



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

PUBLIC MEETING TOWN OF HUDSON, NH FEBRUARY 12, 2020

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, February 12, 2020 at 7:00 p.m. in the “Buxton Community Development Conference Room” at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)

- 22 January 2020 Meeting Minutes – Decisions

VI. NEW BUSINESS

- | | |
|--|---------------------------------------|
| A. Verizon Wireless Small Cell Wireless Antenna
CU# 01-20 | 2 North Ridge Road
Map 139/Lot 012 |
|--|---------------------------------------|

Purpose of Plan: to propose the installation of a small cell wireless antenna to be mounted atop an existing utility pole. Application Acceptance & Hearing.

- | | |
|---|---------------------------------------|
| B. Adelaide Street 4-Lot Subdivision
SB# 05-19 | 12 Adelaide Street
Map 182/Lot 196 |
|---|---------------------------------------|

Purpose of Plan: to depict the subdivision of Map 186, Lot 196, into four (4) residential lots. Application Acceptance & Hearing.

- | | |
|--|------------------------------------|
| C. Griffin Road Lot Line Relocation
SB# 03-20 | 25 Griffin Road
Map 135/Lot 017 |
|--|------------------------------------|

Purpose of plan: to propose a lot line adjustment between lots 019 and proposed lot 017-004. Application Acceptance & Hearing.

- | | |
|--|------------------------------------|
| D. Griffin Road Subdivision
SB# 04-20 | 25 Griffin Road
Map 135/Lot 017 |
|--|------------------------------------|

Purpose of plan: to depict the subdivision of Map 135/Lot 017 into six residential lots. Application Acceptance & Hearing.

G. Granite Heights Subdivision Plan
SB# 05-20

334 Central Street
Map 161/Lot 029

Purpose of Plan: to depict an amended subdivision plan that proposes 19 residential lots in an Open Space Development (OSD). The previous project was approved under the name "Vista Knoll Estates". Application Acceptance & Hearing.

VII. OTHER BUSINESS

A. Regulation Amendment: §276-5 Hearing on Amendment; to revise this regulation in accordance with state law for notification of public hearings and clarification of direct and indirect abutters.

VIII. 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 & Post Office – 01-24-20

Brian Groth, Town Planner



TOWN OF HUDSON

Planning Board



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

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: JANUARY 22, 2020

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

- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Veloso seated for Mr. Dumont.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 11 December 19 Meeting Minutes – Decisions

Deferred to the February 12, 2020 meeting.

VI. PERFORMANCE SURETIES

A. Mansfield Drive Subdivision Performance Bond, Map 147/Lot 024.

Mr. Coutu moved to establish a performance surety in the amount of \$87,999.60 for the Mansfield Drive Subdivision, Map 147/Lot 24, Derry Lane, Hudson, NH, in its entirety, and in accordance with the written recommendation of the Town Engineer, Elvis Dhima's Interoffice Memo in file, dated January 16, 2020, 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 seconded by Mr. Veloso. All in favor – motion carried 6/0/0.

B. Request to Release Corridor Impact Funds by Elvis Dhima, Town Engineer.

Deferred to the February 12, 2020 meeting.

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 7:06pm, seeing no one in the audience, Malley closed the public input portion of the hearing at 7:06pm.

Mr. Collins moved to recommend the zoning amendment to replace the existing Wetland Conservation District with the Wetland Conservation Overlay District, where proposed land development activity within the wetlands or their buffers require a Conditional Use Permit, where the current process is a Special Exception. This amendment maintains or improves the current level of protection of wetlands, and creates a more effective and efficient process in evaluating wetland impacts.

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

2. Duplexes; Article II, Terminology, §334-6 Definitions: DUPLEX; to clarify definition of Duplex buildings.

Chairman Malley opened the public input portion of the hearing at 7:08pm, seeing no one in the audience, Malley closed the public input portion of the hearing at 7:08pm.

Mr. Coutu moved to recommend the zoning amendment to revise the definition of “Duplex” to clarify the characteristics of two-family residential structures.

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

VIII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Veloso. All in favor – motion carried.

Meeting adjourned at 7:24 p.m.

William Collins, Secretary

These minutes are in draft form and have not yet been approved by the Planning Board.

VERIZON WIRELESS SMALL CELL ANTENNA

CONDITIONAL USE PERMIT CU#01-20

STAFF REPORT

February 12, 2020

SITE: Utility pole adjacent to 2 North Ridge Road, Map 139 Lot 12

ZONING: Residential-1 (R1)

PURPOSE OF PLANS: to propose the installation of a small cell wireless antenna to be mounted atop an existing utility pole.

PLANS UNDER REVIEW: Hudson NW SC06 NH; prepared by: Hudson Design Group, LLC, 45 Beechwood Drive, N. Andover, MA 01845; prepared for: Verizon Wireless c/o Structure Consulting Group, 49 Brattle Street, Arlington, MA 02474; consisting of 3 sheets and Notes 1-2 on Sheet 2; last revised December 20, 2019.

ATTACHMENTS:

- A. Project Narrative
- B. Affidavit of Radio Frequency Engineer
- C. Town Department Comments

APPLICATION TRACKING:

- December 17, 2019 – Application received.
- February 12, 2020 – Public hearing scheduled.

STAFF COMMENTS:

The applicant is seeking a conditional use permit to install a 4G antenna and associated equipment on an existing PSNH utility pole on Derry Road. The pole is adjacent to 2 North Ridge Road and across the street from Alvirne High School.

The Town Engineer has requested a structural assessment of the pole to be conducted to ensure it is capable of the additional weight. The applicant has agreed to the assessment for the Engineer's approval prior to installation.

As the location is within the public Right-of-Way, the Department of Public Works was consulted for their approval. The DPW Director has no issue with this application, noting that the equipment is up high enough to preclude damage to town vehicles & equipment. The lowest hanging piece of equipment is proposed to be 5-feet above ground.

The Assessor's office made note of RSA 12-K which states: "Any municipality or other authority which receives an application to construct a new tower or to complete a substantial modification to an existing tower or mount which will be visible from any other New Hampshire

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"B"

FEB 04 2020



TOWN OF HUDSON
PLANNING DEPARTMENT

AFFIDAVIT OF RADIO FREQUENCY ENGINEER

The undersigned, in support of the application to install a wireless communications facility consisting of one antenna and associated radio equipment on the existing utility pole (#PSNH 83S / Bell Atlantic 82S) located on Derry Road in Hudson, New Hampshire, states the following:

1. My name is Keith Vellante. I have a Bachelor of Science degree in Electrical Engineering from the University of New Hampshire and I am employed as a Radio Frequency (RF) Engineer for C Squared Systems, LLC. C Squared Systems has entered into a contract with Verizon Wireless to provide RF consulting services on behalf of Verizon Wireless. I have reviewed the proposed site with the Radio Frequency Engineer responsible for the Verizon Wireless network design in the area of New Hampshire that includes the Town of Hudson, NH.
2. Verizon Wireless is a federally licensed provider of wireless communications services with a national footprint.
3. The above-mentioned location is within an area where Verizon Wireless has identified a need to install a wireless communications facility in order to provide reliable wireless service. The search area for the proposed facility was determined by the fact that wireless service needs significant improvement in northern Hudson along Derry Road, around Alvirne High School, Hills Garrison Elementary School, Rodgers Memorial Library and the nearby recreational parks, athletic fields and parking areas. Furthermore, it was determined that the areas served by the proposed facility would interact well with those of existing and planned facilities in the surrounding area.

The following table provides details of the proposed site:

Site Name:	Site Address:	Utility Pole Number:	Latitude:	Longitude:	Ground Elevation (AMSL):	Antenna Centerline Height (AGL):
Hudson NW SC06 NH	Derry Road	# PSNH 83S / Bell Atlantic 82S	42.7925	-71.4378	196'	31.3'

4. A conventional Verizon Wireless LTE macro-site consists (in part) of RRHs (Remote Radio Heads) located near the antennas on a tower, rooftop, or other support structure, which are connected via fiber optic cables to a BBU (Baseband Unit) located at the site in an equipment shelter or other weatherproof enclosure. The BBU performs network signal processing between the RRHs at the site, and Verizon's LTE core network.
5. C-RAN (Cloud Radio Access Network) nodes and small cells also utilize RRHs at each site, however a centralized BBU capable of supporting RRHs at multiple sites is implemented to gain certain efficiencies, both from a network and environmental standpoint. The proposed location is one of multiple additional C-RAN nodes and small cells planned to address capacity and coverage deficiencies in Hudson and the surrounding area.

6. C-RAN and small cell deployments are intended to complement, not replace, the conventional LTE macro-network sites, and are typically used as a capacity solution targeting isolated areas of heavy network usage, a.k.a “hot spots.” In doing so, the C-RAN nodes and small cells serve to offload the demand on the existing sites serving these “hot spots.” This not only improves service to the specifically targeted area, but also improves overall system performance elsewhere in the network.
7. The purpose of the proposed facility is to provide adequate service capacity and improve coverage along Derry Road, around Alvirne High School, Hills Garrison Elementary School, Rodgers Memorial Library, and the nearby recreational parks, athletic fields, and parking areas in the vicinity of the proposed location. Verizon Wireless does not currently provide acceptable LTE service in this area of Town.
8. To find a site that would provide adequate capacity and coverage improvement, the Verizon Wireless RF Design Group utilizes computer modeling to define a search area. The search area is designed such that a site located within the area and at a given height would have a high probability of completing the capacity and coverage objectives in the target areas. The RF Design Group develops the network by working off existing sites from which to design the network.
9. Verizon Wireless’ search of the area and subsequent analysis determined that installing the proposed facility on the existing utility pole referenced herein would be the most appropriate solution to meet its network capacity and coverage objectives to the areas immediately surrounding the proposed location.
10. I have reviewed the proposed installation to be placed on this utility pole as well as the other existing and proposed antenna site locations used in Verizon Wireless’ system in and around the surrounding areas. I have analyzed the potential benefits this site would represent to Verizon Wireless’ network and its users. I employ computer simulations, which incorporate the results of field tests of existing facilities, to determine existing radio frequency (RF) coverage for Verizon Wireless’ system. These simulations model characteristics such as antenna types, antenna height, output power, terrain, land cover, and RF propagation effects of the frequency utilized.
11. The following table details site specific information of the surrounding Verizon Wireless macro-sites used to generate the RF maps attached hereto:

Cell Name:	Latitude:	Longitude:	Street Address:	Town/State:	Antenna Centerline Height (ft AGL):	Status
Hudson	42.7355	-71.3928	51 Trigate Road	Hudson, NH	188	On-Air
Hudson 2	42.7802	-71.3803	10 Park Avenue	Hudson, NH	125	On-Air
Hudson C	42.7663	-71.4132	193 Central Street	Hudson, NH	107	On-Air
Hudson N	42.8238	-71.4134	29 West Road	Hudson, NH	147	On-Air
Hudson W	42.7293	-71.4297	24 Flagstone Drive	Hudson, NH	70	On-Air
Londonderry 4	42.8428	-71.3644	135 A Nashua Road	Londonderry, NH	115	On-Air
Merrimack	42.8269	-71.5022	Premium Outlets Blvd.	Merrimack, NH	110	On-Air
Merrimack 2	42.8521	-71.4945	26 Columbia Circle	Merrimack, NH	150	On-Air
Merrimack 4	42.7948	-71.4725	Harris Pond Road	Merrimack, NH	140	On-Air
Nashua 4	42.7640	-71.4922	10 Whipple Street	Nashua, NH	140	On-Air
Nashua Dt	42.7575	-71.4584	57 Tylor Street	Nashua, NH	100	On-Air
Nashua Dt 2	42.7413	-71.4539	39 Orchard Avenue	Nashua, NH	110	On-Air
Pelham 2	42.7605	-71.3438	Rockyhill Road	Pelham, NH	115	On-Air
W Nashua	42.7874	-71.5041	2 Somerset Parkway	Nashua, NH	94	On-Air
Windham 2	42.8033	-71.3109	19 Haverhill Road	Windham, NH	138	On-Air

12. The signal propagation plots included as attachments were produced using deciBel Planner™, a Windows-based RF propagation computer modeling program and network planning tool. The software considers the topographical features of an area, land cover, antenna models, antenna heights, RF transmitting power and receiver thresholds to predict coverage and other related RF parameters used in site design and network expansion.
13. The RF map titled "Hudson NW SC06 – Existing 700 MHz LTE Sector Footprints (Macro Sites)" attached hereto depicts the areas primarily served by the sectors (a.k.a. signal "footprints") of the "On-Air" Verizon Wireless macro-sites in the area, and shows a unique color (red) for one particular sector of interest – "Merrimack 4" beta. For clarity, all other sectors of less interest with respect to the proposed facility are shown in grey. "On-Air" sites are existing Verizon Wireless facilities. As demand for wireless voice and data services continues to grow, Verizon Wireless manages the footprint of each sector so that it can support the demand within the area it is primarily serving. In addition to improving coverage to the immediate area, the proposed site is also needed to serve existing and anticipated demand in the vicinity and thereby offload some of the burden experienced by the surrounding sites. In that way, those surrounding sites will be able to more adequately serve the demand for service in the areas nearer to them. Please note that the outer parts of each sector footprint may include areas that presently have signal strength below the targeted value required for reliable service to Verizon Wireless' customers. The fact that low-level signal may reach these areas does not mean that these areas experience adequate coverage. These unreliable areas of low signal level can impose a significant capacity burden on the sites primarily serving the area.
14. The RF map titled "Hudson NW SC06 – Existing 700 MHz & 2100 MHz LTE Coverage (Macro-Sites)" attached hereto depicts the coverage provided from the "On-Air" and "Approved" Verizon Wireless macro-sites in the Hudson area. The green and yellow shaded areas represent the minimum desired level of coverage for this area for the 700 MHz and 2100 MHz network layers, respectively. Because of the superior propagation characteristics of 700 MHz relative to 2100 MHz frequencies, the 2100 MHz coverage areas (yellow) are generally contained within the 700 MHz coverage areas (green). As such, the deficient areas of 700 MHz coverage are defined by the unshaded or white areas, whereas the deficient areas of 2100 MHz coverage consist of both the green and white areas. As shown in this plot, the existing Verizon Wireless macro-sites in the area are unable to provide adequate coverage (particularly at 2100 MHz) to the targeted areas around Fort Phoenix State Reservation.
15. The map titled "Hudson NW SC06 – Area Terrain Map" attached hereto details the terrain features around the proposed small cell facility. These terrain features play a key role in dictating both the unique coverage achieved from a given location, and the coverage gaps within the network. The blue and green shades correspond to lower elevations, whereas the orange, red, and grey shades indicate higher elevations.
16. As shown in the aforementioned maps, the proposed facility is centrally located within the targeted area of deficient service, making it suitable to provide the intended coverage improvement and capacity relief to this "hot spot" of network usage along Derry Road and to Alvirne High School, Hills Garrison Elementary School, Rodgers Memorial Library and the nearby recreational parks, athletic fields and parking areas. The proposed facility will offload the "Merrimack 4" beta sectors currently serving the area, which will in turn improve the overall system performance elsewhere within the respective service areas.
17. I have concluded that the proposed facility will satisfy the present capacity and coverage needs that motivated Verizon Wireless to establish a search ring in this vicinity. Any reduction in the proposed antenna configuration and/or equipment would limit optimal performance of the facility, which would diminish the site's effectiveness.

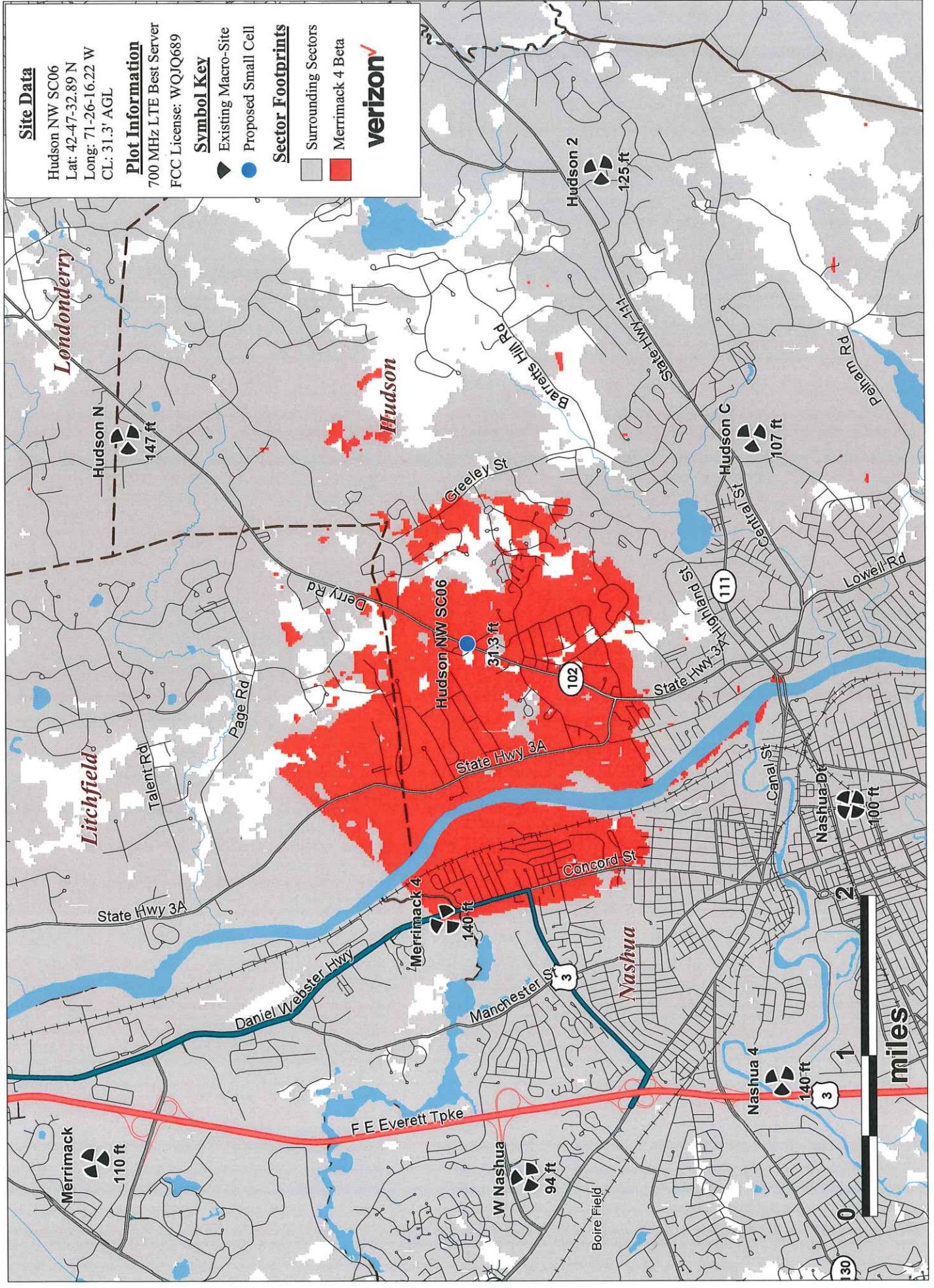
18. Verizon Wireless certifies that the proposed facility will not cause interference to any lawfully operating emergency communication system, television, telephone, or radio in the surrounding area. The FCC has licensed Verizon Wireless to transmit and receive in the Upper C Block of the 700 MHz band, B Block of the Cellular (850 MHz) band, the E and F Blocks of the PCS (1900 MHz) band, and the A and B Blocks of the AWS (2100 MHz) band of the RF spectrum. As a condition of the FCC licenses, Verizon Wireless is prohibited from interfering with other licensed devices that are being operated in a lawful manner. Furthermore, no emergency communication system, television, telephone, or radio is licensed to operate on these frequencies, and therefore interference is highly unlikely.
19. Pursuant to its Federal Communications Commission (FCC) licenses, Verizon Wireless is required to ensure that all radio equipment operating at the proposed communications facility and the resulting radio frequency exposure levels are compliant with FCC requirements as well as federal and state health and safety standards.
20. Providing reliable wireless communication services is a benefit to the residents of the Town of Hudson, as well as to mobile customers traveling throughout the area. The proposed facility is well suited to meet Verizon Wireless' network requirements for the intended areas. The absence of a wireless telecommunications facility at or near this immediate location will result in the continued existence of inadequate network capacity and gaps in service in this area. Without the proposed facility, Verizon Wireless will be unable to provide reliable wireless communication services in this area of the Town; therefore, Verizon Wireless respectfully requests that the Town of Hudson act favorably upon the proposed facility.

Signed and sworn under the pains and penalties of perjury January 23rd, 2020.

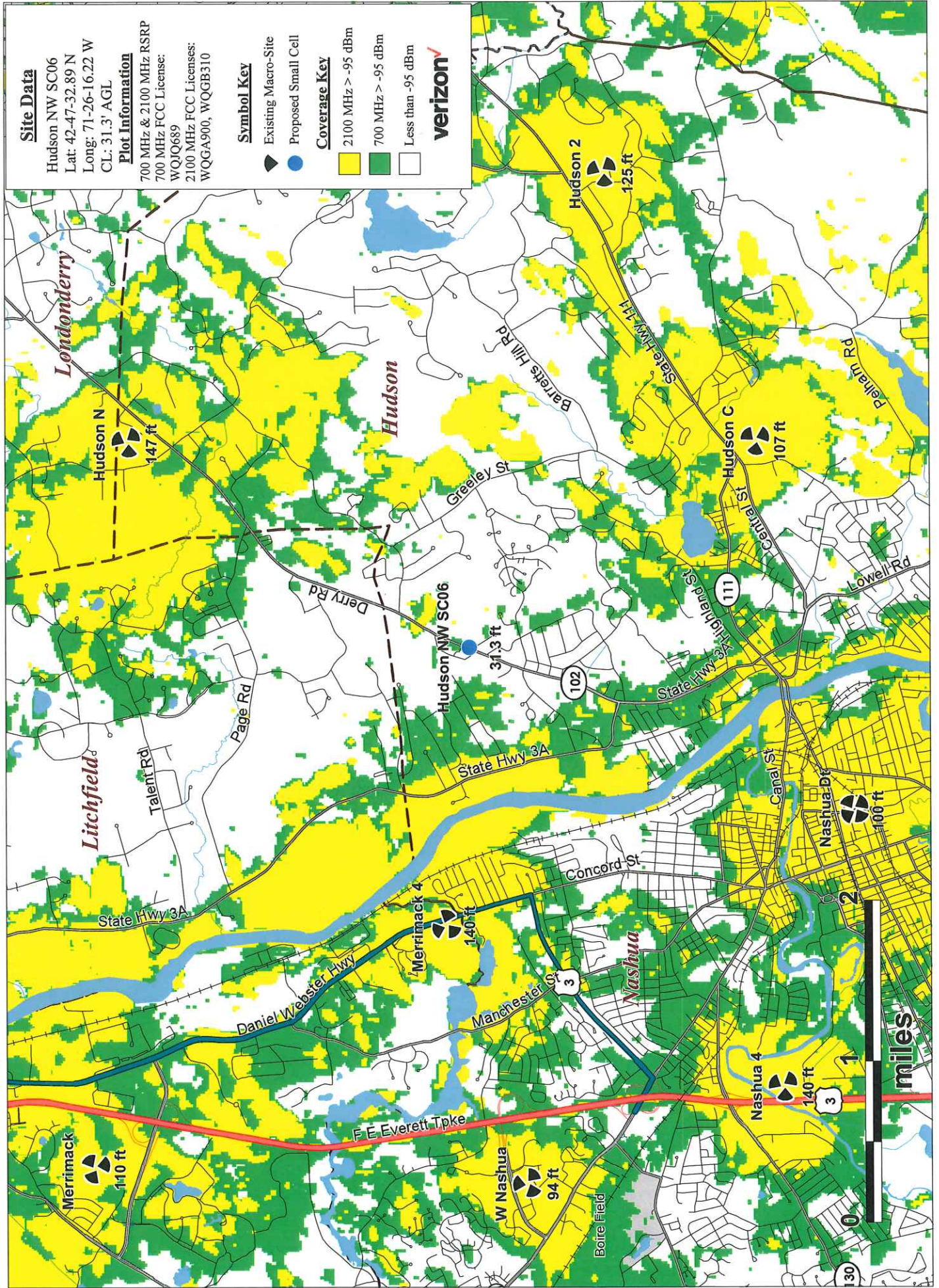
Keith Vellante

Keith Vellante
Radio Frequency (RF) Engineer
C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032

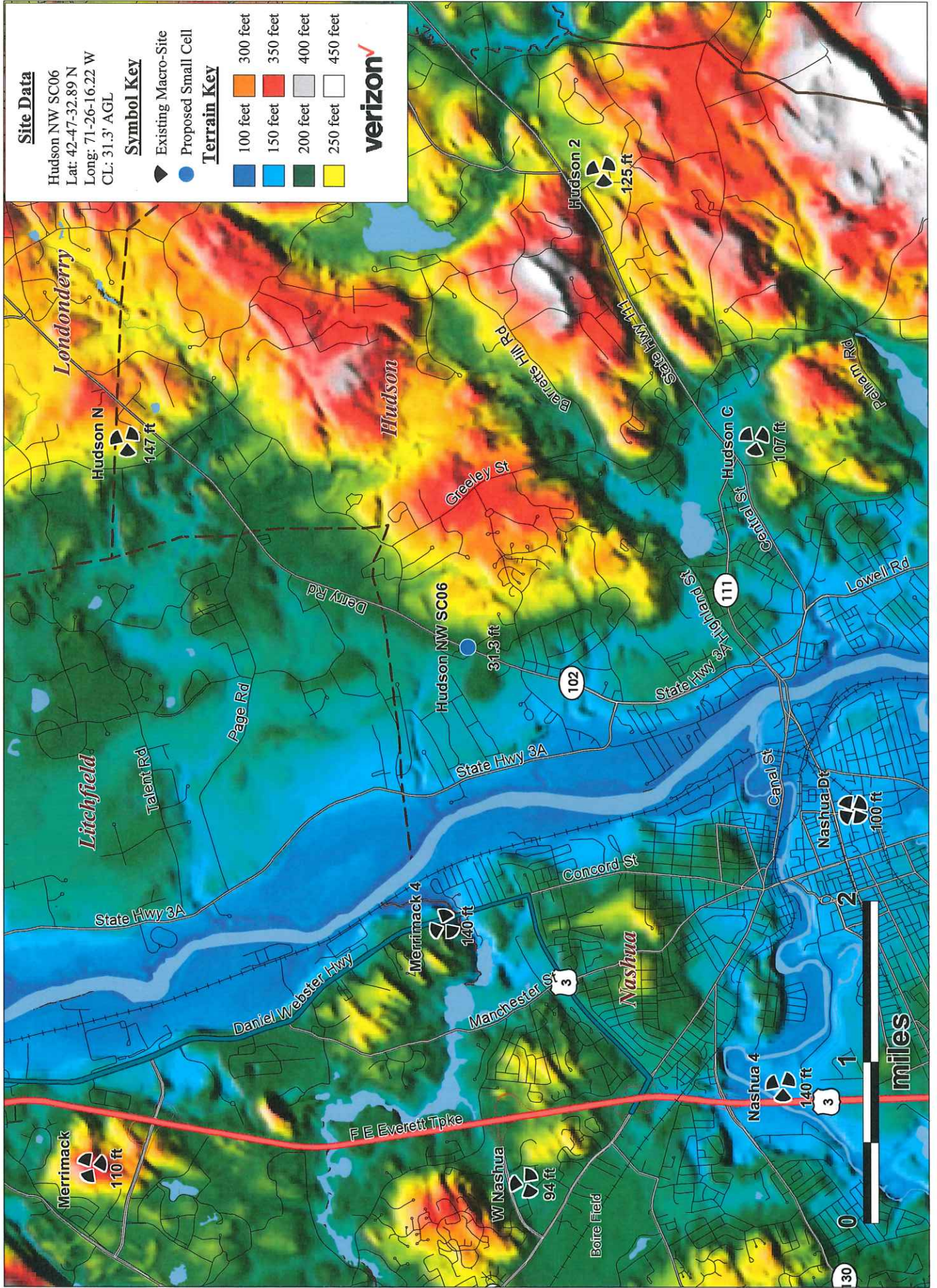
Hudson NW SC06 - Existing 700 MHz LTE Sector Footprints (Macro Sites)



Hudson NW SC06 - Existing 700 MHz & 2100 MHz LTE Coverage (Macro-Sites)



Hudson NW SC06 - Area Terrain Map



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DEC 17 2019

CONDITIONAL USE PERMIT APPLICATION
TOWN OF HUDSON, NEW HAMPSHIRE

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 12/16/19 Tax Map # 139 Lot # 12
Name of Project: Verizon Wireless Small Cell Utility Pole Attachment - Derry Road
Zoning District: _____ General CU# 01-20
(For Town Use) (For Town Use)
ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Ronald Forcier Verizon Wireless c/o Structure Consulting Group
Address: 2 North Ridge Road, Hudson, NH 03051 49 Brattle Street, Arlington, MA 02474
Address: _____
Telephone # _____ 781-860-2446
Fax # _____
Email: _____ bskillin@structureconsulting.net

PROJECT ENGINEER

SURVEYOR

Name: Hudson Design Group LLC Hudson Design Group LLC
Address: 45 Beechwood Drive, 45 Beechwood Drive,
Address: North Andover, MA 01845 North Andover, MA 01845
Telephone # 978-557-5553 978-557-5553
Fax # _____
Email: _____

PURPOSE OF PLAN:

Proposed installation of a small cell wireless antenna to be mounted atop existing utility pole #83S/82S in the public right of way. The antenna will provide capacity relief to the nearby towers and boost coverage in the locality of the utility pole.

(FOR TOWN USE)	
Plan Routing Date: <u>12/18/19</u>	Conditional Permit Date: <u>1/8/20</u>
I have no comments _____ I have comments (attach to form)	
<u>JA</u> (Initials)	Title: <u>Chief Assessor</u> Date: <u>12-23-19</u>
<u>Department Review:</u>	
<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 Dept. <input type="checkbox"/> Consultant	
Fees Paid <u>\$210.40</u>	

* I imagine attached BSA 12-K:7 is not in play, but I thought I'd mention it. I have a call into Ben Skillin as to whether this is a 5G install or not. Jim

TITLE I

THE STATE AND ITS GOVERNMENT

CHAPTER 12-K

DEPLOYMENT OF PERSONAL WIRELESS SERVICE FACILITIES

Section 12-K:7

12-K:7 Regional Notification. –

- I. (a) Any municipality or other authority which receives an application to construct a new tower or to complete a substantial modification to an existing tower or mount which will be visible from any other New Hampshire municipality within a 20-mile radius shall provide written notification of such application and pending action to such other municipality within the 20-mile radius.
- (b) This notification shall include sending a letter to the governing body of the municipality within the 20-mile radius detailing the pending action on the application and shall also include publishing a notice in a newspaper customarily used for legal notices by such municipality within the 20-mile radius, presenting a synopsis of the application, providing relevant information concerning the applicable permits required and the date of the next public hearing on the application. Where a public hearing is scheduled by the local governing body, such notice shall be published not less than 7 days nor more than 21 days prior to the public hearing date.
- II. (a) Any person, prior to constructing a new tower in any location where no approval is required but which will be visible from any other New Hampshire municipality within a 20-mile radius, shall provide written notification of such planned construction to such other municipality within the 20-mile radius.
- (b) This notification shall include sending a letter to the governing body of the municipality within the 20-mile radius detailing the planned construction and shall also include publishing a notice in a newspaper customarily used for legal notices by such municipality within a 20-mile radius, presenting a synopsis of the planned construction.
- III. Municipalities within the 20 mile radius described in paragraphs I or II and their residents shall be allowed to comment at any public hearing related to the application. Regional notification and comments from other municipalities or their residents shall not be construed to imply legal standing to challenge any decision.

Source. 2000, 240:1, eff. Aug. 7, 2000. 2013, 267:7, eff. Sept. 22, 2013.

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(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Ronald Forcier Verizon Wireless c/o Structure Consulting Group

Address: 2 North Ridge Road, Hudson, NH 03051 49 Brattle Street, Arlington, MA 02474

Address: _____

Telephone # _____ 781-860-2446

Fax # _____

Email: _____ bskillin@structureconsulting.net

PROJECT ENGINEER

SURVEYOR

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Address: 45 Beechwood Drive, 45 Beechwood Drive,

Address: North Andover, MA 01845 North Andover, MA 01845

Telephone # 978-557-5553 978-557-5553

Fax # _____

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(FOR TOWN USE)

Plan Routing Date: 12/18/19 Conditional Permit Date: 1/8/20

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

E20 Title: Town Engineer Date: 12/19/19
(Initials)

Department Review:

_____ Zoning Engineering _____ Assessor _____ Police _____ Fire _____ Planning

_____ Highway Dept. _____ Consultant

Fees Paid \$210.40

Dhima, Elvis

From: Dhima, Elvis
Sent: Thursday, December 19, 2019 8:23 AM
To: Groth, Brian; Dubowik, Brooke
Subject: Verizon Antenna Tech. Review

Brian

I have two comments

1. Applicant shall provide a structural assessment and certification that the existing pole is capable of handling the additional weight
2. No work will be allowed until Item 1 has been provided to the Engineering Department.

Thank you

E

Elvis Dhima, P.E.
Town Engineer

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



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(FOR TOWN USE)

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

RFB Title: Fire chief Date: 12/29/19
(Initials)

Department Review:

Zoning Engineering Assessor Police Fire Planning

Highway Dept. Consultant

Fees Paid \$210.40

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

DaB Title: Captain Date: 01/28/20

(Initials)

Department Review:

____ Zoning ____ Engineering ____ Assessor XX Police ____ Fire ____ Planning

____ Highway Dept. _____ Consultant

Fees Paid \$210.40

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Date of Application: 12/16/19 Tax Map # 139 Lot # 12

Name of Project: Verizon Wireless Small Cell Utility Pole Attachment - Derry Road

Zoning District: _____ General CU# 01-20
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Ronald Forcier Verizon Wireless c/o Structure Consulting Group

Address: 2 North Ridge Road, Hudson, NH 03051 49 Brattle Street, Arlington, MA 02474

Address: _____

Telephone # _____ 781-860-2446

Fax # _____

Email: _____ bskillin@structureconsulting.net

PROJECT ENGINEER

SURVEYOR

Name: Hudson Design Group LLC Hudson Design Group LLC

Address: 45 Beechwood Drive, 45 Beechwood Drive,

Address: North Andover, MA 01845 North Andover, MA 01845

Telephone # 978-557-5553 978-557-5553

Fax # _____

Email: _____

PURPOSE OF PLAN:

Proposed installation of a small cell wireless antenna to be mounted atop existing utility pole #83S/82S in the public right of way. The antenna will provide capacity relief to the nearby towers and boost coverage in the locality of the utility pole.

(FOR TOWN USE)

Plan Routing Date: 12/18/19 Conditional Permit Date: 1/8/20

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

BF Title: Zoning Admin Date: 12-18-19
(Initials)

Department Review:

Zoning Engineering Assessor Police Fire Planning

_____ Highway Dept. _____ Consultant

Fees Paid \$210.40

RECEIVED

DEC 17 2019

CONDITIONAL USE PERMIT APPLICATION
TOWN OF HUDSON, NEW HAMPSHIRE

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 12/16/19 Tax Map # 139 Lot # 12

Name of Project: Verizon Wireless Small Cell Utility Pole Attachment - Derry Road

Zoning District: _____ General CU# 01-20
(For Town Use) (For Town Use)

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(FOR TOWN USE)

Plan Routing Date: 12/18/19 Conditional Permit Date: 1/8/20

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

RF Title: PW Director Date: 1/28/2020
(Initials)

Department Review:

Zoning Engineering Assessor Police Fire Planning
 Highway Dept. Consultant

Fees Paid \$210.40

DERRY ROAD, HUDSON, NH 03051

HUDSON NW SC06 NH



LEASE EXHIBIT



45 BEECHWOOD DRIVE TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	12/20/17	REVISED ADDRESS	MR
0	02/06/17	LEASE EXHIBIT	AN

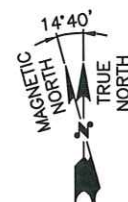
SITE NAME:
HUDSON NW SC06
NH

SITE ADDRESS:
DERRY ROAD
HUDSON, NH 03051

SHEET TITLE
KEY PLAN

SHEET NUMBER

L-1



KEY PLAN
SCALE: N.T.S

1
L-1

FIELD INSPECTION DATE: 02-01-2017

APPROXIMATE COORDINATES: LAT: N42° 47' 32.89" LONG: W71° 26' 16.22"

STRUCTURAL NOTE:
 1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
 2. SHOP DRAWINGS OF FINAL EXTENSION AND/OR ANTENNA MOUNT TO BE PROVIDED TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

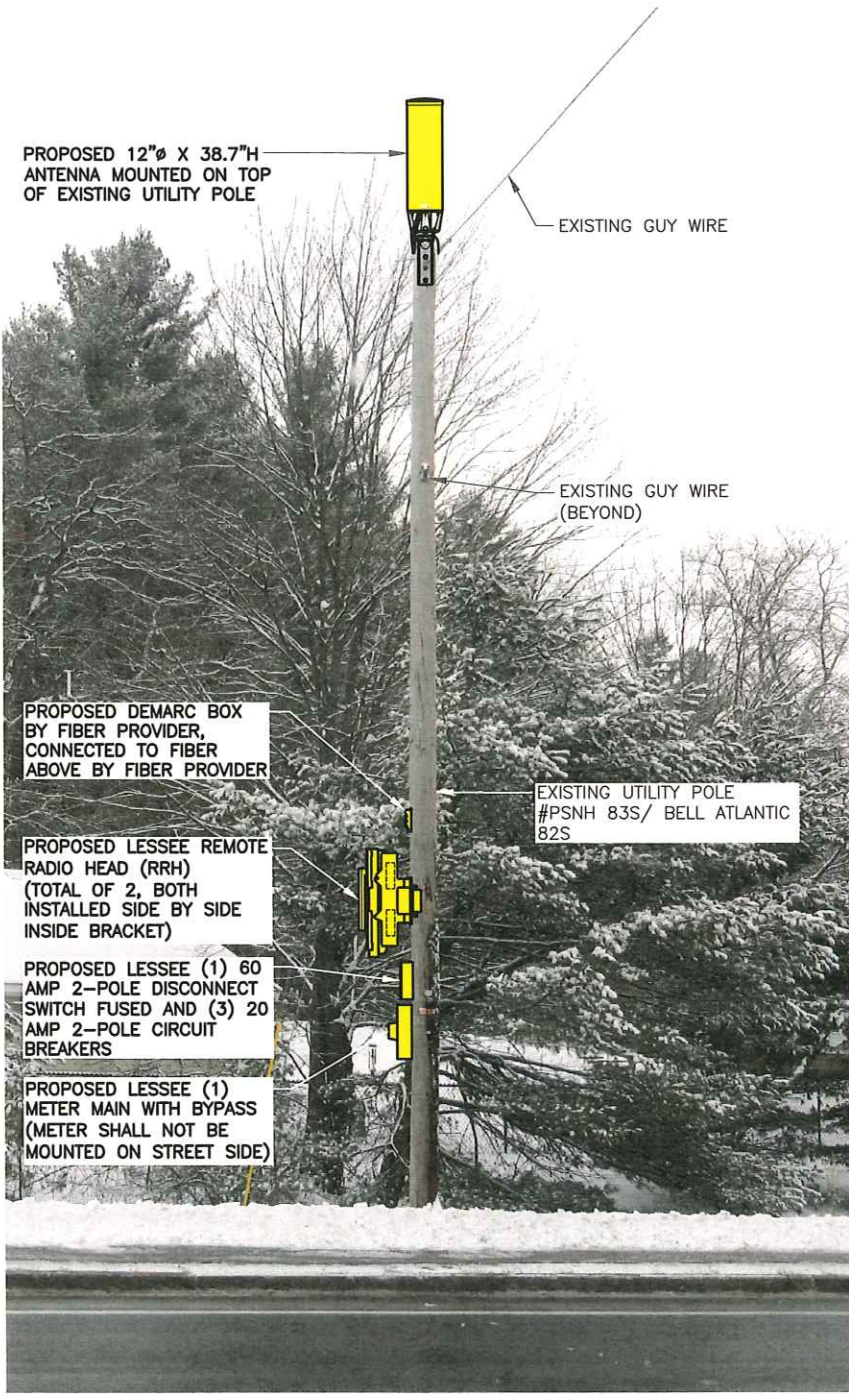
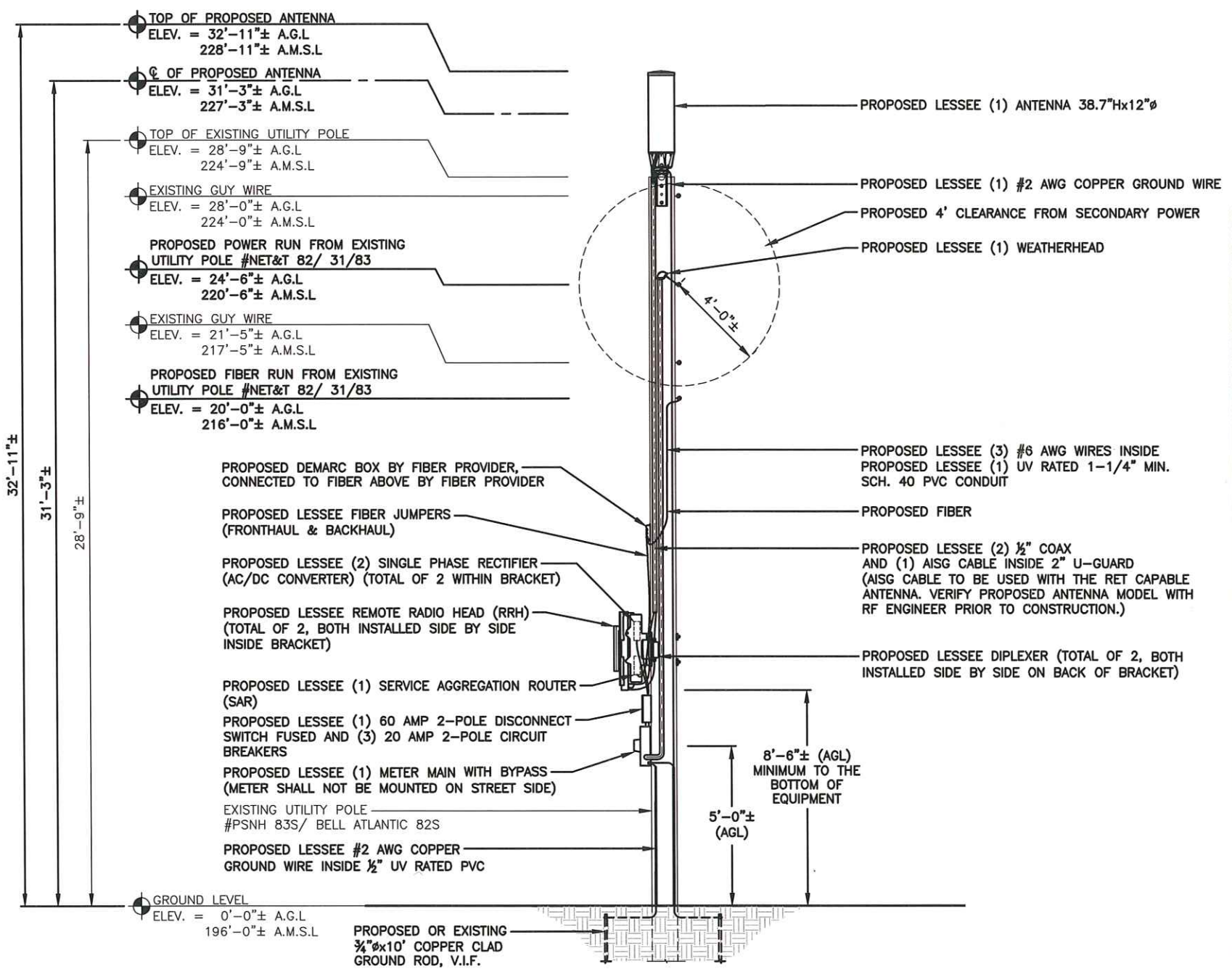
LEASE EXHIBIT:
 THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

APPROXIMATE COORDINATES: LAT: N42° 47' 32.89" LONG: W71° 26' 16.22"

LEASE EXHIBIT



45 BEECHWOOD DRIVE N. ANDOVER, MA 01845
 TEL: (978) 557-5553 FAX: (978) 336-5586



CHECKED BY: JX

APPROVED BY: DPH

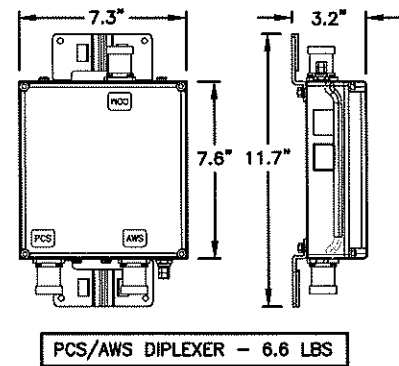
SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	12/20/17	REVISED ADDRESS	MR
0	02/06/17	LEASE EXHIBIT	AN

SITE NAME:
 HUDSON NW SC06 NH

SITE ADDRESS:
 DERRY ROAD
 HUDSON, NH 03051

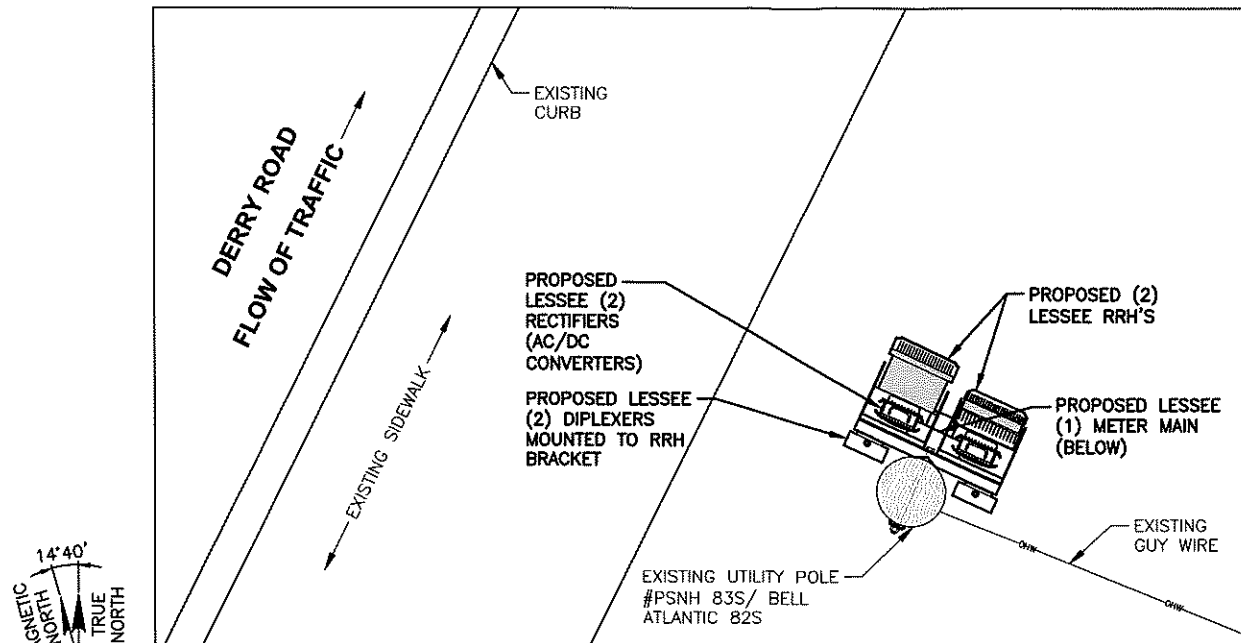
SHEET TITLE
 ELEVATION & PHOTO

SHEET NUMBER
 L-2

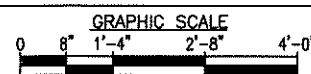


PCS/AWS DIPLEXER - 6.6 LBS

DIPLEXER DETAIL 1
SCALE: N.T.S. L-3



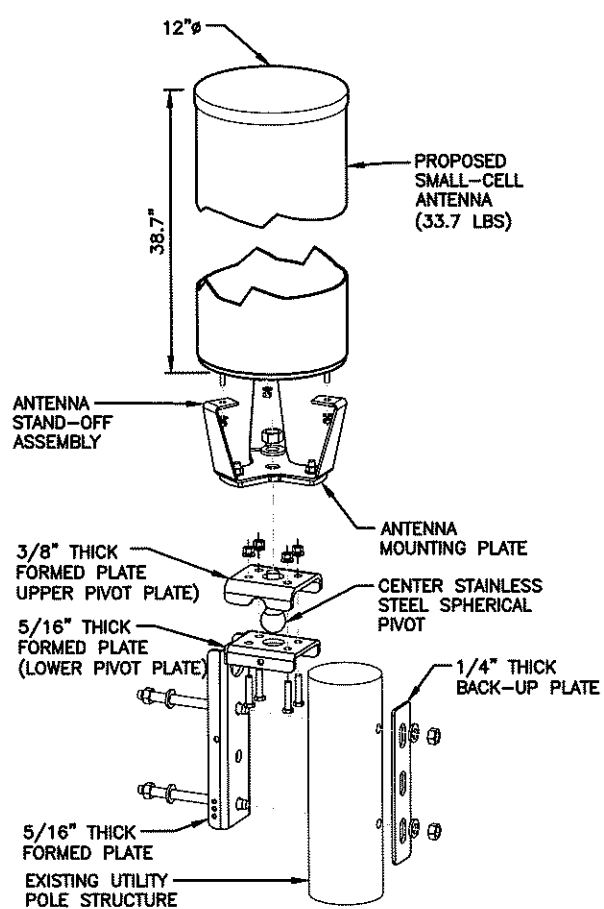
RRH PLAN 2
22x34 SCALE: 3/4"=1'-0" L-3
11x17 SCALE: 3/8"=1'-0"



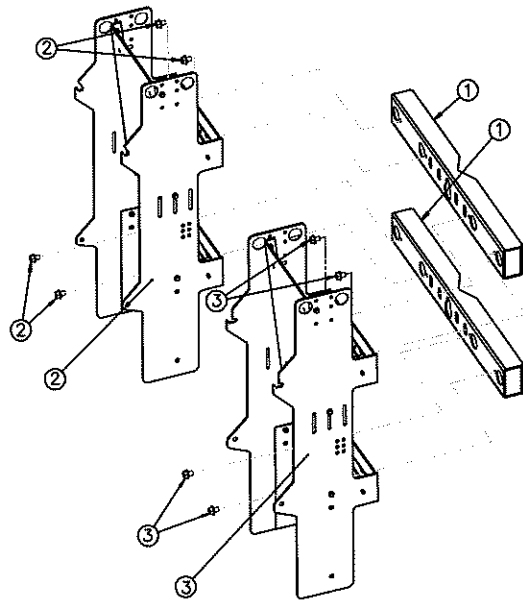
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1. AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.
2. SHOP DRAWINGS OF FINAL EXTENSION AND/OR ANTENNA MOUNT TO BE PROVIDED TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

ELECTRICAL NOTES:
120-240V, 1-PHASE, 3 WIRE;
USE MILBANK MODEL NO.:
U2272-RL-5T9-BL METER SOCKET
USE SQUARE D MODEL NO.:
Q0816L100RBCP LOAD CENTER



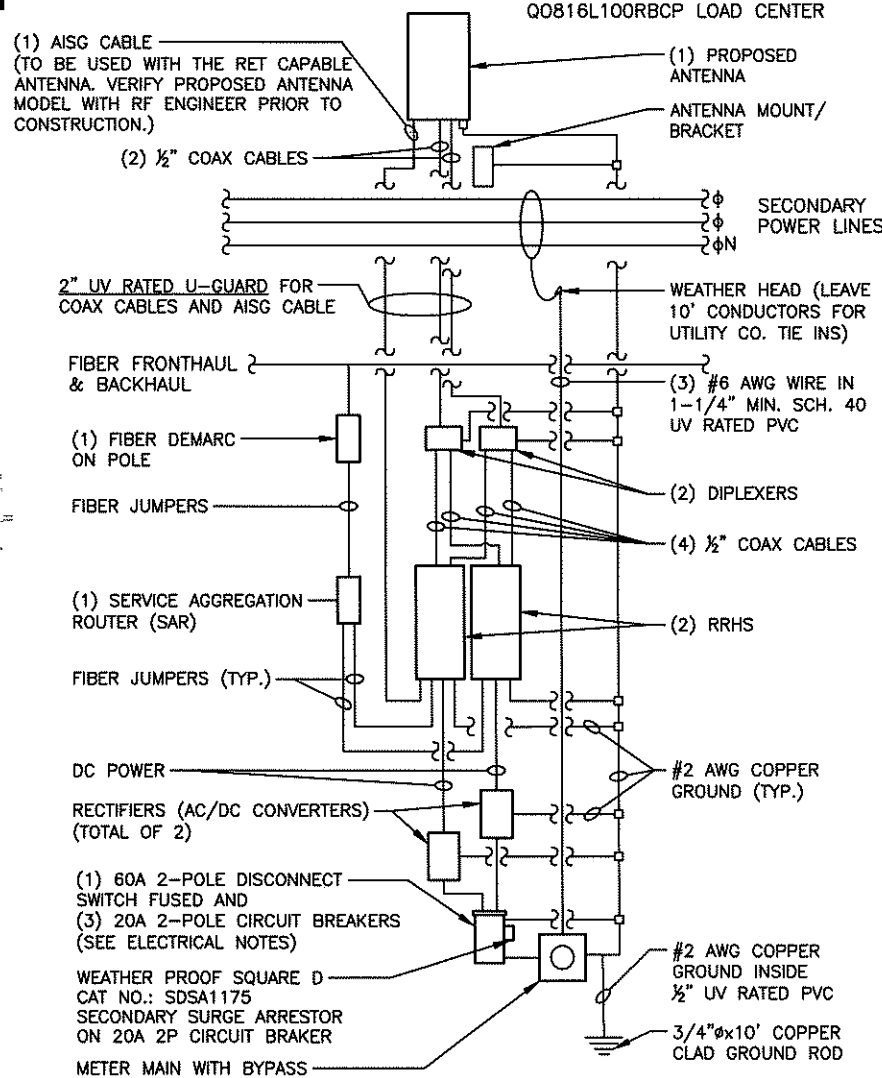
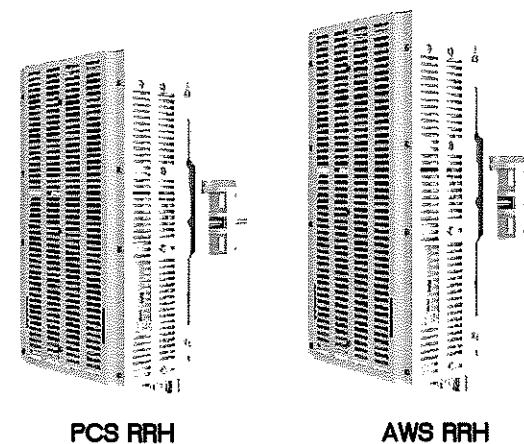
ANTENNA MOUNT DETAIL 3
SCALE: N.T.S. L-3



WIRELESS CONSTRUCTION, INC. POLE/WALL MOUNT FOR DUAL RADIO BRACKET		
ITEM	DESCRIPTION	QTY.
1	MOUNT	2
2	PCS OR AWS RRH RACK W/ SUPPLIED HARDWARE	1
3	AWS RRH RACK W/ SUPPLIED HARDWARE	1

- (2) DUAL RRH BRACKET - 27"x3"x2" - 19 LBS
- (1) PCS RRH - 21.4"Hx12"Wx7.2"D - 51 LBS
- (1) AWS RRH - 25.8"Hx12"Wx7.3"D - 56.9 LBS
- (2) RECTIFIER - 14.1"Hx8.3"Wx3.5"D - 14.1 LBS
- (1) ROUTER - 2.6"Hx15"Wx10"D -
- (2) DIPLEXER - 7.6"Hx7.3"Wx2.6"D - 6.6 LBS

RRH & MOUNTING BRACKET 4
SCALE: N.T.S. L-3



GENERAL WIRING DIAGRAM - DUAL RRHs 5
SCALE: N.T.S. L-3

LEASE EXHIBIT



45 BEECHWOOD DRIVE N. ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5586

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	12/20/17	REVISED ADDRESS	JR
0	02/06/17	LEASE EXHIBIT	AN

SITE NAME:
HUDSON NW SC06 NH

SITE ADDRESS:
DERRY ROAD
HUDSON, NH 03051

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
L-3

ADELAIDE ST. SUBDIVISION

SUBDIVISION APPLICATION SB #05-19

STAFF REPORT

February 12, 2020

SITE: 12 Adelaide Street, Map 182 Lot 196

ZONING: Town Residential (TR)

PURPOSE OF PLANS: to depict the subdivision of Map 186, Lot 196, into four (4) residential lots.

PLANS UNDER REVIEW: Subdivision Plan, Land of Pathway Homes; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Pathway Homes, Inc., 79 Cortland Drive, Bedford, NH 03110; consisting of 2 sheets and notes 1-14 on Sheet 1; dated November 4, 2019 and last revised December 6, 2019.

ATTACHMENTS:

- A. Town Department comments.
- B. CAP Fee worksheet.

APPLICATION TRACKING:

- December 4, 2019 – Application received.
- January 2, 2020 – Revised plans received.
- February 12, 2020 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

Paper Streets

The portions of Harwood Street and Oriole Street that appears on this plan are paper streets. These are road dedications made to the Town that have never been accepted or constructed as public roads. A paper street dedicated between 1893 and 1969 that remains unbuilt 20 years after dedication is automatically released from public servitude. These streets were dedicated circa 1910, and therefore, were automatically released from public servitude. Accordingly, the Town does not have the ability to accept these streets as public roads.

Ownership of the land underlying the paper street area is typically absorbed by the abutting parcels, split along the centerline of the paper street. However, all property owners that own lots within the original subdivision still retain full rights to utilize the area of the paper street for access to their land. This creates a situation in which the Town cannot accept the paper street as a public right-of-way in the ordinary sense, but the individual property owners still have full rights in the paper street, including the right to use the paper street for public access to their land. It should be noted that the Town is one of the property owners that has rights in the paper street.

The issues with Hardwood Street are threefold.

First, where should the boundary line between proposed lot 196-3 and existing lot 179 be drawn? The plan shows the applicant's lot claiming what they believe to be their apportionment of both Harwood Street and Oriole Street (rear of parcel). For the purposes of this application, the area of Harwood Street is relevant as it provides the necessary frontage for proposed lot 196-3. Upon advisement of Town Counsel, that issue may be resolved with either a boundary line agreement, or in the absence of an agreement, by court order in an action to quiet title.

A "quiet title" action is a determination of ownership of real estate made by a judge. This action resolves, or "quiets," other claims of ownership.

The second issue involves the rights of others to utilize the area of Harwood Street. A boundary line agreement between the applicant and the owner of lot 179 would not distinguish the rights of others, including the Town, to use the area of Harwood Street. A quiet title action could potentially resolve these issues. A court ruling favorable to the applicant would possibly free Harwood Street from all other claims and rights of access, essentially dissolving the paper street. However, without such action, access rights remain for the other lots originally conceived when the paper street was dedicated.

The third issue, related to the second, involves from what point to measure the side yard setback for proposed lot 196-3. Town Counsel has indicated that "reasonable minds can differ" on this question: does the setback apply from the edge of the Hardwood Street ROW, or from the centerline? Since the Town is among the group of property owners that has rights in the paper street, it can meet the definition of Right-of-Way, meaning the setback applies from the edge of the paper street. This third issue could also be resolved with a favorable ruling to the applicant in a quiet title action.

Town Counsel has indicated that the issues presented by the plan are unique, and accordingly, the Planning Board has some discretion. The issue with locating the common boundary line between proposed lot 196-3 and existing lot 179 ideally should be resolved before acceptance as it presents a threshold concern regarding title ownership, zoning compliance, and the feasibility of lot 196-3 without variance relief from the ZBA. Depending on how the Planning Board assess the other issues, the Planning Board may either accept the plan for review, or equally, decline to accept the plan for review on jurisdictional grounds on the basis that resolution of the private property rights in the area of the paper street have to be resolved before the Planning Board can act on the application. If the Planning Board refuses to accept jurisdiction, a motion and the reasons therefore should be clearly stated.

Environmental Issues

As noted by the Town Engineer, Town records indicate the presence of asbestos in the area. Accordingly, the Town Engineer has requested that as a condition of approval the applicant employs a contractor who is licensed by NH DES to do asbestos disposal site work, if necessary. Other contaminants may be present as well.

Stormwater Management

The Town Engineer has identified a stormwater management issue at the corner of Adelaide Street and Raymond Street, immediately adjacent to the project area.

If approved, the proposal would likely establish new driveways, which would exacerbate the existing drainage problem. Therefore, the Town Engineer has requested that stormwater design associated with this project ties into the catch basin near the corner of Adelaide Street and Raymond Street.

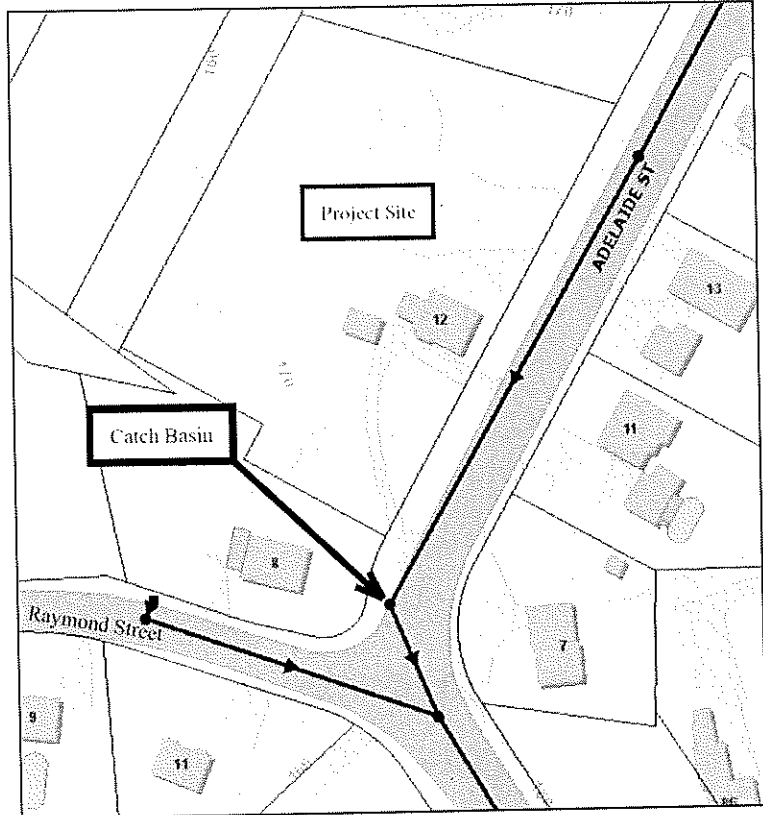


Figure 1- Location of catch basin

DRAFT MOTIONS

ACCEPT the subdivision application:

I move to accept the subdivision plan for 12 Adelaide Street, Map 182 Lot 196

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

*[If the Board needs more information, move to **defer** the application and indicate why]*

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the lot line adjustment application and subdivision application for 12 Adelaide Street, Map 182 Lot 196, to date certain, February 26, 2020.

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

*[If the Board needs more time to deliberate, move to **continue** the hearing]*

APPROVE the subdivision plan application:

I move to approve the subdivision application for Subdivision Plan, Land of Pathway Homes; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Pathway Homes, Inc., 79 Cortland Drive, Bedford, NH 03110; consisting of 2 sheets and notes 1-14 on Sheet 1; dated November 4, 2019 and last revised December 6, 2019; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,813 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Applicant shall employ contractor licensed by NH DES to perform work in asbestos disposal sites, as necessary, if necessary.
5. Applicant shall provide drainage improvements to the satisfaction of the Engineering Department and Department of Public Works along the proposed lots and 8 Raymond Street.
6. Applicant shall be responsible for street restoration to the satisfaction of the Engineering Department and Department of Public Works along the proposed lots. Milling and overlay from curb to curb could be required, depending on all curb cuts including water, sewer and gas.
7. Approval of this plan shall be subject to final engineering review.
8. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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

Dhima, Elvis

From: Dhima, Elvis
Sent: Wednesday, December 04, 2019 1:53 PM
To: Dubowik, Brooke; Groth, Brian
Cc: Forrence, Jess; Lavacchia, James; Twardosky, Jason; Stickney, Doreena
Subject: RE: Adelaide Street Subdivision SB#05-19 Sign Off

Brian

Please find below my comments:

1. Our asbestos records indicate that asbestos is present in this area. Applicant shall have a licensed ADS contractor in the state of NH under contract and on site during construction.
2. Applicant shall provide plan and profile for all the proposed driveway's sight distances, prior to approval of the lot merger.
3. Applicant shall provide drainage improvements to the satisfaction of the Engineering and Public Works Department along Adelaide Street along the proposed lots and 8 Raymond Street.
4. Applicant shall be responsible for street restoration to the satisfaction of the Engineering and Public Works Department along Adelaide Street. Milling and overlay from curb to curb could be required, depending on all curb cuts (water, sewer, gas)
5. Applicant shall be required to have a pre-construction meeting prior to any construction activity.

Thank you

E

Elvis Dhima, P.E.
Town Engineer

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



From: Dubowik, Brooke
Sent: Wednesday, December 04, 2019 9:28 AM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Dhima, Elvis <edhima@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: Adelaide Street Subdivision SB#05-19 Sign Off

Hi all,
Attached is a department sign off request for a new subdivision application for 12 Adelaide Street.
Please return page 5 to me at your earliest convenience.
If you have any questions, please feel free to contact either myself, or Brian.
Thank you,

SUBDIVISION APPLICATION

Date of Application: 11/11/19 Tax Map #: 182 Lot #: 196

Site Address: 12 Adelaide Street

Name of Project: Lands of Pathway Homes, Inc.

Zoning District: Town Residence (TR) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Pathway Homes, Inc.

Address: 79 Cortland Drive

Address: Bedford, NH 03110

Telephone # (239) 707-3776

Email: pathwayhomesnh@yahoo.com

DEVELOPER:

Same as Owner

PROJECT ENGINEER:

Name: Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Telephone # (603) 627-2881

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to show information for the subdivision of Lot 196 on Adelaide Street in the Town of Hudson, NH, and no other purpose.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

EZO Title: Town Engineer Date: 12/4/19
(Initials)

Department: _____

Zoning: _____ Engineering: Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____

SUBDIVISION APPLICATION

Date of Application: 11/11/19 Tax Map #: 182 Lot #: 196

Site Address: 12 Adelaide Street

Name of Project: Lands of Pathway Homes, Inc.

Zoning District: Town Residence (TR) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

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Address: Bedford, NH 03110

Telephone # (239) 707-3776

Email: pathwayhomesnh@yahoo.com

DEVELOPER:

Same as Owner

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Name: Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Telephone # (603) 627-2881

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

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(For Town Use Only)		
Routing Date: <u>12-4-19</u>	Deadline Date: _____	Meeting Date: <u>?</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)		
(Initial) <u>J</u>	Title: <u>Chief Assessor</u>	Date: <u>12-4-19</u>
Department: _____		
Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___		

SUBDIVISION APPLICATION

Date of Application: 11/11/19 Tax Map #: 182 Lot #: 196

Site Address: 12 Adelaide Street

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(For Town Use Only)

Z.B.A. Action: _____

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Address: Bedford, NH 03110

Telephone # (239) 707-3776

Email: pathwayhomesnh@yahoo.com

DEVELOPER:

Same as Owner

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Address: Bedford, NH 03110

Telephone # (603) 627-2881

Email: pchisholm@keachnordstrom.com

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10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

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(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

PC Title: Fire Chief Date: 12/4/19
(Initials)

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: DPW: ___ Consultant: ___

SUBDIVISION APPLICATION

Date of Application: 11/11/19 Tax Map #: 182 Lot #: 196

Site Address: 12 Adelaide Street

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Zoning District: Town Residence (TR) General SB#: _____
(For Town Use Only)

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mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

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(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

BR Title: ZONING ADMINISTRATOR Date: 1-29-20
(Initials)

Department: _____

Zoning: Engineering: _____ Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____

SUBDIVISION APPLICATION

Date of Application: 11/11/19 Tax Map #: 182 Lot #: 196

Site Address: 12 Adelaide Street

Name of Project: Lands of Pathway Homes, Inc.

Zoning District: Town Residence (TR) General SB#: _____
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Name: Pathway Homes, Inc.

Same as Owner

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(603) 627-2881

Email: pchisholm@keachnordstrom.com

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

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(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

DaB _____ Title: Captain Date: 12/04/2019
(Initials)

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: XX Fire: ___ DPW: ___ Consultant: ___



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2020

Date: 02-05-20 Zone # 1 Map/Lot: 182/196-000
12 Adeliade Street

Project Name: Adelaide Street 4-Lot Subdivision

Proposed ITE Use #1: Single Family Residential Lots

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>1,835.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,813.00</u>

*** These CAP Fee prices are based on a Single-Family Detached House for the calendar year 2020, and do not apply to the existing Single-Family Detached House***

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Name of Subdivision/Site Plan: Granite Heights

Street Address: 334 Central Street

I Paul Chisholm (Authorized Agent) hereby request that the Planning Board waive the requirements of item HR 289-37.A. of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated December 6, 2019 for property tax map(s) 161 and lot(s) 29 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

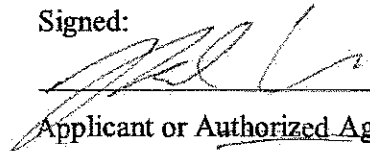
This would be an unnecessary financial hardship for the applicant because they would have to construct the entire road and not be able to recoup their costs in an acceptable time frame given the amount of work required for construction. The project viability would be at risk and the originally approved parcels could be constructed at once.

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

The Spirit and Intent of this regulation is to limit growth management to a reasonable degree.

The previous approval is vested and can be constructed all at once. Approving this plan will technically cause the phasing requirement to reset, according to the Town. The Applicant believes the spirit and intent of the regulation will be maintained because of the past history of this parcel.

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Granite Heights

Street Address: 334 Central Street

I Paul Chisholm, PE (Authorized Agent) hereby request that the Planning Board waive the requirements of item 289-18(B)(2) of the Hudson Land Use Regulations in reference to a plan presented by Keach-Nordstrom Associates, Inc.

(name of surveyor and engineer) dated December 6, 2019 for property tax map(s) 161 and lot(s) 29 in the Town of Hudson, NH.

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

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

Special conditions exist on this property that distinguish it from others in the area. There is only one allowable access point to this property due Central Street's 'limited access' designation, the shape of the parcel and direct adjacent surrounding development. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of the regulation on the property because this waiver was previously granted for a longer, less compliant cul-de-sac. The proposed use is reasonable and allowed by right on this property.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

The spirit and intent of regulation is based on safety. There are a number of safety features proposed, including a water main extension and hydrants, that did not exist in the original proposal. Additionally, the proposed cul-de-sac length is shorter than the original approval, which directly meets the spirit and intent of the ordinance. The Applicant reviewed this project with the Fire Chief prior to submission and he was satisfied with the safety features proposed and project.

Signed: 

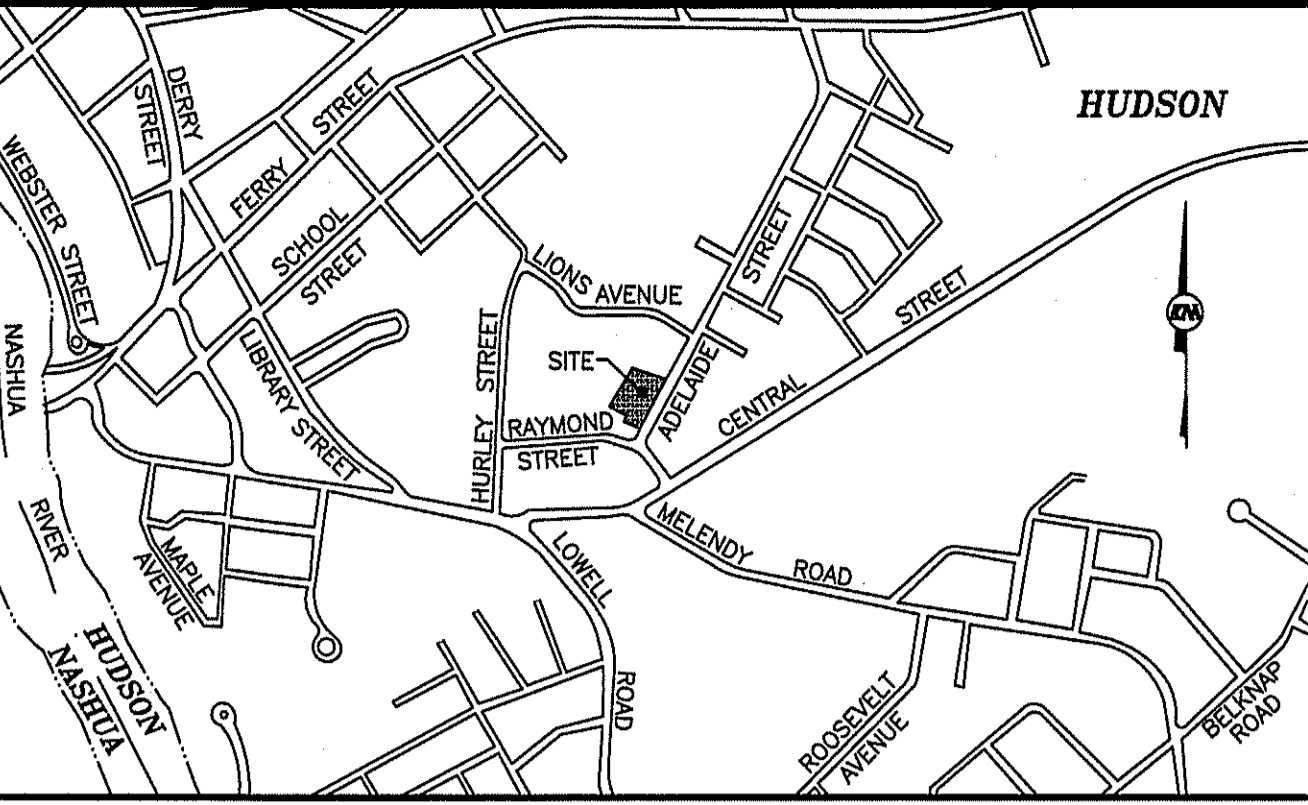
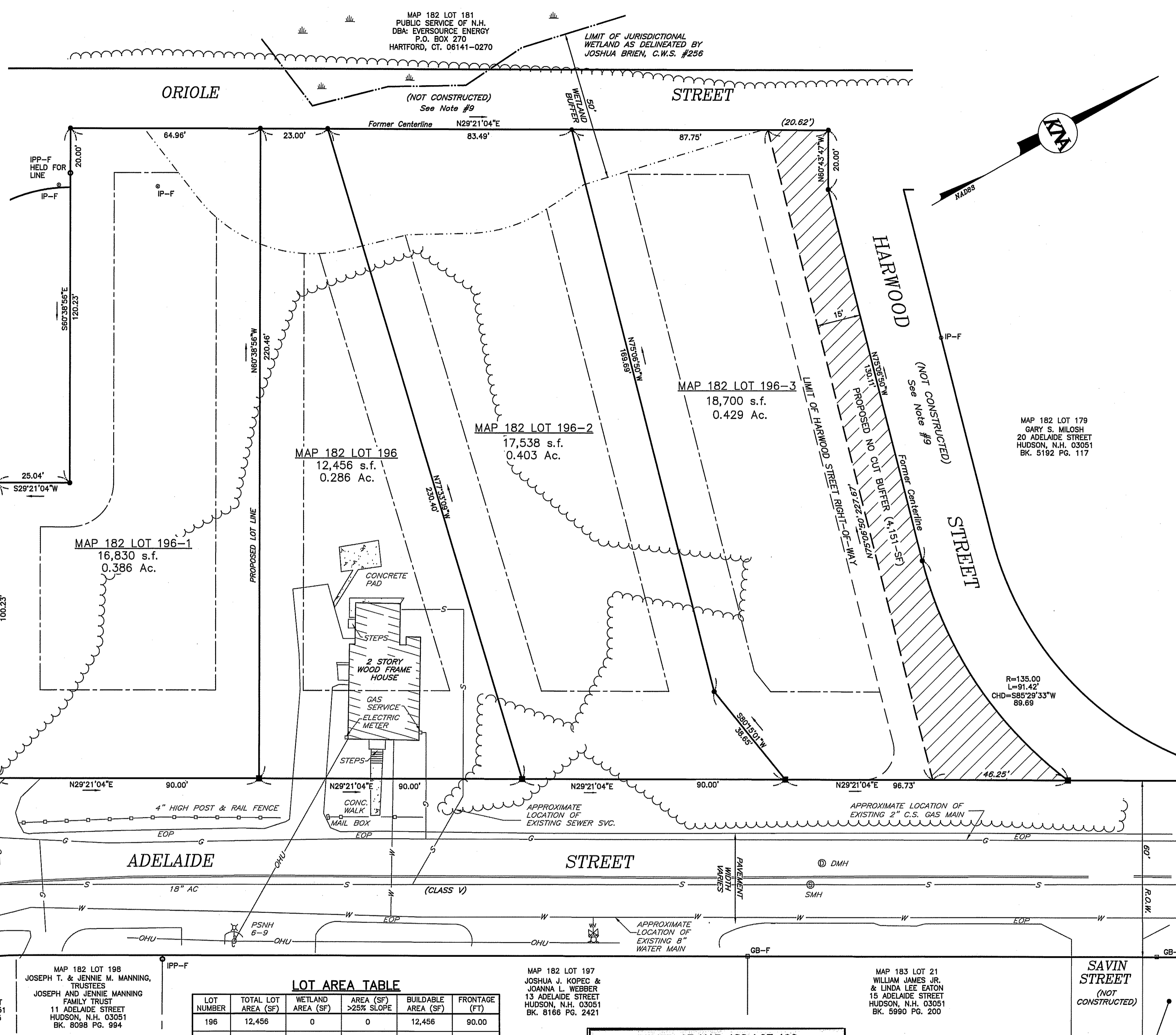
Applicant or Authorized Agent

LEGEND

- GB-F GRANITE BOUND FOUND
- NHHB-F N.H. HIGHWAY BOUND FOUND
- IPP-F IRON PIPE FOUND
- IP-F IRON PIN FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IPP-TBS IRON PIPE TO BE SET
- IP-TBS IRON PIN TO BE SET
- ⊕ STREET LIGHT
- ⊕ SIGN
- ⊕ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- STOCKADE FENCE
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- TREELINE
- GAS LINE
- SEWER LINE
- OHU OVERHEAD UTILITIES
- POST & RAIL FENCE
- CONCRETE PAD



MAP 182 LOT 195
LEO P. & PENNY DEMERS,
TRUSTEES
THE DEMERS FAMILY
REVOCABLE TRUST
8 RAYMOND STREET
HUDSON, N.H. 03051
BK. 9000 PG. 1271



VICINITY MAP
SCALE: 1" = 1,000'

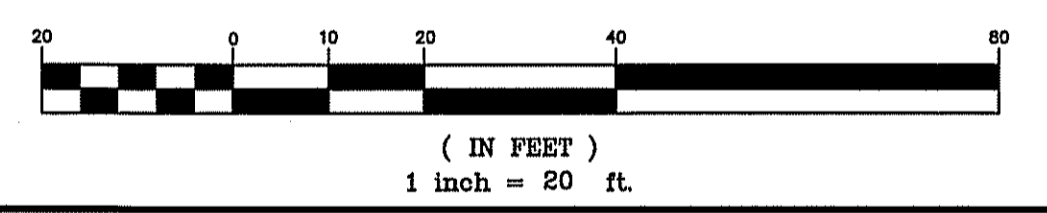
NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF LOT 196 ON ADELAIDE STREET IN THE TOWN OF HUDSON, NEW HAMPSHIRE, AND NO OTHER PURPOSE.
- OWNERS OF RECORD: PATHWAY HOMES, INC. 79 CORTLAND DRIVE BEDFORD, N.H. 03110 H.C.R.D. BK. 9199 PG. 006
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING AUGUST OF 2019.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NGVD29 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
- PARCELS ARE SERVICED BY MUNICIPAL WATER AND SEWER.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 3301C051B, PANEL 518 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- HARWOOD STREET & ORIOLE STREET ARE SHOWN ON HCRD PLAN #202-1A, DATED: CIRCA 1910. HARWOOD STREET & ORIOLE STREET WERE NOT CONSTRUCTED NOR IMPROVED IN ANY WAY BY THE TOWN OF HUDSON OR THE DEVELOPER AND 20 YEARS HAS PASSED SINCE THE RECORDING OF THE SUBDIVISION PLAN. THEREFORE, PURSUANT TO NH-RSA 231:51 THE ROADWAY REVERTS TO ABUTTING LAND OWNERS AND THE PUBLIC SERVITUDE IS EXTINGUISHED. CERTAIN RIGHTS OF ABUTTING PRIVATE PROPERTY OWNERS MAY EXIST.
- THE TOWN OF HUDSON ASSESSOR REFERS TO THE ENTIRETY OF THE LOTS AS MAP 186 LOT 196.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE TOWN RESIDENCE DISTRICT (TR). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS SERVICED WITH MUNICIPAL SEWER AND WATER:
MINIMUM LOT AREA 10,000 SF
MINIMUM LOT FRONTAGE 90 FT
MINIMUM BUILDING SETBACKS:
FRONT 30 FT
SIDE 15 FT
REAR 15 FT
- STONE BOUNDS (5"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.
- SHEETS 1 & 2 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL SET IS ON FILE AT THE HUDSON PLANNING OFFICES.
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM & 7:00 PM, MONDAY THROUGH SATURDAY. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAY.

REFERENCE PLANS:

- "HOUSE LOTS IN HUDSON, N.H. FOR SALE BY J.E. DEARBORN." SCALE: 1"=200' RECORDED AT THE H.C.R.D. AS PLAN #202-1A.
- "STREET LAYOUT PLAN." HILTON HOMES, INC. HUDSON, N.H. DATED: AUGUST, 1966. SCALE: 1"=20'. PREPARED BY: A.E. MAYNARD, PROFESSIONAL ENGINEER. RECORDED AT THE H.C.R.D. AS PLAN #3459.

GRAPHIC SCALE



SUBDIVISION PLAN

LAND OF
PATHWAY HOMES, INC.
12 ADELAIDE STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:

PATHWAY HOMES, INC.
79 CORTLAND DRIVE
BEDFORD, NEW HAMPSHIRE, 03110
H.C.R.D. BK. 9199 PG. 006
(ENTIRETY OF LOTS KNOWN AS: MAP 182 LOT 196)



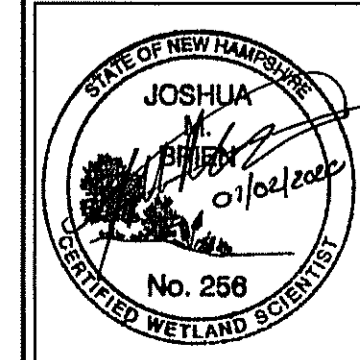
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

LOT AREA TABLE

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
196	12,456	0	0	12,456	90.00
196-1	16,830	0	0	16,830	90.00
196-2	17,538	0	0	17,538	90.00
196-3	18,700	0	0	18,700	96.73

OWNER OF MAP 182 LOT 196

SIGNATURE:
DATE: 11-13-19



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN AUGUST OF 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:

I CERTIFY THAT THIS SURVEY PLAT IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN JULY & AUGUST OF 2019. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000). FURTHER, THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

LICENSED LAND SURVEYOR
DATE: 1-2-20

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. 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. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

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

LEGEND

- GB-F GRANITE BOUND FOUND
- NHHB-F N.H. HIGHWAY BOUND FOUND
- IPP-F IRON PIPE FOUND
- IP-F IRON PIN FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IPIN-TBS IRON PIN TO BE SET
- ⊕ STREET LIGHT
- ⊕ SIGN
- ⊕ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
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- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- TREELINE
- GAS LINE
- SEWER LINE
- OHU OVERHEAD UTILITIES
- POST & RAIL FENCE
- CONCRETE PAD



MAP 182 LOT 195
LEO P. & PENNY DEMERS,
TRUSTEES
THE DEMERS FAMILY
REVOCABLE TRUST
8 RAYMOND STREET
HUDSON, N.H. 03051
BK. 9000 PG. 1271

I.PIN-TBS
(TYPICAL)

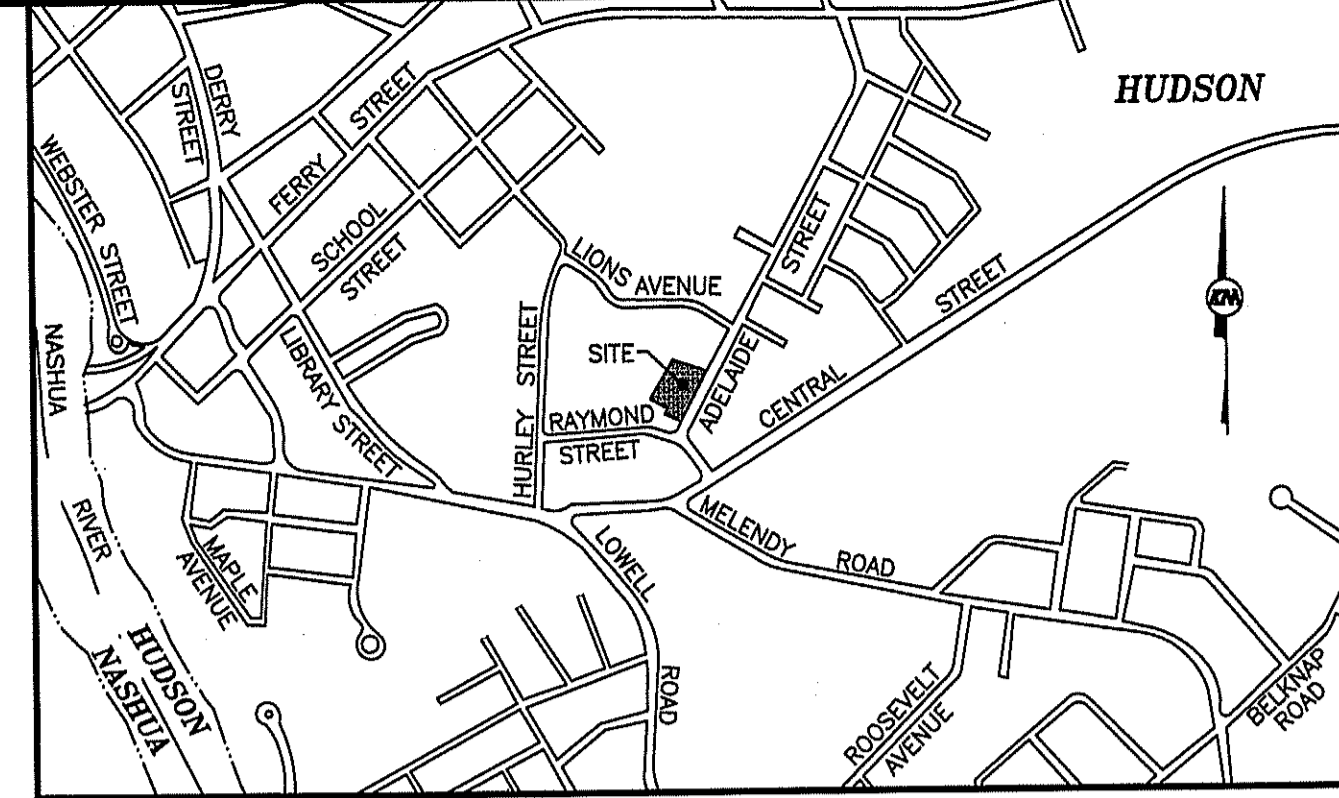
MAP 182 LOT 196-1
16,830 s.f.
0.386 Ac.

MAP 182 LOT 196
12,456 s.f.
0.286 Ac.

MAP 182 LOT 196-2
17,538 s.f.
0.403 Ac.

MAP 182 LOT 196-3
18,700 s.f.
0.429 Ac.

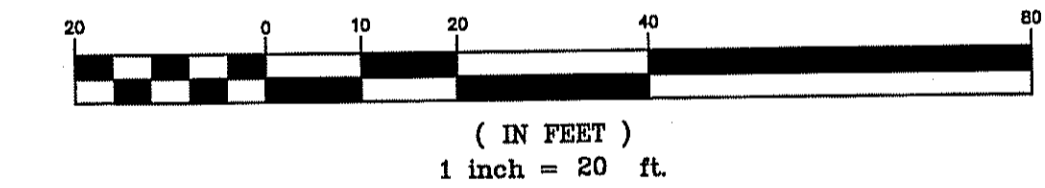
MAP 182 LOT 179
GARY S. MILOSH
20 ADELAIDE STREET
HUDSON, N.H. 03051
BK. 5192 PG. 117



VICINITY MAP
SCALE: 1" = 1,000'

SEE SHEET 1 FOR REFERENCE
PLANS & NOTES

GRAPHIC SCALE



TOPOGRAPHIC SUBDIVISION PLAN

LANDS OF
PATHWAY HOMES, INC.

12 ADELAIDE STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:

PATHWAY HOMES, INC.
79 CORTLAND DRIVE
BEDFORD, NEW HAMPSHIRE, 03110
H.C.R.D. BK. 9199 PG. 006
(ENTIRETY OF LOTS KNOWN AS: MAP 182 LOT 196)

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture

10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	12/3/19	PER TOWN COMMENTS	MJK

DATE: NOVEMBER 4, 2019
PROJECT NO: 19-0729-1
SCALE: 1" = 20'
SHEET 2 OF 2

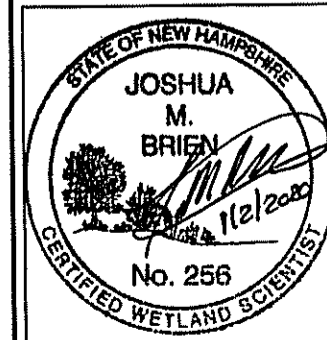
OWNER OF MAP 182 LOT 196
SIGNATURE: _____
DATE: 11-13-19

MAP 182 LOT 197
JOSHUA J. KOPEC &
JOANNA L. WEBBER
13 ADELAIDE STREET
HUDSON, N.H. 03051
BK. 8166 PG. 2421

MAP 183 LOT 21
WILLIAM JAMES JR.
& LINDA LEE EATON
15 ADELAIDE STREET
HUDSON, N.H. 03051
BK. 5990 PG. 200

MAP 183 LOT 19
BRIAN D. & SHARON
M. MCDOWELL
19 ADELAIDE STREET
HUDSON, N.H. 03051
BK. 6752 PG. 1551

UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. 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. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN AUGUST OF 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT 7-87-1, JANUARY 1987).

CERTIFICATION:
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MICHAEL R. DAHLBERG
LICENSED LAND SURVEYOR
DATE: 1-2-20

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

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____
SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

LAVINIA MILLER LAND, 25 GRIFFIN RD.

LOT LINE RELOCATION SB #03-20

&

SUBDIVISION APPLICATION SB#04-20

STAFF REPORT

February 12, 2020

SITE: 25 Griffin Road, Map 135 Lot 17

ZONING: Residential-2 (R2) & General-1 (G-1)

PURPOSE OF PLANS: To relocate a lot line between 15 Griffin Rd. (Map 135 Lot 19) and 25 Griffin Road (Map 135 Lot 17); and to subdivide Lot 17 into six lots.

PLANS UNDER REVIEW: Lavinia Miller Land Lot Line Adjustment Plan & Subdivision Plan; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: LaMontagne Builders, Inc., 317 South River Road, Bedford, NH 03110; consisting of 4 sheets and notes 1-14 on Sheet 2; dated October 31, 2019 and last revised January 27, 2020.

Sight Distance Plan; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: LaMontagne Builders, Inc., 317 South River Road, Bedford, NH 03110; consisting of 6 sheets; dated January 14, 2020.

ATTACHMENTS:

- A. Fuss & O'Neill review letter dated 1/6/2020.
- B. Town department comments.
- C. CAP fee worksheets.

APPLICATION TRACKING:

- December 17, 2019 – Application submitted.
- January 29, 2020 – Revised plan set received.
- February 12, 2020 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

Zoning

This application seeks to subdivide a lot that is approximately 15 acres in size into 6 lots, which range from 1 to 5+ acres. The application also includes a lot line adjustment to the benefit of 15 Griffin Road, which is to receive 6,640 square feet of land from 24 Griffin Road.

DRAFT MOTIONS

(If the Board needs more information, move to defer the application)

ACCEPT the lot line adjustment application:

I move to accept the lot line adjustment plan between 15 Griffin Rd. (Map 135 Lot 19) and 25 Griffin Road (Map 135 Lot 17).

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

ACCEPT the subdivision application:

I move to accept the subdivision plan for 25 Griffin Road (Map 135 Lot 17).

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

(If the Board needs more time to deliberate, move to continue the hearing)

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the lot line adjustment application and subdivision application concerning 15 Griffin Rd. (Map 135 Lot 19) and 25 Griffin Road (Map 135 Lot 17), to date certain, February 26, 2020.

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

[ADDITIONAL DRAFT MOTIONS ARE ON THE FOLLOWING PAGE]

(A1)



FUSS & O'NEILL

RECEIVED

JAN 09 2020

TOWN OF HUDSON
PLANNING DEPARTMENT

January 6, 2020

Mr. Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
Lavinia Miller Land Subdivision, 25 Griffin Road
Tax Map 135, Lot 17; Acct. #1350-940
Reference No. 20030249.1850

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on December 12, 2019, related to the above-referenced project. Authorization to proceed was received on December 18, 2019. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of creating a six (6)-lot residential subdivision out of a 14.973-acre existing lot. The subject lots are proposed to be serviced by private water and sewer. No new roadways are proposed as part of the subdivision.

The following items are noted:

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. Hudson Regulation 276-11.1.B.(4), 289-27.A.(3). The Planning Board approval block does not match the language required in the regulations and is not located in the lower left hand corner.
- b. HR 276-11.1.B.(18) and 289-27.B.(3). The applicant has not shown proposed topography on the plan set.

The Gateway Building
50 Commercial Street
Manchester, NH
03101
† 603.668.8223
800.286.2469
www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Mr. Brian Groth
January 6, 2020
Page 2 of 5

- c. HR 276-11.1.B.(21)(b). The applicant has not shown the proposed locations of any houses or driveways on the plan set nor provided alternative proposals for consideration.
- d. HR 276-11.1.B.(22). The applicant has not shown any pavement, gravel or structures on any of the proposed lots so compliance with the Regulation could not be verified.
- e. HR 276-11.1.B.(25). The applicant has not shown any parking or travelways within the subject lots so compliance with the Regulation could not be verified.
- f. HR 276-15. The applicant has not noted the need to call DigSafe nor included their logo and/or phone number on the plan set.
- g. HR 289-4 and HR 289-28.A. The applicant has included a legend for the installation of stone bounds and iron pins on the plans. The applicant should also provide a detail for any stone bounds to be installed.
- h. HR 289-17.C. The applicant should note the angles of the proposed lot lines where they intersect with Griffin Road as several appear to be close to 45 degrees.
- i. HR 289-20.A.(1). The applicant has not provided finish floor elevations on the plan set for any proposed buildings.
- j. HR 289-22. The applicant has not proposed any open spaces on the plan set.
- k. HR 289-26.B.(3). The applicant has shown existing utility easements on the plan set. Copies of these easements were not included in the review package.
- l. HR 289-27.B.(1). The applicant has not provided an engineer's seal on the plan set.
- m. HR 289-37.A. The applicant has not included any construction phasing information in the subdivision submission.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.A. The applicant has not shown the locations of any proposed driveways on the plans.
- b. HR 193-10.J. The applicant has not provided any proposed details for the construction of driveways on the plans.
- c. The applicant has shown an existing stone wall within the Griffin Road right-of-way that blocks potential driveway access to lot 17 outside of the adjacent N.E. Power Easement. The applicant should clarify how access will be provided to this lot and if removal of a portion of the existing stone wall is proposed. This stone wall would be located within the Town Right-of-Way with the proposed Roadway Dedication area.

Mr. Brian Groth
January 6, 2020
Page 3 of 5

3. Roadway Design

- a. HR 289-18.A. The applicant has proposed a Roadway Dedication area along the subject lot at York Road. We note that the existing Right-of-Way appears to be 50 feet wide, with the majority of the road centered within that Right-of-Way. The applicant should review this layout with the Town to determine if the additional dedication area is needed at this location.
- b. HR 289-18.A. The applicant has proposed a Roadway Dedication area along the subject lot at Griffin Road. We note that this revised Right-of-Way will create a non-tangential property line at the abutting properties, and include some features within the Right-of-Way which were previously on private property (utility poles, stone wall, etc.). The applicant should confirm with the Town that this Roadway Dedication area and revised property line layout is desired.

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

- a. HR 289-20. and 290. The applicant has not proposed any drainage improvements or show any proposed grading for the site. Drainage calculations were not provided in the package received for review.

5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted any proposed building heights on the plan set.
- b. HR 334-20. The site is located in the General One (G1) and Residential Two (R2) Districts. The plans do not indicate whether single family homes are intended for the subject lots. Both single family homes and two family homes are permitted in these districts.
- c. HR 334-27. We note that the applicant meets the lot size requirements for the district that each lot is located in, including several proposed lots that are located mostly in one district with a small portion in the other district. Those lots meet the district requirement where they mostly reside. We also note that lots 17-3 and 17-4 would be required to be single family lots based on their size within the R2 district per Attachment 4 of the Ordinance.
- d. HR 334-27. Several of the lots include utility easement areas. Copies of these easements were not included in the review package, but they likely include prohibitions on building within these areas. Proposed house locations are not shown on the plans.
- e. HR 334-39. The applicant has shown wetlands on the plans and included their square footage in the lot table on Sheet 2.
- f. HR 334-39. The applicant has shown wetlands buffer areas on the plans. We note that no septic or well head protection areas are located within these buffers.

Mr. Brian Groth
January 6, 2020
Page 4 of 5

- g. HR 334-62. The applicant has not proposed any sign installations as a part of this project.
- h. HR 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)

- a. HR 276-13. The applicant has not shown the location of any electric, telephone, television or other utility services on the plan set.
- b. HR 276-13.G. and 289-27.B.(5). The applicant has shown septic locations on the plan set and provided test pit information. A typical design for each system was not provided in the package received for review.
- c. HR 276-13.H. The applicant has shown well radii on each proposed lot. We note that the well radii on lots 17-2, 17-3 and 17-4 overlap onto other properties. The applicant has noted a typical protective well radius easement on lot 17-1 but has not labeled the other locations. A copy of this easement document was not included in the review package.
- d. HR 276-13.H. The applicant has proposed a well radius for lot 17-2 that overlaps onto Griffin Road. We note that having a roadway within a protective well radius could lead to salt contamination of that well from winter road maintenance. We recommend that applicant relocate this well.
- e. HR 276-13.H. The applicant has shown a portion of the 4K area for lot 17-4 within the protective well radius for that lot.
- f. The applicant has shown an old well within proposed lot 17-2. The applicant should note if this well is to remain, be removed, abandoned, etc. and provide details as appropriate.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(20). The applicant has not shown any proposed erosion control measures on the plan set.
- b. HR 290-5.K.(20). The applicant has not provided any erosion control measure details in the plan set.
- c. The Town should reserve the right to require additional erosion control measures.

8. State and Local Permits

- a. The applicant has not noted the need to acquire any permits for this project on the plan set.
- b. Additional local permitting may be required.

Mr. Brian Groth
January 6, 2020
Page 5 of 5

9. Other

- a. The applicant has shown an existing cellar hole within proposed lot 17-1. The applicant should include notes/details on the plans about the intended plan to address this feature.
- b. The applicant should note on the plans if any sections of existing stone walls are proposed to be removed.

Please feel free to call if you have any questions.

Very truly yours,


Steven W. Reichert, PE

SWR:mjt

Enclosure

cc: Town of Hudson Engineering Division – File
Keach-Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110
pchisholm@keachnordstrom.com

MEMORANDUM

TO: File

FROM: Steven W. Reichert PE *SWR*

DATE: January 6, 2020

RE: Town of Hudson Planning Board Review
Lavinia Miller Land Subdivision, 25 Griffin Road
Tax Map 135, Lot 1 Sub7 Acct. #1350-940
Fuss & O'Neill Reference No. 20030249.1850

The following list itemizes the set of documents reviewed related to the Lavinia Miller Land Site Plan, located at 25 Griffin Road, in Hudson, New Hampshire.

- Email correspondence between the Town of Hudson and Fuss & O'Neill, dated between December 13, 2019 and January 3, 2020.
- Letter of Transmittal received by Fuss & O'Neill from Keach-Nordstrom Associates, Inc., dated December 11, 2019 and received on December 12, 2019, and a Letter of Transmittal addressed to Town of Hudson 'Neill from Keach-Nordstrom Associates, Inc. dated December 11, 2019, including the following:
 1. Copy of *Letter of Intent*, prepared by Keach-Nordstrom Associates, Inc., dated December 11, 2019.
 2. Copy of *Subdivision Application*, to the Town of Hudson, New Hampshire for Map 135, Lot 17, dated November 8, 2019.
 3. Copy of *Lavinia Miller Land Subdivision Plan*, Map 135, Lot 17, 25 Griffin Road, Hudson, New Hampshire, prepared by Keach-Nordstrom Associates, Inc., dated October 31, 2019, unless otherwise noted, and including the following:
 - a. *Overview*, Sheet 1 of 3.
 - b. *Residential Subdivision Plan*, Sheet 2 of 3.
 - c. *Topographic Subdivision Plan*, Sheet 3 of 3.
 - d. *Test Pit Data*, Sheet 1 of 1.

SWR:mjt

cc: Brian Groth – Town of Hudson
Town of Hudson Engineering Division – File

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

Lavinia Miller Land Subdivision Plan
Town of Hudson
CLD Reference No. 03-0249.1850
Reviewed January 6, 2019

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

- | | | | |
|-----------|---|--------------------|-------|
| Applicant | _____ | Staff | _____ |
| Initials | _____ | Initials | _____ |
| a) | Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" x 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 AM Tuesday the week prior to the scheduled public hearing/conceptual review date | | |
| b) | Seventeen (17) subdivision narrative, describing the project | | |
| c) | Plan scale at not less than one inch equals fifty feet (1" = 50') (example: 1" = 5'- acceptable) | Fuss & O'Neill/SWR | _____ |
| d) | Locus plan with 1,000' minimum radius of site to surrounding are | Fuss & O'Neill/SWR | _____ |
| e) | Plan date by day/month/year | Fuss & O'Neill/SWR | _____ |
| f) | Revision block | Fuss & O'Neill/SWR | _____ |
| g) | Planning Board approval block | Fuss & O'Neill/SWR | _____ |
| h) | Title of project inscribed on the plan | Fuss & O'Neill/SWR | _____ |
| i) | Names and addresses of property owner(s) and signature(s) shall inscribed on the plan | Fuss & O'Neill/SWR | _____ |
| j) | North point shall be inscribed on the plan | Fuss & O'Neill/SWR | _____ |
| k) | Property lines: exact locations and dimensions | Fuss & O'Neill/SWR | _____ |
| l) | Acreage/sq. ft. of entire subdivision | Fuss & O'Neill/SWR | _____ |
| m) | Proposed lots, with lot numbers and area of each lot. Note: each proposed lot shall be listed on the plan, in chart form, indicating in square feet/acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area. | Fuss & O'Neill/SWR | _____ |

- a) One full size set received by Fuss & O'Neill.
- b) A narrative was not provided with the package received for review.
- e) Month/day/year
- g) Approval block language doesn't match Regulation.

Applicant
Initials

Staff
Initials

Fuss & O'Neill/SWR

n) Unable to verify 5-day update criteria.

o) Certified list of names and addresses of bordering abutters, shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on plan.

p) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve area, floodways/floodplains, driveways, travel areas, parking areas, natural features within 200 feet of the tract.

q) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the tract.

r) Pertinent highway projects

s) Assessor's Map and Lot number(s)

t) Waiver application form shall be submitted with the subdivision application, note on plan listing waivers requested/granted; and all waivers granted to the subdivision regulations shall be listed on the final plan.

u) Delineate zoning

v) Stormwater drainage plan

w) Topographical contours at 2-foot intervals existing and proposed

x) Utilities: existing and proposed

y) Building and wetland setback lines

z) Rights of way, existing and proposed

aa) Location of dedicated recreational public use land(s) proposed

ab) Detailed designs of bridges and culverts

Typical roadway cross-section, road profile, stationing and curve data, etc.

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Applicant
Initials

ac) Proposed location of water supply and sewage disposal systems, including perc test data, test pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements.

ad) All notes from plats

ae) Buffers as required by subdivision regulations

af) Soil types and boundaries, Note: if site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.

ag) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.

ah) Easements, existing and proposed

ai) State of New Hampshire engineer's seal, signature, surveyor's seal, and signature

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

ak) Drafting errors/omissions

al) Note outlining phasing schedule

am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools and utilities

an) Aerial photograph of site and area within 200 feet of the subdivision parcel

ao) Fiscal impact study

ap) Traffic study

aq) Drainage calculations and supporting data

Staff
Initials

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

Fuss & O'Neill/SWR

ac) Copies of protective well easements were not received for review.

ad) See other comments.

ah) Shpwn on plan. Copies not received as part of review package.

ai) Engineer stamp not provided.

ak) None stated.

al) None noted.

am) Not provided.

an) Not provided.

ao) Not provided.

ap) Not provided.

aq) Not provided.

Applicant
Initials _____

Staff
Initials _____

- ar) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents
- as) Copy of applicable Town, State, Federal approval/permits to include but not limited to the following:

- ar) Not provided.
- as) None provided or noted as required.

- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149-8a)
- WSPCC subdivision approval (septic)
- dredge and fill permit
- curb cut/driveway permit
- shoreland protection certification in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River

Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

- at) Off-site agreement(s) _____
- au) Presentation plan (colored, with color coded bar chart) _____
- av) Fees paid to clerk _____
- aw) Plans that include relocation of lot lines shall clearly delineate the former (old) lot lines from proposed (new) lot lines _____

- at) None provided.
- au) No presentation plan received, require Town action.
- av) Requires Town action.

Fuss & O'Neill/SWR

Any and all items may be waived under the purview of the Planning Board.

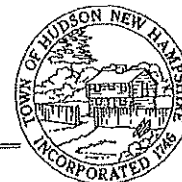
(B)



TOWN OF HUDSON

FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



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

Robert M. Buxton
Chief of Department

TO: Brian Groth
Town Planner

FR: Robert M. Buxton *RMB*
Fire Chief

DT: December 24, 2019

RE: 25 Griffin Road (Map 135 / Lot 17)

The following is a list of site plan concerns for this project. This review was completed utilizing plans submitted by Keach-Nordstrom Associates dated October 31, 2019.

1. Addressing will need to be obtained from the Hudson Fire Department prior to a building permit being issued.

****The following life safety and fire protection concerns provided are for informational purposes to the applicant and Planning Board for this project. Final determinations on these issues occur after further review of the project.**

- A. A blasting permit will be required for any blasting on the site in accordance with the Hudson Town Code, Chapter 202.
- B. All storage either inside or outside of hazardous materials, liquids or chemicals presenting a physical or health hazard as listed in NFPA 1, Section 20.15.2.2 shall be in accordance with the applicable portions of the following:

- NFPA 13, Standard for the Installation of Sprinkler Systems
- NFPA 30, Flammable and Combustible Liquids Code
- NFPA 30B, Code for the Manufacture and Storage of Aerosol Products
- NFPA 230, Standard for the Fire Protection of Storage
- NFPA 430, Code for the Storage of Liquid and Solid Oxidizers
- NFPA 432, Code for the Storage of Organic Peroxide Formulations
- NFPA 434, Code for the Storage of Pesticides

These are all of the Hudson Fire Department's concerns as of this time. If you have any further questions, please call me directly and thank you for your continued cooperation.

cc: Project Engineer
File

Dhima, Elvis

From: Dhima, Elvis
Sent: Thursday, December 19, 2019 8:34 AM
To: Groth, Brian; Dubowik, Brooke
Subject: Lavinia Miller Land Tech. Review

Brian

I have two comments

1. Applicant shall provide driveway sight distance plan and profile for the proposed lots
2. Applicant shall provide driveway plan and profile for the proposed lots

Thank you

E

Elvis Dhima, P.E.
Town Engineer

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



Town of Hudson
NEW HAMPSHIRE 03051



TOWN OF HUDSON

Land Use Division



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

**Subdivision Plan Review
Zoning Review/Comments** *BB*

1-29-20

January 28, 2020

Re: Map 135 Lot 17
Address: 25 Griffin Rd
Zoning district(s): Residential Two (R-2) & General One (G-1)
Proposed 6 lot subdivision

Based on submitted plan dated Oct 31, 2019

1) This proposal creates three (3) parcels with split zoning districts within each parcel: Lot 17-2, Lot 17-1 and 17-5. I would suggest a configuration that (if possible) utilizes zoning district boundaries as parcel boundaries to avoid multiple zoning districts on a parcel, and frontage determination/compliance.

Sincerely,

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public Folder
B. Groth - Town Planner
file

SUBDIVISION APPLICATION

Date of Application: 11/8/19 Tax Map #: 135 Lot #: 17

Site Address: 25 Griffin Road

Name of Project: Lavinia Miller Land

Zoning District: Residential-2 (R2) & General-1 (G1) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Lavinia Miller

Address: 50 Griffin Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

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

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of existing Lot 17 into six separate parcels.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

BR
(Initials)

Title: ZONING ADMINISTRATION Date: 1-29-20

Department: _____

Zoning: Engineering: _____ Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____

SUBDIVISION APPLICATION

Date of Application: 11/8/19 Tax Map #: 135 Lot #: 17

Site Address: 25 Griffin Road

Name of Project: Lavinia Miller Land

Zoning District: Residential-2 (R2) & General-1 (G1) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Lavinia Miller

Address: 50 Griffin Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

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

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of existing Lot 17 into six separate parcels.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

EM Title: Town Engineer Date: 12/18/19
(Initials)

Department: _____

Zoning: ___ Engineering: Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SUBDIVISION APPLICATION

Date of Application: 11/8/19 Tax Map #: 135 Lot #: 17

Site Address: 25 Griffin Road

Name of Project: Lavinia Miller Land

Zoning District: Residential-2 (R2) & General-1 (G1) General SB#: _____ (For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Lavinia Miller

Address: 50 Griffin Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

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

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of existing Lot 17 into six separate parcels.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

RMG Title: Fire Chief Date: 12/29/19

(Initials)

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SUBDIVISION APPLICATION

Date of Application: 11/8/19 Tax Map #: 135 Lot #: 17

Site Address: 25 Griffin Road

Name of Project: Lavinia Miller Land

Zoning District: Residential-2 (R2) & General-1 (G1) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Lavinia Miller

Address: 50 Griffin Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

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

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of existing Lot 17 into six separate parcels.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

ATP Title: P.W. Director Date: 11/28/2020
(Initials)

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SUBDIVISION APPLICATION

Date of Application: 11/8/19 Tax Map #: 135 Lot #: 17

Site Address: 25 Griffin Road

Name of Project: Lavinia Miller Land

Zoning District: Residential-2 (R2) & General-1 (G1) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Lavinia Miller

Address: 50 Griffin Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

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

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of existing Lot 17 into six separate parcels.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

Jm Title: Chief Assessor Date: 12-23-19
(Initials)

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

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TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2020

Date: 02-05-20 Zone # 1 Map/Lot: 135/017-000

25 Griffin Road

Project Name: Lavinia Miller - Griffin Road 6-Lot Subdivision

Proposed ITE Use #1: Single Family Residential Lots

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>1,835.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,813.00</u>

*** These CAP Fee prices are based on a Single-Family Detached House for the calendar year 2020. ***



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2020

Date: 02-05-20 Zone # 1 Map/Lot: 135/017-000

25 Griffin Road

Project Name: Lavinia Miller - Griffin Road 6-Lot Subdivision

Proposed ITE Use #1: Two Family (Duplex) Residential Lots

Proposed Building Area (square footage): N/A S.F.

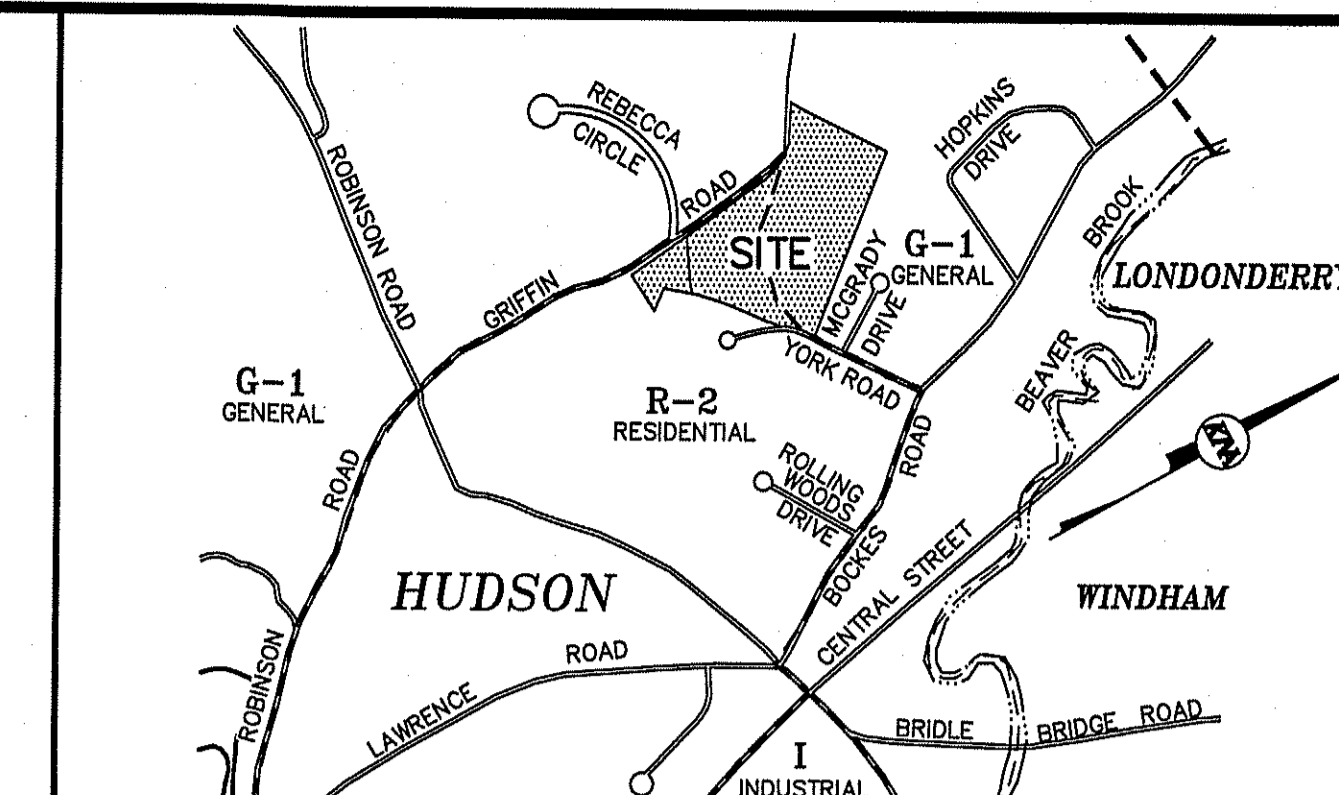
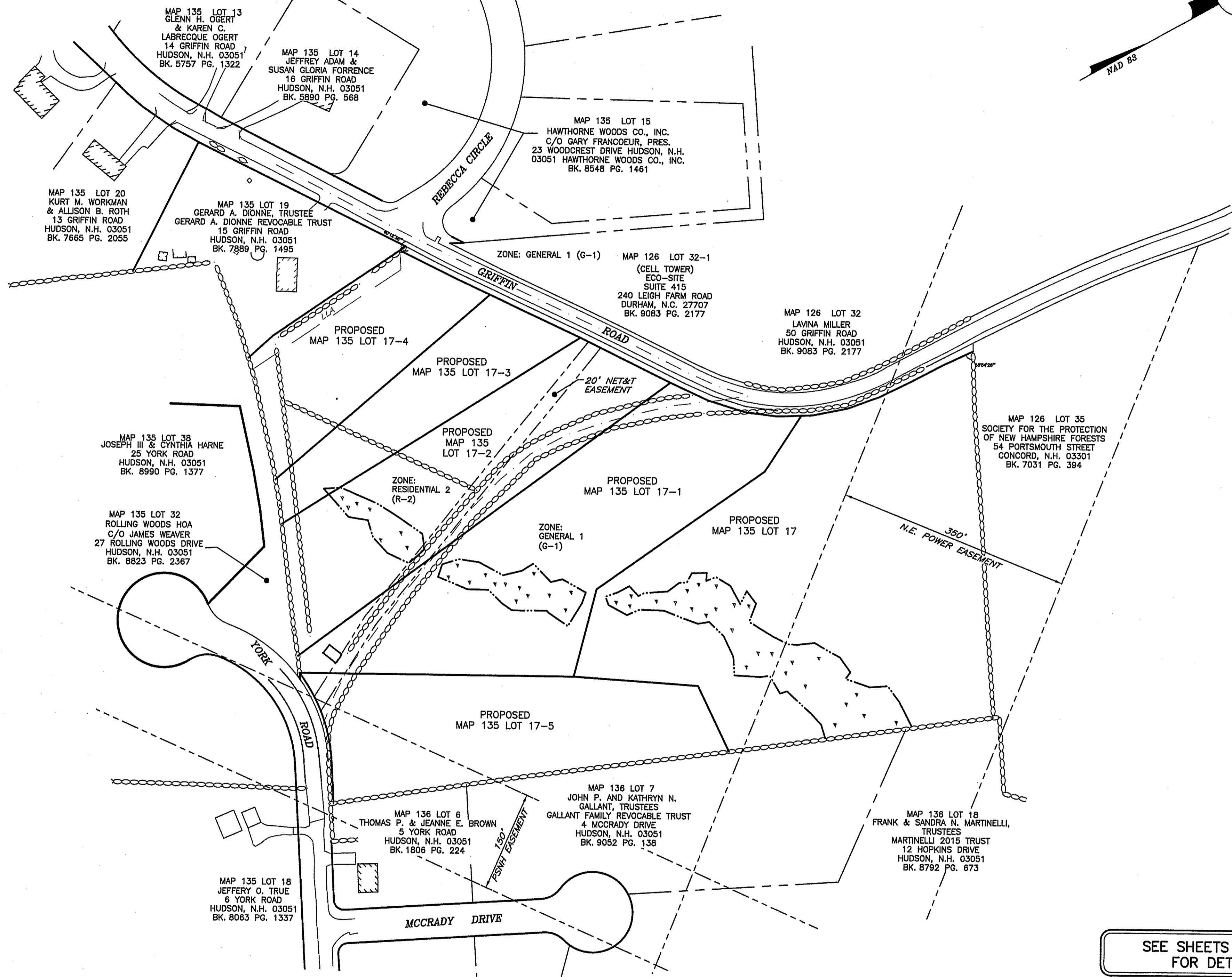
CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>1,835.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,063.00</u>
		Total CAP Fee	\$ <u>5,298.00</u>

*** These CAP Fee prices are based on a Two-Family House (Duplex) for the calendar year 2020. ***

LEGEND

- SLOPED GRANITE CURB
- EDGE OF PAVEMENT
- STONEWALL
- ZONE LINE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- EASEMENT



VICINITY PLAN
SCALE: 1" = 1,000±

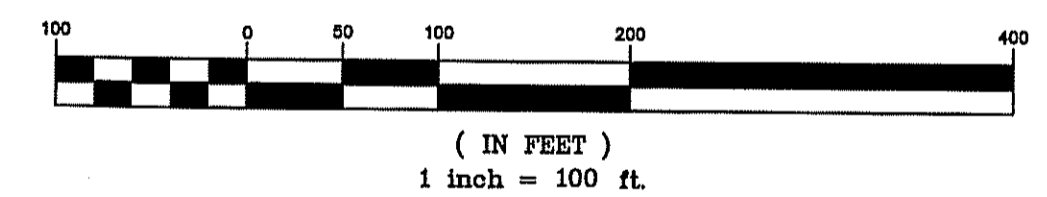
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP 135 LOT 17 IN HUDSON, NEW HAMPSHIRE, INTO SIX (6) LOTS AS SHOWN HEREON AND NO OTHER PURPOSE.
2. AREA OF PARCEL IS = 652,234 SF, OR 14.973 ACRES
3. OWNERS OF RECORD:
LAVINIA MILLER, 50 GRIFFIN ROAD, HUDSON, N.H. 03051, BK. 5927 PG. 1978
GERARD A. DIONNE, TRUSTEE, 15 GRIFFIN ROAD, HUDSON, N.H. 03051, BK. 7889 PG. 1495
4. THE SUBJECT PARCEL IS SITUATED WITHIN THE RESIDENTIAL-2 (R2), GENERAL-1 (G1) ZONING DISTRICTS AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
-MINIMUM LOT AREA: 43,560 SF (R2) (WITHOUT WATER & SEWER), 87,120 SF (G1) (WITHOUT WATER & SEWER), 120 FT (R2) 200FT (G1) (LOCAL ROADS)
-MINIMUM LOT FRONTAGE: 30 FT
-FRONT BUILDING SETBACKS: 15 FT
-SIDE: 15 FT
-REAR: 15 FT
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN OCTOBER OF 2019. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD83 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
6. TOPOGRAPHIC DATA IS PARTIALLY BASED ON ACTUAL FIELD SURVEY BY THIS OFFICE AND AUGMENTED BY LIDAR DATA OBTAINED FROM N.H. GRANIT AND FIELD CHECKED BY THIS OFFICE.
7. SUBJECT PARCEL IS NOT SERVED BY MUNICIPAL WATER OR SEWER.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301100536D, PANEL NUMBER 636 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
9. INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. 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. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG SAFE AT 811.
10. STONE BOUNDS (5"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.
11. SHEETS 1 & 2 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS ON FILE AT THE HUDSON PLANNING OFFICES.
12. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM & 7:00 PM, MONDAY THROUGH SATURDAY. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAY.
13. THE FOLLOWING WAIVERS HAVE BEEN REQUESTED OF THE HUDSON PLANNING BOARD:
-SECTION 289-37.A TO ELIMINATE THE NEED FOR CONSTRUCTION PHASING.

REFERENCE PLANS:

1. LOT LINE ADJUSTMENT OF DIONNE & BAKER, GRIFFIN ROAD, MAP 36 LOTS 11 & 19, HUDSON NEW HAMPSHIRE, PREPARED FOR GERARD A. DIONNE, SCALE: 1"=50'. DATED: JUNE 12, 1988. PREPARED BY: M.J. GRANGER, HCRD PLAN #25205.
2. BOUNDARY PLAT - LANDS OF LAVINIA MILLER, MAP 40 LOT 1, SCALE: 1"=50 FT. DATED: APRIL 16, 1999. PREPARED BY: TODD LAND USE CONSULTANTS, HCRD PLAN #31608.
3. SUBDIVISION PLAN - ROLLING WOODS. PREPARED FOR STINSON HILLS, LLC. PREPARED BY THIS OFFICE. HCRD PLAN #

GRAPHIC SCALE



SEE SHEETS 2 & 3 FOR DETAIL

OWNER OF MAP 135 LOT 19 SIGNATURE: <i>Gerard A. Dionne</i> DATE: 12-9-19	OWNER OF MAP 135 LOT 17 SIGNATURE: <i>Lavinia Miller</i> DATE: 12-4-19
--	--

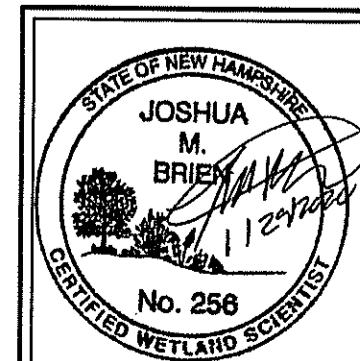
OVERVIEW
LAVINIA MILLER LAND
MAP 135 LOT 17
25 GRIFFIN ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110
---	--	--

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

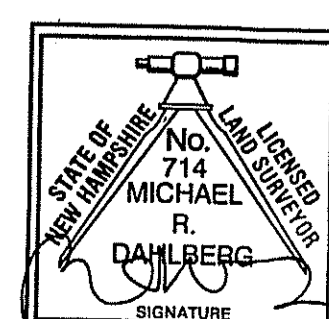
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS,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

UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. 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. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON SEPTEMBER 26, 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING OCTOBER OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
M.R. Oakes
LICENSED LAND SURVEYOR
DATE: 1-29-2020



REVISIONS		
No.	DATE	DESCRIPTION
1	1/27/20	REVISED PER COMMENTS

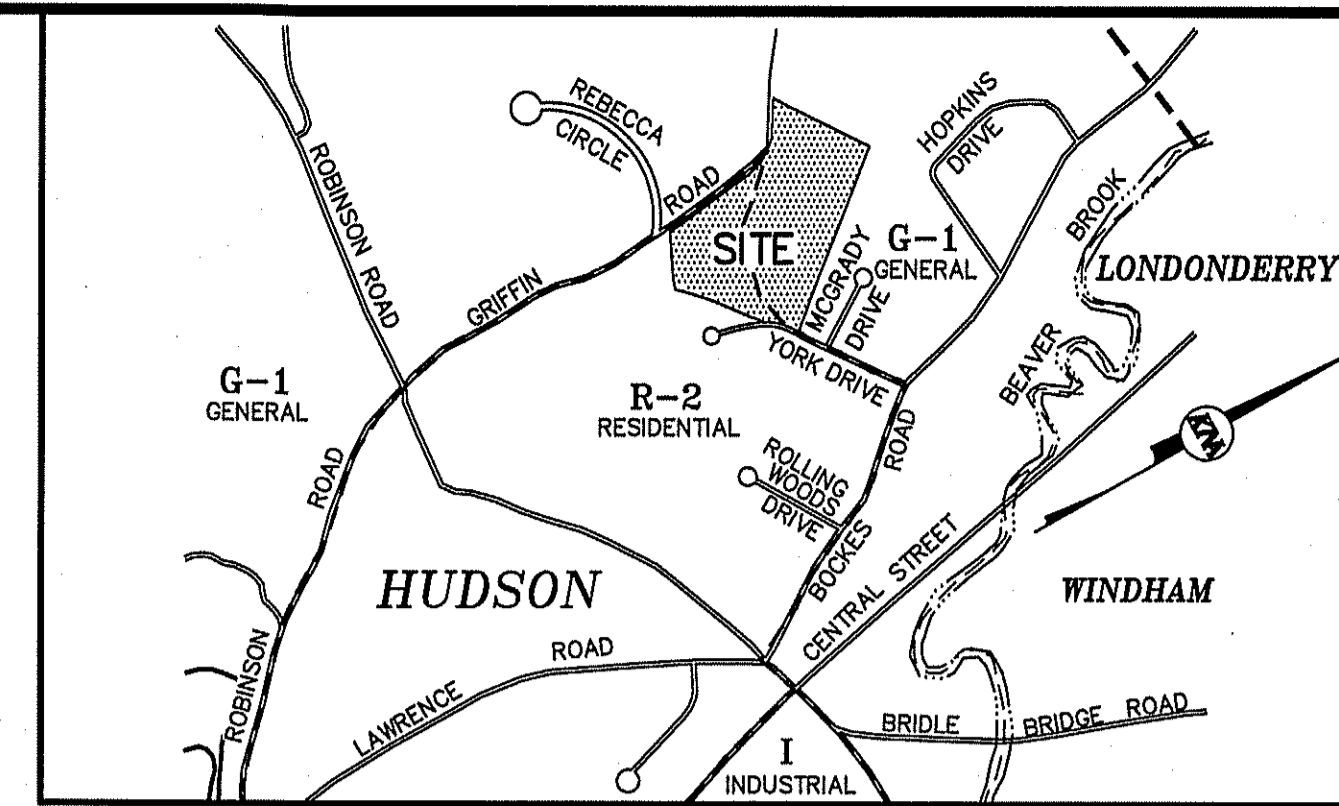
DATE: OCTOBER 31, 2019 SCALE: 1"=100'
PROJECT NO: 19-0925-1 SHEET 1 OF 4



LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°47'38" W	10.67
L2	N56°23'52" E	45.87
L3	N52°01'25" E	49.19
L4	N54°09'20" E	50.94
L5	N54°07'40" E	50.59
L6	N54°09'05" E	102.70
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L9	N55°35'20" E	79.26
L10	N52°01'25" E	49.19
L11	N46°10'02" E	50.94
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L16	N02°42'58" E	73.06
L17	N02°15'40" E	177.78

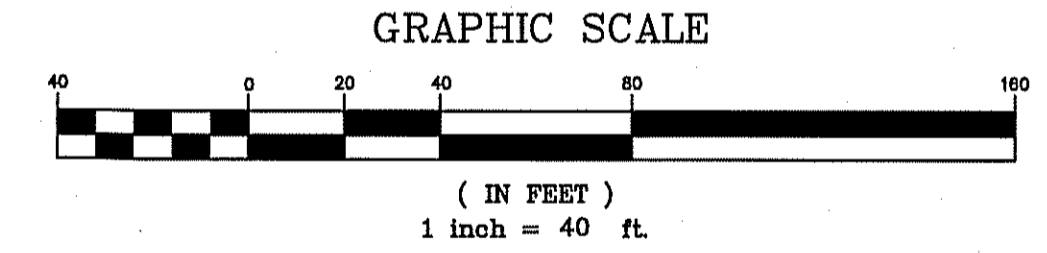
SEE SHEET 1 FOR NOTES & REFERENCE PLANS



VICINITY PLAN
SCALE: 1" = 1,000±

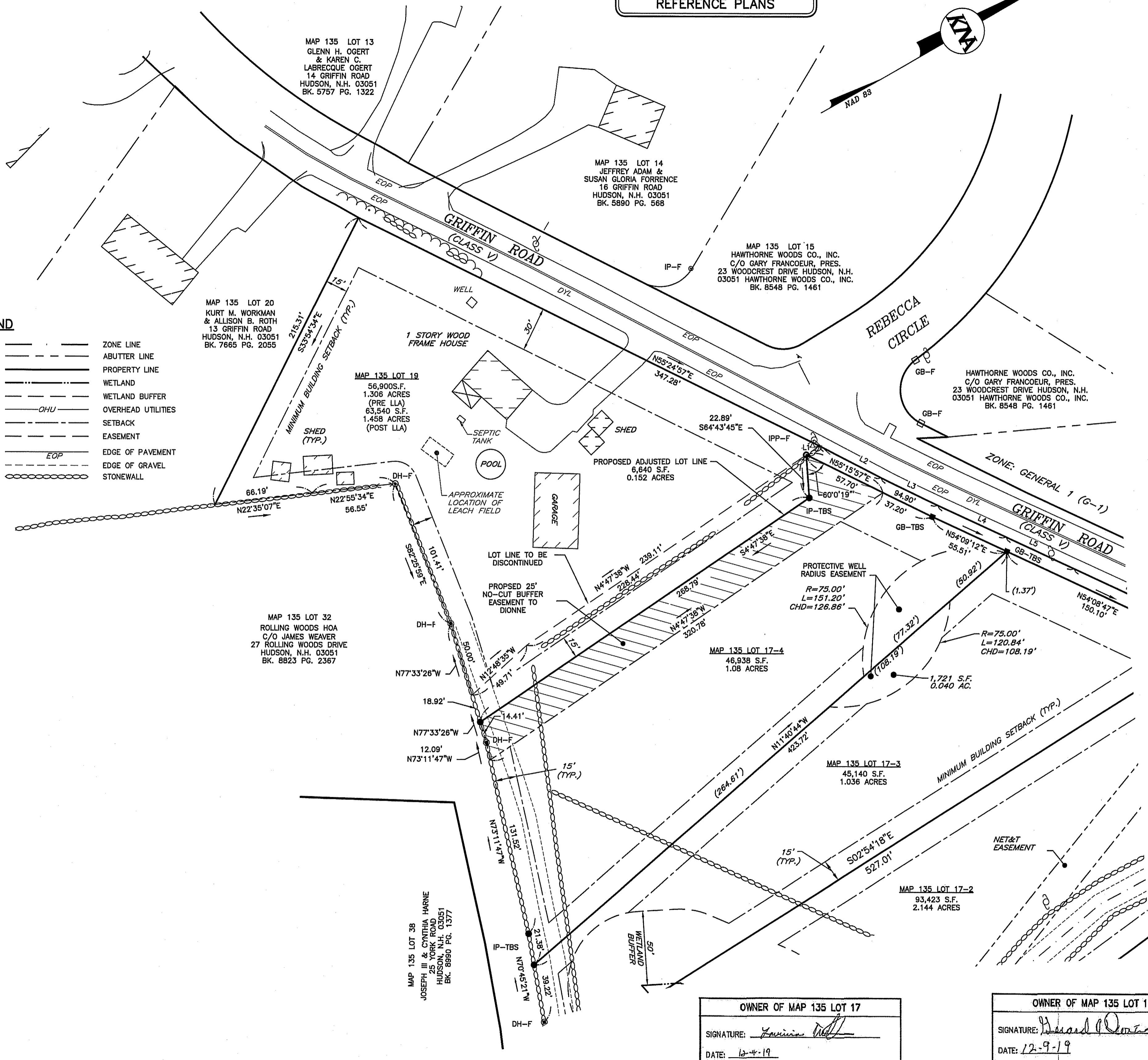
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP 135 LOT 17 IN HUDSON, NEW HAMPSHIRE, INTO SIX (6) LOTS FURTHER, TO DEPICT THE ADJUSTMENT OF THE LOT LINE WITH MAP 135 LOT 19 AS SHOWN HEREON AND NO OTHER PURPOSE.
 - AREA OF PARCEL IS = 652,234 SF, OR 14.973 ACRES
 - OWNER OF RECORD: LAVINIA MILLER, 50 GRIFFIN ROAD HUDSON, N.H. 03051 BK. 5927 PG. 1978
 - THE SUBJECT PARCELS ARE SITUATED WITHIN THE RESIDENTIAL-2 (R2) GENERAL-1 (G1) ZONING DISTRICTS AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT AREA: 43,560 SF (R2) (WITHOUT WATER & SEWER) 87,120 SF (G1) (WITHOUT WATER & SEWER)
 - MINIMUM LOT FRONTAGE: 15 FT
 - MINIMUM BUILDING SETBACKS: 120 FT (R2) 200FT (G1) (LOCAL ROADS)
 - FRONT: 30 FT
 - SIDE: 15 FT
 - REAR: 15 FT
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN OCTOBER OF 2019.
 - HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD88 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
 - TOPOGRAPHIC DATA IS PARTIALLY BASED ON ACTUAL FIELD SURVEY BY THIS OFFICE AND AUGMENTED BY LIDAR DATA OBTAINED FROM N.H. GRANITIC AND FIELD CHECKED BY THIS OFFICE.
 - SUBJECT PARCEL IS NOT SERVICED BY MUNICIPAL WATER OR SEWER.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0536D, PANEL NUMBER 536 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. 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. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG SAFE AT 811.
 - STONE BOUNDS (5"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.
 - SHEETS 1 & 2 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS ON FILE AT THE HUDSON PLANNING OFFICES.
 - CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM & 7:00 PM, MONDAY THROUGH SATURDAY. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAY.
 - THE FOLLOWING WAIVERS HAVE BEEN REQUESTED OF THE PLANNING BOARD:
 - SECTION 289-37.A TO ELIMINATE THE NEED FOR CONSTRUCTION PHASING.

- REFERENCE PLANS:**
- LOT LINE ADJUSTMENT OF DIONNE & BAKER, GRIFFIN ROAD, MAP 36 LOTS 11 & 19, HUDSON NEW HAMPSHIRE. PREPARED FOR GERARD A. DIONNE. SCALE: 1"=50'. DATED: JUNE 12, 1989. PREPARED BY: M.J. GRAINGER, HORD PLAN #25205.
 - BOUNDARY PLAT - LANDS OF LAVINIA MILLER, MAP 40 LOT 1. SCALE: 1"=50 FT. DATED: APRIL 16, 1999. PREPARED BY: TODD LAND USE CONSULTANTS, HORD PLAN #31808.
 - SUBDIVISION PLAN - ROLLING WOODS. PREPARED FOR STINSON HILLS, LLC. PREPARED BY THIS OFFICE. HORD PLAN #



LEGEND

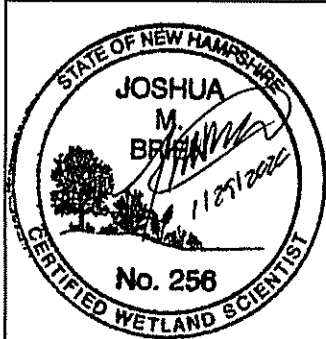
□ GB-F	GRANITE BOUND FOUND	---	ZONE LINE
● IPP-F	IRON PIPE FOUND	---	ABUTTER LINE
○ IP-F	IRON PIN FOUND	---	PROPERTY LINE
⊙ DH-F	DRILL HOLE FOUND	---	WETLAND
● GB-TBS	GRANITE BOUND TO BE SET	---	WETLAND BUFFER
○ IP-TBS	IRON PIN TO BE SET	---	OVERHEAD UTILITIES
⊙	UTILITY POLE	---	SETBACK
□	CATCH BASIN	---	EASEMENT
---	DRAINAGE LINE	---	EDGE OF PAVEMENT
---	SLOPED GRANITE CURB	---	EDGE OF GRAVEL
---		---	STONEWALL



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.

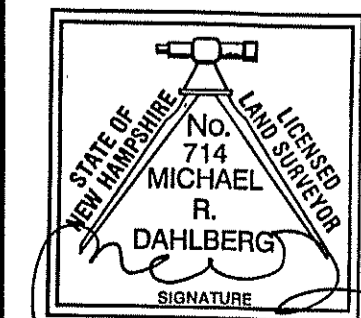
OWNER OF MAP 135 LOT 17
SIGNATURE: *Lavinia Miller*
DATE: 12-9-19

OWNER OF MAP 135 LOT 19
SIGNATURE: *Gerard A. Dionne*
DATE: 12-9-19



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON SEPTEMBER 26, 2019 USING THE TECHNICAL CRITERIA IN THE CORPES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING OCTOBER OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
M. Keach
LICENSED LAND SURVEYOR
DATE: 1-29-2020



REVISIONS

No.	DATE	DESCRIPTION	BY
1	1/27/20	REVISED PER COMMENTS	PCM

DATE: OCTOBER 31, 2019
PROJECT NO: 19-0925-1
SCALE: 1"=40'
SHEET 2 OF 4

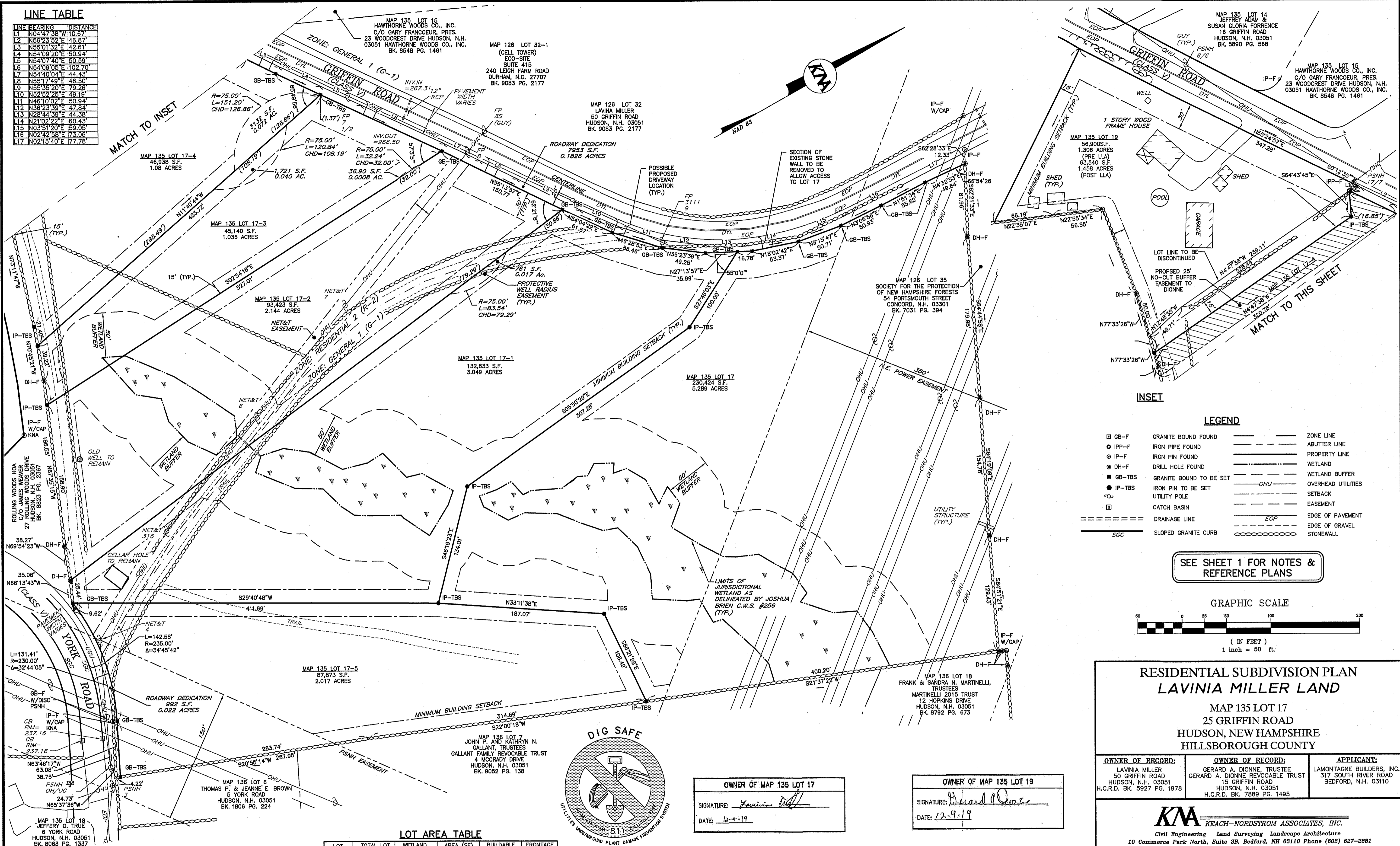
LOT LINE ADJUSTMENT PLAN
LAVINIA MILLER & GERARD A. DIONNE, TRUSTEE
MAP 135 LOTS 17 & 19
25 & 50 GRIFFIN ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110
--	---	---

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°47'38"W	10.67
L2	N56°23'57"E	46.87
L3	N55°01'32"E	42.81
L4	N54°09'20"E	50.94
L5	N54°07'40"E	50.59
L6	N54°09'05"E	102.70
L7	N54°40'04"E	44.43
L8	N55°17'49"E	46.50
L9	N55°35'20"E	79.26
L10	N52°52'25"E	49.19
L11	N46°10'02"E	50.94
L12	N36°23'39"E	47.84
L13	N28°44'39"E	44.38
L14	N21°02'22"E	60.43
L15	N03°51'20"E	59.05
L16	N02°42'58"E	73.06
L17	N02°15'40"E	77.78



MAP 135 LOT 14
JEFFREY ADAM &
SUSAN GLORIA FORNICE
16 GRIFFIN ROAD
HUDSON, N.H. 03051
BK. 5890 PG. 568

MAP 135 LOT 15
HAWTHORNE WOODS CO., INC.
C/O GARY FRANCOEUR, PRES.
23 WOODCREST DRIVE HUDSON, N.H.
03051 HAWTHORNE WOODS CO., INC.
BK. 8548 PG. 1481

MAP 126 LOT 32-1
(CELL TOWER)
ECO-SITE
SUITE 415
240 LEIGH FARM ROAD
DURHAM, N.C. 27707
BK. 9083 PG. 2177

MAP 126 LOT 32
LAVINA MILLER
50 GRIFFIN ROAD
HUDSON, N.H. 03051
BK. 9083 PG. 2177

MAP 126 LOT 35
SOCIETY FOR THE PROTECTION
OF NEW HAMPSHIRE FORESTS
54 PORTSMOUTH STREET
CONCORD, N.H. 03301
BK. 7031 PG. 394

MAP 135 LOT 19
56,900 S.F.
1.306 ACRES
(PRE LLA)
63,540 S.F.
1.458 ACRES
(POST LLA)

MAP 135 LOT 17-3
45,140 S.F.
1.036 ACRES

MAP 135 LOT 17-2
93,423 S.F.
2.144 ACRES

MAP 135 LOT 17-1
132,833 S.F.
3.049 ACRES

MAP 135 LOT 17
230,424 S.F.
5.289 ACRES

MAP 135 LOT 17-5
87,873 S.F.
2.017 ACRES

MAP 136 LOT 6
THOMAS P. & JEANNE E. BROWN
5 YORK ROAD
HUDSON, N.H. 03051
BK. 1806 PG. 224

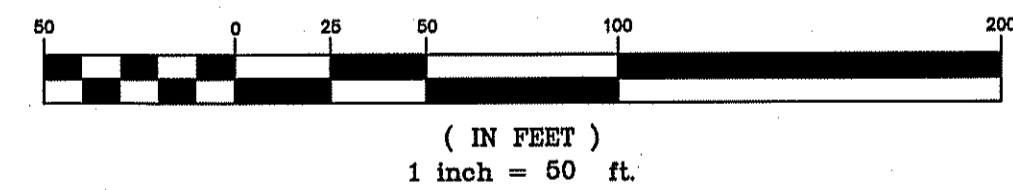
MAP 135 LOT 18
JEFFREY O. TRUE
6 YORK ROAD
HUDSON, N.H. 03051
BK. 8063 PG. 1337

LEGEND

- GB-F GRANITE BOUND FOUND
- IP-F IRON PIPE FOUND
- IP-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IP-TBS IRON PIN TO BE SET
- CB CATCH BASIN
- DL DRAINAGE LINE
- SGC SLOPED GRANITE CURB
- ZONE LINE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WETLAND BUFFER
- OVERHEAD UTILITIES
- SETBACK
- EASEMENT
- EOP EDGE OF PAVEMENT
- EDGE OF GRAVEL STONEWALL

SEE SHEET 1 FOR NOTES & REFERENCE PLANS

GRAPHIC SCALE



**RESIDENTIAL SUBDIVISION PLAN
LAVINA MILLER LAND**

MAP 135 LOT 17
25 GRIFFIN ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:	OWNER OF RECORD:	APPLICANT:
LAVINA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110

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

OWNER OF MAP 135 LOT 17

SIGNATURE: *Lavinia Miller*

DATE: 12-4-19

OWNER OF MAP 135 LOT 19

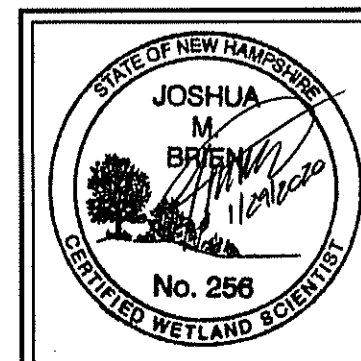
SIGNATURE: *Gerard Dionne*

DATE: 12-9-19



LOT AREA TABLE

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
17	230,424	31,558	33,267	165,599	227.25
17-1	132,833	9,977	0	122,856	205.37
17-2	93,423	6,125	742	86,556	150.77
17-3	45,140	105	1,052	43,983	150.10
17-4	46,938	0	3,341	43,597	150.41
17-5	87,873	0	0	87,873	205.68

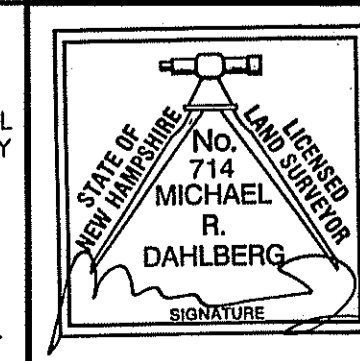


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Michael R. Dahlberg
LICENSED LAND SURVEYOR
DATE: 1-29-2020



REVISIONS

No.	DATE	DESCRIPTION	BY
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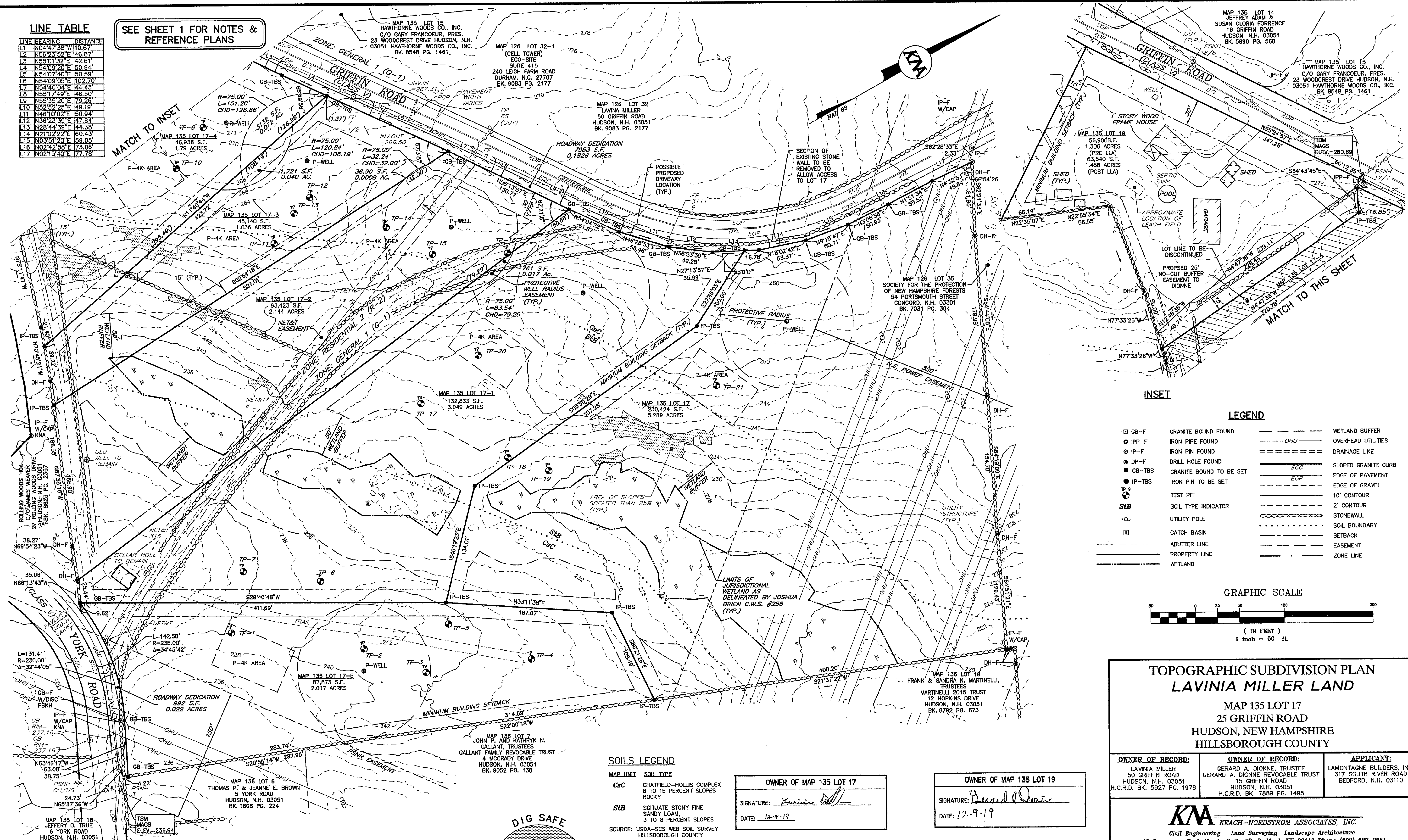
DATE: OCTOBER 31, 2019
PROJECT NO: 19-0925-1
SCALE: 1"=50'
SHEET 3 OF 4

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
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L6	N54°08'05"E	102.70
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L16	N02°42'58"E	173.06
L17	N02°15'40"E	177.78

SEE SHEET 1 FOR NOTES & REFERENCE PLANS



LEGEND

GB-F	GRANITE BOUND FOUND	OHU	OVERHEAD UTILITIES
IPP-F	IRON PIPE FOUND	DL	DRAINAGE LINE
IP-F	IRON PIN FOUND	SGC	SLOPED GRANITE CURB
DH-F	DRILL HOLE FOUND	EOP	EDGE OF PAVEMENT
GB-TBS	GRANITE BOUND TO BE SET		EDGE OF GRAVEL
IP-TBS	IRON PIN TO BE SET		10' CONTOUR
TP	TEST PIT		2' CONTOUR
SLB	SOIL TYPE INDICATOR		STONEWALL
U	UTILITY POLE		SOIL BOUNDARY
CB	CATCH BASIN		SETBACK
AL	ABUTTER LINE		EASEMENT
PL	PROPERTY LINE		ZONE LINE
W	WETLAND		
			WETLAND BUFFER

GRAPHIC SCALE

0 25 50 100 200
IN FEET
1 inch = 50 ft.

TOPOGRAPHIC SUBDIVISION PLAN
LAVINIA MILLER LAND

MAP 135 LOT 17
25 GRIFFIN ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110
--	---	---

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

SOILS LEGEND

CaC	CHATFIELD-HOLLIS COMPLEX 8 TO 15 PERCENT SLOPES ROCKY
SLB	SOITUATE STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY

OWNER OF MAP 135 LOT 17

SIGNATURE: *Lavinia Miller*
DATE: 12-9-19

OWNER OF MAP 135 LOT 19

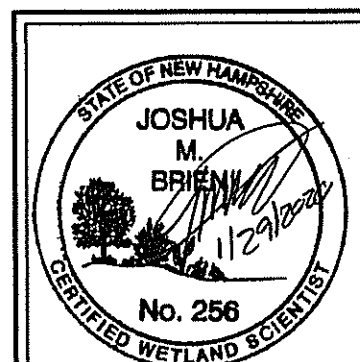
SIGNATURE: *Gerard Dionne*
DATE: 12-9-19

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.

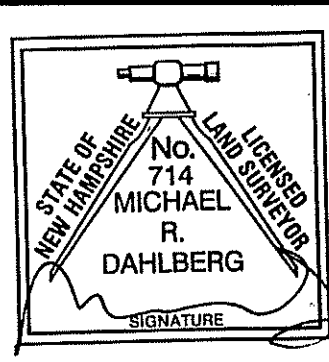


JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON SEPTEMBER 26, 2019 USING THE TECHNICAL CRITERIA IN THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING OCTOBER OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

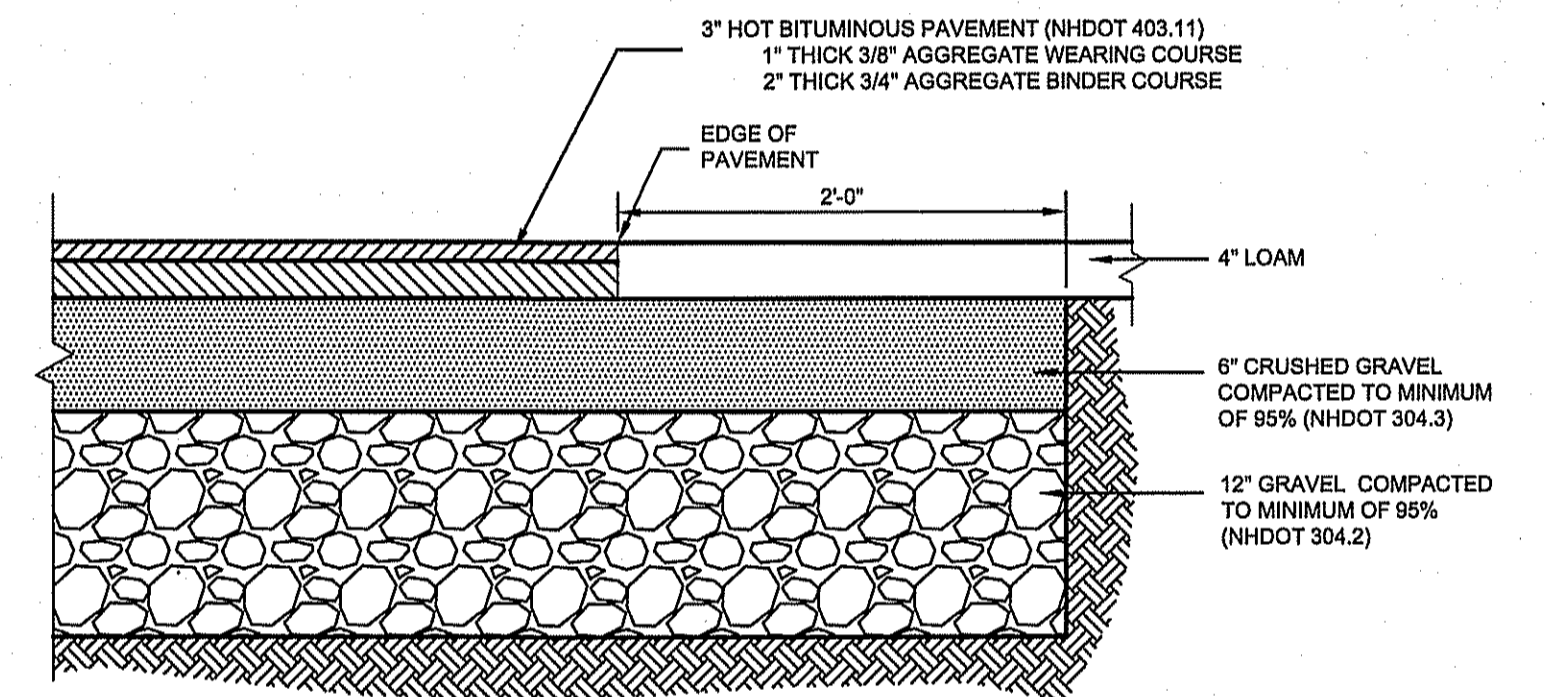
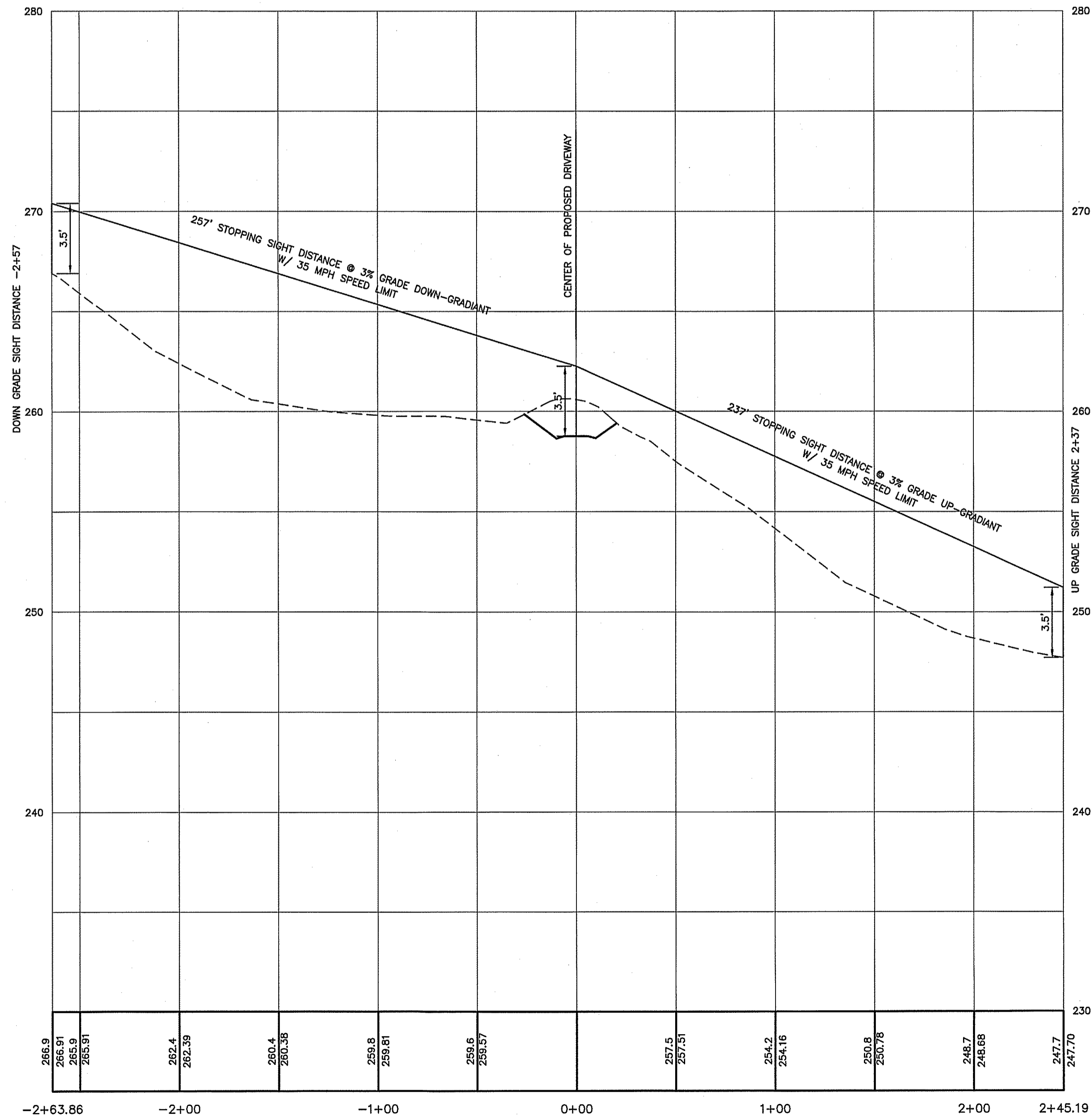
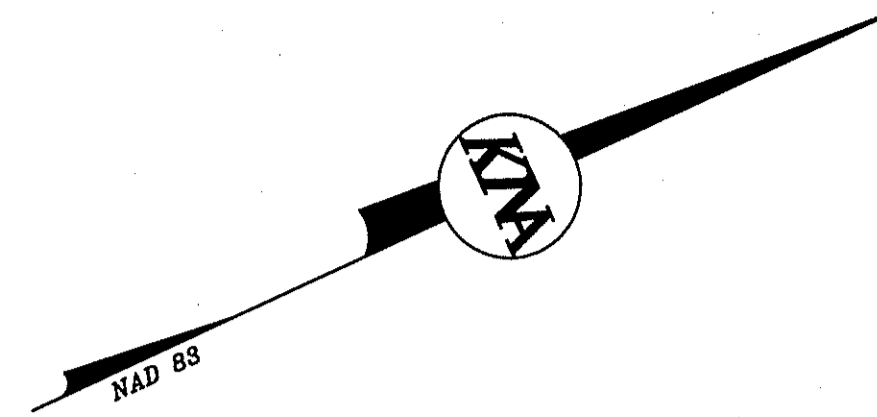
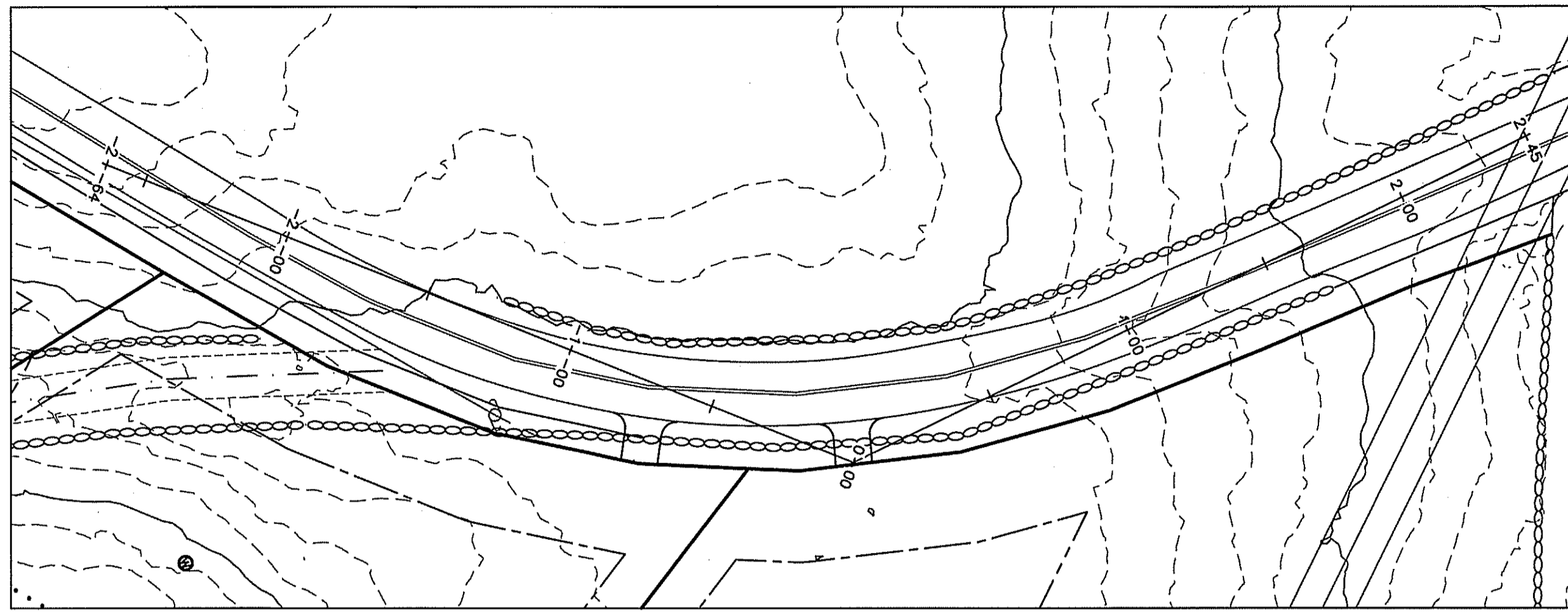
Michael R. Dahlberg
LICENSED LAND SURVEYOR
DATE: 1-29-2020



REVISIONS

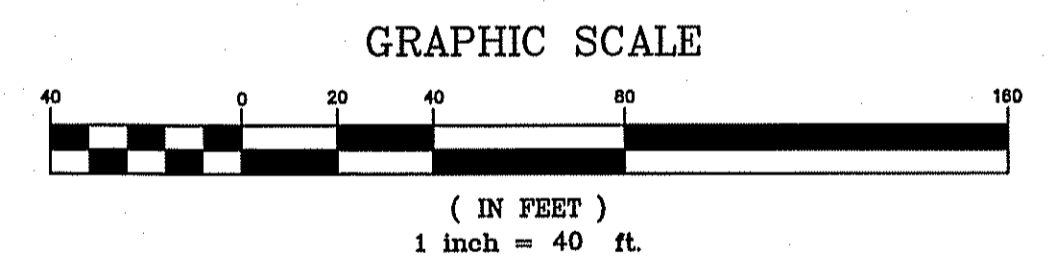
No.	DATE	DESCRIPTION	BY
1	1/27/20	REVISED PER COMMENTS	PCM

DATE: OCTOBER 31, 2019
PROJECT NO: 19-0925-1
SCALE: 1"=50'
SHEET 4 OF 4



DRIVEWAY AND PARKING LOT SECTION

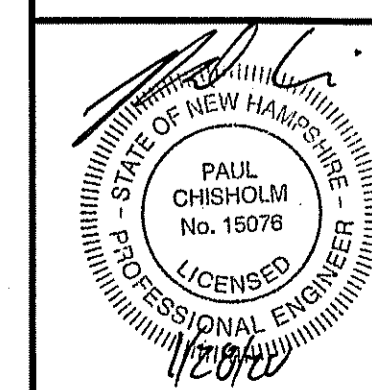
NOT TO SCALE
(MARCH 2006)



SIGHT DISTANCE PLAN (LOT 17)
LAVINIA MILLER LAND
 MAP 135 LOT 17
 25 GRIFFIN ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

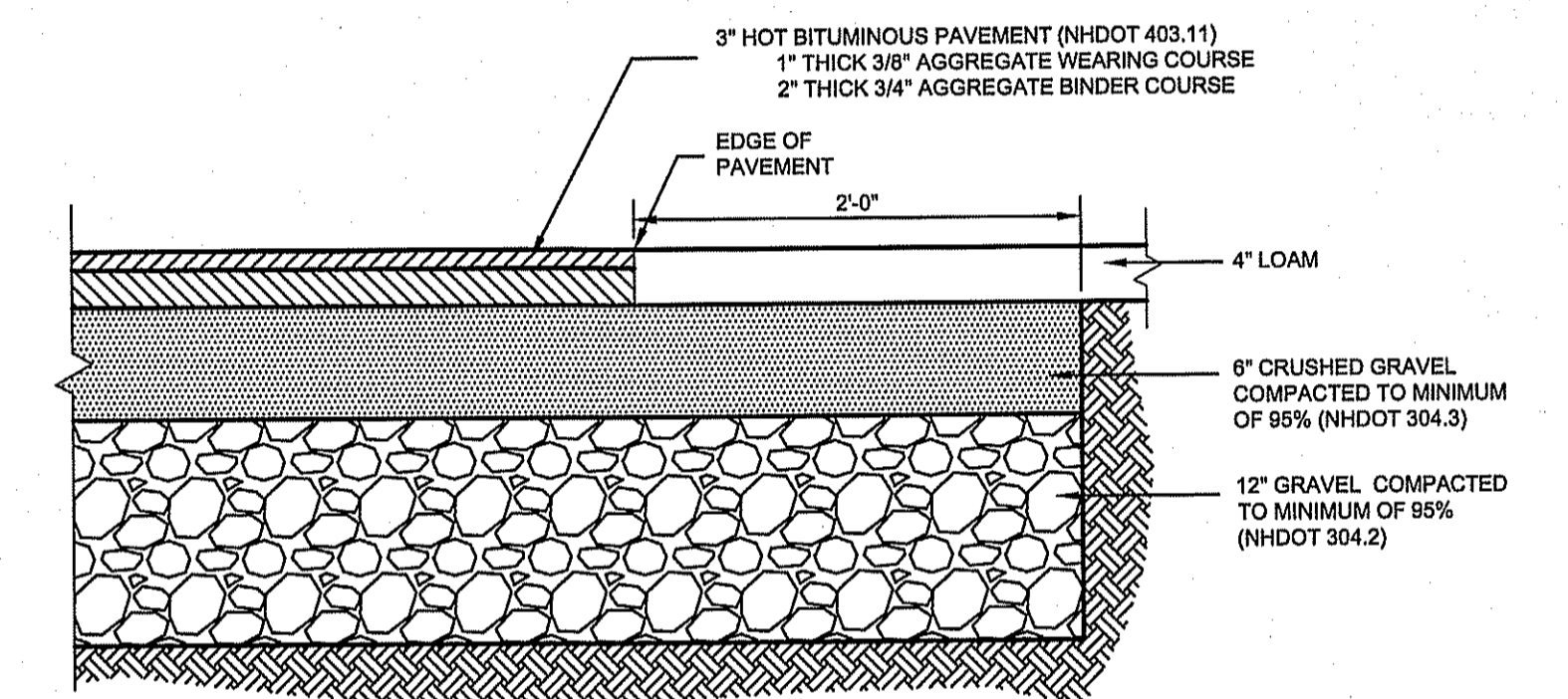
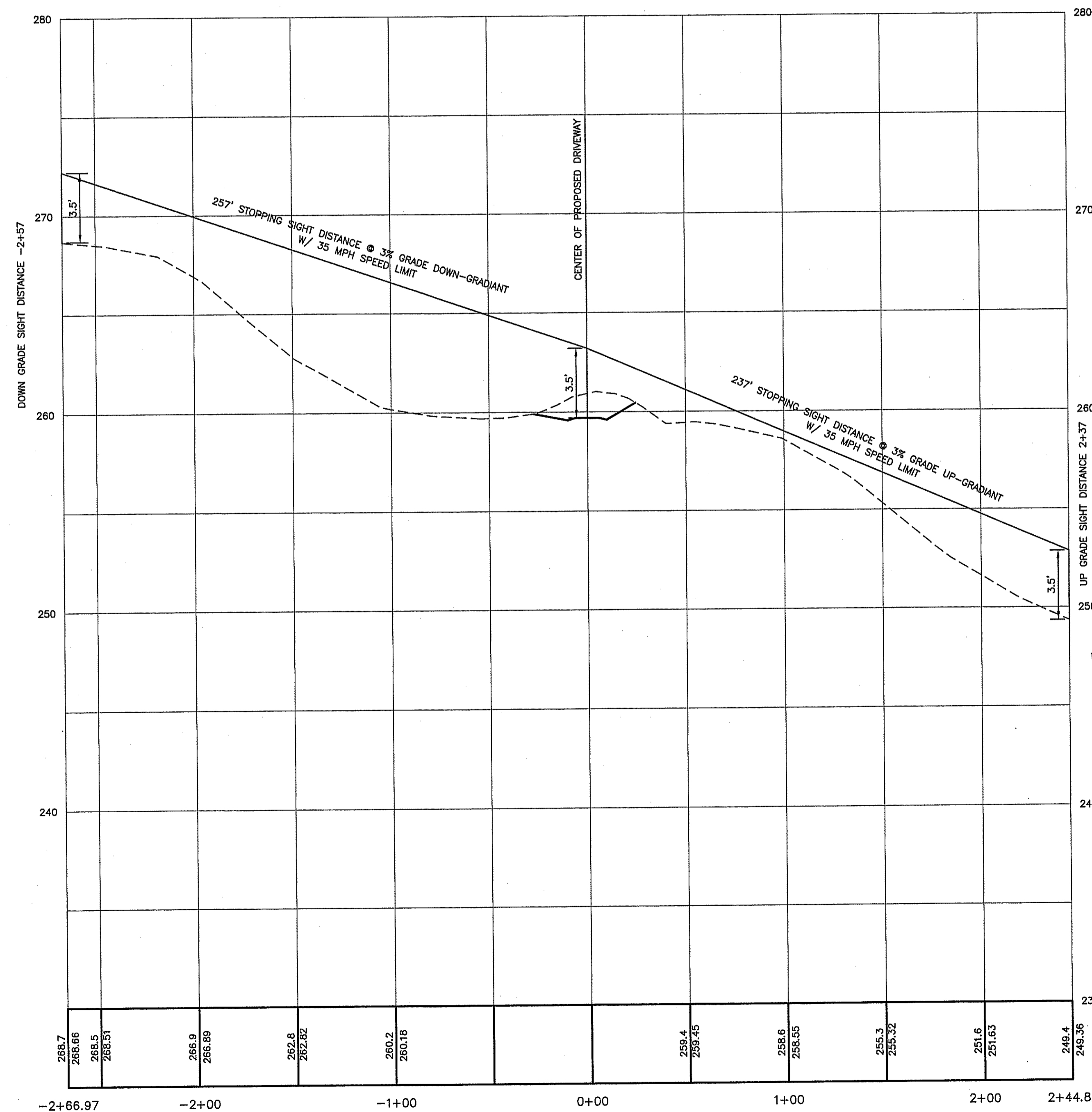
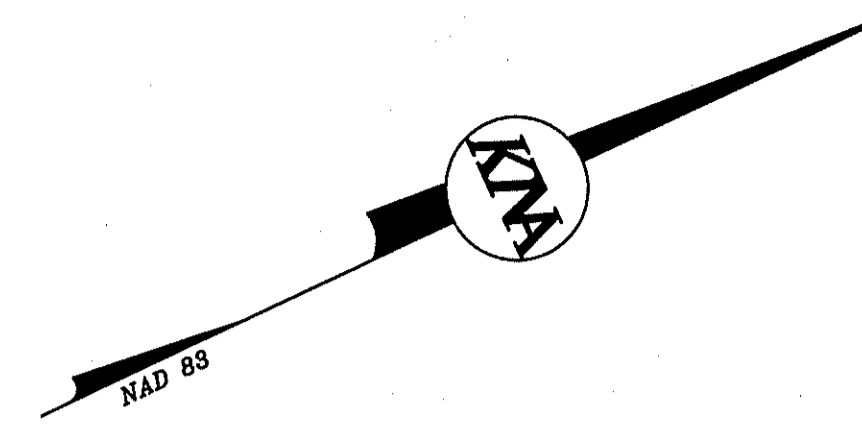
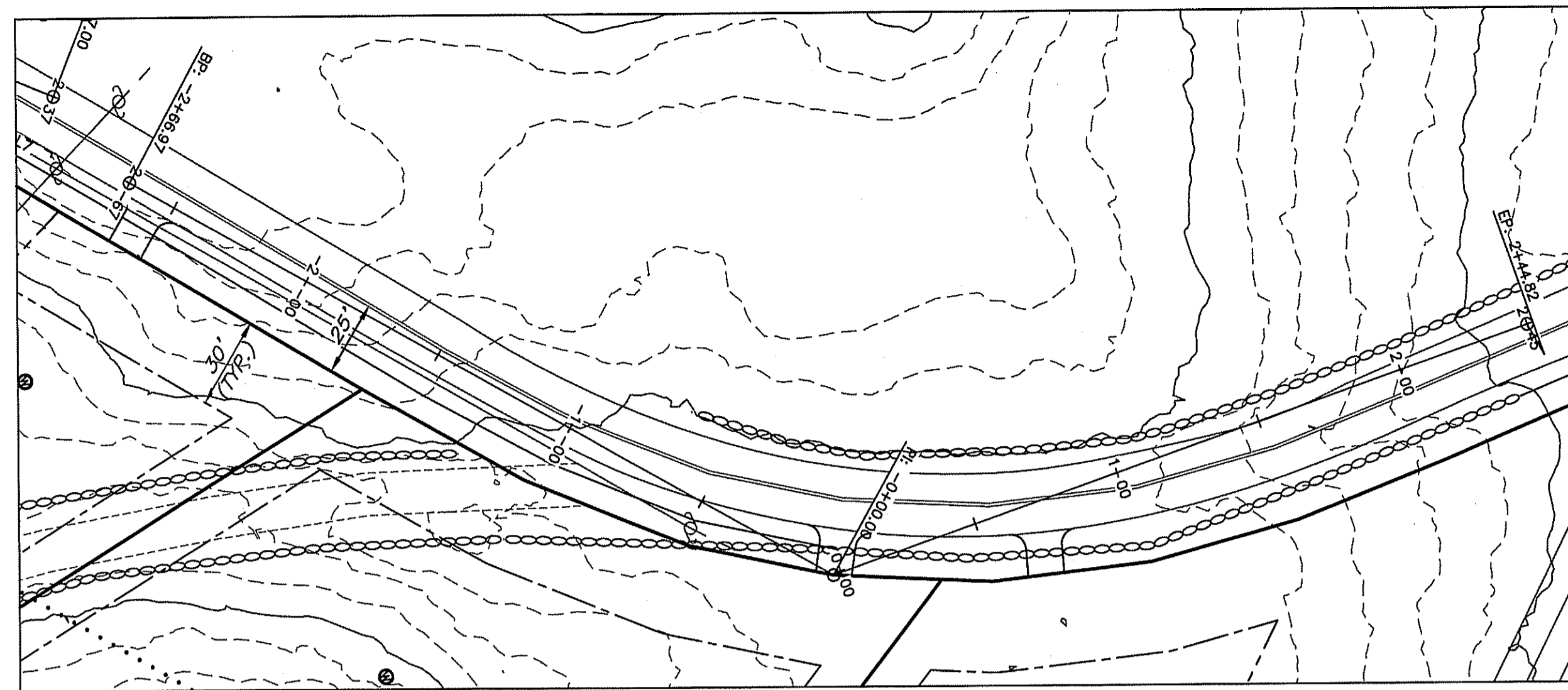
OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7689 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110
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KM KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 8B, Bedford, NH 03110 Phone (603) 827-2881



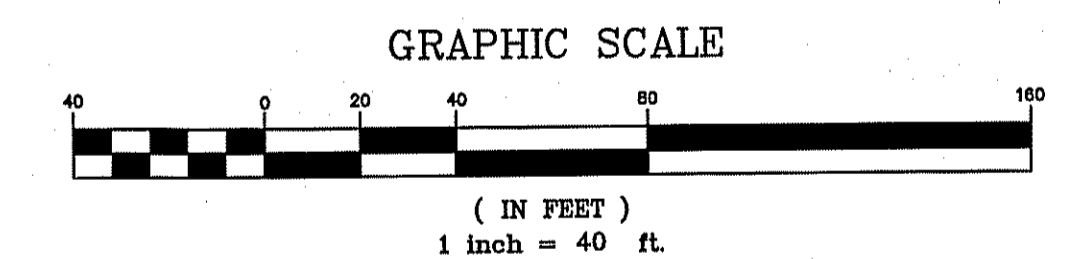
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JANUARY 14, 2020 SCALE: 1"=40'
 PROJECT NO: 19-0925-1 SHEET 1 OF 6



DRIVEWAY AND PARKING LOT SECTION

NOT TO SCALE
(MARCH 2008)

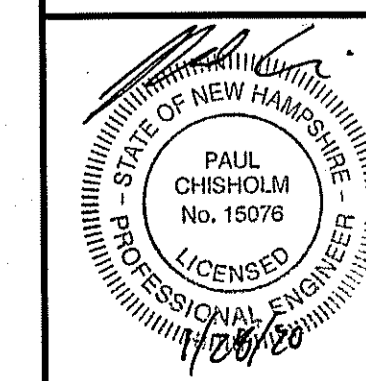


SIGHT DISTANCE PLAN (LOT 17-1)
LAVINIA MILLER LAND
 MAP 135 LOT 17
 25 GRIFFIN ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110
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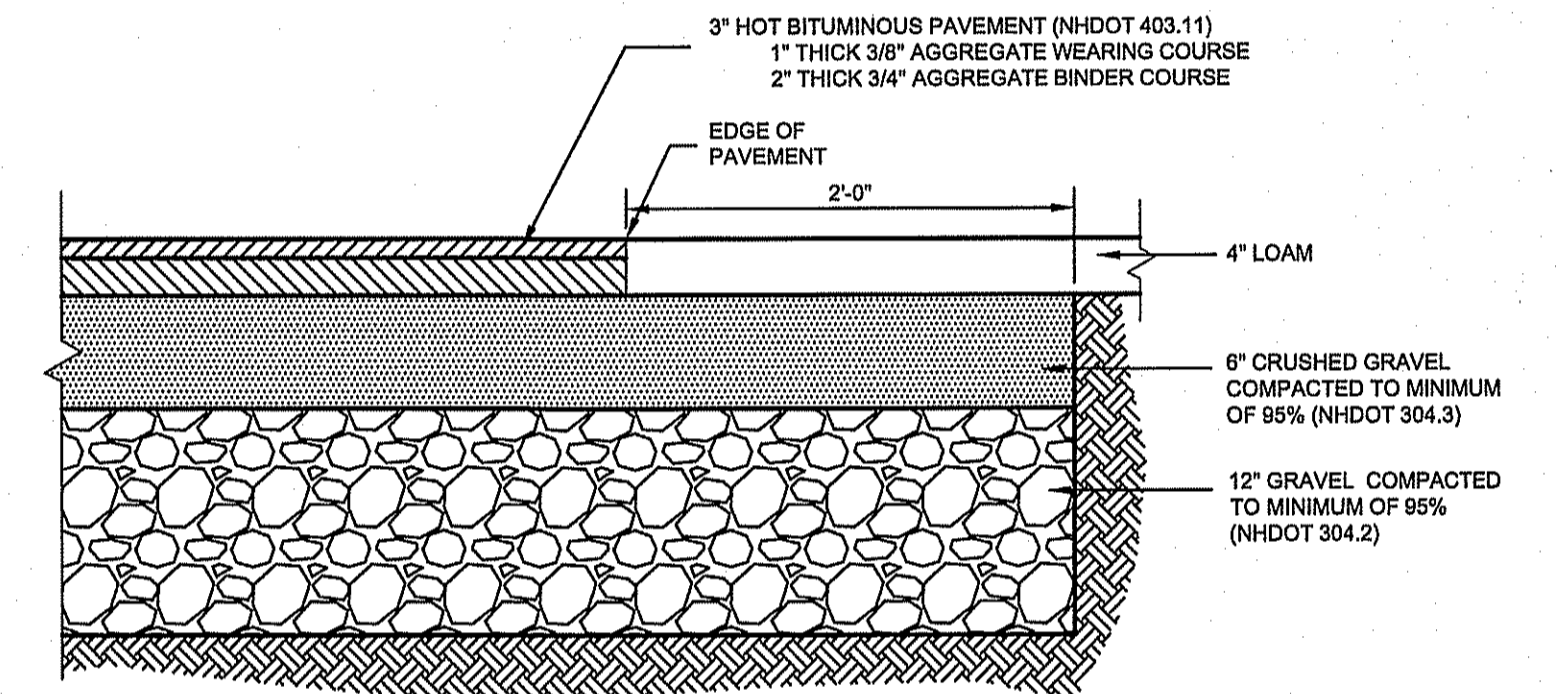
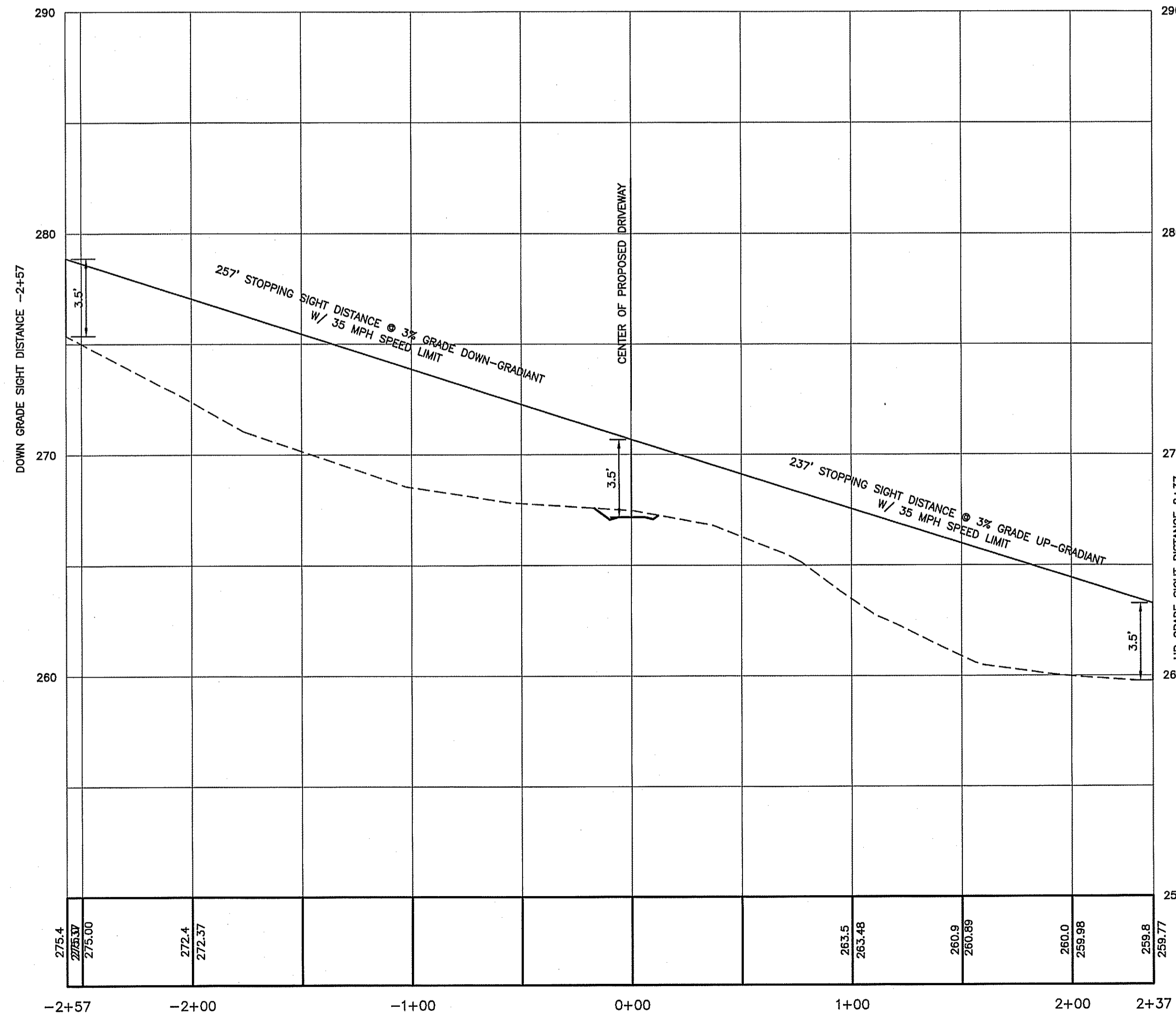
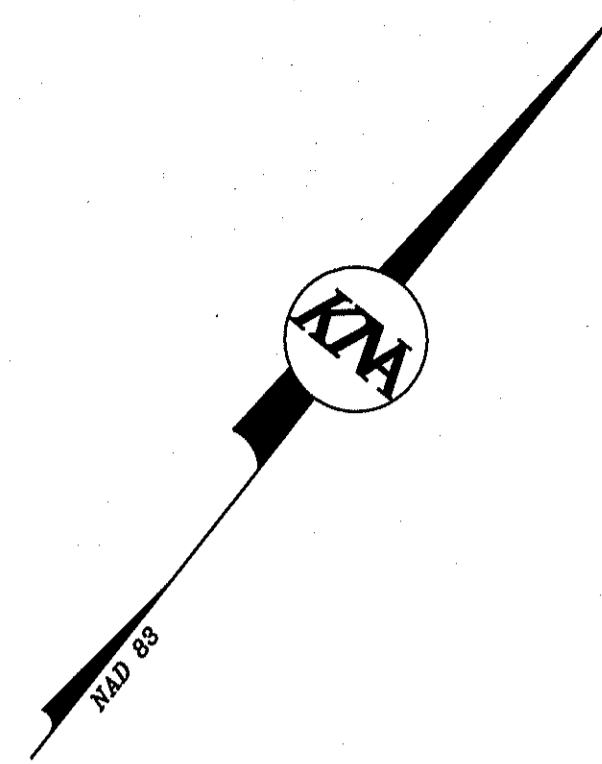
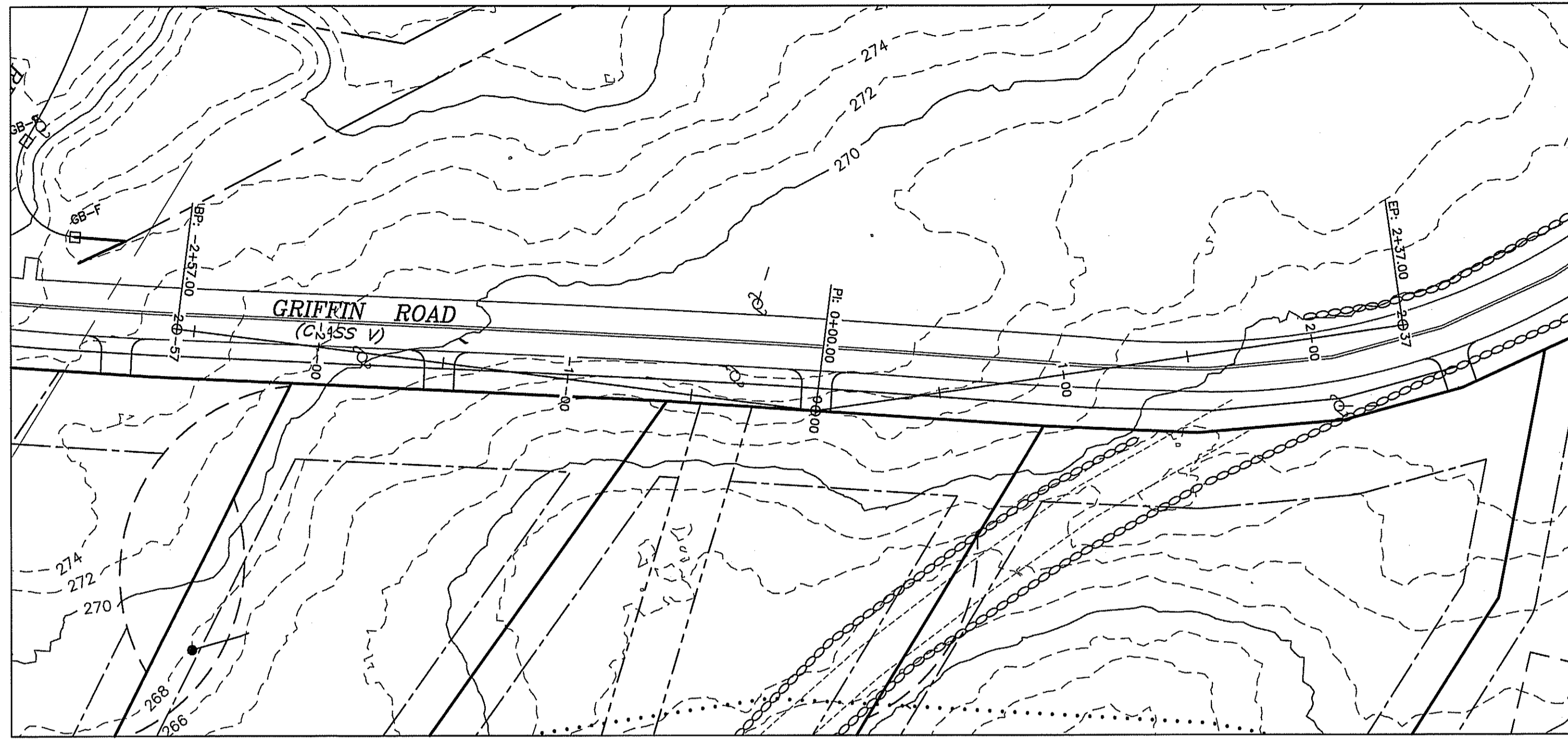
KMA KEACH-NORDSTROM ASSOCIATES, INC.

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

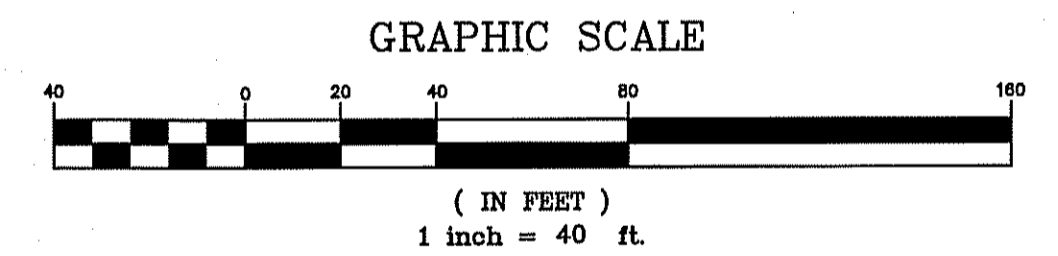


REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JANUARY 14, 2020 SCALE: 1"=40'
 PROJECT NO: 19-0925-1 SHEET 2 OF 6



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



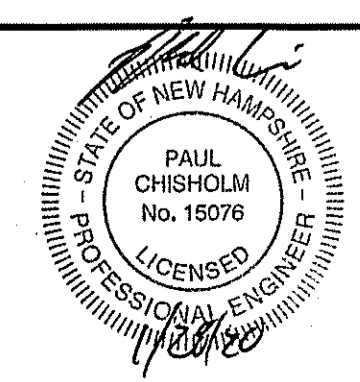
SIGHT DISTANCE PLAN (LOT 17-2) LAVINIA MILLER LAND		
MAP 135 LOT 17 25 GRIFFIN ROAD HUDSON, NEW HAMPSHIRE HILLSBOROUGH COUNTY		
OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110

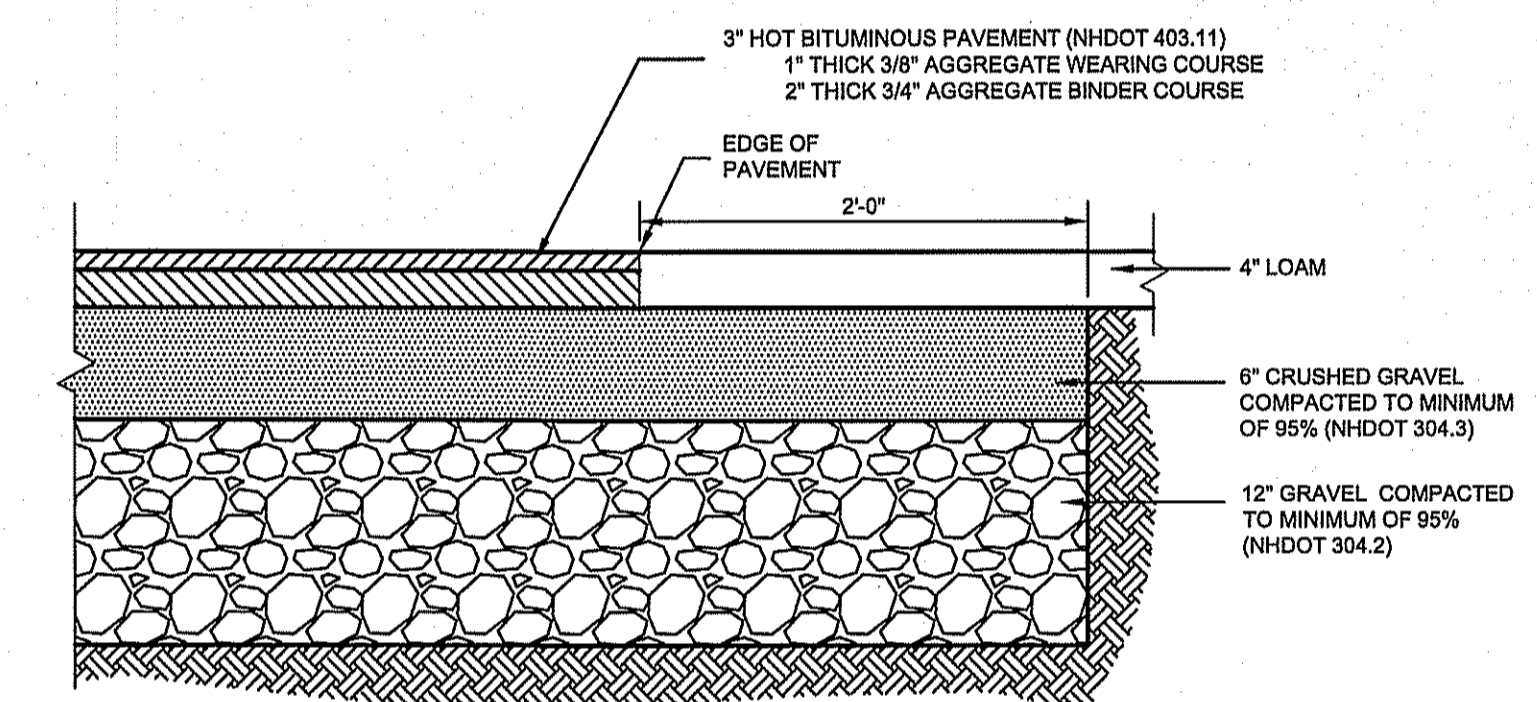
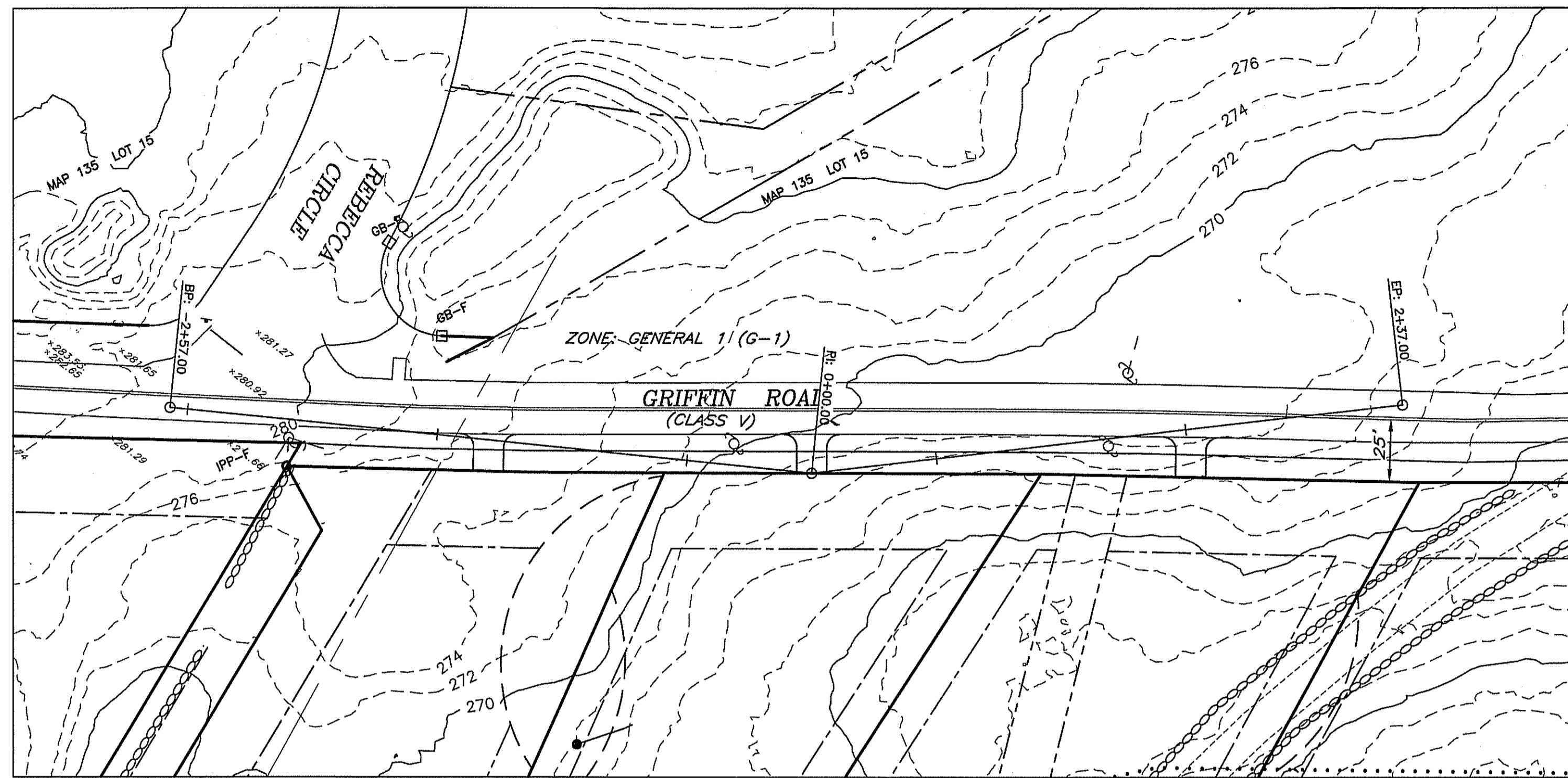
KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

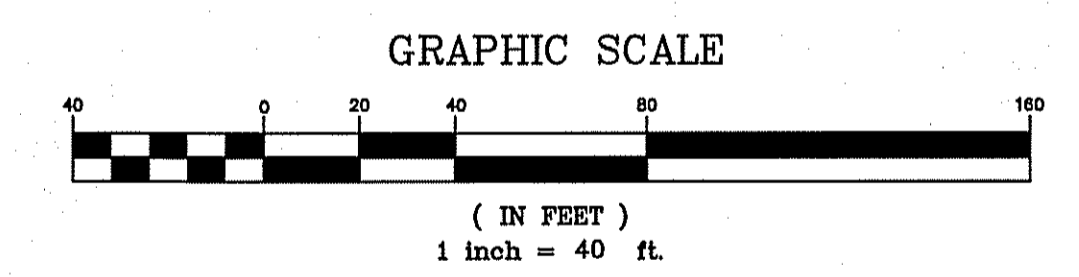
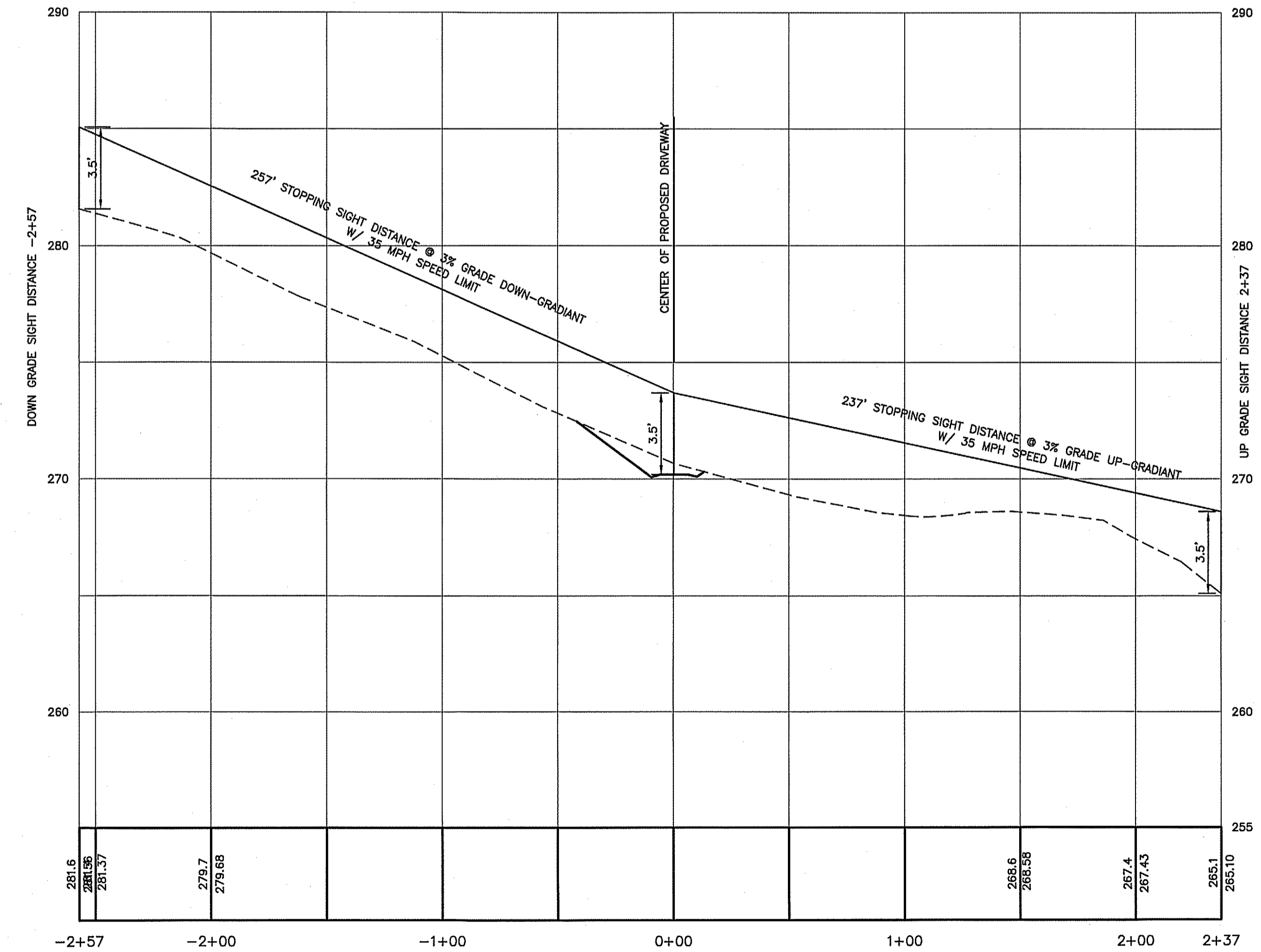
DATE: JANUARY 14, 2020
SCALE: 1"=40'

PROJECT NO: 19-0925-1
SHEET 3 OF 6





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



SIGHT DISTANCE PLAN (LOT 17-3)
LAVINIA MILLER LAND

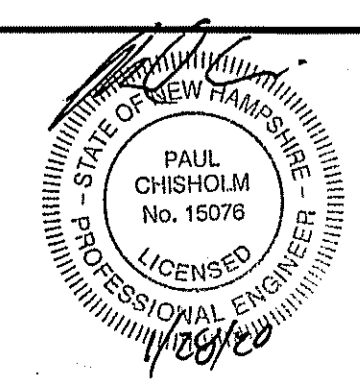
MAP 135 LOT 17
25 GRIFFIN ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

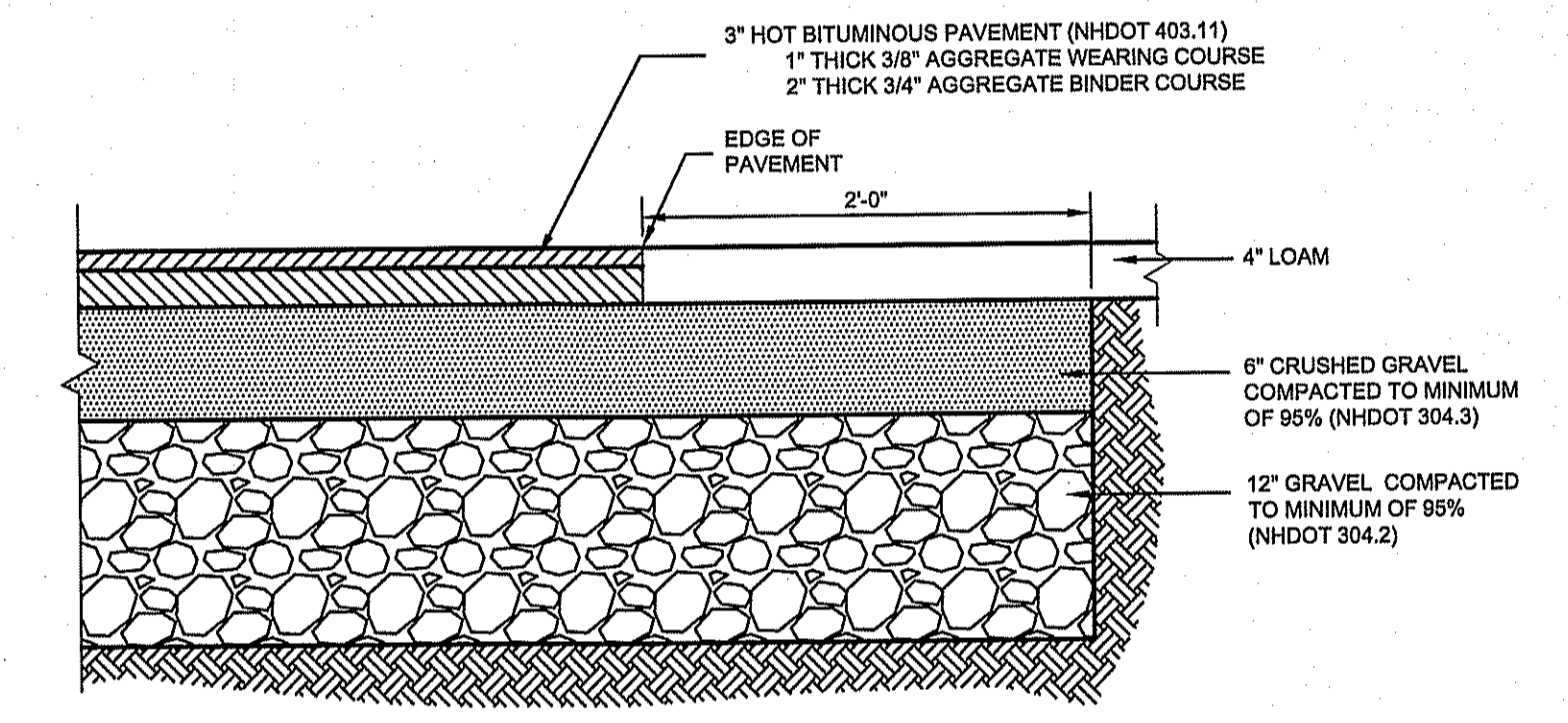
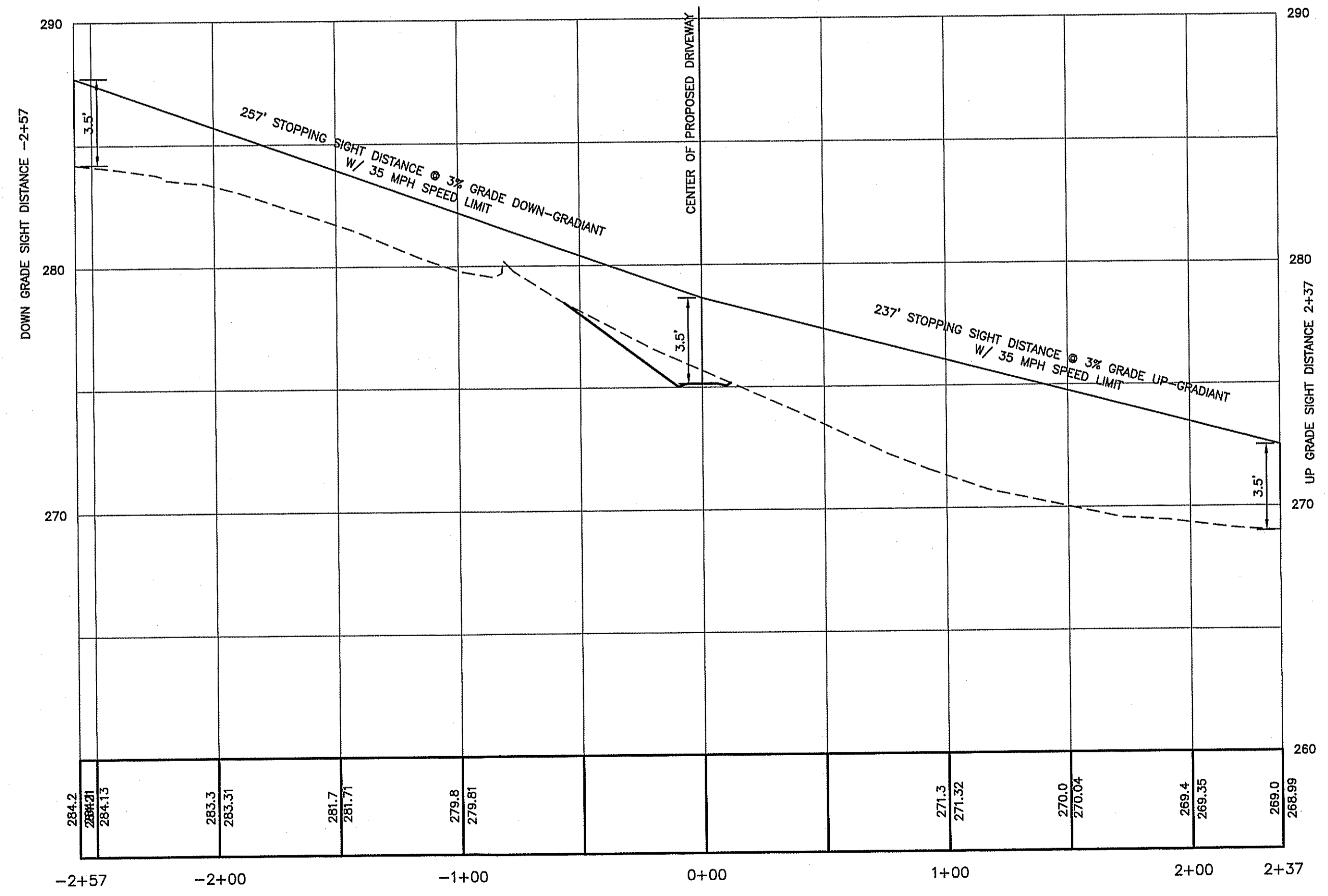
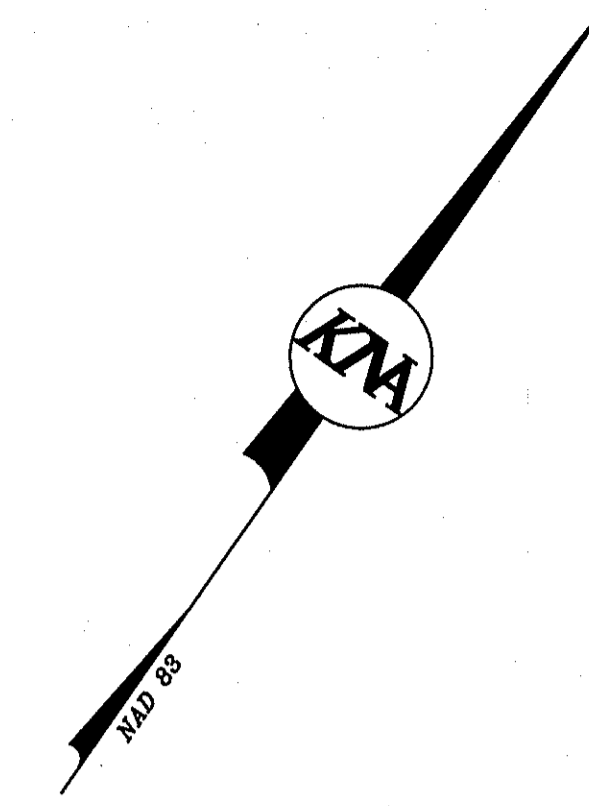
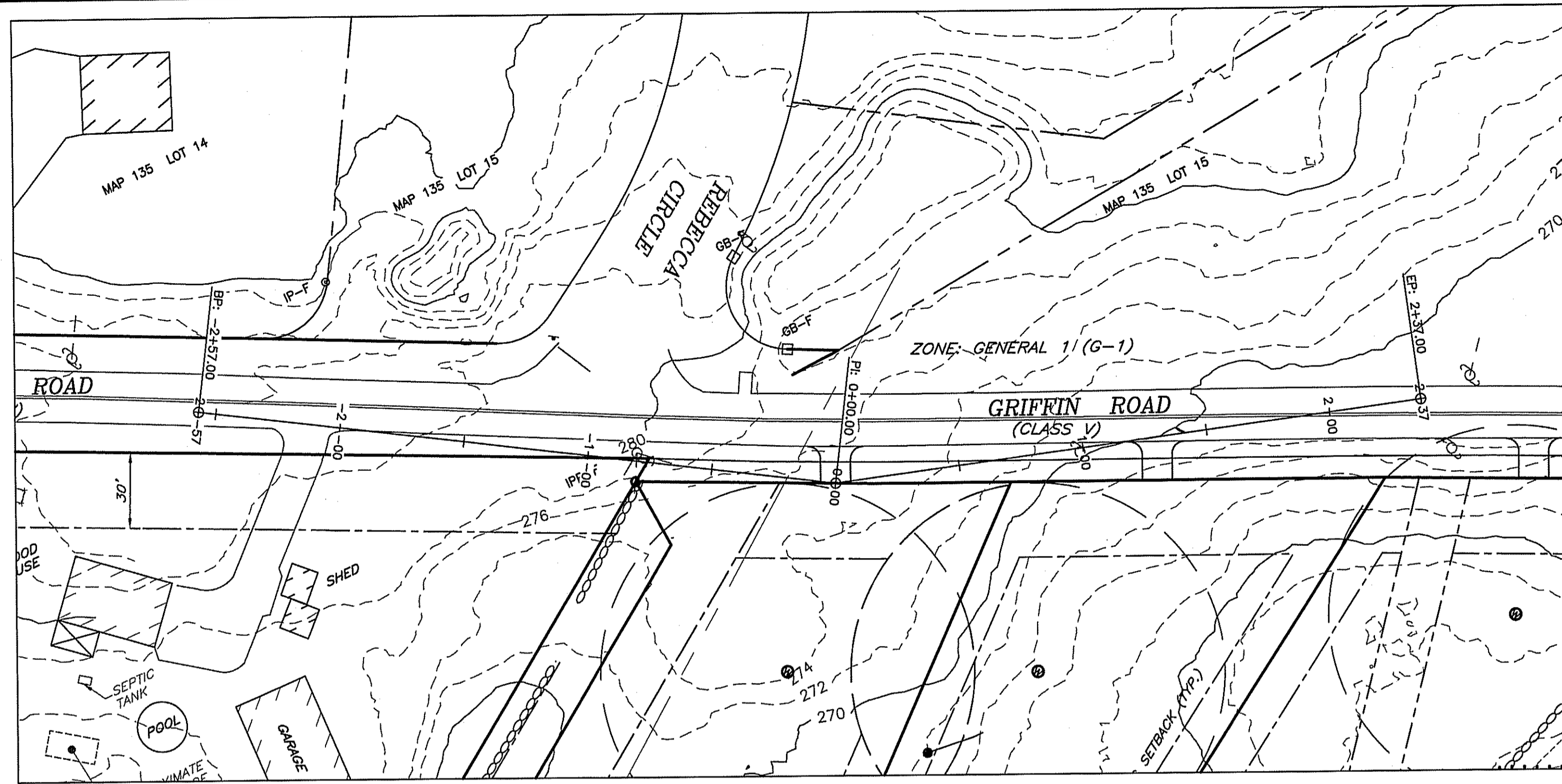
OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

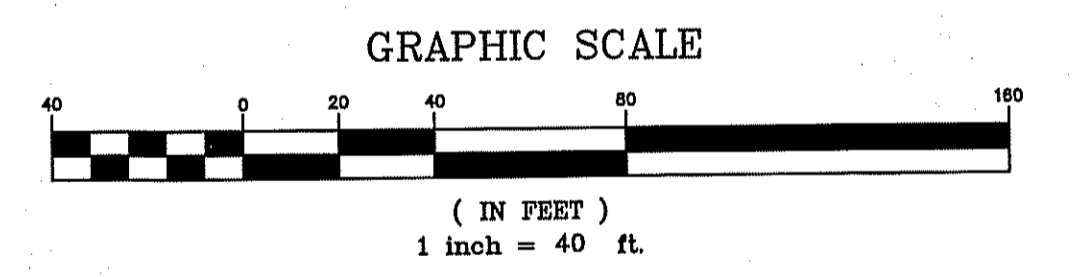
DATE: JANUARY 14, 2020 **SCALE:** 1"=40'
PROJECT NO: 19-0925-1 **SHEET** 4 OF 6





DRIVEWAY AND PARKING LOT SECTION

NOT TO SCALE
(MARCH 2008)



SIGHT DISTANCE PLAN (LOT 17-4)
LAVINIA MILLER LAND

MAP 135 LOT 17
25 GRIFFIN ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110
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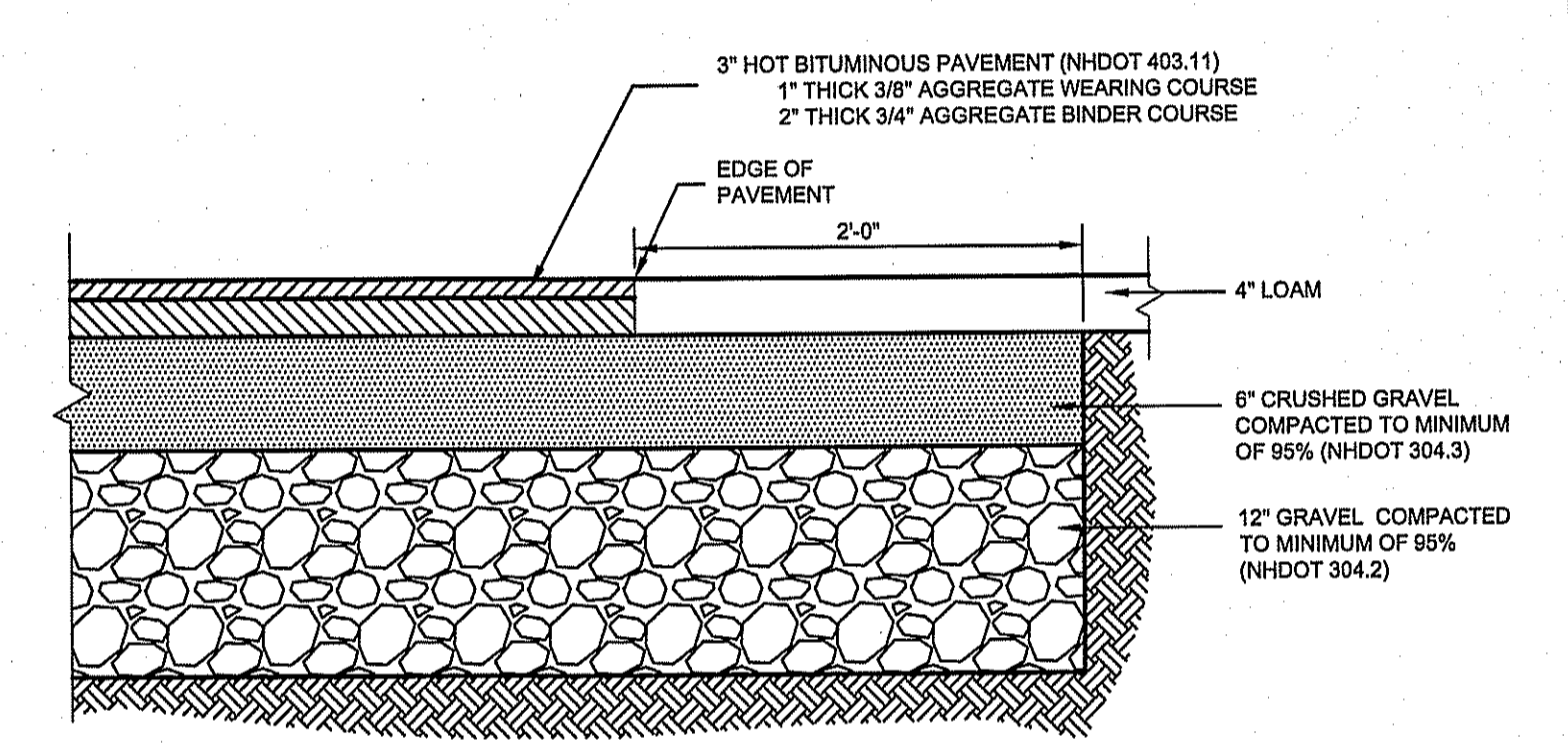
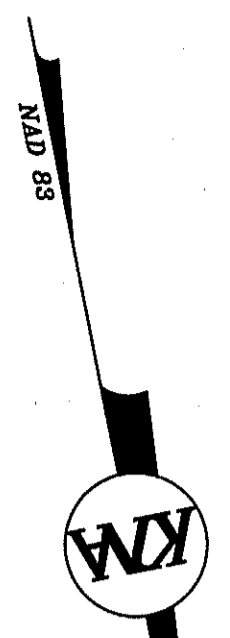
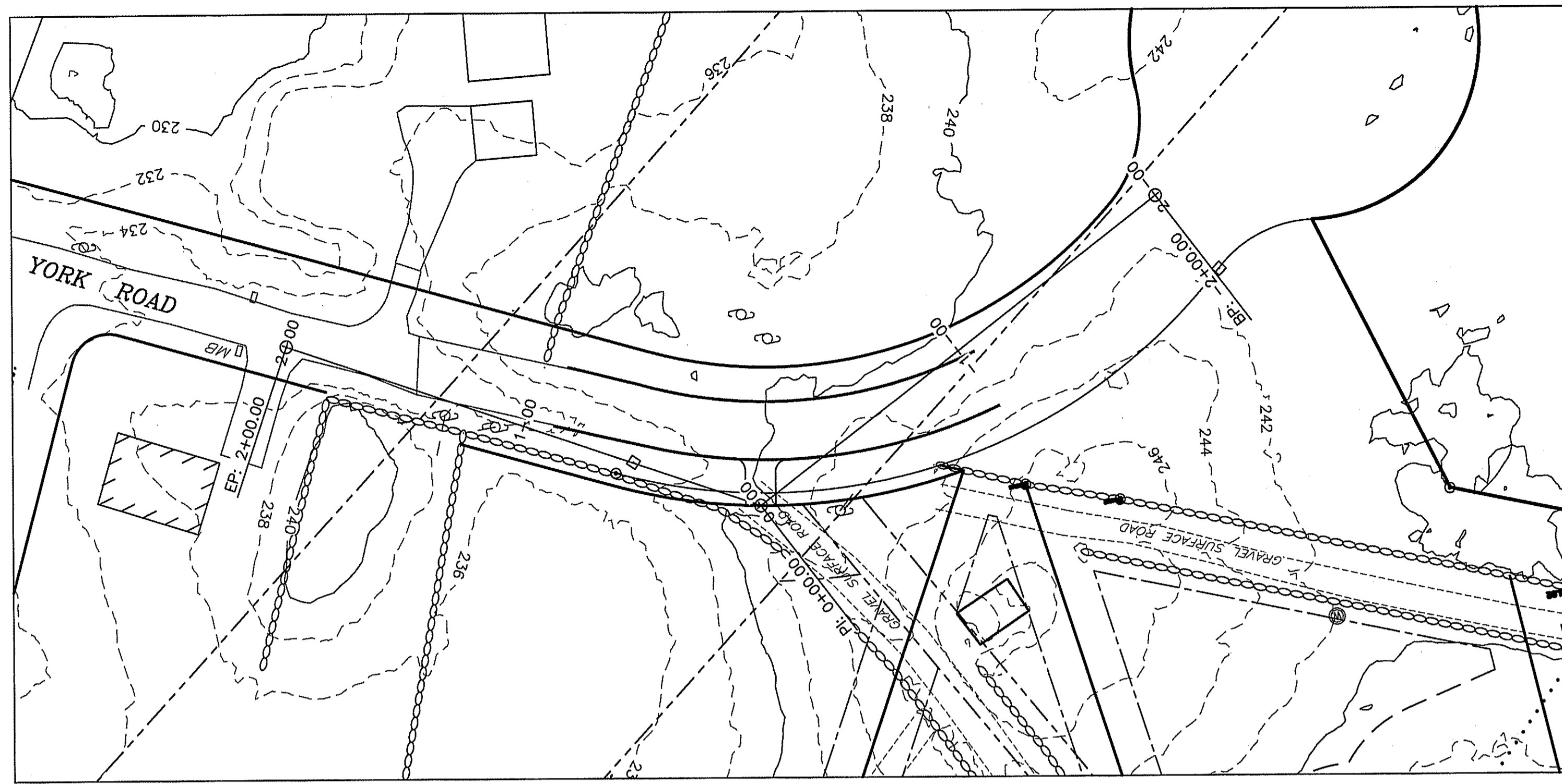
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

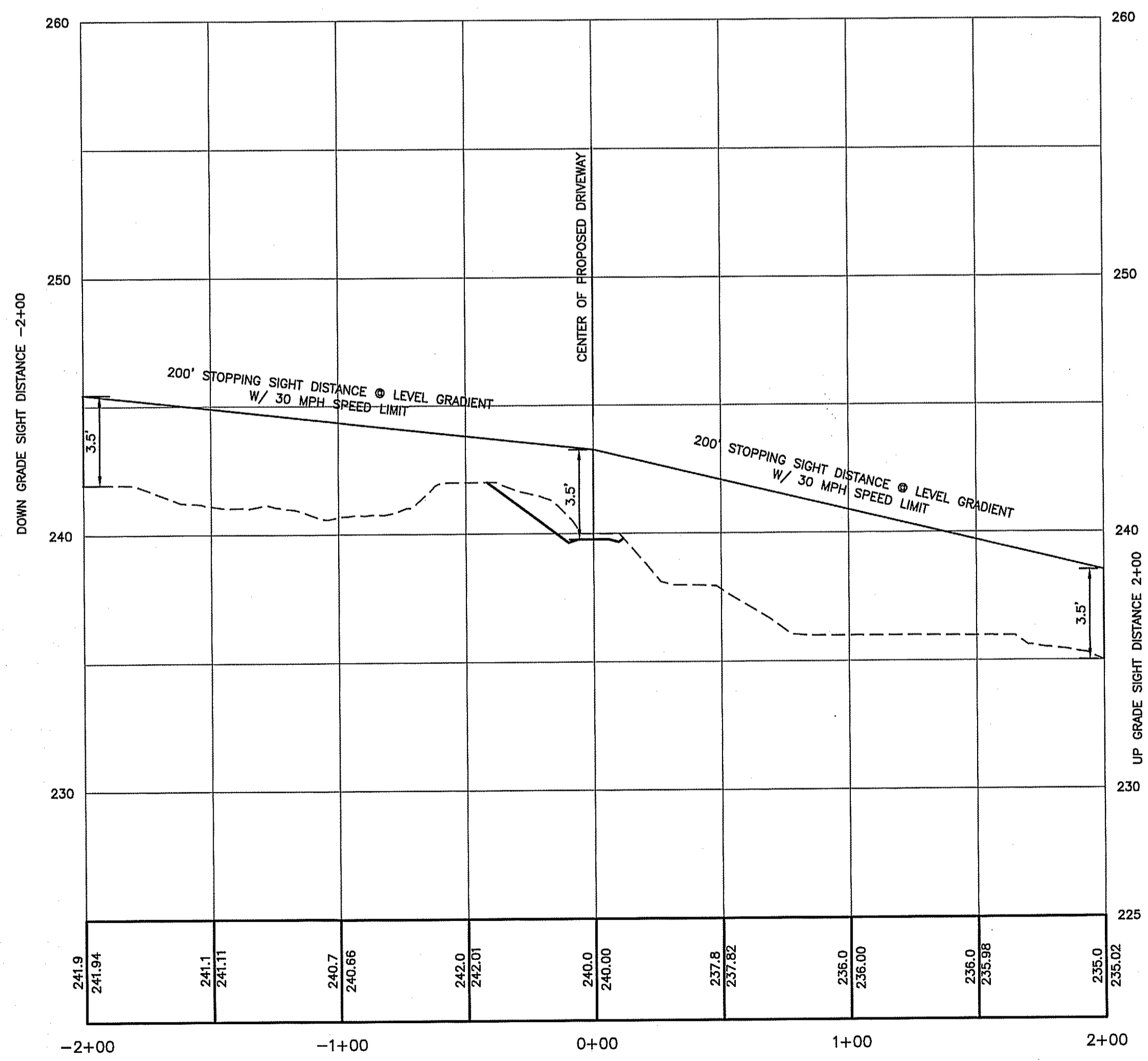
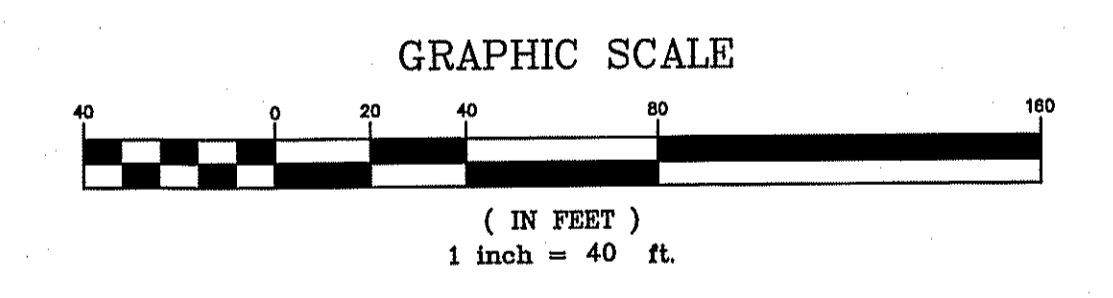
PAUL CHISHOLM
No. 15078
LICENSED PROFESSIONAL ENGINEER

DATE: JANUARY 14, 2020 SCALE: 1"=40'

PROJECT NO: 19-0925-1 SHEET 5 OF 6



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



SIGHT DISTANCE PLAN (LOT 17-5)
LAVINIA MILLER LAND
MAP 135 LOT 17
25 GRIFFIN ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: LAVINIA MILLER 50 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 5927 PG. 1978	OWNER OF RECORD: GERARD A. DIONNE, TRUSTEE GERARD A. DIONNE REVOCABLE TRUST 15 GRIFFIN ROAD HUDSON, N.H. 03051 H.C.R.D. BK. 7889 PG. 1495	APPLICANT: LAMONTAGNE BUILDERS, INC. 317 SOUTH RIVER ROAD BEDFORD, N.H. 03110
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JANUARY 14, 2020 SCALE: 1"=40'
PROJECT NO: 19-0925-1 SHEET 6 OF 6

GRANITE HEIGHTS

SUBDIVISION APPLICATION SB#05-20

STAFF REPORT

February 12, 2020

SITE: 334 Central Street, Map 161 Lot 29

ZONING: Residential-2 (R2)

PURPOSE OF PLANS: to depict a subdivision plan that proposes 19 residential lots as an Open Space Development (OSD). The previous project was approved under the name "Vista Knoll Estates".

PLANS UNDER REVIEW: Granite Heights Subdivision Plan; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: K&M Developers, LLC, 46 Lowell Road, Hudson, NH 03051; dated December 6, 2019 and last revised January __, 2020.

ATTACHMENTS:

- A. Fuss & O'Neill review letter dated 1/14/2020.
- B. Applicant response to F&O review, received 1/28/2020.
- C. Town Department comments.
- D. CAP Fee worksheets.

APPLICATION TRACKING:

- December 18, 2019 – Application received.
- January 28, 2020 – Revised plans received.
- February 12, 2020 – Public hearing scheduled.

WAIVER REQUESTS:

- §289-18.B.2 – Cul-de-sac roadway length.
- §289-37.A – Plan schedule and form.

COMMENTS & RECOMMENDATIONS:

Previous Approval - Vista Knolls

This lot was approved for an 18-lot Open Space Development in 2005 under the name Vista Knolls. It was then developed to a point of being vested, as determined by the Town Planner in 2013, due to the amount of work performed for the roadway. While the Vista Knolls plan may be vested, this application represents a new Open Space Development application. The lack of vesting status only effects two items that have been addressed by the applicant with waiver requests:

1. §289-18.B.2 – Cul-de-sac roadway length: The proposed road length is longer than 1,000 feet but shorter than the vested roadway. The Fire Chief supports this waiver as the applicant has provided adequate fire protection.
2. §289-37.A – Plan schedule and form: Since Vista Knolls was approved in 2005, the phasing period has lapsed. The applicant is asking for relief from being limited to developing only 6 lots a year as this limitation makes construction of the roadway financially infeasible. Planning staff supports this waiver as without it would result in multiple temporary cul-de-sacs and additional requirements of town staff without achieving anything of public interest.

Housing Type

The proposed plan has lot sizes that can accommodate either single-family homes or duplexes, in compliance with Hudson's Zoning Ordinance. Staff speculates that the applicant seeks to have the flexibility to do either type in order to respond to the fluctuating demands of the housing market. This also affects the CAP fee calculation, which is reflected in the draft motions and CAP fee worksheets.

Ongoing Engineering Review

The Town's engineering review consultant, Fuss & O'Neill, is conducting their second round of review at the time of this report. Staff expects to have this review prior to the Planning Board meeting.

DRAFT MOTIONS

ACCEPT the subdivision application:

I move to accept the open space subdivision plan for 334 Central Street, Map 161 Lot 29.

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

[If the Board needs more information, move to defer the application and indicate why]

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the lot line adjustment application and subdivision application for 334 Central Street, Map 161 Lot 29, to date certain, February 26, 2020.

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

[If the Board needs more time to deliberate, move to continue the hearing]

GRANT a waiver:

I move to grant a waiver from §289-18.B.2, Roadway Length, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

GRANT a waiver:

I move to grant a waiver from §289-37.A, Plan Schedule and Form, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

APPROVE the subdivision plan application:

I move to approve the open space subdivision application for Granite Heights Subdivision Plan; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: K&M Developers, LLC, 46 Lowell Road, Hudson, NH 03051; dated December 6, 2019 and last revised January __, 2020; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,813 per single-family residential unit, or \$5,298 per residential unit within a duplex (or two-family structure) shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Approval of this plan shall be subject to final engineering review.
5. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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



FUSS & O'NEILL

January 14, 2020

Mr. Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
Granite Heights Subdivision, 334 Central Street
Tax Map 161, Lot 29; Acct. #1350-941
Reference No. 20030249.1870

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on December 18, 2019, related to the above-referenced project. Authorization to proceed was received on December 30, 2019. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of creating a 19-lot residential open space development out of a 38.564 acre existing lot. The subject lots are proposed to be serviced by private sewer and public water.

The following items are noted:

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. Hudson Regulation 276-11.1.B.(4), 289-27.A.(3). The Planning Board approval block does not match the language required in the regulations and is not located in the lower left hand corner.
- b. HR 276-11.1.B.(6) and 289-27.B.(2). The owner's signature is not shown on the plan set.
- c. HR 276-11.1.B.(13). The applicant has not proposed any signs on the plan set nor noted that signs are to be approved by the Hudson Planning Board. Traffic sign details are included in the plans however.
- d. HR 276-11.1.B.(14). The applicant has proposed lights to be installed at the entrance and cul-de-sac end of the subdivision and noted these installations as "TYP". The applicant

The Gateway Building
50 Commercial Street
Manchester, NH
03101
1 603.668.8223
800.286.2469
www.fandc.com
California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont



Mr. Brian Groth

January 14, 2020

Page 2 of 6

should clarify if additional lights are proposed along the subdivision street as no others are currently shown. Also, the light detail provided references confirmation of materials with the Manchester DPW. The applicant should revise this detail for the current project.

- e. HR 276-11.1.B.(16). The applicant has not shown the locations of all driveways and parking areas within 200 feet of the tract.
- f. HR 276-11.1.B.(18). The applicant has provided proposed topography on the plans but we note that this does not include grading for individual driveways and homes within the proposed lots.
- g. HR 276-11.1.B.(20). The applicant has shown several stone walls throughout the site but has not noted whether any of these are to be removed or shall remain.
- h. HR 276-11.1.B.(21)(b). The applicant has not shown the proposed locations of any houses on the plan set nor provided alternative proposals for consideration.
- i. HR 276-11.1.B.(22). The applicant has not shown any pavement, gravel or structures on any of the proposed lots so compliance with the Regulation could not be verified.
- j. HR 276-11.1.B.(25). The applicant has not shown any parking or travelways within the subject Lots so compliance with the Regulation could not be verified.
- k. HR 276-15. The applicant has not included the DigSafe logo and phone number on the plan set.
- m. HR 289-4 and HR 289-28.A. The applicant has included a legend for the installation of stone bounds and iron pins on the plans. The applicant should also provide a detail for stone bounds to be installed. Plan Note #21 on Sheet #2 indicates that 4"x4"x30" stone bounds are to be provided. The Regulation requires 5"x5"x30" bounds.
- n. HR 289-20.A.(1). The applicant has not provided finish floor elevations on the plan set for any proposed buildings.
- o. HR 289-26.B.(3). The applicant has shown several existing easements on the plan set. Copies of these easements were not included in the review package.
- p. HR 289-37.A. The applicant has not included any phasing information in the subdivision submission.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.C. The applicant has shown proposed driveway locations within the Right-of-Way but has not extended these into any of the proposed lots. Based on the proposed grading that is shown for several lots, driveway slopes would be much steeper than the maximum allowed by Town Construction Standards.
- b. HR 193-10.E. The applicant has shown sight distances at the intersection with Lawrence Road. We note that existing earth and brush may obscure the line of sight looking north on Lawrence from Terraceview Drive. The applicant should review and remove all such obstructions, and obtain permission from the Town for any such work within the Right-of-Way.
- c. HR 193-10.H. The applicant has proposed the driveway location for Lot 29-2 within the side setback area.



Mr. Brian Groth

January 14, 2020

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3. Roadway Design

- a. HR 289-18.B. The proposed cul-de-sac pavement layout does not quite match the Typical Offset Cul-De-Sac layout provided in Attachment I of the Regulation.
- b. HR 289-18.B.(1). The applicant has proposed a roadway pavement width of 24 feet. Although with the proposed length of the street the 28 foot pavement width requirement of HR 289-28.B.(2) would apply, we understand that the Town will accept a 24 foot pavement width for the subject street.
- c. HR 289-18.B.(1). The applicant has proposed a cul-de-sac turnaround pavement width of 20 feet. The Regulation requires a pavement width of 24 feet for the turnaround.
- d. HR 289-18.B.(2) The applicant has proposed a roadway length of over 1,800 feet ending in a cul-de-sac. The Regulations allow for a maximum of 1,000 feet. A waiver request was not included in the review package received by Fuss & O'Neill.
- e. HR 289-18.B.(3) The applicant should label the pavement radii of the cul-de-sac on the plan set.
- f. HR 289-18.B.(5) The applicant has not proposed a dead-end sign as required by the regulation.
- g. HR 289-18.O. The applicant has provided a typical sign post detail that does not match the two inch inside diameter galvanized post required.

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

- a. HR 289-20.B.(2). The applicant has proposed catch basins approximately 80 feet from the intersection with Lawrence Road. We note the Regulation requires catch basins to be located 'near the corners of the roadway at intersecting streets'.
- b. HR 290-5.H: We note the applicants Drainage Report calculations do not account for frozen ground conditions. The applicant should provide additional information related to this condition or request a waiver from this requirement.
- c. HR 290-5.L.10.o. Although there is a decrease from Pre-condition peak flows to Post-condition peak flows, it should be noted that the clearing that will occur for lawns has not been taken into account. The Post-Condition will result in woods being replaced with lawns, which could result in an increase in runoff to a number of culverts located under Central Street if this is taken into account.
- d. We note that the Pocket Pond (1P) BMP Worksheet maximum and minimum floor elevations do not correlate with the Pocket Pond grading.
- e. The applicant should provide a stormwater practice location sheet for the proposed pocket pond in the Operation and Maintenance Plan.
- f. Where the roadway exceeds grades of 3% we recommend the applicant follow NHDOT design guidance and use a high capacity, Type F grates on catch basins.
- g. It does not appear that the elevation of FES#14 from the outlet of the infiltration basin correlates with the HydroCAD. The applicant should revise the plan to reflect an elevation of 272.00, rather than 274.80.
- h. The riprap outlet protection calculations show a d50 of 7.87 inches for HW#1, but the applicant has specified 4 inches. The applicant should revise the d50 to be greater than the 7.87 inches determined by the riprap calculation sheet. The applicant should also perform a



Mr. Brian Groth
January 14, 2020
Page 4 of 6

general review of the riprap calculation sheet to ensure the calculation sheet and detail are correlated.

5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not provided any proposed building heights on the plan set.
- b. HR 334-20. The site is located in the Residential Two (R2) District. The applicant has noted that the Lots are proposed to be single family homes.
- c. HR 334-39. The applicant has shown several wetlands on the plans and included their square footage in the lot tables on Sheets 2 and 30.
- d. HR 334-39. The applicant has shown wetlands buffer areas on the OSD plans. We note that a portion of the reserve septic area at Lot 29-7 is located within the buffer.
- e. HR 334-50. The applicant has provided a conventional subdivision plan as a part of this submission. This plan does not include any driveways or wetlands setbacks as required.
- f. HR 334-55. We note that the applicant has proposed a street width of 24 feet. Per the Ordinance this reduction in width from 28 feet is allowed at the discretion of the Planning Board.
- g. HR 334-62. The applicant has not proposed any sign installations, other than street signs, as a part of this project.
- h. HR 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)

- a. HR 276-13.G. and 289-27.B.(5). The applicant has shown septic locations on the plan set and test pit information. A typical design for each system was not provided in the package received for review.
- b. The applicant has located some of the driveway locations in the same area as the proposed septic system reserve areas. The applicant should review these locations for conflicts.
- c. The applicant should revise the notes on various water component installation details to note that all materials and installation procedures shall conform to Town of Hudson Technical Specifications instead of Pennichuck Water Works.
- d. The applicant should review the proposed water main installation with the Town to ensure that there is adequate pressure and capacity in the existing system to provide water service to the proposed subdivision.
- e. The applicant is proposing a drainage and utility easement that will include the proposed water main through proposed lot 29-11. The applicant should forward a copy of this proposed easement to the Town for their review.
- f. The applicant has not on the plans the shown the location of the proposed water main connection to an existing water main.
- g. The applicant should provide a water/drainage crossing detail, including insulation measures as needed. The applicant should also include a water main trench detail on the plans.



Mr. Brian Groth
January 14, 2020
Page 5 of 6

7. Erosion Control/Wetland Impacts

- a. HR 334-37. The applicant has proposed the septic location on Lot 29-7 within the Wetlands Conservation District. The applicant should review septic locations in regard to the additional setback requirements for septic systems from the Wetlands Conservation District.
- b. HR 290-5.K.(14). The applicant should provide erosion control measures down gradient from the proposed staging and stockpile are at Lot 29-19.
- c. The applicant has proposed silt fence running perpendicular to the slope on Lots 29-14 and 29-15. This could cause rilling along the silt fence and create more erosion. The applicant should revise the fence layout.
- d. The applicant should review the need for erosion control measures at the southeastern property line of Lot 29-14.
- e. The applicant has noted that the Town shall reserve the right to require additional erosion control measures.

8. State and Local Permits

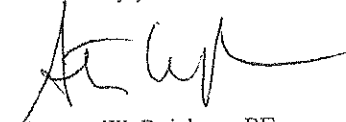
- a. The applicant has provided a copy of the Alteration of Terrain application as part of the package received for review. The applicant should keep the Town informed of all communications with NHDES related to the AoT application and also provide copies of any resulting design changes to the Town.
- b. The applicant has noted the need to prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent before construction can begin.
- c. The applicant has noted the need to secure NHDES Subdivision, NHDES ISD, and NHDOT Excavation permits on the plans. The applicant should forward copies of all permit documentation to the Town for their records.
- d. Additional local permitting may be required.

9. Other

- a. The applicant has included notes #14 and #21 on sheet #2 that appear to contradict each other. The applicant should correct these notes as appropriate.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

SWR:mjt



FUSS & O'NEILL

Mr. Brian Groth
January 14, 2020
Page 6 of 6

Enclosure

cc: Town of Hudson Engineering Division – File
Keach-Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110
pchisholm@keachnordstrom.com



January 27, 2020

Mr. Brian Groth, Town Planner
Town of Hudson
12 School Street
Hudson, New Hampshire 03051

Subject: Granite Heights Subdivision
334 Central Street, Hudson
Map 161 Lot 29
KNA Project No. 19-0408-1

Dear Mr. Groth:

Keach-Nordstrom Associates, Inc. represents the owners of the property located at 334 Central Street. On behalf of our client, we respectfully submit the enclosed revised documents and plans in response to comments from the Town's review engineer.

Specifically, please find the following material submitted under this cover:

1. Response to Comments Letter;
2. Copies of the three (3) existing easements;
3. Updated rip rap outlet protection calculations;
4. "Site Pre-Development vs. Post Development – Frozen Conditions" table and HydroCAD 2-YR Frozen Comparison;
5. Stormwater Operation & Maintenance Plan with attached 11"X17" plans;
6. Conceptual Open Space Subdivision plans (22" x 34");
7. Fifteen (15) reduced size (11"x17") copies of the revised Site Plans; and
8. Two (2) full plan sets (22"x 34").

We trust the foregoing package will prove to be a complete submittal to the Planning Board. Should you have any questions or require further information, please do not hesitate to contact me directly at the office (603) 627-2881.

Respectfully,

A handwritten signature in black ink, appearing to read 'Allison Lewis', written over a horizontal line.

Allison Lewis, EIT
Project Engineer
Keach-Nordstrom Associates, Inc.

CC: Steven Reichert PE, Fuss & O'Neill

Civil Engineering

Land Surveying

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915



 KEACH-NORDSTROM ASSOCIATES, INC.

January 15, 2020

Mr. Brian Groth, Town Planner
 Town of Hudson
 12 School Street
 Hudson, New Hampshire 03051

Subject: Granite Heights Subdivision
334 Central Street, Hudson
Map 161 Lot 29
 KNA Project No. 19-0408-1

Dear Mr. Groth:

Our office is in receipt of the Fuss & O'Neill engineering review comments dated January 14, 2020. Based on the comments, we have made the required modifications to the plan set and attached a copy for final review. A response to each comment has been provided below.

Fuss & O'Neill Engineering Review Comments dated January 14, 2020

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. Hudson Regulation 276-11.1.B.(4), 289-27.A.(3). The Planning Board approval block does not match the language required in the regulations and is not located in the lower left hand corner.
The Planning Board Approval block has been updated and placed on all sheets.
- b. HR 276-11.1.B.(6) and 289-27.B.(2). The owner's signature is not shown on the plan set.
Final plan set will show owner's signature.
- c. HR 276-11.1.B.(13). The applicant has not proposed any signs on the plan set nor noted that signs are to be approved by the Hudson Planning Board. Traffic sign details are included in the plans however.
A "STOP" sign and "DEAD END" sign are located at the entrance to Terraceview Drive, and have been labeled as such on the Roadway Plan.
- d. HR 276-11.1.B.(14). The applicant has proposed lights to be installed at the entrance and cul-de-sac end of the subdivision and noted these installations as 'TYP'. The applicant should clarify if additional lights are proposed along the subdivision street as no others are currently shown. Also, the light detail provided references confirmation of materials with the Manchester DPW. The applicant should revise this detail for the current project.
The light detail has been changed to reference Hudson DPW. There is one more light positioned on the eastern corner of lot 29-7. All three lights have been labeled as "PROPOSED LIGHT".

 Civil Engineering

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Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915

- e. HR 276-11.1.B.(16). The applicant has not shown the locations of all driveways and parking areas within 200 feet of the tract.
All driveways and parking areas within 200 feet of the tract are now shown sheet 1 titled "MASTER SUBDIVISION PLAN".
- f. HR 276-11.1.B.(18). The applicant has provided proposed topography on the plans but we note that this does not include grading for individual driveways and homes within the proposed lots.
Conceptual individual lot grading has been included in the Conceptual Open Space Subdivision Plans.
- g. HR 276-11.1.B.(20). The applicant has shown several stone walls throughout the site but has not noted whether any of these are to be removed or shall remain.
HR 276-11.1.B(20) states that the plan set must contain "the location of all existing buildings, DRIVEWAYS, sidewalks, parking spaces, loading area, open spaces, large trees, open drainage courses, signs, exterior lighting service areas, easements, landscaping, and other pertinent items. All existing stone walls are shown on the plans.
- h. HR 276-11.1.B.(21)(b). The applicant has not shown the proposed locations of any houses on the plan set nor provided alternative proposals for consideration.
Conceptual locations of buildings are now shown on the Conceptual Open Space Subdivision Plans.
- i. HR 276-11.1.B.(22). The applicant has not shown any pavement, gravel or structures on any of the proposed lots so compliance with the Regulation could not be verified.
Conceptual pavement, gravel, and structures have been shown on the Conceptual Open Space Subdivision Plans.
- j. HR 276-11.1.B.(25). The applicant has not shown any parking or travelways within the subject Lots so compliance with the Regulation could not be verified.
Conceptual driveways/travelways within subject lots have been shown on the Conceptual Open Space Subdivision Plans.
- k. HR 276-15. The applicant has not included the DigSafe logo and phone number on the plan set.
The DigSafe logo and phone number are now included in the plan set.
- m. HR 289-4 and HR 289-28.A. The applicant has included a legend for the installation of stone bounds and iron pins on the plans. The applicant should also provide a detail for stone bounds to be installed. Plan Note #21 on Sheet #2 indicates that 4"x4"x30" stone bounds are to be provided. The Regulation requires 5"x5"x30" bounds.
Plan Note #20 referring to the stone bounds on Sheet #2 has been corrected.
- n. HR 289-20.A.(1). The applicant has not provided finish floor elevations on the plan set for any proposed buildings.
Conceptual finished floor elevations have now been shown on the Conceptual Open Space Subdivision Plans.
- o. HR 289-26.B.(3). The applicant has shown several existing easements on the plan set. Copies of these easements were not included in the review package.

Hard copies of the existing easements are included in the revision package.

- p. HR 289-37.A. The applicant has not included any phasing information in the subdivision submission.

This is an amended application to the previously approved project that was approved as one phase. Therefore, this project will also be one phase.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.C. The applicant has shown proposed driveway locations within the Right-of-Way but has not extended these into any of the proposed lots. Based on the proposed grading that is shown for several lots, driveway slopes would be much steeper than the maximum allowed by Town Construction Standards.

The Conceptual Open Space Subdivision shows conceptual grading for driveways that all abide by Town Construction Standards.

- b. HR 193-10.E. The applicant has shown sight distances at the intersection with Lawrence Road. We note that existing earth and brush may obscure the line of sight looking north on Lawrence from Terraceview Drive. The applicant should review and remove all such obstructions, and obtain permission from the Town for any such work within the Right-of-Way.

There is now a note located within the Roadway Plan, sheet 13, located where there may be obstructions to sight line. The note states "CUT & CLEAR ANY IMPEDIMENTS TO SIGHT DISTANCE. COORDINATE WITH THE TOWN OF HUDSON FOR WORK WITHIN THE R.O.W."

- c. HR 193-10.H. The applicant has proposed the driveway location for Lot 29-2 within the side setback area.

This driveway has been relocated outside of the side setback area.

3. Roadway Design

- a. HR 289-18.B. The proposed cul-de-sac pavement layout does not quite match the Typical Offset Cul-De-Sac layout provided in Attachment I of the Regulation.

The cul-de-sac width has been revised and the layout has been coordinated with the Town Engineer.

- b. HR 289-18.B.(1). The applicant has proposed a roadway pavement width of 24 feet. Although with the proposed length of the street the 28 foot pavement width requirement of HR 289-28.B.(2) would apply, we understand that the Town will accept a 24 foot pavement width for the subject street.

No further comment.

- c. HR 289-18.B.(1). The applicant has proposed a cul-de-sac turnaround pavement width of 20 feet. The Regulation requires a pavement width of 24 feet for the turnaround.

The cul-de-sac turnaround pavement width has been updated to 24 feet.

- d. HR 289-18.B.(2) The applicant has proposed a roadway length of over 1,800 feet ending in a cul-de-sac. The Regulations allow for a maximum of 1,000 feet. A waiver request was not included in the review package received by Fuss & O'Neill.

Civil Engineering

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This project was previously approved with a waiver for the cul-de-sac length. These amended plans propose a shorter road than the previously approved road, and therefore still abides by the former waiver approval.

- e. HR 289-18.B.(3) The applicant should label the pavement radii of the cul-de-sac on the plan set.
The radii have been labelled for the entire roadway.
- f. HR 289-18.B.(5) The applicant has not proposed a dead-end sign as required by the regulation.
A dead-end sign has been proposed at entrance to Terraceview Drive, and labeled as such.
- g. HR 289-18.O. The applicant has provided a typical sign post detail that does not match the two inch inside diameter galvanized post required.
The detail has been adjusted with a note stating a 2" inside diameter per HR 289-18.O.

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

- a. HR 289-20.B.(2). The applicant has proposed catch basins approximately 80 feet from the intersection with Lawrence Road. We note the Regulation requires catch basins to be located 'near the corners of the roadway at intersecting streets'.
Due to the elevation of the roadway and the elevation needed for the sediment forebay, the catch basins were placed at the lowest possible point at the roadway entrance in order to have a 1% pipe slope into the sediment forebay. The runoff from the 80' of Terraceview Drive not collected in those catch basins does not create an increase in run off to any existing catch basins, headwalls, or points of analysis along Central Street or Lawrence Road.
- b. HR 290-5.H: We note the applicants Drainage Report calculations do not account for frozen ground conditions. The applicant should provide additional information related to this condition or request a waiver from this requirement.
A frozen ground comparison between pre-development and post-development has been included in this revision package.
- c. HR 290-5.L.10.o. Although there is a decrease from Pre-condition peak flows to Post-condition peak flows, it should be noted that the clearing that will occur for lawns has not been taken into account. The Post-Condition will result in woods being replaced with lawns, which could result in an increase in runoff to a number of culverts located under Central Street if this is taken into account.
The construction process of replacing woods with lawn was considered in the drainage analysis. There was a slight increase in total grassed area between pre and post development due to most of the pre-development grassed area being within the right of way and was replaced with the impervious area of the proposed roadway. Therefore, a majority of post-development grassed area is what has been set aside for individual lot development.
- d. We note that the Pocket Pond (1P) BMP Worksheet maximum and minimum floor elevations do not correlate with the Pocket Pond grading.
The maximum and minimum floor elevations are automatically calculated in the BMP worksheet provided by NHDES. The calculation takes into account the elevation of

seasonal high water table and the elevation of the lowest pond outlet. The proposed elevation of the pond bottom must be within the minimum and maximum elevations. With a proposed pond bottom elevation of 250.00 the pond is within the minimum and maximum.

- e. The applicant should provide a stormwater practice location sheet for the proposed pocket pond in the Operation and Maintenance Plan.
The Stormwater BMP Plan has been added to the Operation and Maintenance Plan.
- f. Where the roadway exceeds grades of 3% we recommend the applicant follow NHDOT design guidance and use a high capacity, Type F grates on catch basins.
Six type F grates have been added to catch basins along the proposed roadway. The catch basins on the Roadway Profile have been labeled as such.
- g. It does not appear that the elevation of FES#14 from the outlet of the infiltration basin correlates with the HydroCAD. The applicant should revise the plan to reflect an elevation of 272.00, rather than 274.80.
The original Stormwater BMP Plan showed the rim elevation of FES#14, 274.80, instead of the invert out elevation. The plan has been updated to show the invert out correctly as 272.00, and therefore matches the HydroCAD report.
- h. The riprap outlet protection calculations show a d50 of 7.87 inches for HW#1, but the applicant has specified 4 inches. The applicant should revise the d50 to be greater than the 7.87 inches determined by the riprap calculation sheet. The applicant should also perform a general review of the riprap calculation sheet to ensure the calculation sheet and detail are correlated.
The riprap calculation sheet has been updated as well as the riprap outlet detail.

5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not provided any proposed building heights on the plan set.
Building heights will be set in accordance to Hudson Zoning Ordinances.
- b. HR 334-20. The site is located in the Residential Two (R2) District. The applicant has noted that the lots are proposed to be single family homes.
Building type, square footage, exterior appearance, interior layouts, individual building layout on lots, and any other individual aspects of the residential buildings will be determined by the owner after site plan approval.
- c. HR 334.39. The applicant has shown several wetlands on the plans and included their square footage in the lot tables on Sheets 2 and 30.
No further comment.
- d. HR 334-39. The applicant has shown wetlands buffer areas on the OSD plans. We note that a portion of the reserve septic area at Lot 29-7 is located within the buffer.
The septic area within Lot 29-7 has been moved outside of the wetland buffer.
- e. HR 334-50. The applicant has provided a conventional subdivision plan as a part of this submission. This plan does not include any driveways or wetlands setbacks as required.
The Conventional Subdivision Yield Plan now includes roadways, driveways, and wetland setbacks.

- f. HR 334-55. We note that the applicant has proposed a street width of 24 feet. Per the Ordinance this reduction in width from 28 feet is allowed at the discretion of the Planning Board.

No further comment.

- g. HR 334-62. The applicant has not proposed any sign installations, other than street signs, as a part of this project.

No further comment.

- i. HR 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.

No further comment.

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)

- a. HR 276-13.G. and 289-27.B.(5). The applicant has shown septic locations on the plan set and test pit information. A typical design for each system was not provided in the package received for review.

Typical design details have been added to the plan set, on sheet 25.

- b. The applicant has located some of the driveway locations in the same area as the proposed septic system reserve areas. The applicant should review these locations for conflicts.

Driveways have been moved where there were conflicts with proposed septic areas. If during individual lot development a driveway must pass over a septic system NHDES regulations will be followed.

- c. The applicant should revise the notes on various water component installation details to note that all materials and installation procedures shall conform to Town of Hudson Technical Specifications instead of Pennichuck Water Works.

All details referencing Pennichuck Water Works have been changed to reference Town of Hudson Technical Specifications.

- d. The applicant should review the proposed water main installation with the Town to ensure that there is adequate pressure and capacity in the existing system to provide water service to the proposed subdivision.

The proposed water main installation is currently being looked into by Weston & Sampson and coordinated with the Town Engineer.

- e. The applicant is proposing a drainage and utility easement that will include the proposed water main through proposed lot 29-11. The applicant should forward a copy of this proposed easement to the Town for their review.

The applicant's attorney is currently drafting a proposed easement and it will be forwarded to the Town once finalized.

- f. The applicant has not on the plans the shown the location of the proposed water main connection to an existing water main.

An Offsite Utility Plan has been added to the plan set to show the water main connection.

- g. The applicant should provide a water/drainage crossing detail, including insulation measures as needed. The applicant should also include a water main trench detail on the plans.

The water/drainage crossing detail has been added to the plan set.

7. Erosion Control/Wetland Impacts

- a. HR 334-37. The applicant has proposed the septic location on Lot 29-7 within the Wetlands Conservation District. The applicant should review septic locations in regard to the additional setback requirements for septic systems from the Wetlands Conservation District.

The septic area within lot 29-7 has been moved outside of the wetland setback.

- b. HR 290-5.K.(14). The applicant should provide erosion control measures down gradient from the proposed staging and stockpile area at Lot 29-19.

A silt fence has been placed on the down gradient side of the staging and stockpile area at lot 29-19.

- c. The applicant has proposed silt fence running perpendicular to the slope on Lots 29-14 and 29-15. This could cause rilling along the silt fence and create more erosion. The applicant should revise the fence layout.

The silt fence location has been revised.

- d. The applicant should review the need for erosion control measures at the southeastern property line of Lot 29-14.

Silt fence has been added and revised to the southeastern property line of lot 29-14

- e. The applicant has noted that the Town shall reserve the right to require additional erosion control measures.

No further comment.

8. State and Local Permits

- a. The applicant has provided a copy of the Alteration of Terrain application as part of the package received for review. The applicant should keep the Town informed of all communications with NHDES related to the AoT application and also provide copies of any resulting design changes to the Town.

The town will be informed of all communications with NHDES related to AoT.

- b. The applicant has noted the need to prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent before construction can begin.

No Further Comment.

- c. The applicant has noted the need to secure NHDES Subdivision, NHDES ISD, and NHDOT Excavation permits on the plans. The applicant should forward copies of all permit documentation to the Town for their records.

Once the applicant is in receipt of these documents they will be forwarded to the Town of Hudson.

- c. Additional local permitting may be required.

No further comment.

9. Other

Civil Engineering

Land Surveying

Landscape Architecture

- a. The applicant has included notes #14 and #21 on sheet #2 that appear to contradict each other. The applicant should correct these notes as appropriate.

Note #14 has been removed from sheet #2.

I trust the content of this response letter and its attachments has addressed each of the comments, as noted. Should you have further questions or require additional information, please do not hesitate to contact our office.

Respectfully,



Allison Lewis
Project Engineer

SUBDIVISION APPLICATION

Date of Application: 12/10/19 Tax Map #: 161 Lot #: 29

Site Address: 334 Central Street

Name of Project: Granite Heights

Zoning District: Residential (R-2) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: K & M Developers, LLC.

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

Same as Owner

PROJECT ENGINEER:

Name: Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Telephone # (603) 627-2881

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to depict an amended subdivision plan that proposes 19 lots in an open space development on Map 161 Lot 29. The previous project was approved under the name "Vista Knoll Estates".

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

BB Title: ZONING ADMINISTRATOR Date: 1-29-20
(Initials)

Department: _____

Zoning: Engineering: _____ Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____



TOWN OF HUDSON

Land Use Division



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

**Subdivision Plan Review
Zoning Review/Comments** BB 1-29-20

January 29, 2020

Re: Map 161 Lot 29
Address: 334 Central Street
Zoning district: Residential Two (R-2)
Proposed 19 lot subdivision

Submitted plans dated December 6, 2019

1) I don't see any "Yield" plan for the comparison of a "conventional" subdivision with the proposed OSD.
§334-50 Density: *"Total open space provided as a part of an OSD application must be of sufficient land area, when added together with the total land area devoted to individual lots, to provide an overall density no greater than that which would be provided in a non-OSD development."*

2) The OSD plan should include the buildable lot area calculations per Article VII per:
§334-50 Density: *"Minimum density requirements for all uses in an OSD correspond with the minimum lot size requirements established in Article VII, Dimensional Requirements."*

3) The OSD plan for §334-53 Open Space Requirements: should be tabulated on the plans as follows:

B.
Roadways, driveways, rights-of-way, utility easements, parking areas and other developed areas, except for recreational paths, trails or facilities, may not be included as part of minimum open space requirements.

C.
Wetland(s), road rights-of-way, and slopes in excess of 25%, shall not be considered in the calculation of total lot area. The one-hundred-year floodplain areas shall not exceed 25% of the total land area of the OSD.

4) the "table" entitled Table of Zoning Requirements Residential Single Family, indicates the proposal is for two family (60,000 sqft) as well as note #4 indicates 60,000 sqft (two family).

Is the "open space" that is reserved, actually usable (due to steep slopes/access) for pedestrians in accordance with the purposes of open space §334-47?: *"[I]t is also designed to provide for increased recreational opportunities and to promote greater neighborhood cohesion, without altering overall land use densities or land use patterns."*

Sincerely,

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer

cc: Public Folder
B. Groth - Town Planner
file

JAN 06 2020

TOWN OF HUDSON
PLANNING DEPARTMENT

SUBDIVISION APPLICATION

Date of Application: 12/10/19 Tax Map #: 161 Lot #: 29

Site Address: 334 Central Street

Name of Project: Granite Heights

Zoning District: Residential (R-2) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: K & M Developers, LLC.

Same as Owner

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

PROJECT ENGINEER:

SURVEYOR:

Name: Keach-Nordstrom Assoc., Inc.

Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Email: pchisholm@keachnordstrom.com

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to depict an amended subdivision plan that proposes 19 lots in an open space development on Map 161 Lot 29. The previous project was approved under the name "Vista Knoll Estates".

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

EZO Title: Town Engineer Date: 1/6/20
(Initials)

Department: _____

Zoning: _____ Engineering: ✓ Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____

Dhima, Elvis

To: Dubowik, Brooke; Groth, Brian
Subject: RE: Subdivision Application Sign Off

Brian

Please find below comments

1. Applicant shall state if the proposed plans meet the new MS 4 requirements
2. Applicant shall provide a complete plan & profile for the proposed water main
3. Applicant shall provide plan, profile and sight distance for each proposed driveway
4. Applicant shall relocate the drainage manholes to the center of the travel lane versus center of the road
5. Applicant shall add a 2" blow off at the end of the proposed water main.
6. Plans indicate that drainage runoff for approximately 75 feet from the entrance will discharge to Lawrence Road. Applicant shall provide drainage mitigating for this section of the road.

Thank you

E

Elvis Dhima, P.E.
Town Engineer

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



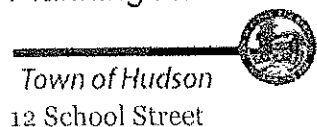
From: Dubowik, Brooke
Sent: Friday, January 03, 2020 1:11 PM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Dhima, Elvis <edhima@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: Subdivision Application Sign Off

Happy Friday!

Attached is a sign off for a Subdivision Plan for Granite Heights (the old Vista Knolls) at 334 Central Street.
Please have your comments back by 1/10/2020.

Thank you,

Brooke Dubowik
Planning Administrative Aide II



SUBDIVISION APPLICATION

Date of Application: 12/10/19 Tax Map #: 161 Lot #: 29
Site Address: 334 Central Street
Name of Project: Granite Heights
Zoning District: Residential (R-2) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER: Name: K & M Developers, LLC.
Address: 46 Lowell Road
Address: Hudson, NH 03051
Telephone # _____
Email: _____

DEVELOPER: Same as Owner

PROJECT ENGINEER: Name: Keach-Nordstrom Assoc., Inc.
Address: 10 Commerce Park No., Suite 3
Address: Bedford, NH 03110
Telephone # (603) 627-2881
Email: pchisholm@keachnordstrom.com

SURVEYOR: Keach-Nordstrom Assoc., Inc.
10 Commerce Park No., Suite 3
Bedford, NH 03110
(603) 627-2881
mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:
The purpose of this plan is to depict an amended subdivision plan that proposes 19 lots in an open space development on Map 161 Lot 29. The previous project was approved under the name "Vista Knoll Estates".

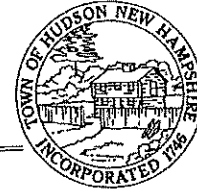
(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____
I have no comments _____ I have comments (attach to form)
FMB Title: Fire Chief Date: 2/2/2020
(Initials)
Department: _____
Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___



TOWN OF HUDSON FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



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

Robert M. Buxton
Chief of Department

TO: Brian Groth
Town Planner

FR: Robert M. Buxton *RMB*
Fire Chief

DT: January 31, 2020

RE: Granite Heights, Map 161, Lot 29

The following is a list of subdivision concerns for this project. This review was completed utilizing plans submitted by Paul Chisholm from KNA dated December 6, 2019.

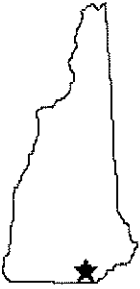
1. Street name for the project as listed Terraceview Drive will need to be formally reviewed by the Hudson Fire Department for formal acceptance.
2. Street Addressing for the project will need to be obtained from the Hudson Fire Department prior to the issuance of any building permit.
3. The length of the cul-de-sac is over 1,000' in length which exceeds the maximum length allowed in the Town of Hudson. The developer has proposed a very generous spacing of fire hydrants in the project with a total of 4 fire hydrants. The Fire Department would find this application of hydrant spacing to be acceptable and would not object to the proposed road length.
4. The entrance into the development looks to be at a fairly steep angle. We would note that a maximum slope for the road not exceed Town of Hudson road standard and would ask for a review on entry angles from both the Robinson Road and Central Street approaches. This will allow for assurance that the large fleet owned by the Hudson Fire Department will be able to access the site appropriately.
5. Please provide three (3) hydrant maps signed by the Hudson Fire Department, the Hudson Water Company and the property owner. There shall be a hydrant flag acceptable to the current Town of Hudson Engineering Department's specifications provided for all water supply appurtenances.

****The following life safety and fire protection concerns provided are for informational purposes to the applicant and Planning Board for this project. Final determinations on these issues occur after further review of the project.**

- A blasting permit will be required for any blasting on the site in accordance with the **Code of the Town of Hudson, Chapter 202.**

These are all of the Hudson Fire Department's concerns as of this time. If you have any further questions, please call me directly and thank you for your continued cooperation.

cc: Project Engineer
File



TOWN OF HUDSON

Office of the Assessor



Jim Michaud
Chief Assessor, CAE
email: jmichaud@hudsonnh.gov

www.hudsonnh.gov

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-594-1160

To: Brian Groth, Town Planner

January 7, 2020

From: Jim Michaud, Chief Assessor

Re: Granite Heights subdivision proposal -revised

In reviewing the proposed subdivision plan I offer the following comments;

1. For Assessing and valuation purposes it is unclear if these are intended to be approved as single-family lots, or duplex/2-family lots. If that can be ascertained that would be of assistance to Assessing.

SUBDIVISION APPLICATION

Date of Application: 12/10/19 Tax Map #: 161 Lot #: 29

Site Address: 334 Central Street

Name of Project: Granite Heights

Zoning District: Residential (R-2) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: K & M Developers, LLC.

Same as Owner

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

PROJECT ENGINEER:

SURVEYOR:

Name: Keach-Nordstrom Assoc., Inc.

Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Email: pchisholm@keachnordstrom.com

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

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(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

JP Title: P.W. Director Date: 1/28/2020
(Initials)

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

JAN 03 2020

TOWN OF HUDSON
PLANNING DEPARTMENT

SUBDIVISION APPLICATION

Date of Application: 12/10/19 Tax Map #: 161 Lot #: 29

Site Address: 334 Central Street

Name of Project: Granite Heights

Zoning District: Residential (R-2) General SB#: _____
(For Town Use Only)

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Telephone # _____

Email: _____

DEVELOPER:

Same as Owner

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Address: Bedford, NH 03110

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Email: pchisholm@keachnordstrom.com

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(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

DaB _____ Title: Captain Date: 01/03/2020

(Initials)

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: Fire: ___ DPW: ___ Consultant: ___



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2020

Date: 02-05-20 Zone # 1 Map/Lot: 161/029-000
334 Central Street

Project Name: Granite Heights 19-Lot Subdivision

Proposed ITE Use #1: Single Family Residential Lots

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>1,835.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,813.00</u>

*** These CAP Fee prices are based on a Single-Family Detached House for the calendar year 2020. ***



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2020

Date: 02-05-20 Zone # 1 Map/Lot: 161/029-000
334 Central Street

Project Name: Granite Heights 19-Lot Subdivision

Proposed ITE Use #1: Duplex

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>1,835.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,063.00</u>
		Total CAP Fee	\$ <u>5,298.00</u>

*** These CAP Fee prices are based on a Single-Family Residential unit for the calendar year 2020. This fee applies to each unit in the duplex. ***

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Name of Subdivision/Site Plan: Granite Heights

Street Address: 334 Central Street

I Paul Chisholm (Authorized Agent) hereby request that the Planning Board waive the requirements of item HR 289-37.A. of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated December 6, 2019 for property tax map(s) 161 and lot(s) 29 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

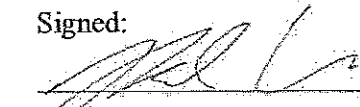
This would be an unnecessary financial hardship for the applicant because they would have to construct the entire road and not be able to recoup their costs in an acceptable time frame given the amount of work required for construction. The project viability would be at risk and the originally approved parcels could be constructed at once.

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

The Spirit and Intent of this regulation is to limit growth management to a reasonable degree.

The previous approval is vested and can be constructed all at once. Approving this plan will technically cause the phasing requirement to reset, according to the Town. The Applicant believes the spirit and intent of the regulation will be maintained because of the past history of this parcel.

Signed:

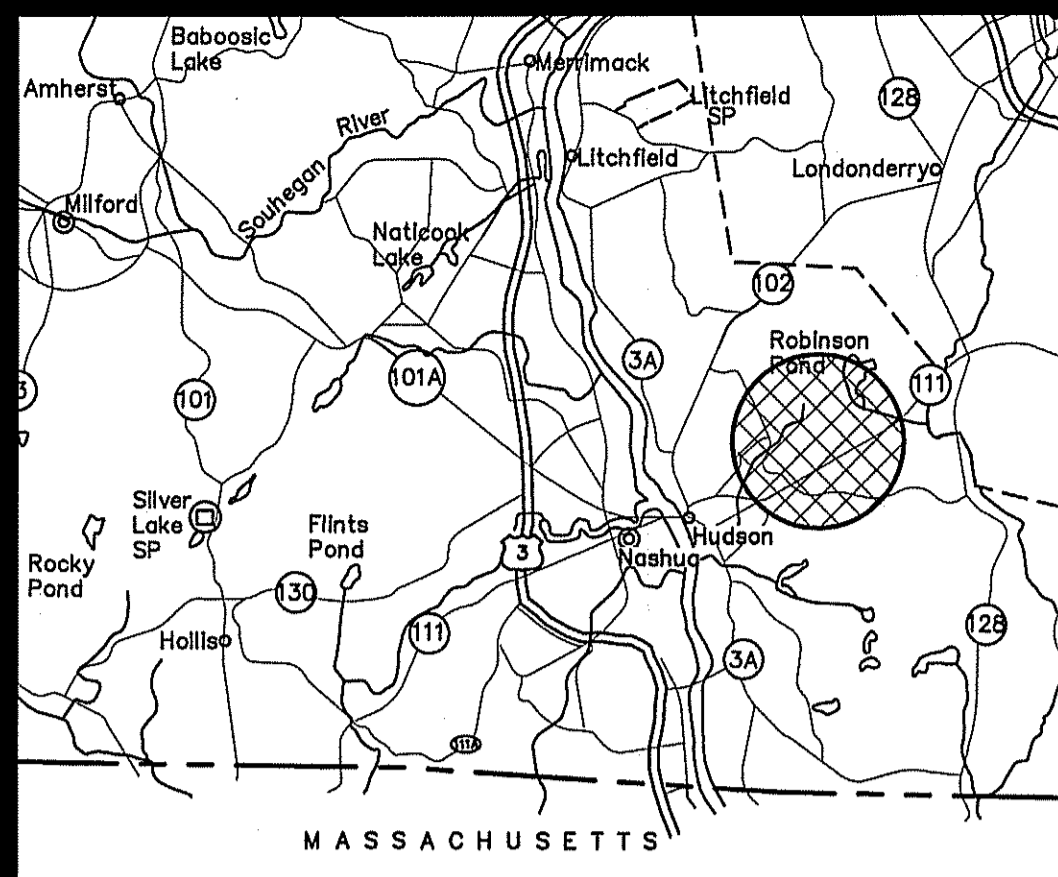


Applicant or Authorized Agent

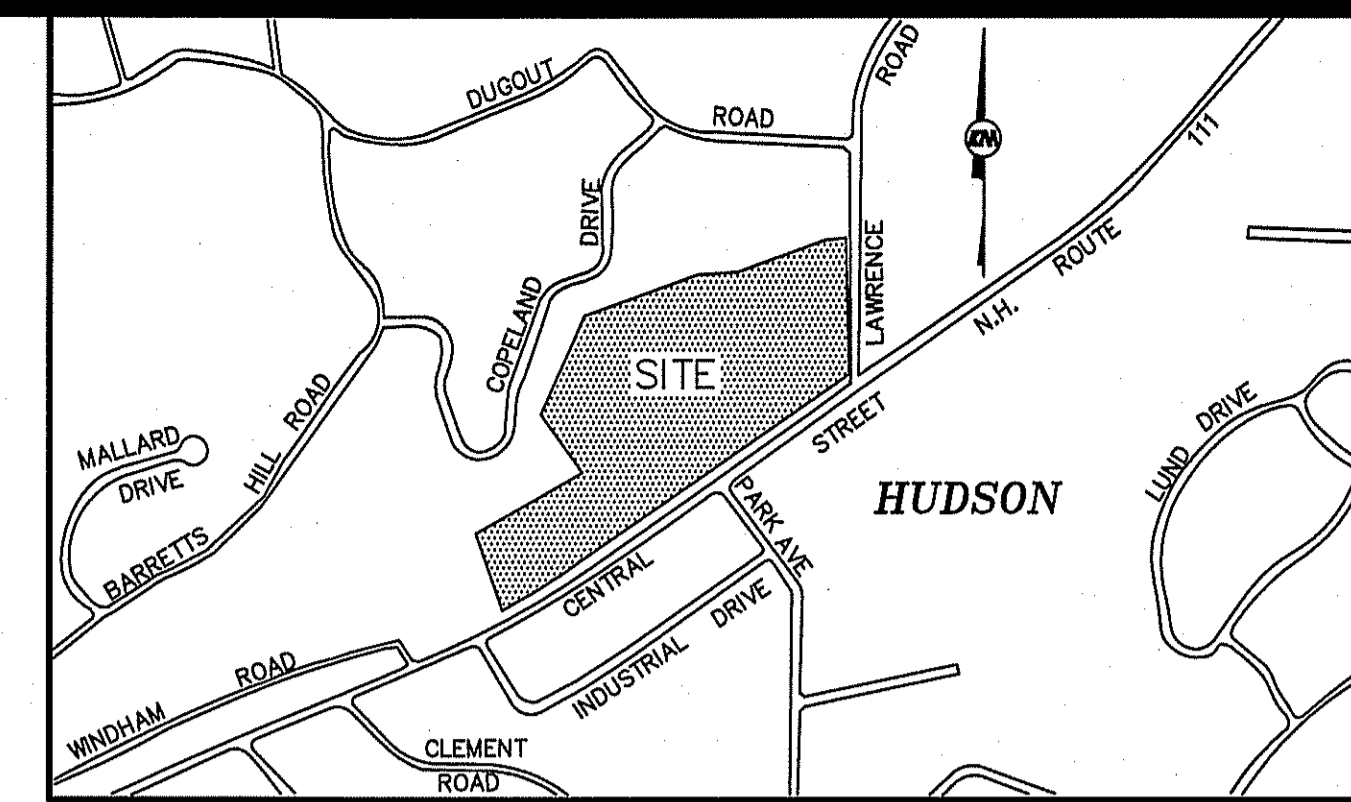
Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



VICINITY PLAN
NOT TO SCALE



VICINITY PLAN
SCALE: 1" = 1,000±

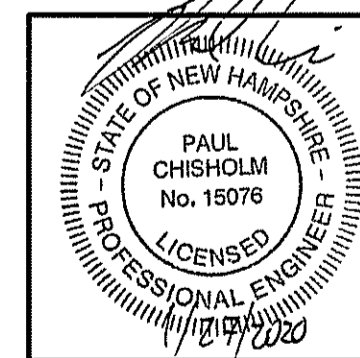
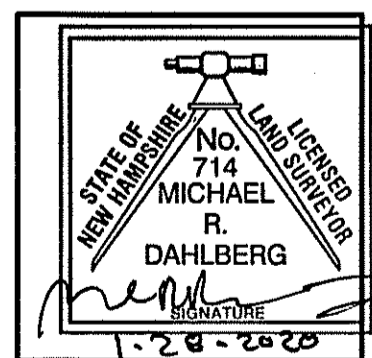
RESIDENTIAL SUBDIVISION GRANITE HEIGHTS

MAP 161; LOT 29

CENTRAL STREET AND LAWRENCE ROAD HUDSON, NEW HAMPSHIRE

OWNER/APPLICANT:
K&M DEVELOPERS, LLC
 46 LOWELL ROAD
 HUDSON, NH 03051
 603-880-7799

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



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

DECEMBER 6, 2019

PROJECT NO. 19-0408-1

SHEET TITLE

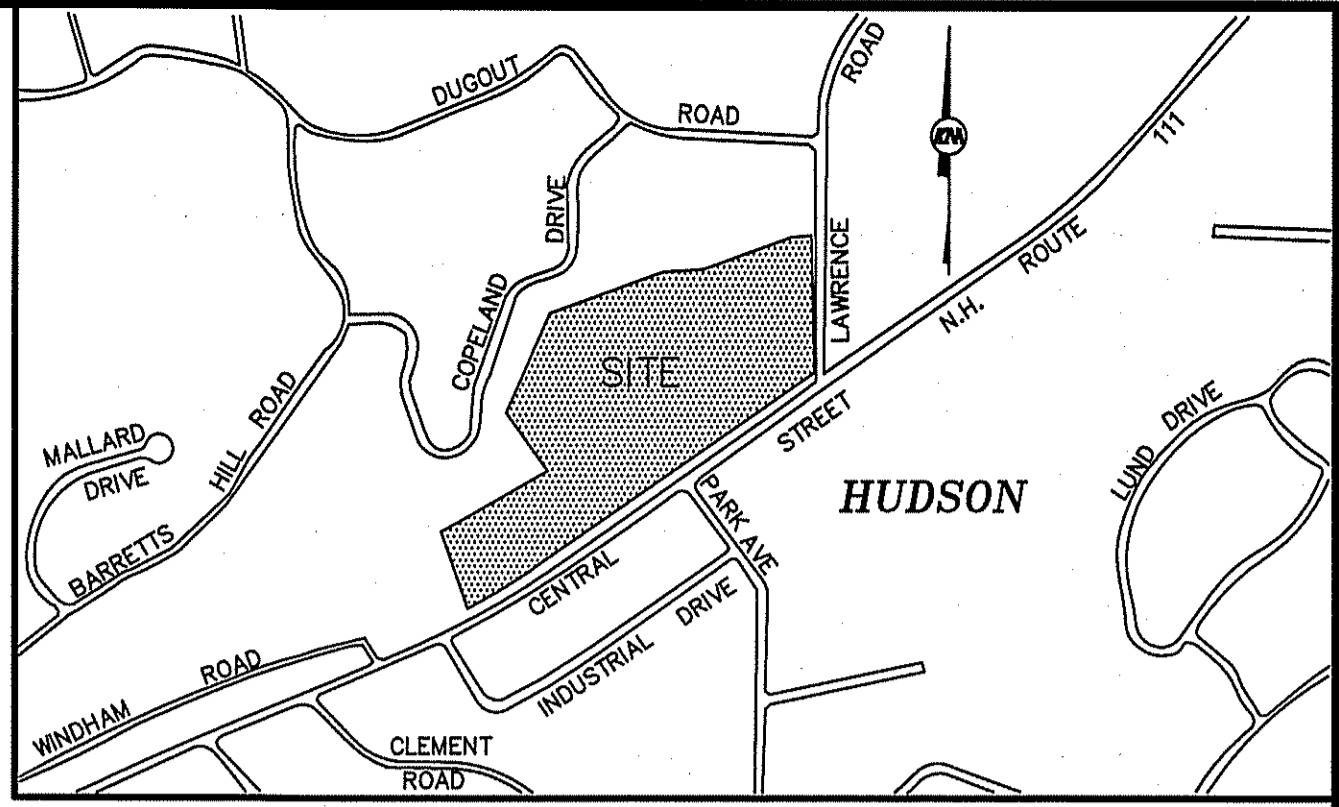
SHEET No.

MASTER SUBDIVISION PLAN	1
PROJECT NOTES	2
SUBDIVISION PLAN	3-7
TOPOGRAPHIC SUBDIVISION PLAN	8-12
ROADWAY PLAN	13-14
ROADWAY PROFILE	15-16
OFF-SITE DRAINAGE PROFILES	17
SIGHT DISTANCE PLAN	18
STORMWATER BMP PLAN	19
EROSION CONTROL PLAN	20-21
CONSTRUCTION DETAILS	22-27
OFFSITE UTILITY PLAN	28
TEST PIT LOGS	29-30
CONVENTIONAL SUBDIVISION YIELD PLAN	31

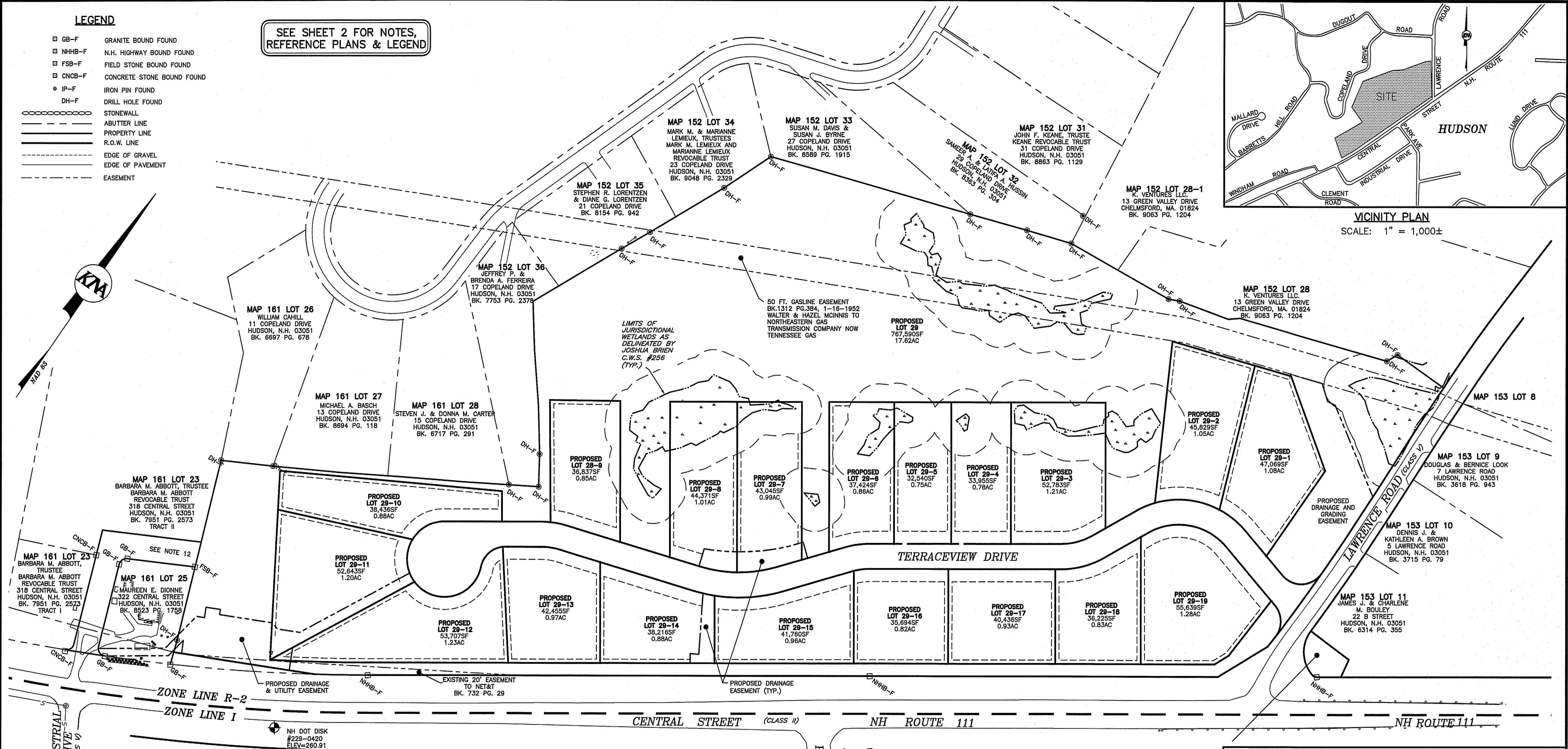
LEGEND

- GB-F GRANITE BOUND FOUND
- NHHB-F N.H. HIGHWAY BOUND FOUND
- FSB-F FIELD STONE BOUND FOUND
- CNCF-F CONCRETE STONE BOUND FOUND
- IP-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- STONEWALL
- BUTTER LINE
- PROPERTY LINE
- R.O.W. LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- EASEMENT

SEE SHEET 2 FOR NOTES,
REFERENCE PLANS & LEGEND



VICINITY PLAN
SCALE: 1" = 1,000±



ZONE LINE R-2
ZONE LINE I

CENTRAL STREET (CLASS II) NH ROUTE 111 NH ROUTE 111

MAP 161 LOT 42
2 INDUSTRIAL DRIVE, LLC.
HUDSON, N.H. 03051
BK. 8576 PG. 2545

MAP 161 LOT 41
MDP REALTY ASSOCIATES, LLC.
9 OLD DERRY ROAD
HUDSON, N.H. 03051
BK. 7531 PG. 2641

MAP 161 LOT 37
ROBERT W. CLAPP
58 JONSPIN ROAD
WILMINGTON, MA. 01887
BK. 2717 PG. 458

MAP 161 LOT 36
ONE PARK AVENUE, LLC.
1 PARK AVENUE
HUDSON, N.H. 03051
BK. 8930 PG. 2685

MAP 161 LOT 30
ROBERT N. DONADIO, TRUSTEE
FELICIA REALTY TRUST
C/O JOHN DECOSTA
48 RAWSON ROAD
ARLINGTON, MA. 02474
BK. 6467 PG. 1110

MAP 153 LOT 12
K&M DEVELOPMENT, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

MASTER SUBDIVISION PLAN

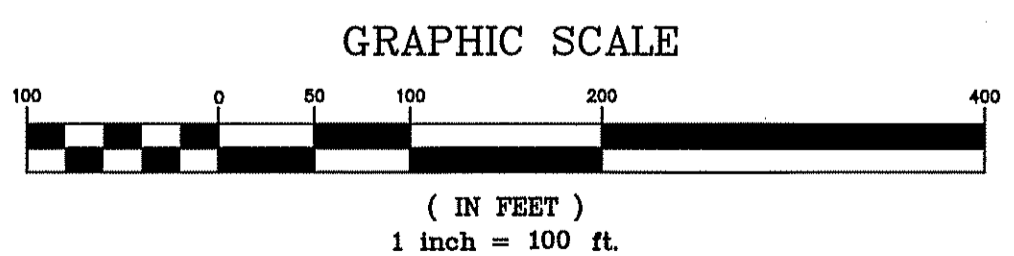
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

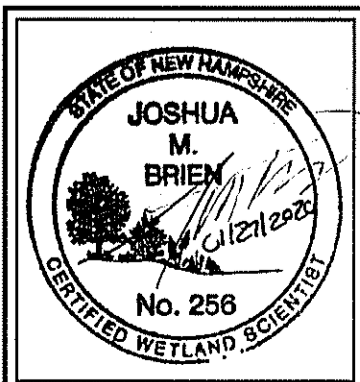
K&M KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

OWNER OF MAP 161 LOT 29

SIGNATURE: *Michael D. Soren*
DATE: 1/22/20

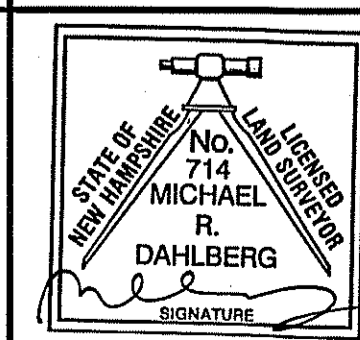


APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS,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



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON APRIL 16, 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING APRIL & MAY OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
Michael D. Soren
LICENSED LAND SURVEYOR DATE: 1-28-2020



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1"=100'
PROJECT NO: 19-0408-1 SHEET 1 OF 31

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT AN AMENDED (PREVIOUSLY APPROVED AS VISTA KNOLL) 19 LOT RESIDENTIAL OPEN SPACE DEVELOPMENT. EACH LOT OWNER WITHIN THE OPEN SPACE SUBDIVISION SHALL POSSESS AN EQUAL SHARE OF THE COMMON OPEN SPACE AREA ASSOCIATED WITH THIS DEVELOPMENT. THIS PLAN IS FOR ASSESSOR'S MAP 161 LOT 29 IN HUDSON, NEW HAMPSHIRE AND NO OTHER PURPOSE. TOTAL SITE AREA: 1,679,877 S.F. OR 38.564 ACRES.
- OWNER OF RECORD:
- K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608
- THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL (R-2) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM BUILDING SETBACKS:
- FRONT 50 FT
- SIDE 15 FT
- REAR 15 FT
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN APRIL & MAY OF 2019.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD83. BOTH DATUMS WERE OBTAINED THROUGH GPS METHODS UTILIZING NHDOT DISK #229-0420.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0517D, PANEL NUMBER 517 OF 701 AND MAP NUMBER 33011C0519D, PANEL NUMBER 519 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATE THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED IN A DESIGNATED FLOOD ZONE.
- WATER SERVICE INFORMATION IS PER TOWN OF HUDSON.
- LIBERTY UTILITIES MAINTAINS A 4" GAS MAIN ALONG INDUSTRIAL DRIVE AND PARK AVENUE THAT IS STUBBED ON THE NORTH EAST SIDE OF PARK AVENUE APPROXIMATELY 176' FROM CENTRAL STREET.
- 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.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- THIS PARCEL IS JOINTLY OWNED BY K&M DEVELOPERS PER H.C.R.D. BK. 9160 PG. 2608, TRACT IV, UNDIVIDED 50% INTEREST AND BY BARBARA M. ABBOTT, TRUSTEE OF THE BARBARA M. ABBOTT REVOCABLE TRUST PER H.C.R.D. BK. 7951 PG. 2573, TRACT III, UNDIVIDED 50% INTEREST.
- THE OPEN SPACE SUBDIVISION IS TO BE SERVICED BY MUNICIPAL WATER & INDIVIDUAL SEPTIC SYSTEMS.
- PROPER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CLEARING AND EXCAVATION. THE CONTROLS SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL COMPLETION OF CONSTRUCTION. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION, IF NECESSARY.
- OPEN SPACE:
REQUIRED OPEN SPACE AREA = 330,936 SF
PROVIDED OPEN SPACE AREA = 763,581 SF
- PERMITS REQUIRED:
-NHDES AOT
-NHDES SUBDIVISION
-NHDES INDIVIDUAL SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)
-NHDOT EXCAVATION PERMIT
- MAINTENANCE OF THE ONSITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH LOCAL AND NHDES REQUIREMENTS FOR SUCH SYSTEMS.
- IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY ONLY. SAID BLASTING / RAMMING ACTIVITIES SHALL BE PROHIBITED ON SATURDAY AND SUNDAY.
- CONSTRUCTION ACTIVITIES INVOLVING THE LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 8:00 P.M., MONDAY THROUGH FRIDAY. INTERIOR CONSTRUCTION ACTIVITIES ARE ALLOWED ON SATURDAY 7:00 A.M. AND 8:00 P.M. BOTH INTERIOR AND EXTERIOR CONSTRUCTION ACTIVITIES ARE PROHIBITED ON SUNDAYS.
- STONE BOUNDS (5"X5"X30") TO BE SET AT ALL BOUNDARY INTERSECTIONS AND POINTS OF CURVATURE ON THE RIGHT-OF-WAY AND IRON PINS (5/8"X30") TO BE SET AT ALL OTHER BOUNDARY CORNERS.
- A CERTIFICATE OF APPROVAL FROM THE BOARD OF HEALTH OF THE TOWN OF HUDSON AND FROM THE STATE OF NEW HAMPSHIRE SHALL BE REQUIRED FOR THE PROPOSED ON-LOT UTILITIES.
- THIS APPROVAL IS SUBJECT TO FINAL ENGINEERING REVIEW.

TABLE OF LOT AREAS						
LOT NUMBER	LOT AREA (SF)	FRONTAGE (FT)	STEEP SLOPES (SF)	WETLANDS (SF)	NON-CONTIGUOUS AREA (SF)	BLA (SF)
29-1	47,069	132.91	13,404	0	0	33,665
29-2	45,829	133.64	12,548	0	0	33,281
29-3	52,783	196.89	11,500	3,579	0	37,704
29-4	33,955	120.00	3,471	482	0	30,002
29-5	32,540	115.00	181	809	0	31,550
29-6	37,424	132.51	3	2,956	0	34,465
29-7	43,045	133.03	1,353	1,991	236	39,465
29-8	44,371	138.79	1,781	10,248	0	32,342
29-9	36,837	145.89	5,781	0	0	31,056
29-10	38,436	192.34	4,912	0	0	33,524
29-11	52,643	89.38	19,531	0	0	33,112
29-12	53,707	246.59	18,837	0	0	34,870
29-13	42,455	189.18	12,252	0	0	30,203
29-14	38,216	239.40	7,335	0	0	30,881
29-15	41,760	287.10	11,223	0	0	30,537
29-16	35,694	190.32	5,472	0	0	30,222
29-17	40,436	215.00	10,016	0	0	30,420
29-18	36,225	186.99	5,255	0	0	30,970
29-19	55,639	329.70	14,304	0	149	41,186

STATE LOT SIZING CALCULATIONS:

THE PREDOMINANT SOIL GROUP CHATFIELD-HOLLIS COMPLEX. THE MOST RESTRICTIVE UPLAND SLOPE IS "D" MINIMUM LOT LOADING FACTOR USED IS 1.73.

LOT DENSITY FOR OPEN SPACE SUBDIVISION IS:	= 38.56 ACRE
TOTAL AREA OF EXISTING PARCEL	= 1.68 ACRES
-WETLAND AREA	= 8.08 ACRES
-STEEP SLOPES	= 28.8 ACRES
NET AREA FOR LOT LOADING	= 33,294 GPD ALLOWED
28.8 ACRES x 2,000 GPD/AC./1.73	= 33,294 GPD ALLOWED
33,294 GPD	= 221 BEDROOMS ALLOWED ON LOT

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
42B	CANTON FINE SANDY LOAM	0-8%	WELL
42C	CANTON FINE SANDY LOAM	8-15%	WELL
42D	CANTON FINE SANDY LOAM	15-25%	WELL
42E	CANTON FINE SANDY LOAM	25% +	WELL
86C	HOLLIS FINE SANDY LOAM	8-15%	WELL
86D	HOLLIS FINE SANDY LOAM	15-25%	WELL
89C	CHATFIELD FINE SANDY LOAM	8-15%	WELL
89D	CHATFIELD FINE SANDY LOAM	15-25%	WELL
89E	CHATFIELD FINE SANDY LOAM	25% +	WELL
393A	TIMAKWA MUCK	0-3%	VERY POORLY
400B/CCABB	UDORTHTENTS, SANDY	0-8%	WELL
400C/CCABB	UDORTHTENTS, SANDY	8-15%	WELL
400D/CCABB	UDORTHTENTS, SANDY	15-25%	WELL
400E/CCABB	UDORTHTENTS, SANDY	25% +	WELL
400B/CCDBB	UDORTHTENTS, SANDY	0-8%	WELL
400C/CCDBB	UDORTHTENTS, SANDY	8-15%	WELL
400E/CCDBB	UDORTHTENTS, SANDY	25% +	WELL
400B/CCEBB	UDORTHTENTS, SANDY	0-8%	WELL
400C/CCEBB	UDORTHTENTS, SANDY	8-15%	WELL
400D/CCEBB	UDORTHTENTS, SANDY	15-25%	WELL
400E/DCABB	UDORTHTENTS, SANDY	0-8%	MODERATELY WELL

SITE SPECIFIC SOIL MAP UNIT KEY (CONTINUED)

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
400B/DCDBB	UDORTHTENTS, SANDY	0-8%	MODERATELY WELL
400C/DCDBB	UDORTHTENTS, SANDY	8-15%	MODERATELY WELL
400B/ECDBB	UDORTHTENTS, SANDY	0-8%	SOMEWHAT POORLY
444B	NEWFIELDS FINE SANDY LOAM	0-8%	MODERATELY WELL
444C	NEWFIELDS FINE SANDY LOAM	8-15%	MODERATELY WELL
444D	NEWFIELDS FINE SANDY LOAM	15-25%	MODERATELY WELL
500E/CCABB	UDORTHTENTS, LOAMY	25% +	WELL
500B/FCDC	UDORTHTENTS, LOAMY	0-8%	POORLY
514B	LEICESTER FINE SANDY LOAM	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.

SCS SOILS LEGEND

CtD	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX, 15-35% SLOPES
CsC	CHATFIELD-HOLLIS COMPLEX, 8-15% SLOPES, ROCKY
CmB	CANTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
CmC	CANTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY

SOURCE: USDA-SCS WEB SOIL SURVEY

LEGEND

□ NHFB-F	N.H. HIGHWAY BOUND FOUND	— OHU —	GUARDRAIL
□ GB-F	GRANITE BOUND FOUND	— G —	OVERHEAD UTILITIES
□ CNCB-F	CONCRETE BOUND FOUND	— W —	GAS LINE
□ FSB-F	FIELD STONE BOUND FOUND	— S —	WATER LINE
● IPP-F	IRON PIPE FOUND	— S —	SEWER LINE
● IP-F	IRON PIN FOUND	— S —	DRAINAGE LINE
● DH-F	DRILL HOLE FOUND	— S —	TREELINE
⊙	NHDOT DISK	— EOP —	EDGE OF PAVEMENT
⊙	UTILITY POLE	—	EDGE OF GRAVEL
⊙	STREET LIGHT	—	10' CONTOUR
⊙	SIGN	—	2' CONTOUR
⊙	GAS VALVE	—	STONEWALL
⊙	WATER VALVE	—	SOIL LINE
⊙	HYDRANT	—	SETBACK
⊙	WATER SHUT OFF	—	EASEMENT
⊙	WELL	WnC	SOILS TYPE INDICATOR
⊙	SEWER MANHOLE	TP 28	TEST PIT
⊙	DRAINAGE MANHOLE		
⊙	CATCH BASIN		DECIDUOUS TREE
⊙	ABUTTER LINE		
⊙	PROPERTY LINE		CONIFEROUS TREE
⊙	R.O.W. LINE		
⊙	WETLAND		

REFERENCE PLANS:

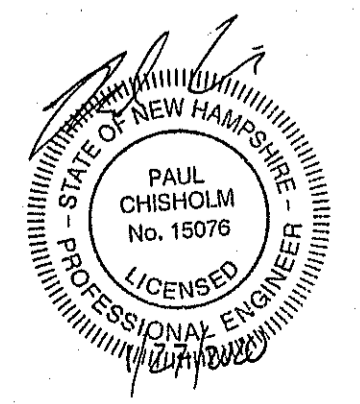
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AND SECONDARY PROJECT NO. S28 (6) & (7), N.H. PROJECT NO. S-3791-B, DATED: AUGUST, 1959. ON FILE AT THE NHDOT RECORDS DIVISION, CONCORD, NEW HAMPSHIRE.
- "SUBDIVISION PLAN-MAP 31 LOT 88-1, LINCOLN ESTATES, BARRETT'S HILL ROAD & DUGOUT ROAD," HUDSON, NEW HAMPSHIRE, PREPARED FOR: HING Y. WATT, DATED: JULY 7, 1992. SCALE: 1"=100'. PREPARED BY: MAYNARD & PAQUETTE CONSULTING ENGINEERS & LAND SURVEYORS. RECORDED AT THE H.C.R.D. AS PLAN #27226.
- "BOUNDARY PLAT OF S & P FARMS TRUST," PREPARED FOR: ALBERT E. SMITH, JR. TRUSTEE, MAP 32 LOT 11, HUDSON, NEW HAMPSHIRE, DATED: DECEMBER 13, 1995. SCALE: 1"=100'. PREPARED BY: TODD LAND USE CONSULTANTS. RECORDED AT THE H.C.R.D. AS PLAN #27796.
- "LOT LINE RELOCATION & SUBDIVISION PLAN, MAP 152 LOT 28 AND MAP 153 LOTS 1, 10 & 14 LAWRENCE ROAD, HUDSON, NEW HAMPSHIRE," PREPARED FOR: K. VENTURES, LLC. DATED: OCTOBER 22, 2004. SCALE: 1"=50'. PREPARED BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. RECORDED AT THE H.C.R.D. AS PLAN #34115.

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.



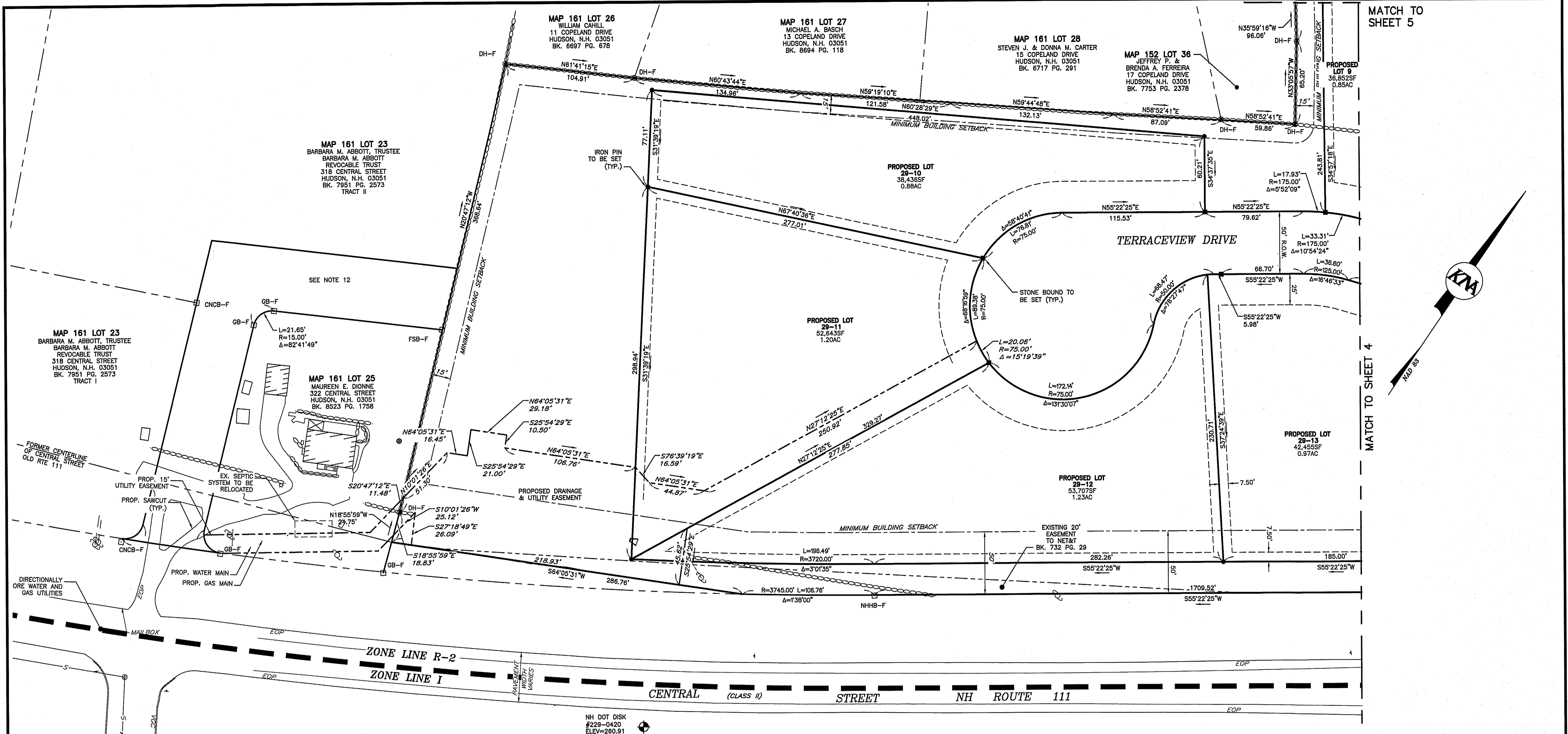
PROJECT NOTES
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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

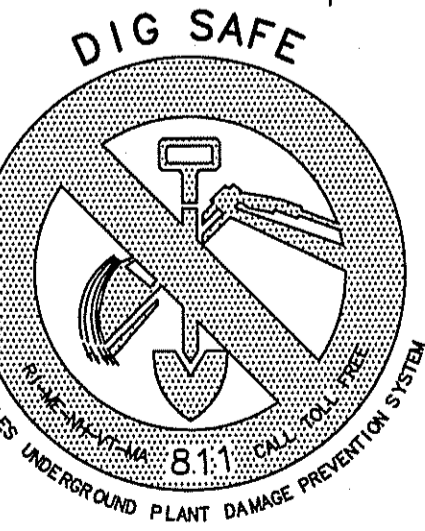
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: NONE
PROJECT NO: 19-0408-1 SHEET 2 OF 31



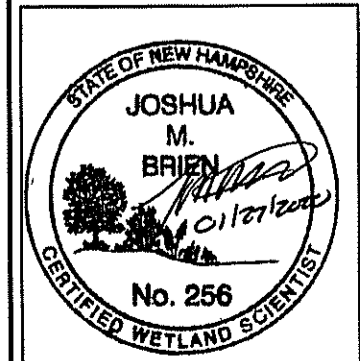
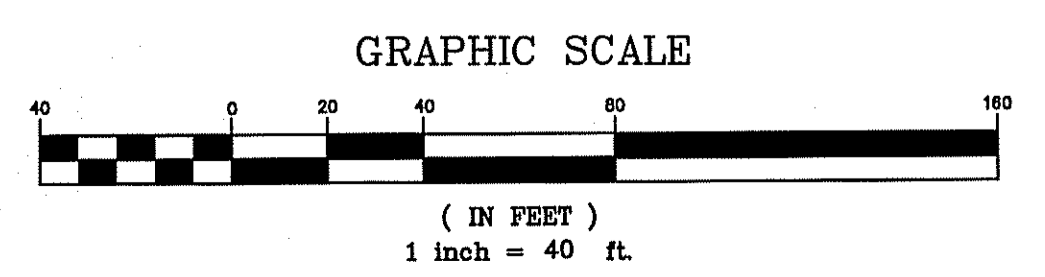
MATCH TO SHEET 5

MATCH TO SHEET 4



APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 SIGNATURE DATE: _____
 SIGNATURE DATE: _____
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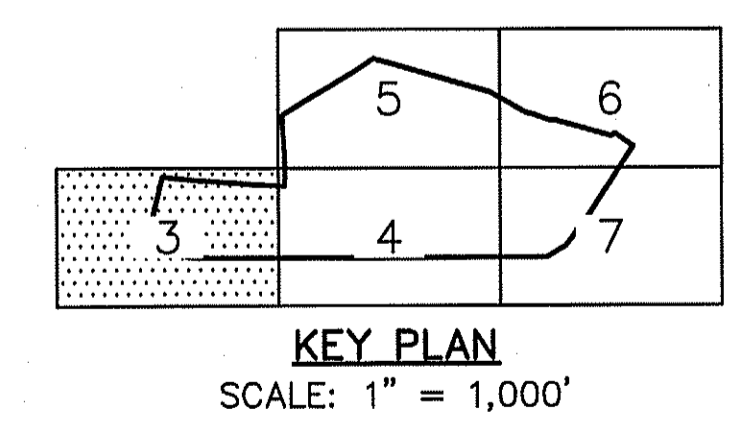
SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON APRIL 16, 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING APRIL & MAY OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

 LICENSED LAND SURVEYOR
 DATE: 1.28.2020



OWNER OF MAP 161 LOT 29
 SIGNATURE: _____
 DATE: 1/27/20

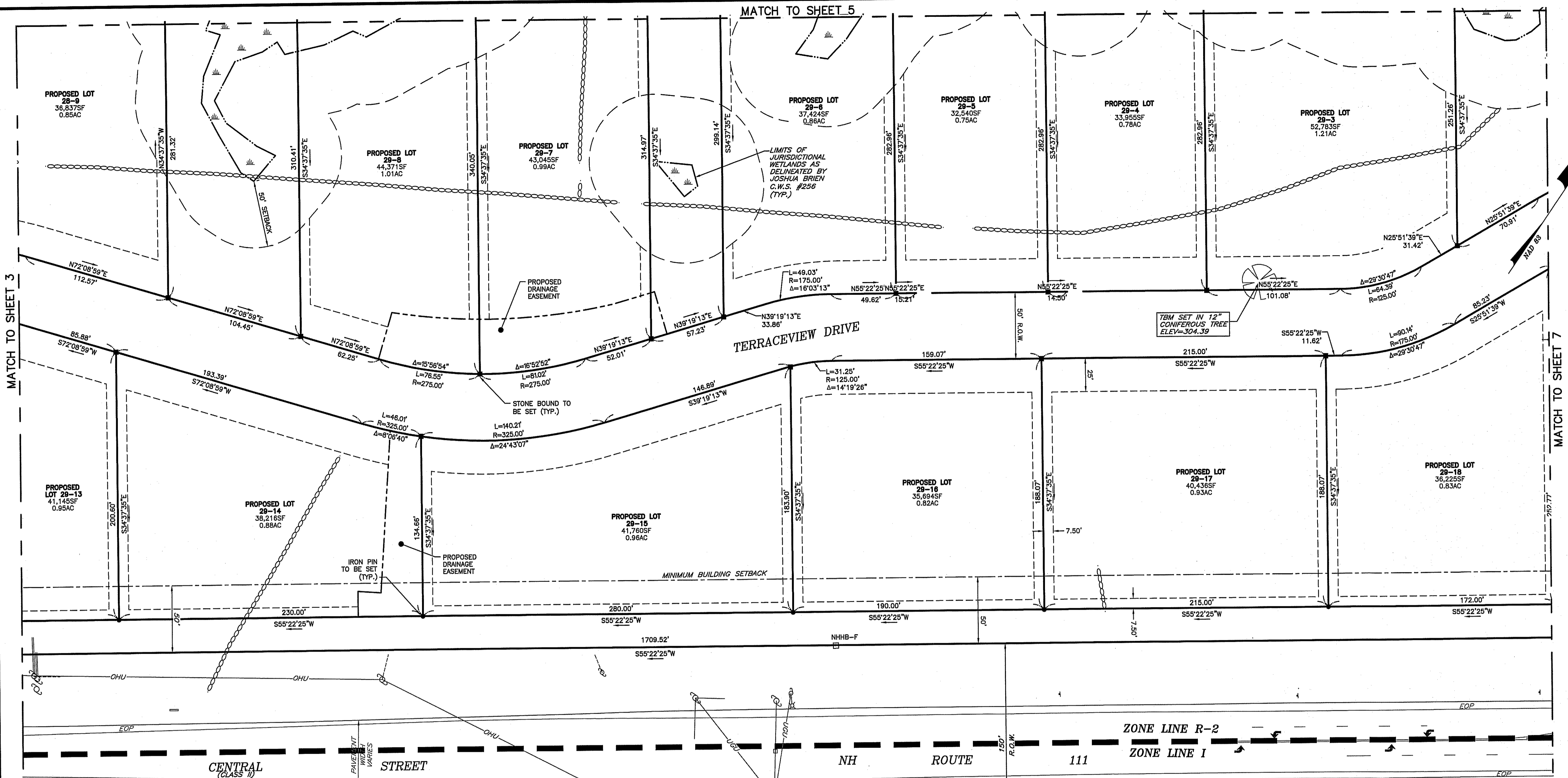
SUBDIVISION PLAN
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER AND APPLICANT
 K & M DEVELOPERS, LLC.
 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 9160 PG. 2608

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: DECEMBER 6, 2019 SCALE: 1"=40'
 PROJECT NO: 19-0408-1 SHEET 3 OF 31



MATCH TO SHEET 3

MATCH TO SHEET 7

TERRACEVIEW DRIVE

CENTRAL STREET (CLASS 1)

NH ROUTE 111

ZONE LINE R-2
ZONE LINE 1

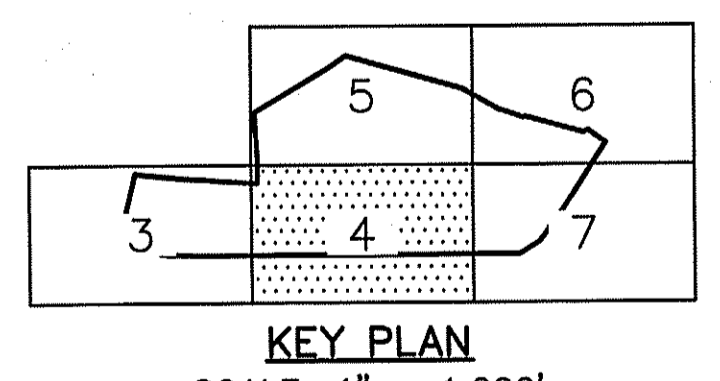
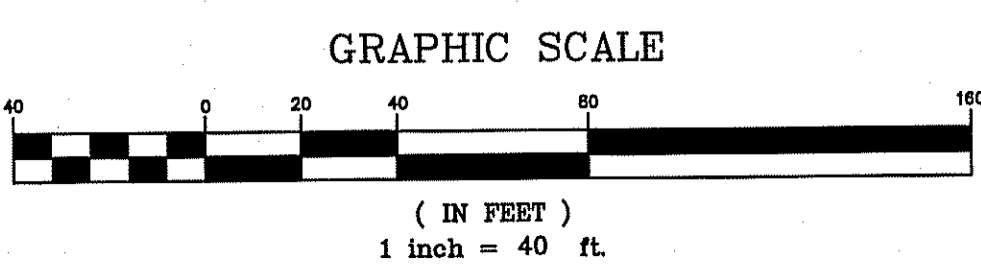
MAP 161 LOT 37
ROBERT W. CLAPP
58 JONSPIN ROAD
WILMINGTON, MA. 01887
BK. 2717 PG. 459

MAP 161 LOT 36
ONE PARK AVENUE, LLC.
1 PARK AVENUE
HUDSON, N.H. 03051
BK. 8930 PG. 2685

MAP 161 LOT 30
ROBERT N. DONADIO, TRUSTEE
FELICIA REALTY TRUST
C/O JOHN DECOSTA
48 RAWSON ROAD
ARLINGTON, MA. 02474
BK. 6467 PG. 1110

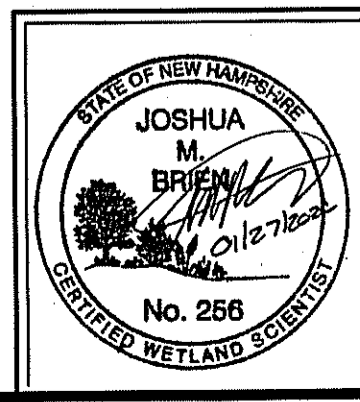


SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND



OWNER OF MAP 161 LOT 29
SIGNATURE: *Maud D. Souza*
DATE: *1/28/20*

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



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON APRIL 16, 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING APRIL & MAY OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
Maud D. Souza
LICENSED LAND SURVEYOR
DATE: 1-28-2020

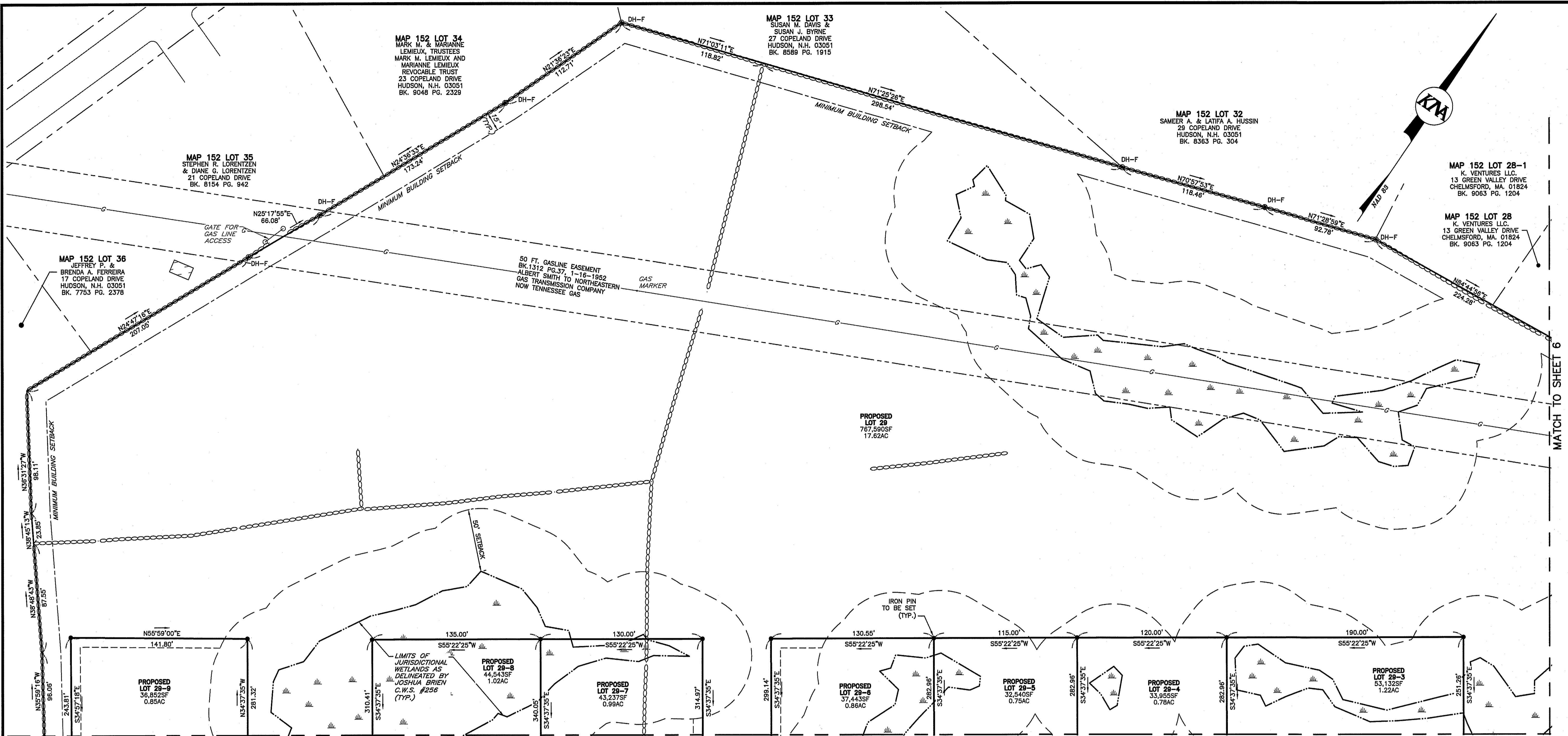
SUBDIVISION PLAN
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

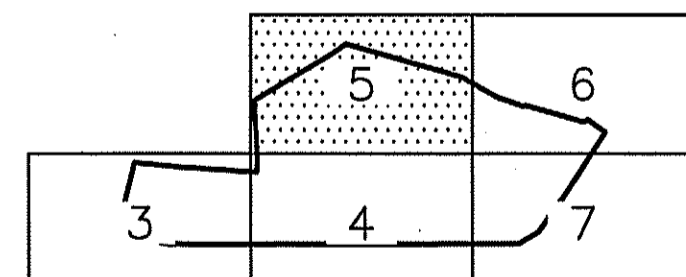
DATE: DECEMBER 6, 2019
PROJECT NO: 19-0408-1
SCALE: 1"=40'
SHEET 4 OF 31



MATCH TO SHEET 3

MATCH TO SHEET 4

MATCH TO SHEET 6



KEY PLAN
SCALE: 1" = 1,000'

OWNER OF MAP 161 LOT 29
SIGNATURE: *Shane D. Sorensen*
DATE: 12/20

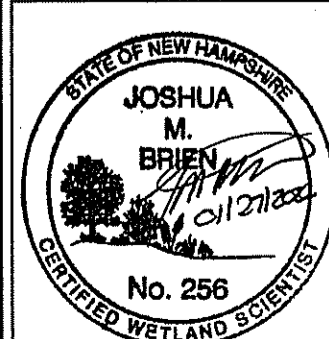
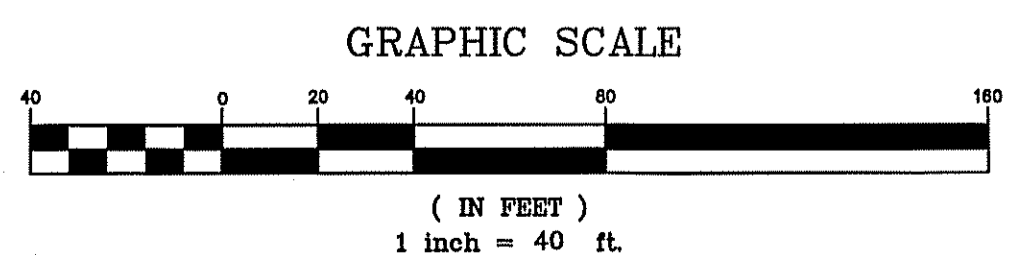
SUBDIVISION PLAN
GRANITE HEIGHTS
MAP 161 LOT 29
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HUDSON, NEW HAMPSHIRE
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46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608



APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
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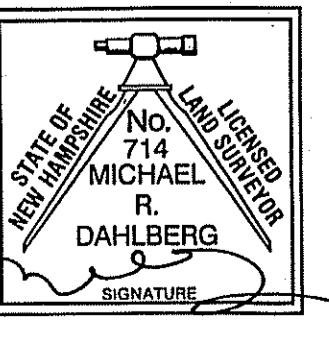
SEE SHEET 2 FOR NOTES,
REFERENCE PLANS & LEGEND



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON APRIL 16, 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

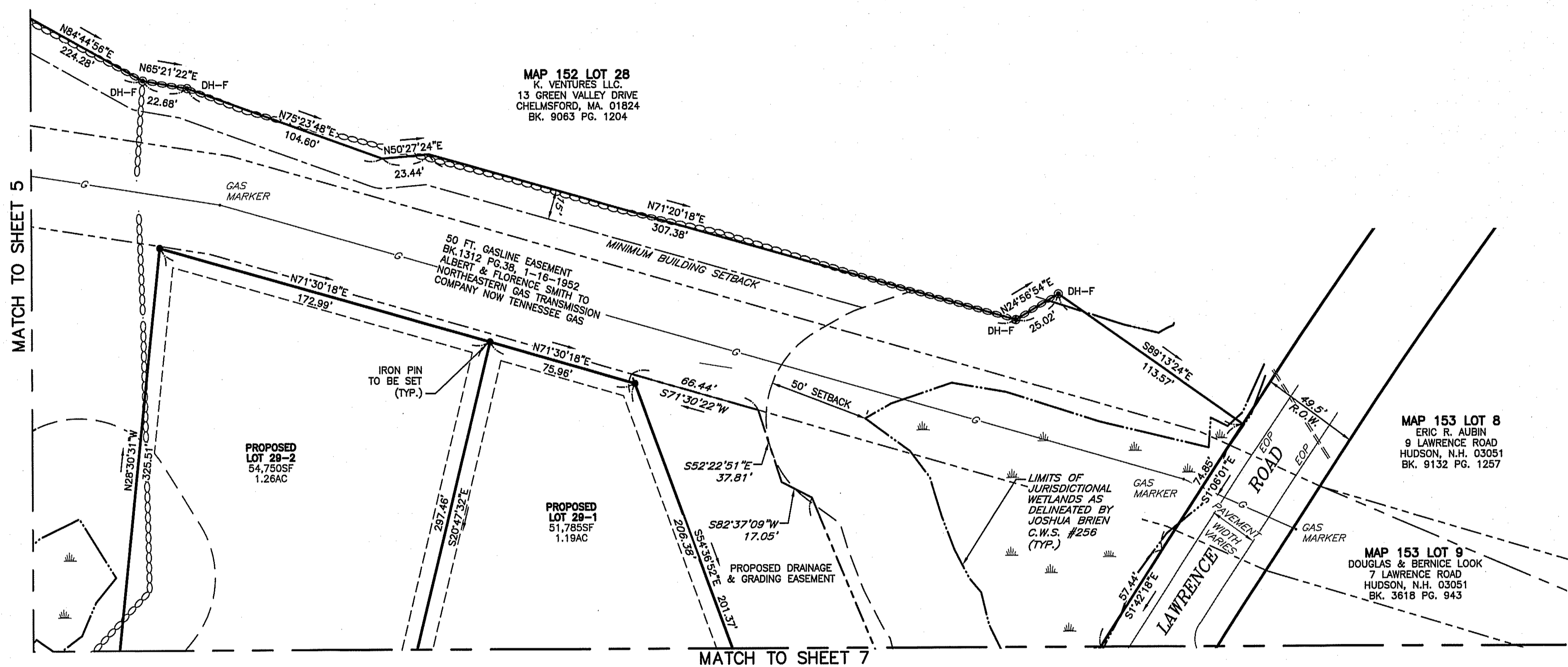
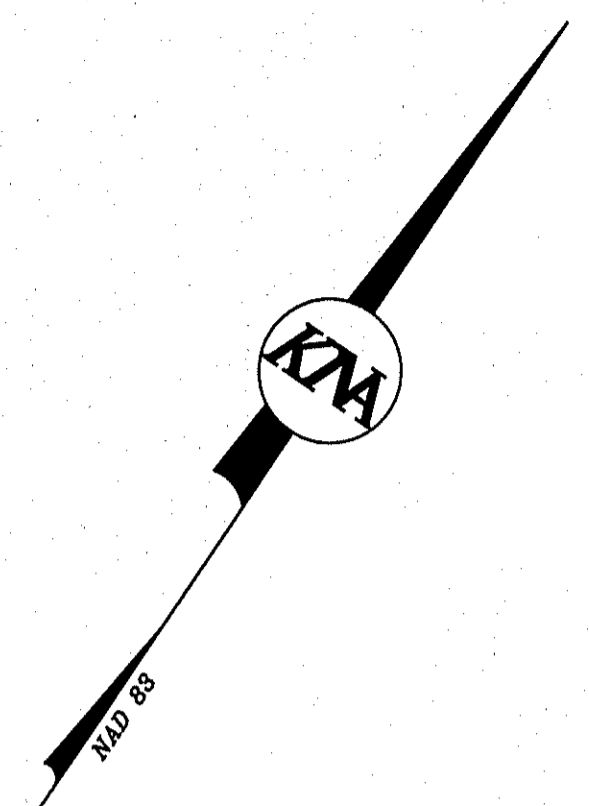
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING APRIL & MAY OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Michael R. Dahlberg
LICENSED LAND SURVEYOR
DATE: 12-28-2019



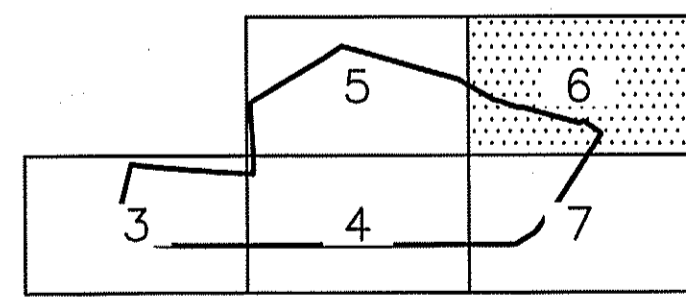
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1"=40'
PROJECT NO: 19-0408-1 SHEET 5 OF 31



MATCH TO SHEET 5

MATCH TO SHEET 7



KEY PLAN
SCALE: 1" = 1,000'

OWNER OF MAP 161 LOT 29
SIGNATURE: *Manuel D. Sousa*
DATE: *1/23/20*

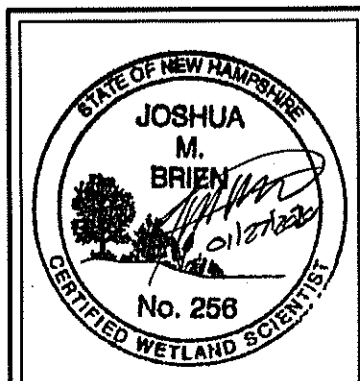
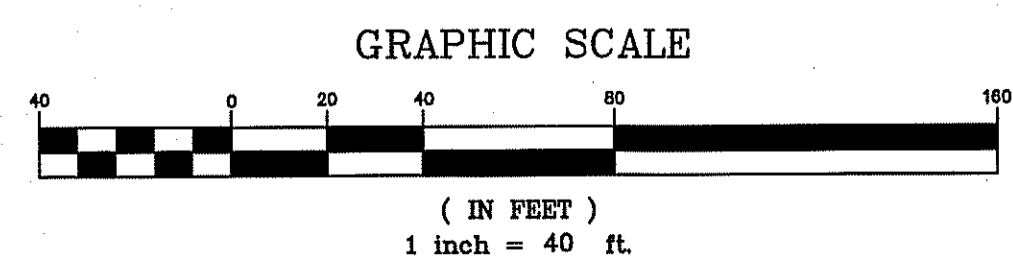
SUBDIVISION PLAN
GRANITE HEIGHTS
MAP 161 LOT 29
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HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
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K&M KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

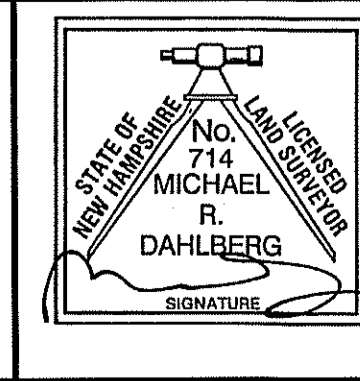
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE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

SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND



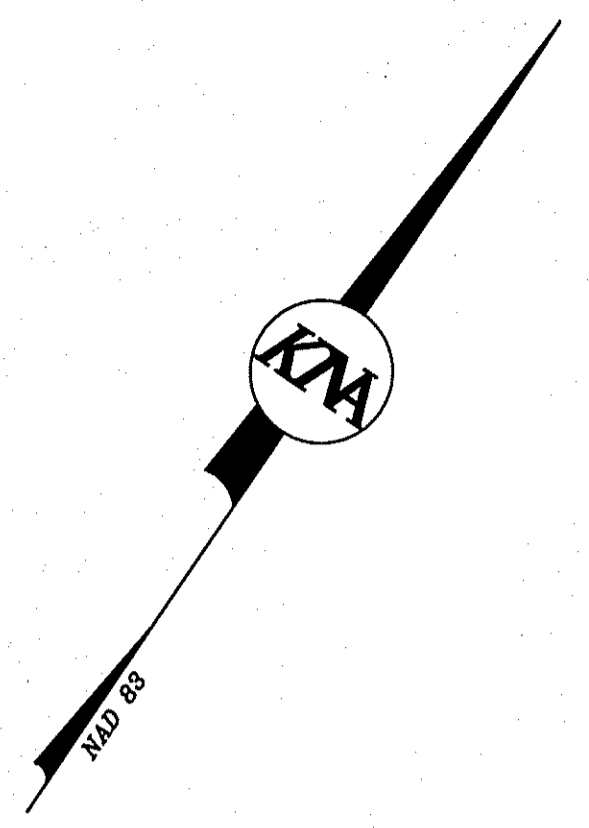
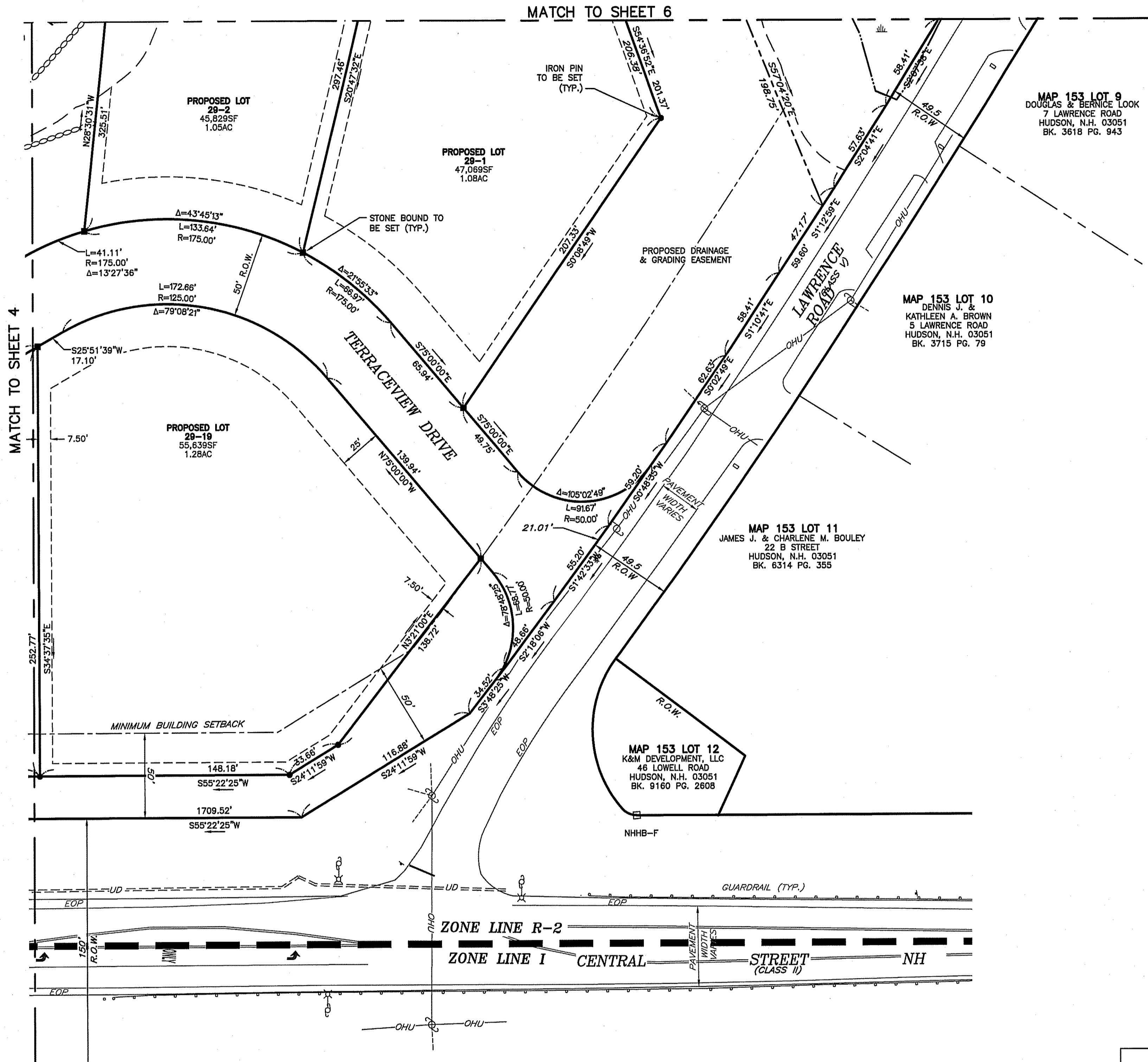
JOSHUA BRIEM, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON APRIL 16, 2019 USING THE TECHNICAL CRITERIA IN THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:
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Manuel D. Sousa
LICENSED LAND SURVEYOR
DATE: *1-23-2020*

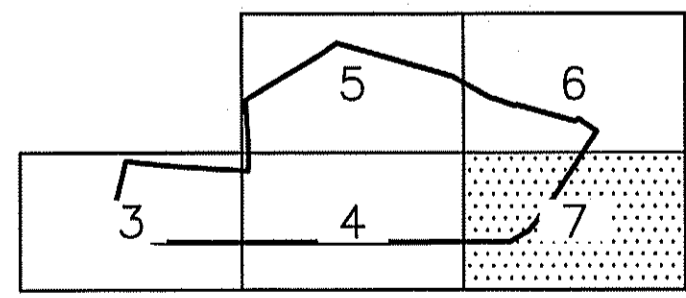
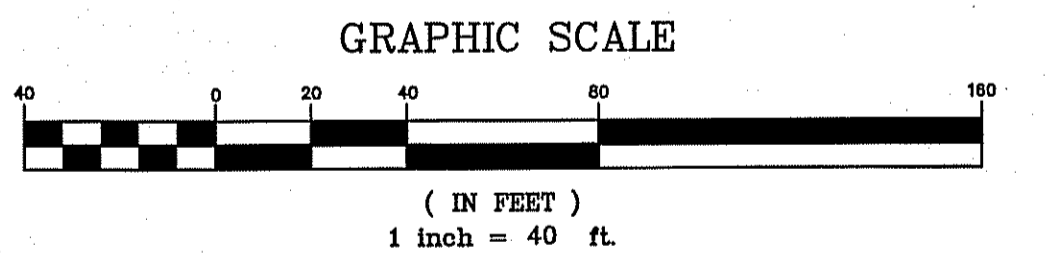


REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1"=40'
PROJECT NO: 19-0408-1 SHEET 6 OF 31



SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND



KEY PLAN
SCALE: 1" = 1,000'

OWNER OF MAP 161 LOT 29
SIGNATURE: *Manuel D. Sauer*
DATE: *1/28/20*

SUBDIVISION PLAN
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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

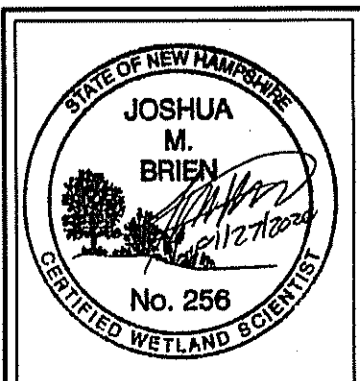
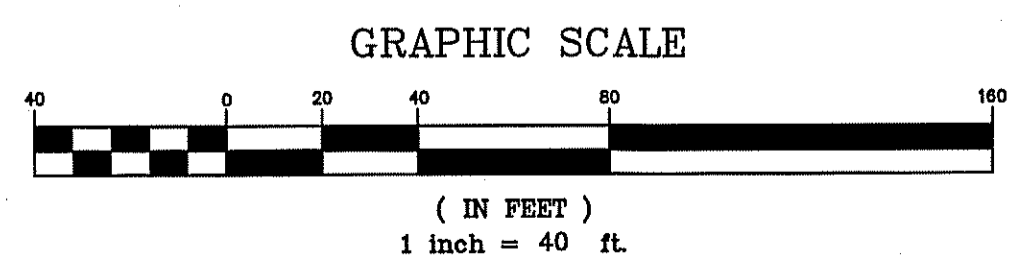
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1"=40'
PROJECT NO: 19-0408-1 SHEET 7 OF 31



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.

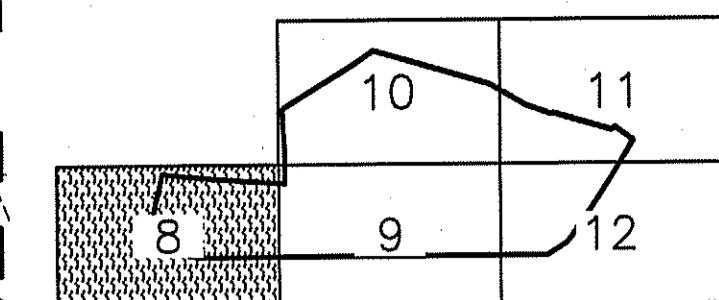
SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND



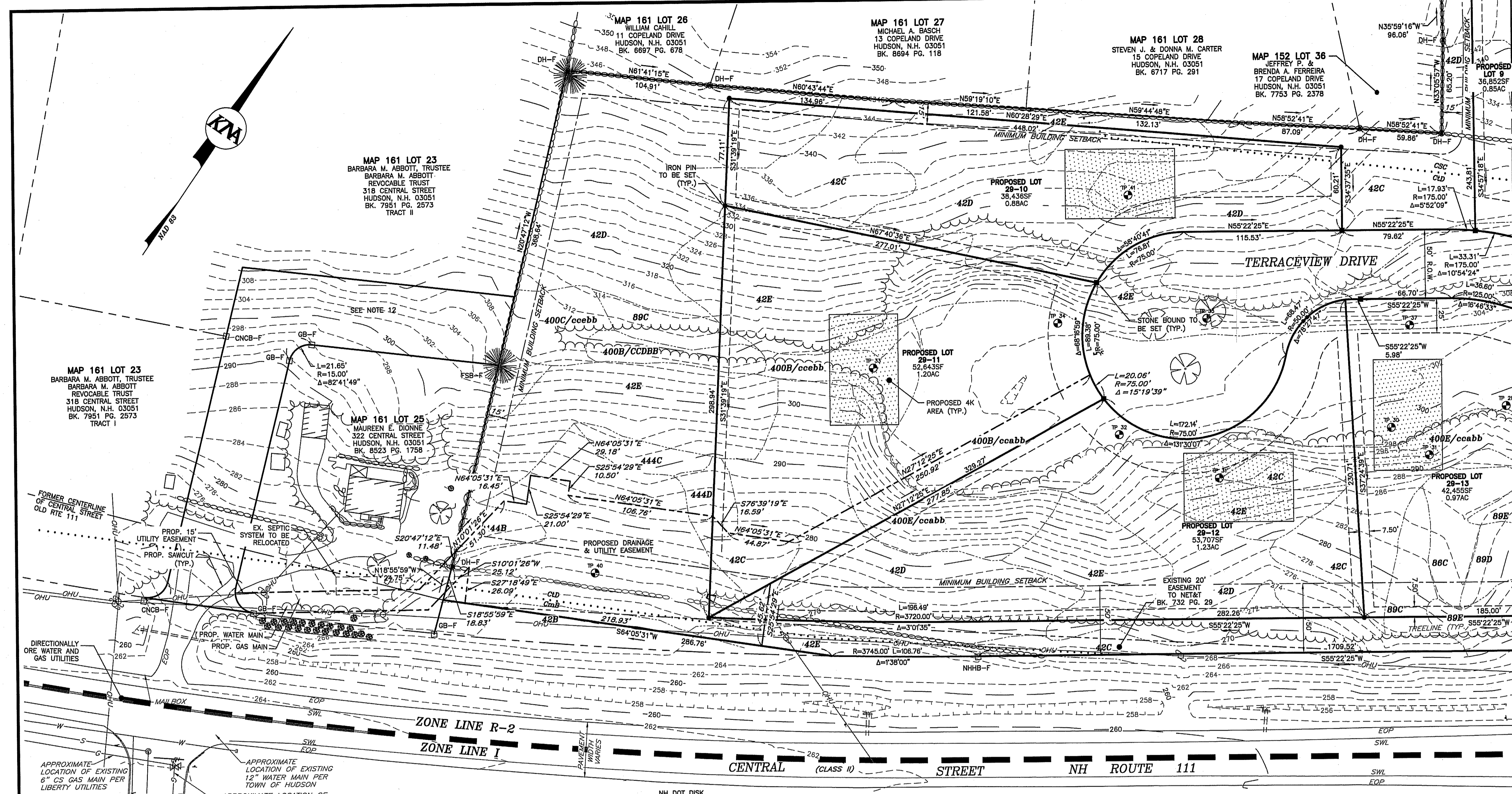
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Manuel D. Sauer
LICENSED LAND SURVEYOR DATE: *1-28-20*

MATCH TO SHEET 10



KEY PLAN
SCALE: 1" = 1,000'



MATCH TO SHEET 9

TOPOGRAPHIC SUBDIVISION PLAN

GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

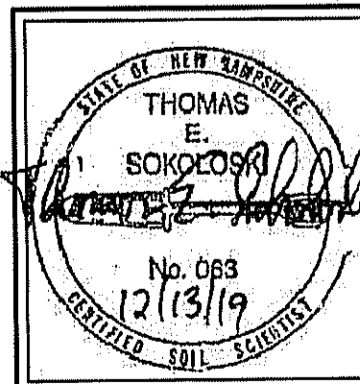
OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608



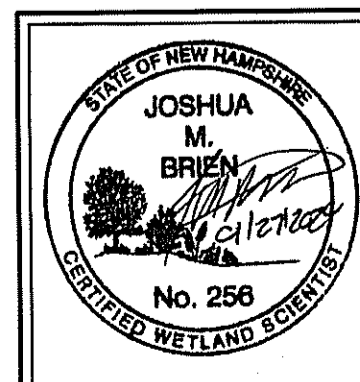
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

OWNER OF MAP 161 LOT 29

SIGNATURE: *Michael DeSousa*
DATE: 1/27/20

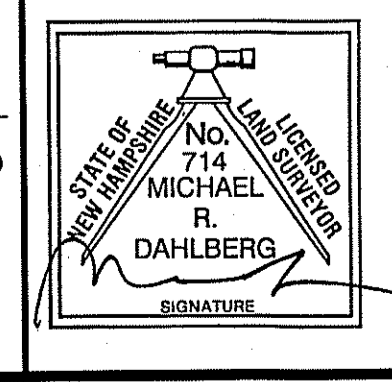


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Michael DeSousa
LICENSED LAND SURVEYOR
DATE: 1-28-2020



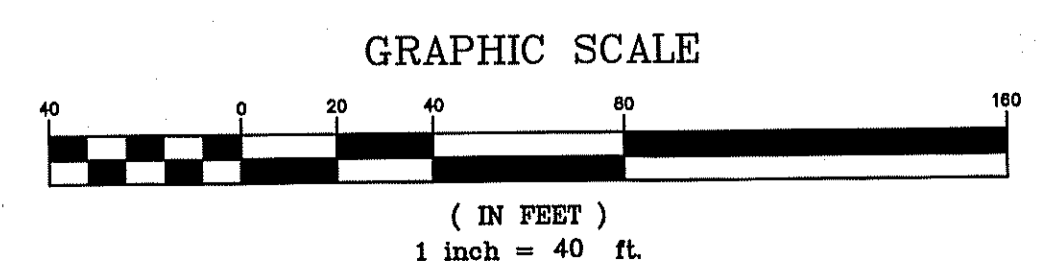
REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019
PROJECT NO: 19-0408-1
SCALE: 1"=40'
SHEET 8 OF 31

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
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SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND



APPROXIMATE EXISTING LOCATION OF 6" CS GAS MAIN PER LIBERTY UTILITIES
APPROXIMATE EXISTING LOCATION OF 12" WATER MAIN PER TOWN OF HUDSON
APPROXIMATE EXISTING LOCATION OF 4" CS GAS MAIN PER LIBERTY UTILITIES

INDUSTRIAL DRIVE (CLASS V)

MAILBOX

DIRECTIONALLY ORE WATER AND GAS UTILITIES

FORMER CENTERLINE OF CENTRAL STREET OLD RTE 111

MAP 161 LOT 23
BARBARA M. ABBOTT, TRUSTEE
BARBARA M. ABBOTT REVOCABLE TRUST
318 CENTRAL STREET
HUDSON, N.H. 03051
BK. 7951 PG. 2573
TRACT I

MAP 161 LOT 25
MAUREEN E. DIONNE
322 CENTRAL STREET
HUDSON, N.H. 03051
BK. 8523 PG. 1758

MAP 161 LOT 23
BARBARA M. ABBOTT, TRUSTEE
BARBARA M. ABBOTT REVOCABLE TRUST
318 CENTRAL STREET
HUDSON, N.H. 03051
BK. 7951 PG. 2573
TRACT II

MAP 161 LOT 26
MICHAEL A. BASCH
13 COPELAND DRIVE
HUDSON, N.H. 03051
BK. 8697 PG. 678

MAP 161 LOT 27
MICHAEL A. BASCH
13 COPELAND DRIVE
HUDSON, N.H. 03051
BK. 8694 PG. 118

MAP 161 LOT 28
STEVEN J. & DONNA M. CARTER
15 COPELAND DRIVE
HUDSON, N.H. 03051
BK. 6717 PG. 291

MAP 152 LOT 36
JEFFREY P. & BRENDA A. FERREIRA
17 COPELAND DRIVE
HUDSON, N.H. 03051
BK. 7753 PG. 2378

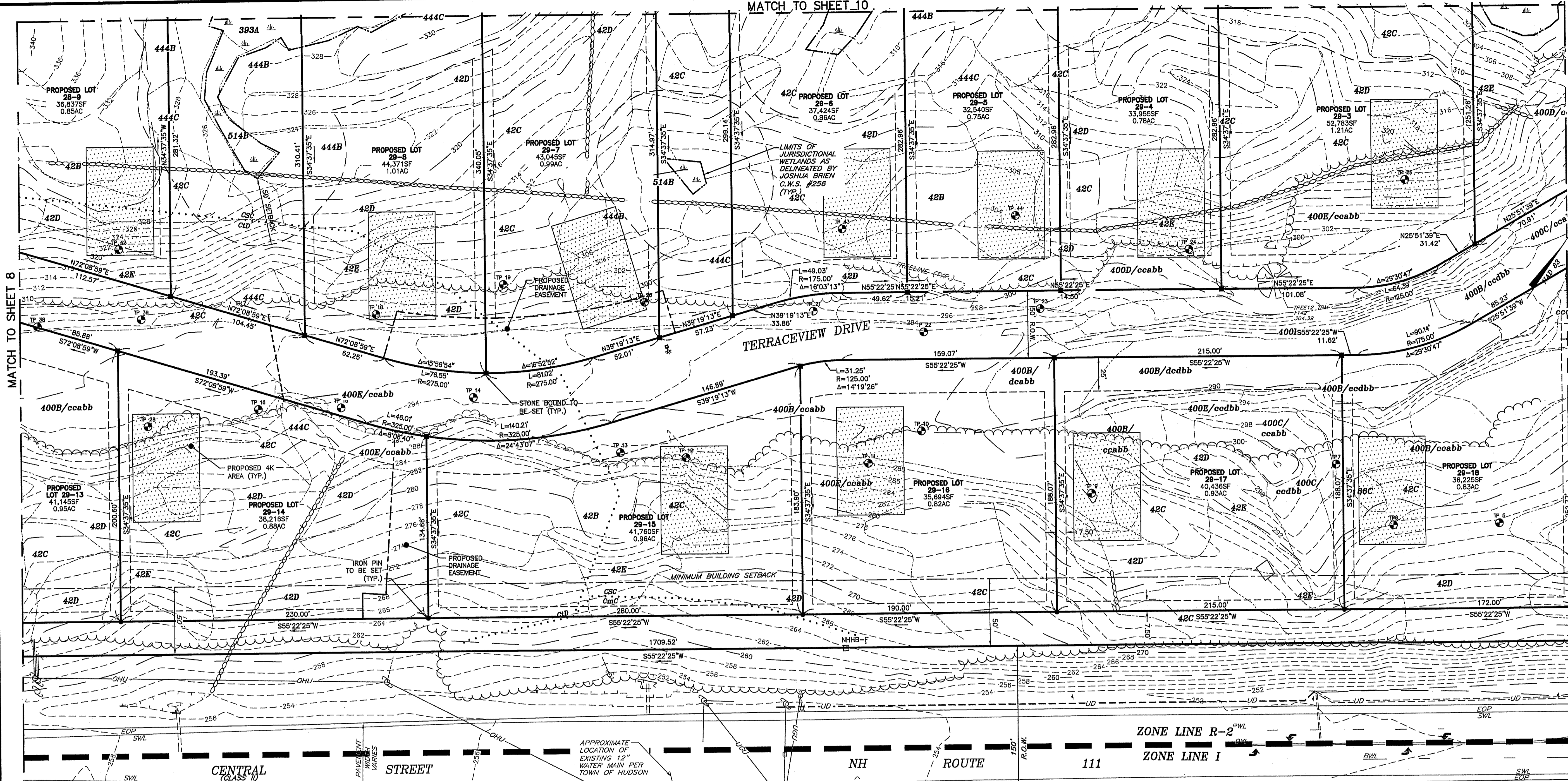
PROPOSED LOT 9
36,852SF
0.85AC

PROPOSED LOT 29-11
52,643SF
1.20AC

PROPOSED LOT 29-12
53,707SF
1.23AC

PROPOSED LOT 29-13
42,455SF
0.97AC

NH DOT DISK #229-0420 ELEV=260.91



MATCH TO SHEET 8

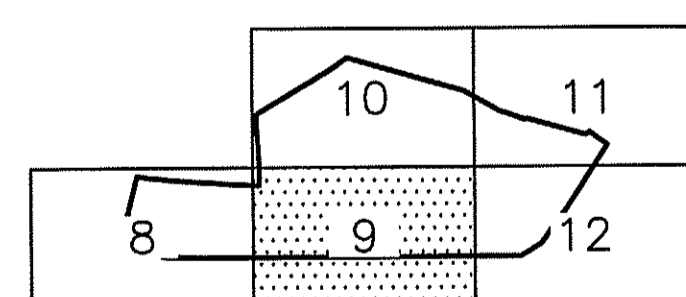
MATCH TO SHEET 12



MAP 161 LOT 37
ROBERT W. CLAPP
58 JONSPIN ROAD
WILMINGTON, MA 01887
BK. 2717 PG. 459

MAP 161 LOT 36
ONE PARK AVENUE, LLC.
1 PARK AVENUE
HUDSON, N.H. 03051
BK. 8930 PG. 2685

MAP 161 LOT 30
ROBERT N. DONADIO, TRUSTEE
FELICIA REALTY TRUST
C/O JOHN DECOSTA
48 RAWSON ROAD
ARLINGTON, MA 02474
BK. 6467 PG. 1110

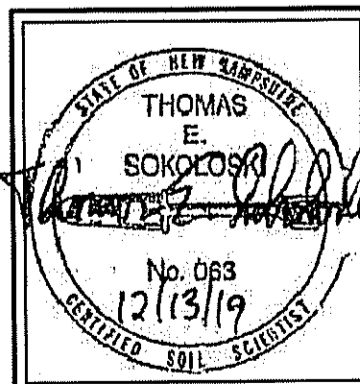
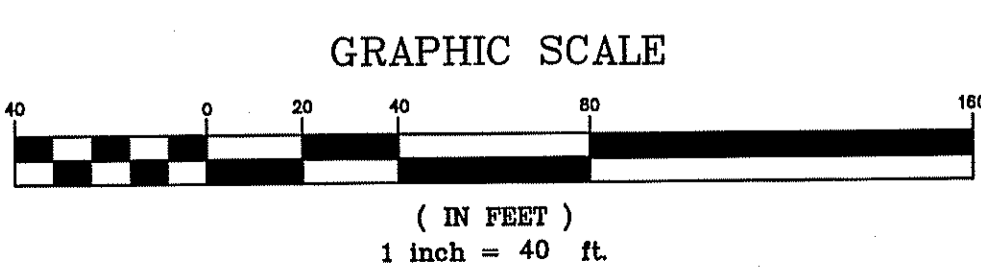


KEY PLAN
SCALE: 1" = 1,000'

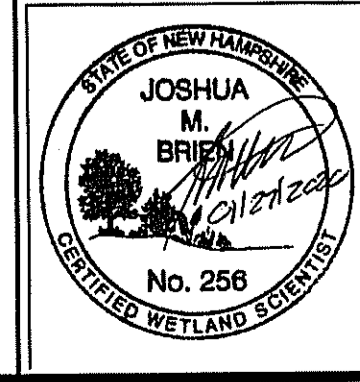
OWNER OF MAP 161 LOT 29
SIGNATURE: *Manuel D. Saverio*
DATE: *12/12/20*

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
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SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND



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Manuel D. Saverio
LICENSED LAND SURVEYOR
DATE: *1-29-2020*

TOPOGRAPHIC SUBDIVISION PLAN

GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

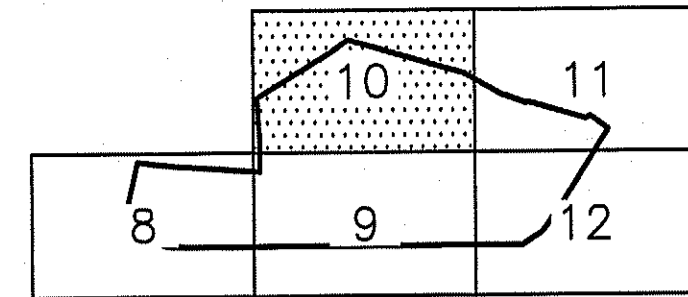
OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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

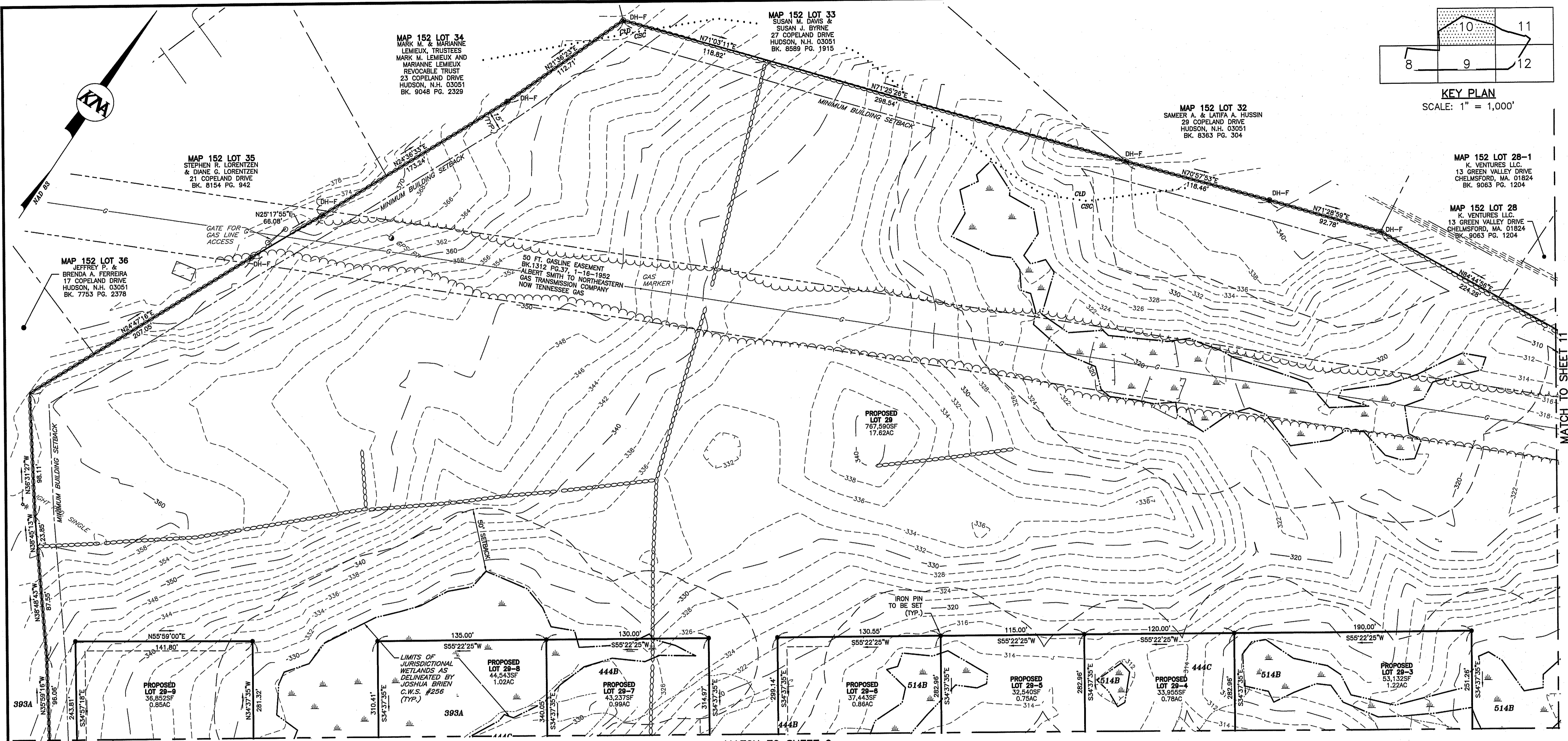
REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1"=40'
PROJECT NO: 19-0408-1 SHEET 9 OF 31



KEY PLAN
SCALE: 1" = 1,000'



MATCH TO SHEET 8

MATCH TO SHEET 9

MATCH TO SHEET 11

TOPOGRAPHIC SUBDIVISION PLAN

GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
48 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-8881

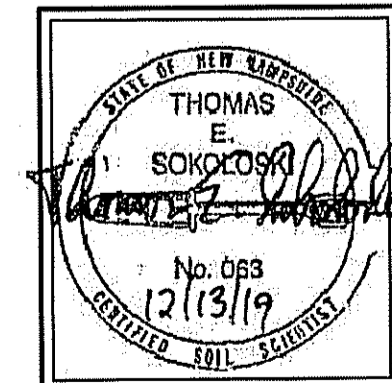
OWNER OF MAP 161 LOT 29

SIGNATURE: *Michael D. Sava*
DATE: 12/20

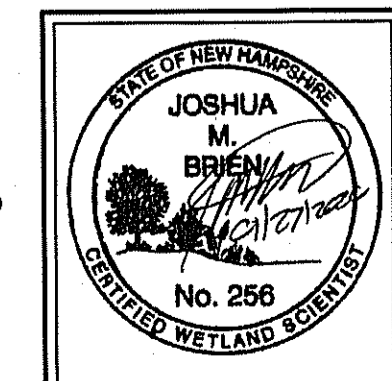
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Michael D. Sava
LICENSED LAND SURVEYOR
DATE: 12-20-2020

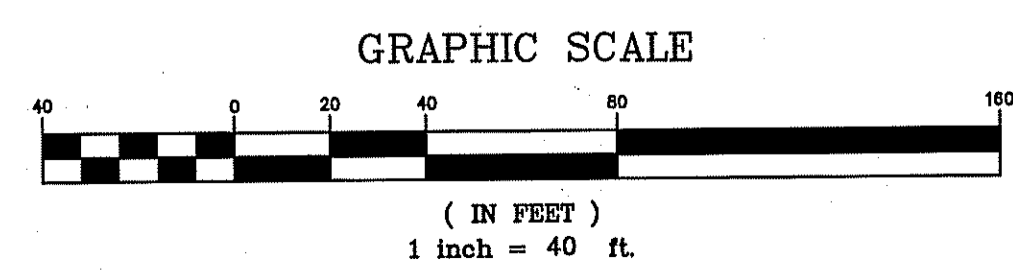


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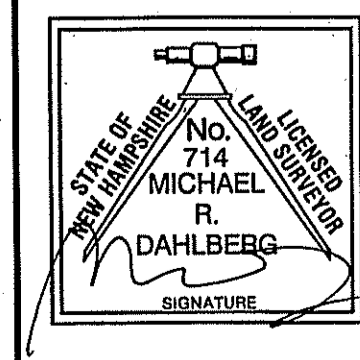


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SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND

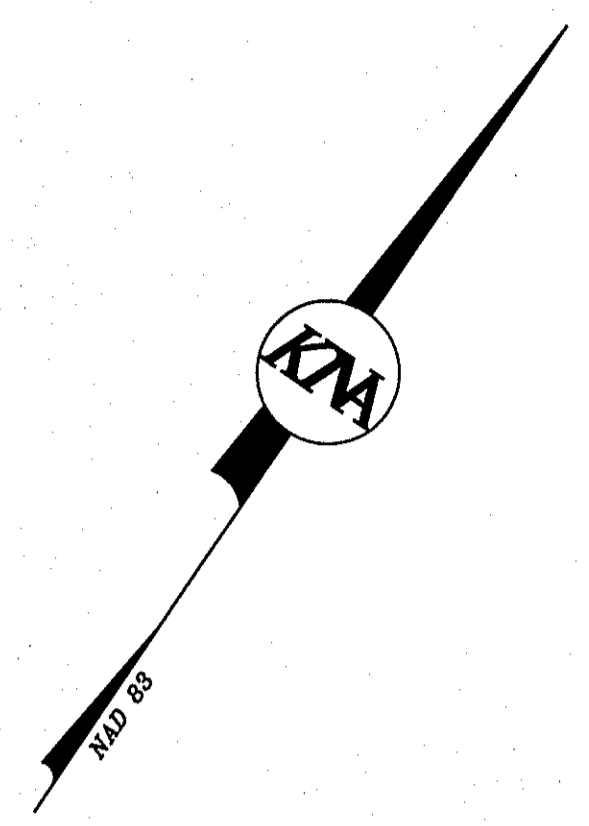
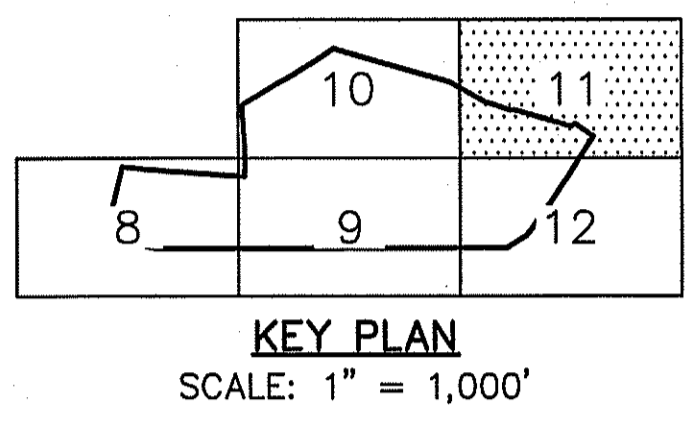
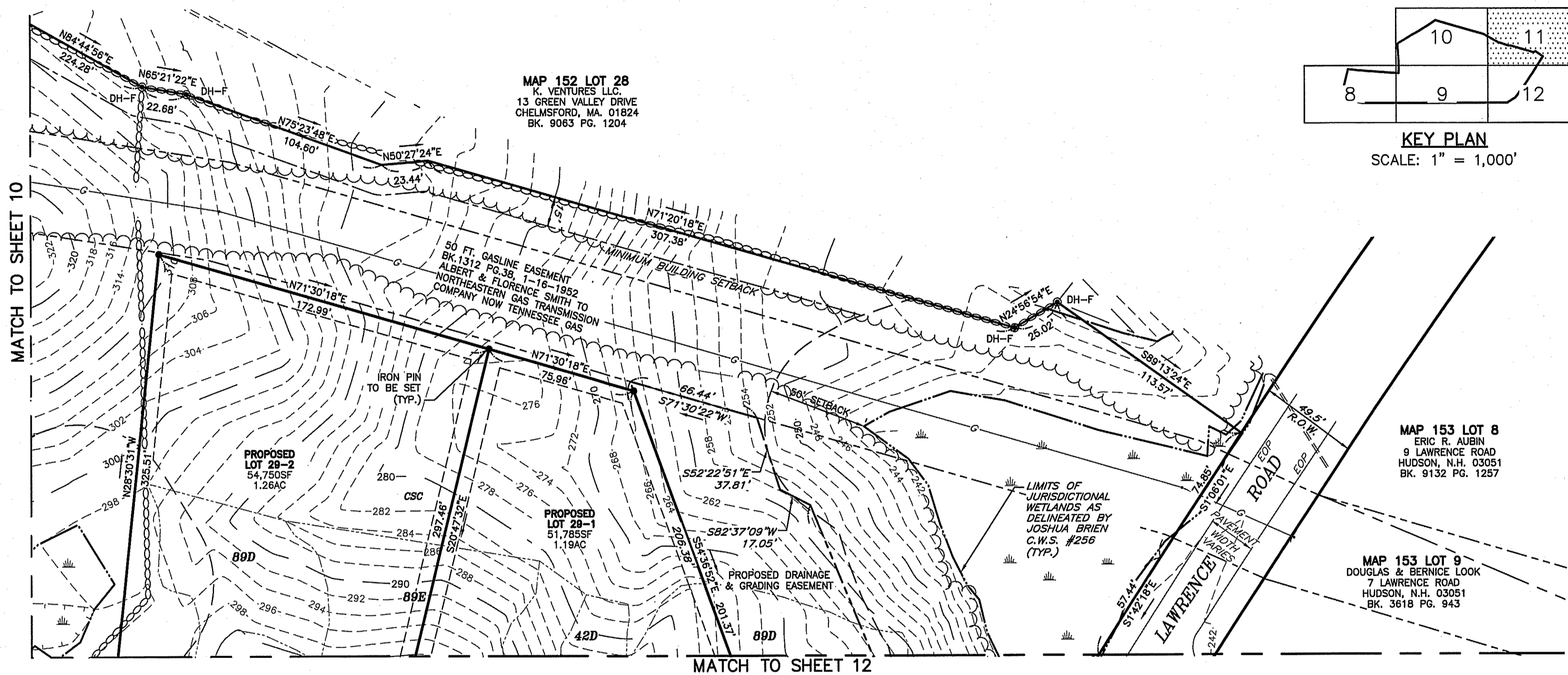


APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
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REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019
PROJECT NO: 19-0408-1
SCALE: 1"=40'
SHEET 10 OF 31



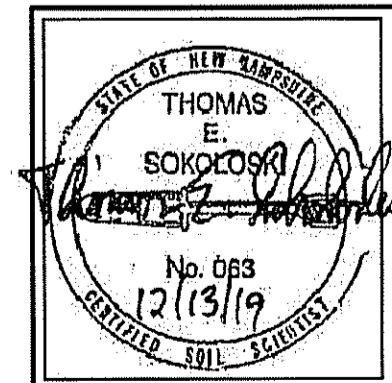
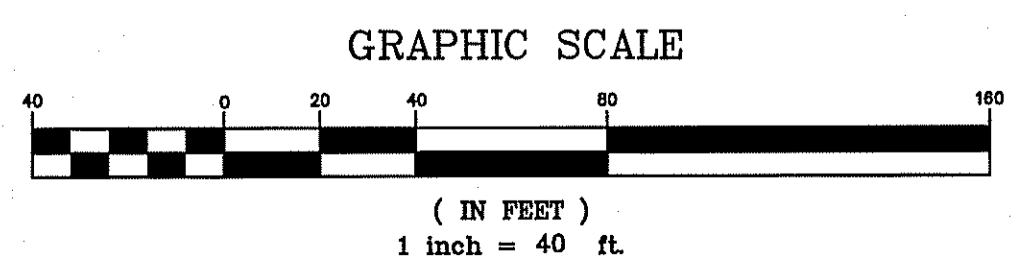
MATCH TO SHEET 10

MATCH TO SHEET 12

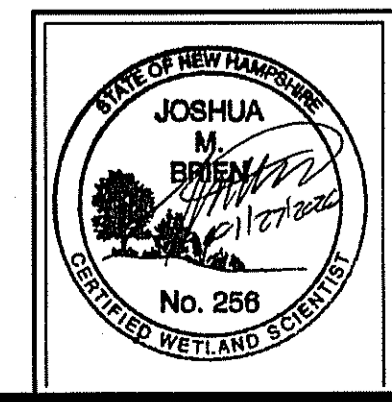


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OWNER OF MAP 161 LOT 29
 SIGNATURE: *Michael D. Soren*
 DATE: 1/27/20

CERTIFICATION:
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Michael D. Soren
 LICENSED LAND SURVEYOR
 1-28-2020
 DATE

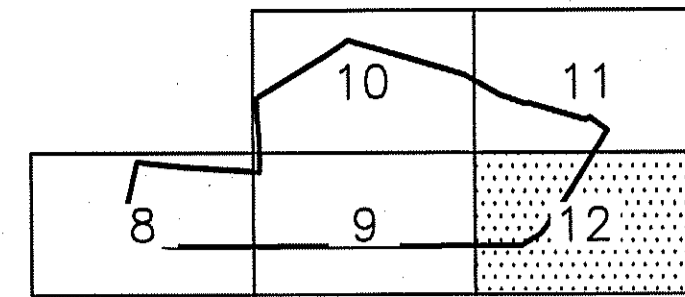
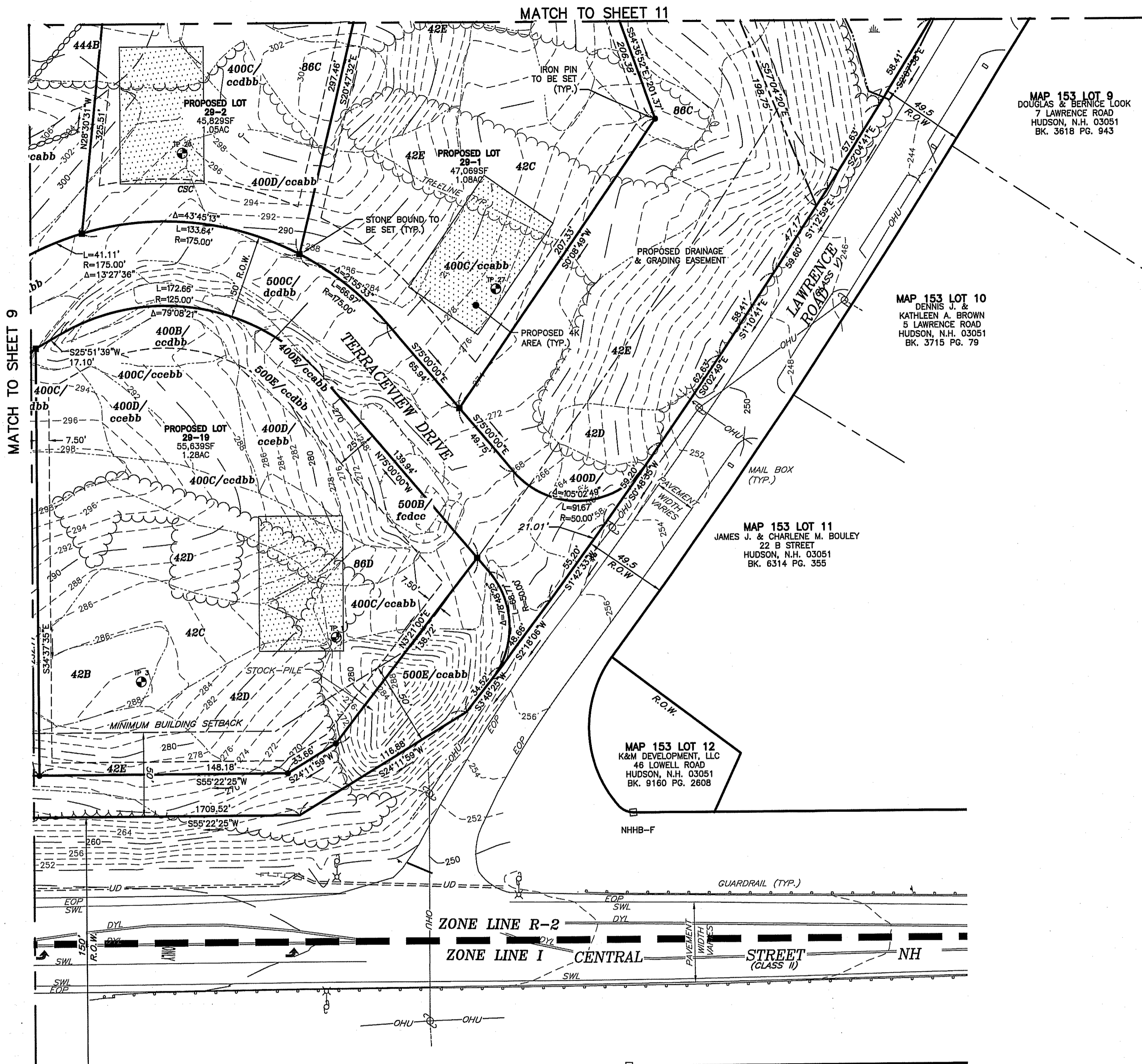
TOPOGRAPHIC SUBDIVISION PLAN
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER AND APPLICANT
 K & M DEVELOPERS, LLC.
 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 9160 PG. 2608

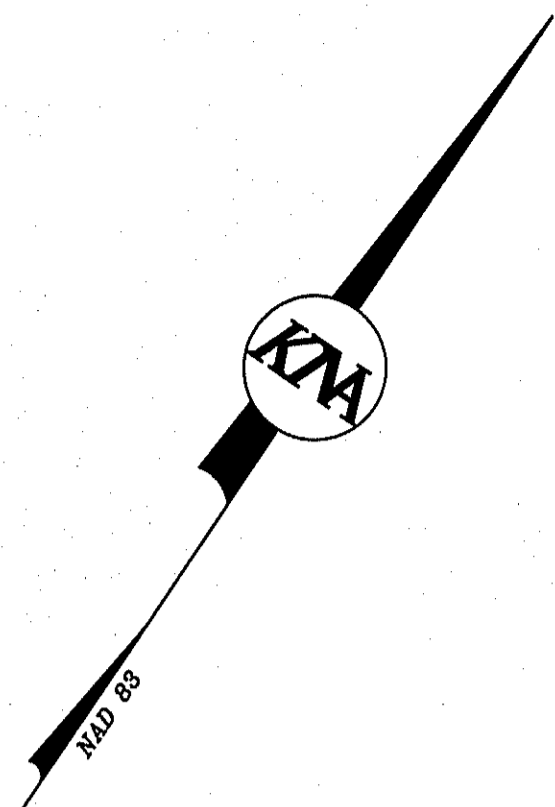
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 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

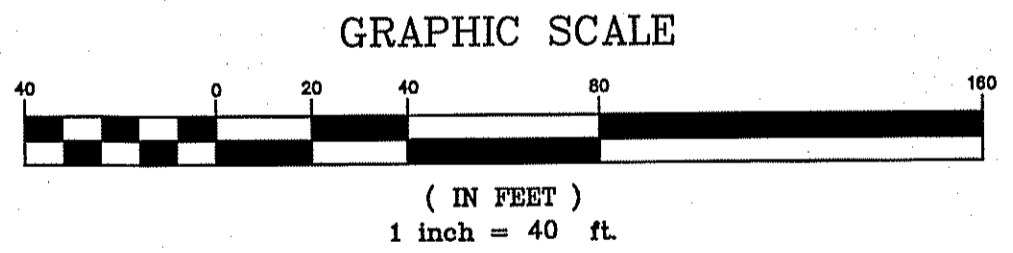
DATE: DECEMBER 6, 2019 SCALE: 1"=40'
 PROJECT No: 19-0408-1 SHEET 11 OF 31



KEY PLAN
SCALE: 1" = 1,000'



SEE SHEET 2 FOR NOTES, REFERENCE PLANS & LEGEND

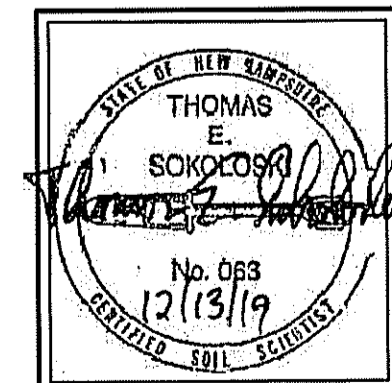


TOPOGRAPHIC SUBDIVISION PLAN
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

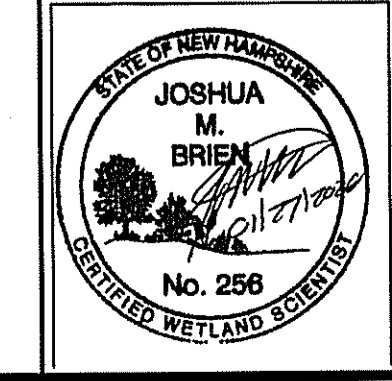
OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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

MAP 161 LOT 30
ROBERT N. DONADIO, TRUSTEE
FELICIA REALTY TRUST
C/O JOHN DECOSTA
48 RAWSON ROAD
ARLINGTON, MA. 02474
BK. 6487 PG. 1110



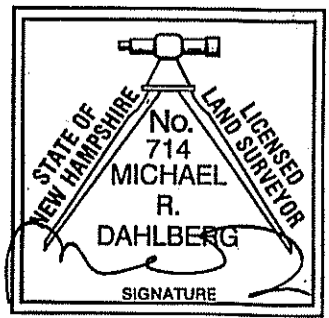
THIS DETAILED SITE-SPECIFIC SOIL MAP, PERFORMED ON JULY 22, 2019 BY THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST #063 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. IN BOW, NEW HAMPSHIRE WITH ASSISTANCE FROM JOSHUA BRIEN OF KEACH-NORDSTROM ASSOCIATES, CONFORMS TO THE STANDARDS OF SSSNIE PUBLICATION NO. 3, AS AMENDED. SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT. THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSA 485 A: 17 AND NHDES ENV-WQ 1500, ALTERATION OF TERRAIN. SEE ACCOMPANYING REPORT FOR METHODOLOGY, MAP SYMBOL LEGEND, AND INTERPRETATIONS.



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON APRIL 16, 2019 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

OWNER OF MAP 161 LOT 29
SIGNATURE: *Michael D. Duce*
DATE: 1/27/20

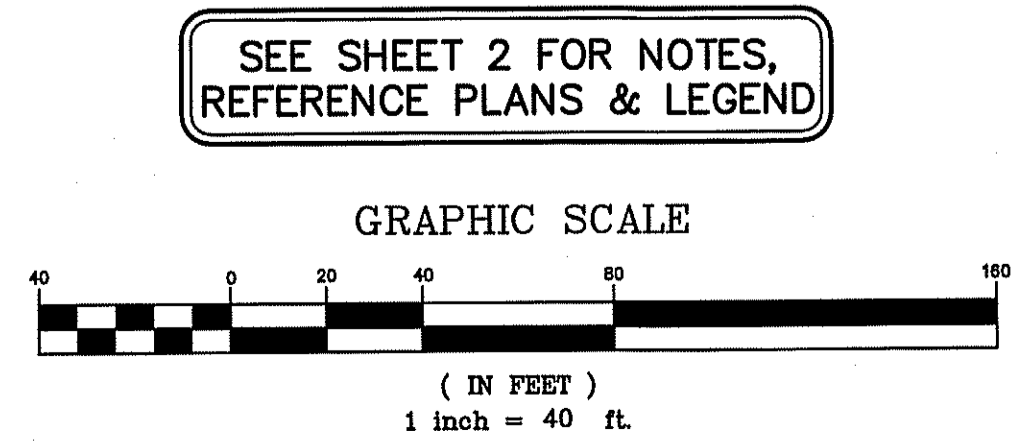
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING APRIL & MAY OF 2019. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
Michael D. Duce
LICENSED LAND SURVEYOR
1-20-2020
DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019
PROJECT NO: 19-0408-1
SCALE: 1"=40'
SHEET 12 OF 31

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.



CONSTRUCTION NOTES:

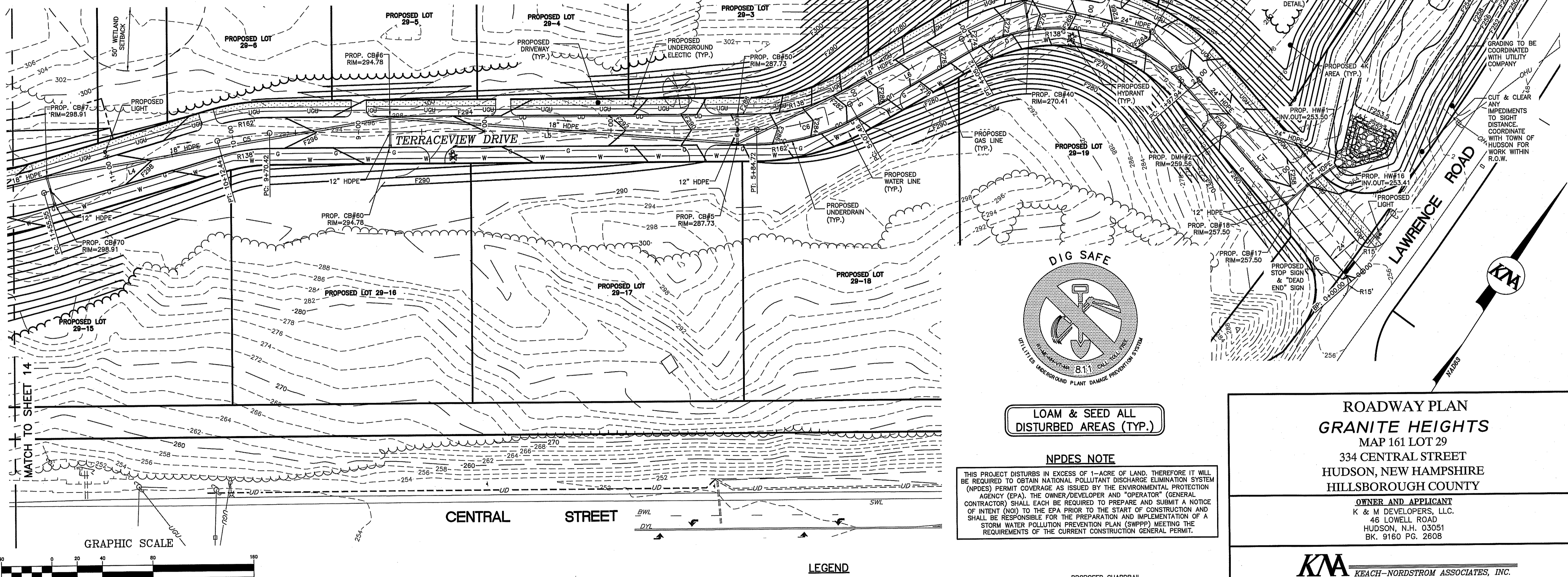
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED ROADWAY DESIGN, GRADING, AND UTILITIES FOR THIS SITE.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HDPE. CATCH BASINS SHALL BE TYPE B, AND HAVE 3" SUMPS UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

LINE TABLE: CENTERLINE ALIGNMENT

NUMBER	LENGTH	BEARING
L1	120.83	S55° 22' 25.43"W
L2	74.32	S55° 22' 25.43"W
L3	279.27	S72° 08' 58.85"W
L4	143.10	S39° 19' 12.66"W
L5	385.69	S55° 22' 25.43"W
L6	102.33	S25° 51' 38.77"W
L7	197.94	N75° 00' 00.00"W

CURVE TABLE: CENTERLINE ALIGNMENT

NUMBER	RADIUS	LENGTH	BEARING
C1	50.00	226.21	S74° 14' 15.46"E
C2	73.00	100.94	N15° 45' 44.54"E
C3	150.00	43.92	S63° 45' 42.14"W
C4	300.00	171.89	S55° 44' 05.78"W
C5	150.00	42.03	S47° 20' 49.04"W
C6	150.00	77.26	S40° 37' 02.10"W
C7	150.00	207.19	S65° 25' 49.39"W



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.

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.

LEGEND

□ GB-F	GRANITE BOUND FOUND	---	ABUTTER LINE	○	PROPOSED GUARDRAIL
● IPIN-F	IRON PIN FOUND	---	PROPERTY LINE	—G—G—	PROPOSED UNDERGROUND UTILITIES
○ DH-F	DRILL HOLE FOUND	---	STREAM	—W—W—	PROPOSED GAS LINE
● IPP-F	IRON PIPE FOUND	---	WETLAND	---	PROPOSED WATER LINE
▲ RRS-F	RAILROAD SPIKE FOUND	---	OVERHEAD UTILITIES	---	PROPOSED DRAINAGE LINE
○ U	UTILITY POLE	---	DRAINAGE LINE	---	PROPOSED TREETLINE
+	SIGN	---	TREETLINE	---	PROPOSED EDGE OF PAVEMENT
*	LIGHT	---	10' CONTOUR	---	PROPOSED SLOPED GRANITE CURB
⊙	WELL	---	2' CONTOUR	---	PROPOSED 2' CONTOUR
⊙	SEWER MANHOLE	---		---	EASEMENT
⊙	DRAINAGE MANHOLE	---		---	
⊙	CATCH BASIN	---		---	

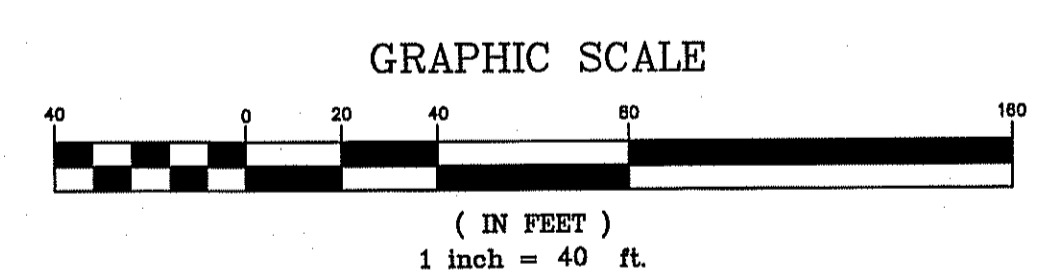
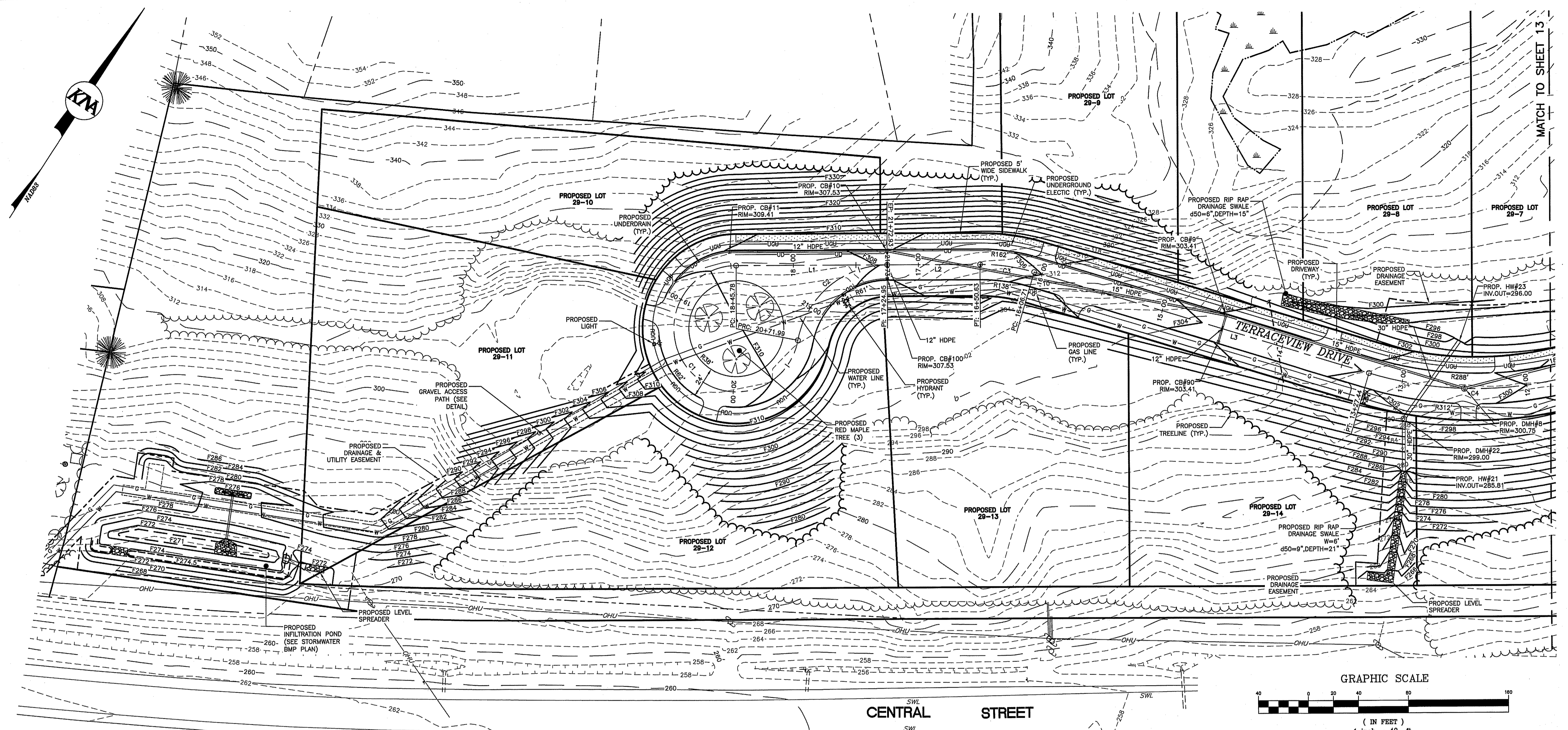
ROADWAY PLAN
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER AND APPLICANT
 K & M DEVELOPERS, LLC.
 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 9160 PG. 2608

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

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1" = 40'
 PROJECT NO: 19-0408-1 SHEET 13 OF 31



SEE SHEET 13 FOR CONSTRUCTION NOTES AND ROADWAY CENTERLINE DATA

LOAM & SEED ALL DISTURBED AREAS (TYP.)

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.

APPROVED BY THE HUDSON, NH PLANNING BOARD
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 _____ SIGNATURE DATE: _____
 _____ SIGNATURE DATE: _____
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LEGEND			
□ GB-F	GRANITE BOUND FOUND	---	ABUTTER LINE
○ IPIN-F	IRON PIN FOUND	---	PROPERTY LINE
⊙ DH-F	DRILL HOLE FOUND	---	STREAM
⊙ IPP-F	IRON PIPE FOUND	---	WETLAND
△ RRS-F	RAILROAD SPIKE FOUND	---	OVERHEAD UTILITIES
⊕	UTILITY POLE	---	O.H.U.
+	SIGN	---	DRAINAGE LINE
⊙	LIGHT	---	TREELINE
⊙	WELL	---	10' CONTOUR
⊙	SEWER MANHOLE	---	2' CONTOUR
⊙	DRAINAGE MANHOLE	---	
⊙	CATCH BASIN	---	

---	STONEWALL	---	PROPOSED GUARDRAIL
---	BUILDING SETBACK	---	PROPOSED UNDERGROUND UTILITIES
---	EASEMENT	---	PROPOSED GAS LINE
---	PROPOSED WATER VALVE	---	PROPOSED WATER LINE
---	PROPOSED HYDRANT	---	PROPOSED DRAINAGE LINE
---	PROPOSED WELL	---	PROPOSED TREELINE
---	PROPOSED DRAINAGE MANHOLE	---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CATCH BASIN	---	PROPOSED SLOPED GRANITE CURB
---	PROPOSED END SECTION	---	PROPOSED 2' CONTOUR
---	PROPOSED PROPERTY LINE	---	EASEMENT

ROADWAY PLAN
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

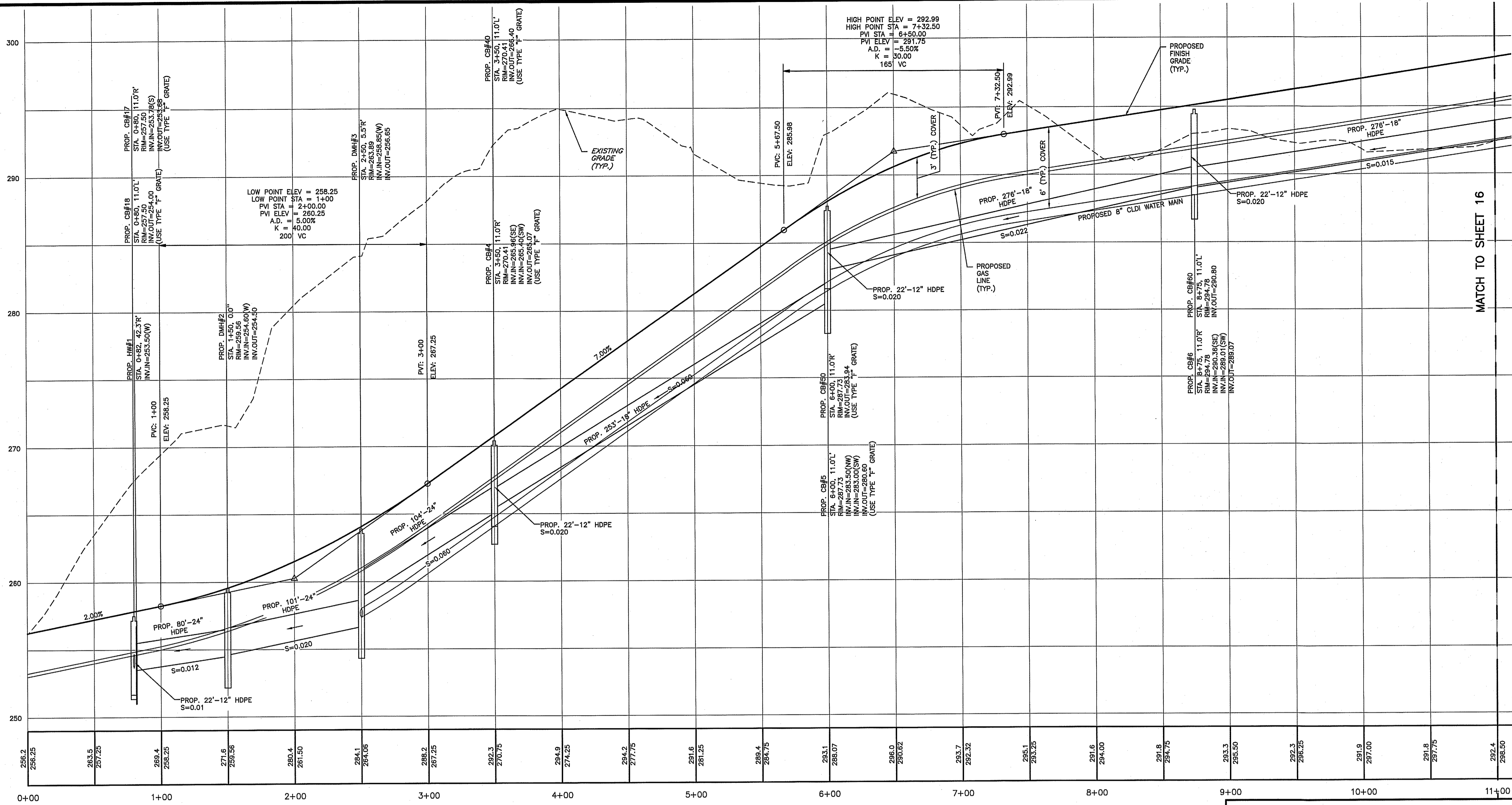
OWNER AND APPLICANT
 K & M DEVELOPERS, LLC.
 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 9160 PG. 2608

K&M 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: DECEMBER 6, 2019 SCALE: 1" = 40'
 PROJECT NO: 19-0408-1 SHEET 14 OF 31



MATCH TO SHEET 16

ROADWAY PROFILE
 SCALE: 1" = 40'(HORIZ.)
 1" = 4'(VERT.)

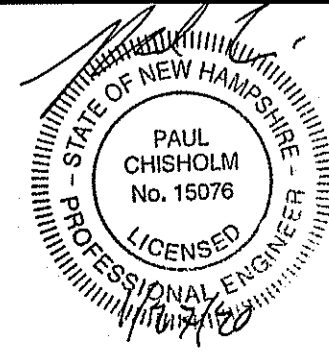


APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 SIGNATURE: _____ DATE: _____
 SIGNATURE: _____ DATE: _____
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ROADWAY PROFILE
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

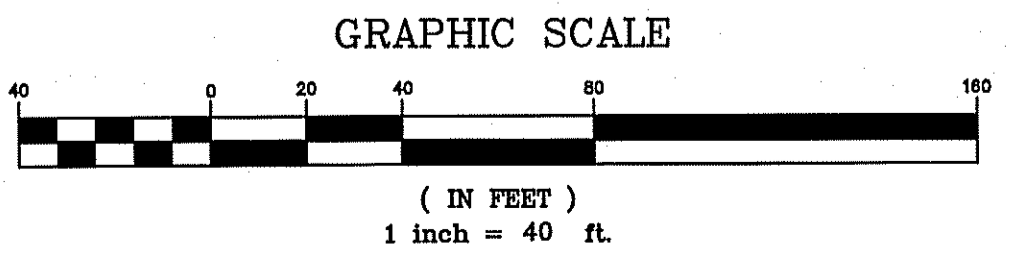
OWNER AND APPLICANT
 K & M DEVELOPERS, LLC.
 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 9160 PG. 2608

KM KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
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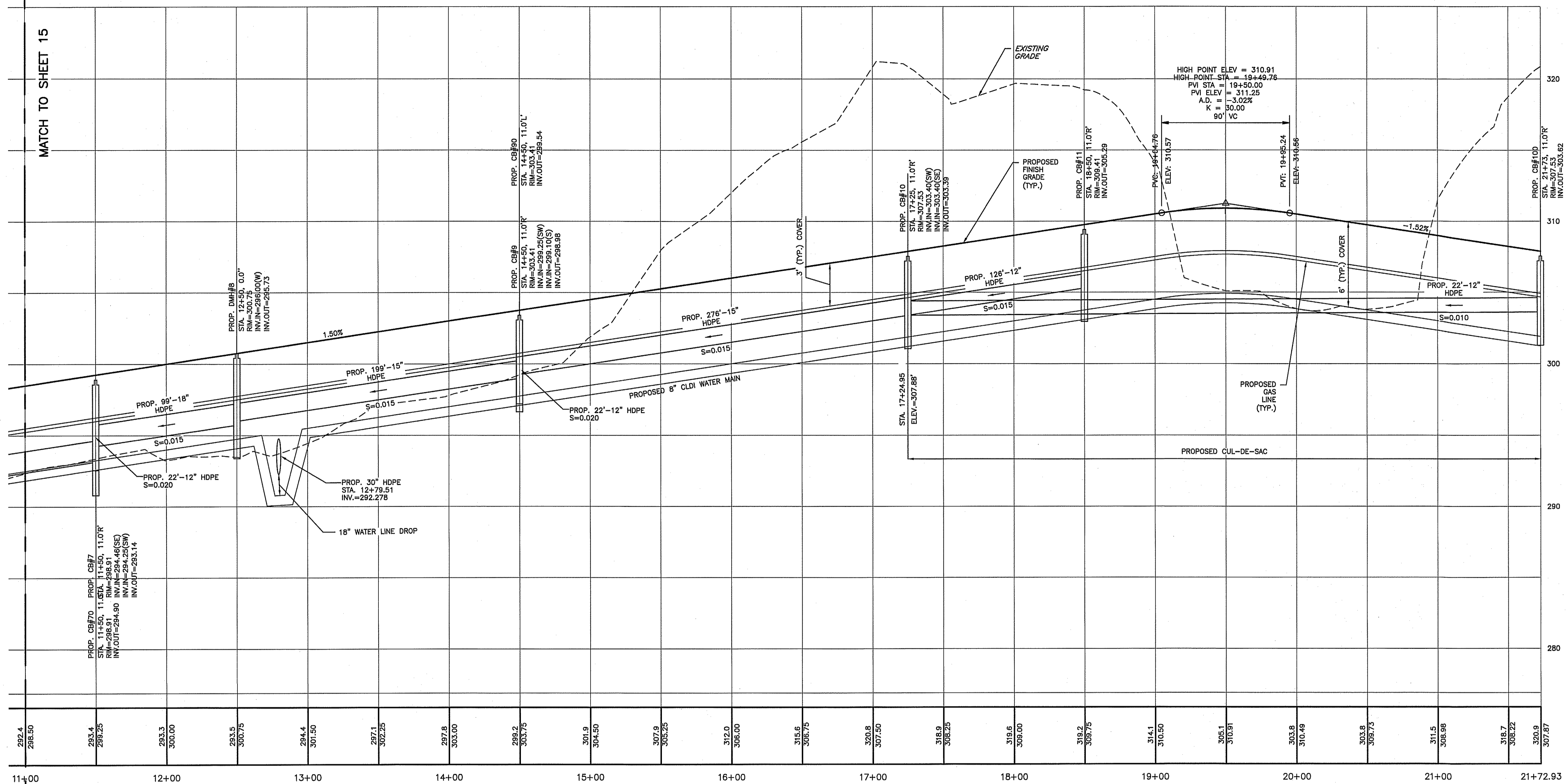


REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1" = 40'
 PROJECT NO: 19-0408-1 SHEET 15 OF 31



MATCH TO SHEET 15

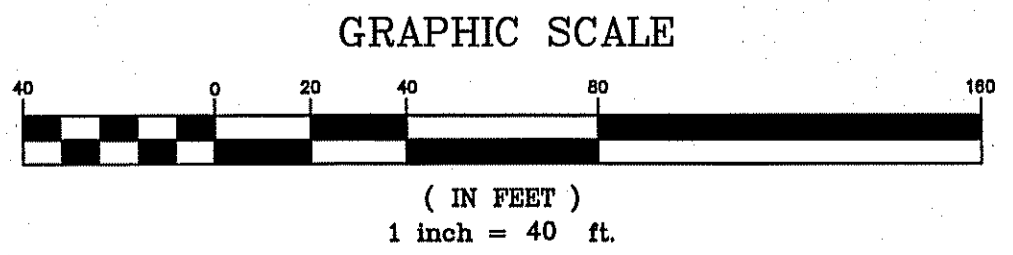


292.4	293.4	293.3	293.5	294.4	297.1	297.8	299.2	301.9	307.9	312.0	315.6	320.8	318.9	319.6	319.2	314.1	305.1	303.8	303.8	303.8	311.5	318.7	320.9
298.50	299.25	300.00	300.75	301.50	302.25	303.00	303.75	304.50	305.25	306.00	306.75	307.50	308.25	309.00	309.75	310.50	310.91	310.49	310.49	310.49	306.98	308.22	307.87
11+00		12+00		13+00		14+00		15+00		16+00		17+00		18+00		19+00		20+00		21+00		21+72.93	

ROADWAY PROFILE
 SCALE: 1" = 40'(HORIZ.)
 1" = 4'(VERT.)



APPROVED BY THE HUDSON, NH PLANNING BOARD
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ROADWAY PROFILE
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

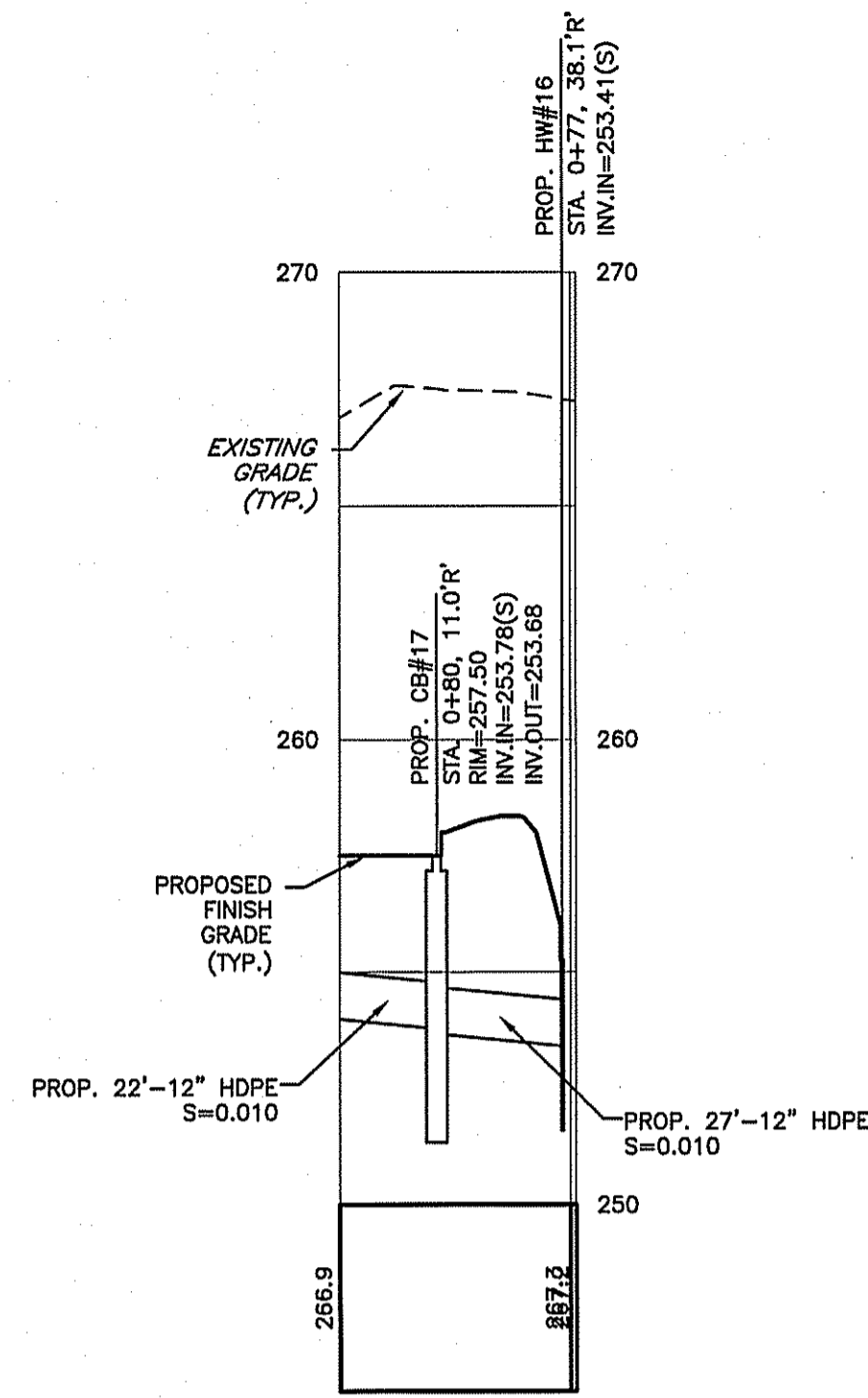
OWNER AND APPLICANT
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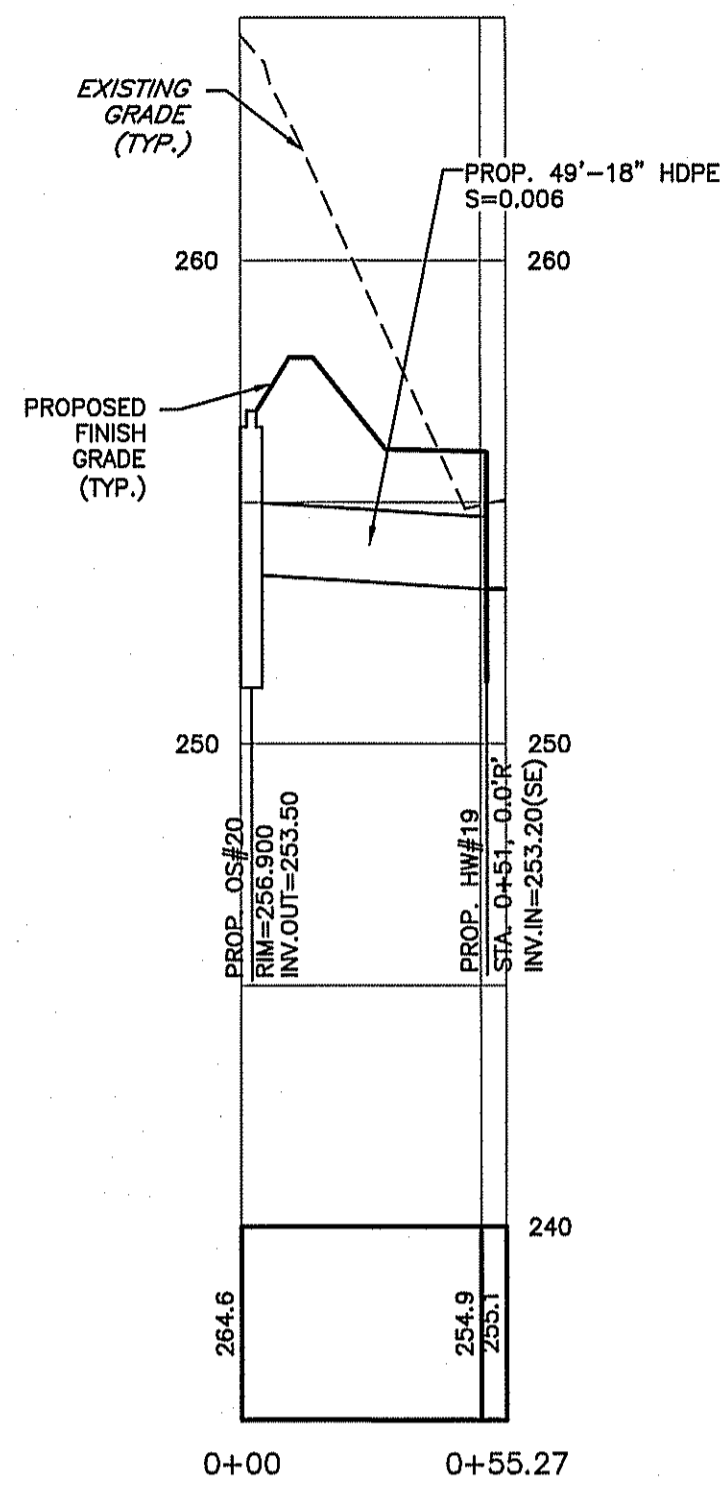
REVISIONS

No.	DATE	DESCRIPTION	BY

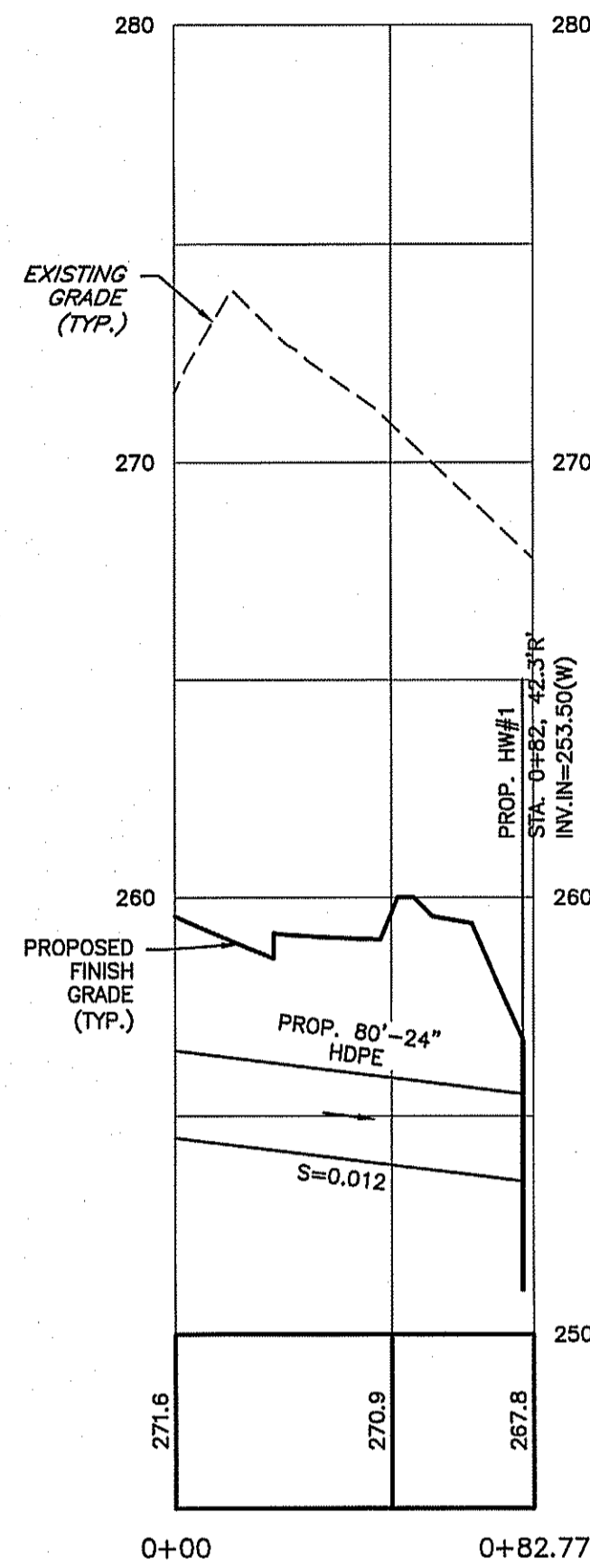
DATE: DECEMBER 6, 2019 SCALE: 1" = 40'
 PROJECT NO: 19-0408-1 SHEET 16 OF 31



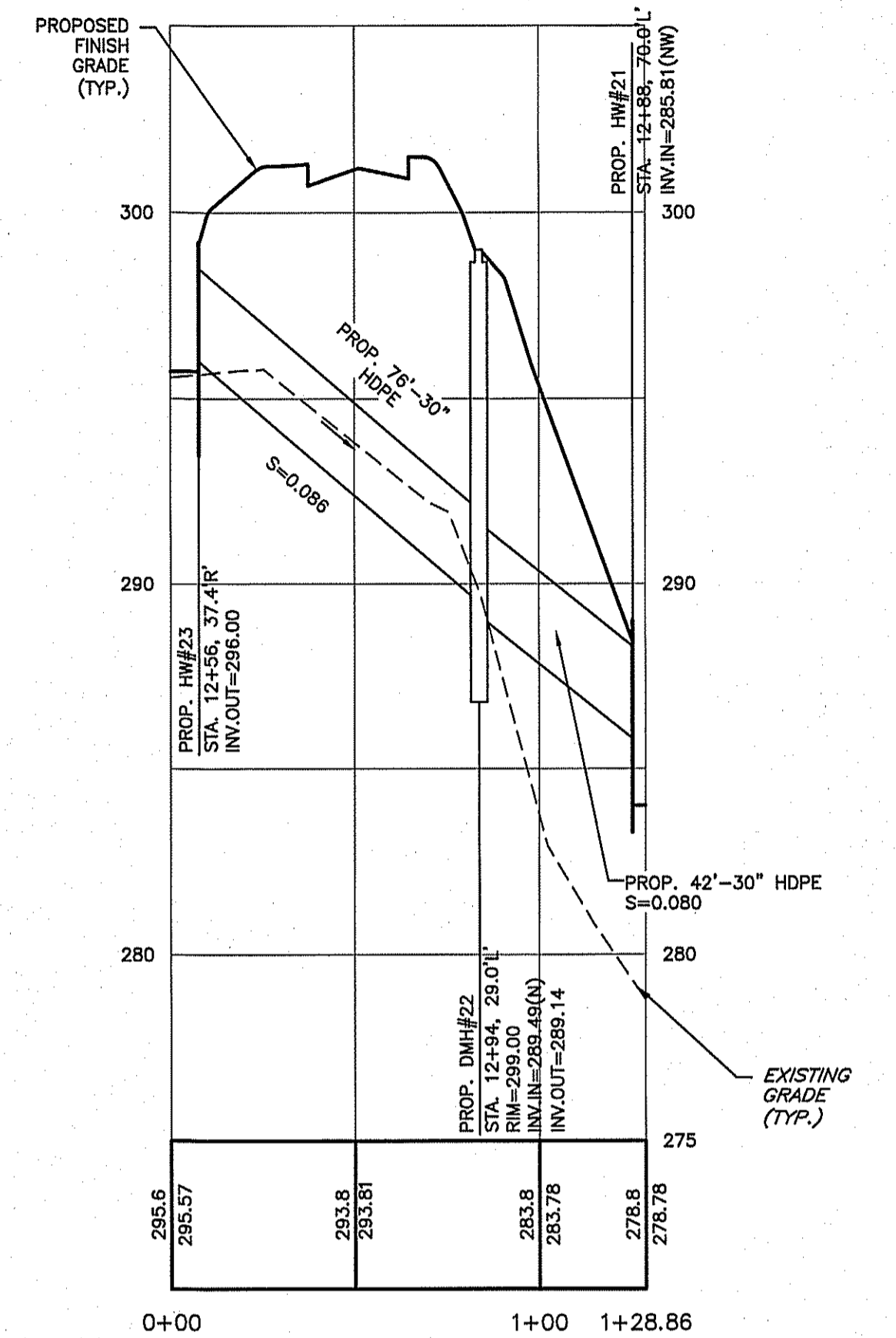
CB#17 TO HW#16
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 1" = 4'(VERT.)



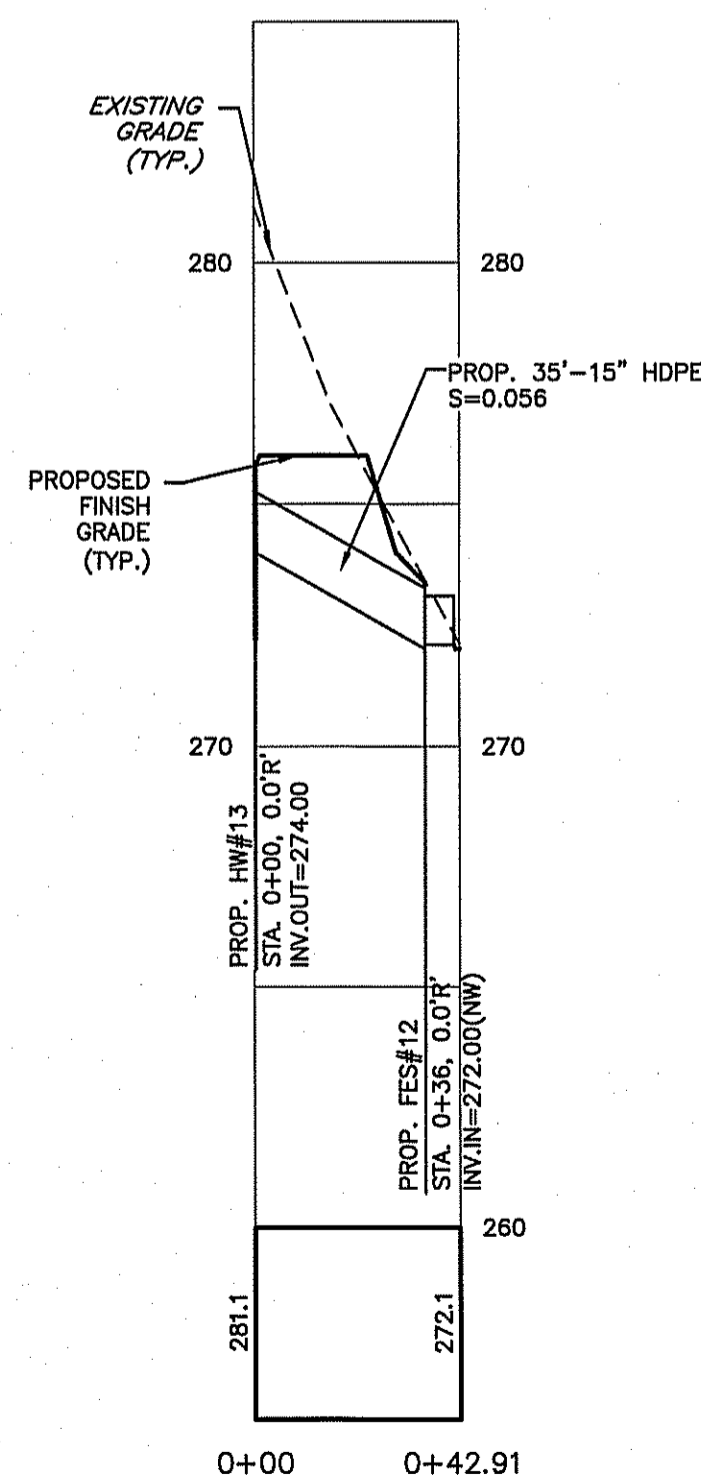
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 1" = 4'(VERT.)



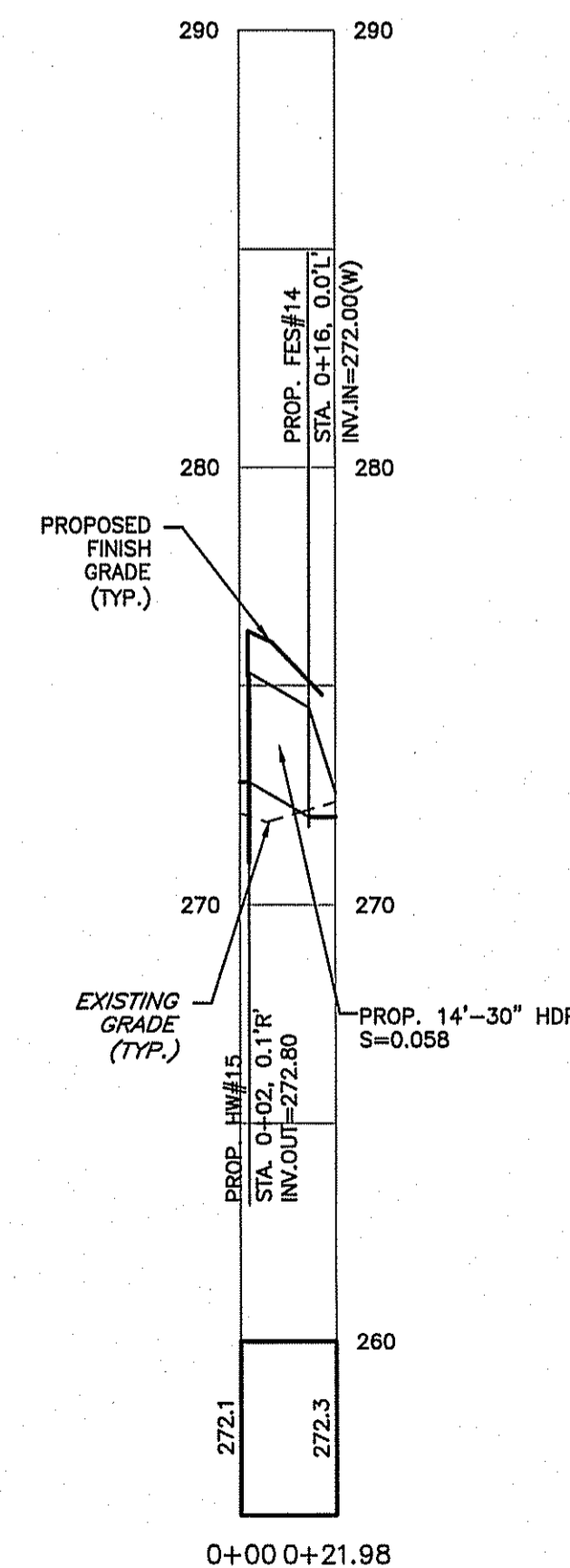
DMH#2 TO HW#1
 SCALE: 1" = 40'(HORIZ.)
 1" = 4'(VERT.)



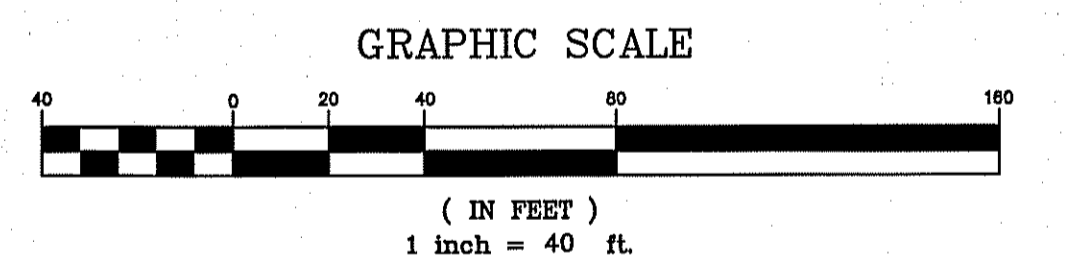
HW#23 TO HW#21
 SCALE: 1" = 40'(HORIZ.)
 1" = 4'(VERT.)



HW#13 TO FES#12
 SCALE: 1" = 40'(HORIZ.)
 1" = 4'(VERT.)



HW#15 to FES#14
 SCALE: 1" = 40'(HORIZ.)
 1" = 4'(VERT.)



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

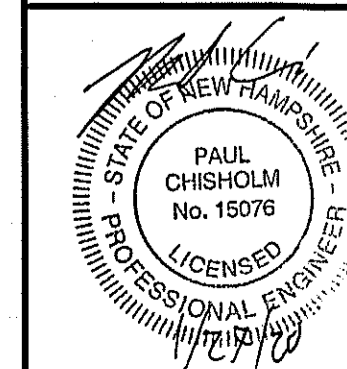
SIGNATURE DATE: _____

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DRAINAGE PROFILES
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

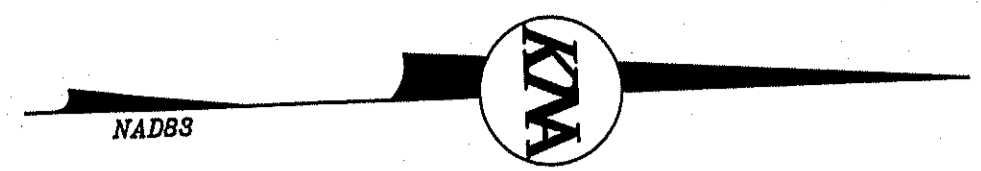
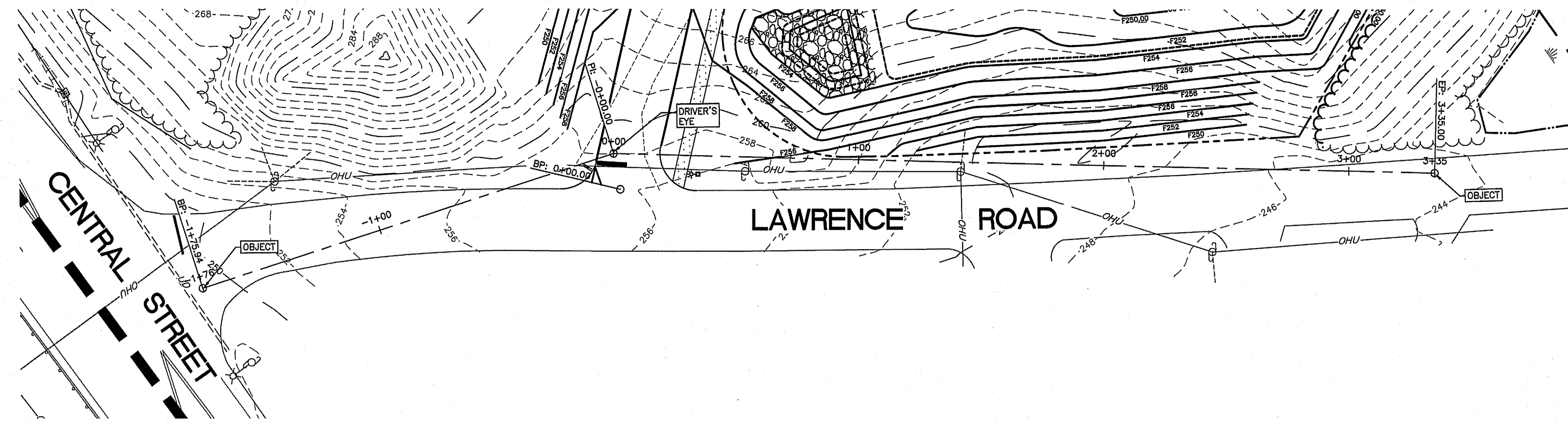
OWNER AND APPLICANT
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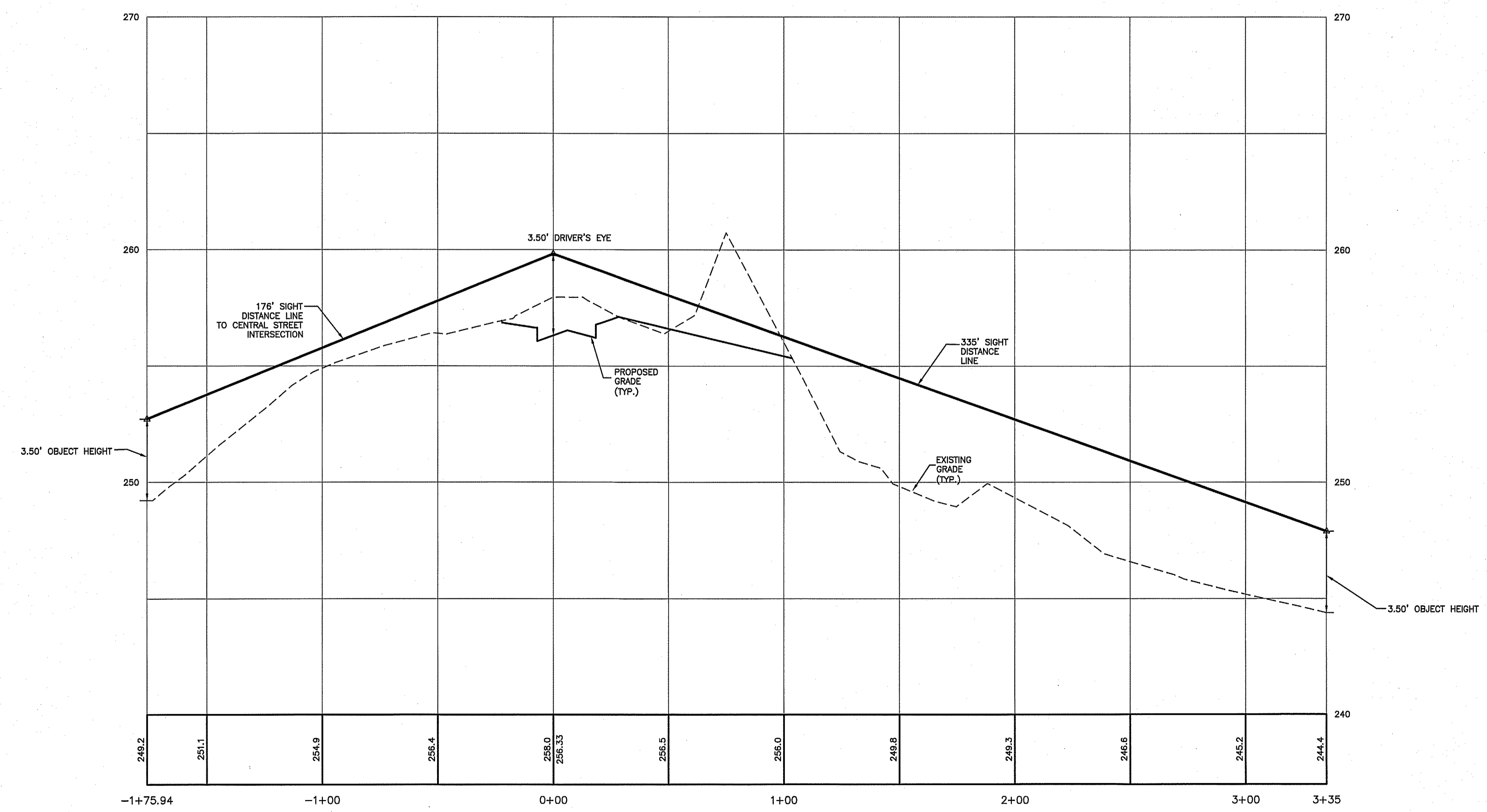


REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1" = 40'
 PROJECT NO: 19-0408-1 SHEET 17 OF 31

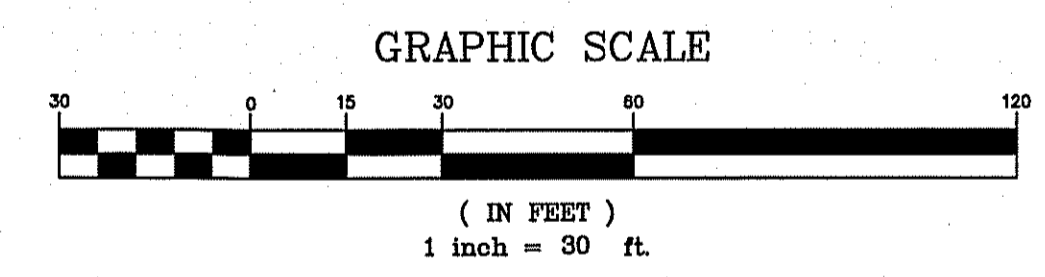


SIGHT DISTANCE PLAN
SCALE: 1" = 30'



LEGEND

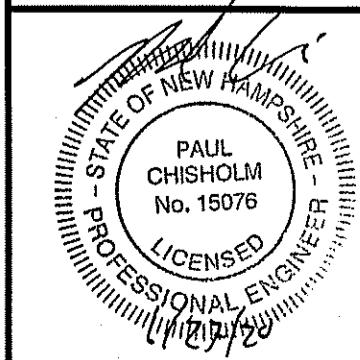
- UTILITY POLE
- LIGHT
- CATCH BASIN
- PROPERTY LINE
- WETLAND
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED PROPERTY LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- EASEMENT



SIGHT DISTANCE PLAN
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
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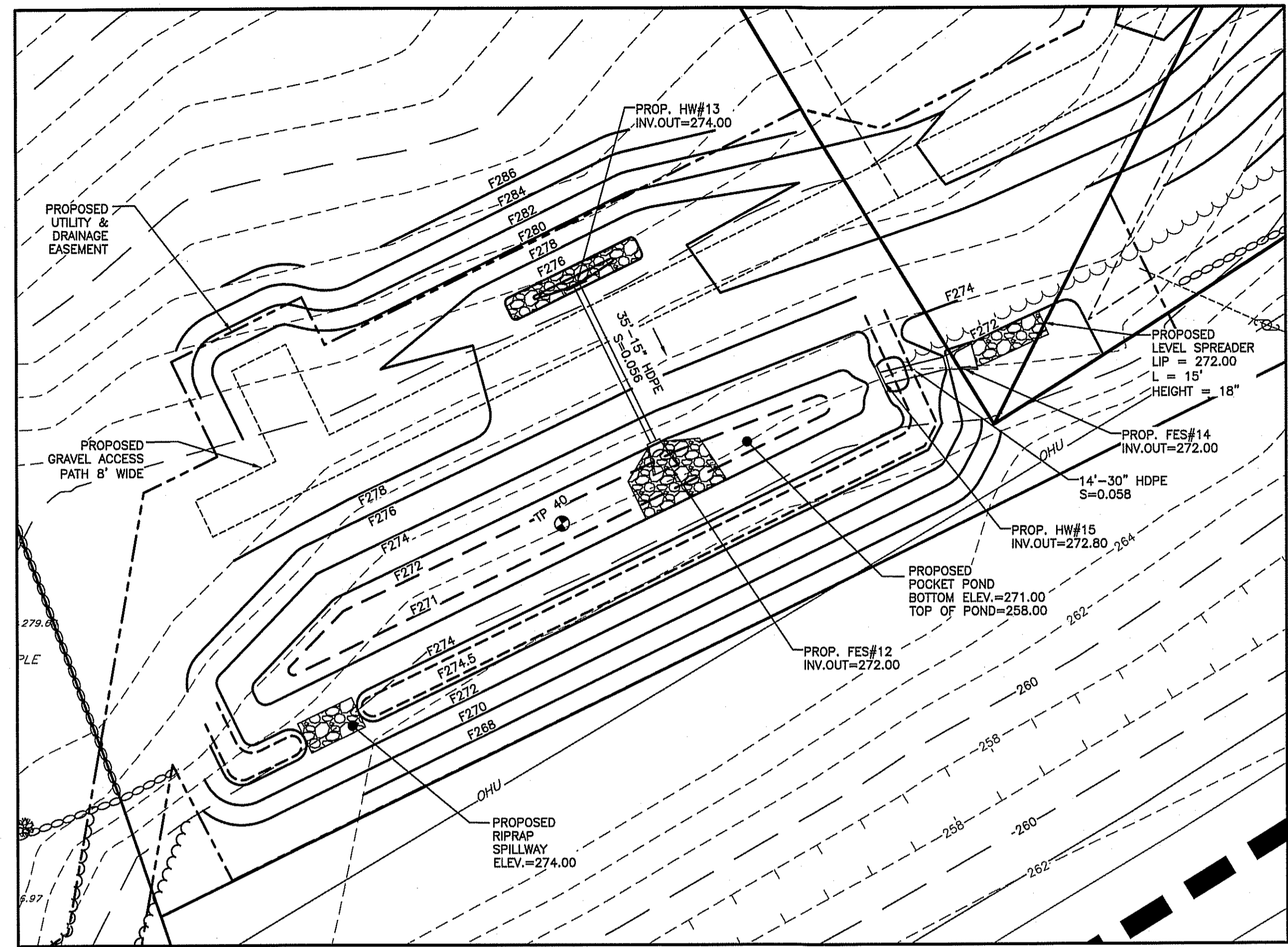
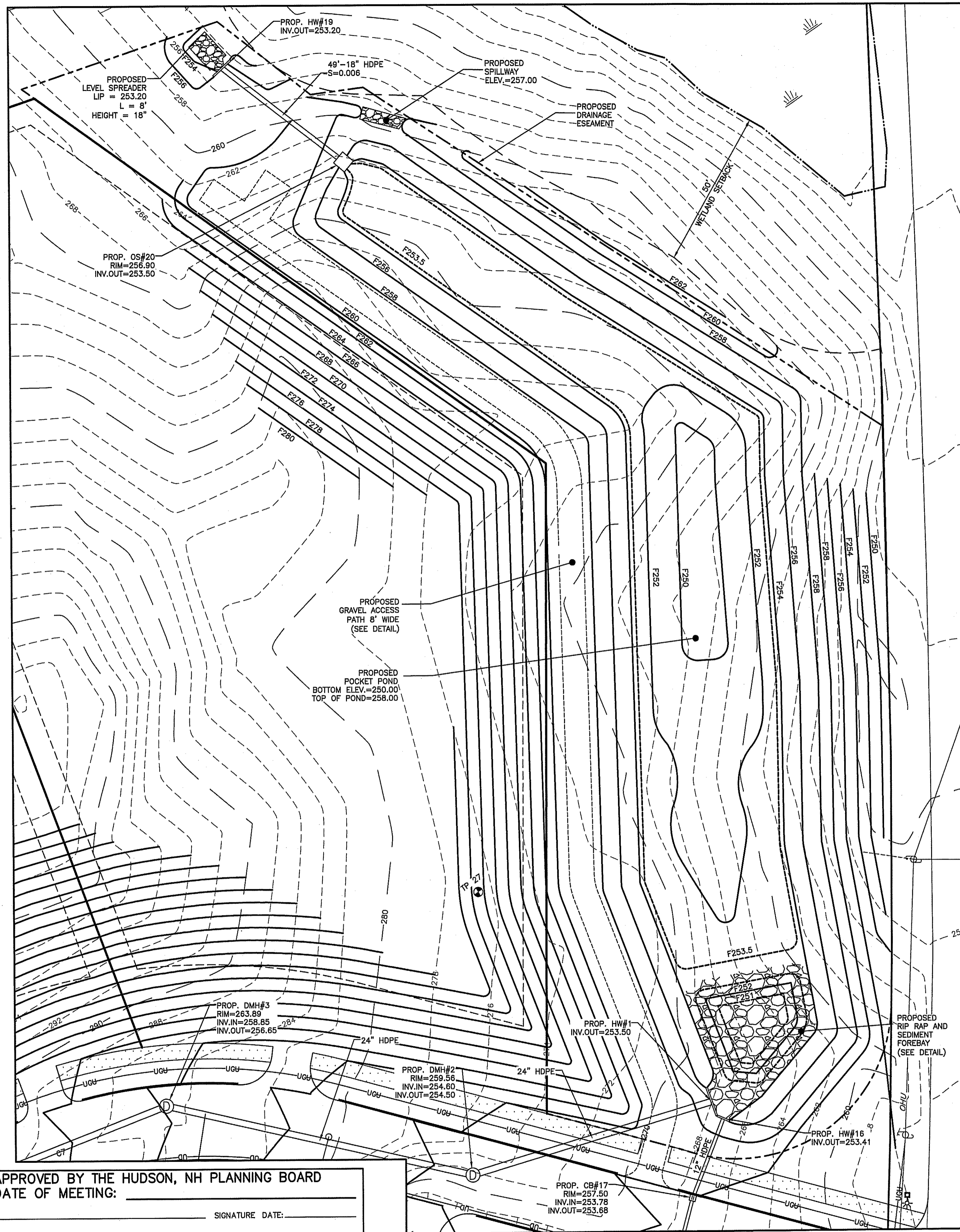


REVISIONS			
No.	DATE	DESCRIPTION	BY

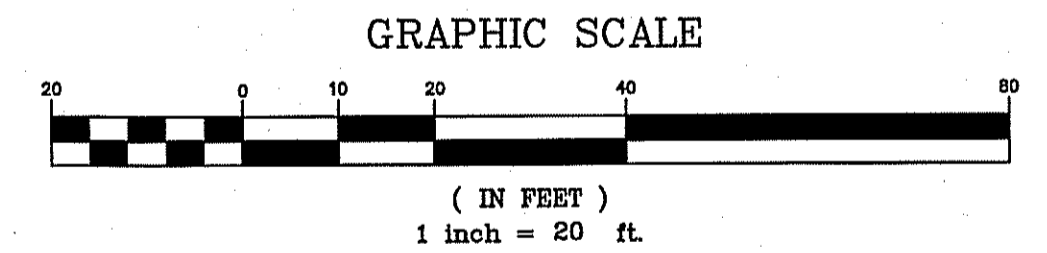
DATE: DECEMBER 6, 2019 SCALE: 1" = 30'
PROJECT NO: 19-0408-1 SHEET 18 OF 31

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.

SIGHT DISTANCE PROFILE
SCALE: 1" = 30'(HORIZ.)
1" = 3'(VERT.)



INFILTRATION POND DETAIL
SCALE: 1" = 20'



MAINTENANCE REQUIREMENTS:

- SEDIMENT FOREBAYS:**
- INSPECT AT LEAST ANNUALLY;
 - CONDUCT PERIODIC MOWING OF EMBANKMENTS (GENERALLY TWO TIMES PER YEAR) TO CONTROL GROWTH OF WOODY VEGETATION ON EMBANKMENTS;
 - REMOVE DEBRIS FROM OUTLET STRUCTURES AT LEAST ONCE ANNUALLY;
 - REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION;
 - INSTALL AND MAINTAIN A STAFF GAGE OR OTHER MEASURING DEVICE, TO INDICATE DEPTH OF SEDIMENT ACCUMULATION AND LEVEL AT WHICH CLEAN-OUT IS REQUIRED.
- INFILTRATION:**
- REMOVAL OF DEBRIS FROM INLET AND OUTLET STRUCTURES;
 - REMOVAL OF ACCUMULATED SEDIMENT;
 - INSPECTION AND REPAIR OF OUTLET STRUCTURES AND APPURTENANCES;
 - INSPECTION OF INFILTRATION COMPONENTS AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION;
 - INSPECTION OF PRETREATMENT MEASURES AT LEAST TWICE ANNUALLY, AND REMOVAL OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY;
 - PERIODIC MOWING OF EMBANKMENTS;
 - REMOVAL OF WOODY VEGETATION FROM EMBANKMENTS;
 - INSPECTION AND REPAIR OF EMBANKMENTS AND SPILLWAYS;
 - IF AN INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION TRENCH.
- POCKET POND:**
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
 - SYSTEM EMBANKMENTS SHOULD BE MOWED PERIODICALLY TO MAINTAIN GRASS COVER AND ANY OTHER VEGETATION FOUND ON THE EMBANKMENT SHOULD BE REMOVED AT EACH INSPECTION.
 - TRASH AND DEBRIS FOUND WITHIN THE POND OR IN THE OUTLET STRUCTURE SHOULD BE REMOVED AT EACH INSPECTION.
 - REMOVAL OF ACCUMULATED SEDIMENT.
 - INSPECTION AND REPAIR OF EMBANKMENTS, INLET AND OUTLET STRUCTURES, AND APPURTENANCES.

LEGEND

	UTILITY POLE		EXISTING EASEMENT
	TREELINE		PROPOSED PROPERTY LINE
	ABUTTER LINE		PROPOSED DRAINAGE LINE
	PROPERTY LINE		PROPOSED END SECTION
	WETLAND		PROPOSED DRAINAGE MANHOLE
	10' CONTOUR		PROPOSED CATCH BASIN
	2' CONTOUR		PROPOSED UNDERGROUND UTILITIES
	STONEWALL		PROPOSED GAS LINE
	PROPOSED WATER VALVE		PROPOSED WATER LINE
	PROPOSED HYDRANT		PROPOSED EDGE OF PAVEMENT
			PROPOSED SLOPED GRANITE CURB
			PROPOSED 2' CONTOUR
			PROPOSED 1' CONTOUR

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

SIGNATURE DATE: _____

SIGNATURE DATE: _____

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POCKET POND DETAIL
SCALE: 1" = 20'

STORMWATER BMP PLAN
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1" = 20'
PROJECT NO: 19-0408-1 SHEET 19 OF 31

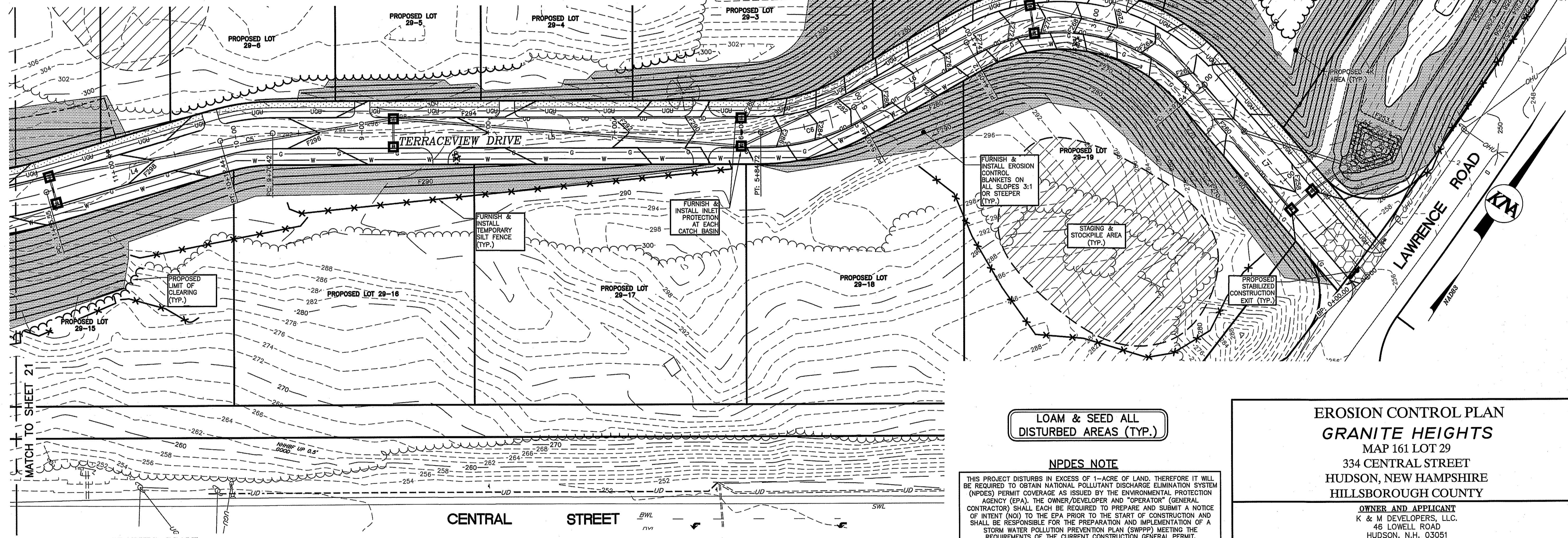
EROSION CONTROL NOTES:

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 TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
10. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.



EROSION & SEDIMENT CONTROL LEGEND

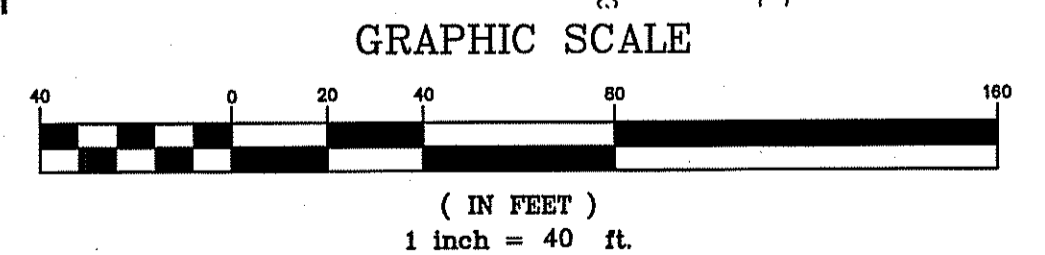
- PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY INLET PROTECTION
- TEMPORARY STONE CHECK DAM
- PERIMETER CONTROL
- LIMITS OF CLEARING
- EROSION CONTROL BLANKETS
- NON DISTURBANCE AREA
- STABILIZED CONSTRUCTION EXIT
- STAGING AND STOCKPILE AREA



LOAM & SEED ALL DISTURBED AREAS (TYP.)

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.



APPROVED BY THE HUDSON, NH PLANNING BOARD
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- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- IPP-F IRON PIPE FOUND
- RRS-F RAILROAD SPIKE FOUND
- UTILITY POLE
- SIGN
- LIGHT
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- STREAM
- WETLAND
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- 10' CONTOUR
- 2' CONTOUR

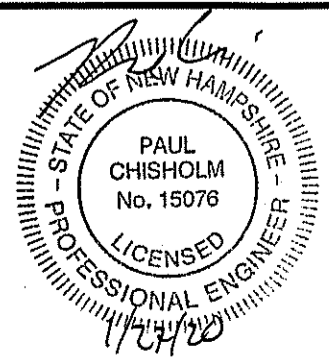
LEGEND

- STONEMALL
- BUILDING SETBACK
- EASEMENT
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED WELL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED END SECTION
- PROPOSED PROPERTY LINE
- PROPOSED GUARDRAIL
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- EASEMENT

EROSION CONTROL PLAN
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

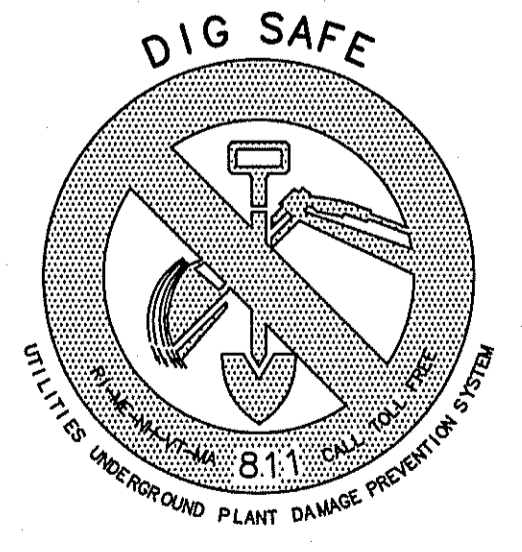
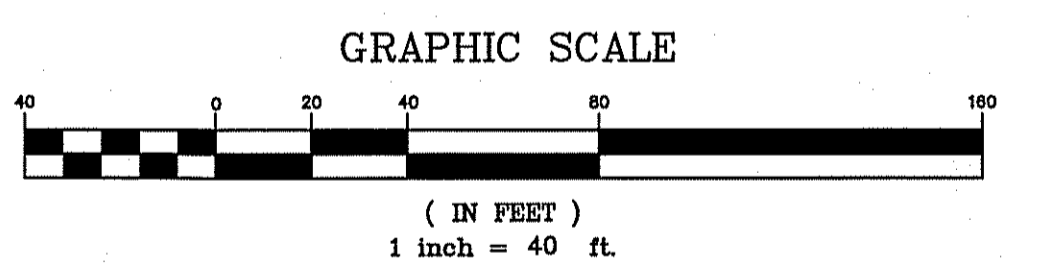
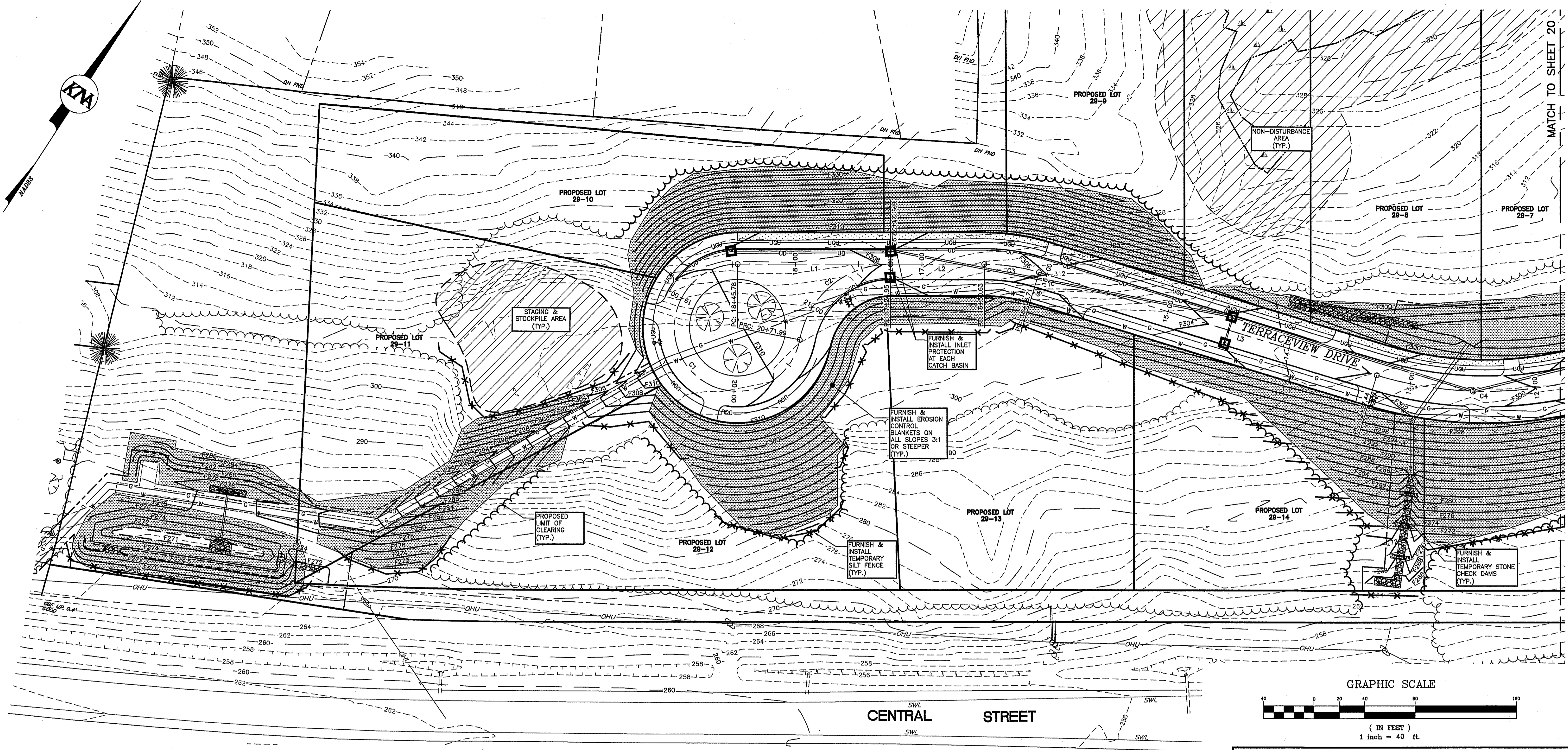
OWNER AND APPLICANT
 K & M DEVELOPERS, LLC.
 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 9160 PG. 2608

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 687-2861



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1" = 40'
 PROJECT No: 19-0408-1 SHEET 20 OF 31



SEE SHEET 20 FOR EROSION CONTROL NOTES AND LEGEND

LOAM & SEED ALL DISTURBED AREAS (TYP.)

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.

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LEGEND					
□ GB-F	GRANITE BOUND FOUND	— — — — —	ABUTTER LINE	— — — — —	PROPOSED GUARDRAIL
○ IPIN-F	IRON PIN FOUND	— — — — —	PROPERTY LINE	— — — — —	PROPOSED UNDERGROUND UTILITIES
○ DH-F	DRILL HOLE FOUND	— — — — —	STREAM	— — — — —	PROPOSED GAS LINE
○ IPP-F	IRON PIPE FOUND	— — — — —	WETLAND	— — — — —	PROPOSED WATER LINE
△ RRS-F	RAILROAD SPIKE FOUND	— — — — —	OVERHEAD UTILITIES	— — — — —	PROPOSED DRAINAGE LINE
○ U	UTILITY POLE	— — — — —	DRAINAGE LINE	— — — — —	PROPOSED TREELINE
▽	SIGN	— — — — —	TREELINE	— — — — —	PROPOSED EDGE OF PAVEMENT
□*	LIGHT	— — — — —	10' CONTOUR	— — — — —	PROPOSED SLOPED GRANITE CURB
○	WELL	— — — — —	2' CONTOUR	— — — — —	PROPOSED 2' CONTOUR
○	SEWER MANHOLE	— — — — —		— — — — —	EASEMENT
○	DRAINAGE MANHOLE	— — — — —		— — — — —	
□	CATCH BASIN	— — — — —		— — — — —	
— — — — —	STONEWALL	— — — — —		— — — — —	
— — — — —	BUILDING SETBACK	— — — — —		— — — — —	
— — — — —	EASEMENT	— — — — —		— — — — —	
— — — — —	PROPOSED WATER VALVE	— — — — —		— — — — —	
— — — — —	PROPOSED HYDRANT	— — — — —		— — — — —	
— — — — —	PROPOSED WELL	— — — — —		— — — — —	
— — — — —	PROPOSED DRAINAGE MANHOLE	— — — — —		— — — — —	
— — — — —	PROPOSED CATCH BASIN	— — — — —		— — — — —	
— — — — —	PROPOSED END SECTION	— — — — —		— — — — —	
— — — — —	PROPOSED PROPERTY LINE	— — — — —		— — — — —	

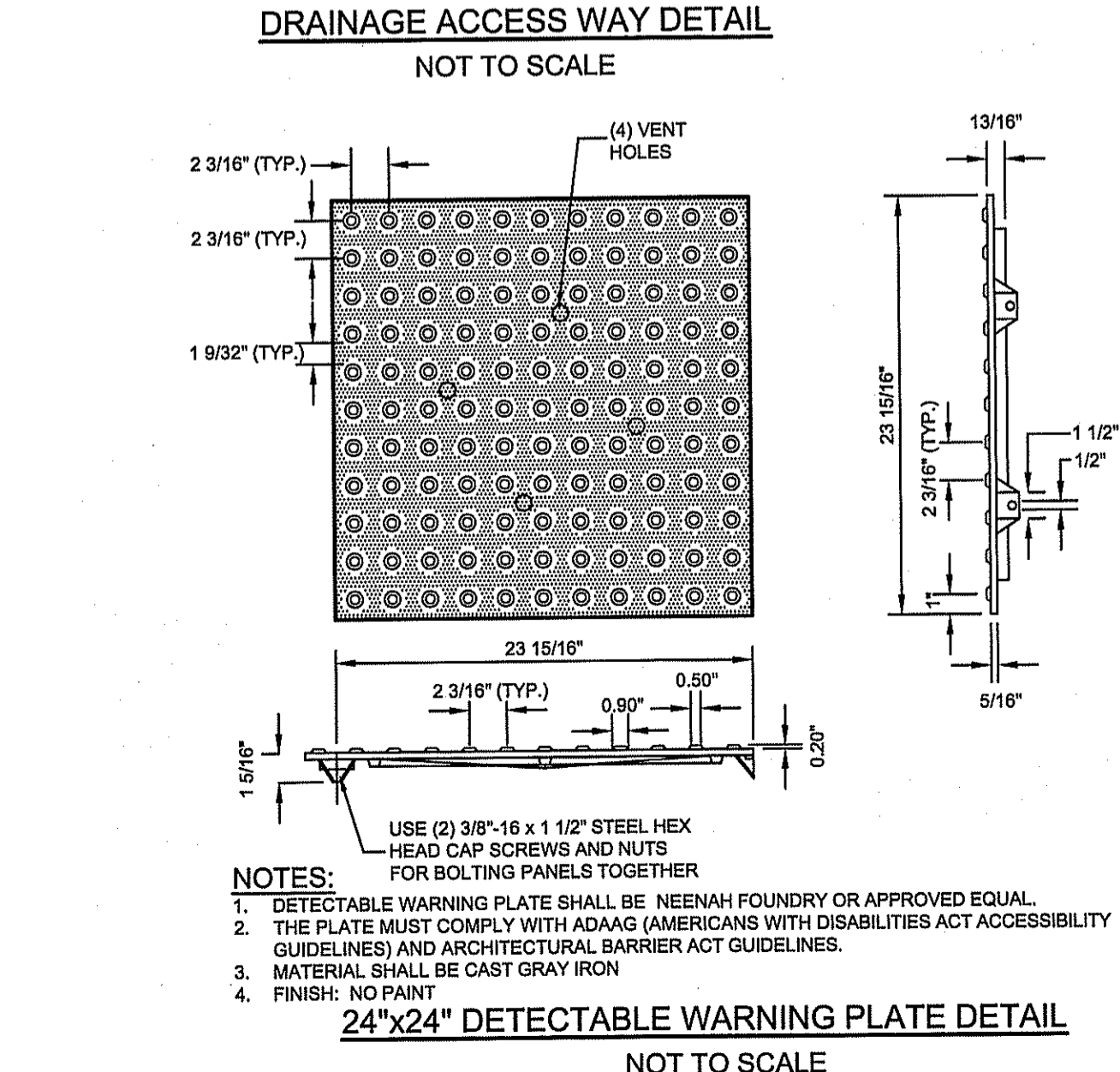
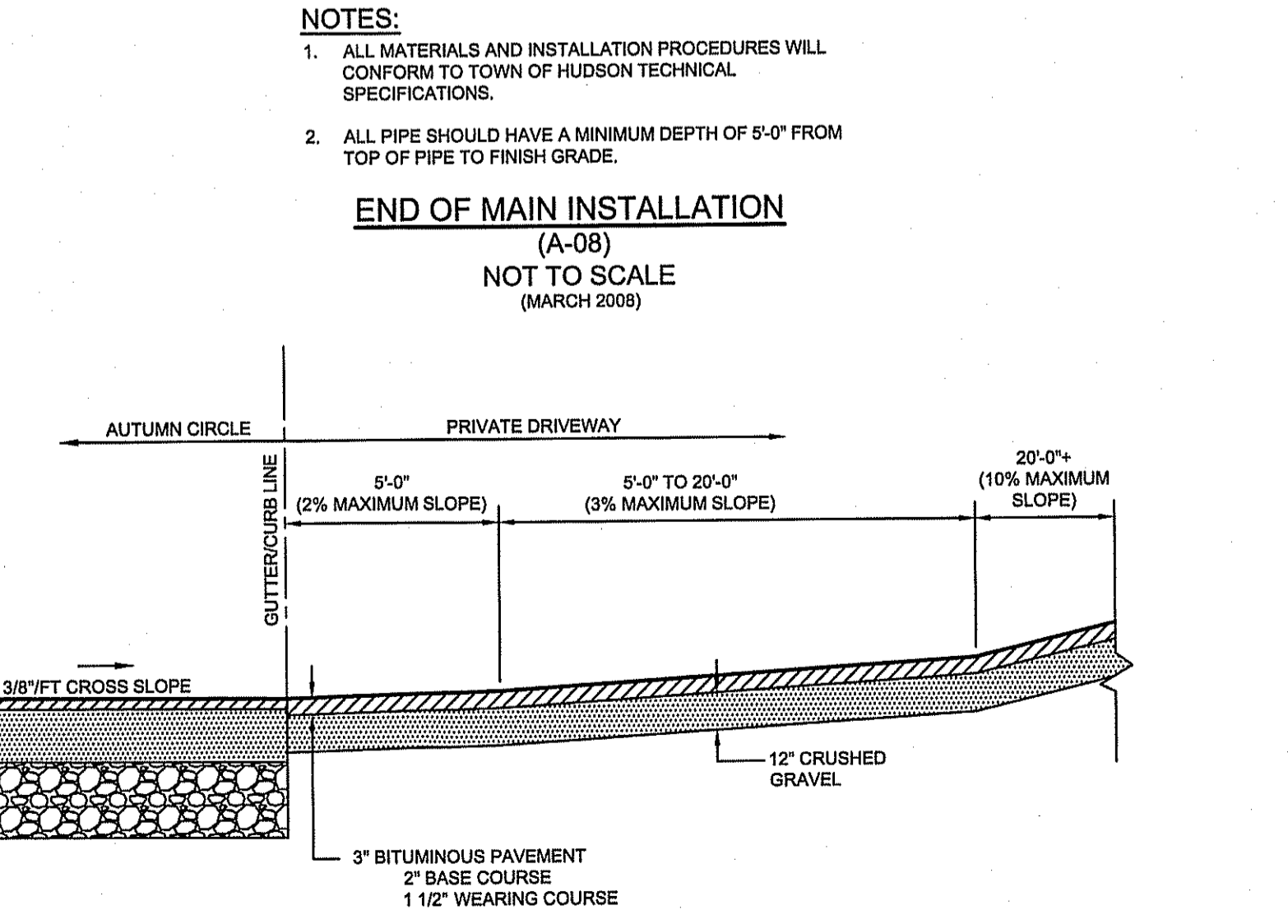
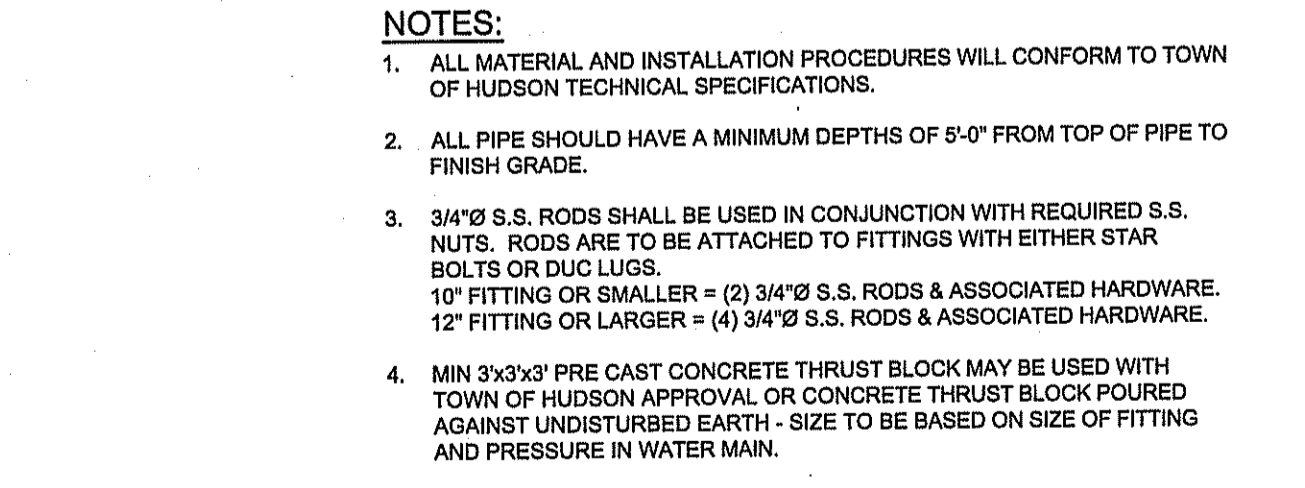
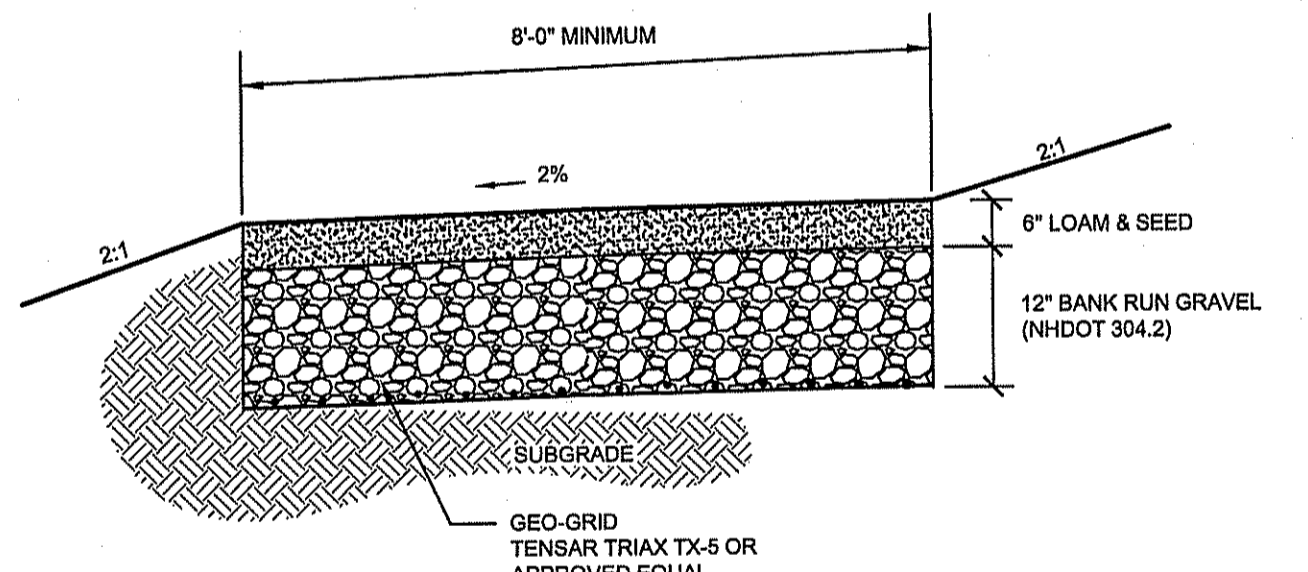
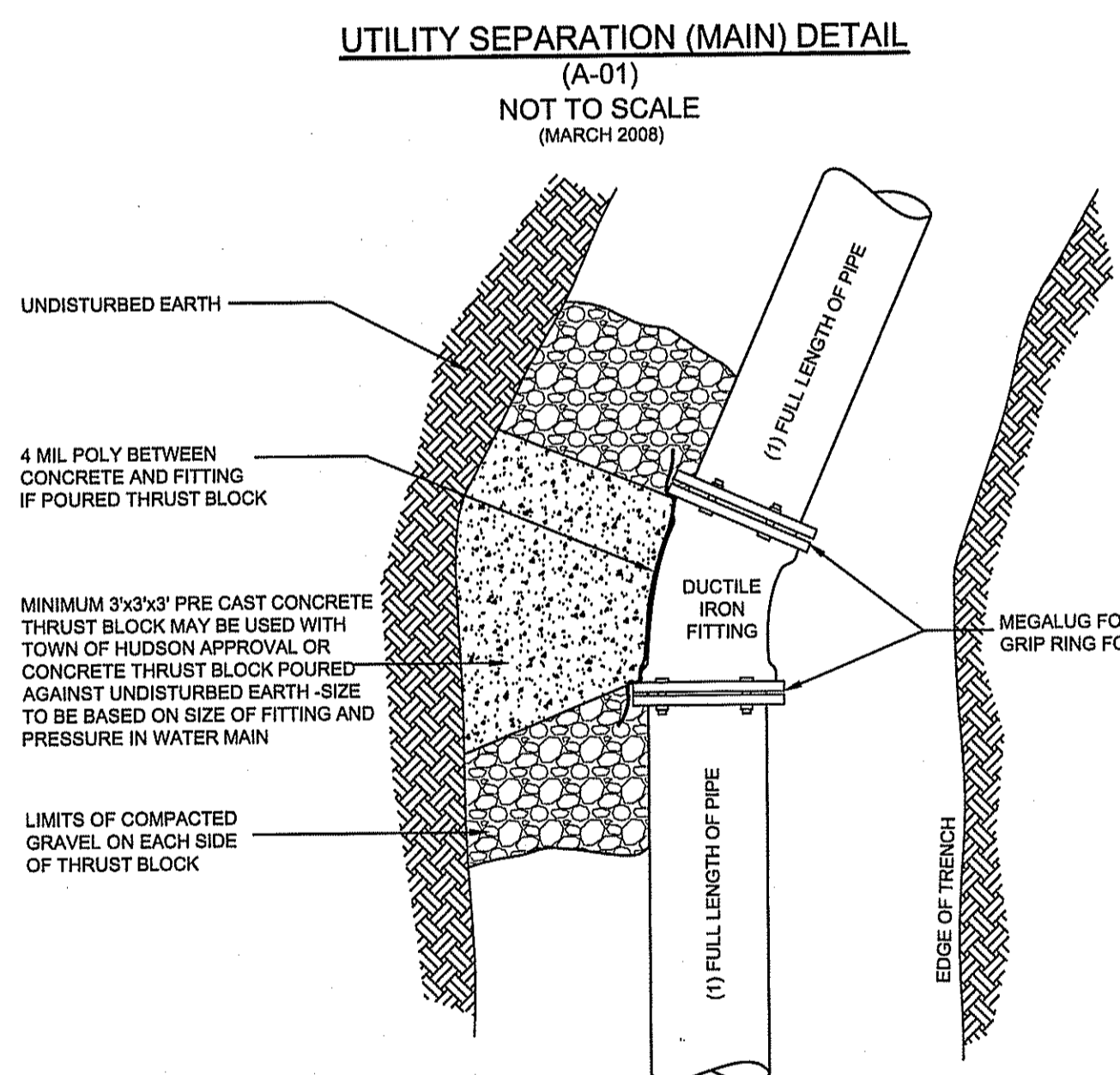
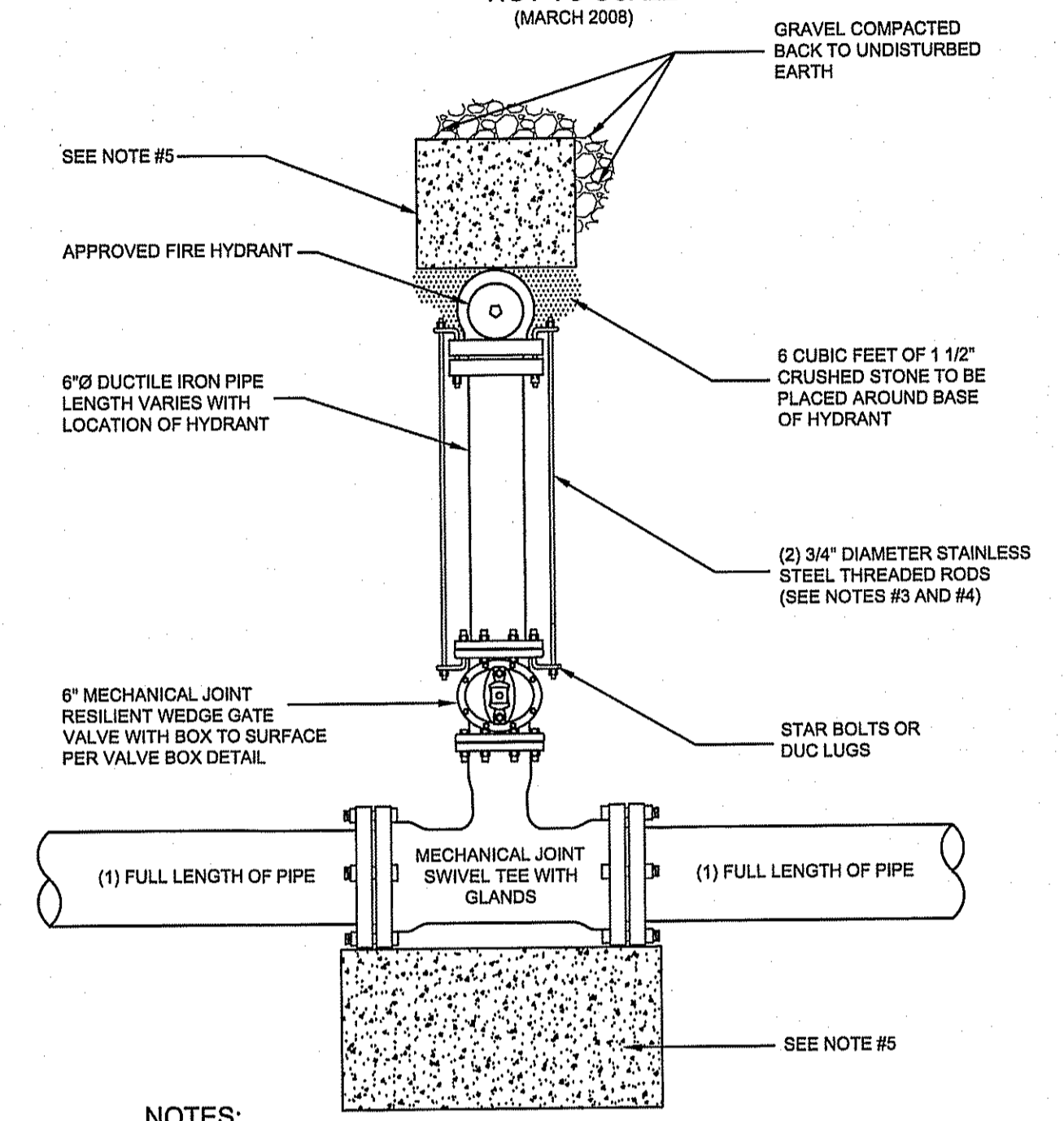
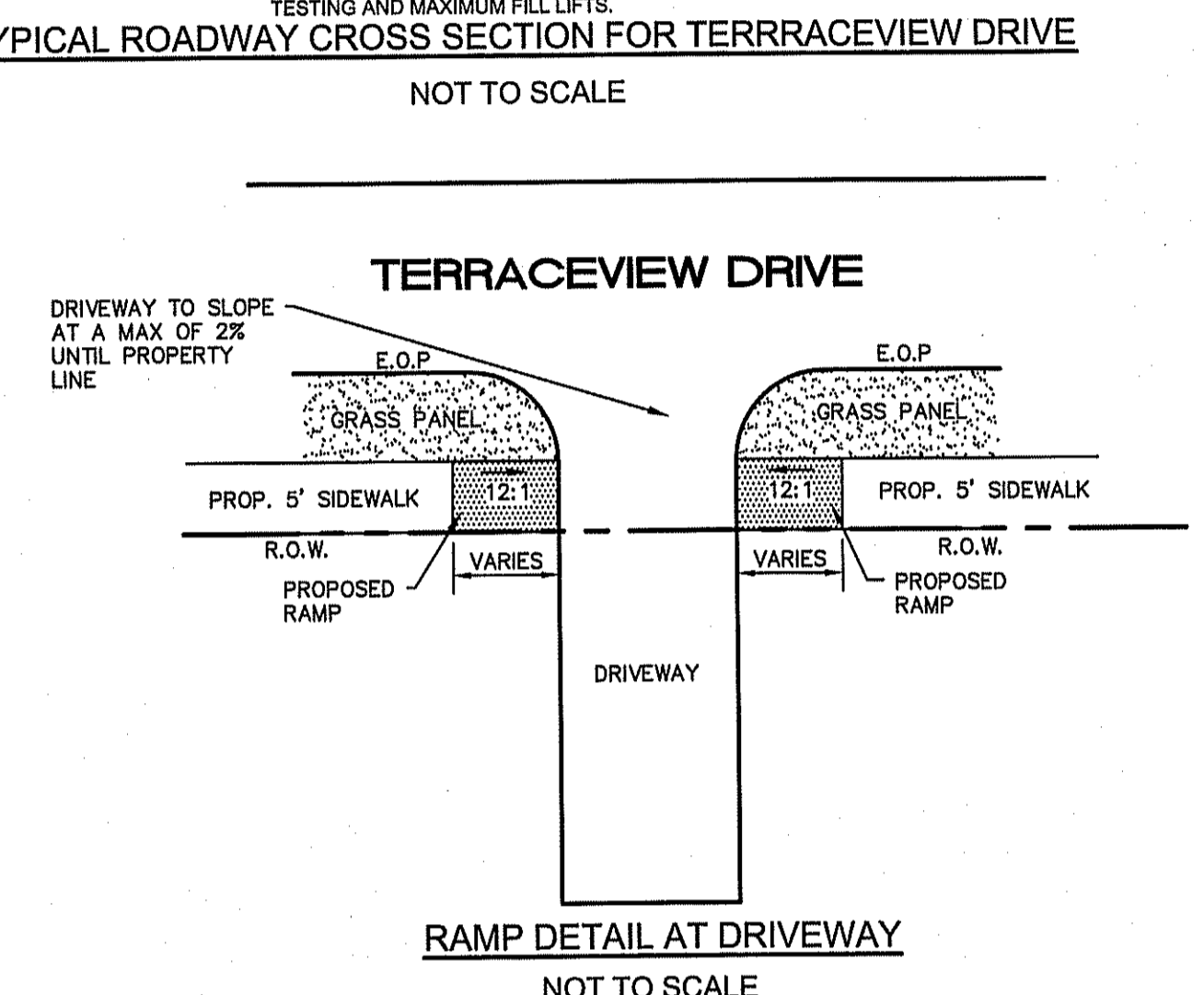
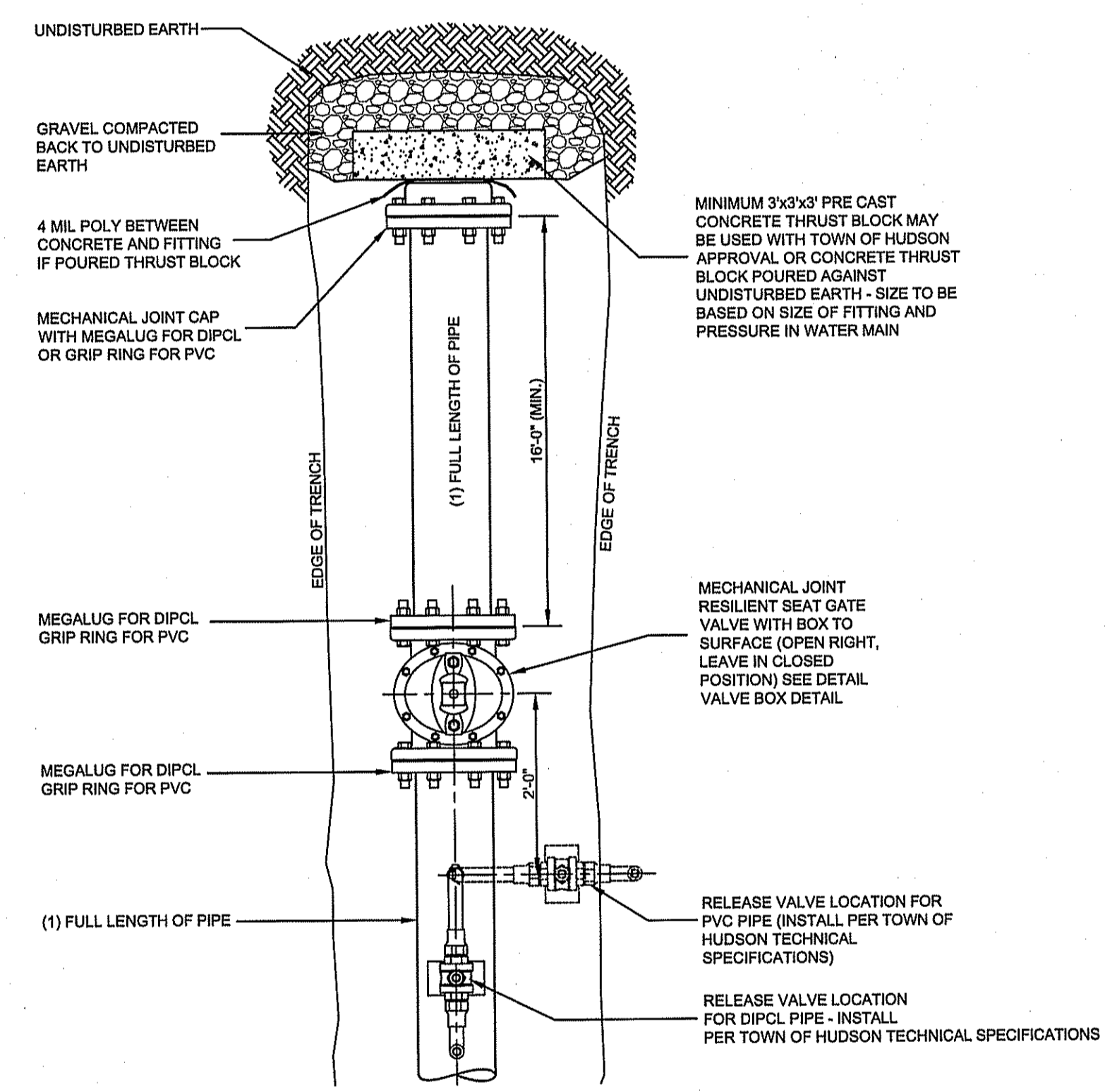
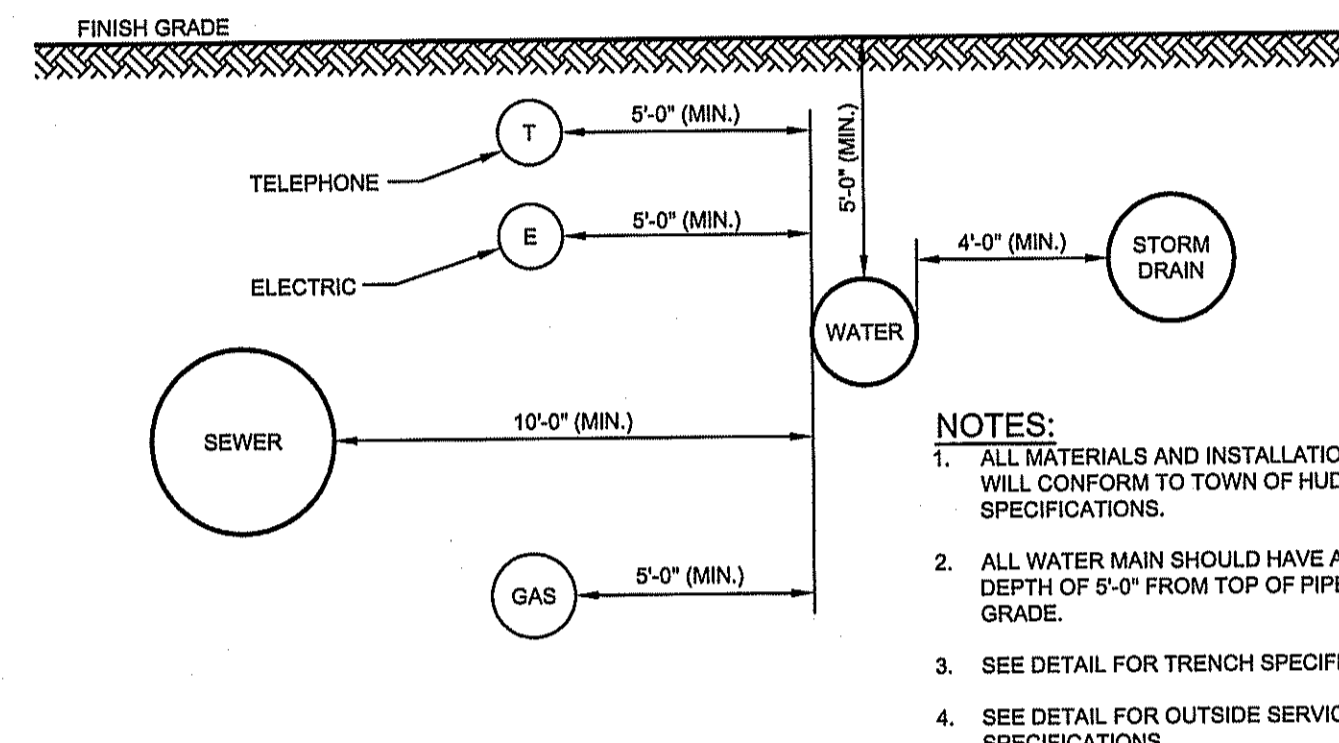
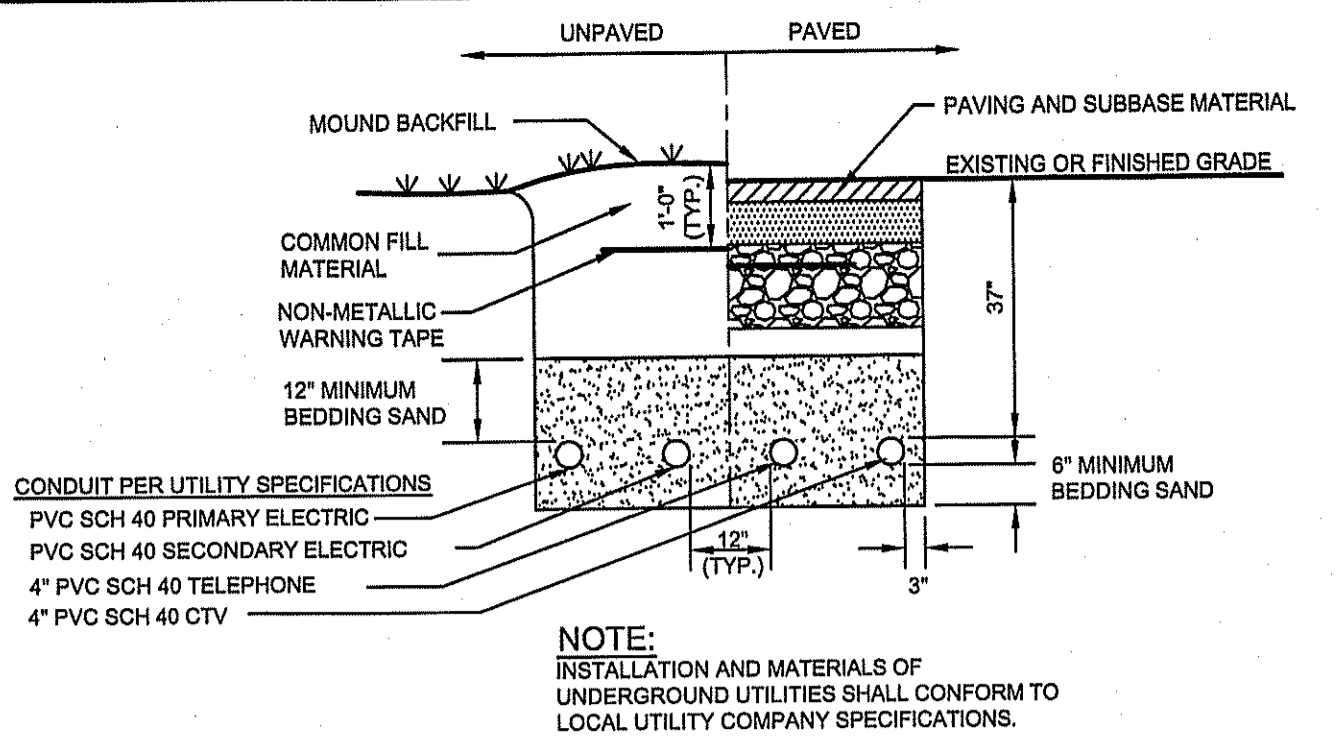
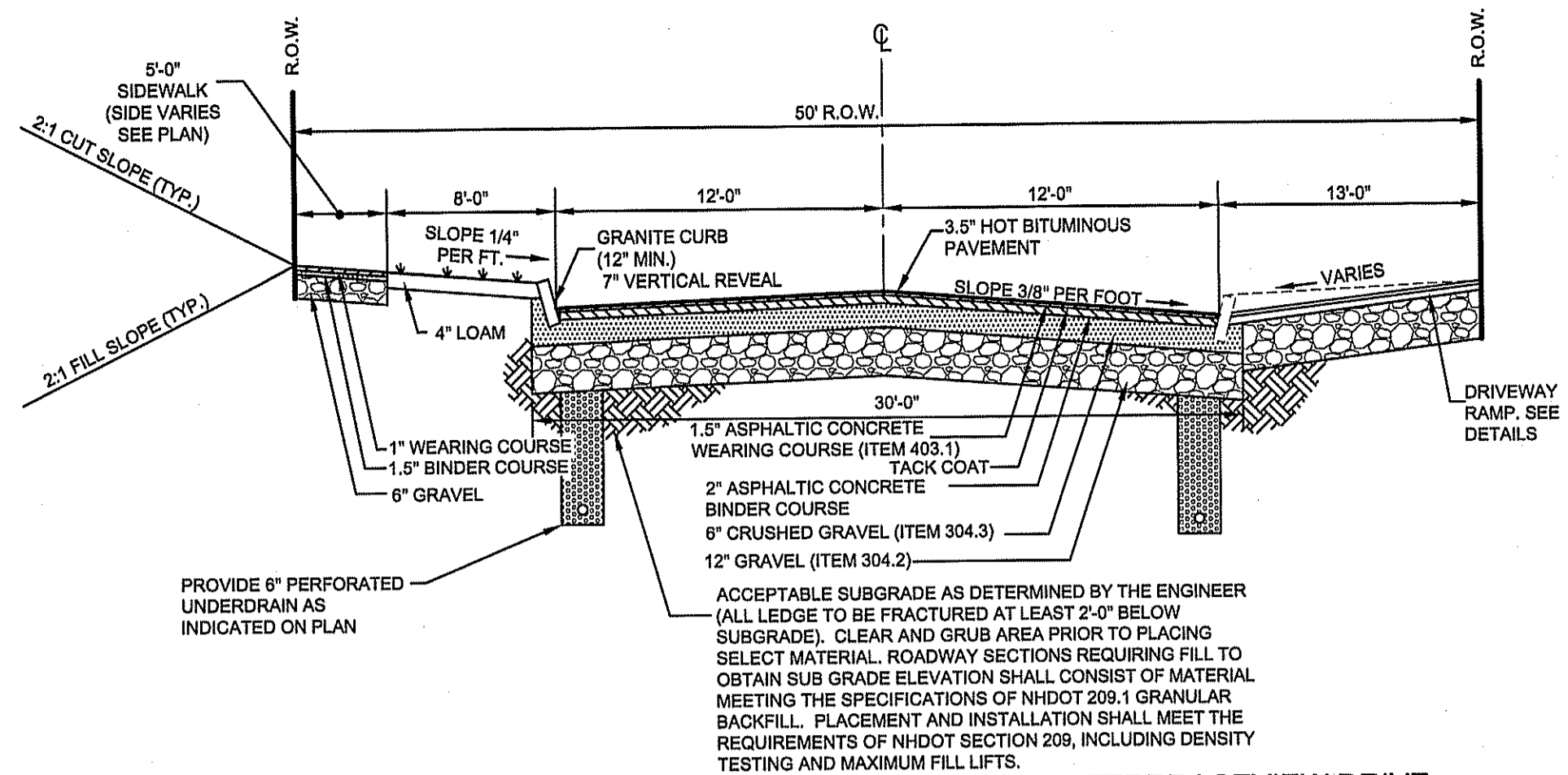
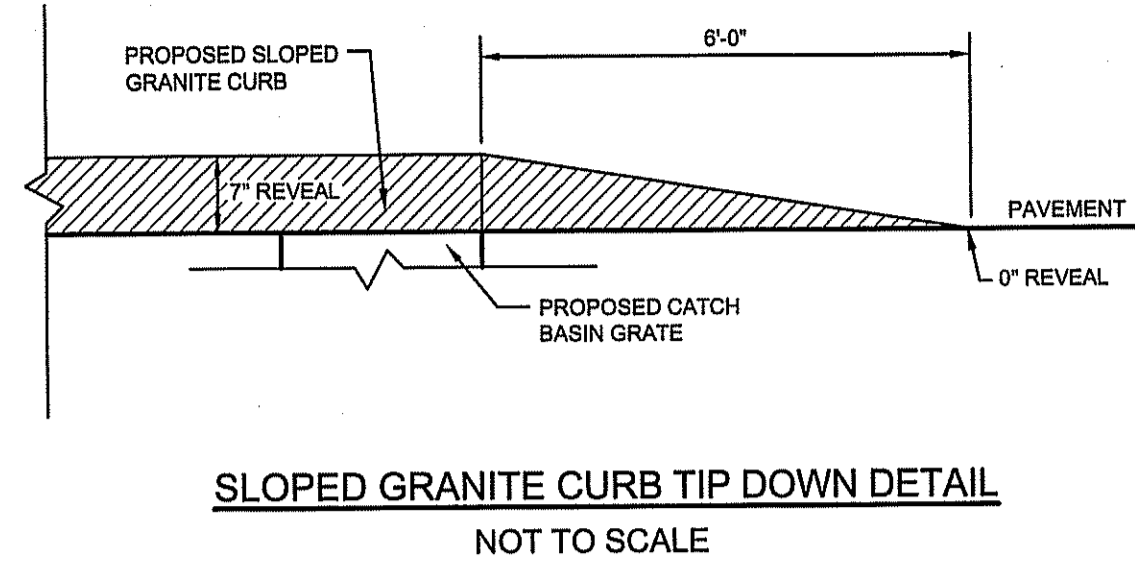
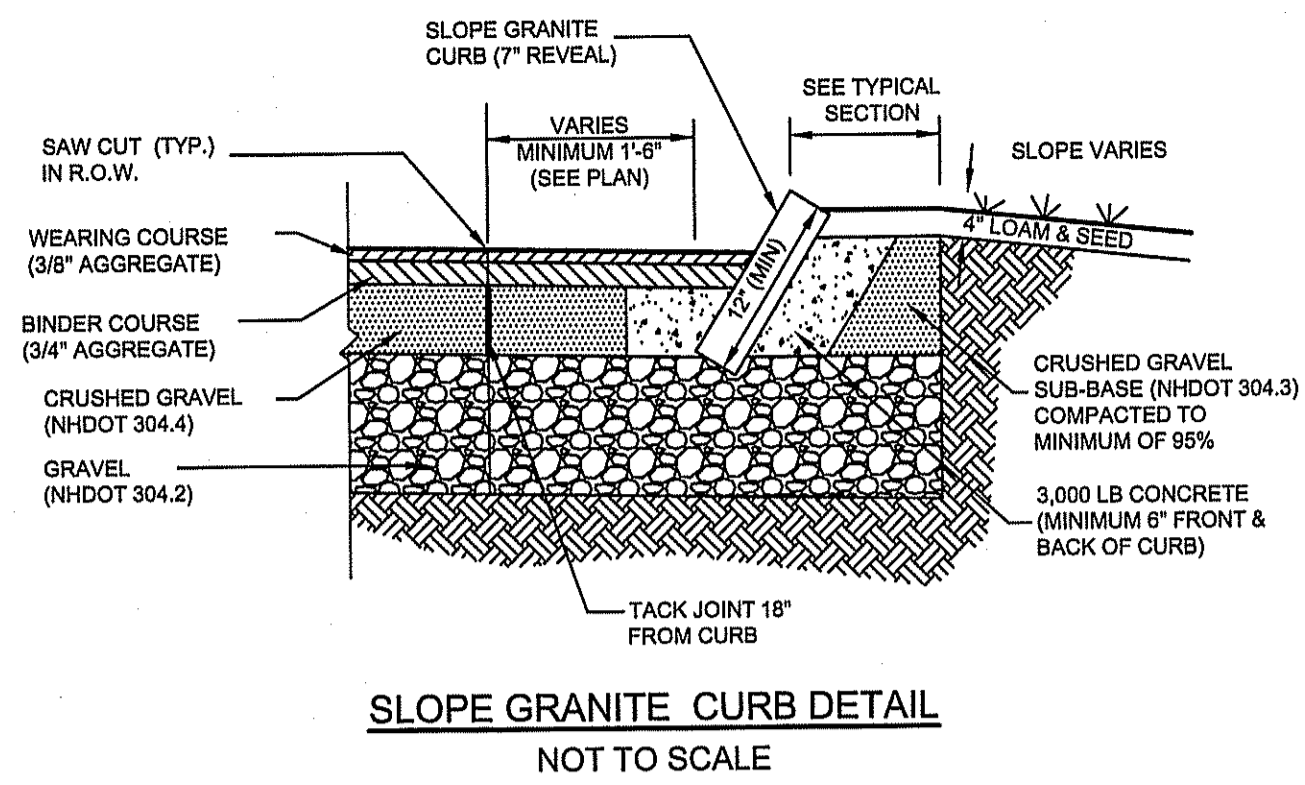
EROSION CONTROL PLAN
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
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REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1" = 40'
 PROJECT NO: 19-0408-1 SHEET 21 OF 31



APPROVED BY THE HUDSON, NH PLANNING BOARD
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NOTES:
 1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO THE TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. 3/4" S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4" S.S. RODS & ASSOCIATED HARDWARE. 12" FITTING OR LARGER = (4) 3/4" S.S. RODS & ASSOCIATED HARDWARE.
 4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10'-0" SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.
 5. MINIMUM 3"x3"x3" PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH TOWN OF HUDSON APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE THRUST BLOCK BEHIND FITTINGS DETAIL.

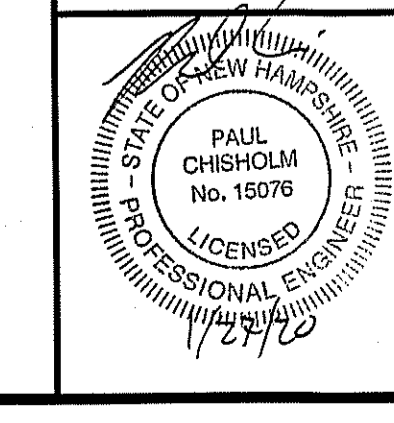
CONSTRUCTION DETAILS
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER AND APPLICANT
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 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 9160 PG. 2608

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: AS SHOWN
 PROJECT NO: 19-0408-1 SHEET 22 OF 31



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



NOT TO SCALE
(MARCH 2008)

ROAD NAME

3'-1/2"

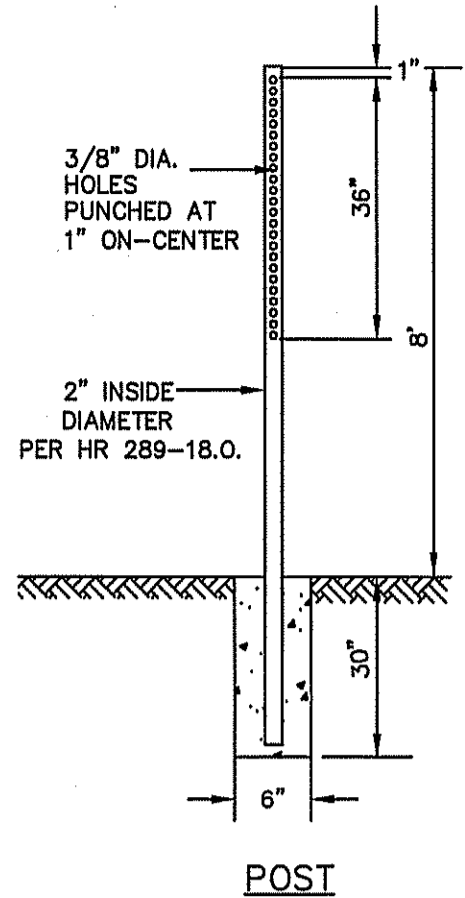
NOTES:
1. STREET NAME SIGNS SHALL BE METAL, IN CONFORMANCE WITH NEW SIGNS PURCHASED BY THE TOWN, TWO-FACED AND REFLECTORIZED, SIX INCHES HIGH WITH THREE-AND-ONE-HALF-INCH LETTERS EMBOSSED AND REFLECTORIZED WITH GREEN BACKGROUND AND WHITE LETTERS, OF ALUMINUM METAL.

TYPICAL SIGN PLATE DETAILS

NOT TO SCALE

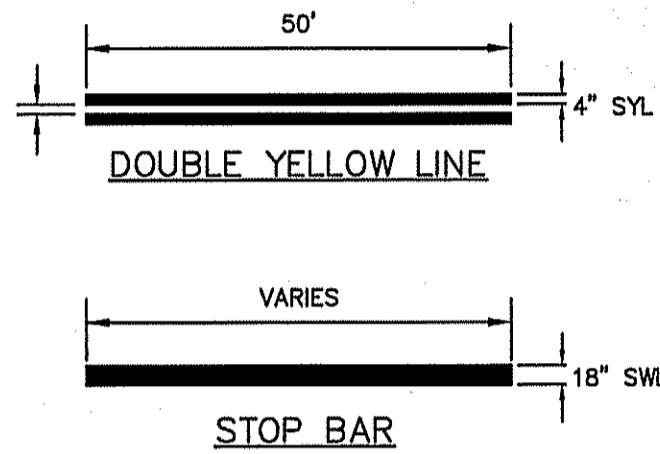


W14-1
30" x 30"



TYPICAL SIGN POST DETAIL

NOT TO SCALE



TYPICAL PAVEMENT MARKING DETAIL

NOT TO SCALE

STRIPING NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THESE STANDARDS AND THE CURRENT EDITION OF MUTCD.
2. WIDTH OF LINES SHALL VARY NO MORE THAN 1/4 INCH FROM THAT SPECIFIED.
3. THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED.
4. OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
5. ALL PAINT SHALL COMPLY WITH NHDOT SPECIFICATION SECTION 708.



NOTE:

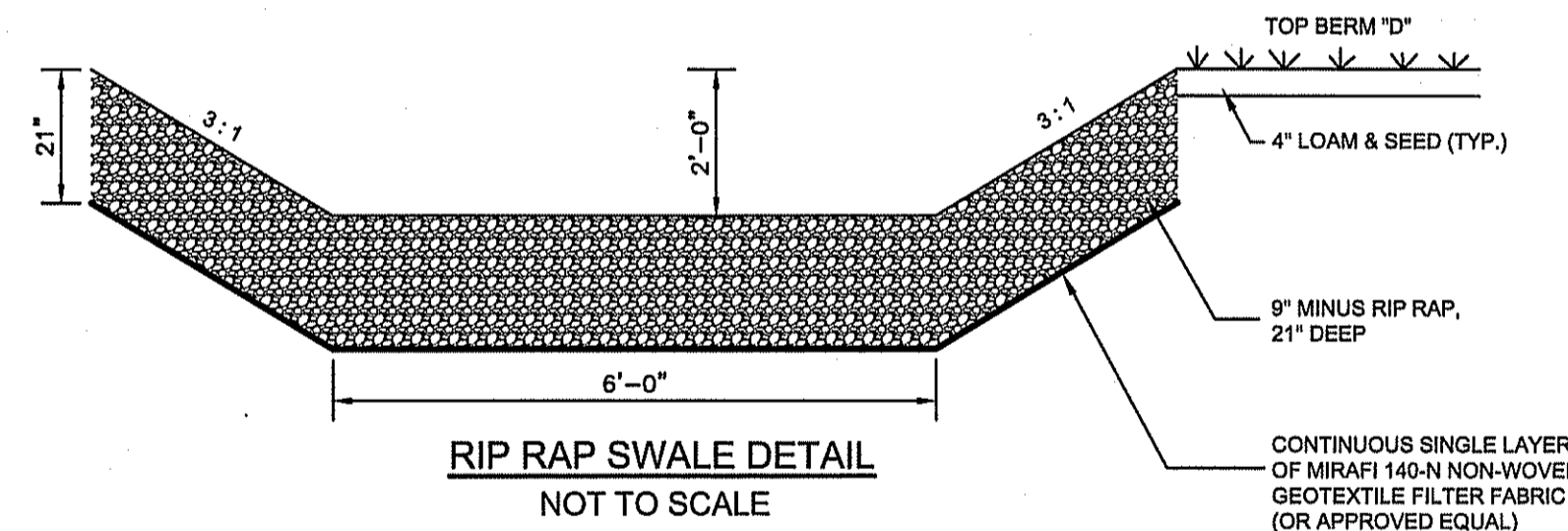
1. MARKERS SHALL BE PLACED:
 - A. EVERY 100' ON BOUNDARY LINES BETWEEN RESIDENT LOTS AND OPEN SPACE; AND
 - B. AT ANY POINT IN WHICH A BOUNDARY LINE CHANGES BEARING DIRECTION.

4\"/>

NOT TO SCALE

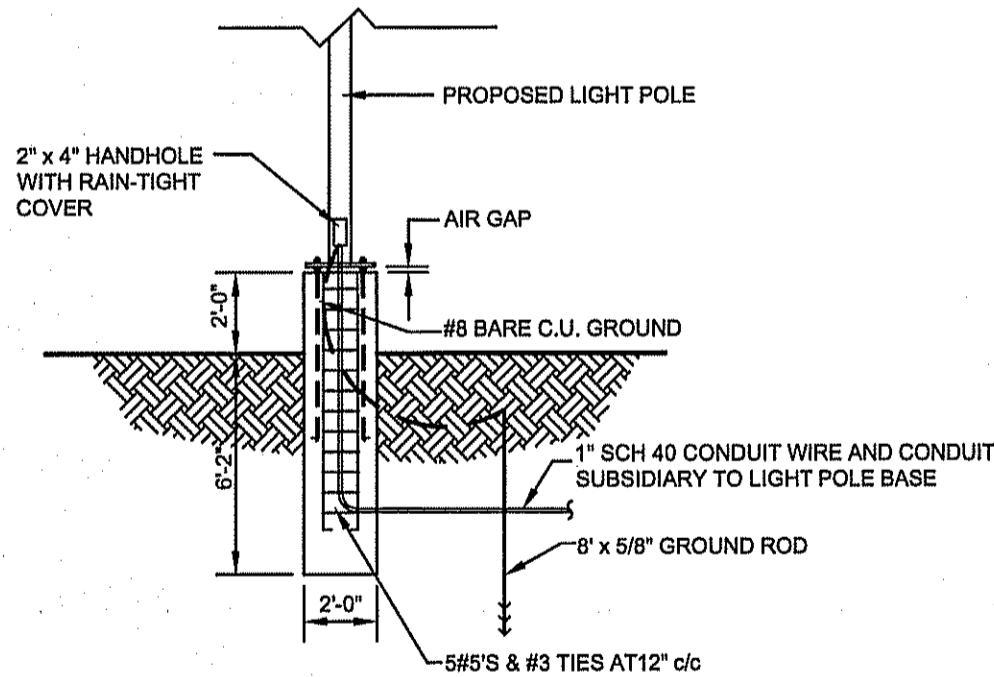
CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. IN THE EVENT THAT A DISCREPANCY FROM THE INFORMATION SHOWN ON THESE PLANS IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO RESOLVE THE SITUATION.
2. PRIOR TO CONSTRUCTION, CONTACT DIS SAFE CENTER, TOLL FREE 811, NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IF AN EMERGENCY, CALL IMMEDIATELY.
3. ALL WORKMANSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF ROADS AND DRAINAGE SHOWN HEREON SHALL CONFORM WITH THE STANDARDS OF THE TOWN OF HUDSON ENGINEERING DEPARTMENT AND THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE N.H.D.O.T.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN IN THESE PLANS, THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE EROSION CONTROL MEASURES PROVIDED SHALL BE A GUIDE ONLY AND SHALL BE CONSIDERED A MINIMUM STANDARD. CONTRACTOR SHALL IMPLEMENT ANY AND ALL ADDITIONAL MEASURES AS FIELD CONDITIONS DICTATE OR AS REQUIRED BY LOCAL OR STATE GUIDELINES. ALL EROSION CONTROL SHALL BE MAINTAINED AND/OR REPLACED IF DAMAGED.
5. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
6. SILT SOXX TO BE CONSTRUCTED AS IDENTIFIED ON THIS PLAN. SILT SOXX BARRIERS TO BE CHECKED WEEKLY AND/OR AFTER LARGE STORM EVENTS. ALL SILT MATERIAL TO BE REMOVED. ANY DAMAGED SILT SOXX SHALL BE REINSTALLED IMMEDIATELY.
7. SLOPE STABILIZATION METHODS SHALL BE PROVIDED IN ACCORDANCE WITH THE NHDES SITE SPECIFIC PERMIT OR AS FIELD CONDITIONS DICTATE. SLOPE STABILIZATION SHALL BE PROVIDED ON ALL SLOPES 3:1 AND GREATER AS A MINIMUM STANDARD. PROVIDE SLOPE STABILIZATION ON SLOPES LESS THAN 3:1 IF WARRANTED, AS FIELD CONDITIONS DICTATE.
8. THE DRAINAGE DESIGN AND EROSION CONTROL MEASURES AS PROPOSED MEET ALL TOWN AND STATE REQUIREMENTS AND BEST MANAGEMENT PRACTICES AS PROMULGATED BY THE NHDES.
9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
10. TOPSOIL SHALL BE REMOVED FOR ITS TOTAL DEPTH WITHIN THE LIMITS OF GRADING, UNLESS OTHERWISE DIRECTED. THE TOPSOIL SHALL BE STOCKPILED AND USED IN ITS ENTIRETY. STOCKPILE SOIL IN ACCORDANCE WITH NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).
11. UNSUITABLE MATERIAL, ROOTS, AND STUMPS WITHIN THE LIMITS OF WORK SHALL BE REMOVED FROM THE SITE AS ORDERED. DISPOSAL OF SUCH MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES AS APPLICABLE OR AS DIRECTED.
12. THE SUBGRADE SHALL BE SCARIFIED TO ASSURE THAT ALL BOULDERS AND COBBLES OVER 6\"/>



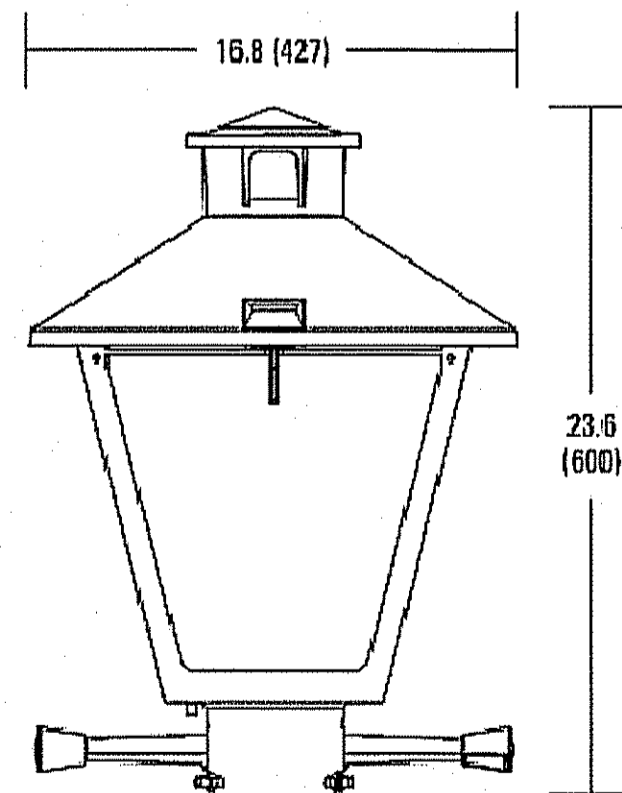
RIP RAP SWALE DETAIL

NOT TO SCALE



CONCRETE LIGHT POLE BASE DETAIL

NOT TO SCALE
(MARCH 2008)

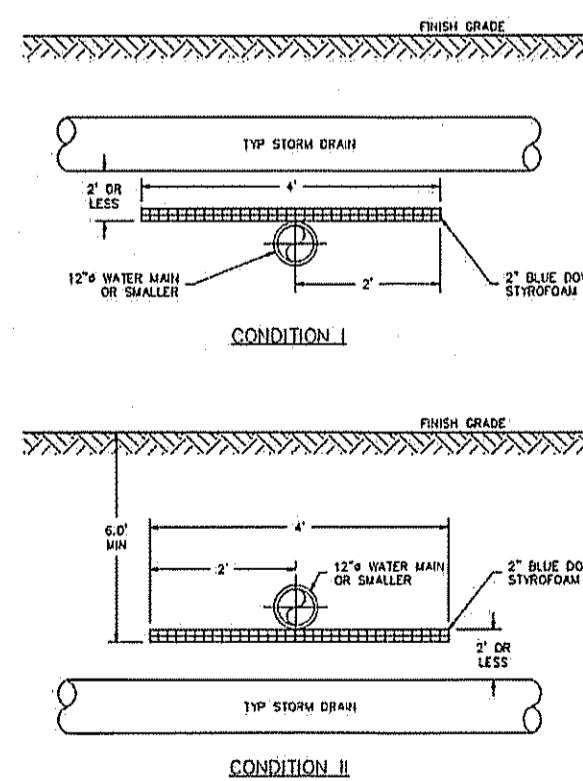


AMERICAN REVOLUTION LED

NOT TO SCALE

NOTES:

1. THE LIGHT FIXTURE SHALL BE MANUFACTURED BY AMERICAN ELECTRIC LIGHTING AND BE TYPE 2 OR TYPE 3, AS SPECIFIED ON THE PLANS. THIS DETAIL DEPICTS THE TYPE 3 LIGHT. THE ORDER NUMBERS ARE AS FOLLOWS:
TYPE 2: 247L 20LED10 MVOLT 4K R2 AY P7 PCLL NL TL H5B
TYPE 3: 247L 20LED10 MVOLT 4K R3 AY P7 PCLL NL TL H5B
2. LIGHT POLES SHALL BE 20'-0" HIGH AND MATCH WITH THE SPECIFIED FIXTURE.
3. PRIOR TO PURCHASING AND INSTALLING THE LIGHTS, LIGHT POLES, AND LIGHT POLE BASES, THE CONTRACTOR SHALL CONFIRM MATERIALS WITH THE HUDSON DPW.



WATER & DRAINAGE CROSSING DETAIL

NOT TO SCALE

NOTES:

1. TOWN OF HUDSON RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1' PIECE OF INSULATION CENTERED OVER THE SEAM.

BEST MANAGEMENT PRACTICES FOR BLASTING

IF MORE THAN 5000 CUBIC YARDS ARE BLASTED:
IDENTIFY DRINKING WATER WELLS LOCATED WITHIN 2000 FEET OF THE PROPOSED BLASTING ACTIVITIES. DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST INCLUDE PRE AND POST BLAST WATER QUALITY MONITORING AND BE APPROVED BY NHDES PRIOR TO INITIATING BLASTING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY NHDES.

BEST MANAGEMENT PRACTICES FOR BLASTING.

- ALL ACTIVITIES RELATED TO BLASTING SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING AND FOLLOWING AN APPROVED BLASTING PLAN; PROPER DRILLING, EXPLOSIVE HANDLING AND LOADING PROCEDURES; OBSERVING THE ENTIRE BLASTING PROCEDURES; EVALUATING BLASTING PERFORMANCE; AND HANDLING AND STORAGE OF BLASTED ROCK.
- (1) **LOADING PRACTICES.**
THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
(A) DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
(B) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF SITE DISPOSAL.
(C) SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF SITE DISPOSAL.
(D) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
(E) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
(F) EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.
 - (2) **EXPLOSIVE SELECTION.**
THE FOLLOWING BMPS SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
(A) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
(B) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.
 - (3) **PREVENTION OF MISFIRES.**
APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
 - (4) **MUCK PILE MANAGEMENT.**
MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
(A) REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
(B) MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
 - (5) **SPILL PREVENTION MEASURES AND SPILL MITIGATION.**
PILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:
(A) THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
1. STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE.
2. SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY.
3. LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY.
4. INSPECT STORAGE AREAS WEEKLY.
5. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
6. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
7. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
(B) THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
1. EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
2. PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS.
3. HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
4. USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
5. PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
(C) THE TRAINING OF ON SITE EMPLOYEES AND THE ON SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
(D) FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES [NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT" OR ITS SUCCESSOR DOCUMENT.

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.

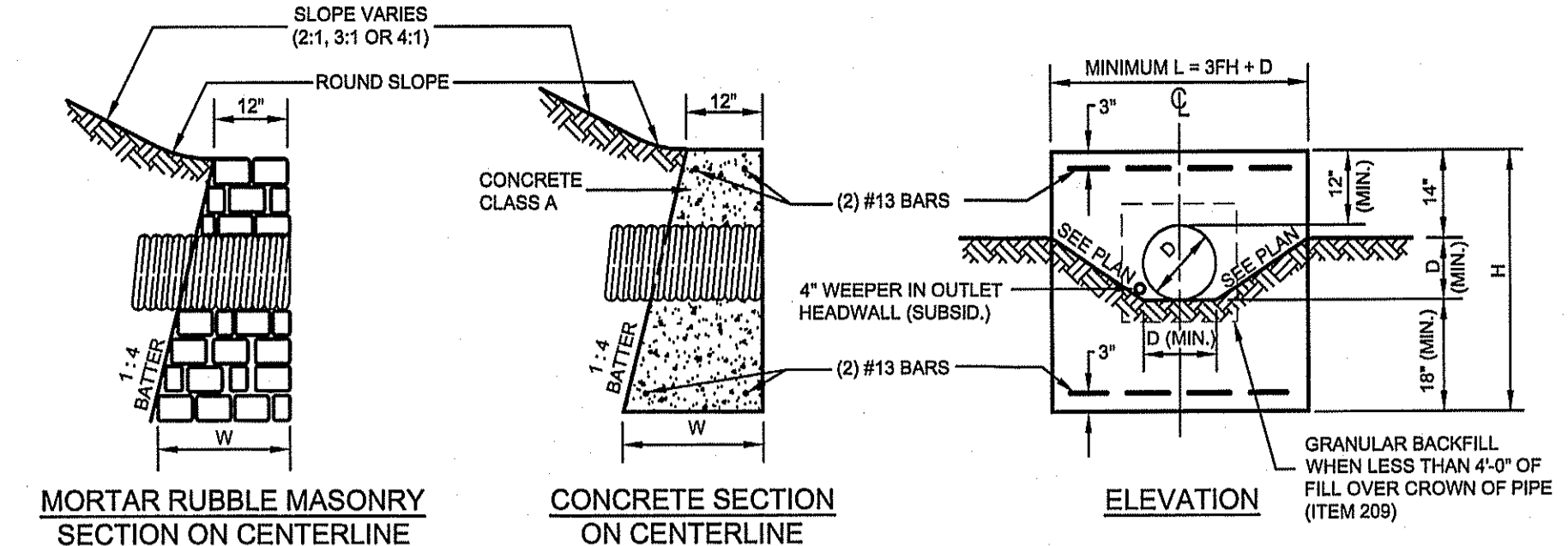
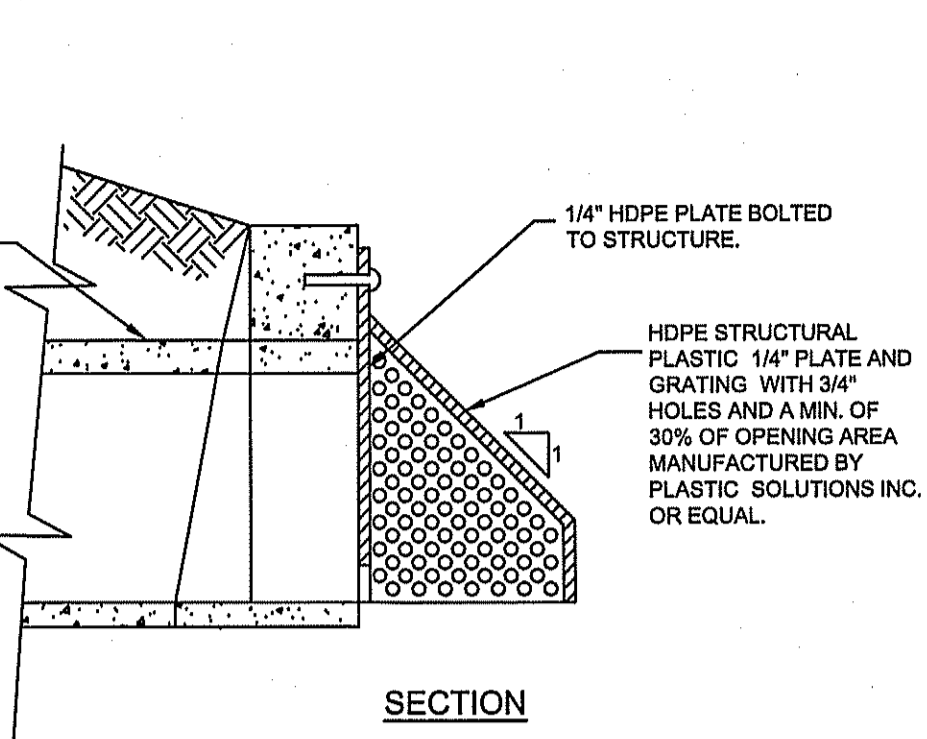
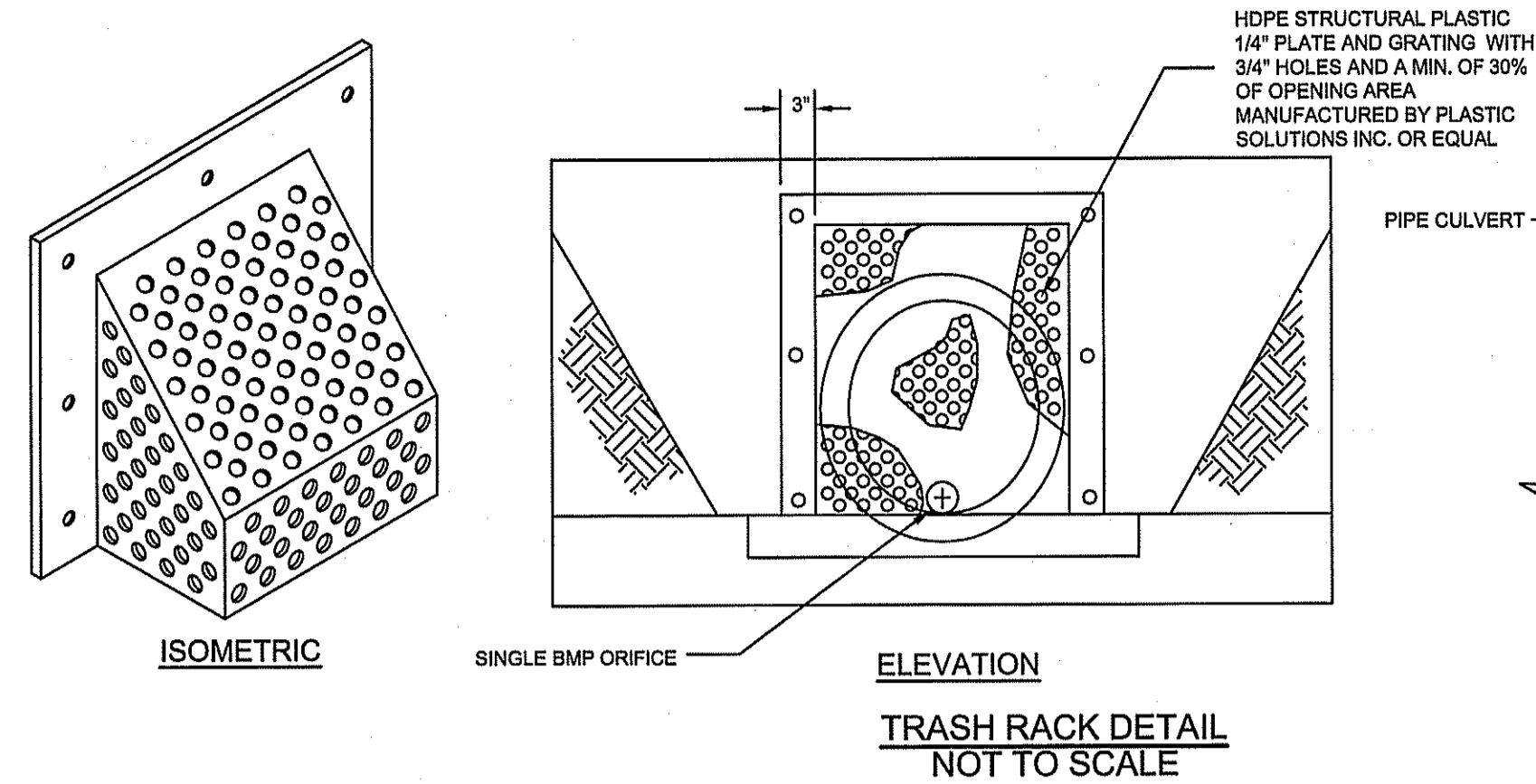
CONSTRUCTION DETAILS
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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

REVISIONS			
No.	DATE	DESCRIPTION	BY

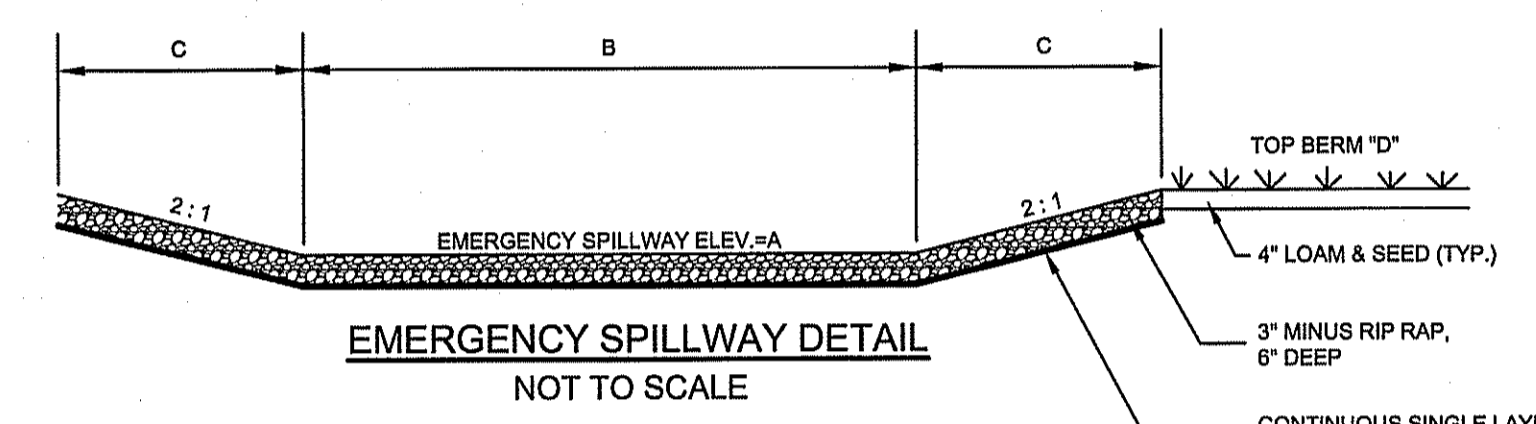
DATE: DECEMBER 6, 2019 SCALE: AS SHOWN
PROJECT NO: 19-0408-1 SHEET 23 OF 31



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

DIAMETER D (INCH)	AREA OF PIPE (SF)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	PIPE EXC. 1' DEPTH (CU. YD.)	HEADER EXC. 1' DEPTH (CU. YD.)	ITEM 209 PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	"L" HEADWALL		
													MASONRY IN CORNER FRUSTRUM (CU. YD.)	HEADER EXC. PER HEADER 1' DEPTH (CU. YD.)	
15"	1.23	0.262	1.73	0.85	11	3'-10"	0.120	0.547	0.35	4'-6"	3'-9"	1'-1"	1'-11 1/4"	0.31	1.232
18"	1.77	0.222	2.52	1.13	14	5'-2"	0.130	1.111	0.39	5'-6"	4'-0"	1'-4"	2'-0"	0.35	1.408
30"	4.91	0.301	7.67	2.88	25	9'-2"	0.185	1.810	0.65	9'-6"	5'-0"	2'-4"	2'-3"	0.51	2.164

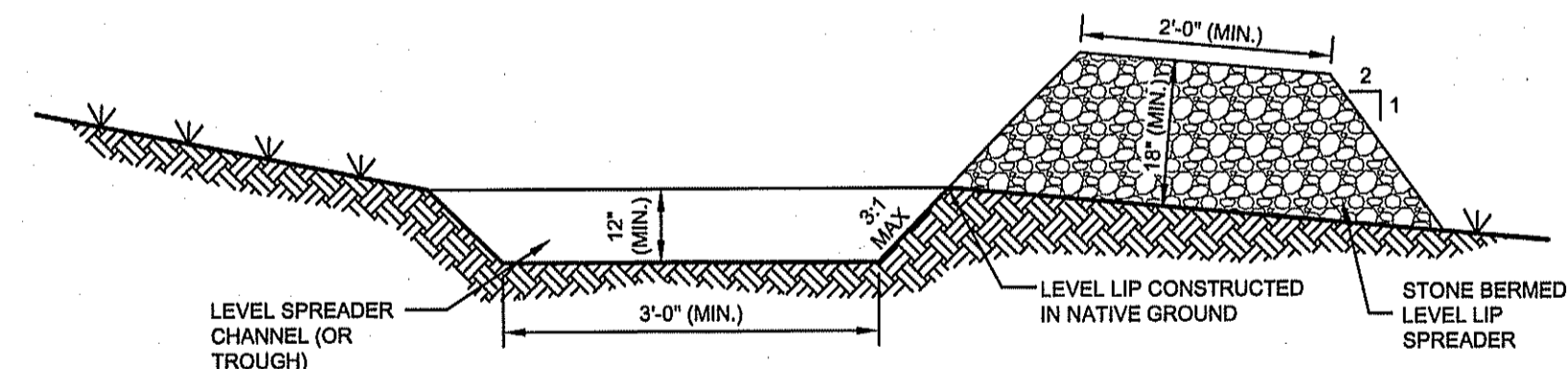
NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.



LOCATION	"A"	"B"	"C"	"D"
1P	257.00	10.0'	2'	258
2P	274.00	10.0'	1'	274.5

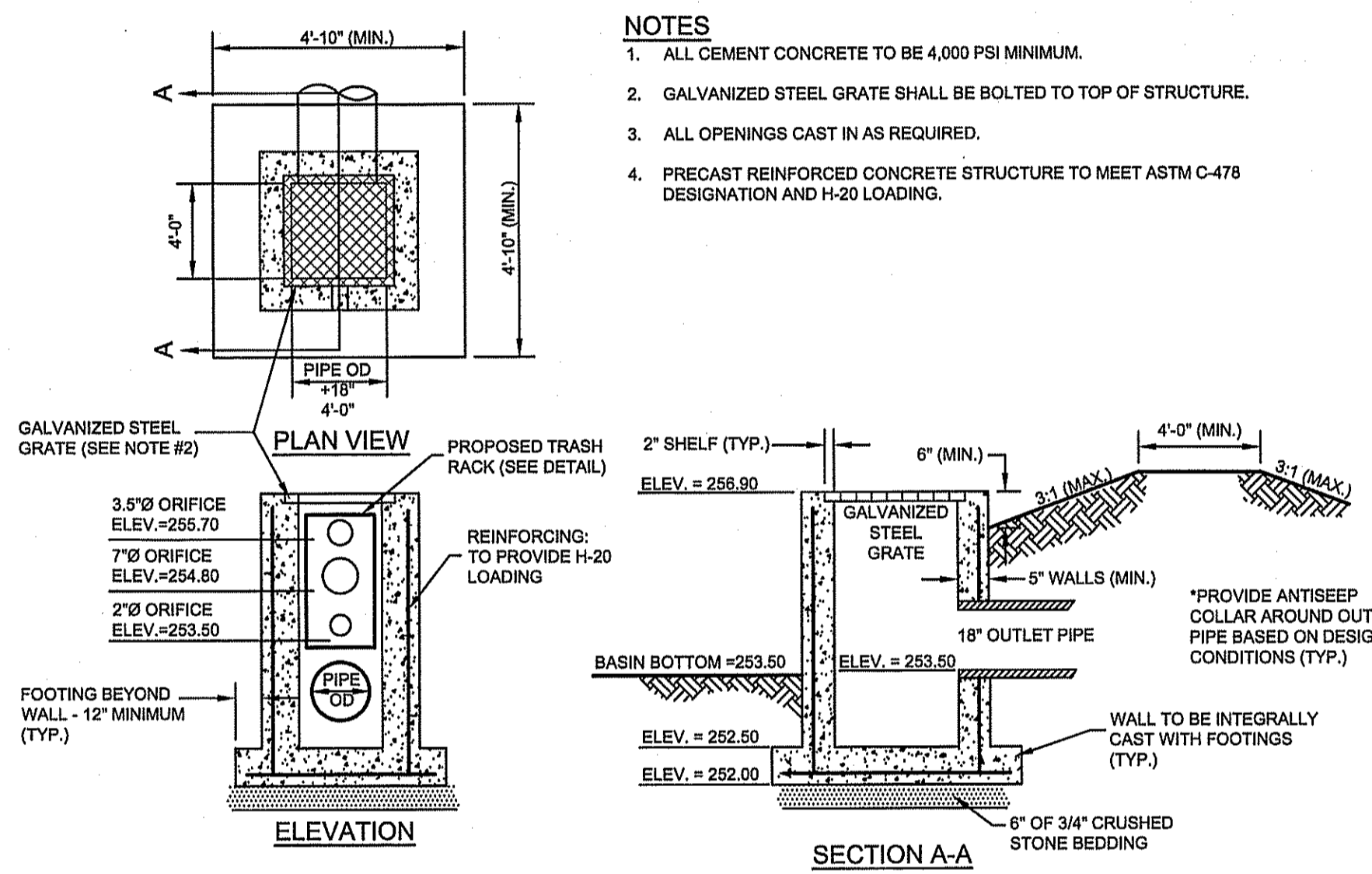
GRADATION OF STONE FOR LEVEL SPREADER BERM

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
12 INCH	100%
6 INCH	84 - 100%
3 INCH	68 - 83%
1 INCH	42 - 55%
NO. 4	8 - 12%



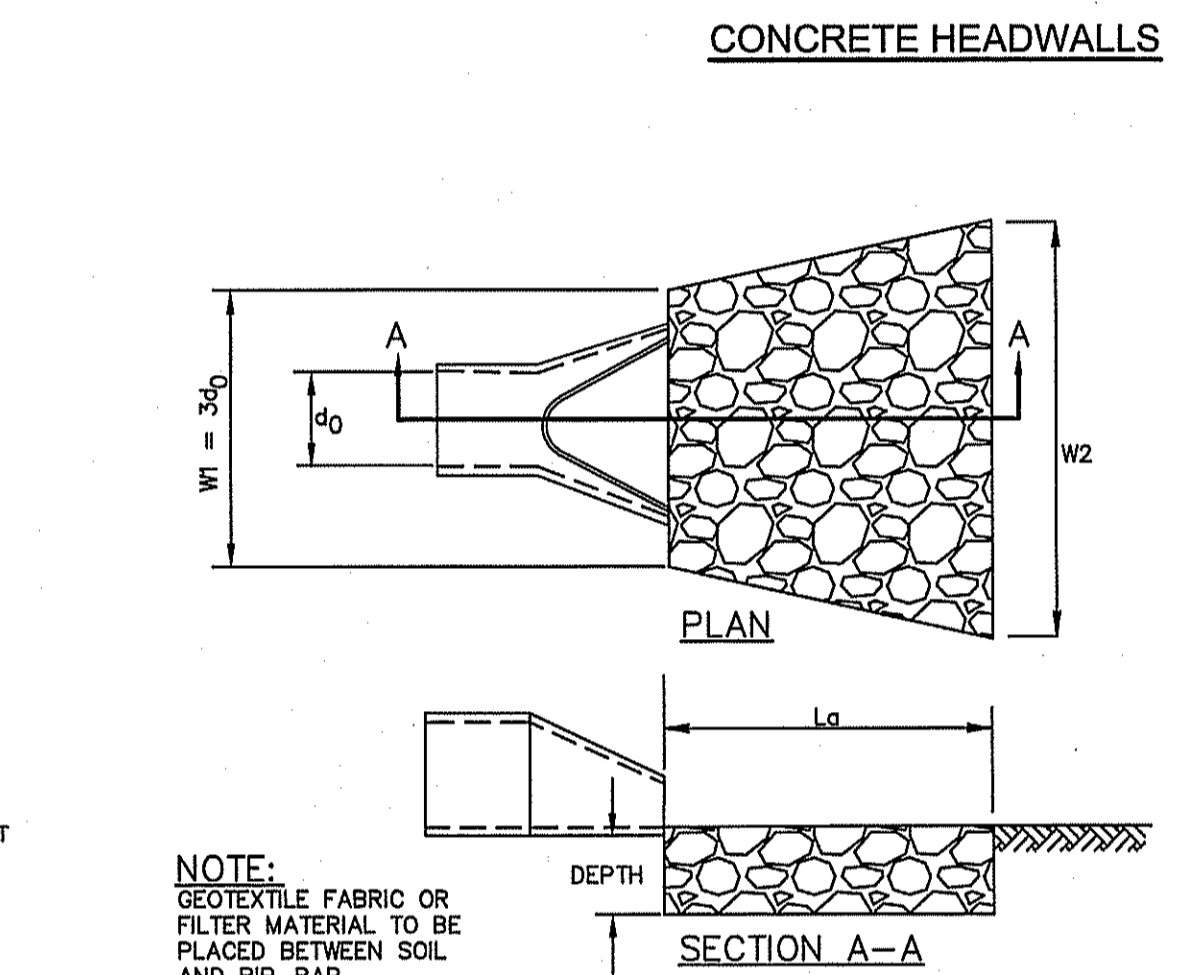
- NOTES:**
- CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUN-OFF.
 - LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
 - THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET INTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
 - PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.
- MAINTENANCE REQUIREMENTS:**
- INSPECT AT LEAST ONCE ANNUALLY FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND FOR SIGNS OF EROSION WITHIN APPROACH CHANNEL, SPREADER CHANNEL OR DOWN-SLOPE OF THE SPREADER.
 - REMOVE DEBRIS WHENEVER OBSERVED DURING INSPECTION.
 - REMOVE SEDIMENT WHEN ACCUMULATION EXCEEDS 25% OF SPREADER CHANNEL DEPTH.
 - MOW AS REQUIRED BY LANDSCAPE DESIGN. AT A MINIMUM, MOW ANNUALLY TO CONTROL WOODY VEGETATION WITHIN THE SPREADER.
 - SNOW SHOULD NOT BE STORED WITHIN OR DOWN-SLOPE OF THE LEVEL SPREADER OR ITS APPROACH CHANNEL.
 - REPAIR ANY EROSION AND RE-GRADE AS WARRANTED BY INSPECTION.
 - RECONSTRUCT THE SPREADER IF DOWN-SLOPE CHANNELIZATION INDICATES THAT THE SPREADER IS NOT LEVEL OR THAT DISCHARGE HAS BECOME CONCENTRATED, AND CORRECTIONS CANNOT BE MADE THROUGH MINOR RE-GRADE.

LEVEL SPREADER DETAIL NOT TO SCALE



OUTLET STRUCTURE #2 NOT TO SCALE

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



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

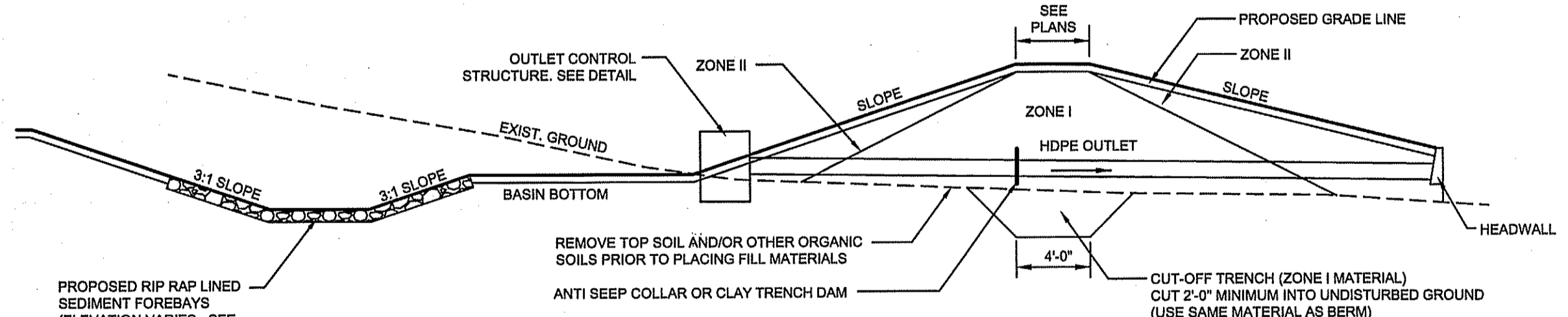
LOCATION	La	W1 = W2	d50	DEPTH
FES#12	24'	4'	4"	10"
FES#14	20'	8'	4"	10"
HW 16/HW 1	SEE PLAN	SEE PLAN	10"	25"
HW 19	12'	4'	4"	10"

TABLE 7-24 - RECOMMENDED RIP RAP GRADATION RANGES

PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (RELATIVE TO d50)
100%	(1.5 TO 2.0) x d50
85%	(1.3 TO 1.8) x d50
50%	(1.0 TO 1.5) x d50
15%	(0.3 TO 0.5) x d50

- CONSTRUCTION SPECIFICATIONS:**
- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 - THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
 - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 - STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

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



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

MATERIAL TYPE/SPECIFICATIONS

ZONE I
WELL GRADED MIXTURE OF GRAVEL, SAND, SILT OR CLAY WITH MAX. 6-INCH SIZE STONE AND GEADATION AS INDICATED BELOW. PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557. SCARIFY SURFACE PRIOR TO PLACING SUBSEQUENT LIFT. IN ADDITION, REMOVE ORGANIC SOILS.

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

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

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

POCKET POND DETAIL

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

SIGNATURE DATE: _____

SIGNATURE DATE: _____
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CONSTRUCTION DETAILS
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

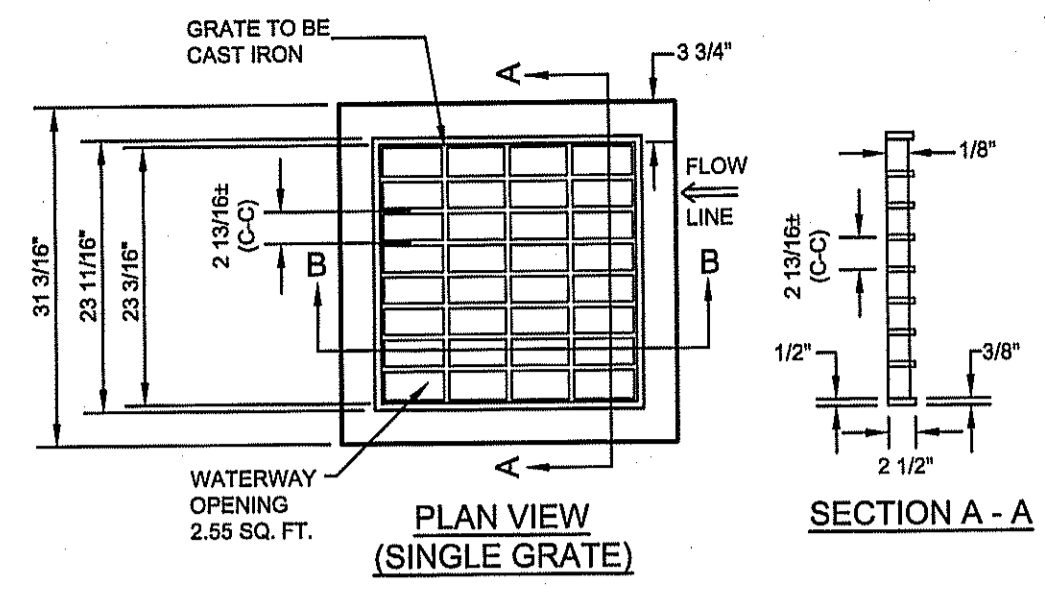
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

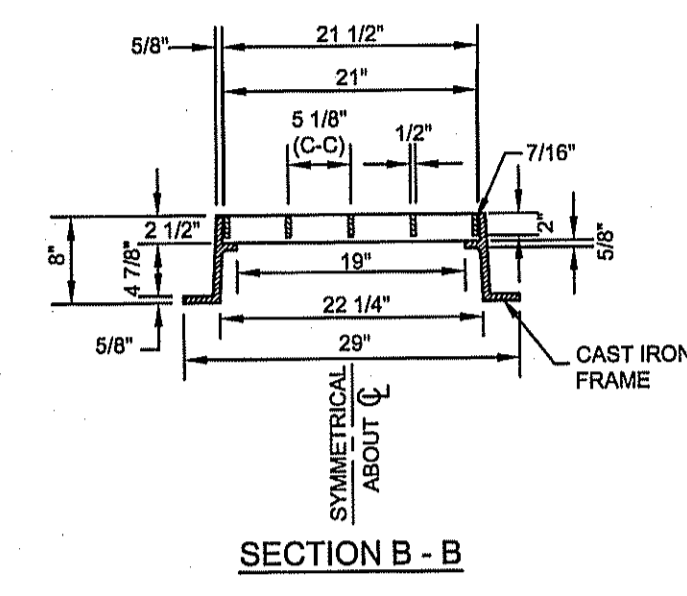
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: AS SHOWN
PROJECT NO: 19-0408-1 SHEET 24 OF 31

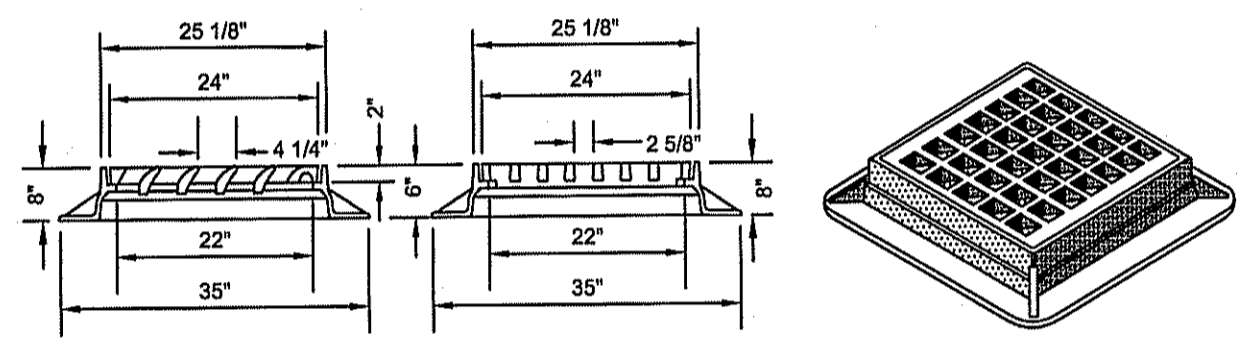
PAUL CHISHOLM
No. 15076
LICENSED PROFESSIONAL ENGINEER



SECTION A - A



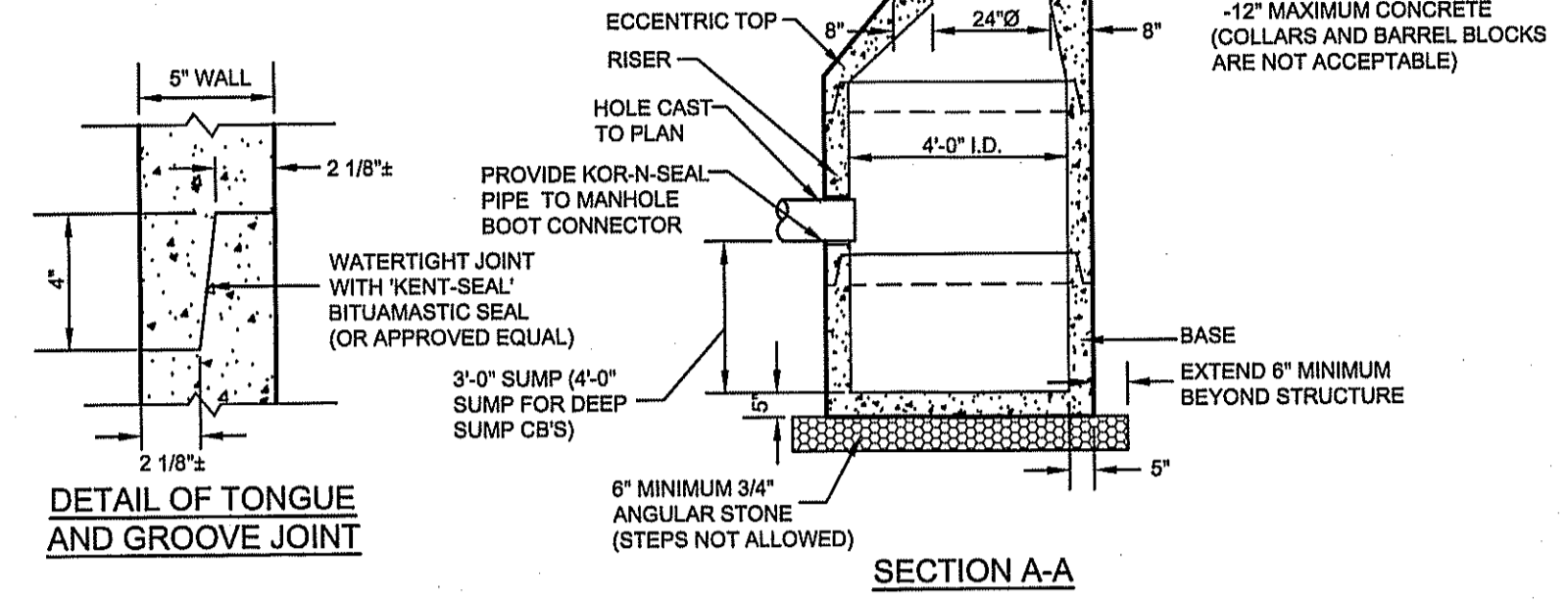
TYPE B FRAME & GRATE DETAIL
NOT TO SCALE
(MARCH 2008)



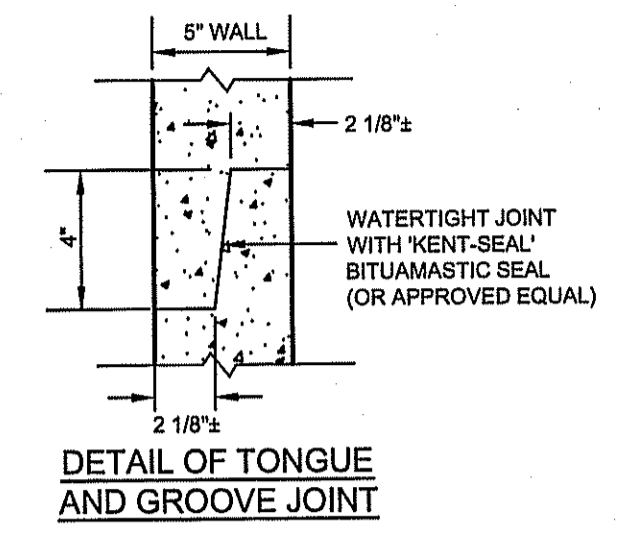
TYPE F FRAME & GRATE
NOT TO SCALE
(MARCH 2008)

NOTES:

- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
- THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
- RISER OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
- EXCAVATION PER FOOT OF DEPTH = 1.358 C.Y.



PRECAST REINFORCED CATCH BASIN
NOT TO SCALE
(MARCH 2008)

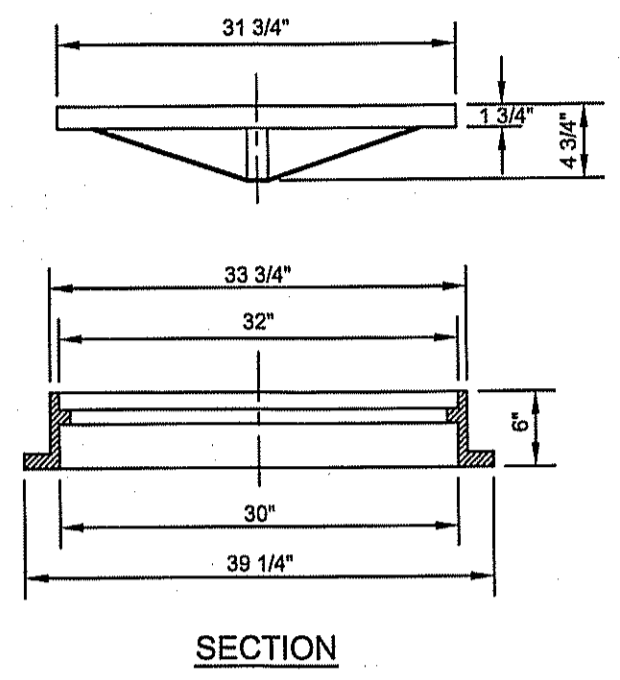
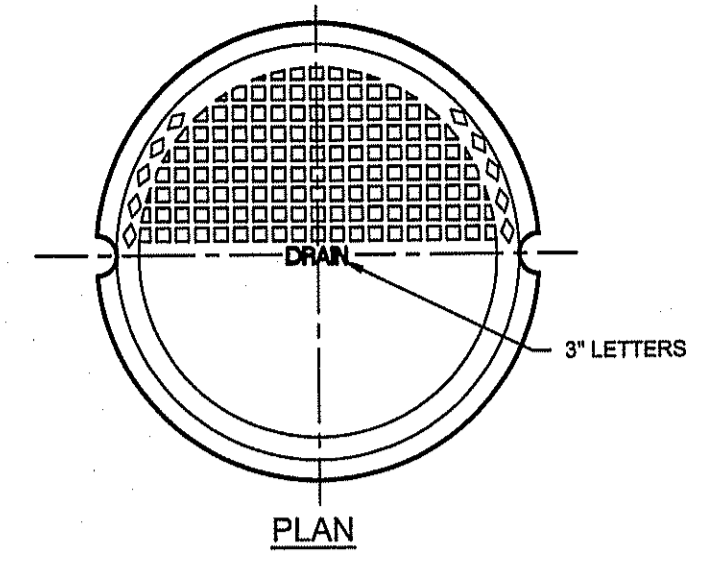
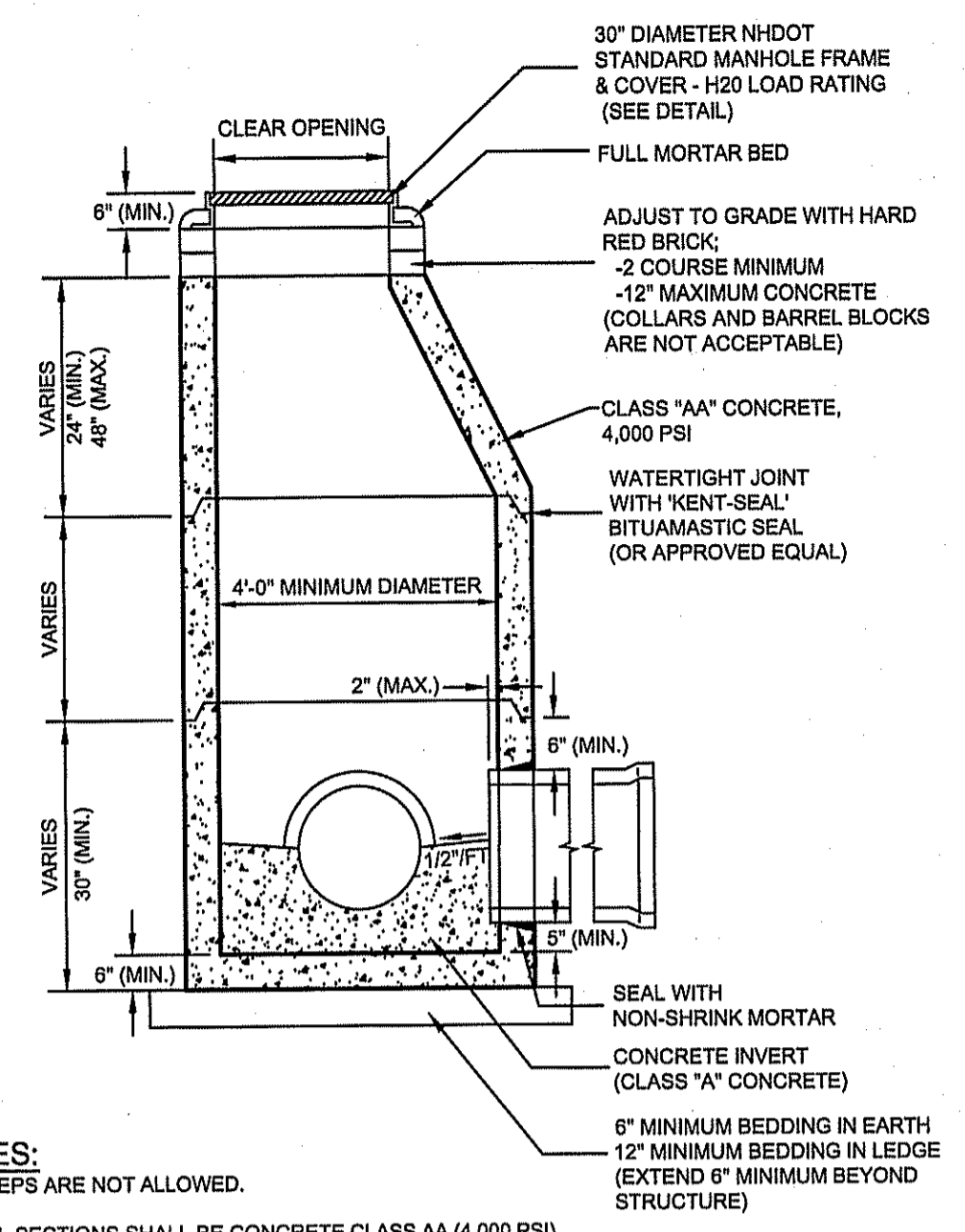


DETAIL OF TONGUE AND GROOVE JOINT

NOTES:

- STEPS ARE NOT ALLOWED.
- ALL SECTIONS SHALL BE CONCRETE CLASS AA (4,000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE WALL.
- THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
- MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.

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



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

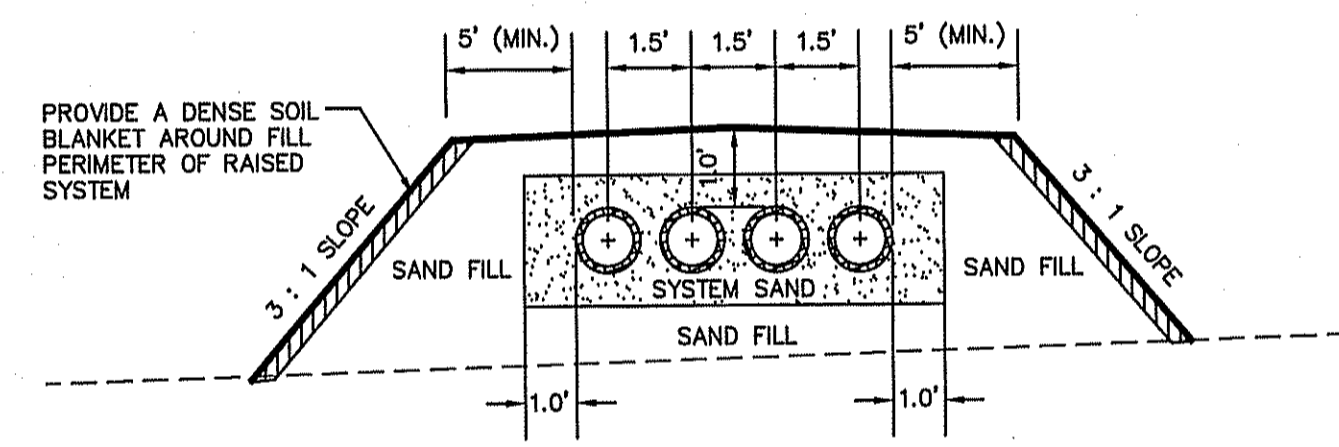
NOTES:
NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30\"/>

FEATURES:

- 3\"/>
- COVERS AVAILABLE PLAIN OR MARKED SEWER, DRAIN OR WATER
- NONROCKING COVER
- DIAMOND SURFACE DESIGN

SPECIFICATIONS:

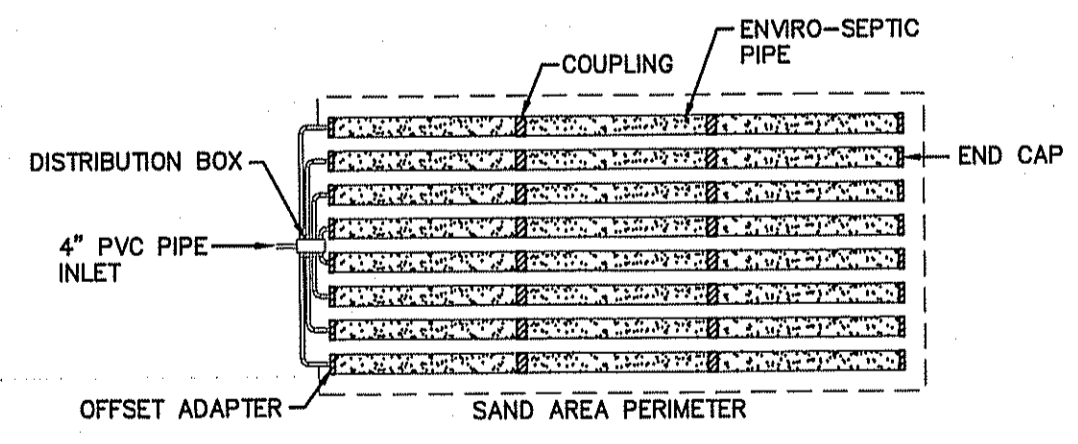
- FULLY MACHINED FRAME AND COVER
- H-20 LOAD RATED
- GRAY CAST IRON MEETS ASTM A48 CLASS 30



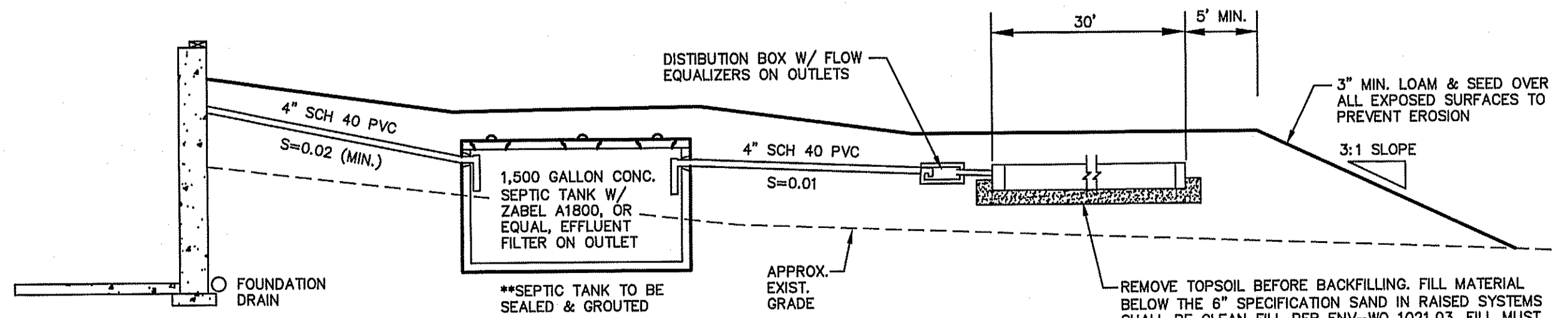
TYPICAL ENVIRO-SEPTIC CROSS SECTION
-NOT TO SCALE-

TYPICAL SEPTIC SYSTEM NOTE(S):

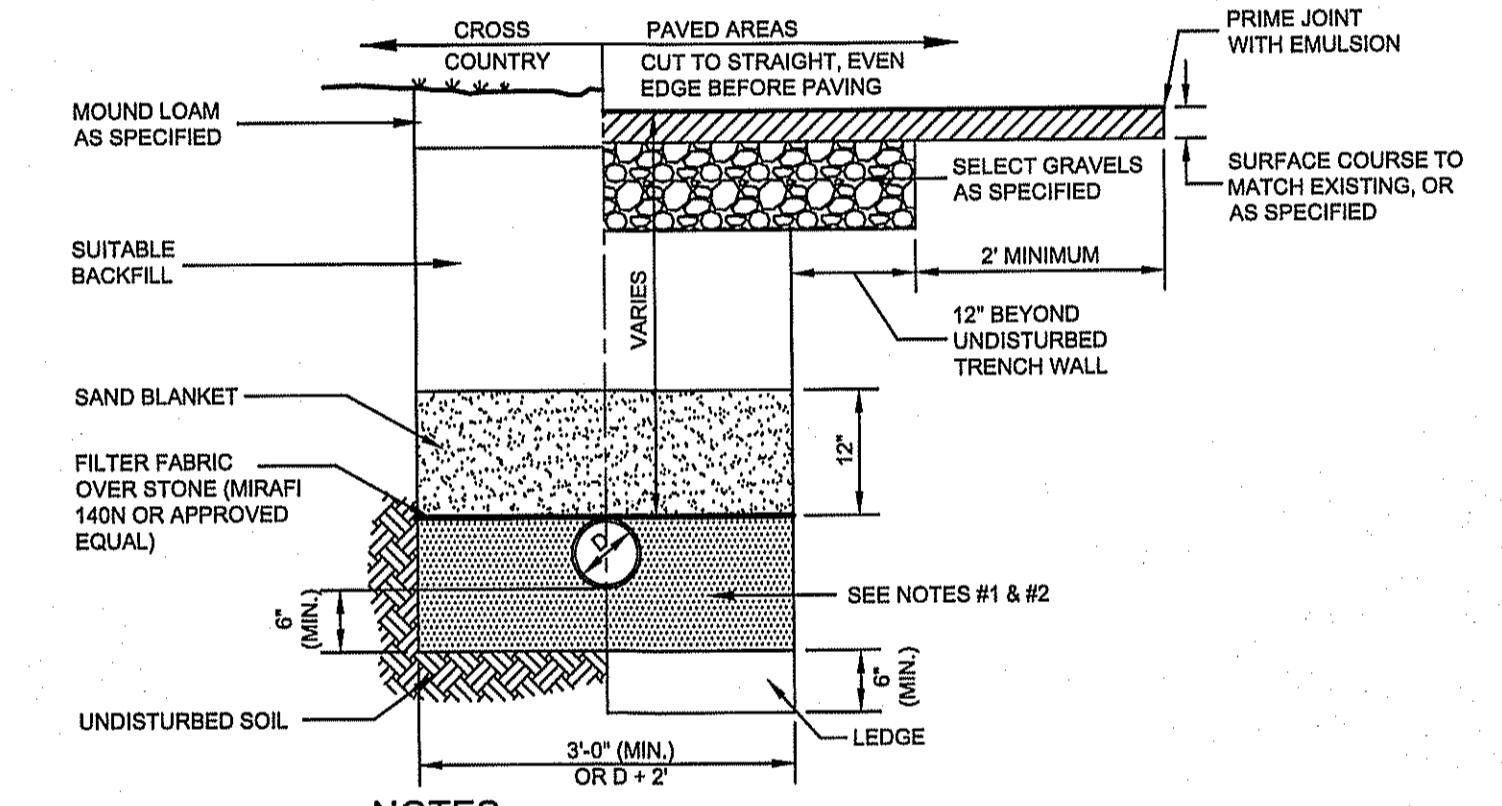
- THE PURPOSE OF THESE DETAILS ARE TO ILLUSTRATE A TYPICAL SEPTIC SYSTEM LAYOUT AND THE CONSTRUCTION ASSOCIATED WITH THE SAME.
- THIS INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. ACTUAL SIZE AND LAYOUT OF PROPOSED SYSTEMS SHALL BE DETERMINED BY THE OWNER AND MAY VARY FROM WHAT IS DEPICTED HEREON.



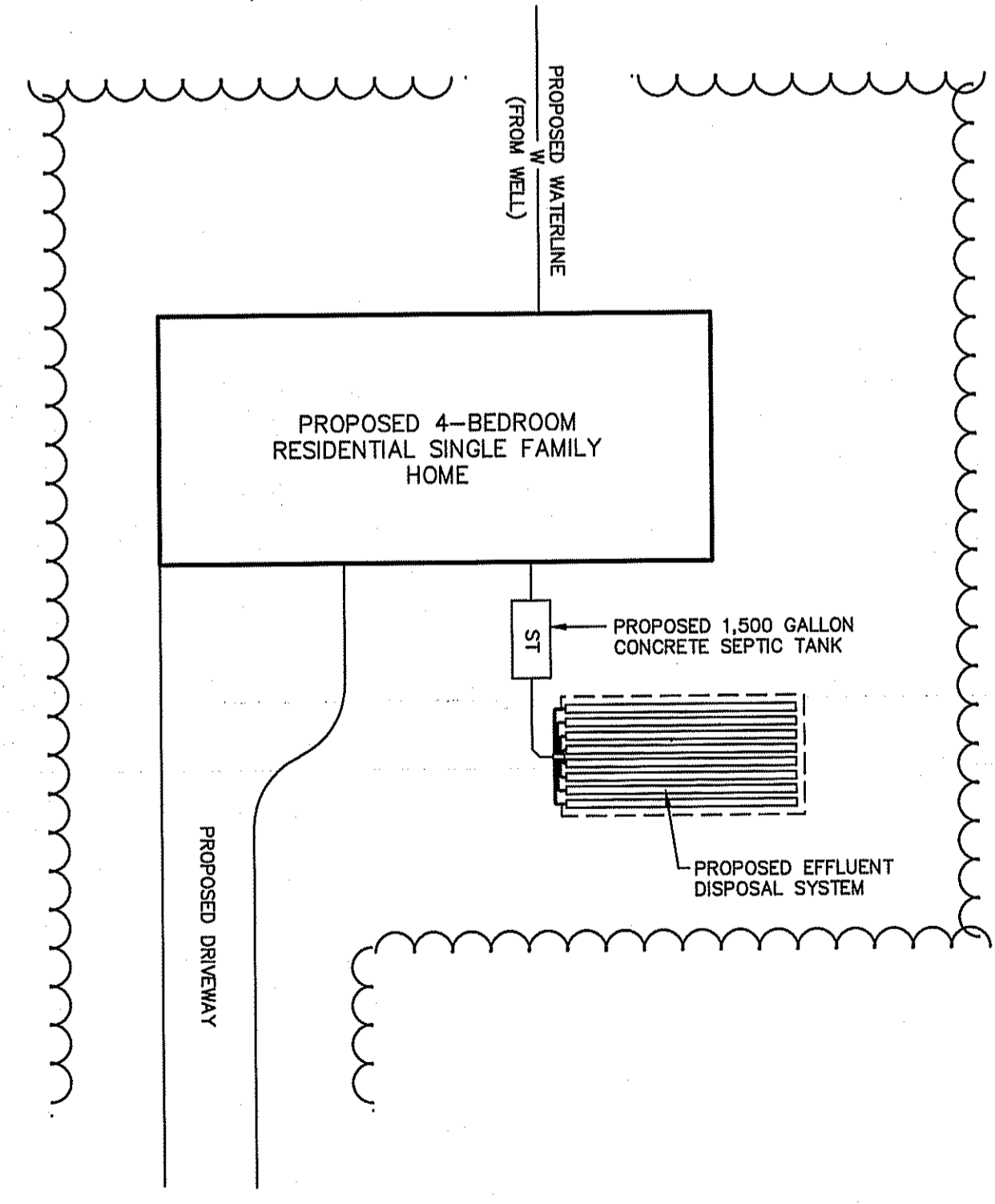
EDA PLAN DETAIL
SCALE: 1" = 10'



TYPICAL SECTION OF PROPOSED SEPTIC SYSTEM
-NOT TO SCALE-



STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



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.

CONSTRUCTION DETAILS
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

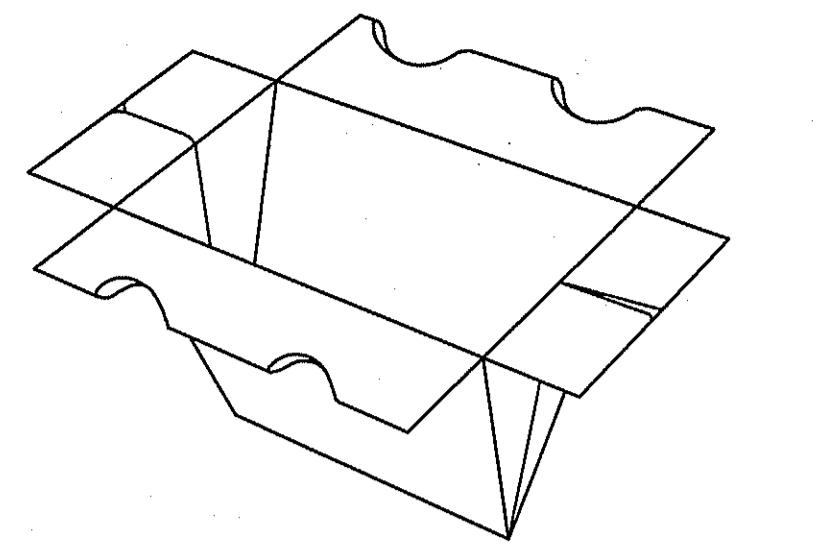
OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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: DECEMBER 6, 2019 SCALE: AS SHOWN
PROJECT NO: 19-0408-1 SHEET 25 OF 31



SILTSAK NOTES:

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

SILTSAK STYLE	TEST METHOD	TEST RESULT
REGULAR FLOW	ASTM D-4884	165.0 LBS/IN
HI-FLOW	ASTM D-4884	114.6 LBS/IN

- THE SILTSAK WILL BE MANUFACTURED TO FIT THE OPENING OF THE CATCH BASIN OR DROP INLET. THE SILTSAK WILL HAVE THE FOLLOWING FEATURES:

- TWO DUMP STRAPS ATTACHED AT THE BOTTOM TO FACILITATE THE EMPTYING OF THE SILTSAK;
- LIFTING LOOPS AS AN INTEGRAL PART OF THE SYSTEM TO BE USED TO LIFT THE SILTSAK FROM THE BASIN; AND
- A RESTRAINT CORD APPROXIMATELY HALFWAY UP THE SACK TO KEEP THE SIDES AWAY FROM THE CATCH BASIN WALLS. THIS YELLOW CORD IS ALSO A VISIBLE MEANS OF INDICATING WHEN THE SACK SHOULD BE EMPTIED, CLEANED AND PLACED BACK INTO THE BASIN.

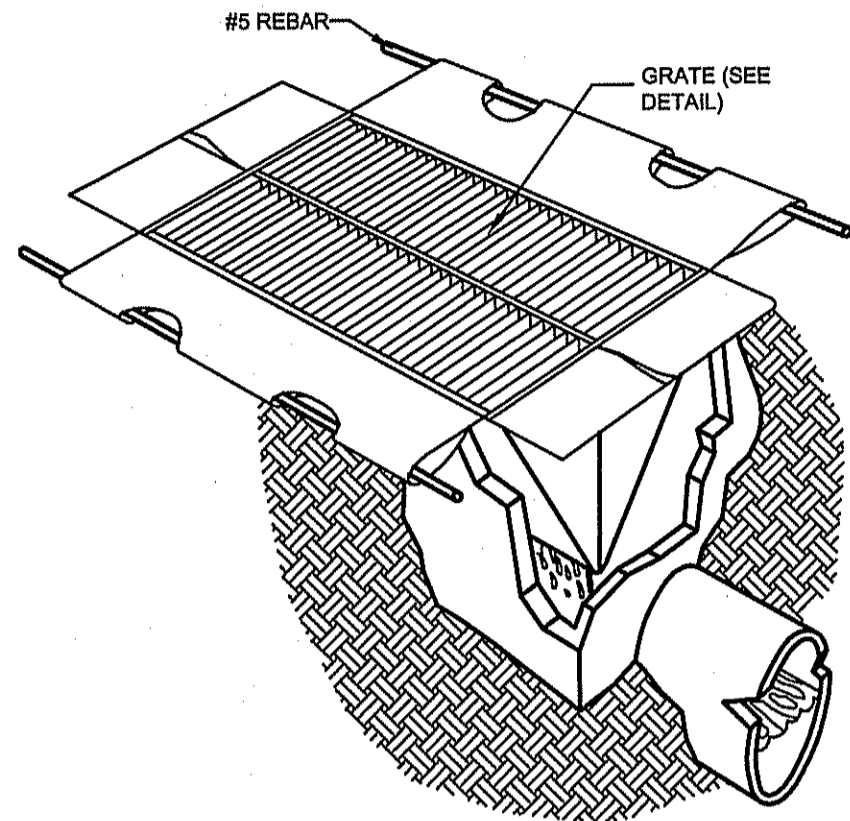
- THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:

SILTSAK REGULAR FLOW:

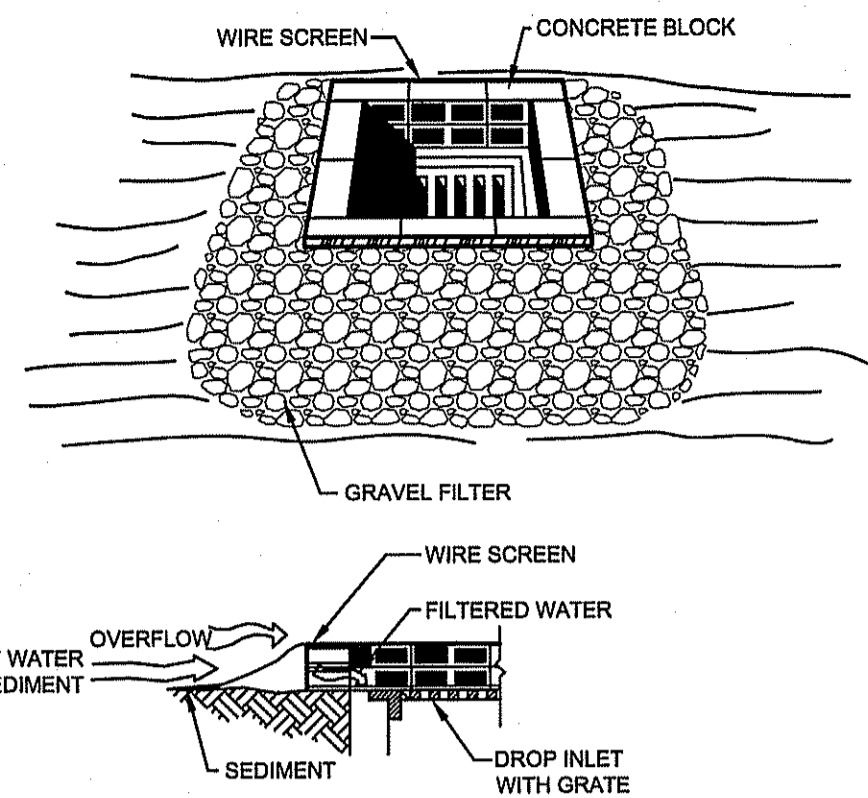
PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4843	300 LBS.
GRAB ELONGATION	ASTM D-4831	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./FT2
PERMITTIVITY	ASTM D-4491	0.55 SEC.

OR SILTSAK HI-FLOW:

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4832	265 LBS.
GRAB ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	20 GAL./MIN./FT2
PERMITTIVITY	ASTM D-4491	1.5 SEC.



SILTSAK DETAIL
NOT TO SCALE
(MARCH 2008)

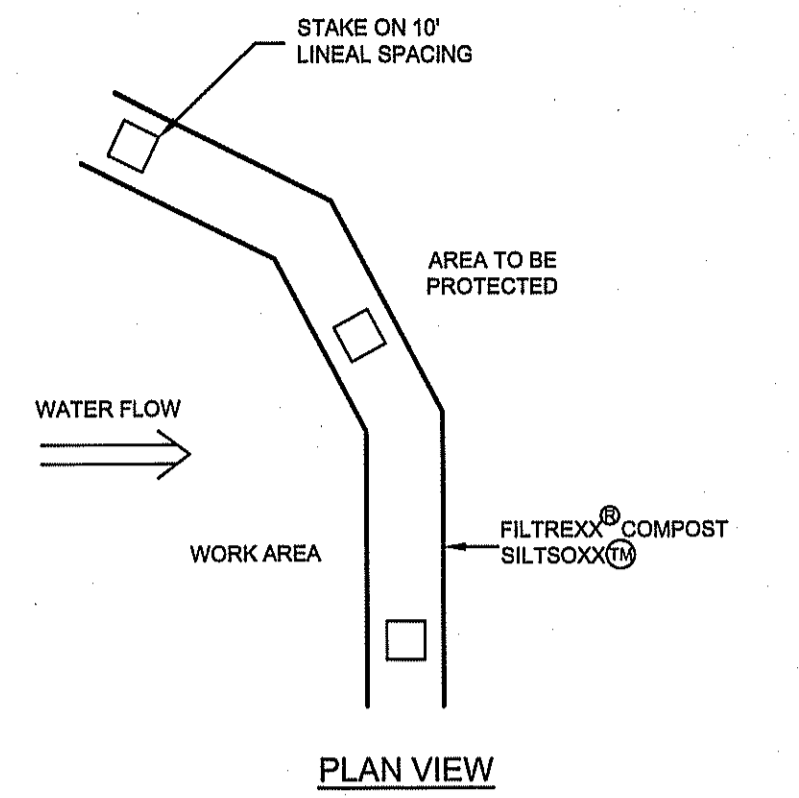


NOTES:

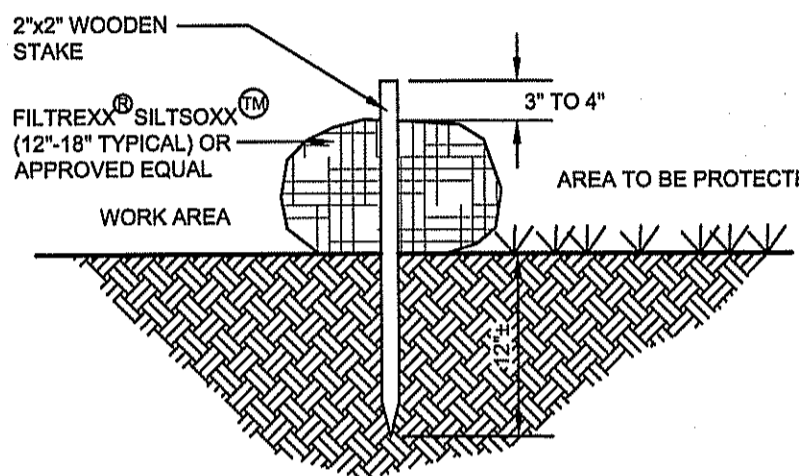
- CONCRETE BLOCKS SHOULD BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF EACH BLOCK SHOULD BE ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED DEPENDING ON THE DESIGN BY STACKING VARIOUS COMBINATIONS OF DIFFERENT SIZED BLOCKS. THE BARRIER SHOULD BE 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 OPENING 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)



PLAN VIEW



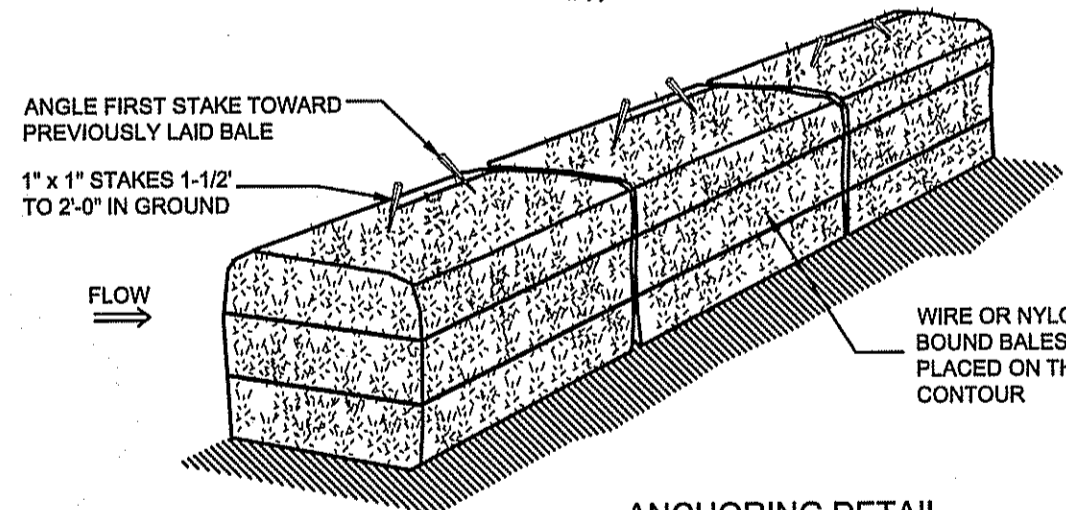
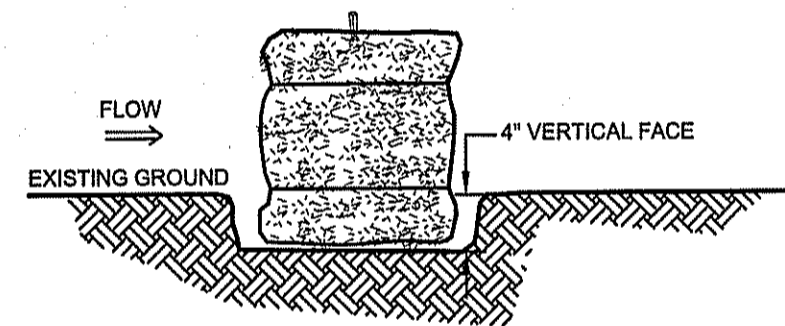
SECTION VIEW

NOTES:

- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
- SILTXX® COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
- SILTXX® DEPICTED IS FOR MINIMUM SLOPES. GREAT SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SILTXX® DETAIL

NOT TO SCALE
(AUGUST 2011)



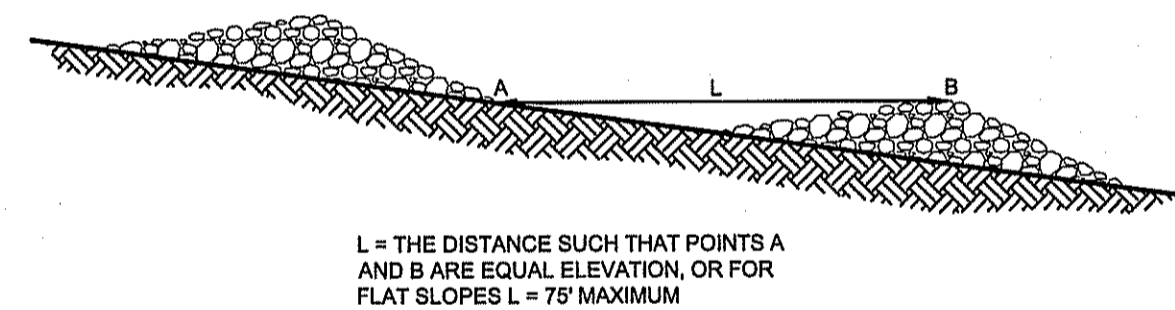
ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS:

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- BALES SHOULD BE FREE FROM ANY PLANT MATERIAL FOUND ON THE NEW HAMPSHIRE INVASIVE SPECIES LIST.

STRAW BALE BARRIER

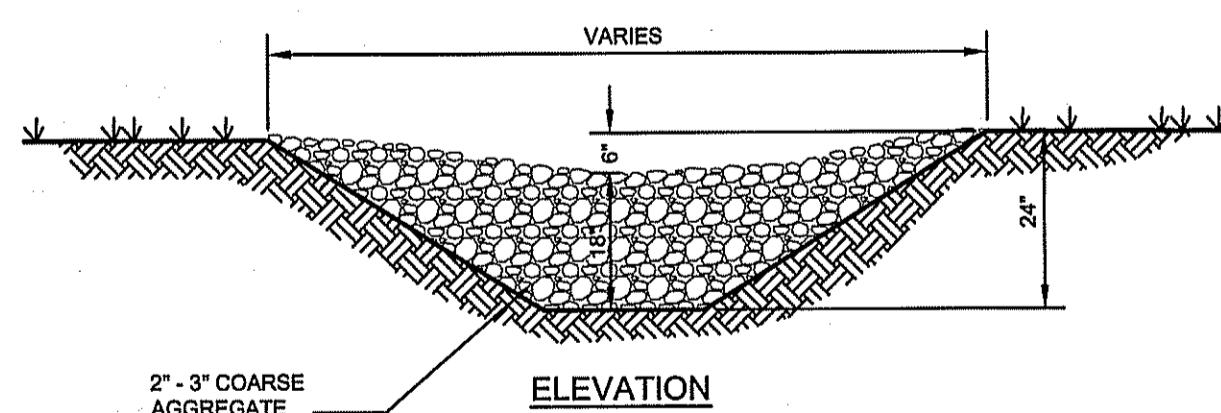
NOT TO SCALE
(JULY 2010)



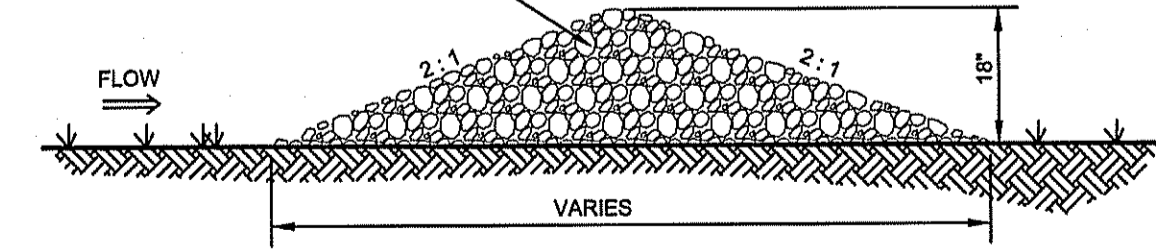
L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION, OR FOR FLAT SLOPES L = 75' MAXIMUM

STONE CHECK DAM SPACING DETAIL

NOT TO SCALE
(MARCH 2008)



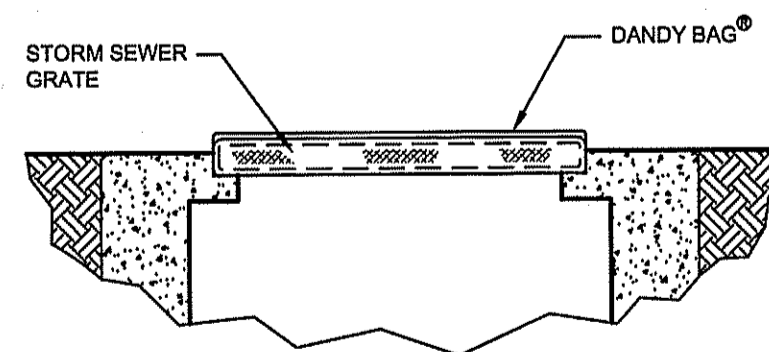
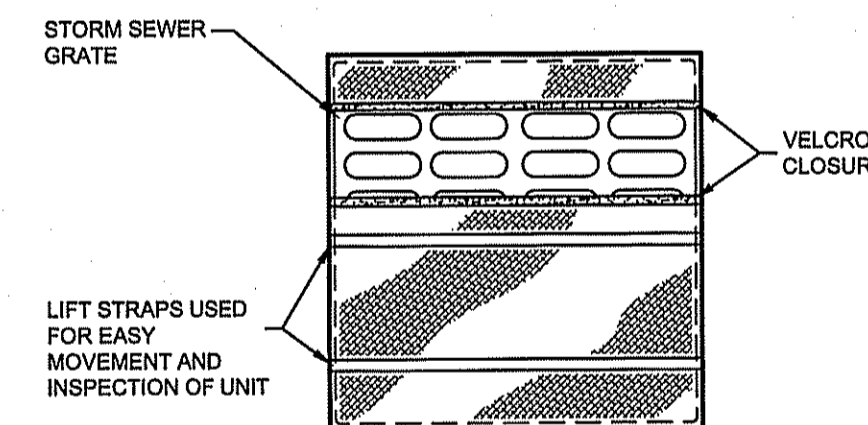
ELEVATION



CROSS-SECTION

STONE CHECK DAM DETAIL

NOT TO SCALE
(MARCH 2008)

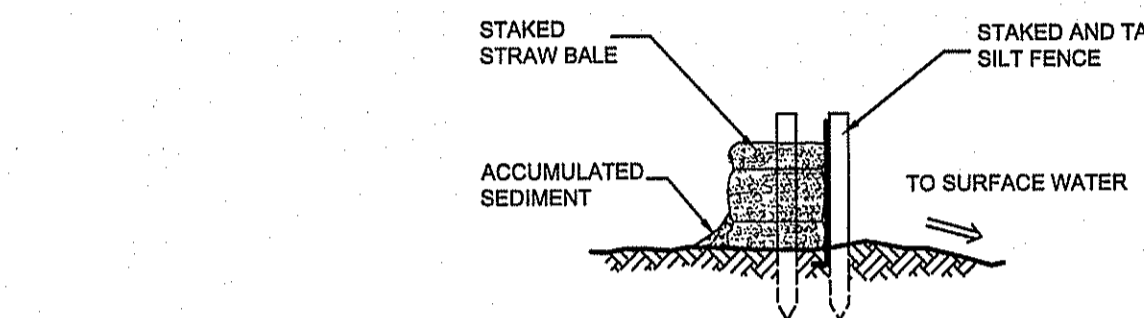


HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4832	kN (lbs)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4832	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	1/min/m ² (gal/min/ft ²)	9907 (145)
PERMITTIVITY	ASTM D 4491	Sec ⁻¹	2.1

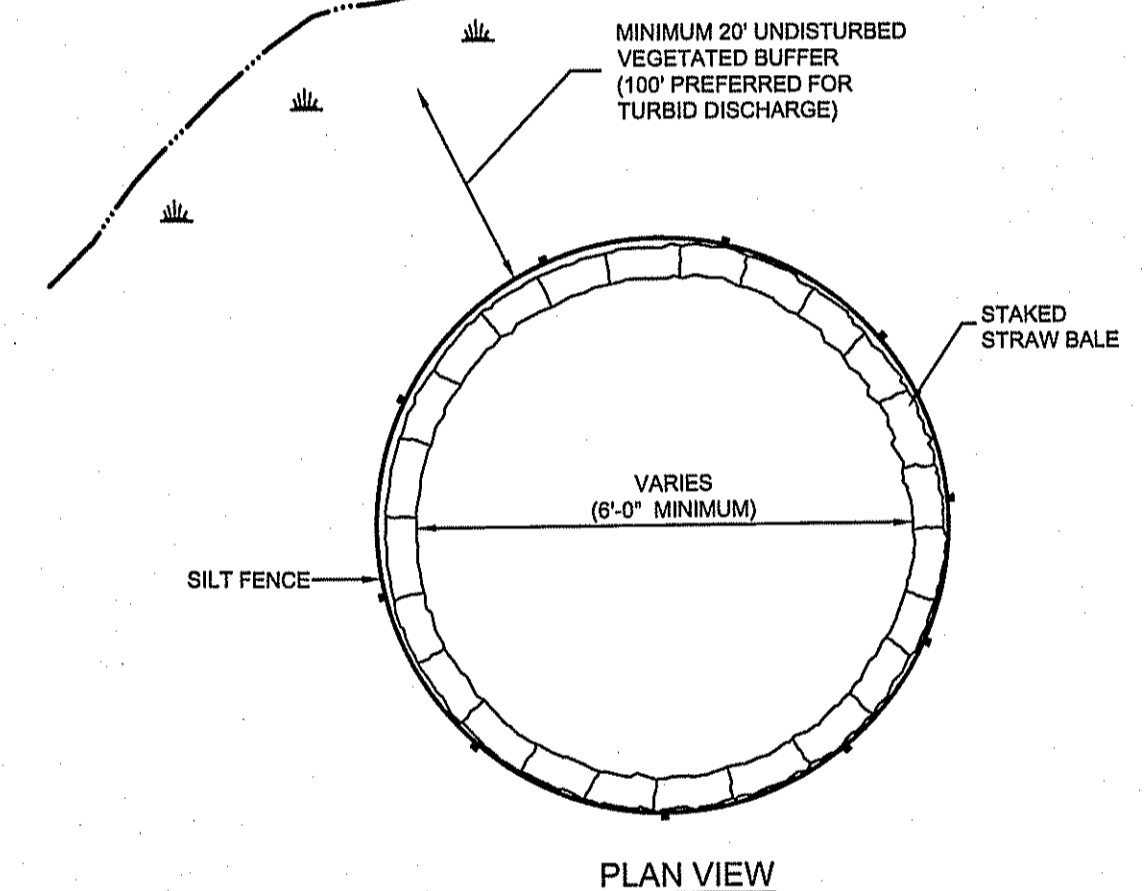
DANDY BAG®

NOT TO SCALE
(APRIL 2010)



BANKS, SURFACE WATERS, OR WETLANDS

STAKED STRAW BALE
ACCUMULATED SEDIMENT
TO SURFACE WATER
STAKED AND TAMPED SILT FENCE



PLAN VIEW

SEDIMENT RETENTION BASIN

NOT TO SCALE
(AUGUST 2013)

CONSTRUCTION DETAILS

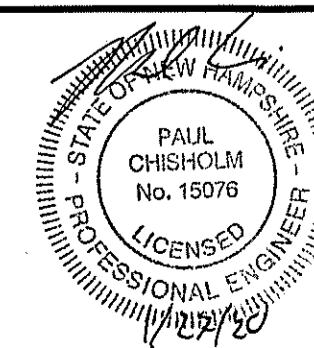
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT

K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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: DECEMBER 6, 2019 SCALE: AS SHOWN
PROJECT NO: 19-0408-1 SHEET 27 OF 31

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

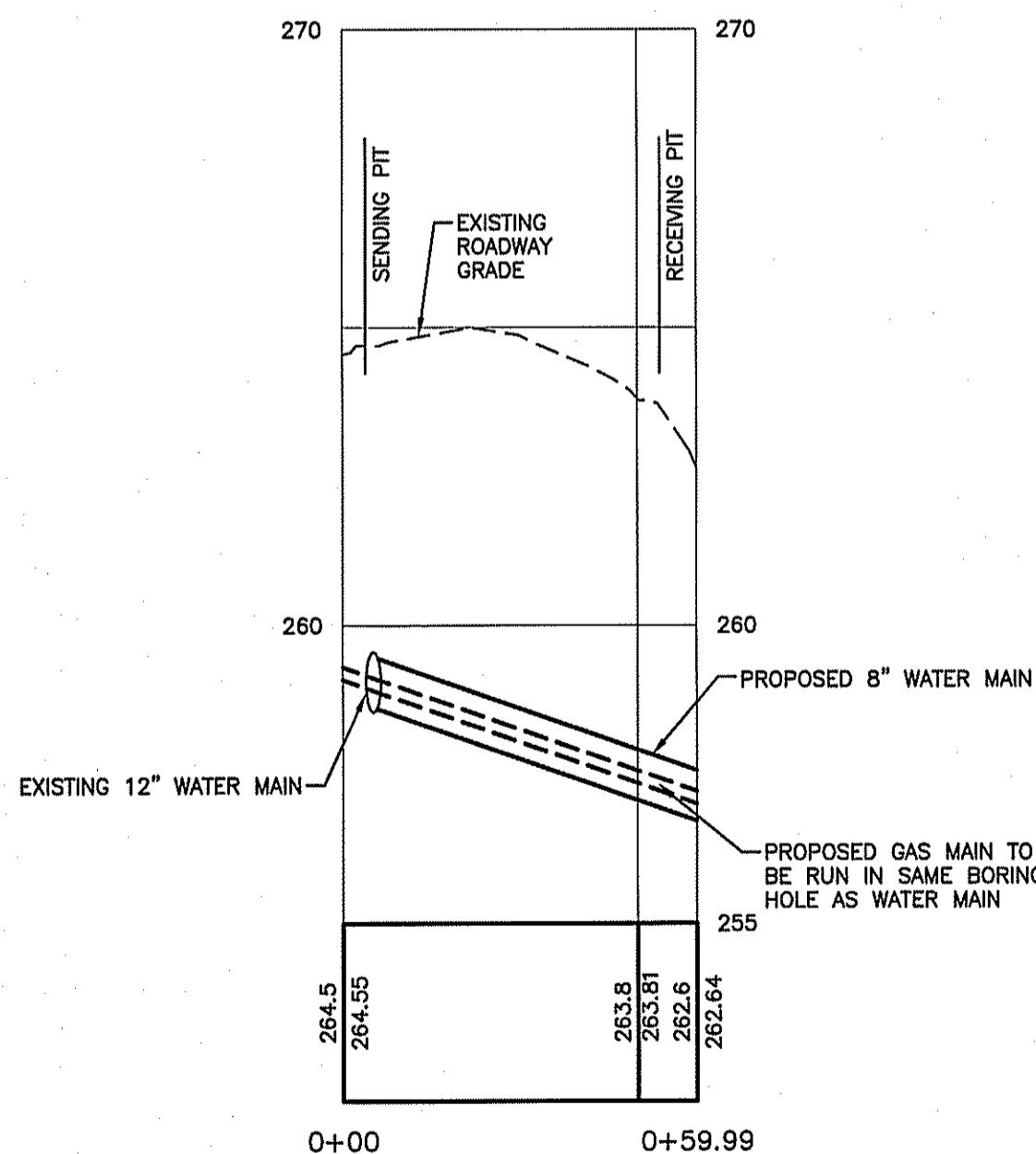
SIGNATURE DATE: _____

SIGNATURE DATE: _____

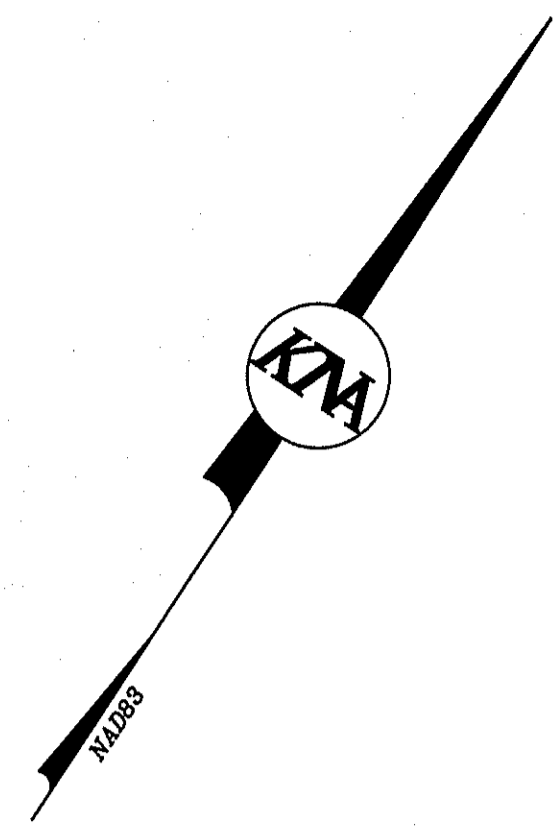
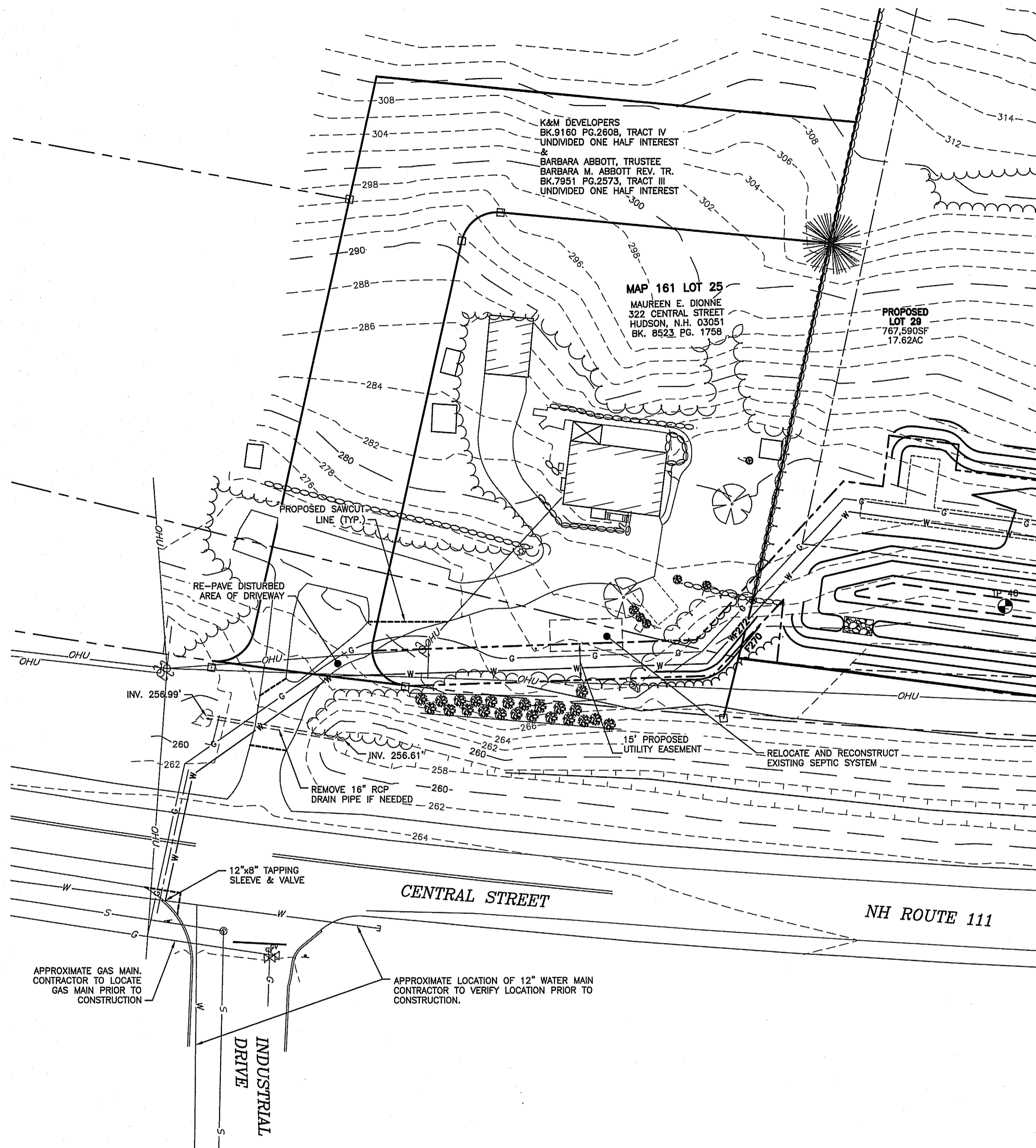
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ IPP-F IRON PIPE FOUND
- △ RRS-F RAILROAD SPIKE FOUND
- UTILITY POLE
- ⊙ SIGN
- ⊙ LIGHT
- ⊙ WELL
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- STREAM
- WETLAND
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED HYDRANT
- ⊙ PROPOSED WELL
- ⊙ PROPOSED DRAINAGE MANHOLE
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED END SECTION
- PROPOSED PROPERTY LINE
- PROPOSED GUARDRAIL
- UGU PROPOSED UNDERGROUND UTILITIES
- G PROPOSED GAS LINE
- W PROPOSED WATER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- EASEMENT



WATER & GAS PROFILE



CONSTRUCTION NOTES:

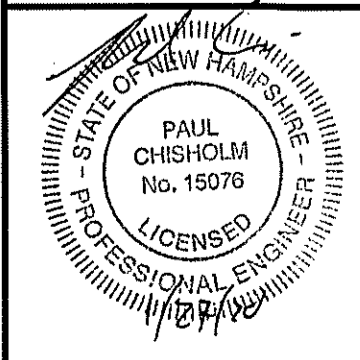
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED WATER AND GAS CONNECTIONS TO CENTRAL STREET.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL PROPOSED GAS UTILITY WORK SHALL BE DESIGNED BY OTHERS AND COORDINATED WITH THE UTILITY COMPANY.
5. ALL WATER CONSTRUCTION SHALL CONFORM WITH THE TOWN OF HUDSON AND LOCAL UTILITY COMPANY.
6. THE SEPTIC SYSTEM RELOCATION SHALL OCCUR UNDER A SEPARATE CONTRACT.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

OFFSITE UTILITY PLAN
GRANITE HEIGHTS
 MAP 161 LOT 29
 334 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

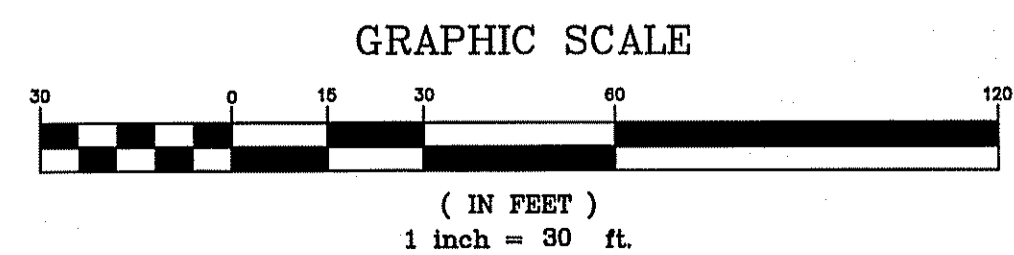
OWNER AND APPLICANT
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 46 LOWELL ROAD
 HUDSON, N.H. 03051
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: 1" = 30'
 PROJECT NO: 19-0408-1 SHEET 28 OF 31



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.



<p>TP #1 LOGGED BY GPC PERC TEST @ 33" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL / FOREST MAT</td></tr> <tr><td>14"</td><td>7.5YR 4/4, GRANULAR, FRIABLE LOAMY SAND, ROOTS</td></tr> <tr><td>32"</td><td>7.5YR 5/6, GRANULAR, FRIABLE, FINE LOAMY SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>48" E.S.H.W.T.</td><td>7.5Y 7/2, FIRM, LOAMY SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>72" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL / FOREST MAT	14"	7.5YR 4/4, GRANULAR, FRIABLE LOAMY SAND, ROOTS	32"	7.5YR 5/6, GRANULAR, FRIABLE, FINE LOAMY SAND, FEW ROOTS, COBBLES	48" E.S.H.W.T.	7.5Y 7/2, FIRM, LOAMY SAND, PLATY, W/ REDOX FEATURES	72" BOTTOM OF HOLE		<p>TP #2 LOGGED BY GPC PERC TEST @ 25" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>7.5YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>24"</td><td>7.5YR 5/4, GRANULAR, FRIABLE, FINE LOAMY SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>42" E.S.H.W.T.</td><td>10YR 4/4, FIRM, SAND, SINGLE GRAIN, W/ REDOX FEATURES</td></tr> <tr><td>72" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12"	7.5YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS	24"	7.5YR 5/4, GRANULAR, FRIABLE, FINE LOAMY SAND, FEW ROOTS, COBBLES	42" E.S.H.W.T.	10YR 4/4, FIRM, SAND, SINGLE GRAIN, W/ REDOX FEATURES	72" BOTTOM OF HOLE		<p>TP #3 LOGGED BY GPC PERC TEST @ 20" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>8"</td><td>10YR 6/6, GRANULAR, FRIABLE, LOAMY SAND, ROOTS</td></tr> <tr><td>16"</td><td>10YR 6/4, GRANULAR, FRIABLE, FINE LOAMY SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>40" E.S.H.W.T.</td><td>10YR 6/1, FIRM, LOAMY SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>70" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	8"	10YR 6/6, GRANULAR, FRIABLE, LOAMY SAND, ROOTS	16"	10YR 6/4, GRANULAR, FRIABLE, FINE LOAMY SAND, FEW ROOTS, COBBLES	40" E.S.H.W.T.	10YR 6/1, FIRM, LOAMY SAND, PLATY, W/ REDOX FEATURES	70" BOTTOM OF HOLE		<p>TP #4 LOGGED BY GPC PERC TEST @ 33" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>7.5YR 4/4, GRANULAR, FRIABLE, SANDY LOAM, ROOTS</td></tr> <tr><td>18"</td><td>10YR 5/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>32"</td><td>10YR 4/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>48" E.S.H.W.T.</td><td>10YR 5/1, FIRM, SANDY LOAM, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>72" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12"	7.5YR 4/4, GRANULAR, FRIABLE, SANDY LOAM, ROOTS	18"	10YR 5/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	32"	10YR 4/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	48" E.S.H.W.T.	10YR 5/1, FIRM, SANDY LOAM, PLATY, W/ REDOX FEATURES	72" BOTTOM OF HOLE		<p>TP #5 LOGGED BY GPC PERC TEST @ 31" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>7.5YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>30"</td><td>7.5YR 5/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>48" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>72" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12"	7.5YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS	30"	7.5YR 5/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	48" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES	72" BOTTOM OF HOLE		<p>TP #6 LOGGED BY GPC PERC TEST @ 20" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 60" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>7.5YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>36" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>60" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12"	7.5YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS	36" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES	60" BOTTOM OF HOLE		<p>TP #7 LOGGED BY GPC PERC TEST @ 20" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 60" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>10"</td><td>7.5YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS, COBBLES</td></tr> <tr><td>28" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, COBBLES W/ REDOX FEATURES</td></tr> <tr><td>60" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	10"	7.5YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS, COBBLES	28" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, COBBLES W/ REDOX FEATURES	60" BOTTOM OF HOLE		<p>TP #8 LOGGED BY GPC PERC TEST @ 33" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 70" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>10"</td><td>7.5YR 4/4, GRANULAR, FRIABLE LOAMY SAND, ROOTS</td></tr> <tr><td>32"</td><td>10YR 5/6, GRANULAR, FRIABLE, LOAMY SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>60" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>80" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	10"	7.5YR 4/4, GRANULAR, FRIABLE LOAMY SAND, ROOTS	32"	10YR 5/6, GRANULAR, FRIABLE, LOAMY SAND, FEW ROOTS, COBBLES	60" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES	80" BOTTOM OF HOLE		<p>TP #9 LOGGED BY GPC PERC TEST @ 33" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 70" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>10"</td><td>10YR 4/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS</td></tr> <tr><td>32"</td><td>10YR 4/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>52" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>80" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	10"	10YR 4/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS	32"	10YR 4/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	52" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES	80" BOTTOM OF HOLE	
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FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>8" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL / FILL	48"	BURIED "A"	60"	10YR 5/6, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	8" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES	8" BOTTOM OF HOLE		<p>TP #12 LOGGED BY GPC PERC TEST @ 49" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 62"</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL / FILL</td></tr> <tr><td>36"</td><td>BURIED "A"</td></tr> <tr><td>48"</td><td>10YR 5/8, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>62" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>70" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL / FILL	36"	BURIED "A"	48"	10YR 5/8, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	62" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES	70" BOTTOM OF HOLE		<p>TP #13 LOGGED BY GPC PERC TEST @ 69" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 88"</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL / FILL</td></tr> <tr><td>60"</td><td>BURIED "A"</td></tr> <tr><td>68"</td><td>10YR 5/8, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>78" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>88" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL / FILL	60"	BURIED "A"	68"	10YR 5/8, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	78" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES	88" BOTTOM OF HOLE		<p>TP #14 LOGGED BY GPC PERC TEST @ 33" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 70" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>16"</td><td>10YR 4/4, GRANULAR, FRIABLE LOAMY SAND, ROOTS</td></tr> <tr><td>32"</td><td>10YR 5/3, GRANULAR, FRIABLE, LOAMY SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>52" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, W/ REDOX 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<p>TP #19 LOGGED BY GPC PERC TEST @ 33" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>10YR 5/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>30"</td><td>10YR 6/4, GRANULAR, FRIABLE, SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>52" E.S.H.W.T.</td><td>10YR 7/4, GRAVELLY SAND, SINGLE GRAIN W/ REDOX FEATURES</td></tr> <tr><td>80" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12"	10YR 5/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS	30"	10YR 6/4, GRANULAR, FRIABLE, SAND, FEW ROOTS, COBBLES	52" E.S.H.W.T.	10YR 7/4, GRAVELLY SAND, SINGLE GRAIN W/ REDOX FEATURES	80" BOTTOM OF HOLE		<p>TP #20 LOGGED BY GPC PERC TEST @ 33" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 60" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>10"</td><td>10YR 5/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>24"</td><td>10YR 6/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>40" E.S.H.W.T.</td><td>10YR 4/4, SAND, FIRM W/ REDOX FEATURES</td></tr> <tr><td>60" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	10"	10YR 5/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS	24"	10YR 6/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	40" E.S.H.W.T.	10YR 4/4, SAND, FIRM W/ REDOX FEATURES	60" BOTTOM OF HOLE		<p>TP #21 LOGGED BY GPC PERC TEST @ 25" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 72" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>10YR 3/6, GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>24"</td><td>10YR 6/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>42" E.S.H.W.T.</td><td>10YR 7/2, SAND, FIRM W/ REDOX FEATURES</td></tr> <tr><td>72" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12"	10YR 3/6, GRANULAR, FRIABLE SANDY LOAM, ROOTS	24"	10YR 6/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	42" E.S.H.W.T.	10YR 7/2, SAND, FIRM W/ REDOX FEATURES	72" BOTTOM OF HOLE		<p>TP #22 LOGGED BY GPC PERC TEST @ 20" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 80" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>10YR 6/2, GRANULAR, FRIABLE SAND, ROOTS, COBBLES</td></tr> <tr><td>32" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, COBBLES W/ REDOX FEATURES</td></tr> <tr><td>80" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12"	10YR 6/2, GRANULAR, FRIABLE SAND, ROOTS, COBBLES	32" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, COBBLES W/ REDOX FEATURES	80" BOTTOM OF HOLE		<p>TP #23 LOGGED BY GPC PERC TEST @ 25" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 48" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>8"</td><td>10YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>21"</td><td>10YR 6/6, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>32" E.S.H.W.T.</td><td>10YR 7/2, SAND, FIRM W/ REDOX FEATURES</td></tr> <tr><td>48" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	8"	10YR 4/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS	21"	10YR 6/6, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	32" E.S.H.W.T.	10YR 7/2, SAND, FIRM W/ REDOX FEATURES	48" BOTTOM OF HOLE		<p>TP #24 LOGGED BY GPC PERC TEST @ 27" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 60" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>26"</td><td>10YR 5/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS, COBBLES</td></tr> <tr><td>54" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, COBBLES W/ REDOX FEATURES</td></tr> <tr><td>60" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	26"	10YR 5/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS, COBBLES	54" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, COBBLES W/ REDOX FEATURES	60" BOTTOM OF HOLE		<p>TP #25 LOGGED BY GPC PERC TEST @ 32" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 55" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>10"</td><td>10YR 5/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS</td></tr> <tr><td>30"</td><td>10YR 6/6, GRANULAR, FRIABLE, LOAMY SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>44" E.S.H.W.T.</td><td>10YR 7/2, SAND, FIRM W/ REDOX FEATURES</td></tr> <tr><td>55" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	10"	10YR 5/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS	30"	10YR 6/6, GRANULAR, FRIABLE, LOAMY SAND, FEW ROOTS, COBBLES	44" E.S.H.W.T.	10YR 7/2, SAND, FIRM W/ REDOX FEATURES	55" BOTTOM OF HOLE																									
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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.

TEST PIT LOGS
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 6, 2019 SCALE: AS SHOWN
PROJECT NO: 19-0408-1 SHEET 29 OF 31

<p>TP #26 LOGGED BY GPC PERC TEST @ 32" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 77" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>10"</td><td>7.5YR 4/6 GRANULAR, FRIABLE SAND, ROOTS</td></tr> <tr><td>30"</td><td>10YR 6/6, GRANULAR, FRIABLE, SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>52" E.S.H.W.T.</td><td>10YR 7/2, SAND, FIRM W/ REDOX FEATURES</td></tr> <tr><td>77" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	10"	7.5YR 4/6 GRANULAR, FRIABLE SAND, ROOTS	30"	10YR 6/6, GRANULAR, FRIABLE, SAND, FEW ROOTS, COBBLES	52" E.S.H.W.T.	10YR 7/2, SAND, FIRM W/ REDOX FEATURES	77" BOTTOM OF HOLE		<p>TP #27 LOGGED BY GPC PERC TEST @ 41" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>16"</td><td>7.5YR 3/2, GRANULAR, FRIABLE, LOAM, ROOTS</td></tr> <tr><td>24"</td><td>7.5YR 5/6, GRANULAR, FRIABLE, LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>40"</td><td>7.5YR 5/4, GRANULAR, FRIABLE, GRAVELLY SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>60" E.S.H.W.T.</td><td>10YR 5/1, FIRM, SANDY LOAM, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>66" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	16"	7.5YR 3/2, GRANULAR, FRIABLE, LOAM, ROOTS	24"	7.5YR 5/6, GRANULAR, FRIABLE, LOAM, FEW ROOTS, COBBLES	40"	7.5YR 5/4, GRANULAR, FRIABLE, GRAVELLY SANDY LOAM, FEW ROOTS, COBBLES	60" E.S.H.W.T.	10YR 5/1, FIRM, SANDY LOAM, PLATY, W/ REDOX FEATURES	66" BOTTOM OF HOLE		<p>TP #28 LOGGED BY GPC PERC TEST @ 59" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL / FILL</td></tr> <tr><td>40"</td><td>BURIED "A"</td></tr> <tr><td>44"</td><td>10YR 5/6, GRANULAR, FRIABLE, LOAMY SAND, FEW ROOTS, COBBLES</td></tr> <tr><td>58"</td><td>10YR 4/6, GRANULAR, FRIABLE, GRAVELLY SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>70" E.S.H.W.T.</td><td>10YR 5/1, FIRM, SANDY LOAM, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>90" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL / FILL	40"	BURIED "A"	44"	10YR 5/6, GRANULAR, FRIABLE, LOAMY SAND, FEW ROOTS, COBBLES	58"	10YR 4/6, GRANULAR, FRIABLE, GRAVELLY SANDY LOAM, FEW ROOTS, COBBLES	70" E.S.H.W.T.	10YR 5/1, FIRM, SANDY LOAM, PLATY, W/ REDOX FEATURES	90" BOTTOM OF HOLE		<p>TP #29 LOGGED BY GPC PERC TEST @ 61" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>5"</td><td>10YR 4/6 GRANULAR, FRIABLE GRAVELLY SANDY LOAM, ROOTS</td></tr> <tr><td>60"</td><td>10YR 5/6, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>70" E.S.H.W.T.</td><td>2.5Y 5/4, LOAM,</td></tr> <tr><td>80" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	5"	10YR 4/6 GRANULAR, FRIABLE GRAVELLY SANDY LOAM, ROOTS	60"	10YR 5/6, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	70" E.S.H.W.T.	2.5Y 5/4, LOAM,	80" BOTTOM OF HOLE		<p>TP #30 LOGGED BY GPC PERC TEST @ 15" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>FILL</td></tr> <tr><td>55" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	FILL	55" BOTTOM OF HOLE		<p>TP #30.1 LOGGED BY GPC PERC TEST @ 15" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 44"</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>10YR 5/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS, COBBLES</td></tr> <tr><td>36" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, COBBLES W/ REDOX FEATURES</td></tr> <tr><td>55" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12"	10YR 5/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS, COBBLES	36" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, COBBLES W/ REDOX FEATURES	55" BOTTOM OF HOLE		<p>TP #31 LOGGED BY GPC PERC TEST @ 18" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 48" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL / FILL</td></tr> <tr><td>12"</td><td>BURIED "A"</td></tr> <tr><td>16"</td><td>10YR 5/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>44" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>48" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL / FILL	12"	BURIED "A"	16"	10YR 5/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	44" E.S.H.W.T.	10YR 7/2, FIRM, SAND, PLATY, W/ REDOX FEATURES	48" BOTTOM OF HOLE		<p>TP #32 LOGGED BY GPC PERC TEST @ 31" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 60" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12"</td><td>10YR 4/6, GRANULAR, FRIABLE, LOAMY SAND, ROOTS</td></tr> <tr><td>24"</td><td>10YR 3/4, GRANULAR, FRIABLE, LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>30"</td><td>7.5YR 4/4, GRANULAR, FRIABLE, GRAVELLY SANDY LOAM, FEW ROOTS, 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<p>TP #34 LOGGED BY GPC PERC TEST @ 15" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 80" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>12" E.S.H.W.T.</td><td>10YR 5/3, FIRM, SAND, PLATY, W/ REDOX FEATURES</td></tr> <tr><td>80" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	12" E.S.H.W.T.	10YR 5/3, FIRM, SAND, PLATY, W/ REDOX FEATURES	80" BOTTOM OF HOLE		<p>TP #35 LOGGED BY GPC PERC TEST @ 15" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 48" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>6"</td><td>7.5YR 4/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>16"</td><td>10YR 7/2, FIRM, SILTY SAND, PLATY, COBBLES W/ REDOX FEATURES</td></tr> <tr><td>48" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	6"	7.5YR 4/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS	16"	10YR 7/2, FIRM, SILTY SAND, PLATY, COBBLES W/ REDOX FEATURES	48" BOTTOM OF HOLE		<p>TP #36 LOGGED BY GPC PERC TEST @ 25" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 76" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>6"</td><td>7.5YR 4/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>24"</td><td>10YR 4/6, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>30" E.S.H.W.T.</td><td>10YR 5/4, FIRM, SAND, FIRM W/ REDOX FEATURES</td></tr> <tr><td>76" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	6"	7.5YR 4/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS	24"	10YR 4/6, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	30" E.S.H.W.T.	10YR 5/4, FIRM, SAND, FIRM W/ REDOX FEATURES	76" BOTTOM OF HOLE		<p>TP #37 LOGGED BY GPC PERC TEST @ 15" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 48" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>6"</td><td>10YR 6/2 SINGLE GRAIN SAND, ROOTS, COBBLES</td></tr> <tr><td>44" E.S.H.W.T.</td><td>10YR 5/4, FIRM, SILTY SAND, PLATY, 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TEST @ 25" DATE: 4-22-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: 60" WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>4"</td><td>7.5YR 4/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS</td></tr> <tr><td>16"</td><td>10YR 5/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES</td></tr> <tr><td>30" E.S.H.W.T.</td><td>10YR 7/2, FIRM, SILTY SAND, PLATY, COBBLES W/ REDOX FEATURES</td></tr> <tr><td>60" BOTTOM OF HOLE</td><td></td></tr> </table>	0"	TOPSOIL	4"	7.5YR 4/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS	16"	10YR 5/4, GRANULAR, FRIABLE, SANDY LOAM, FEW ROOTS, COBBLES	30" E.S.H.W.T.	10YR 7/2, FIRM, SILTY SAND, PLATY, COBBLES W/ REDOX FEATURES	60" BOTTOM OF HOLE		<p>TP #40 LOGGED BY GPC PERC TEST @ 15" DATE: 11-15-2019 PERC RATE: 10 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE</p> <table border="1"> <tr><td>0"</td><td>TOPSOIL</td></tr> <tr><td>10"</td><td>10YR 4/4 GRANULAR, FRIABLE SANDY LOAM, ROOTS, COBBLES</td></tr> <tr><td>34" BOTTOM OF 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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.

TEST PIT LOGS
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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

REVISIONS		
No.	DATE	DESCRIPTION

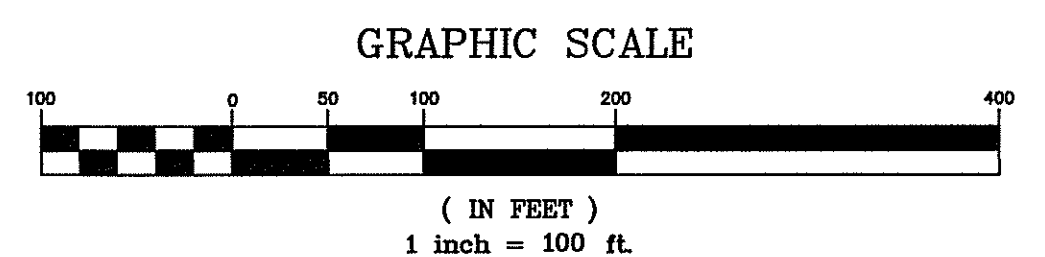
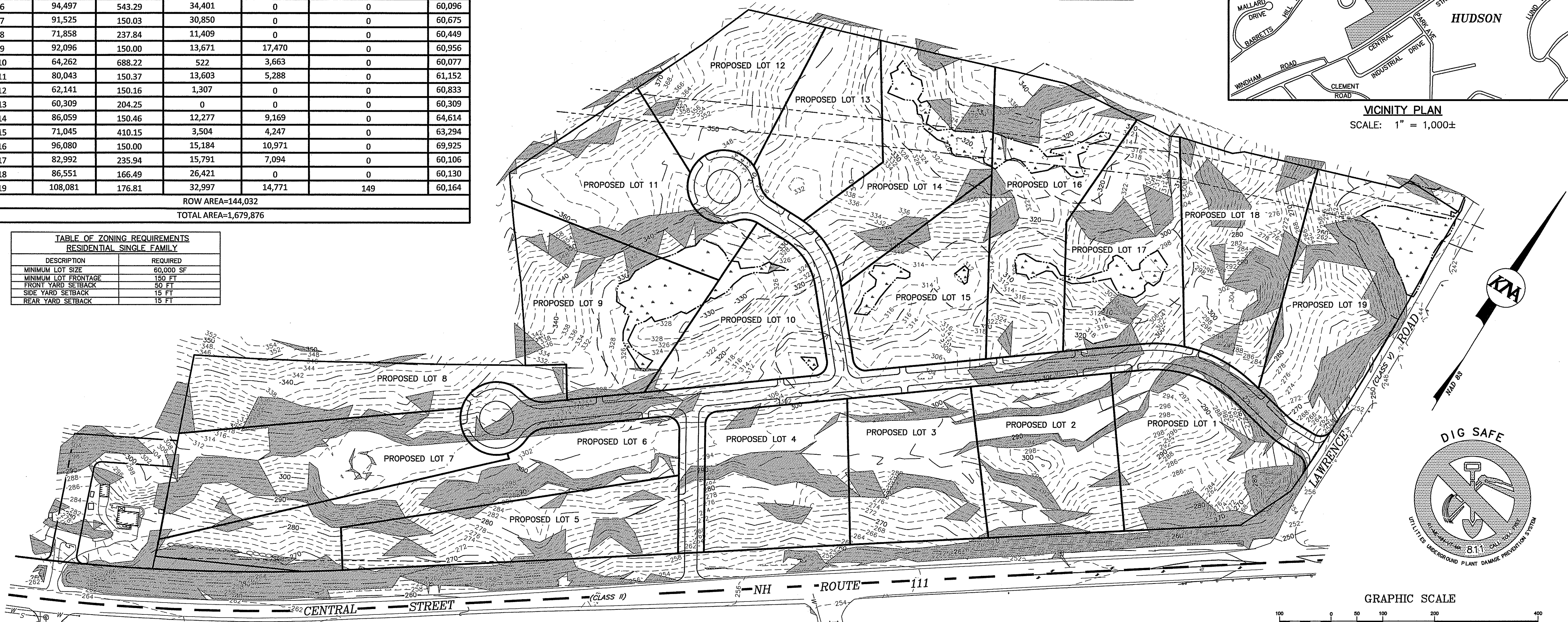
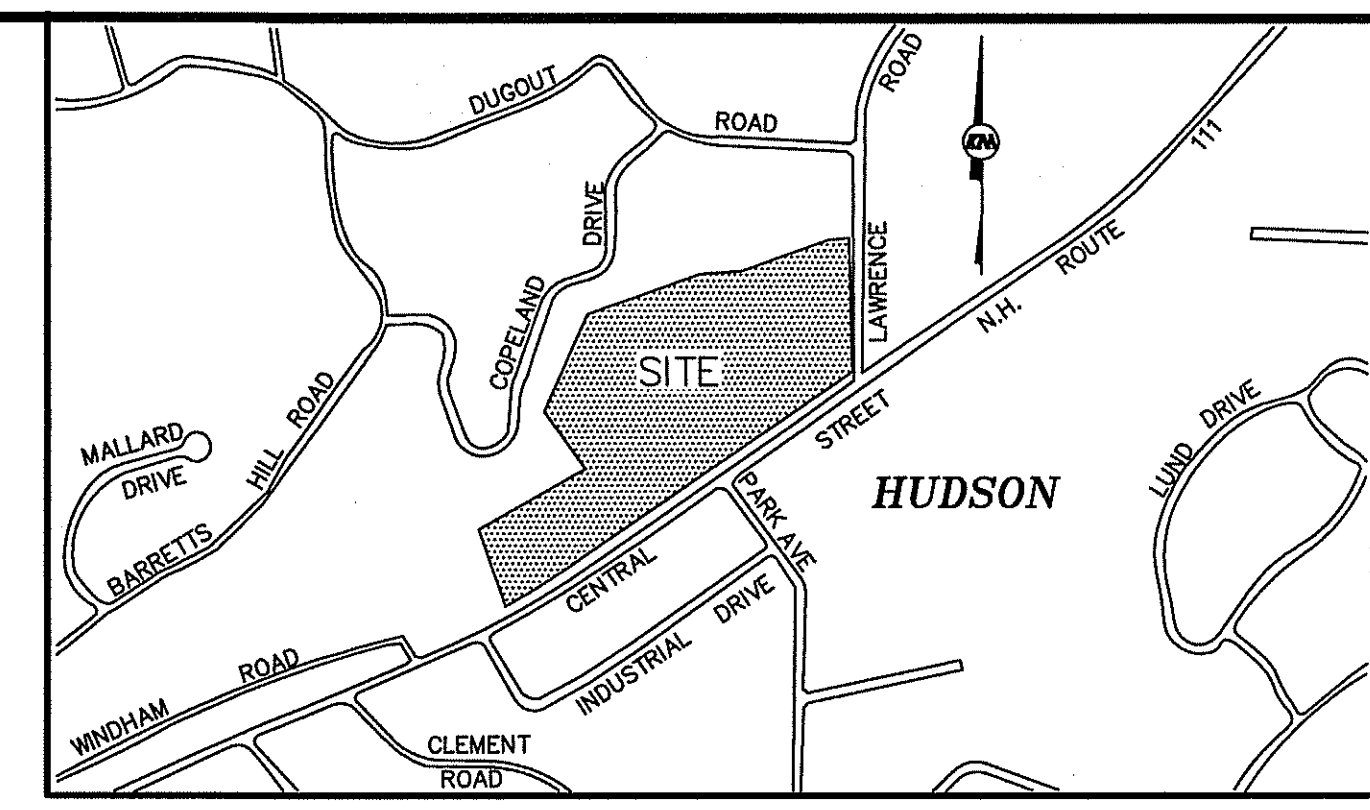
DATE: DECEMBER 6, 2019 SCALE: AS SHOWN
PROJECT NO: 19-0408-1 SHEET 30 OF 31

PROPOSED LOT AREAS						
LOT NUMBER	LOT AREA (SF)	FRONTAGE (FT)	STEEP SLOPES (SF)	WETLANDS (SF)	NON-CONTIGUOUS AREA (SF)	BLA (SF)
1	84,361	458.43	23,709	0	0	60,652
2	79,610	271.84	19,326	0	0	60,283
3	72,533	240.33	11,931	0	0	60,602
4	76,182	534.71	16,174	0	0	60,007
5	75,620	252.16	15,060	0	0	60,560
6	94,497	543.29	34,401	0	0	60,096
7	91,525	150.03	30,850	0	0	60,675
8	71,858	237.84	11,409	0	0	60,449
9	92,096	150.00	13,671	17,470	0	60,956
10	64,262	688.22	522	3,663	0	60,077
11	80,043	150.37	13,603	5,288	0	61,152
12	62,141	150.16	1,307	0	0	60,833
13	60,309	204.25	0	0	0	60,309
14	86,059	150.46	12,277	9,169	0	64,614
15	71,045	410.15	3,504	4,247	0	63,294
16	96,080	150.00	15,184	10,971	0	69,925
17	82,992	235.94	15,791	7,094	0	60,106
18	86,551	166.49	26,421	0	0	60,130
19	108,081	176.81	32,997	14,771	149	60,164
ROW AREA=144,032						
TOTAL AREA=1,679,876						

TABLE OF ZONING REQUIREMENTS RESIDENTIAL SINGLE FAMILY	
DESCRIPTION	REQUIRED
MINIMUM LOT SIZE	60,000 SF
MINIMUM LOT FRONTAGE	150 FT
FRONT YARD SETBACK	50 FT
SIDE YARD SETBACK	15 FT
REAR YARD SETBACK	15 FT

LEGEND

- PROPERTY LINE
- R.O.W. LINE
- EDGE OF PAVEMENT
- WETLAND LINE
- EASEMENT
- STEEP SLOPE AREAS



- REFERENCE PLANS:**
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AND SECONDARY PROJECT NO. S28 (6) & (7), N.H. PROJECT NO. S-3791-B. DATED: AUGUST, 1959. ON FILE AT THE NHDOT RECORDS DIVISION, CONCORD, NEW HAMPSHIRE.
 - "SUBDIVISION PLAN-MAP 31 LOT 89-1, LINCOLN ESTATES, BARRETT'S HILL ROAD & DUGOUT ROAD," HUDSON, NEW HAMPSHIRE. PREPARED FOR: HING Y. WATT. DATED: JULY 7, 1992. SCALE: 1"=100'. PREPARED BY: MAYNARD & PAQUETTE CONSULTING ENGINEERS & LAND SURVEYORS. RECORDED AT THE H.C.R.D. AS PLAN #27226.
 - "BOUNDARY PLAT OF S & P FARMS TRUST," PREPARED FOR: ALBERT E. SMITH, JR. TRUSTEE. MAP 32 LOT 11. HUDSON, NEW HAMPSHIRE. DATED: DECEMBER 13, 1995. SCALE: 1"=100'. PREPARED BY: TODD LAND USE CONSULTANTS. RECORDED AT THE H.C.R.D. AS PLAN #27798.
 - "LOT LINE RELOCATION & SUBDIVISION PLAN, MAP 152 LOT 28 AND MAP 153 LOTS 1, 10 & 14 LAWRENCE ROAD, HUDSON, NEW HAMPSHIRE." PREPARED FOR: K. VENTURES, LLC. DATED: OCTOBER 22, 2004. SCALE: 1"=50'. PREPARED BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. RECORDED AT THE H.C.R.D. AS PLAN #34115.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CALCULATE THE TOTAL DENSITY FOR AN OPEN SPACE SUBDIVISION IN ACCORDANCE WITH HTC 334-50.
 - TOTAL SITE AREA: 1,679,877 S.F. OR 38.564 ACRES.
 - OWNER OF RECORD:
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL (R-2) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA: 60,000 SF
MINIMUM FRONTAGE: 150 FT
MINIMUM BUILDING SETBACKS:
- FRONT 50 FT
- SIDE 15 FT
- REAR 15 FT
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN APRIL & MAY OF 2019.
 - HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD88. BOTH DATUMS WERE OBTAINED THROUGH GPS METHODS UTILIZING NHDOT DISK #229-0420.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C05170, PANEL NUMBER 517 OF 701 AND MAP NUMBER 33011C05190, PANEL NUMBER 519 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATE THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED IN A DESIGNATED FLOOD ZONE.
 - 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.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

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.

CONVENTIONAL SUBDIVISION YIELD PLAN
GRANITE HEIGHTS
MAP 161 LOT 29
334 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K & M DEVELOPERS, LLC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9160 PG. 2608

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: DECEMBER 6, 2019 SCALE: 1"=100'
PROJECT NO: 19-0408-1 SHEET 31 OF 31

HEARING ON AMENDMENT REGULATION

AMENDMENT

PUBLIC HEARING

STAFF REPORT

February 12, 2020

PURPOSE:

To consider revising the regulation, §276-5 Hearing on Amendments, in accordance with the state law for notification of public hearings and clarification of direct and indirect abutters.

PROPOSED AMENDMENTS: (Proposed amendment indicated by ~~strike through text~~ for wording to be deleted and **bold text** for wording to be added.)

Chapter 276 ADMINISTRATIVE REQUIREMENTS AND DEFINITIONS

§ 276-5. Hearing on Applications.

EXISTING LANGUAGE:

§ 276-5 **Hearings on Applications.**

Prior to the PLANNING BOARD's approval of an application for a PERMIT or an application for an amended permit, a public hearing shall be held within 30 days on such application. A certified notice of said hearing shall be sent to all ABUTTERS within 150 feet (200 feet for EXCAVATION permits) of the parcel on which the activity for which the PERMIT requested is proposed to occur; said notice shall specify the grounds for the hearing as well as the date, time and place, and at least 14 days' notice of the time and place of such hearing shall be published in a paper of general circulation. A legal notice of the hearing shall also be posted in at least three public places within the Town (Note: The 14 days shall not include the day of publication nor the day of the hearing, but shall include any Saturdays, Sundays or legal holidays within said period.) Within 20 days of said hearing or any continuation thereof, the PLANNING BOARD shall render a decision approving or disapproving the application, giving reasons for disapproval.

[PROPOSED LANGUAGE ON THE FOLLOWING PAGE]

PROPOSED LANGUAGE:

§ 276-5 Hearings on Applications.

Prior to the PLANNING BOARD's approval of an application for a PERMIT or an application for an amended permit, a public hearing shall be held at the next regular meeting or within 30 days following the delivery of the application, for which notice can be given in accordance with the requirements below ~~within 30 days on such application~~. A certified notice of said hearing shall be sent by verified mail, as defined by RSA 451-C:1, VII, to all direct ABUTTERS and by first class mail to indirect ABUTTERS within 200 feet ~~within 150 feet~~ (200 feet for EXCAVATION permits) of the parcel on which the activity for which the PERMIT requested is proposed to occur; said notice shall specify the grounds for the hearing as well as the date, time and place of the hearing, ~~and at least 14~~ Notice shall be mailed at least 10 days² prior to the hearing ~~notice of the time and place of such hearing shall be published in a paper of general circulation~~. A legal notice of the hearing shall also be posted in at least three public places within the Town and on the Town's website. (Note: The 14 10 days shall not include the day of the hearing, but shall include any Saturdays, Sundays or legal holidays within said period.) ~~Within 20 days of said hearing or any continuation thereof, the PLANNING BOARD shall render a decision approving or disapproving the application, giving reasons for disapproval.~~

CLEAN VERSION:

§ 276-5 Hearings on Applications.

Prior to the PLANNING BOARD's approval of an application for a PERMIT or an application for an amended permit, a public hearing shall be held at the next regular meeting or within 30 days following the delivery of the application, for which notice can be given in accordance with the requirements below. A notice of said hearing shall be sent by verified mail, as defined by RSA 451-C:1, VII, to all direct ABUTTERS and by first class mail to indirect ABUTTERS within 200 feet of the parcel on which the activity for which the PERMIT requested is proposed to occur; said notice shall specify the grounds for the hearing as well as the date, time and place of the hearing. Notice shall be mailed at least 10 days prior to the hearing. A notice of the hearing shall also be posted in at least three public places within Town and on the Town's website. (Note: The 10 days shall not include the day of the hearing, but shall include any Saturdays, Sundays or legal holidays within said period.)

DRAFT MOTIONS:

I move to adopt the amendment, as presented, to §276-5 Hearings on Application of Administrative Requirements and Definitions of The Town of Hudson's Land Use Regulations.

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

I move to continue the public hearing on these amendments to date certain, _____.

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