



X. PUBLIC HEARINGS  
XI. OLD BUSINESS/PUBLIC HEARINGS

- A. Boyer Site Plan 156 Lowell Road  
SP# 08-13 Map 204/Lot 073

Purpose of plan: is to depict the site improvements associated with the new parking layout and paved display area. Hearing. Deferred Date Specific from the 01-08-14 Planning Board Meeting.

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

XV. OTHER BUSINESS

- A. Discussion on the Cost Allocation Procedure (CAP) Fee Assessment Update Report, prepared by VHB, Inc. Deferred Date Specific from the 01-22-14 Planning Board Meeting.
- B. Discuss Capital Improvements Program (CIP) for Fiscal Year 2016. Deferred Date Specific from the 01-22-14 Planning Board Meeting.

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.

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John M. Cashell  
Town Planner

POSTED: Town Hall, Library, Post Office – 2-14-14

**PUBLIC MEETING  
TOWN OF HUDSON, NH  
FEBRUARY 26, 2014  
(Addendum #1)**

In addition to items already scheduled and posted for review at the February 26, 2014 Planning Board Meeting, the following item is scheduled to be heard:

**XIII. CONCEPTUAL REVIEW ONLY**

- A. Letter dated August 2, 2013, from Hayner/Swanson, Inc. to John Cashell, Town Planner Re: Proposed Site Plan, 55 Executive Drive, Hudson, NH

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.

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John M. Cashell  
Town Planner

POSTED: Town Hall, Library, Post Office – 02/14/14

# **Establish Surety for Nellie Court Subdivision**

Staff Report

February 26, 2014

**SITE:** Nellie Court (Ledge Rd.) – Map 165/Lot 159-- SB# 04-13

**ZONING:** T-R

**PURPOSE OF PETITION:** To establish a surety for the Nellie Court Subdivision, Map 165/Lot 159, in the amount of \$78,500.00, in accordance with Town Civil Engineer, Gary Webster's, attached memo and Road Guarantee Estimate Form, dated January 22, 2014.

**RECOMMENDATION:** Per the written recommendation of the Town Civil Engineer, the board should vote to establish a surety for this subdivision in the recommended amount of \$78,500.00.

**DRAFT MOTION:**

I move to establish a surety in the amount of \$78,500.00 for the completion of the Nellie Court Subdivision, Map 165/Lot 159, in its entirety, and in accordance with the written recommendation of the Town Civil Engineer, Gary Webster's Interoffice Memo in file, dated January 22, 2014, together with the Road Guarantee Estimate Form. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

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



**TOWN OF HUDSON**  
**ENGINEERING DEPARTMENT**



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

**Interoffice Memo**

**Date:** January 22, 2014  
**To:** John Cashell, Town Planner  
**From:** Gary Webster, Civil Engineer *GW*  
**Re:** **Road Guarantee Estimate Form for Nellie Court**



Attached please find a Road Guarantee Estimate Form to establish a new performance guarantee for Nellie Court.

The Engineering Department has reviewed the form, and we find that the bond amount of \$78,500.00 is appropriate to cover the work for completion of the roads. Please place this on your next available agenda for review and action.

cc: Patrick Colburn, Town Engineer

Enclosure

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: 63 Derry Road Realty Trust

Date: January 20, 2014

Project Name: Nellie Court

Map: 165

Lot: 159

Street Name: Nellie Court

Street Length: 450 LF

					Total	Bond Remaining	Date
Clearing, 50' width	1.25 A.C.	@	\$7,500.00 =		\$9,375.00	\$0.00	_____
Excavation	440 C.Y.	@	\$ 5.00 =		\$2,200.00	\$0.00	_____
Ledge Removal Mass	0 C.Y.	@	\$ 25.00 =		\$0.00	\$0.00	_____
Trench Ledge	0 C.Y.	@	\$ 50.00 =		\$0.00	\$0.00	_____
Drainage Swales	0 L.F.	@	\$ 5.00 =		\$0.00	\$0.00	_____
Drainage Swale w/Riprap	0 L.F.	@	\$ 7.00 =		\$0.00	\$0.00	_____
Hay Bale Dike	0 EA	@	\$ 4.00 =		\$0.00	\$0.00	_____
Silt Fence	400 L.F.	@	\$ 4.00 =		\$1,600.00	\$1,000.00	1/20/2014
<b>Storm Drains Size/Type</b>							
12" RCP	46 L.F.	@	\$ 30.00 =		\$1,380.00	\$0.00	_____
15" RCP	409 L.F.	@	\$ 34.00 =		\$13,906.00	\$0.00	_____
18" RCP	0 L.F.	@	\$ 38.00 =		\$0.00	\$0.00	_____
21" RCP	0 L.F.	@	\$ 42.00 =		\$0.00	\$0.00	_____
24" RCP	0 L.F.	@	\$ 46.00 =		\$0.00	\$0.00	_____
30" RCP	0 L.F.	@	\$ 54.00 =		\$0.00	\$0.00	_____
36" RCP	0 L.F.	@	\$ 66.00 =		\$0.00	\$0.00	_____
6" PVC	0 L.F.	@	\$20.00 =		\$0.00	\$0.00	_____
6" Underdrain	0 L.F.	@	\$ 15.00 =		\$0.00	\$0.00	_____
8" Underdrain	0 L.F.	@	\$ 16.00 =		\$0.00	\$0.00	_____
Additional Excavation for Structures	0 C.Y.	@	\$ 6.00 =		\$0.00	\$0.00	_____
4' Catch Basins	44 V.F.	@	\$ 250.00 =		\$11,000.00	\$1,750.00	1/20/2014
5' Catch Basins	0 V.F.	@	\$ 275.00 =		\$0.00	\$0.00	_____
4' Drain Manholes	7 V.F.	@	\$ 275.00 =		\$1,925.00	\$250.00	1/20/2014
5' Drain Manholes	0 V.F.	@	\$ 310.00 =		\$0.00	\$0.00	_____
Headwalls	1 EA.	@	\$1,300.00 =		\$1,300.00	\$0.00	_____
Rip-Rap	17 S.Y.	@	\$ 36.00 =		\$612.00	\$0.00	_____

Subdivision Name: Nellie Court

				Total	Bond Remaining	Date
<b>Sanitary Sewer Size</b>						
6" PVC Service Connection	290 L.F.	@ \$	20.00 =	\$5,800.00	\$0.00	_____
8" PVC	0 L.F.			\$0.00	\$0.00	_____
0' - 12' Depth	266 L.F.	@ \$	50.00 =	\$13,300.00	\$0.00	_____
12' - 18' Depth	0 L.F.	@ \$	75.00 =	\$0.00	\$0.00	_____
10" PVC	0 L.F.	@ \$	75.00	\$0.00	\$0.00	_____
Other	0 L.F.	@		\$0.00	\$0.00	_____
Sanitary Sewer Manholes 4' dia.	17 V.F.	@ \$	300.00 =	\$5,100.00	\$750.00	1/20/2014
Sanitary Sewer Manholes 5' dia.	0 V.F.	@ \$	325.00 =	\$0.00	\$0.00	_____
Service Cleanout	0 EA.	@ \$	110.00 =	\$0.00	\$0.00	_____
<b>Water Main Size (valves included)</b>						
4" DIP Class 52	0 L.F.	@ \$	53.00 =	\$0.00	\$0.00	_____
6" DIP Class 52	305 L.F.	@ \$	40.00 =	\$12,200.00	\$0.00	_____
8" DIP Class 52	0 L.F.	@ \$	47.00 =	\$0.00	\$0.00	_____
10" DIP Class 52	0 L.F.	@ \$	52.00 =	\$0.00	\$0.00	_____
12" DIP Class 52	0 L.F.	@ \$	55.00 =	\$0.00	\$0.00	_____
T/S&V	0 L.F.	@	\$3,500.00 =	\$0.00	\$0.00	_____
Hydrants	1 EA	@ \$	3,000.00 =	\$3,000.00	\$0.00	_____
1" Copper Service (stops included)	6 EA.	@ \$	400.00 =	\$2,400.00	\$0.00	_____
Bank Run Gravel	520 C.Y.	@ \$	14.00 =	\$7,280.00	\$0.00	_____
Crushed Bank Run Gravel	278 C.Y.	@ \$	18.00 =	\$5,004.00	\$0.00	_____
Sand Cushion	0 C.Y.	@	\$12.00 =	\$0.00	\$0.00	_____
<b>Hot Bituminous Pavement 28' width</b>						
2 1/2" Base Course Type C	195 TONS	@ \$	85.00 =	\$16,575.00	\$0.00	_____
1 1/2" Wearing Course Type F	115 TONS	@ \$	85.00 =	\$9,775.00	\$9,775.00	1/20/2014
Cold Planing	60 S.Y.	@ \$	4.00 =	\$240.00	\$240.00	1/20/2014
Tack Coat	1550 S.Y.	@ \$	0.20 =	\$310.00	\$310.00	1/20/2014
<b>Curbing</b>						
Granite	1290 L.F.	@ \$	22.00 =	\$28,380.00	\$28,380.00	1/20/2014
Cape Cod	0 L.F.	@ \$	6.00 =	\$0.00	\$0.00	_____
<b>Sidewalks</b>						
5' Wide bituminous	365 S.Y.	@ \$	30.00 =	\$10,950.00	10,950.00 <del>\$2,900.00</del> 8090	1/20/2014
<b>Loam and Seed</b>						
Easement areas	0 L.F.	@ \$	6.00 =	\$0.00	\$0.00	_____
R.O.W. areas	500 L.F.	@ \$	5.00 =	\$2,500.00	\$2,500.00	1/20/2014

Subdivision Name: Nellie Court

					Total	Bond Remaining	Date
Bounds and Pins							
Property Pins	11 EA.	@	\$ 175.00 =		\$1,925.00	\$1,925.00	1/20/2014
Road Bounds	9 EA.	@	\$ 325.00 =		\$2,925.00	\$2,925.00	1/20/2014
Stop Signs	1 EA.	@	\$ 75.00 =		\$75.00	\$75.00	1/20/2014
Street Signs	1 EA.	@	\$ 85.00 =		\$85.00	\$85.00	1/20/2014
As-Built Plans	500 L.F.	@	\$ 4.00 =		\$2,000.00	\$2,000.00	1/20/2014
Landscaping							
Trees	1 EA.	@	\$ 375.00 =		\$375.00	\$375.00	1/20/2014
Bushes	8 EA.	@	\$ 200.00 =		\$1,600.00	\$1,600.00	1/20/2014
Guard Rails	0 L.F.	@	\$ 50.00 =		\$0.00	\$0.00	_____
Utility Trench (Elec/Tel/TV)	300 L.F.	@	\$35.00 =		\$10,500.00	\$0.00	_____
Other required improvements (itemize on separate sheet)	0 S.F.	@	\$0.50 =		\$0.00	\$0.00	_____

\$ 185,597.00	\$ 56,800.00	64,890
\$ 18,559.70	\$ 5,680.00	6,409
\$ 204,156.70	\$ 62,480.00	-1/20/2014
		71,379 =
		7,137.90
		78,516.90

10% Maintenance Level:

\$ 20,415.67 \$0.00

Total Estimate:

\$ 224,572.37 \$ 62,480.00

Preparer's Name: Jeffrey Burd, RJB Engineering, LLC

Date: January 20, 2014

304  
 CK 78,500. =  
 GLLW

rev 7/9/08  
 rev 11/29/07  
 excel bond form



**4 Bockes Road**  
**Land of Matarazzo Hudson Associates, Inc.**  
**ZBA Input Only**

Staff Report  
February 26, 2014

**SITE:** 4 Bockes Road Map 144/Lot 021 ZI# 01-14

**ZONING:** R-2

**PURPOSE OF PLAN:** Wetland buffer impact for the placement of the proposed drainage facilities and fill slopes for the proposed subdivision of 4 Bockes Road. The temporary buffer impact is 2,850 sf, and the permanent buffer impact is 36,900 sf.

**PLAN UNDER REVIEW ENTITLED:** Wetland Buffer Impact Plan Land of Matarazzo Hudson Associates, Inc., Map 144; Lot 21 Bockes Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: Nov. 1, 2013, no revision date, consisting of Sheets 1 & 2 and Notes 1 – 10 (said plans are attached hereto).

**APPLICANT REPRESENTATIVE:** Tony Basso, L.L.S.

**ATTACHMENTS:**

- ZBA Input Only application date stamped Jan. 21, 2014 – “A”.
- Motion to Recommend Wetlands Special Exception by the Conservation Commission, dated Jan. 13, 2014 – “B”.

**OUTSTANDING ISSUES:** The attached plans have been submitted with the Planning Board for ZBA Input, relative to the applicant seeking relief for the proposed wetland impacts shown on the plans. Also attached, herewith, is a copy of the Motion to Recommend Wetlands Special Exception “B”. In short, the Conservation Commission determined by their review and analysis of the plans, together with other submitted documents, that the proposed stormwater runoff mitigation measures proposed by the applicant will not create an adverse impact on the associated wetlands. Rather, their findings, as cited in their recommendation, conclude that the impacted wetlands will actually benefit by the implementation of the proposed control and treatment facilities.

Taking the above information into account, i.e., that this application pertains to the issues of wetland impacts and measures to mitigate same, and not an application to fully detail the proposed subdivision in accordance with the Planning Board’s Land Subdivision Rules and Regulations, there is not much the board can offer the ZBA. That is, other than what the Conservation Commission has cited in their recommendation, and the fact that the submitted plans show only a general layout of the proposed 17-lot OSD subdivision, i.e.,

- 1) A proposed 1,000 linear ft. cul-de-sac road coming off Bockes Rd., near the intersection of Robinson Rd./Bockes Rd., showing 14 OSD lots and
- 2) A 250 linear ft. cul-de-sac road off York Dr., showing 3 OSD lots.
- 3) Schematic of the lots and their frontage on said cul-de-sacs.

The attached plans do not include the following details:

- 1) Specific lot sizes and frontage measurements.
- 2) A conventional yield plan.
- 3) Road profiles, etc. Note: the plans do indicate what appears to be a steady 4.6% grade from Bockes Rd. to the end of the cul-de-sac, and the cul-de-sac off York shows less than a 4% grade.

In sum, with the submitted information, the board cannot provide informed comments or concerns to the ZBA, relative to factually determining matters pertaining to the Board's Land Subdivision Rules and Regulations nor the Zoning Ordinance, as same relates to OSD subdivision developments.

**RECOMMENDATION:** As described in the above OUTSTANDING ISSUES, with the submitted plans only showing the proposed wetland impacts, treatment structures (e.g. retention basins, drainpipes, catch basins, etc.) and a general layout of the proposed 17-Lot Open Space Development, the board may want to consider forwarding the following ZBA Input, as provided in the below DRAFT MOTION.

**DRAFT MOTION:**

I move for the Planning Board to forward to the ZBA the following recommendation pertaining to the Wetlands Special Exception application, as detailed in the plans entitled: Wetland Buffer Impact Plan Land of Matarazzo Hudson Associates, Inc., Map 144; Lot 21 Bockes Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: Nov. 1, 2013, no revision date, consisting of Sheets 1 & 2 and Notes 1 – 10:

At this time, and with the information provided by the applicant concerning the aforementioned plan, the board has no outstanding concerns with the proposed areas of wetland impacts and the proposed measures to mitigate said impacts.

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

22  
A

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

Date of Application: 1/21/14 Tax Map # 144 Lot # 21

Name of Project: Land of Matarazzo Hudson Associates, Inc.

Zoning District: \_\_\_\_\_ General Zoning ID# ZI # 01-14  
(For Office Use) (For Office Use)

ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Matarazzo Hudson Assoc., Inc.  
Address: 25 Main Street  
Address: Nashua, NH 03060  
Telephone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email: \_\_\_\_\_

Lamontagne Builders, Inc.  
317 South River Road  
Bedford, NH 03110  
(603) 668-7933  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



PROJECT ENGINEER

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

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

PURPOSE OF PLAN:

Wetland buffer impact for the placement of the proposed drainage facilities and fill slopes for the proposed subdivision of 4 Bockes Rd. The temporary buffer impact is 2,850 sf, and the permanent buffer impact is 36,900 sf.

<b>(For Office Use)</b>	
Plan Routing Date: _____	Plan Date: _____
<input type="checkbox"/> I have no comments	<input type="checkbox"/> I have comments (attach to form)
_____ (Initials)	_____ Date:
Department: _____	
<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"/> Highway	<input type="checkbox"/> Consultant Review
<input type="checkbox"/> Fees Paid	

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

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

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

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

  
FOR MITTNAZZO HUDSON ASSOCIATE

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

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



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

**Technical Review Signature:** \_\_\_\_\_

**Planner Approval Signature:** \_\_\_\_\_

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


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



**Summary of Arguments Opposed to Recommending:** No arguments were made in opposition.

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

**This Wetland Special Exception is recommended to the Zoning Board of Adjustment.**



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Jim Battis, Chairman

# Boyer Site Plan - 156 Lowell Road

## Staff Report

February 26, 2014

**SITE:** 156 Lowell Road -- Map 204/Lot 075 -- SP# 08-13

**ZONING:** Industrial (I)

**PURPOSE OF PLAN:** is to depict the site improvements associated with the new parking layout and paved display area. Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Non-Residential Site Plan Boyer Site, 156 Lowell Rd. Map 204 Lot 075, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: Nov. 12, 2013, latest revision date Feb. 17, 2014, consisting of Sheets 1 - 11 and Notes 1 – 23 (said plans are attached hereto).

### ATTACHMENTS:

- 1) Keach-Nordstrom's Response Letter (dated 02/18/14) to CLD's Initial Comments Report – "A".

### ATTACHMENTS INCLUDED IN THE 01/08/14 MEETING PACKETS:

- 1) Project Narrative, Site Plan Application, Checklist and Waiver Forms and aerial site photo date stamped Nov. 19, 2013 – Attachment "A".
- 2) CLD's Initial Comments Report, dated Dec. 5, 2013 – "B".
- 3) Comments/Memos from Road Agent, Kevin Burns, HFD Deputy Fire Chief, John O'Brien, Zoning Admin., Bill Oleksak, and Asst. Assessor, Jim Michaud – "C".

### REQUESTED WAIVERS APPROVE at the 01/08/2014 MEETING:

1. HTC 275-9(B) -- Traffic Study
2. HTC 275-9(D) -- Fiscal Impact Study
3. HTC 275-9(C) -- Noise Study

### STAFF COMMENTS/OUTSTANDING ISSUES:

From the initial public hearing held on Jan. 8, 2014, the following issues were requested to be resolved for this meeting:

- 1) Gravel parking area behind 160 Lowell Rd., Map 210/Lot 009 (Boyer house and former Granite State Glass commercial building). These spaces have been moved, as requested by the board, so that now they are located entirely on Map 204/Lot 75. Please refer to Sheet 1 of 11.
- 2) The 12' Wide Future Road Widening Easement is shown on the revised Plans, together with the Access Easement for the benefit of Map 210/Lot 9 and Map 204/Lot 75. See details of said easements on Sheet 1 of 11. The subject easement deeds will be prepared and favorably reviewed by Town Counsel prior to Planning Board endorsement of the Site Plan-of-Record.
- 3) Green space has been added to the Plans to conform to the regulations. See 2 areas to the rear of the parcel labeled: "Loam & Seed...", Sheet 1 of 11.

- 4) Indicate the clean-up of the back area on the site. On the revised Plans, Sheet 1 of 11 a note has been added to this area of the parcel; it reads: "GENERAL AREA TO BE CLEANED AND ORGANIZED. ALL DERELICT EQUIPMENT AND VEHICLES SHALL BE REMOVED."
- 5) Landscaping, Lighting and Snow Storage Areas are all shown on the revised Plans. See Sheet 7 of 11.

As with the initial hearing, at Wednesday night's meeting, the applicant's representatives will be prepared to present the attached revised Site Plans, address all of the aforementioned site development aspects and address any questions/concerns abutters and board members may still have on this proposal.

**RECOMMENDATION:** Taking the abovementioned outstanding issues/comments into consideration, for Wednesday night's hearing staff recommends the following:

- (i) Open and conduct the public hearing;
- (ii) Allow the applicant to present the revised plans and address all of the issues involved in the above-cited outstanding issues and their present status.
- (iii) Receive any public input, and
- (iv) Take final action on this application in accordance with the below DRAFT MOTIONS.

**APPLICATION TRACKING:**

- 12/09/13 - Application submitted;
- 01/08/14 - Initial public hearing conducted, application accepted and deferred date specific, per the applicant's request, to the Feb. 26, 2014 meeting.

**MOTION to APPROVE:**

I move to grant approval for the Site Plan entitled: Non-Residential Site Plan Boyer Site, 156 Lowell Rd. Map 204 Lot 075, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: Nov. 12, 2013, latest revision date Feb. 17, 2014, consisting of Sheets 1 - 11 and Notes 1 - 23 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 and the Development Agreement, the 12 ft. Wide Future Road Widening Easement Deed and the Access Easement Deed for the benefit of Map 210/Lot 9 and Map 204/Lot 75 shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-23, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.



- 5) Onsite landscaping and lighting shall be provided for in accordance with Sheet 7 of 11 of the Plan.
- 6) 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.
- 7) This approval shall be subject to final engineering review.

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



"A"

February 19, 2014

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

Re: Boyer Site Plan  
Tax Map 204, Lot 75  
KNA#06-0808-2

Dear Mr. Cashell,

Our office is in receipt of peer review comments prepared by Heidi J. Marshall, P.E. of CLD Consulting Engineers, Inc. dated December 5, 2013. Ms. Marshall's letter serves to outline the context of her review of the site plan prepared by this office relative to compliance with the Hudson Site Plan Review Codes, Stormwater Codes, Driveway Review Codes and Sewer Use Ordinance 77. In response, we have revised the site plans attached, and below provide a brief summary of our efforts to address each of her concerns as noted. Our response is in *bold italic* following each of her comments.

**1. Site Plan Review Codes**

a. Hudson Regulations (HR) 275.8.B. (20) The applicant has not provided the existing building heights nor have they shown existing exterior lighting on any of the buildings. The applicant has also not provided any access easement documentation for Lot 9. (The southerly drive for the subject lot crosses a portion of Lot 9.) Lastly a 1.3 foot diameter cover is noted behind existing building "A" with no other indication as to what utilities are linked to it.

*The building heights and light locations exist today and not proposed to be modified. An easement for Lot 9 access has been shown on the plan. The water, sewer and gas service cards have been reviewed and known locations have been shown on the plans.*

b. HR 275-8.B. (21) The applicant has shown proposed fence around the proposed paved display area; however, no detail was provided for the fence. Additionally, bollard details were provided; however, we were unable to find proposed locations for use.

*Fencing can be discussed with the Board at the public hearing. The bollard detail has been removed.*

c. HR 275-8.B. (29) The applicant has shown an existing parking area on the southwest side of the site with an aisle width of less than 20 feet with 90 degree parking. We note that on paper larger cars are likely unable to maneuver into or out of these spaces when the parallel spaces are occupied. The applicant should also provide additional information on the types of trucks that may be making deliveries to the existing building onsite. Large trucks (WB-50) may have a hard

Civil Engineering

Land Surveying

Landscape Architecture

time maneuvering the site especially the area between the proposed paved display area and the existing building "B".

*The above referenced parking area is not located on the subject parcel (Lot 75), this is the abutting lot. The existing use of the property is not proposed to change. Truck traffic is not proposed to change. We are unaware of offsite impacts that would require the applicant to modify the existing layout at this time.*

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

*No comment required*

e. 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.

*The Board approved this waiver at the January 8, 2014 public hearing.*

f. HR 275-9.C. A Noise Study was not provided for review. The applicant has noted on the plan set that a waiver has been requested.

*The Board approved this waiver at the January 8, 2014 public hearing.*

g. HR 275-9.D. A Fiscal and Environmental Impact Study was not provided for review. The applicant has noted on the plan set that a waiver has been requested.

*The Board approved this waiver at the January 8, 2014 public hearing.*

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

*No comment required*

i. HR 275-9.F. Copies of deeds or easements were not received for review as part of the package. We note the applicant has shown an existing 20-foot wide sewer easement since parking for the subject parcel encroaches into Lot 9, the applicant should also provide additional information on any easement(s) for Lot 9.

*Copies of deeds and easements are attached. The existing 20-foot wide sewer easement is not located on the lot.*

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

*No comment required*

## **2. Driveway Review Codes**

a. HR 193-10.C. The applicant's existing northern driveway has a stopping platform over 5%.

*Civil Engineering*

*Land Surveying*

*Landscape Architecture*

10 Commerce Park North, Suite 3B

Bedford, NH 03110

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Fax (603) 627-2915

*We are maintaining the existing conditions at this location.*

b. HR 193-10.E. The applicant has not shown any sight distance information on the plan set for the existing driveways proposed to remain.

*Both driveway locations are existing and have been in use. Sight distance is not being modified.*

c. HR 193-10.G. The applicant has shown two existing driveways for a single parcel.

*The two existing driveways have been maintained.*

d. HR 193-10.H. The existing southern driveway is in the side yard setback.

*The southern driveway continues to be shared with Lot 9, an easement has been provided.*

e. HR 193-10.I. Lot 9's primary access for the second building is through use of the southern driveway on Lot 75. No cross easement documentation was provided.

*This is an existing condition for Lot 9.*

f. HR 275-8.B. (30) The applicant has not labeled any loading areas on the plan set; however, bays are noted in the parking calculations.

*A note explaining that all loading and unloading will be conducted at the existing garage bay doors is provided in the parking calculation notes.*

### **3. Utility Design/Conflicts**

a. HR 275-9.E. The applicant has only shown existing water and sewer connection to the existing building "B", but has stated that the entire site is serviced by existing municipal water and sewer. The applicant has also not shown the underground electric (UGE) connection for building "C" but has shown a UGE meter on the south side of the building.

*We have shown the apparent utilities visible at the time of field survey. Many underground utility locations are unknown. We have reviewed the water, sewer and gas service cards and added the locations noted to the plans. No other records have been discovered at this time so note 16 was added to sheet 1.*

b. No additional UGE conduit is shown to supply power to the proposed lighting for the paved display area.

*The proposed UGE conduit has been added to the plan, see sheet 5.*

c. See sewer manhole concern below.

*See response below*

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

a. HR 275-9.A. (3) The applicant should provide test pit and percolation test data in the vicinity of the proposed infiltration system.

*The design incorporates soil data from the Natural Resources Conservation Service.*

b. The applicant should provide additional input on the downstream drainage as we note there is a slight Storm/Volume increase (approximately 4%) noted from Pre-Development vs. Post-Development.

*Infiltration has been provided to the extent practicable therefore complies with the regulation.*

c. The applicant should provide measures to ensure erosion and/or seepage does not occur around the SMH, due to a new point discharge directed at an existing sewer manhole in the easement to the south of the site. We note that there is a SMH at the end of the Proposed Treatment Swale; in existing conditions this is a location of non-point discharge, and in proposed conditions it is a point discharge.

*The swale has been relocated as discussed with the Town Engineer.*

d. The applicant should provide an infiltration rate conversion calculation to support the use of 3.0 inches per hour utilized within the calculations.

*The infiltration rate conversion calculation has been determined by NHDES AoT regulation Env-Wq 1504.14 (c). The underlying soils are Deerfield and Hinckley Soils. The most restrictive Ksat for both soils is 6 inches per hour. By applying the .5 factor of safety as require 3 inches per hour was used in the calculations.*

e. The applicant should provide more specific testing and compaction requirements related to drainage systems construction.

*The detail has been revised.*

f. The applicant should review the snow storage area on the south side of building "B". We note that at a minimum the westerly side of the snow storage area should be revised to avoid storing snow in the proposed treatment swale.

*The snow storage area on the south side of building "B" has been revised to avoid storage in the proposed swale.*

g. The applicant has provided two catch basin grate details. The applicant should clearly show the location(s) where each specific catch basin grate is intended to be installed.

*The plan has been modified to clarify the location of each type of catch basin grate.*

## **5. Landscaping**

a. HR 275-8.B. (31) (a) and HR 275-8.B. (31) (b) The applicant has provided a landscaping plan; however, landscaping calculations were not provided.

*Landscaping has been added to the proposal to enhance the site aesthetics but does not bring the existing site into full compliance in regards to the required number of trees and shrubs. Calculations for open space determined that additional area needed to be loamed and seeded to comply with the 35% requirement. The additional area to be seeded has been shown on the plans*

b. HR 275-8.B (31) (c) and HR 275-8.B. (31) (d) The applicant has dramatically improved the current landscaping situation, but does not appear to have met the “one shrub or tree” per “x” parking spaces and paved area count criteria.

*This statement is correct*

## **6. Erosion Control/Wetland Impacts**

a. The applicant should provide an approximate location of a staging and stockpile area(s) on the plan set.

*A staging and stockpile area has been added to sheet 6 of the plan set.*

b. The applicant has provided a detail for an erosion control blanket; however, we were unable to find the proposed location of its use.

*No erosion control blankets are proposed for the site. The detail has been included to assist the contractor if it's needed during the construction process, or if required by the Town.*

c. The Town should reserve the right to require additional erosion control measures during construction if needed.

*A note reserving this right is located on sheet 6 as construction note #10.*

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

a. The applicant should note any permits required or existing for the site on the plan set, such as Sewer Discharge Permits.

*No additional permits are required*

b. Additional local permitting may be required.

*Civil Engineering*

*Land Surveying*

*Landscape Architecture*

---

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Bedford, NH 03110

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Fax (603) 627-2915

*No comment required*

**8. Other**

a. HR 275-8.B. (35) The applicant has shown four handicap parking areas and has provided corresponding details; however, the handicap van accessible sign location(s) are not shown on the plans or in the handicap striping detail. The applicant should also label American Disability Act (ADA) compliant building entrances and provide additional spot grades and ramp details, if necessary. (We were unable to find any ramp detail on the plan set.)

***Signs have been added. All building entrances are existing and do not have ramps, therefore a ramp detail is not shown.***

b. The applicant has referenced the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of Hudson, New Hampshire, Hillsborough County, Community Panel Number 33011C0508D on the plan set. The applicant should provide a corrected plan reference of Panel Number 33011C0656D on the plan set.

***Note #5 on sheet 2 of the plan set has been revised to reference Panel Number 33011C0656D.***

I trust the content of this letter and the attached revised site plans will serve to address Ms. Marshall's concerns, as noted above. Should you or she have any other questions, or require further information regarding the same, please do not hesitate to contact our office.

Respectfully,



Jason Lopez  
Project Engineer

Attachments: Copies of Deeds and Easements  
1- Copy of Revised Plan Set

Cc: KNA File # 06-0808-2

*Civil Engineering*

*Land Surveying*

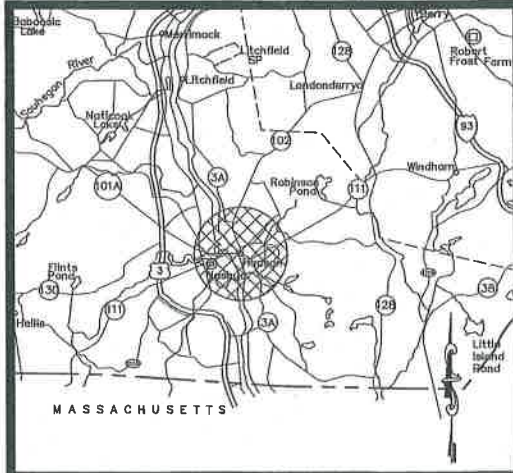
*Landscape Architecture*

10 Commerce Park North, Suite 3B

Bedford, NH 03110

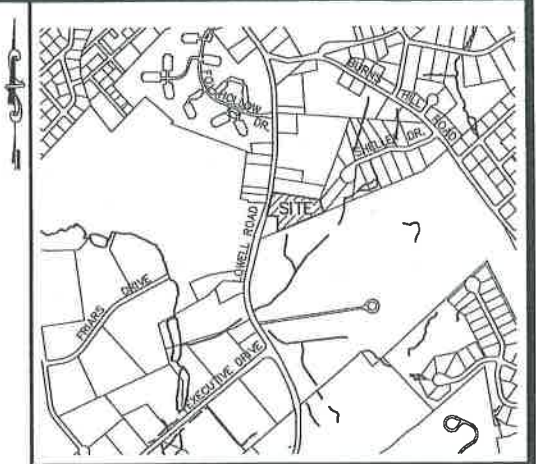
Phone (603) 627-2881

Fax (603) 627-2915



VICINITY PLAN  
NOT TO SCALE

# MAP 204; LOT 75 NON-RESIDENTIAL SITE PLAN BOYER SITE 156 LOWELL ROAD HUDSON, NEW HAMPSHIRE



LOCATION PLAN  
SCALE: 1" = 1,000'±



OVERVIEW PLAN  
SCALE: 1" = 200'±

**OWNER:**  
BOYER ASSOCIATES  
65 PLATEAU RIDGE ROAD  
LOUDON, NH 03307

**PREPARED FOR:**  
TODD BOYER  
BOYER'S AUTO BODY  
156 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE 03051

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



SHEET TITLE	SHEET No.
MASTER SITE PLAN	1
EXISTING CONDITIONS PLAN	2
REMOVALS PLAN	3
SITE LAYOUT PLAN	4
GRADING & DRAINAGE PLAN	5
EROSION CONTROL PLAN	6
LANDSCAPE & LIGHTING PLAN	7
CONSTRUCTION DETAILS	8 - 11



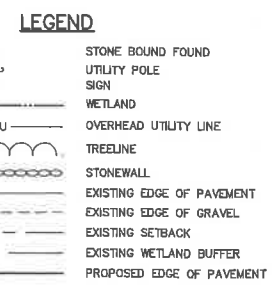
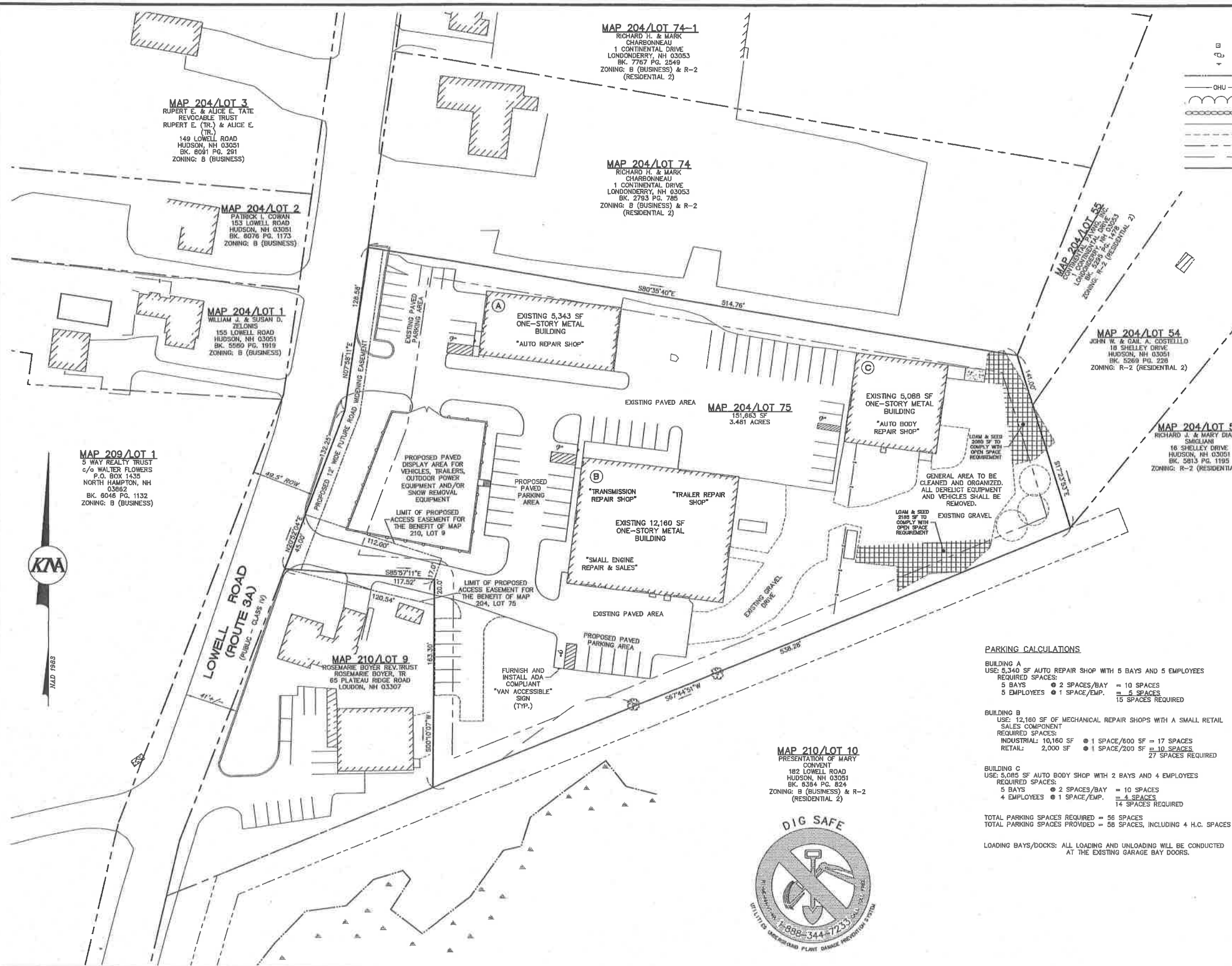
**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Planning Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

NOVEMBER 12, 2013  
REVISED JANUARY 8, 2014  
PROJECT NO. 06-0808-2

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

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.





- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE LAYOUT OF A PROPOSED DISPLAY AREA, PARKING IMPROVEMENTS AND ASSOCIATED SITE IMPROVEMENTS TO TAX MAP 204; LOT 75.
  - TOTAL SITE AREA: 151,564 SF, OR 3.482 ACRES.
  - SUBJECT PARCEL IS LOCATED IN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
    - LOT AREA: 30,000 SF (WITH WATER AND SEWER)
    - LOT FRONTAGE: 150 FT
    - MINIMUM BUILDING SETBACKS:
      - FRONT: 50 FT
      - SIDE: 15 FT
      - REAR: 15 FT
  - SITE IS PRESENTLY SERVICED BY MUNICIPAL SEWER AND WATER.
  - OPEN SPACE:
    - REQUIRED: 35%
    - EXISTING: 33.2%
    - PROPOSED: 35%
  - SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
  - ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION.
  - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
  - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
  - TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
  - EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
  - PRESENT OWNER OF RECORD: BOYER ASSOCIATES, 65 PLATEAU RIDGE ROAD, LOUDON, NH 03307-0711, BK. 4622; PG. 0224
  - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 3301C05000 PANEL NUMBER 508 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
  - NO JURISDICTIONAL WETLANDS ARE PRESENT ON-SITE.
  - 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 1-888-344-7233.
  - VALVES REQUESTED:
    - HTC 275-9(B) - TRAFFIC STUDY
    - HTC 275-9(C) - NOISE STUDY
    - HTC 275-9(D) - FISCAL/ENVIRONMENTAL IMPACT STUDY
  - FLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS, AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  - DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
  - ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
  - THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRECONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
  - ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
  - THIS APPROVAL SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW, INCLUDING APPROVAL OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

**PARKING CALCULATIONS**

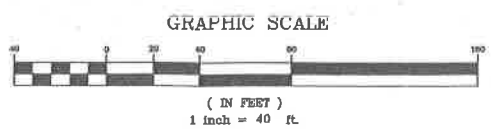
**BUILDING A**  
 USE: 5,340 SF AUTO REPAIR SHOP WITH 5 BAYS AND 5 EMPLOYEES  
 REQUIRED SPACES:  
 5 BAYS @ 2 SPACES/BAY = 10 SPACES  
 5 EMPLOYEES @ 1 SPACE/EMP. = 5 SPACES  
 15 SPACES REQUIRED

**BUILDING B**  
 USE: 12,160 SF OF MECHANICAL REPAIR SHOPS WITH A SMALL RETAIL SALES COMPONENT  
 REQUIRED SPACES:  
 INDUSTRIAL: 10,160 SF @ 1 SPACE/600 SF = 17 SPACES  
 RETAIL: 2,000 SF @ 1 SPACE/200 SF = 10 SPACES  
 27 SPACES REQUIRED

**BUILDING C**  
 USE: 5,088 SF AUTO BODY SHOP WITH 2 BAYS AND 4 EMPLOYEES  
 REQUIRED SPACES:  
 5 BAYS @ 2 SPACES/BAY = 10 SPACES  
 4 EMPLOYEES @ 1 SPACE/EMP. = 4 SPACES  
 14 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 56 SPACES  
 TOTAL PARKING SPACES PROVIDED = 56 SPACES, INCLUDING 4 H.C. SPACES

LOADING BAYS/DOCKS: ALL LOADING AND UNLOADING WILL BE CONDUCTED AT THE EXISTING GARAGE BAY DOORS.



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

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

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

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

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

OWNER OF MAP 204; LOT 75

SIGNATURE: *[Signature]*

DATE: 11/9/13

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN OCTOBER 2008 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.

*[Signature]*  
 DATE

## MASTER SITE PLAN

### BOYER SITE

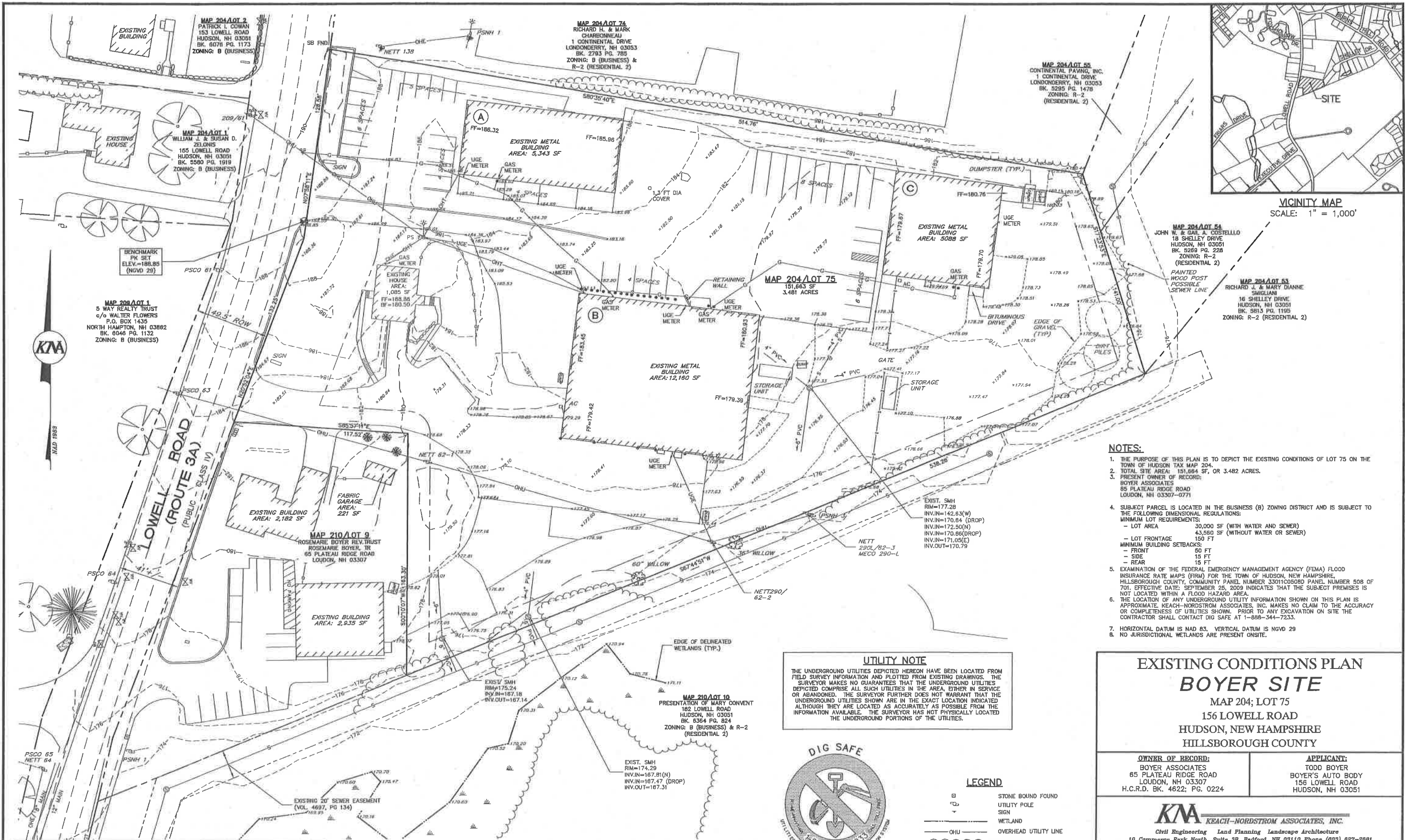
MAP 204; LOT 75  
 156 LOWELL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> BOYER ASSOCIATES 65 PLATEAU RIDGE ROAD LOUDON, NH 03307 H.C.R.D. BK. 4622; PG. 0224	<b>APPLICANT:</b> TODD BOYER BOYER'S AUTO BODY 156 LOWELL ROAD HUDSON, NH 03051
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**KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Planning Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2801

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1/9/14	RESPONSE TO CID COMMENTS	KMB

DATE: NOVEMBER 12, 2013      SCALE: 1" = 40'  
 PROJECT NO: 06-0808-2      SHEET 1 OF 11



VICINITY MAP  
SCALE: 1" = 1,000'

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF LOT 75 ON THE TOWN OF HUDSON TAX MAP 204.
- TOTAL SITE AREA: 151,664 SF, OR 3.482 ACRES.
- PRESENT OWNER OF RECORD:  
BOYER ASSOCIATES  
85 PLATEAU RIDGE ROAD  
LOUDDON, NH 03307-0771
- SUBJECT PARCEL IS LOCATED IN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:  
MINIMUM LOT REQUIREMENTS:  
- LOT AREA 30,000 SF (WITH WATER AND SEWER)  
43,500 SF (WITHOUT WATER OR SEWER)  
- LOT FRONTAGE 150 FT  
MINIMUM BUILDING SETBACKS:  
- FRONT 50 FT  
- SIDE 15 FT  
- REAR 15 FT
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 33011C0508D PANEL NUMBER 508 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29
- NO JURISDICTIONAL WETLANDS ARE PRESENT ON SITE.

**UTILITY NOTE**

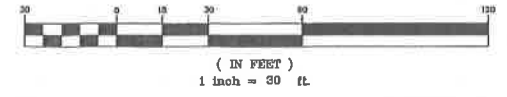
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



**LEGEND**

- STONE BOUND FOUND
- UTILITY POLE
- SIGN
- WETLAND
- OVERHEAD UTILITY LINE
- TREELINE
- STONEMALL
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING SETBACK
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED EDGE OF PAVEMENT

**GRAPHIC SCALE**



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

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

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

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

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

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #048 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDDON, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON NOVEMBER 14, 2013 USING THE TECHNICAL CRITERIA IN THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

**EXISTING CONDITIONS PLAN**  
**BOYER SITE**  
MAP 204; LOT 75  
156 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> BOYER ASSOCIATES 85 PLATEAU RIDGE ROAD LOUDDON, NH 03307 H.C.R.D. BK. 4622; PG. 0224	<b>APPLICANT:</b> TODD BOYER BOYER'S AUTO BODY 156 LOWELL ROAD HUDSON, NH 03051
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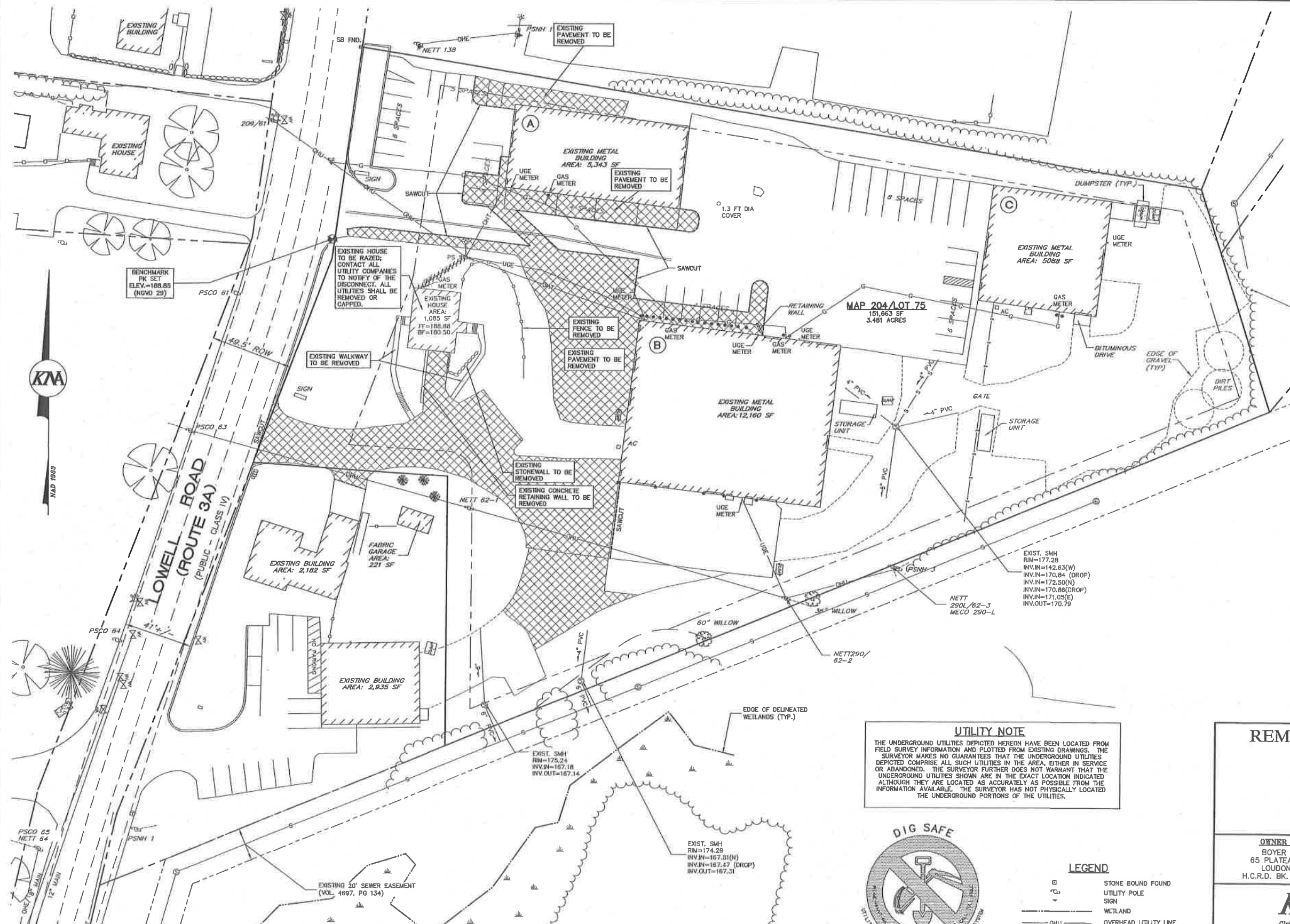
**KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Planning Landscape Architecture  
10 Commerces Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: NOVEMBER 12, 2013      SCALE: 1" = 30'  
PROJECT NO: 06-0808-2      SHEET 2 OF 11

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED, OR REPLACED.
2. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
3. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE.
4. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
5. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.

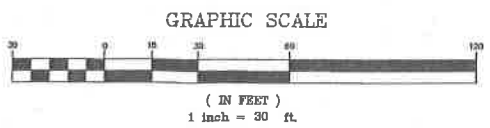


**UTILITY NOTE**  
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



**LEGEND**

- STONE BOUND FOUND
- UTILITY POLE
- SIGN
- WETLAND
- OVERHEAD UTILITY LINE
- TREELINE
- STONEWALL
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING SETBACK
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED EDGE OF PAVEMENT



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

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

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

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

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

**REMOVALS/DEMOLITION PLAN**  
**BOYER SITE**  
 MAP 204; LOT 75  
 156 LOWELL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> BOYER ASSOCIATES 65 PLATEAU RIDGE ROAD LOUDON, NH 03307 H.C.R.D. BK. 4622; PG. 0224	<b>APPLICANT:</b> TODD BOYER BOYER'S AUTO BODY 156 LOWELL ROAD HUDSON, NH 03051
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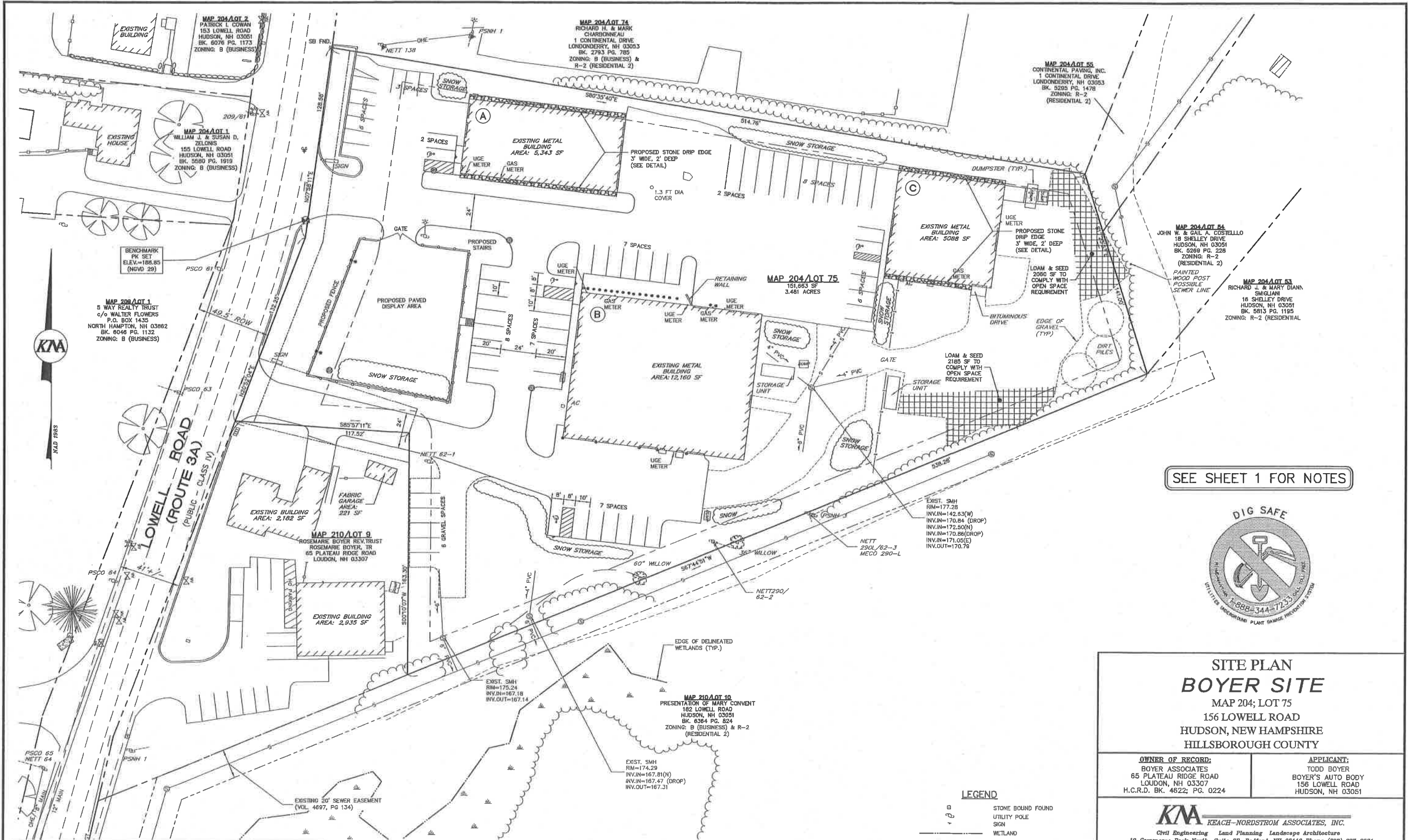
**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Planning Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

**REVISIONS**

No.	DATE	DESCRIPTION	BY

DATE: NOVEMBER 12, 2013 SCALE: 1" = 30'  
 PROJECT NO: 06-0808-2 SHEET 3 OF 11

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SEE SHEET 1 FOR NOTES



**SITE PLAN**  
**BOYER SITE**  
 MAP 204; LOT 75  
 156 LOWELL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

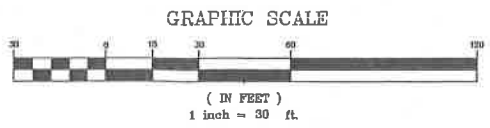
**OWNER OF RECORD:**  
 BOYER ASSOCIATES  
 65 PLATEAU RIDGE ROAD  
 LOUDON, NH 03307  
 H.C.R.D. BK. 4622; PG. 0224

**APPLICANT:**  
 TODD BOYER  
 BOYER'S AUTO BODY  
 156 LOWELL ROAD  
 HUDSON, NH 03051

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



- LEGEND**
- STONE BOUND FOUND
  - UTILITY POLE
  - SIGN
  - WETLAND
  - OVERHEAD UTILITY LINE
  - TREELINE
  - STONEWALL
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF GRAVEL
  - EXISTING SETBACK
  - EXISTING WETLAND BUFFER
  - PROPOSED EDGE OF PAVEMENT



**ZONING NOTE**

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY, SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY. THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

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

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

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

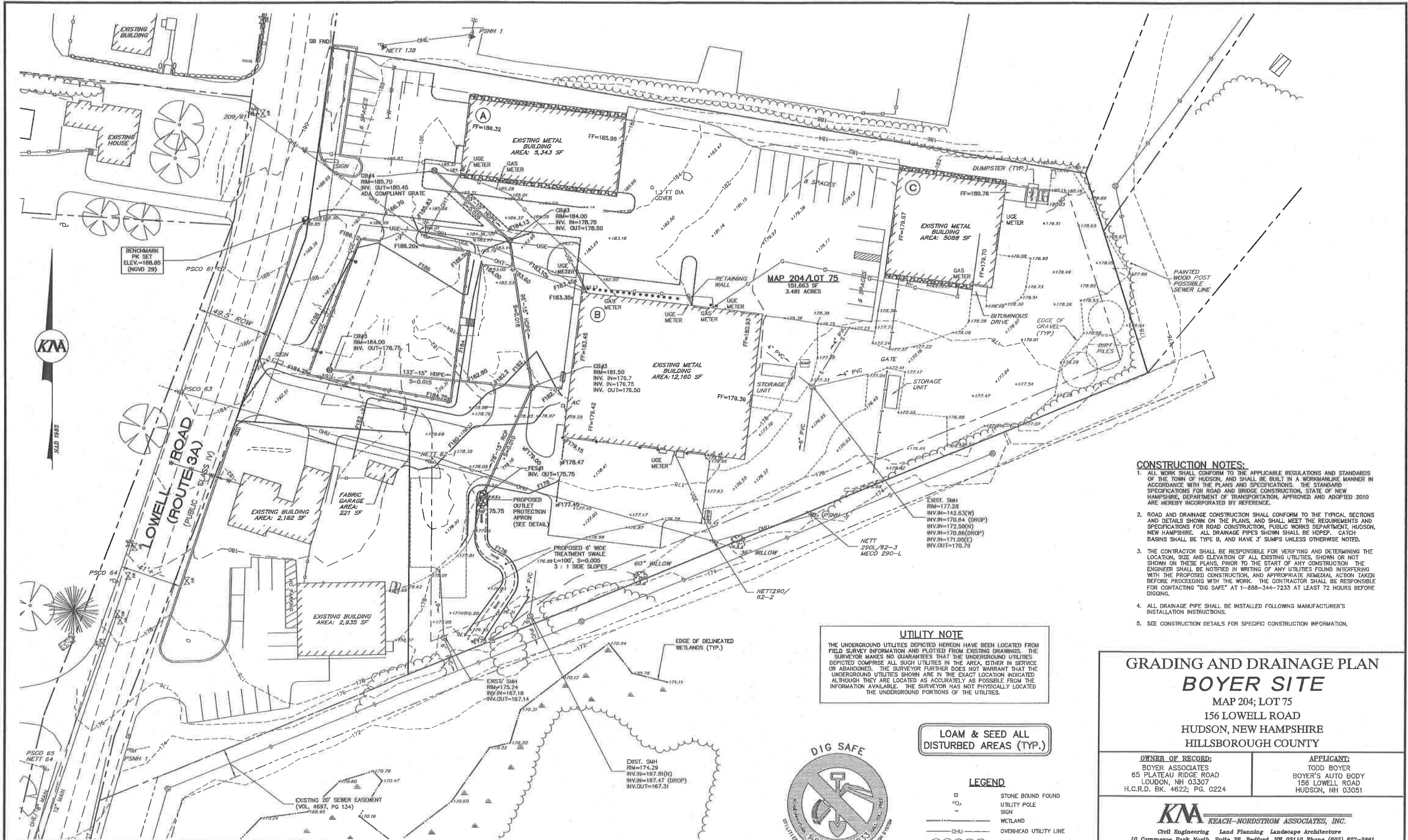
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	1/9/14	RESPONSE TO CJD COMMENTS	KMA

DATE: NOVEMBER 12, 2013 SCALE: 1" = 30'  
 PROJECT NO: 06-0808-2 SHEET 4 OF 11



- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
  2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HOPEP. CATCH BASINS SHALL BE TYPE B, AND HAVE 3" SUMPS UNLESS OTHERWISE NOTED.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
  4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  5. SEE CONSTRUCTION DETAILS FOR SPECIFIC CONSTRUCTION INFORMATION.

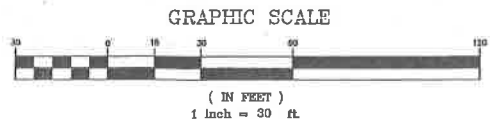
**UTILITY NOTE**

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**LOAM & SEED ALL DISTURBED AREAS (TYP.)**

**LEGEND**

—	STONE BOUND FOUND
—	UTILITY POLE SIGN
—	WETLAND
—	OVERHEAD UTILITY LINE
—	TREELINE
—	STONEWALL
—	EXISTING EDGE OF PAVEMENT
—	EXISTING EDGE OF GRAVEL
—	EXISTING SETBACK
—	EXISTING WETLAND BUFFER
—	EXISTING 10' CONTOUR
—	EXISTING 2' CONTOUR
—	PROPOSED EDGE OF PAVEMENT



**ZONING NOTE**

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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.

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

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

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

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

**GRADING AND DRAINAGE PLAN**  
**BOYER SITE**  
 MAP 204; LOT 75  
 156 LOWELL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> BOYER ASSOCIATES 65 PLATEAU RIDGE ROAD LOUDON, NH 03307 H.C.R.D. BK. 4622; PG. 0224	<b>APPLICANT:</b> TODD BOYER BOYER'S AUTO BODY 156 LOWELL ROAD HUDSON, NH 03051
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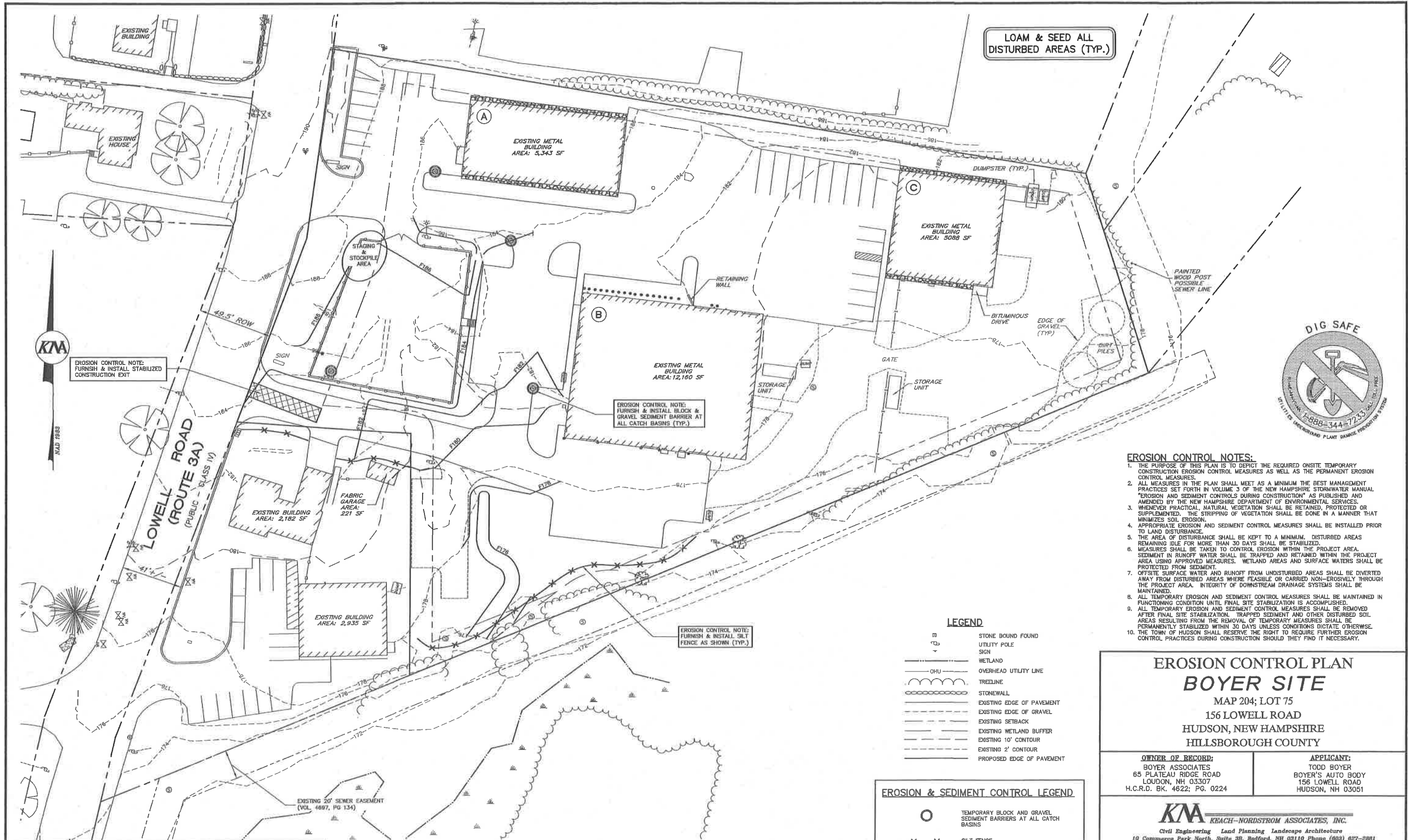
**KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Planning Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2801

**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	1/6/14	RESPONSE TO CDE COMMENTS	MMG

DATE: NOVEMBER 12, 2013 SCALE: 1" = 30'  
 PROJECT NO: 06-0808-2 SHEET 5 OF 11

K:\Projects\2013\06-0808-2\06-0808-2.dwg GRADING AND DRAINAGE PLAN 11/12/13 10:58 AM



EROSION CONTROL NOTE:  
FURNISH & INSTALL STABILIZED  
CONSTRUCTION EXIT

EROSION CONTROL NOTE:  
FURNISH & INSTALL BLOCK &  
GRAVEL SEDIMENT BARRIERS AT  
ALL CATCH BASINS (TYP.)

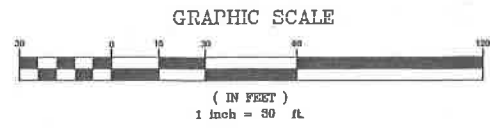
EROSION CONTROL NOTE:  
FURNISH & INSTALL SILT  
FENCE AS SHOWN (TYP.)

**LEGEND**

- STONE BOUND FOUND
- UTILITY POLE
- △ SIGN
- WETLAND
- OHU --- OVERHEAD UTILITY LINE
- TREELINE
- STONEWALL
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING SETBACK
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED EDGE OF PAVEMENT

**EROSION & SEDIMENT CONTROL LEGEND**

- TEMPORARY BLOCK AND GRAVEL SEDIMENT BARRIERS AT ALL CATCH BASINS
- × × × SILT FENCE
- ▨ STABILIZED CONSTRUCTION EXIT
- ▨ EROSION CONTROL BLANKETS
- ▨ NON DISTURBANCE AREA



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

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

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

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

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

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**EROSION CONTROL PLAN**  
**BOYER SITE**  
MAP 204; LOT 75  
156 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> BOYER ASSOCIATES 65 PLATEAU RIDGE ROAD LOUDON, NH 03307 H.C.R.D. BK. 4622; PG. 0224	<b>APPLICANT:</b> TODD BOYER BOYER'S AUTO BODY 156 LOWELL ROAD HUDSON, NH 03051
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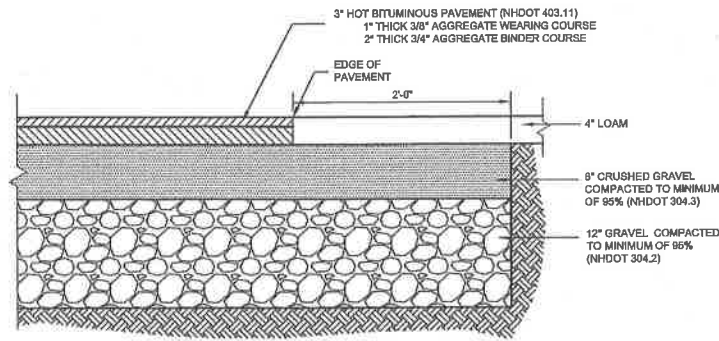
**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Planning Landscape Architecture  
10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1/5/14	RESPONSE TO CDR COMMENTS	MMH

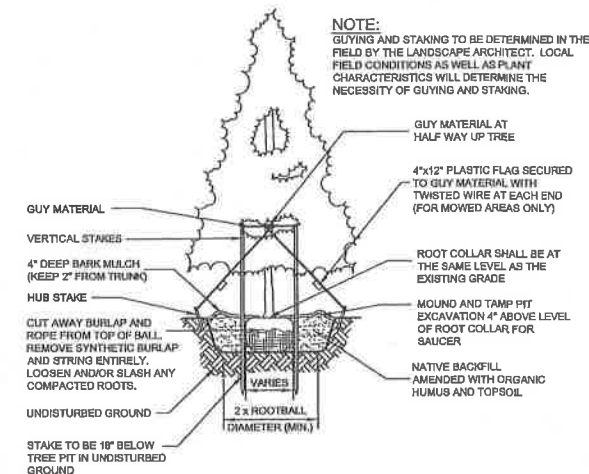
DATE: NOVEMBER 12, 2013      SCALE: 1" = 30'  
PROJECT NO: 06-0808-2      SHEET 6 OF 11

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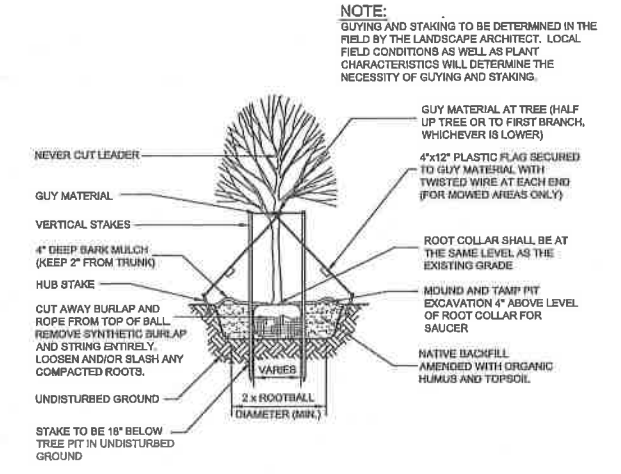




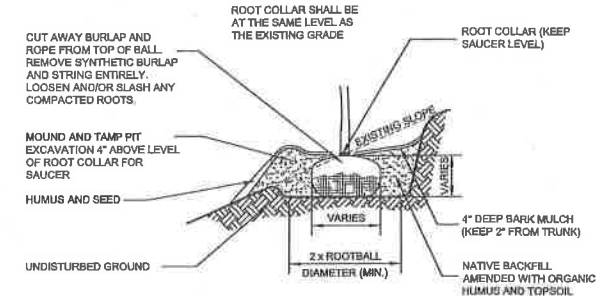
**DRIVEWAY AND PARKING LOT SECTION**  
NOT TO SCALE  
(MARCH 2009)



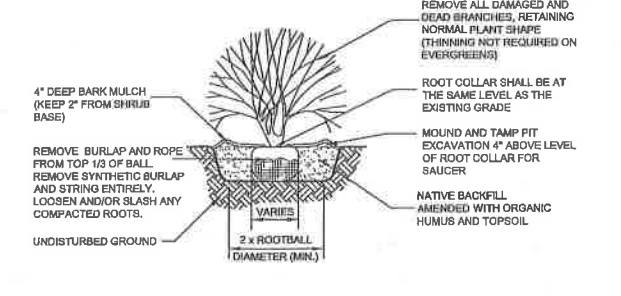
**EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE  
(JANUARY 2012)



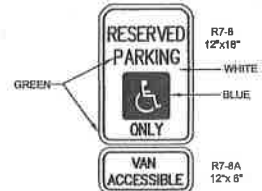
**DECIDUOUS TREE PLANTING DETAIL**  
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(JANUARY 2012)



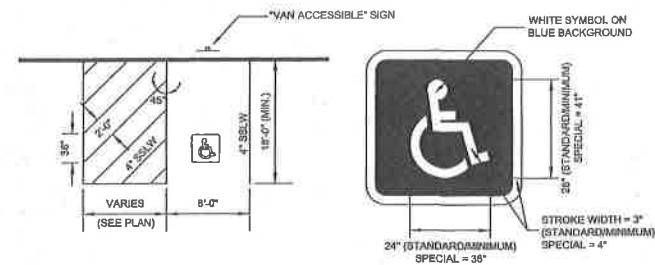
**TYPICAL PLANTING PIT ON SLOPE 4:1 OR GREATER**  
NOT TO SCALE  
(JANUARY 2012)



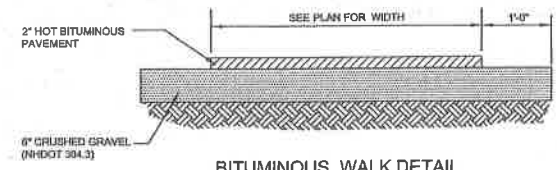
**BALLED & BURLAP SHRUB PLANTING DETAIL**  
NOT TO SCALE  
(JANUARY 2012)



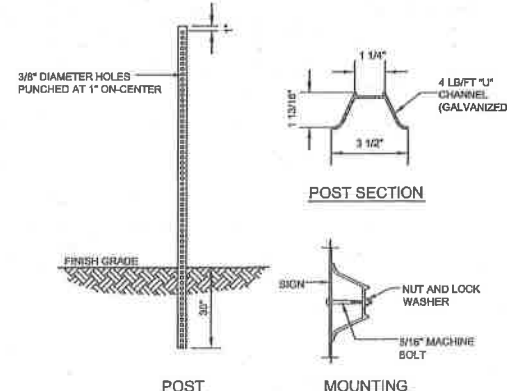
**VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL**  
NOT TO SCALE  
(MARCH 2008)



**HANDICAP STRIPING DETAIL**  
NOT TO SCALE  
(MARCH 2012)



**BITUMINOUS WALK DETAIL**  
NOT TO SCALE  
(MARCH 2009)



**STEEL SIGN POST DETAIL**  
NOT TO SCALE  
(MARCH 2009)

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

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

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

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

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- STRIPING NOTES:**
- ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THESE STANDARDS AND THE CURRENT EDITION OF MUTCD.
  - WIDTH OF LINES SHALL VARY NO MORE THAN ± 1/4 INCH FROM THAT SPECIFIED.
  - THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.
  - OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
  - BROKEN LINES SHALL BEGIN AND END WITH THE NEAREST FULL CYCLE OF BROKEN LINE.
  - SOLID LONGITUDINAL LINES SHALL BEGIN AND END WITHIN ± 2 INCHES OF A LAYOUT SYMBOL INDICATING THE END OF THE LINE, OR WITH A FULL CYCLE OF BROKEN LINE (IF APPROPRIATE).

**CONSTRUCTION DETAILS**  
**BOYER SITE**  
MAP 204; LOT 75  
156 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> BOYER ASSOCIATES 65 PLATEAU RIDGE ROAD LOUDBON, NH 03307 H.C.R.D. BK. 4622; PG. 2240	<b>APPLICANT:</b> TODD BOYER BOYER'S AUTO BODY 156 LOWELL ROAD HUDSON, NH 03051
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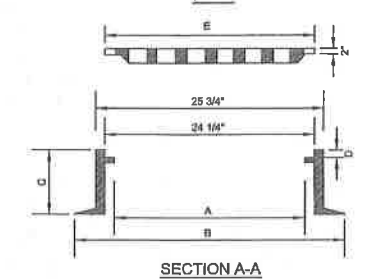
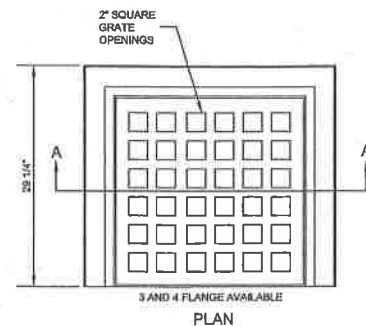
**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Planning Landscape Architecture  
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 827-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1/8/14	RESPONSE TO CD COMMENTS	KMD

DATE: NOVEMBER 12, 2013 SCALE: AS NOTED  
PROJECT NO: 06-0808-2 SHEET 8 OF 11

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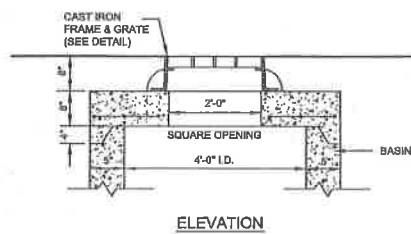
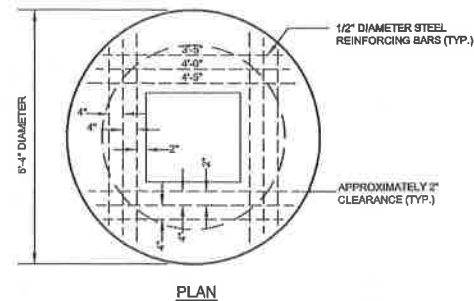


**SPECIFICATIONS:**

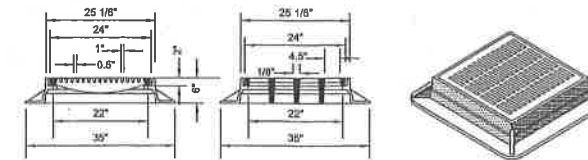
1. QUALITY CAST IRON FRAME AND GRATE.
2. BITUMINOUS COATED.
3. NON-ROCKING GRATE.
4. 2" SQUARE OPENING PATTERN ON GRATE.
5. GRAY CAST IRON MEETS ASTM A48 CLASS 30.
6. H-20 LOAD RATED.
7. FRAME AVAILABLE IN 4", 6" AND 8" HEIGHTS, WITH 3 OR 4 FLANGES.

FRAME	DIMENSIONS (IN)					
	A	B	C	D	E	F
4"	22"	33.25"	4"	2"	24"	
6"	22"	33.25"	6"	2"	24"	
8"	22"	33.25"	8"	2"	24"	

**HEAVY DUTY CATCH BASIN WITH 2" SQUARE OPENINGS**  
NOT TO SCALE  
(MARCH 2008)



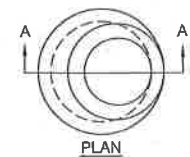
**REINFORCED CONCRETE TOP SLAB (4'-0" I.D.)**  
NOT TO SCALE  
(MARCH 2008)



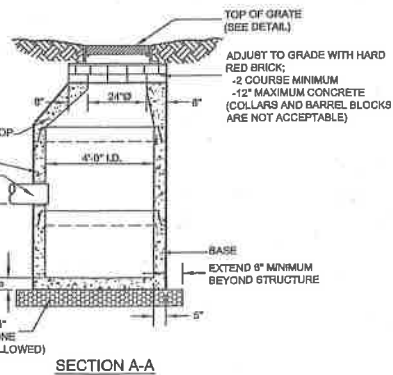
**NOTES:**  
CONTRACTOR TO USE CATCH BASIN GRATE AS SHOWN, OR EQUAL, WITH OPENINGS LESS THAN OR EQUAL TO 1/2" PER AMERICANS WITH DISABILITIES ACT REGULATIONS.  
**ADA CATCH BASIN FRAME & GRATE**  
NOT TO SCALE  
JUNE 2012

**NOTES:**

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

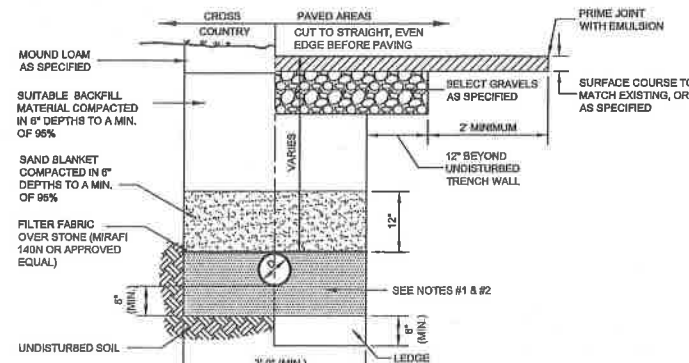


**DETAIL OF TONGUE AND GROOVE JOINT**



**SECTION A-A**

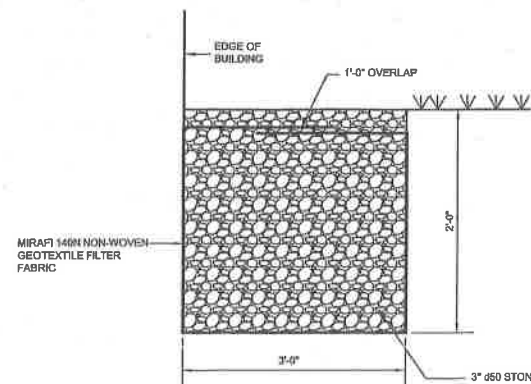
**PRECAST REINFORCED CATCH BASIN**  
NOT TO SCALE  
(MAY 2012)



**NOTES:**

1. THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
2. FOR HDPE OR PVC PIPE, BEDDING SHALL BE 34" STONE TO THE TOP OF THE PIPE.

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



**D RIP EDGE DETAIL**  
NOT TO SCALE

PIPE DIAMETER	DIMENSIONS, INCHES (MM)					
	PART No.	A (± 1")	B (MAX.)	H (± 1")	L (± 1/2")	W (± 2)
12" & 15"	1210 NP	6.5"	10"	6.5"	25"	23"
16"	1810 NP	7.5"	15"	8.5"	32"	35"
24"	2410 NP	7.5"	18"	8.5"	38"	45"
30"	3010 NP	10.5"	N/A	7.0"	53"	68"
36"	3610 NP	10.5"	N/A	7.0"	63"	86"

**ADS END SECTION DETAIL**  
NOT TO SCALE  
(MARCH 2008)

**CONSTRUCTION DETAILS**  
**BOYER SITE**  
MAP 204; LOT 75  
156 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
BOYER ASSOCIATES  
65 PLATEAU RIDGE ROAD  
LOUDON, NH 03307  
H.C.R.D. BK. 4622; PG. 2240

**APPLICANT:**  
TODD BOYER  
BOYER'S AUTO BODY  
156 LOWELL ROAD  
HUDSON, NH 03051

**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Planning Landscape Architecture  
10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 627-2001



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1/8/14	RESPONSE TO CDD COMMENTS	KMB

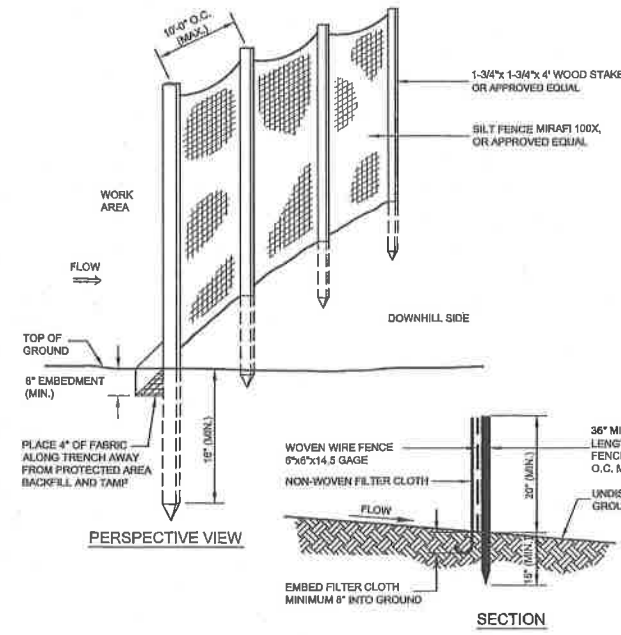
DATE: NOVEMBER 12, 2013 SCALE: AS NOTED  
PROJECT NO: 05-0808-2 SHEET 9 OF 11

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

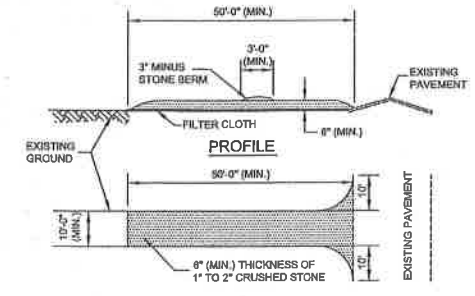
**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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





**SILT FENCE DETAIL**  
NOT TO SCALE  
(MARCH 2008)



**STABILIZED CONSTRUCTION EXIT DETAIL**  
NOT TO SCALE  
(MARCH 2008)

**MAINTENANCE:**

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

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

**CONSTRUCTION SPECIFICATIONS:**

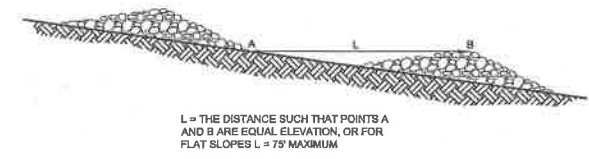
- STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 60 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 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 EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 8:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- 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.

**CONSTRUCTION SPECIFICATIONS:**

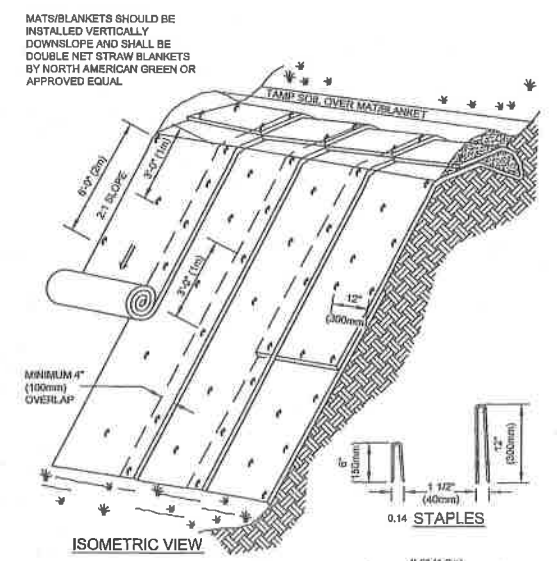
- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
- THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES WHERE NOTED OR AS DIRECTED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

**MAINTENANCE:**

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



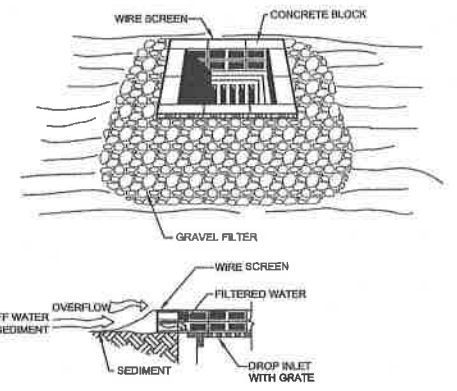
**STONE CHECK DAM SPACING DETAIL**  
NOT TO SCALE  
(MARCH 2008)



**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 STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

**EROSION CONTROL BLANKETS - SLOPE INSTALLATION**  
NOT TO SCALE  
(AUGUST 2011)

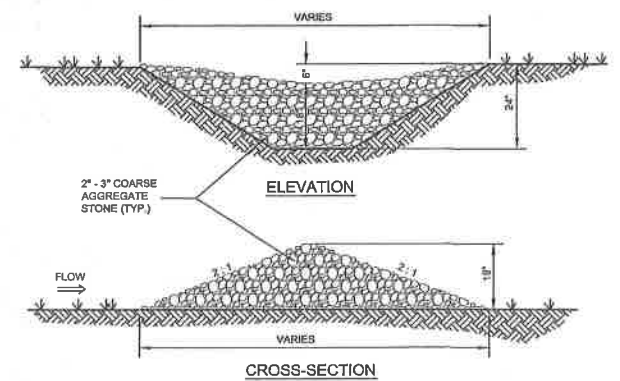


**NOTES:**

- CONCRETE BLOCKS SHOULD BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF EACH BLOCK SHOULD BE BUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED DEPENDING ON THE DESIGN BY STACKING VARIOUS COMBINATIONS OF DIFFERENT SIZED BLOCKS. THE BARRIER SHOULD BE A MINIMUM OF 12 INCHES HIGH AND A MAXIMUM OF 24 INCHES HIGH.
- HARDWARE CLOTH OR WIRE MESH SHOULD BE PLACED OVER OPENINGS OF THE CONCRETE BLOCKS AND EXTENDED AT LEAST 12 INCHES AROUND THE OPENING TO PREVENT AGGREGATE FROM BEING TRANSPORTED THROUGH THE OPENINGS IN THE BLOCK.
- SEWER STONE OR OTHER CLEAN COARSE AGGREGATE SHOULD BE PLACED AGAINST THE BLOCK TO THE TOP OF THE BARRIER.

**BLOCK & GRAVEL DROP INLET SEDIMENT FILTER**

NOT TO SCALE  
(MARCH 2008)



**STONE CHECK DAM 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 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NDOT 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\"/>

**CONSTRUCTION SEQUENCE**

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

**EROSION CONTROL NOTES**

- EXPOSED EARTHWORK SHALL BE LIMITED 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 FORTY-FIVE (45) 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 0.25\"/>

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

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

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

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

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

**CONSTRUCTION DETAILS**  
**BOYER SITE**  
MAP 204; LOT 75  
156 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
BOYER ASSOCIATES  
65 PLATEAU RIDGE ROAD  
LOUDON, NH 03307  
H.C.R.D. BK. 4622; PG. 2240

**APPLICANT:**  
TODD BOYER  
BOYER'S AUTO BODY  
156 LOWELL ROAD  
HUDSON, NH 03051

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Planning Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2801

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: NOVEMBER 12, 2013 SCALE: AS NOTED  
PROJECT NO: 06-0808-2 SHEET 11 OF 11

MATCH TO SHEET 1

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 03079  
VOL. 7267, PG. 1744

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

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

MAP 144; LOT 16  
MELISSA A. SIMPSON &  
MATHEW 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. 7492, PG. 2885

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

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

MAP 144; LOT 15  
MICHAEL R. &  
KATHY A. PAQUETTE  
54 LAWRENCE ROAD  
HUDSON, NH 03051  
VOL. 6438, PG. 2452

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- LIGHT
- WELL
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- ROW FENCE
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- BUILDING SETBACK
- EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED 2' CONTOUR
- PERMANENT WETLAND BUFFER IMPACT
- TEMPORARY WETLAND BUFFER IMPACT
- NON-DISTURBANCE AREA

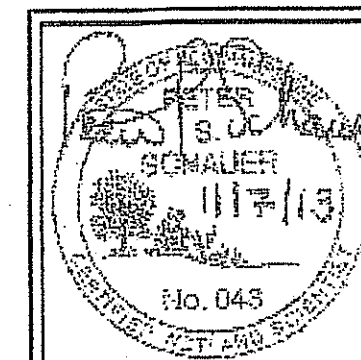
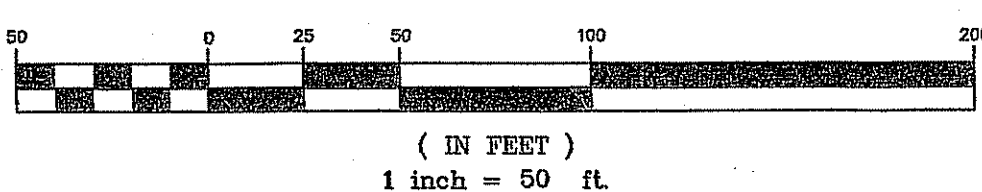


NPDES NOTE

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.

SEE SHEET 1 FOR GENERAL NOTES

GRAPHIC SCALE



PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, 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.

*Jan Baluta*  
HUDSON CONSERVATION COMMISSION CHAIRMAN  
13 Jan 2014  
DATE

WETLAND BUFFER IMPACT PLAN  
LAND OF MATARAZZO  
HUDSON ASSOCIATES, INC.

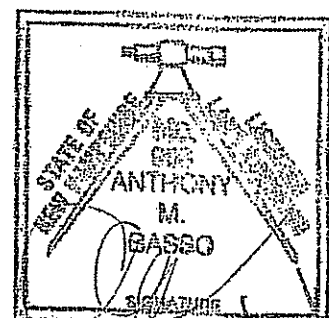
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

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

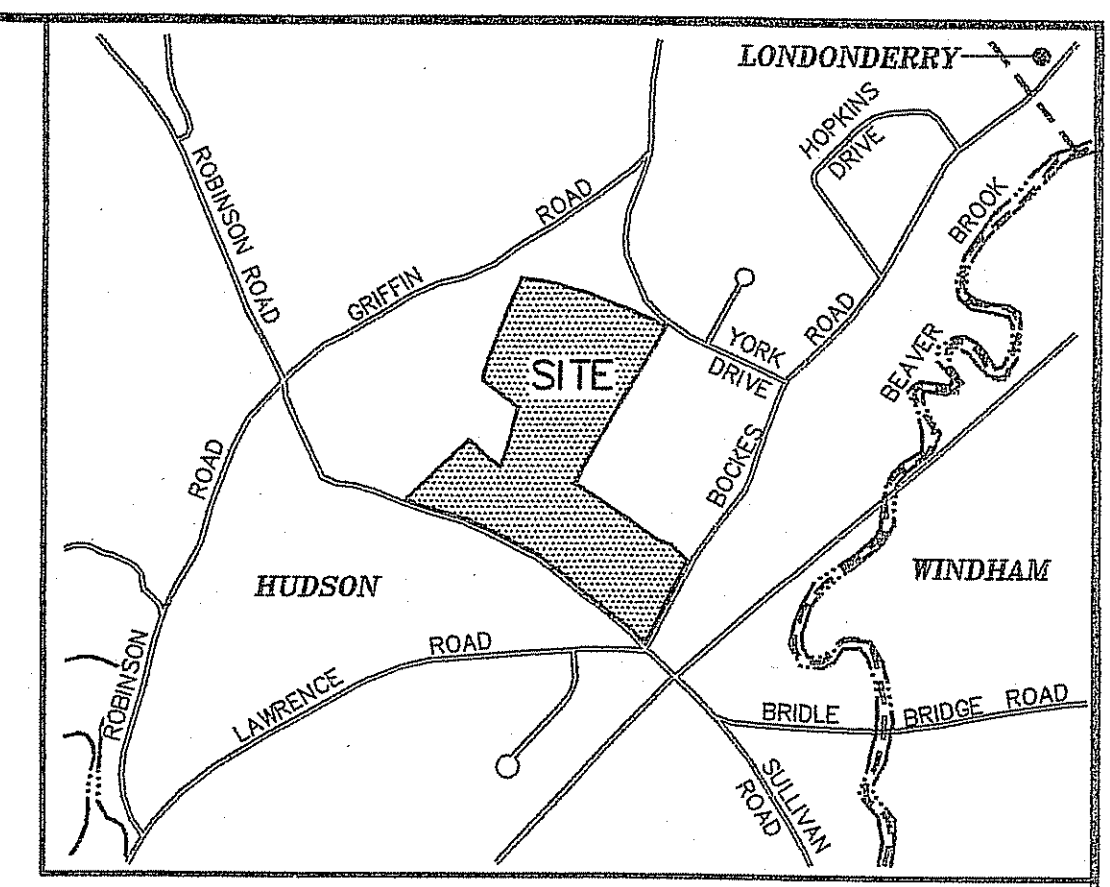
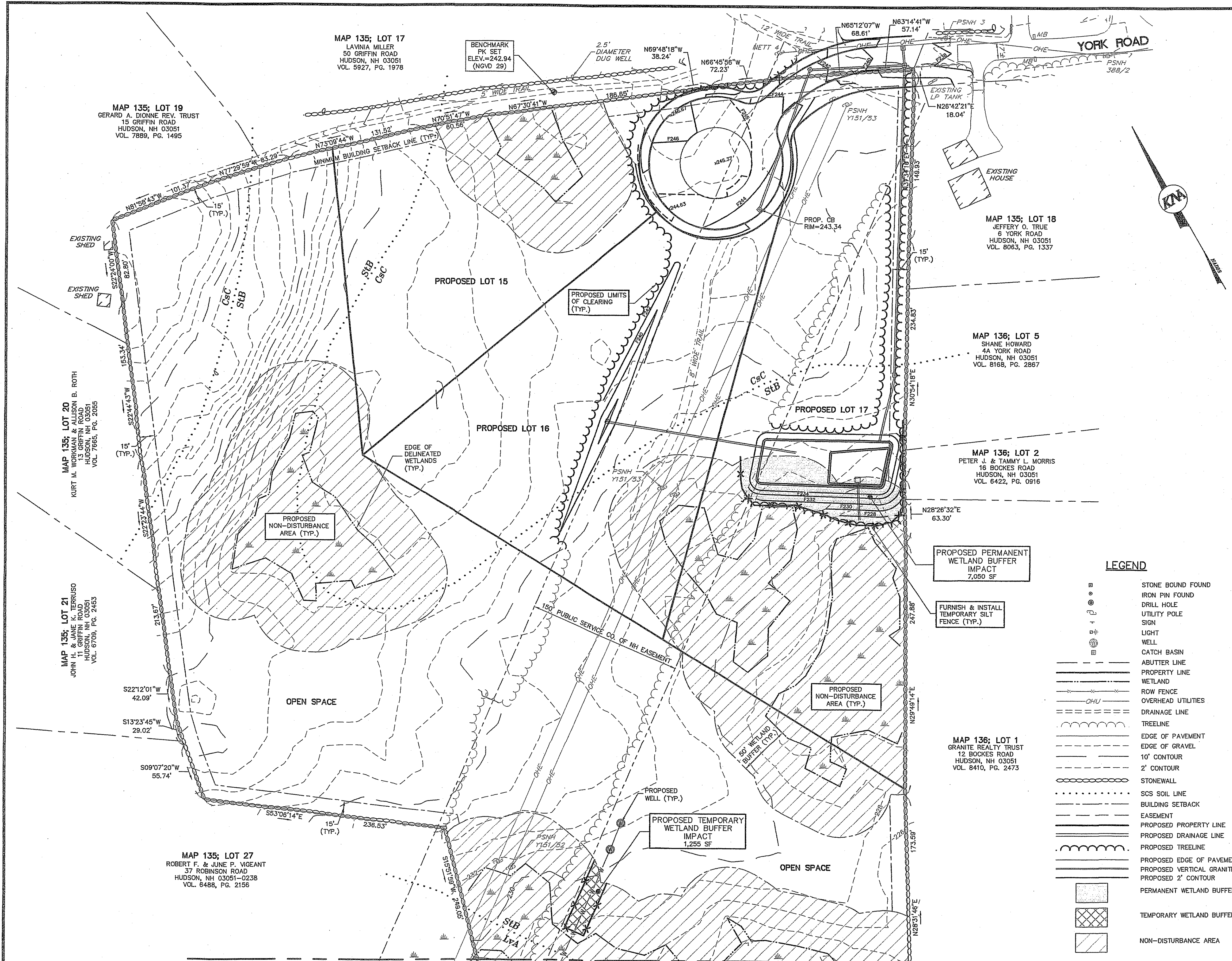
KM KEACH-NORDSTROM ASSOCIATES, INC.

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



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: NOVEMBER 1, 2013  
PROJECT NO: 13-0702-1  
SCALE: 1" = 50'  
SHEET 2 OF 2



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A 14 LOT OPEN SPACE DEVELOPMENT UTILIZING A COMMUNITY WELL, ALONG WITH 3 CONVENTIONAL LOTS 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 TOWN OF HUDSON TAX MAP 144; LOT 21.
  - OPEN SPACE SUBDIVISION TO BE SERVICED BY ON-SITE SEWAGE DISPOSAL SYSTEMS AND COMMUNITY WELL.
  - TOTAL AREA OF EXISTING PARCEL IS 1,168,411 S.F. OR 26.823 ACRES
  - 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) | (OPEN SPACE DEVELOPMENT) |
|----------------------------|----------------------------|--------------------------|
| - LOT AREA                 | 43,560 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                   |
- TOTAL PERMANENT WETLAND BUFFER IMPACT = 36,900 SF  
TOTAL TEMPORARY WETLAND BUFFER IMPACT = 2,850 SF
  - APPROXIMATE AREA OF PROPOSED OPEN SPACE = 12± ACRES.
  - WETLAND MAPPING PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC. ON JULY 24, 2013
  - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERE ON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JULY AND AUGUST 2013.
  - OWNER OF RECORD:  
MATARRAZZO HUDSON ASSOCIATES, INC.  
25 MAIN STREET  
NASHUA, NH 03060  
BK. 2854, PG. 532

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- LIGHT
- WELL
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- ROW FENCE
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- BUILDING SETBACK
- EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED 2' CONTOUR
- PERMANENT WETLAND BUFFER IMPACT
- TEMPORARY WETLAND BUFFER IMPACT
- NON-DISTURBANCE AREA



**WETLAND BUFFER IMPACT PLAN**  
**LAND OF MATARRAZZO**  
**HUDSON ASSOCIATES, INC.**  
MAP 144; LOT 21  
BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

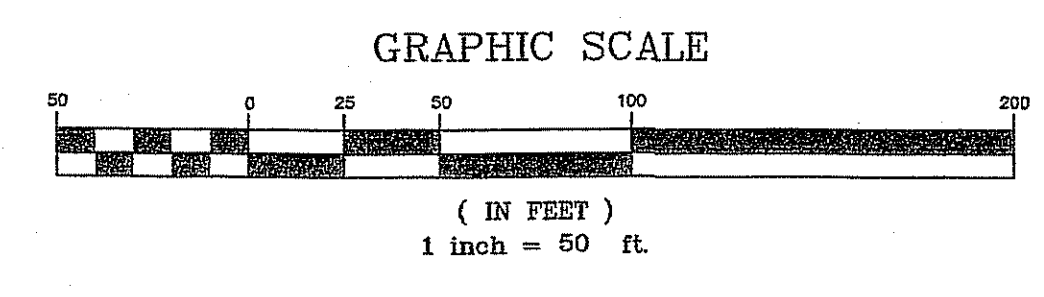
<b>OWNER OF RECORD:</b> MATARRAZZO HUDSON ASSOCIATES, INC. 25 MAIN STREET NASHUA, NH 03060 BK. 2854, PG. 532	<b>APPLICANT:</b> LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, NH 03110
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**KM REACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering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

REVISIONS			
No.	DATE	DESCRIPTION	BY

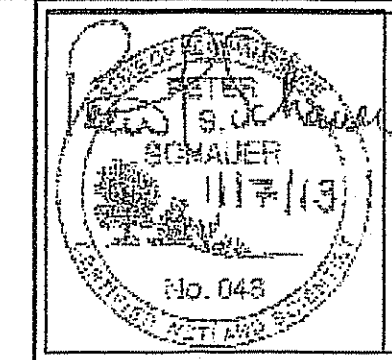
DATE: NOVEMBER 1, 2013      SCALE: 1" = 50'  
PROJECT No: 13-0702-1      SHEET 1 OF 2

*Jan Balle*  
HUDSON CONSERVATION COMMISSION CHAIRMAN  
13 Jan 2014  
DATE



**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.



PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48 OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LODDON, 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.