

**TOWN OF HUDSON**  
**PLANNING BOARD**  
**PUBLIC MEETING**  
**TOWN OF HUDSON, NH**  
**JULY 9, 2014**



12 School Street

Hudson, New Hampshire 03051

603/886-6008

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, July 9, 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)
  - A. 05-14-14 Minutes - 07-09-14 Packet
  - B. 05-28-14 Minutes - 07-09-14 Packet
  - C. 06-11-14 Minutes - 07-09-14 Packet
  
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
  
- XIV. NEW BUSINESS/PUBLIC HEARINGS
  - A. Prime Motor Group Site Plan 201 Lowell Road  
SP# 06-14 Map 216/Lot 011

Purpose of plan: Site development for expanded vehicle display area.  
Application Acceptance & Hearing. Deferred from the 05-28-14 Planning Board Meeting.

B. Rolling Woods Open Space Development (OSD) Residential Subdivision  
Map 144/Lot 21 --4 Bockes Road -- SB# 05-14

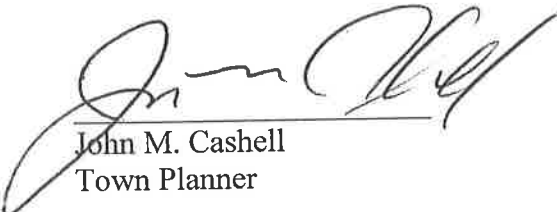
Purpose of Plan: to propose a 14-lot OSD Residential Subdivision at 4 Bockes Road, Map 144/Lot 21, which consists of 26.82 acres +/- . This development also proposes to extend York Drive in order to create a 3-lot conventional subdivision. Application Acceptance & Hearing.

C. Public Hearing on the Fiscal Year 2016 DRAFT Capital Improvements Program (CIP).

XV. OTHER BUSINESS  
XVI. ADJOURNMENT

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

The public is invited to attend.



John M. Cashell  
Town Planner

POSTED: Town Hall, Library, Post Office -- 06-27-14

# Prime Motor Group Site Plan

STAFF REPORT

May 28, 2014

**SITE:** 201 Lowell Road -- Map 216/Lot 011 -- SP# 06-14

**ZONING:** Business (B)

**PURPOSE OF PLAN:** Site development for expanded vehicle display area. Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Site Development Plans Expanded Vehicle Display Area, 193-201 Lowell Rd., Hudson, NH, dated: March 26, 2014, last revised, July 2, 2014, consisting of Sheets 1 - 7 and Sheet L1, Lighting Plan and Lighting Details and Notes 1 – 21 (said plans are attached hereto).

## **ATTACHMENTS:**

- 1) Project Narrative, Site Plan Application, Checklist and Waiver Forms, including two site photos date stamped April 2, 2014 – Attachment “A”.
- 2) CLD’s Third Comments Report, dated July 1, 2014 – “B”.
- 3) The Project Eng., George Fredette’s Response Letter, dated June 17, 2014 – “C”.
- 4) Comments/Memos from Zoning Administrator, Bill Oleksak, Road Agent, Kevin Burns, Asst. Assessor, Jim Michaud, and HFD Deputy Fire Chief, John O’Brien – “D”.
- 5) CAP Fee Worksheet – “E”.

## **REQUESTED WAIVERS:**

1. HTC 275-8(B)(22) – 35’ Wide Green Area Adjacent to ROW
2. HTC 275-8(B)(31)(a) – 10% of Interior Parking Shall Be Landscaped
3. HTC 275-8(B)(31)(c & d) – Number of Trees & Shrubs
4. HTC 275-9(B) – Traffic Study
5. HTC 275-9(C) -- Noise Study
6. HTC 275-9(D) -- Fiscal/Environmental Impact Study

## **STAFF COMMENTS/OUTSTANDING ISSUES:**

1. As depicted in the attached Site Plans, and as described in the Project Narrative, this project calls for creating a new 1.28 acre on-grade vehicle display area, having 193 parking spaces, at the existing Subaru of Nashua auto dealership, located at 201 Lowell Rd., Map 216/Lot 011. The site area is the former house lot at the corner of Hampshire Dr. and Lowell Rd.
2. The long-drawn out review of this project, which began on April 2, 2014, has finally come to a conclusion, via the submission of a 3d set of revised site plans, which now

include a stormwater design that complies town, state and federal requirements. In this regard, please see CLD's attached Comments Report "C". Please note, one of the outstanding issues included in CLD's Report concerns the stormwater management design. However, via Kevin Burns' below email, and language to this effect incorporated into the revised plans (see Note 15 on Sheet 5 of 7 – The Site Grading & Utility Plan) this issue has now been resolved. In regard to the aforementioned Note 15, staff recommends, here, and in the below DRAFT MOTION to have this same note added as Note 22 in the Master Plan, Sheet 2 of 7. That is, prior to Planning Board endorsement of same. Also, the applicant has agreed to further revise the plans to show a drain easement on the Master Plan, and he is also willing to provide an easement deed, which will have to be agreed to by the Town, i.e., after receiving a favorable review of same by Town Counsel. This latter outstanding issue is also incorporated into the below DRAFT MOTION. That is, if the board decides to approve this Site Plan at some point.

Hi all,

I just received Heidi's comments from Gary and received this latest plan from George Fredette from SFC today. George and I had several conversations about relocating the 18 inch pipe proposed between DMH-A and CB-6. After lengthily discussion I agree we should go with current proposed plan. I think it will work well. I also think the town should be responsible for the long term maintenance of the new section of pipe that basically services Lowell Road. My main concern with this is the plan shows vehicle display areas over the pipe. This is a problem if we ever have go in and dig to repair a section of pipe or replace the entire pipe. Though the area now is landscape area, it could easily become a more expensive surface in the future. Brick pavers for example. The solution to the problem is the town only be responsible to replace up to the gravel bed. The property owner would be responsible for any "finish surface" repair and or replacement. Of course this would need to spelled out in the plan and easement.

Other than that we have no objections with the pipe connecting to CB-6.

Let me know if anyone has questions or concerns.

Have a great 4<sup>th</sup>.

**Kevin Burns**  
**Road Agent**  
**Town of Hudson, NH**

3. In addition to the above outstanding issue, the applicant proposes to use a pervious (permeable) pavement surface for the new 1.28 acre auto sales parking lot. In regard to this surface, in their attached Comments Report, CLD cites that as long as the proposed surface is properly maintained, they are not opposed to its implementation. Note: CLD's concerns and conditions for the board's consideration to approve the subject surface are

not presently inscribed on the attached revised plans, but the applicant has agreed to provide such language as Note # 23 on the Master Plan, and for this note to read:

**23. The pervious pavement surfaces included in the vehicle display area, driveway and onsite drive aisles shall be maintained to established industry standards, and shall not be altered in any manner that would result in said surfaces becoming impervious.**

4. In regard to site features not included on the attached revised plans, per CLD's Comment #1 in their attached report – "B" – the northeast area they refer to is the undeveloped parcel, having no site features, at the intersection of Lowell Rd. and Executive Dr.
5. As cited in CLD's Comments Report, this outstanding issue involves the drive aisle encroachment behind the former ASAP building. This issue will be addressed by the project eng. at the meeting, and as it was at the Planning Board's October 23, 2013, meeting. In this regard, please see the attached DRAFT COPY Minutes of that meeting – "F". The bold-typeface found on page 3 of said minutes include the aforementioned aisle encroachment issue.
6. Note: in the final revised plans submitted to CLD, the project eng. inadvertently did not include the Landscape sheet, L1, the attached plans do include said sheet, and it has been revised to reflect CLD's initial and only comments offered regarding landscaping for this development; it reads as follows:
7. In regard to the CAP Fee, since the proposed use does not include a new building or an expansion to an existing building (nor is the use specified in the 2014 CAP Fee Matrix), as recommended by Town Counsel in a similar situation, staff sought assistance on determining the Cap Fee from CLD. Note: CLD also has an \$800+ copy of the most recent edition of the ITE Manual on Trip Generation, which, because they have it, and they're our consultant, we (the Town) do not have to purchase said manual.

Per the below 2 emails (i.e., the one staff sent to CLD and their response to same) CLD, addressed the above-cited CAP Fee issue, and explained how they arrived at a tenable CAP Fee for the Planning Board to consider approving for this project. For further reference regarding this CAP Fee, please see, item #2, found on pgs. 2 & 3 of CLD's attached comments on this matter, "B", together with the CAP Fee Worksheet "E".

**From:** Cashell, John [mailto:jcashell@hudsonnh.gov]  
**Sent:** Monday, June 30, 2014 1:04 PM  
**To:** Heidi Marshall  
**Subject:** RE: July 9th Planning Board Meeting

Heidi: In regard to the expansion of use for the Prime Motors Site Plan, which includes the parking display of 193 vehicles, would it be possible to include in CLD's present review of this project, the # of new PM Peak Hour trips, per the ITE Manual on trip generation? With the projected number, I'll be able to validate a CAP Fee for this project.

Thank you.

John

**From:** Paul Konieczka [<mailto:PaulK@cldengineers.com>]  
**Sent:** Monday, June 30, 2014 4:08 PM  
**To:** Cashell, John; Heidi Marshall  
**Subject:** RE: Prime Motors - July 9th Planning Board Meeting

John/Heidi – one problem is that ITE rates for Automobile Sales only go by either 1000 sf of building or number of employees, not site acreage. Since they are not expanding the building or erecting a new one, but only acquiring 1.28 acres for additional display purposes, I can't calculate a PM Peak trip rate using ITE rates alone.

However, we did do some work for another dealership in Manchester back in 2012 where we were able to develop an average rate by building size, acreage and number of service bays based on actual observations/counts. Based on this empirical information, we calculated a PM peak hour rate of 17.16 trips per acre. Since the proposed display site is 1.28 acres, this would calculate to **22 total trips** for the 'expanded' site, even though it's not contiguous to the actual dealership. They may argue that they're really not changing anything (building size or number of service bays) but just displaying more inventory, but isn't this expanded inventory intended to attract more customers?

If this approach is OK (since your CAP fee may be specifically tied to ITE rates) then please advise us and we'll incorporate this calculation into our review comments.

**Paul Konieczka, AICP** | *Senior Vice President* | **CLD Consulting Engineers, Inc.**  
540 N. Commercial Street, Manchester, NH 03101 | office (603) 668-8223 x-106 | cell (603) 540-8879 | [www.cldengineers.com](http://www.cldengineers.com) |

8. The attached revised site plans now show the utilities for the existing ranch-style dwelling on the subject development site. Please refer to Sheet 3 of 7 of said plans, as well as CLD's comments, i.e., Item #4, pg. 3.

**RECOMMENDATION:** Taking the abovementioned outstanding issues/comments into consideration, and that this application is ready for application acceptance, for Wednesday night's initial public hearing staff recommends:

- (i) Board vote for application acceptance;
- (ii) Open and conduct the public hearing;
- (iii) Allow the applicant to present the project and address all of the issues involved in this application, including those cited-above and in CLD's 3d Comments Report "B".
- (iv) Hear any pro/con public input, and
- (v) Defer further review of this site plan, date specific to the July 23 meeting.
- (vi) If the board moves to approve the waivers and/or the application, staff has provided below the appropriate DRAFT MOTIONS.

**APPLICATION TRACKING:**

- 04/02/2014 – Site Plan application submitted;
- 05/14/2014 - Initial public hearing scheduled., but postponed, per applicant’s written request, date specific to the May 28, 2014 meeting.
- 05/28/2014 – Initial hearing again postponed, per applicant’s written request. Board voted to table this application.
- 07/09/2014 – Initial public hearing scheduled, new abutter notices sent out for hearing.

**DRAFT MOTIONS:**

I move to accept the Site Plan application for Prime Motors Group, 201 Lowell Road -- Map 216/Lot 011.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

I move to defer further review of the Prime Motors Group Site Plan application, 201 Lowell Road -- Map 216/Lot 011 date specific to the July 23, 2014 meeting.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

**REQUESTED WAIVERS:**

1. HTC 275-8(B)(22) – 35’ Wide Green Area Adjacent to ROW
2. HTC 275-8(B)(31)(a) – 10% of Interior Parking Shall Be Landscaped
3. HTC 275-8(B)(31)(c & d) – Number of Trees & Shrubs
4. HTC 275-9(B) – Traffic Study
5. HTC 275-9(C) -- Noise Study
6. HTC 275-9(D) -- Fiscal/Environmental Impact Study

**1. Section 275-8(22) - 35’ Wide Green Area Adjacent to ROW**

I move to grant the requested waiver - Section 275-8(22) - because this waiver involves an existing encroachment condition, which poses nominal, if any, adverse impact on abutting properties, monetary or otherwise, and as such, the granting of this waiver will not violate the purposes or general standards of this chapter.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**2. Section 275-8(31) - 10% of Interior Parking Shall be Landscaped**

I move to grant the requested waiver - Section 275-8(31) - because landscaping along the perimeter of the site will be more effective to serve purposes of the ordinance enumerated in section 334-2; further within the proposed parking lot, interior landscape islands present a nuisance during winter maintenance, as such, the granting of this waiver will not violate the purposes or general standards of this chapter.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**3. HTC 275-8(B)(31)(c & d) – Number of Trees & Shrubs**

I move to grant the requested waiver - HTC 275-8(B)(31)(c & d) – Number of Trees & Shrubs – because sufficient landscaping will be provided within the site, as well as around the rear perimeter of the site, so that the granting of this waiver will not violate the purposes or general standards of this chapter.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**4. Section 275-9(B) - Traffic Study**

I move to grant the requested waiver - Section 275-9(B) -because the site is located adjacent to, and is designed to take advantage of, the existing controlled intersection, i.e.,

(a) the location of the primary driveway for this development was selected and constructed as part of the Hampshire Drive / Lowell Road intersection project. This driveway location can be seen on the existing conditions plan.

(b) Relatively low traffic volumes on Hampshire Road provide a safe route to and from the site.

(c) It is reasonable to assume that the existing traffic signal was designed to accommodate the anticipated traffic from this site.

(d) The proposed right turn ingress serves to relieve some traffic volume from the Hampshire Drive / Lowell Road intersection by allowing southbound patrons of the businesses on this subject lot the option to enter the site without traveling through the controlled intersection;

thus, the granting of this waiver will not violate the purposes or general standards of this chapter.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**5. Section 275-9(C) - Noise Study**

I move to grant the requested waiver - Section 275-9(C) - because the site will be occupied by a relatively low intensity retail use, and is located in a highly developed commercial corridor, and as such, the granting of this waiver will not violate the purposes or general standards of this chapter.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**6. Section 275-9(D) - Fiscal and Environmental Impact**

I move to grant the requested waiver of - Section 275-9(D) - because the proposed use is a relatively small, low intensity use; and the storm water management report demonstrates no negative environmental impact on surface water nor groundwater resources, and as such, the granting of this waiver will not violate the purposes or general standards of this chapter.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_



**MOTION to APPROVE:**

I move to grant approval for the Site Plan entitled: Site Development Plans Expanded Vehicle Display Area, 193-201 Lowell Rd., Hudson, NH, dated: March 26, 2014, last revised, July 2, 2014, consisting of Sheets 1 - 7 and Sheet L1, Lighting Plan and Lighting Details and Notes 1 – 21, 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 Drain Easement Deed shall be favorably reviewed and recommended on by Town Counsel, and both shall be recorded with the Plan at the HCRD. Also, the Plan shall be further revised prior to Planing Board endorsement, relative to properly citing the subject Drain Easement.
- 3) All improvements shown on the Plan, including Notes 1-21, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) Prior to the issuance of a final certificate of occupancy for the use of the display parking lot, 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.
- 5) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet L1 of the Plan.
- 6) Prior to the issuance of the Certificate of Occupancy and use of the approved Vehicle Display Area for its intended purpose, a CAP Fee in the amount of \$23,562.00 shall be submitted by the applicant or his/her assigns to the Town of Hudson. Said CAP Fee sum was calculated in accordance with the 2014 CAP Fee Matrix for non-specified uses, per the number of projected new PM Peak Hr. vehicle trips to the site (i.e., 22 new PM Peak Hr. trips X \$1,070.00 per vehicle trip). Note: said sum shall be added to existing Note #19 on the Master Plan prior to Planning Board endorsement of the Plan.
- 7) 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.
- 8) This approval shall be subject to final engineering review, including, but not limited to, the stormwater drainage plans.
- 9) Prior to Planning Board endorsement of the Plan, the following Note # 22 shall be added to the Master Plan, Sheet 2 of 7, and shall read:

22. The pervious pavement surfaces included in the vehicle display area, driveway and onsite drive aisles shall be maintained to established industry standards, and shall not be altered in any manner that would result in said surfaces becoming impervious.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

February 4, 2014

A

## **PRIME MOTOR GROUP PROJECT NARRATIVE**

Tax Map 216, Lot 11

Prime Motor Group proposes to expand a vehicular display area for Prime Subaru.

### **EXISTING CONDITIONS**

The subject parcel contains 5.99 acres. The current lot configuration is result of a merger of lots 11 and 13 on tax map 216.

The consolidated lot is occupied by three buildings.

The oldest building is a vacant single family three bedroom dwelling at 201 Lowell Road. The total footprint of the building is 1500 sf. Ancillary features include a driveway, walkways and an exterior deck.

The second building is an existing commercial retail building at 199 Lowell Road. This building is currently occupied by Advanced Pool and Spa. The building has a 6620 sf foot print, and contains a total of 7568 sf, gfa. The building is served by 34 parking spaces. This building is accessed through a driveway in front of Prime Subaru.

The third building is the home of Prime Subaru. This building has a footprint of 15,524 sf. This automobile showroom was constructed about 12 years ago.

The total lot coverage by impervious surface is 46.7%, leaving 53.3% open space.

### **PROPOSED DEVELOPMENT (PURPOSE AND LOCATION)**

Prime Motor Group proposes to develop this property by razing the vacant single family dwelling and constructing a paved area to expand their existing vehicular display area.

The result of this development will be leave two retail buildings on this lot, sharing the common use of existing driveways on Lowell Road, and a new driveway on Hampshire Drive, located 170 feet from the Hampshire Drive / Lowell Road intersection.

The existing temporary access easement through lot 213 and the vehicular maneuvering easement will be extinguished.

"A" cont.

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

Date of Application: March 26, 2014 Tax Map # 216 Lot # 11  
Name of Project: Prime Motor Group  
Zoning District: Business General SP# \_\_\_\_\_  
(For Town Use) (For Town Use)  
ZBA Action: none



PROPERTY OWNER:

DEVELOPER:

Name: AMR Real Estate Holdings - Hudson, LLC same  
Address: 425 Providence Highway  
Address: Westwood MA 02090  
Telephone # (781) 234-2003  
Fax # \_\_\_\_\_  
Email: mmcgovern@primemotorgroup.com

PROJECT ENGINEER

SURVEYOR

Name: SFC Engineering Partnership Promised Land Survey, LLC  
Address: 66 Gold Ledge Avenue 230 Rockingham Road  
Address: Auburn, NH 03032 Derry NH 03038  
Telephone # (603) 647-8700 (603) 432-2112  
Fax # (603) 647-8711 (603) 432-8800  
Email: gfredette@sfceng.com tap@PromisedLandSurvey.com

PURPOSE OF PLAN:

site development for expanded vehicle display area

*For Town Use*

Plan Routing Date: \_\_\_\_\_ Sub/Site Date: \_\_\_\_\_

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

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

DEPT:

\_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
\_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \_\_\_\_\_

**SITE DATA SHEET**

PLAN NAME: Prime Motor Group

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 216 LOT 11

DATE: February 4, 2014

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Location by Street	<u>201 Lowell Road</u>
Zoning:	<u>Business</u>
Proposed Land Use:	<u>retail</u>
Existing Use:	<u>residential &amp; retail uses</u>
Surrounding Land Use(s):	<u>retail / nursing home/ industrial</u>
Number of Lots Occupied:	<u>one</u>
Existing Area Covered by Building:	<u>23,644 sf (three buildings)</u>
Existing Buildings to be removed:	<u>1500 sf residential building</u>
Proposed Area Covered by Building:	<u>22,144 sf (two buildings)</u>
Open Space Proposed:	<u>39%</u>
Open Space Required:	<u>35%</u>
Total Area:	S.F.: <u>260,984</u> Acres: <u>5.99 Ac.</u>
Area in Wetland:	<u>0</u> Area Steep Slopes: <u>0</u>
Required Lot Size:	<u>30,000 sf</u>
Existing Frontage:	<u>1290.08</u>
Required Frontage:	<u>150 feet</u>
Building Setbacks:	<u>Required*</u> <u>Proposed</u>
Front:	<u>50</u> <u>                    </u>
Side:	<u>15</u> <u>                    </u>
Rear:	<u>15</u> <u>                    </u>

**SITE PLAN DATA SHEET  
(Continued)**

Flood Zone Reference: FIRM map33011C0656D, effective date 9/25/2009

Width of Driveways: 30 feet along Hampshire Drive

Number of Curb Cuts: 1 new curb cut

Proposed Parking Spaces: 0

Required Parking Spaces: 0

Basis of Required Parking (Use): HSPR section 275-8 (26)

Dates/Case #/Description/Stipulations  
of ZBA, Conservation Commission,  
NH Wetlands Board Actions: n/a  
(Attach stipulations on separate sheet)

Hudson Town Code		
<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. <u>275-8(22)</u>	<u>35' wide green area adjacent to ROW</u>
	2. <u>275-8(31)</u>	<u>10% of Interior parking lot to be landscaped</u>
	3. <u>275-9(B)</u>	<u>traffic study</u>
	4. <u>275-9(C)</u>	<u>noise study</u>
	5. <u>275-9(D)</u>	<u>fiscal and environmental impact</u>
	6. _____	_____
	7. _____	_____
	8. _____	_____
<u>(Left column for Town Use)</u>		

Impact Fees:  
C.A.P Fee: \_\_\_\_\_  
\_\_\_\_\_

Development Agreement  
Proposed: \_\_\_\_\_

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

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

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

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

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



Applicant  
Initials

Staff  
Initials

GRF az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents \_\_\_\_\_

n/a 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.

\_\_\_\_\_ bb) Presentation plan (colored, with color-coded bar chart) \_\_\_\_\_

\_\_\_\_\_ bc) Fees paid to clerk \_\_\_\_\_

GRF 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.

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

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

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

Signature of Owner: \_\_\_\_\_



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

Signature of Developer: \_\_\_\_\_

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

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

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: Prime Motor Group

Street Address: 199 - 201 Lowell Road

I George Fredette, PE hereby request that the Planning Board waive the requirements of item (see attached waiver requests) of the Subdivision/Site Plan Checklist in reference to a plan presented by SFC Engineering Partnership, Inc.

(name of surveyor and engineer) dated March 26, 2014 for property tax map(s) 216 and lot(s) 11 in the Town of Hudson, NH.

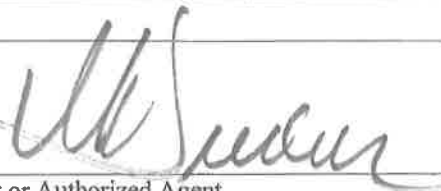
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver 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):

\_\_\_\_\_  
\_\_\_\_\_  
PLEASE REFERENCE ATTACHED LETTER REGARDING WAIVER REQUESTS  
\_\_\_\_\_  
\_\_\_\_\_

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):

\_\_\_\_\_  
\_\_\_\_\_  
PLEASE REFERENCE ATTACHED LETTER REGARDING WAIVER REQUESTS  
\_\_\_\_\_  
\_\_\_\_\_

Signed:   
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: \_\_\_\_\_

Waiver Not Granted: \_\_\_\_\_

April 2, 2014

John Cashell  
Town Planner  
12 School Street  
Hudson, NH 03051

RE: six waiver requests  
Tax Map 216, Lot 11

SFC project #586102

Mr. Cashell,

In accordance with the provision of Article IV, section 275-15, and on behalf Prime Motor Group, SFC Engineering Partnership requests six waivers from the requirements of chapter 275, Site Plan Review, as follows:

Section 275-8(22) 35' wide green area adjacent to ROW

A waiver is requested to the terms of Section 275-8(22), to allow pavement w the 35' wide green area where this is not allowed.

In support of this waiver request, we offer the following:

- (1) The requirement is unnecessary for this application because the waiver is requested for an existing condition. This proposed development proposes no new pavement within this green area.
- (2) Granting the waiver will not violate the purposes or general standards of this chapter because it is a pre-existing situation, and because the balance of the site will be constructed in conformance with this regulation.
- (3) Granting the waiver will result in a general benefit to the Town, because it will allow an existing facility to remain as it does currently, without interruption or cessation of the tenant, a long-time local business.

A similar waiver was granted on October 23, 2013 for a prior site development proposal.

Section 275-8(31)(a) 10% of interior parking shall be landscaped

A waiver is requested to the terms of Section 275-8(31), to allow no landscaping within the interior of the parking area.

In support of this waiver request, we offer the following:

- (1) The requirement is unnecessary for this application because landscaping along the perimeter of the site will be more effective to serve purposes of the ordinance enumerated in section 334-2.  
Also, within this small display lot, interior landscape islands present a nuisance during winter maintenance.
- (2) Granting the waiver will not violate the purposes or general standards of this chapter because perimeter landscaping will be effective on this small display lot.
- (3) Granting the waiver will result in a general benefit to the Town, because the use of perimeter landscaping will be an effective buffer to the display lot.

A similar waiver was granted on October 23, 2013 for a prior site development proposal.

Section 275-8(31)(c & d) required number of trees and shrubs

A waiver is requested to the terms of Section 275-8(31)(c & d), to allow fewer than the required number of trees and shrubs

In support of this waiver request, we offer the following:

- (1) The requirement is unnecessary for this application because landscaping along the perimeter of the site will be improved to be more dense than the existing landscape in front of Prime Subaru and Advanced Spa and Pool buildings on the same lot.  
The purpose of this development is to display automobiles for sale. Dense buffer screening will conflict with commercial purpose.
- (2) Granting the waiver will not violate the purposes or general standards of this chapter because perimeter landscaping will be consistent with other commercial sites along Lowell Road.
- (3) Granting the waiver will result in a general benefit to the Town because this development will be an improvement to the existing site, because the more taxes will be paid on this lot, and because this site, and the district that it is located within, is suited for this use.

### Section 275-9(B) traffic study

A waiver is requested to the terms of Section 275-9(B), that the Planning Board may deem that a traffic study is unnecessary to consider final site plan application.

In support of this waiver request, we offer the following:

- (1) The requirement is unnecessary for this application because the site is located adjacent to, and is designed to take advantage of, the existing controlled intersection. Note the following:
  - (a) the location of the direct driveway for this development was selected and constructed as part of the Hampshire Drive / Lowell Road intersection project. This driveway location can be seen on the existing conditions plan.
  - (b) Relatively low traffic volumes on Hampshire Road provide a safe route to and from the site
  - (c) It is reasonable to assume that the existing traffic signal was designed to accommodate the anticipated traffic from this site.
- (2) Granting the waiver will not violate the purposes or general standards of this chapter because design features incorporate safe and effective access and egress so as not to congest the streets and to facilitate adequate provision of transportation.
- (3) Granting the waiver will result in a general benefit to the Town because there will be no exiting traffic directly from the site onto Lowell Road. Any traffic to / from this site will exit and enter safely through a Hampshire Street driveway, and will be controlled by an existing traffic light at the adjacent intersection. This traffic flow pattern was anticipated when Hampshire Road extension was constructed.

A similar waiver was granted on October 23, 2013 for a prior site development proposal.

### Section 275-9(C) noise study

A waiver is requested to the terms of Section 275-9 (C), that the Planning Board may deem that a noise study is unnecessary to consider final site plan application.

In support of this waiver request, we offer the following:

- (1) The requirement is unnecessary for this application because the site will be occupied by a relatively low intensity operation.
- (2) Granting the waiver will not violate the purposes or general standards of this chapter because the site is located within a business district, and because the tenant is a recognized local business.

- (3) Granting the waiver will result in a general benefit to the Town, because it will allow a natural business expansion, providing a convenient and necessary service to the community.

A similar waiver was granted on October 23, 2013 for a prior site development proposal.

Section 275-9(D) fiscal and environmental impact

A waiver is requested to the terms of Section 275-9(D), that the Planning Board may deem that a fiscal and environmental impact analysis are unnecessary to consider final site plan application.

In support of this waiver request, we offer the following:

- (1) The requirement is unnecessary for this application because the proposed use is a relatively small, low intensity use; and the storm water management report demonstrates no negative environmental impact on surface water nor groundwater resources.
- (2) Granting the waiver will not violate the purposes or general standards of this chapter because the proposed plan is a well thought out plan to prevent the negative impacts.
- (3) Granting the waiver will result in a general benefit to the Town because this project will increase taxes paid in the Town of Hudson.

A similar waiver was granted on October 23, 2013 for a prior site development proposal.

Thank you for your consideration.

*SFC ENGINEERING PARTNERSHIP INC.*

  
George Fredette, P.E.

APPLICATION FOR SITE PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE

Prime Motor Group, 193 Lowell Road  
Town of Hudson  
CLD Reference No. 03-0249.1360  
Reviewed May 7, 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 than one inch equals fifty feet (1" = 50')

CLD/KMG

d) Locust 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)

N/A

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

e) Plan date by month/day/year.

g) Planning Board approval block is located in the lower right hand corner of all sheets.  
Plan will be provided.

i) Owner's signatures are not inscribed on the plans.  
Plan will be provided to include SIGNATURES.

j) Lot configuration/square footage on the plans differs from that on the Lot Line Relocation Plan. Additional information should be provided in the Plan Set regarding the March 2014 lot merger to coordinate the August 2013 Lot Line Relocation Plan.

m) Square footage of the existing Subaru building is not shown on the Plan Set.  
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
- 2a) Landscaping: existing and proposed
- ab) Building and wetland setback lines
- ac) Curb cuts
- ad) Rights 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 plats

Staff

Initials

*Proton*  
*Proton*

- o) The applicant has not shown all requested details within 200 feet of the site.
- p) Three 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. *APPLICANT IS ASKING FOR MARKET RASKET LOWELL/ BOSTON MARKET*
- s) A waiver request letter was provided; however, waiver application form(s) were not received for review. A list of requested waivers is shown on the plan.
- w) Not all utility connections to the existing three bedroom dwelling or the Subaru Dealership have been shown.
- 2a) Applicant noted waiver requested.
- ab) The applicant has only provided a 35' setback when a 50' setback is required by the Zoning Ordinance. *STRUCTURAL SETBACK IS 50', 35' GREEN AREA IS REQUIRED PER SITE PLAN REGS. 275-8(1)(b)(2)*
- ae) No proposed sidewalks are shown.
- af) Not all existing lighting is shown and the lighting plan provided is illegible.
- ag) Details for the proposed stop sign were not provided. No other signage is shown.
- ah) Service water lines to the existing buildings are not shown.
- ai) No dumpster locations are labeled on the plan.

Applicant  
Initials

ak) Buffer as required by site plan regulations

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

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.

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.

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

ap) Loading bays/docks

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

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

as) Drafting errors/omissions

at) Developer names, addresses, telephone numbers and signatures

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

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

aw) Fiscal impact study

ax) Traffic study

ay) Noise study

Staff  
Initials

CLD/KMG

ak) Town should confirm they are comfortable with the screening proposed as a nursing home is a close abutter.

al) Applicant noted waiver requested.

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

an) Adjacent wetlands are shown on the Lot Line Relocation plan; however, a New Hampshire certified wetland or soil scientist has not affixed his stamp and signature to the plan.

ap) Confirming loading bays/docks have not been labeled or shown on the plans.

aq) Lighting, landscaping and detail sheets are not signed or stamped by a State of New Hampshire Professional Engineer. Surveyor's stamp only on Lot Line Relocation Plan.

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

at) None received for review.

av) None received for review.

aw) Not received, applicant noted waiver requested.

ax) Not received, applicant noted waiver requested.

ay) Not received, applicant noted waiver requested.

AT MEET M.C.

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
- variances
- erosion control permit (149.88)
- 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.

hb) 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.

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

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Staff

Initials

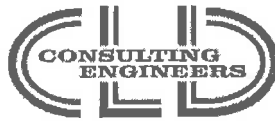
az) No deeds or easements received for review. Two existing slope easements, an existing 10-foot and a 20-foot wide sewer easement, a 15-foot wide vehicular turning easement, and a 25-foot wide access easement are shown on the plan set.

ba) No permits received in package for review. Driveway permit noted as requested.

hb) No presentation plan received, requires a Town action.

bc) Requires Town action.

bd) Requires Town action.



^ B ^

July 1, 2014

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

Re: Town of Hudson Planning Board Review  
Prime Motor Group  
Tax Map 216, Lot 11, PO #1350-835  
CLD Reference No. 03-0249.1360

Dear Mr. Cashell:

CLD Consulting Engineers, Inc. (CLD) has reviewed the third submission of the materials between June 2, and June 18, 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.

The project consists of two previous lot line adjustment/lot mergers of Lots 11 and 13, razing of a single family three bedroom house, and the construction of a 41,535 square-foot pervious pavement vehicle display area with associated site improvements. The existing buildings on-site will continue to be serviced by municipal water and sewer.

The following items have outstanding issues:

#### 1. Site Plan Review Codes

- a. *Former CLD Comment: Hudson Regulations (HR) 275-8.B.(16) The applicant has not shown all driveways, roadways, travel ways, etc. within the 200 feet of the parcel. (The site plans do not show the entire parcel.) / The applicant has revised the scale on the Master Plan; however, we note the applicant has still not shown features within 200 feet of the most northeast part of the site.*

**Current CLD Comment:** The applicant has stated that the view has been expanded; however, we continue to note that based on aerial photos not all existing features within 200 feet have been shown.

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

- e. **New CLD comment:** For DMH-A the applicant is proposing an 18" HDPE to tie CB-2 into CB-6. Our understanding was that if groundwater elevations allow, the new pipe would be perforated to help recreate the infiltration benefit of the open swale that existed prior to extending the pipe. We note both design points remain the same or decrease in flow; which appears to be an adequate revision to the design. As the pipe is proposed to bypass the on-site pond and transport stormwater directly to the downstream system, the



Mr. John Cashell  
CLD Reference No. 03-0249.1360  
July 1, 2014  
Page - 2

applicant may want to reconsider the use of the perforated pipe.

- f. **New CLD comment:** We note that an analysis demonstrating the drainage pipe network downstream from the project that can handle the flow has not been supplied. Since the use of perforated pipe is not proposed, this is more important.

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

- c. **New CLD comment:** The applicant has removed the Landscaping Plan from the most recent plan set received by CLD for review.

## 8. Other

- b. *Former CLD Comment: The applicant has not provided any details for the proposed vehicle display mounds (dimensions, landscaping, materials, etc.). The applicant has provided a detail for the proposed vehicle display mounds. The applicant should review the need for a waiver from the Town as the display areas and parking are within the building setback.*

**Current CLD Comment:** The applicant stated in their response letter that, *John Cashell noted in a May 29 e-mail that "the one driveway limitation is for 1 and 2 family residential dwellings only."* We are unsure how this relates to our previous comment regarding display areas and parking within the building setback. We also note that no evidence of easement or agreements are shown on the plan for the drive aisle encroachment onto the property to the west to the rear of the existing building.

The following items require Town input:

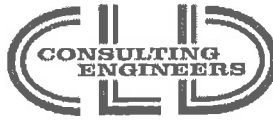
### 1. Site Plan Review Codes

- g. *HR 275-9.C. The applicant has noted on the plan set that a waiver from the Noise Study requirement is requested.*
- h. *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.*

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

- c. *HR 193-10.G. The applicant has proposed a second driveway for the site.*
- d. *HR 275-9.B. A Traffic Impact Study was not provided for review. The applicant has noted on the plan set that a waiver has been requested.*
- f. Based upon the Town request for CLD to validate a CAP Fee for the project, the following is relevant:

For the calculation of the Town's CAP fee, an estimate of potential increased traffic generation was performed for the expanded site. Standard Institute of Transportation



Mr. John Cashell  
CLD Reference No. 03-0249.1360  
July 1, 2014  
Page - 3

Engineers (ITE) rates for Automobile Sales only use either 1,000 square feet of building size or number of employees as the basis for traffic generation, not site acreage. Since the existing building is not expanding or a new one being erected, the trip estimate must be based on the 1.28 acres of additional display space being provided to calculate a PM Peak trip rate.

CLD has conducted some recent observations/counts at other dealerships in the Manchester area for another project where we were able to develop an average PM peak trip rate by building size, site acreage, and number of service bays. Based on this empirical information, we were able to calculate an average PM peak hour trip generation rate of 17.16 trips per acre. Since the proposed display site is 1.28 acres, this would result in an impact of 22 total trips to and from the 'expanded' site. We feel that this is a reasonable approach to estimating the traffic generation potential of the expanded dealership site.

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

- *Former CLD Comment: The applicant should show the locations of all utility connections to the existing three bedroom dwelling or the Subaru Dealership. The applicant has also not shown how the water line connects to the existing Retail building. This information is important to add so that service lines are not accidentally encountered during construction. (We note that the applicant has indicated on the plan that the contractor is responsible for locating and decommissioning the water line.)*

**Current CLD Comment:** The applicant has still not shown sewer or water connections on the plans for the three bedroom dwelling or the Subaru Dealership. The applicant has noted that all known utilities are shown to the best of their ability and that the contractor will field verify the locations during construction.

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

- d. *Former CLD Comment: The Town should consider requesting that the owner/developer sign an official Operation and Maintenance Plan to keep on record and be included as part of the plan set, stating that they will not seal the pervious pavement, and they will maintain a regular cleaning schedule. We also suggest a condition be developed holding the developer/current owner responsible to ensure the next owner is aware and is held to the same requirements if the parcel is sold.*

**Current CLD Comment:** We understand that a SWMP Operation and Maintenance Plan was provided in the Stormwater Management Report; however, there should be consideration from the Town on whether a written agreement with the developer/owner is necessary to ensure future developer/owners do not seal the pervious pavement and inadvertently increase stormwater runoff. (Perhaps a document that could be tied to conditions of a Certificate of Occupancy Permit (CO).)



Mr. John Cashell  
CLD Reference No. 03-0249.1360  
July 1, 2014  
Page - 4

## 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. The applicant has provided new plantings in front of the proposed display area.*

## 8. Other

- a. *Former CLD Comment: A lighting plan was provided; however, the plan is illegible. We also note that the applicant has not provided any protection for the light poles along the rear of the site where snow storage is located which may have the potential to damage lights during snow management operations.*

**Current CLD Comment:** The applicant has provided a legible lighting plan and has noted protective measures on the detail sheets to limit damages during snow management operations. A lighting plan review was not performed as part of CLD's requested scope. We recommend that the Town confirm that the lighting approach is acceptable.

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

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

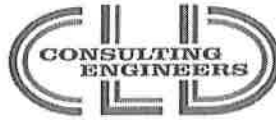
- a. *Former CLD Comment: HR 193-10.C. The applicant should review the driveway design. We note that the proposed driveway has a stopping platform greater than 2% and drains out of the site. We recommend that the drainage be collected on-site and not be allowed to run down Hampshire Drive. Also, additional spot grades should be provided. As drawn, it is not clear whether ponding issues will be encountered. The applicant has noted that the driveway is designed at a 5% downslope to a 2% upslope. No additional spot grades were added; however, the applicant stated that the driveway is existing and was designed and constructed by the Town. Also, all pavement proposed is to be porous. The applicant should clearly show on the plans that the driveway stub pavement is to be removed and not just overlaid, and that porous pavement is proposed in this area such that ponding issues are not encountered.*

**Current CLD Comment:** The applicant added a note to the plans indicating the intent to remove the driveway stub pavement and repave with porous pavement. No further CLD comment.

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

- a. *Former CLD Comment: HR 290-4.A.(1) Town of Hudson Regulations reference the New Hampshire Department of Environmental Services (NHDES) Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire (aka "Green Book"). Since pervious pavement was not a regularly utilized BMP during the timeframe of the "Green Book" the closest related BMP's are a Dry Well (page 7-43) and an Infiltration Trench (page 7-95). Both BMP's state infiltration*

F:\Proj2003\030249 Hudson\Sec\1360 Prime Motor Group Letter 3.doc



Mr. John Cashell  
CLD Reference No. 03-0249.1360  
July 1, 2014  
Page - 5

*rate minimum of 0.5 inches/hour, and reference soils in hydrologic group C being "generally not good", and a requirement of the bottom of the BMP being 4 feet above the estimated seasonal high water table (ESHWT). The applicant should provide information meeting or exceeding "Green Book" requirements, or as an alternative providing a modern design meeting the NHDES New Hampshire Stormwater Management Manual, Volume II, Section 4E, Permeable Pavement; with associated BMP worksheet, illustrating all BMP requirements are met. (The applicant has provided test pit data, but the test pit was not deep enough to prove that minimum required separation to seasonal high groundwater is met.) / "The Green Book" is noted as being outdated; however, NHDES BMP worksheets, illustrating modern NHDES Alteration of Terrain (AoT) Regulations are met should be provided to indicate that porous pavement meets modern day Regulations (separation to groundwater/ledge, etc.).*

Current CLD Comment: The applicant has supplied appropriate BMP worksheets. The applicant has addressed all outstanding concerns regarding the pervious asphalt parking lot surface as long as it is maintained in accordance with industry standards.

- b. *Former CLD Comment: HR 290-5.A.(8) The applicant provided Stormwater Management calculations that do not account for frozen ground conditions. The applicant should provide calculations that demonstrate how the stormwater management system will function under frozen ground conditions. / The applicant referenced the technical paper entitled "Water Quality and Hydrologic Performance of a Porous Asphalt Pavement as a Storm-Water Treatment in a Cold Climate." The publication states that porous pavement works adequately in frozen conditions, but the Regulation requires this calculation. The application should request a waiver from the Regulation, if calculations are not to be provided.*

Current CLD Comment: The applicant has provided frozen ground condition calculations and a brief description/summary. No further CLD comment.

- c. *Former CLD Comment: The Stormwater Management Report calculations and the design plans, show a discrepancy between the proposed underdrains within the pervious pavement. The drainage calculations propose a 6-inch underdrain, whereas the design plan sheets 5 and 7 proposes a 4-inch underdrain. The applicant should coordinate the Stormwater Management Report and the plan set. / The applicant has stated they have revised the report to illustrate a 4 inch underdrain; however, no revised report was received in CLD's package for review.*

Current CLD Comment: The applicant has revised the drainage report to illustrate a 4-inch underdrain. No further CLD comment.





Mr. John Cashell  
CLD Reference No. 03-0249.1360  
July 1, 2014  
Page - 6

Please feel free to call if you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Heidi Marshall".

Heidi J. Marshall, P.E.

A handwritten signature in cursive script that reads "Paul Konieczka".

Paul Konieczka, AICP

HJM/PK:laf

Enclosure

cc: Town of Hudson Engineering Division – File  
SFC Engineering Partnership, Inc.  
66 Gold Ledge Avenue  
Auburn, NH 03032  
Fax (603) 647-8711

“C”

May 30, 2014

John Cashell  
Town Planner  
12 School Street  
Hudson, NH 03051

RE: Prime Subaru  
193-201 Lowell Road  
CLD Reference No. 03-0249.1360

SFC project #586102

Mr. Cashell,

Attached please find revised drawings for the Expanded Vehicle Display Area for Prime Subaru at 193-201 Lowell Road, revised May 30, 2014. These drawings have been revised in accordance with design review comments from CLD dated May 28, 2014, AND in accordance with May 22 discussion with town staff (Stevens, Webster and Cashell)

This package of information supplements prior information delivered to your office on April 2, and May 13.

Specifically this package includes:

- two copies of the storm water management report, revised May 23, 2014.
- nine copies of the plan set which includes a lighting plan, (22" x 34", folded). The plans are dated March 26, 2014, and last revised May 30, 2014.
- seventeen copies of the plan set which includes a lighting plan, (11" x 17",). The plans are dated March 26, 2014, and last revised May 30, 2014.

Following is our response to CLD review comments. The text of CLD comments is repeated below, with SFC's response following in **bold font**.

**1. Site Plan Review Codes**

- a. The applicant has not shown all features within 200 feet of the northeast part of the site.

**Sheet 2 of 7 has been revised to show the entire parcel. All features have been shown within 200 feet of the parcel.**

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

- a. The applicant should clearly show on the plans that the driveway stub pavement is to be removed.....

**See sheet 4 of 7. The plans have been revised accordingly.**

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

No comments.

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

- a. NHDES BMP worksheets should be provided.

**NHDES BMP worksheets are attached to this letter.**

- b. HR 290-5.A.(8) The applicant provides Stormwater Management calculations that do not account for frozen ground conditions....but the Regulation requires this calculation.

**Hydraulic analysis that models frozen conditions has been provided. See Appendix J of the STORM WATER MANAGEMENT REPORT.**

- c. The Stormwater Management Report calculations and the design plans, show a discrepancy between the proposed underdrains within the pervious pavement. The drainage calculations propose a 6-inch underdrain.....

**The STORM WATER MANAGEMENT REPORT, dated May 23, has been revised to show 4-inch underdrain.**

**5. Erosion Control/Wetland Impacts**

No comment.

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

No comment.

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

No comment.

**8. Other**

- b. The applicant should review the need for a waiver ...[for] display areas and parking within the setback.

**John Cashell noted in a May 29 e-mail that “the one driveway limitation is for 1 and 2 family residential dwellings only”.**

In addition to the above, this site development plan has been revised to accommodate Stevens' comments regarding Lowell Road drainage.

Storm water from Lowell Road is routed through three segments of 18” culvert through the subject lot and into the municipal storm sewer on Hampshire Road.

Refer to Appendix I of the STORM WATER MANAGEMENT REPORT, dated May 23, for a hydrologic analysis of existing conditions as they may have existed prior to 2008.

We trust that you will find our responses to all of these review comments to be satisfactory.

Sincerely,

**SFC ENGINEERING PARTNERSHIP, INC.**



George Fredette, PE

## FILTRATION PRACTICE DESIGN CRITERIA (Env-Wq 1508.06)

Type/Node Name: \_\_\_\_\_

### PERMEABLE PAVEMENT

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable

<b>YES</b>		Have you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.06(b)?	
1.01	ac	A = Area draining to the practice <sup>1</sup>	
1.01	ac	A <sub>I</sub> = Impervious area draining to the practice	
1.00	decimal	I = percent impervious area draining to the practice, in decimal form	
0.95	unitless	R <sub>v</sub> = Runoff coefficient = 0.05 + (0.9 x I)	
0.96	ac-in	WQV = 1" x R <sub>v</sub> x A	
3,483	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
871	cf	25% x WQV (check calc for sediment forebay volume)	
2,612	cf	75% x WQV (check calc for surface sand filter volume)	
		Method of Pretreatment? (not required for clean or roof runoff)	
	cf	V <sub>SED</sub> = sediment forebay volume, if used for pretreatment	← ≥ 25%WQV
44,100	sf	A <sub>SA</sub> = surface area of the practice	
0.17	iph	I <sub>DESIGN</sub> = design infiltration rate <sup>2</sup>	
yes	Yes/No	If I <sub>DESIGN</sub> is < 0.50 iph, has an underdrain been provided?	
5.6	hours	T <sub>DRAIN</sub> = drain time = V / (A <sub>SA</sub> * I <sub>DESIGN</sub> )	← ≤ 72-hrs
176.25	feet	E <sub>FC</sub> = elevation of the bottom of the filter course material	
175.75	feet	E <sub>UD</sub> = invert elevation of the underdrain (UD), if applicable	
175.50	feet	E <sub>BTM</sub> = elevation of the bottom of the practice (i.e., bottom of the stone reservoir).	
175.25	feet	E <sub>SHWT</sub> = elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
173.25	feet	E <sub>ROCK</sub> = elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
0.50	feet	D <sub>FC to UD</sub> = depth to UD from the bottom of the filter course <sup>3</sup>	← ≥ 1'
3.00	feet	D <sub>FC to ROCK</sub> = depth to bedrock from the bottom of the filter course <sup>3</sup>	← ≥ 1'
1.00	feet	D <sub>FC to SHWT</sub> = depth to SHWT from the bottom of the filter course <sup>3</sup>	← ≥ 1'
0.25	feet	D <sub>BTM to SHWT</sub> = depth to SHWT from the bottom of the practice <sup>3</sup>	← ≥ 2'
175.59	ft	Peak elevation of the 10-year storm event (infiltration can be used in analysis)	
177.92	ft	Elevation of the top of the practice	
YES		10 peak elevation ≤ Elevation of the top of the practice	← yes

**If a surface sand filter is proposed:**

YES	ac	Drainage Area check.	← < 10 ac
	cf	V = volume of storage <sup>4,5</sup> (attach a stage-storage table)	← ≥ 75%WQV
	inches	D <sub>FC</sub> = filter course thickness	← 18"
Sheet		Note what sheet in the plan set contains the filter course specification	
Yes/No		Access grate provided?	← yes
		The filter shall not be covered in grass. What is covering the filter?	

**If an underground sand filter is proposed:**

YES	ac	Drainage Area check.	← < 10 ac
	cf	V = volume of storage <sup>4,5</sup> (attach a stage-storage table)	← ≥ 75%WQV
	inches	D <sub>FC</sub> = filter course thickness	← 24"
Sheet		Note what sheet in the plan set contains the filter course specification	
Yes/No		Access grate provided?	← yes

## DESIGN CRITERIA

Design Parameter	Criteria
Porous asphalt design	UNHSC (2007b)
Porous concrete design	American Concrete Institute (2006)
Porous concrete installation	Contractor certified by the National Ready Mix Concrete Association (NRMCA) through the NRMCA Pervious Concrete Contractor Certification program
Pervious interlocking paver design	Interlocking Concrete Pavement Institute (2002)
Filter Course Material	NHDOT (2006) sand, Item 304.1
Filter Course Thickness	> 12 inches for any section which receives only direct rainfall to its surface; or > $12 \text{ inches} * \frac{\text{Total contributing area}}{\text{area of the surface}}$
Total Section Thickness	65% of the frost depth. Typically the frost depth in New Hampshire is about 48 inches. Therefore, total section thickness (top of pervious pavement to the native ground) should be at least 32".
Aggregate Storage Volume (Reservoir Course, Filter Blanket, Filter Course, Choker Course)	≥ Larger of WQV or Recharge Volume, as applicable for purpose of BMP
Underdrain (where required)	≥ 6-inch diameter perforated PVC or HDPE set in 1- to 2-inch diameter stone or gravel free of fines and organic material
Depth to Bedrock and Seasonal High Water Table Elevation	If not providing an impermeable liner: ≥ 1 foot below the bottom of the filter course material.  If within groundwater or water supply intake protection area the practice should also have: <ul style="list-style-type: none"> <li>• 1 foot of separation from the bottom of the <i>practice</i> to the SHWT, or</li> <li>• 1' of separation from the bottom of the filter course material <i>and</i> twice the depth of the filter course material recommended.</li> </ul>
Overflow Discharge Capacity	10-year, 24-hour storm
Overflow outlet	Provide overflow from aggregate storage layer
Observation Well(s)	Necessary to monitor conditions in reservoir course

"D"

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

Date of Application: March 26, 2014 Tax Map # 216 Lot # 11

Name of Project: Prime Motor Group

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

ZBA Action: none



PROPERTY OWNER:

DEVELOPER:

Name: AMR Real Estate Holdings - Hudson, LLC

same

Address: 425 Providence Highway

Address: Westwood MA 02090

Telephone # (781) 234-2003

Fax #

Email: mmcgovern@primemotorgroup.com

PROJECT ENGINEER

SURVEYOR

Name: SFC Engineering Partnership

Promised Land Survey, LLC

Address: 66 Gold Ledge Avenue

230 Rockingham Road

Address: Auburn, NH 03032

Derry NH 03038

Telephone # (603) 647-8700

(603) 432-2112

Fax # (603) 647-8711

(603) 432-8800

Email: gfredette@sfceng.com

tap@PromisedLandSurvey.com

PURPOSE OF PLAN:

site development for expanded vehicle display area

For Town Use

Plan Routing Date: 4-23-14

Sub/Site Date: 4-29-14

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

(Initials) VAO Title: ZA Date: 4/29/14

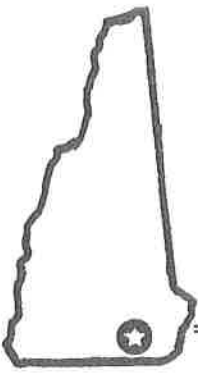
334.21 alleges 15' from edge of pavement for display of vehicles - 2 display areas exceed the distance required.

DEPT: Zoning Engineering Assessor Police Fire Planning  
Consultant Highway Department

Fees Paid:

COMMUNITY DEVELOPMENT DEPARTMENT

ZONING DETERMINATION



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

April 25, 2014

Prime Motor Group  
425 Providence Highway  
Westwood, MA 02090

Re: 201 Lowell Road - Map 216/ Lot 011

Dear Sir:

Your request for information regarding a proposed commercial retail development on lot 11 on tax map 216 has been reviewed by the Community Development Department.

No variance will be needed for the 2 display areas in the setback area. Section 334-21 Table of Permitted Principal Uses "A". In all zoning districts all motor vehicle(s) displayed for sale shall be set back a minimum of 15 feet from the edge of roadway pavement.

Please feel free to contact the Community Development Department at 886-6008 if you have any further questions.

This decision may be appealed within 30 days.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

William A. Oleksak  
Zoning Administrator

pc: Zoning Board of Adjustment  
File

WO/pl





COMMUNITY DEVELOPMENT DEPARTMENT  
 12 School Street  
 Hudson, NH 03051  
 (603)886-6005  
[www.hudsonnh.gov](http://www.hudsonnh.gov)



Town of Hudson

**REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION**

Date of request 03/26/2014  
 Property Location 201 Lowell Road  
Map 216 Lot 11  
 Zoning District if known Business District



Type of Request

- Zoning District Determination  Use Determination  Set-Back Requirements  
 Process for Subdivision/ Site Plan if required  
 Other

Description of request / determination: (Please attach all relevant documentation)

This request is for a proposed car display at commercial retail development on lot 11 on tax map 216.  
The proposal is to construct a permeable, and stable surface on which a display car will be parked within the 35' landscape .  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Applicant Contact Information:**

Name: Prime Motor Group  
 Address: 425 Providence Highway Westwood MA 02090  
 Phone Number: (781) 234-2003

*For Office use*

ATTACHMENTS: TAX CARD  GIS   
 NOTES: \_\_\_\_\_  
 ZONING DETERMINATION LETTER SENT  DATE: \_\_\_\_\_

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

Date of Application: March 26, 2014 Tax Map # 216 Lot # 11  
 Name of Project: Prime Motor Group  
 Zoning District: Business General SP# 06-14  
 (For Town Use) (For Town Use)  
 ZBA Action: none



**PROPERTY OWNER:**  
 Name: AMR Real Estate Holdings - Hudson, LLC  
 Address: 425 Providence Highway  
 Address: Westwood MA 02090  
 Telephone # (781) 234-2003  
 Fax # \_\_\_\_\_  
 Email: mmcgovern@primemotorgroup.com

**DEVELOPER:**  
 Name: same  
 Address: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone # \_\_\_\_\_  
 Fax # \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROJECT ENGINEER**  
 Name: SFC Engineering Partnership  
 Address: 66 Gold Ledge Avenue  
 Address: Auburn, NH 03032  
 Telephone # (603) 647-8700  
 Fax # (603) 647-8711  
 Email: gfredette@sfceng.com

**SURVEYOR**  
 Name: Promised Land Survey, LLC  
 Address: 230 Rockingham Road  
 Address: Derry NH 03038  
 Telephone # (603) 432-2112  
 Fax # (603) 432-8800  
 Email: tap@PromisedLandSurvey.com

**PURPOSE OF PLAN:**  
site development for expanded vehicle display area  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*For Town Use*

Plan Routing Date: 4-23-14 Sub/Site Date: 4-29-14

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

(Initials) J Title: Asst. Assessor Date: 4-24-14

DEPT:  
 \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
 \_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \_\_\_\_\_

\* Abutter at map 216 Lot 10 has new ownership as of 3/4/14, possible review needed to ensure that new owner has been notified. *J*

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

Date of Application: March 26, 2014 Tax Map # 216 Lot # 11

Name of Project: Prime Motor Group

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

ZBA Action: none



<u>PROPERTY OWNER:</u>	<u>DEVELOPER:</u>
Name: <u>AMR Real Estate Holdings - Hudson, LLC</u>	<u>same</u>
Address: <u>425 Providence Highway</u>	
Address: <u>Westwood MA 02090</u>	
Telephone # <u>(781) 234-2003</u>	
Fax # _____	
Email: <u>mmcgovern@primemotorgroup.com</u>	

<u>PROJECT ENGINEER</u>	<u>SURVEYOR</u>
Name: <u>SFC Engineering Partnership</u>	<u>Promised Land Survey, LLC</u>
Address: <u>66 Gold Ledge Avenue</u>	<u>230 Rockingham Road</u>
Address: <u>Auburn, NH 03032</u>	<u>Derry NH 03038</u>
Telephone # <u>(603) 647-8700</u>	<u>(603) 432-2112</u>
Fax # <u>(603) 647-8711</u>	<u>(603) 432-8800</u>
Email: <u>gfredette@sfceng.com</u>	<u>tap@PromisedLandSurvey.com</u>

PURPOSE OF PLAN:  
site development for expanded vehicle display area

<i>For Town Use</i>	
Plan Routing Date: <u>4-23-14</u>	Sub/Site Date: <u>4-29-14</u>
<input checked="" type="checkbox"/> I have no comments	<input type="checkbox"/> I have comments (attach to form)
<u>KB</u> (Initials)	Title: _____ Date: <u>4/24/14</u>
DEPT: <input type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input checked="" type="checkbox"/> Highway Department	
Fees Paid: _____	

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

Date of Application: March 26, 2014 Tax Map # 216 Lot # 11

Name of Project: Prime Motor Group

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

ZBA Action: none



<u>PROPERTY OWNER:</u>	<u>DEVELOPER:</u>
Name: <u>AMR Real Estate Holdings - Hudson, LLC</u>	<u>same</u>
Address: <u>425 Providence Highway</u>	_____
Address: <u>Westwood MA 02090</u>	_____
Telephone # <u>(781) 234-2003</u>	_____
Fax # _____	_____
Email: <u>mmcgovern@primemotorgroup.com</u>	_____

<u>PROJECT ENGINEER</u>	<u>SURVEYOR</u>
Name: <u>SFC Engineering Partnership</u>	<u>Promised Land Survey, LLC</u>
Address: <u>66 Gold Ledge Avenue</u>	<u>230 Rockingham Road</u>
Address: <u>Auburn, NH 03032</u>	<u>Derry NH 03038</u>
Telephone # <u>(603) 647-8700</u>	<u>(603) 432-2112</u>
Fax # <u>(603) 647-8711</u>	<u>(603) 432-8800</u>
Email: <u>gfredette@sfceng.com</u>	<u>tap@PromisedLandSurvey.com</u>

PURPOSE OF PLAN:  
site development for expanded vehicle display area  
\_\_\_\_\_  
\_\_\_\_\_

<i>For Town Use</i>	
Plan Routing Date: <u>4-23-14</u>	Sub/Site Date: <u>4-29-14</u>
<input checked="" type="checkbox"/> I have no comments	<input type="checkbox"/> I have comments (attach to form)
JOB (Initials)	Title: <u>Deputy Fire Chief</u> Date: <u>4/24/2014</u>
DEPT:	<input type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Planning
	<input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department
Fees Paid: _____	

**“E”**

**CAP FEE WORKSHEET**

**Date:** 07/02/14      **Sector #:** 7      **Map/Lot:** 216/011

**Project Name:** Prime Motors Group, Inc.

**Proposed ITE Use #1:** Auto Sales

**Proposed Building Area (square footage):**      N/A - The calculated CAP Fee is based on the projected # of new PM Peak Hr. vehicle trips to the site for Sector 7 of 9 @ \$1,070 per vehicle trip X 22.

**CAP FEES: (THREE CHECKS NEEDED)**

- 1.      **(Bank 08)**
  - (2070-090)      **Route 3A:**      \$ 9,592.00
  - (2070-091)      **Route 102:**      \$ 5,324.00
  - (2070-086)      **Route 111:**      \$ 8,646.00
  
- Total CAP Fee:**      \$ 23,562.00
  
- 2.
  - (2050-182)      **Recreation:**      \$N/A
  
- 3.
  - (2080-051)      **School:**      \$N/A
  - \_\_\_\_\_
  - \_\_\_\_\_

**TOTAL PROJECT CAP FEE:** \$ 23,562.00

-- DRAFT COPY --

**HUDSON PLANNING BOARD  
MEETING MINUTES  
October 23, 2013**

**XIV. NEW BUSINESS/PUBLIC HEARINGS**

**A. Retail Center Site Plan  
SP# 06-13**

**201 Lowell Road  
Map 216/Lot 011**

**Purpose of plan: Site development for 10,465-ft<sup>2</sup> commercial/retail building.  
Application Acceptance & Hearing.**

Acting Chairman Hall read aloud the published notice, as repeated above.

Town Planner Cashell said the application was ready for Application Acceptance, noting that there was a handout pertaining to this case.

Mr. Barnes moved to grant Application Acceptance; Mr. Malley seconded the motion.

**VOTE:** Acting Chairman Hall called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Hall declared the motion to have carried unanimously (5-0).

Mr. George Ferdette, representing the applicant, Danato Realty Trust, stated that he did not have extra copies of the plan; he provided his own copy to Selectman Maddox, who requested it.

Mr. Della-Monica and Mr. Ulery arrived at 7:10 p.m. Acting Chairman Hall seated Mr. Ulery in place of Mr. Russo, noting this hearing had barely got started, so both Mr. Della-Monica and Mr. Ulery would be seated for this hearing.

Mr. Ferdette noted that Advanced Auto Parts had withdrawn, saying that firm was not a likely tenant, but the applicant wished to build in accordance with the same plan, with no tenant identified at this time. He said this site had been approved in July, at the time the lot had been reconfigured, with the Planning Board approving this 2-acre site, separating the Subaru dealership from this lot. He said the lot was occupied today by Advanced Spa & Pool on the right, noting that there was a vacant dwelling on the left side. He said the land was cleared, with a driveway coming onto the lot from the abandoned dwelling. He said they had done test pits to evaluate the soil. He noted that the rear lot line bounded the Industrial zoning district. He said there were no wetlands on the site, hence no wetland impact. He said the existing dwelling would be removed, saying the second retail building contained 10,465 ft<sup>2</sup> on a single floor, and adding that it was about 18 feet high, and would be complemented with just over 31,000 ft<sup>2</sup> of pavement, adding 15 parking spaces to the entire site, with 32 or 34 parking spaces currently. At the back corner, he noted, there was a retaining wall about 15 feet high, but the rest was level. He said water and sewer would be extended into the property, along with cable utilities from an existing pole coming in from Hampshire Drive. He said the total land area would be disturbed for 62,000 ft<sup>2</sup>, ending up with 43,000 ft<sup>2</sup> of impervious surface. He noted that a pole bisected one of the parking spaces, but the spaces would be shifted so that no parking spaces would be lost.

On the south side, he said, there were a few AC units on the ground, which would be moved to provide three more parking spaces. Behind the building there would be two dumpsters, as it was set up for two tenants, noting there was a loading area but no loading dock. He said there were two driveways, one being an entrance-only access off from Lowell Road so that southbound traffic would be able to turn right, while off Hampshire Drive, in accordance with a 2006 plan, there was a curbcut. He said there was also a third access point, a temporary access easement from the Subaru site, saying he needed access today to get to the Advanced Spa & Pool business, but the land had been sold and that temporary access would be extinguished when the new access was available, adding that it would be no later than August of 2016.

He said stormwater was managed on the site, very effectively, and there would be less stormwater coming off the site after development than occurred today. He discussed the drainage arrangements, pointing out details on the plan. He noted that an existing drain running through the site would be reconfigured, with the function of draining water off Lowell Road being continued.

He then discussed the waiver requests, saying the open space of the consolidated lot did not meet requirements, as 35% open space was required and 26% was provided— noting that this was an existing condition, and also noting that advanced Pool & Spa occupied a high percentage of the lot—saying the left-hand side would conform if it did not have Advanced Pool & Spa attached to it, with a lot of green area and a 35-foot setback from Lowell Road. He said a third waiver was requested for the provision prohibiting paved area in the rear yard setback, saying there was a paved section there and rather than narrow the driveway they would widen it out. He said a fourth waiver was for relief of six spaces from the total parking requirements, saying six spaces less than required were being proposed, with about 86 spaces being provided instead of 92, because of the totality of Advanced Spa & Pool, adding that its parking lot was significantly empty and could be used as a buffer. He then identified a fifth waiver request for the interior landscaping, saying it was a small site, so the landscaping was being emphasized on the perimeter of the site, not within the parking lot. He said there were also three other waiver requests.

He said silt sacks would be used during construction to control runoff and siltation, noting that the packet included a copy of the lot line relocation plan approved by the Planning Board this past July—adding that the landscaping plan was consistent with what was seen on the Subaru site and across Lowell Road. He then noted the lighting plan, saying it confirmed with regulations, with the last sheet in the plan set being the building.

Acting Chairman Hall opened the meeting for public input and comment, in favor of the application or opposition or with questions. No one coming forward, Acting Chairman Hall closed the public hearing, declared the matter before the Board, and asked if any members of the Board had any questions.

Mr. Della-Monica asked if Mr. Ferdette had gotten a copy of CLD's comments. Mr. Ferdette said he had received it this afternoon and would comply without question.

Selectman Maddox asked about the three trailers on the back of the land.

Mr. Dan Enxing, the principal, said the three trailers (two of which he owned, with the other being owned by a tenant) would be going. He said he had let the Nashua VFW use them until they found a new home, but they would be gone by spring.

Selectman Maddox referenced the temporary easement that would extinguish at some point, asking if Mr. Enxing would continue to allow people to drive back and forth. Mr. Enxing said he had been in the process of buying the dealership, saying there was a new owner and he wanted to continue developing the property. Selectman Maddox asked why they should not be separate. Mr. Enxing said he could not speak for Subaru, who could

put a fence there but did not want a permanent easement. Selectman Maddox said there should be a lot line to clearly delineate the two. He then expressed a belief that too much was being put on the lot.

Mr. Barnes referenced the culvert at the rear, asking what it did and where it went. Mr. Ferdette asked Town Planner Cashell to display the existing plan, Sheet 3, saying the end of the culvert was identified by field survey; he said it took everything coming off from Lowell Road, but they did not know where it went. He said that was a critical point, where the rip-rap was, and drainage then went into the municipal system through an entrance on the other side. He said the same amount would run in off Lowell Road but there would be less runoff from the site, as he had previously represented. Mr. Barnes asked about the neighboring property; Mr. Ferdette said the receiving culvert was on the neighboring property.

Mr. Barnes referenced Note 11, saying he did not understand how the parking calculations got to this. Mr. Ferdette said as he recalled Advanced Auto Parts had needed fewer parking spaces and they had used the lower number; he said there was not a calculation but a demonstration of less need. Mr. Barnes questioned the figures, saying the plan said 84 spaces were needed and 84 spaces were being provided, yet they were asking for a waiver. Mr. Ferdette referred to Sheet 4, saying there were no calculations for Advanced Auto Parts, but there was a reference to six fewer spaces, assuming that the waiver request was granted. Mr. Barnes continued to express confusion, and Acting Chairman Hall said he did not get it either, saying they needed to provide calculations showing why the waiver was needed.

**Mr. Barnes referenced Sheet 2, saying there was a line in back of advanced Spa and Tool going to the neighboring property. Mr. Ferdette said it was an existing condition and they had no intention to change it.**

**Mr. Ulery said he seemed to recall that there had been a similar situation in a preexisting development in Clement Industrial Park, which had been resolved by painting a line, saying the new owner could block off the access but that was up to them. Acting Chairman Hall said that was different. Mr. Ulery said he thought that was a decision that the abutter would need to make, if they did not want people coming across their lot line.**

Mr. Ulery asked Selectman Maddox to elaborate on his objection to the green area, noting that there would be less water flow, and he asked if that were sufficient to allow for a modification from what was required. Selectman Maddox responded in the negative.

Mr. Della-Monica asked, if Prime Auto decided to put up a fence of some kind, would the parking spaces along the north side of the Advanced Spa & Pool building be accessible. Mr. Ferdette said there was an easement, which he pointed to on the plan, to validate retaining use of those parking spaces. He said the easement provided adequate access to those parking spaces.

Acting Chairman Hall said it appeared that there would not be adequate spaces if the temporary easement became extinguished. Mr. Ferdette showed an overlapping easement space on the plan. Acting Chairman Hall said they were asking for a waiver of green space and apparently would ask for a waiver of parking, but it looked as if Prime Auto could eliminate at least one of the spaces—saying Selectman Maddox was exactly right. He said those issues all compounded, along with the fact that the pavement was actually over the property line, which made it a bit harder to digest. He said his only concern was justifying why all that was being done. He then asked if the parking required from Advanced Auto was different from retail. Mr. Ferdette answered in the affirmative, saying they had demonstrated a need for 25 parking spaces, which was six spaces more. Acting Chairman Hall said it would look to him as if Advanced Auto's portion of the building



was twice the size of the retail space, but did not have twice the number of parking spaces required, unless that was part of the difference of size for which the waiver was being requested. Mr. Ferdette said he would try to find that. Acting Chairman Hall said by listing them separately it would appear that the calculation was different. Mr. Ferdette said what was provided was less than what was calculated. Acting Chairman Hall said, since it was not Advanced Auto anymore, it should be called just "retail space."

Mr. Della-Monica said a reasoning advanced earlier was that the Advanced Spa & Pool had very low traffic, so all of the spaces combined meant that the only justification for a waiver would be based on the less parking required for the Advanced Spa & Pool business.

Mr. Barnes asked about a loading area for Advanced Spa & Pool. Mr. Ferdette said they had an area at the rear. Mr. Barnes said the loading area space could not be used for parking. Mr. Enxing said things generally were brought in at the front and then brought around on a pallet. Mr. Barnes said he thought some loading space should be identified.

Mr. van der Veen asked if a waiver were needed for a second driveway. Town Planner Cashell said that requirement was for residential purposes. Mr. Cashell referenced CLD's comments, referring to category H as citing the benefit of allowing free flow of traffic across all three properties; he noted that a lot of the traffic would end up utilizing Hampshire Drive. Mr. Barnes said the Board was only talking about two properties. Mr. Della-Monica responded that there were two buildings but three properties. Mr. Hall noted that the temporary easement could be closed off if they wanted, as there was nothing to preclude the new owners from doing that. Mr. Enxing said he did not see that as an advantage to the new owners, adding that it did not make sense.

Town Planner Cashell said the Board might want to consider a condition that the free-flow of traffic be a condition of approval, since the whole idea was to keep traffic off Lowell road that was not at a controlled intersection. He then pointed out that the parking calculation was a peculiar way to figure out parking needs, saying Mr. Ferdette had interjected into the requirement for parking the actual granting of the waiver. Mr. Enxing said the requirements for Advanced Spa & Pool were less than what the Town required. He then said he did not know how he could make Prime/Subaru agree to free flow.

Selectman Maddox said he felt they should ask for a waiver of using the side setback, as that did not have enough open space to begin with, saying it should be defined why the Board allowed them to go right up to the lot line. Acting Chairman Hall said he thought he would agree.

Mr. Barnes noted the comment about not including the landscaping in front of the retail area, saying it was kind of sparse in that area, which would offset concerns about open space and landscaping in the parking area. Mr. Ferdette said that suggestion would be well received, noting they were asking for a waiver of open space, but they had not compromised in the 35-foot setback in front of Advanced Spa & Pool. He said there was a grassy knoll there, now, and they would be happy to add to the landscaping there now, for consideration of the waiver.

Mr. Della-Monica moved to grant the requested waiver for the requirements of HTC §275-8 (22), *10% of Interior Parking Shall be Landscaped*, citing the reason for granting that waiver as being because this waiver involved an existing encroachment condition, which posed nominal, if any, adverse impact on abutting properties, monetary or otherwise—and, as such, the granting of this waiver would not violate the purposes or general standards of that chapter.

Mr. Barnes seconded the motion.

Acting Chairman Hall said he thought that was one of the things he would wait on; he said the last three waiver requests were the less controversial. Mr. Della-Monica commented that he would tie the additional landscaping on the second waiver request to get this out of the way, and tie anything else into the open space element, as it really was a *quid pro quo* for the open space. Mr. Hall said he guessed he could buy that.

**VOTE:** Acting Chairman Hall then called for a hand vote on the motion. All members present voted in favor except for Selectman Maddox, who voted in opposition, and Acting Chairman Hall declared the motion to have carried (6–1–0).

Mr. Della-Monica said he would skip the second waiver request; he then moved to grant the requested waiver from the requirements of HTC §275-8 (25), *Travelway Within Rear Yard Setback*, citing the reason for granting that waiver as being because the adjacent property was industrially developed—and, as such, a significant buffer was unnecessary, thus the granting of this waiver would not violate the purposes or general standards of this chapter and would result in a general benefit to the Town, because the extra width of driveway within this rear yard would provide safe travel for emergency vehicles and customary vehicular traffic.

Mr. Barnes seconded the motion.

**VOTE:** Acting Chairman Hall called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Hall declared the motion to have carried unanimously (7–0).

Mr. Della-Monica said he would hold off on the fourth waiver request, and he then moved to grant the requested waiver from the requirements of HTC §275-8 (31), *35' Wide Green Area Adjacent to ROW*, citing the reason for granting that waiver as being because landscaping along the perimeter of the site would be more effective to serve purposes of the ordinance enumerated in HTC §334-2, adding that within the proposed parking lot interior landscaping islands would present a nuisance during winter maintenance—and, as such, the granting of this waiver would not violate the purposes or general standards of this chapter.

Mr. Ulery seconded the motion.

Mr. Barnes said he would vote in opposition, as he would want to see improvements in the landscaping first.

Mr. Malley asked why Mr. Della-Monica had said the presence of landscaping islands would present a nuisance to winter maintenance. Mr. Della-Monica said it would be hard to plow around landscaped islands in a parking lot of this size, saying it would be a jigsaw puzzle. Mr. Hall said that on most small sites the requirement did not make sense. Mr. Ulery said the plowing would be from the building to the retention basin, and they could not do that if something were in the way.

**VOTE:** Acting Chairman Hall then called for a hand vote on the motion. All members present voted in favor except for Selectman Maddox and Mr. Barnes, who both voted in opposition, and Acting Chairman Hall declared the motion to have carried (5–2).

Mr. Della-Monica moved to grant the requested waiver from the requirements of HTC §275-9 (B), *Traffic Study*, citing the reason for granting that waiver as being because the site was located adjacent to, and was designed to take advantage of, the existing controlled intersection, which he identified as follows:

- (a) The location of the primary driveway for this development was selected and constructed as part of the Hampshire Drive/Lowell Road intersection project. This driveway location could be seen on the existing conditions plan.
- (b) Relatively low traffic volumes on Hampshire Road would provide a safe route to and from the site.
- (c) It was reasonable to assume that the existing traffic signal was designed to accommodate the anticipated traffic from this site.
- (d) The proposed right turn ingress would serve to relieve some traffic volume from the Hampshire Drive/Lowell Road intersection by allowing southbound patrons of the businesses on this subject lot the option to enter the site without traveling through the controlled intersection; thus, the granting of this waiver would not violate the purposes or general standards of this chapter.

Mr. Barnes seconded the motion.

**VOTE:** Acting Chairman Hall called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Hall declared the motion to have carried unanimously (7-0).

Mr. Della-Monica moved to grant the requested waiver from the requirements of HTC §275-9 (C), *Noise Study*, citing the reason for granting that waiver as being because the site would be occupied by a relatively small retail use and was located in a highly developed commercial corridor, and, as such, the granting of this waiver would not violate the purposes or general standards of this chapter.

Mr. Barnes seconded the motion.

**VOTE:** Acting Chairman Hall called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Hall declared the motion to have carried unanimously (7-0).

Mr. Della-Monica moved to grant the requested waiver from the requirements of HTC §275-9 (D), *Fiscal and Environmental Impact*, citing the reason for granting that waiver as being because the proposed use was a relatively small retail use; and the storm water management report demonstrated no negative environmental impact on surface water nor groundwater resources—and, as such, the granting of this waiver would not violate the purposes or general standards of this chapter.

Mr. Barnes seconded the motion.

**VOTE:** Acting Chairman Hall called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Hall declared the motion to have carried unanimously (7-0).

Acting Chairman Hall suggested a motion to defer would be in order.

Mr. Malley asked if they would change the plans so that it would no longer say Advanced Auto Parts. Mr. Ferdette answered in the affirmative.

Mr. Della-Monica noted that there were some items in the CLD report that required a decision, and he suggested that the Board should address those. Acting Chairman Hall expressed doubt that everyone had had a chance to read all that, and he suggested that the developer work things out with Town Planner Cashell prior to the next hearing; Mr. Della-Monica expressed agreement. Acting Chairman Hall suggested that there were a number of issues that needed to be addressed, including the increase in landscaping, as

well as some thought on access to those parking spaces if there became an issue with the lot line. Mr. Ferdette expressed agreement. Mr. Ferdette noted that they had a sign occupying a 9-foot width of pavement, and they had shimmed over the parking spaces, which were now whole for Advanced Pool & Spa. Acting Chairman Hall suggested that the light dashed lines be made more readable. Mr. Ferdette expressed agreement.

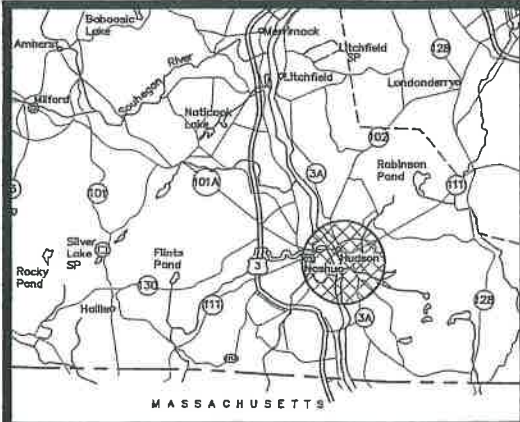
Mr. Della-Monica noted that Mr. Ulery had referenced a previous case in which the Planning Board had required that a line be drawn between two properties. Acting Chairman Hall said this might be difficult in this case, as an easement was involved.

Mr. Malley asked what would happen to the existing sign for Advanced Spa & Pool. Mr. Ferdette said it stayed there, and he pointed out details of the changes on the displayed plan, saying they would gain parking spaces. He said he would provide dashed lines to show what was being removed.

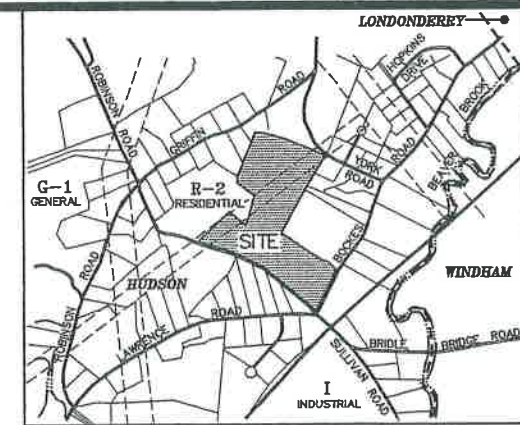
Selectman Maddox said Mr. Malley had calculated that 81 spaces were required.

Selectman Maddox moved to defer further action on this matter to the meeting of November 13, 2013. Mr. Malley seconded the motion.

**VOTE:** Acting Chairman Hall called for a verbal vote on the motion. All members voted in favor, and Acting Chairman Hall declared the motion to have carried unanimously (7-0).



VICINITY PLAN  
NOT TO SCALE



LOCATION PLAN  
SCALE: 1"=1,000'

# RESIDENTIAL SUBDIVISION ROLLING WOODS

## MAP 144; LOT 21

### BOCKES AND YORK ROAD HUDSON, NEW HAMPSHIRE



**OWNER:**

MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NEW HAMPSHIRE 03060

**APPLICANT:**

LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NEW HAMPSHIRE 03110

**PREPARED BY:** (LAND CONSULTANT/SURVEYOR/ENGINEER/AGENT)

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

**WETLAND SCIENTIST:**

SCHAUER ENVIRONMENTAL CONSULTANTS, LLC  
138 CROSS BROOK ROAD  
LOUDON, NEW HAMPSHIRE 03307

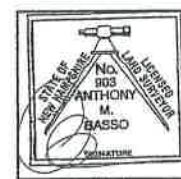
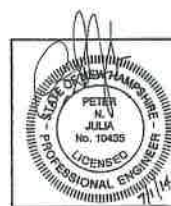
**TRAFFIC ENGINEER:**

STEPHEN G. PERNAW & COMPANY, INC.  
P.O. BOX 1721  
CONCORD, NEW HAMPSHIRE 03302

SHEET TITLE

SHEET No.

MASTER SUBDIVISION PLAN	1
SUBDIVISION PLAN - ROLLING WOODS DRIVE	2
SUBDIVISION PLAN - YORK ROAD	3
EASEMENT PLAN	4 & 5
TOPOGRAPHIC SUBDIVISION PLAN - ROLLING WOODS DRIVE	6
TOPOGRAPHIC SUBDIVISION PLAN - YORK ROAD	7
ROADWAY PLAN (ROLLING WOODS DRIVE)	8
ROADWAY PROFILE (ROLLING WOODS DRIVE)	9
ROADWAY PLAN AND PROFILE (YORK ROAD)	10
SIGHT DISTANCE PLAN & PROFILE	11
ROADWAY CROSS-SECTIONS (ROLLING WOODS DRIVE)	12 - 14
ROADWAY CROSS-SECTIONS (YORK ROAD)	15
STORMWATER BASIN DETAILS	16
CONSTRUCTION DETAILS	17 - 22
TEST PIT LOGS	23
CONVENTIONAL SUBDIVISION YIELD PLAN	24 & 25
LANDSCAPE PLAN	26



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

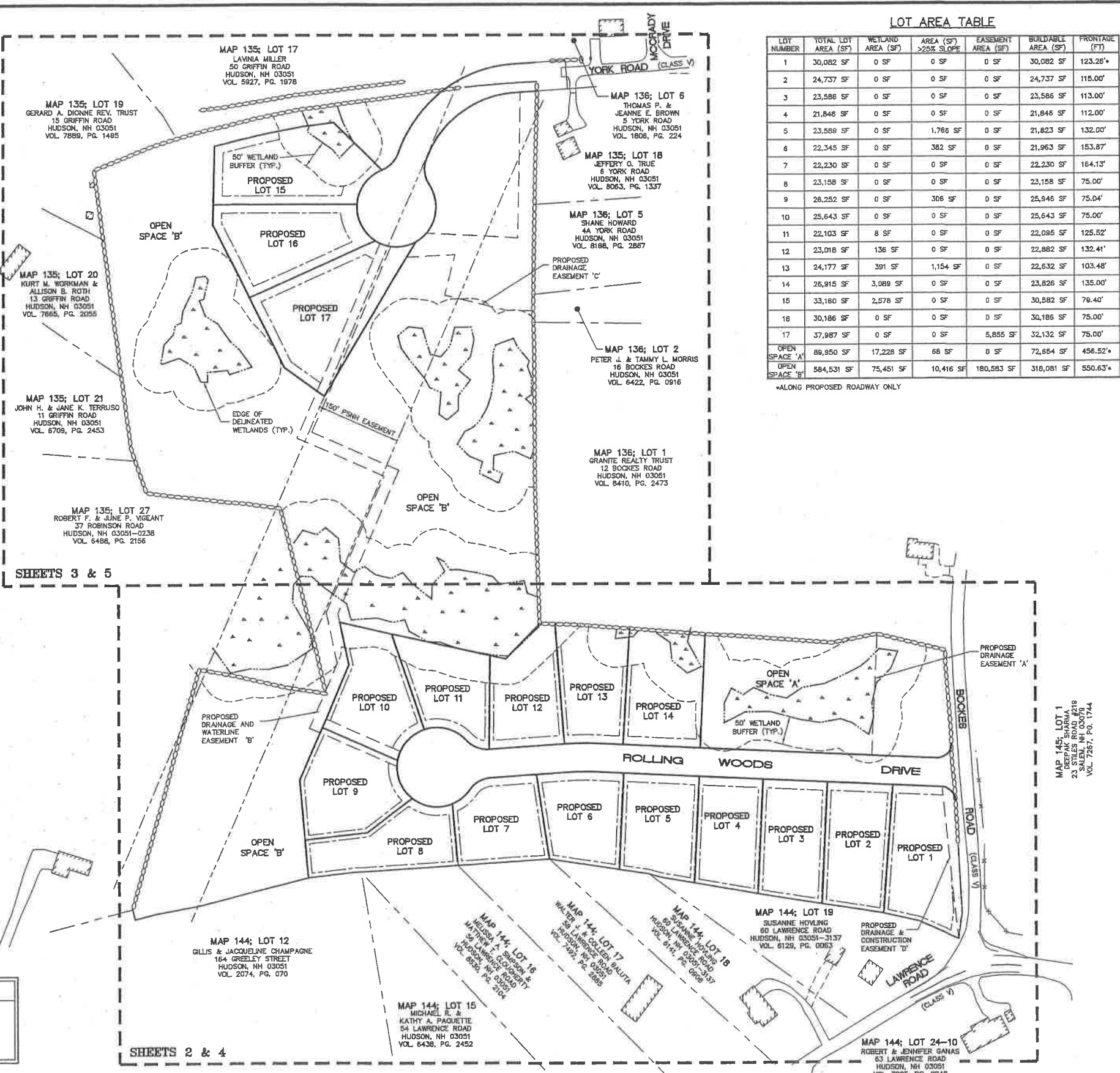
MAY 23, 2014

LAST REVISED: JUNE 30, 2014

PROJECT NO. 13-0702-1

**REFERENCE PLANS:**

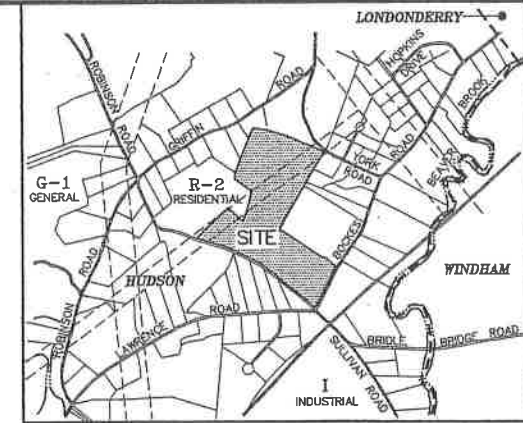
- "RESUBDIVISION OF LOTS 24, 25, 26, WEST WINDHAM ROAD, HUDSON, N.H., SURVEYED FOR MEL-MIC BUILDERS, INC.," SCALE: 1"=50', DATED: MAY 1965, PREPARED BY W. ROBERT NOTE & ASSOCIATES. H.C.R.D. PLAN NO. 3299.
- "SUBDIVISION PLAN OF LAND, PREPARED FOR, WILLIAM BETTENCOURT, HUDSON, N.H.," SCALE: 1"=100' AND 1"=50', DATED: FEBRUARY 8, 1982, PREPARED BY RONALD R. BURD, INC. H.C.R.D. PLAN NO. 15460.
- "SUBDIVISION PLAN OF LAND, PREPARED FOR, BERTHA A. MOONEY, HUDSON, NH," SCALE: 1"=50', DATED: MAY 29, 1984, PREPARED BY RONALD R. BURD, INC. H.C.R.D. PLAN NO. 19106.
- "SUBDIVISION PLAN, BOCKES ROAD SUBDIVISION, HUDSON, N.H.," SCALE: 1"=40', DATED: AUGUST, 1987, WITH REVISIONS THROUGH 12/9/87, PREPARED BY STORCH ASSOCIATES. H.C.R.D. PLAN NO. 21763.
- "LOT LINE ADJUSTMENT OF, DIONNE AND BAKER, GRIFFIN ROAD MAP 36 LOTS 11 & 19, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED: 12 JUNE 1989, PREPARED BY M.J. GRAINGER ENGINEERING, INC. H.C.R.D. PLAN NO. 25205.
- "SUBDIVISION PLAN (LOT 26, MAP 36), 60 LAWRENCE ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED: 18 SEPTEMBER 2000, PREPARED BY HAYNER/SWANSON, INC. H.C.R.D. PLAN NO. 30676.
- "WETLANDS DELINEATION PLAN, BOCKES ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=100', DATED: JUNE 22, 2004, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC.



**LOT AREA TABLE**

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	EASEMENT AREA (SF)	BUILDABLE AREA (SF)	FRONTAGE (FT)
1	30,082 SF	0 SF	0 SF	0 SF	30,082 SF	123.26'
2	24,737 SF	0 SF	0 SF	0 SF	24,737 SF	115.00'
3	23,586 SF	0 SF	0 SF	0 SF	23,586 SF	113.00'
4	21,846 SF	0 SF	0 SF	0 SF	21,846 SF	112.00'
5	23,589 SF	0 SF	1,786 SF	0 SF	21,803 SF	132.00'
6	22,345 SF	0 SF	382 SF	0 SF	21,963 SF	153.87'
7	22,230 SF	0 SF	0 SF	0 SF	22,230 SF	164.13'
8	23,158 SF	0 SF	0 SF	0 SF	23,158 SF	75.00'
9	28,252 SF	0 SF	306 SF	0 SF	25,946 SF	75.04'
10	25,643 SF	0 SF	0 SF	0 SF	25,643 SF	75.00'
11	22,103 SF	8 SF	0 SF	0 SF	22,095 SF	125.52'
12	23,018 SF	136 SF	0 SF	0 SF	22,882 SF	132.41'
13	24,177 SF	391 SF	1,154 SF	0 SF	22,632 SF	103.48'
14	26,915 SF	3,089 SF	0 SF	0 SF	23,826 SF	135.00'
15	33,180 SF	2,578 SF	0 SF	0 SF	30,602 SF	79.40'
16	30,186 SF	0 SF	0 SF	0 SF	30,186 SF	75.00'
17	37,987 SF	0 SF	0 SF	5,855 SF	32,132 SF	75.00'
OPEN SPACE 'A'	89,950 SF	17,228 SF	68 SF	0 SF	72,654 SF	456.52'
OPEN SPACE 'B'	584,531 SF	75,451 SF	10,416 SF	180,583 SF	316,081 SF	550.63'

\*ALONG PROPOSED ROADWAY ONLY



**LOCATION PLAN**  
SCALE: 1"=1,000'

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT A 17 LOT OPEN SPACE DEVELOPMENT ON HUDSON TAX MAP 144; LOT 21. EACH LOT OWNER WITHIN THE OPEN SPACE SUBDIVISION WILL ENJOY EQUAL SHARE OF THE COMMON OPEN SPACE AREA ASSOCIATED WITH THIS DEVELOPMENT.
- REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 144; LOT 21.
- TOTAL AREA OF EXISTING PARCEL IS 1,168,411 S.F., OR 26.823 ACRES.
- OWNER OF RECORD: MATARAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532
- THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE RESIDENTIAL (R-2) ZONING DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 

MINIMUM LOT REQUIREMENTS: (CONVENTIONAL SUBDIVISION)	MINIMUM LOT REQUIREMENTS: (OPEN SPACE DEVELOPMENT)
- LOT AREA	43,560 SF
- LOT FRONTAGE	150 FT
- MINIMUM BUILDING SETBACKS:	
- FRONT (LOCAL ROAD)	30 FT
- FRONT (COLLECTOR)	50 FT
- REAR	15 FT
- SIDE	15 FT
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011005360, PANEL NUMBER 536 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HERE ON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JULY AND AUGUST 2013.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NGVD 29.
- WETLAND MAPPING PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC. ON JULY 24, 2013.
- 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.
- PROPOSED USE: RESIDENTIAL
- OPEN SPACE SUBDIVISION TO BE SERVICED BY ON-SITE SEWAGE DISPOSAL SYSTEMS AND MUNICIPAL WATER.
- IRON PIPES TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET AT ALL POINTS OF TANGENCY AND CURVATURE ON THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- PROPER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CLEARING AND EXCAVATION. THE CONTROLS SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL COMPLETION OF CONSTRUCTION. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION, IF NECESSARY.
- OPEN SPACE DEVELOPMENT CALCULATION:
 

TOTAL SITE ACREAGE	= 1,168,411 SF
- TOTAL WETLANDS	= 108,785 SF
- 25% SLOPES	= 25,185 SF
- EASEMENTS	= 196,972 SF
- ROADS	= 79,783 SF
REMAINING	= 753,686 SF
MAXIMUM DENSITY	= 17 LOTS (SEE YIELD PLAN)
ACTUAL DENSITY	= 17 LOTS
TOTAL OPEN SPACE REQUIRED	= 298,506 SF
TOTAL OPEN SPACE PROVIDED	= 674,481 SF
PROPOSED OPEN SPACE (NET/USEABLE)	= 390,735 SF

 -EXCLUDES WETLAND, SLOPES IN EXCESS OF 25%, AND EASEMENTS
- WAIVERS REQUESTED:
  - ROAD STANDARDS (YORK ROAD)
- PERMITS REQUIRED:
  - NHDES SUBDIVISION APPROVAL
  - NHDES ALTERATION OF TERRAIN PERMIT
  - HUDSON ZBA-WSE
  - NHDES INDIVIDUAL SUBSURFACE SEPTIC DISPOSAL SYSTEM APPROVAL

- LEGEND**
- ABUTTER LINE
  - PROPERTY LINE
  - WETLAND
  - ROW FENCE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - STONEWALL
  - BUILDING SETBACK
  - EXISTING EASEMENT
  - PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT



**OWNER**

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

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

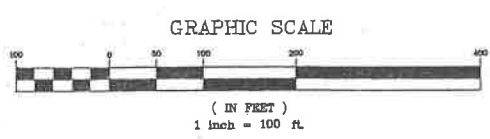
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

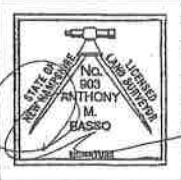
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PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48 OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC. OF HUDSON, NH, PERFORMED THE WETLAND MAPPING ON JULY 24, 2013 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN JULY AND AUGUST 2013 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.



**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JDL

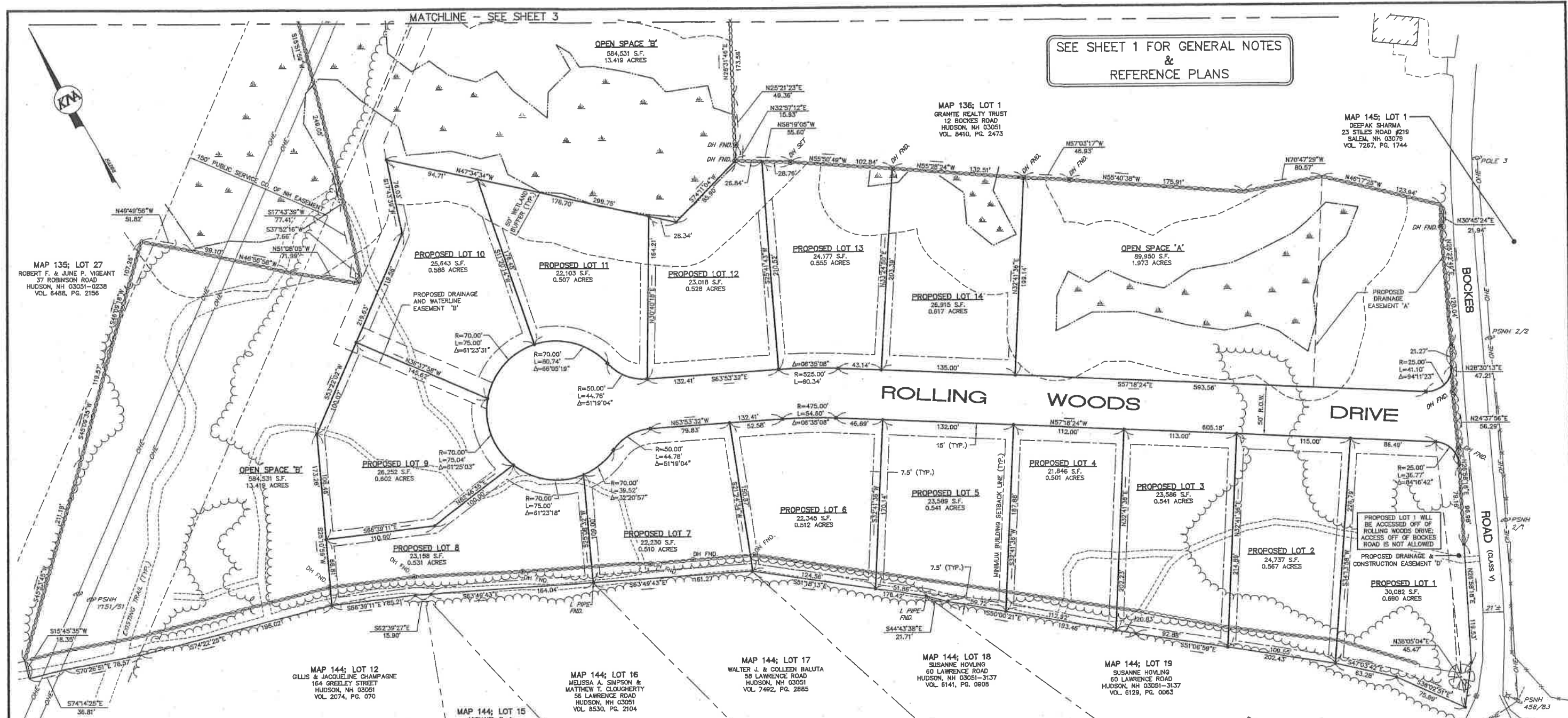
DATE: MAY 23, 2014  
PROJECT NO: 13-0702-1  
SCALE: 1" = 100'  
SHEET 1 OF 26

**MASTER SUBDIVISION PLAN**  
**ROLLING WOODS**  
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:** MATARAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532

**APPLICANT:** LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110

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



SEE SHEET 1 FOR GENERAL NOTES & REFERENCE PLANS

MAP 135; LOT 27  
ROBERT F. & JUNE P. VIGANT  
37 ROBINSON ROAD  
HUDSON, NH 03051-0238  
VOL. 6488, PG. 2156

MAP 136; LOT 1  
GRANITE REALTY TRUST  
12 BOCKES ROAD  
HUDSON, NH 03051  
VOL. 8410, PG. 2473

MAP 145; LOT 1  
DEEPAK SHARMA  
23 STILES ROAD #219  
SALEM, NH 03078  
VOL. 7267, PG. 1744

MAP 144; LOT 12  
GILLIS & JACQUELINE CHAMPAGNE  
164 GREELEY STREET  
HUDSON, NH 03051  
VOL. 2074, PG. 070

MAP 144; LOT 15  
MICHAEL R. &  
KATHY A. PAKUETTE  
54 LAWRENCE ROAD  
HUDSON, NH 03051  
VOL. 8436, PG. 2452

MAP 144; LOT 16  
WELISSA A. SHIPSON &  
MATTHEW T. CLOUGHERTY  
56 LAWRENCE ROAD  
HUDSON, NH 03051  
VOL. 8530, PG. 2104

MAP 144; LOT 17  
WALTER J. & COLLEEN BALUTA  
58 LAWRENCE ROAD  
HUDSON, NH 03051  
VOL. 7482, PG. 2885

MAP 144; LOT 18  
SUSANNE HOWLING  
60 LAWRENCE ROAD  
HUDSON, NH 03051-3137  
VOL. 6141, PG. 0808

MAP 144; LOT 19  
SUSANNE HOWLING  
60 LAWRENCE ROAD  
HUDSON, NH 03051-3137  
VOL. 6129, PG. 0063

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND OR SET
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- UTILITY POLE SIGN
- ABUTTER LINE
- EXISTING PROPERTY LINE
- WETLAND
- OVERHEAD UTILITIES
- TREELINE
- STONEWALL
- WETLAND BUFFER LINE
- MINIMUM BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EDGE OF TRAIL
- PROPOSED PROPERTY LINE

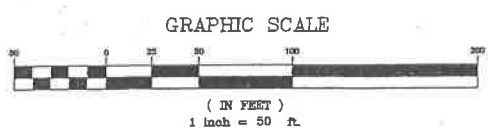
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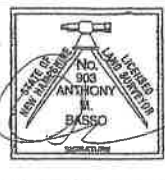
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PROJECT NO: 13-0702-1  
SCALE: 1" = 50'  
SHEET 2 OF 26

SUBDIVISION PLAN - ROLLING WOODS DRIVE

ROLLING WOODS

MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

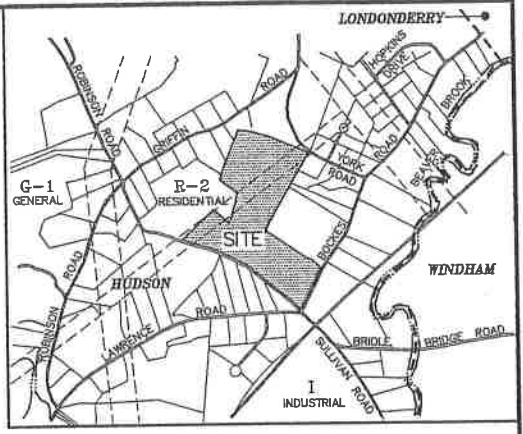
OWNER OF RECORD:  
MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03050  
BK. 2854, PG. 532

APPLICANT:  
LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110



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

SEE SHEET 1 FOR GENERAL NOTES  
&  
REFERENCE PLANS



LOCATION PLAN  
SCALE: 1"=1,000'

MAP 135; LOT 17  
LAVINIA MILLER  
50 GRIFFIN ROAD  
HUDSON, NH 03051  
VOL. 5927, PG. 1978

MAP 135; LOT 19  
GERARD A. DIONNE REV. TRUST  
15 GRIFFIN ROAD  
HUDSON, NH 03051  
VOL. 7889, PG. 1495

MAP 135; LOT 18  
JEFFERY O. TRUE  
6 YORK ROAD  
HUDSON, NH 03051  
VOL. 8063, PG. 1337

MAP 136; LOT 5  
SHANE HOWARD  
4A YORK ROAD  
HUDSON, NH 03051  
VOL. 8168, PG. 2867

MAP 136; LOT 2  
PETER J. & TAMMY L. MORRIS  
18 BOCKES ROAD  
HUDSON, NH 03051  
VOL. 6422, PG. 0916

MAP 136; LOT 1  
GRANTE REALTY TRUST  
12 BOCKES ROAD  
HUDSON, NH 03051  
VOL. 8410, PG. 2473

MAP 135; LOT 20  
HURTT M. WOODS  
15 GRIFFIN ROAD  
HUDSON, NH 03051  
VOL. 7868, PG. 2055

MAP 135; LOT 21  
JOHN H. & JANE M. TERRUSSO  
15 GRIFFIN ROAD  
HUDSON, NH 03051  
VOL. 6708, PG. 2453

MAP 135; LOT 27  
ROBERT F. & JUNE P. VIGANT  
37 ROBINSON ROAD  
HUDSON, NH 03051-0238  
VOL. 6488, PG. 2156

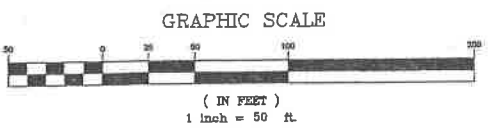
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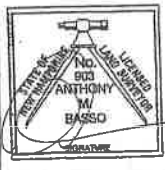
- LEGEND**
- STONE BOUND FOUND
  - IRON PIN FOUND
  - DRILL HOLE FOUND OR SET
  - STONE BOUND TO BE SET
  - IRON PIN TO BE SET
  - UTILITY POLE
  - SIGN
  - ABUTTER LINE
  - EXISTING PROPERTY LINE
  - WETLAND
  - OVERHEAD UTILITIES
  - TREELINE
  - STONEWALL
  - WETLAND BUFFER LINE
  - MINIMUM BUILDING SETBACK LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EDGE OF TRAIL
  - PROPOSED PROPERTY LINE

SUBDIVISION PLAN - YORK ROAD  
**ROLLING WOODS**  
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

OWNER OF RECORD:  
MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03060  
BK. 2854, PG. 532

APPLICANT:  
LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

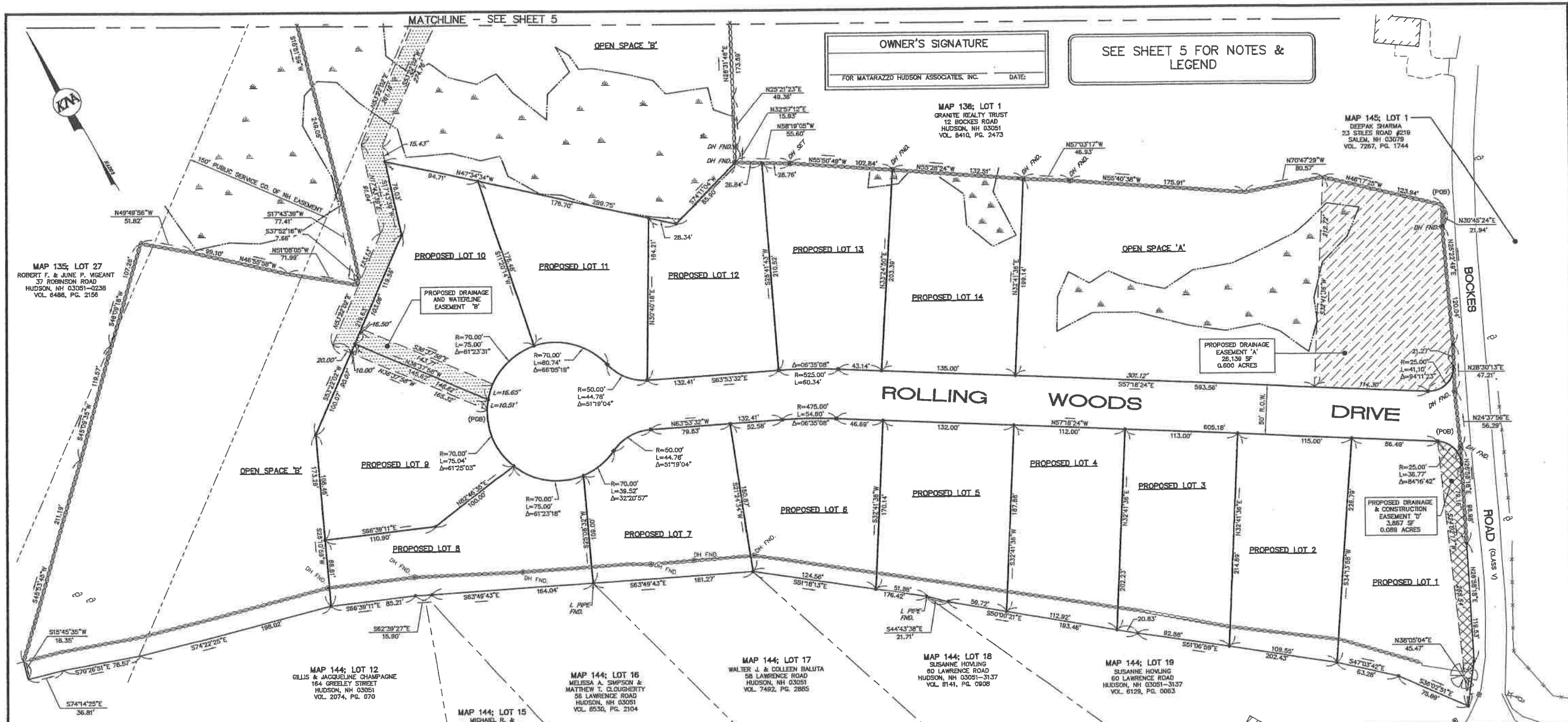
**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881



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DATE: MAY 23, 2014 SCALE: 1" = 50'  
PROJECT NO: 13-0702-1 SHEET 3 OF 26





OWNER'S SIGNATURE  
 FOR MATARAZZO HUDSON ASSOCIATES, INC. DATE

SEE SHEET 5 FOR NOTES & LEGEND

MAP 136; LOT 1  
 GRANITE REALTY TRUST  
 12 BOOKES ROAD  
 HUDSON, NH 03051  
 VOL. 8410, PG. 2473

MAP 145; LOT 1  
 DEEPAK SHARMA  
 23 STILES ROAD #219  
 SALEM, NH 03079  
 VOL. 7287, PG. 1744

MAP 135; LOT 27  
 ROBERT F. & JUNE P. WEAANT  
 37 ROBINSON ROAD  
 HUDSON, NH 03051-0238  
 VOL. 6486, PG. 2156

MAP 144; LOT 12  
 GILLIS & JACQUELINE CHAMPAGNE  
 164 GREELEY STREET  
 HUDSON, NH 03051  
 VOL. 2074, PG. 070

MAP 144; LOT 15  
 MICHAEL R. &  
 KATHY A. PAQUETTE  
 54 LAWRENCE ROAD  
 HUDSON, NH 03051  
 VOL. 6438, PG. 2492

MAP 144; LOT 16  
 MELISSA A. SIMPSON &  
 MATTHEW T. CLOUGHERTY  
 58 LAWRENCE ROAD  
 HUDSON, NH 03051  
 VOL. 8530, PG. 2104

MAP 144; LOT 17  
 WALTER J. & COLLEEN BALUTA  
 58 LAWRENCE ROAD  
 HUDSON, NH 03051  
 VOL. 7492, PG. 2885

MAP 144; LOT 18  
 SUSANNE HOVLING  
 60 LAWRENCE ROAD  
 HUDSON, NH 03051-3137  
 VOL. 8141, PG. 0908

MAP 144; LOT 19  
 SUSANNE HOVLING  
 60 LAWRENCE ROAD  
 HUDSON, NH 03051-3137  
 VOL. 6129, PG. 0063

**LEGAL DESCRIPTION**  
 DRAINAGE EASEMENT 'A'  
 A CERTAIN DRAINAGE EASEMENT SITUATED ON OPEN SPACE 'A' OF MAP 144; LOT 21, HUDSON, NEW HAMPSHIRE;

BEGINNING AT A STONEWALL CORNER (POB) ON THE NORTHEASTERLY SIDELINE OF BOOKES ROAD AND ALONG THE STONEWALL N 46°17'25" W FOR A DISTANCE OF 123.94 FEET; THENCE  
 -S 32°41'38" W FOR A DISTANCE OF 212.72 FEET TO THE RIGHT OF WAY LINE OF PROPOSED ROLLING WOODS DRIVE; THENCE  
 -S 57°18'24" W A DISTANCE OF 114.30 FEET ALONG SAID RIGHT OF WAY; THENCE  
 -EASTERLY ALONG A CURVE HAVING A RADIUS OF 25 FEET, A DELTA ANGLE OF 94°11'23" AND AN ARC LENGTH OF 41.10 FEET; THENCE  
 -N 28°30'13" E A DISTANCE OF 21.27 FEET ALONG A STONE WALL ADJACENT TO BOOKES ROAD; THENCE  
 -N 25°22'48" E A DISTANCE OF 120.04 FEET ALONG SAID STONE WALL; THENCE  
 -N 30°45'24" E A DISTANCE OF 21.94 FEET ALONG SAID STONE WALL TO THE POINT OF BEGINNING  
 SAID DRAINAGE EASEMENT CONTAINS 26,139 SQUARE FEET OR 0.600 ACRES BEING THE SAME, MORE OR LESS.

**LEGAL DESCRIPTION**  
 DRAINAGE AND WATERLINE EASEMENT 'B'  
 A CERTAIN DRAINAGE AND WATERLINE EASEMENT SITUATED ON OPEN SPACE 'B', PROPOSED LOT 9, PROPOSED LOT 10 AND PROPOSED LOT 17 OF MAP 144; LOT 21, HUDSON, NEW HAMPSHIRE;

BEGINNING AT A POINT (POB) ON THE SOUTHWEST AREA OF THE PROPOSED YORK ROAD RIGHT OF WAY; THENCE  
 -S 53°22'02" W FOR A DISTANCE OF 251.63 FEET TO THE PROPERTY LINE DIVIDING OPEN SPACE 'B' AND PROPOSED LOT 17; THENCE  
 -S 53°22'02" W A DISTANCE OF 104.59 FEET; THENCE  
 -S 39°36'58" E A DISTANCE OF 188.23 FEET; THENCE  
 -S 53°22'02" W A DISTANCE OF 274.76 FEET; THENCE  
 -S 17°43'39" W A DISTANCE OF 15.43 FEET TO THE NORTHWEST CORNER OF PROPOSED LOT 10; THENCE  
 -S 17°43'39" W A DISTANCE OF 76.05 FEET; THENCE  
 -S 53°22'02" W A DISTANCE OF 103.06 FEET; THENCE  
 -S 36°37'58" E A DISTANCE OF 143.71 FEET TO THE PROPOSED ROLLING WOODS DRIVE CUL-DE-SAC RIGHT OF WAY; THENCE  
 -SOUTHERLY ALONG A CURVE HAVING A RADIUS OF 70.00 FEET A DISTANCE OF 16.85 FEET AND 10.51 FEET WITH A DELTA ANGLE OF 22°13'43"; THENCE  
 -N 36°37'58" W FOR A DISTANCE OF 148.82 FEET; THENCE  
 -N 36°37'58" W FOR A DISTANCE OF 20.00 FEET; THENCE  
 -N 53°22'02" E FOR A DISTANCE OF 123.13 FEET; THENCE  
 -N 17°43'39" E FOR A DISTANCE OF 91.04 FEET; THENCE  
 -N 53°22'02" E FOR A DISTANCE OF 281.18 FEET; THENCE  
 -N 36°37'58" W FOR A DISTANCE OF 188.13 FEET; THENCE  
 -N 53°22'02" E A DISTANCE OF 90.21 FEET TO THE REAR PROPERTY LINE OF PROPOSED LOT 17; THENCE  
 -N 53°22'02" E A DISTANCE OF 283.45 FEET TO THE PROPOSED YORK ROAD CUL-DE-SAC RIGHT OF WAY; THENCE  
 -EASTERLY ALONG A CURVE HAVING A RADIUS OF 70 FEET, A DELTA ANGLE OF 16°33'38" AND AN ARC LENGTH OF 20.23 FEET TO THE POINT OF BEGINNING  
 SAID DRAINAGE AND WATERLINE EASEMENT CONTAINS 24,219 SQUARE FEET OR 0.556 ACRES BEING THE SAME, MORE OR LESS.

**LEGAL DESCRIPTION**  
 DRAINAGE EASEMENT 'C'  
 A CERTAIN DRAINAGE EASEMENT SITUATED ON PROPOSED OPEN SPACE 'B' OF MAP 144; LOT 21, HUDSON, NEW HAMPSHIRE;

BEGINNING (POB) ON THE SOUTHERLY SIDELINE OF YORK ROAD AND THEN N 31°05'18" W FOR A DISTANCE OF 265.52 FEET; THENCE  
 N 56°33'41" W A DISTANCE OF 180.80 FEET TO THE PROPOSED YORK ROAD RIGHT OF WAY; THENCE  
 -WESTERLY ALONG AN ARC WITH A RADIUS OF 70 FEET, A DELTA ANGLE OF 18°50'35" FOR A DISTANCE OF 24.24 FEET TO THE PROPERTY LINE OF PROPOSED LOT 17; THENCE  
 -S 80°55'29" E A DISTANCE OF 36.58 FEET; THENCE  
 -S 44°00'14" W A DISTANCE OF 73.40 FEET; THENCE  
 -S 59°05'42" E A DISTANCE OF 45.93 FEET TO AN EXISTING STONEWALL; THENCE  
 -N 30°54'15" E A DISTANCE OF 243.83 FEET ALONG SAID STONEWALL; THENCE  
 -N 31°34'18" E A DISTANCE OF 149.93 FEET ALONG SAID STONEWALL; THENCE  
 -N 28°32'21" E A DISTANCE OF 1.42 FEET; THENCE  
 -N 63°46'17" E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;  
 SAID DRAINAGE EASEMENT CONTAINS 27,336 SQUARE FEET OR 0.641 ACRES BEING THE SAME, MORE OR LESS.

**LEGAL DESCRIPTION**  
 DRAINAGE AND CONSTRUCTION EASEMENT 'D'  
 A CERTAIN DRAINAGE AND CONSTRUCTION EASEMENT SITUATED ON PROPOSED LOT 1 OF MAP 144; LOT 21, HUDSON, NEW HAMPSHIRE;

BEGINNING AT A POINT (POB) ALONG THE ROLLING WOODS RIGHT OF WAY; THENCE  
 -S 24°02'17" W FOR A DISTANCE OF 268.54 FEET TO A POINT ALONG THE BOOKES ROAD RIGHT OF WAY AND THE REAR PROPERTY LINE OF PROPOSED LOT 1; THENCE  
 -N 38°05'04" E A DISTANCE OF 45.47 FEET ALONG SAID RIGHT OF WAY; THENCE  
 -N 28°58'18" E A DISTANCE OF 116.53 FEET ALONG SAID RIGHT OF WAY TO THE BEGINNING OF A STONEWALL; THENCE  
 -N 26°58'18" E A DISTANCE OF 96.98 FEET ALONG SAID STONEWALL TO A POINT AT THE BEGINNING OF THE ROLLING WOOD DRIVE RIGHT OF WAY; THENCE  
 -WESTERLY ALONG AN ARC WITH A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 84°18'42" FOR A DISTANCE OF 39.77 FEET TO THE POINT OF BEGINNING (POB).  
 SAID DRAINAGE AND CONSTRUCTION EASEMENT CONTAINS 3,866 SQUARE FEET OR 0.088 ACRES BEING THE SAME, MORE OR LESS.

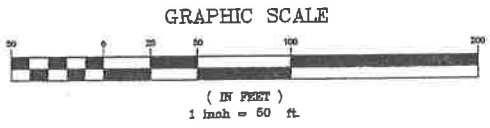
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**EASEMENT PLAN**  
**ROLLING WOODS**  
 MAP 144; LOT 21  
 BOOKES ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
 MATARAZZO HUDSON ASSOCIATES, INC.  
 25 MAIN STREET  
 NASHUA, NH 03080  
 BK. 2854, PG. 532

**APPLICANT:**  
 LAMONTAGNE BUILDERS, INC.  
 317 SOUTH RIVER ROAD  
 BEDFORD, NH 03110

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

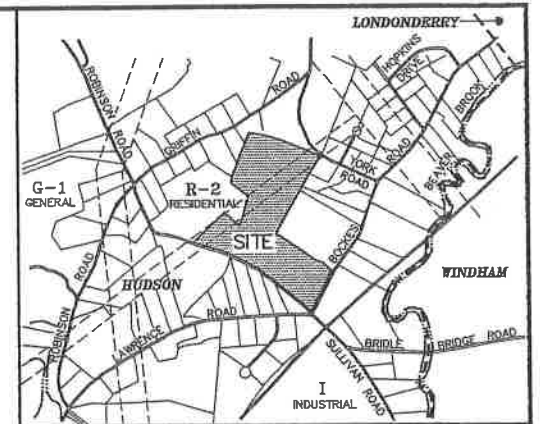
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 PROJECT NO: 13-0702-1 SHEET 4 OF 26

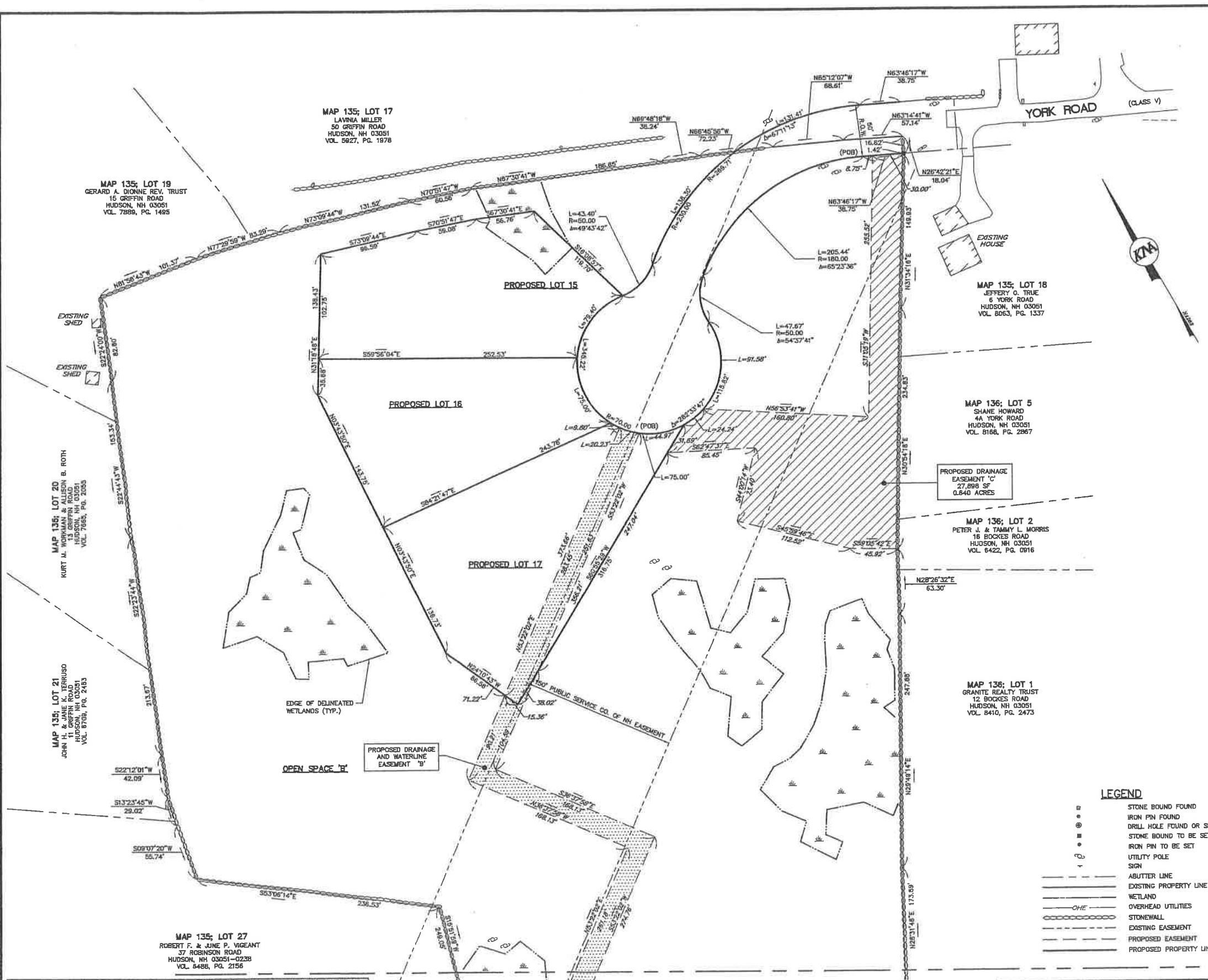
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7/1/14 DATE

PA:\projects\130702\130702\130702\SUBDIVISION-REV1.dwg, EASEMENT, 7/1/2014 8:06:46 AM, ml



**LOCATION PLAN**  
SCALE: 1"=1,000'



- REFERENCE PLANS:**
1. "RESUBDIVISION OF LOTS 24, 25, 26, WEST WINDHAM ROAD, HUDSON, N.H., SURVEYED FOR MEL-MIC BUILDERS, INC." SCALE: 1"=50', DATED: MAY 1985, PREPARED BY W. ROBERT NOTE & ASSOCIATES. H.C.R.D. PLAN NO. 3299.
  2. "SUBDIVISION PLAN OF LAND, PREPARED FOR WILLIAM BETTENCOURT, HUDSON, N.H." SCALE: 1"=100' AND 1"=50', DATED: FEBRUARY 8, 1982, PREPARED BY RONALD R. BURD, INC. H.C.R.D. PLAN NO. 15450.
  3. "SUBDIVISION PLAN OF LAND, PREPARED FOR BERTHA A. MOONEY, HUDSON, NH." SCALE: 1"=50', DATED: MAY 28, 1984, PREPARED BY RONALD R. BURD, INC. H.C.R.D. PLAN NO. 19105.
  4. "SUBDIVISION PLAN, BOCKES ROAD SUBDIVISION, HUDSON, N.H." SCALE: 1"=40', DATED: AUGUST, 1987, WITH REVISIONS THROUGH 12/9/87, PREPARED BY STURCH ASSOCIATES. H.C.R.D. PLAN NO. 21763.
  5. "LOT LINE ADJUSTMENT OF, DIONNE AND BAKER, GRIFFIN ROAD MAP 36 LOTS 11 & 19, HUDSON, NEW HAMPSHIRE." SCALE: 1"=50', DATED: 12 JUNE 1989, PREPARED BY M.J. GRANGER ENGINEERING, INC. H.C.R.D. PLAN NO. 25205.
  6. "SUBDIVISION PLAN (LOT 26, MAP 36), 60 LAWRENCE ROAD, HUDSON, NEW HAMPSHIRE." SCALE: 1"=50', DATED: 18 SEPTEMBER 2000, PREPARED BY HAYNER/SWANSON, INC. H.C.R.D. PLAN NO. 30976.
  7. "WETLANDS DELINEATION PLAN, BOCKES ROAD, HUDSON, NEW HAMPSHIRE." SCALE: 1"=100', DATED: JUNE 22, 2004, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC.

- EASEMENT NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CREATION OF GRADING, WATER, CONSTRUCTION, AND DRAINAGE EASEMENTS OVER TAX MAP 144, LOT 21.
  2. TOTAL AREA OF EXISTING PARCEL IS 1,188,411 SF. OR 26.823 ACRES.
  3. THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE RESIDENTIAL (R-2) ZONING DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 

	MINIMUM LOT REQUIREMENTS (CONVENTIONAL SUBDIVISION)	MINIMUM LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)
- LOT AREA	43,580 SF	21,780 SF
- LOT FRONTAGE	150 FT	75 FT
MINIMUM BUILDING SETBACKS:		
- FRONT (LOCAL ROAD)	30 FT	15 FT
- FRONT (COLLECTOR)	50 FT	15 FT
- REAR	15 FT	7.5 FT
- SIDE	15 FT	7.5 FT
  4. REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 144; LOT 21.
  5. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301C03360, PANEL NUMBER 536 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
  6. 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.
  7. BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HERE ON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JULY AND AUGUST 2013.
  8. OWNER OF RECORD: MATARAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532
  9. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS, AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES WOULD DETERMINE.

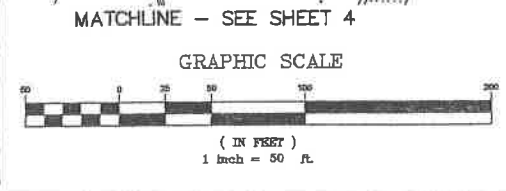
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.



OWNER'S SIGNATURE \_\_\_\_\_

FOR MATARAZZO HUDSON ASSOCIATES, INC. DATE \_\_\_\_\_

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN JULY AND AUGUST 2013 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.

7/1/14  
DATE

**EASEMENT PLAN**  
**ROLLING WOODS**

MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> MATARAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532	<b>APPLICANT:</b> LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110
---	---

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER C.D. COMMENTS	JUL

DATE: MAY 23, 2014 SCALE: 1" = 50'  
PROJECT NO: 13-0702-1 SHEET 5 OF 26

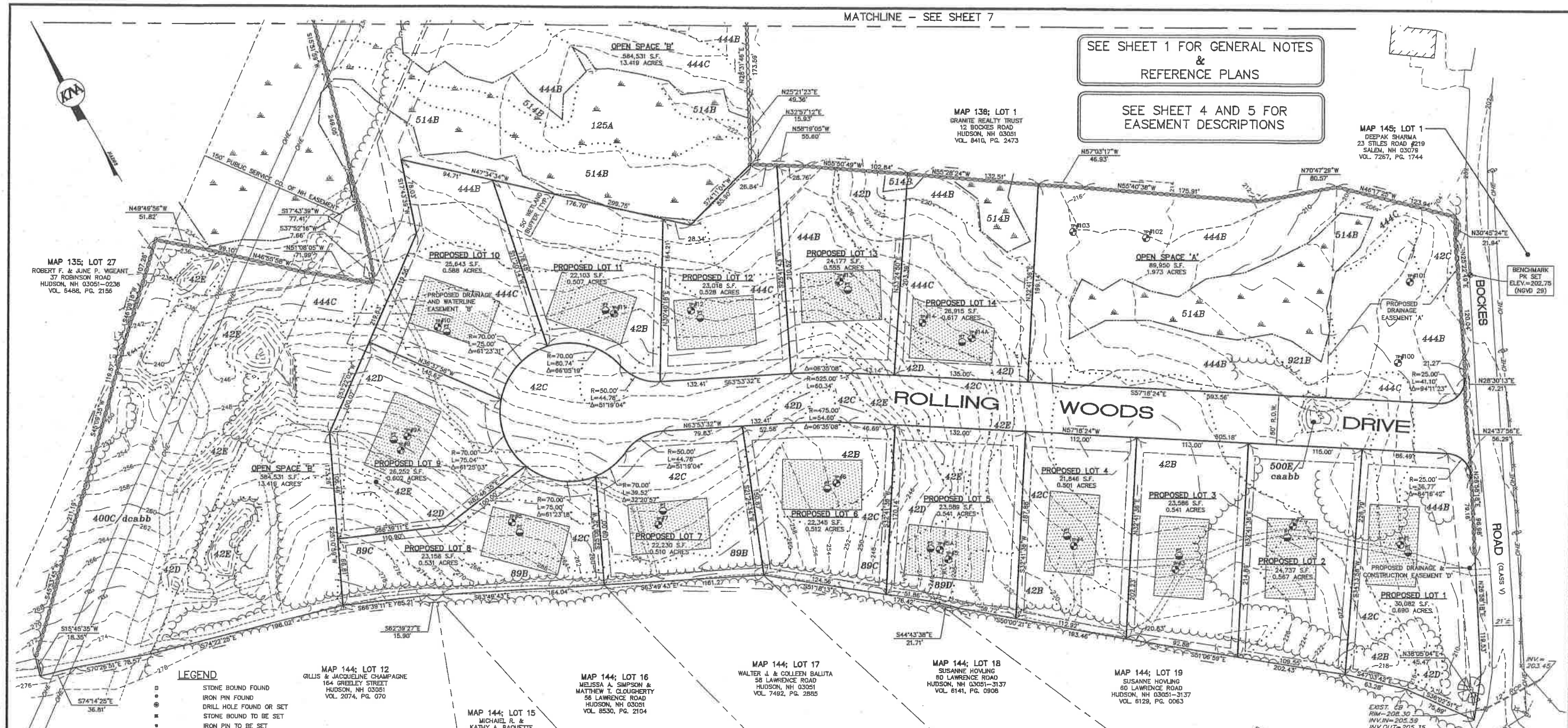
SEE SHEET 1 FOR GENERAL NOTES & REFERENCE PLANS

SEE SHEET 4 AND 5 FOR EASEMENT DESCRIPTIONS

MAP 145; LOT 1  
DEEPAK SHARMA  
23 STILES ROAD #219  
SALEM, NH 03079  
VOL. 7267, PG. 1744

MAP 138; LOT 1  
GRANITE REALTY TRUST  
12 BOCKES ROAD  
HUDSON, NH 03051  
VOL. 8410, PG. 2473

MAP 135; LOT 27  
ROBERT F. & JUNE P. VIDEANT  
37 ROBINSON ROAD  
HUDSON, NH 03051-0236  
VOL. 6486, PG. 2156



- LEGEND**
- STONE BOUND FOUND
  - IRON PIN FOUND
  - ⊙ DRILL HOLE FOUND OR SET
  - ⊙ STONE BOUND TO BE SET
  - ⊙ IRON PIN TO BE SET
  - ⊙ UTILITY POLE
  - ⊙ TEST PIT
  - ⊙ PERCOLATION TEST
  - ⊙ ABUTTER LINE
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  - ⊙ WETLAND
  - ⊙ OVERHEAD UTILITIES
  - ⊙ TREELINE
  - ⊙ STONEWALL
  - ⊙ WETLAND BUFFER LINE
  - ⊙ MINIMUM BUILDING SETBACK LINE
  - ⊙ EXISTING EASEMENT
  - ⊙ EASEMENT
  - ⊙ EDGE OF TRAIL
  - ⊙ 1' CONTOUR
  - ⊙ 2' CONTOUR
  - ⊙ SOIL LINE
  - ⊙ PROPOSED PROPERTY LINE

MAP 144; LOT 12  
GILLIS & JACQUELINE CHAMPAGNE  
164 GREELEY STREET  
HUDSON, NH 03051  
VOL. 2074, PG. 070

MAP 144; LOT 15  
MICHAEL R. & KATHY A. PARQUETTE  
64 LAWRENCE ROAD  
HUDSON, NH 03051  
VOL. 6438, PG. 2492

MAP 144; LOT 16  
MELISSA A. SIMPSON & MATTHEW T. CLOUGHERTY  
58 LAWRENCE ROAD  
HUDSON, NH 03051  
VOL. 8530, PG. 2104

MAP 144; LOT 17  
WALTER J. & COLLEEN BALUTA  
58 LAWRENCE ROAD  
HUDSON, NH 03051  
VOL. 7492, PG. 2885

MAP 144; LOT 18  
SUSANNE HOWLING  
80 LAWRENCE ROAD  
HUDSON, NH 03051-3137  
VOL. 6141, PG. 0908

MAP 144; LOT 19  
SUSANNE HOWLING  
60 LAWRENCE ROAD  
HUDSON, NH 03051-3137  
VOL. 6129, PG. 0063

**SITE SPECIFIC SOIL MAP UNIT KEY**

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
42B	CANTON FINE SANDY LOAM	0-8%	WELL
42C	CANTON FINE SANDY LOAM	8-15%	WELL
42D	CANTON FINE SANDY LOAM	15-25%	WELL
42E	CANTON FINE SANDY LOAM	25%+	WELL
89B	CHATFIELD LOAM	0-8%	WELL
89C	CHATFIELD LOAM	8-15%	WELL
89D	CHATFIELD LOAM	15-25%	WELL
125A	SCARBORO MUCKY SANDY LOAM	0-3%	VERY POORLY
444B	NEWFIELDS FINE SANDY LOAM	0-8%	MODERATELY WELL
444C	NEWFIELDS FINE SANDY LOAM	8-15%	MODERATELY WELL
400C/dcaabb	UDORTHENTS. SANDY	8-15%	MODERATELY WELL
514B	UDORTHENTS. LOAMY	25%+	WELL
921B	LEICESTER FINE SANDY LOAM	0-8%	POORLY
	NEWFIELDS VARIANT (SPD)	0-8%	SOMEWHAT POORLY

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.

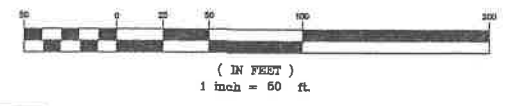


THIS DETAILED SITE-SPECIFIC SOIL MAP, PERFORMED ON NOVEMBER 5, 2013 BY PETER S. SCHAUER, CERTIFIED SOIL SCIENTIST #039 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. IN LONDON, NEW HAMPSHIRE CONFORMS TO THE STANDARDS OF SSSSINE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT." THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485A:17 AND NHDES ENV-WQ 1500, ALTERATION OF TERRAIN.



PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LONDON, NH, PERFORMED THE WETLAND MAPPING ON JULY 24, 2013 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

**GRAPHIC SCALE**



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

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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**TOPOGRAPHIC SUBDIVISION PLAN - ROLLING WOODS DRIVE ROLLING WOODS**  
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03060  
BK. 2854, PG. 532

**APPLICANT:**  
LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

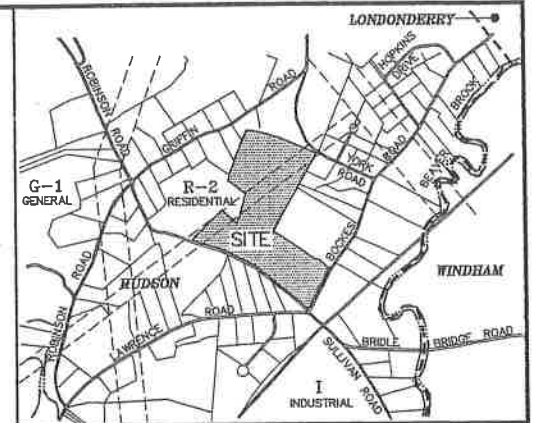
**KM REACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS

No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JDL

DATE: MAY 23, 2014 SCALE: 1" = 50'  
PROJECT NO: 13-0702-1 SHEET 6 OF 26



LOCATION PLAN  
SCALE: 1"=1,000'

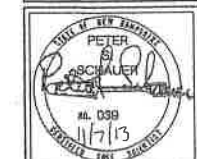
SEE SHEET 4 AND 5 FOR  
EASEMENT DESCRIPTIONS

SEE SHEET 1 FOR GENERAL NOTES  
&  
REFERENCE PLANS

SITE SPECIFIC SOIL MAP UNIT KEY

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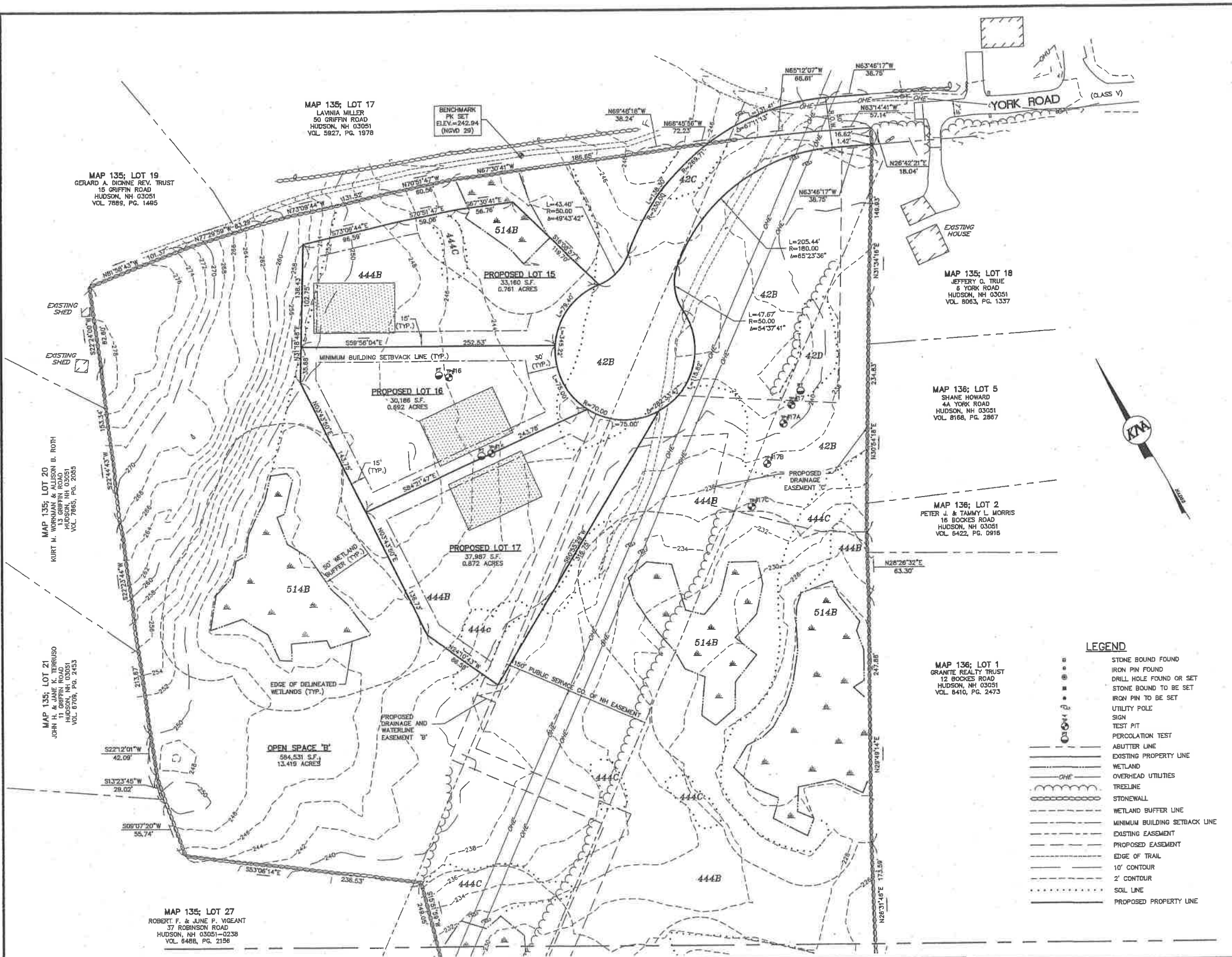
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LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND OR SET
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- UTILITY POLE
- SIGN
- TEST PIT
- PERCOLATION TEST
- ABUTTER LINE
- EXISTING PROPERTY LINE
- WETLAND
- OVERHEAD UTILITIES
- TREELINE
- STONEWALL
- WETLAND BUFFER LINE
- MINIMUM BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EDGE OF TRAIL
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- PROPOSED PROPERTY LINE



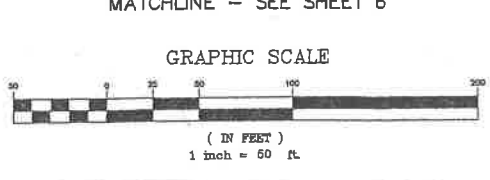
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APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

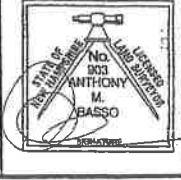
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DATE: 7/1/14



TOPOGRAPHIC SUBDIVISION PLAN - YORK ROAD  
**ROLLING WOODS**  
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

OWNER OF RECORD: MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03060  
BK. 2854, PG. 532

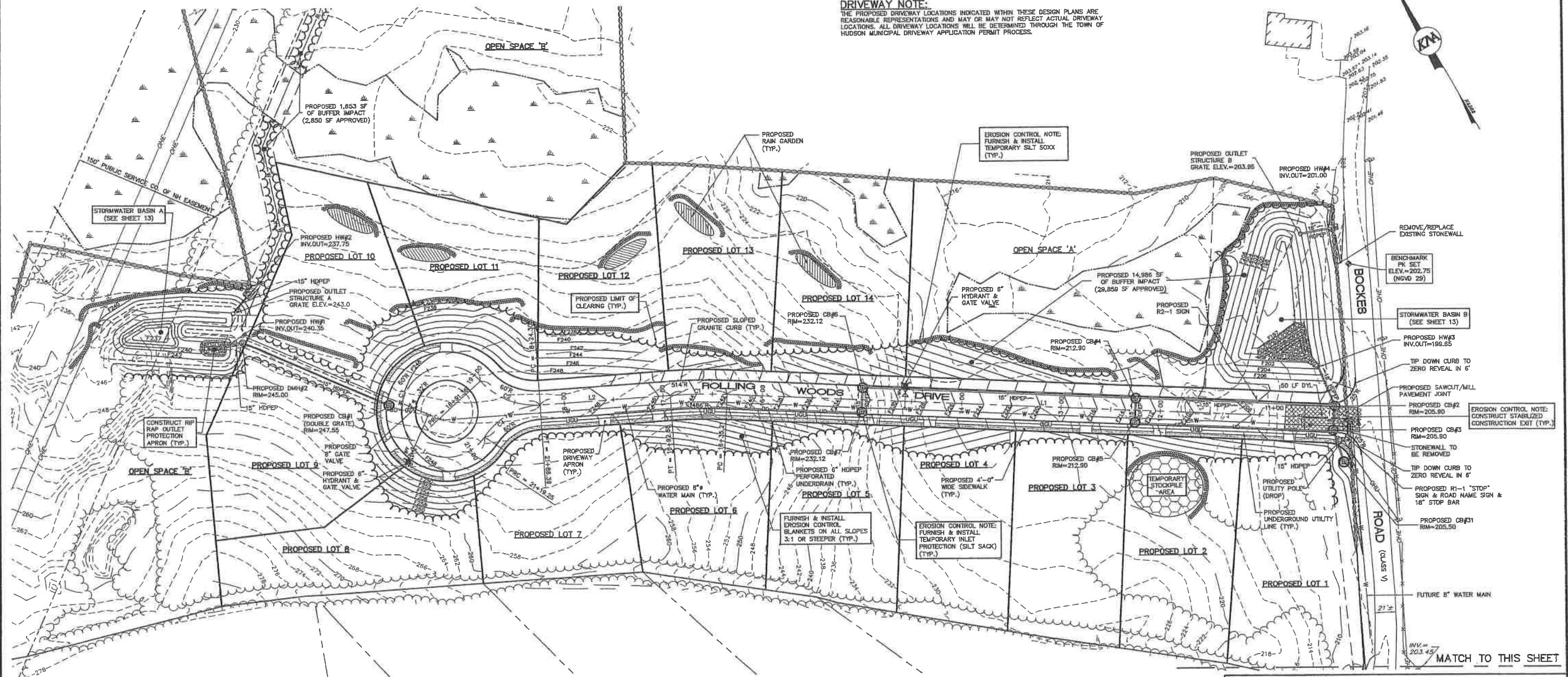
APPLICANT: LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

**KM** KRECH-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
1	06/30/14	REVISED PER CLD COMMENTS

DATE: MAY 23, 2014  
PROJECT NO: 13-0702-1  
SCALE: 1" = 50'  
SHEET 7 OF 26

**DRIVEWAY NOTE:**  
 THE PROPOSED DRIVEWAY LOCATIONS INDICATED WITHIN THESE DESIGN PLANS ARE REASONABLE REPRESENTATIONS AND MAY OR MAY NOT REFLECT ACTUAL DRIVEWAY LOCATIONS. ALL DRIVEWAY LOCATIONS WILL BE DETERMINED THROUGH THE TOWN OF HUDSON MUNICIPAL DRIVEWAY APPLICATION PERMIT PROCESS.



**ROADWAY PLAN-ROLLING WOODS DRIVE**  
 SCALE: 1" = 50'

**ROADWAY PLAN (ROLLING WOODS DRIVE)**  
**ROLLING WOODS DRIVE**  
 MAP 144; LOT 21  
 BOCKES ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
 MATARAZZO HUDSON ASSOCIATES, INC.  
 25 MAIN STREET  
 NASHUA, NH 03060  
 BK. 2854, PG. 532

**APPLICANT:**  
 LAMONTAGNE BUILDERS, INC.  
 317 SOUTH RIVER ROAD  
 BEDFORD, NH 03110

**KM** KRACH-NORDSTROM ASSOCIATES, INC.  
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No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JDL

DATE: MAY 23, 2014 SCALE: 1" = 50'  
 PROJECT NO: 13-0702-1 SHEET 8 OF 26

**LEGEND**

- |     |                         |       |                                   |
|-----|-------------------------|-------|-----------------------------------|
| ○   | STONE BOUND FOUND       | ---   | MINIMUM BUILDING SETBACK LINE     |
| ●   | IRON PIN FOUND          | - - - | EXISTING EASEMENT                 |
| ○   | DRILL HOLE FOUND OR SET | - - - | PROPOSED EASEMENT                 |
| ○   | STONE BOUND TO BE SET   | - - - | EDGE OF TRAIL                     |
| ○   | IRON PIN TO BE SET      | - - - | 10' CONTOUR                       |
| ○   | UTILITY POLE            | - - - | 2' CONTOUR                        |
| ○   | SIGN                    | ..... | SOIL LINE                         |
| --- | ABUTTER LINE            | ---   | PROPOSED PROPERTY LINE            |
| --- | EXISTING PROPERTY LINE  | ---   | PROPOSED WATER LINE               |
| --- | WETLAND                 | ---   | PROPOSED UNDERGROUND UTILITY LINE |
| --- | OVERHEAD UTILITIES      | ---   | PROPOSED CONTOUR LINE             |
| --- | TREELINE                | ---   | PROPOSED SILT SOXX                |
| --- | STONEWALL               | ---   |                                   |
| --- | WETLAND BUFFER LINE     |       |                                   |

**ROLLING WOODS DRIVE CENTERLINE DATA**

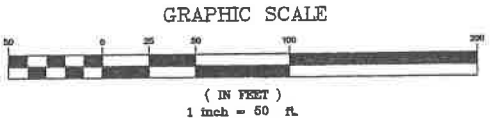
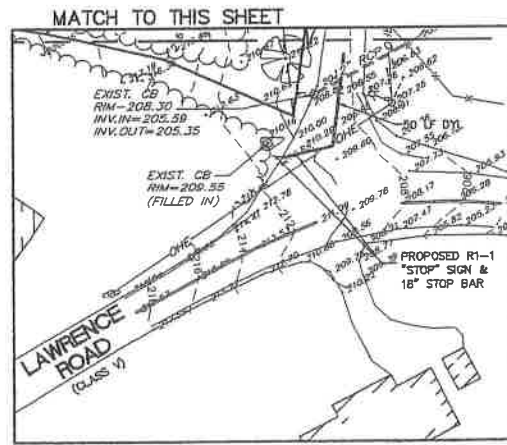
NUMBER	DISTANCE	BEARING
L1	535.21'	N57°18'24"W
L2	131.81'	N83°53'32"W

NUMBER	RADIUS	LENGTH	BEARING
C1	500.00'	57.47'	06°35'08"
C2	74.00'	67.07'	51°55'36"
C3	46.00'	227.89'	283°51'14"
C4	73.05'	67.13'	52°38'59"

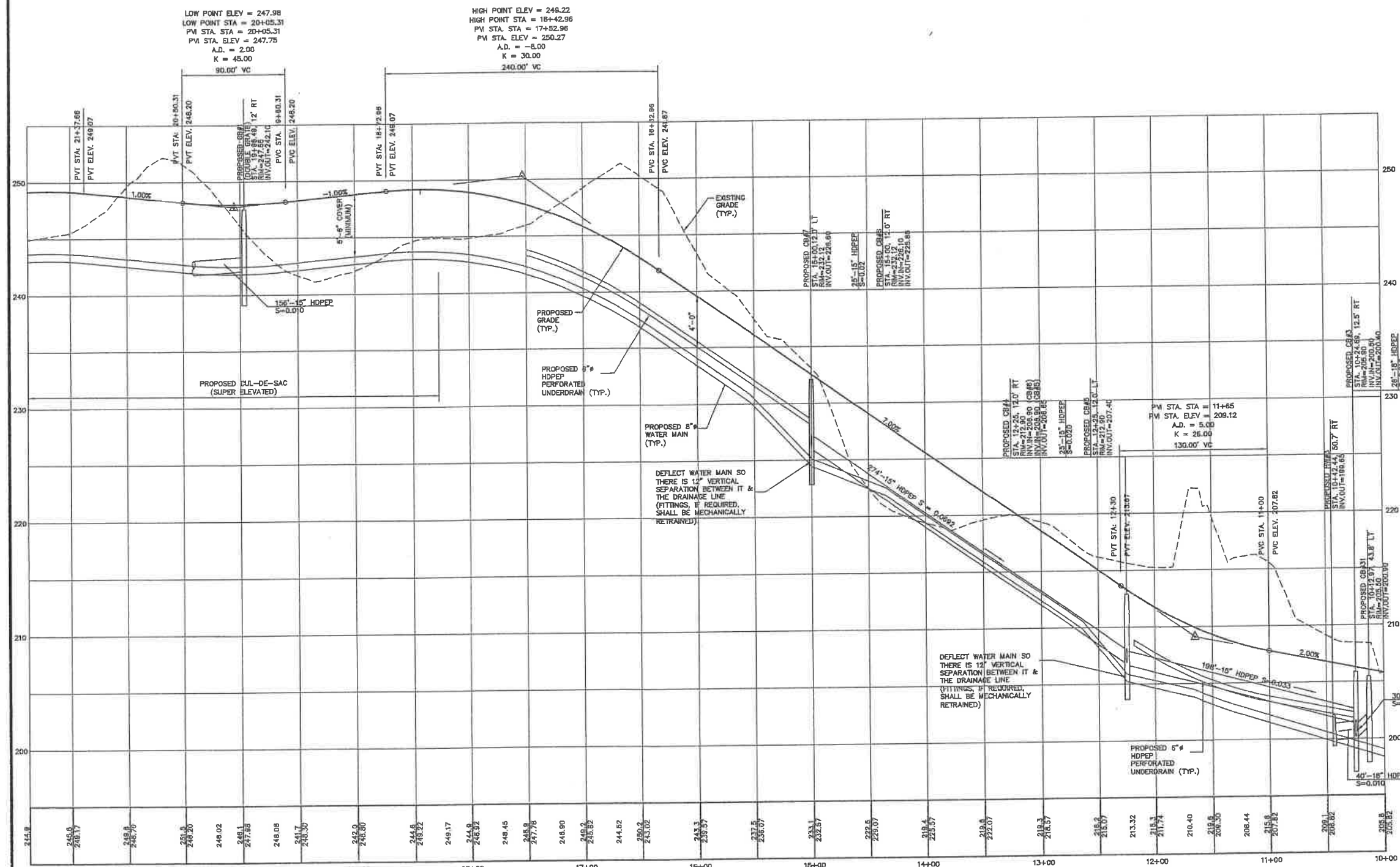
**NPDES NOTE**

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.



P:\proj\130702\130702\130702\SUBDIVISION-REV1.dwg, ROADWAY PLAN AND PROFILE, 7/2/2014 8:07:50 AM, ml

P:\projects\1307021\1307021.dwg, ROADWAY PLAN AND PROFILE, 7/17/2014 8:06:09 AM, .ml



**ROADWAY PROFILE-ROLLING WOODS DRIVE**  
 SCALE: 1" = 50' (HORIZ.)  
 1" = 5' (VERT.)

**ROADWAY PROFILE (ROLLING WOODS DRIVE)**  
**ROLLING WOODS DRIVE**  
 MAP 144; LOT 21  
 BOCKES ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> MATARAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532	<b>APPLICANT:</b> LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110
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**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JDL

DATE: MAY 23, 2014      SCALE: 1" = 50'  
 PROJECT NO: 13-0702-1      SHEET 9 OF 26

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

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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**DRIVEWAY NOTE:**  
 THE PROPOSED DRIVEWAY LOCATIONS INDICATED WITHIN THESE DESIGN PLANS ARE REASONABLE REPRESENTATIONS AND MAY OR MAY NOT REFLECT ACTUAL DRIVEWAY LOCATIONS. ALL DRIVEWAY LOCATIONS WILL BE DETERMINED THROUGH THE TOWN OF HUDSON MUNICIPAL DRIVEWAY APPLICATION PERMIT PROCESS.

**YORK ROAD CENTERLINE DATA**

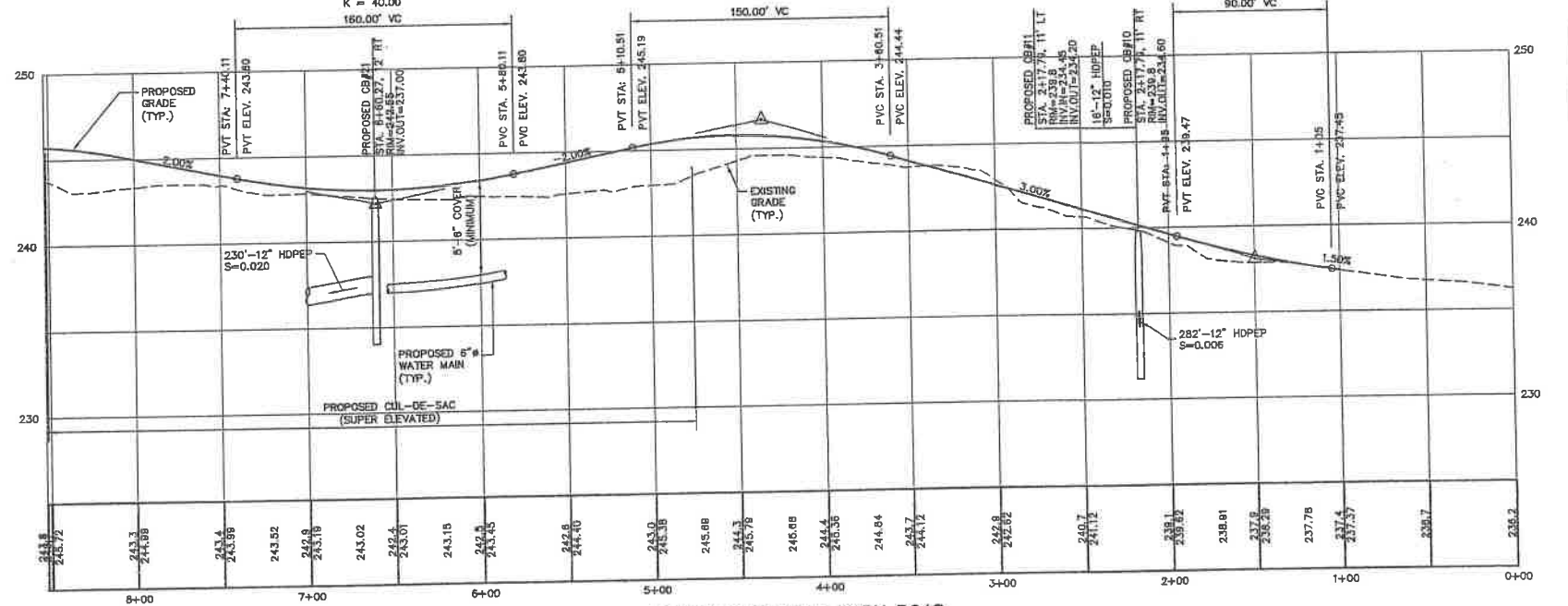
NUMBER	DISTANCE	BEARING
L1	105.86'	N65°32'00"W
L2	131.61'	N63°53'32"W

NUMBER	RADIUS	LENGTH	BEARING
C1	205.00'	228.20'	63°46'52"
C2	73.00'	64.82'	50°43'16"
C3	48.00'	238.32'	285°39'43"
C4	73.00'	72.88'	57°11'57"

LOW POINT ELEV = 243.00  
 LOW POINT STA = 6+50.11  
 PM STA. STA = 6+60.11  
 PM STA. ELEV = 242.20  
 A.D. = 4.00  
 K = 40.00  
 160.00' VC

HIGH POINT ELEV = 245.79  
 HIGH POINT STA = 4+50.51  
 PM STA. STA = 4+35.51  
 PM STA. ELEV = 246.69  
 A.D. = -5.00  
 K = 30.00  
 150.00' VC

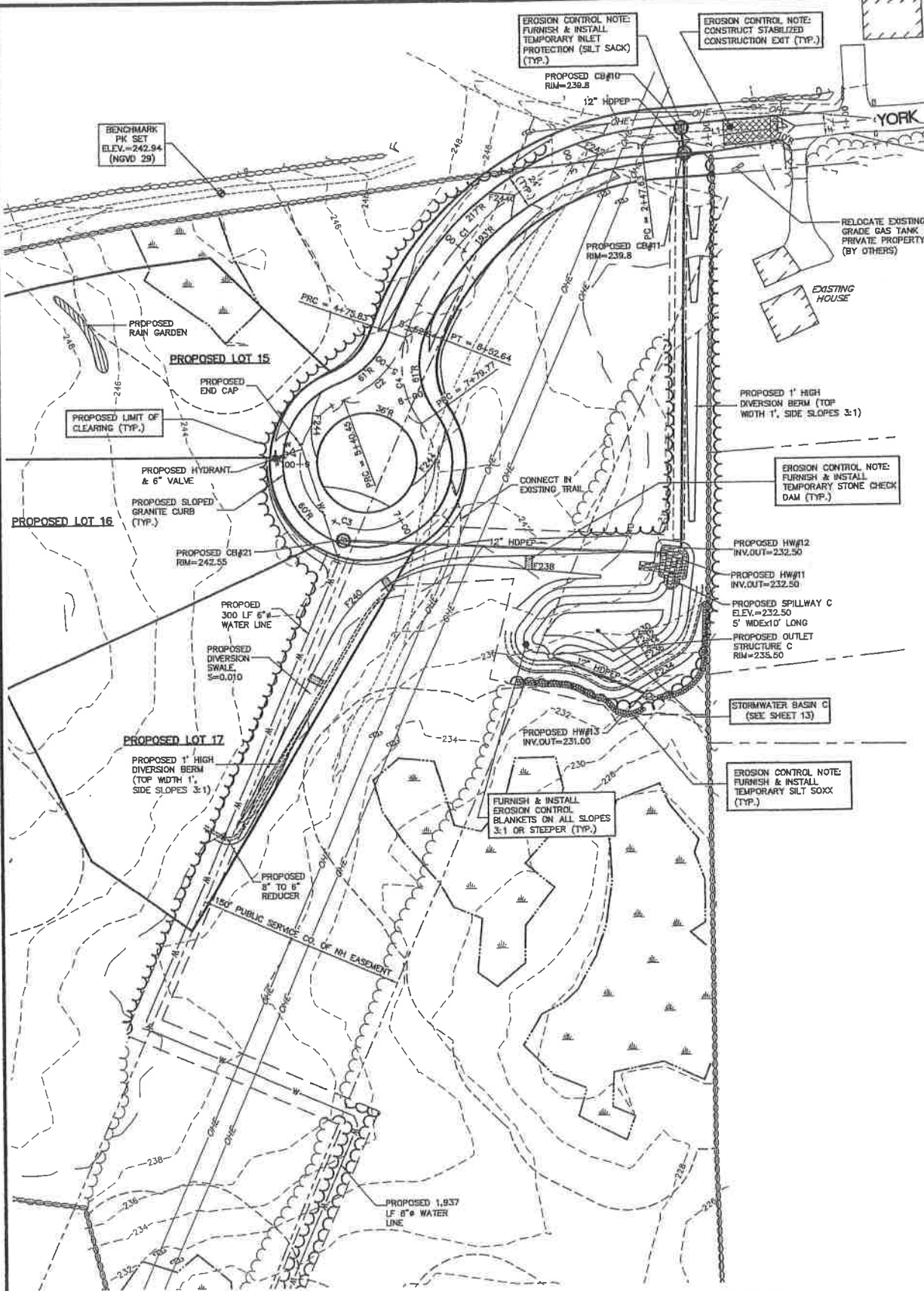


**ROADWAY PROFILE-YORK ROAD**  
 SCALE: 1" = 50' (HORIZ.)  
 1" = 5' (VERT.)

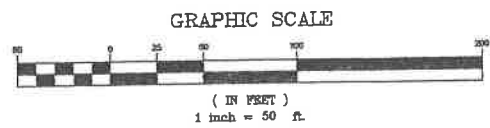
**NPDES NOTE**  
 THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH 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.

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- ⊙ DRILL HOLE FOUND OR SET
- ⊙ STONE BOUND TO BE SET
- ⊙ IRON PIN TO BE SET
- ⊙ UTILITY POLE SIGN
- ABUTTER LINE
- EXISTING PROPERTY LINE
- WETLAND
- OVERHEAD UTILITIES
- TREELINE
- STONEWALL
- WETLAND BUFFER LINE
- MINIMUM BUILDING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EDGE OF TRAIL
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- PROPOSED PROPERTY LINE
- PROPOSED WATER LINE
- UGLU PROPOSED UNDERGROUND UTILITY LINE
- F242 PROPOSED CONTOUR LINE



**ROADWAY PLAN-YORK ROAD**  
 SCALE: 1" = 50' (HORIZ.)  
 1" = 5' (VERT.)



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

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.

**ROADWAY PLAN & PROFILE (YORK ROAD)  
 ROLLING WOODS DRIVE**

MAP 144; LOT 21  
 BOCKES ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

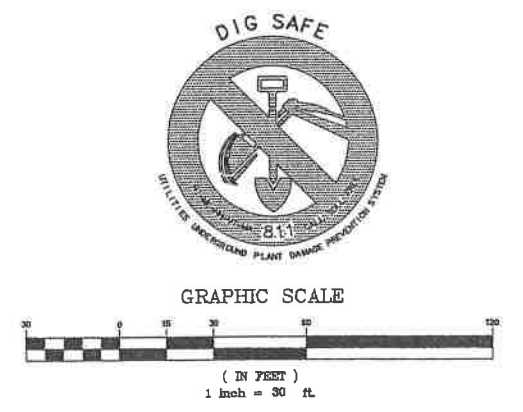
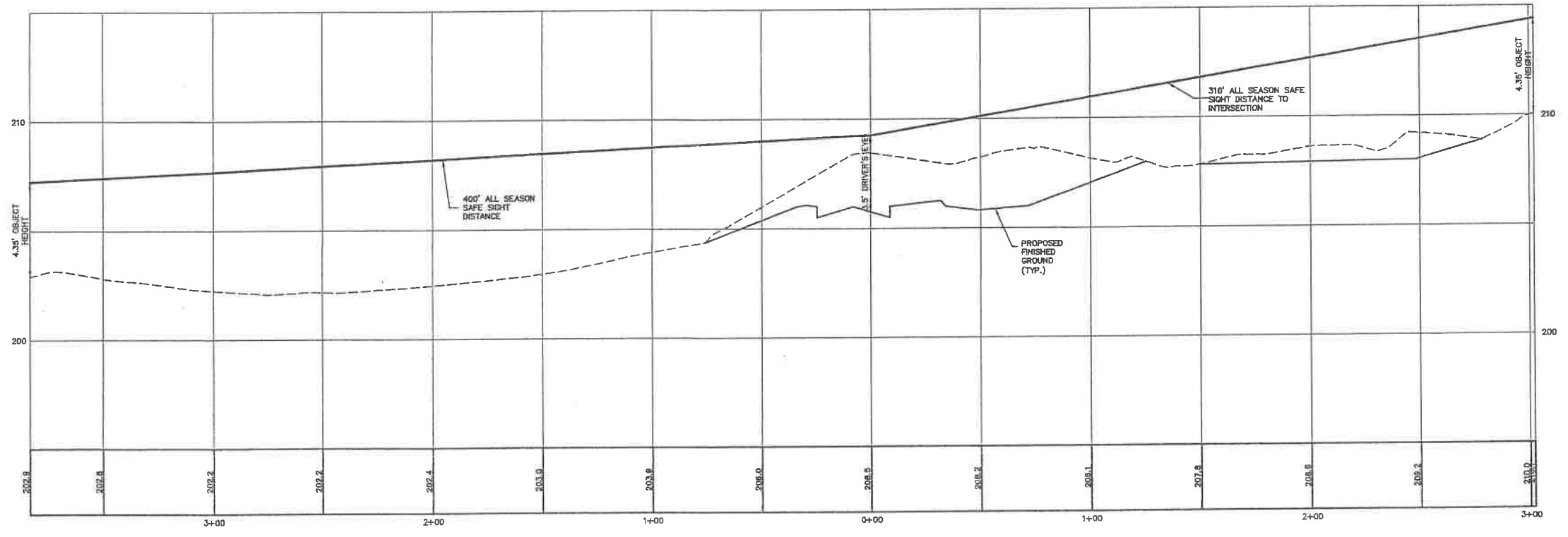
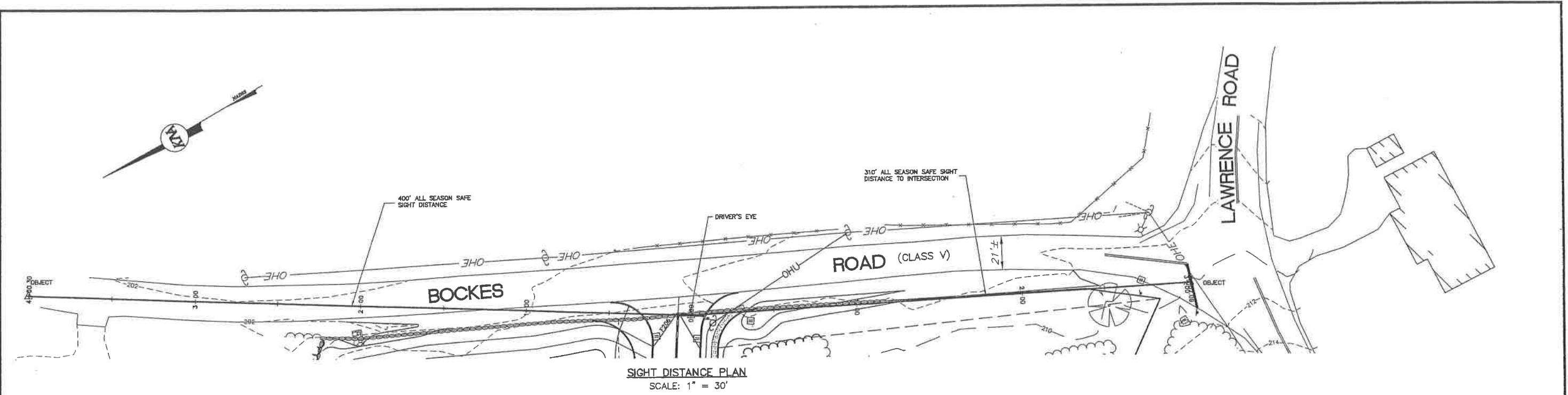
**OWNER OF RECORD:**  
 MATARAZZO HUDSON ASSOCIATES, INC.  
 25 MAIN STREET  
 NASHUA, NH 03060  
 BK. 2854, PG. 532

**APPLICANT:**  
 LAMONTAGNE BUILDERS, INC.  
 317 SOUTH RIVER ROAD  
 BEDFORD, NH 03110

**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
1	06/30/14	REVISED PER CLD COMMENTS

DATE: MAY 23, 2014 SCALE: 1" = 50'  
 PROJECT NO: 13-0702-1 SHEET 10 OF 26



**SIGHT DISTANCE PLAN & PROFILE**  
**ROLLING WOODS DRIVE**  
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> MATARAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532	<b>APPLICANT:</b> LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110
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**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
18 Commerce Park North, Suite 3E, Bedford, NH 03110 Phone (603) 827-2881

**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER OLD COMMENTS	JDL

DATE: MAY 23, 2014  
PROJECT NO: 13-0702-1  
SCALE: 1" = 30'  
SHEET: 11 OF 26

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

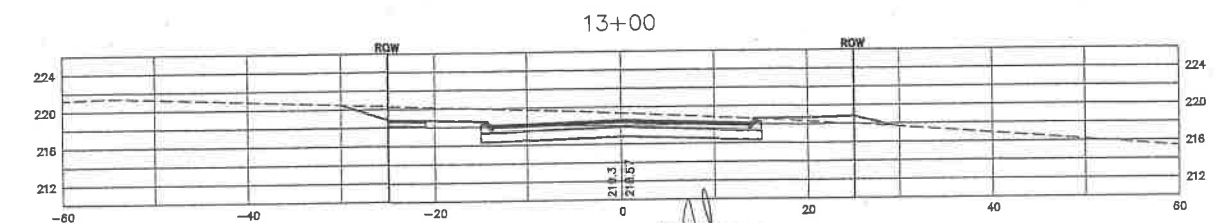
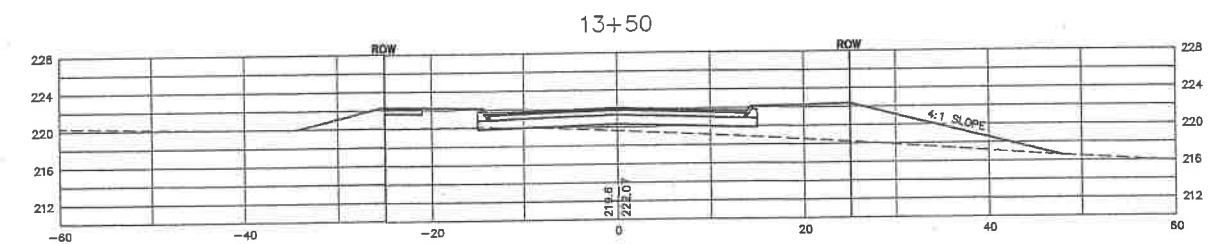
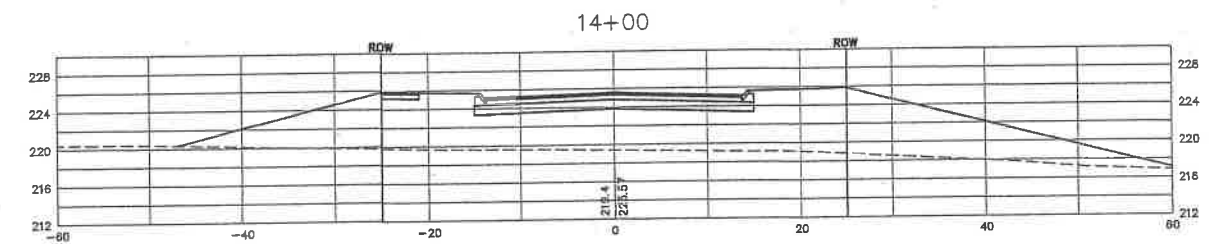
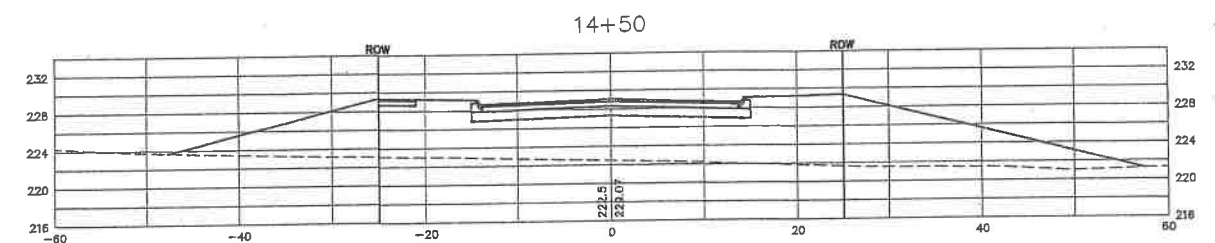
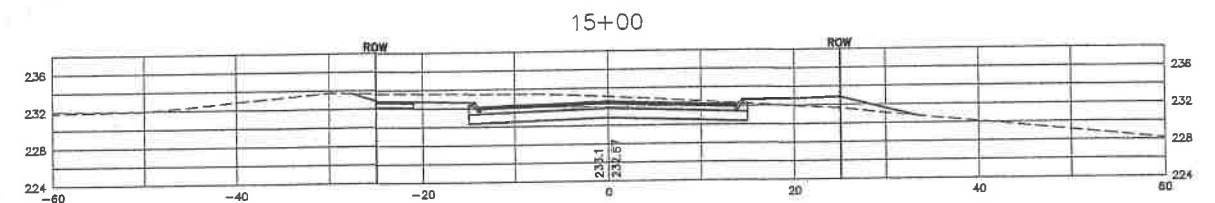
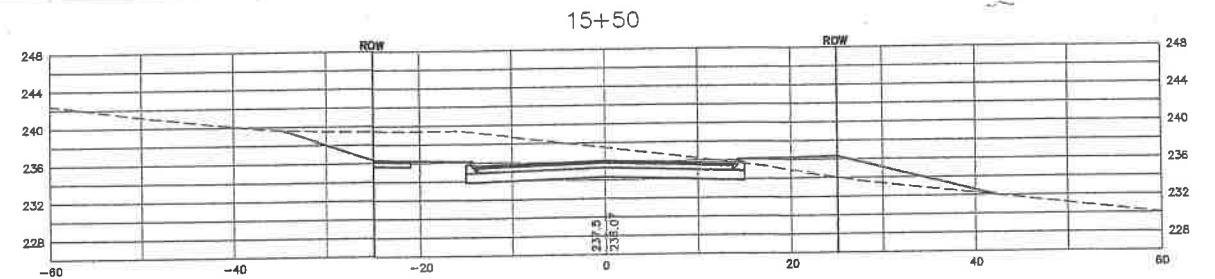
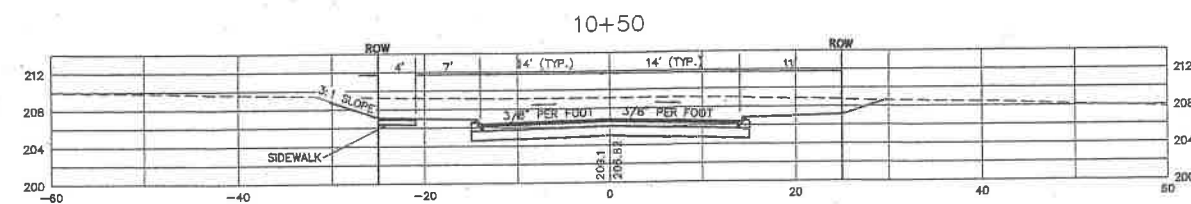
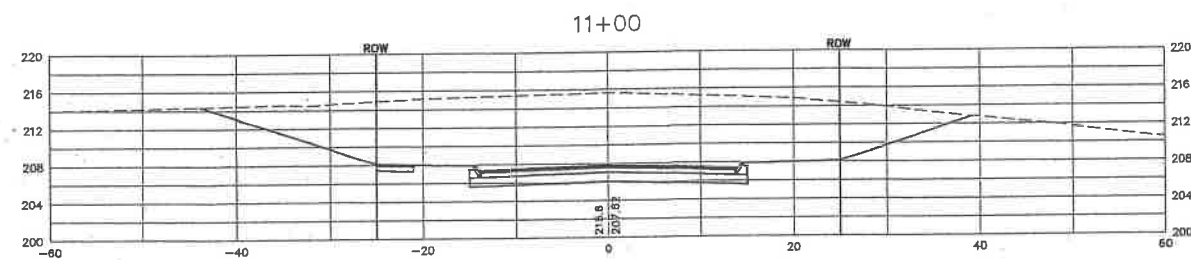
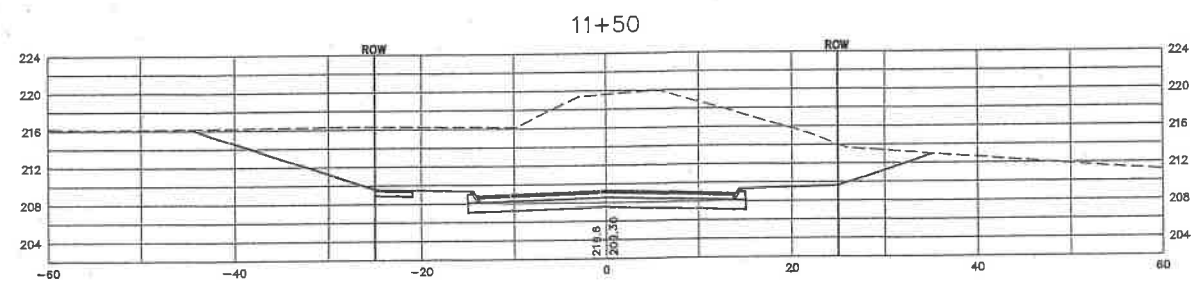
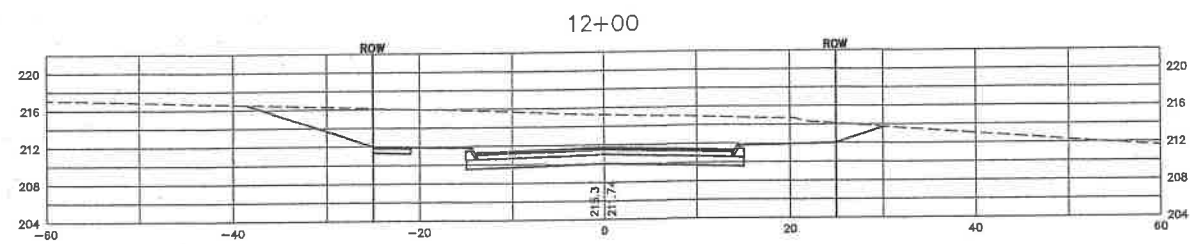
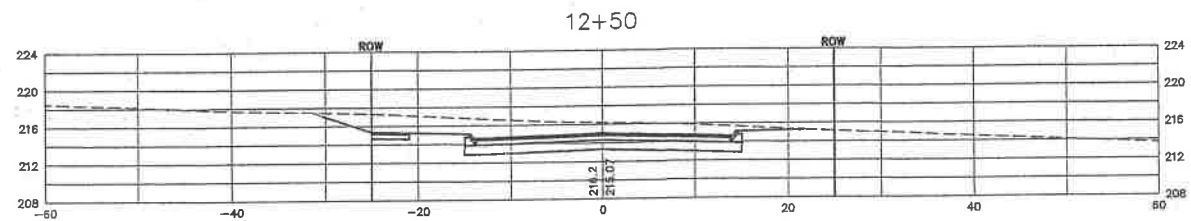
**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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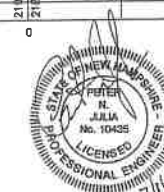
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

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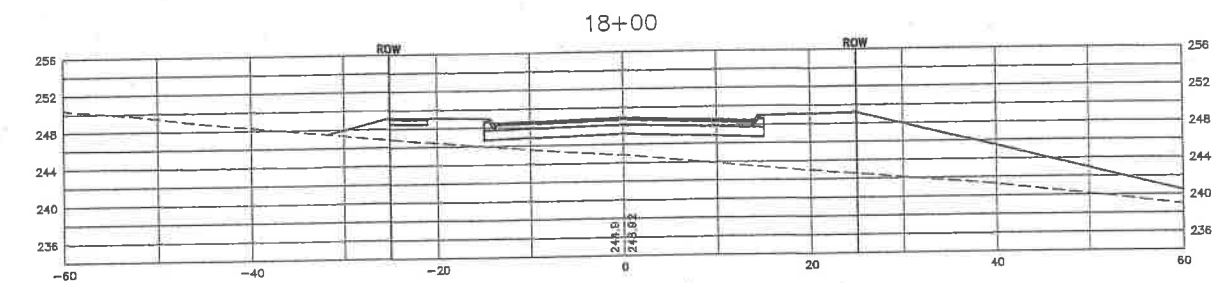
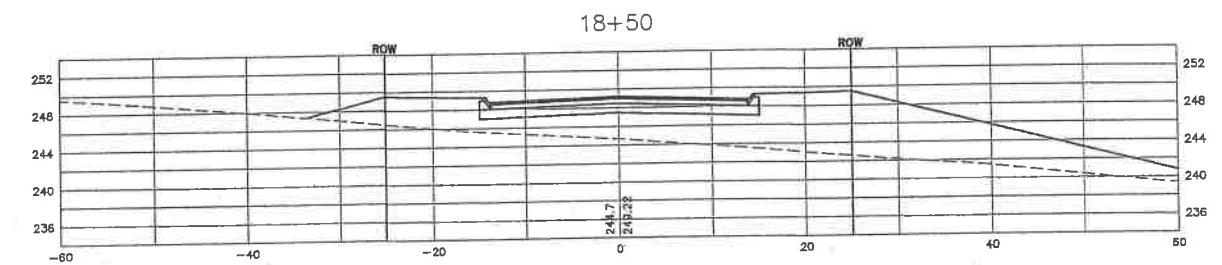
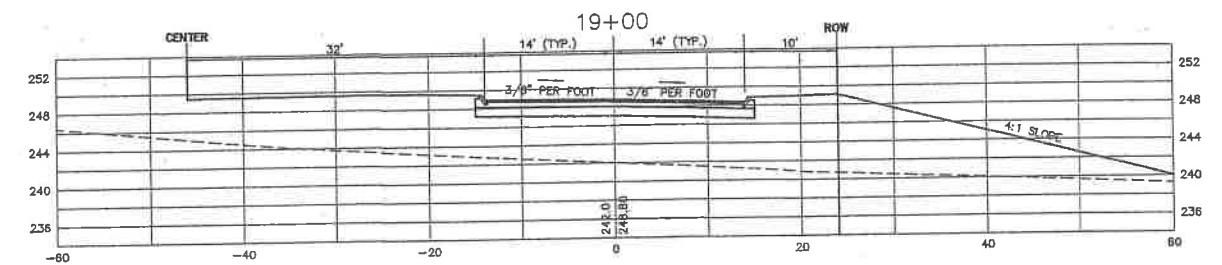
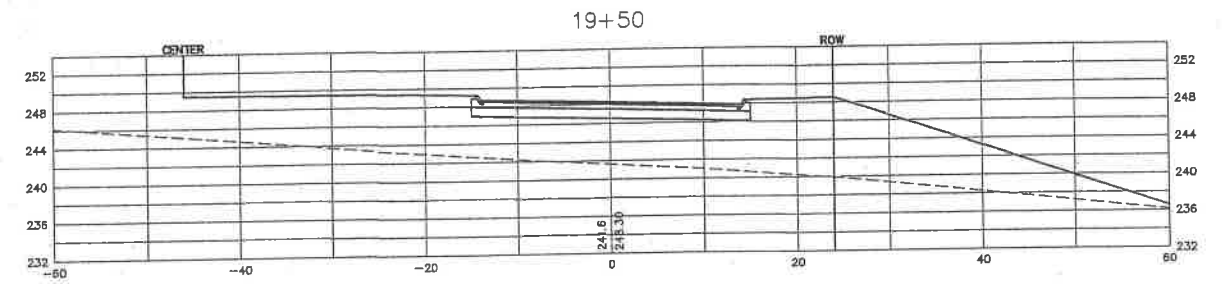
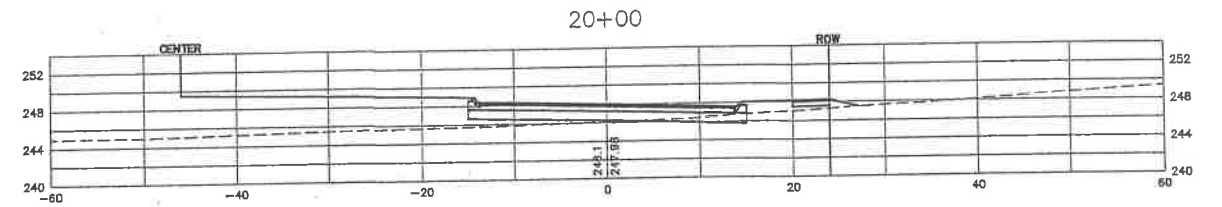
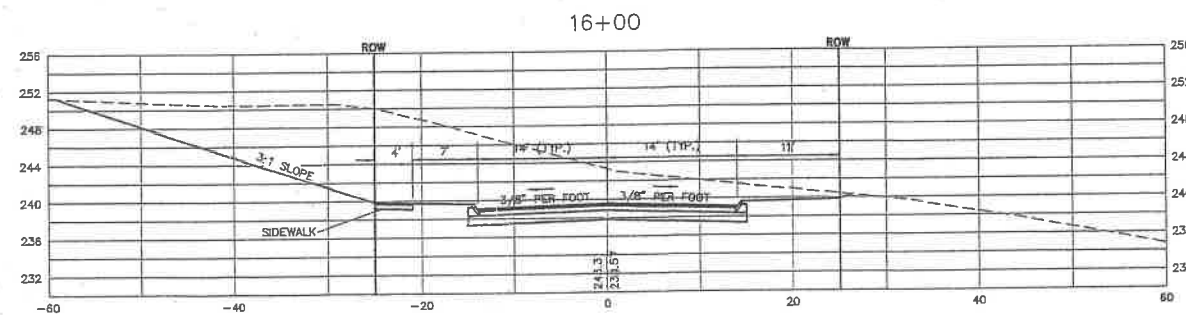
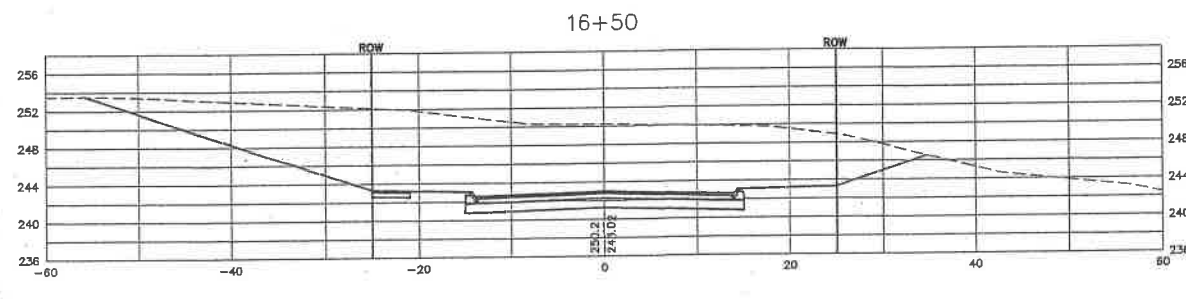
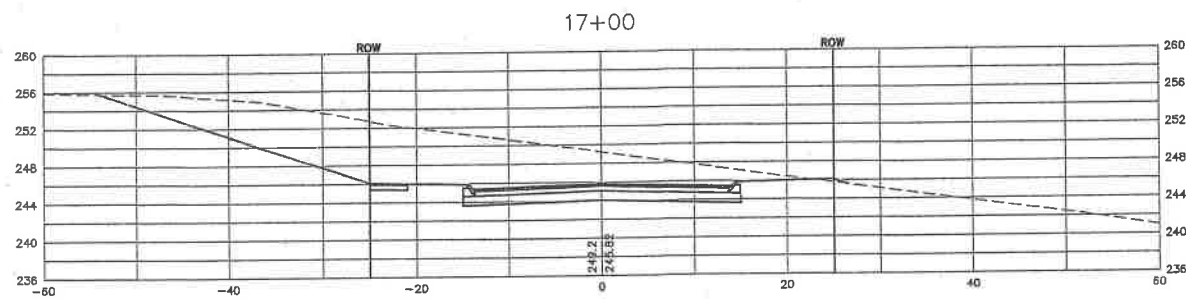
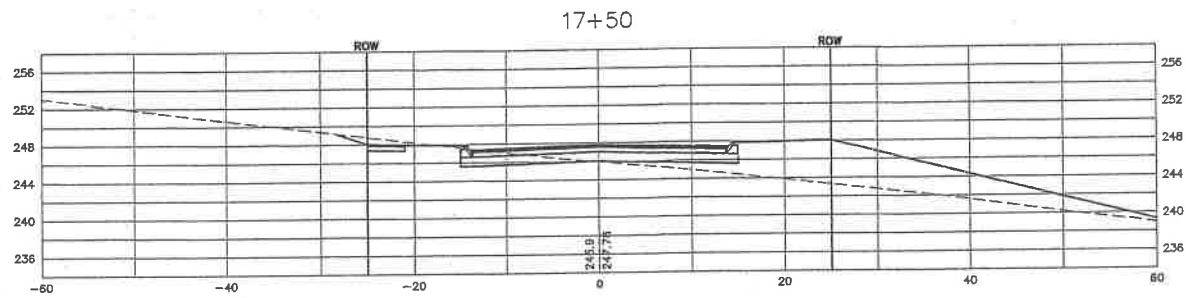
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JUL

**KM** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 887-8801

ROADWAY CROSS-SECTIONS  
ROLLING WOODS DRIVE  
10+00 THROUGH 15+50

SCALE: 1" = 10'  
PROJECT NO. 13-0702-1  
DATE: MAY 23, 2014  
SHEET 12 OF 26

P:\Projects\130702\130702.dwg (1/27/14) SECTION: 8-01.dwg, CROSS-SECTIONS, 6/20/2014 10:27:14



**KMA** KRACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Lead Surveying Landscape Architecture  
 10 Chammerock Park North, Suite 30, Bedford, NH 03110 Phone (603) 887-2881

**ROADWAY CROSS-SECTIONS**  
**ROLLING WOODS DRIVE**  
 16+00 THROUGH 20+00

SCALE: 1" = 10'  
 PROJECT NO. 13-0702-1  
 DATE: MAY 23, 2014  
 SHEET 13 OF 26

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JUL

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

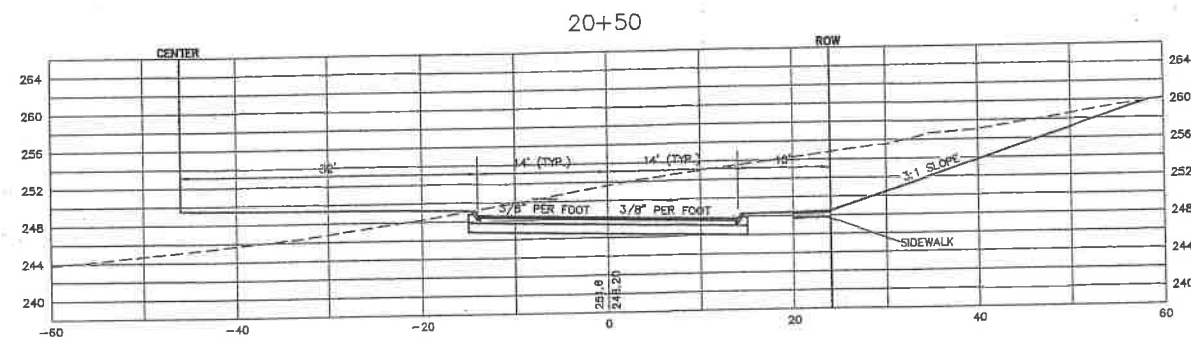
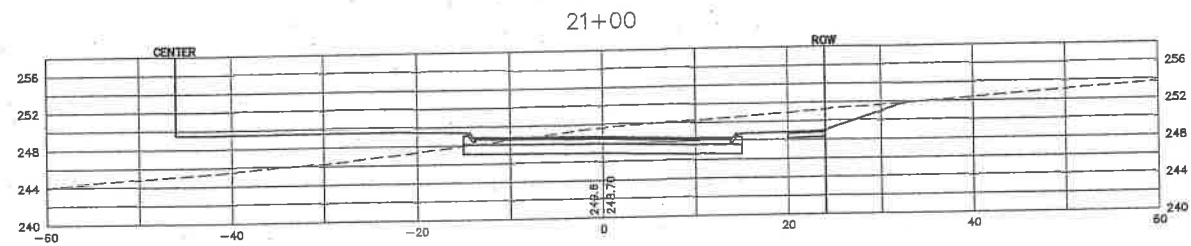
APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

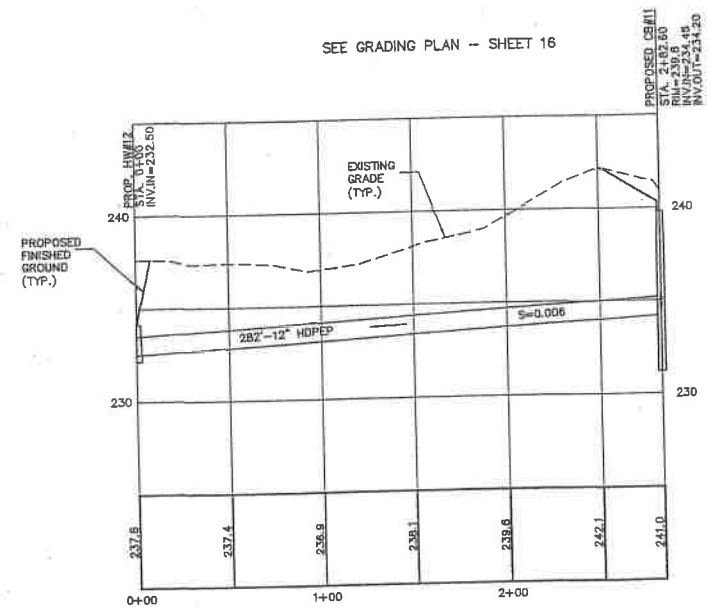
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P:\p19\130702\130702.dwg, 130702-SECTION-REV.dwg, CDS5-SECTIONS.dwg, 6/26/2014 10:56 AM



SEE GRADING PLAN -- SHEET 16



DRAIN PROFILE -- HW#2 TO CB#11

SCALE: 1" = 50' HORIZ  
1" = 5' VERT.

PROPOSED CB#11  
STA. 20+00  
INV. = 234.45  
INV. 0+1 = 234.20

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

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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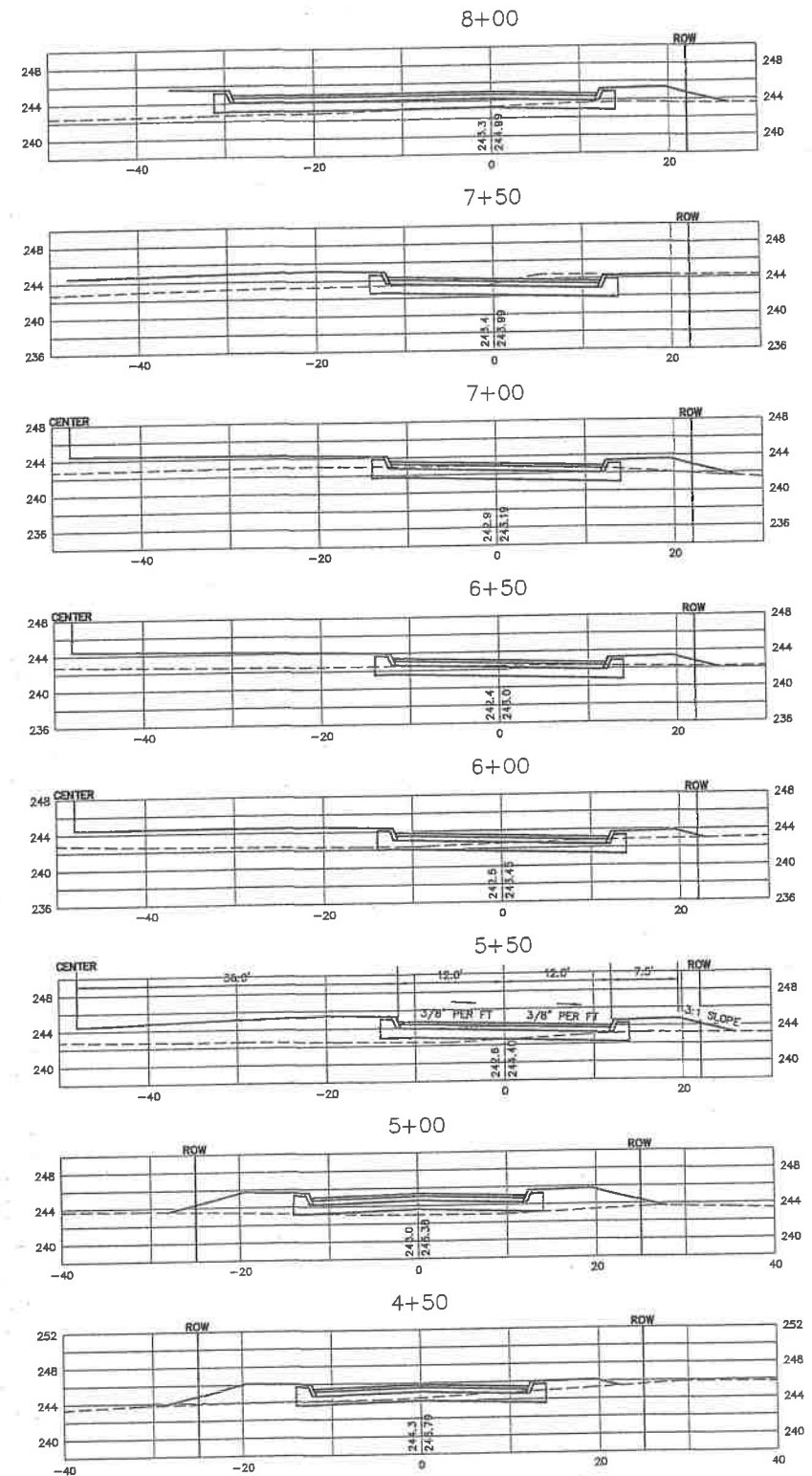
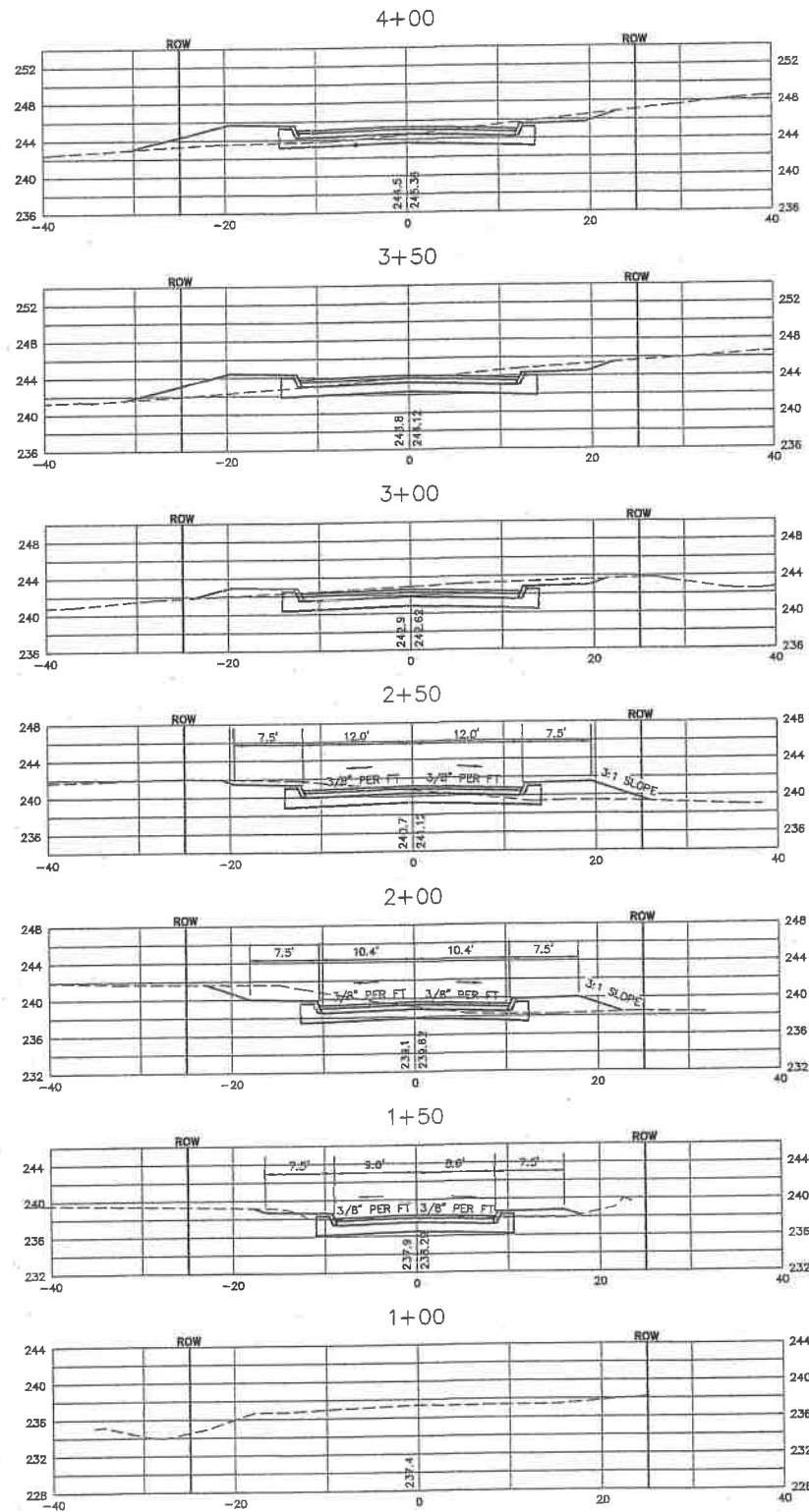


No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JDL

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 50, Bedford, NH 03110 Phone (603) 627-2681

ROADWAY CROSS-SECTIONS  
ROLLING WOODS DRIVE  
20+50 THROUGH 21+00

SCALE: 1" = 10'  
PROJECT NO. 13-0702-1  
DATE: MAY 23, 2014  
SHEET 14 OF 26



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

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

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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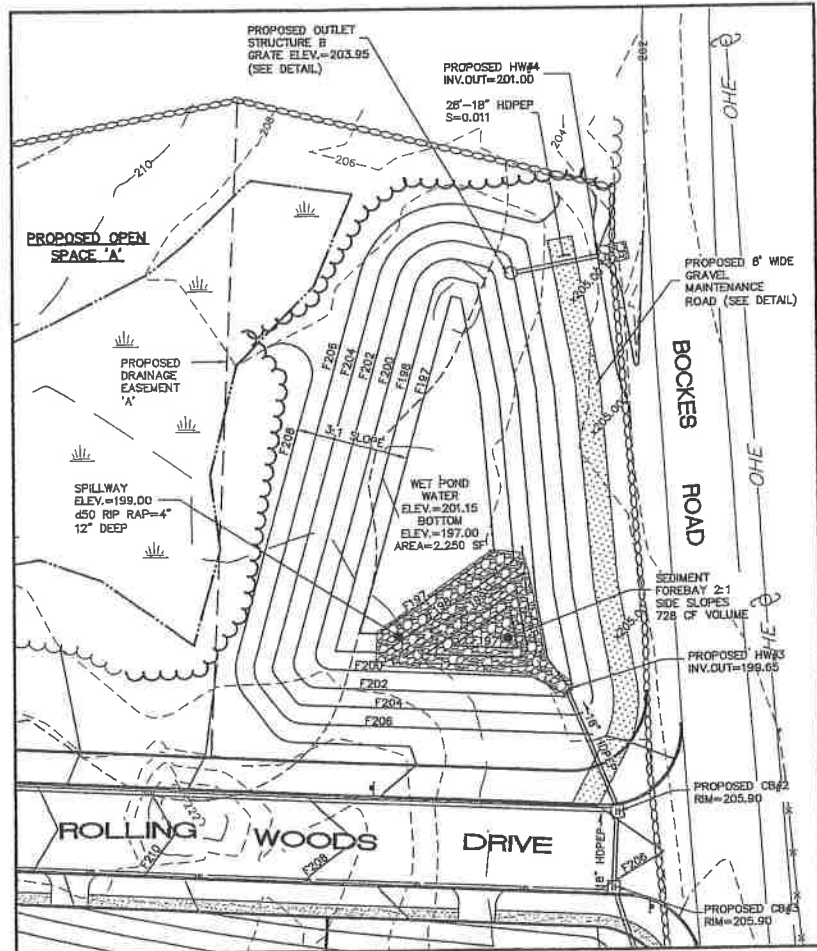
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JDL

**KM** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 20, Bedford, NH 03110 Phone (603) 827-2011

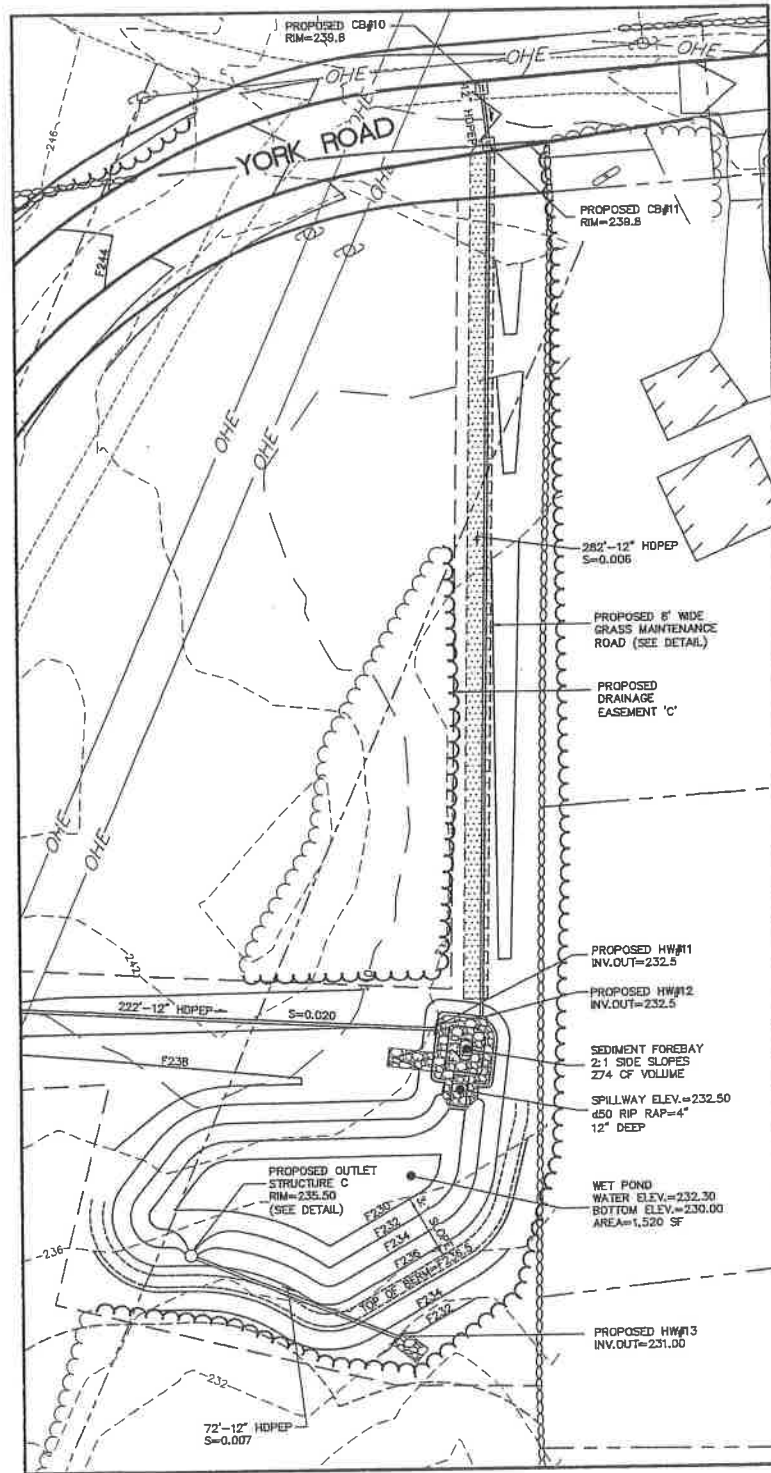
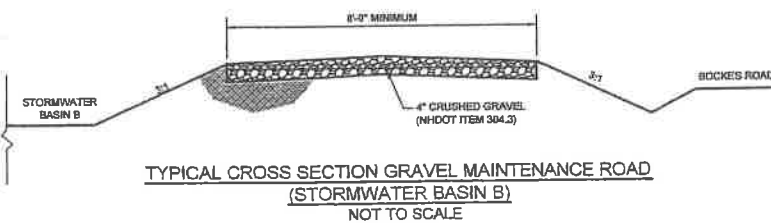
ROADWAY CROSS-SECTIONS  
YORK ROAD  
1+00 THROUGH 8+00

SCALE: 1" = 10'  
PROJECT NO. 13-0702-1  
DATE: MAY 23, 2014  
SHEET 15 OF 26

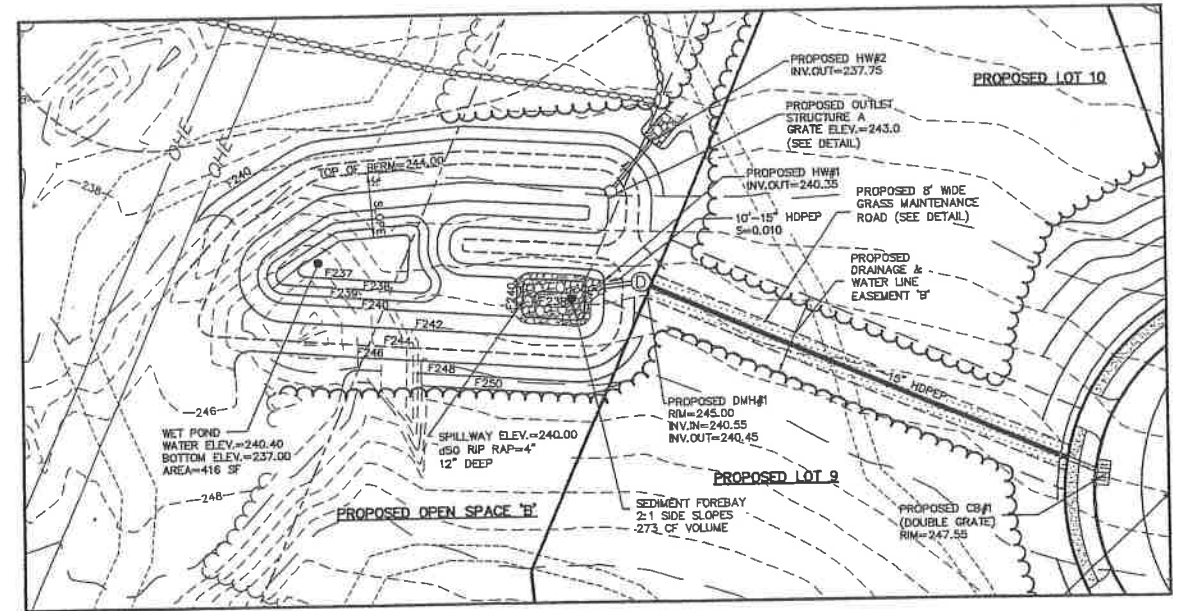
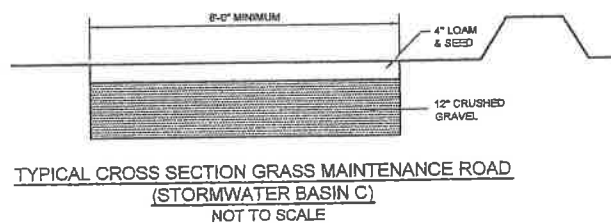
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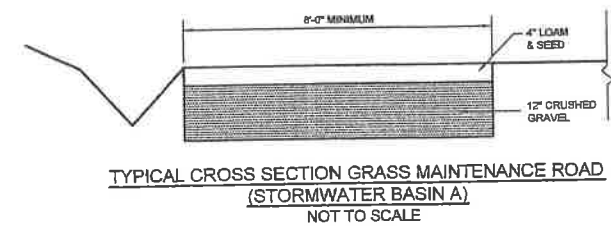
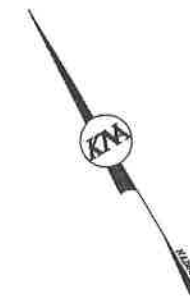
STORMWATER BASIN B  
SCALE: 1" = 30'



STORMWATER BASIN C  
SCALE: 1" = 30'



STORMWATER BASIN A  
SCALE: 1" = 30'



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE FOUND OR SET
- UTILITY POLE
- SIGN
- ABUTTER LINE
- EXISTING PROPERTY LINE
- WETLAND
- OVERHEAD UTILITIES
- TRELINE
- STONEMASS
- WETLAND BUFFER LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EDGE OF TRAIL
- 10' CONTOUR
- 2' CONTOUR
- PROPOSED PROPERTY LINE
- F242 PROPOSED CONTOUR LINE

GRAPHIC SCALE



STORMWATER BASIN DETAILS  
ROLLING WOODS DRIVE

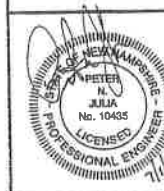
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

OWNER OF RECORD:  
MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03060  
BK. 2854, PG. 532

APPLICANT:  
LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture  
10 Commerces Park North, Suite 301, Bedford, NH 03110 Phone (603) 627-2861



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER OLD COMMENTS	JUL

DATE: MAY 23, 2014 SCALE: 1" = 30'  
PROJECT NO: 13-0702-1 SHEET 16 OF 26

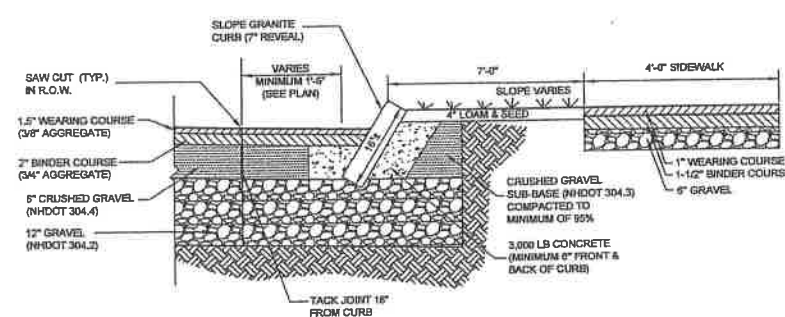
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

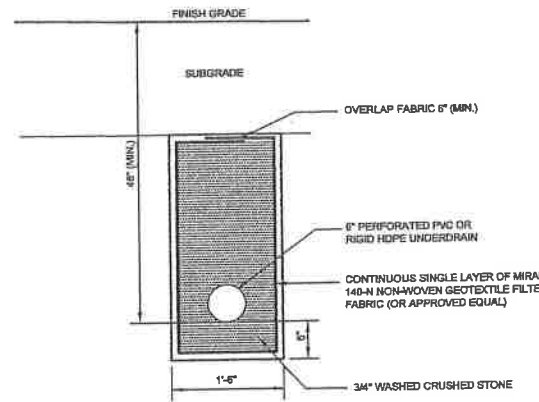
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

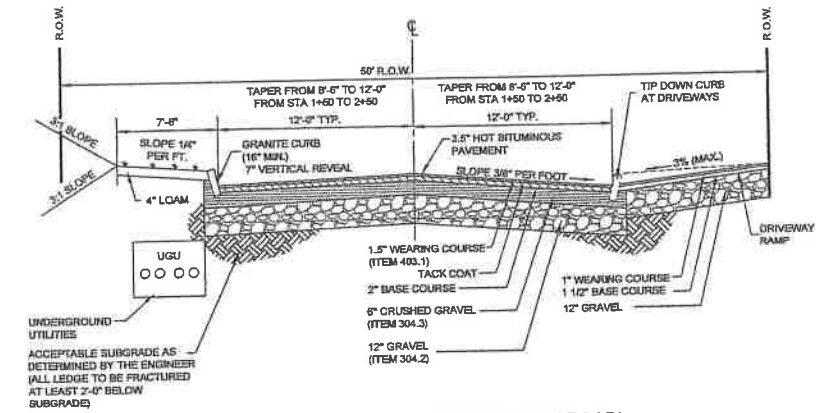
SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



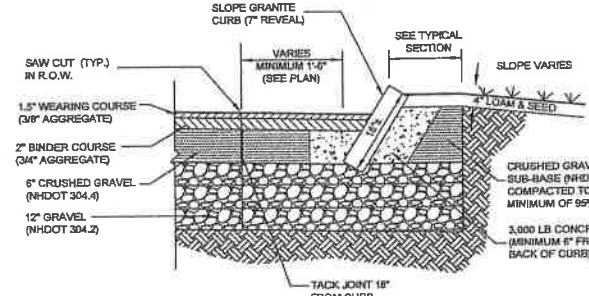
**SLOPE GRANITE CURB & SIDEWALK DETAIL**  
NOT TO SCALE



**UNDERDRAIN**  
NOT TO SCALE  
(MARCH 2008)



**TYPICAL SUPER ELEVATED CROSS SECTION (YORK ROAD)**  
NOT TO SCALE

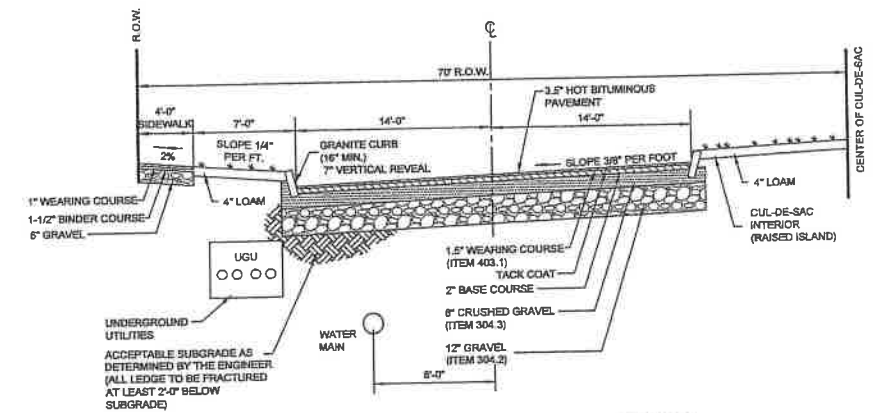


**SLOPE GRANITE CURB DETAIL**  
NOT TO SCALE

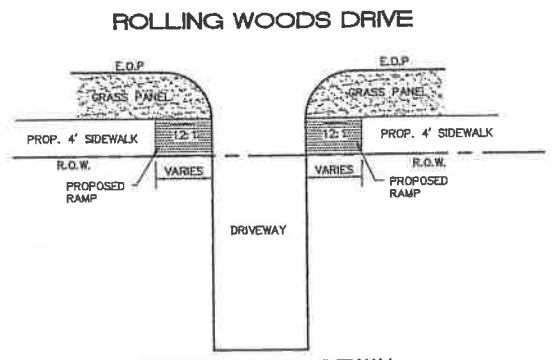


**NOTES:**  
1. STREET NAME SIGNS SHALL BE METAL IN CONFORMITY WITH NEW SIGNS PURCHASED BY THE TOWN, TWO-FACED AND REFLECTORIZED, SIX INCHES HIGH WITH THREE-AND-OBJECT-HALF-INCH LETTERS EMBOSSED AND REFLECTORIZED WITH GREEN BACKGROUND AND WHITE LETTERS, OF ALUMINUM METAL.

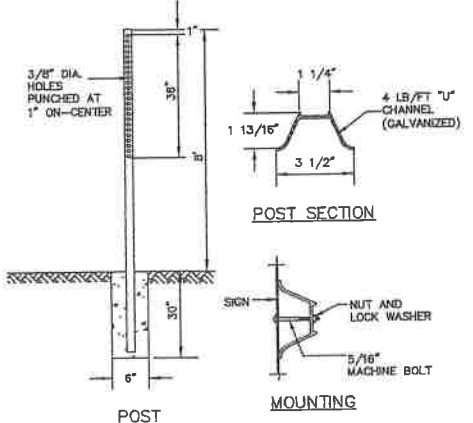
**TYPICAL SIGN PLATE DETAILS**  
NOT TO SCALE



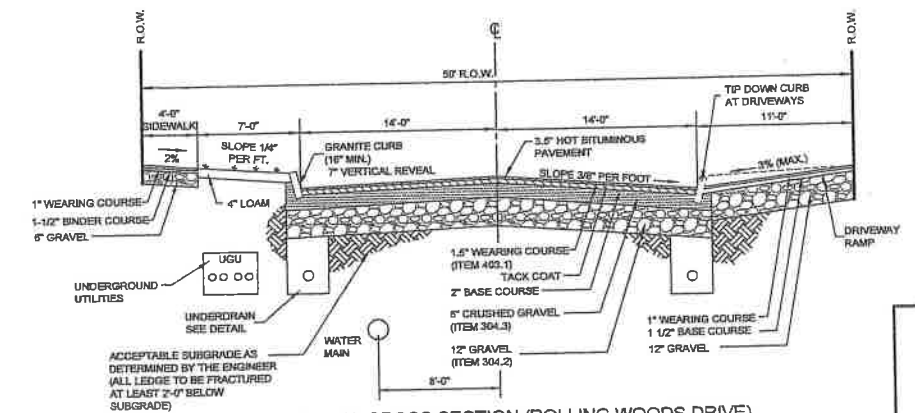
**TYPICAL SUPER ELEVATED CROSS SECTION (ROLLING WOODS DRIVE)**  
NOT TO SCALE



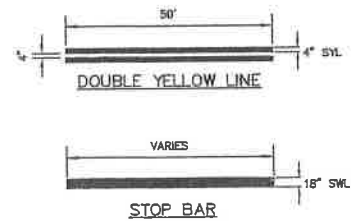
**RAMP DETAIL AT DRIVEWAY**  
NOT TO SCALE



**TYPICAL SIGN POST DETAIL**  
NOT TO SCALE

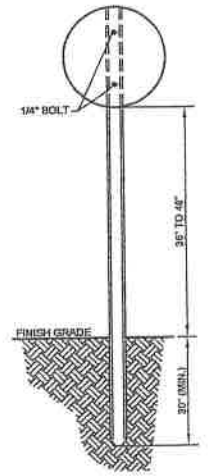


**TYPICAL CROSS SECTION (ROLLING WOODS DRIVE)**  
NOT TO SCALE



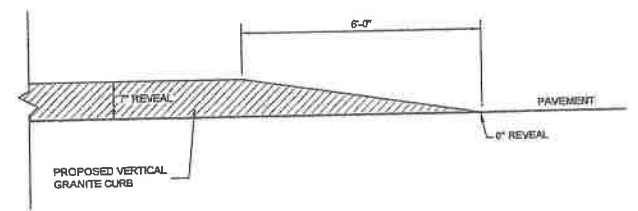
**TYPICAL PAVEMENT MARKING DETAIL**  
NOT TO SCALE

- 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 NET 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.
  5. ALL PAINT SHALL COMPLY WITH NHDOT SPECIFICATION SECTION 708.



**MARKER NOTES:**  
1. PLACE MARKERS EVERY 100' ON BOUNDARY LINES BETWEEN RESIDENT LOTS AND OPEN SPACE AND AT ANY POINT IN WHICH A BOUNDARY LINE CHANGES BEARING DIRECTION.  
2. PROVIDED BY QUALITY NAME PLATE, INC. 1-800-385-2220, OR APPROVED EQUAL.

**ALUMINUM MARKER DETAIL**  
NOT TO SCALE



**VERTICAL GRANITE CURB TIP DOWN DETAIL**  
NOT TO SCALE

- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION, IN THE EVENT THAT A DISCREPANCY FROM THE INFORMATION SHOWN ON THESE PLANS IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO RESOLVE THE SITUATION.
  2. PRIOR TO CONSTRUCTION, CONTACT DIG SAFE CENTER, TOLL FREE 811, NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IF AN EMERGENCY, CALL IMMEDIATELY.
  3. ALL WORKMANSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF ROADS AND DRAINAGE SHOWN HEREON SHALL CONFORM WITH THE STANDARDS OF THE TOWN OF HUDSON ENGINEERING DEPARTMENT AND THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE N.H.D.O.T.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN IN THESE PLANS, THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE EROSION CONTROL MEASURES PROVIDED SHALL BE AS A GUIDE ONLY AND SHALL BE CONSIDERED A MINIMUM STANDARD. CONTRACTOR SHALL IMPLEMENT ANY AND ALL ADDITIONAL MEASURES AS FIELD CONDITIONS DICTATE OR AS REQUIRED BY LOCAL OR STATE GUIDELINES. ALL EROSION CONTROL SHALL BE MAINTAINED AND/OR REPLACED IF DAMAGED.
  5. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
  6. SILT SOXX TO BE CONSTRUCTED AS IDENTIFIED ON THIS PLAN. SILT SOXX BARRIERS TO BE CHECKED WEEKLY AND/OR AFTER LARGE STORM EVENTS. ALL SILT MATERIAL TO BE REMOVED. ANY DAMAGED SILT SOXX SHALL BE REINSTALLED IMMEDIATELY.
  7. SLOPE STABILIZATION METHODS SHALL BE PROVIDED IN ACCORDANCE WITH THE NHDES SITE SPECIFIC PERMIT OR AS FIELD CONDITIONS DICTATE. SLOPE STABILIZATION SHALL BE PROVIDED ON ALL SLOPES 3:1 AND GREATER AS A MINIMUM STANDARD. PROVIDE SLOPE STABILIZATION ON SLOPES LESS THAN 3:1 IF WARRANTED, AS FIELD CONDITIONS DICTATE.
  8. THE DRAINAGE DESIGN AND EROSION CONTROL MEASURES AS PROPOSED MEET ALL TOWN AND STATE REQUIREMENTS AND BEST MANAGEMENT PRACTICES AS PROMULGATED BY THE NHDES.
  9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
  10. TOPSOIL SHALL BE REMOVED FOR ITS TOTAL DEPTH WITHIN THE LIMITS OF GRADING, UNLESS OTHERWISE DIRECTED. THE TOPSOIL SHALL BE STOCKPILED AND USED IN ITS ENTIRETY. STOCKPILE SOIL IN ACCORDANCE WITH NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).
  11. UNSUITABLE MATERIAL, ROOTS, AND STUMPS WITHIN THE LIMITS OF WORK SHALL BE REMOVED FROM THE SITE AS ORDERED. DISPOSAL OF SUCH MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES AS APPLICABLE OR AS DIRECTED.
  12. THE SUBGRADE SHALL BE SCARIFIED TO ASSURE THAT ALL BOULDERS AND COBBLES OVER 6" ARE REMOVED PRIOR TO SHAPE, GRADE, AND COMPACTION ACTIVITIES.
  13. ALL WORKMANSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF ELECTRIC LINES SHALL CONFORM WITH THE STANDARDS OF THE OWNING UTILITY COMPANY.
  14. ALL WORKMANSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF TELEPHONE LINES SHALL CONFORM WITH THE STANDARDS OF THE OWNING TELEPHONE COMPANY.
  15. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
  16. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES AND ARRANGE FOR ALL INSPECTIONS.
  17. UTILITY STUB CONNECTIONS SHOWN TO PROPOSED LOTS ARE APPROXIMATE AND INTENDED TO ILLUSTRATE FEASIBILITY OF CONSTRUCTING CONNECTIONS. THE CONTRACTOR SHALL PROVIDE SERVICE STUBS AS DIRECTED BY THE OWNING UTILITY COMPANY AND LOCAL AUTHORITY.
  18. CONTRACTOR SHALL COORDINATE WITH PHONE, CABLE, AND ELECTRIC COMPANIES FOR POTENTIAL NEED OF INDIVIDUAL SECTORS AT EACH LOT SERVICE CONNECTION.
  19. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
  20. THE CONTRACTOR SHALL VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.

**CONSTRUCTION DETAILS**  
**ROLLING WOODS**

MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

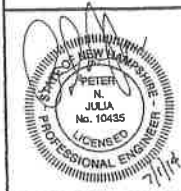
**OWNER OF RECORD:**  
MATAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
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BK. 2854, PG. 532

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

REVISIONS		
No.	DATE	DESCRIPTION
1	06/30/14	REVISED PER OLD COMMENTS

DATE: MAY 23, 2014  
PROJECT NO: 13-0702-1  
SCALE: AS NOTED  
SHEET 17 OF 26

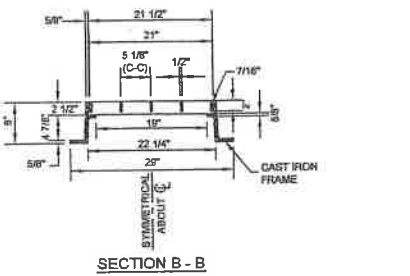
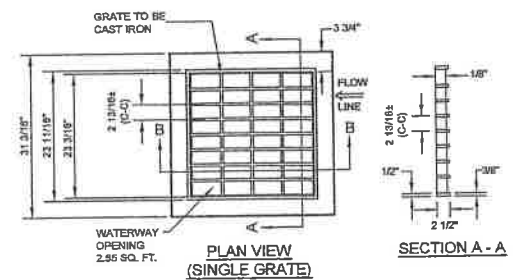


PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

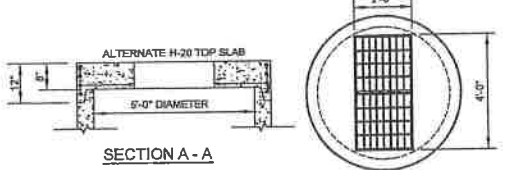
APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

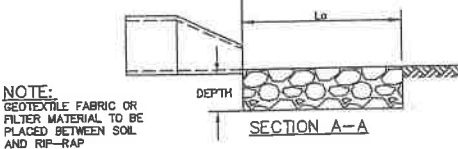
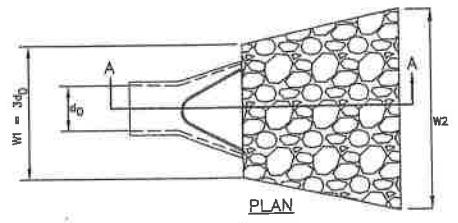
SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



**TYPE B FRAME & GRATE DETAIL**  
NOT TO SCALE  
(MARCH 2008)



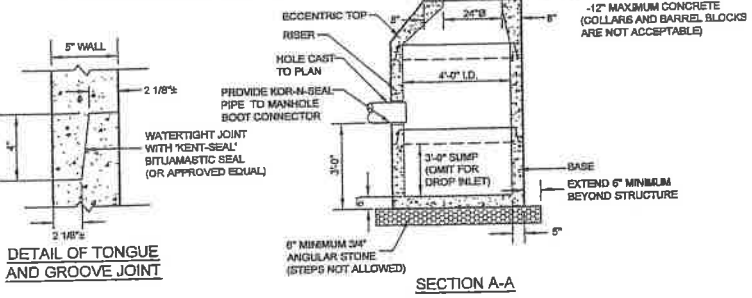
**DOUBLE GRATE DETAIL**  
NOT TO SCALE  
(MARCH 2008)



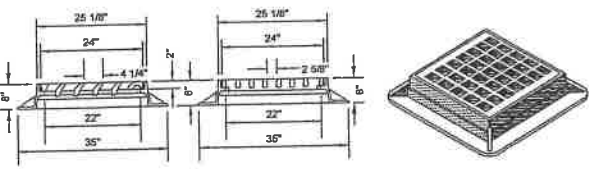
**PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL**  
NOT TO SCALE

LOCATION	La	W1 = W2	d50	DEPTH
HWF1	10'	6'	4"	12"
HWF2	10'	6'	4"	12"
HWF3	30'	6'	4"	12"
HWF4	10'	6'	4"	12"
HWF11	10'	6'	4"	12"
HWF12	10'	6'	4"	12"
HWF13	10'	6'	4"	12"

- NOTES:**
- ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 6.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
  - THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 6.12 SQUARE INCH PER LINEAR FOOT.
  - RISE OF 1", 2", 3" & 4" CAN BE USED TO REACH DESIRED DEPTH.
  - EXCAVATION PER FOOT OF DEPTH = 1.368 C.Y.



**PRECAST REINFORCED CATCH BASIN**  
NOT TO SCALE  
(MARCH 2008)



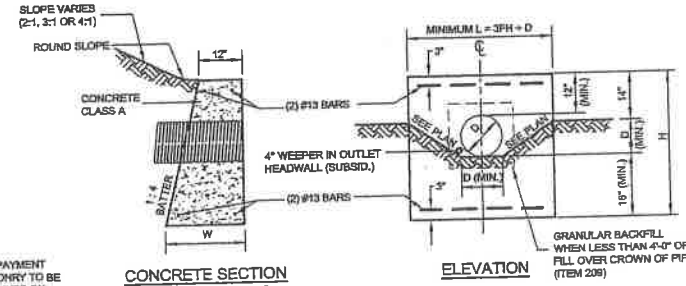
**TYPE F FRAME & GRATE**  
NOT TO SCALE  
(MARCH 2008)

TABLE 7-24 -- RECOMMENDED RIP RAP GRADATION RANGES

PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (RELATIVE TO 60)
100%	(1.5 TO 2.0) x d50
85%	(1.3 TO 1.8) x d50
50%	(1.0 TO 1.5) x d50
15%	(0.5 TO 0.8) x d50

- 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.

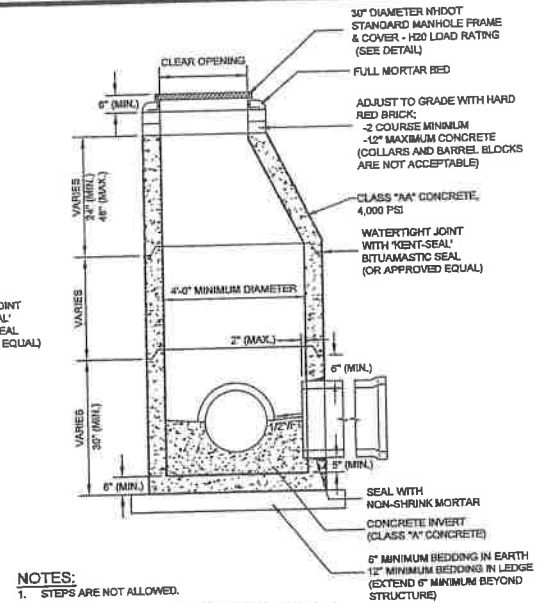
**MAINTENANCE:**  
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING.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



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

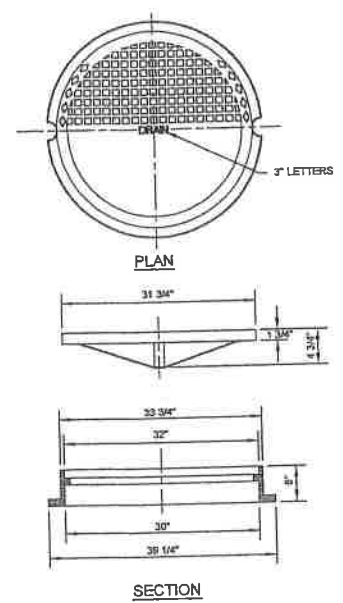
DIAMETER D (INCH)	AREA OF PIPE (SQ. FT.)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	PIPE EXC. 1' DEPTH (CU. YD.)	HEADER EXC. 1' DEPTH (CU. YD.)	ITEM 209 PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT PH	WIDTH AT BOTTOM OF HEADER W
12"	0.78	0.186	1.08	0.81	9	3'-2"	0.111	0.789	0.30	3'-6"	3'-6"	10"	1'-10 1/2"
18"	1.23	0.282	1.73	0.85	11	3'-10"	0.120	0.847	0.38	4'-2"	3'-0"	15-1"	1'-11 1/4"
24"	1.77	0.322	2.52	1.13	14	5'-2"	0.130	1.111	0.58	5'-6"	4'-0"	1'-0"	2'-0"
30"	2.49	0.301	3.71	1.78	20	7'-2"	0.148	1.451	0.48	7'-6"	4'-0"	1'-0"	2'-1 1/2"
36"	3.14	0.260	4.71	2.58	23	9'-2"	0.185	1.810	0.65	9'-6"	5'-0"	2'-4"	2'-2"
42"	4.91	0.301	7.87	3.58	25	11'-2"	0.222	2.187	0.85	11'-6"	5'-0"	2'-10"	2'-4 1/2"

**NOTE:** STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.  
**MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS**  
NOT TO SCALE



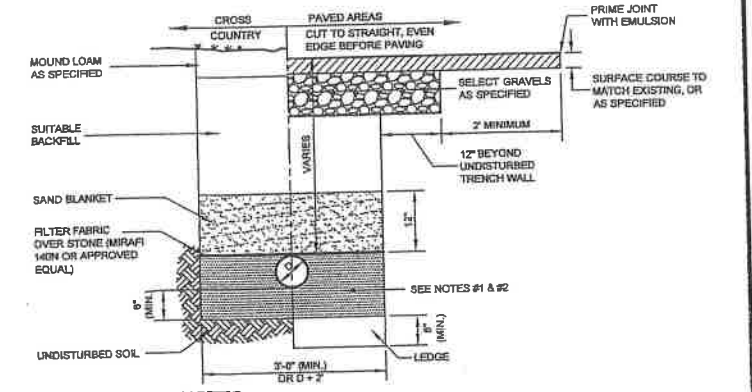
**PRECAST REINFORCED DRAIN MANHOLE DETAIL**  
NOT TO SCALE  
(MARCH 2008)

- NOTES:**
- STEPS ARE NOT ALLOWED.
  - ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 6.12 SQ. IN. PER LF. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE WALL.
  - THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 6.12 SQ. IN. PER LF.
  - MATERIALS AND CONSTRUCTION TO MHDT STANDARDS.



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

- NOTES:**  
NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30" FOR ITS MANHOLE CASTINGS.
- FEATURES:**
- 2" LETTERING
  - COVERS AVAILABLE PLAIN OR MARKED SEWER, DRAIN OR WATER
  - NONROCKING COVER
  - DIAMOND SURFACE DESIGN
- SPECIFICATIONS:**
- FULLY MACHINED FRAME AND COVER
  - H-20 LOAD RATED
  - GRAY CAST IRON MEETS ASTM A48 CLASS 30



**STORM DRAINAGE TRENCH DETAIL**  
NOT TO SCALE  
(MARCH 2008)

- NOTES:**
- THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
  - FOR HDPE OR PVC PIPE, BEDDING SHALL BE 3/4" STONE TO THE TOP OF THE PIPE.

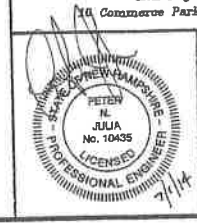
**CONSTRUCTION DETAILS**  
**ROLLING WOODS**

MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
MATAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03060  
BK. 2854, PG. 532

**APPLICANT:**  
LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 827-2881



**REVISIONS**

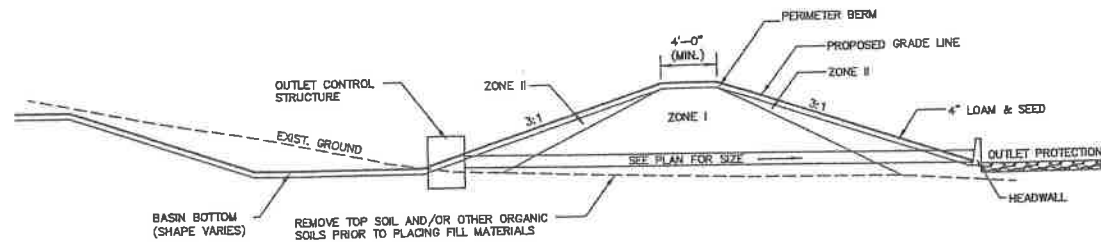
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1	06/30/14	REVISED PER OLD COMMENTS	JDL

DATE: MAY 23, 2014  
PROJECT NO: 13-0702-1  
SCALE: AS NOTED  
SHEET 18 OF 26

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

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

SUBDIVISION 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.



TYPICAL STORMWATER BASIN CROSS SECTION  
NOT TO SCALE

EARTH BERM CONSTRUCTION SEQUENCE

- CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED TO THE EXTENT NECESSARY.
- 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 SEEDING 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.
- PERFORM EARTHWORK CUT/FILLS REQUIRED TO SHAPE SEDIMENT FOREBAY AND STORMWATER BASIN.
- CONSTRUCT OUTLET & OVERFLOW STRUCTURE, WEIR, CULVERT, 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 LIME, 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 PASSES).
- 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.

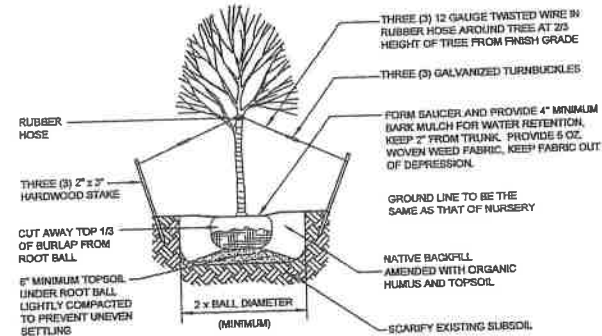
MATERIAL TYPE/SPECIFICATIONS

**ZONE I**  
WELL GRADED MIXTURE OF GRAVEL, SAND, SILT OR CLAY WITH MAX. 6-INCH SIZE STONE AND GRADEATION 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.

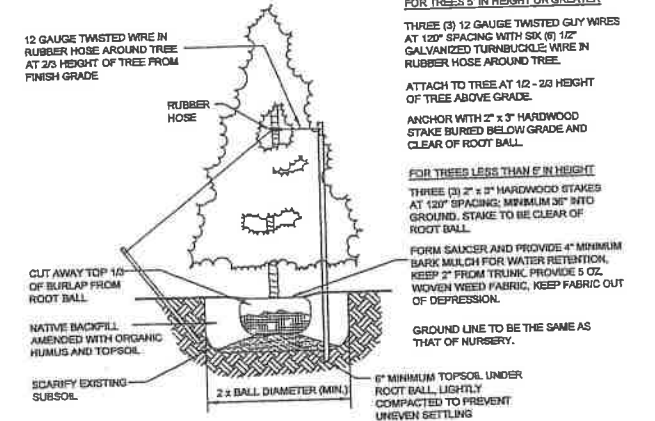
SEIVE SIZE	PERCENT BY WEIGHT PASSING
6-INCH	100
NO. 4	50 TO 100
NO. 40	30 TO 70
NO. 200	20 TO 40

**ZONE II**  
DRAINAGE LAYER: PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

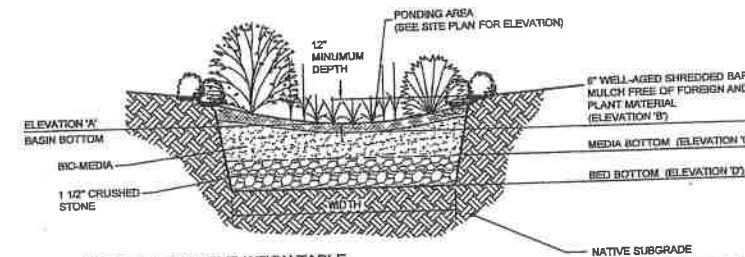
SEIVE SIZE	PERCENT BY WEIGHT PASSING
1-INCH	100
NO. 4	70-100
NO. 200	0-12 (IN SAND PORTION ONLY)



DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE  
(MARCH 2008)



EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE  
(MARCH 2008)

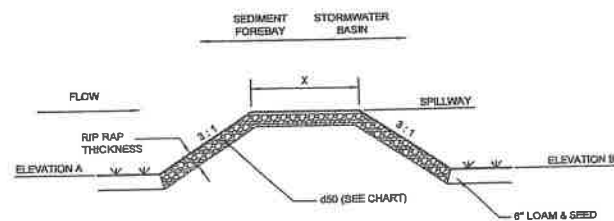


LOCATION	A	B	C	D	LENGTH	WIDTH
RAIN GARDEN 13	230.0	228.5	228.0	226.5	50'	15'
RAIN GARDEN 14	224.0	223.5	222.0	220.5	50'	15'
RAIN GARDEN 15	230.5	230.0	228.5	227.5	50'	15'
RAIN GARDEN 14	230.5	230.0	228.5	227.5	50'	15'
RAIN GARDEN 14	229.5	229.0	227.5	226.5	50'	15'
RAIN GARDEN 17	245.0	244.5	243.0	241.5	50'	8'

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SEIVE NO.	PERCENT BY WEIGHT PASSING STANDARD SEIVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	<5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	<5
LOAMY COARSE SAND		70 TO 60	10
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

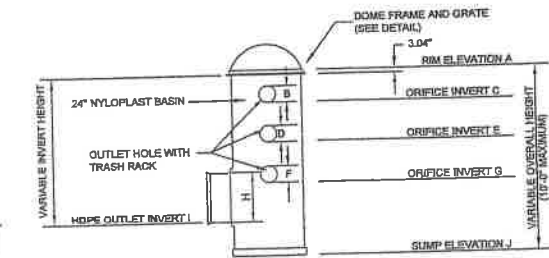
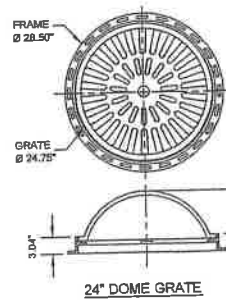
- NOTE:  
1. THIS SYSTEM SHALL NOT BE IN SERVICE UNTIL THE SPECIFIED PLANTINGS ARE INSTALLED AND THE CONTRIBUTING SURFACE AREA IS STABILIZED.  
2. THE FINAL DESIGN ELEVATION AND LOCATION OF THE RAIN GARDEN MUST BE COORDINATED WITH THE HOUSE LOCATION, APPROVED SEPTIC DESIGN AND LOT GRADING. THE DESIGN ENGINEER MUST APPROVE THE DESIGN PRIOR TO CONSTRUCTION.

TYPICAL RAIN GARDEN SECTION  
NOT TO SCALE



LOCATION	X	d50	RIP RAP THICKNESS	ELEVATION A	SPILLWAY	ELEVATION B
SEDIMENT FOREBAY A	2'	4"	12"	236.0	240.0	238.25
SEDIMENT FOREBAY B	2'	4"	12"	197.0	198.0	197.0
SEDIMENT FOREBAY C	2'	4"	12"	230.0	232.5	231.5

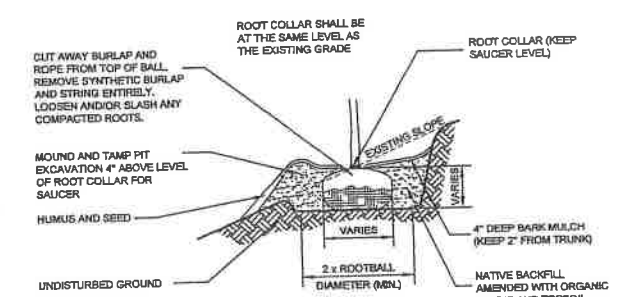
SEDIMENT FOREBAY/SPILLWAY SECTION  
NOT TO SCALE



OUTLET STRUCTURE DETAIL

LOCATION	A	B	C	D	E	F	G	H	I	J
OUTLET STRUCTURE A	243.00	5"	241.25	2"	240.40	-	-	18"	238.00	237.00
OUTLET STRUCTURE B	203.85	4"	202.90	8"	202.10	3.75"	201.15	18"	201.15	200.15
OUTLET STRUCTURE C	236.50	6"	233.65	1"	232.30	-	-	12"	231.50	230.50

NYLOPLAST DRAIN BASIN  
NOT TO SCALE



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

CONSTRUCTION DETAILS  
ROLLING WOODS

MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> MATAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03080 BK. 2854, PG. 532	<b>APPLICANT:</b> LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110
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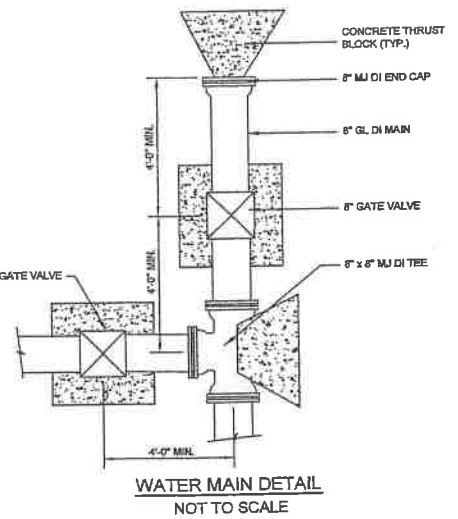
**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3E, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

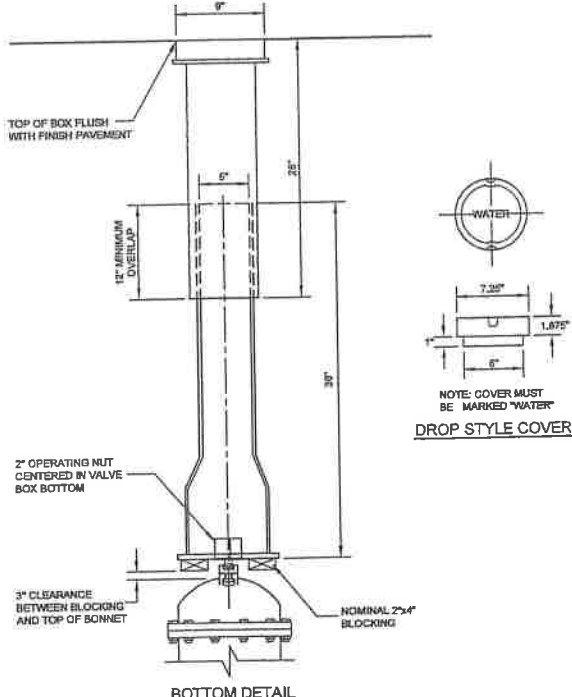
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER OLD COMMENTS	JDL

DATE: MAY 23, 2014  
PROJECT NO: 13-0702-1  
SCALE: AS NOTED  
SHEET 19 OF 26

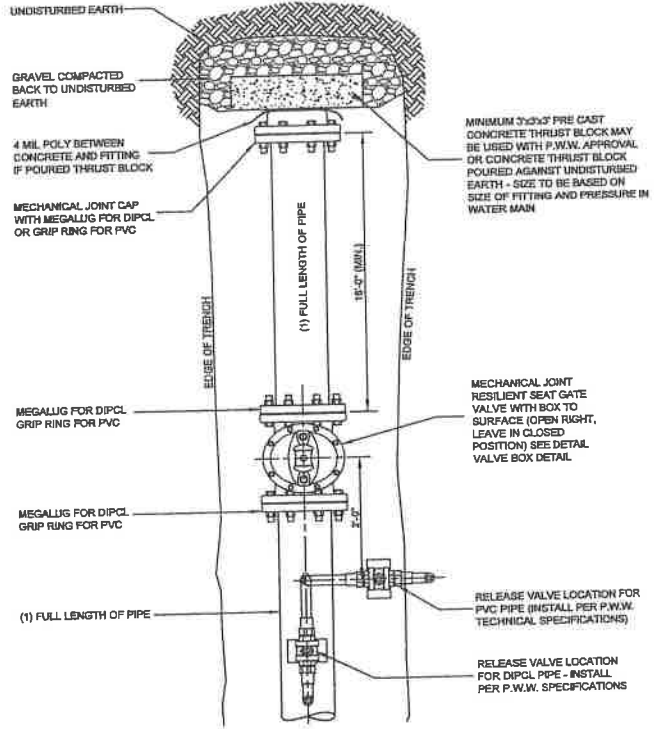




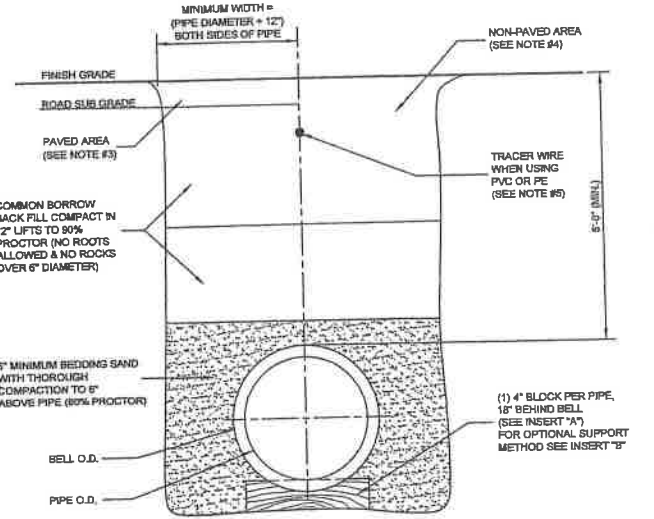
**WATER MAIN DETAIL**  
NOT TO SCALE



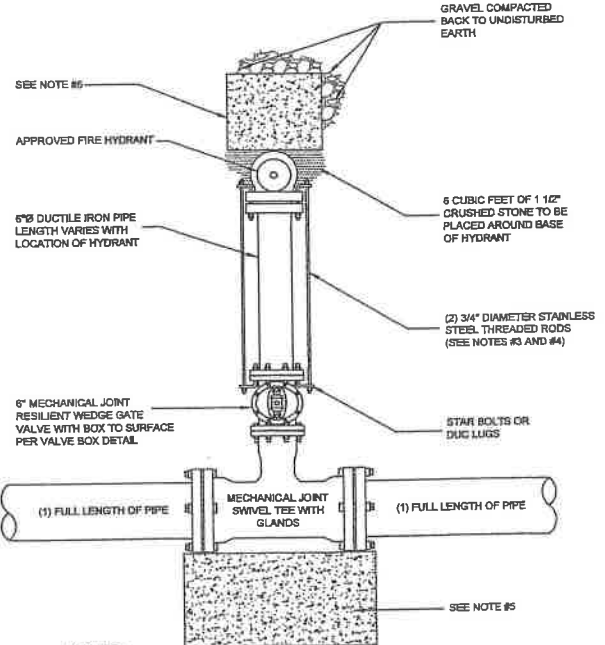
**VALVE BOX DETAIL**  
(A-09)  
NOT TO SCALE  
(MARCH 2008)



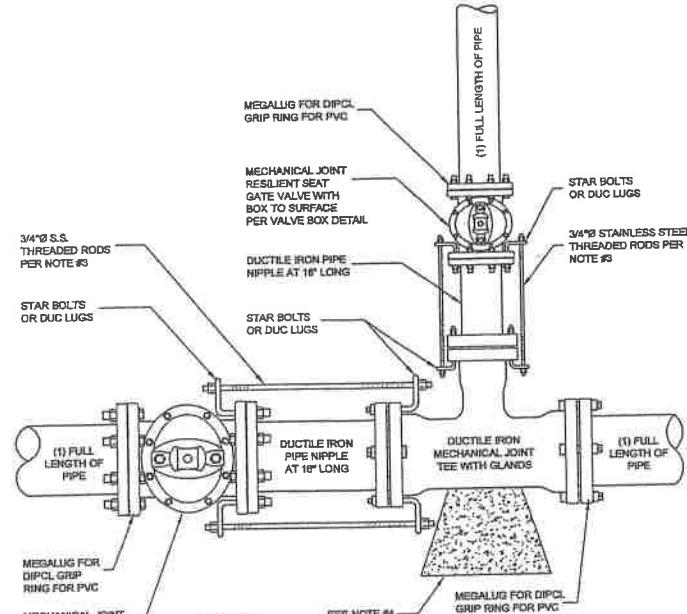
**END OF MAIN INSTALLATION**  
(A-08)  
NOT TO SCALE  
(MARCH 2008)



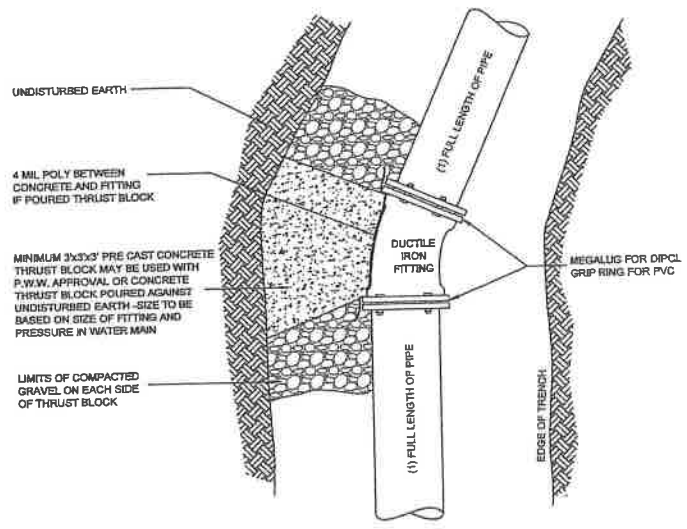
**TRENCH DETAIL**  
(A-02)  
NOT TO SCALE  
(MARCH 2008)



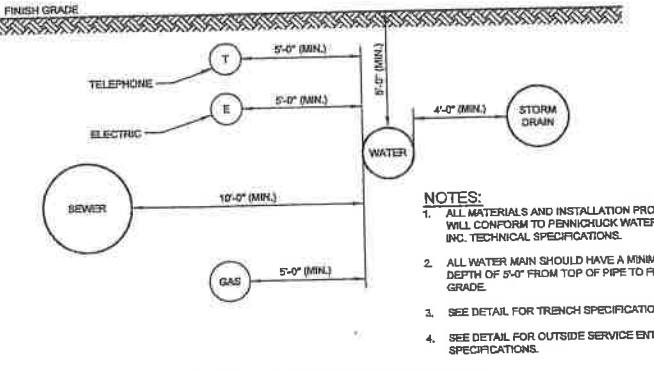
**HYDRANT INSTALLATION**  
(A-10)  
NOT TO SCALE  
(MARCH 2008)



**TEE INSTALLATION**  
(A-06)  
NOT TO SCALE  
(MARCH 2008)



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



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

PURSUANT TO THE SUBDIVISION 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 \_\_\_\_\_

SUBDIVISION 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**  
**ROLLING WOODS**

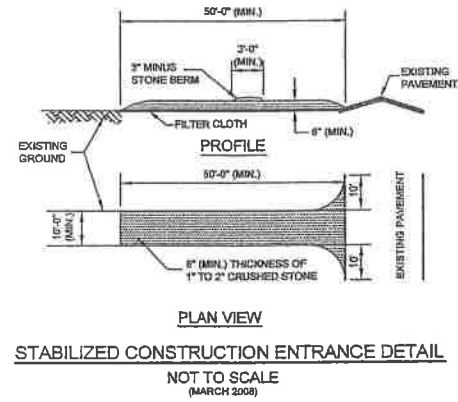
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> MATAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532	<b>APPLICANT:</b> LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110
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**KMA** REACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 427-2801

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER OLD COMMENTS	JDL

DATE: MAY 23, 2014 SCALE: AS NOTED  
PROJECT NO: 13-0702-1 SHEET 20 OF 26



STABILIZED CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE  
(MARCH 2008)

**MAINTENANCE:**

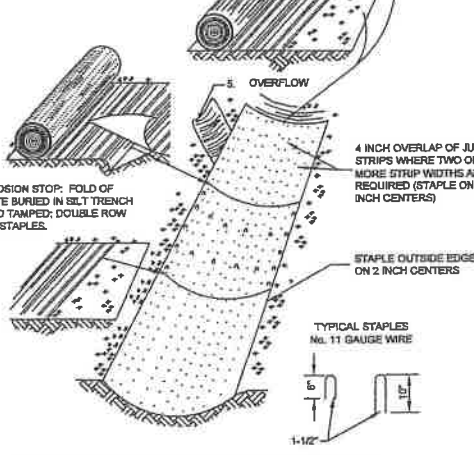
MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

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

**CONSTRUCTION SPECIFICATIONS:**

- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 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.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 4:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONES 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.
- 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.

- BURY THE TOP END OF THE JUTE STRIPS IN A TRENCH 8 INCHES OR MORE IN DEPTH.
- TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 6 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH.
- OVERLAP: BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 4 INCHES AND STAPLE.



STABILIZING WITH JUTE MATTING DETAIL  
NOT TO SCALE  
(MARCH 2008)

**WINTER CONSTRUCTION NOTES:**

- 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.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 80% 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 CONDITION.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3\"/>

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

EROSION BLANKET DETAIL-SLOPE INSTALLATION  
NOT TO SCALE

**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.

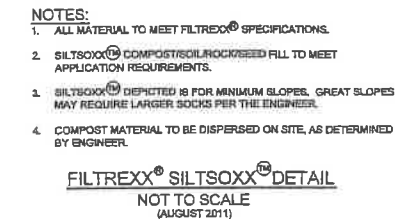
**PREPARATION AND EXECUTION:**

- RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDING TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
- PLACE LOAM OVER AREAS TO BE SEEDING 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 THEM 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 SEEDING 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 UNUSABLE.
- 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 SEEDING AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDING AREA. MAINTAIN SEEDING AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

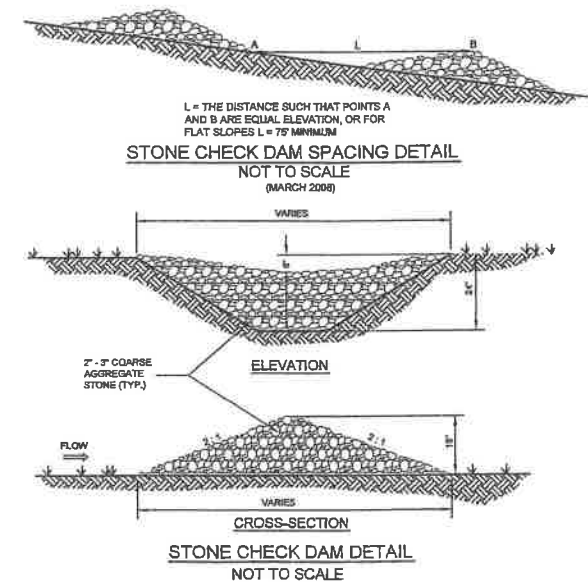
**APPLICATION RATES:**

- 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 30 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 1.8 POUNDS PER 1,000 S.F.
- MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.



FILTREXX SILTISOXX DETAIL  
NOT TO SCALE  
(AUGUST 2011)

- NOTES:**
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  - SILTISOXX COMPOST/SILTISOXX FILL TO MEET APPLICATION REQUIREMENTS.
  - SILTISOXX DEPICTED IS FOR MINIMUM SLOPES. GREAT SLOPES MAY REQUIRE LARGER SIZES PER THE ENGINEER.
  - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



STONE CHECK DAM SPACING DETAIL  
NOT TO SCALE  
(MARCH 2008)

STONE CHECK DAM DETAIL  
NOT TO SCALE

**EROSION CONTROL NOTES**

- 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 30 CALENDAR DAYS.
- 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 0.5\"/>
- 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.
- 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.
- 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.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3\"/>
- DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
- 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.
- 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 SHALL BE INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICES OUTLINED IN THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".
- ANY TEMPORARY STOCKPILES THAT WILL REMAIN IN PLACE LONGER THAN 14-DAYS SHALL BE SEEDING WITH A TEMPORARY SEED MIX.
- THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL DURING CONSTRUCTION IF NEEDED.

**CONSTRUCTION SEQUENCE**

- CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT LOCATION OF CONSTRUCTION ACCESS AT LOCATION OF INTERSECTION WITH EXISTING PAVEMENT.
- 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.
- 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 SEEDING 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.
- STABILIZE ALL DITCHLINES AND PONDS PRIOR TO DIRECTING FLOW INTO THEM, OR ROUGH GRADING THE SITE. CONSTRUCT DRAINAGE SYSTEM AND OTHER SUBSURFACE UTILITIES. CONSTRUCTION OF THE STORMWATER MANAGEMENT BASINS ARE TO BE INITIAL ITEMS OF CONSTRUCTION.
- COMMENCE CONSTRUCTION OF ROADWAY. PERFORM EXCAVATION ACTIVITIES REQUIRED TO ACHIEVE SUBGRADE ELEVATION. ALL EXCAVATED EMBANKMENTS, DITCHES, SWALES AND ROADWAY CROSS CULVERTS SHALL BE INSTALLED AND STABILIZED. ALL SWALES AND DITCHLINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF HAY BALE SILTATION FENCES AS SHOWN ON PROJECT PLANS. DIVERT STORMWATER RUNOFF THROUGH THE USE OF TEMPORARY CULVERTS, OR OTHER MEANS NECESSARY PRIOR TO THE COMPLETION OF A FUNCTIONAL STORM DRAINAGE SYSTEM. SLOPES AND EMBANKMENTS SHALL BE STABILIZED BY TRACKING AND TEMPORARY SEEDING WITH WINTER RYE PRIOR TO TURF ESTABLISHMENT. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- ROADWAY SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE CONSTRUCTION OF ROADWAY EMBANKMENTS BY ADDING APPROPRIATE BASE MATERIALS GRADED TO PROPER ELEVATION. STABILIZE CUT AND FILL SLOPES WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- APPLY TOPSOIL TO ROADWAY 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 LIME, 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.
- PERFORM FINE GRADING OF ROADWAY BASE MATERIALS.
- 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 ON INDIVIDUAL LOTS TO ENSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF ROADWAY EMBANKMENTS, STORMWATER SYSTEMS AND UTILITIES. ALL DRIVEWAYS ACROSS DITCHLINES SHALL HAVE CULVERTS INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

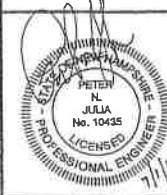
**CONSTRUCTION DETAILS  
ROLLING WOODS**

MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

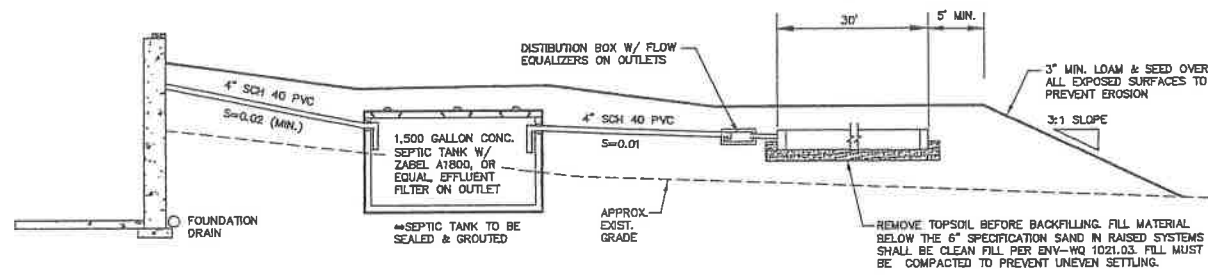
**OWNER OF RECORD:**  
MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03060  
BK. 2854, PG. 532

**APPLICANT:**  
LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

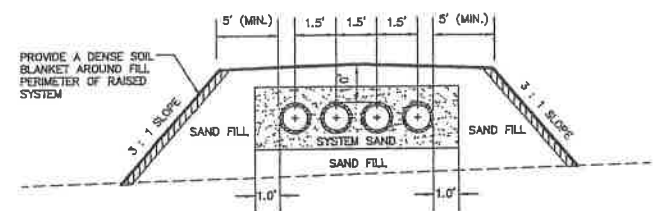
**KM** KRACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861



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No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JDL
DATE: MAY 23, 2014 SCALE: AS NOTED			
PROJECT NO: 13-0702-1 SHEET 21 OF 26			

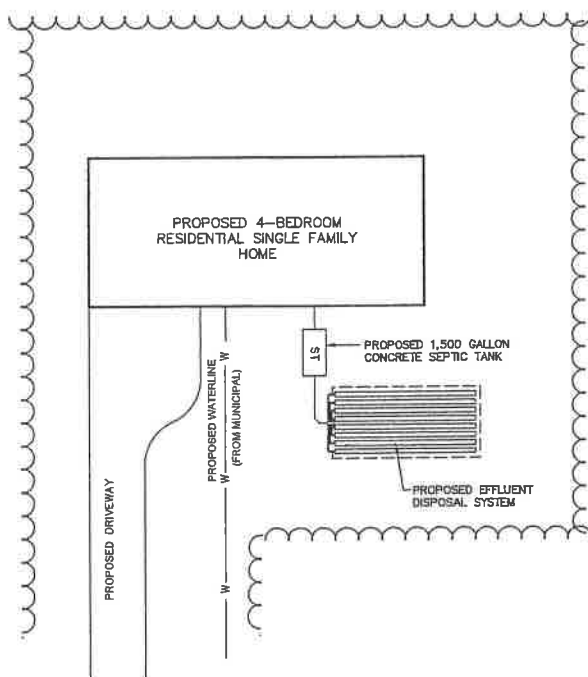


TYPICAL SECTION OF PROPOSED SEPTIC SYSTEM  
-NOT TO SCALE-



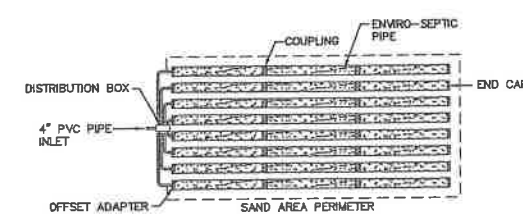
FILL SPECIFICATION  
SYSTEM SAND TO BE 6" MINIMUM OF MEDIUM TO COARSE SAND WITH AN EFFECTIVE PARTICLE SIZE OF 0.25 MM TO 2.00 MM, WITH NO GREATER THAN 2% PASSING A #200 SIEVE AND NO PARTICLES LARGER THAN 3/4" AROUND THE CIRCUMFERENCE OF THE ENVIRO-SEPTIC PIPE. ALL OTHER FILL USED IN RAISED SYSTEMS SHALL BE CLEAN BANK RUN SAND, FREE FROM TOPSOIL, HUMUS, DREDGING, DEBRIS, OR STONES LARGER THAN 6" IN ANY DIMENSION IN ACCORDANCE WITH ENV-WQ 1021.03

TYPICAL ENVIRO-SEPTIC CROSS SECTION  
-NOT TO SCALE-



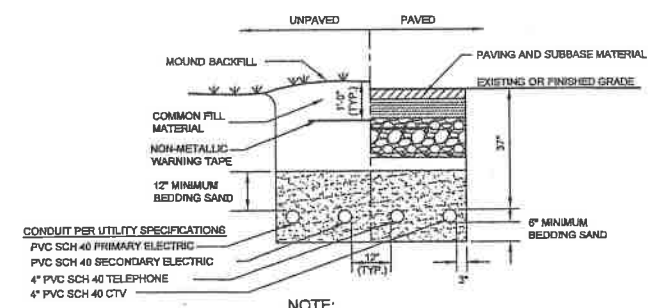
TYPICAL SCHEMATIC SEPTIC SYSTEM PLAN  
-NOT TO SCALE-

- TYPICAL SEPTIC SYSTEM NOTE(S):**
1. THE PURPOSE OF THESE DETAILS ARE TO ILLUSTRATE A TYPICAL SEPTIC SYSTEM LAYOUT AND THE CONSTRUCTION ASSOCIATED WITH THE SAME.
  2. THIS INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. ACTUAL SIZE AND LAYOUT OF PROPOSED SYSTEMS SHALL BE DETERMINED BY THE OWNER AND MAY VARY FROM WHAT IS DEPICTED HEREON.
  3. A CONSTRUCTION APPROVAL MUST BE OBTAINED FOR EACH LOT.



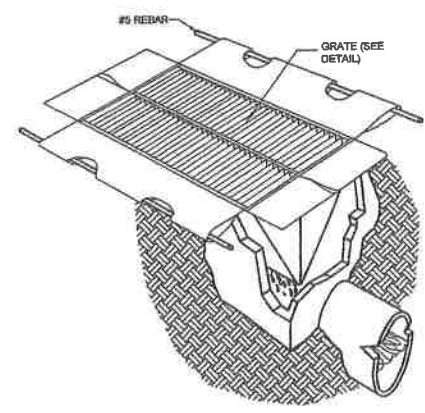
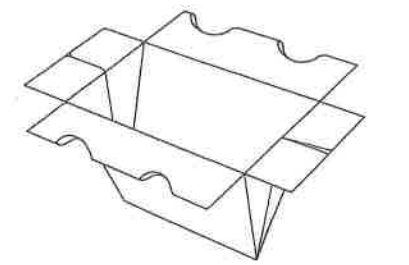
NOTE: EFFLUENT DISPOSAL AREA SHOWN IS A "DISTRIBUTION BOX SYSTEM" AS DEPICTED IN THE NEW HAMPSHIRE ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL (2003 EDITION).

EDA PLAN DETAIL  
SCALE: 1" = 10'



NOTE: INSTALLATION AND MATERIALS OF UNDERGROUND UTILITIES SHALL CONFORM TO LOCAL UTILITY COMPANY SPECIFICATIONS.

UTILITY TRENCH DETAIL  
NOT TO SCALE  
(MARCH 2008)



SILTSAK DETAIL  
NOT TO SCALE  
(MARCH 2008)

**SILTSAK NOTES:**

1. THE SILTSAK SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE AND SEWN BY A DOUBLE NEEDLE MACHINE, USING A HIGH STRENGTH NYLON THREAD.
2. THE SILTSAK SEAMS HAVE A CERTIFIED WIDE WIDTH STRENGTH PER ASTM D-4884 STANDARDS AS FOLLOWS:  

SILTSAK STYLE	TEST METHOD	TEST RESULT
REGULAR FLOW	ASTM D-4884	186.0 LBS/IN
HI-FLOW	ASTM D-4884	114.6 LBS/IN
3. THE SILTSAK WILL BE MANUFACTURED TO FIT THE OPENING OF THE CATCH BASIN OR DROP INLET. THE SILTSAK WILL HAVE THE FOLLOWING FEATURES:
  - A. TWO DUMP STRAPS ATTACHED AT THE BOTTOM TO FACILITATE THE EMPTYING OF THE SILTSAK;
  - A. LIFTING LOOPS AS AN INTEGRAL PART OF THE SYSTEM TO BE USED TO LIFT THE SILTSAK FROM THE BASIN; AND
  - B. A RESTRAINT CORD APPROXIMATELY HALFWAY UP THE SACK TO KEEP THE SIDES AWAY FROM THE CATCH BASIN WALLS. THIS YELLOW CORD IS ALSO A VISIBLE MEANS OF INDICATING WHEN THE SACK SHOULD BE EMPTIED, CLEANED AND PLACED BACK INTO THE BASIN.
4. THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:

**SILTSAK REGULAR FLOW:**

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4843	300 LBS.
GRAB ELONGATION	ASTM D-4851	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4833	120 LBS.
UV RESISTANCE	ASTM D-3035	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./FT <sup>2</sup>
PERMITTIVITY	ASTM D-4491	0.55 SEC.

**OR SILTSAK HI-FLOW:**

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	265 LBS.
GRAB ELONGATION	ASTM D-4832	20%
PUNCTURE	ASTM D-4833	136 LBS.
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4833	45 LBS.
UV RESISTANCE	ASTM D-3035	80%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	20 GAL./MIN./FT <sup>2</sup>
PERMITTIVITY	ASTM D-4491	1.5 SEC.

**CONSTRUCTION DETAILS**  
**ROLLING WOODS**

MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> MATARAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532	<b>APPLICANT:</b> LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110
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**KMA**  
KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	05/30/14	REVISED PER OLD COMMENTS	JDL

DATE: MAY 23, 2014  
PROJECT NO: 13-0702-1  
SCALE: AS NOTED  
SHEET 22 OF 26

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

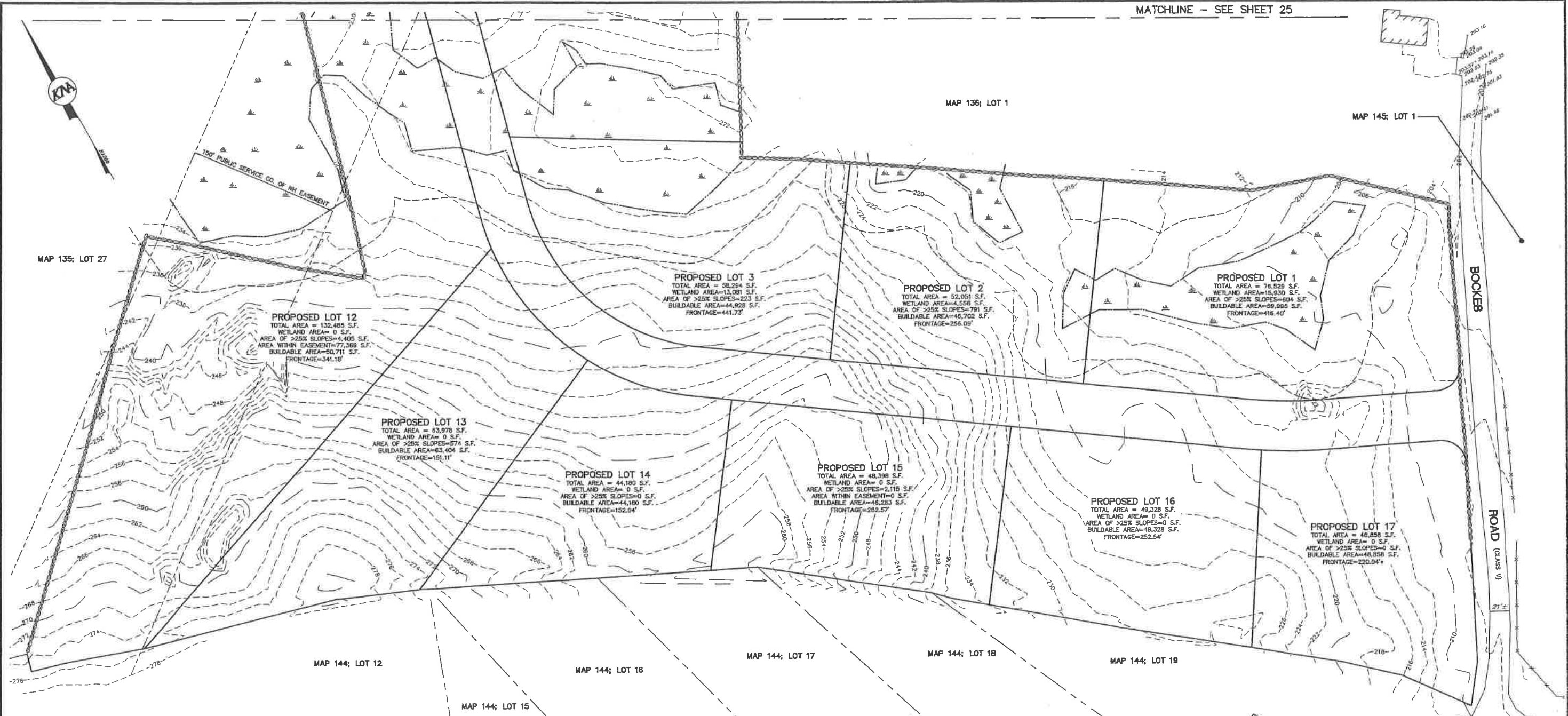
APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

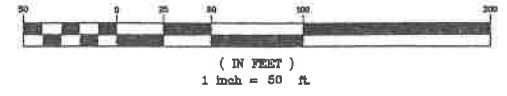
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SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.





GRAPHIC SCALE



**NOTES:**  
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A CONVENTIONAL SUBDIVISION YIELD PLAN IN ACCORDANCE WITH THE TOWN OF HUDSON'S LAND DEVELOPMENT REGULATIONS.

**CONVENTIONAL SUBDIVISION YIELD PLAN**  
**ROLLING WOODS**  
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> MATARAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03090 BK. 2854, PG. 532	<b>APPLICANT:</b> LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110
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Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

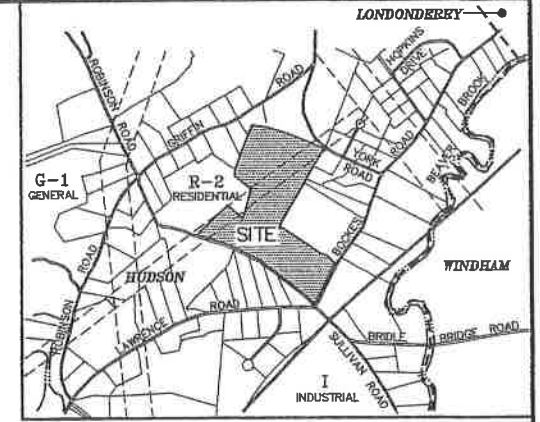
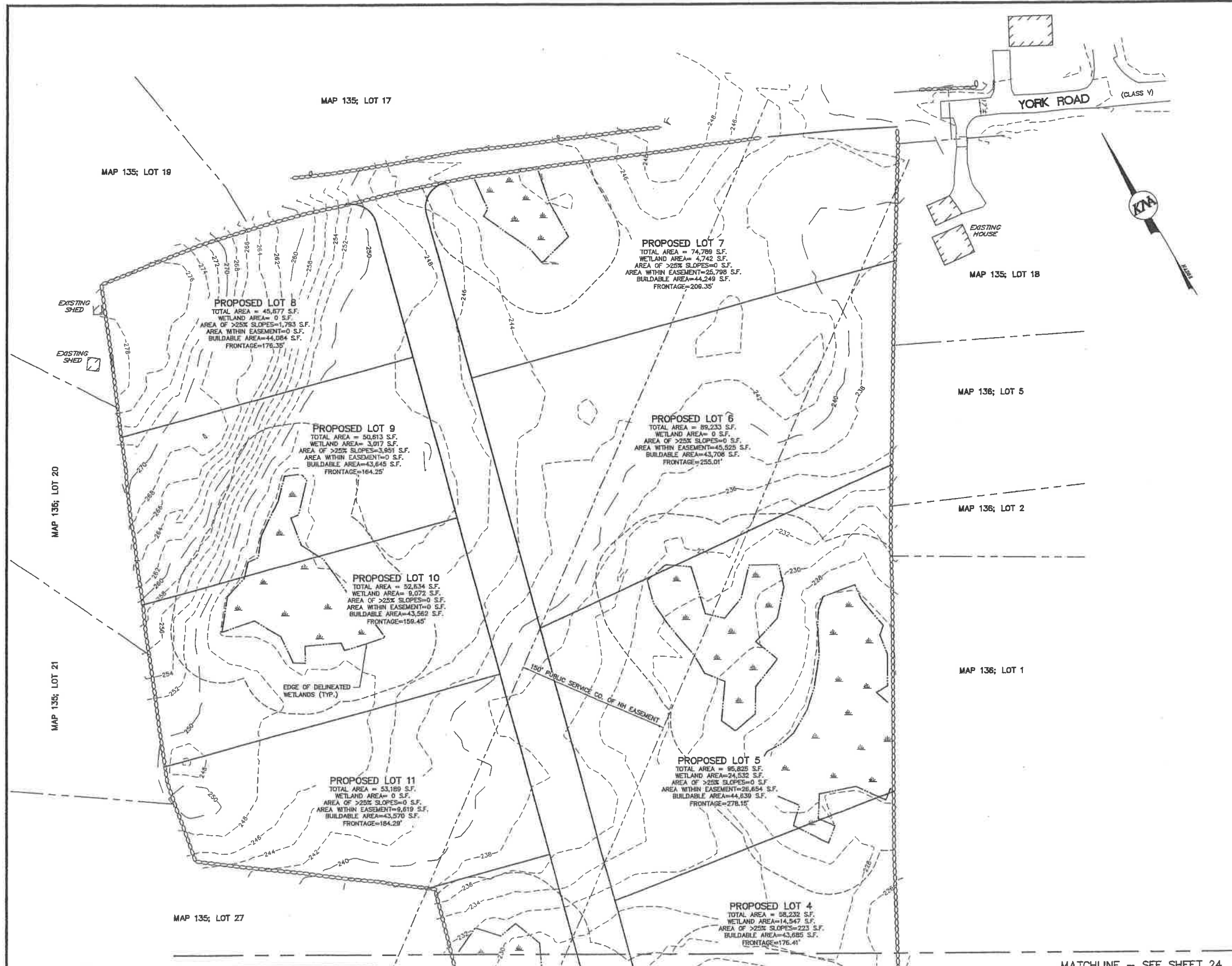
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	06/30/14	REVISED PER CLD COMMENTS	JOL

DATE: MAY 23, 2014      SCALE: 1" = 50'  
PROJECT NO: 13-0702-1      SHEET 24 OF 26



LOCATION PLAN  
SCALE: 1"=1,000'

YIELD PLAN LOT SUMMARY

LOT NUMBER	TOTAL LOT AREA	WETLAND AREA	AREA >25% SLOPE	EASEMENT AREA	BUILDABLE AREA	FRONTAGE
1	76,528 S.F.	15,930 S.F.	604 S.F.	0 S.F.	59,995 S.F.	418.40'
2	52,051 S.F.	4,558 S.F.	791 S.F.	0 S.F.	46,702 S.F.	256.09'
3	58,294 S.F.	13,081 S.F.	223 S.F.	0 S.F.	44,928 S.F.	441.73'
4	58,232 S.F.	14,547 S.F.	223 S.F.	0 S.F.	43,685 S.F.	176.41'
5	95,825 S.F.	24,532 S.F.	0 S.F.	26,654 S.F.	44,639 S.F.	278.15'
6	89,233 S.F.	0 S.F.	0 S.F.	45,525 S.F.	43,708 S.F.	255.01'
7	74,788 S.F.	4,742 S.F.	0 S.F.	25,798 S.F.	44,249 S.F.	209.35'
8	45,877 S.F.	0 S.F.	1,793 S.F.	0 S.F.	44,084 S.F.	176.35'
9	50,613 S.F.	3,017 S.F.	3,951 S.F.	0 S.F.	43,645 S.F.	164.25'
10	52,634 S.F.	9,072 S.F.	0 S.F.	0 S.F.	43,562 S.F.	159.45'
11	53,189 S.F.	0 S.F.	0 S.F.	9,619 S.F.	43,570 S.F.	184.29'
12	132,485 S.F.	0 S.F.	4,405 S.F.	77,369 S.F.	50,711 S.F.	341.18'
13	63,978 S.F.	0 S.F.	574 S.F.	0 S.F.	63,404 S.F.	151.11'
14	44,180 S.F.	0 S.F.	0 S.F.	0 S.F.	44,180 S.F.	152.04'
15	48,398 S.F.	0 S.F.	2,115 S.F.	0 S.F.	46,283 S.F.	282.57'
16	49,328 S.F.	0 S.F.	0 S.F.	0 S.F.	49,328 S.F.	252.54'
17	48,858 S.F.	0 S.F.	0 S.F.	0 S.F.	48,858 S.F.	220.04'

\*ALONG PROPOSED ROADWAY ONLY

SEE SHEET 24 FOR NOTES

CONVENTIONAL SUBDIVISION YIELD PLAN  
**ROLLING WOODS**  
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

OWNER OF RECORD: MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03080  
BK. 2854, PG. 532

APPLICANT: LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

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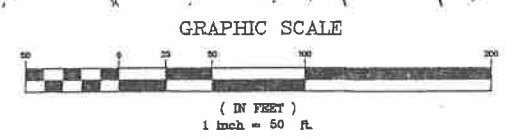
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DATE: MAY 23, 2014      SCALE: 1" = 50'  
PROJECT NO: 13-0702-1      SHEET 25 OF 26

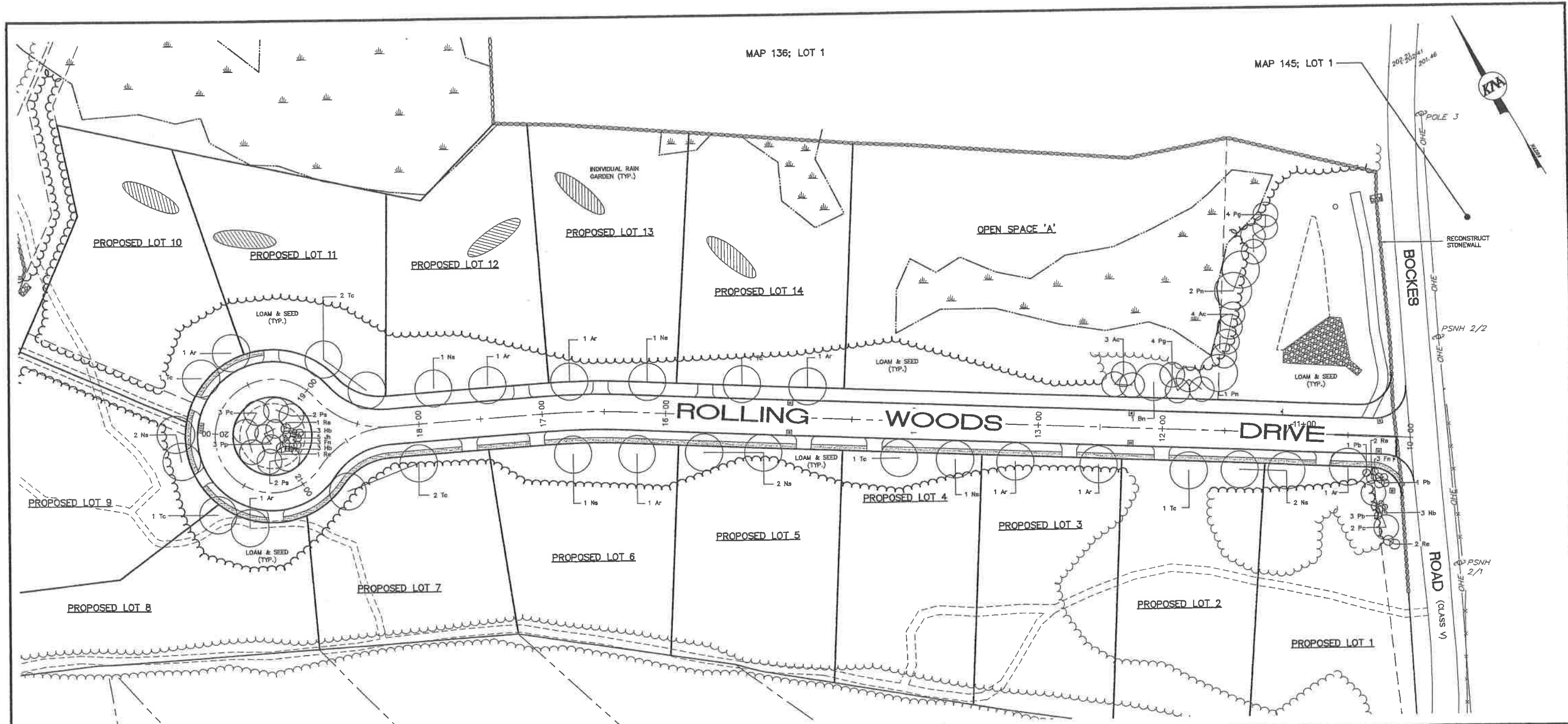
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

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MATCHLINE -- SEE SHEET 24



**LEGEND**

- ⊠ STONE BOUND FOUND
- ⊙ IRON PIN FOUND
- ⊙ DRILL HOLE FOUND OR SET
- ⊙ STONE BOUND TO BE SET
- ⊙ IRON PIN TO BE SET
- ⊙ UTILITY POLE
- SIGN
- ABUTTER LINE
- EXISTING PROPERTY LINE
- WETLAND
- OVERHEAD UTILITIES
- TREELINE
- STONEWALL
- WETLAND BUFFER LINE
- MINIMUM BUILDING SETBACK LINE
- PROPOSED EASEMENT
- EDGE OF TRAIL
- PROPOSED PROPERTY LINE



**LANDSCAPE NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
- ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSES 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% PEATMOSS 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 6oz. 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 IN THE TURF ESTABLISHMENT SCHEDULE.

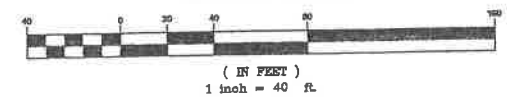
**NOTES FOR PLANTING INDIVIDUAL RAIN GARDENS:**

- FOR THE PLANTING OF THE RAIN GARDENS, THE CONTRACTOR SHALL CHOOSE A MINIMUM OF 10 DIFFERENT SPECIES FROM THE FOLLOWING LIST:
  - SEDGE (CAREX MORROWII)
  - ALLMAN'S COMPACT DWOOD (CORNUS SERICEA 'ALLMAN'S COMPACTA')
  - GATEWAY JOE-PYE WEED (EUPATORIUM MACULATUM 'GATEWAY')
  - DWARF INKBERY (ILEX GLABRA 'COMPACTA')
  - COMMON WINTERBERRY (ILEX VERTICILLATA)
  - JACOB KLINE BEE BALM (MONARDA 'JACOB KLINE')
  - SHENANDOAH SWITCH GRASS (Panicum VIRGATUM 'SHENANDOAH')
  - HIGH BUSH BLUEBERRY (VACCINIUM CORYMBOSUM)
  - WITHERED VIBURNUM (VIBURNUM CASSINOIDES)
  - CLETHRA ALNIFOLIA 'COMPACTA' (COMPACT SUMMERSHEET)
  - BUTTONBUSH (CEPHALANTHUS OCCIDENTALIS)
  - SHEEP LAMBEL (KALIMA ANGUSTIFOLIA)
  - RED CHOCHEBERRY (ARONIA ARBUSTIFOLIA)
  - KARL FOERSTER FEATHER REED GRASS (CALAMAGROSTIS A. 'KARL FOERSTER')
  - PURPLE CONEFLOWER (ECHINACEA PURPUREA)
  - CARDINAL FLOWER (LOBELIA CARDINALIS)
  - CANADIAN BURBET (SANGUISORBA CANADENSIS)
- TO ACHIEVE A DESIRABLE DENSITY OF COVER, THE WOODY SHRUBS SHOULD BE PLANTED SIX-FOOT ON CENTER. PLANT EACH PERENNIAL SPECIES IN GROUPS OF 5-12 PLANTS. NO LESS THAN 120 PLANTS SHALL BE PLANTED IN EACH INDIVIDUAL RAIN GARDEN.

**PLANT LIST**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
Ac	7	ABIES CONCOLOR	WHITE FIR	6-7 B&B
Ar	9	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-2.5" CAL
Bn	1	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	2-2.5" CAL
Ns	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2-2.5" CAL
Pc	5	PRUNUS CALLERYANNA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	2-2.5" CAL
Pg	5	PICEA GLAUCA	WHITE SPRUCE	6-7 B&B
Pn	3	PRINUS NIGRA	AUSTRIAN PINE	6-7 B&B
Pp	3	PINUS PLANGENS 'BIZON BLUE'	BIZON BLUE SPRUCE	6-7 B&B
Ps	4	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2-2.5" CAL
Tc	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2-2.5" CAL
<b>SHRUBS</b>				
Fn	8	FORSYTHIA 'NORTHERN GOLD'	NORTHERN GOLD FORSYTHIA	2-3'
Hb	8	HYDRANGEA 'BLUSHING BRIDE'	BLUSHING BRIDE HYDRANGEA	18-24"
Jh	5	JUNIFERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18-24"
Pb	5	PINUS STROBUS 'BLUE SHAG'	BLUE SHAG WHITE PINE	2.5-3'
Re	6	PRUNUS SERRULATA 'KWANZAN'	ENGLISH ROSEUM RHODODENDRON	2.5-3' B&B

**GRAPHIC SCALE**

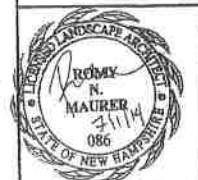


**LANDSCAPE PLAN  
ROLLING WOODS DRIVE**

MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
MATARAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03080  
BX. 2854, PG. 532

**APPLICANT:**  
LAMONTAGNE BUILDERS, INC.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	05/30/14	REVISED PER CLD COMMENTS	JDL

DATE: MAY 23, 2014      SCALE: 1" = 40'  
PROJECT NO: 13-0702-1      SHEET 26 OF 26

# Rolling Woods Open Space Development (OSD) Residential Subdivision

## Staff Report

July 9, 2014

**SITE:** 4 Bockes Road -- Map 144/Lot 021 -- SB# 05-14

**ZONING:** R-2 - Minimum Lot Size Without Town Water & Sewer Single-Family Dwelling 43,560 sf. Duplex 60,000 sf Minimum Frontage 120 ft.

**PURPOSE OF PLAN:** to propose a 14-lot OSD Residential Subdivision at 4 Bockes Road, which consists of 26.82 acres +/- . This development also proposes to extend York Drive in order to create a 3-lot conventional subdivision. Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Residential Subdivision Rolling Woods, Map 144/Lot 21, Bockes and York Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 23 May 2014, latest revision date: 30 June 2014, consisting of Sheets 1 - 26 and Notes 1 – 17, (said plans are attached hereto).

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

### ATTACHMENTS:

- 1) Project Narrative, Site Plan Application, Checklist and Waiver Forms, including an aerial site photo date stamped May 29, 2014 – Attachment “A”.
- 2) CLD’s Initial Comments Report, including Application Checklist, dated June 11, 2014 – “B”.
- 3) Keach-Nordstrom’s Response letter to CLD’s Comments Report, dated June 30, 2014 – “C”.
- 4) Stephen G. Pernaw & Co., Inc. Traffic Impact Assessment dated May 2014 – “D”.
- 5) Comments/Memos from Zoning Administrator, Bill Oleksak, Road Agent, Kevin Burns, HFD Deputy Fire Chief, John O’Brien, , and Asst. Assessor, Jim Michaud – “E”.
- 6) C.A.P. Fee Worksheet – “F”.

### OUTSTANDING ISSUES & RECOMMENDATION:

Although this proposed 17-lot OSD subdivision is ready for application acceptance, and for its initial public hearing to take place Wednesday night, because the attached revised plans were submitted on July 1, 2014, and CLD has not yet commented on these plans, staff recommends for this initial hearing the following action to be taken by the board:

- (i) Board vote for application acceptance;
- (ii) Open and conduct the public hearing;
- (iii) Allow the applicant to present the project and address all of the issues involved in this application, including those cited-above and in CLD’s attached Comments Report “B”.
- (iv) Hear any pro/con public input, and
- (v) Defer further review of this application, date specific, to either the July 23d or Aug. 13<sup>th</sup> meeting.



**APPLICATION TRACKING:**

- 05/29/2014 – OSD Subdivision Plan application submitted;
- 07/09/2014 - Initial public hearing scheduled.

**DRAFT MOTIONS:**

I move to accept the OSD Subdivision application for Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road -- Map 144/Lot 021.

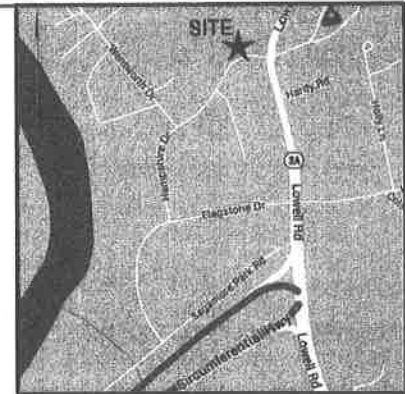
Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

I move to defer further review of the Rolling Woods Open Space Development (OSD) Residential Subdivision, located at 4 Bockes Road -- Map 144/Lot 021 date specific to the July 23, 2014 meeting.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

**NOTE**  
THIS PLAN WAS PREPARED FROM THE PLANS OF REFERENCE AND THE ASSESSORS MAPS OF THE TOWN OF HUDSON.

# Site Development Plans Expanded Vehicle Display Area 193-201 Lowell Road, Hudson, NH

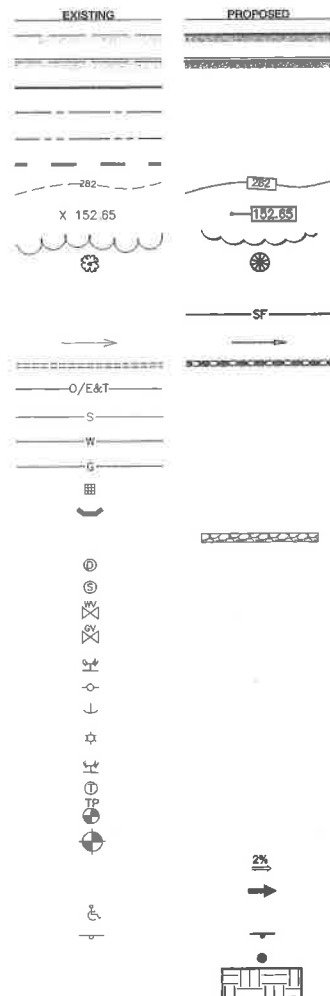


**LOCATION PLAN**

PREPARED FROM:  
GOOGLE MAPS  
SCALE: 1" = 1000' +/-

**LEGEND**

- EDGE OF PAVEMENT
- BERM OR CURB
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY
- CONTOURS
- SPOT ELEVATIONS
- TREE LINE
- DECIDUOUS TREE
- STOCKADE FENCE
- SILTATION FENCE
- PIPE FLOW ARROWS
- STORM SEWER
- OVERHEAD UTILITIES
- SANITARY SEWER
- WATER LINE
- GAS LINE
- CATCH BASIN
- HEADWALL
- RIPRAP
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER GATE
- GAS VALVE
- GAS METER
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TEST PIT
- BORING
- DRAINAGE FLOW ARROWS
- TRAFFIC FLOW ARROWS
- HANDICAP PARKING SIGN
- BOLLARD
- LANDSCAPE AREA



**PREPARED FOR:  
Prime Subaru**

**March 26, 2014**

THIS PLAN SET  
LAST REVISED ON:  
7/2/2014

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION	REVISION NUMBER	DATE
1	TITLE SHEET	4	7/2/14
2	MASTER PLAN	2	5/30/14
3	EXISTING CONDITIONS PLAN	2	5/30/14
4	SITE DEVELOPMENT PLAN	2	5/30/14
5	SITE GRADING & UTILITY PLAN	4	7/2/14
6	EROSION CONTROL PLAN	3	6/13/14
7	CONSTRUCTION DETAILS	1	5/30/14
L1	LANDSCAPE PLAN	1	5/14/14
	LIGHTING PLAN (BY OTHERS)		5/14/14
	LIGHTING DETAILS (BY OTHERS)		5/14/14

THE FOLLOWING WAIVERS ARE REQUESTED IN ACCORDANCE WITH THE PROVISION OF ARTICLE IV, SECTION 275-15

- (1) SECTION 275-8(B)(22), 35' WIDE GREEN AREA ADJACENT TO ROW
- (2) SECTION 275-8(B)(31)(a), 10% OF INTERIOR PARKING SHALL BE LANDSCAPED
- (3) SECTION 275-8(B)(31)(c & d), NUMBER OF TREES AND SHRUBS
- (4) SECTION 275-9(B) TRAFFIC STUDY
- (5) SECTION 275-9(C) NOISE STUDY
- (6) SECTION 275-9(D) FISCAL AND ENVIRONMENTAL IMPACT

4	Update Sheet Index	7/2/2014
3	Update Sheet Index	6/13/2014
2	Update Sheet Index	5/30/2014
1	Update Sheet Index	5/14/2014
No.	Revision	Date
Designed by: GRF		Drawn by: JRB
		Checked by:

**Title Sheet  
Expanded Vehicle Display Area  
193 - 201 Lowell Road  
Hudson, NH  
Assessors Map 216 Lot 11**

Prepared by: **SFC ENGINEERING PARTNERSHIP Inc.**  
66 GOLD LEDGE AVENUE  
AUBURN, NH 03052  
TEL: 603-647-8700  
FAX: 603-647-8711  
www.sfceng.com

Sheet 1 of 7      Scale: As Shown      Date: 3/26/2014

Prepared for:  
**Prime Subaru**  
193 Lowell Road  
Hudson, NH 03051  
(781) 688-1025

Zoning Classification: Business - (B)

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

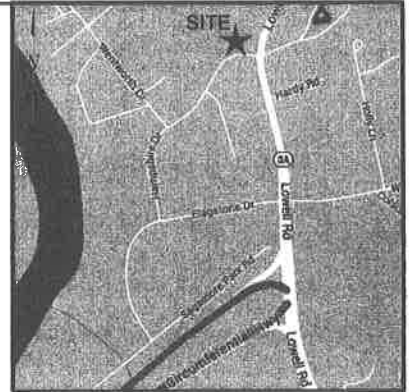
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.



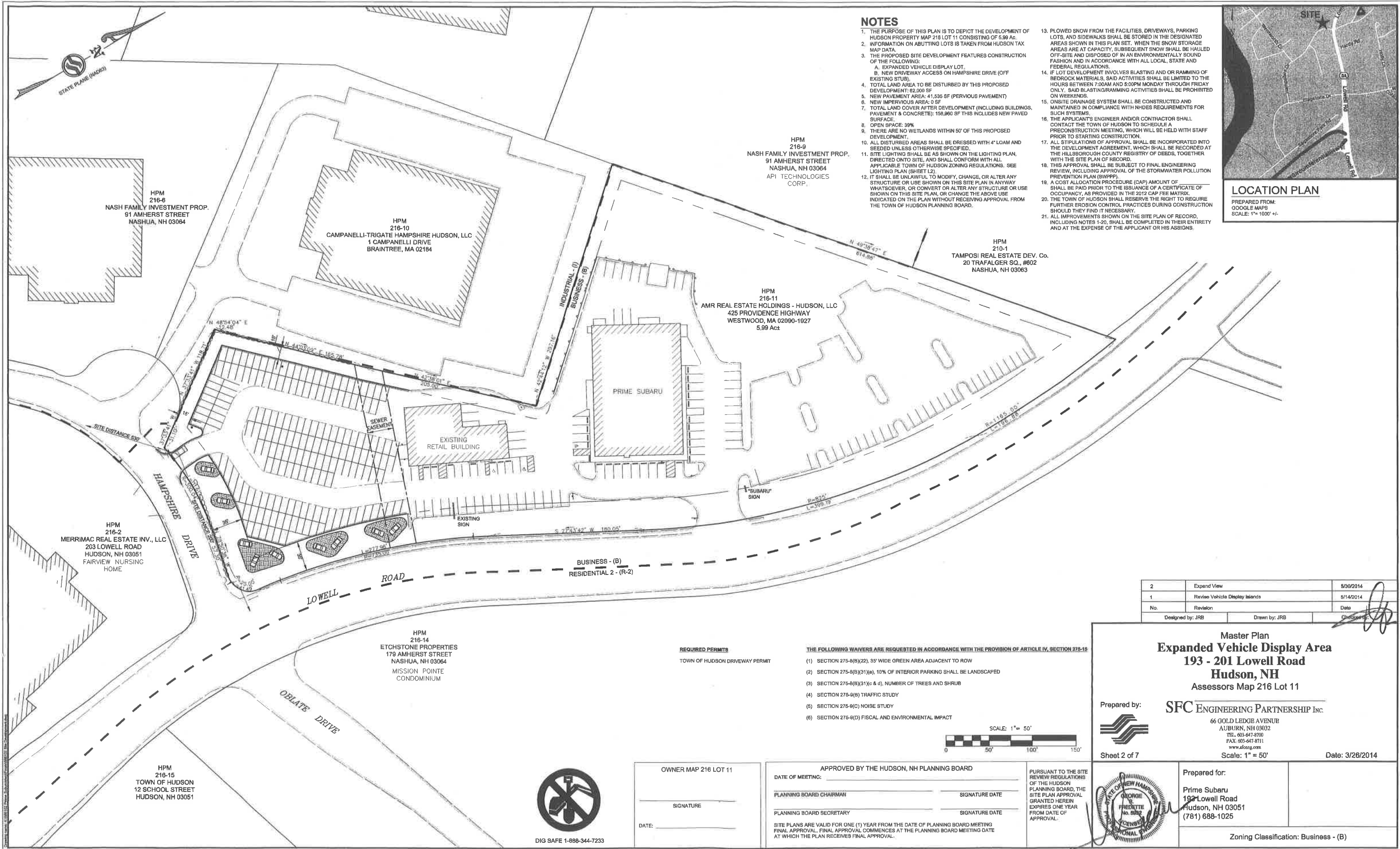
DIG SAFE 1-888-344-7233

**NOTES**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF HUDSON PROPERTY MAP 218 LOT 11 CONSISTING OF 5.99 AC.
- INFORMATION ON ADJACENT LOTS IS TAKEN FROM HUDSON TAX MAP DATA.
- THE PROPOSED SITE DEVELOPMENT FEATURES CONSTRUCTION OF THE FOLLOWING:
  - EXPANDED VEHICLE DISPLAY LOT.
  - NEW DRIVEWAY ACCESS ON HAMPSHIRE DRIVE (OFF EXISTING STUB).
- TOTAL LAND AREA TO BE DISTURBED BY THIS PROPOSED DEVELOPMENT: 82,000 SF
- NEW PAVEMENT AREA: 41,535 SF (PERVIOUS PAVEMENT)
- NEW IMPERVIOUS AREA: 0 SF
- TOTAL LAND COVER AFTER DEVELOPMENT (INCLUDING BUILDINGS, PAVEMENT & CONCRETE): 158,960 SF THIS INCLUDES NEW PAVED SURFACE.
- OPEN SPACE: 39%
- THERE ARE NO WETLANDS WITHIN 50' OF THIS PROPOSED DEVELOPMENT.
- ALL DISTURBED AREAS SHALL BE DRESSED WITH 4" LOAM AND SEEDED UNLESS OTHERWISE SPECIFIED.
- SITE LIGHTING SHALL BE AS SHOWN ON THE LIGHTING PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS. SEE LIGHTING PLAN (SHEET L2).
- 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.
- PLOWED SNOW FROM THE FACILITIES, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS 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.
- IF LOT DEVELOPMENT INVOLVES BLASTING AND OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00AM AND 5:00PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
- ONSITE 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.
- THIS APPROVAL SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW, INCLUDING APPROVAL OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- A COST ALLOCATION PROCEDURE (CAP) AMOUNT OF SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AS PROVIDED IN THE 2012 CAP FEE MATRIX.
- THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN OF RECORD, INCLUDING NOTES 1-20, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.



**LOCATION PLAN**  
PREPARED FROM:  
GOOGLE MAPS  
SCALE: 1" = 1000' +/-

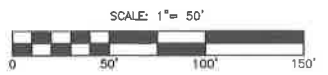


2	Expend View	5/30/2014
1	Revise Vehicle Display Islands	5/14/2014
No.	Revision	Date
Designed by: JRB		Drawn by: JRB

**REQUIRED PERMITS**  
TOWN OF HUDSON DRIVEWAY PERMIT

**THE FOLLOWING WAIVERS ARE REQUESTED IN ACCORDANCE WITH THE PROVISION OF ARTICLE IV, SECTION 275-15**

- SECTION 275-8(B)(22), 35' WIDE GREEN AREA ADJACENT TO ROW
- SECTION 275-8(B)(31)(e), 10% OF INTERIOR PARKING SHALL BE LANDSCAPED
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- SECTION 275-8(B) TRAFFIC STUDY
- SECTION 275-9(C) NOISE STUDY
- SECTION 276-8(D) FISCAL AND ENVIRONMENTAL IMPACT



OWNER MAP 216 LOT 11

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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

**Master Plan  
Expanded Vehicle Display Area  
193 - 201 Lowell Road  
Hudson, NH  
Assessors Map 216 Lot 11**

Prepared by: **SFC ENGINEERING PARTNERSHIP INC.**  
66 GOLD LEDGE AVENUE  
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Scale: 1" = 50'      Date: 3/28/2014

Sheet 2 of 7

Prepared for:  
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Zoning Classification: Business - (B)



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