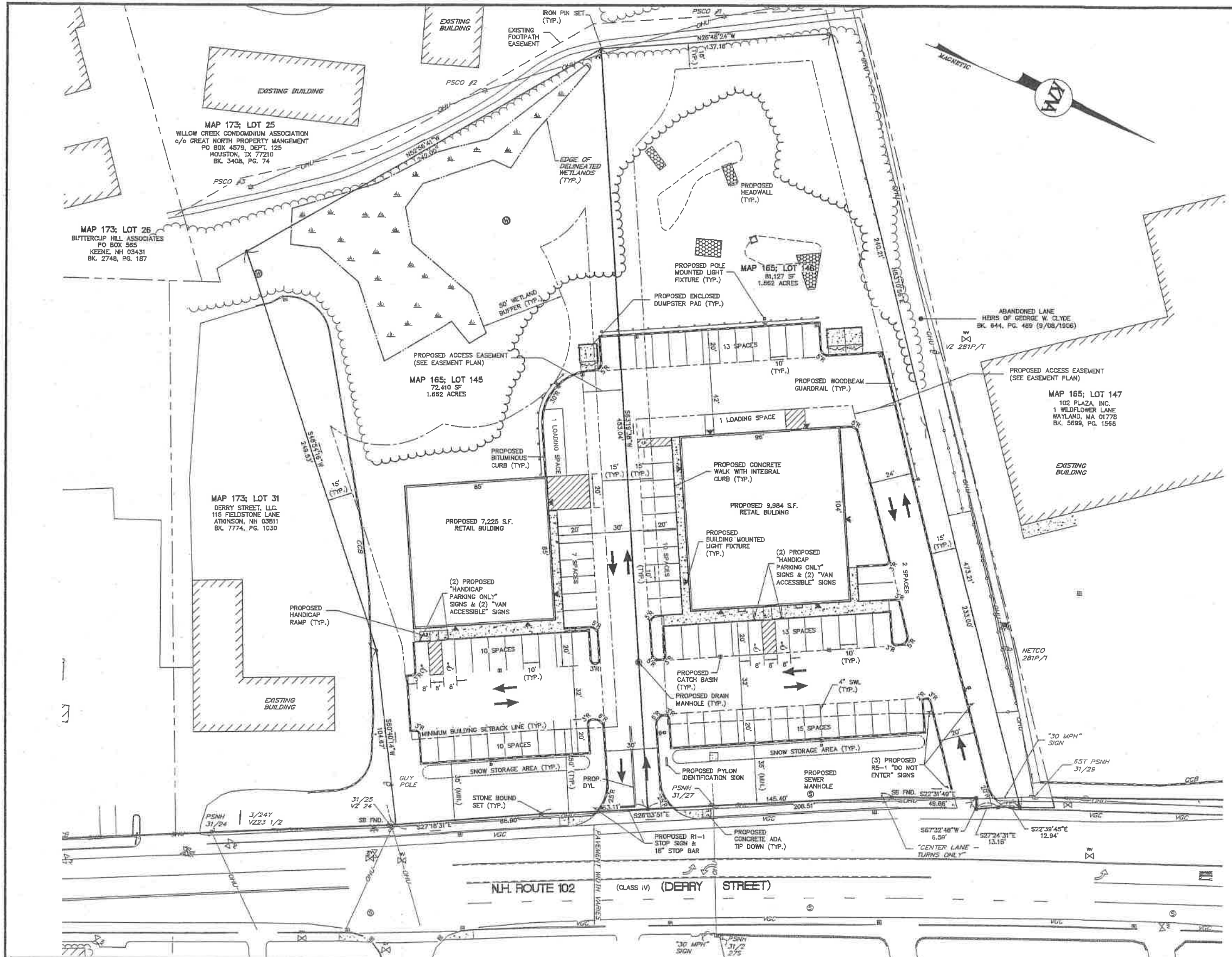
SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.



P:\proj\1305092\1305092.dwg\1305092-SITEPLAN - REV1.dwg 7/31/2014 4:57:38 PM, SAVN 2405W0

SEE SHEET 1 FOR NOTES



LEGEND

- STONE BOUND FOUND
- UTILITY POLE
- SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WIRE FENCE
- OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED ACCESS EASEMENT



NON RESIDENTIAL SITE LAYOUT PLAN

DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34654

APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

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

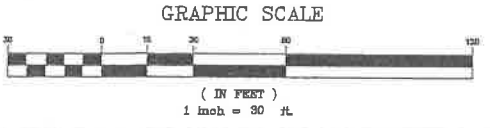


REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/7/14	PER TOWN COMMENTS	BJC

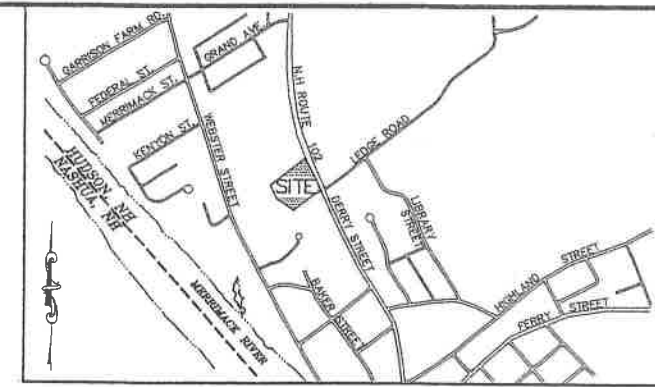
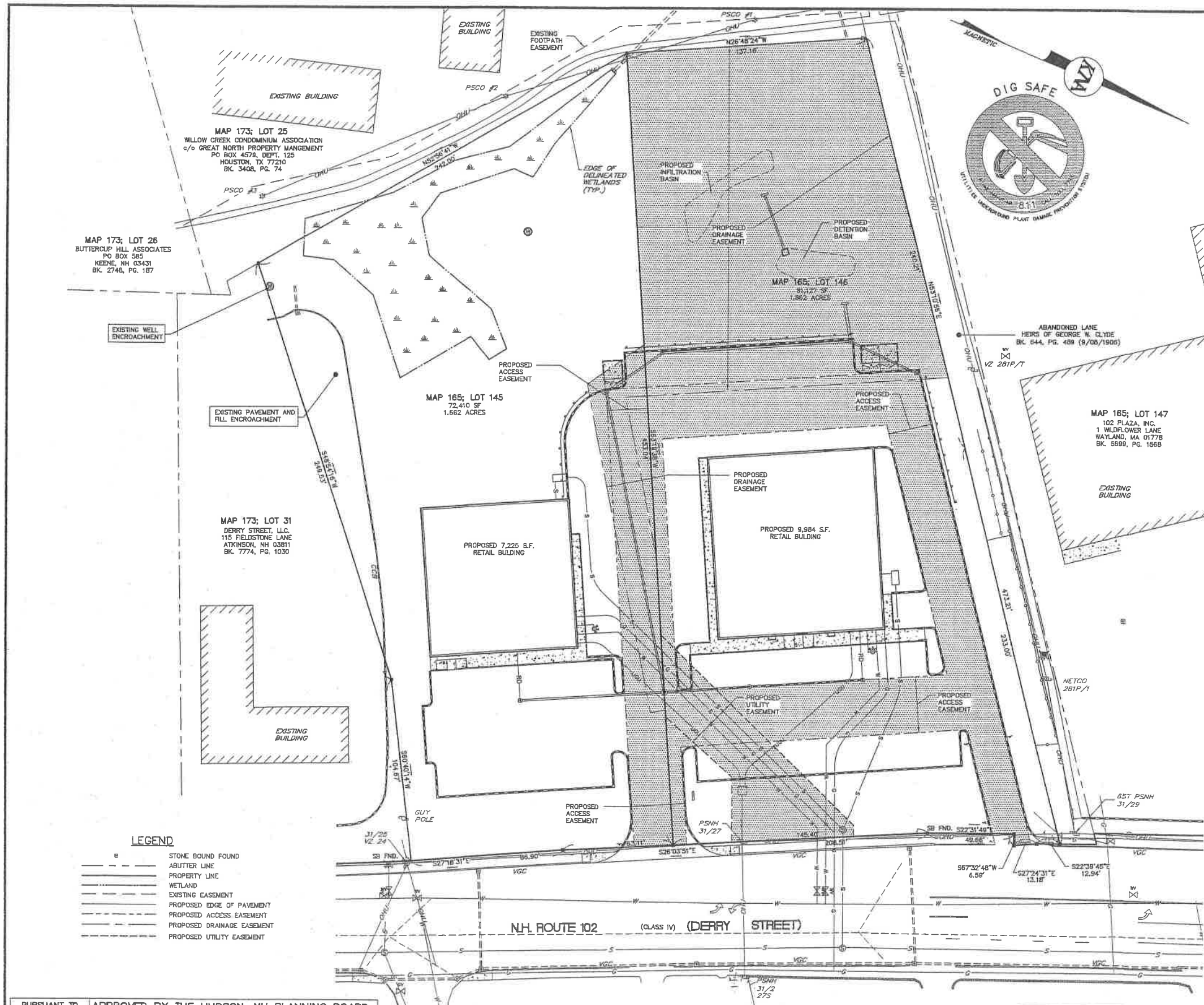
DATE: JULY 7, 2014 SCALE: 1" = 30'
PROJECT NO: 13-0508-2 SHEET 4 OF 20

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

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



P:_proj\ec\1305092\1305092.dwg 7/31/2014 4:57:44 PM SAVIN 3408W



VICINITY MAP
SCALE: 1" = 1,000'

PLAN REFERENCES:

- "SITE PLAN, HOGAN'S GARDEN CENTER, 66 DERRY STREET, HUDSON, N.H.," SCALE: 1"=20', DATED: 2-21-79, WITH REVISIONS THROUGH 6/27/80, PREPARED BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC. H.C.R.D. PLAN NO. 13386.
- "SKETCH OF SURVEY AND TITLE RELATED MATTERS, LAND OF, SHAWN B. HOGAN, PREPARED FOR: GREER, LATHAM & ASSOCIATES, TAX MAP 165 LOTS 145 & 146, 66 DERRY STREET, HUDSON, NH," SCALE: 1"=40', DATED: NOVEMBER 27, 2012, PREPARED BY MERIDIAN LAND SERVICES, INC.
- "CONSOLIDATION & SUBDIVISION PLAN, DERRY STREET, HUDSON, NH," SCALE: 1"=20', DATED: JUNE 1978, PREPARED BY A.E. MAYNARD CIVIL ENGINEER, H.C.R.D. PLAN NO. 11484.
- "WILLOW CREEK CONDOMINIUM, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', PREPARED BY MAYNARD & PAQUETTE INC. H.C.R.D. PLAN NO. 18171.
- "ALTA/ACSM LAND TITLE SURVEY, LAND OF, SHAWN B. HOGAN, PREPARED FOR: GREER, LATHAM & ASSOCIATES, TAX MAP 165 LOTS 145 & 146, 66 DERRY STREET, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', DATED: NOVEMBER 21, 2012, PREPARED BY MERIDIAN LAND SERVICES, INC.
- "RECORDABLE SUBDIVISION PLAN, TAX MAP 165, LOT 159, 63 DERRY STREET - NH ROUTE 102, HUDSON, NEW HAMPSHIRE," SCALE: 1"=40', DATED: APRIL 2, 2013, WITH REVISIONS THROUGH 2/28/14, PREPARED BY RJE ENGINEERING, LLC, IN ASSOCIATION WITH JOSEPH M. WICHERT, L.L.S., INC. H.C.R.D. PLAN NO. 38006.
- "LOT LINE ADJUSTMENT PLAN, LAND OF, SHAWN B. HOGAN, MAP 165, LOTS 145 & 146, 66 & 68 DERRY STREET, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY," SCALE: 1"=30', DATED: JULY 7, 2014, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED EASEMENTS ASSOCIATED WITH THE LAYOUT OF A 7,225 SF RETAIL BUILDING ON TOWN OF HUDSON TAX MAP 165, LOT 145 AND A 9,884 SF RETAIL BUILDING ON TOWN OF HUDSON TAX MAP 165, LOT 146 ALONG WITH ASSOCIATED SITE APPURTENANCES.
- AREA OF PARCELS:
MAP 165, LOT 145 = 72,410 SF, 1.662 ACRES
MAP 165, LOT 146 = 81,127 SF, 1.862 ACRES
TOTAL AREA = 153,537 SF, OR 3.524 ACRES
- REFERENCE THESE PARCELS AS TOWN OF HUDSON TAX MAP 165, LOTS 145 AND 146.
- PRESENT OWNER OF RECORD:
MAP 165, LOT 145: SHAWN B. HOGAN, 11354 GOLF ROUND DRIVE, NEW PORT RICHEY, FL 34654, H.C.R.D. BK. 8807, PG. 305
MAP 165, LOT 146: SHAWN B. HOGAN, 11354 GOLF ROUND DRIVE, NEW PORT RICHEY, FL 34654, H.C.R.D. BK. 2422, PG. 572
- PRESENT ZONING: BUSINESS (B)
MINIMUM LOT REQUIREMENTS:
- LOT AREA: 30,000 SF WITH WATER AND SEWER
- LOT AREA: 43,560 SF WITHOUT WATER AND SEWER
- LOT FRONTAGE: 150 FT ARTERIAL/COLLECTOR
- LOT FRONTAGE: 150 FT LOCAL ROAD WITH WATER AND SEWER
MINIMUM BUILDING SETBACKS: (LOCAL, COLLECTOR, AND ARTERIAL ROADWAYS)
- FRONT: 50 FT
- SIDE: 15 FT
- REAR: 15 FT
- 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.

MAP 173; LOT 25
WILLOW CREEK CONDOMINIUM ASSOCIATION
c/o GREAT NORTH PROPERTY MANAGEMENT
PO BOX 4579, DEPT. 125
HOUSTON, TX 77210
BK. 3408, PG. 74

MAP 173; LOT 26
BUTTERCUP HILL ASSOCIATES
PO BOX 585
KEENE, NH 03431
BK. 2746, PG. 187

MAP 173; LOT 31
DERRY STREET, LLC
115 FIELDSTONE LANE
ATKINSON, NH 03811
BK. 7774, PG. 1030

MAP 165; LOT 145
72,410 SF
1.662 ACRES

MAP 165; LOT 146
81,127 SF
1.862 ACRES

MAP 165; LOT 147
102 PLAZA, INC.
1 WILDFLOWER LANE
WAYLAND, MA 01778
BK. 5699, PG. 1568

LEGEND

---	STONE BOUND FOUND
---	ABUTTER LINE
---	PROPERTY LINE
---	WETLAND
---	EXISTING EASEMENT
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED ACCESS EASEMENT
---	PROPOSED DRAINAGE EASEMENT
---	PROPOSED UTILITY EASEMENT

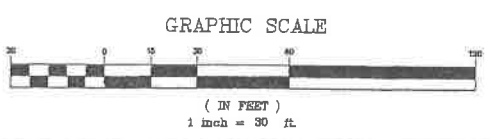
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.



THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2014 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

EASEMENT PLAN
DERRY STREET RETAIL
MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/1/14	PER TOWN COMMENTS	BJC

DATE: JULY 7, 2014 SCALE: 1" = 30'
PROJECT NO: 13-0508-2 SHEET 5 OF 20

P:\p09\p09\1305082\1305082.dwg 1305092-EASEMENT-PLAN.dwg 8/1/2014 8:15:53 AM SAVIN 3408WD

- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HDPE. CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SUMPS UNLESS OTHERWISE NOTED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. SEE DRAINAGE PROFILES AND CONSTRUCTION DETAILS FOR SPECIFIC CONSTRUCTION INFORMATION.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

LEGEND

- STONE BOUND FOUND
- UTILITY POLE SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WIRE FENCE
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- 5' CONTOUR
- 1' CONTOUR
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED DRAINAGE LINE
- PROPOSED 1' CONTOUR
- PROPOSED DRAINAGE EASEMENT



GRADING AND DRAINAGE PLAN
DERRY STREET RETAIL
 MAP 165; LOTS 145 & 146
 66 & 68 DERRY STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 SHAWN B. HOGAN
 11354 GOLF ROUND DRIVE
 NEW PORT RICHEY, FL 34654

APPLICANT:
 CLARK, GEER, LATHAM & ASSOC., INC.
 3901 SPRINGHILL AVENUE
 MOBILE, AL 36608

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

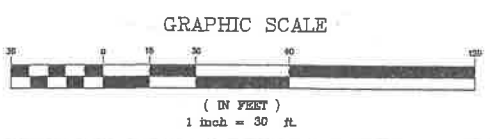
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.



NPDES NOTE

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/1/14	PER TOWN COMMENTS	BUC



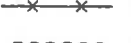





DATE: JULY 7, 2014 SCALE: 1" = 30'
 PROJECT NO: 13-0509-2 SHEET 6 OF 20

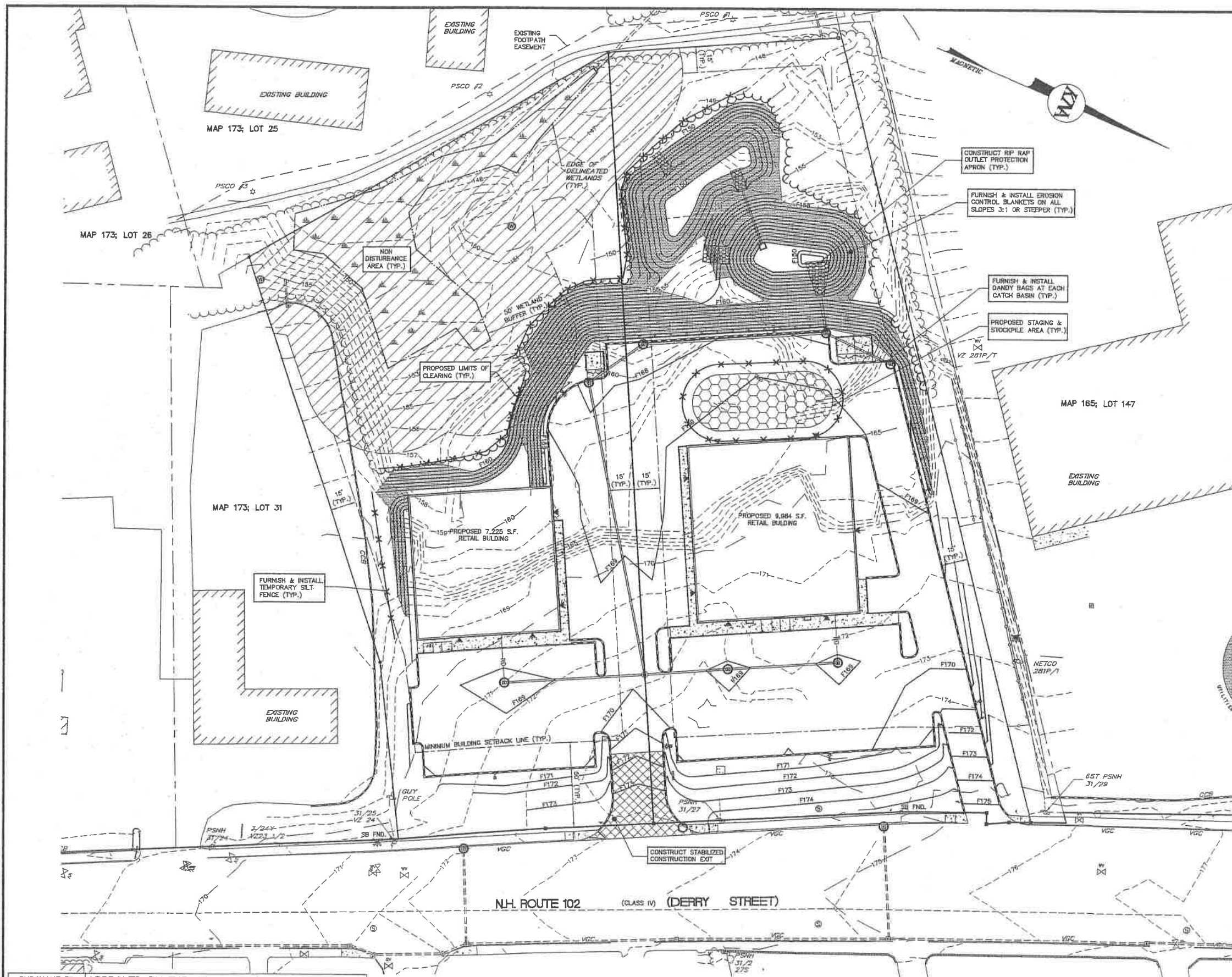
P:\projects\1305092\1305092.dwg\1305092-SITEPLAN - REV1.dwg 7/31/2014 4:58:40 PM SAVIN 3406MD

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

LOAM & SEED ALL DISTURBED AREAS (TYP.)

EROSION & SEDIMENT CONTROL LEGEND

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



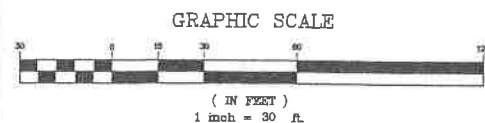
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.



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.

EROSION CONTROL PLAN
DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/1/14	PER TOWN COMMENTS	BUC

DATE: JULY 7, 2014 SCALE: 1" = 30'
PROJECT NO: 13-0509-2 SHEET 7 OF 20

- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 3. ALL WATER SERVICE CONSTRUCTION SHALL CONFORM WITH HUDSON WATER UTILITY CONSTRUCTION SPECIFICATIONS.
 4. CONTRACTOR TO COORDINATE WITH PSNH AND FAIRPOINT REGARDING DROP POLE AND TRANSFORMER LOCATIONS.
 5. LIBERTY UTILITIES SHALL SIZE AND INSTALL PROPOSED GAS SERVICES.
 6. PROPOSED SEWER LIFT STATIONS AND FORCE MAINS WILL BE DESIGNED FOLLOWING SITE PLAN APPROVAL. PLAN REQUIRES NHDES WASTE WATER CONNECTION PERMIT PRIOR TO CONSTRUCTION.

LEGEND

- STONE BOUND FOUND
- UTILITY POLE
- X— SIGN
- ◇— GAS VALVE
- ▽— WATER VALVE
- HYDRANT
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WIRE FENCE
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREETLINE
- RETAINING WALL
- EDGE OF PAVEMENT
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED DRAINAGE LINE
- OHU
- PROPOSED OVERHEAD UTILITIES
- UGU
- PROPOSED UNDERGROUND UTILITIES
- G
- PROPOSED GAS LINE
- W
- PROPOSED WATER LINE
- S
- PROPOSED SEWER LINE
- PROPOSED UTILITY EASEMENT

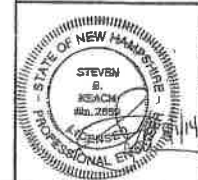


UTILITY PLAN
DERRY STREET RETAIL
 MAP 165; LOTS 145 & 146
 66 & 68 DERRY STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN
 11354 GOLF ROUND DRIVE
 NEW PORT RICHEY, FL 34654

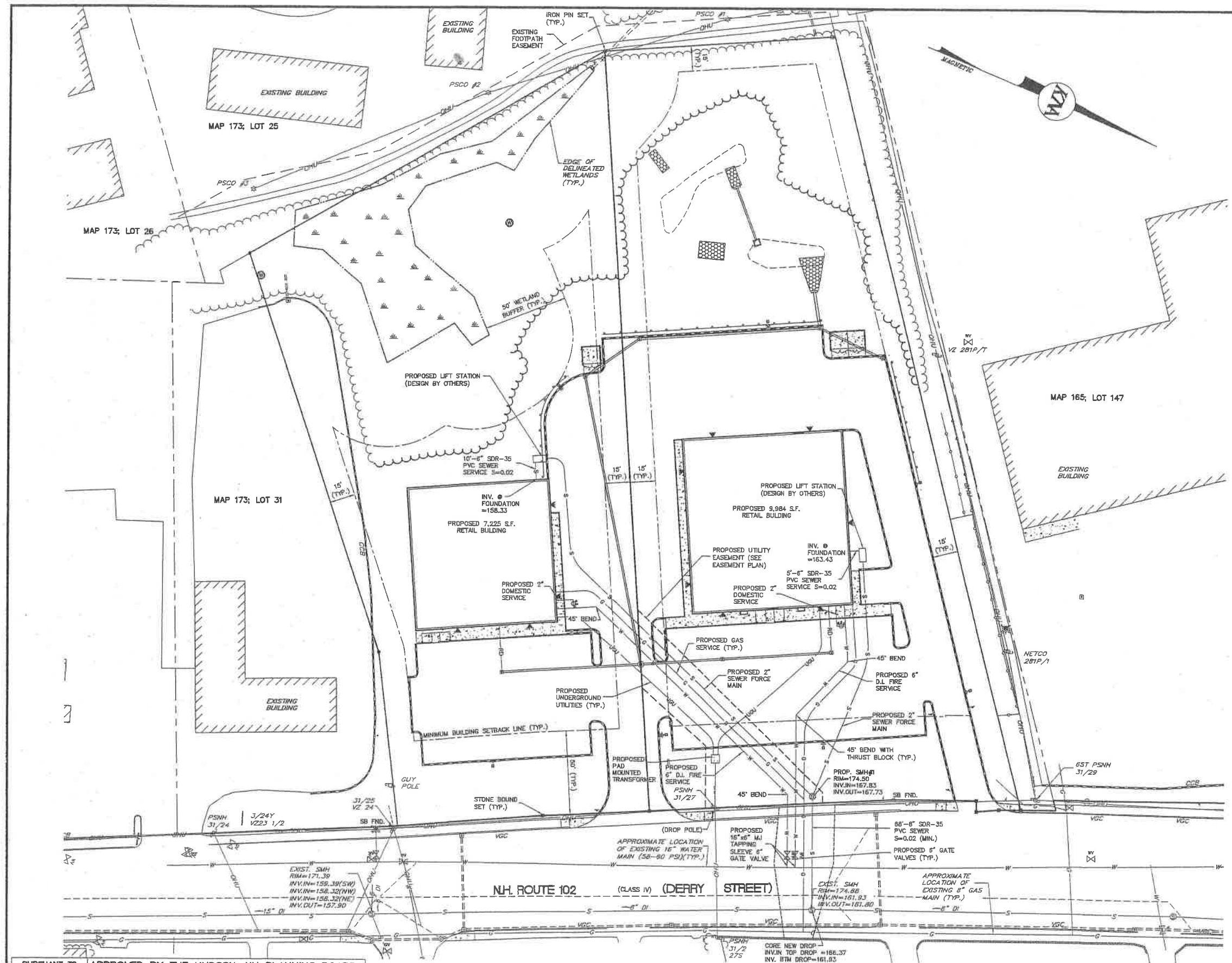
APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC.
 3901 SPRINGHILL AVENUE
 MOBILE, AL 36608

KM KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 2B, Bedford, NH 08110 Phone (603) 827-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/7/14	PER TOWN COMMENTS	SLC

DATE: JULY 7, 2014 SCALE: 1" = 30'
 PROJECT NO: 13-0509-2 SHEET 8 OF 20



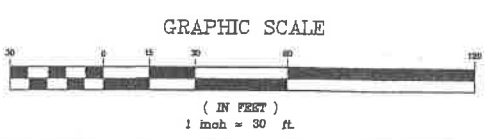
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

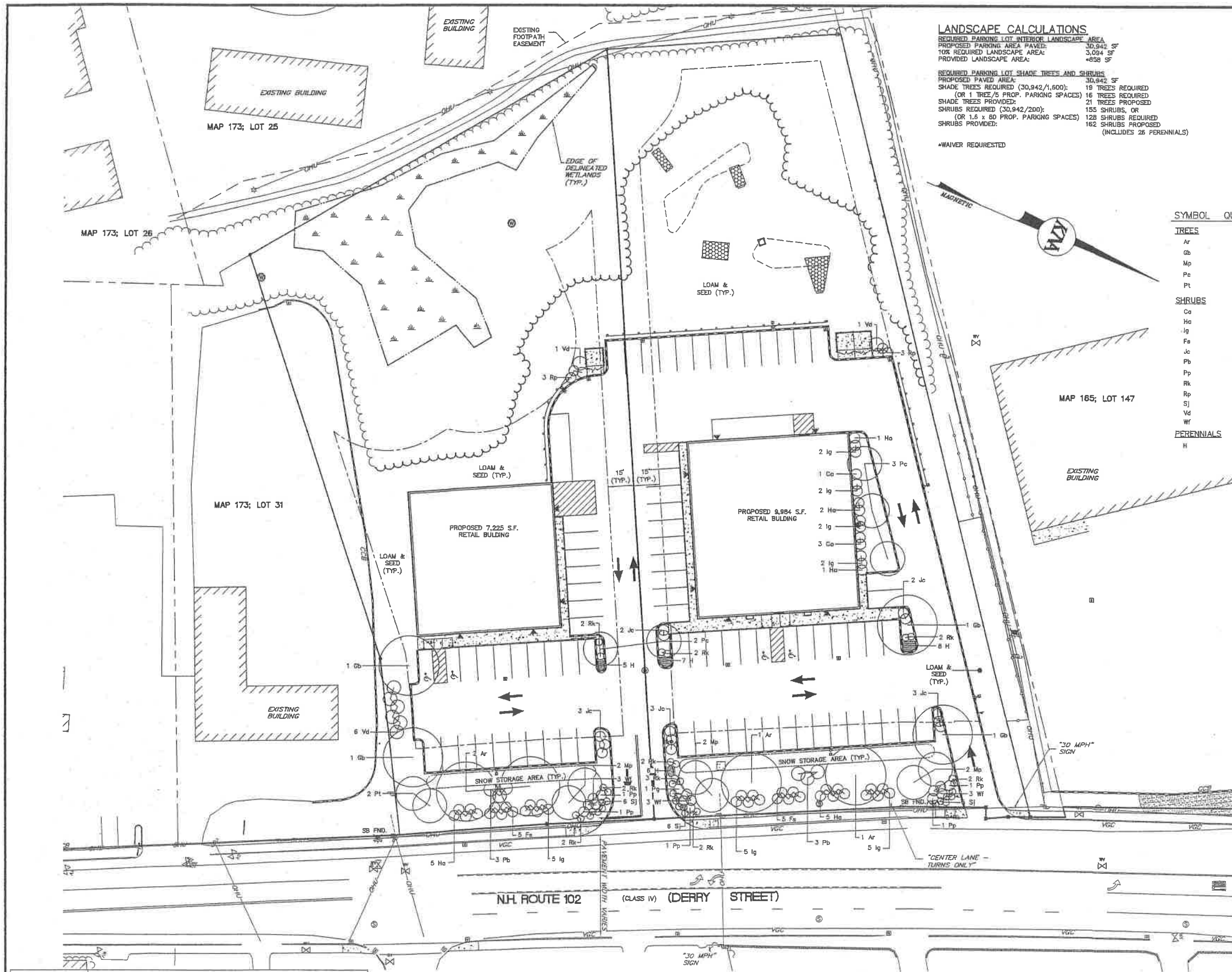
SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.



F:\projec\1305092\1305092.dwg\1305092-SITEPLAN - REV1.dwg 7/31/2014 4:58:58 PM, SAVIN 3405WD



LANDSCAPE CALCULATIONS

REQUIRED PARKING LOT INTERIOR LANDSCAPE AREA	30,942 SF
PROPOSED PARKING AREA PAVED	30,942 SF
10X REQUIRED LANDSCAPE AREA	3,094 SF
PROVIDED LANDSCAPE AREA	+898 SF

REQUIRED PARKING LOT SHADE TREES AND SHRUBS	30,942 SF
SHADE TREES REQUIRED (30,942/1,600)	19 TREES REQUIRED
(OR 1 TREE/5 PROP. PARKING SPACES)	16 TREES REQUIRED
SHADE TREES PROVIDED:	21 TREES PROPOSED
SHRUBS REQUIRED (30,942/200)	155 SHRUBS, OR
(OR 1.6 X 80 PROP. PARKING SPACES)	128 SHRUBS REQUIRED
SHRUBS PROVIDED:	162 SHRUBS PROPOSED
	(INCLUDES 26 PERENNIALS)

*WAIVER REQUESTED

- LANDSCAPE NOTES:**
- ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 - 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% COMPOST AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 - PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5 OZ. POLYPROPYLENE WEED CONTROL FABRIC.
 - 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 ABOVE.

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
Ar	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2'-2.5' CAL
Gb	4	GRNKG BLOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2-2.5' CAL
Mp	6	MALLUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	2-2.5' CAL
Pc	5	PYRUS CALLERYANNA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	2-2.5' CAL
Pt	2	FINUS THUNBERGIANA	JAPANESE BLACK PINE	6-7' B&B
SHRUBS				
Ca	3	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	18-24"
Ho	14	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL SMOOTH HYDRANGEA	18-24"
Ig	23	ILEX GLABRA 'COMPACTA'	ILEX GLABRA 'COMPACTA'	2-2.5' B&B
Fa	10	FORSYTHIA 'SHOW OFF'	SHOW OFF FORSYTHIA	18-24"
Jc	13	JUNIPERUS CHINENSIS P. COMPACTA	COMPACT PFITZER JUNIPER	18-24"
Pb	6	PICEA PUNGENS 'BAKER'	BAKER BLUE SPRUCE	5-6' B&B
Pp	6	PICEA PUNGENS 'GLOBAL BLUE'	GLOBAL BLUE SPRUCE	2-3' B&B
Rk	21	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	18-24"
Rp	6	RHODODENDRON 'P.J.M.'	P.J.M. RHODODENDRON	2-2.5' B&B
Sj	17	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18-24"
Vd	8	VBURNUM DENTATUM	ARROWWOOD VBURNUM	2-2.5' B&B
Wf	9	WEIGELA FLORIDA 'WINE & ROSES'	WINE & ROSES WEIGELA	18-24"
PERENNIALS				
H	26	HEMEROCALLIS 'BIG TIME HAPPY'	BIG TIME HAPPY DAYLILY	#2

LEGEND

	STONE BOUND FOUND
	UTILITY POLE
	SIGN
	GAS VALVE
	WATER VALVE
	HYDRANT
	WELL
	SEWER MANHOLE
	DRAINAGE MANHOLE
	CATCH BASIN
	ABUTTER LINE
	PROPERTY LINE
	WETLAND
	WIRE FENCE
	OVERHEAD UTILITIES
	TREELINE
	RETAINING WALL
	EDGE OF PAVEMENT
	BUILDING SETBACK
	EASEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED BITUMINOUS CURB



LANDSCAPE PLAN
DERRY STREET RETAIL
 MAP 165; LOTS 145 & 146
 66 & 68 DERRY STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

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

REVISIONS

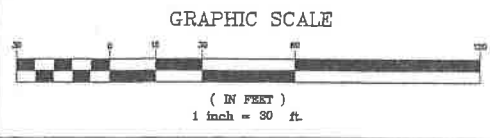
No.	DATE	DESCRIPTION	BY
1	8/1/14	PER TOWN COMMENTS	BJC

DATE: JULY 7, 2014 SCALE: 1" = 30'
 PROJECT NO: 13-0509-2 SHEET 9 OF 20

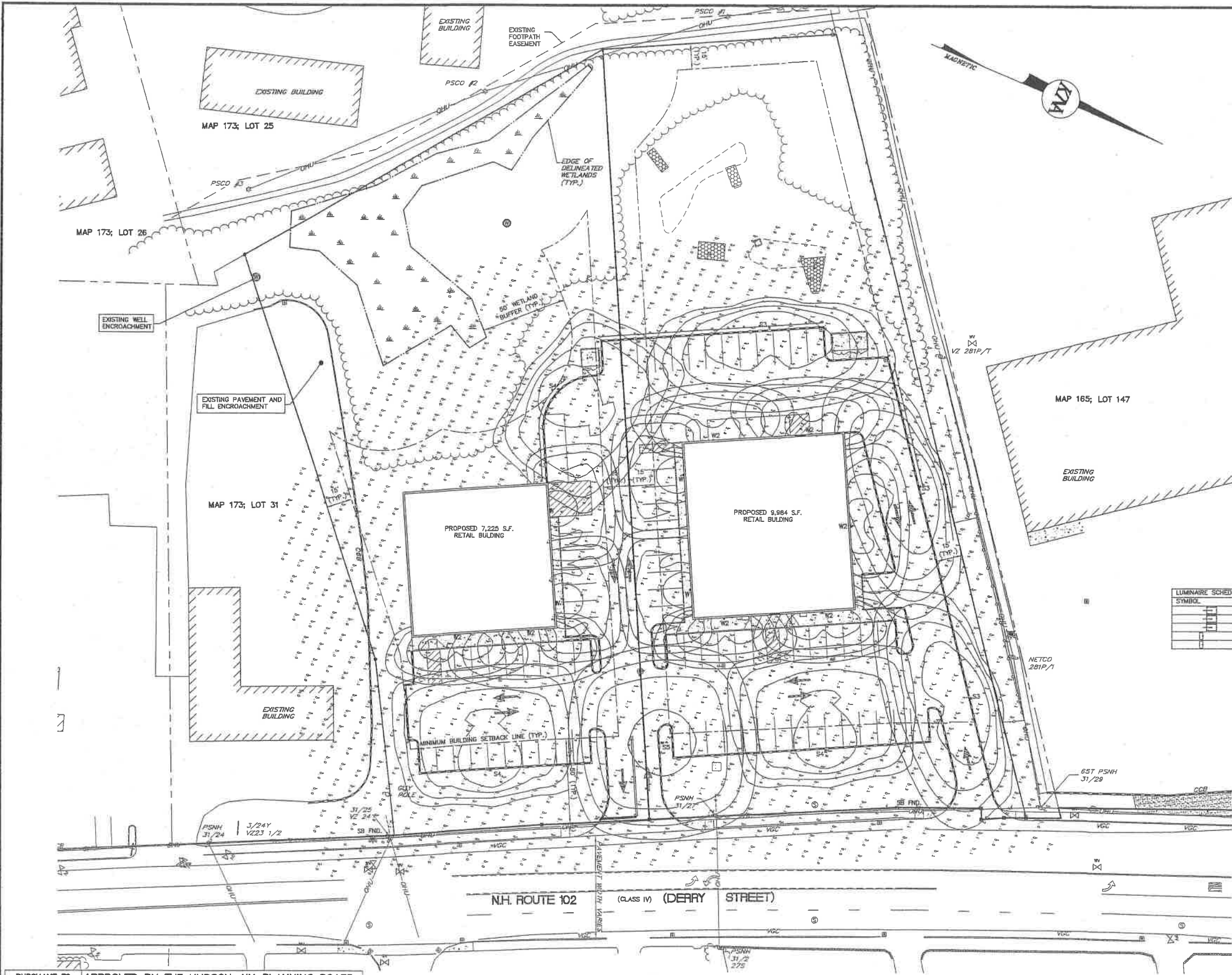
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

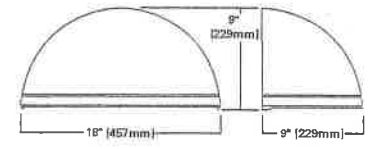
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



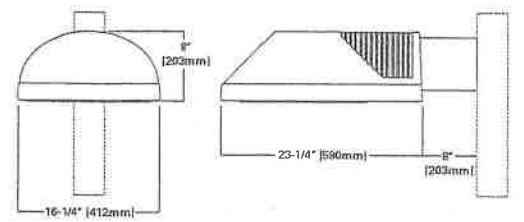
P:\project\1305092\1305092.dwg\1305092-SITEPLAN - REV1.dwg, 7/31/2014 4:58:08 PM, SAVIN 340500



- CONSTRUCTION NOTES:**
1. PROVIDE NEW WIRE FROM PANELS TO NEW AND EXISTING LIGHTS IN SCHEDULE 80 ELECTRICAL CONDUIT, 1" MINIMUM.
 2. PROVIDE PHOTO CELL AND TIME CLOCK CONTROL.
 3. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING LIGHT INSTALLATION AND WIRING REQUIREMENTS.



IMPACT ELITE LED QUARTER SPHERE
NOT TO SCALE



TALON MEDIUM LED
NOT TO SCALE



STATAREA PAVED AREAS
ILLUMINANCE (FC)
AVERAGE = 1.83
MAXIMUM = 6.4
MINIMUM = 0.5
AVG./MIN. RATIO = 3.66
MAX./MIN. RATIO = 12.80

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
S3	3	S3	SINGLE	TLM-806-LED-E1-BL3/ 20' AFG
S4	3	S4	SINGLE	TLM-806-LED-E1-SL4/ 20' AFG
S5	1	S5	SINGLE	TLM-806-LED-E1-SM0/ 20' AFG
W	4	W	SINGLE	ISS-802-LED-E1-BL4/ WALL MTD 15' AFG
W2	7	W2	SINGLE	ISS-802-LED-E1-BL3/ WALL MTD 15' AFG

IN ASSOCIATION WITH:

CHARRON
INCORPORATED
P.O. BOX 4550
MANCHESTER, NH 03106
(603) 624-4827
FAX (603) 624-6764

LIGHTING PLAN
DERRY STREET RETAIL
MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34854	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

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

STATE OF NEW HAMPSHIRE
PROFESSIONAL ENGINEER
STEVEN B. KEACH
No. 7859

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2014 SCALE: 1" = 30'
PROJECT NO: 13-0509-2 SHEET 10 OF 20

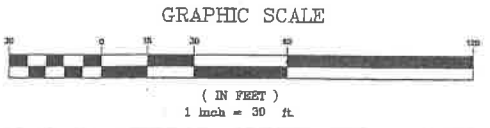
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

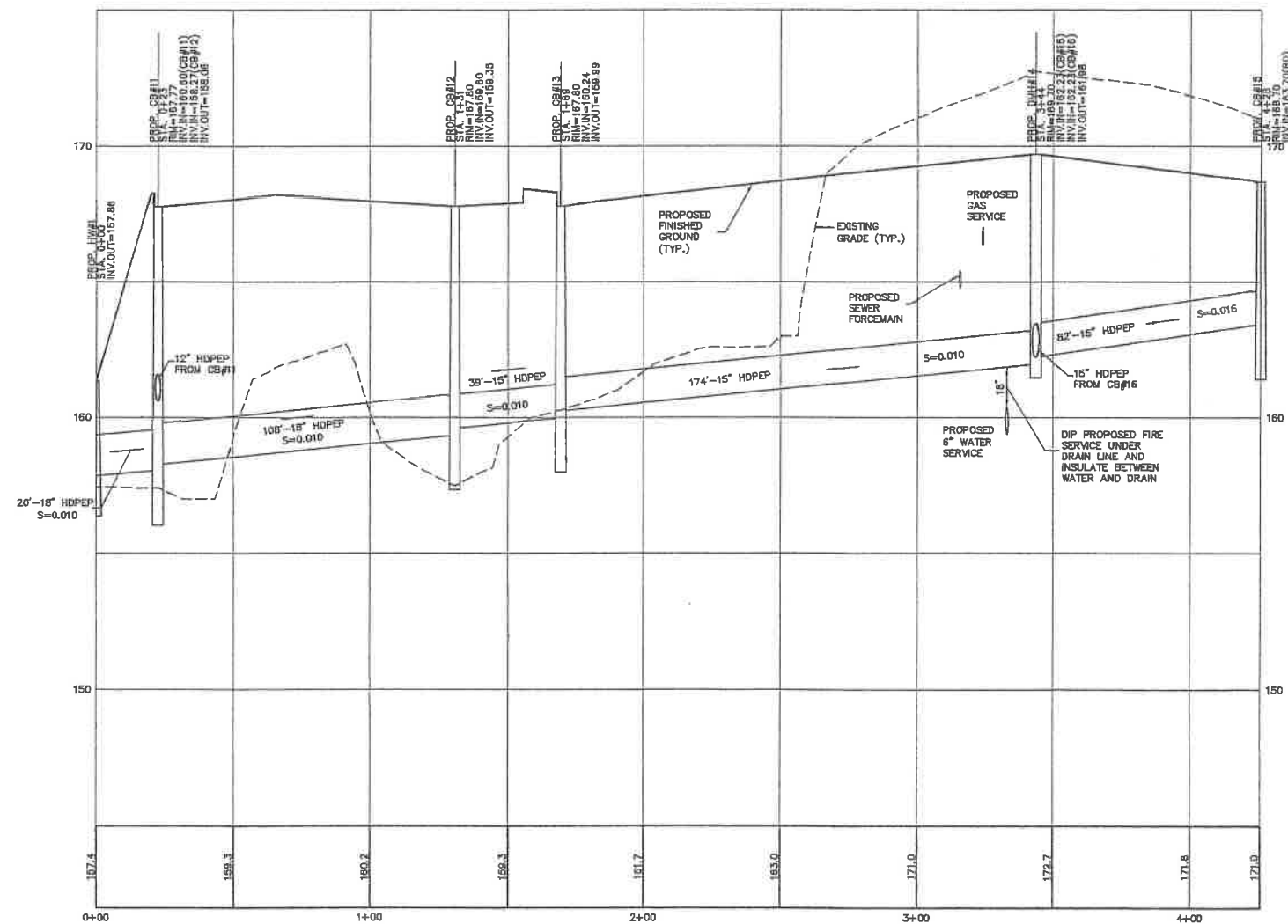
SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

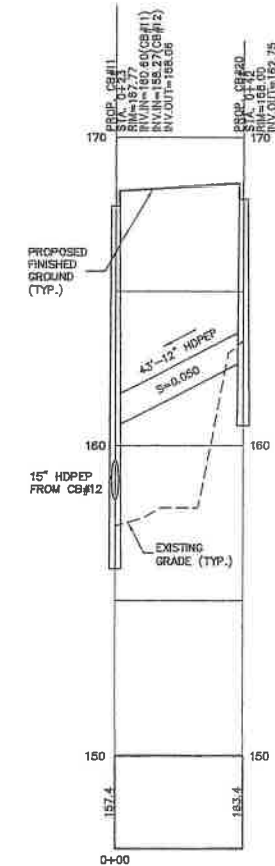
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



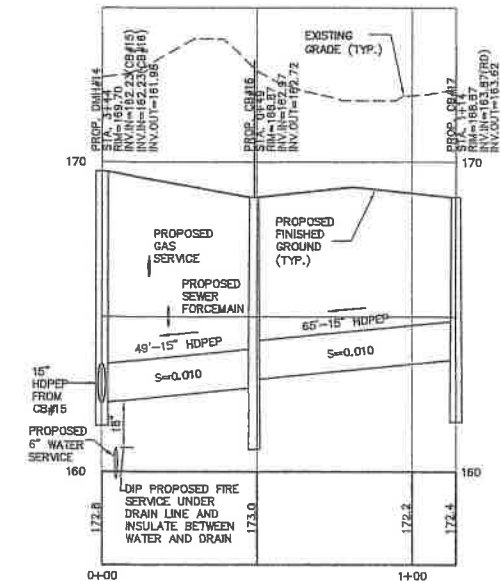
P:\projects\130509\130509-2\Lighting.dwg, LGS:TRK, 7/10/2014 3:58:21 PM, mt



DRAINAGE PROFILE (PROP. HW#1 TO PROP. CB#15)
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (VERT.)



DRAINAGE PROFILE (PROP. CB#11 TO PROP. CB#20)
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (VERT.)



DRAINAGE PROFILE (PROP. DMH#14 TO PROP. CB#17)
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (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 _____ DATE _____

SIGNATURE _____ DATE _____

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



DRAINAGE PROFILES
DERRY STREET RETAIL

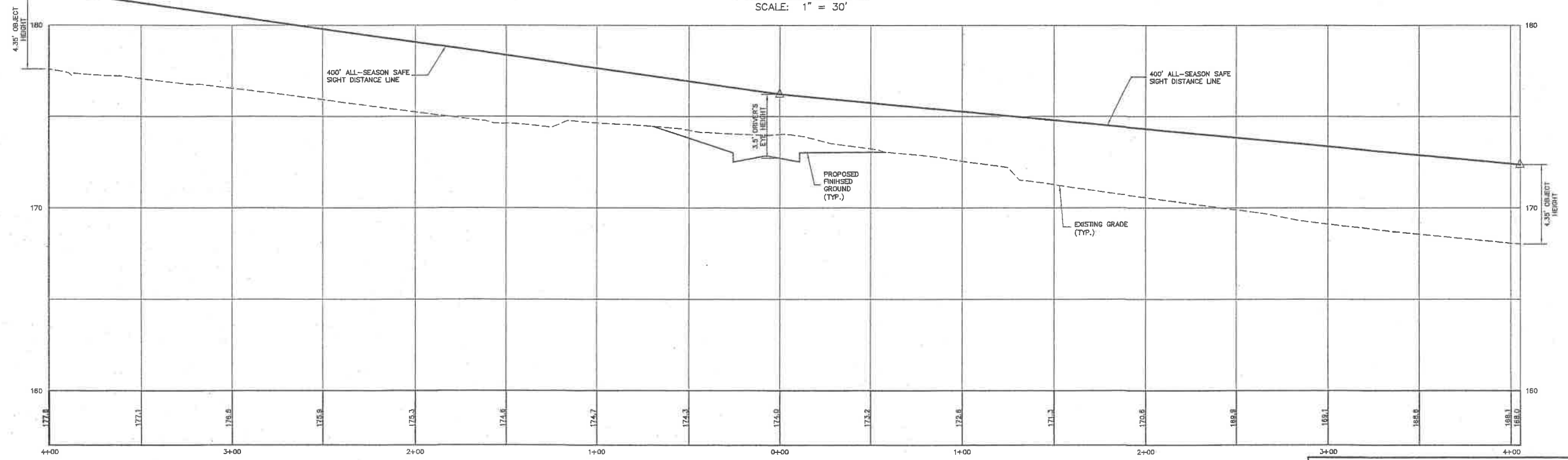
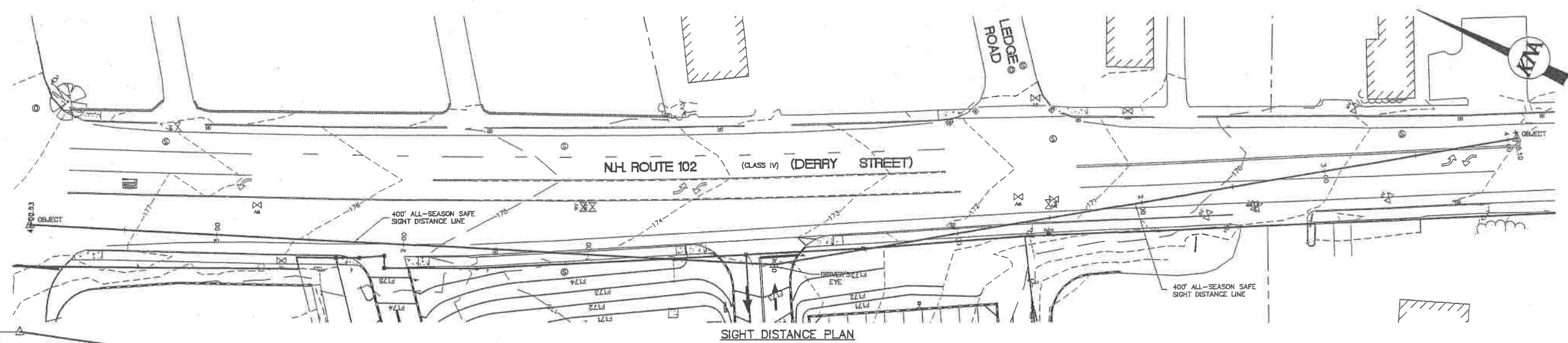
MAP 165; LOTS 145 & 146
 66 & 68 DERRY STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

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: JULY 7, 2014 SCALE: 1" = 30'
 PROJECT NO: 13-0509-2 SHEET 11 OF 20



SIGHT DISTANCE PLAN & PROFILE
DERRY STREET RETAIL

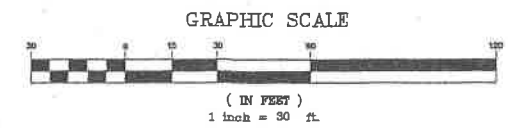
MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 827-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/17/14	PER TOWN COMMENTS	BJC

DATE: JULY 7, 2014 SCALE: 1" = 30'
PROJECT NO: 13-0509-2 SHEET 12 OF 20



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

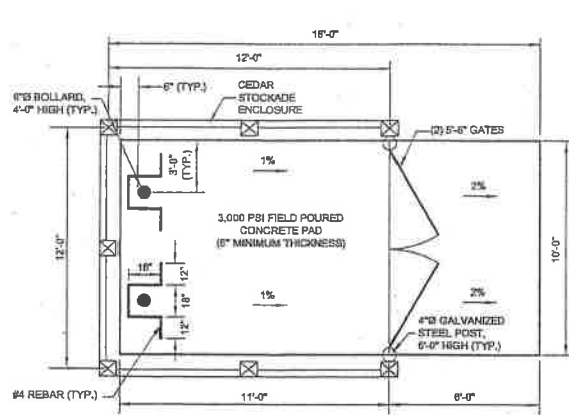
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ DATE _____

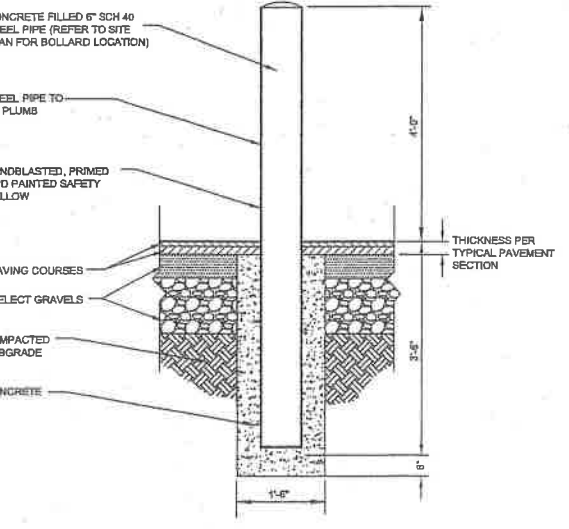
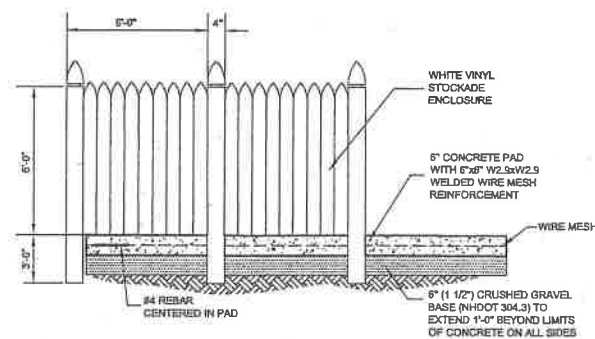
SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.

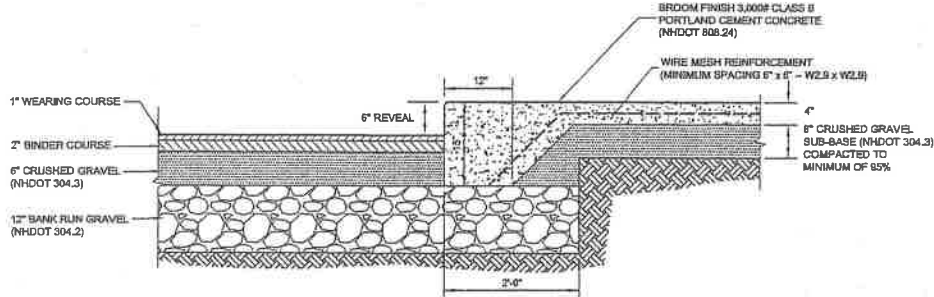
P:\project\305092\305092.dwg\305092-SITEPLAN - REV1.dwg, 7/31/2014 4:58:36 PM, SAVIN, JACOB



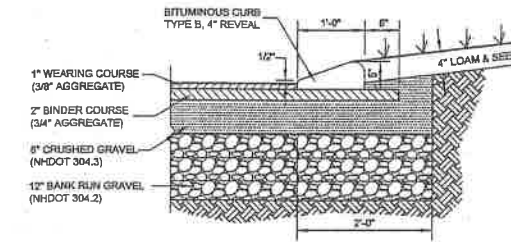
WOOD STOCKADE TRASH ENCLOSURE DETAIL
NOT TO SCALE
(MARCH 2008)



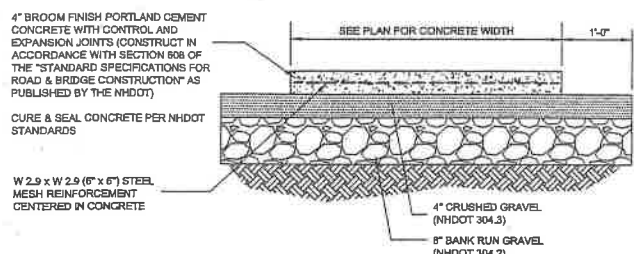
BOLLARD DETAIL
NOT TO SCALE
(MARCH 2008)



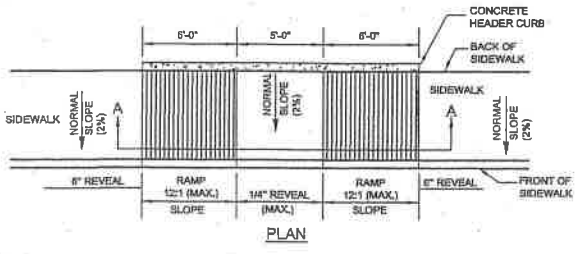
INTEGRAL CURB AND WALK DETAIL
NOT TO SCALE
(MARCH 2008)



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

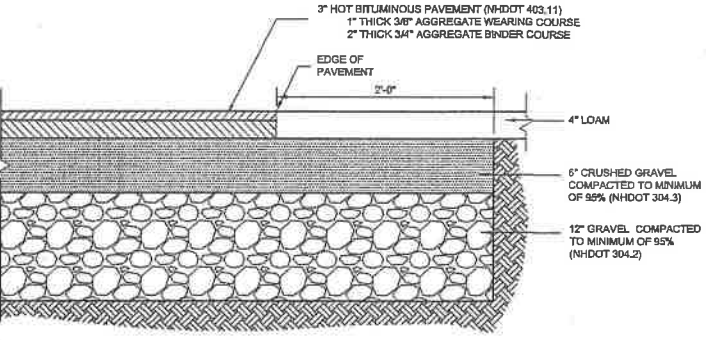


CONCRETE WALK DETAIL
NOT TO SCALE
(MARCH 2008)



SIDEWALK RAMP WITH DETECTABLE WARNING SURFACE
NOT TO SCALE
(JUNE 2012)

- NOTES:**
1. TEXTURED WALK SURFACE TO CONSIST OF CAST TRUNCATED DOMES SUPPLIED BY THE NEENAH FOUNDRY COMPANY, OR APPROVED EQUAL.
 2. A BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP SHALL BE USED ON PORTLAND CEMENT CONCRETE RAMPS.
 3. MAINTAIN THE NORMAL PAVEMENT PROFILE THROUGHOUT THE RAMP AREA.
 4. MAINTAIN A MAXIMUM 1/4" OF CURB REVEAL AT THE RAMP, SEE SECTION A-A



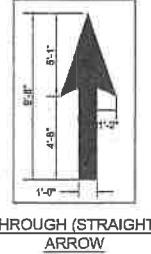
DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)

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.



STOP BAR



THROUGH (STRAIGHT) ARROW

- NOTES:**
1. A BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP SHALL BE USED ON PORTLAND CEMENT CONCRETE RAMPS.
 2. MAINTAIN THE NORMAL GUTTER PROFILE THROUGHOUT THE RAMP AREA.
 3. INTERCEPT DRAINAGE ALONG THE CURB IN ADVANCE OF THE RAMP.
 4. MAINTAIN A MAXIMUM 1/4" OF CURB REVEAL AT THE RAMP, SEE SECTION A-A.

CORNER SIDEWALK RAMP DETAIL
NOT TO SCALE
(MARCH 2008)

TRAFFIC SIGN NOTES:

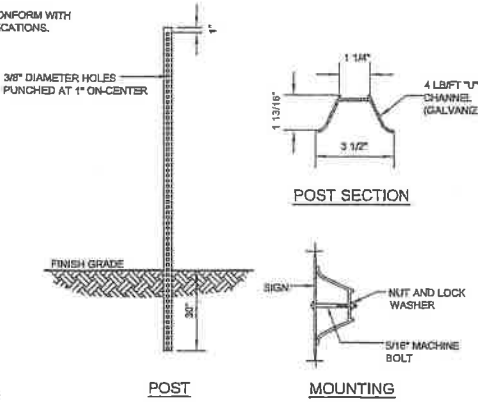
1. ALL TRAFFIC SIGN FACES AND SHAPES SHALL CONFORM WITH THE MUTCD.
2. ALL SIGN POST MOUNTS SHALL CONFORM WITH THE AASHTO AND NHDOT SPECIFICATIONS.



STOP SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



DO NOT ENTER



POST SECTION
MOUNTING

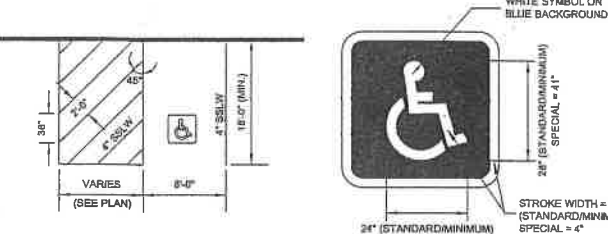
STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



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



HANDICAP STRIPING DETAIL
NOT TO SCALE
(MARCH 2012)

CONSTRUCTION DETAILS
DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34654

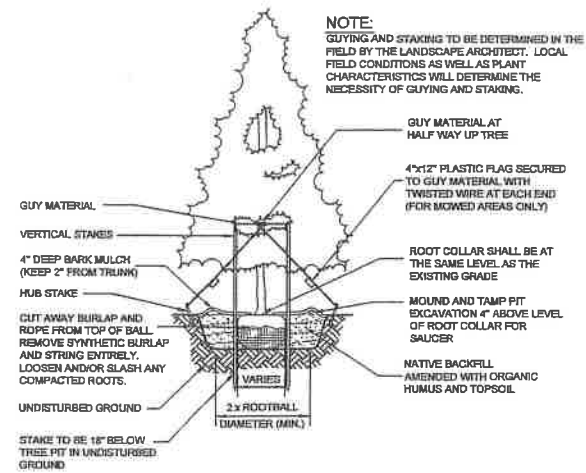
APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

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

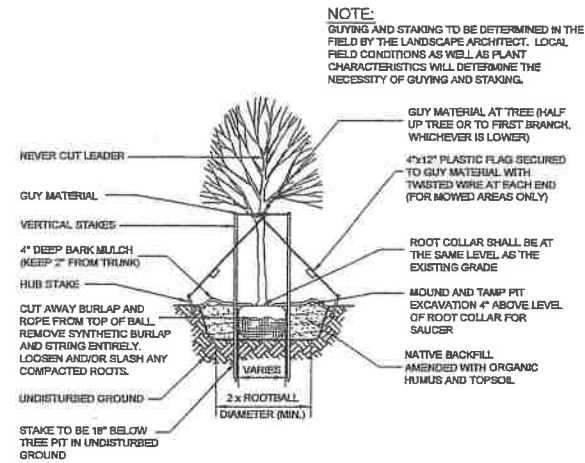


REVISIONS			
No.	DATE	DESCRIPTION	BY
1	5/1/14	PER TOWN COMMENTS	BJC

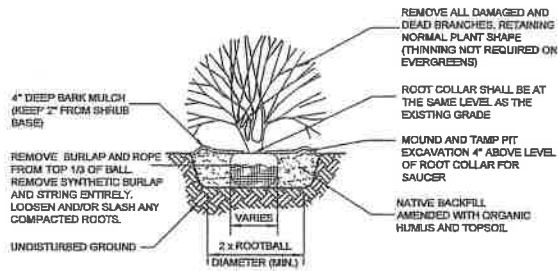
DATE: JULY 7, 2014 SCALE: AS SHOWN
PROJECT NO: 13-0509-2 SHEET 13 OF 20



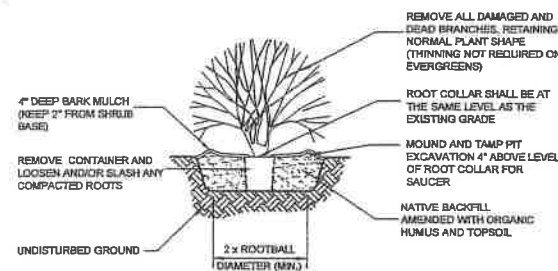
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



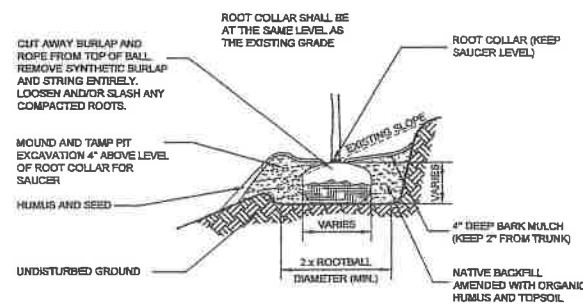
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



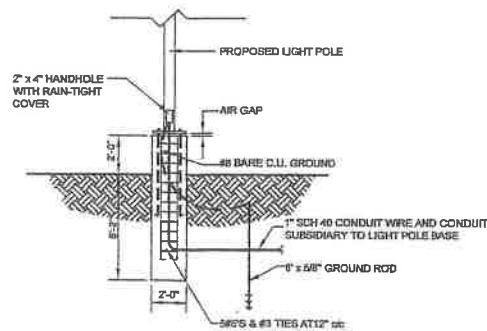
BALLED & BURLAP SHRUB PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



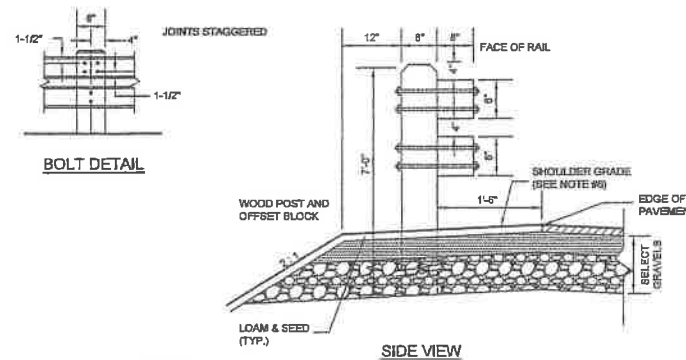
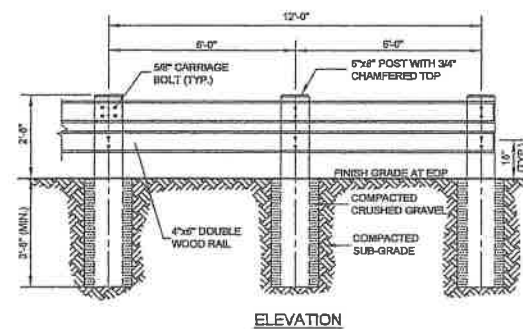
CONTAINER SHRUB PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



TYPICAL PLANTING PIT ON SLOPE 4:1 OR GREATER
NOT TO SCALE
(JANUARY 2012)



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



- NOTES:**
- ALL TIMBERS SHALL BE PRESSURE TREATED.
 - PAY LIMIT = PER LINEAR FOOT INCLUDING END SECTION.
 - ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.

WOOD BEAM GUARDRAIL
NOT TO SCALE
(AUGUST 2011)

TURF ESTABLISHMENT SCHEDULE

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

PREPARATION AND EXECUTION:

- RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
- PLACE LOAM OVER AREAS TO BE SEEDED AND SPREAD.
- 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.
- APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
- APPLY FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
- DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED 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.
- 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 UNTILLABLE.
- 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.
- PROTECT AND PREVENT AGAINST WASHOUTS. ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDED.
- 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 SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

- LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
- LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
- FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F.
- 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.
- TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
- SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
- 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.
- MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MATERIALS:

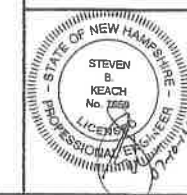
- LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM, FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOIL LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
- LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
- FERTILIZER SHALL BE 10-20-20 COMMERCIAL GRADE.
- SEED MIXTURE FOR LAWN AREAS SHALL BE 99% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
25% KENTUCKY BLUEGRASS
25% REDTOP
25% MANHATTAN PERENNIAL RYEGRASS
- 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-Z7 OR BLAZE SAND LOVEGRASS
10% VIKING BIRDFOOT TREFLOID
- INOCULUM SPECIFIC TO BIRDFOOT TREFLOID, 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.
- SEED MIXTURE FOR SLOPE AREAS SHALL BE 99% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
30% CREEPING RED FESCUE
40% PERENNIAL RYE GRASS
15% REDTOP
15% BIRDFOOT TREFLOID
- 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.
- 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
- HAY USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.

CONSTRUCTION DETAILS
DERRY STREET RETAIL
MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34654

APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

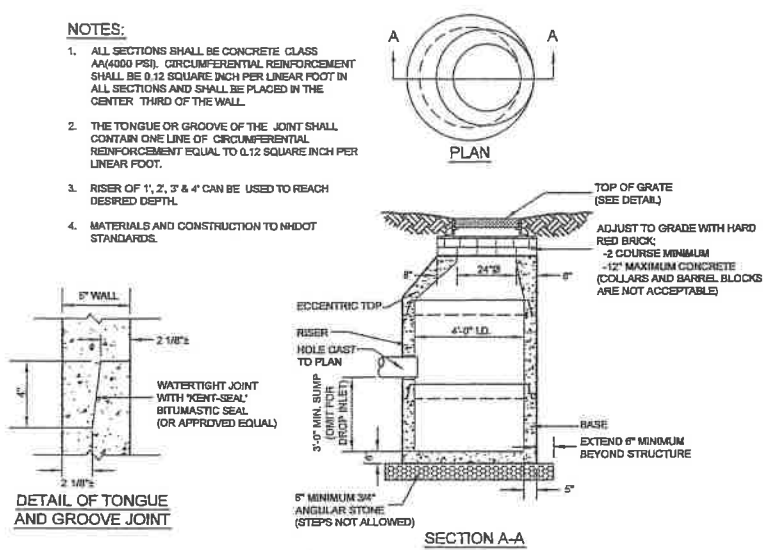


REVISIONS			
No.	DATE	DESCRIPTION	BY

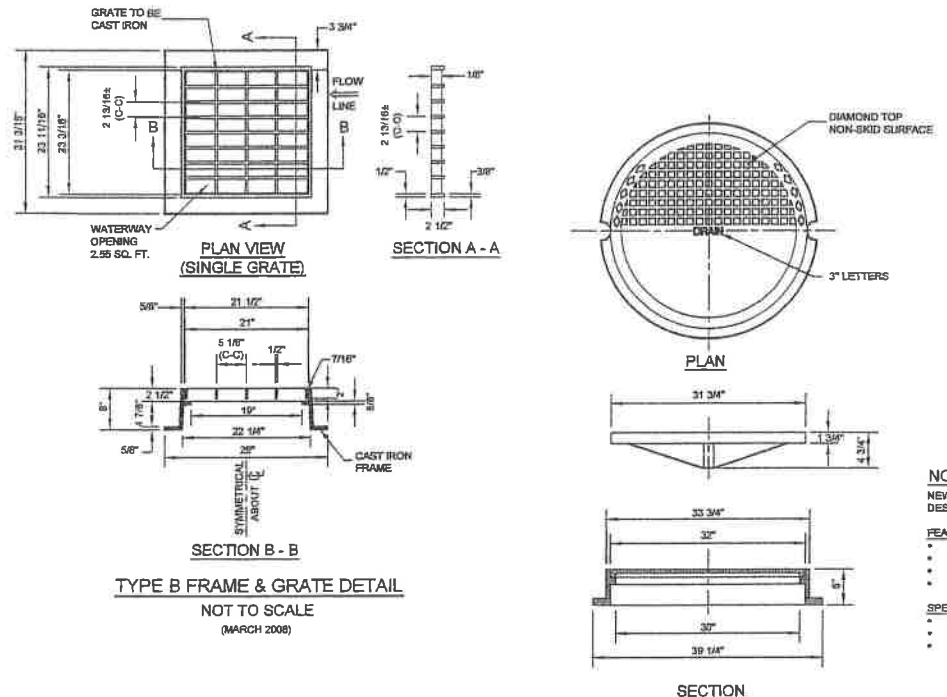
DATE: JULY 7, 2014 SCALE: AS SHOWN
PROJECT NO: 13-0509-2 SHEET 14 OF 20

NOTES:

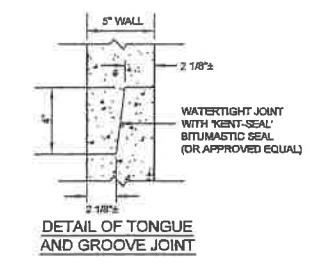
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
2. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
3. RISER OF 1", 2", 3" & 4" CAN BE USED TO REACH DESIRED DEPTH.
4. MATERIALS AND CONSTRUCTION TO MHDOT STANDARDS.



PRECAST REINFORCED CATCH BASIN
NOT TO SCALE
(MAY 2012)



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



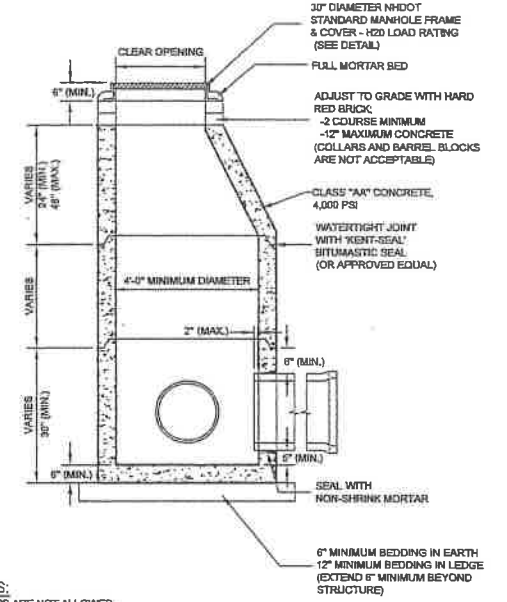
DETAIL OF TONGUE AND GROOVE JOINT

NOTES:

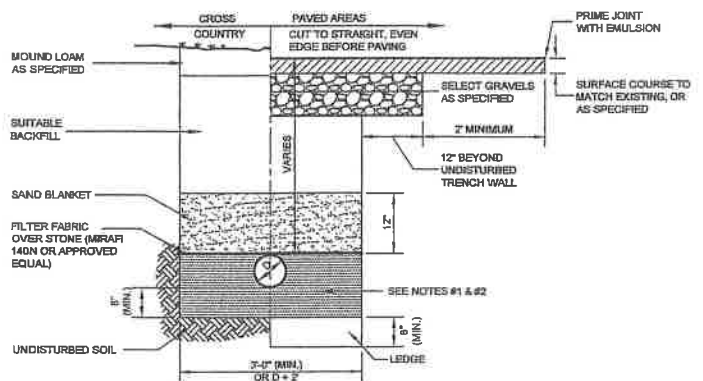
NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30\"/>

- FEATURES:**
- 3\"/>

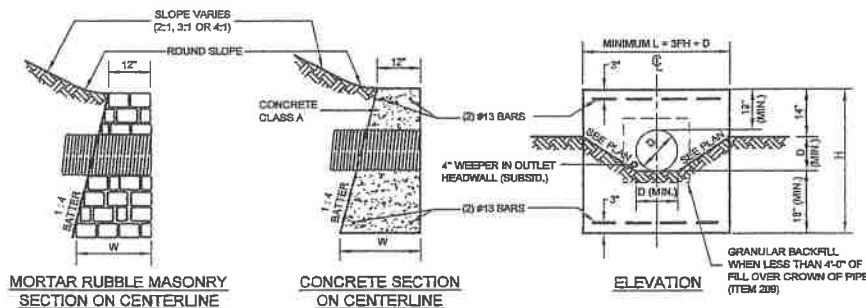
- SPECIFICATIONS:**
- FULLY MACHINED FRAME AND COVER
 - H-20 LOAD RATED
 - GRAY CAST IRON MEETS ASTM A48 CLASS 30



PRECAST REINFORCED DRAIN MANHOLE DETAIL
NOT TO SCALE
(MARCH 2008)



STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2009)



MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS
NOT TO SCALE
(MARCH 2008)

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

DIAMETER D (INCH)	AREA OF PIPE (SQ FT)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	PIPE EXC. 1' DEPTH 1' LENGTH (CU. YD.)	HEADER EXC. PER HEADER 1' DEPTH (CU. YD.)	ITEM 209 PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W	1\"/>	
														MASONRY IN CORNER FRUSTRUM (CU. YD.)	HEADER EXC. PER HEADER 1' DEPTH (CU. YD.)
12"	0.79	0.166	1.68	0.61	9	3'-2"	0.111	0.789	0.30	3'-6"	3'-6"	18"	1'-10 1/2"	0.38	1.057
15"	1.23	0.202	1.75	0.65	11	3'-10"	0.120	0.947	0.35	4'-6"	3'-0"	1'-4"	1'-11 1/4"	0.51	1.292
18"	1.77	0.222	2.52	1.15	14	5'-2"	0.130	1.111	0.39	5'-6"	4'-0"	1'-4"	2'-4"	0.55	1.406
24"	3.14	0.260	4.71	1.78	20	7'-2"	0.146	1.451	0.48	7'-6"	4'-0"	1'-10"	2'-1 1/2"	0.42	1.776
30"	4.91	0.301	7.07	2.58	35	9'-2"	0.165	1.810	0.65	9'-6"	5'-0"	2'-4"	2'-2"	0.51	2.164
36"	7.07	0.344	11.48	3.83	51	11'-2"	0.222	2.167	0.85	11'-6"	5'-0"	2'-10"	2'-4 1/2"	0.61	2.572
42"	9.62	0.385	16.24	4.65	38	13'-2"	0.258	2.581	1.07	13'-6"	5'-0"	3'-4"	3'-4"	0.72	3.000
48"	12.57	0.436	21.95	5.95	45	15'-2"	0.296	3.000	1.31	15'-6"	5'-0"	3'-10"	2'-2 1/2"	0.64	3.447
60"	15.90	0.486	28.63	7.44	47	17'-2"	0.333	3.432	1.58	17'-6"	7'-0"	4'-4"	2'-4"	0.90	3.914
66"	19.63	0.538	38.82	9.13	52	19'-2"	0.378	3.882	1.87	19'-6"	7'-6"	4'-10"	2'-10 1/2"	1.12	4.401
66"	23.78	0.593	48.03	11.04	58	21'-2"	0.407	4.250	2.17	21'-6"	8'-0"	5'-4"	3'-4"	1.28	4.907
72"	28.27	0.649	58.55	13.17	63	23'-2"	0.445	4.628	2.50	23'-6"	8'-6"	5'-10"	3'-11 1/2"	1.48	5.433

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

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

SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.

CONSTRUCTION DETAILS
DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

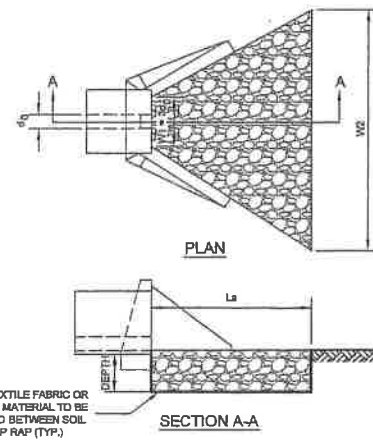
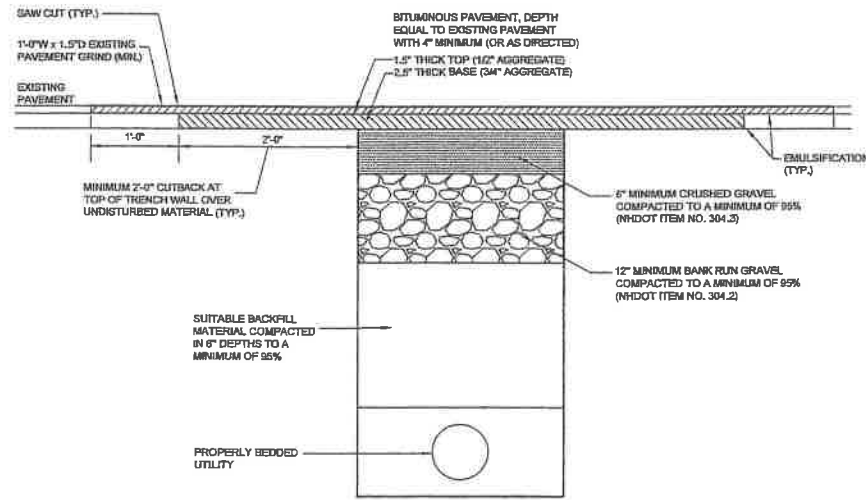
KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2014 SCALE: AS SHOWN
PROJECT NO: 13-0509-2 SHEET 15 OF 20

STEVEN B. KEACH
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 7889

P:\project\130509\1305092.dwg\DETAILS.dwg, DETAILS, 7/10/2014 4:02:18 PM, rd



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

LOCATION	L _a	W ₁	W ₂	Ø50	DEPTH
PROP. HW#1	20'	6'	15'	6"	15"
PROP. HW#2	12'	6'	6'	4"	12"

TABLE 7-24 - RECOMMENDED RIP RAP GRADATION RANGES

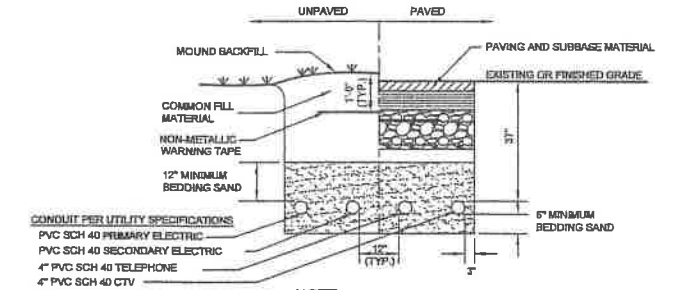
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 Ø50
85%	1.3 TO 1.8 Ø50
50%	1.0 TO 1.5 Ø50
15%	0.3 TO 0.5 Ø50

CONSTRUCTION SPECIFICATIONS:

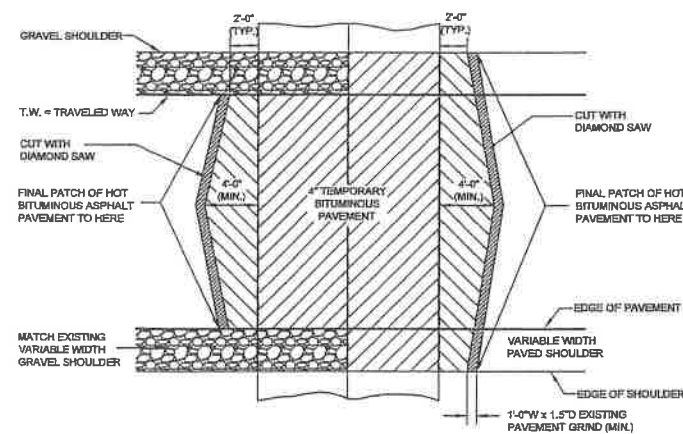
- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK 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:

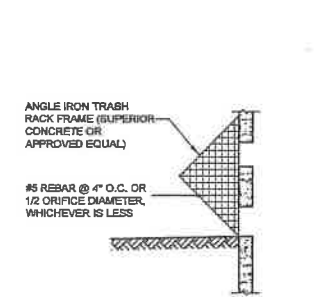
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL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



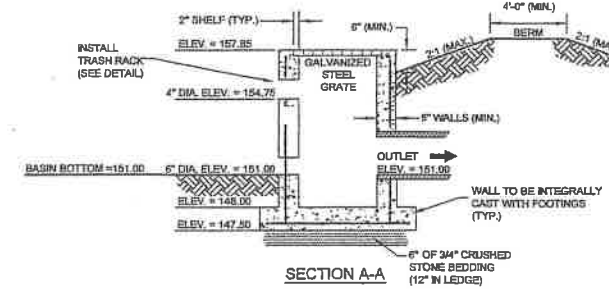
UTILITY TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



PERMANENT PAVEMENT REPAIR
NOT TO SCALE
(MARCH 2008)

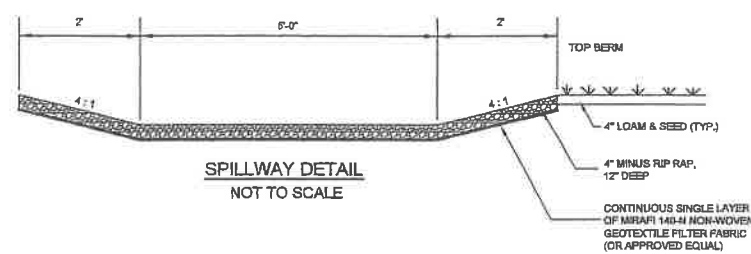
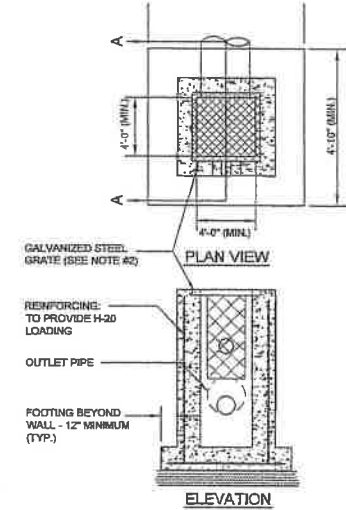


TRASH RACK DETAIL
NOT TO SCALE

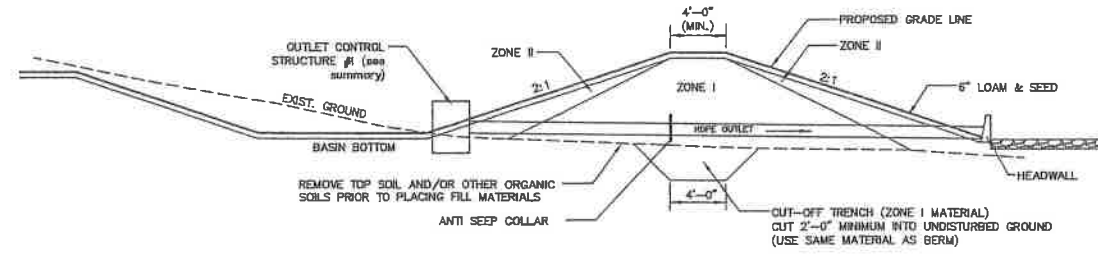


- NOTES:
- ALL CEMENT CONCRETE TO BE 4,000 PSI MINIMUM.
 - GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE.
 - OUTLET PIPE SHALL BE 24" HOPE PIPE.
 - ALL OPENINGS CAST IN AS REQUIRED.
 - PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.

OUTLET STRUCTURE (OS) DETAIL
NOT TO SCALE



SPILLWAY DETAIL
NOT TO SCALE



TYPICAL CROSS SECTION
STORMWATER BASIN
NOT TO SCALE

STORMWATER BASIN CONSTRUCTION SEQUENCE

- CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
- PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS.
- COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEED WITH WINTER RYE AND, IF NECESSARY, SURROUNDED WITH HAY BALES IN ORDER TO PREVENT LOSS DUE TO EROSION.
- CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH HAY BALE BARRIERS TO LIMIT EROSION.
- CONSTRUCT CUT-OFF TRENCH (PART OF ZONE I).
- CONSTRUCT OUTLET AND OVERFLOW STRUCTURE, CULVERT, ANTI SEEP COLLARS, HEADWALL, AND RIP RAP OUTLET PROTECTION AS SHOWN ON PLANS.
- CONSTRUCT ZONE I PORTION OF EARTH EMBANKMENT.
- CONSTRUCT ZONE II PORTION OF EARTH EMBANKMENT.
- APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE SEED, SEEDING AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
- MAINTAIN, REPAIR, AND REPLACE AS NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE CONSTRUCTION AREA HAS BEEN STABILIZED (A MINIMUM OF ONE WINTER SHALL HAVE PASSED).
- AFTER STABILIZATION, REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.
- MONITOR CONSTRUCTION ACTIVITIES TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF EARTH EMBANKMENTS, STORMWATER CONTROL STRUCTURE, CULVERT AND RIP RAP OUTLET PROTECTION.

MATERIAL TYPE/SPECIFICATIONS

- ZONE I**
WELL GRADED MIXTURE OF GRAVEL, SAND, SILT OR CLAY WITH MAX. 6-INCH SIZE STONE AND SEDIMENT AS INDICATED BELOW. PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557. SCARIFY SURFACE PRIOR TO PLACING SUBSEQUENT LIFT. IN ADDITION, REMOVE ORGANIC SOILS.
- | SIEM SIZE | PERCENT BY WEIGHT PASSING |
|-----------|---------------------------|
| 6-INCH | 100 |
| NO. 4 | 50 TO 100 |
| NO. 40 | 30 TO 70 |
| NO. 200 | 20 TO 40 |
- ZONE II**
DRAINAGE LAYER: PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
- | SIEM SIZE | PERCENT BY WEIGHT PASSING |
|-----------|-----------------------------|
| 1-INCH | 100 |
| NO. 4 | 70-100 |
| NO. 200 | 0-12 (IN SAND PORTION ONLY) |

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

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

SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.

CONSTRUCTION DETAILS
DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34654

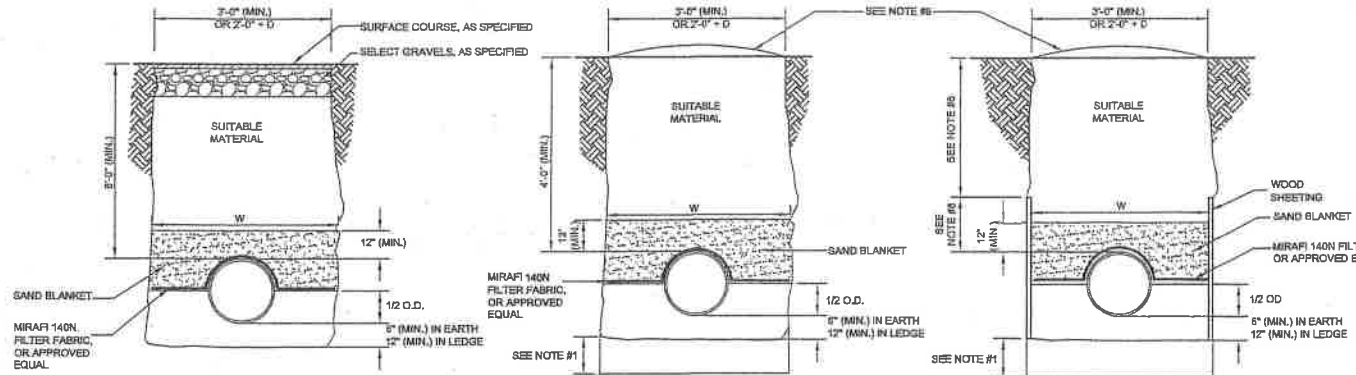
APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

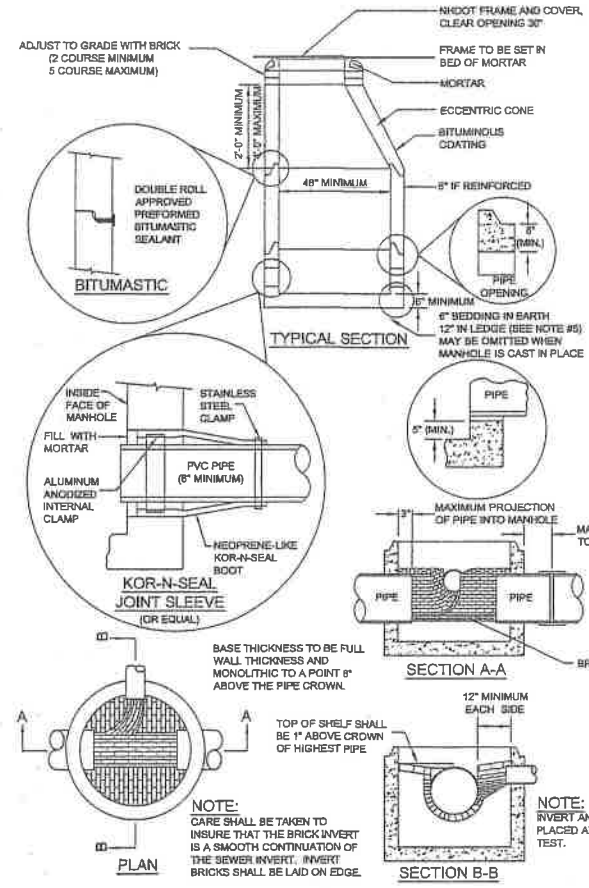
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2014 SCALE: AS SHOWN
PROJECT NO: 13-0509-2 SHEET 16 OF 20

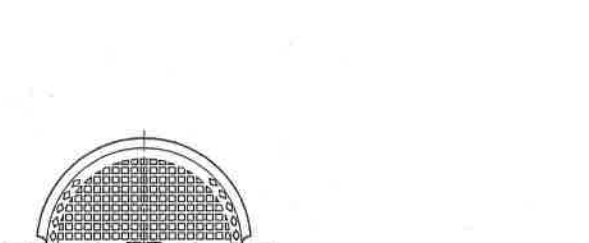


SANITARY SEWER TRENCH DETAIL
NOT TO SCALE
(MARCH 2011)

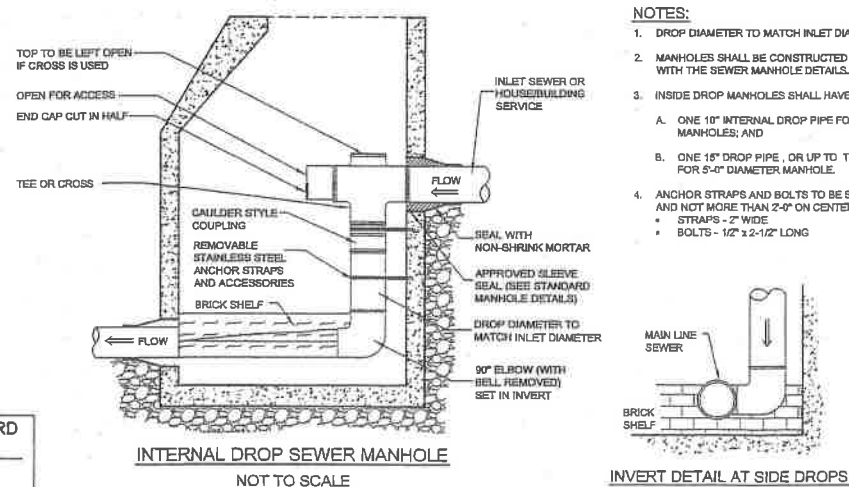
- NOTES:**
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. ALSO SEE NOTE #7.
 - BEDDING: CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33-03 STONE SIZE NO. 87.
100% PASSING 1 INCH SCREEN
90 - 100% PASSING 3/4 INCH SCREEN
20 - 25% PASSING 3/8 INCH SCREEN
5 - 10% PASSING # 4 SIEVE
0 - 5% PASSING # 8 SIEVE
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED CRUSHED STONE 1/2 INCH TO 1-1/2 INCHES SHALL BE USED.
 - SAND BLANKET: GRADED CLEAN SAND FREE FROM ORGANIC MATTER, SO THAT 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A # 200 SIEVE. BLANKET MAY BE OMITTED FOR CAST IRON, DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED, HOWEVER, THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
 - MIRAFI 140N FILTER FABRIC, OR APPROVED EQUAL, SHALL BE INSTALLED ABOVE PIPE.
 - SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL AND ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT IF HEAVES IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER WILL BE PRESERVED FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY.
 - BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS."
 - WOOD SHEETING, IF REQUIRED, WHERE PLACED ALONGSIDE THE PIPE AND EXTENDING BELOW MID-DIAMETER, SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
 - W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
 - FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE 10 FEET OF SEPARATION BETWEEN WATER AND SEWER. HOWEVER, SHOULD CONSTRUCTION REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FEET HORIZONTALLY FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICAL TO RELOCATE THE SEWER, A DEVIATION MAY BE GRANTED PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENT SPECIFIED BELOW:
A. FORCE MAINS SHALL BE CONSTRUCTED FROM DUCTILE IRON, HIGH DENSITY POLYETHYLENE, OR PVC PER ENR-WQ 704.05(a). PVC SHALL CONFORM TO ASTM D2241-05 OR ASTM D1785-05. HDPE SHALL CONFORM TO ASTM D3205-05. DI SHALL BE CORROSION PROTECTED IN CORROSIVE ENVIRONMENTS.
 - WHERE WATER LINES AND SEWER LINES CROSS, THEY SHOULD CROSS AS PERPENDICULAR AS POSSIBLE AND THE WATER MAIN SHALL CROSS AT LEAST 18" INCHES ABOVE THE SEWER. FURTHER, THE SEWER JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
 - ALL SEWERS AT 6 PERCENT SLOPE, OR GREATER, SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET.
 - UNLESS OTHERWISE NOTED, ALL GRANULAR MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 98% OF THE MODIFIED PROCTOR TEST.
 - WHERE WATER MAINS CROSS UNDER SEWER MAINS, BOTH THE SEWER AND WATER MAINS SHALL BE PRESSURE RATED PIPE PER ENR-WQ 704.06 AND TESTED PER AWWA C600-05 AT 1.5 TIMES DESIGN PRESSURE OR 100 PSI, WHICHEVER IS GREATER, WITH JOINTS WITHIN 9 FEET OF THE CROSSING POINT AND 18" MINIMUM VERTICAL SEPARATION.
 - GRAVITY PIPE SEWER TESTING:
A. ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
B. LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:
1. ASTM F1417-02(2009) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR" OR
2. UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" (1999).
C. ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
D. ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION.
E. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 7-1/2 PERCENT OF AVERAGE INSIDE DIAMETER.



SANITARY SEWER MANHOLE
NOT TO SCALE
(MARCH 2011)



SEWER MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE
(MARCH 2008)



INTERNAL DROP SEWER MANHOLE
NOT TO SCALE
(MARCH 2008)

- NOTES: (NHDES ENV WQ700 - 2008)**
- ALL COMPONENT PARTS OF MANHOLE STRUCTURES SHALL HAVE THE STRENGTH, LEAK RESISTANCE AND SPACE NECESSARY FOR THE INTENDED SERVICE.
 - MANHOLE STRUCTURES SHALL HAVE A LIFE EXPECTANCY IN EXCESS OF 25 YEARS.
 - MANHOLE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 LOADING AND SHALL NOT LEAK IN EXCESS OF ONE GPD PER VERTICAL FOOT OF MANHOLE FOR THE LIFE OF THE STRUCTURE.
 - BARRELS AND CONE SECTIONS SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE AND SHALL CONFORM TO ASTM C478.
 - BEDDING: CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 100% PASSING 1 INCH SCREEN
90% PASSING 3/4 INCH SCREEN
20-25% PASSING 3/8 INCH SCREEN
5-10% PASSING # 4 SIEVE
0-5% PASSING # 8 SIEVE
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.
 - BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
 - HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATER-TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.
 - PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
A. ELASTOMERIC, RUBBER SLEEVE WITH WATER TIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
B. CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS;
C. ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING; AND
D. NON-SHRINK GROUTED JOINTS WHERE WATER TIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
 - MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.
 - ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELEBLY MARKED ON THE INSIDE WALL.
 - MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
 - MATERIALS OF CONSTRUCTION FOR MANHOLES SHALL BE AS FOLLOWS:
A. CONCRETE OR CAST-IN-PLACE BASES OR COMPLETE MANHOLES SHALL CONFORM TO THE REQUIREMENTS FOR CLASS AA CONCRETE IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION";
B. REINFORCING FOR CAST-IN-PLACE CONCRETE SHALL BE STEEL OR STRUCTURAL FIBERS THAT CONFORM TO THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION";
C. PRECAST CONCRETE BARREL, SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478-06;
D. THE MANHOLE FRAME AND COVER SHALL PROVIDE A 30-INCH DIAMETER CLEAR OPENING;
E. THE MANHOLE COVER SHALL HAVE THE WORD "SEWER" IN 3-INCH LETTERS CAST INTO THE TOP SURFACE;
F. THE CASTINGS SHALL BE OF EVEN-GRAINED CAST IRON, SMOOTH AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES AND DEFECTS;
G. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION;
H. CASTINGS SHALL BE EQUAL TO CLASS 30 CONFORMING TO ASTM A48/A84-03;
I. BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK;
J. MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION.
K. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
1. 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
2. 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PARTS HYDRATED LIME;
L. CEMENT SHALL BE TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150-05;
M. HYDRATED LIME SHALL BE TYPE S CONFORMING TO THE ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES";
N. SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO THE ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES";
O. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION";
P. SUBJECT TO (Q) BELOW, A FLEXIBLE PIPE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION:
1. WITHIN 48-INCHES FOR REINFORCED CONCRETE (RC) PIPE; AND
2. WITHIN 60-INCHES FOR PVC PIPE LARGER THAN 15-INCH DIAMETER;
Q. NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DI PIPE OR FOR PVC PIPE UP THROUGH 15-INCH DIAMETER;
R. WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED IN LIEU OF A CONE SECTION, PROVIDED THE SLAB HAS AN ECCENTRIC ENTRANCE OPENING AND IS CAPABLE OF SUPPORTING H-20 LOADS.
 - MANHOLE STEPS SHALL:
A. BE PERMITTED ONLY AT THE REQUEST OF THE SYSTEM OWNER;
B. BE MANUFACTURED OF STAINLESS, PLASTIC-COVERED STEEL OR PLASTIC;
C. BE SHAPED SO THAT THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL INTO WHICH THEY ARE SECURED;
D. MEET THE REQUIREMENTS OF ASTM C478-06 FOR LOAD CARRYING CAPACITY AND PULL-OUT RESISTANCE;
E. NOT BE SECURED WITH MORTAR;
F. BE APPROXIMATELY 14-INCHES BY 10-INCHES IN DIMENSION;
G. HAVE A DROP SECTION OR RAISED ABUTMENTS TO PREVENT SIDEWAYS SLIPPAGE OFF THE STEP; AND
H. HAVE NON-SKID SAFETY SERRATIONS ON THE FOOT CONTACT SURFACES.
 - MANHOLE TESTING:
A. MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST.
B. THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:
1. THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES Hg AND
2. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR A 1-INCH Hg PRESSURE DROP TO 9 INCH Hg SHALL BE:
a. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP IN DEPTH;
b. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP; AND
c. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.
C. THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (B) ABOVE.
D. FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON THE TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN OR ANIMALS UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENTS TO GRADE.

CONSTRUCTION DETAILS
DERRY STREET RETAIL
MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/1/14	PER TOWN COMMENTS	BAC

DATE: JULY 7, 2014 SCALE: AS SHOWN
PROJECT NO: 13-0509-2 SHEET 17 OF 20



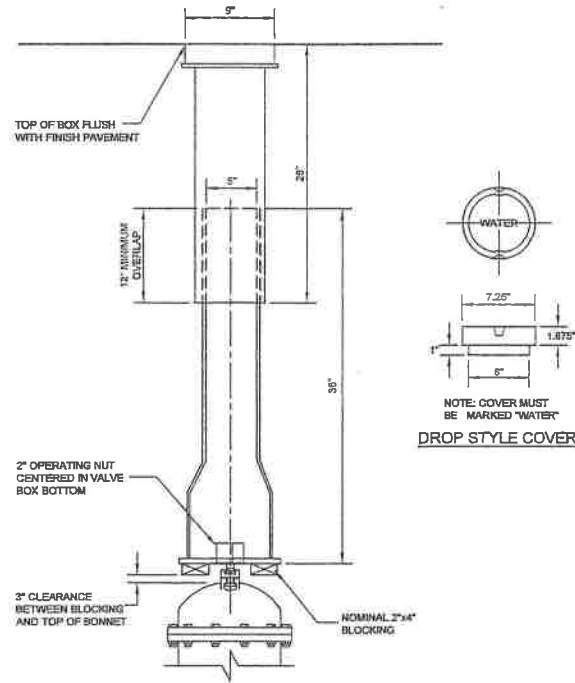
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

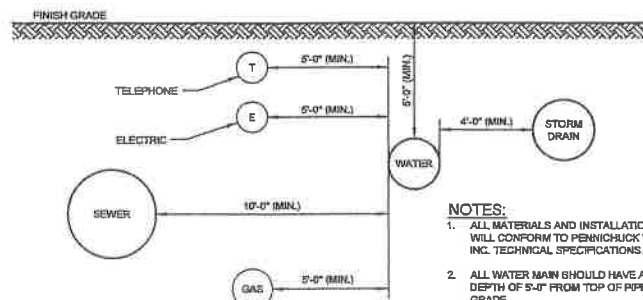
SIGNATURE _____ DATE _____

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

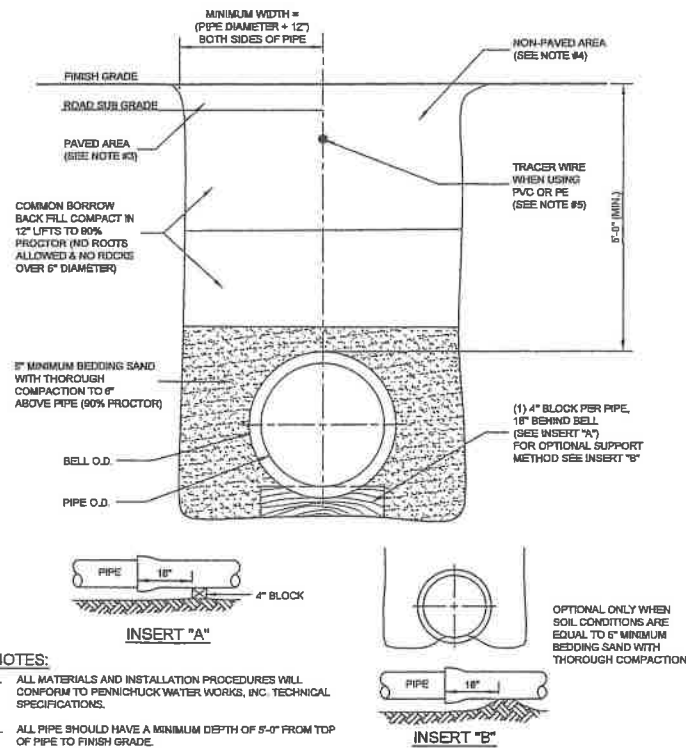


- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.

VALVE BOX DETAIL
(A-09)
NOT TO SCALE
(MARCH 2008)

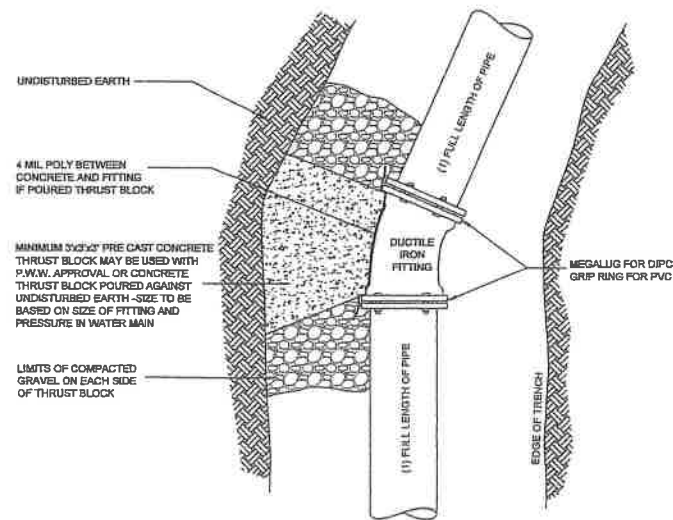


UTILITY SEPARATION (MAIN) DETAIL
(A-01)
NOT TO SCALE
(MARCH 2008)



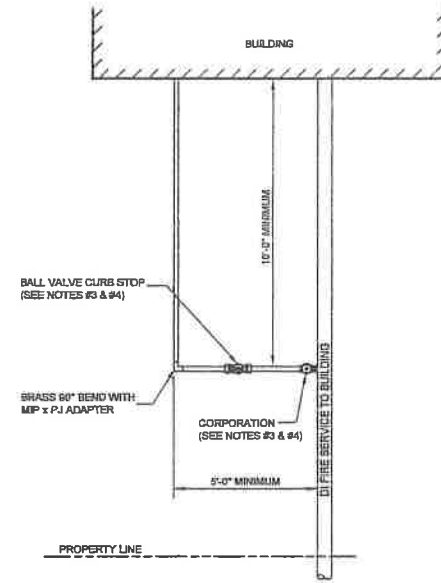
- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
 4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
 5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY BMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

TRENCH DETAIL
(A-02)
NOT TO SCALE
(MARCH 2008)



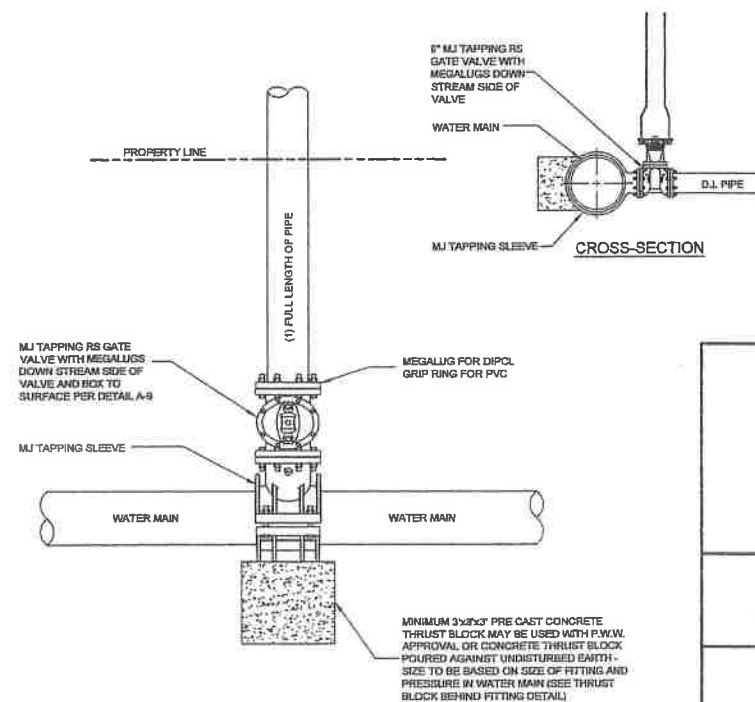
- NOTES:**
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. 3/4" S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 1/2" FITTING OR SMALLER = (2) 3/4" S.S. RODS & ASSOCIATED HARDWARE. 1/2" FITTING OR LARGER = (4) 3/4" S.S. RODS & ASSOCIATED HARDWARE.
 4. MIN 3x3x3 PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH PENNICHUCK WATER WORKS, INC. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN.

THRUST BLOCK BEHIND FITTINGS INSTALLATION
(A-07)
NOT TO SCALE
(MARCH 2008)



- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. SEE DETAIL FOR 1" SERVICE AND VALVE BOX INSTALLATION DETAIL.
 4. SEE DETAIL FOR 1 1/4" - 2" SERVICE AND VALVE BOX INSTALLATION DETAIL.
 5. SEE DETAIL A-11 FOR OUTSIDE SERVICE ENTRANCE PLAN VIEW.

DOMESTIC SERVICE TAPPED OFF FIRE SERVICE
(A-24)
NOT TO SCALE
(MARCH 2008)



- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.

LARGE SERVICE AND/OR TAPPING SLEEVE DETAIL
(A-21)
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 _____ DATE _____

SIGNATURE _____ DATE _____

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

CONSTRUCTION DETAILS
DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
SHAWN B. HOGAN
11354 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34654

APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commers Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2861

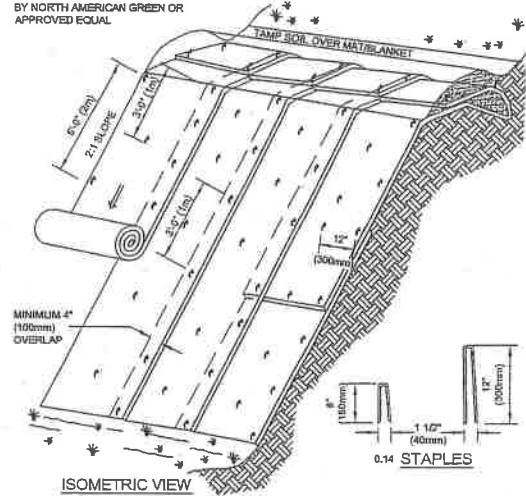
REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2014 SCALE: AS SHOWN
PROJECT NO: 13-0509-2 SHEET 18 OF 20

STEVEN B. KEACH
No. 2858
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE

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

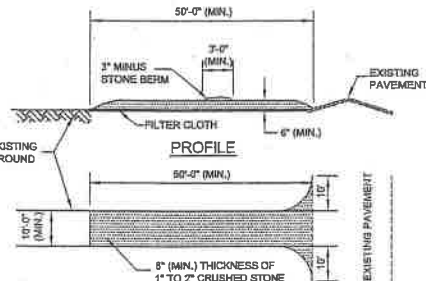


NOTES:

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

EROSION CONTROL BLANKETS - SLOPE INSTALLATION

NOT TO SCALE
(AUGUST 2011)



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, 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.

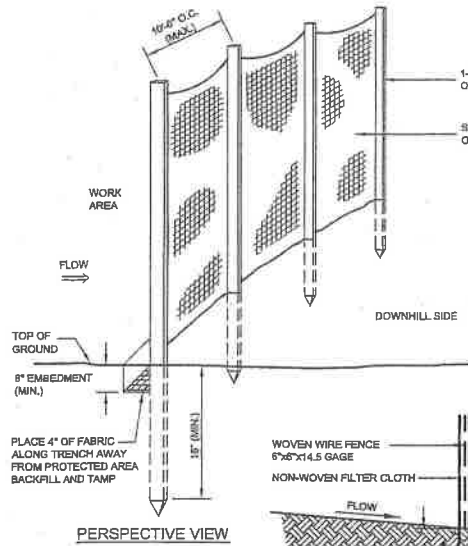
CONSTRUCTION SPECIFICATIONS:

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 8 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 4:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC 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.

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

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

SIGNATURE _____ DATE _____
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 ACHIEVES FINAL APPROVAL.



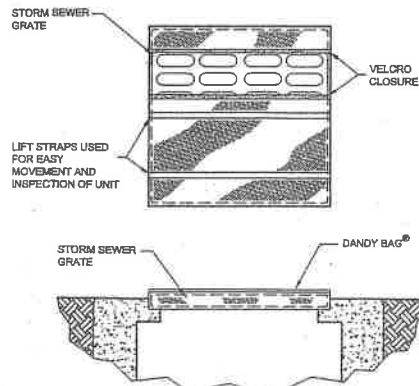
SILT FENCE DETAIL
NOT TO SCALE
(MARCH 2008)

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 3.9 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.



Hi-Flow DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAM TENSILE STRENGTH	ASTM D 4832	KN (lbf)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4832	%	24 ± 10
PUNCTURE STRENGTH	ASTM D 4833	KN (lbf)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3706	KPa (lbf/ft²)	3297 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (lbf)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4395	%	60
APPEARANT OPENING SIZE	ASTM D 4731	Min (LUS Stat Screen)	0.425 (40)
FLOW RATE	ASTM D 4491	liters/min² (gallons/min²)	5007 (145)
PERMITTIVITY	ASTM D 4491	sec⁻²	2.1

DANDY BAG®
NOT TO SCALE
(APRIL 2010)

WINTER CONSTRUCTION NOTES:

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

CONSTRUCTION SEQUENCE

1. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED 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 SEEDING 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 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 SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
11. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
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 UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.2" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
4. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
5. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENVA 1000.
8. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
9. AREAS HAVING FINISH GRADE SLOPES OF 3:1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL, "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION."
10. ALL DETENTION PONDS AND TREATMENT SWALES SHALL BE CONSTRUCTED PRIOR TO ANY EARTH MOVING ACTIVITIES THAT WILL INFLUENCE STORMWATER RUNOFF.
11. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE SEEDING AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

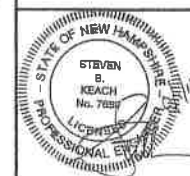
CONSTRUCTION DETAILS
DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
66 & 68 DERRY STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
SHAWN B. HOGAN
11351 GOLF ROUND DRIVE
NEW PORT RICHEY, FL 34654

APPLICANT:
CLARK, GEER, LATHAM & ASSOC., INC.
3901 SPRINGHILL AVENUE
MOBILE, AL 36608

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



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/7/14	PER TOWN COMMENTS	BJC

DATE: JULY 7, 2014
PROJECT NO: 13-0509-2
SCALE: AS SHOWN
SHEET 19 OF 20

TP #1
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	A	10YR 3/3, WEAK GRANULAR, FRIABLE LOAMY, MANY FINE TO MEDIUM ROOTS
4"	B	10 YR 6/8, WEAK GRANULAR, FRIABLE VERY FINE LOAMY SAND, COMMON ROOTS
20"	C	10 YR 5/3, WEAK GRANULAR, FRIABLE, LOAMY FINE SAND, 10% STONES, FEW ROOTS

72" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #2
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	F	10YR 3/3, WEAK GRANULAR, FRIABLE LOAMY, MANY FINE TO MEDIUM ROOTS
8"	F-1	2.5 Y 8/2, WEAK GRANULAR, VERY FRIABLE, FINE SANDY FILL
18"	F-2	2.5 Y 5/4, STRUCTURELESS, LOAMY FILL, TRACE ORGANIC (WOOD) AND HUMAN DEBRIS (PLASTIC)
30"	C	2.5 Y 7/3, WEAK GRANULAR, FRIABLE, LOAMY FINE SAND

65" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #3
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	F	10YR 3/3, WEAK GRANULAR, FRIABLE LOAMY
8"	F-1	2.5 Y 5/4, STRUCTURELESS, LOAMY FILL, TRACE ORGANICS AND HUMAN DEBRIS
32"	C	2.5 Y 7/3, WEAK GRANULAR, FRIABLE, LOAMY FINE SAND, FEW ROOTS THROUGHOUT

76" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #4
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	F	10YR 3/3, WEAK GRANULAR, FRIABLE LOAMY
6"	F-1	2.5 Y 8/2, WEAK GRANULAR, VERY FRIABLE, LOAMY FINE SAND (FILL)
18"	F-2	2.5 Y 5/4, STRUCTURELESS, LOAMY SANDY FILL, TRACE ORGANICS
36"	C	2.5 Y 7/3, WEAK GRANULAR, VERY FRIABLE, LOAMY FINE SAND, 15% GRAVEL

76" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #5
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	F	10YR 3/3, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
6"	F-1	2.5 Y 8/2, WEAK GRANULAR, VERY FRIABLE, LOAMY FINE SAND (FILL)
20"	F-2	2.5 Y 5/4, STRUCTURELESS, LOAMY FILL, TRACE ORGANICS
38"	C	2.5 Y 7/3, WEAK GRANULAR, FRIABLE, LOAMY FINE SAND, 20% GRAVEL

72" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #6
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	F	10YR 3/3, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
6"	F-1	2.5 Y 8/2, WEAK GRANULAR, VERY FRIABLE, FINE SAND (FILL)
20"	F-2	2.5 Y 5/4, STRUCTURELESS, LOAMY FILL, TRACE ORGANICS AND HUMAN DEBRIS
32"	C	2.5 Y 6/4, WEAK GRANULAR, FRIABLE, LOAMY SAND, 15% GRAVEL

76" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #7
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	F	10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
10"	F-1	2.5 Y 6/8, WEAK GRANULAR, VERY FRIABLE, SANDY FILL
20"	F-2	2.5 Y 5/4, WEAK GRANULAR, FRIABLE SANDY FILL, TRACE ORGANICS AND HUMAN DEBRIS
36"	F-3	2.5 Y 5/3, BLOCKY, FRIABLE, LOAMY FILL, HUMAN DEBRIS
46"	C	2.5 Y 7/3, WEAK GRANULAR, VERY FRIABLE, LOAMY MEDIUM SAND, FEW FAINT FE CONC. (MOTTLES) @ 68"
68"	E.S.H.W.T.	

80" BOTTOM OF HOLE

TP #8
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	O	ORGANIC DEBRIS
10"	A	10YR 3/3, W. GRAN. FRIABLE, LOAMY, MANY ROOTS
20"	B	2.5 Y 6/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, COMMON ROOTS
26"	C	2.5 Y 8/2, LOOSE, SINGLE GRAIN, FINE SAND, FEW ROOTS TO 60"

72" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #9
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	A	10YR 3/4, W. GRAN. FRIABLE, LOAMY, MANY ROOTS
4"	B	2.5 Y 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, COMMON ROOTS
16"	C-1	2.5 Y 7/6, WEAK GRANULAR, FRIABLE, LOAMY FINE SAND, FEW ROOTS
48"	C-2	2.5 Y 6/2, LOOSE, SINGLE GRAIN, FINE SAND

78" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #10
 LOGGED BY JAN
 DATE: 9/25/2013
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

0"	A	10YR 3/4, W. GRAN. FRIABLE, LOAMY, MANY ROOTS
4"	B	2.5 Y 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, COMMON ROOTS
18"	C-1	2.5 Y 7/6, LOOSE, SINGLE GRAIN, FINE SAND, FEW ROOTS
42"	C-2	2.5 Y 5/4, BLOCKY, FRIABLE, LOAMY SAND, FEW ROOTS

78" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #100
 LOGGED BY JAN
 DATE: 6/27/2014
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

2"	O	FOREST MAT
0"	F	10YR 3/4, W. GRAN. FRIABLE, LOAMY, MANY ROOTS
4"	F-1	2.5 Y 5/3, STRUCTURELESS, LOAMY FILL, TRACE HUMAN DEBRIS (PLASTIC, ASPHALT, BRICK)
48"	C	2.5 Y 6/3, WEAK GRANULAR, FRIABLE, LOAMY SAND, FEW ROOTS TO 50"

96" BOTTOM OF HOLE, NO E.S.H.W.T.

TP #101
 LOGGED BY JAN
 DATE: 6/27/2014
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

2"	O	FOREST MAT
0"	A	10YR 3/4, W. GRAN. FRIABLE, LOAMY, MANY ROOTS
4"	B	10 YR 6/8, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
28"	C	2.5 Y 7/3, WEAK GRANULAR, FRIABLE, LOAMY SAND, FEW COARSE ROOTS, FEW DISTINCT FE CONC. (MOTTLES) @ 72"
72"	E.S.H.W.T.	

90" BOTTOM OF HOLE

TP #102
 LOGGED BY JAN
 DATE: 6/27/2014
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

2"	O	FOREST MAT
0"	A	10YR 3/4, W. GRAN. FRIABLE, LOAMY, MANY ROOTS
6"	B	2.5Y 6/6, LOOSE, GRANULAR, FINE SANDY LOAM, FEW ROOTS
26"	C	2.5 Y 7/4, WEAK GRANULAR, FRIABLE, LOAMY SAND, FEW DISTINCT FE CONC. (MOTTLES) @ 68"
68"	E.S.H.W.T.	

80" BOTTOM OF HOLE

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

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

SIGNATURE _____ DATE _____

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 ACHIEVES FINAL APPROVAL.

TEST PIT LOGS
DERRY STREET RETAIL

MAP 165; LOTS 145 & 146
 66 & 68 DERRY STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: SHAWN B. HOGAN 11354 GOLF ROUND DRIVE NEW PORT RICHEY, FL 34654	APPLICANT: CLARK, GEER, LATHAM & ASSOC., INC. 3901 SPRINGHILL AVENUE MOBILE, AL 36608
--	---

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

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2014 SCALE: AS SHOWN
 PROJECT NO: 13-0509-2 SHEET 20 OF 20