

VIII. OTHER BUSINESS

A. Introduction on Engineering Technical Guidelines & Typical Details.

IX. 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.

POSTED: Town Hall, Library & Web – 02-14-20

Brian Groth, Town Planner

LEE WAY BOND REDUCTION

STAFF REPORT

February 26, 2020

SITE: 25 Derry Subdivision (Lee Way)

ATTACHMENTS:

- 1) Memo from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner with recommendation for acceptance – Attachment “A”
- 2) Enterprise Bank Letter of Credit (Existing & New) Attachment “B”
- 3) Offsite Road Guarantee Estimate Form & Water Line Information – Attachment “C”

RECOMMENDATION: Per the written recommendation of the Town Engineer, the Board should vote to reduce the bond for Lee Way to \$28,018.35. A DRAFT MOTION is provided below:

MOTION TO RECOMMEND ACCEPTANCE:

I move to reduce the bond for Lee Way to \$28,018.35 in accordance with the recommendation of Elvis Dhima, Town Engineer.

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

(17A)



TOWN OF HUDSON

Engineering Department



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

TO: Brian Groth, Town Planner
Planning Board

FROM: Elvis Dhima, P.E., Town Engineer

DATE: January 30, 2020

RE: Lee Way- Bond Reduction

E 20

The Town of Hudson currently has in place a bond for the amount of \$40,000 related to the project listed above.

Based on January 30, 2020 site visit there is approximately \$28,018.35 worth of work remaining at the site. The applicant has provided a new bond for the amount of \$28,018.35 and is requesting the release of the current bond in place.

Engineering Department agrees with the release of the current bond and acceptance of the new bond amount.

First Motion:

To release the bond currently in place for the amount of \$40,000.00.

Second Motion:

To approve and accept the new bond for the amount of 28,018.35, as recommended by the Town Engineer.

u B 11



Enterprise Bank

Credit No: 43320 -2018 - 1
Irrevocable Standby Letter of Credit
Date and Place of Expiry: 10/4/2020
Enterprise Bank & Trust Company
45 Lowell Road
Hudson, NH 03051

October 4, 2018

Planning Board
Town of Hudson
12 School Street
Hudson, NH 03051

Account Party
Posey Investments, LLC
195 Central St. Rear
Hudson, NH 03051

Beneficiary
Town of Hudson
Hudson, NH 03051

Amount
\$40,000.00 USD

RE: 25 Derry St. Hudson, NH aka Lee Way Hudson, NH
Parcel IDs: 174-079-003, 174-079-004, and 174-079-005

Dear Planning Board:

By this document Enterprise Bank (hereinafter "issues") hereby amends irrevocable Letter of Credit in the amount of \$40,000 to the Town of Hudson on behalf of Donald Dumont (hereinafter "developer"). This irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations.

It is understood that the improvements guaranteed by this irrevocable Letter of Credit, include, but are not limited to the following: Water and sewer tie in for the three (3) lots located off 25 Derry St. in Hudson, NH.

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of 24 months. If all improvements guaranteed by this Letter of Credit are not completed by 10/4/2020 and if a certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, Enterprise Bank shall forthwith forward a check in the amount of \$40,000 to the Treasurer of the Town of Hudson, the funds go forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the subdivision and/or site plan referred to above shall be returned to Enterprise Bank.

Sincerely,

Nicholas Russo
Assistant Vice President

I have read this Letter of Credit and agree to its terms:

Donald Dumont, Posey Investments, LLC



Enterprise Bank

RECEIVED
JAN 28 2020
TOWN OF HUDSON
PLANNING DEPARTMENT

Credit No: 43320 -2018 - 1
Irrevocable Standby Letter of Credit
Date and Place of Expiry: 11/26/2020
Enterprise Bank & Trust Company
45 Lowell Road
Hudson, NH 03051

November 26, 2019

Planning Board
Town of Hudson
12 School Street
Hudson, NH 03051

Account Party
Posey Investments, LLC
195 Central St. Rear
Hudson, NH 03051

Beneficiary
Town of Hudson
Hudson, NH 03051

Amount
\$28,018.35 USD

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Parcel IDs: 174-079-003, 174-079-004, and 174-079-005

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It is understood that the improvements guaranteed by this irrevocable Letter of Credit, include, but are not limited to the following: Water and sewer tie in for the three (3) lots located off 25 Derry St. in Hudson, NH.

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of 12 months. If all improvements guaranteed by this Letter of Credit are not completed by 11/26/2020 and if a certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, Enterprise Bank shall forthwith forward a check in the amount of \$28,018.35 to the Treasurer of the Town of Hudson and Donald Dumont, the funds go forwarded to the Town Treasurer and Donald Dumont shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the subdivision and/or site plan referred to above shall be returned to Enterprise Bank.

Sincerely,

Nicholas Russo
Vice President

I have read this Letter of Credit and agree to its terms:

Donald Dumont, Posey Investments, LLC

"C"

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: Don Dumont Date: 7/7/17

Project Name: 25 Derry Street Subdivision Map: 174 Lot: 79

Street Name: Lee Way Street Length: 532'

				Total	Bond Remaining
Clearing, 50' width	0.65 A.C.	@ \$ 7,500.00	= \$	4,875.00	0
Excavation	1338 C.Y.	@ \$ 5.00	= \$	6,690.00	0
Ledge Removal Mass	C.Y.	@ \$ 25.00	=		
Trench Ledge	C.Y.	@ \$ 50.00	=		
Drainage Swales	570 L.F.	@ \$ 5.00	= \$	2,850.00	0
Drainage Swale w/Riprap	20 L.F.	@ \$ 7.00	= \$	140.00	0
Hay Bale Dike	3 EA	@ \$ 4.00	= \$	12.00	0
Silt Fence	187 L.F.	@ \$ 4.00	= \$	748.00	0
Storm Drains Size/Type					
12" HDPE	95 L.F.	@ \$ 30.00	= \$	2,850.00	0
15" RCP	L.F.	@ \$ 34.00	=		
18" RCP	L.F.	@ \$ 38.00	=		
21" RCP	L.F.	@ \$ 42.00	=		
24" RCP	L.F.	@ \$ 46.00	=		
30" RCP	L.F.	@ \$ 54.00	=		
36" RCP	L.F.	@ \$ 66.00	=		
6" PVC	L.F.	@ \$ 20.00	=		
6" Underdrain	L.F.	@ \$ 15.00	=		
8" Underdrain	L.F.	@ \$ 16.00	=		
Additional Excavation for Structures	103 C.Y.	@ \$ 6.00	= \$	618.00	0
4' Catch Basins	6 V.F.	@ \$ 250.00	= \$	1,500.00	0
5' Catch Basins	V.F.	@ \$ 275.00	=		
4' Drain Manholes	V.F.	@ \$ 275.00	=		
5' Drain Manholes	V.F.	@ \$ 310.00	=		
12" PVC Catch Basin	4 V.F.	@ \$ 100.00	= \$	400.00	
Headwalls	EA.	@ \$ 1,300.00	=		
Rip-Rap	9 S.Y.	@ \$ 36.00	= \$	324.00	

Subdivision Name: ___ 25 Derry Street

					Total	Bond Remaining
Sanitary Sewer Size						
6" PVC Service Connection	_____ L.F.	@ \$ 20.00 =	_____	_____		
8" PVC						
0' - 12' Depth	327 L.F.	@ \$ 50.00 =	\$ 16,350.00			0
12' - 18' Depth	_____ L.F.	@ \$ 75.00 =	_____	_____		
10" PVC	_____ L.F.	@ \$ 75.00 =	_____	_____		
Other	_____ L.F.	@	_____	_____		
Sanitary Sewer Manholes 4' dia.	22.7 V.F.	@ \$ 300.00 =	\$ 6,810.00			0
Sanitary Sewer Manholes 5' dia.	_____ V.F.	@ \$ 325.00 =	_____	_____		
Service Cleanout	_____ EA.	@ \$ 110.00 =	_____	_____		
Water Main Size (valves included)						
4" DIP Class 52	300 L.F.	@ \$ 53.00 =	\$ 15,900.00			0
6" DIP Class 52	_____ L.F.	@ \$ 40.00 =	_____	_____		
8" DIP Class 52	66 L.F.	@ \$ 47.00 =	\$ 3,102.00			0
10" DIP Class 52	_____ L.F.	@ \$ 52.00 =	_____	_____		
12" DIP Class 52	_____ L.F.	@ \$ 55.00 =	_____	_____		
T/S&V	1 L.F.	@ \$3,500.00 =	\$ 3,500.00			0
Hydrants	1 EA	@ \$ 3,000.00 =	\$ 3,000.00			0
1" Copper Service (stops included)	3 EA.	@ \$ 400.00 =	\$ 1,200.00			0
Bank Run Gravel	402 C.Y.	@ \$ 14.00 =	\$ 5,628.00	_____		
Crushed Bank Run Gravel	201 C.Y.	@ \$ 18.00 =	\$ 3,618.00	_____		
Sand Cushion	100 C.Y.	@ \$12.00 =	\$ 1,200.00	_____		
Hot Bituminous Pavement 28' width						
2 1/2" Base Course Type C	130 TONS	@ \$ 85.00 =	\$ 11,050.00			0
1 1/2" Wearing Course Type F	108 TONS	@ \$ 85.00 =	\$ 9,180.00			9180
_____ Other		@	=	_____		
Tack Coat	1905 S.Y.	@ \$ 0.20 =	\$ 381.00	_____		
Curbing						
Granite	147 L.F.	@ \$ 22.00 =	\$ 3,234.00	_____		
Cape Cod	_____ L.F.	@ \$ 6.00 =	_____	_____		
Sidewalks						
5' Wide bituminous	97 S.Y.	@ \$ 30.00 =	\$ 2,910.00	_____		
Loam and Seed						
Easement areas	300 L.F.	@ \$ 6.00 =	\$ 1,800.00	_____		
R.O.W. areas	470 L.F.	@ \$ 5.00 =	\$ 2,350.00	_____		

Subdivision Name: _____

					Total	Bond Remaining
Bounds and Pins						
Property Pins	3 EA.	@	\$ 175.00 =	\$	525.00	_____
Road Bounds	14 EA.	@	\$ 325.00 =	\$	4,550.00	_____
Stop Signs	1 EA.	@	\$ 75.00 =	\$	75.00	_____
Street Signs	1 EA.	@	\$ 85.00 =	\$	85.00	_____
As-Built Plans	532 L.F.	@	\$ 4.00 =	\$	2,128.00	_____
Landscaping						
Trees	3 EA.	@	\$ 375.00 =	\$	1,125.00	_____
Bushes	22 EA.	@	\$ 200.00 =	\$	4,400.00	_____
Guard Rails	_____ L.F.	@	\$ 50.00 =		_____	_____
Utility Trench (Elec/Tel/TV)	97 L.F.	@	\$35.00 =	\$	3,395.00	_____
Other required improvements (itemize on separate sheet)	_____ S.F.	@	\$0.50 =		_____	_____
Subtotal:					\$ 128,503.00	9180
3% Mobilization					\$ 132,358.09	\$ 9,455.40
Engineering & Contingencies					\$ 13,235.81	\$ 945.54
(10% subtotal):					\$ 145,593.90	\$ 10,400.94
10% Maintenance Level:					\$ 14,559.39	
Total Estimate:					\$ 160,153.29	\$ 14,559.39

Prepares Name: _____ Elvis Dhima
 Bond will not be reduced less than the original 10%

7/13/2017

rev 3/21/16
 rev 7/9/10
 excel bond form

"NOTICE OF WATER ACCEPTANCE"

1. The water line as described herein:

Project Name: Lee Way Contractor: Simoneau Excavation LLC.

Owner: Posey Investments LLC.

Street and Station (Location): 25 Derry St

Has been inspected and tested and is in compliance with the Town of Hudson requirements for water construction (inspection and test report on file with the DPW).

2. Portions which are Public Water are described as (attach legal documentation) and are so dedicated as such:

3. Portions which are Private Water are described as: N/A

4. The following sites/lots/units which have "accessibility" are: (list by Tax Map & Lot #'s)

Map 174 Lot 79-3,4,5 & Lot 86

Access fees for these lots/sites are to be assessed as of July, 2019 (Date)

5. I, Posey Investments LLC. (owner), state that the above-described water(s) has been constructed in accordance with the requirements for water construction of the Town of Hudson, and I further understand and accept the conditions set forth by the Town of Hudson for Public and Private Waters and accessibility.


Owner

8/6/19
Date

6. In accordance with the above stipulation and description, this water is recommended for acceptance.

Town Engineer or Authorized Agent Date

Road Agent or Authorized Agent Date

7. In accordance with the above stipulations and descriptions, this water is hereby recommended for Acceptance by the Municipal Utility Committee and is subject to all rules and regulations and fees of the Hudson Water Utility.

MUC Chairman Approved at meeting of:
Date

8. Water Accepted by Water Utility and Town of Hudson Approved at meeting of:

Board of Selectmen Chairman Date

cc: Owner Water Foreman Town Engineer Building Inspector Planning Board

WATER EASEMENT DEED

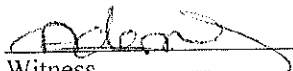
Posey Investments LLC., the GRANTOR, for valuable consideration received, grants and conveys with Warranty Covenants to the Town of Hudson, a New Hampshire Municipal Corporation with offices at Town Hall, 12 School Street, Hudson, Hillsborough County, State of New Hampshire, the TOWN, an easement in, over, under and through a certain tract of land situated in the Town of Hudson, Hillsborough County, State of New Hampshire. The easement areas are shown on a plan entitled "Consolidation and Subdivision plan". Lots 86 & 79-3,4,5 Map 174 Lee Way, Hudson, New Hampshire, 1 Sheet, Prepared for Arne LLC., Dated 4/28/17, Prepared by MJS Engineering, P.C.. Being recorded at the Hillsborough County Registry of Deeds as Plan No. 39423. The easements are described as a portion of 20 foot wide Right of Way labeled as 20' wide Eastment for Water Main and more specifically described in the attached Exhibit A.

The purpose of this conveyance is to grant an easement in order for the TOWN to layout, construct, build, install, maintain, repair, improve, remove, replace and/or rebuild a water line for the transportation of water and to provide access thereto.

The GRANTOR shall not make any improvements within or abutting this easement which interferes with or will interfere with the TOWN's exercise of its right under this deed.

The TOWN, its employees, and its agents have the right to enter and leave the easement area with workers, equipment and materials in order to inspect and survey the easement and to carry out the easement purposes.

The rights, conditions, restrictions and duties created by this deed shall run with the land and shall accrue to and be binding on the successor's-in-interest, heirs and assigns of the GRANTOR and the TOWN.



Witness

By: 
Duly Authorized

ACKNOWLEDGMENT

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 15th, before me personally appeared Donald Dumont, and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public

My Commission Expires: _____
KATHLEEN E. WARREN
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
March 13, 2024

LEE WAY

HOLD HARMLESS AGREEMENT

Posey Investments LLC., owner and developer of the subdivision project known as LEE Way, hereby agrees to hold the Town of Hudson harmless with regard to any digging or damage to the roadway or utilities in connection with maintenance and repairs to the water mains dedicated to the Town of Hudson within the roadway as noted in the NOTICE OF WATER ACCEPTANCE document dated December 2018.

This Hold Harmless Agreement shall remain in effect indefinitely or until this roadway is accepted by the Town of Hudson.

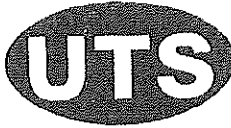
Acknowledged and agreed to this 11th day of July, 2019.

POSEY INVESTMENTS LLC.
(Owner)

By: [Signature] MANAGER DAN DOMONT
Duly Authorized

WATER LINE PRESSURE TEST
UNDERGROUND TESTING AND SERVICES, INC.

809 Back Mountain Road
Goffstown, NH 03045
Tel/Fax (603) 497-5549
Cell (603) 759-4088



Client: SIMONPAU EXCAVATION

Project Name: _____

Address: _____

Location: 25 DERRY Rd
HUDSON, NH.

Test Date: 6-17-19

Water System: White Water

Diameter of Main: 4" / 8"

Length of Main: 400' / 100'

Time Start: 1:00 PM

Time Finished: 2:30 PM

Static Pressure: 70 PSIG

Diameter of Main: —

Length of Main: —

Test Requirements: 150 PSI for 2 Hrs.

Allowable Leakage Loss: 55.5 OZ. for 2 Hrs.

Actual Loss: 2 OZ. for 1.5 Hrs.

Inspector: A. Adams

Hydrostatic Pressure Test: 6-17-19

Passed Failed

Approved by: [Signature]

Date: 6/17/19

UTS Operator: Rick Boisvert

Date: 6-17-19

Chlorination Requirements: _____

Gallons of _____ % Solution.

Results and Comments: * line is flushed free of chlorine

and collected bacteria sample

EAGLE'S NEST AMENDMENT OSD
LOT LINE RELOCATION SB #01-20
&
SUBDIVISION AMENDMENT SB#02-20

STAFF REPORT

February 26, 2020

SITE: Eagles Nest Estates, Map 194 Lot 9-2

ZONING: General-1 (G-1)

PURPOSE OF PLANS: to amend the Eagles Nest Open Space Development in order to add 8 open space lots on Map 194 Lot 9-2.

PLANS UNDER REVIEW: Amended Eagles Nest Estates; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Eagles Nest Estates, LLC, 2 Aspen Drive, Pelham, NH 03076; consisting of 21 sheets and notes 1-39 on Sheet 3; dated November 14, 2019 and last revised January 15, 2020.

ATTACHMENTS:

- A. Fuss & O'Neill's first review letter dated 1/2/2020.
- B. Applicant response letter dated 1/15/2020.
- C. Fuss & O'Neill's first review letter dated 1/30/2020.
- D. Town Department comments.
- E. CAP fee worksheet.

APPLICATION TRACKING:

- December 10, 2019 – Application submitted.
- February 3, 2020 – Revised plan set received.
- February 26, 2020 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

Background

This application seeks to add a piece of land (Map 194 Lot 9-2) to the Eagles Nest Open Space Development that was previously approved on August 19, 2015. The mechanics of doing this first involves an application for a lot line adjustment, which consolidates a westerly portion of Map 194 Lot 10-9 into the subject lot (194/9-2) and an easterly portion into the open space lot, Map 186 Lot 24. From there, the application proposes 8 new housing lots and an open space lot. This would increase the overall house lot count from 67 to 75.

Conceptual Yield Plan

In Attachment C, Fuss & O'Neill questions the viability of two lots shown in the conceptual yield plan, lots 40 and 65. More information has been requested, but if these two lots are indeed invalid, the total OSD lot count would be reduced.

Engineer Stamp

In Attachment C, Fuss & O'Neill notes that the roadway plan and profile differ from what was shown on their previous review copy from 2015. If these are different, the new plans should be stamped by a professional engineer.

Driveways, Septic and House Location

In Attachment C, Fuss & O'Neill notes that there is overlap among locations of driveways, septic areas and house locations in the newly proposed lots. A revised design should be submitted to prove the viability of these lots to the Board's satisfaction.

Driveways, again

Note 26 on Sheet 2 states that "Driveways and road surfaces shall not exceed a grade of 10% without mitigation measures being agreed upon with the Hudson Fire Department as required by NFPA 1141." It should further be noted that a waiver from the Planning Board is also required in the event driveways are proposed to exceed a grade of 10%.

Waivers

Note 11 on sheet 2 states that a waiver was granted to §289-37, Plan Schedule and Form, which deals with project phasing. Staff will confirm or deny if the previously granted waiver applies to the current application prior to the meeting.

Other Engineering Items

There are several engineering details that require clarification and confirmation from the Town Engineer. Resolution of these items will be pursued in advance of the meeting.

[ADDITIONAL INFORMATION AND DRAFT MOTIONS WILL BE PROVIDED IN ADVANCE OF THE MEETING.]



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman Roger Coutu, Selectmen Liaison

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

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: JANUARY 8, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Jordan Ulery Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Bracket Member <input type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Ed Van der Veen Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input type="checkbox"/>	Roger Coutu Select. Rep <input type="checkbox"/>
Marilyn McGrath Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>		

- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Ms. McGrath seated for Mr. Coutu.

V. MINUTES OF PREVIOUS MEETING(S)

- 11 December 19 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 11 December 19 Meeting Minutes.

Motion seconded by Mr. Collins. Motion carried – All in favor – motion carried.

VI. NEW BUSINESS

- B. Driveway Waiver request
WR# 01-20

15 Sunshine Drive
Map 149/Lot 006

Purpose of Request: to waive the requirements of item §193-10.C – Establishment of grades. Waiver Acceptance & Hearing.

Ms. McGrath voted to grant a waiver from §193-10.C of the Driveway Regulations – Establishment of Grades, to allow driveway grades of up to 14%,

based on the Board's discussion, the Town Engineer, the testimony of the Applicant, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

VII. OTHER BUSINESS

A. Zoning Amendments

1. Wetland Conservation Overlay District; Article IX, Wetland Conservation District; to establish a Conditional Use Permit process to protect wetlands and wetland buffers.

Chairman Malley opened the public input portion of the hearing at 7:25pm, seeing no one in the audience, Malley closed the public input portion of the hearing at 7:25pm.

Mr. Van der Veen moved to amend §334-35A(3a) from “Wetlands over 500 square feet in area” to read “Wetlands & Surface Waters” and to delete sub-items a, b and c of 334-35.A.3.

Motion seconded by Ms. McGrath. All in favor – motion carried 6/0/0.

Ms. McGrath moved to schedule a public hearing on January 22, 2020, for an amendment to the Wetland Conservation Overlay District; Article IX, Wetland Conservation District.

Motion seconded by Mr. Van der Veen. All In favor – motion carried 6/0/0.

2. Duplexes; Article II, Terminology, §334-6 Definitions: DUPLEX; to clarify definition of Duplex buildings; Attachment 4, Table of Minimum Dimensional Requirements, to require greater lot size for duplexes than single-family homes.

Chairman Malley opened the public input portion of the hearing at 8:01pm, seeing no one in the audience, Malley closed the public input portion of the hearing at 8:01pm.

Citing a concern that increasing the lot size requirement for duplexes may negatively affect the affordability of such units, Mr. Van der Veen moved to remove the proposed changes to the Table of Minimum Dimensional Requirements from the zoning amendment.

Motion seconded by Mr. Ulery. Motion carried 4/2/0. McGrath opposed to revision because she felt the increased lot size is appropriate, Dumont voted in opposition although he voiced support for the revision.

Mr. Ulery moved to schedule a public hearing on January 22, 2020, for an amendment to the §334-6 Definitions: DUPLEX; to clarify definition of Duplex buildings.

Motion seconded by Ms. McGrath. All in favor – motion carried 6/0/0.

Motion seconded by Mr. Ulery. Motion carried – 4/2/0.

3. Building Height in Industrial Zones; Article III, General Regulations, § 334-14 Building Height; to include Map 251 Lot 1, “BAE Systems” in the allowance for 50-foot building height in select industrial zones.

Due to her status as an abutter, Ms. McGrath recused herself for this agenda item (re-seated at 7:30 P.M.)

Mr. Ulery moved to schedule a public hearing on January 22, 2020, for an amendment to the §334-14 “Building Height” to include Map 251, Lot 1, “BAE Systems” as presented.

Motion seconded by Mr. Dumont. All in favor – motion carried 5/0/0.

4. Hearings on Applications; §276-5 Hearing on Applications; to revise this regulation in accordance with state law and Town practices, to clarify the distinction between direct and indirect abutters, and to recognize technological advancements and restrictions of print media’s ability to inform the general public in Hudson.

Mr. Collins moved to schedule a public hearing on January 22, 2020, for an amendment to the §276-5 “Hearing on Applications.” as presented.

Motion seconded by Mr. McGrath. All in favor – motion carried 6/0/0.

[note: due to public notification requirements, the Town Planner reported to the Board at the 01/22/2020 meeting, that this public hearing will need to be held at the 02/12/2020]

VIII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 8:23 p.m.

William Collins, Secretary

REQUEST TO RELEASE TRAFFIC IMPROVEMENT IMPACT FEES

STAFF REPORT

February 26, 2020

Attached, hereto, please find a Request to Release Corridor Impact Fees by Elvis Dhima, Town Engineer (Memo dated 02-03-20) for the Lowell and Birch Intersection Improvements. In his memo, Mr. Dhima includes a quote from Electric Light Company, Inc. for such improvements, and requests the Planning Board to favorably recommend to the BOS, the release of \$9,767.21 from Impact Fee Account 2070-000-915, Corridor – Lowell Rd/Pelham Yards Improvements, the release of \$697.94 from Impact Fee Account 2070-000-090 – Corridor – Lowell Road Improvements, the release of \$14,875.18 from Impact Fee Account 2070-000-701, Corridor – Zone 1 Traffic Improvements, and the release of \$14,875.17 from Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements, for a total of \$40,217.50.

DRAFT MOTION:

I move to recommend to the Board of Selectman the release of \$9,767.21 from Impact Fee Account 2070-000-915, Corridor – Lowell Rd/Pelham Yards Improvements for the Lowell and Birch Intersection Project in accordance with the written request for the same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 03 FEB 2020).

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

DRAFT MOTION:

I move to recommend to the Board of Selectman the release of \$697.94 from Impact Fee Account 2070-000-090, Corridor – Lowell Road Improvements for the Lowell and Birch Intersection Project in accordance with the written request for the same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 03 FEB 2020).

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

DRAFT MOTION:

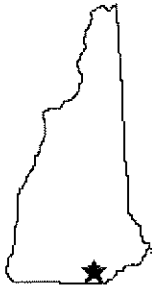
I move to recommend to the Board of Selectman the release of \$14,875.18 from Impact Fee Account 2070-000-701, Corridor – Zone 1 Traffic Improvements for the Lowell and Birch Intersection Project in accordance with the written request for the same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 03 FEB 2020).

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

DRAFT MOTION:

I move to recommend to the Board of Selectman the release of \$14,875.17 from Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements for the Lowell and Birch Intersection Project in accordance with the written request for the same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 03 FEB 2020).

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



TOWN OF HUDSON

Engineering Department



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

TO: Brian Groth, Town Planner
Planning Board

FROM: Elvis Dhima, P.E., Town Engineer

DATE: February 3rd, 2020

RE: Request for Approval of Funds from Corridor Accounts

Hudson Planning Board approved corridor expenditure on October 9th, 2019 related to the three intersections listed below,

Lowell & Birch Intersection Upgrade:	\$40,217.50
Lowell & Executive Intersection Upgrade:	Completed
Lowell & Oblate Intersection Upgrade:	Completed

Due to limited funding last year Lowell and Birch intersection project was put on hold due to funding until now. Upon completion of this project all Town owned and operated traffic intersections will be up to date and on the same platform. The Engineering Department and Public Works Department is asking the Planning Board to approve and recommend the expenditure to the Board of Selectmen.

First Motion:

To approve and proceed with intersection upgrade project using Corridor Account #: 2050-000-915, not to exceed \$9,767.21.

Second Motion:

To approve and proceed with intersection upgrade project using Corridor Account #: 2070-000-090, not to exceed the amount of \$697.94.

Third Motion:

To approve and proceed with intersection upgrade project using Corridor Account #: 2070-000-701, not to exceed \$14,875.18.

Fourth Motion:

To approve and proceed with intersection upgrade project using Corridor Account #: 2070-000-702, not to exceed the amount of \$14,875.17.



QUOTATION

Quote Number: 19132
 Quote Date: Sep 23, 2019
 Page: 1

One Morgan Way
 Cape Neddick, ME 03902

Voice: 207-361-1234
 Fax: 207-361-2017

Quoted To:
Town of Hudson Elvis Dhima, P.E. 12 School Street Hudson, NH 03051

Customer ID	Good Thru	Payment Terms	Sales Rep
NH-HUDJOB	10/23/19	Net 30 Days	

Qty	Item	Description	Unit Price	Amount
1.00	LS	Install new traffic controller, fiber drop and Gridsmart camera.		
		Lowell / Oblate	30,875.00	30,875.00
		Includes:		
1.00	LS	Controller		
1.00	LS	Gridsmart w/ Data Module		
1.00	LS	Fiber Drop 200'		
2.00	EA	SFPs		
1.00	EA	Switch		
1.00	EA	Cabinet Patch Panel		
1.00	EA	Fiber Splice Boot		
1.00	LS	Executive / Lowell	38,880.00	38,880.00
		Includes:		
1.00	LS	Controller		
1.00	LS	Gridsmart w/ Data Module		
1.00	LS	Fiber Drop 2000'		
1.00	LS	Splice Boot		
1.00	EA	SFP		
1.00	EA	Switch		
1.00	EA	Cabinet Patch Panel		
1.00	LS	Birch / Lowell	40,217.50	40,217.50
		Includes:		
1.00	EA	Controller		
1.00	LS	Gridsmart w/ Data Module		
1.00	LS	Fiber Drop 2,300'		
1.00	EA	Switches		

Subtotal	Continued
Sales Tax	Continued
TOTAL	Continued

QUOTE IS GOOD FOR 30 DAYS



QUOTATION

One Morgan Way
Cape Neddick, ME 03902

Voice: 207-361-1234
Fax: 207-361-2017

Quote Number: 19132
Quote Date: Sep 23, 2019
Page: 2

Quoted To:
Town of Hudson Elvis Dhima, P.E. 12 School Street Hudson, NH 03051

Customer ID	Good Thru	Payment Terms	Sales Rep
NH-HUDJOB	10/23/19	Net 30 Days	

Qty	Item	Description	Unit Price	Amount
2.00	EA	SFPs		
1.00	EA	Cabinet Patch Panel		
		Police details are not included.		
			Subtotal	109,972.50
			Sales Tax	
			TOTAL	109,972.50

QUOTE IS GOOD FOR 30 DAYS



TOWN OF HUDSON
PLANNING BOARD

NOTICE OF RECOMMENDATION



12 School Street

Hudson, New Hampshire 03051

603/886-6008

October 10, 2019

Board of Selectmen
12 School Street
Hudson, NH 03051

On Wednesday, October 9, 2019, the Hudson Planning Board heard the following item;

- A. Request to Release Corridor Impact Funds by Elvis Dhima, P.E., Town Engineer dated September 24, 2019.

Concerning the subject matter presented before the Planning Board, you are hereby notified of the following action:

The Planning Board recommends to the Board of Selectman the release of \$54,986.25 from Impact Fee Account 2070-000-701, Corridor – Zone 1 Traffic Improvements for the Lowell Road and Birch Street Intersection Upgrade, the Lowell Road and Executive Drive Intersection Upgrade, and the Lowell Road and Oblate Intersection Upgrade, in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 24 SEPT 2019).

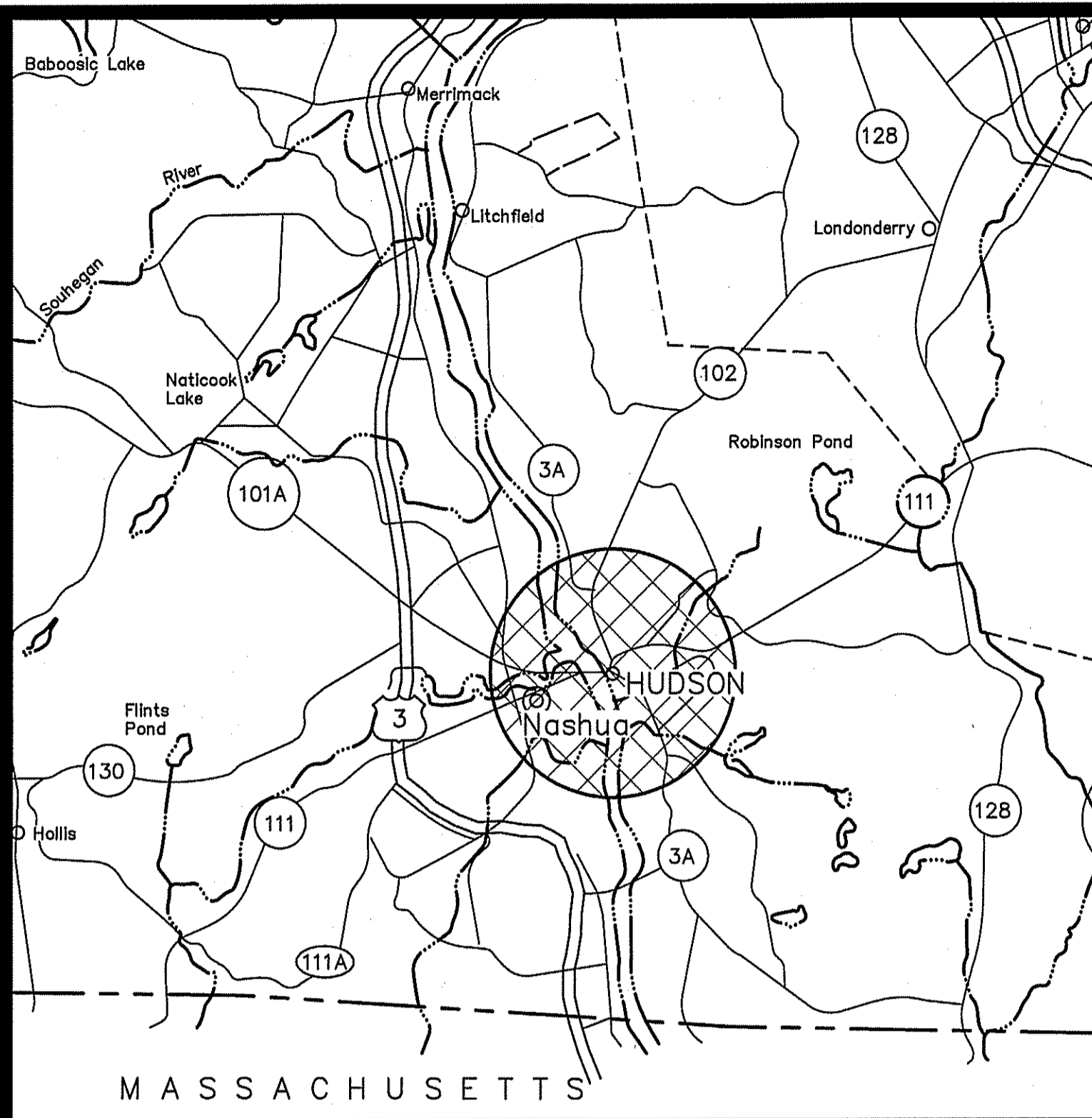
The Planning Board recommends to the Board of Selectman the release of \$54,986.25 from Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements for the Lowell Road and Birch Street Intersection Upgrade, the Lowell Road and Executive Drive Intersection Upgrade, and the Lowell Road and Oblate Intersection Upgrade, in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 24 SEPT 2019).

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

Signed: _____

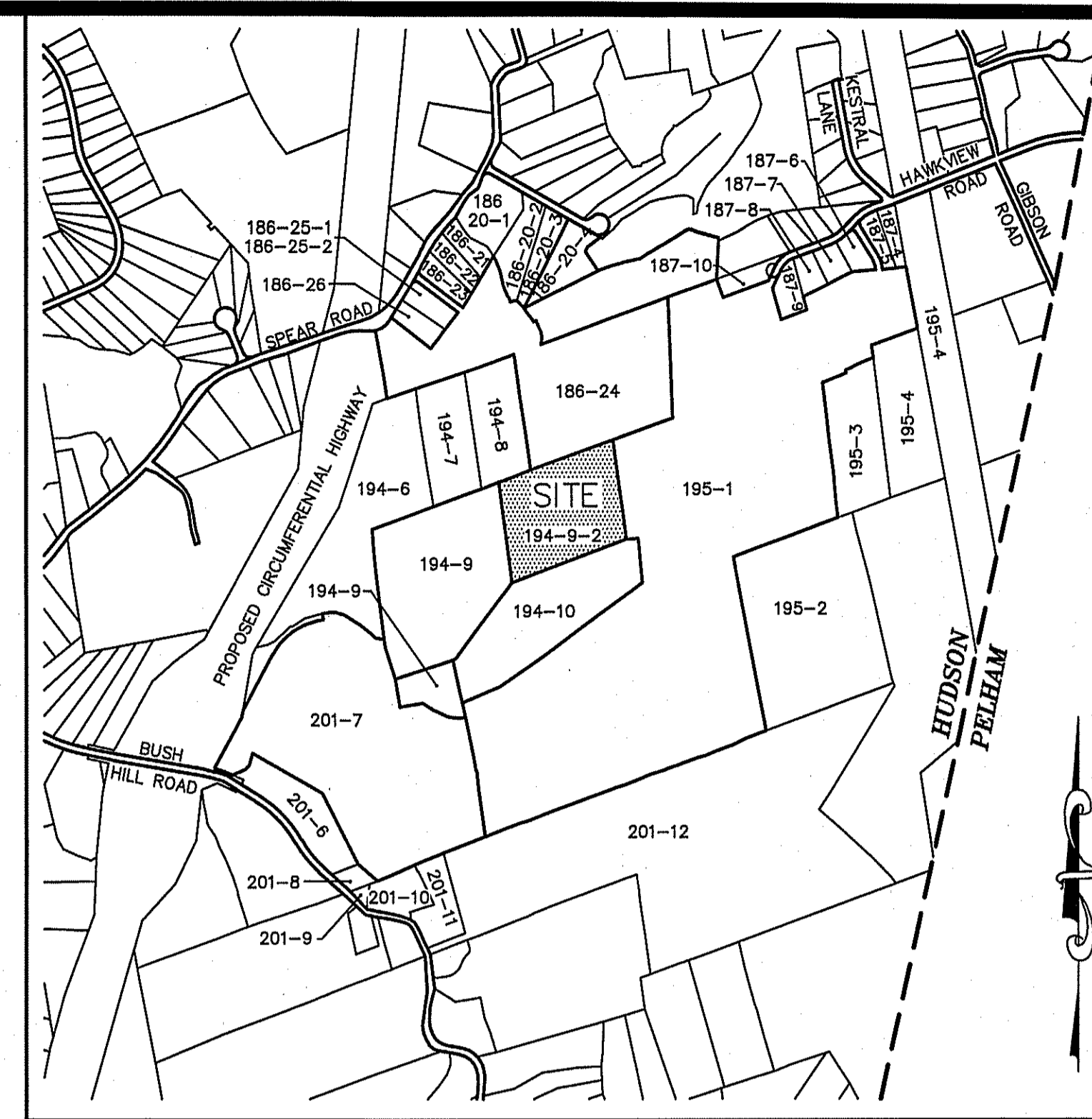
Date: _____

10/10/19



VICINITY PLAN
NOT TO SCALE

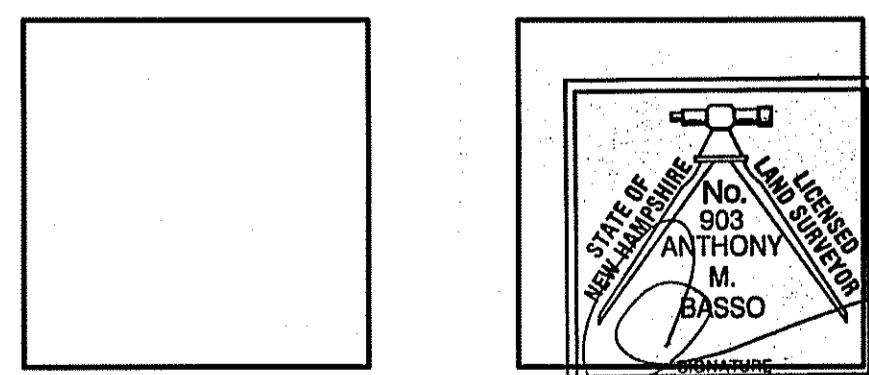
AMENDED OPEN SPACE DEVELOPMENT EAGLES NEST ESTATES MAP 194; LOTS 9-2 BUSH HILL ROAD HUDSON, NEW HAMPSHIRE



LOCATION PLAN
SCALE: 1" = 1,000'±

OWNER/APPLICANT: (MAP 186; LOT 24, MAP 194; LOTS 9, 10 & 9-2 & MAP 195; LOT 1)
EAGLES NEST ESTATES, LLC. (MAP 186; LOT 20-4; TAX MAP 201; LOT 7)
 2 ASPEN DRIVE
 PELHAM, NEW HAMPSHIRE 03076

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



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

SHEET TITLE

- AMENDED OVERVIEW PLAN
- AMENDED PROJECT NOTES
- YIELD PLAN FOR 76 LOT OPEN SPACE DEVELOPMENT
- LOT LINE ADJUSTMENT PLAN
- TOPOGRAPHIC LOT LINE ADJUSTMENT PLAN
- AMENDED RESIDENTIAL SUBDIVISION PLAN
- AMENDED TOPOGRAPHIC SUBDIVISION PLAN

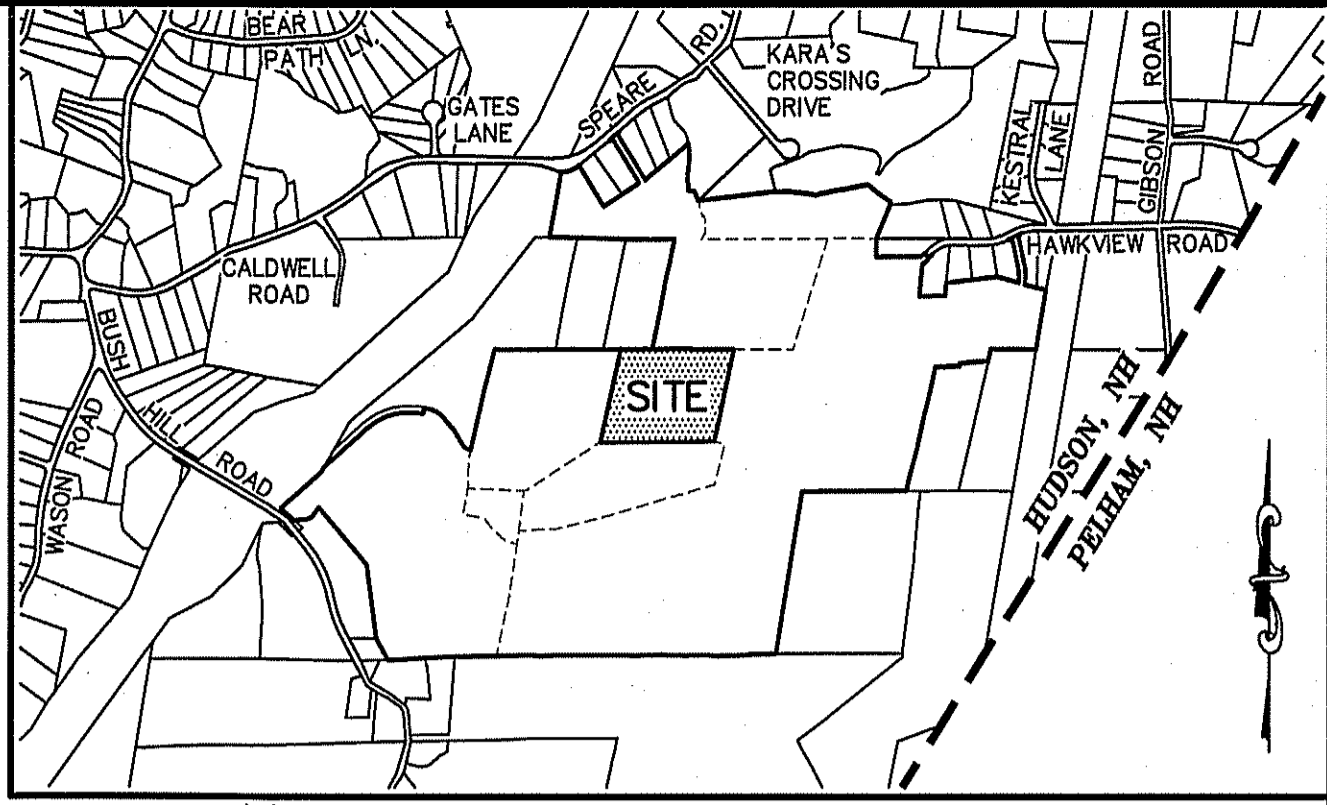
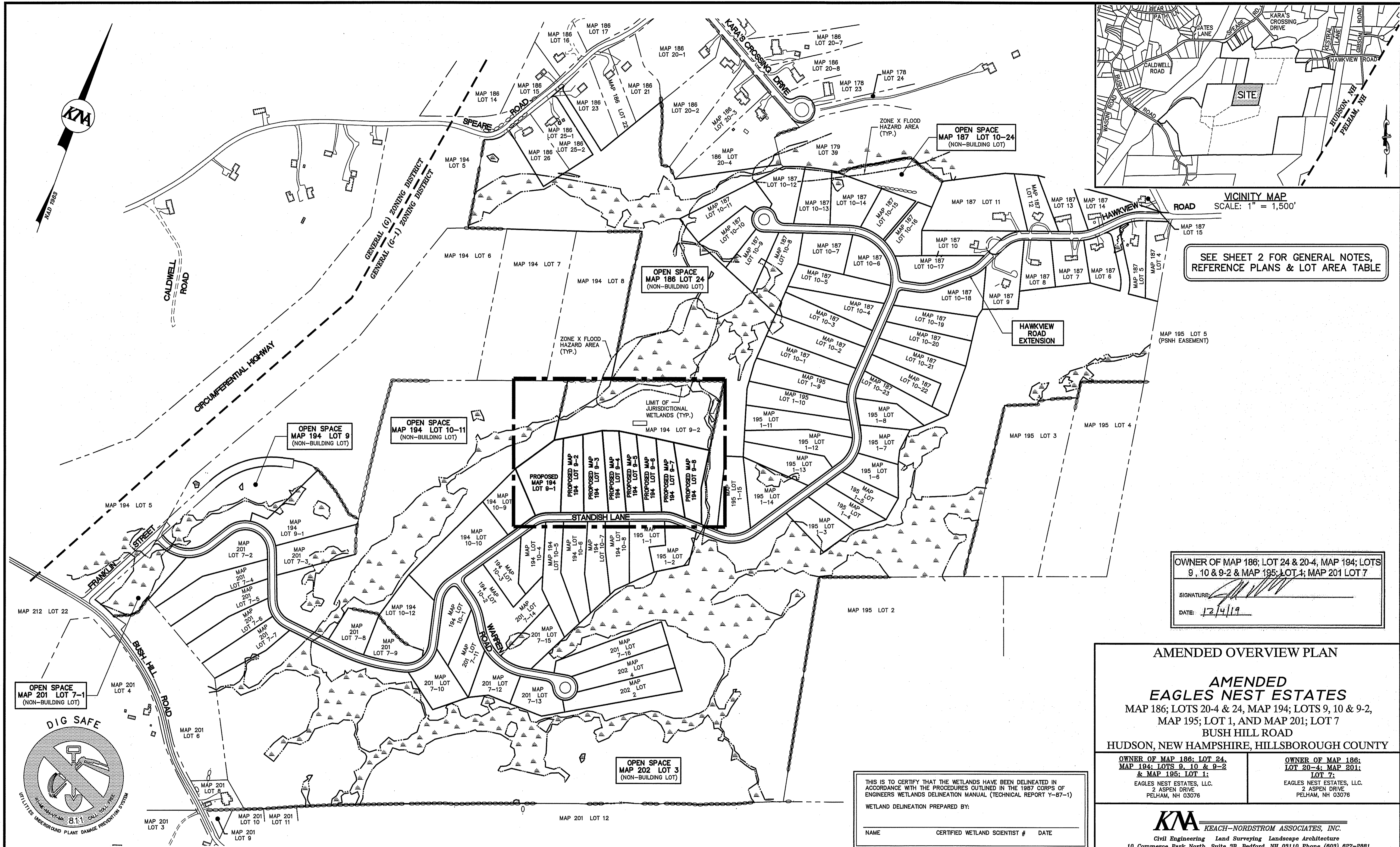
SHEET No.

- 1
- 2
- 3 - 7
- 8 - 9
- 10 - 11
- 12
- 13

NOVEMBER 14, 2019

LAST REVISED: JANUARY 31, 2020

PROJECT NO. 19-1021-1



SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

OWNER OF MAP 186; LOT 24 & 20-4, MAP 194; LOTS 9, 10 & 9-2 & MAP 195; LOT 4; MAP 201 LOT 7
 SIGNATURE: _____
 DATE: 12/4/19

AMENDED OVERVIEW PLAN
AMENDED EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2, MAP 195; LOT 1, AND MAP 201; LOT 7
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9, 10 & 9-2 & MAP 195; LOT 1:
 EAGLES NEST ESTATES, LLC.
 2 ASPEN DRIVE
 PELHAM, NH 03076

OWNER OF MAP 186; LOT 20-4; MAP 201; LOT 7:
 EAGLES NEST ESTATES, LLC.
 2 ASPEN DRIVE
 PELHAM, NH 03076

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

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

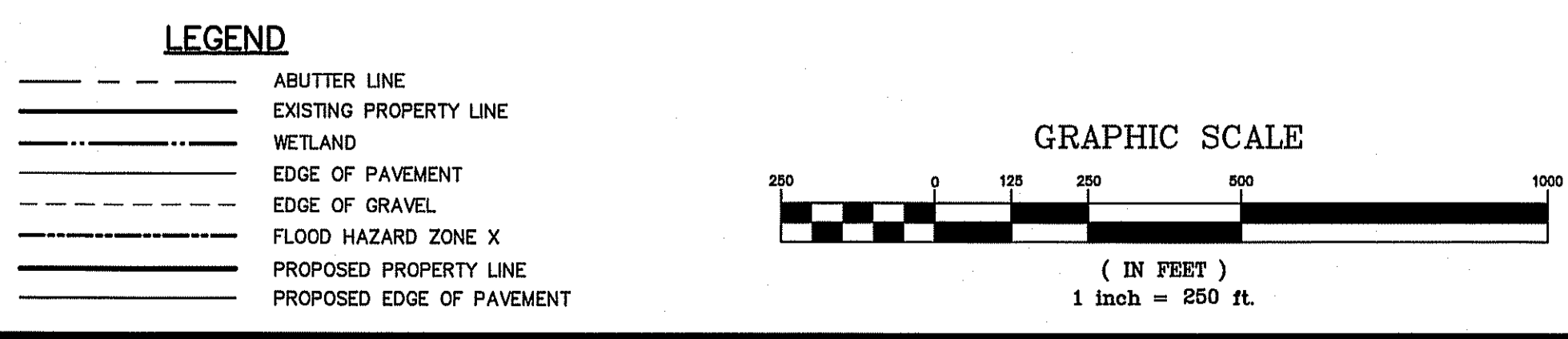
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND OR BETTER (1:10,000). FURTHER, THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

 LICENSED LAND SURVEYOR DATE: 2/3/20

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/15/20	REVISED PER COMMENTS	PCM
2	01/31/20	REVISED PER COMMENTS	PCM

DATE: NOVEMBER 14, 2019 SCALE: 1" = 250'
 PROJECT NO: 19-1021-1 SHEET 1 OF 13

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



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN SET IS TO ILLUSTRATE AN AMENDMENT TO THE RESIDENTIAL OPEN SPACE DEVELOPMENT (OSD) CONSISTING OF AN ADDITIONAL 8 OPEN SPACE LOTS ON MAP 194 LOT 9-2.
- BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS A COMPILATION OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013 AND AERIAL MAPPING PREPARED BY EASTERN TOPOGRAPHICS, INC. IN APRIL 2011.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 1929. BENCHMARKS SET AS NOTED, BASED ON NGVD 1929.
- WETLAND DELINEATION WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. IN ACCORDANCE WITH Env-Wq 1014.03 IN THE SUMMER OF 2011, 2012, AND 2013.
- SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES INC.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE GENERAL ONE (G-1) ZONING DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

REQUIREMENT	CONVENTIONAL	OSD
MINIMUM LOT AREA	87,120 SF	43,560 SF
MINIMUM LOT FRONTAGE	100 FT	15 FT
MINIMUM FRONT SETBACK	30 FT (LOCAL ROAD)	15 FT (COLLECTOR ROAD)
MINIMUM REAR SETBACK	15 FT	7.5 FT
MINIMUM SIDE SETBACK	15 FT	7.5 FT
- THE TOTAL AMENDED LAND AREA IS AS FOLLOWS:

MAP	LOT	AREA (SF)	OR	AREA (ACRES)
MAP 194	LOT 9-2	631,448	SF,	OR 14.496

 OWNERS OF RECORDS:
 MAP 194: LOT 9-2: KIN, LLC.
 MAP 186: LOTS 20-4 & 24: MAP 194: LOTS 9 & 10 & MAP 195: LOT 1: MAP 201 LOT 7: EAGLES NEST ESTATES, LLC.
 PO BOX 565, 2 ASPEN DRIVE, HOLLIS, NH 03049, PELHAM, NH 03076
- OPEN SPACE CALCULATIONS:
 REQUIRED LOT AREA = 87,120 SF/LOT x 75 LOTS = 6,534,000 SF, OR 150,000 ACRES.
 *PROPOSED LOT AREA (BUILDABLE) = 4,017,450 SF, OR 92,228 ACRES.
 REQUIRED OPEN SPACE = REQUIRED LOT AREA - PROPOSED LOT AREA (BUILDABLE) = 2,603,670 SF, OR 59,772 ACRES.
 PROPOSED OPEN SPACE = 6,975,020 SF, OR 160,124 ACRES.
 PROPOSED OPEN SPACE (BUILDABLE)* = 4,455,987 SF, OR 102,295 ACRES.
 EXCLUDES WETLAND, SLOPES IN EXCESS OF 25% AND EASEMENTS.
- ON OCTOBER 23, 2014 THE TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT GRANTED A WETLAND SPECIAL EXCEPTION (CASE 186-20-4 & 24; 194-10; AND 195-001) FOR THIS PROJECT. SAID SPECIAL EXCEPTION ALLOWS THE FOLLOWING BUFFER AND WETLAND IMPACTS:
 TOTAL WETLAND BUFFER IMPACT = 161,639 SF, OR 3.711 ACRES
 TOTAL TEMPORARY WETLAND IMPACT = 2,235 SF, OR 0.051 ACRES
 TOTAL PERMANENT WETLAND IMPACT = 6,984 SF, OR 0.144 ACRES
- THE FOLLOWING WAIVERS FROM THE TOWN OF HUDSON LAND USE REGULATIONS HAVE BEEN GRANTED:
 HTC 289-6(D) - FISCAL IMPACT STUDY
 HTC 289-37 - PLAN SCHEDULE FORM
- THIS PROJECT REQUIRES THE FOLLOWING STATE AND LOCAL PERMITS:
 PERMIT TYPE STATUS PERMIT NO. EXPIRATION DATE
 NHDES SUBDIVISION
- AN NHDES INDIVIDUAL SUBSURFACE SEPTIC DISPOSAL SYSTEM APPROVAL IS REQUIRED FOR EACH PROPOSED LOT.
- 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.
- 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.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301C0538D, PANEL NUMBER 538 OF 701 AND MAP NUMBER 3301C0538D, PANEL NUMBER 519 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT PORTIONS OF THE SUBJECT PREMISES ARE IN ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- LOTS ARE SERVICED BY ON-SITE SEPTIC SYSTEMS AND WELLS.
- THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL DURING CONSTRUCTION.
- THE STREET ADDRESSES WILL NEED TO BE OBTAINED FROM THE HUDSON FIRE DEPARTMENT BEFORE THE ISSUANCE OF ANY BUILDING PERMITS.
- IT IS THE RESPONSIBILITY OF THE LANDOWNER OR OCCUPANT TO MAKE SURE THE HUDSON TOWN CODE 281 IS FOLLOWED IN ITS ENTIRETY REGARDING THE POSTING OF ADDRESS NUMBERS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DRIVEWAYS SHALL MEET THE REQUIREMENTS OF NFPA 1144:
 - WHERE ANY POINT OF A BUILDING IS GREATER THAN 150 FEET FROM THE ROADWAY, A DRIVEWAY SHALL BE PROVIDED TO WITHIN 150 FEET OF THE BUILDING.
 - WHERE THE DRIVEWAY IS GREATER THAN 150 FEET IN LENGTH, IT SHALL NOT BE LESS THAN 12 FEET UNOBSTRUCTED WIDTH WITH A 13.5 FEET VERTICAL CLEARANCE.
 - DRIVEWAYS GREATER THAN 300 FEET SHALL BE PROVIDED WITH TURNOUTS OR TURNAROUNDS AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- DRIVEWAYS AND ROAD SURFACES SHALL NOT EXCEED A GRADE OF 10% WITHOUT MITIGATION MEASURES BEING AGREED UPON WITH THE HUDSON FIRE DEPARTMENT, AS REQUIRED BY NFPA 1144.
- STONE BOUNDS (9"x5"x30") TO BE SET AT ALL BOUNDARY INTERSECTIONS AND POINTS OF CURVATURE ON THE RIGHT-OF-WAY AND IRON PINS (5/8" x 30") TO BE SET AT ALL OTHER BOUNDARY CORNERS.
- A BLASTING PERMIT WILL BE REQUIRED FOR ANY BLASTING ON THE SITE IN ACCORDANCE WITH HUDSON TOWN CODE CHAPTER 202, HOWEVER, BLASTING SHALL BE PROHIBITED ON SATURDAY AND SUNDAY AND LIMITED TO 7AM TO 5PM MONDAY THROUGH FRIDAY.
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO MONDAY THROUGH FRIDAY 7 AM TO 7 PM. NO SATURDAY OR SUNDAY CONSTRUCTION IS PERMITTED.
- A COST ALLOCATION PROCEDURE AMOUNT OF \$892.01, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$3,578.00, PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A RECREATION CONTRIBUTION IN THE AMOUNT OF \$400.00, PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- SHEETS 8, 9, & 12 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS LOCATED AT THE HUDSON PLANNING OFFICES.
- ALL PROPOSED OPEN SPACE LOTS ARE NON-BUILDABLE LOTS.
- THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
- EACH LOT MUST OBTAIN AN NHDES APPROVAL FOR AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) AND WELL. PRIOR TO OBTAINING NHDES APPROVAL, THE TOWN OF HUDSON ENGINEERING DEPARTMENT SHALL REVIEW AND APPROVE THE ON LOT UTILITIES. THE REQUIRED PLANS FOR THE ISDS SHALL INCLUDE LOT GRADING, HOME LAYOUT AND FOUNDATION DRAINS TO CONFORM WITH HR 289-20A(1).
- EACH PROPOSED LOT WITHIN THE SUBDIVISION SHALL APPLY FOR AND RECEIVE A TOWN ISSUED DRIVEWAY PERMIT.
- AN OFFSITE TRAFFIC IMPROVEMENT FEE, IN THE AMOUNT OF \$1,000.00, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH DWELLING UNIT WITHIN THIS SUBDIVISION, AND THIS FEE SHALL BE EXPENDED BY THE TOWN FOR THE EXCLUSIVE PURPOSE OF IMPROVING GIBSON ROAD AND HAWKVIEW ROAD, STARTING AT THE INTERSECTION OF KIMBALL HILL ROAD AND GIBSON ROAD, TO THE PRESENT TERMINUS OF HAWKVIEW ROAD.
- ANY EASEMENTS REFERENCED OUTSIDE THE EIGHT FRONTAGE LOTS PLEASE SEE "EAGLES NEST ESTATES, ROADWAY PLAN AND PROFILE" ON FILE WITH THE TOWN OF HUDSON PLANNING DEPARTMENT.
- FOR ALL ROADWAY RELATED INFORMATION SEE APPROVED EAGLES NEST SUBDIVISION PLAN ON FILE AT THE TOWN OF HUDSON PLANNING DEPARTMENT.

PROPOSED LOT AREAS

LOT NUMBER	TOTAL LOT AREA		WETLAND AREA		AREA >25% SLOPE		*BUILDABLE LOT AREA		FRONTAGE FEET
	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES	
LOT 9-1	76,762	1.762	N/A	N/A	26,361	0.605	50,401	1.157	144.14
LOT 9-2	51,288	1.177	N/A	N/A	7,701	0.177	43,587	1.000	131.28
LOT 9-3	55,457	1.273	N/A	N/A	9,246	0.212	46,211	1.061	131.61
LOT 9-4	43,992	1.010	N/A	N/A	97	0.002	43,895	1.008	100.00
LOT 9-5	43,758	1.005	N/A	N/A	N/A	N/A	43,758	1.005	100.00
LOT 9-6	44,084	1.012	N/A	N/A	372	0.009	43,712	1.003	100.00
LOT 9-7	45,809	1.054	N/A	N/A	2,071	0.048	43,838	1.006	136.23
LOT 9-8	56,259	1.282	5	0.000	993	0.023	55,271	1.269	100.00

SCS SOILS LEGEND

- CaC** CANTON FINE SANDY LOAM, 8 TO 15% SLOPES
- CmC** CANTON STONY FINE SANDY LOAM, 8 TO 15% SLOPES
- CmD** CANTON STONY FINE SANDY LOAM, 15 TO 25% SLOPES
- CmE** CANTON STONY FINE SANDY LOAM, 25 TO 35% SLOPES
- CpB** CHATFIELD-HOLLIS-CANTON COMPLEX, 3 TO 8% SLOPES
- CpC** CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES
- CpD** CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 25% SLOPES
- CsC** CHATFIELD-HOLLIS COMPLEX, 8 TO 15% SLOPES
- CtD** CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35% SLOPES
- LvA** LEICESTER-WALPOLE COMPLEX STONY, 0 TO 3% SLOPES
- LvB** LEICESTER-WALPOLE COMPLEX STONY, 3 TO 8% SLOPES

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
42B	CANTON	0-8%	WELL
42C	CANTON	8-15%	WELL
42D	CANTON	15-25%	WELL
42E	CANTON	25%+	WELL
87B	CHATFIELD VERY STONY	0-8%	SOMEWHAT EXCESSIVELY
87C	CHATFIELD VERY STONY	8-15%	SOMEWHAT EXCESSIVELY
87D	CHATFIELD VERY STONY	15-25%	SOMEWHAT EXCESSIVELY
87E	CHATFIELD VERY STONY	25%+	SOMEWHAT EXCESSIVELY
444B	NEWFIELDS	0-8%	MODERATELY WELL
444C	NEWFIELDS	8-15%	MODERATELY WELL
444D	NEWFIELDS	15-25%	MODERATELY WELL
921B	NEWFIELDS VARIANT	0-8%	SOMEWHAT POORLY
921C	NEWFIELDS VARIANT	8-15%	SOMEWHAT POORLY
921D	NEWFIELDS VARIANT	15-25%	SOMEWHAT POORLY
546B/P	WALPOLE (POORLY DRAINED)	0-8%	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.

EXISTING LOT AREAS

LOT NUMBER	TOTAL LOT AREA		WETLAND AREA		AREA >25% SLOPE		*BUILDABLE LOT AREA		FRONTAGE FEET
	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES	
EXISTING MAP 186; LOT 20-4	637,878	14.644	25,083	0.576	50,363	1.156	409,344	9.397	200.00
EXISTING MAP 186; LOT 24	1,508,314	34.649	384,240	8.821	75,048	1.723	531,559	12.203	254.60
EXISTING MAP 194; LOT 9	987,173	22.682	175,796	4.036	236,373	5.426	436,989	10.032	0.00
EXISTING MAP 194; LOT 10	705,513	16.196	17,613	0.404	19,474	0.447	648,528	14.888	0.00
EXISTING MAP 195; LOT 1	5,442,820	124.950	942,589	21.639	217,711	4.998	2,327,509	53.432	191.25
EXISTING MAP 201; LOT 7	2,181,051	50.070	367,340	8.433	221,550	5.086	843,384	19.361	140.70

REFERENCE PLANS:

- EAGLES NEST ESTATES, MAP 186 LOTS 20-4 & 24, MAP 194 LOTS 9 & 10, MAP 195 LOT 1 AND MAP 201 LOT 7, BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY. DATED: JANUARY 7, 2015. LAST REVISED: 8/26/2019. PREPARED BY: KEACH NORDSTROM ASSOCIATES, INC. HCRD PLAN #40341, 19 SHEETS.
- BOUNDARY PLAN, LAND OF RICHARD G. BOYLE. MAP 194 LOT 19-2. HUDSON, NEW HAMPSHIRE. DATED: JANUARY 9, 2019. SCALE: 1"=100'. PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. HCRD PLAN #40050.

BUILDING PERMIT PHASING NOTES:

ISSUANCE OF 17 BUILDING PERMITS SHALL BE AVAILABLE FOR THE FIRST 365 DAYS AFTER RECEIVING FINAL SUBDIVISION APPROVAL FROM THE PLANNING BOARD, AND THE SAME NUMBER (17) OF BUILDING PERMITS SHALL BE AVAILABLE FOR EACH SUBSEQUENT 365 DAYS THEREAFTER UNTIL THE SUBDIVISION IS COMPLETED IN ITS ENTIRETY.

OPEN SPACE/CONSERVATION SUBDIVISION NOTES:

(PER ENV-WQ 1005.05)
 PROPOSED USE: 75 LOT RESIDENTIAL OPEN SPACE SUBDIVISION AND 1-CONVENTIONAL LOT. THE EXISTING CONVENTIONAL LOT CONTAINS A FOUR BEDROOM SINGLE FAMILY HOME. EACH OPEN SPACE LOT IS ASSUMED TO CONTAIN A FOUR BEDROOM STRUCTURE WITH A SEWAGE DESIGN FLOW = 600 GPD.

THE SITE CONSISTS OF SEVERAL DIFFERENT SOILS TYPES; NHDES GROUP 2 THROUGH 5 SOILS ARE PRESENT. GROUP 5 SOILS OCCUR WITHIN THE JURISDICTIONAL WETLANDS PRESENT ON THE SUBJECT PARCEL AND WILL NOT BE INCLUDED IN THE USEABLE LAND AREA PORTION OF THE SUBDIVISION. FOR THE PURPOSES OF ESTABLISHING THE REQUIRED LAND AREA FOR THE PROPOSED COMBINED SEWAGE DESIGN FLOW, THE MOST CONSERVATIVE SEWAGE LOADING FACTOR OF THE REMAINING SOIL GROUPS (87-CHATFIELD, VERY STONY) WILL BE USED (SEWAGE LOADING FACTOR = 2.4)

LOT SIZE = (Q (gpd)/2,000 (gpd/acre)) x SEWAGE LOADING FACTOR;
 Q=75 x 600 gpd = 45,000 gpd
 LOT SIZE = 45,000 gpd/2,000 (gpd/acre) x 2.4; LOT SIZE = 54 AC. REQUIRED LOT SIZE FOR THE PROPOSED SEWAGE FLOW = 54 ACRES.

TOTAL PARCEL AREA = 11,463,749 SF, OR 263.171 ACRES
 AREAS NOT TO BE INCLUDED IN THE USEABLE LOT AREA FOR SEWAGE LOADING:

AREAS OF EXPOSED LEDGE = 39,438 S.F.;
 AREAS WITH SLOPES IN EXCESS OF 35% = 260,826 S.F.;
 AREA OF JURISDICTIONAL WETLANDS (POORLY DRAINED SOILS) = 1,912,661 S.F.;
 AREAS WITHIN PROTECTIVE WELL RADIUS = 1,201,659 S.F.

TOTAL AREA TO DEDUCT FOR SEWAGE LOADING = 3,414,584 S.F. OR 78.388 ACRES
 AREA AVAILABLE FOR SEWAGE LOADING = 263,171 AC - 78.388 AC = 184.783 ACRES

CONCLUSION
 LAND AREA AVAILABLE FOR SEWAGE LOADING (184.783 AC) IS GREATER THAN LOT SIZE REQUIRED FOR SEWAGE LOADING (54 AC), THEREFORE LOT DENSITY IS ADEQUATE FOR AVAILABLE PARCEL SIZE.

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.

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.



AMENDED PROJECT NOTES

AMENDED EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
 MAP 195; LOT 1, AND MAP 201; LOT 7
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

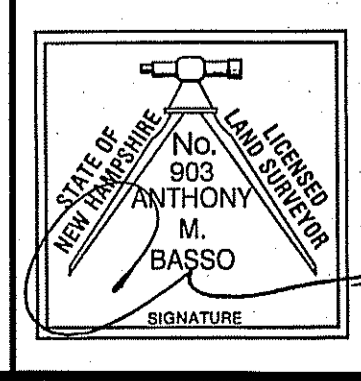
OWNER OF MAP 186: LOT 24, MAP 194: LOTS 9, 10 & 9-2 & MAP 195: LOT 1: LOT 7: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE, PELHAM, NH 03076

OWNER OF MAP 186: LOT 20-4, MAP 201: LOT 7: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE, PELHAM, NH 03076

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

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

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND OR BETTER (1:10,000). FURTHER, THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
 _____ DATE: 2/3/20
 LICENSED LAND SURVEYOR



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/15/20	REVISED PER COMMENTS	PCM
2	01/31/20	REVISED PER COMMENTS	PCM

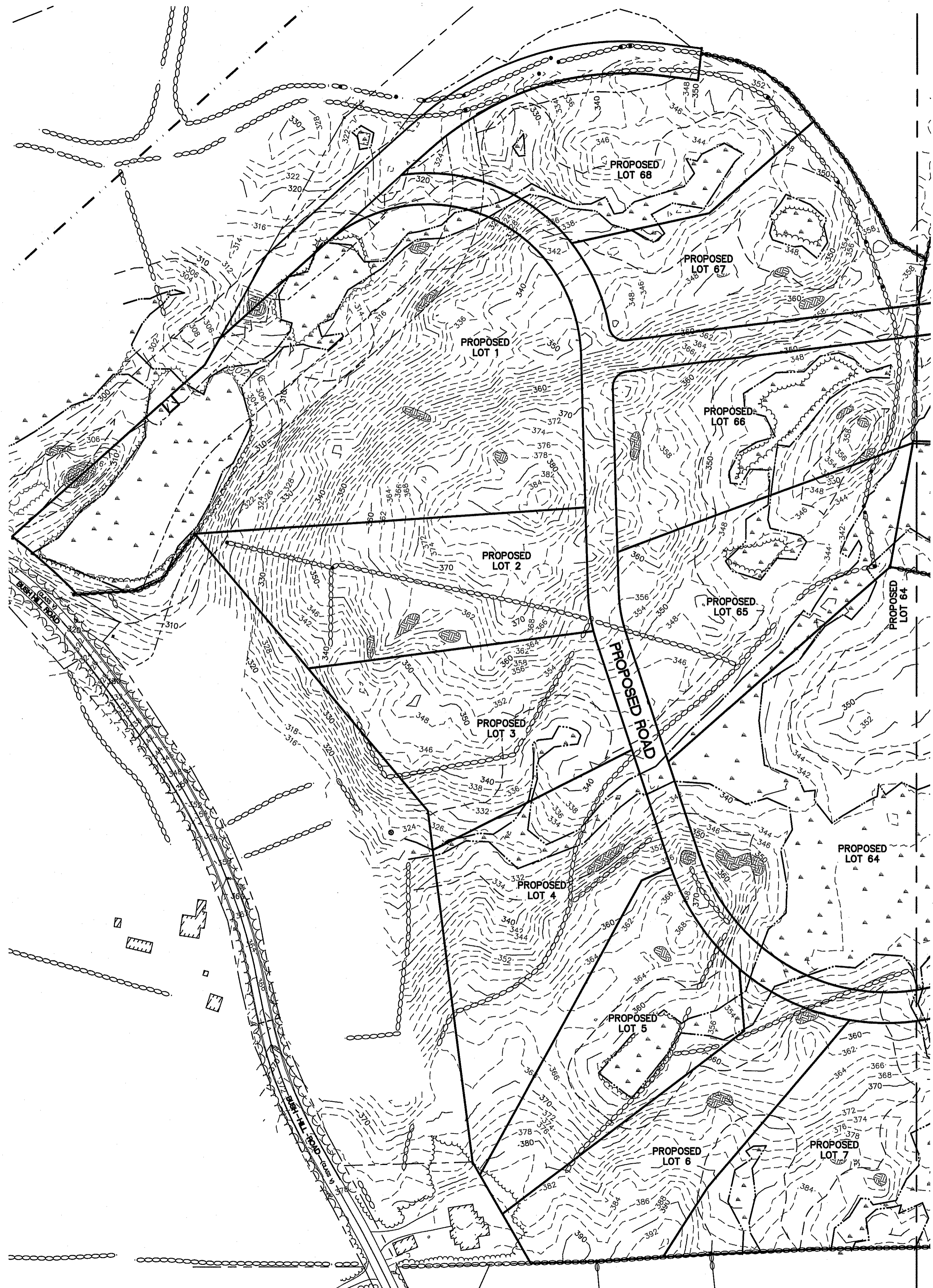
DATE: NOVEMBER 14, 2019 SCALE: AS SHOWN
 PROJECT NO: 19-1021-1 SHEET 2 OF 13

CONCEPTUAL CONVENTIONAL LOT AREA TABLE

LOT NUMBER	TOTAL LOT AREA		WETLAND AREA		AREA >25% SLOPE		*BUILDABLE LOT AREA		FRONTAGE FEET
	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES	
1	327,626	7.521	75,482	1.733	87,807	2.016	143,240	3.288	814
2	118,832	2.728	N/A	N/A	20,371	0.468	99,595	2.286	200
3	104,412	2.397	2,343	0.054	8,257	0.190	93,812	2.154	200
4	130,340	2.992	10,695	0.246	19,516	0.448	87,952	2.019	200
5	100,322	2.303	12,937	0.297	162	0.004	87,223	2.002	200
6	100,068	2.297	2,225	0.051	9,557	0.219	87,890	2.018	200
7	114,938	2.639	18,859	0.433	4,104	0.094	87,929	2.019	200
8	118,951	2.731	16,882	0.388	5,534	0.127	87,175	2.001	443
9	92,658	2.127	532	0.012	5,519	0.127	87,136	2.000	200
10	299,405	6.873	115,007	2.640	10,714	0.246	87,433	2.007	476
11	102,701	2.358	34	0.001	11,774	0.270	90,893	2.087	287
12	244,240	5.607	50,320	1.155	16,488	0.379	127,217	2.921	379
13	101,460	2.329	8,208	0.188	43	0.001	89,580	2.058	233
14	182,549	4.191	40,366	0.927	13,513	0.310	88,199	2.025	440
15	145,148	3.332	4,663	0.107	1,795	0.041	134,028	3.077	214
16	87,892	2.018	N/A	N/A	699	0.016	87,193	2.002	200
17	100,594	2.309	11,399	0.262	935	0.021	88,259	2.026	525
18	221,644	5.088	105,453	2.421	N/A	N/A	87,183	2.001	561
19	183,773	4.219	91,922	2.110	N/A	N/A	87,147	2.001	200
20	257,633	5.914	99,298	2.280	4,425	0.102	88,652	2.035	311
21	127,544	2.928	28,077	0.645	557	0.013	98,909	2.271	200
22	90,632	2.081	N/A	N/A	3,308	0.076	87,324	2.005	200
23	87,787	2.015	N/A	N/A	289	0.007	87,498	2.009	266
24	94,391	2.167	928	0.021	4,581	0.105	88,882	2.040	200
25	124,230	2.852	22,195	0.510	12,889	0.296	89,446	2.053	210
26	149,490	3.432	1,750	0.040	30,846	0.708	118,275	2.715	200
27	102,362	2.350	2,457	0.056	5,714	0.131	90,167	2.070	265
28	102,836	2.361	N/A	N/A	15,449	0.355	87,387	2.008	433
29	106,724	2.450	2,281	0.052	17,561	0.403	88,777	2.038	441
30	92,211	2.117	N/A	N/A	3,986	0.092	87,816	2.016	200
31	88,520	2.032	N/A	N/A	N/A	N/A	87,446	2.007	200
32	90,429	2.076	N/A	N/A	1,246	0.029	89,183	2.047	407
33	87,138	2.000	N/A	N/A	N/A	N/A	87,138	2.000	200
34	87,308	2.004	N/A	N/A	N/A	N/A	87,308	2.004	200
35	116,024	2.664	9,074	0.208	7,852	0.180	90,612	2.080	299
* 36	152,476	3.500	N/A	N/A	12,144	0.279	140,333	3.222	300
37	516,294	11.852	146,655	3.367	48,051	1.103	148,113	3.400	200
38	168,529	3.869	26,964	0.619	20,291	0.466	88,213	2.025	200
39	247,570	5.683	11,754	0.270	18,519	0.425	94,146	2.161	200
40	250,998	5.762	99,604	2.291	5,923	0.136	103,665	2.380	200
41	239,838	5.506	111,392	2.557	686	0.016	127,758	2.933	200
42	88,280	2.027	N/A	N/A	55	0.001	88,154	2.024	200
43	87,245	2.003	N/A	N/A	N/A	N/A	87,245	2.003	200
44	91,670	2.104	N/A	N/A	1,042	0.024	89,992	2.066	361
45	89,184	2.047	N/A	N/A	1,167	0.027	88,028	2.021	213
46	93,381	2.144	N/A	N/A	1,923	0.044	91,459	2.100	200
47	94,404	2.167	N/A	N/A	3,925	0.090	89,952	2.065	200
48	120,447	2.765	N/A	N/A	3,476	0.080	116,971	2.685	200
49	128,670	2.958	12,609	0.289	1,486	0.034	112,503	2.583	200
50	90,868	2.086	1,724	0.040	1,270	0.029	87,847	2.017	200
51	188,205	4.321	52,212	1.199	4,304	0.099	87,956	2.019	733
52	263,685	6.053	147,596	3.388	6,866	0.155	87,552	2.010	605
53	149,663	3.436	56,853	1.305	4,669	0.107	87,175	2.001	245
54	118,700	2.656	23,016	0.528	5,474	0.126	87,154	2.001	303
55	123,261	2.830	17,760	0.408	4,657	0.107	100,842	2.315	496
56	211,888	4.864	51,526	1.183	3,344	0.077	156,489	3.592	200
57	112,128	2.574	N/A	N/A	N/A	N/A	112,103	2.574	208
58	98,550	2.262	N/A	N/A	N/A	N/A	98,550	2.262	203
59	87,475	2.008	N/A	N/A	N/A	N/A	87,475	2.008	471
60	101,849	2.338	N/A	N/A	7,986	0.183	87,423	2.007	200
61	105,564	2.423	6,825	0.157	78	0.002	95,850	2.200	200
62	89,123	2.046	135	0.003	532	0.012	102,881	2.357	421
63	219,988	5.050	39,389	0.904	55,598	1.276	96,030	2.205	200
64	364,928	8.378	114,516	2.629	16,474	0.378	193,442	4.441	1096
65	121,875	2.798	28,006	0.643	4,837	0.111	87,616	2.011	348
66	130,546	2.997	29,802	0.684	12,334	0.283	88,322	2.028	302
67	108,224	2.484	6,944	0.159	14,102	0.324	87,176	2.001	516
68	113,524	2.606	11,666	0.268	3,155	0.072	93,703	2.151	311
69	335,480	7.701	80,469	1.847	145,647	3.344	112,948	2.593	493
70	189,593	4.352	79,088	1.816	21,088	0.484	88,663	2.035	1261
71	109,058	2.504	3,373	0.077	12,846	0.295	96,712	2.220	570
72	114,514	2.629	1,110	0.025	22,768	0.523	90,637	2.081	316
73	118,424	2.719	N/A	N/A	14,134	0.324	104,299	2.394	672
74	219,234	5.033	15,247	0.350	73,108	1.678	117,144	2.689	300
75	198,116	4.548	8,877	0.204	34,727	0.797	154,498	3.547	300
76	157,819	3.623	11,466	0.263	19,004	0.438	116,267	2.669	359

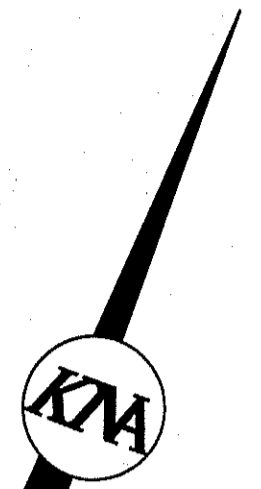
*LOT 36 IS CURRENTLY DEVELOPED AND DOES NOT COUNT TOWARDS THE ALLOWABLE DENSITY OF THE POTENTIAL FUTURE OSD.

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



PLAN NOTES:

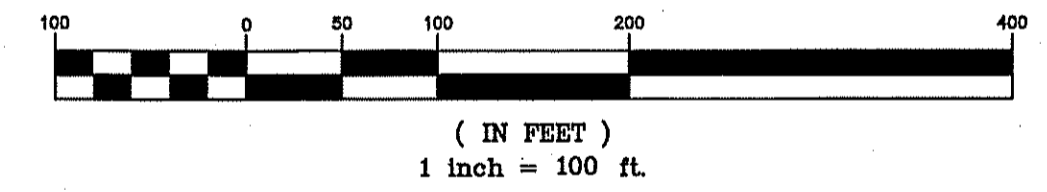
1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE CONCEPTUAL LAYOUT OF A CONVENTIONAL RESIDENTIAL SUBDIVISION FOR THE PURPOSE OF DETERMINING THE ALLOWABLE DENSITY FOR AN OPEN SPACE DEVELOPMENT.
2. THIS PLAN SHOWS 77 CONVENTIONAL LOTS. PROPOSED LOT 36 IS ALREADY DEVELOPED AND THUS DOES NOT COUNT TOWARDS THE DENSITY OF ANY FUTURE OSD. THE TOTAL ALLOWED OSD DENSITY BASED ON THIS PLAN IS 76 LOTS.



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- EASEMENT

GRAPHIC SCALE



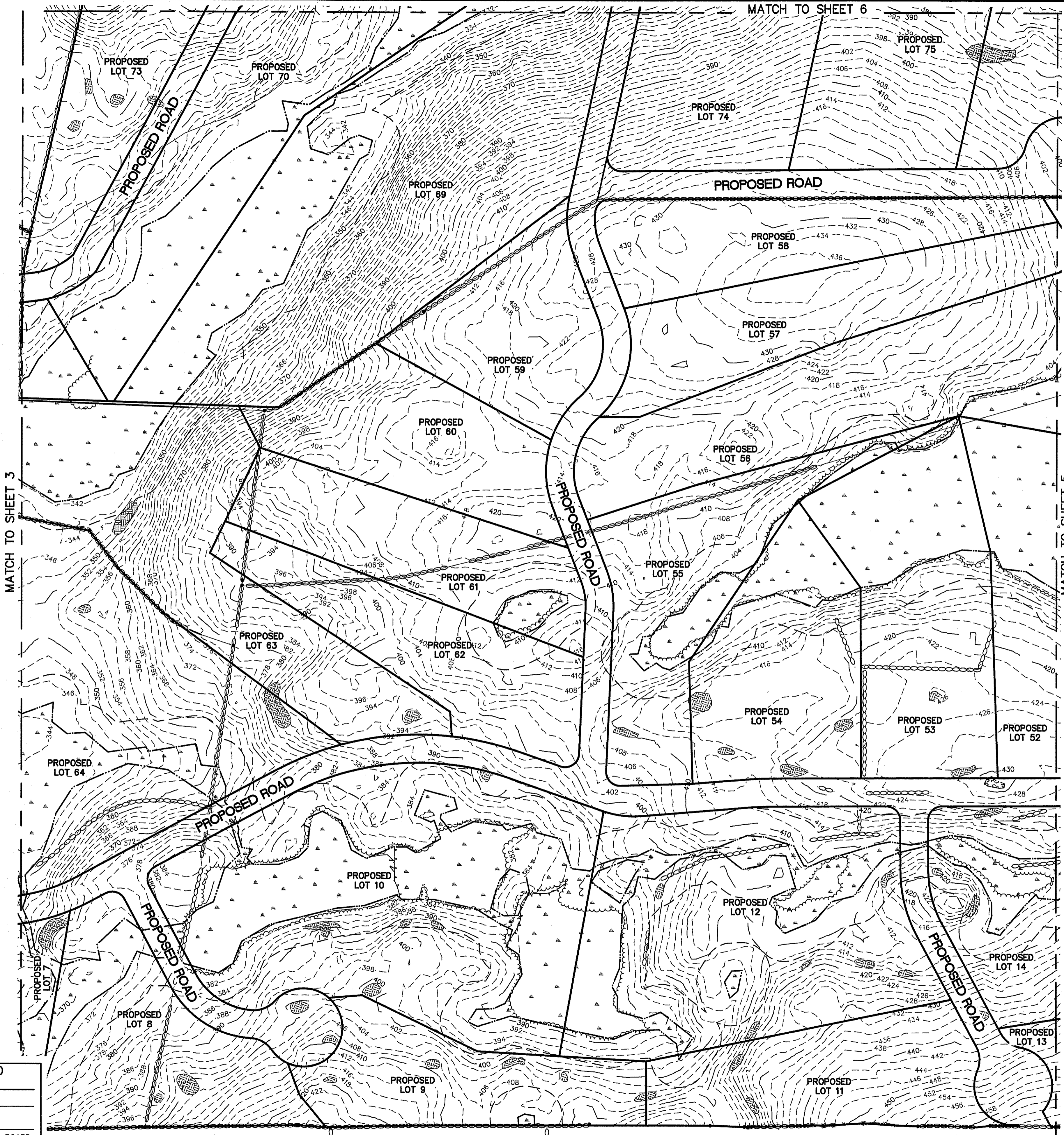
CONCEPTUAL YIELD PLAN
76 LOT OSD
AMENDED
EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
 MAP 195; LOT 1, AND MAP 201; LOT 7
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

OWNER OF MAP 186: LOT 24, MAP 194: LOTS 9, 10 & 9-2 & MAP 195: LOT 1:	OWNER OF MAP 186: LOT 20-4, MAP 201: LOT 7: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076
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REVISIONS			
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2	01/31/20	REVISED PER COMMENTS	PCM

DATE: NOVEMBER 14, 2019 SCALE: 1" = 100'
 PROJECT NO: 19-1021-1 SHEET 3 OF 13

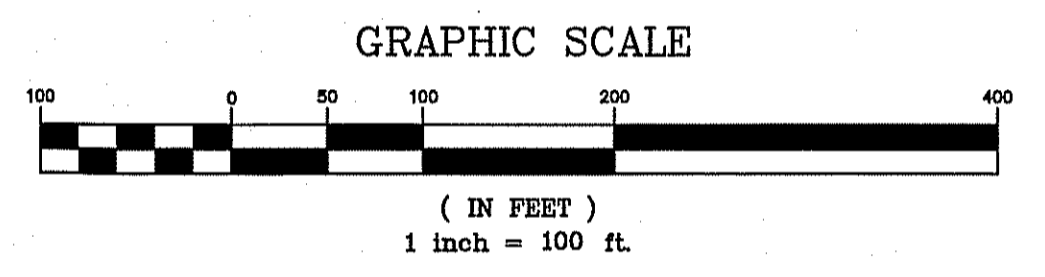


SEE SHEET 2 & 3 FOR LOT AREA TABLE & PLAN NOTES



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- ⊕ UTILITY POLE
- ⊙ SIGN
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CONCEPTUAL YIELD PLAN
76 LOT OSD
AMENDED
EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
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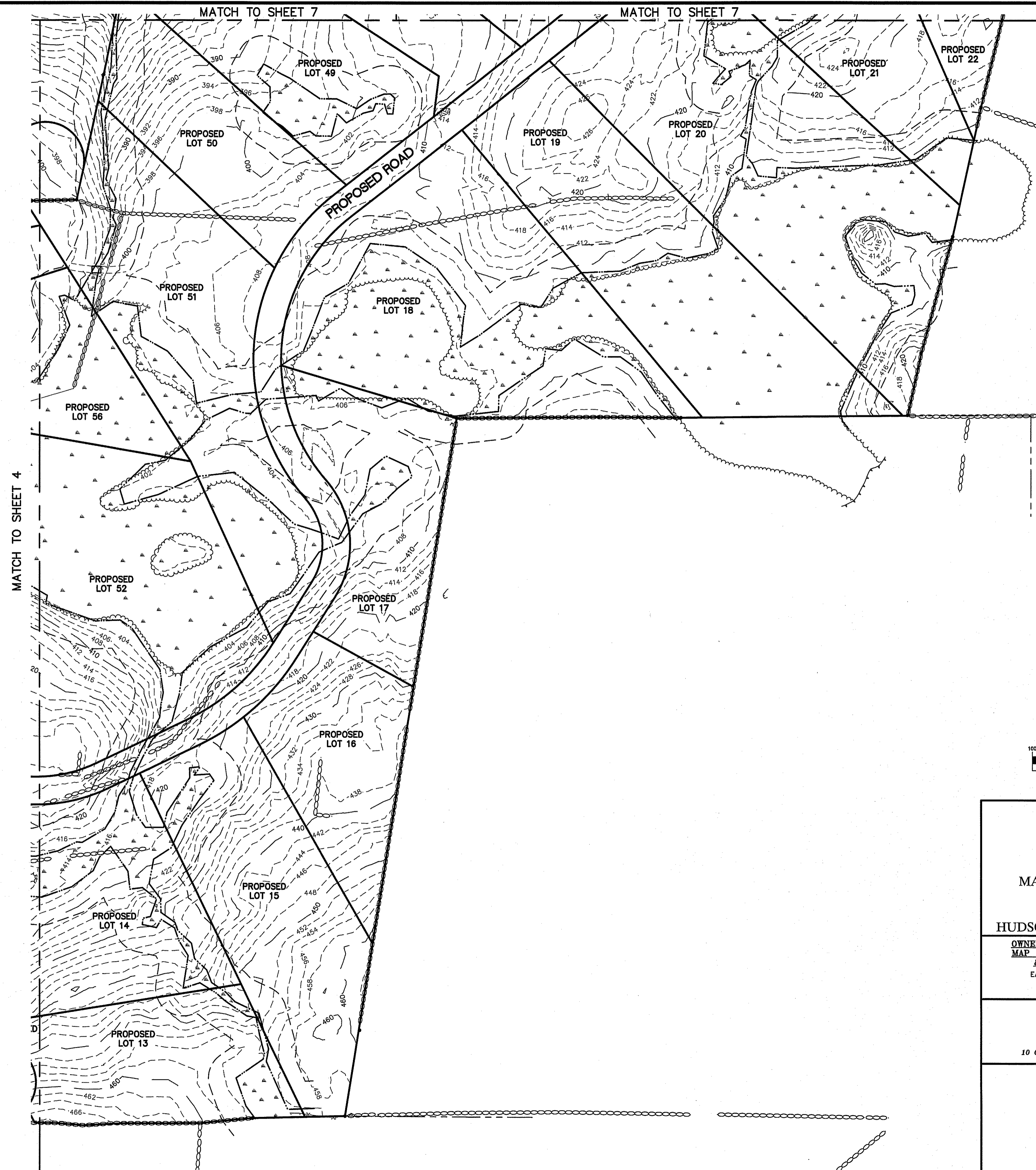
OWNER OF MAP 186: LOT 24, MAP 194: LOTS 9, 10 & 9-2 & MAP 195: LOT 1: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	OWNER OF MAP 186: LOT 20-4; MAP 201: LOT 7: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076
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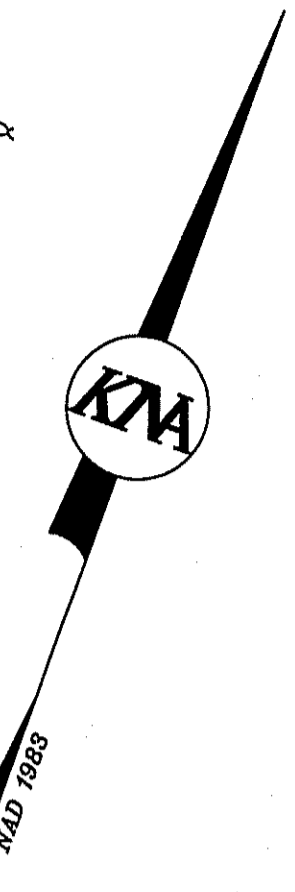
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DATE: NOVEMBER 14, 2019 SCALE: 1" = 100'
 PROJECT NO: 19-1021-1 SHEET 4 OF 13



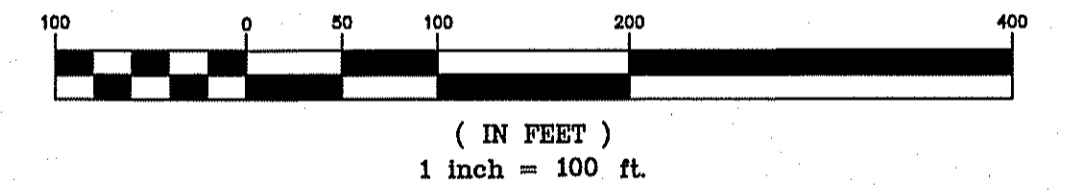
SEE SHEET 2 & 3 FOR LOT AREA TABLE & PLAN NOTES



LEGEND

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GRAPHIC SCALE



CONCEPTUAL YIELD PLAN
76 LOT OSD
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EAGLES NEST ESTATES
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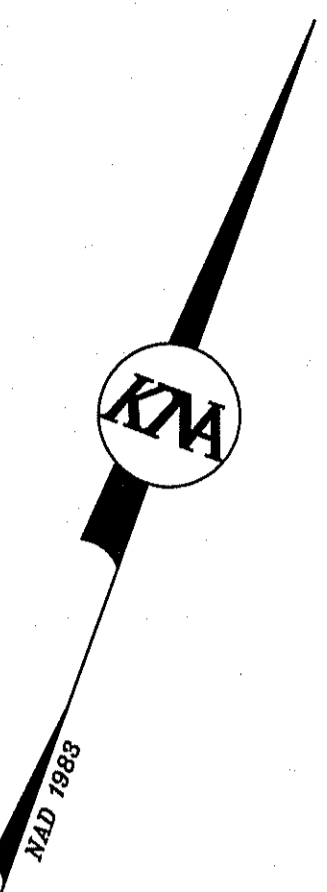
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/15/20	REVISED PER COMMENTS	PCM
2	01/31/20	REVISED PER COMMENTS	PCM

DATE: NOVEMBER 14, 2019 SCALE: 1" = 100'
 PROJECT NO: 19-1021-1 SHEET 5 OF 13

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



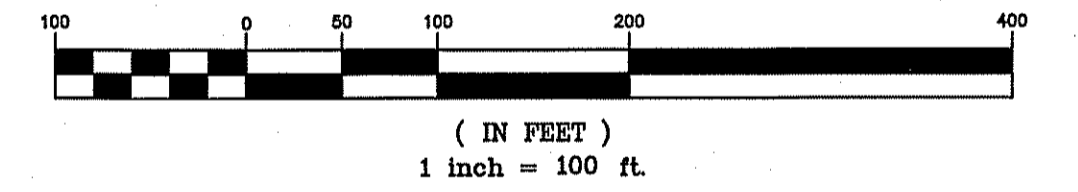
SEE SHEET 2 & 3 FOR LOT AREA TABLE & PLAN NOTES



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- EASEMENT

GRAPHIC SCALE



CONCEPTUAL YIELD PLAN
76 LOT OSD
AMENDED
EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
 MAP 195; LOT 1, AND MAP 201; LOT 7
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

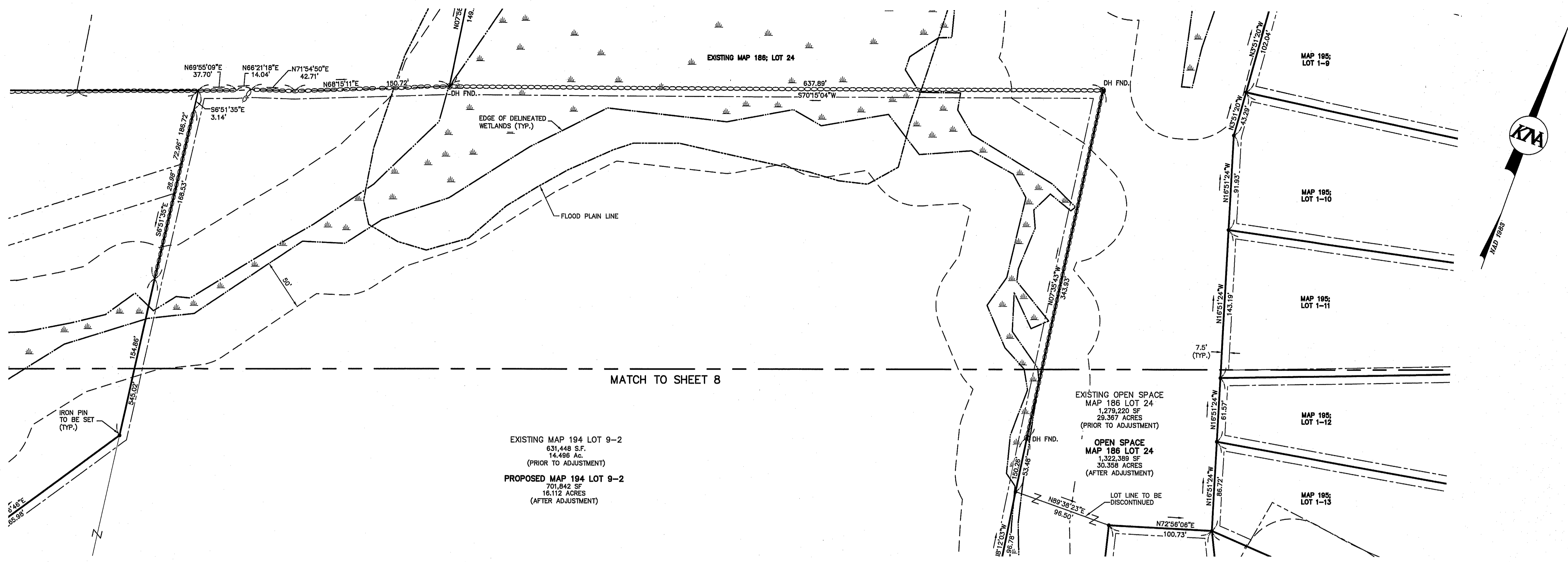
OWNER OF MAP 186: LOT 24, MAP 194: LOTS 9, 10 & 9-2 & MAP 195: LOT 1; EAGLES NEST ESTATES, LLC, 2 ASPEN DRIVE, PELHAM, NH 03076	OWNER OF MAP 186: LOT 20-4, MAP 201; LOT 7; EAGLES NEST ESTATES, LLC, 2 ASPEN DRIVE, PELHAM, NH 03076
--	--

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

APPROVED BY THE HUDSON, NH PLANNING BOARD
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No.	DATE	DESCRIPTION	BY
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DATE: NOVEMBER 14, 2019 SCALE: 1" = 100'
 PROJECT NO: 19-1021-1 SHEET 6 OF 13



MATCH TO SHEET 8

EXISTING MAP 194 LOT 9-2
631,448 S.F.
14.496 AC.
(PRIOR TO ADJUSTMENT)

PROPOSED MAP 194 LOT 9-2
701,842 SF
16.112 ACRES
(AFTER ADJUSTMENT)

EXISTING OPEN SPACE
MAP 186 LOT 24
1,279,220 SF
29.367 ACRES
(PRIOR TO ADJUSTMENT)

OPEN SPACE
MAP 186 LOT 24
1,322,389 SF
30.358 ACRES
(AFTER ADJUSTMENT)

REFERENCE PLANS:

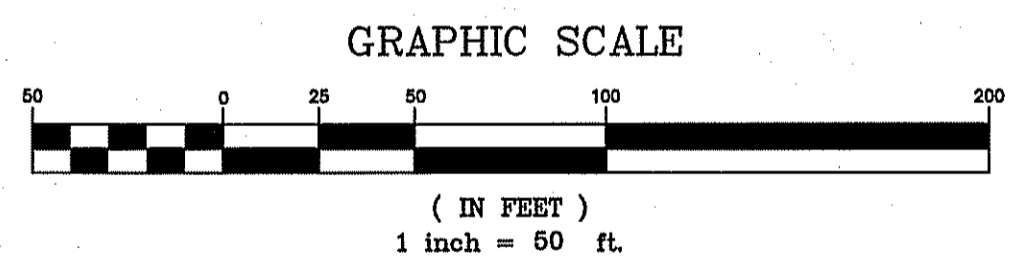
- EAGLES NEST ESTATES, MAP 186 LOTS 20-4 & 24, MAP 194 LOTS 9 & 10, MAP 195 LOT 1 AND MAP 201 LOT 7, BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY. DATED: JANUARY 7, 2015. LAST REVISED: 8/26/2019. PREPARED BY: KEACH NORDSTROM ASSOCIATES, INC. HCRD PLAN #40341, 19 SHEETS.
- BOUNDARY PLAN, LAND OF RICHARD G. BOYLE, MAP 194 LOT 19-2, HUDSON, NEW HAMPSHIRE. DATED: JANUARY 9, 2019. SCALE: 1"=100'. PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. HCRD PLAN #40050.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN SET IS TO ILLUSTRATE THE LOT LINE ADJUSTMENT ON MAP 194 LOT 9-2, 10-9 & MAP 186 LOT 24.
 - BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013.
 - TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS A COMPILATION OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013 AND AERIAL MAPPING PREPARED BY EASTERN TOPOGRAPHICS, INC. IN APRIL 2011.
 - HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 1929. BENCHMARKS SET AS NOTED, BASED ON NGVD 1929.
 - WETLAND DELINEATION WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. IN ACCORDANCE WITH Env-Wq 1014.03 IN THE SUMMER OF 2011, 2012, AND 2013.
 - SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES INC.
 - THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE GENERAL ONE (G-1) ZONING DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
- | REQUIREMENT | CONVENTIONAL | OSD |
|-----------------------|------------------------|-----------|
| MINIMUM LOT AREA | 87,120 SF | 43,560 SF |
| MINIMUM LOT FRONTAGE | 200 FT | 100 FT |
| MINIMUM FRONT SETBACK | 30 FT (LOCAL ROAD) | 15 FT |
| | 50 FT (COLLECTOR ROAD) | |
| MINIMUM REAR SETBACK | 15 FT | 7.5 FT |
| MINIMUM SIDE SETBACK | 15 FT | 7.5 FT |
- THE TOTAL AMENDED LAND AREA IS AS FOLLOWS:
MAP 194; LOT 9-2 = 631,448 SF, OR 14.496 ACRES
OWNERS OF RECORDS
MAP 194; LOT 9-2
KIN, LLC
PO BOX 565
HOLLIS, NH 03049
 - THE TOTAL LAND AREA IS AS FOLLOWS:
EXISTING MAP 194 LOT 9-2 = 631,448 SF OR 14.496 ACRES
EXISTING MAP 194 LOT 10-9 = 170,051 SF OR 3.904 ACRES
EXISTING MAP 186 LOT 24 = 1,279,220 SF OR 29.367 ACRES
PROPOSED MAP 194 LOT 9-2 = 701,842 SF OR 16.105 ACRES
PROPOSED MAP 194 LOT 10-9 = 58,486 SF OR 1.297 ACRES
PROPOSED MAP 186 LOT 24 = 1,322,389 SF OR 30.358 ACRES

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- ⊙ DRILL HOLE
- ⊕ UTILITY POLE
- ⊙ SIGN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- ZONE X FLOOD HAZARD AREA
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



LOT LINE ADJUSTMENT PLAN

AMENDED
EAGLES NEST ESTATES
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
MAP 195; LOT 1, AND MAP 201; LOT 7
BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9, 10 & 9-2 & MAP 195; LOT 1: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	OWNER OF MAP 186; LOT 20-4; MAP 201; & LOT 7: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076
---	---

OWNER OF MAP 186; LOT 24 & 20-4, MAP 194; LOTS 9, 10 & 9-2 & MAP 195; LOT 1; MAP 201 LOT 7

SIGNATURE: *[Signature]*

DATE: 12/4/19

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 627-2881

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

SIGNATURE DATE: _____

SIGNATURE DATE: _____

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

WETLAND DELINEATION PREPARED BY:

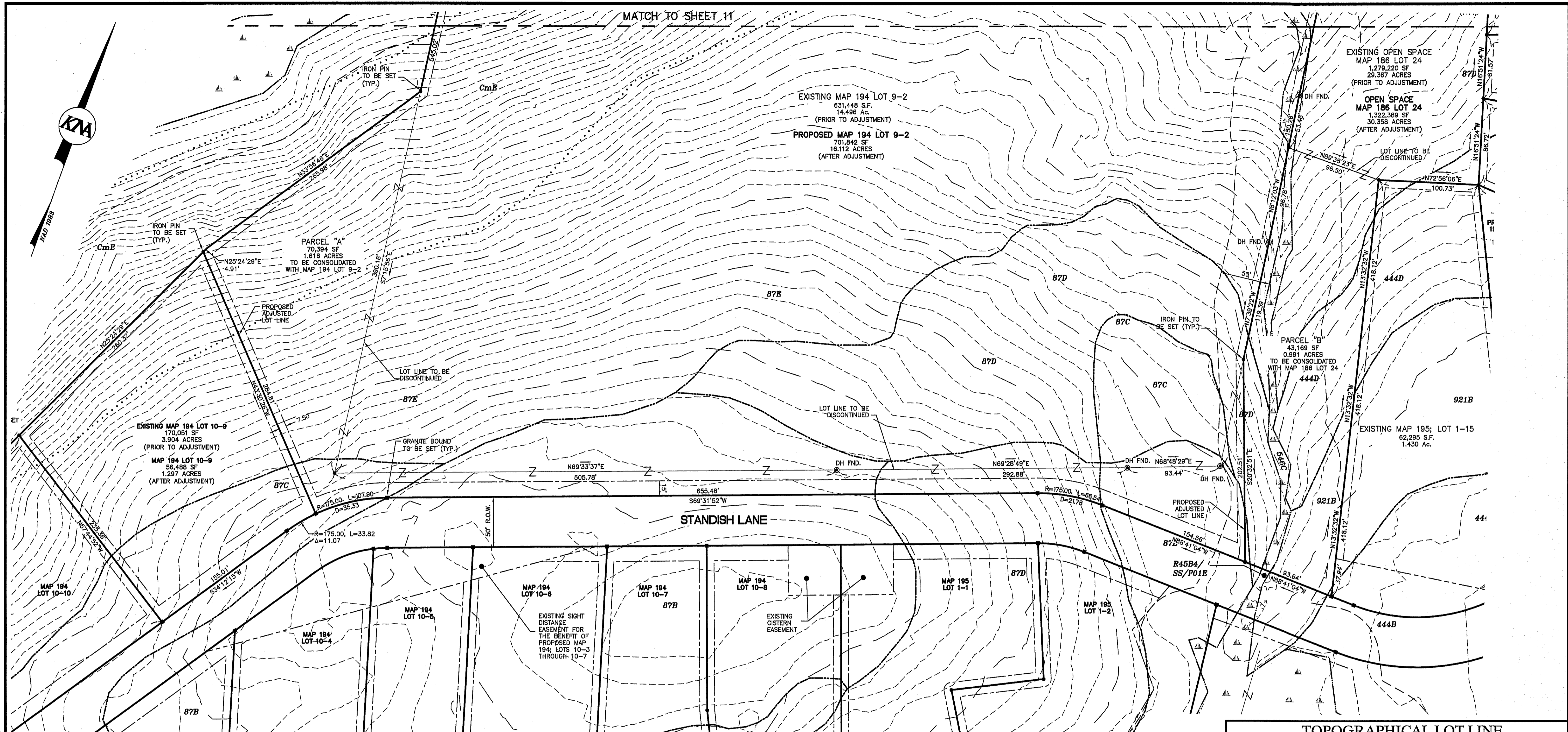
NAME _____ CERTIFIED WETLAND SCIENTIST # _____ DATE _____

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND OR BETTER (1:10,000). FURTHER, THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

[Signature]
LICENSED LAND SURVEYOR DATE: 2/3/20

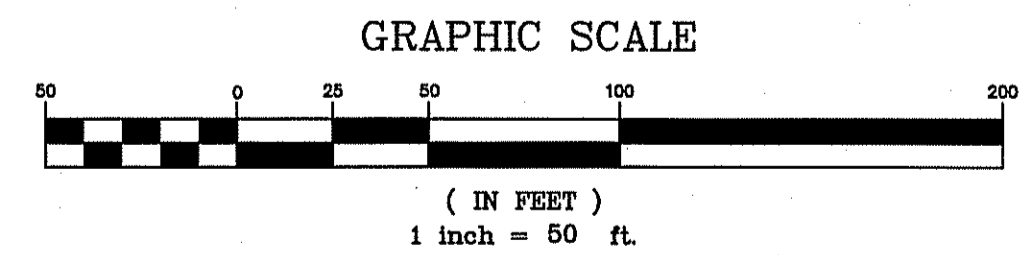
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/15/20	REVISED PER COMMENTS	PCM
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DATE: NOVEMBER 14, 2019 SCALE: 1" = 50'
PROJECT NO: 19-1021-1 SHEET 9 OF 13



MATCH TO SHEET 11

SEE SHEET 2 FOR GENERAL NOTES & REFERENCE PLANS



TOPOGRAPHICAL LOT LINE ADJUSTMENT PLAN
AMENDED
EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
 MAP 195; LOT 1, AND MAP 201; LOT 7
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9, 10 & 9-2 & MAP 195; LOT 1:	OWNER OF MAP 186; LOT 20-4; MAP 201; LOT 7:
EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076

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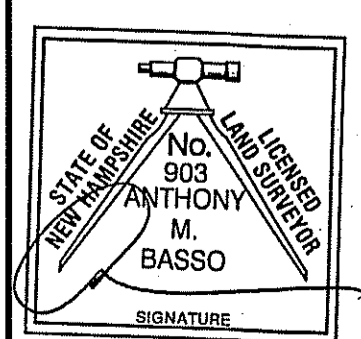
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 _____ SIGNATURE DATE: _____
 _____ SIGNATURE DATE: _____
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 WETLAND DELINEATION PREPARED BY:
 _____ NAME _____ CERTIFIED WETLAND SCIENTIST # _____ DATE _____

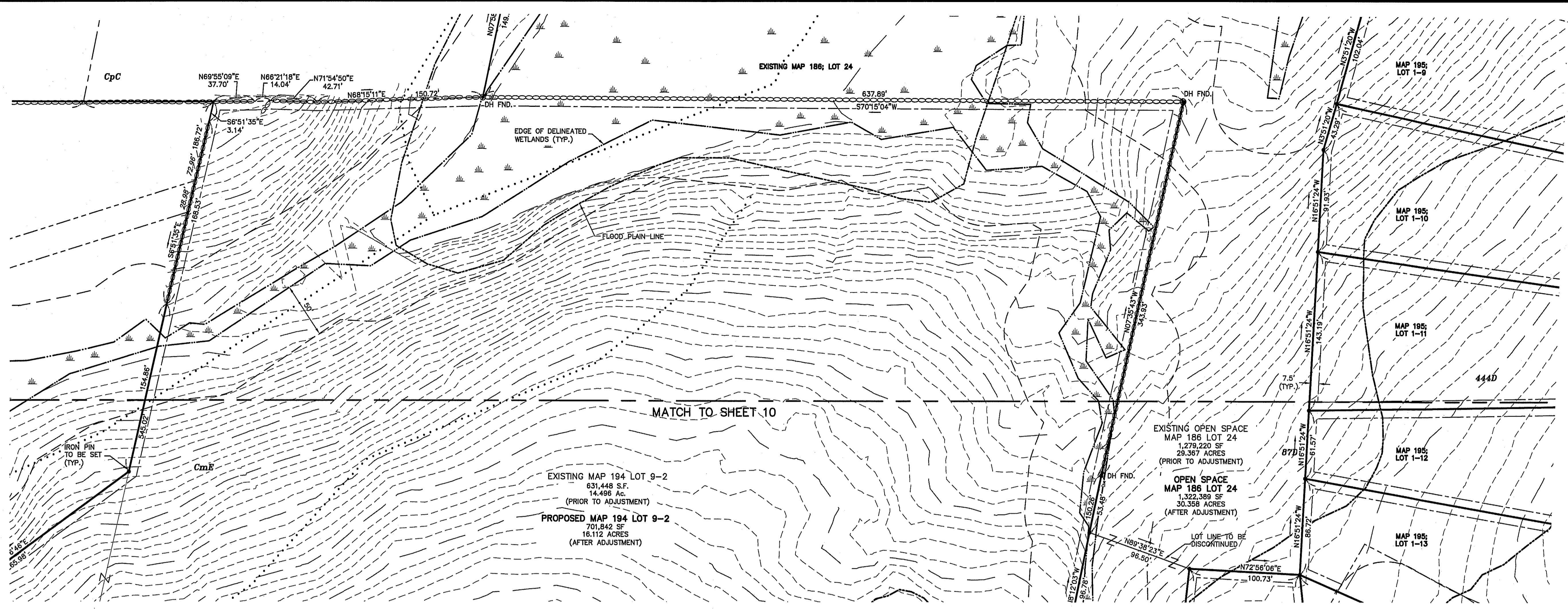
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 LICENSED LAND SURVEYOR DATE 2/3/20



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/15/20	REVISED PER COMMENTS	PCM
2	01/31/20	REVISED PER COMMENTS	PCM

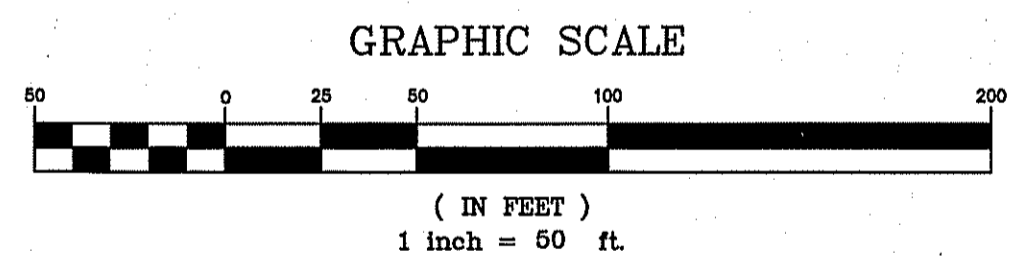
DATE: NOVEMBER 14, 2019 SCALE: 1" = 50'
 PROJECT NO: 19-1021-1 SHEET 10 OF 13



SEE SHEET 2 FOR GENERAL NOTES & REFERENCE PLANS

SCS SOILS LEGEND

- CaC** CANTON FINE SANDY LOAM, 8 TO 15% SLOPES
- CmC** CANTON STONY FINE SANDY LOAM, 8 TO 15% SLOPES
- CmD** CANTON STONY FINE SANDY LOAM, 15 TO 25% SLOPES
- CmE** CANTON STONY FINE SANDY LOAM, 25 TO 35% SLOPES
- CpB** CHATFIELD-HOLLIS-CANTON COMPLEX, 3 TO 8% SLOPES
- CpC** CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES
- CpD** CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 25% SLOPES
- CsC** CHATFIELD-HOLLIS COMPLEX, 8 TO 15% SLOPES
- CtD** CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 35% SLOPES
- LvA** LEICESTER-WALPOLE COMPLEX STONY, 0 TO 3% SLOPES
- LvB** LEICESTER-WALPOLE COMPLEX STONY, 3 TO 8% SLOPES



SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
42B	CANTON	0-8%	WELL
42C	CANTON	8-15%	WELL
42D	CANTON	15-25%	WELL
42E	CANTON	25%+	WELL
87B	CHATFIELD VERY STONY	0-8%	SOMEWHAT EXCESSIVELY
87C	CHATFIELD VERY STONY	8-15%	SOMEWHAT EXCESSIVELY
87D	CHATFIELD VERY STONY	15-25%	SOMEWHAT EXCESSIVELY
87E	CHATFIELD VERY STONY	25%+	SOMEWHAT EXCESSIVELY
444B	NEWFIELDS	0-8%	MODERATELY WELL
444C	NEWFIELDS	8-15%	MODERATELY WELL
444D	NEWFIELDS	15-25%	MODERATELY WELL
921B	NEWFIELDS VARIANT	0-8%	SOMEWHAT POORLY
921C	NEWFIELDS VARIANT	8-15%	SOMEWHAT POORLY
921D	NEWFIELDS VARIANT	15-25%	SOMEWHAT POORLY
546B/P	WALPOLE (POORLY DRAINED)	0-8%	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.

**TOPOGRAPHICAL LOT LINE
ADJUSTMENT PLAN
AMENDED
EAGLES NEST ESTATES**

MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
MAP 195; LOT 1, AND MAP 201; LOT 7
BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9, 10 & 9-2 & MAP 195; LOT 1: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	OWNER OF MAP 186; LOT 20-4; MAP 201; LOT 7: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076
--	--

K/A KEACH-NORDSTROM ASSOCIATES, INC.
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APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

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WETLAND DELINEATION PREPARED BY: _____

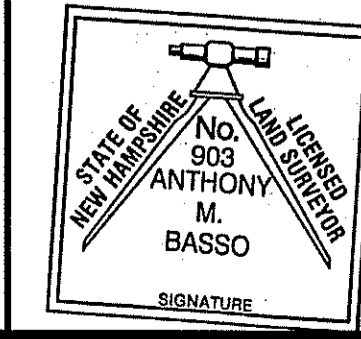
NAME _____ CERTIFIED WETLAND SCIENTIST # _____ DATE _____

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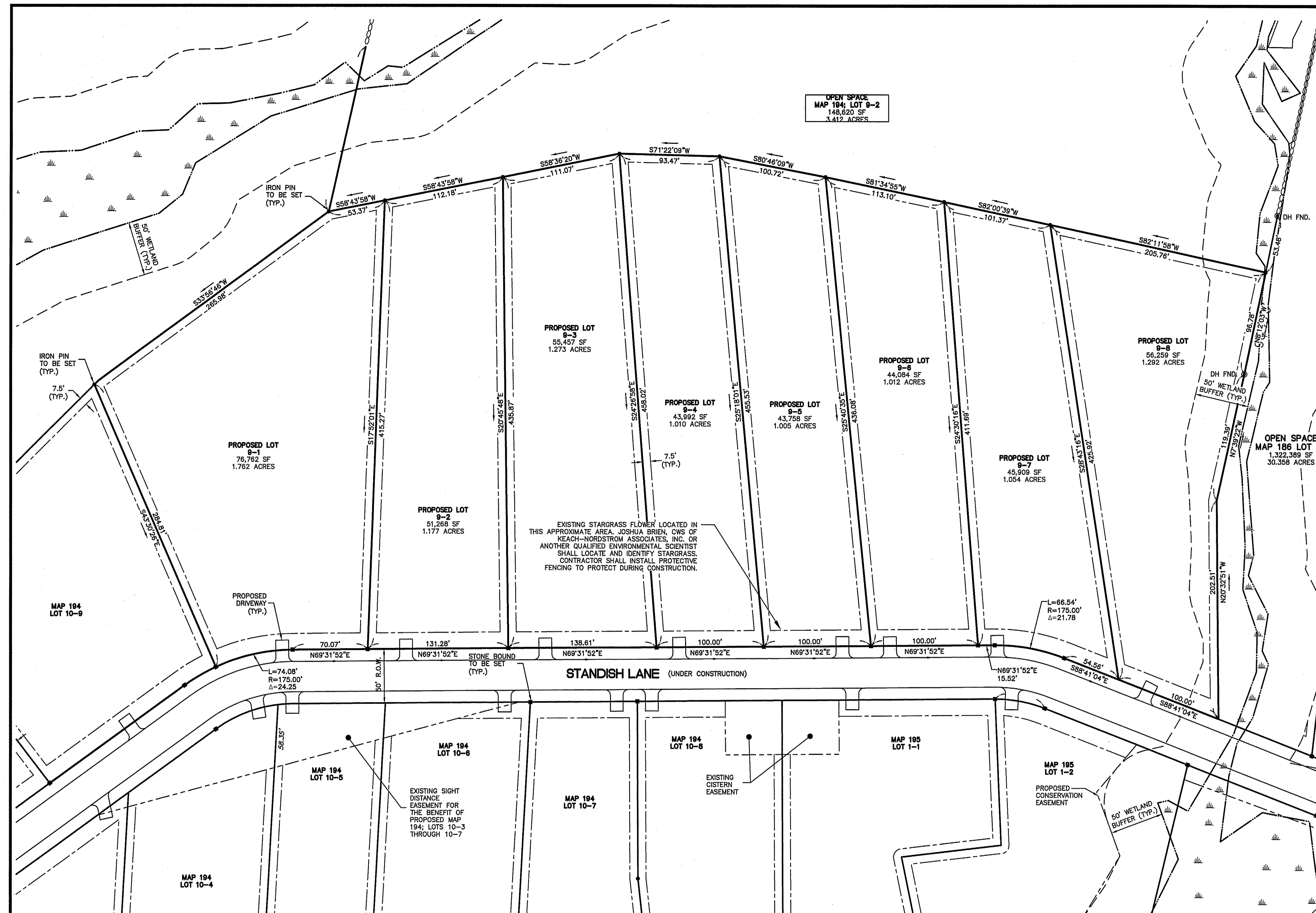
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PROJECT NO: 19-1021-1 SHEET 11 OF 13

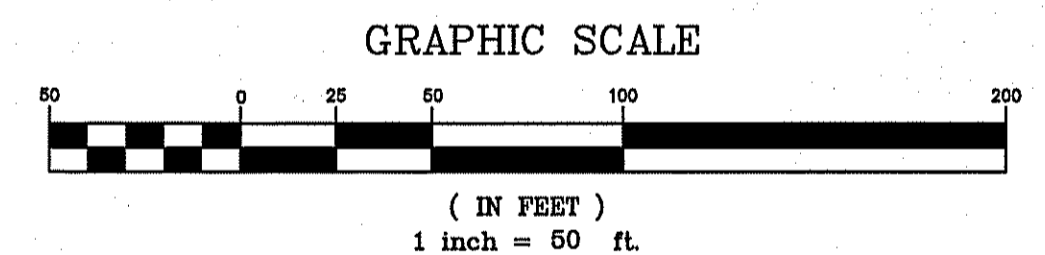


SEE SHEET 2 FOR GENERAL NOTES,
REFERENCE PLANS & LOT AREA TABLE



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- ZONE X FLOOD HAZARD AREA
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE TO BE EXTINGUISHED



**AMENDED RESIDENTIAL
SUBDIVISION PLAN
AMENDED
EAGLES NEST ESTATES**
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
MAP 195; LOT 1, AND MAP 201; LOT 7
BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

**OWNER OF MAP 186; LOT 24,
MAP 194; LOTS 9, 10 & 9-2
& MAP 195; LOT 1:**
EAGLES NEST ESTATES, LLC.
2 ASPEN DRIVE
PELHAM, NH 03076

**OWNER OF MAP 186;
LOT 20-4, MAP 201;
LOT 7:**
EAGLES NEST ESTATES, LLC.
2 ASPEN DRIVE
PELHAM, NH 03076

**OWNER OF MAP 186; LOT 24 & 20-4, MAP 194; LOTS
9, 10 & 9-2 & MAP 195; LOT 1; MAP 201 LOT 7**

SIGNATURE: *[Signature]*

DATE: 12/4/19

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

SIGNATURE DATE: _____

SIGNATURE DATE: _____

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WETLAND DELINEATION PREPARED BY:

NAME _____ CERTIFIED WETLAND SCIENTIST # _____ DATE _____

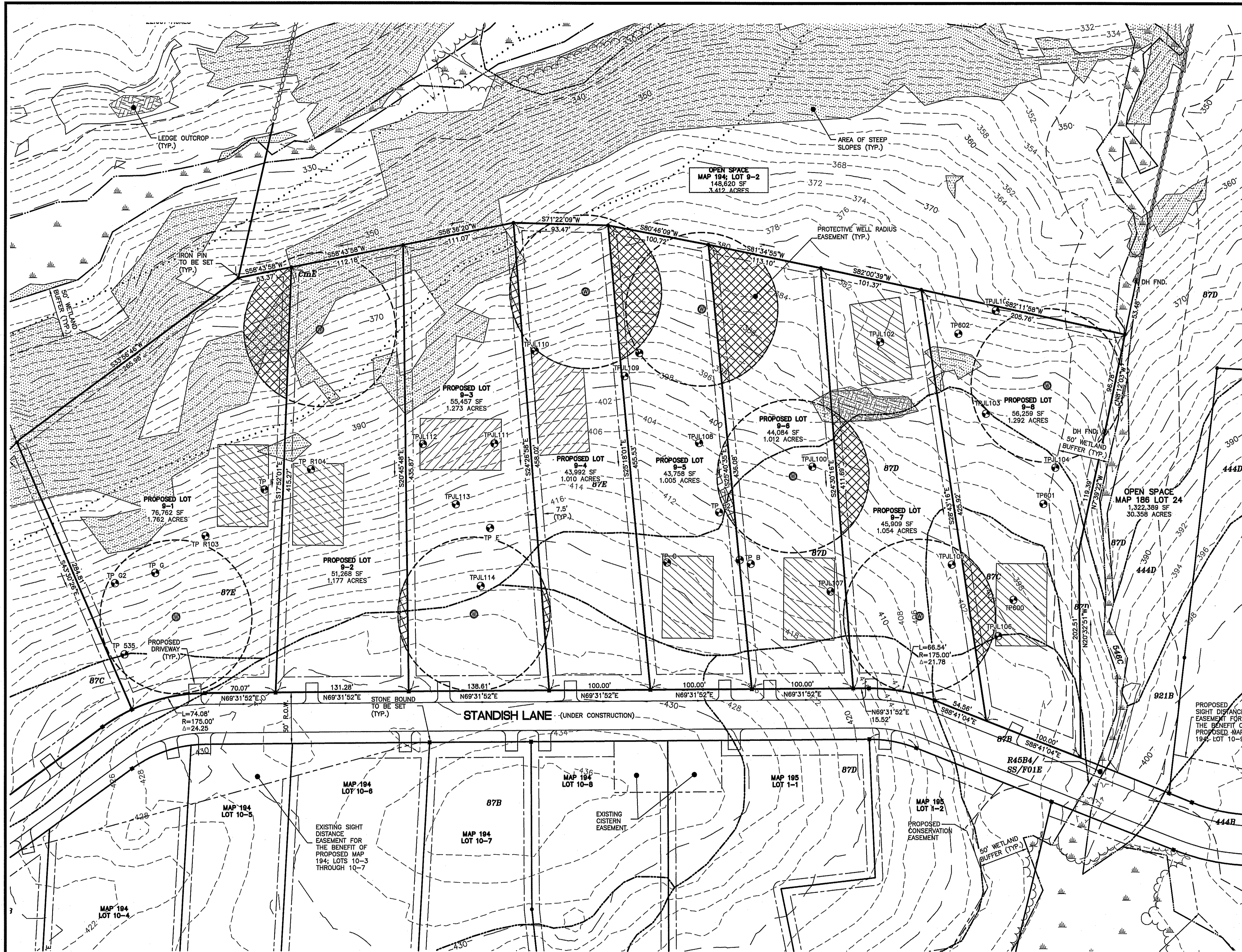
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[Signature] 2/3/20
LICENSED LAND SURVEYOR DATE

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

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No.	DATE	DESCRIPTION	BY
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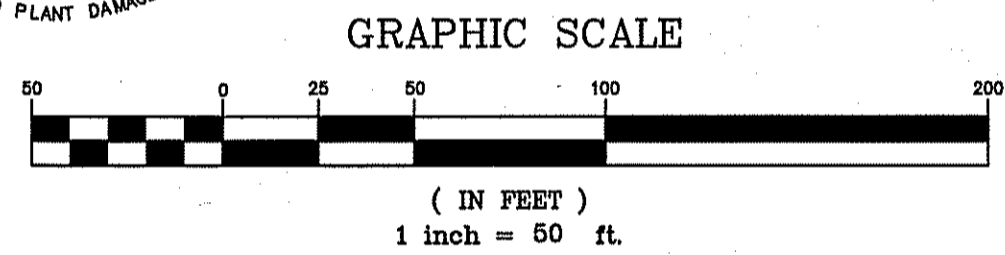
DATE: NOVEMBER 14, 2019 SCALE: 1" = 50'
PROJECT NO: 19-1021-1 SHEET 12 OF 13



SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS, LOT AREA TABLE & SITE SPECIFIC SOIL MAP UNIT KEY, SCS SOILS LEGEND & OPEN SPACE/CONSERVATION SUBDIVISION NOTES

LEGEND

TP #	TEST PIT	ABUTTER LINE
⊙	STONE BOUND FOUND	EXISTING PROPERTY LINE
⊙	IRON PIN FOUND	STREAM
⊙	DRILL HOLE	WETLAND
⊙	UTILITY POLE	STOCKADE FENCE
⊙	SIGN	BARBED WIRE FENCE
⊙	EXISTING WELL	GUARDRAIL
⊙	DRAINAGE MANHOLE	OVERHEAD UTILITIES
⊙	CATCH BASIN	DRAINAGE LINE
⊙	STONE BOUND TO BE SET	TREELINE
⊙	IRON PIN TO BE SET	RETAINING WALL
⊙	PROPOSED WELL	EDGE OF PAVEMENT
		EDGE OF GRAVEL
		10' CONTOUR
		2' CONTOUR
		STONEWALL
		SCS SOIL LINE
		SITE SPECIFIC SOIL LINE
		BUILDING SETBACK
		EXISTING EASEMENT
		PROPOSED PROPERTY LINE
		PROPOSED EASEMENT
		EXISTING PROPERTY LINE TO BE EXTINGUISHED
		4,000 SF RECEIVING AREA



AMENDED TOPOGRAPHIC SUBDIVISION PLAN
AMENDED EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2, MAP 195; LOT 1, AND MAP 201; LOT 7
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9, 10 & 9-2 & MAP 195; LOT 1: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	OWNER OF MAP 186; LOT 20-4; MAP 201; LOT 7: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076
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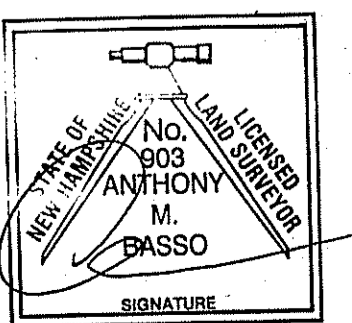
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 _____ SIGNATURE DATE: _____
 SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

THIS DETAILED SITE-SPECIFIC SOIL MAP WAS PERFORMED ON NOVEMBER 8, 2013 BY GOVE ENVIRONMENTAL SERVICES, INC. IN EXETER, NEW HAMPSHIRE AND CONFORMS TO THE STANDARDS OF SSSNIE PUBLICATION NO. 3, AS AMENDED, "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT."
 NAME _____ CERTIFIED SOIL SCIENTIST # _____ DATE _____

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

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE BETWEEN MAY 2011 AND NOVEMBER 2013. SAID SURVEY HAS AN ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND OR BETTER (1:10,000). FURTHER, THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

 LICENSED LAND SURVEYOR DATE 2/3/20



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/15/20	REVISED PER COMMENTS	PCM
2	01/31/20	REVISED PER COMMENTS	PCM

DATE: NOVEMBER 14, 2019 SCALE: 1" = 50'
 PROJECT NO: 19-1021-1 SHEET 13 OF 13

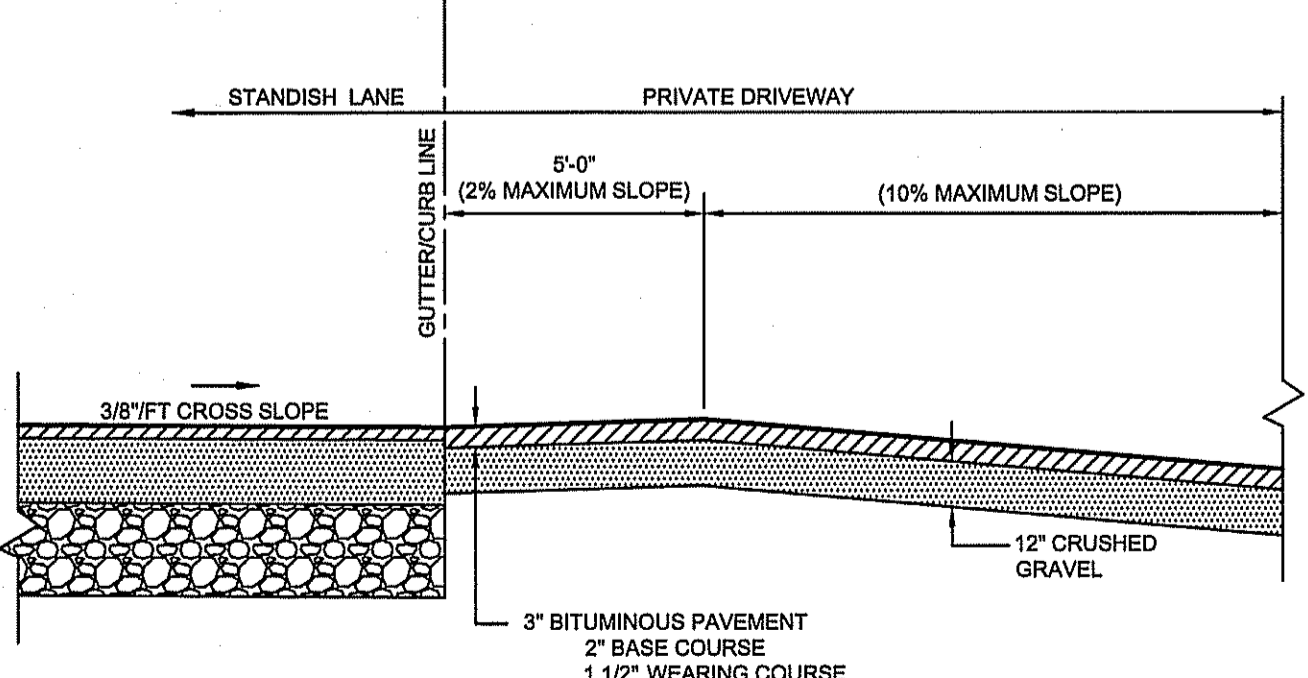
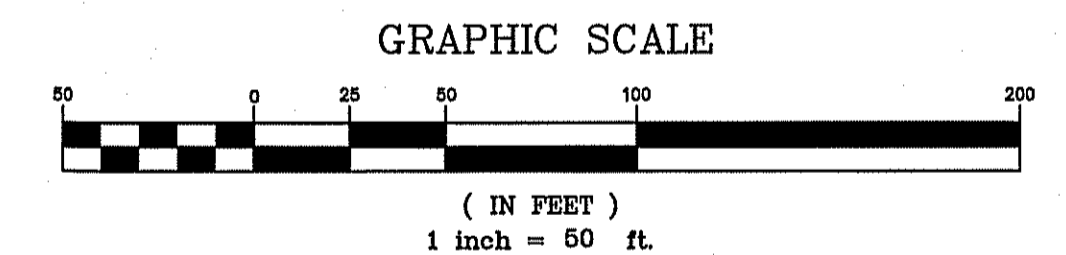
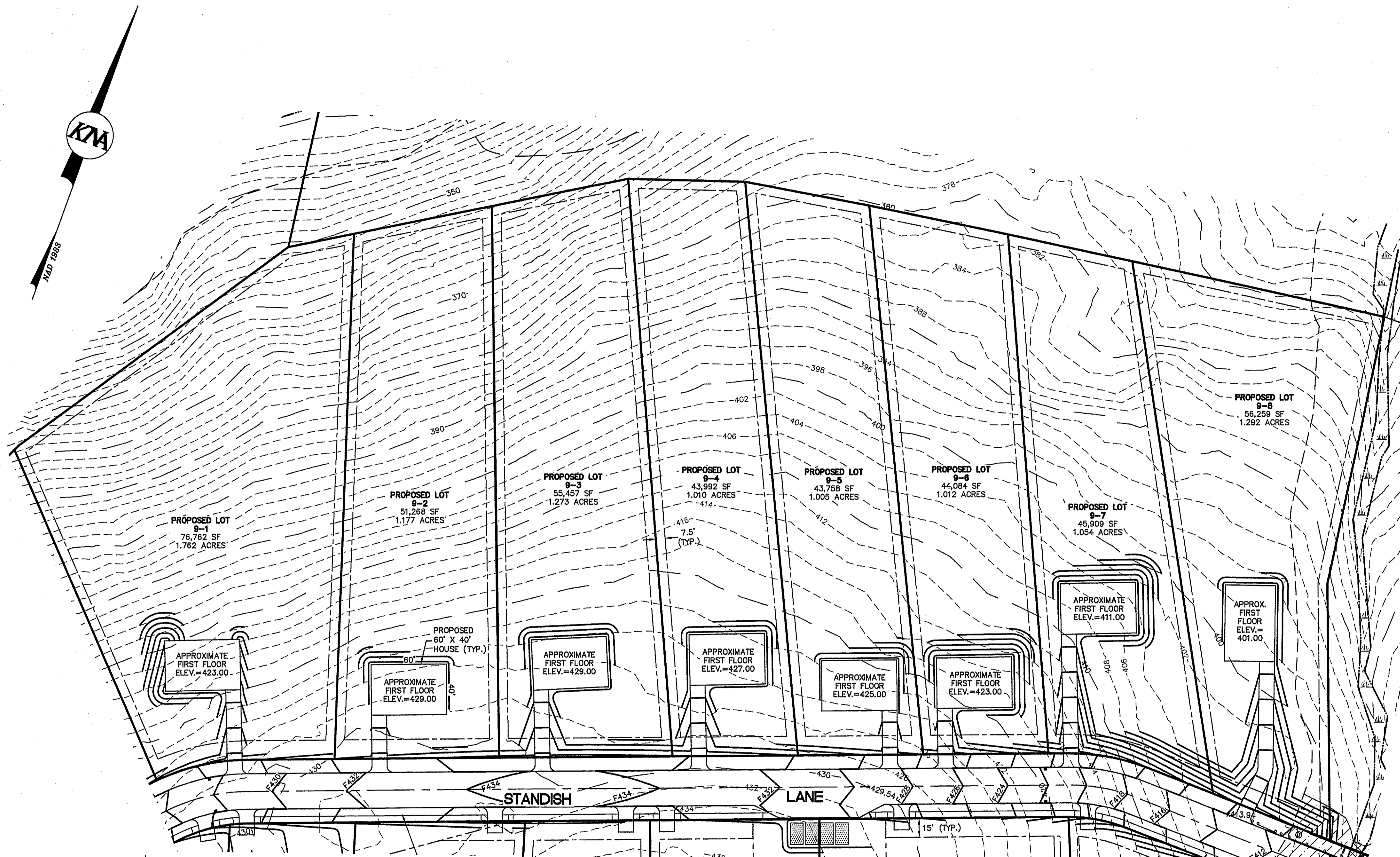
LOAM & SEED ALL
DISTURBED AREAS (TYP.)

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT POTENTIAL HOUSE AND DRIVEWAY LOCATIONS FOR THE PROPOSED LOTS AND NO OTHER PURPOSE.
2. THE HOUSE LOCATIONS AND GRADING SHOWN IS STRICTLY TO PROVE THAT THE LOTS ARE BUILDABLE. THE DEVELOPER CAN LOCATE A PROPOSED HOUSE AND DRIVEWAY ANYWHERE WITHIN THE TOWN SETBACKS AND REQUIREMENTS PER THE PROPER TOWN BUILDING PERMITS.

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED WELL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED GUARDRAIL
- OHU PROPOSED OVERHEAD UTILITIES
- UGU PROPOSED UNDERGROUND UTILITIES
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT



DRIVEWAY CROSS SECTION WITH NO SIDEWALK
NOT TO SCALE

LOT SKETCH
AMENDED
EAGLES NEST ESTATES
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9, 10 & 9-2,
MAP 195; LOT 1, AND MAP 201; LOT 7
BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY

OWNER OF MAP 186: LOT 24, MAP 194: LOTS 9, 10 & 9-2 & MAP 195: LOT 1:	OWNER OF MAP 186: LOT 20-4; MAP 201: LOT 7:
EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076



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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1/31/20	REVISED PER COMMENTS	PCM

DATE: JANUARY 9, 2020 SCALE: 1" = 50'
PROJECT NO: 19-1021-1 SHEET 1 OF 1