

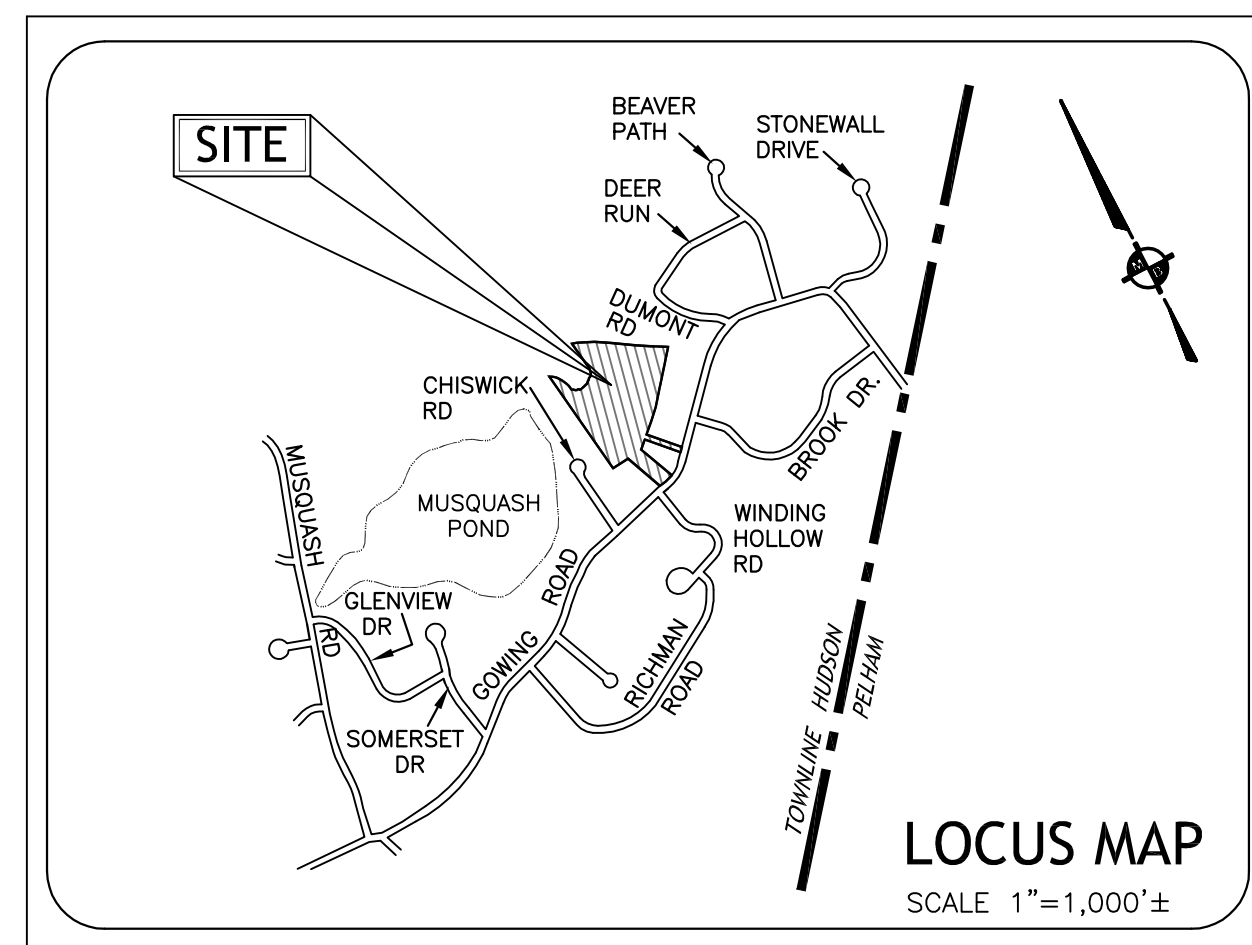
RESIDENTIAL DEVELOPMENT SUBDIVISION PLAN SET

"FOREST MEADOWS"

MAP 237 - LOT 032
HUDSON, NEW HAMPSHIRE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---102---	CONTOUR	---102---
119.2	SPOT GRADES	
	EDGE OF WETLANDS	
	WETLANDS	
	EDGE OF PAVEMENT	
	BUILDING SETBACK LINE	
.....	SOIL BOUNDARY LINE	
	STONE WALL	
	CATCH BASIN	
	DRAIN MANHOLE	
	50' SETBACK LINE (NO CUT, NO DISTURB)	
	OVER HEAD WIRE	
	WELL	
	TESTPIT	
	DRILL HOLE	
	STONE BOUND (SEE DETAIL ON SHEETS 5 & 6)	
	UTILITY POLE	
	TREE LINE	
	LEDGE	
	EROSION CONTROL	
	4,000 S.F. SEPTIC RECEIVING AREA	
	WATER LINE	
	UNDERGROUND UTILITY CONDUIT	
	SLOPES > 25%	



SHEET INDEX:

SHEET #	SHEET
1	COVER SHEET
2	NOTE SHEET
3 & 4	EXISTING CONDITIONS (SCALE: 1"=50')
5	OVERALL LAYOUT PLAN (SCALE: 1"=80')
6 & 7	DEFINITIVE SUBDIVISION PLAN (SCALE: 1"=50')
8 & 9	PLAN AND PROFILE
10	GRADING & DRAINAGE PLAN (SCALE: 1"=50')
11	LANDSCAPE PLAN (SCALE: 1"=30')
12	DREDGE & FILL PLAN
13-14	DETAIL SHEETS
15-16	CROSS SECTIONS

LIST OF REQUESTED WAIVERS

- HTC 289-18.B.(2) - LENGTH OF CUL-DE-SAC**
A WAIVER IS REQUESTED TO ALLOW FOR A CUL-DE-SAC STREET LENGTH OF 1,200 FT AS MEASURED STRAIGHT THROUGH THE CUL-DE-SAC LOOP, WHICH IS GREATER THAN THE ALLOWED CUL-DE-SAC LENGTH OF 1,000 FT. THE APPLICANT HAS OFFERED TO INSTALL FIRE SUPPRESSION TO THE SATISFACTION OF THE HUDSON FIRE DEPARTMENT.
- HTC 289-18.D - SIDE SLOPES WITHIN RIGHT OF WAY**
A PARTIAL WAIVER IS REQUESTED TO ALLOW FOR 2:1 SIDE SLOPES WITHIN THE RIGHT OF WAY FROM STATION 0+00 TO 4+00 DUE TO THE NARROW CONFIGURATION OF THE PROPERTY IN THIS AREA COMBINED WITH THE STEEP EXISTING GRADE. THIS WILL PREVENT LARGE WALLS AND/OR ADDITIONAL GRADING ON ADJACENT PROPERTIES.
- HTC 289-18.Y - INTERSECTION LEVELLING AREA**
A WAIVER IS REQUESTED TO ALLOW FOR A 5% SLOPE WITHIN 100 FT OF THE PROPOSED INTERSECTION DUE TO THE STEEP EXISTING GRADE, WHICH IS GREATER THAN THE ALLOWED SLOPE OF 2%.
- HTC 289-28.B.(2) - ROADWAY WIDTH**
A WAIVER IS REQUESTED TO ALLOW FOR A 24 FT PAVEMENT WIDTH, WHICH IS LESS THAN THE 28 FT REQUIRED FOR ROADS GREATER THAN 1000 FT IN LENGTH. GRANTING THIS WAIVER WOULD ALLOW FOR LESS IMPERVIOUS AREA, LESS WETLAND AND WETLAND PROTECTION DISTRICT DISTURBANCE, AND SMALLER STORMWATER MANAGEMENT FACILITIES.

PERMITS AND PERMIT NUMBERS ARE AS FOLLOWS:

- NHDES SUBDIVISION PERMIT _____; DATED _____
- NHDES WETLANDS PERMIT _____; DATED _____

DATE: APRIL 5, 2021 REVISION 1: MAY 18, 2021

I CERTIFY THAT ALL STREETS AND RIGHT OF WAY PROPOSED HEREON WILL BE DEDICATED FOR PUBLIC USE.

Karen Smith 5-14-21
KLN CONSTRUCTION COMPANY, INC.

PREPARED FOR: **KLN CONSTRUCTION COMPANY, INC.**
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076

PREPARED BY: **MEISNER BREM CORPORATION**
142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313
202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

Approved by the Hudson, NH Planning Board

SUBDIVISIONS ARE VALID FOR TWO YEARS 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.

DATE OF MEETING: _____ DATE _____	SIGNATURE DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE DATE _____
PLANNING BOARD SECRETARY _____	SIGNATURE DATE _____

Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.

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PLAN NOTES

KLN PROPERTY
Hudson, New Hampshire
MAP 237 - LOT 032

Owner/Applicant:
KLN CONSTRUCTION COMPANY, INC
70 BRIDGE ST, UNIT 1
PELHAM, NH 03076

DEED REFERENCE: BOOK 9353 PAGE 2517, HCRD
TOTAL PARCEL AREA = 19.38 ACRES ± (844,405 S.F.±)

THE PURPOSE OF THIS PLAN SET IS TO
SUBDIVIDE (MAP 237 - LOT 032) INTO 8
SINGLE FAMILY OPEN SPACE HOUSE LOTS

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL / G - GENERAL
PROJECT USE: SINGLE-FAMILY HOMES

GENERAL NOTES

- 1) ALL LOTS TO BE SERVICED BY INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS.
- 2) ALL LOTS TO BE INDIVIDUAL PRIVATE WELLS.
- 3) A PORTION OF THIS PROPERTY IS LOCATED WITHIN 100 YEAR FEMA FLOOD PLAIN ZONE "A". AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C0657D; DATED SEPTEMBER 25, 2009.
- 4) TOPOGRAPHICAL INFORMATION IS BASED ON A FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN THE FALL/WINTER OF 2020. ELEVATIONS DEPICTED HEREON ARE BASED ON NGVD29, BEING TIED TO "MASSCORS" USING BASE STATION "WES2" WITH AN ELEVATION LISTED AT 374.18' (CONVERTED TO NGVD USING VERTCON). HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATION.
- 5) THE BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ON THIS SHEET AND A BOUNDARY SURVEY BY MEISNER BREM CORPORATION IN THE FALL/WINTER OF 2020.
- 6) WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.
- 7) SEE COVER SHEET FOR LEGEND AND ABBREVIATIONS.
- 8) EACH INDIVIDUAL LOT REQUIRES NHDES APPROVAL FOR EACH INDIVIDUAL PRIVATE SEPTIC SYSTEM DESIGN.
- 9) THE TOWN OF HUDSON IS NOT RESPONSIBLE FOR WELL CONTAMINATION FOR WELL RADII THAT ENCR OACH ON THE "RIGHT-OF-WAY"
- 10) LOTS 4&5 SHALL BE SERVICED BY A FIRE SUPPRESSION (SPRINKLER) SYSTEM TO THE SATISFACTION OF THE HUDSON FIRE DEPARTMENT.
- 11) MAXIMUM BUILDING HEIGHT 38'
- 12) THERE WILL BE NO EXTERIOR LIGHTING OTHER THAN ONE LIGHT POLE SHOWN NEAR THE INTERSECTION WITH GOWING ROAD.

PLAN REFERENCES

- 1.) SUBDIVISION PLAN, GOWING ROAD HUDSON, NH FOR HYMAN RICHMAN. SCALE: 1"=100'. DATE: AUG 1976 BY: A.E. MAYNARD CIVIL ENGINEER. RECORDED AT THE HCRD AS PLAN # 9478.
- 2.) SUBDIVISION PLAN OF LAND, GOWING ROAD HUDSON, NH SURVEYED FOR VINCENT CADIEUX. SCALE: AS SHOWN, DATED: JULY, 1975. BY: W. ROBERT NOLTE & ASSOCIATES. RECORDED AT THE HCRD AS PLAN # 8750.
- 3.) SUBDIVISION PLAN OF LAND, GOWING ROAD HUDSON, NH. SURVEYED FOR VINCENT CADIEUX. SCALE: 1"= 100'. DATED: MAY 1974. BY: W. NOLTE & ASSOCIATES. RECORDED AT THE HCRD AS PLAN # 7787.
- 4.) SUBDIVISION PLAN, GOWING ROAD HUDSON, NH FOR HYMAN RICHMAN. SCALE: 1"=100'. DATED: SEPT., 1973. BY: A.E. MAYNARD CIVIL ENGINEER. RECORDED AT THE HCRD AS PLAN # 7457.
- 5.) SUBDIVISION PLAN OF LAND, GOWING ROAD HUDSON, NH SURVEYED FOR VINCENT CADIEUX. SCALE: 1"= 50'. DATED: APRIL 1972. BY: W. NOLTE & ASSOCIATES. RECORDED AT THE HCRD AS PLAN # 5816.
- 6.) PLAN OF LAND OF LIONEL G. & HELEN E. FRENETTE, DUMONT ROAD HUDSON, NH. SCALE: 1"=50'. DATED: AUGUST 1962. RECORDED AT THE HCRD AS PLAN # 2452.



Dial 811

GENERAL CONSTRUCTION NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON IN THE LATEST SUBDIVISION RULES AND REGULATIONS AT THE TIME OF THIS PLAN SUBMISSION AND OTHER OTHER APPLICABLE SPECIFICATIONS. OTHERWISE ALL CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (LATEST EDITION)."
- 2) FIRE SUPPRESSION SHALL COMPLY WITH THE TOWN OF HUDSON FIRE DEPARTMENT REQUIREMENTS.
- 3) ALL PUBLIC ROAD CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON HIGHWAY DEPARTMENT. ALL ROADWAYS ARE DESIGNED IN ACCORDANCE WITH AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS".
- 4) ALL SUBDIVISION DESIGN, CONSTRUCTION, MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE TOWN OF HUDSON CONSTRUCTION STANDARDS.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL CONTACT THE LOCAL DIGSAFE OFFICE 72 HOURS PRIOR TO THE START OF CONSTRUCTION. 1-888-344-7233.
- 6) THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING THE CONSTRUCTION WITH THE APPROPRIATE TOWN DEPARTMENTS TO VERIFY ALL CONNECTIONS TO EXISTING SERVICES AND TO ARRANGE FOR INSPECTIONS.
- 7) COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF THE TOWN AGENCIES SUCH AS THE PLANNING BOARD, CONSERVATION COMMISSION, NHDES, AND OTHERS IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- 8) THE OWNER AND/OR CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO ANY CONSTRUCTION.
- 9) ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN BOARDS OR STATE OR FEDERAL AGENCIES AND SHALL BE REVIEWED AND APPROVED BY THE OWNER AND/OR MEISNER BREM CORPORATION PRIOR TO CONSTRUCTION.
- 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. MEISNER BREM CORPORATION AS DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 11) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION. MEISNER BREM CORPORATION SHALL BE GIVEN A 72 HOUR NOTICE FOR THE COLLECTION OF ALL AS-BUILT DATA. IF PERTINENT DESIGN COMPONENTS ARE BACK FILLED OR COVERED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE AS REQUIRED.
- 12) UNDERGROUND UTILITY STUBS SHALL BE PROVIDED FOR EACH LOT AT THE TIME OF INITIAL UTILITY CONSTRUCTION.
- 13) THE DEVELOPER IS RESPONSIBLE FOR ROADWAY MAINTENANCE UNTIL PROPOSED STREET HAS BEEN FORMALLY ACCEPTED AS A PUBLIC STREET BY THE TOWN OF HUDSON.
- 14) A DEAD END INFORMATIONAL SIGN SHALL BE PLACED AT THE BEGINNING OF THE CUL-DE-SAC ROADWAY. THE SIGN SHALL HAVE BLACK LETTERS ON A YELLOW BACKGROUND AND BE 18"x24" WITH A MINIMUM HEIGHT OF 6" FROM THE GROUND TO THE TOP OF THE SIGN AS AFFIXED TO THE POLE.
- 15) CONSTRUCTION AND RESTORATION SHALL COMPLY WITH BEST MANAGEMENT PRACTICES SET FORTH IN NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROL.
- 15) STOCKPILING OF CONSTRUCTION MATERIALS IS NOT ALLOWED IN THE WETLAND BUFFER AREAS DURING CONSTRUCTION.

GRADING NOTES

- 1) FINISH GRADING, EXCAVATION AND BACKFILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED DESIGN PLANS, SPECIFICATIONS AND DETAILS.
- 2) PRIOR TO ANY GRADING ACTIVITIES, ALL GRASSED AREAS ARE TO BE MOWED, AND VEGETATION REMOVED. STUMPS, ROOTS AND SOD ARE TO BE GRUBBED AND REMOVED FROM THE SITE GRADING AREAS.
- 3) FINISH GRADING AND RESTORATION OF FINAL SURFACE SHALL BE DONE SUCH AS TO PROMOTE DRAINAGE AWAY FROM ACCESS MANHOLES, CLEANOUTS AND STRUCTURES. GRADING SHALL BE FINISHED IN A CONTINUOUS GRADE SUCH THAT RUNOFF WILL NOT COLLECT, POND OR CREATE EROSIONAL GULLIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT ANY SUCH CONDITIONS. FINAL RESTORATION SHALL CONSIST OF THE STABILIZATION OF FINISH SURFACE WITH TOPSOIL AND SEEDING IN LANDSCAPED AREAS, INCLUDING BUT NOT LIMITED TO THE PLANTING OF SCREENING TREES AND BUSHES AND THE PLACEMENT OF COMPACTED GRAVEL WITH ASPHALT OR CONCRETE SURFACE WHERE REQUIRED PER PLAN.
- 4) BURIAL OF WASTE MATERIAL SHALL NOT BE ALLOWED. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS FROM SITE AND DISPOSE OF AT A LOCATION APPROVED BY THE HUDSON PLANNING BOARD OR BUILDING DEPARTMENT.
- 5) BACKFILL AND FILLS SHALL BE SELECT NATIVE, SELECT GRANULAR OR PROCESSED MATERIALS. TYPE OF MATERIAL SHALL CONFORM WITH THE DETAILS AND SPECIFICATIONS SUPPLIED IN THIS PLAN SET OR WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

EROSION CONTROL NOTES

- 1) THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME. DISTURBED AREAS ARE TO BE KEPT TO A MINIMUM AND TO BE STABILIZED WITHIN 30 DAYS OF BEING IDLE.
- 2). ALL DITCHES, SWALES, BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- 3). ALL ROADS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- 4). ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR CONSTRUCTION.
- 5). AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- 6). WINTER CONSTRUCTION STANDARDS IN ACCORDANCE WITH Env-Wq 1505.05.
 - A. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOV. 30TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
 - B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY NOVEMBER 30TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
 - C. AFTER NOVEMBER 30TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK THAT HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- 7). LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT OCCUR UNTIL AFTER THE ROADWAY AND ASSOCIATED DRAINAGE HAVE BEEN COMPLETED AND STABILIZED. INDIVIDUAL LOT DEVELOPMENT THAT IS PLANNED TO EXCEED 100,000 SQUARE FEET (OR 50,000 SQUARE FEET WITHIN THE CSPA) WILL REQUIRE A NEW ALTERATION OF TERRAIN APPLICATION PRIOR TO LOT DEVELOPMENT.
- 8). THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL DURING CONSTRUCTION, IF NEEDED.
- 9.) ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL.
- 10.) SEEDING:
 - A. TEMPORARY SEEDING:
 - 1) BEDDING - REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3" TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.
 - 2) FERTILIZER - FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL. A 10-10-10 MIX OF FERTILIZER SHOULD BE APPLIED AT A RATE OF 300 POUNDS PER ACRE (OR 7 POUNDS PER 1000 S.F.)
 - 3) SEED MIXTURES - USE ANY OF THE FOLLOWING:

SPECIES	PER ACRE	PER 1000 S.F.	DATES	DEPTH
WINTER RYE	112 LBS.	2.5 LBS.	8/15 - 9/5	1"
OATS	30 LBS.	2.0 LBS.	SPRING - 5/15	1"
ANNUAL RYEGRASS	40 LBS.	1.0 LBS.	4/15 - 9/15	0.25"
 - 4) MULCHING - WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION. MULCH IN THE FORM OF HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 70 TO 90 LBS. PER 1000 S.F.
 - B. PERMANENT SEEDING:
 - 1) USE THE FOLLOWING:
 - 50% RYEGRASS
 - 50% BLUEGRASS
 - 2) SEEDING STABILIZATION SHALL OCCUR BETWEEN MARCH 15TH AND MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 31ST.


STORM DRAINAGE

- 1) STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ALL PERTINENT FEDERAL, STATE AND TOWN RULES AND REGULATIONS.
- 2) STORMWATER MANAGEMENT FACILITIES (SMF) SHALL BE CONSTRUCTED AFTER THE INITIAL DEMOLITION AND CLEARING OF THE SITE AND WILL BE UTILIZED AS TEMPORARY SEDIMENTATION PONDS. ALL SITE RUNOFF SHALL BE DIRECTED TO THE FACILITIES FOR TREATMENT PRIOR TO BEING ALLOWED TO RUN OFF-SITE.
- 3) STORMWATER PIPING SHALL CONSIST OF:
 - A) ALL DRAIN PIPES SHALL BE A MINIMUM 12" IN DIAMETER (OR PER PLAN AND PROFILE SIZE SPECIFICATION), CORRUGATED HIGH DENSITY POLYPROPYLENE (HDPE) OR , REINFORCED CONCRETE, CLASS III PIPE OR OF SUCH A HIGHER CLASS AS MAY BE REQUIRED BY DEPTH OF COVER, OR AS SHOWN HEREIN. MINIMUM BURY SHALL NOT BE LESS THAN 2' UNLESS SPECIFICALLY SHOWN HEREON.
 - 4) ALL CATCH BASINS AND MANHOLES SHALL BE AT LEAST 6 FT DEEP AND 4 FT IN DIA. WITH 48 IN. OR GREATER SUMP BELOW PIPE INVERT UNLESS OTHERWISE SPECIFIED.
 - 5) ALL CONCRETE STRUCTURES: CATCHBASINS, DRYWELLS, MANHOLES, SEDIMENTATION SUMPED MANHOLES AND OUTLET STRUCTURES SHALL BE: SHEA CONCRETE PRODUCTS INC., WILMINGTON, MA PHONE: 1-978-658-2645, OR APPROVED EQUAL.
- 6) ALL STRUCTURES SHALL BE H-20 LOADING. ALL CATCH BASIN GRATES SHALL BE MANUFACTURED BY NEENAH MODEL NO. R-3570 OR APPROVED EQUAL.
- 7) ALL STRUCTURES SHALL BE PLACED ON A MINIMUM OF 12 IN. THICK 1-1/2 IN. DIA. CRUSHED STONE, MINIMUM OF 1 FT. BEYOND THE STRUCTURE FOOTPRINT. THIS SHALL BE PLACED ON UNDISTURBED NATIVE GROUND OR ON 95% COMPACTED SUBGRADE, PER ASTM D-1557 (PROCTOR).
- 8) ALL STRUCTURES REQUIRING ACCESS MANHOLES OR HATCHWAYS SHALL BE BROUGHT TO GRADE WITH A MAX. OF 2 RISERS OF CLAY BRICK. MORTAR JOINTS FLUSH TO FINISH GRADE WITH STRUCTURE. FINISH GRADE SHALL BE SUCH AS TO PROMOTE DRAINAGE AWAY FROM STRUCTURES.
- 9) CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ENGINEER TO VERIFY COMPLIANCE TO DESIGN SPECIFICATIONS ON ALL OUTLET CONTROL STRUCTURES.
- 10) A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PREPARED AND COVERAGE UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION SEQUENCE

1. AT LEAST 72 HOURS PRIOR TO THE ONSET OF CONSTRUCTION, DIG SAFE (1-800- DIGSAFE) SHOULD BE CONTACTED TO LOCATE ANY AND ALL SUBSURFACE UTILITIES.
2. ALL WORK SHALL CONFORM TO THE PERMITS ISSUED FOR THIS PROJECT. THESE ARE LOCATED IN THE APPENDIX OF THIS REPORT. ALL MUNICIPAL, STATE, AND FEDERAL PERMITS INCLUDE CONDITIONS WHICH MUST BE FOLLOWED BY THE CONTRACTOR AT ALL TIMES.
3. PRIOR TO CONSTRUCTION, HAYBALES AND/OR SILT FENCE SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL BARRIER SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT IT WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE SILT FENCE BARRIER.
4. A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ENTRANCE TO THE DEVELOPMENT AND SHALL BE 50' LONG AND 24' WIDE. THE ENTRANCE SHALL BE CLEARED AND ONCE CLEARED, FILTER FABRIC SHALL BE PLACED OVER THE AREA WHICH IS TO BE OVERTOPPED BY CRUSHED STONE TO A DEPTH OF 6". THE STONE SIZE SHALL BE 1 1/2" WITH SMALLER STONES ONLY USED TO FILL THE LEFTOVER HOLES. SHOULD THE STONE BECOME CLOGGED WITH SEDIMENT, IT SHALL BE REPLACED. THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED WITH A TEMPORARY BERM AT THE ENTRANCE TO PREVENT FLOW OF RUNOFF ONTO THE EXISTING ROADWAY.
5. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
6. THE WET POND SHALL BE EXCAVATED AND PIPED PER PLAN AND UTILIZED AS A TEMPORARY SEDIMENT BASIN. TEMPORARY DRAINAGE SWALES SHALL BE CONSTRUCTED PER PLAN TO CAPTURE THE RUNOFF. A TEMPORARY GAUGE, SUCH AS A MARKED POST, SHALL BE INSTALLED IN THE BASIN TO EASILY IDENTIFY THE DEPTH OF SEDIMENT.
7. ROADWAY LIMITS SHALL BE ROUGH GRADED.
8. CULVERT CROSSING OF WETLAND SHALL BE INSTALLED PER PLANS AND THE NH DES DREDGE AND FILL PERMIT. WETLAND DISTURBANCE SHALL BE MINIMIZED AS MUCH AS POSSIBLE.
9. ONCE THE ROADWAY HAS BEEN ROUGH GRADED TO SUBGRADE, THE CONTRACTOR CAN BEGIN THE UTILITY INSTALLATION, LOWEST PIPE FIRST. ALL WORK SHALL CONFORM TO THE RESPECTIVE PERMITS.
10. THE DRAINAGE SYSTEM SHALL BE INSTALLED FROM THE LOWEST POINT UPWARD. CARE SHALL BE TAKEN AT ALL TIMES AND ESPECIALLY PRIOR TO EXPECTED RAIN EVENTS TO KEEP SOIL TRANSPORT TO A MINIMUM. THIS MAY INCLUDE TEMPORARY CONTROLS SUCH AS COMPACTION, SILT FENCE OR HAY BALE BARRIERS, ETC.
11. THE CATCH BASINS SHALL BE PROTECTED WITH EITHER SILT SACKS OR A RING OF HAY BALES UNTIL THE SITE IS FULLY STABILIZED.
12. AFTER THE UTILITIES ARE INSTALLED, THE ROADWAY CAN BE GRAVELED AND GRADED.
13. AFTER INSPECTION OF THE GRAVEL GRADE BY THE MUNICIPALITY, THE ROADWAY CAN BE PAVED WITH A BINDER COAT PER THE PLANS.
14. THE HOMES CAN THEN BE CONSTRUCTED WITH INSTALLATION OF UTILITIES AND DRIVEWAY.
15. UPON COMPLETION OF EACH HOME, THAT LOT SHALL BE FULLY STABILIZED.
16. DURING THE ENTIRE PERIOD OF CONSTRUCTION THE TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED. WHEN THE SEDIMENT IS EQUAL TO 50" SHALL BE EXCAVATED AND GRADED TO PREPARE FOR A FURTHER DEPTH) THEN THE BASIN SHALL BE EXCAVATED AND GRADED TO PREPARE PER THE FINAL GRADING PLANS. IN THOSE AREAS WHERE THE TEMPORARY SEDIMENT BASIN IS WITHIN A PROPOSED DETENTION BASIN, THE BASIN SHALL BE GRADED PER THE FINAL GRADING PLANS, PIPING AND DRAINAGE STRUCTURES INSTALLED, AND THE AREA SHALL BE LOAMED, SEEDED, AND LANDSCAPED PER THE FINAL GRADING PLANS AND SHALL BE STABILIZED AS SOON AS POSSIBLE.
17. AFTER COMPLETION OF ALL THE LOTS, THE REMAINING AREAS SHALL BE LANDSCAPED, LOAMED, SEEDED AND STABILIZED.
18. AS EACH PHASE IS FULLY STABILIZED, THE TEMPORARY SEDIMENT BASINS SHALL BE EXCAVATED AND GRADED PER THE FINAL GRADING PLANS. IN THOSE AREAS WHERE THE TEMPORARY SEDIMENT BASIN IS WITHIN A PROPOSED DETENTION BASIN, THE BASIN SHALL BE GRADED PER THE FINAL GRADING PLANS, PIPING AND DRAINAGE STRUCTURES INSTALLED, AND THE AREA SHALL BE LOAMED, SEEDED, AND LANDSCAPED PER THE FINAL GRADING PLANS AND SHALL BE STABILIZED AS SOON AS POSSIBLE.
19. UPON SATISFACTORY INSPECTION BY THE MUNICIPALITY AND THE DESIGN ENGINEER, THE REMAINING EROSION CONTROLS MAY BE REMOVED.
20. PREPARE AS BUILT SURVEY AND PLANS AS REQUIRED BY LOCAL OR STATE PERMITS.
21. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE EPA.

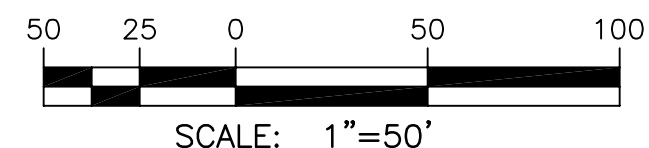
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NOTE SHEET
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

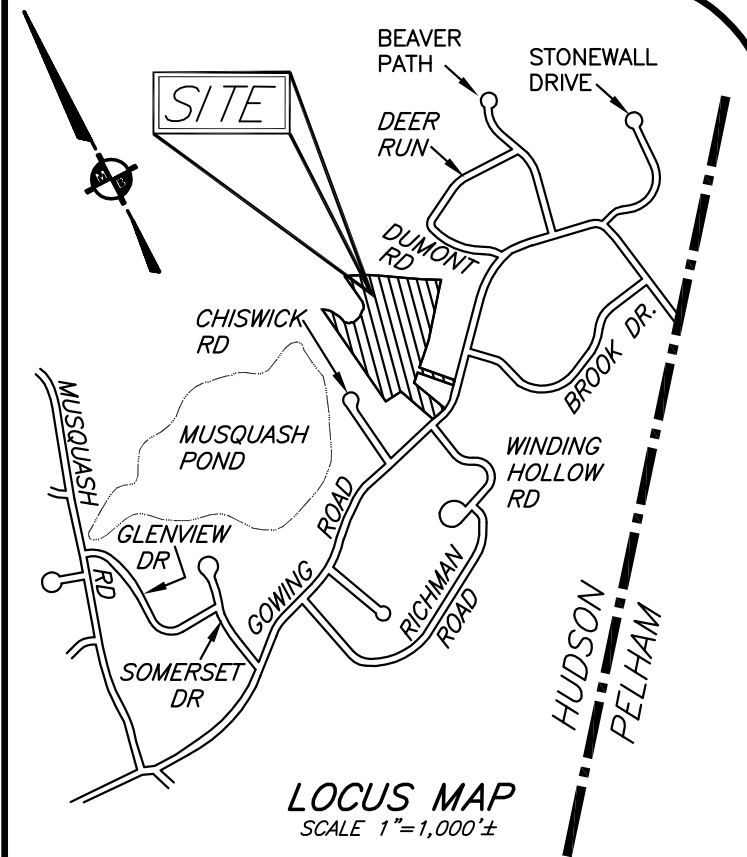
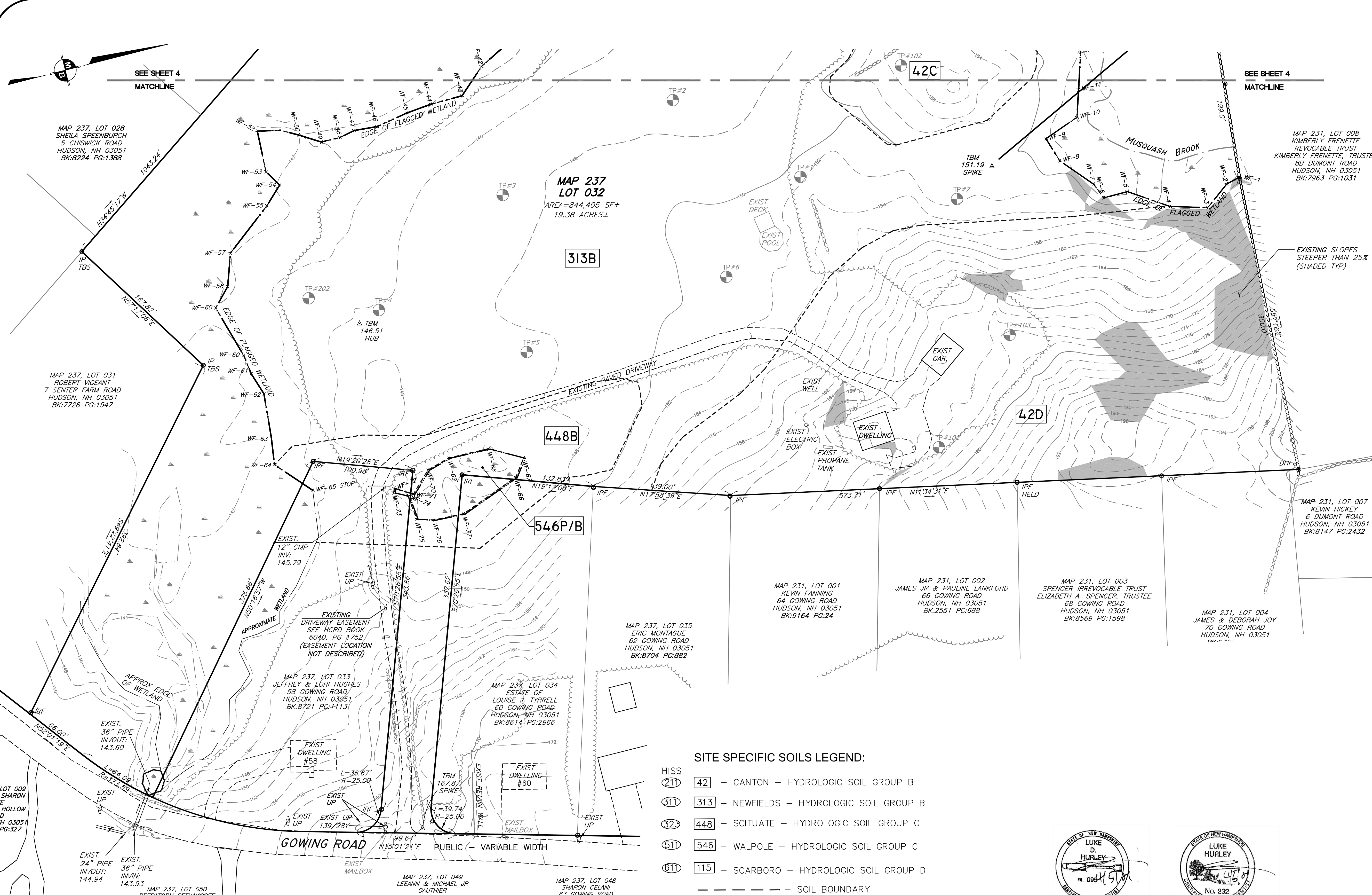
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD

April 5, 2021



	MEISNER BREM CORPORATION		2 OF 16
	142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313 202 MAIN STREET, SALEM, NH 03078 • (603) 883-3301		
	DESIGNED BY: JAB	SURVEYED BY: KDM	
DRAFTED BY: IA/PDM	ACAD FILE: 8149.dwg	APPROVED BY: JAB	

Approved by the Hudson , NH Planning Board		Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval 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		
DATE OF MEETING: _____ DATE _____	SIGNATURE DATE _____	
PLANNING BOARD CHAIRMAN _____	SIGNATURE DATE _____	
PLANNING BOARD SECRETARY _____	SIGNATURE DATE _____	



GENERAL NOTES

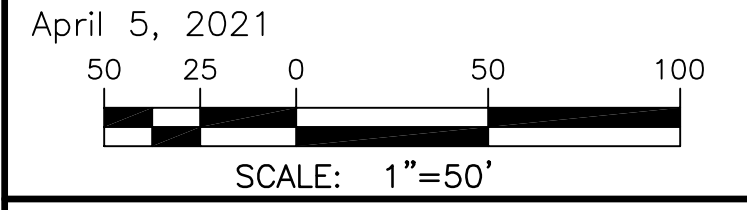
- 1.) TOTAL PARCEL AREA = 19.38 ACRES ± (844,405 S.F.±)
- 2.) CURRENT ZONING DISTRICT: R2 - RESIDENTIAL & G1 - GENERAL
- 3.) BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ABOVE AND AN ON-SITE INSTRUMENT SURVEY BY MEISNER BREM CORPORATION IN JUNE, 2014
- 4.) TOPOGRAPHICAL INFORMATION IS BASED ON FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN THE FALL/WINTER OF 2020.
- 5.) A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C06570; EFFECTIVE: 9/25/09.
- 6.) WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.
- 7.) EXISTING DWELLING HEIGHT = 21 FT
EXISTING GARAGE HEIGHT = 15.5 FT

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	TOWN/PEER COMMENTS

EXISTING CONDITIONS PLAN
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK:9353 PG 2517, HCRD



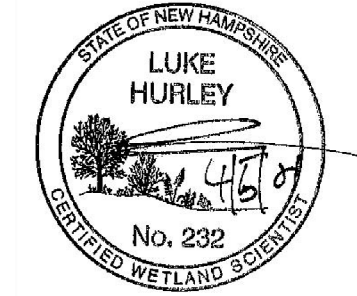
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142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 692-1313
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DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: JA/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

SITE SPECIFIC SOILS LEGEND:

HISS	42	- CANTON - HYDROLOGIC SOIL GROUP B
421	313	- NEWFIELDS - HYDROLOGIC SOIL GROUP B
311	448	- SCITUATE - HYDROLOGIC SOIL GROUP C
323	546	- WALPOLE - HYDROLOGIC SOIL GROUP C
511	115	- SCARBORO - HYDROLOGIC SOIL GROUP D
611		- SOIL BOUNDARY

Site-Specific Soil Mapping Standards for New Hampshire and Vermont. SSSNNE Special Publication No. 3, Version 5.0, February 2017. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special product, intended for the site specific soil survey. It was produced by a professional soil scientist and is not a product of the USDA Natural Resource Conservation Service. There is a report that accompanies this map.



Approved by the Hudson, NH Planning Board

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

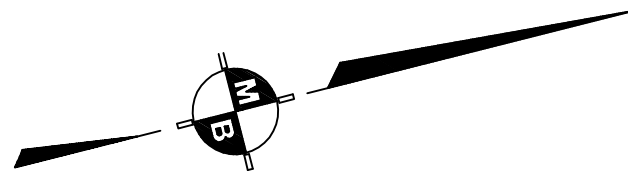
DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			

Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.

MAP 237, LOT 049
LEEANN & MICHAEL JR
GAUTHIER
61 GOWING ROAD
HUDSON, NH 03051
BK:8812 PG:2018

MAP 237, LOT 048
SHARON CELAVI
63 GOWING ROAD
HUDSON, NH 03051
BK:8781 PG:1337

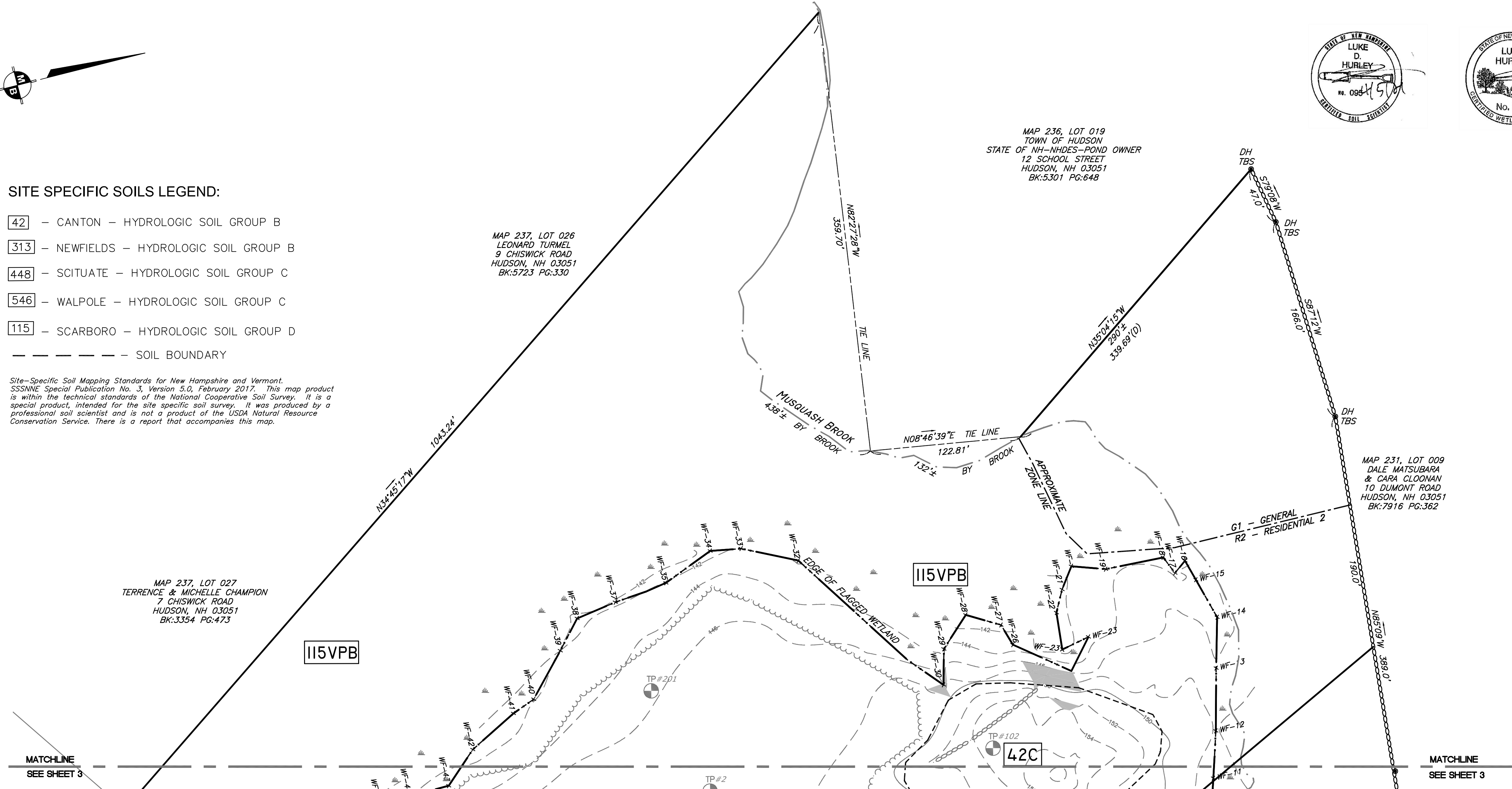
MAP 237, LOT 047
TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
BK:3953 PG:28



SITE SPECIFIC SOILS LEGEND:

- HISS 211 42 - CANTON - HYDROLOGIC SOIL GROUP B
 - 311 313 - NEWFIELDS - HYDROLOGIC SOIL GROUP B
 - 323 448 - SCITUATE - HYDROLOGIC SOIL GROUP C
 - 511 546 - WALPOLE - HYDROLOGIC SOIL GROUP C
 - 611 115 - SCARBORO - HYDROLOGIC SOIL GROUP D
- SOIL BOUNDARY

Site-Specific Soil Mapping Standards for New Hampshire and Vermont. SSSMNE Special Publication No. 3, Version 5.0, February 2017. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special product, intended for the site specific soil survey. It was produced by a professional soil scientist and is not a product of the USDA Natural Resource Conservation Service. There is a report that accompanies this map.



TP#1	TP#2
0" - 12"	10YR 3/3 DARK BROWN FINE SANDY LOAM
12" - 26"	10YR 5/6 YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE
26" - 36"	2.5Y 6/4 LIGHT REDDISH BROWN MEDIUM SAND MASSIVE, VERY FRIABLE
36" - 60"	10YR 5/4 YELLOWISH BROWN SAND WEAKLY BLOCKY, VERY FRIABLE

TP#3	TP#4
0" - 8"	10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
8" - 22"	10YR 5/4 YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE
22" - 60"	10YR 6/3 PALE BROWN FINE SILTY SAND PLATY, FIRM
48" - 78"	10YR 5/3 BROWN COARSE SAND SINGLE GRAIN, LOOSE

TP#5	TP#6
0" - 7"	10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
7" - 20"	7.5YR 4/6 STRONG BROWN LOAMY SAND
20" - 72"	10YR 6/3 PALE BROWN FINE SILTY SAND PLATY, FIRM

TP#7	
0" - 12"	10YR 3/3 DARK BROWN FINE SANDY LOAM
12" - 24"	10YR 5/6 YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE
24" - 72"	10YR 6/4 LIGHT YELLOWISH BROWN MEDIUM SAND BLOCKY, FRIABLE

ROOT GROWTH: 26" - FINE ROOTS
E.S.H.W.T.: 30" DARK BROWN REDOX
OBSERVED WATER (SEEPS): 48"
REFUSAL: ---
PERC RATE: 16 MPI

ROOT GROWTH: 16" - FINE ROOTS
E.S.H.W.T.: 42"
OBSERVED WATER (SEEPS): ---
REFUSAL: ---
PERC RATE: 14 MPI

ROOT GROWTH: 12" - FINE ROOTS
E.S.H.W.T.: 24" BRIGHT ORANGE MOTTLES
OBSERVED WATER (SEEPS): ---
REFUSAL: ---
PERC RATE: 20 MPI

ROOT GROWTH: 14" - FINE ROOTS
E.S.H.W.T.: 20" WHITE MOTTLES
OBSERVED WATER (SEEPS): 48"
REFUSAL: ---
PERC RATE: 16 MPI

ROOT GROWTH: 18" - FINE ROOTS
E.S.H.W.T.: 26" WHITE MOTTLES
OBSERVED WATER (SEEPS): 32"
REFUSAL: ---
PERC RATE: 20 MPI

ROOT GROWTH: ---
E.S.H.W.T.: 24"
OBSERVED WATER (SEEPS): 24"
REFUSAL: ---
PERC RATE: 20 MPI

ROOT GROWTH: 36"
E.S.H.W.T.: 30" WHITE MOTTLES
OBSERVED WATER (SEEPS): 48"
REFUSAL: ---
PERC RATE: 12 MPI

TEST PIT LOGS

DATES: MAY 24, 2018, MARCH 31, 2021
COMPILED BY: ROBERT BALQUIST - MEISNER BREM CORP.

TP#101	TP#102
0" - 4"	MIXED GRAVELLY FILL
4" - 24"	10YR 5/6 FINE SANDY LOAM
24" - 66"	10YR 7/2 GRAVELLY LOAMY SAND MASSIVE, VERY FRIABLE

TP#103	TP#201
0" - 10"	10YR 3/3 FINE SANDY LOAM
10" - 36"	10YR 5/6 LOAMY SAND
36" - 78"	10YR 7/2 MED-COARSE SAND/GRAVEL

TP#201	TP#202
0" - 12"	10YR 3/3 FINE SANDY LOAM
12" - 24"	10YR 5/4 FINE SANDY LOAM
24" - 28"	2.5Y 5/4 VERY FINE SAND FIRM, PLATEY, RESTRICTIVE
28" - 84"	2.5Y 6/4 SAND MASSIVE, VERY FRIABLE

TP#202	
0" - 8"	10YR 3/3 FINE SANDY LOAM
8" - 26"	10YR 5/6 FINE SANDY LOAM
26" - 30"	2.5Y 5/3 VERY FINE SAND FIRM, PLATEY, RESTRICTIVE
30" - 64"	10YR 5/4 SAND

ROOT GROWTH: ---
E.S.H.W.T.: 39" BROWN MOTTLES
OBSERVED WATER (SEEPS): ---
REFUSAL: ---
PERC RATE: 6 MPI

ROOT GROWTH: 45"
E.S.H.W.T.: 45" BROWN MOTTLES
OBSERVED WATER (SEEPS): ---
REFUSAL: ---
PERC RATE: 6 MPI

ROOT GROWTH: 48"
E.S.H.W.T.: 48" WHITE MOTTLES
OBSERVED WATER (SEEPS): ---
REFUSAL: ---
PERC RATE: 6 MPI

ROOT GROWTH: FINE ROOTS - FIELD
E.S.H.W.T.: 24"
OBSERVED WATER (SEEPS): 76"
REFUSAL: ---
PERC RATE: 16 MPI

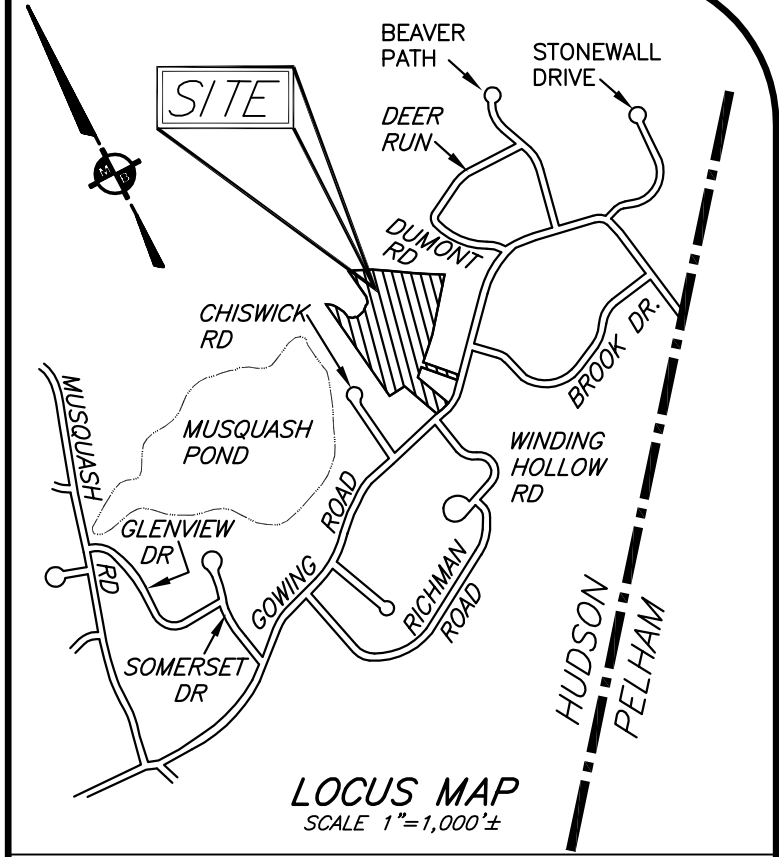
ROOT GROWTH: FINE ROOTS - FIELD
E.S.H.W.T.: 26"
OBSERVED WATER (SEEPS): 26"
REFUSAL: ---
PERC RATE: 20 MPI

Approved by the Hudson, NH Planning Board

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DATE OF MEETING: _____ DATE _____ SIGNATURE DATE _____
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____
PLANNING BOARD SECRETARY _____ SIGNATURE DATE _____

Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.



GENERAL NOTES

- TOTAL PARCEL AREA = 19.38 ACRES ± (844,405 S.F.±)
- CURRENT ZONING DISTRICT: R2 - RESIDENTIAL & G1 - GENERAL
- BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ABOVE AND AN ON-SITE INSTRUMENT SURVEY BY MEISNER BREM CORPORATION IN JUNE, 2014
- TOPOGRAPHICAL INFORMATION IS BASED ON FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN THE FALL/WINTER OF 2020.
- A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C0657D; EFFECTIVE: 9/25/09.
- WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.

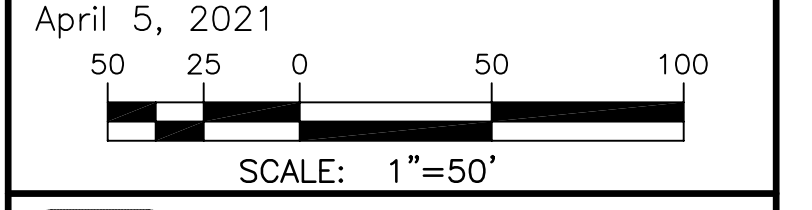
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EXISTING CONDITIONS PLAN "Forest Meadows"

58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

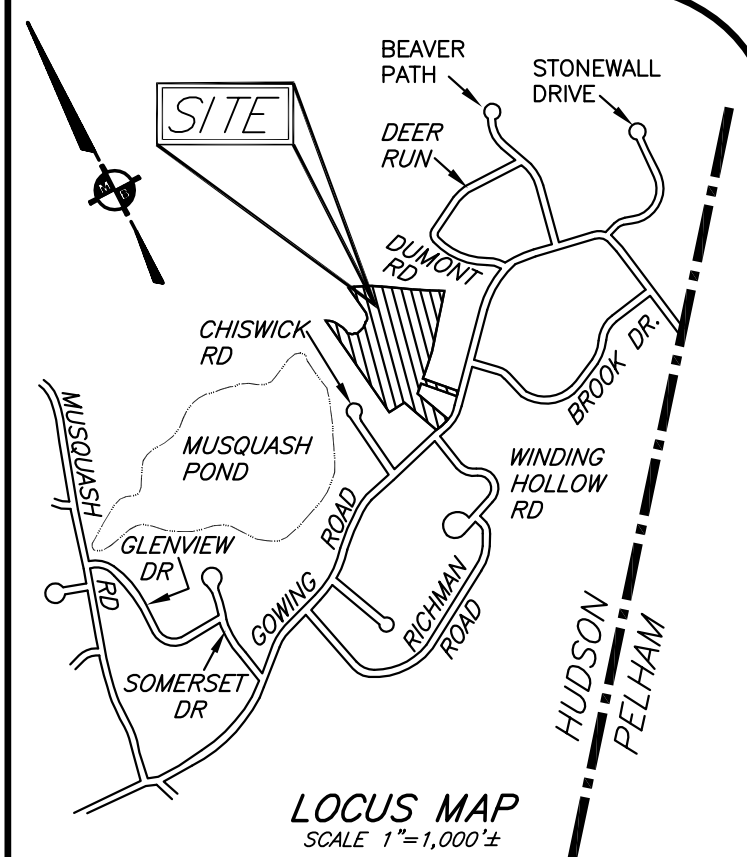
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD



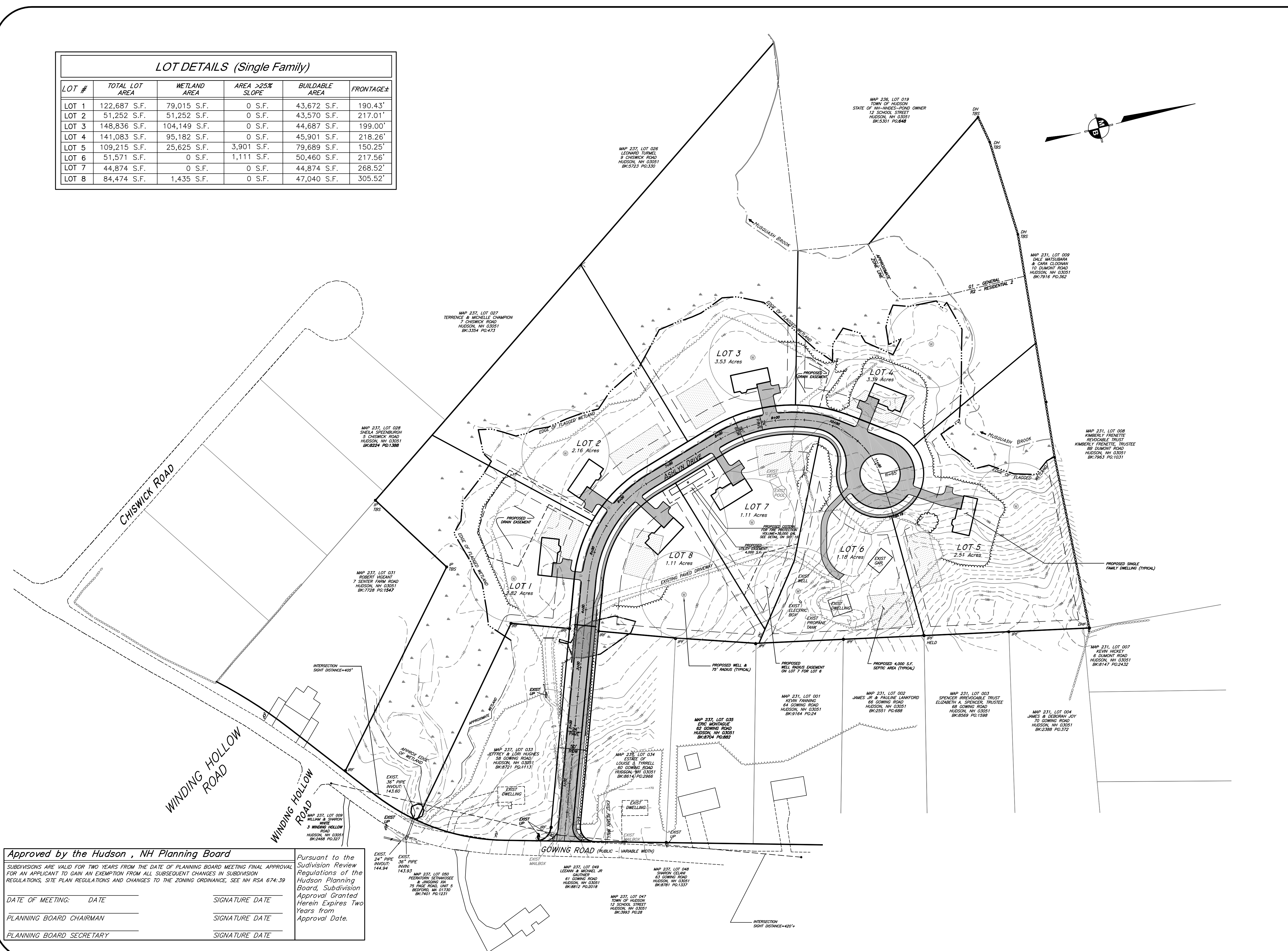
MEISNER BREM CORPORATION
142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 692-1313
202 MAIN STREET, SALEM, NH 03079 · (603) 893-3301

DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: JA/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

LOT DETAILS (Single Family)					
LOT #	TOTAL LOT AREA	WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA	FRONTAGE±
LOT 1	122,687 S.F.	79,015 S.F.	0 S.F.	43,672 S.F.	190.43'
LOT 2	51,252 S.F.	51,252 S.F.	0 S.F.	43,570 S.F.	217.01'
LOT 3	148,836 S.F.	104,149 S.F.	0 S.F.	44,687 S.F.	199.00'
LOT 4	141,083 S.F.	95,182 S.F.	0 S.F.	45,901 S.F.	218.26'
LOT 5	109,215 S.F.	25,625 S.F.	3,901 S.F.	79,689 S.F.	150.25'
LOT 6	51,571 S.F.	0 S.F.	1,111 S.F.	50,460 S.F.	217.56'
LOT 7	44,874 S.F.	0 S.F.	0 S.F.	44,874 S.F.	268.52'
LOT 8	84,474 S.F.	1,435 S.F.	0 S.F.	47,040 S.F.	305.52'



- GENERAL NOTES**
- TOTAL PARCEL AREA = 19.38 ACRES ± (844,405 S.F.±)
 - CURRENT ZONING DISTRICT: R2 - RESIDENTIAL & G1 - GENERAL
 - MINIMUM LOT SIZE REQUIRED FOR R2 DISTRICT: WITH TOWN WATER & SEWER = 43,560 S.F. WITHOUT TOWN WATER & SEWER = 60,000 SQ. FT. (43,560 S.F. FOR SINGLE FAMILY)
 - MINIMUM FRONTAGE REQUIRED FOR R2 DISTRICT: 150 FT
BUILDING SETBACKS: FRONT - 30, SIDE AND REAR - 15 FT
 - BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ABOVE AND AN ON-SITE INSTRUMENT SURVEY BY MEISNER BREM CORPORATION IN JUNE, 2014.
 - TOPOGRAPHICAL INFORMATION IS BASED ON FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN THE FALL/WINTER OF 2020.
 - A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE - "A" AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C0657D; EFFECTIVE: 9/25/09.
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Approved by the Hudson, NH Planning Board

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DATE OF MEETING: _____ DATE _____	SIGNATURE _____ DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE _____ DATE _____
PLANNING BOARD SECRETARY _____	SIGNATURE _____ DATE _____

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8141
STATE OF NEW HAMPSHIRE
JEFFREY A. BREM
PROFESSIONAL ENGINEER

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REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	BY:

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OVERALL LAYOUT PLAN
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

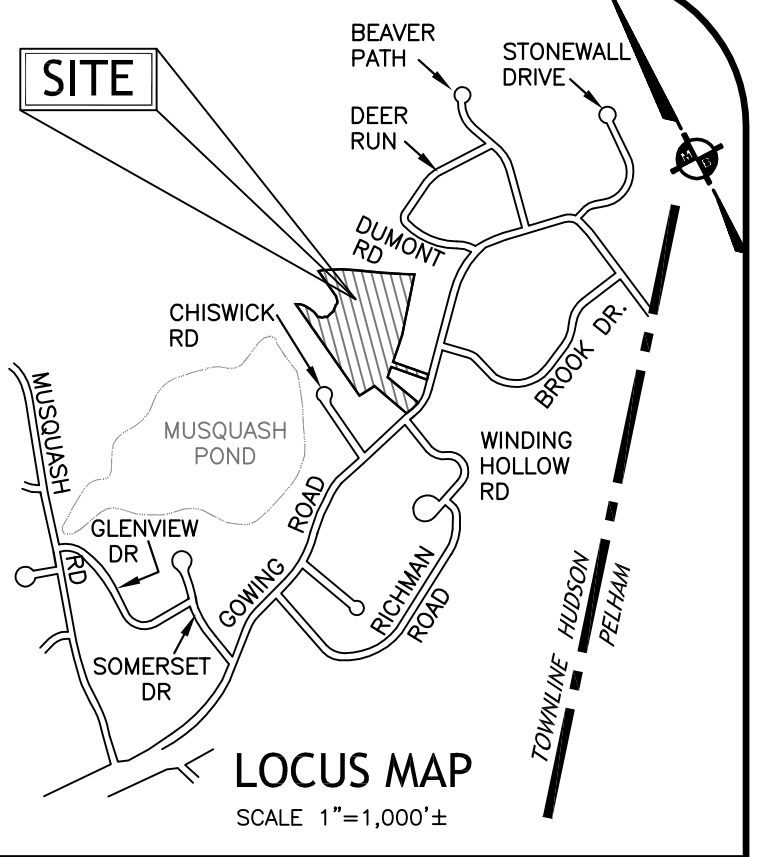
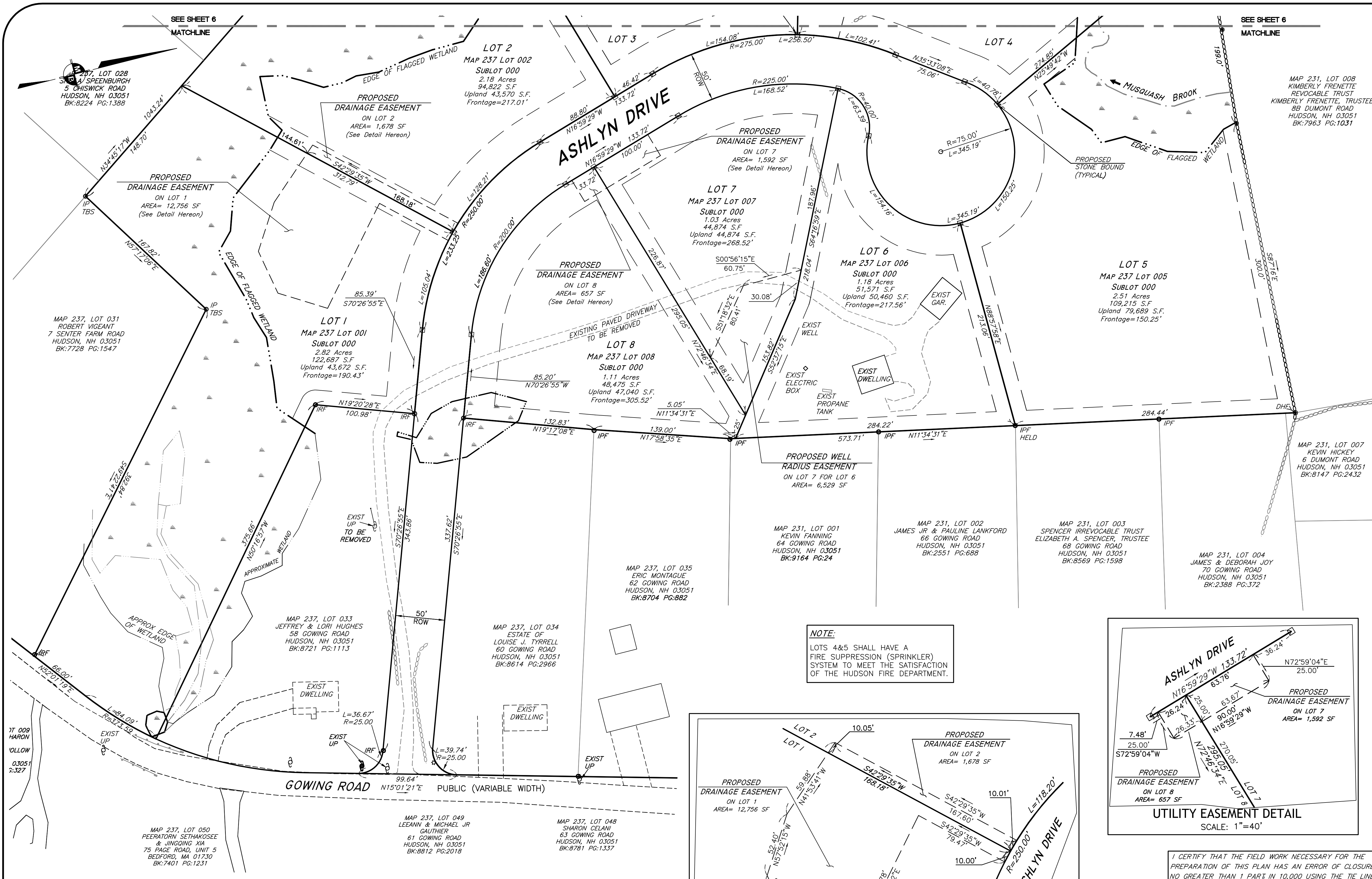
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD

April 5, 2021

80 40 0 80 160
SCALE: 1"=80'

MEISNER BREM CORPORATION
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202 MAIN STREET, SALEM, NH 03079 · (603) 893-3301

DESIGNED BY: JAB	SURVEYED BY: KDM	5 OF 16
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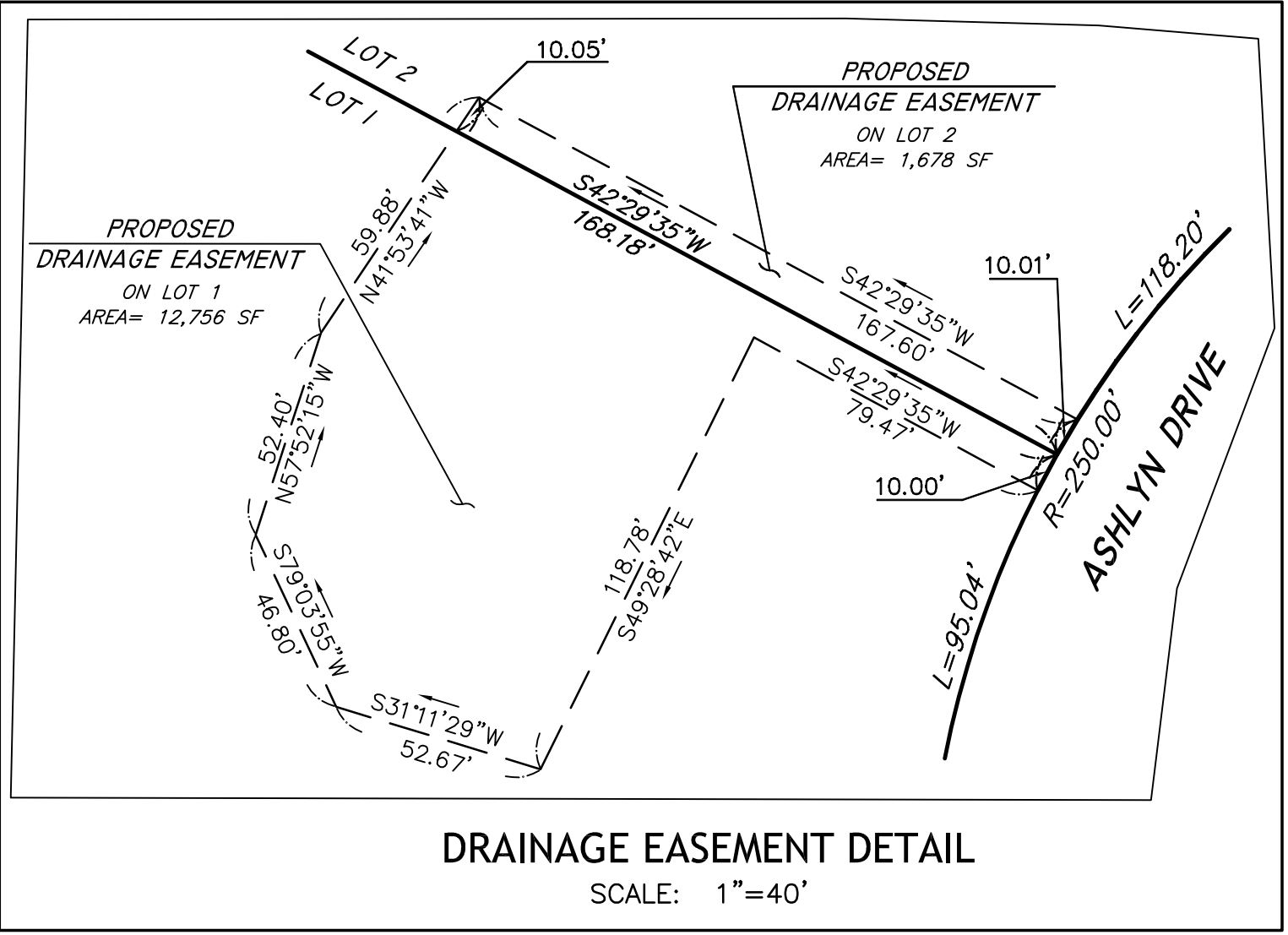
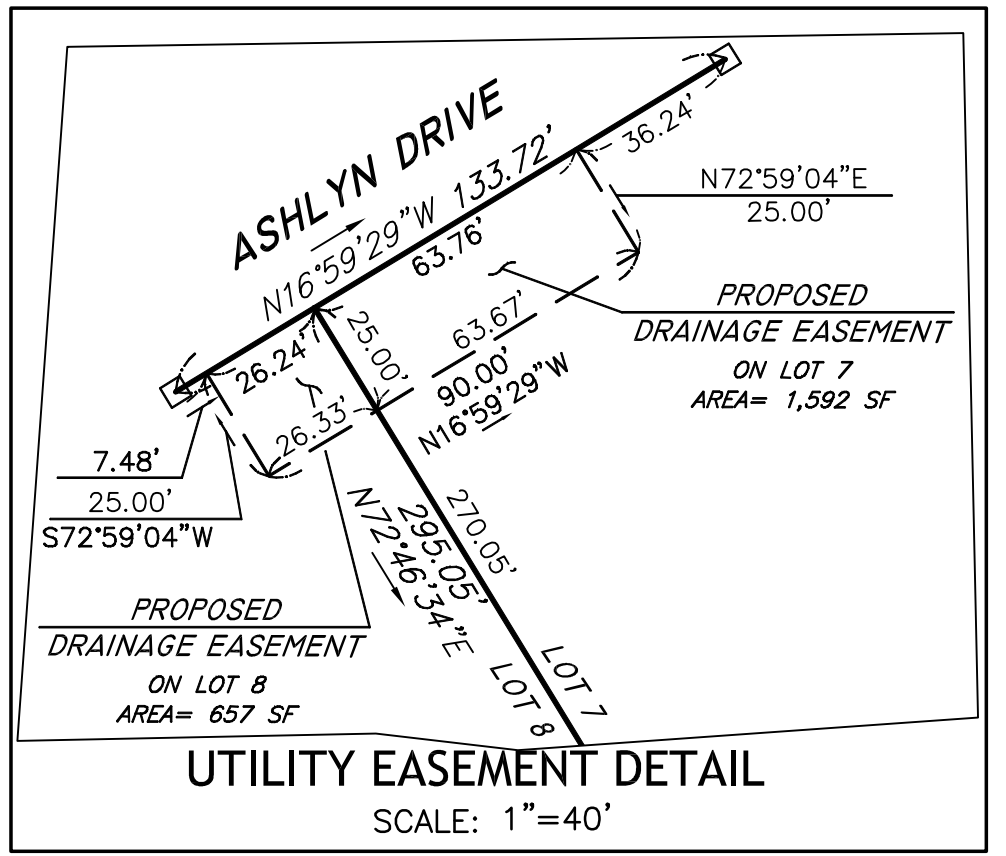


**58R GOWING ROAD
HUDSON, NEW HAMPSHIRE**
ASSESSOR'S MAP 237 / LOT 032
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076

DEED REFERENCE: BK 9353 PG 2517, HCRD
TOTAL PARCEL AREA = 19.38 ACRES ±

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL
LOT REQUIREMENTS - (SINGLE-FAMILY)
MINIMUM LOT AREA = 43,560 s.f. = 1 Acre
MINIMUM UPLAND AREA = 43,560 s.f. = 1 Acre
MINIMUM LOT FRONTAGE = 150 Feet
FRONT YARD = 30 Feet (Min.)
REAR YARD = 15 Feet (Min.)
SIDE YARD = 15 Feet

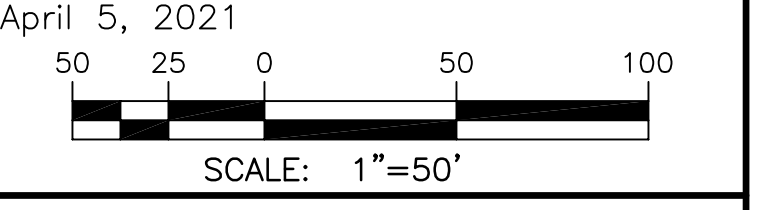
NOTE:
LOTS 4&5 SHALL HAVE A FIRE SUPPRESSION (SPRINKLER) SYSTEM TO MEET THE SATISFACTION OF THE HUDSON FIRE DEPARTMENT.



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SUBDIVISION PLAN
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032
OWNER/APPLICANT
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APPROVED BY: JAB	ACAD FILE: 8149.dwg

Approved by the Hudson, NH Planning Board

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DATE OF MEETING: _____ DATE _____	SIGNATURE _____ DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE _____ DATE _____
PLANNING BOARD SECRETARY _____	SIGNATURE _____ DATE _____

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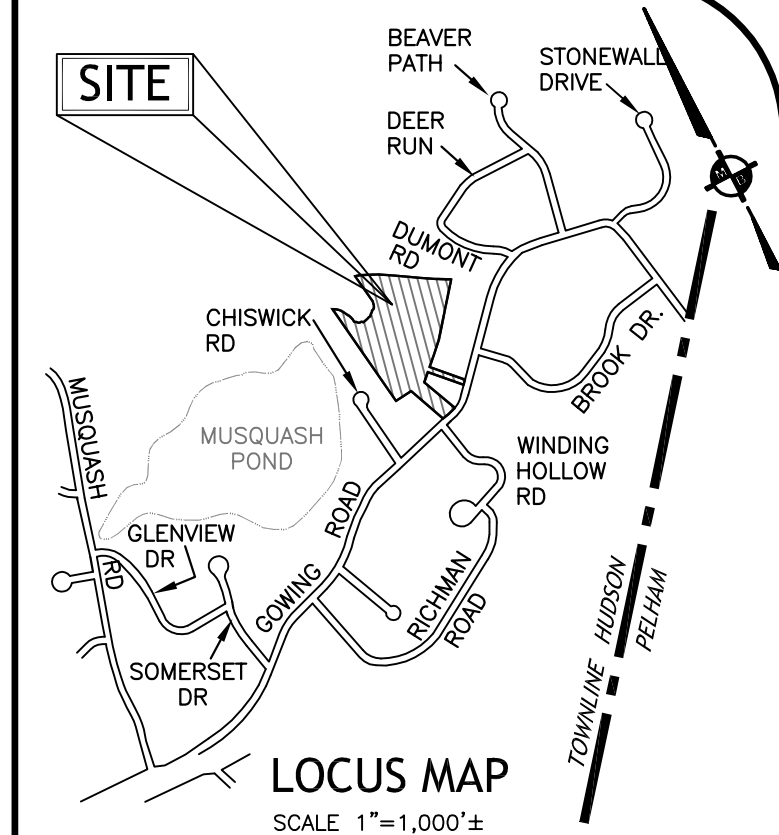
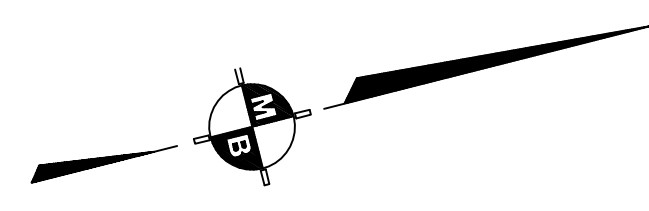
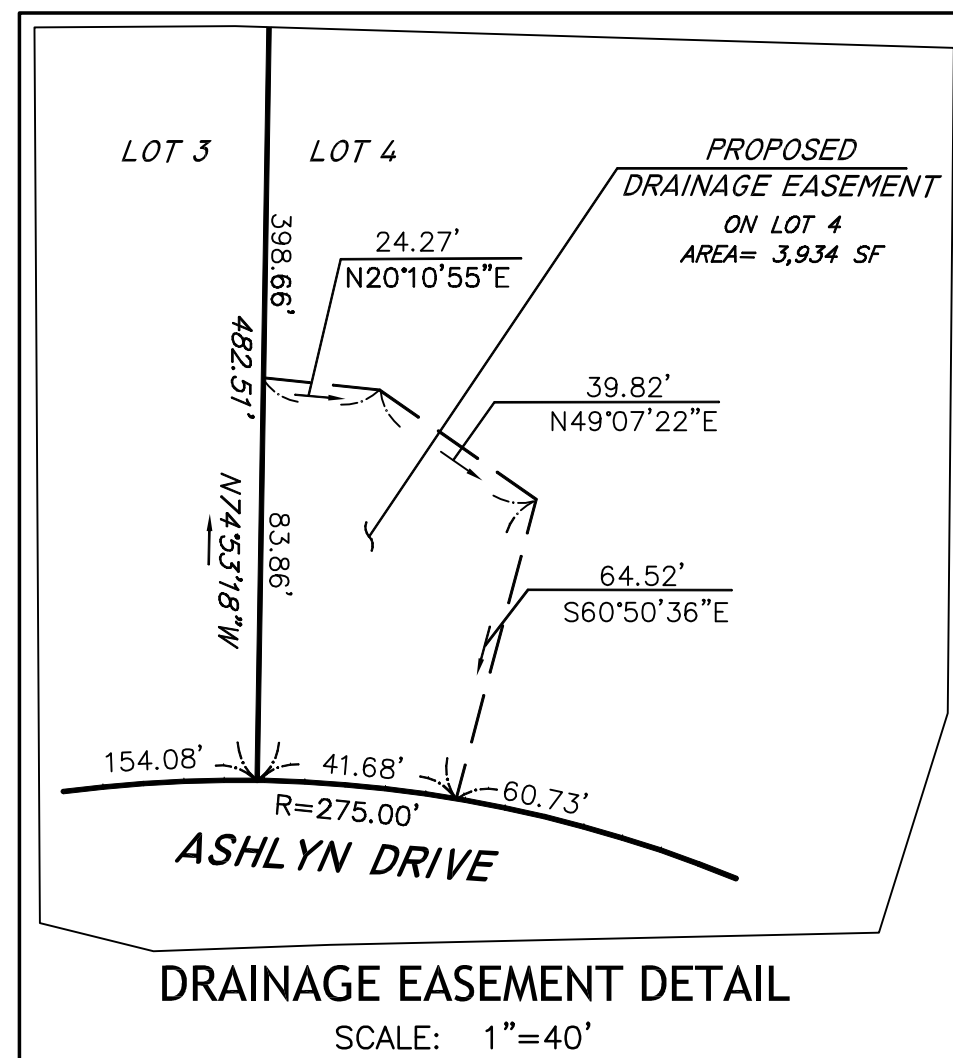
I CERTIFY THAT THE FIELD WORK NECESSARY FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000 USING THE TIE LINE, AS SHOWN.

Kurt D. Meisner
KURT D. MEISNER L.L.S. #732

OWNERS ACKNOWLEDGMENT
Karl F. Hults 5-14-21
KLN CONSTRUCTION COMPANY, INC.

I CERTIFY THAT ALL STREETS AND RIGHT OF WAY PROPOSED HEREON WILL BE DEDICATED FOR PUBLIC USE.

Karl F. Hults 5-14-21
KLN CONSTRUCTION COMPANY, INC.

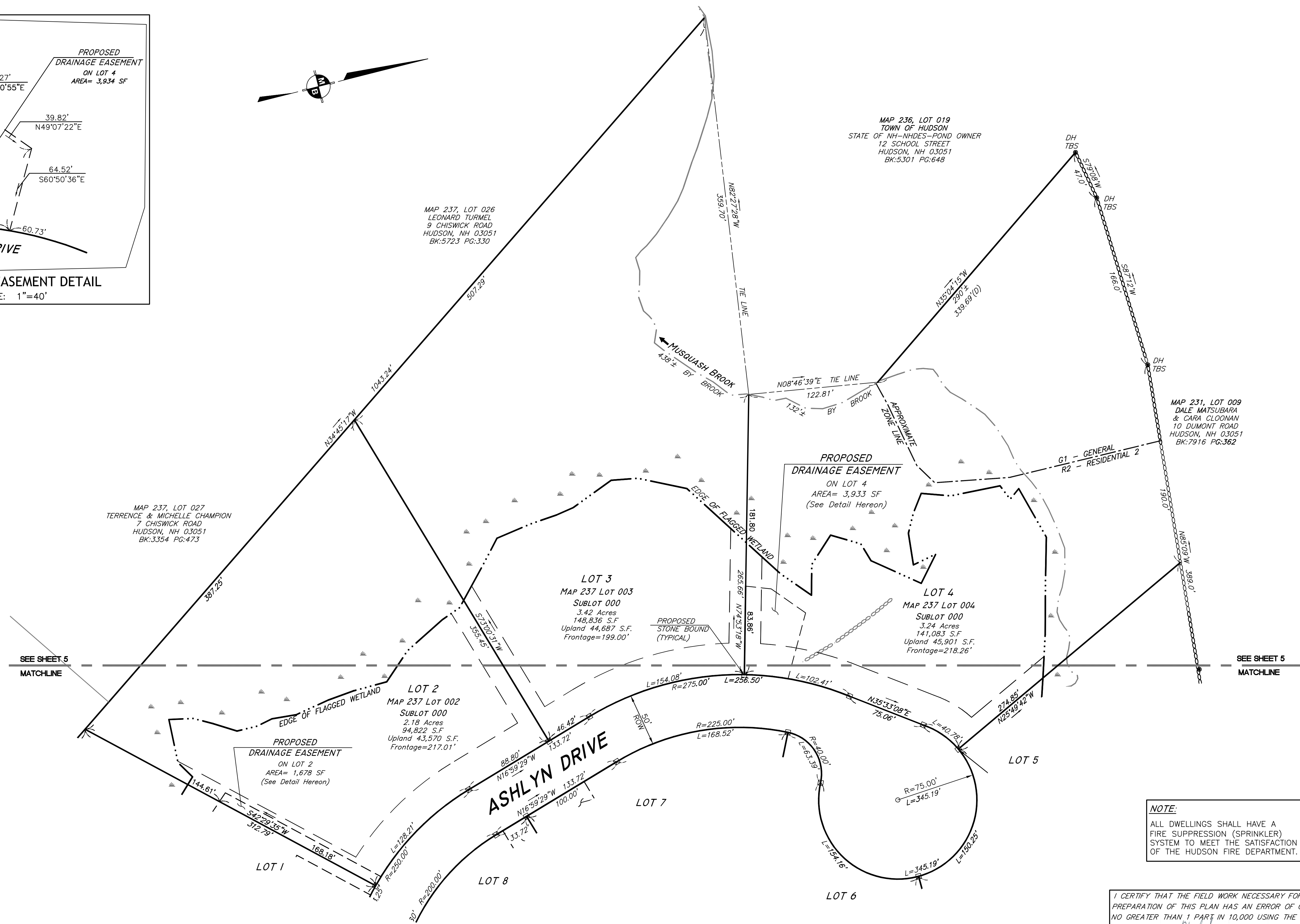


58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076

DEED REFERENCE: BK 9353 PG 2517, HCRD
TOTAL PARCEL AREA = 19.38 ACRES ±

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL

LOT REQUIREMENTS - (SINGLE-FAMILY)
MINIMUM LOT AREA = 43,560 s.f. = 1 Acre
MINIMUM UPLAND AREA = 43,560 s.f. = 1 Acre
MINIMUM LOT FRONTAGE = 150 Feet
FRONT YARD = 30 Feet (Min.)
REAR YARD = 15 Feet (Min.)
SIDE YARD = 15 Feet



SEE SHEET 5
MATCHLINE

SEE SHEET 5
MATCHLINE

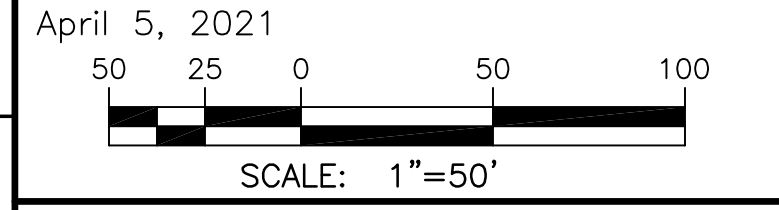
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REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	5/18/21 BY:PM/IA TOWN/PEER COMMENTS

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SUBDIVISION PLAN
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD



MEISNER BREM CORPORATION
142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 692-1313
202 MAIN STREET, SALEM, NH 03079 · (603) 893-3301

DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: IA/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

NOTE:
ALL DWELLINGS SHALL HAVE A FIRE SUPPRESSION (SPRINKLER) SYSTEM TO MEET THE SATISFACTION OF THE HUDSON FIRE DEPARTMENT.

I CERTIFY THAT THE FIELD WORK NECESSARY FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000 USING THE TIE LINE, AS SHOWN.

Kurt D. Meisner
KURT D. MEISNER L.L.S. #732

OWNERS ACKNOWLEDGMENT
KLN Construction 5-14-21
KLN CONSTRUCTION COMPANY, INC.

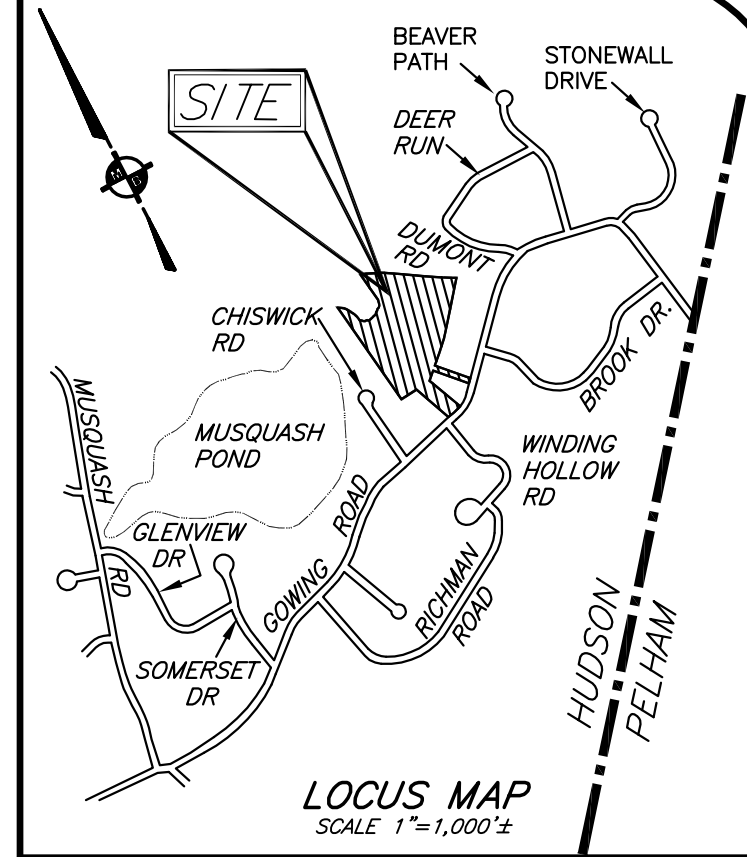
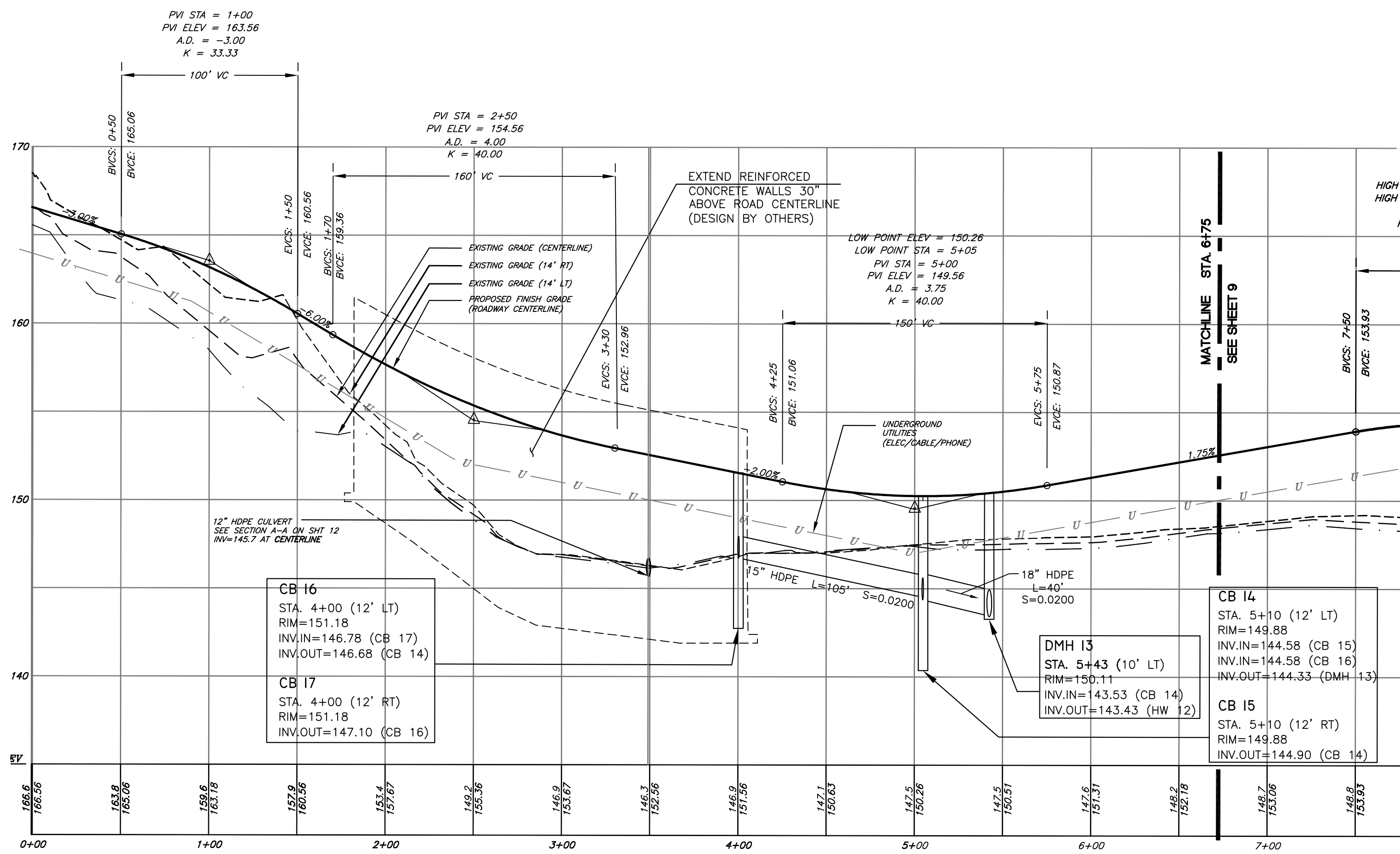
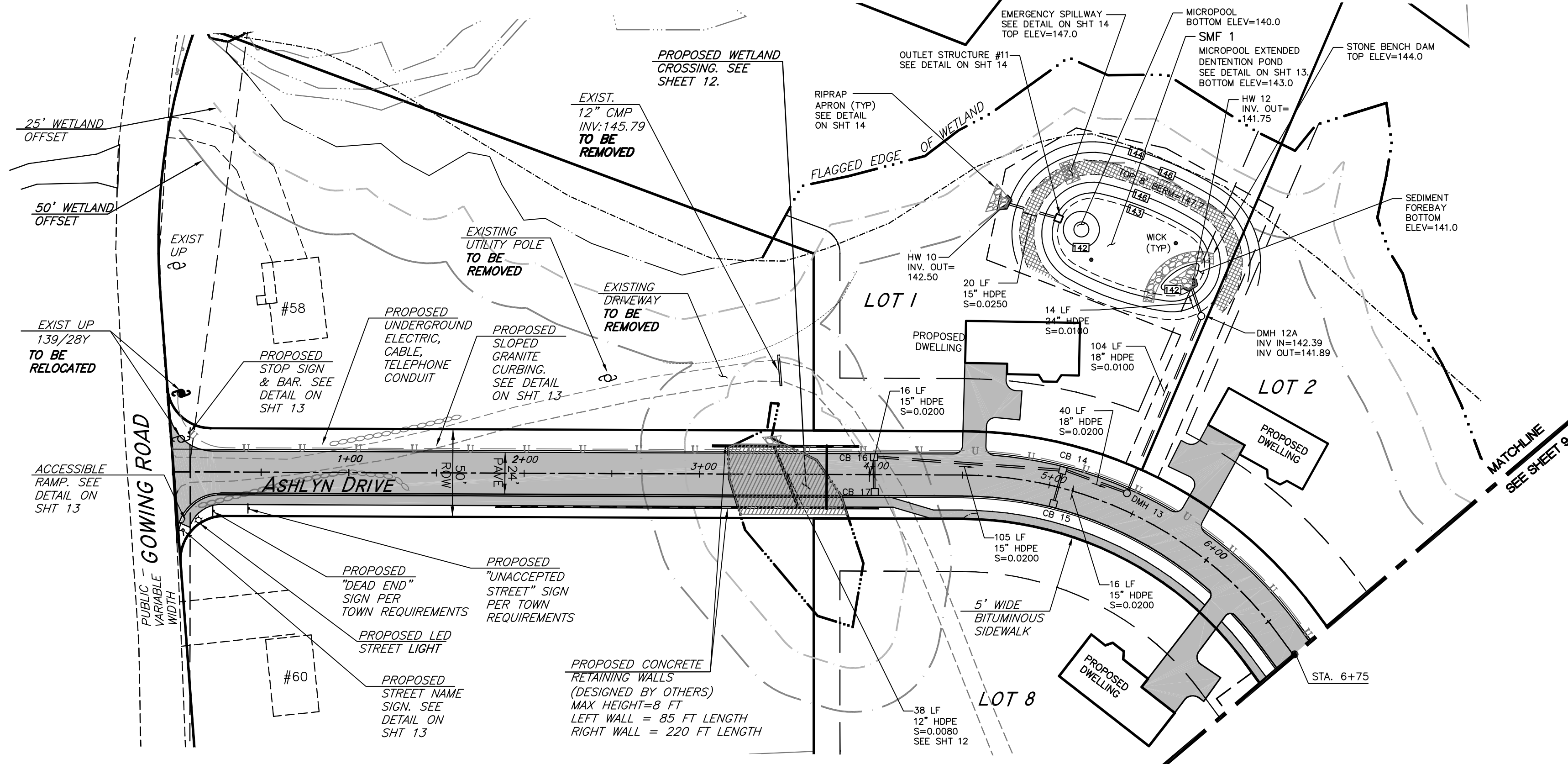
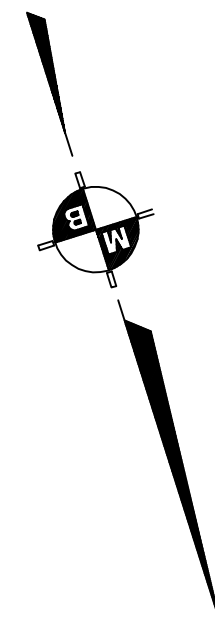
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KLN Construction 5-14-21
KLN CONSTRUCTION COMPANY, INC.

Approved by the Hudson, NH Planning Board

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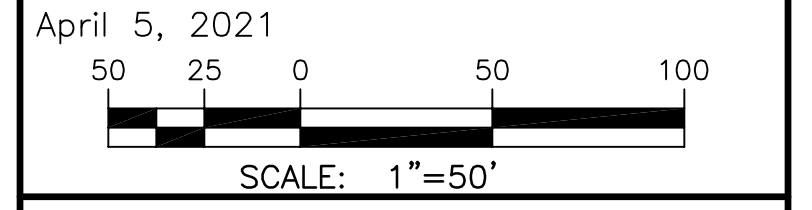
- NOTES:
- SEE SHEET 2 FOR CONSTRUCTION NOTES & SPECIFICATIONS AND SHEETS 13 & 14 FOR DETAILS OF CONSTRUCTION.
 - THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF A ROAD STATUS SIGN AT THE ENTRANCE DRIVE TO THIS SUBDIVISION IN ACCORDANCE WITH SECTION 289-40 OF THE PLANNING BOARD'S LAND USE REGULATIONS. THE AFOREMENTIONED SIGN IS IN ADDITION TO THE "DEAD END" SIGN CITED IN NOTE 14, OF THE GENERAL CONSTRUCTION NOTES FOUND ON SHEET 2 OF THIS PLAN.
 - PRIOR TO STREET ACCEPTANCE, AS-BUILT PLANS OF THE RIGHT-OF-WAY AND ALL OF ITS APPURTENANCES SHALL BE SUBMITTED, AT THE APPLICANT'S EXPENSE, TO THE PLANNING BOARD FOR ACTION IN ACCORDANCE WITH SECTION 289- SUBDIVISION OF LAND REGULATIONS.
 - INSTALL UNDERDRAIN (PER DETAIL ON SHEET 10) AS REQUIRED BY TOWN ENGINEER IN CUT SECTIONS AS NEEDED - STA 10+56 TO STA 12+36. OUTLET TO CB 22.

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TOWN/PEER COMMENTS	

PLAN & PROFILE Ashlyn Drive Sta. 0+00-7+75
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD



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202 MAIN STREET, SALEM, NH 03079 - (603) 893-3301

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DRAFTED BY: W/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

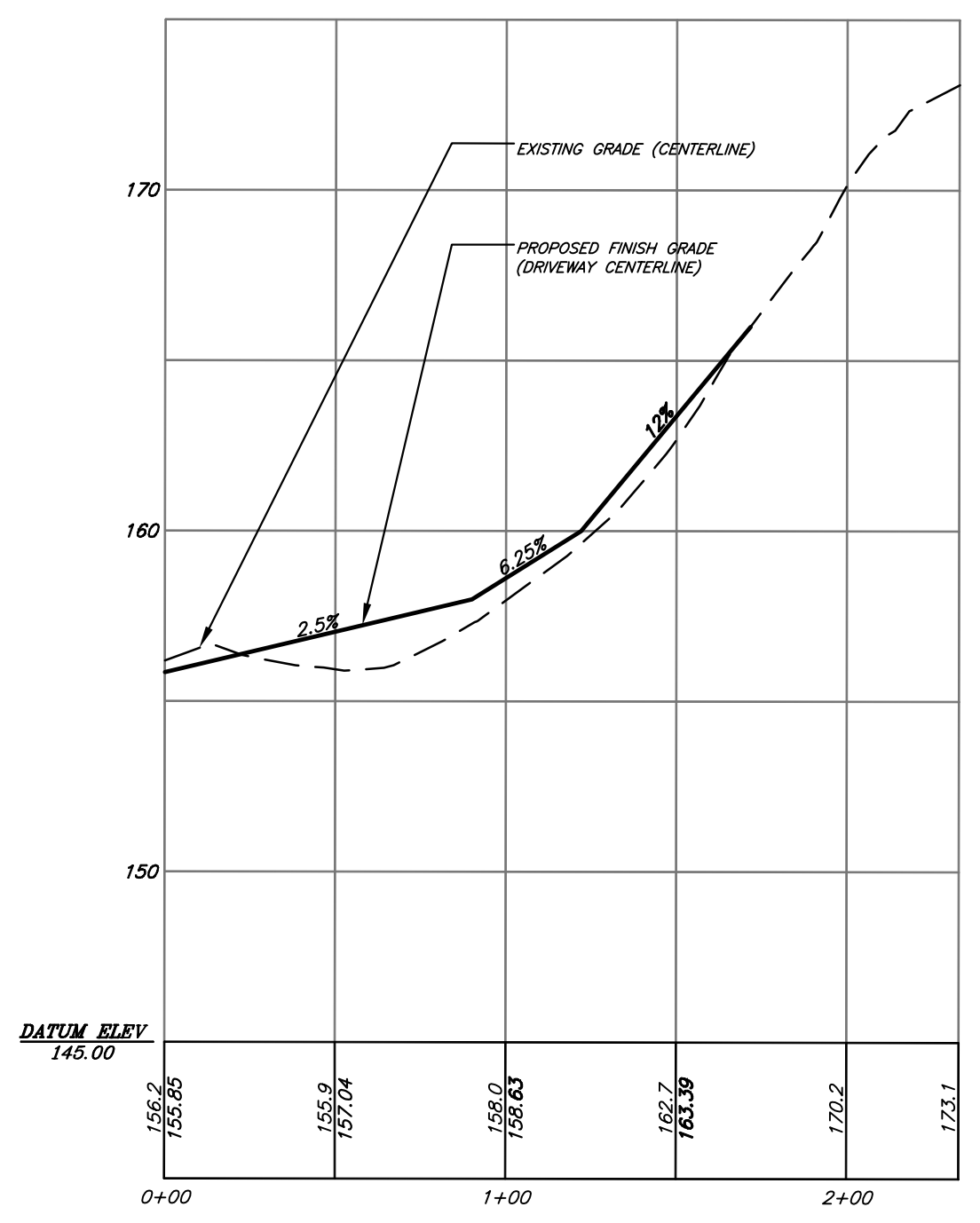
8 OF 16

Approved by the Hudson, NH Planning Board

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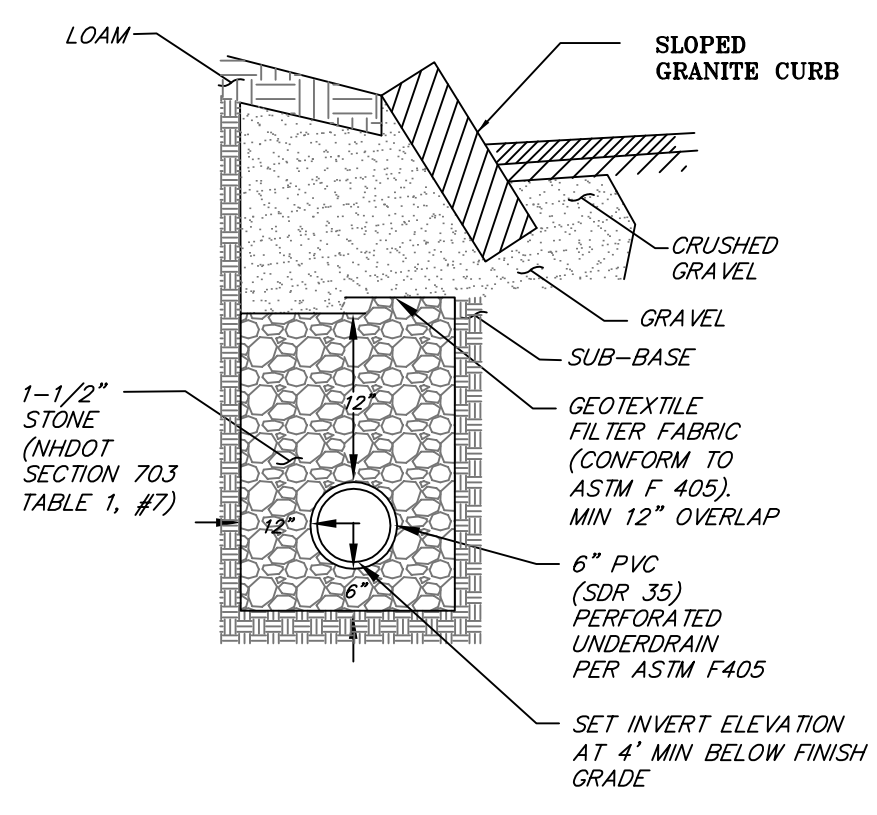
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DATE OF MEETING: _____ DATE	SIGNATURE _____ DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE _____ DATE _____
PLANNING BOARD SECRETARY _____	SIGNATURE _____ DATE _____



LOT 6 DRIVEWAY

SCALE: H: 1"=50"
V: 1"=5'

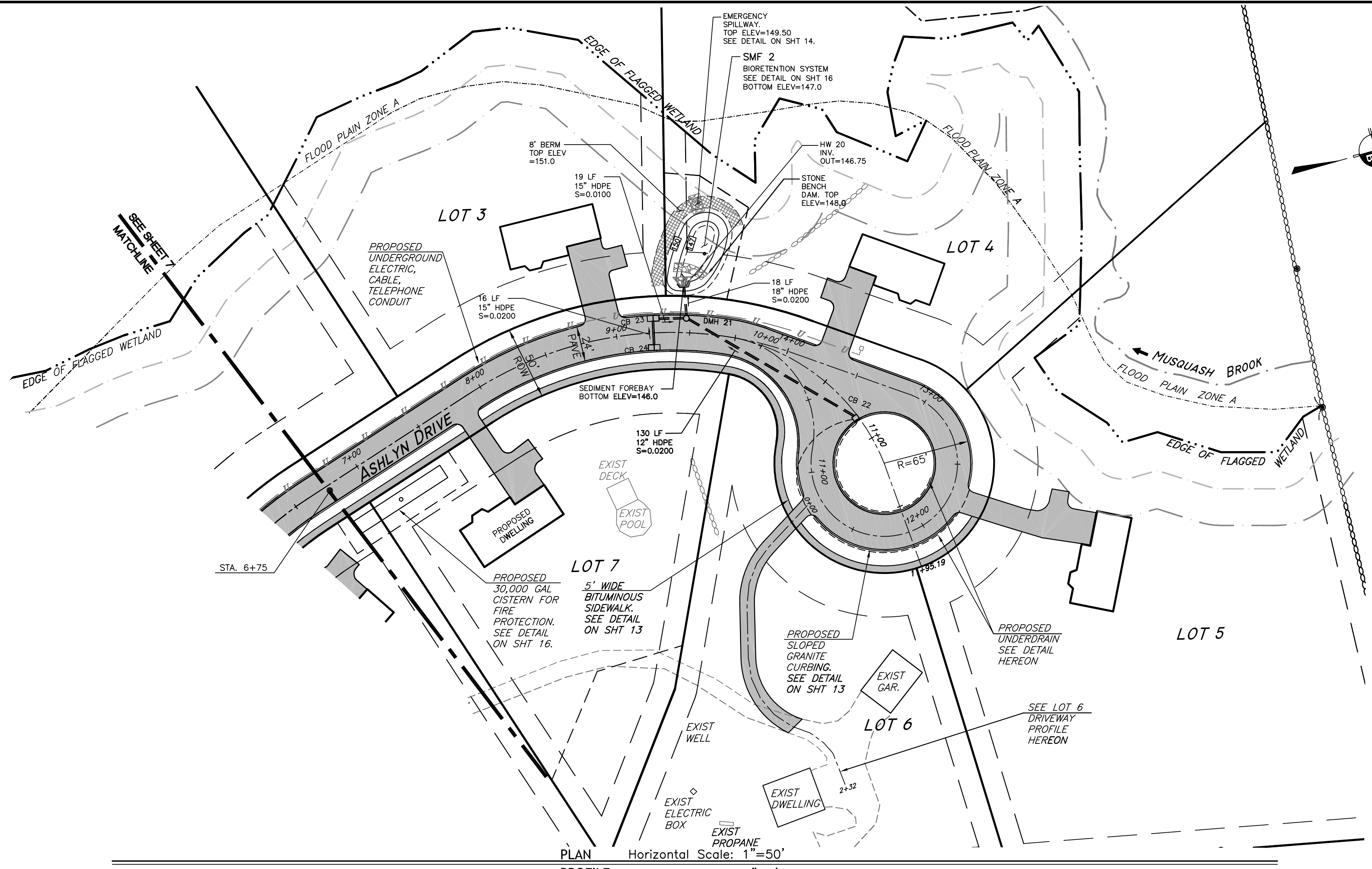


UNDERDRAIN DETAIL

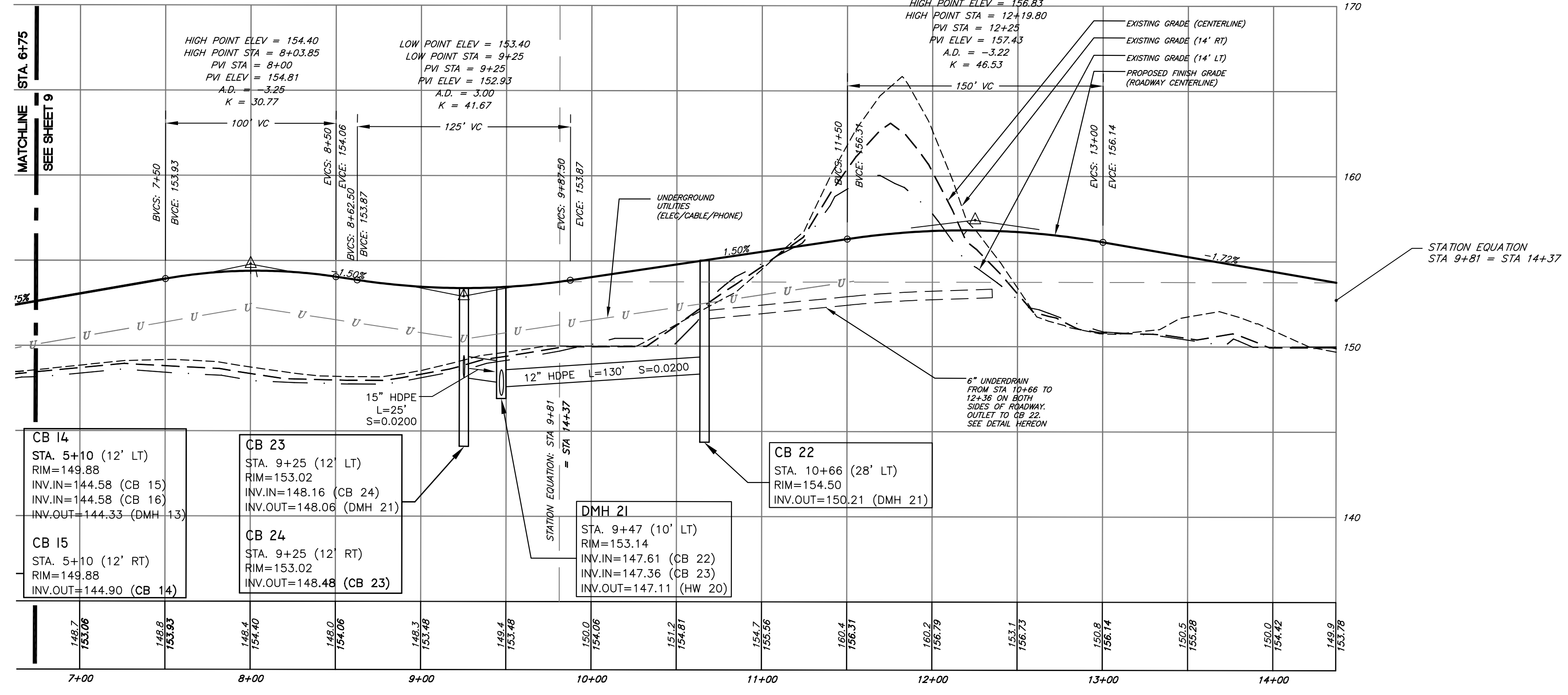
NOT TO SCALE

NOTES

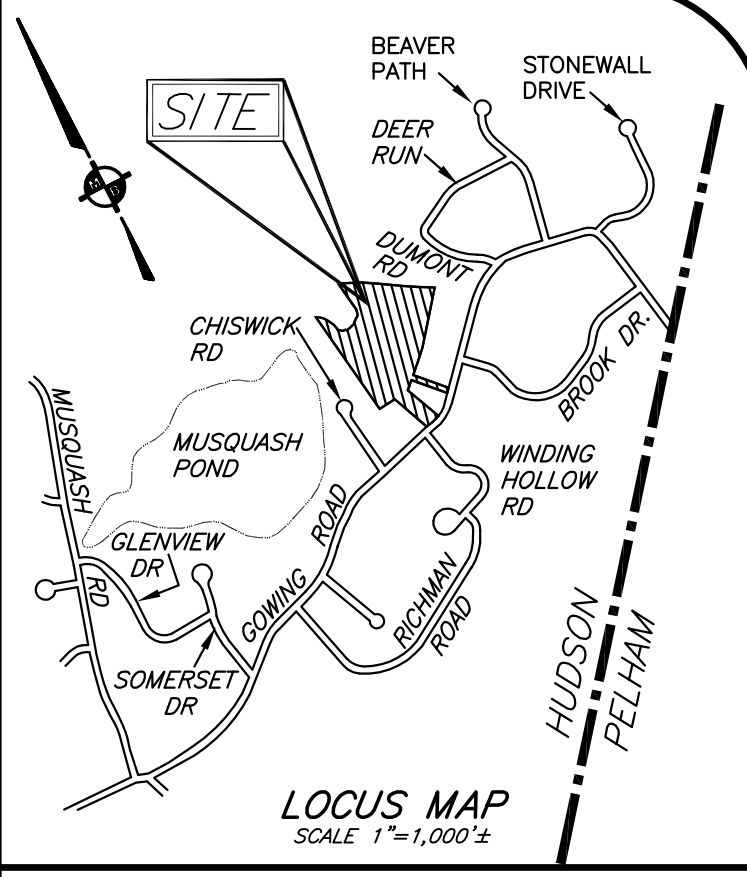
- UNDERDRAIN TO BE ADDED AT THE DIRECTION OF THE TOWN ENGINEER.



PLAN Horizontal Scale: 1"=50'
PROFILE Vertical Scale: 1"=5'



Approved by the Hudson, NH Planning Board		Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.
DATE OF MEETING: DATE	SIGNATURE DATE	
PLANNING BOARD CHAIRMAN	SIGNATURE DATE	
PLANNING BOARD SECRETARY	SIGNATURE DATE	



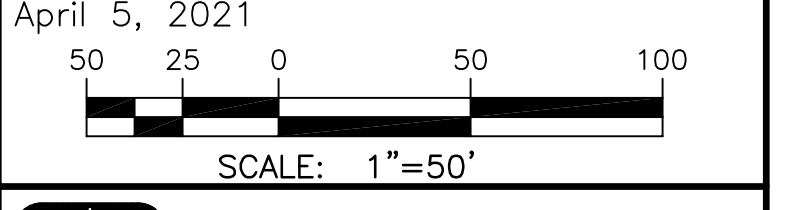
- NOTES:**
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REV. 3	BY:
REV. 2	BY:
REV. 1	5/18/21 BY:PM/IA
TOWN/PEER COMMENTS	

PLAN & PROFILE Ashlyn Drive Sta. 7+75-End
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

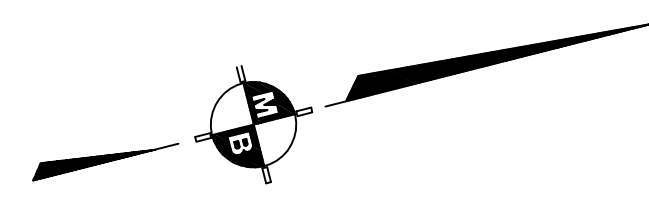
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DRAFTED BY: IA/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

9 OF 16



MAP 237, LOT 027
 TERENCE & MICHELLE CHAMPION
 7 CHISWICK ROAD
 HUDSON, NH 03051
 BK:3354 PG:473

MAP 237, LOT 028
 SHEILA SPEENBURGH
 5 CHISWICK ROAD
 HUDSON, NH 03051
 BK:8224 PG:1388

MAP 237, LOT 031
 ROBERT VIGANT
 7 SENTER FARM ROAD
 HUDSON, NH 03051
 BK:7728 PG:1547

MAP 237, LOT 033
 JEFFREY & LORI HUGHES
 58 GOWING ROAD
 HUDSON, NH 03051
 BK:8721 PG:1113

MAP 237, LOT 034
 ESTATE OF LOUISE J. TYRRELL
 60 GOWING ROAD
 HUDSON, NH 03051
 BK:8614 PG:2966

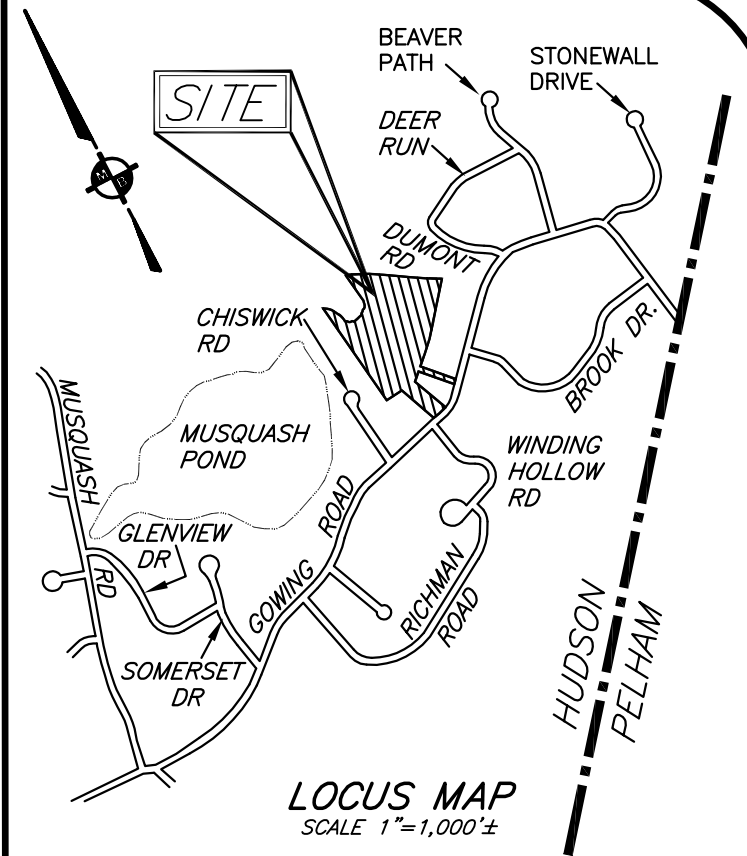
MAP 237, LOT 035
 ERIC MONTAGUE
 62 GOWING ROAD
 HUDSON, NH 03051
 BK:8704 PG:882

MAP 231, LOT 001
 KEVIN FANNING
 64 GOWING ROAD
 HUDSON, NH 03051
 BK:9164 PG:24

MAP 231, LOT 002
 JAMES JR & PAULINE LANKFORD
 66 GOWING ROAD
 HUDSON, NH 03051
 BK:2551 PG:688

MAP 231, LOT 003
 SPENCER IRREVOCABLE TRUST
 ELIZABETH A. SPENCER, TRUSTEE
 68 GOWING ROAD
 HUDSON, NH 03051
 BK:8569 PG:1598

MAP 231, LOT 004
 JAMES & DEBORAH JOY
 70 GOWING ROAD
 HUDSON, NH 03051
 BK:2388 PG:372



ZONING: R-2 RESIDENTIAL 2
 MINIMUM LOT AREA = 43,560 S.F.
 MINIMUM LOT FRONTAGE = 150 FEET
 FRONT YARD = 30 FEET (MIN.)
 REAR YARD = 15 FEET (MIN.)
 SIDE YARD = 15 FEET

NOTE:
 LOTS 4 & 5 SHALL HAVE A FIRE SUPPRESSION (SPRINKLER) SYSTEM TO MEET THE SATISFACTION OF THE HUDSON FIRE DEPARTMENT.

NOTE:
 ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED FOR THE ENTIRETY OF CONSTRUCTION ALONG THE LIMIT OF WORK WITHIN THE WETLAND BUFFER ZONE.

NOTE:
 SCREENING TREES AND SHRUBS PLACED BEHIND LOT 3 AND SMF 2 BE OF SUFFICIENT HEIGHT AND SPECIES TYPE TO PROVIDE A VISUAL SCREENING WITHIN A REASONABLE NUMBER OF YEARS.

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REV. 1	5/18/21 BY:PM/IA
TOWN/PEER COMMENTS	

GRADING PLAN
"Forest Meadows"
 58R GOWING ROAD
 HUDSON, NEW HAMPSHIRE
 ASSESSOR'S MAP 237 / LOT 032
 OWNER/APPLICANT
 KLN CONSTRUCTION COMPANY, INC.
 70 BRIDGE STREET, UNIT 1
 PELHAM, NH 03076
 BK 9353 PG 2517, HCRD
 April 5, 2021
 SCALE: 1"=50'

MEISNER BREM CORPORATION
 142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 892-1313
 202 MAIN STREET, SALEM, NH 03079 · (603) 893-3301
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 DRAFTED BY: IA/PDM JOB NUMBER: 8149
 APPROVED BY: JAB ACAD FILE: 8149.dwg

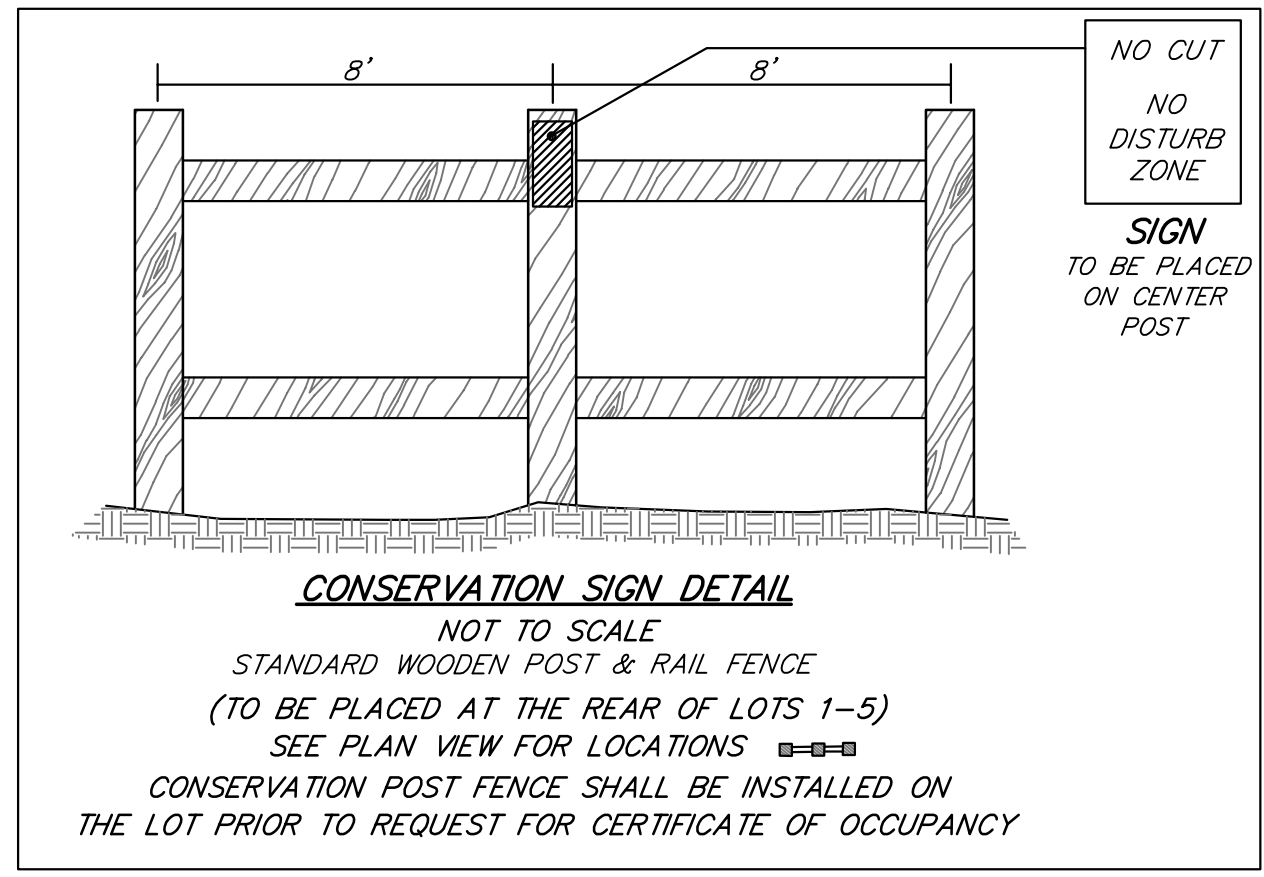
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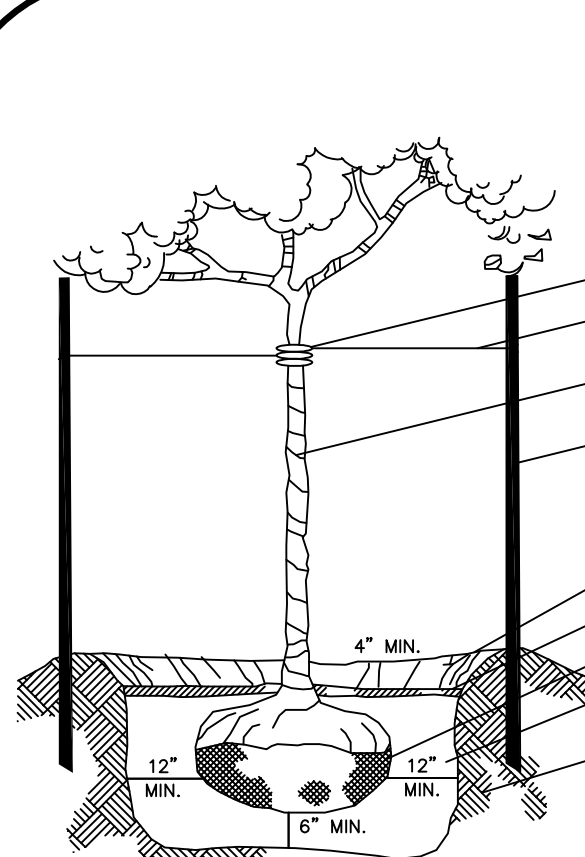
Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.

NOTE:
 ORANGE CONSTRUCTION FENCING TO BE PLACED AT ALL WETLAND BUFFERS WITHIN 50' OF PROPOSED GRADING UNLESS OTHERWISE APPROVED. FENCE IS RECOMMENDED DURING BUILD OUT, AND KEPT UP UNTIL THE SITE IS COMPLETE.

NOTE:
 STREET TREES SHOWN ON THE PLAN ARE REDPOINT MAPLES (MR) SEE SHEET 11 FOR LANDSCAPE SPECIFICATIONS AND DETAILS
 CONSERVATION POST FENCE SHALL BE INSTALLED ON THE LOT PRIOR TO REQUEST FOR CERTIFICATE OF OCCUPANCY
 SEE SHEET 11 FOR ADDITIONAL LANDSCAPING ALONG ASHLYN DRIVE



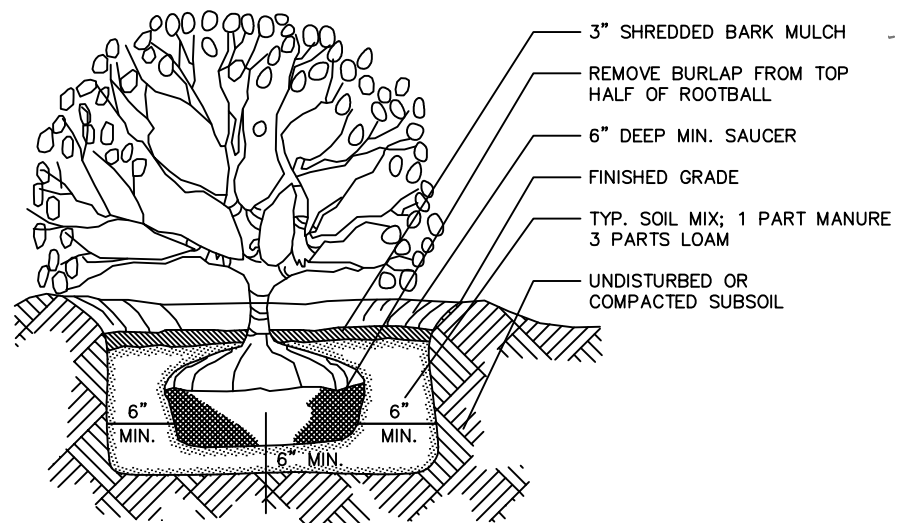
MAP 237, LOT 049 LEANN & MICHAEL JR GAUTHIER
 MAP 237, LOT 048 SHARON CELANI



- TREES EXCEEDING 3" CALIPER SHALL HAVE GUY WIRES (3 EQUALLY SPACED AND STAKED) INSTEAD OF TWO BY TWO STAKING.
 - TREES SHALL BE WATERED TWICE BY FLOODING DURING FIRST 24 HOURS AFTER PLANTING.
 - STAKES SHALL BE CYPRESS OR OTHER WOOD OF COMPARABLE WEATHERING RESISTANCE.
- REINFORCED NEW RUBBER HOSE 1/2" I.D.
 - DOUBLE STRAND #12 GAUGE GALV. ANNEALED TWISTED WIRE
 - COMMERCIAL TREE WRAP - LAP ENDS DOWN TO FIRST BRANCHES, DO NOT STAPLE.
 - 2 - 2" X 2" STAKES, SEVEN FOOT LENGTH, MIN. 18" IN THE GROUND, SPACED EQUALLY OUTSIDE OF PLANT PIT. STAKES SHOULD BE DRIVEN AT SLIGHT ANGLE AWAY FROM TREE AND PULLED VERTICAL WITH WIRE.
 - SAUCER - (6" WIDTH)
 - 3" SHREDDED BARK MULCH
 - REMOVE BURLAP FROM TOP 1/2 OF BALL
 - TYP. SOIL MIX: 1 PART WELL - ROTTED COW MANURE 3 PARTS LOAM
 - COMPACTED OR UNDISTURBED SUBSOIL

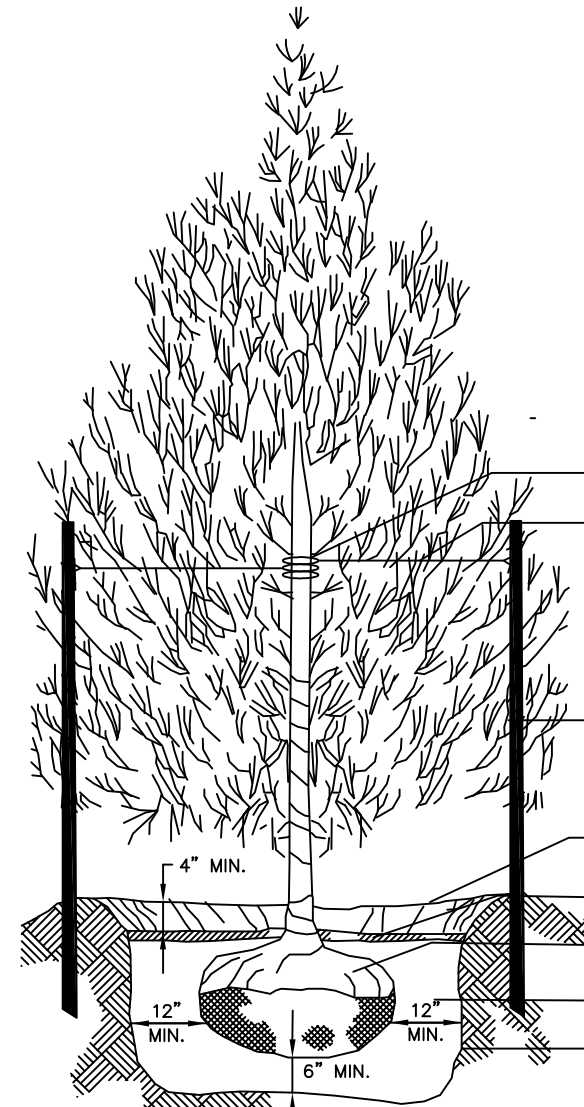
TYPICAL DECIDUOUS PLANTING

NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL

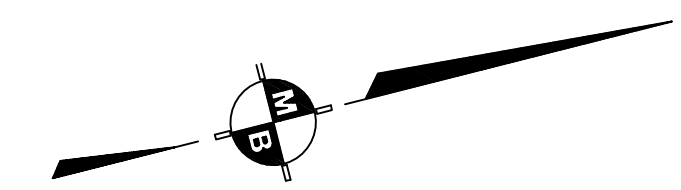
NOT TO SCALE



- REINFORCED NEW RUBBER HOSE 1/2" I.D.
 - DOUBLE STRAND #12 GAUGE GALV. ANNEALED TWISTED WIRE
 - 2 - 2" X 2" STAKES, SEVEN FOOT LENGTH, MIN. 18" IN THE GROUND, SPACED EQUALLY OUTSIDE OF PLANT PIT. STAKES SHOULD BE DRIVEN AT SLIGHT ANGLE AWAY FROM TREE AND PULLED VERTICAL WITH WIRE.
 - SAUCER - (6" WIDTH)
 - 3" SHREDDED BARK MULCH
 - REMOVE BURLAP FROM TOP 1/2 OF BALL
 - TYP. SOIL MIX: 1 PART WELL-ROTTED COW MANURE 3 PARTS LOAM
 - COMPACTED OR UNDISTURBED SUBSOIL
- TREES EXCEEDING 3" CALIPER SHALL HAVE GUY WIRES (3 EQUALLY SPACED AND STAKED) INSTEAD OF TWO BY TWO STAKING.
 - TREES SHALL BE WATERED TWICE BY FLOODING DURING FIRST 24 HOURS AFTER PLANTING.
 - STAKES SHALL BE CYPRESS OR OTHER WOOD OF COMPARABLE WEATHERING RESISTANCE.

TYPICAL EVERGREEN PLANTING

NOT TO SCALE

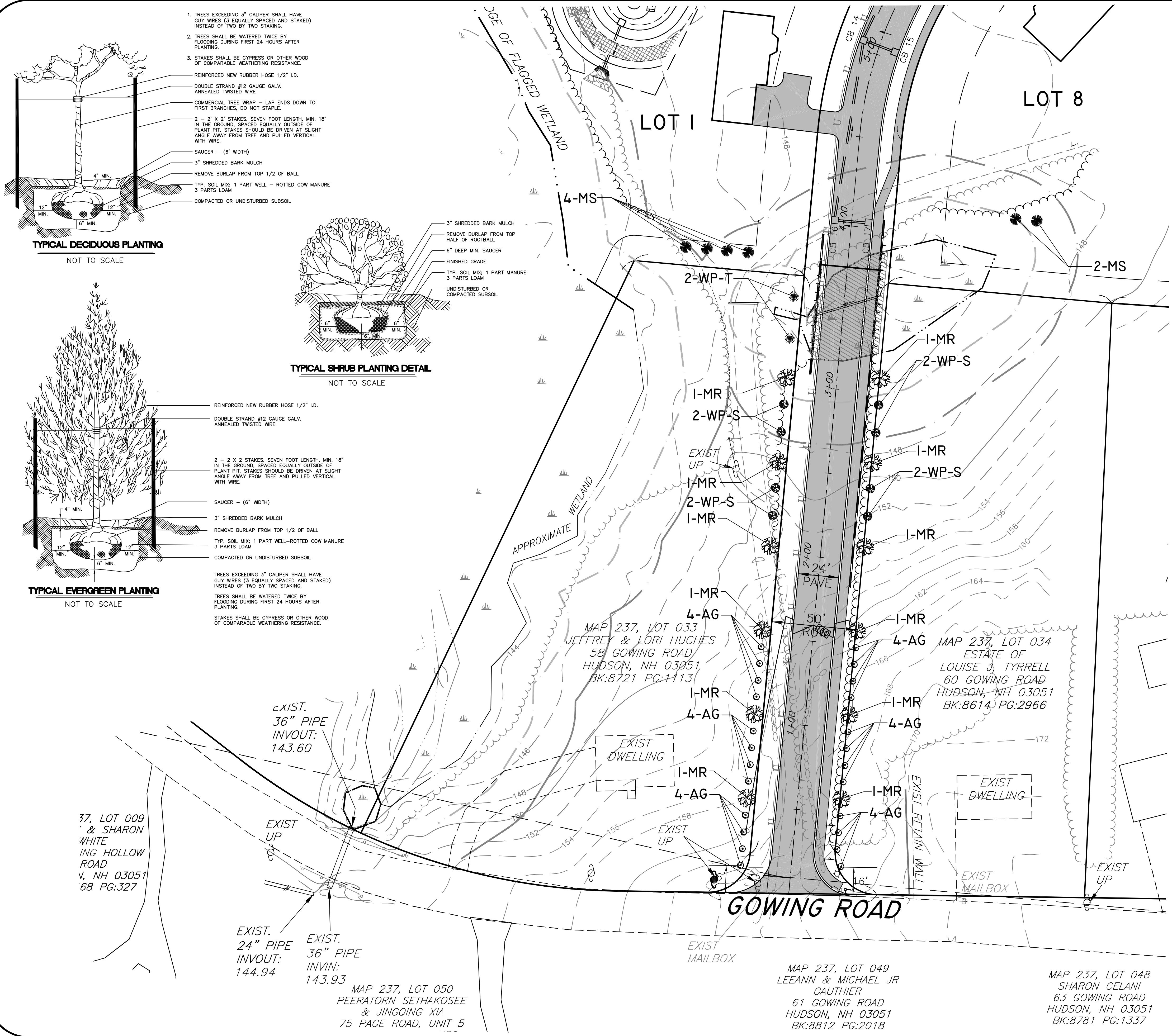


PLANTING SCHEDULE				
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
28*	MR	Acer rubrum 'Frank Jr'	Maple - Redpointe	30" - 36" cal.
2	WP-T	Pinus Strobus	Eastern White Pine - Tree	30" - 36" cal.
24	AG	Thuja Plicata	Arborvitae-Green Giant	2 Gal.
8	WP-S	Pinus Strobus 'Nana'	Eastern White Pine - Shrub	2 Gal.
6	MS	Picea Meyerii	Myer Spruce	2 Gal.

*16 MR MAPLE REDPOINTS SHOWN ON SHT 10 & 12 MR MAPLE REDPOINTS SHOWN ON SHT 11.

NOTE:
SEE SHEET 10 FOR ADDITIONAL LANDSCAPING ALONG ASHLYN DRIVE

NOTE:
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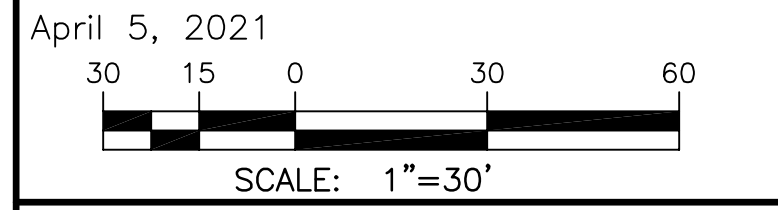


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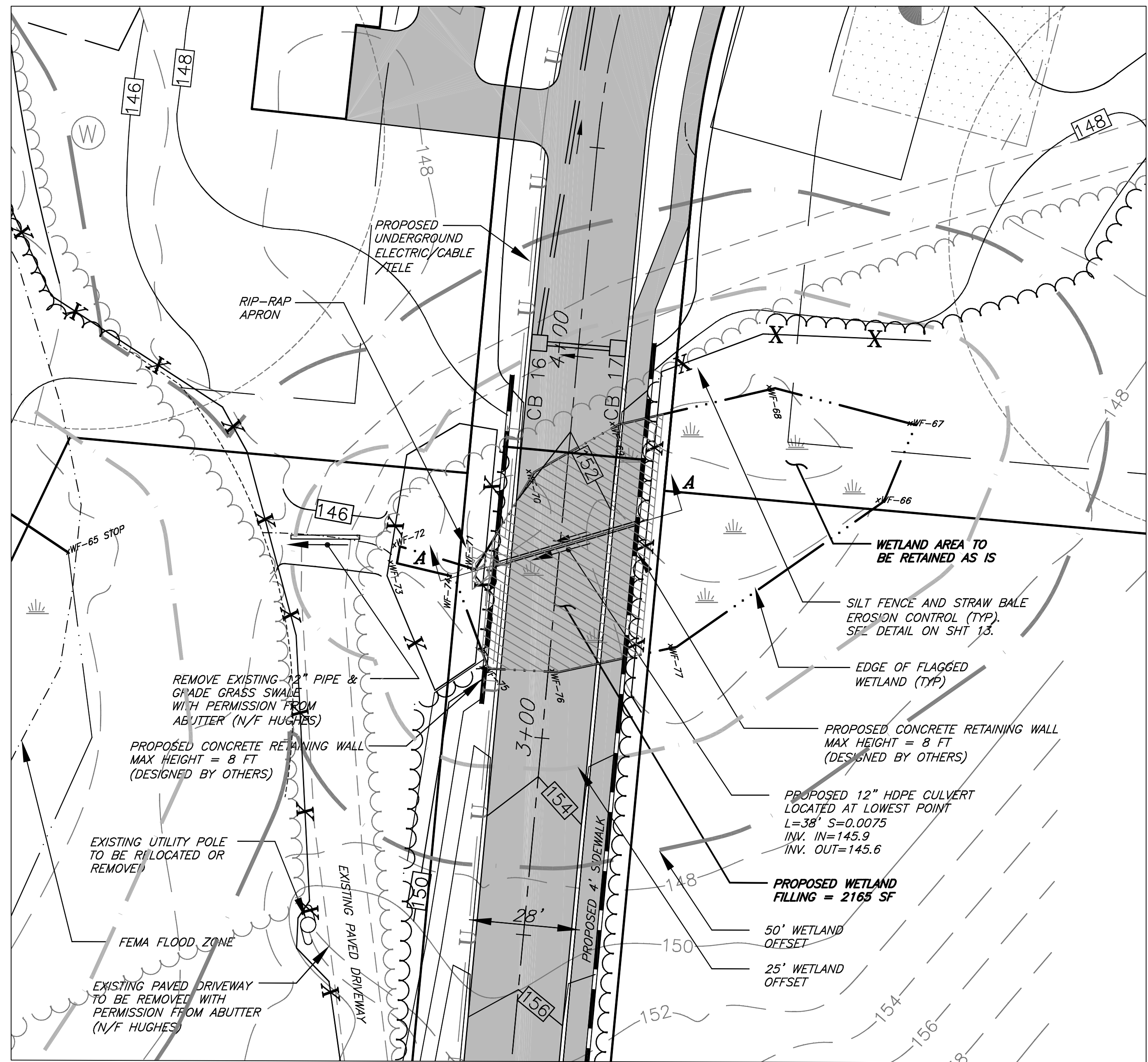
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LANDSCAPE PLAN - ENTRANCE
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD



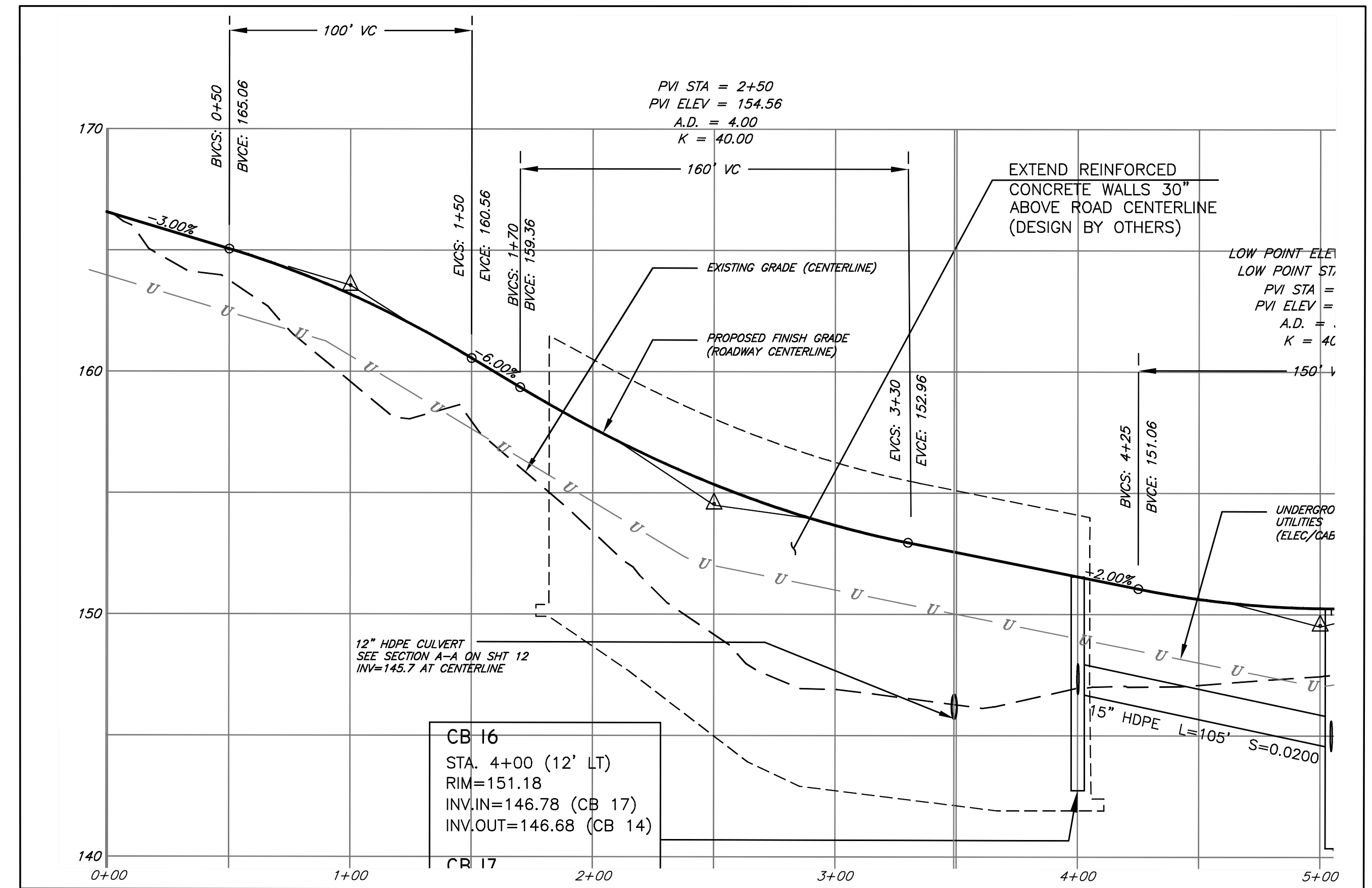
MEISNER BREM CORPORATION
142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 892-1313
202 MAIN STREET, SALEM, NH 03079 · (603) 893-3301

DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: IA/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8148.dwg



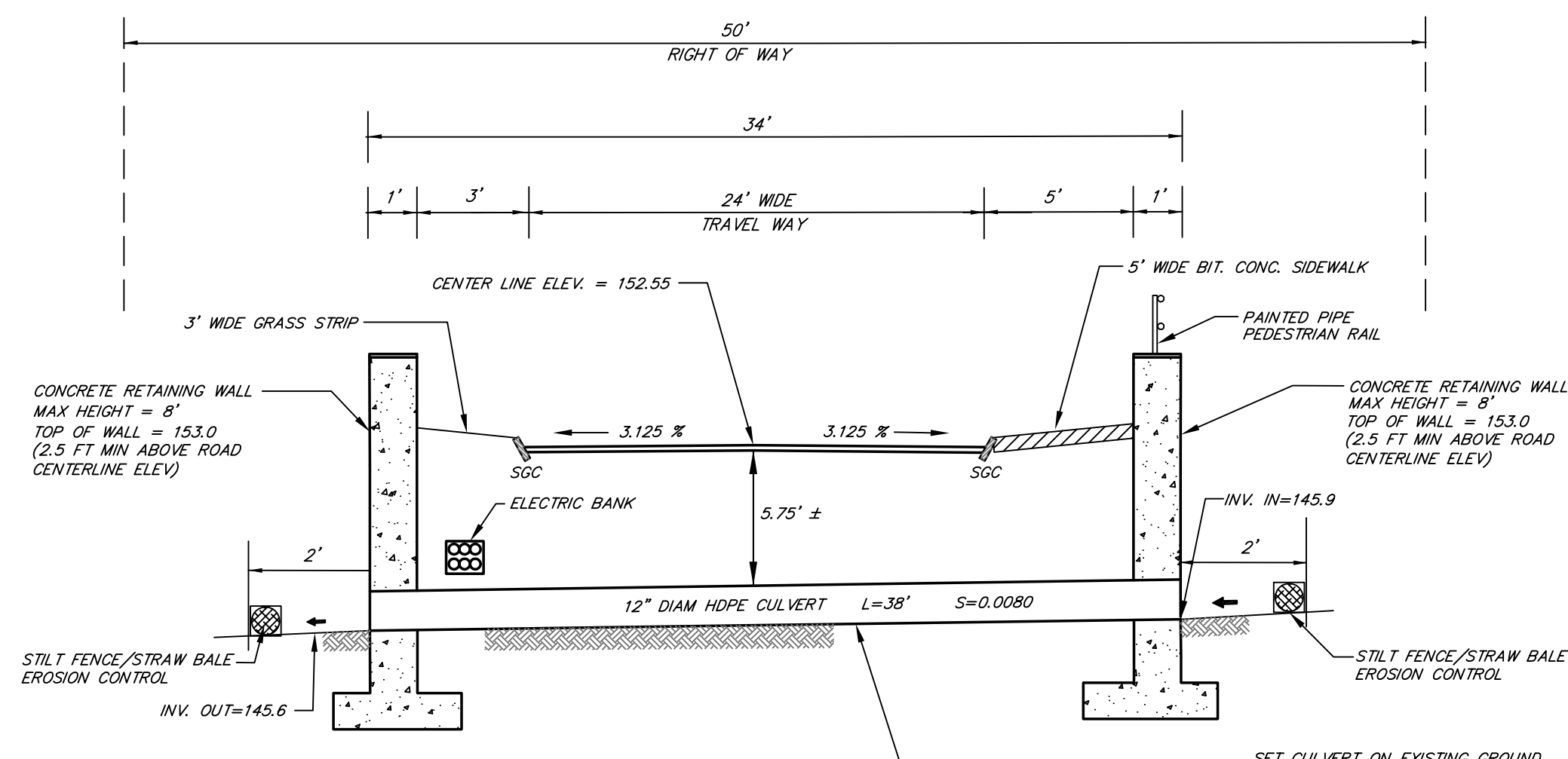
PLAN VIEW

SCALE: 1" = 20'



PROFILE VIEW - ASHLYN DRIVE

SCALE: HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



CULVERT CROSSING DETAIL (STA 3+49) - SECTION A-A

NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. EROSION CONTROL WILL BE PLACED AROUND ALL JURISDICTIONAL WETLANDS NOT TO BE IMPACTED.
2. ALL WORK IS TO BE PERFORMED IN THE DRY PERIOD OF THE YEAR.
3. GRADING/EXCAVATION WORK WILL BE DONE FOR THE INSTALLATION OF THE CULVERT.
4. ONCE GRADING AND ROUGH WORK HAS BEEN COMPLETED THE CULVERT AND CROSSING WILL BE INSTALLED.
5. ALL REMAINING AREAS OF EXPOSED DIRT WILL BE SEEDDED WITH AN EROSION CONTROL MIX.
6. ONCE THE AREA HAS BEEN ESTABLISHED THE EROSION CONTROL WILL BE REMOVED.

Approved by the Hudson, NH Planning Board		Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval 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		
DATE OF MEETING: _____ DATE _____	SIGNATURE DATE _____	
PLANNING BOARD CHAIRMAN _____	SIGNATURE DATE _____	
PLANNING BOARD SECRETARY _____	SIGNATURE DATE _____	

REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	5/18/21 BY: PM/IA
TOWN/PEER COMMENTS	

DREDGE & FILL PLAN

58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD

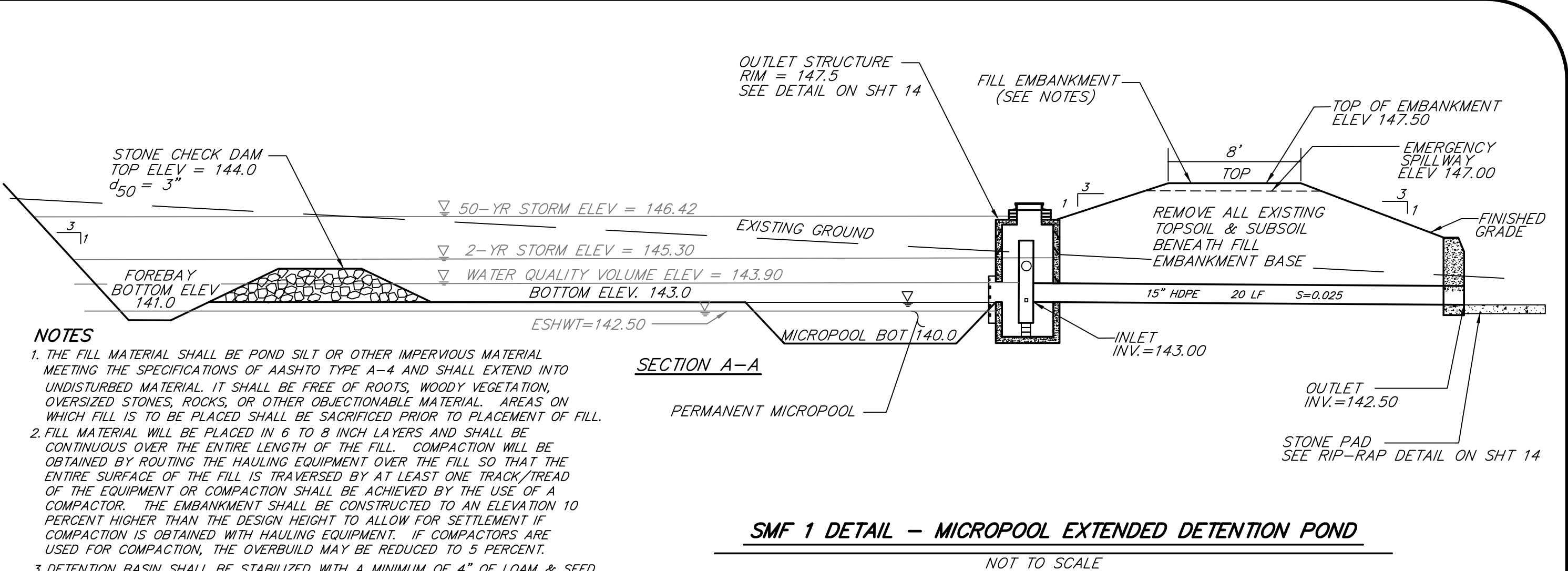
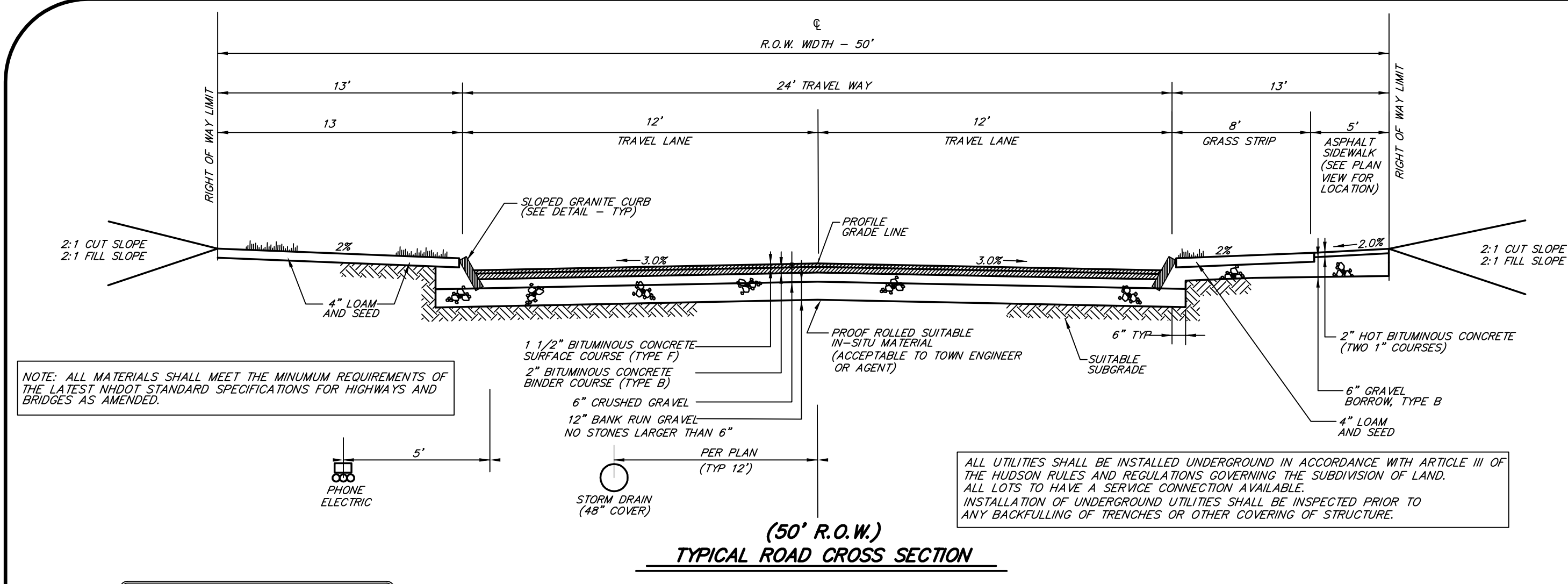
February 26, 2021

SCALE: 1" = 50'

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DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: IA/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

12 OF 16



ASHLYN DRIVE

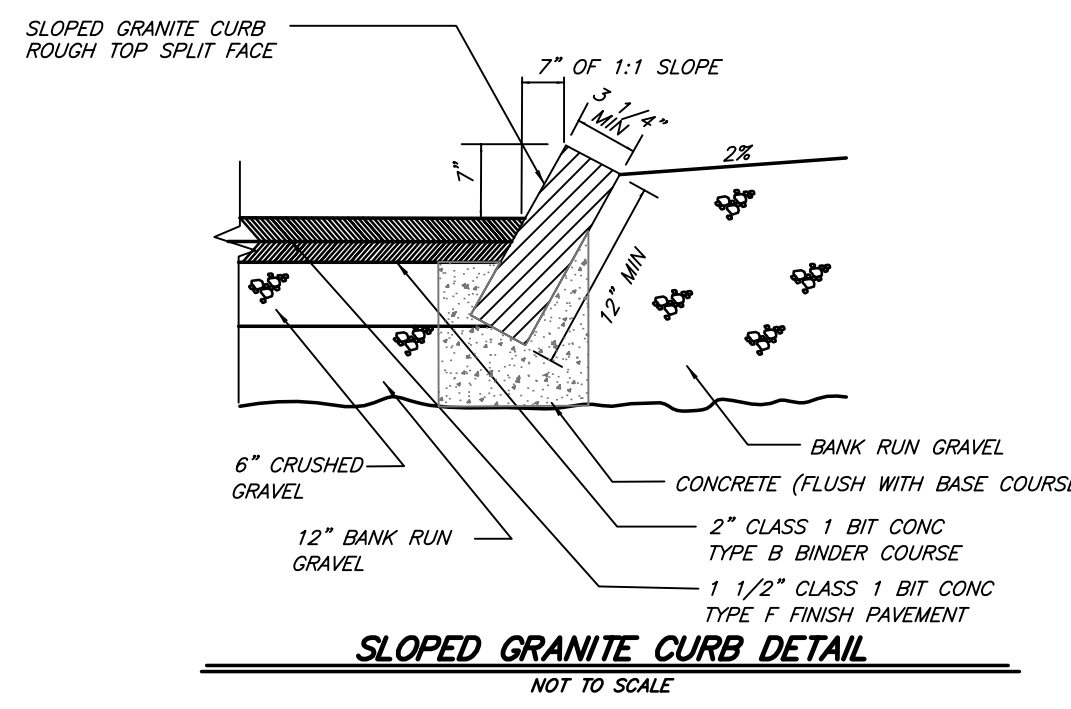
- SUBDIVIDER SHALL, AT HIS/HERS/ITS OWN EXPENSE, INSTALL THE STREET SIGNS
- SIGNS TO BE INSTALLED ON METAL POSTS, TWO INCHES INSIDE DIAMETER AND 1 1/2 FEET LONG, GALVANIZED
- GALVANIZED STEEL POSTS SHALL BE SET IN CONCRETE WITH TOP OF POST BEING 8 FEET ABOVE GROUND, SUBJECT TO APPROVAL BY ROAD AGENT
- SIGNS SHALL BE METAL, IN CONFORMITY WITH NEW SIGNS PURCHASED BY THE TOWN OF HUDSON
- SIGNS TO BE TWO-FACED AND REFLECTORIZED, 6 INCHES HIGH WITH THREE-AND-ONE-HALF INCH LETTERS EMBOSSED AND REFLECTORIZED
- SIGN TO BE ALUMINUM WITH A GREEN BACKGROUND AND WHITE LETTERS
- ROAD AGENT IS CHARGED WITH APPROVING FINAL INSTALLATION OF ALL STREET SIGNS



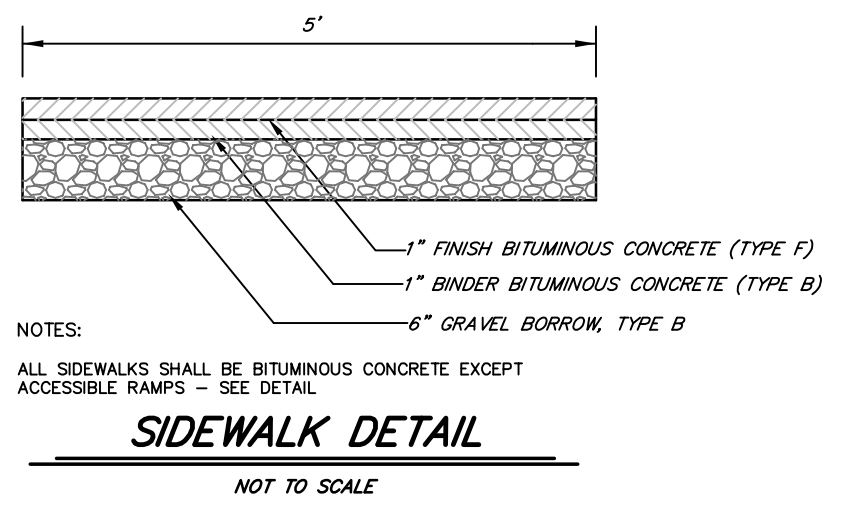
- SIGN TO BE PLACED AT THE BEGINNING OF THE CUL-DE-SAC ROADWAY
- SIGN SHALL HAVE BLACK LETTERING ON A YELLOW BACKGROUND
- SIGN TO MEASURE 18" X 24"
- SIGN TO BE AFFIXED TO A POLE MEASURING 6" FROM THE GROUND TO THE TOP OF THE SIGN

STREET SIGN
NOT TO SCALE

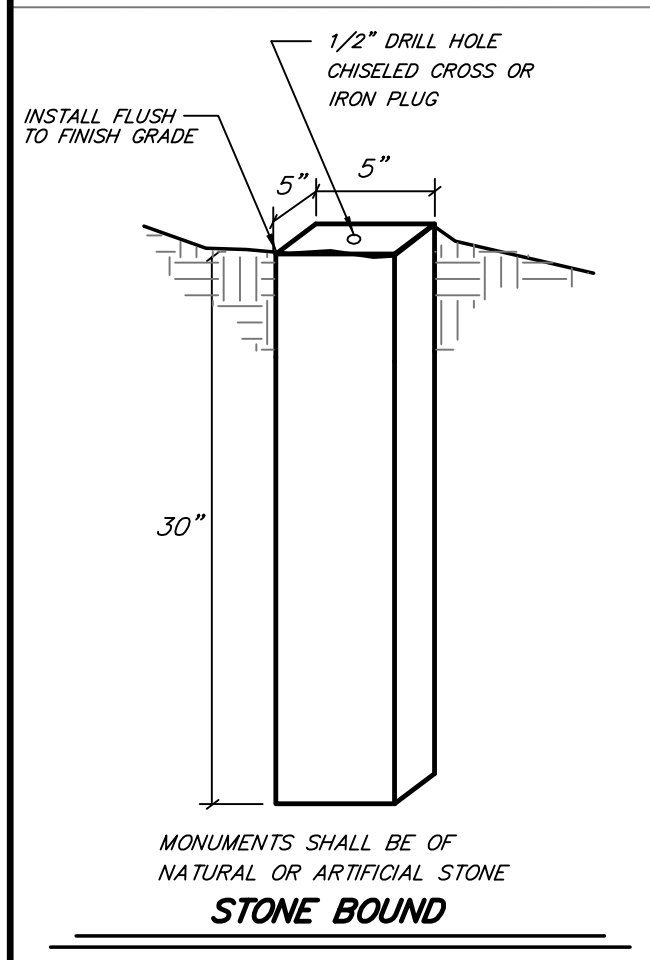
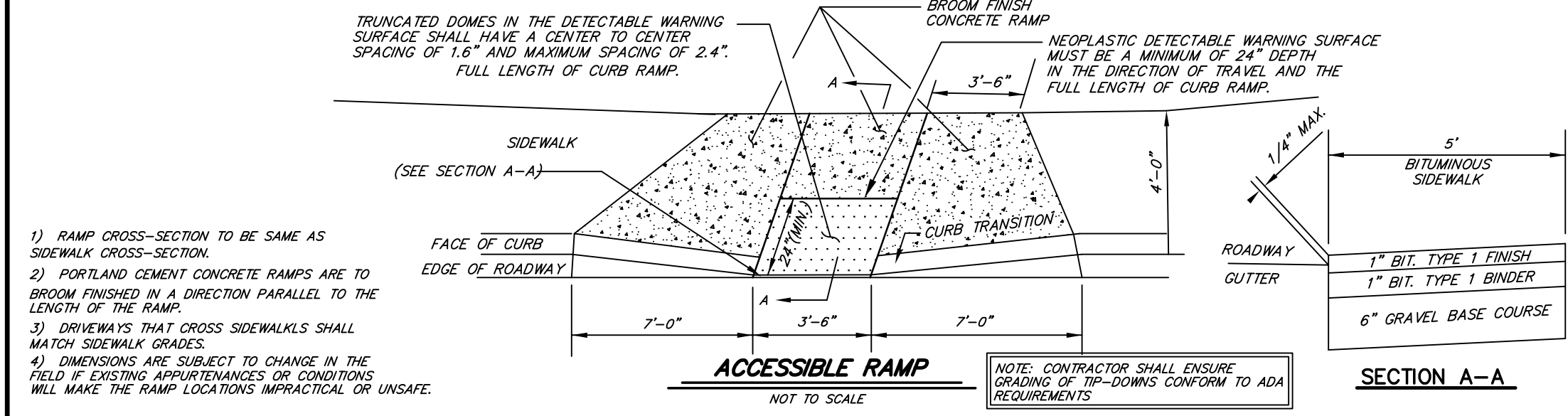
DEAD-END INFORMATIONAL SIGN
NOT TO SCALE



SLOPED GRANITE CURB DETAIL
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE



Approved by the Hudson, NH Planning Board

DATE OF MEETING: DATE

PLANNING BOARD CHAIRMAN

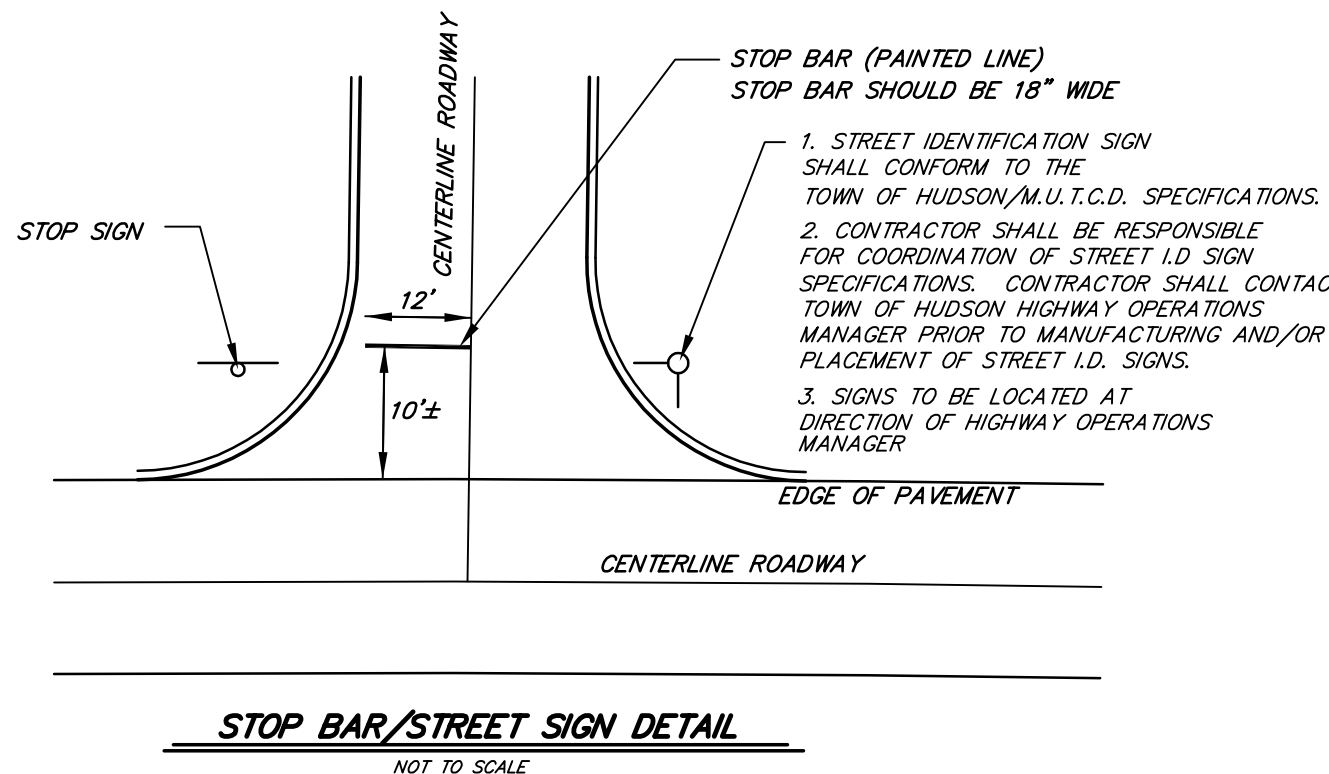
PLANNING BOARD SECRETARY

Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.

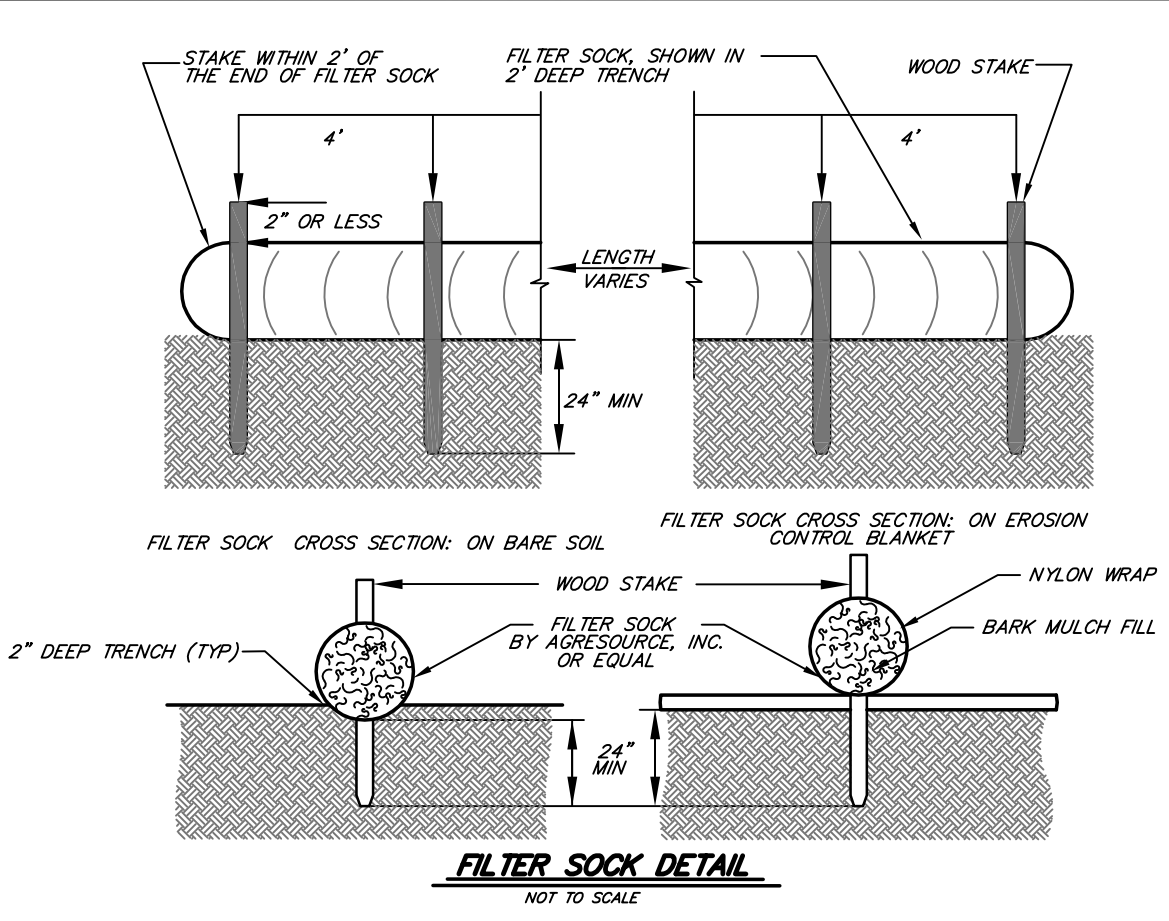
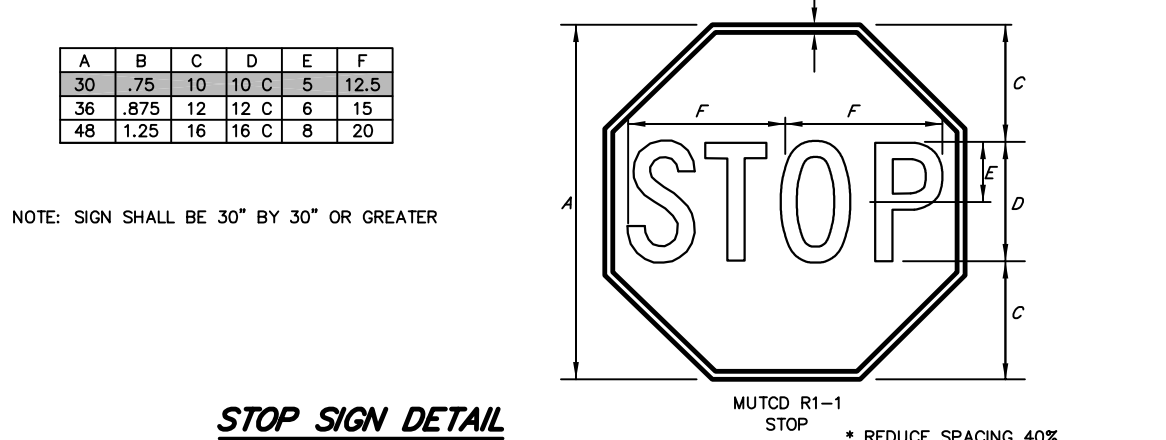
SIGNATURE DATE

SIGNATURE DATE

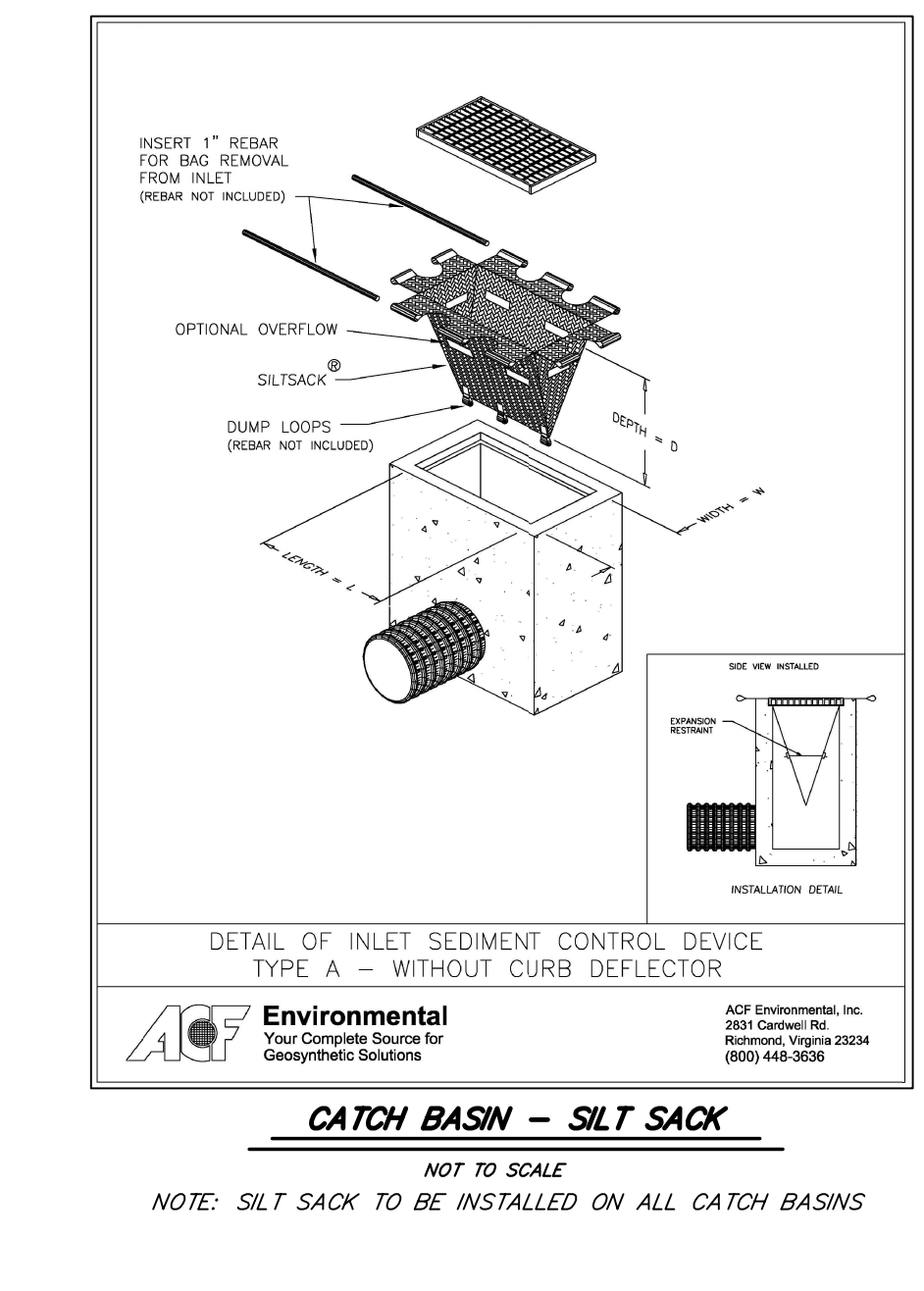
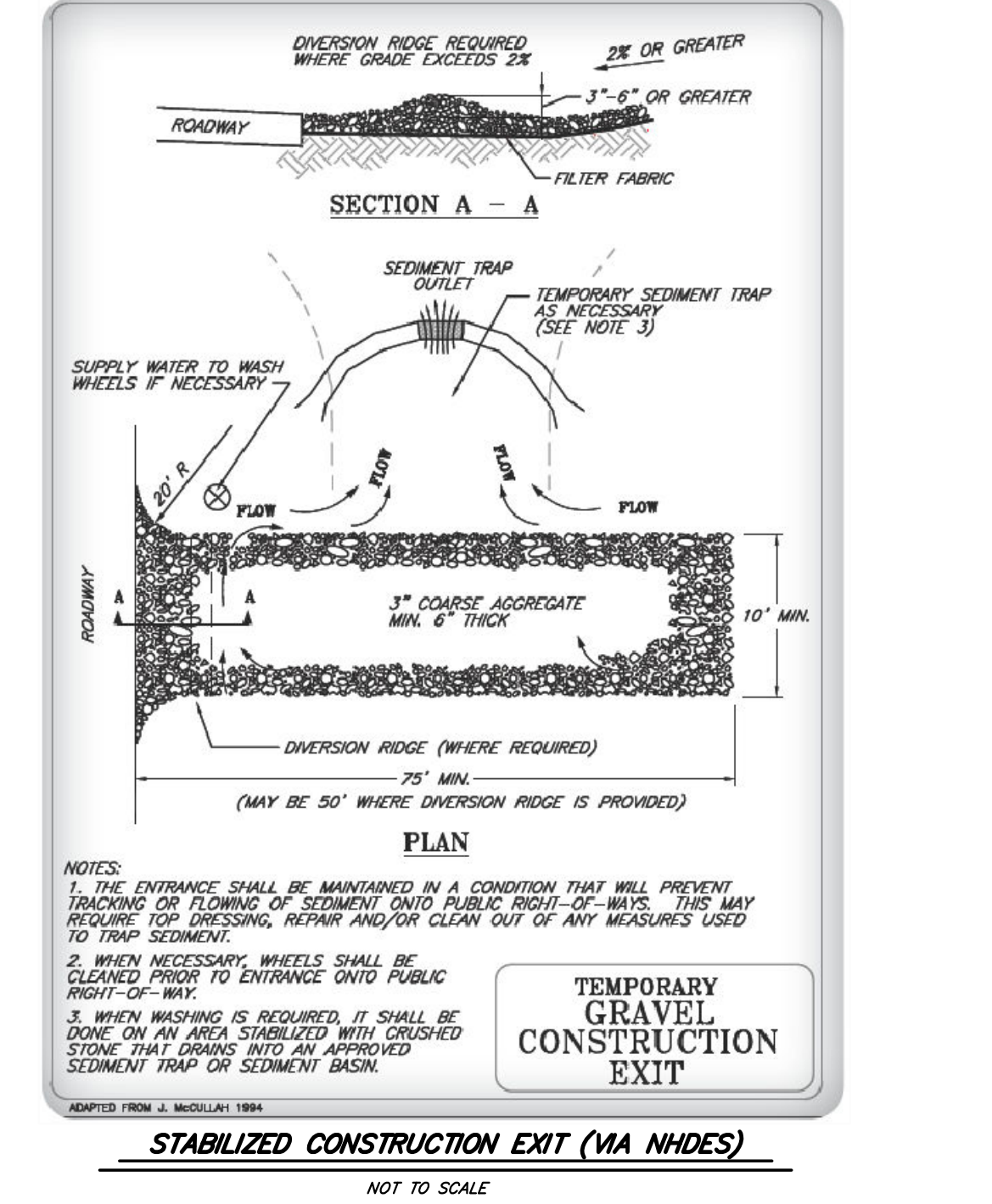
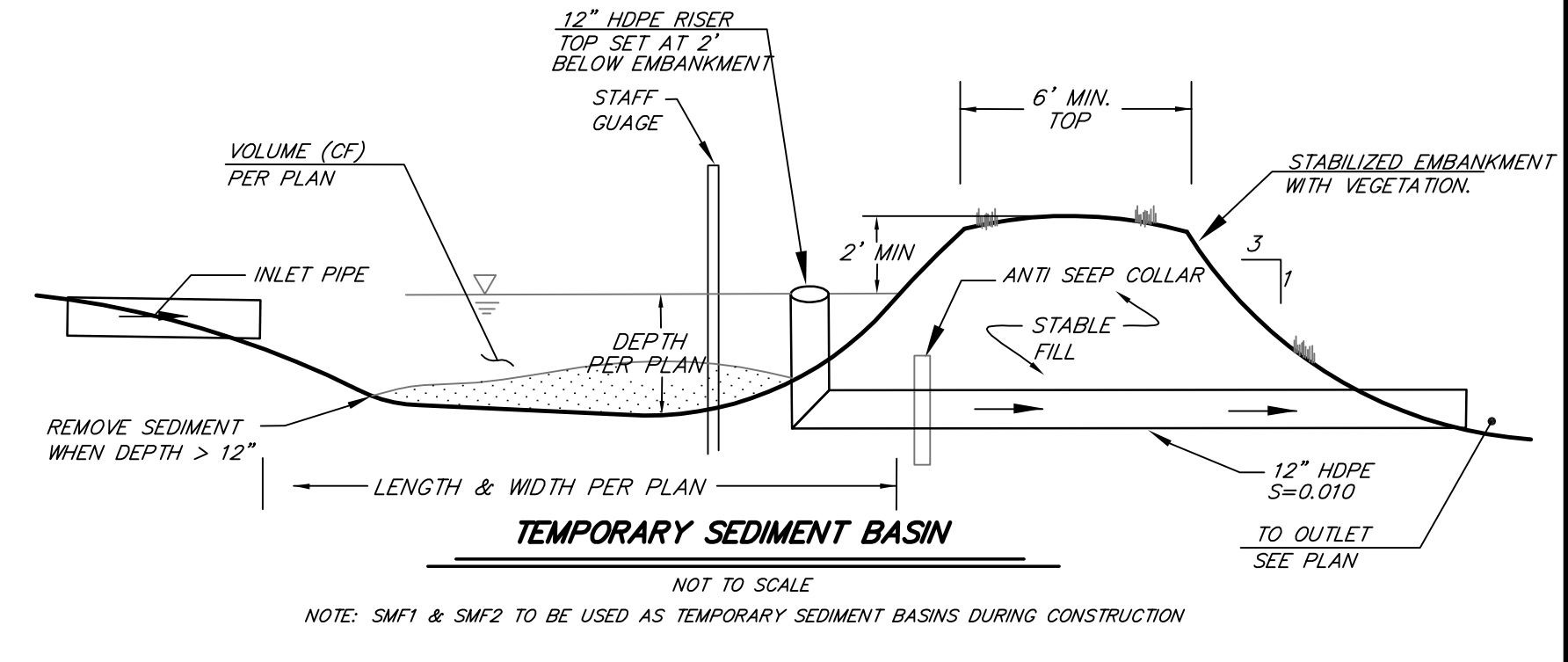
SIGNATURE DATE



- STOP SIGN SHALL BE PLACED NOT LESS THAN 6 FEET FROM EDGE OF TRAVELED WAY.
- STOP SIGN SHALL BE PLACED NOT LESS THAN 7 FEET IN HEIGHT FROM FINISHED GRADE.
- STOP SIGN SHALL UTILIZE A GREEN ENAMEL U-CHANNEL



NOTES:
ALL SIDEWALKS SHALL BE BITUMINOUS CONCRETE EXCEPT ACCESSIBLE RAMPS - SEE DETAIL



8149
STATE OF NEW HAMPSHIRE
JEFFREY
BREMER
LICENSED PROFESSIONAL ENGINEER

REV. 6 BY: _____

REV. 5 BY: _____

REV. 4 BY: _____

REV. 3 BY: _____

REV. 2 BY: _____

REV. 1 5/18/21 BY: PM/IA

TOWN/PEER COMMENTS

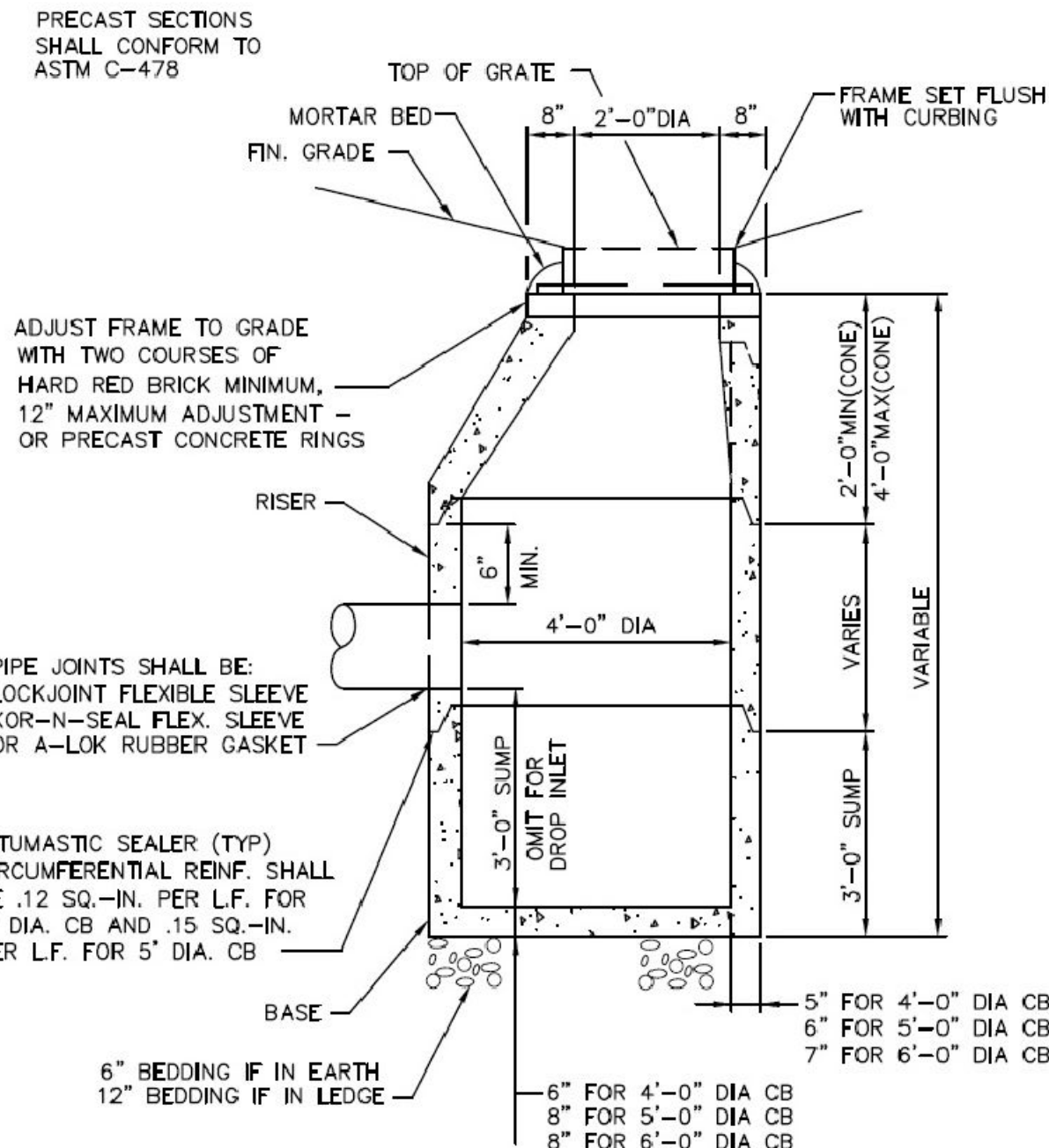
DETAIL SHEET
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD
April 5, 2021
SCALE: AS SHOWN

DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: W/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

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202 MAIN STREET, SALEM, NH 03078 · (603) 893-3301

13 OF 16

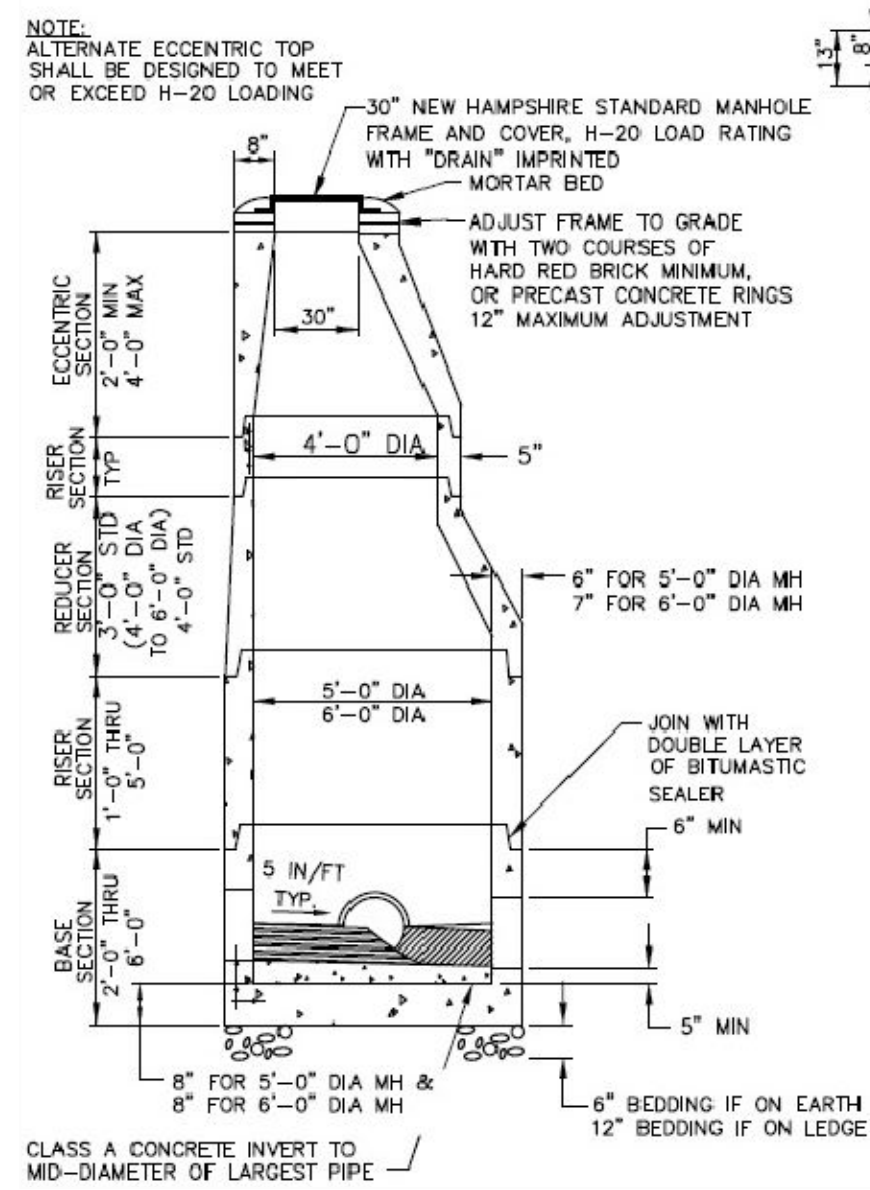
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CATCH BASIN DETAIL

NOT TO SCALE

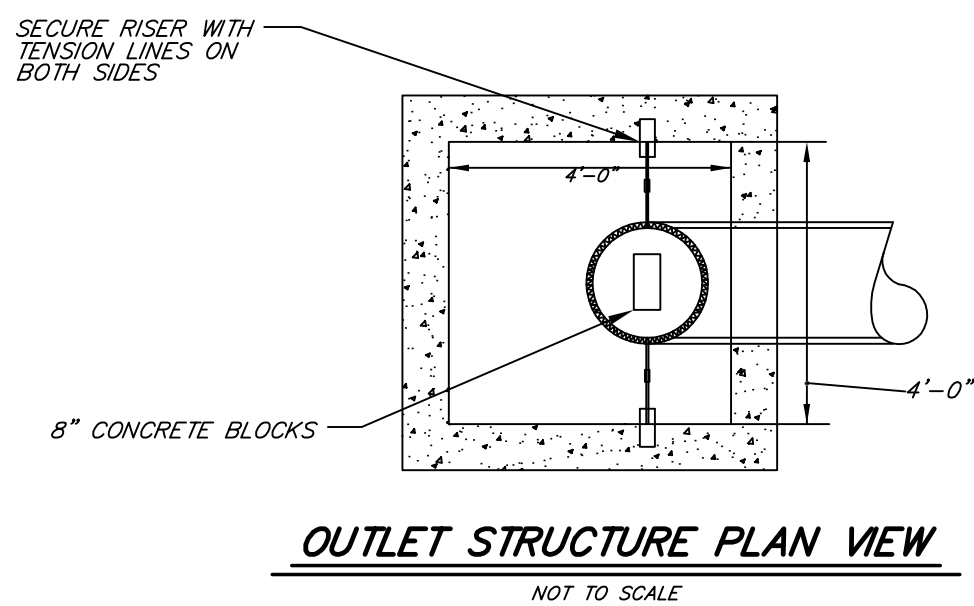
NOTE: CB 24 & 25 TO USE SINGLE FRAME DOUBLE GRATE



DRAIN MANHOLE DETAIL

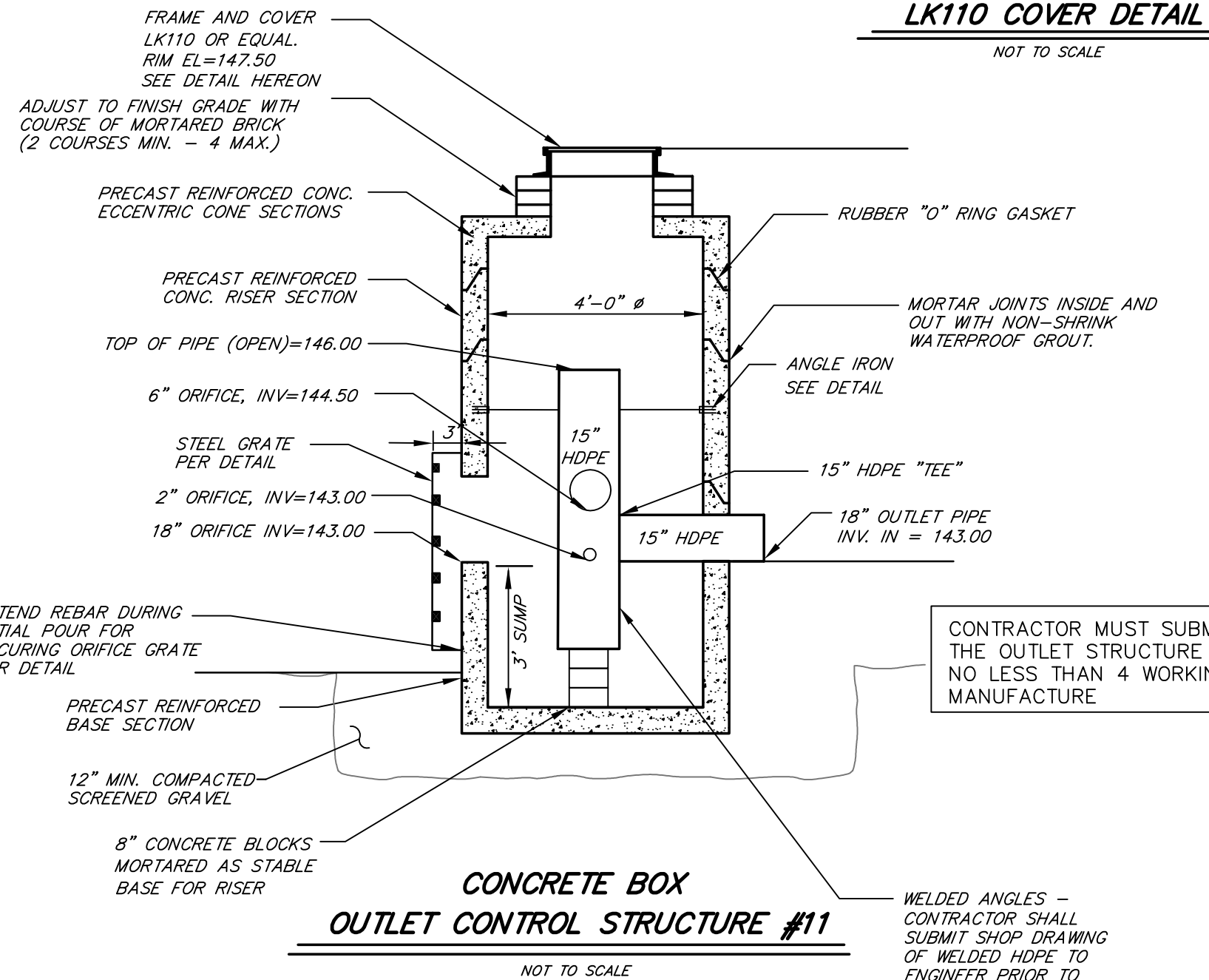
NOT TO SCALE

- GENERAL NOTES FOR MH'S AND CB'S**
- REINFORCING STEEL SHALL CONFORM TO THE LATEST ASTM A185 SPECIFICATIONS:
SECTION SIZE STEEL REQUIREMENT
4'-0" DIA 0.12 SQ.IN./L.F.
5'-0" DIA 0.15 SQ.IN./L.F.
6'-0" DIA 0.18 SQ.IN./L.F.
8'-0" DIA 0.24 SQ.IN./L.F.
 - CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM.
 - DESIGN SPECIFICATIONS SHALL CONFORM TO ASTM C478 LATEST EDITION.
 - BASE SECTIONS SHALL BE POURED MONOLITHICALLY.
 - PIPE JOINTS SHALL BE:
LOCK JOINT, FLEXIBLE SLEEVE
KOR-N-SEAL FLEXIBLE SLEEVE
A-LOK RUBBER GASKET
 - A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
PIPE TYPE PIPE SIZE DISTANCE
ROP & CI ALL SIZES 4'-0"
DI ALL SIZES NONE REQUIRED
- UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CAN NOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY.



OUTLET STRUCTURE PLAN VIEW

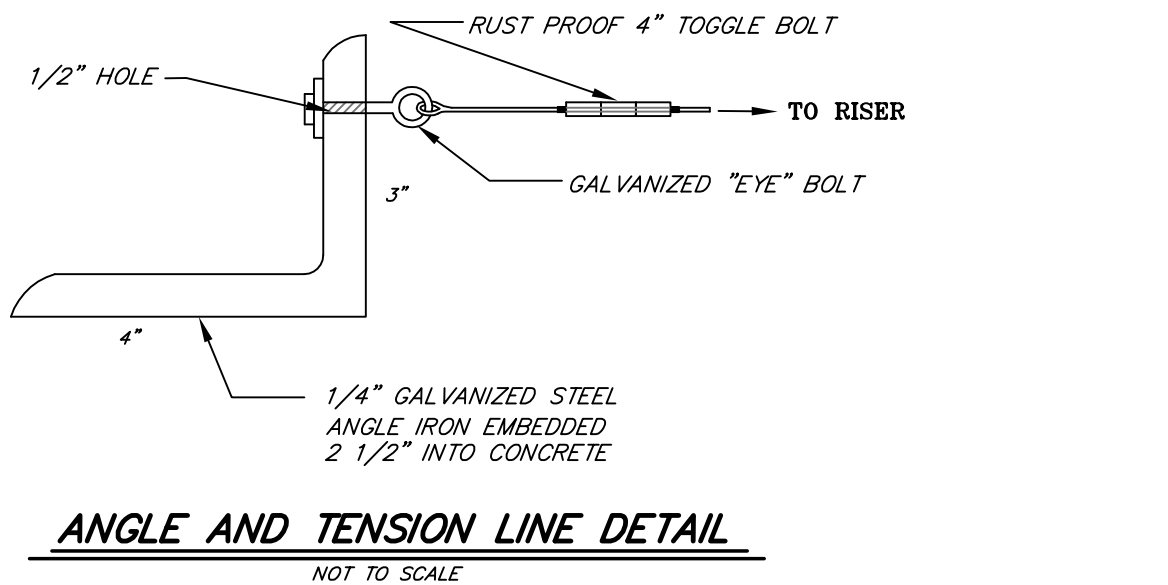
NOT TO SCALE



CONCRETE BOX OUTLET CONTROL STRUCTURE #11

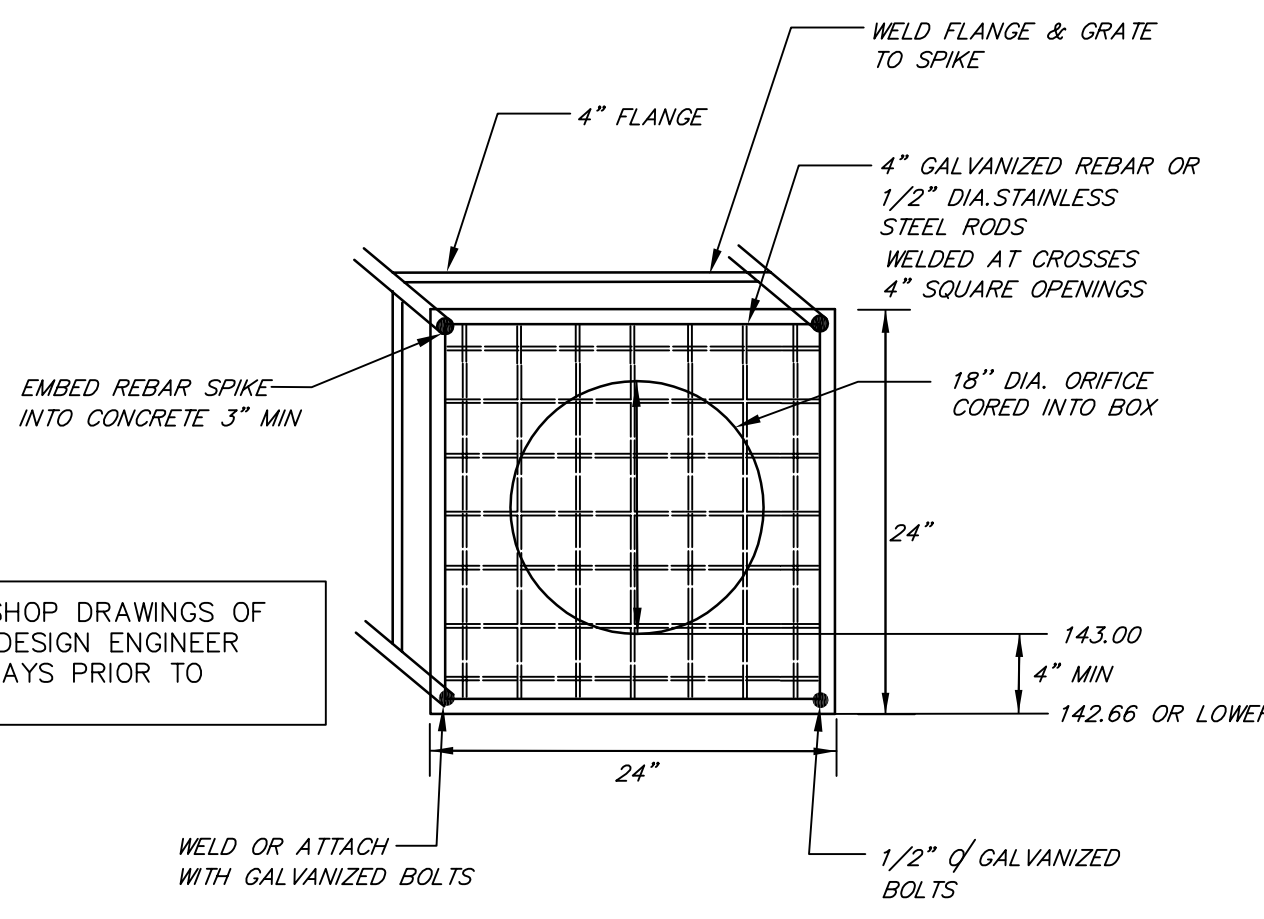
NOT TO SCALE

CONTRACTOR MUST SUBMIT SHOP DRAWINGS OF THE OUTLET STRUCTURE TO DESIGN ENGINEER NO LESS THAN 4 WORKING DAYS PRIOR TO MANUFACTURE



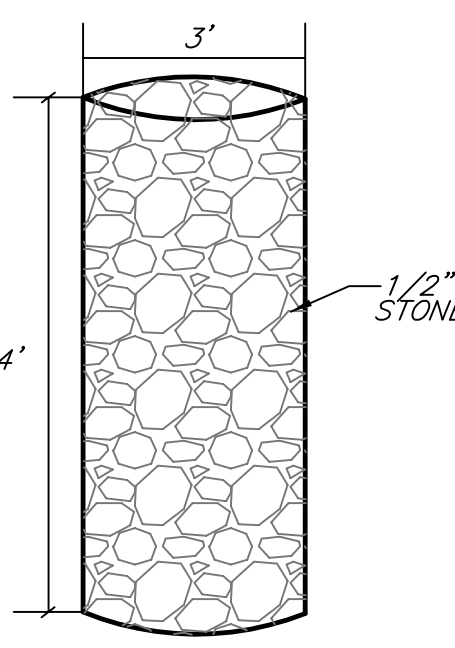
ANGLE AND TENSION LINE DETAIL

NOT TO SCALE



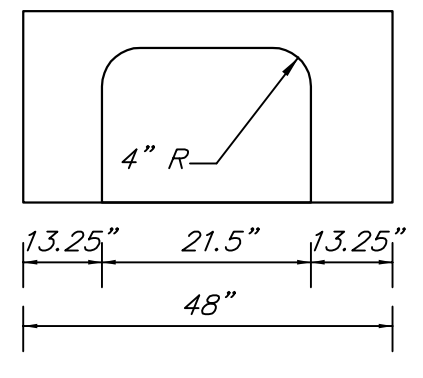
ORIFICE GRATE DETAIL - SMF 1

NOT TO SCALE



STONE WICK

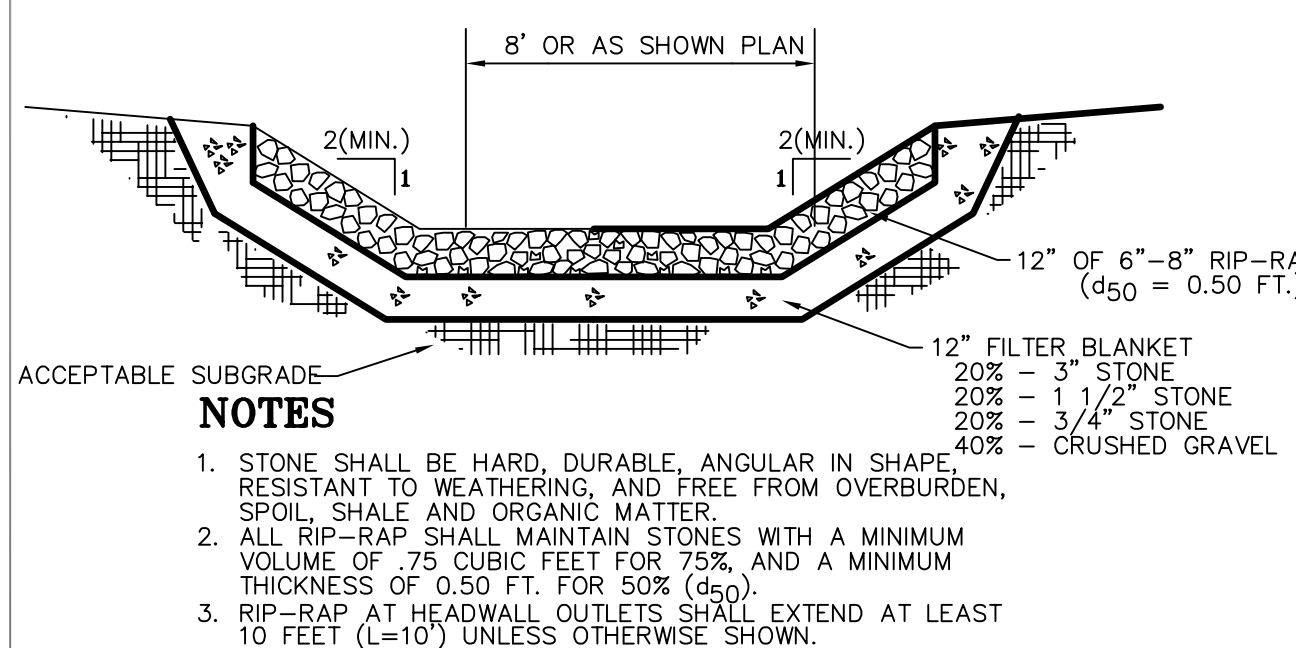
NOT TO SCALE



CURB INLET DETAIL

NOT TO SCALE

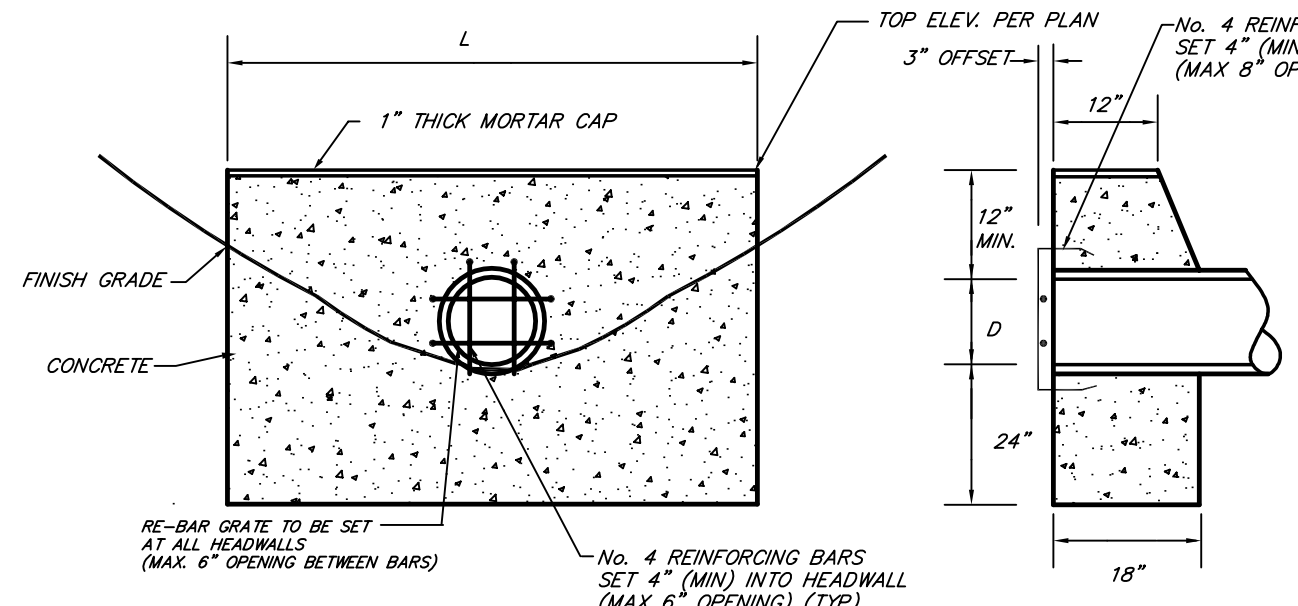
NOTE: GRANITE CURB INLETS TO BE USED FOR CB 14,15,23,24



RIP-RAP SPILLWAY

NOT TO SCALE

- NOTES**
- STONE SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING, AND FREE FROM OVERBURDEN, SPOIL, SHALE AND ORGANIC MATTER.
 - ALL RIP-RAP SHALL MAINTAIN STONES WITH A MINIMUM VOLUME OF .75 CUBIC FEET FOR 75%, AND A MINIMUM THICKNESS OF 0.50 FT. FOR 50% (d50).
 - RIP-RAP AT HEADWALL OUTLETS SHALL EXTEND AT LEAST 10 FEET (L=10') UNLESS OTHERWISE SHOWN.



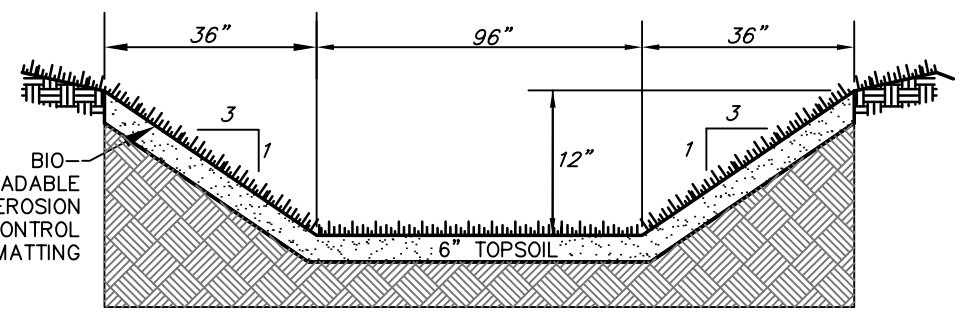
FRONT - SINGLE PIPE

END

- NOTES**
- STONE TO BE MIN. OF 5" THICK AND A VOLUME OF 1 CU.FT. EACH 50% OF THE TOTAL MASONRY SHALL BE STONE.
 - MAXIMUM AND MINIMUM PROJECTIONS OF ROCK FROM PITCH LINE SHALL BE 2"
 - DITCH BOTTOM AT HEADWALL OUTFALL SHALL BE STONE RIP-RAP FOR A DISTANCE SPECIFIED HEREON
 - FIELDSTONE MASONRY MAY BE SUBSTITUTED WITH 3,000 PSI REINFORCED CONCRETE, SHOP DRAWINGS OF CHANGES TO BE APPROVED BY MEISNER BREM CORPORATION.

TYPICAL HEADWALL

NOT TO SCALE



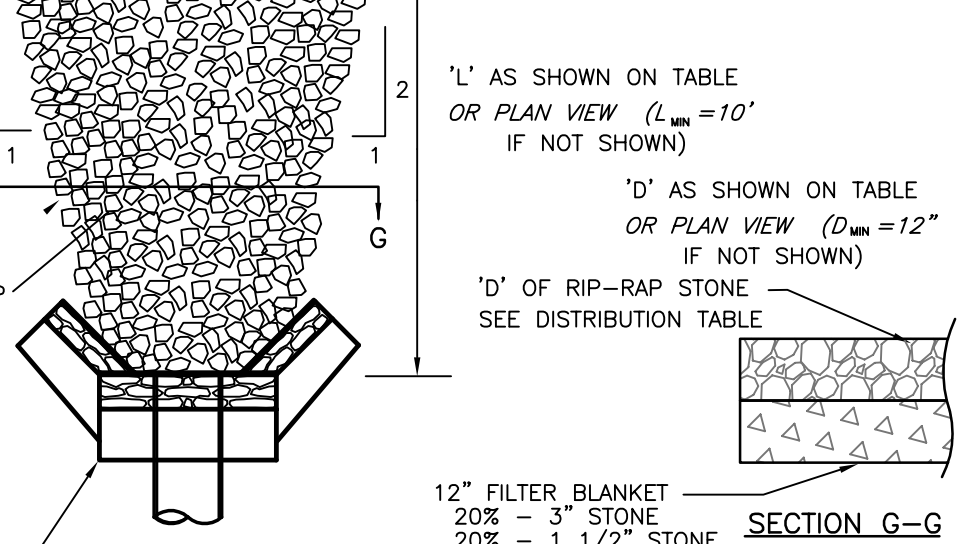
WATER QUALITY SWALE

NOT TO SCALE

MAINTENANCE: SWALE SHALL BE INSPECTED AND MOWED TWICE PER YEAR, NO SHORTER THAN 4" AND NO LONGER THAN 6". IF UPON INSPECTION THERE IS EVIDENCE OF EROSION OR BARE EARTH, OWNER IS TO REPAIR/SEED AS NEEDED TO MAINTAIN 75% GRASS COVER. SEDIMENT AND DEBRIS IS TO BE REMOVED ANNUALLY, OR AS NEEDED.

D (IN.)	L (FT.)	F.S.M. C.Y.
12	7'-6"	1.49
15	8'-9"	1.84
18	10'-0"	2.18
24	12'-6"	3.13
30	15'-0"	4.12

LOCATION	L (FT.)	W (FT.)	D (IN.)
HW 10 - SMF1 OUT	10	14	6
HW 12 - SMF1 IN	17	23	8
HW 20 - SMF2 IN	14	19	7



SECTION G-G

- NOTES**
- STONE SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING, AND FREE FROM OVERBURDEN, SPOIL, SHALE AND ORGANIC MATTER.
 - ALL RIP-RAP SHALL MAINTAIN STONES WITH A MINIMUM VOLUME OF .75 CUBIC FEET FOR 75%, AND A MINIMUM THICKNESS OF 0.50 FT. FOR 50% (d50).
 - RIP-RAP SHALL BE LOCATED ONLY ON THE DOWNSTREAM HEADWALL UNLESS OTHERWISE SHOWN.

RIP-RAP AT OUTLET APRON DETAIL

NOT TO SCALE

ROCK SIZE DISTRIBUTION TABLE

% SMALLER	STONE SIZE (INCHES)
100	5"
85	4" to 5"
50	2" to 4"
15	1" to 2"

(d50 = 0.25 FT.)

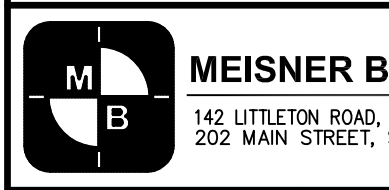


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DETAIL SHEET
"Forest Meadows"
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

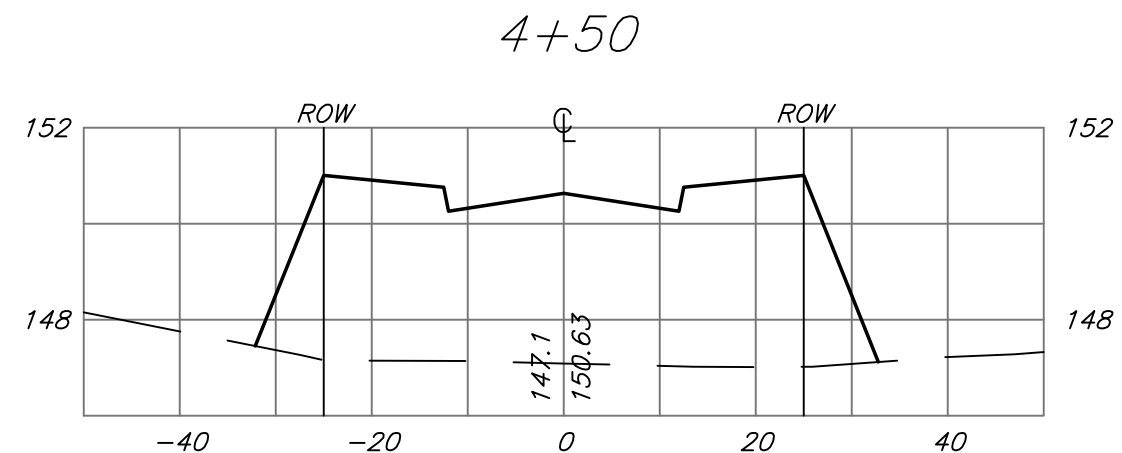
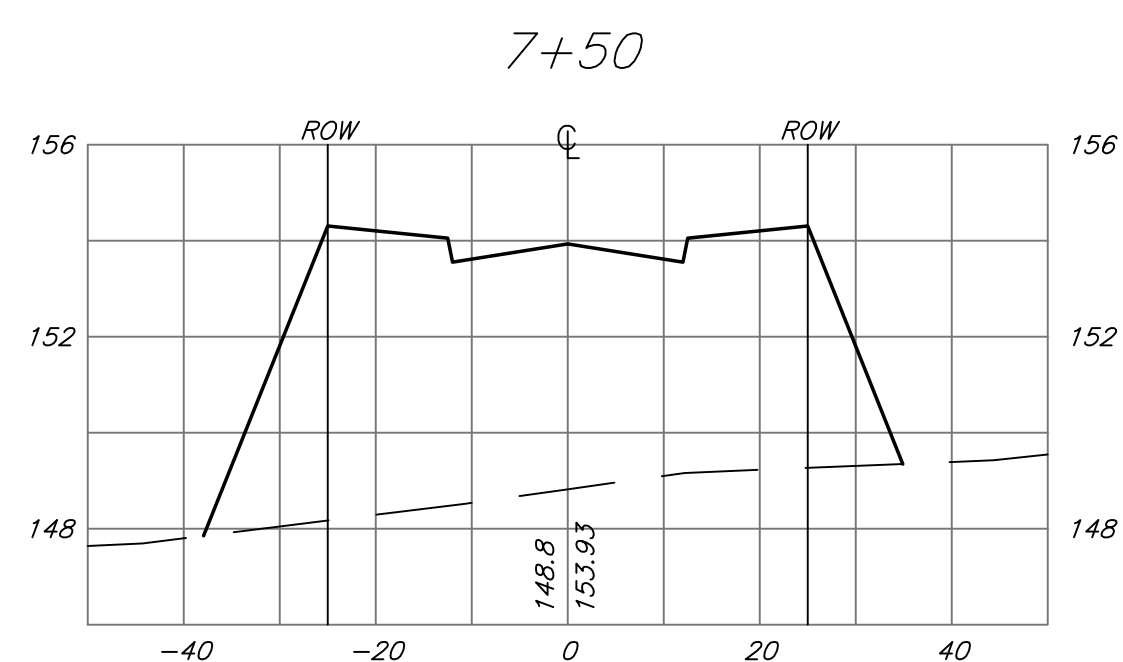
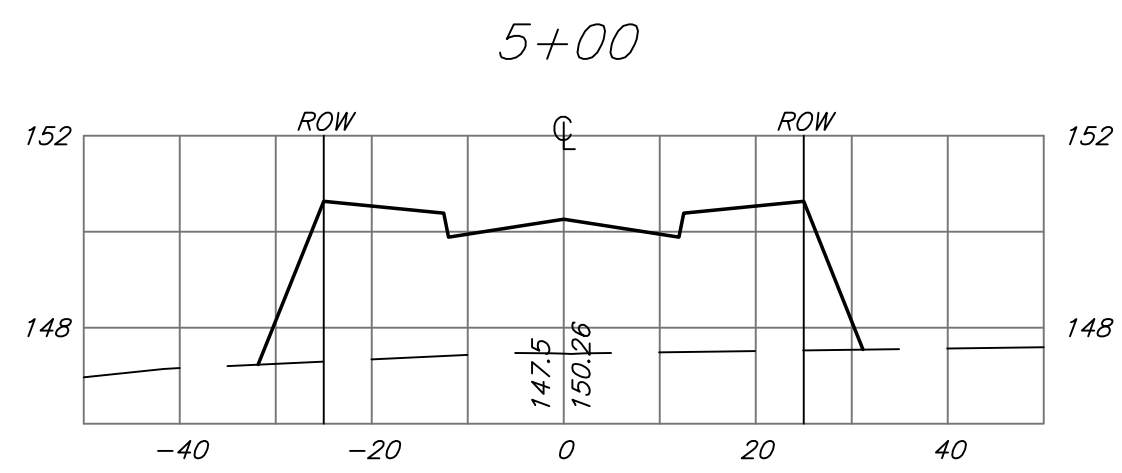
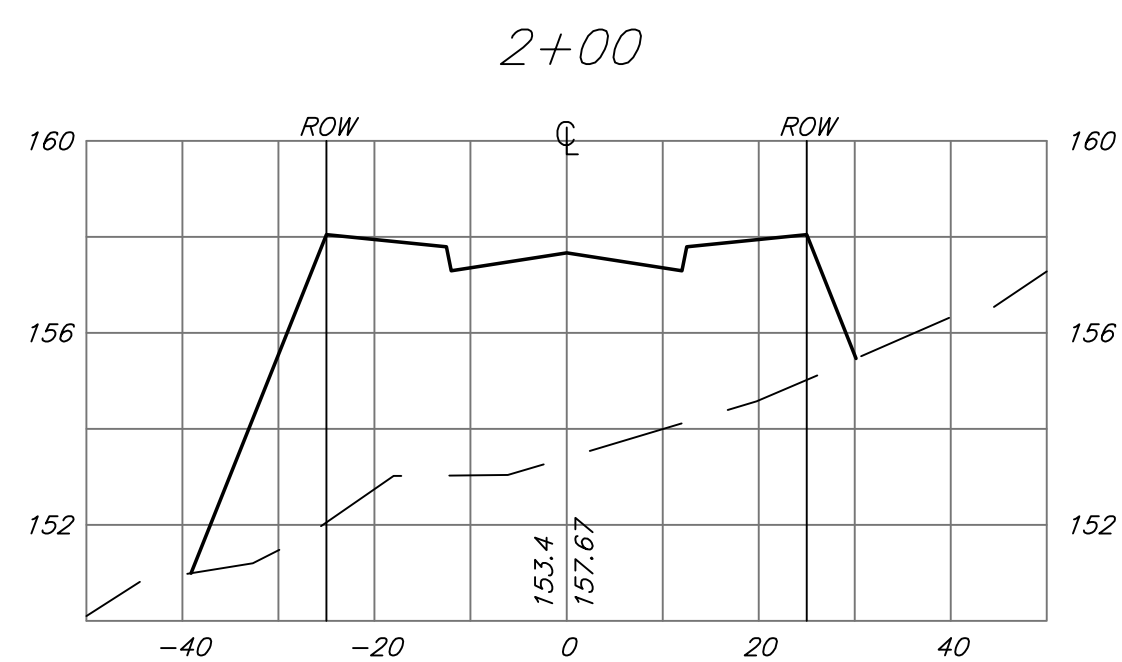
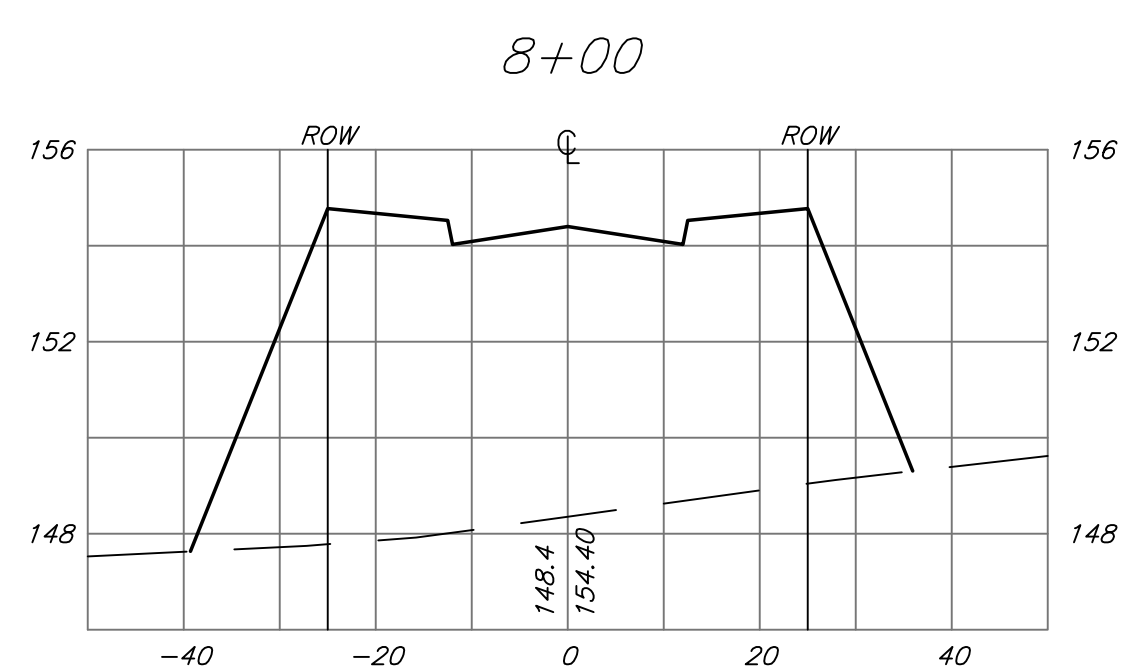
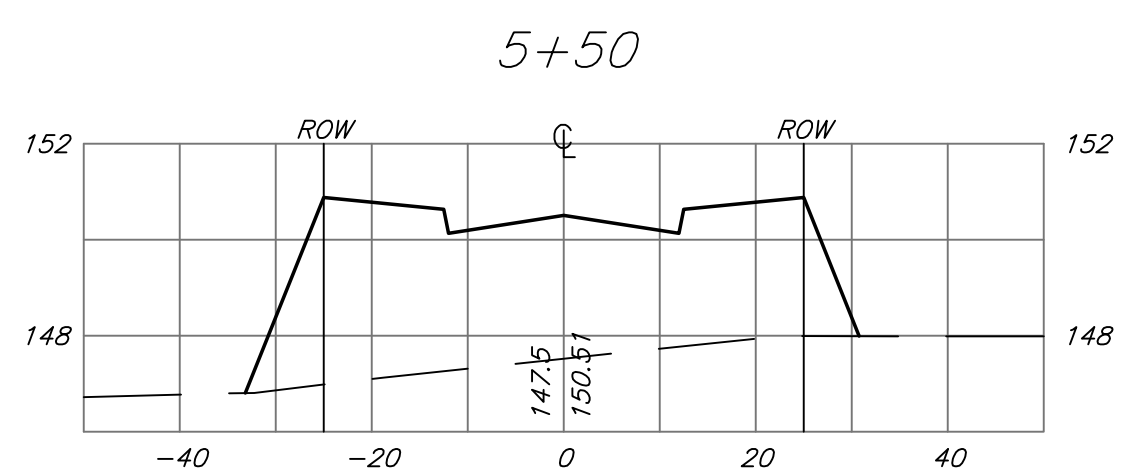
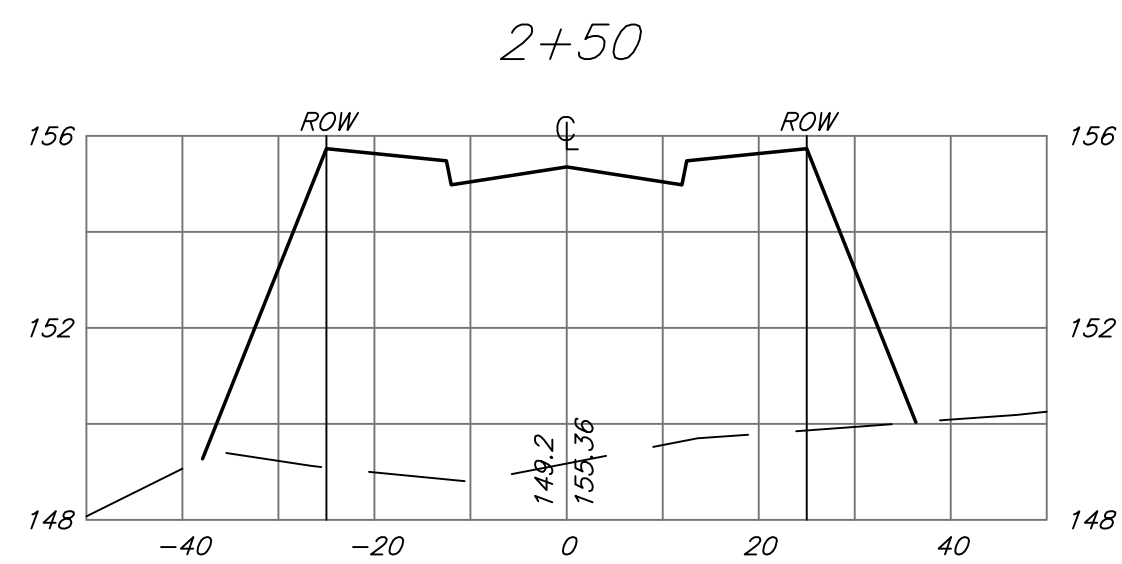
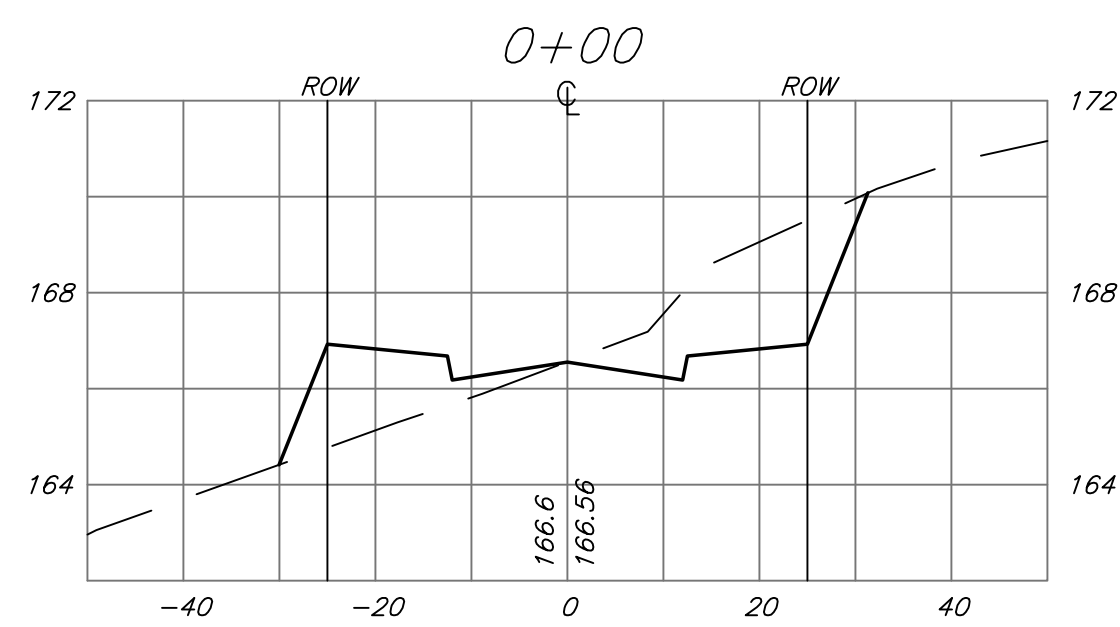
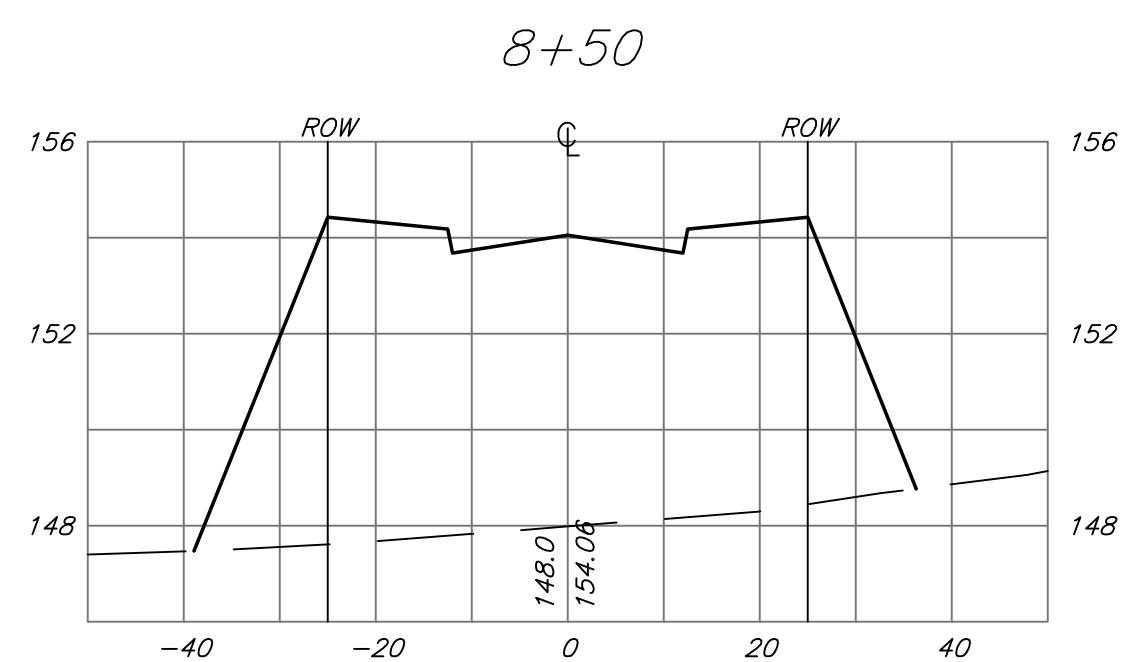
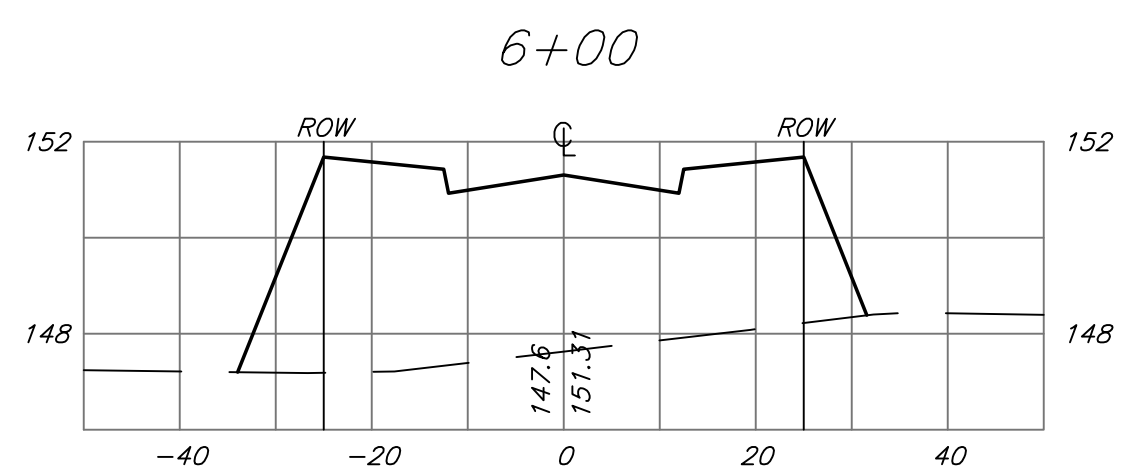
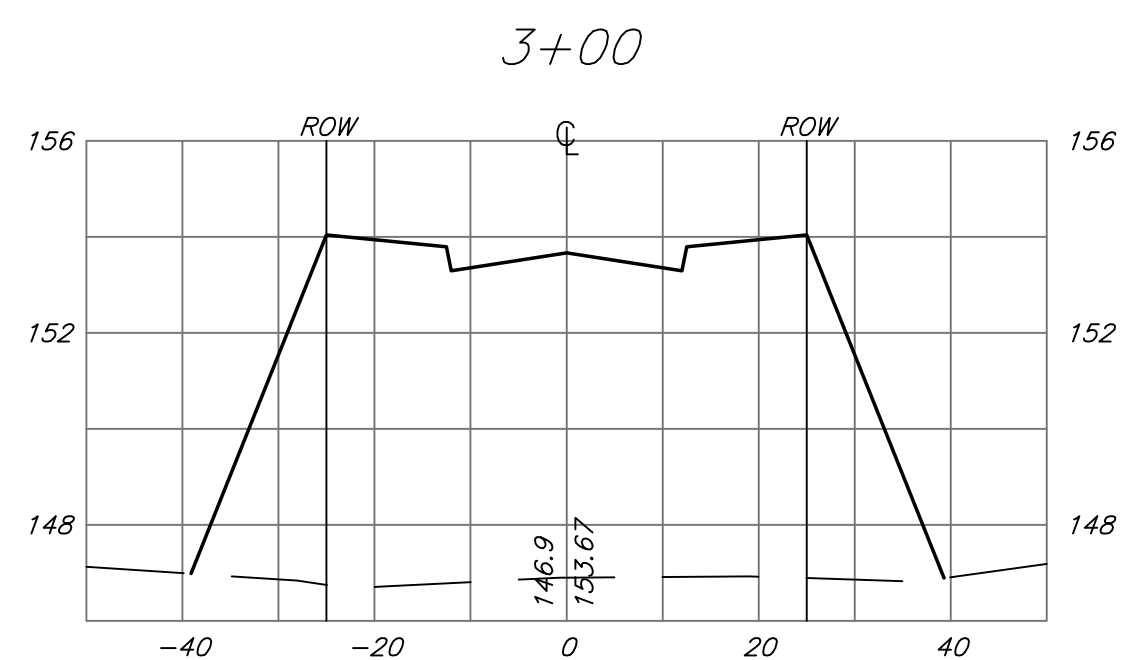
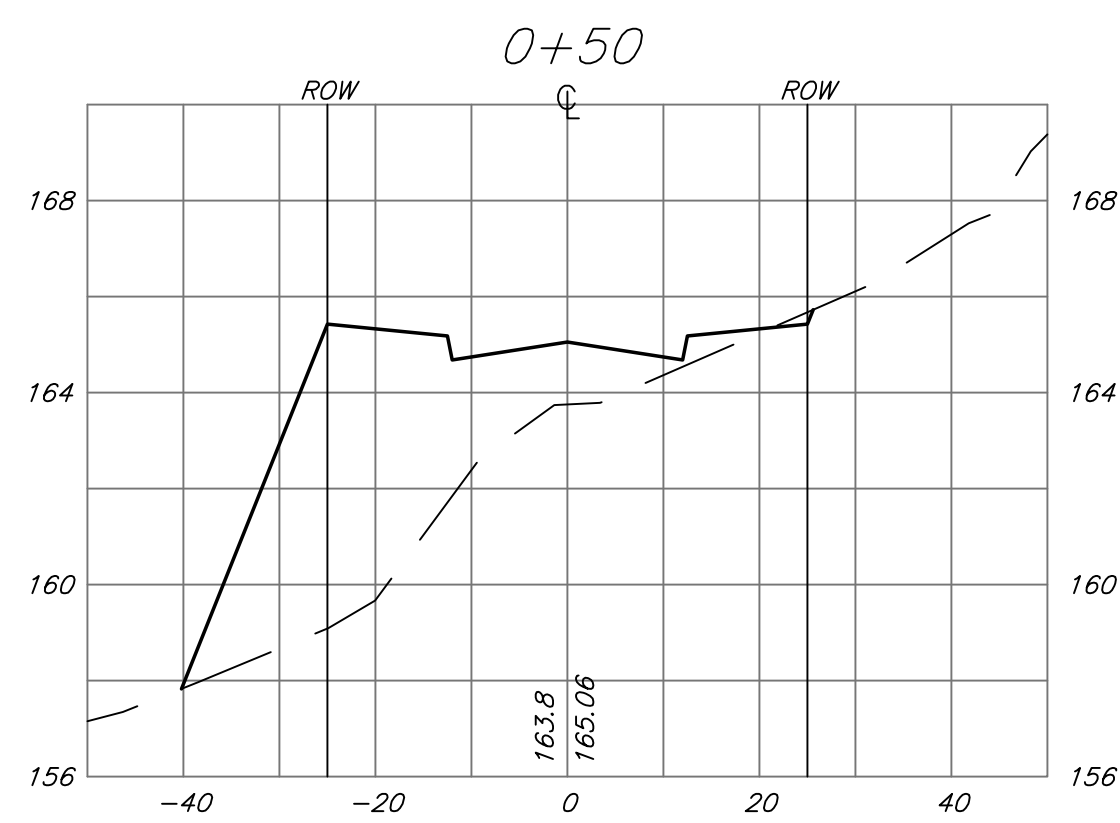
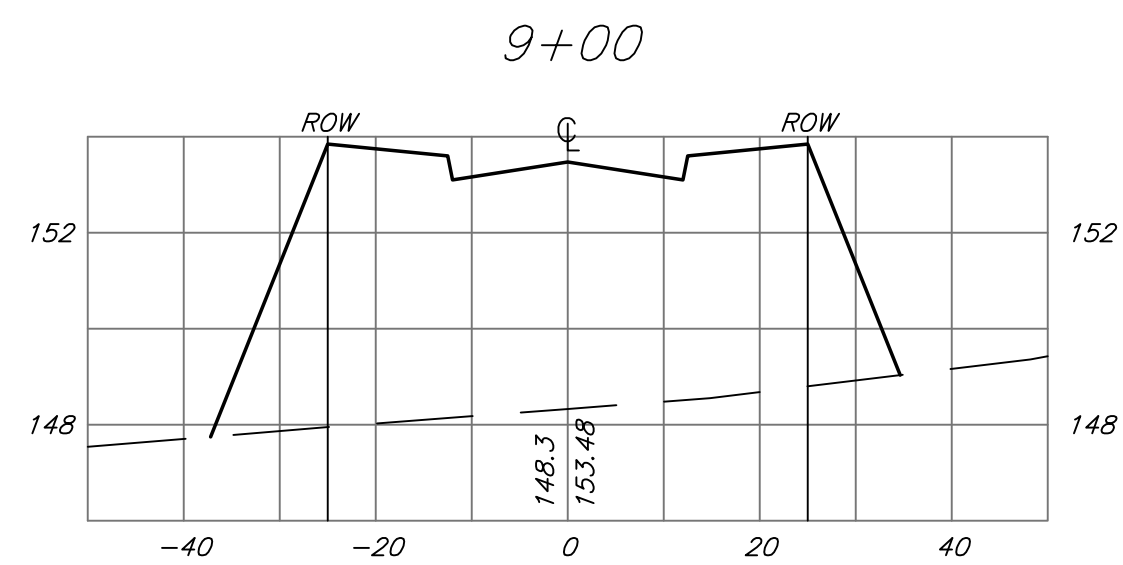
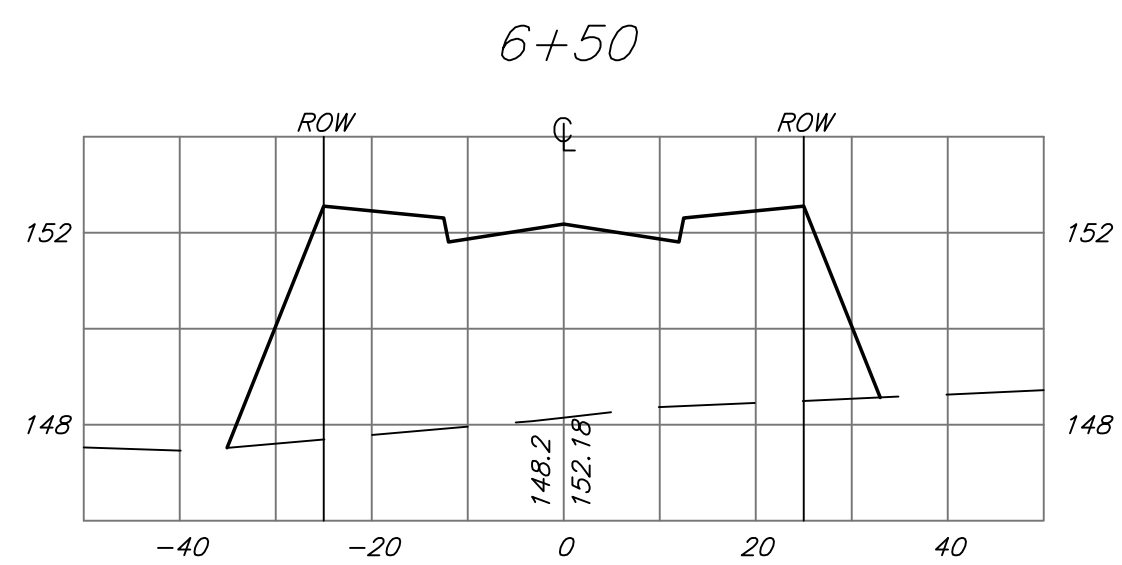
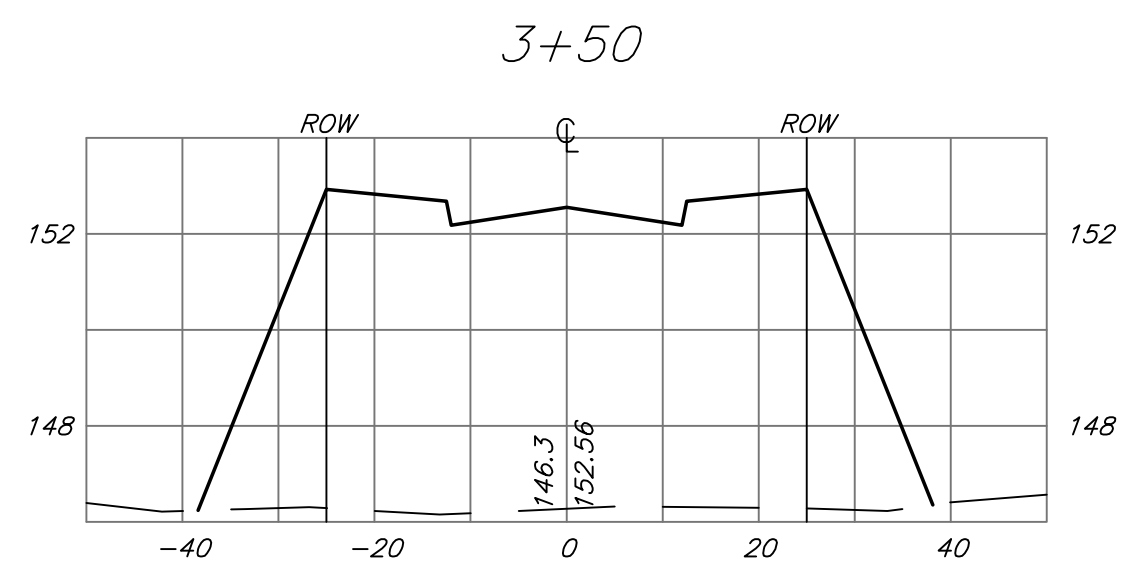
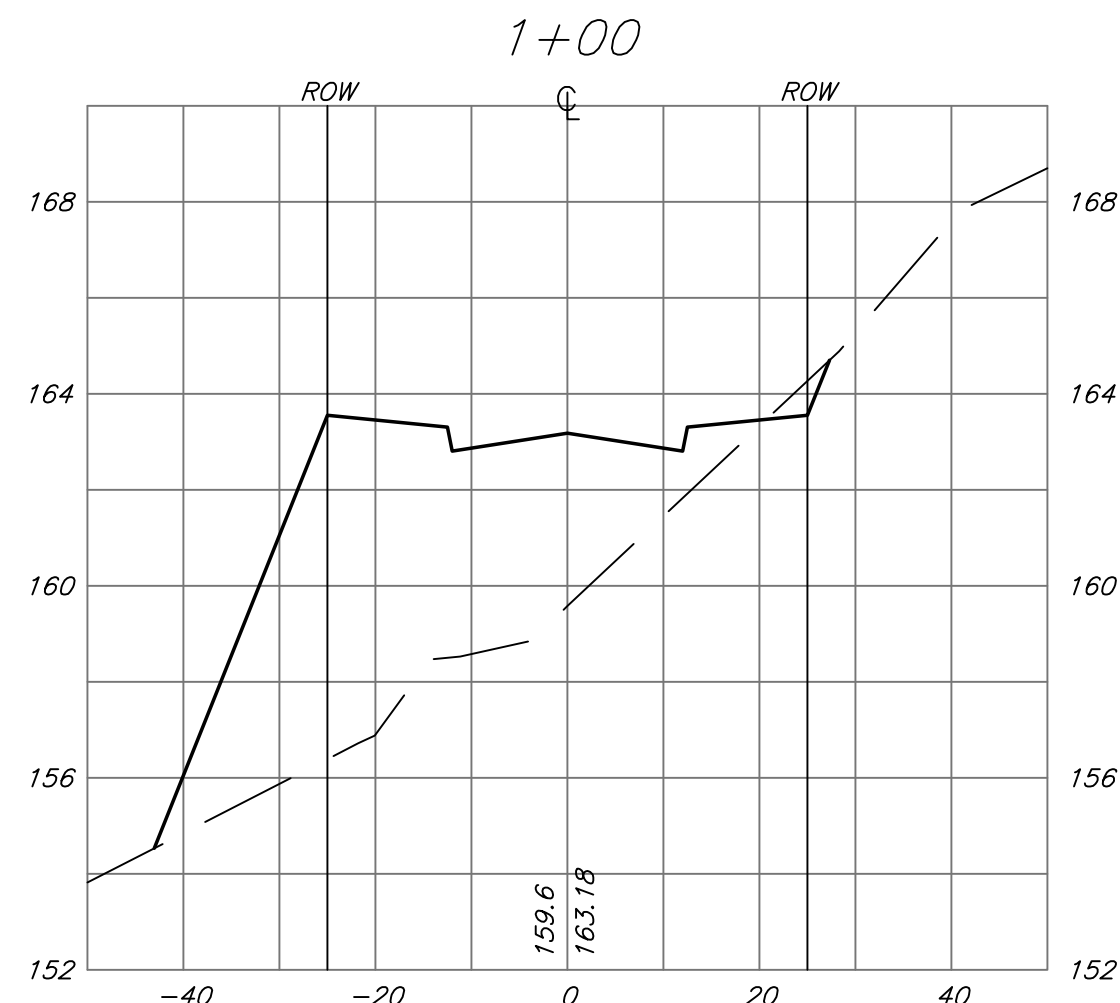
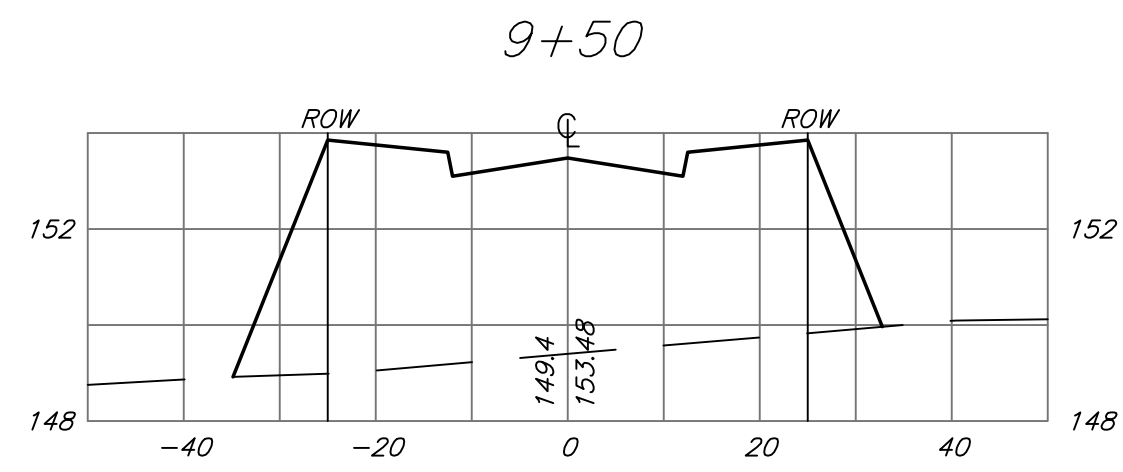
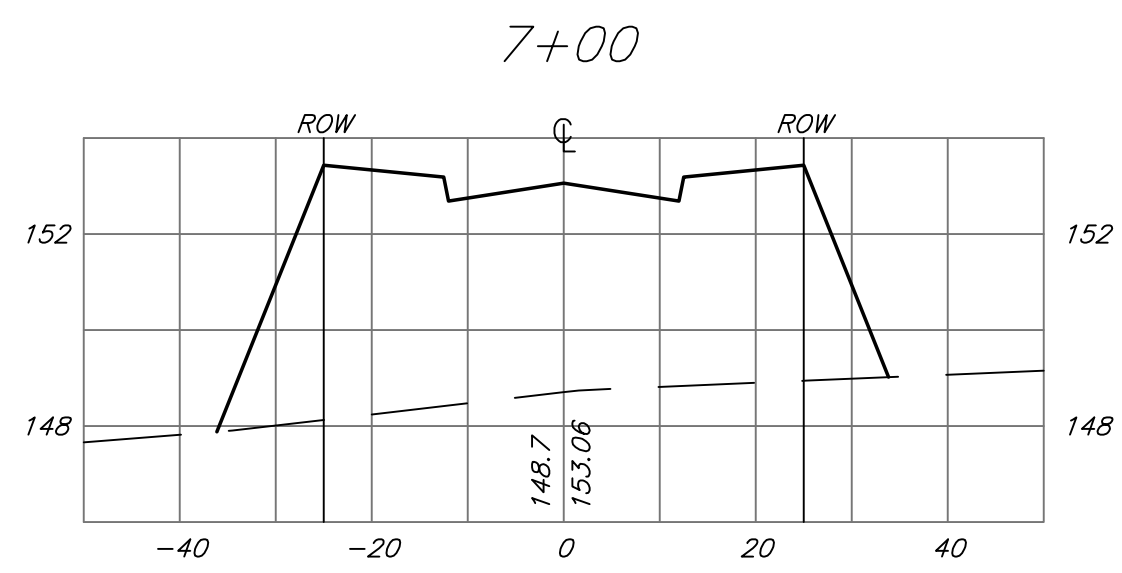
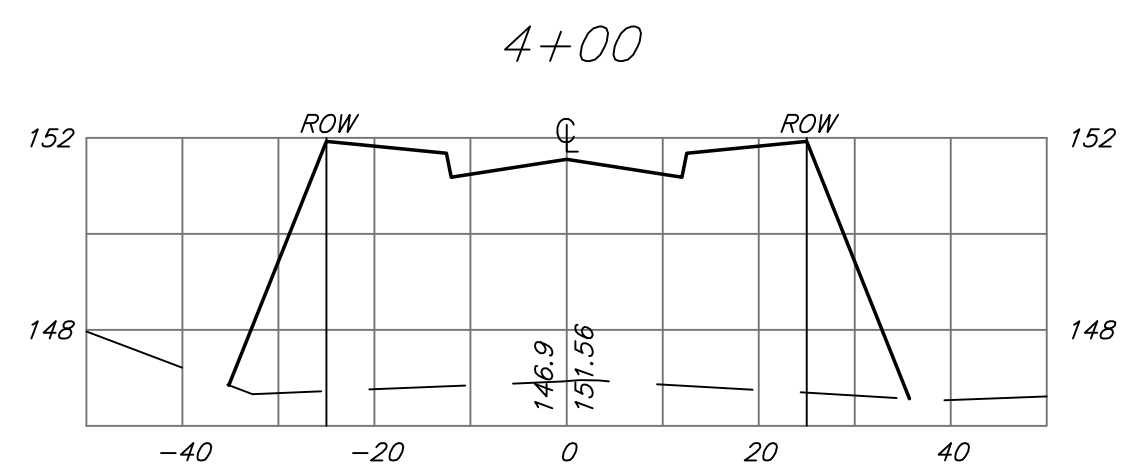
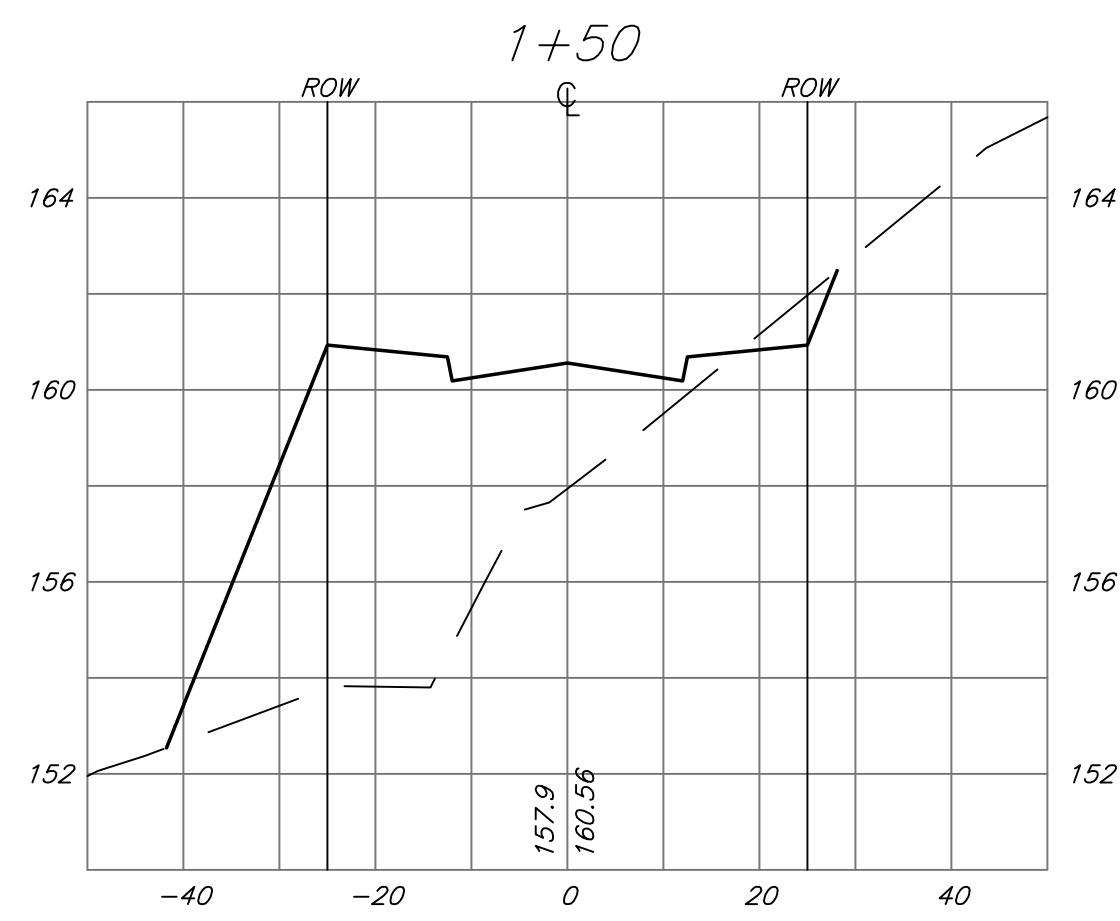
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD

April 5, 2021
SCALE: AS SHOWN



DESIGNED BY: JAB SURVEYED BY: KDM
DRAFTED BY: JAPDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

REV.	DATE	BY	COMMENTS
REV. 6		BY:	
REV. 5		BY:	
REV. 4		BY:	
REV. 3		BY:	
REV. 2		BY:	
REV. 1	5/18/21	BY:PM/JA	TOWN/PEER COMMENTS



NOTES:
1. SEE DETAIL SHEET 11 FOR TYPICAL SECTIONS PER TOWN OF HUDSON SUBDIVISION OF LAND REGULATIONS.

SECTIONS
SCALE: Horizontal: 1"=20'
Vertical: 1"=4'

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REV. 3	BY:
REV. 2	BY:

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CROSS SECTIONS
58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032
OWNER/APPLICANT
KLN CONSTRUCTION COMPANY, INC.
70 BRIDGE STREET, UNIT 1
PELHAM, NH 03076
BK 9353 PG 2517, HCRD
April 5, 2021
50 25 0 50 100
SCALE: 1"=50'

MEISNER BREM CORPORATION
142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 692-1313
202 MAIN STREET, SALEM, NH 03079 · (603) 893-3301

DESIGNED BY: JAB SURVEYED BY: KOM
DRAFTED BY: IA/PDM JOB NUMBER: 8149
APPROVED BY: JAB ACAD FILE: 8149.dwg

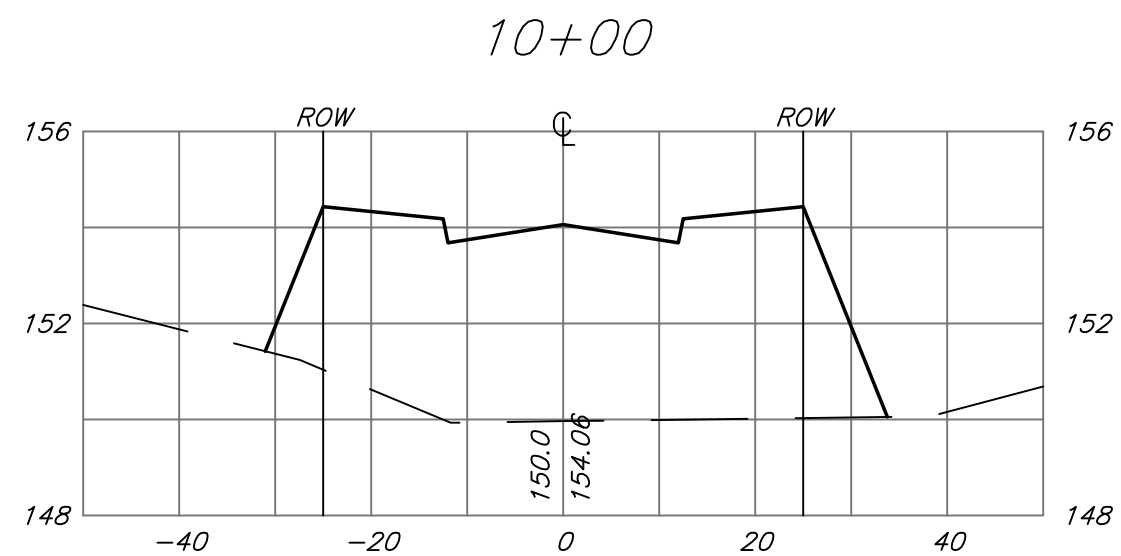
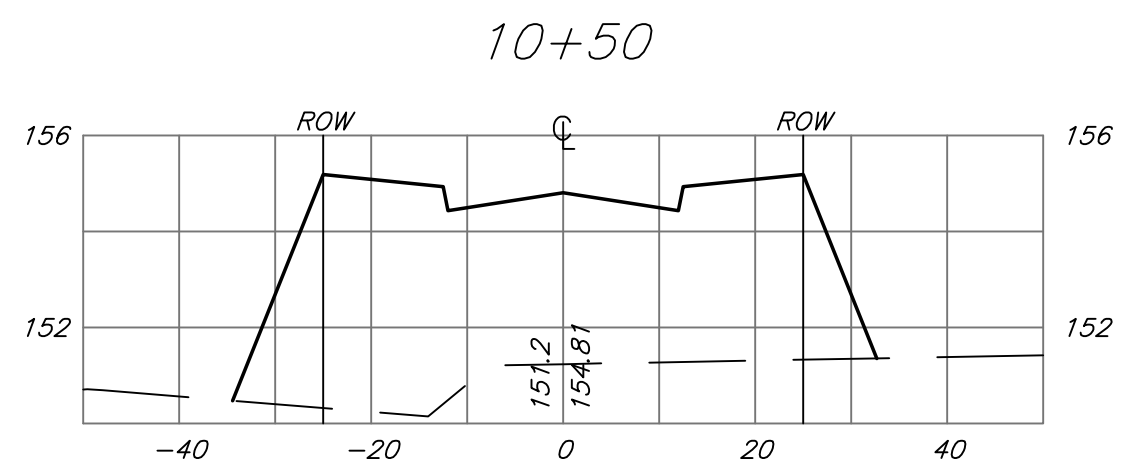
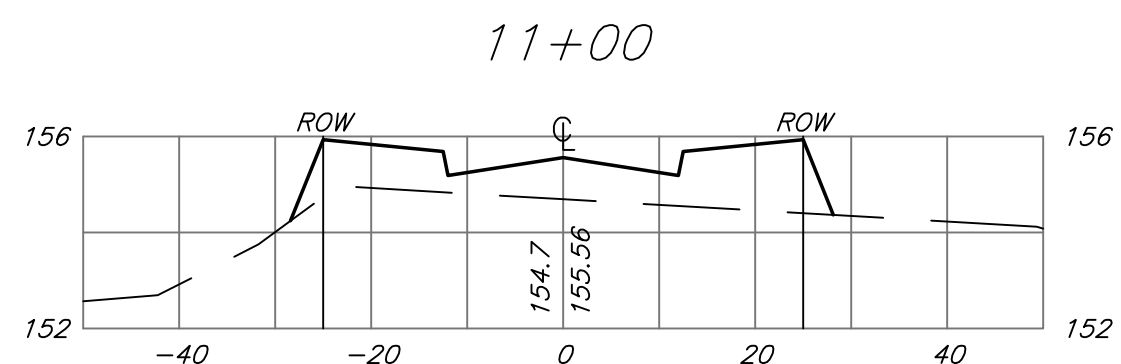
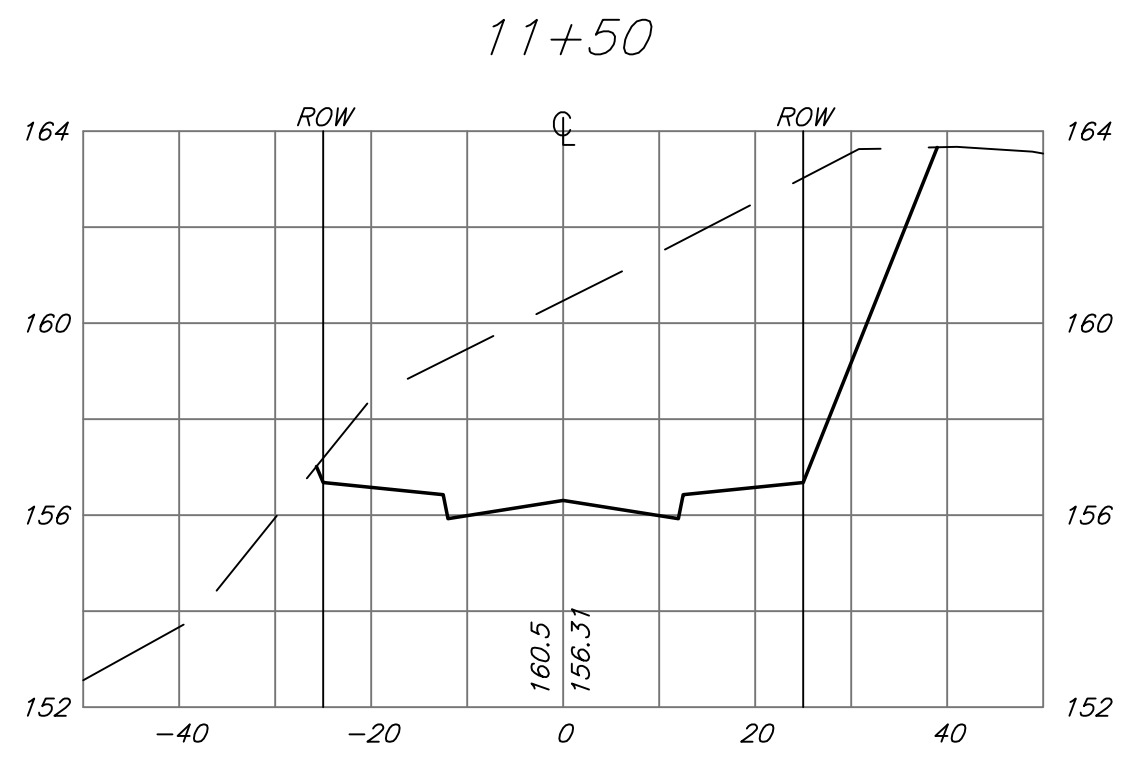
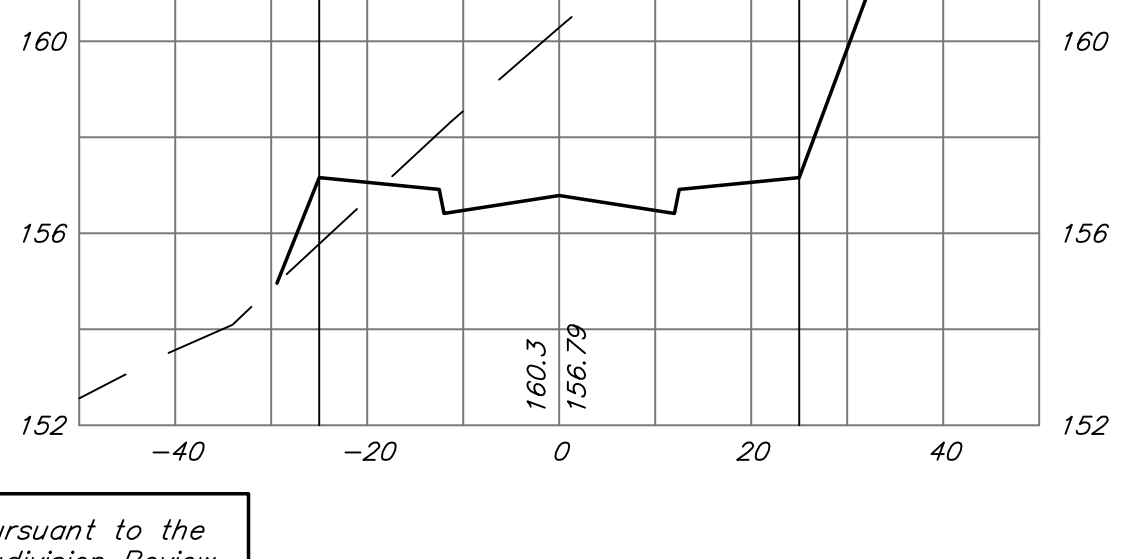
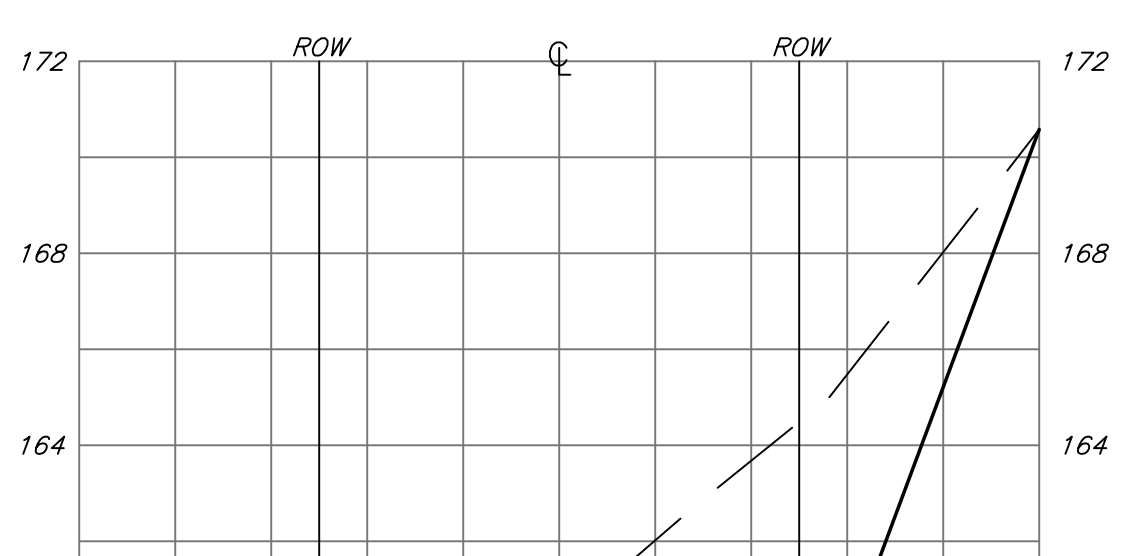
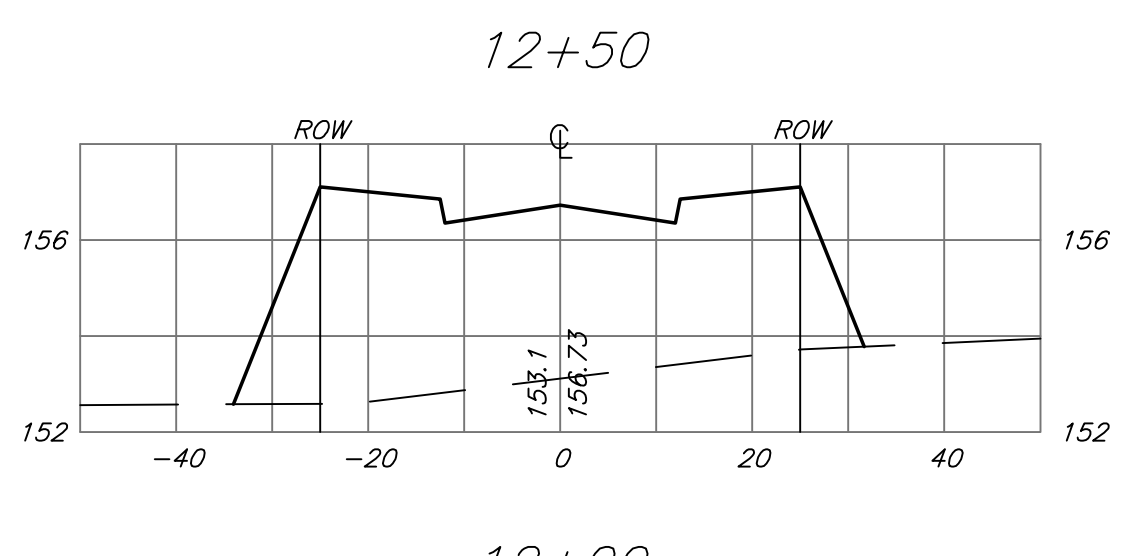
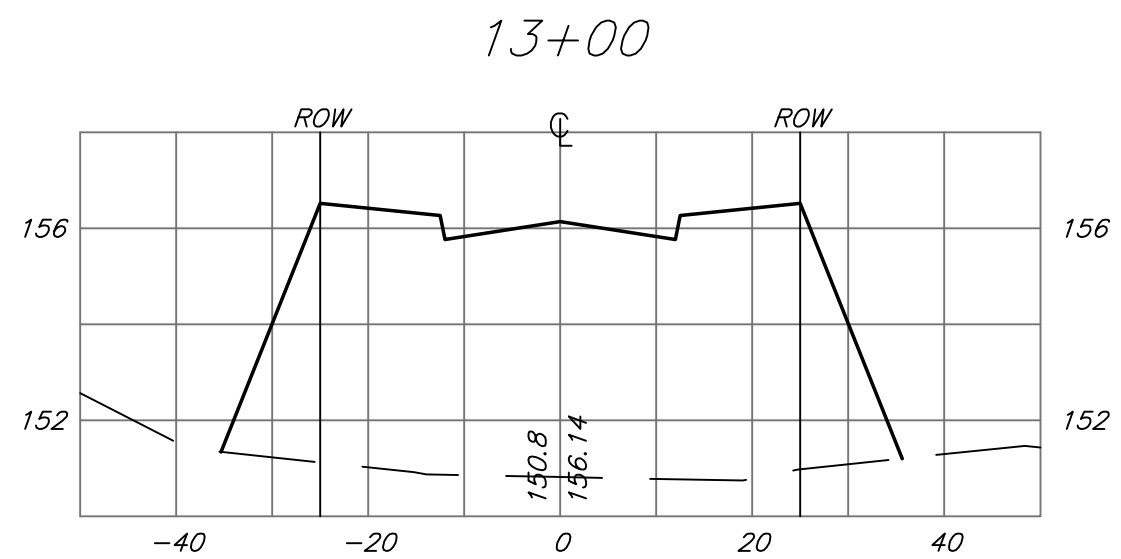
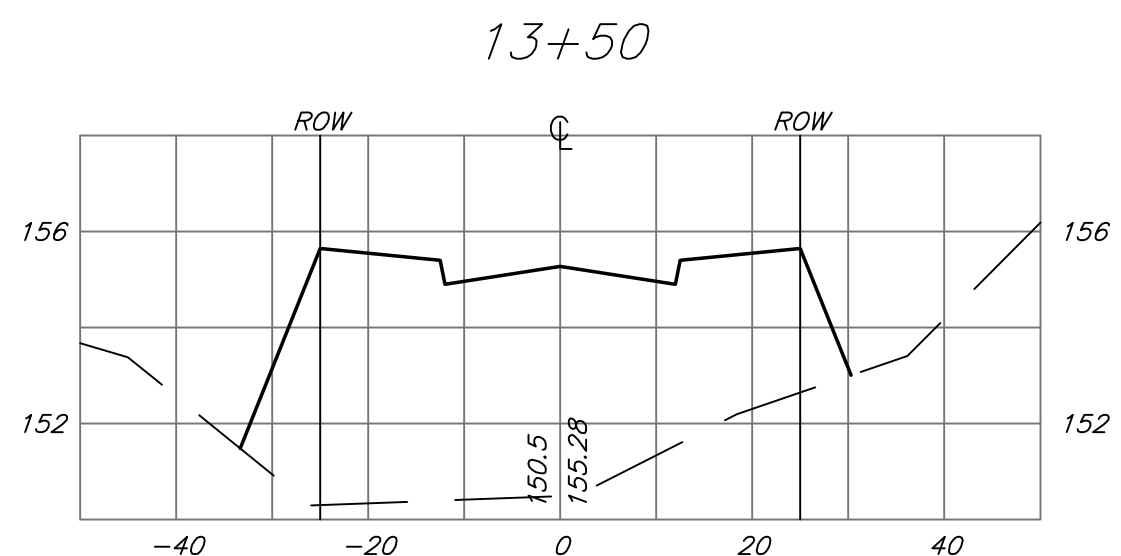
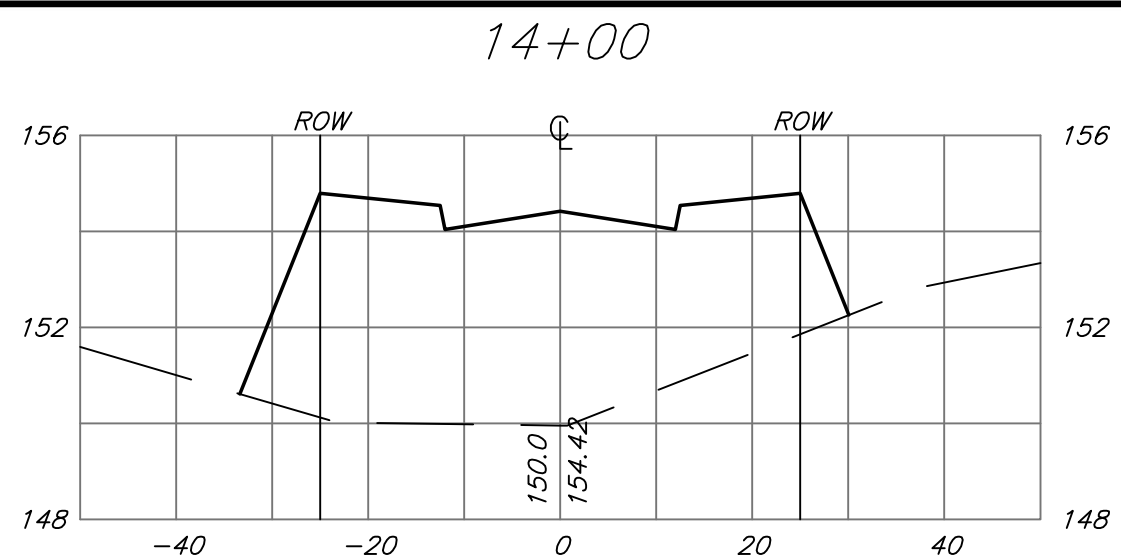
Approved by the Hudson, NH Planning Board
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING: _____ DATE _____	SIGNATURE _____ DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE _____ DATE _____
PLANNING BOARD SECRETARY _____	SIGNATURE _____ DATE _____

Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.

NOTES:
1. SEE DETAIL SHEET 11 FOR TYPICAL SECTIONS PER TOWN OF HUDSON SUBDIVISION OF LAND REGULATIONS.

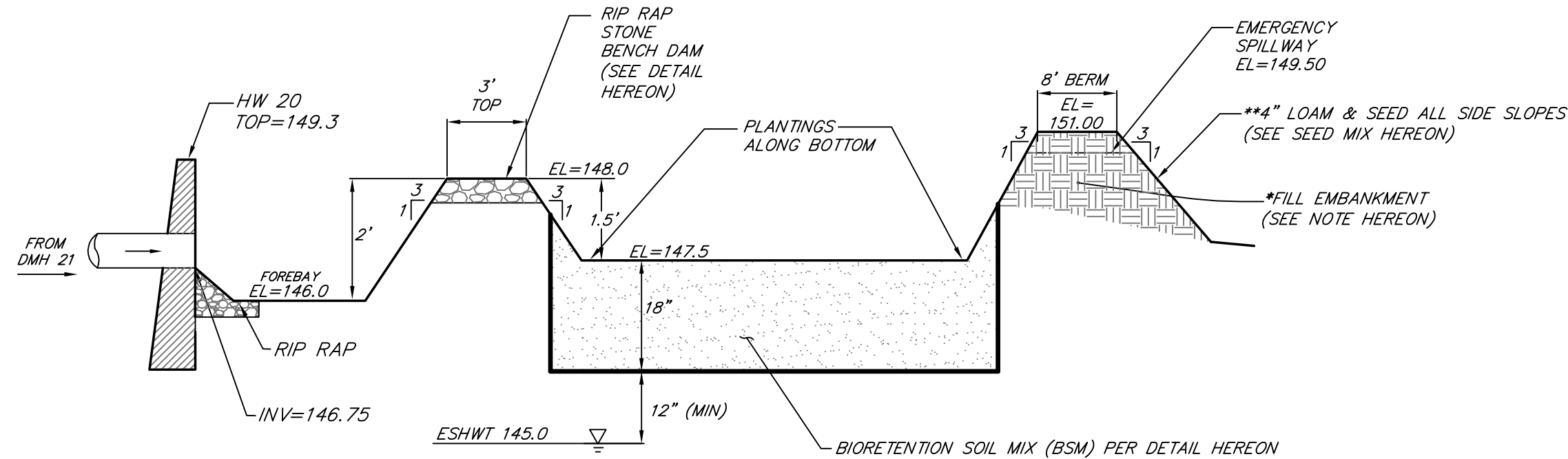
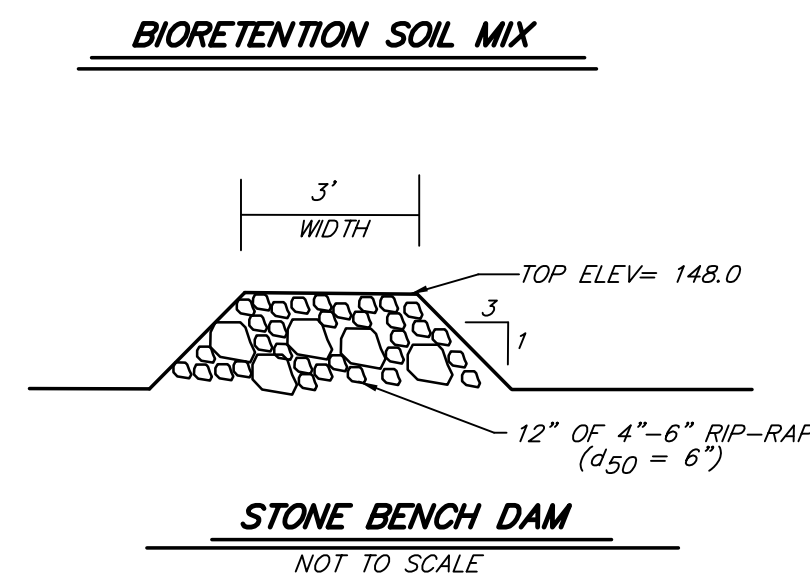
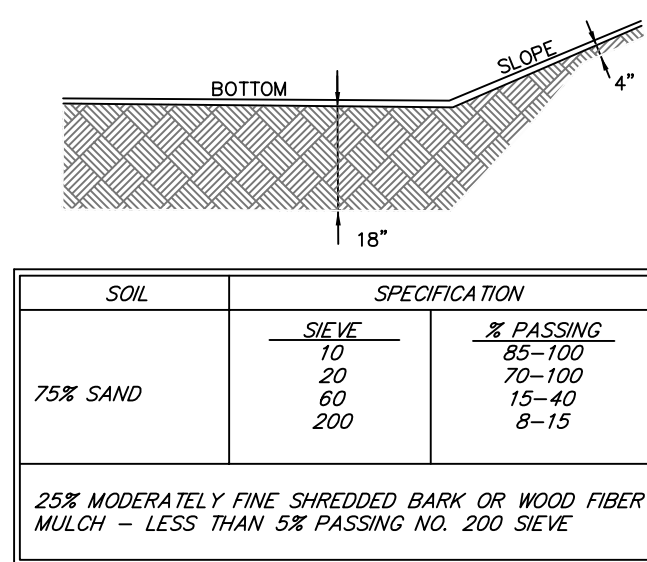
SECTIONS
SCALE: Horizontal: 1"=20'
Vertical: 1"=4'



Approved by the Hudson, NH Planning Board

Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.

DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN		SIGNATURE	DATE
PLANNING BOARD SECRETARY		SIGNATURE	DATE



***FILL EMBANKMENT NOTES:**

- THE FILL MATERIAL SHALL BE POND SILT OR OTHER IMPERVIOUS MATERIAL. IT SHALL BE FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, OR OTHER OBJECTIONABLE MATERIAL. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SACRIFICED PRIOR TO PLACEMENT OF FILL.
- FILL MATERIAL WILL BE PLACED IN 6 TO 8 INCH LAYERS AND SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION WILL BE OBTAINED BY ROUTING THE HAULING EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF THE FILL IS TRAVERSED BY AT LEAST ONE TRACK/TREAD OF THE EQUIPMENT OR COMPACTION SHALL BE ACHIEVED BY THE USE OF A COMPACTOR. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO 5 PERCENT.

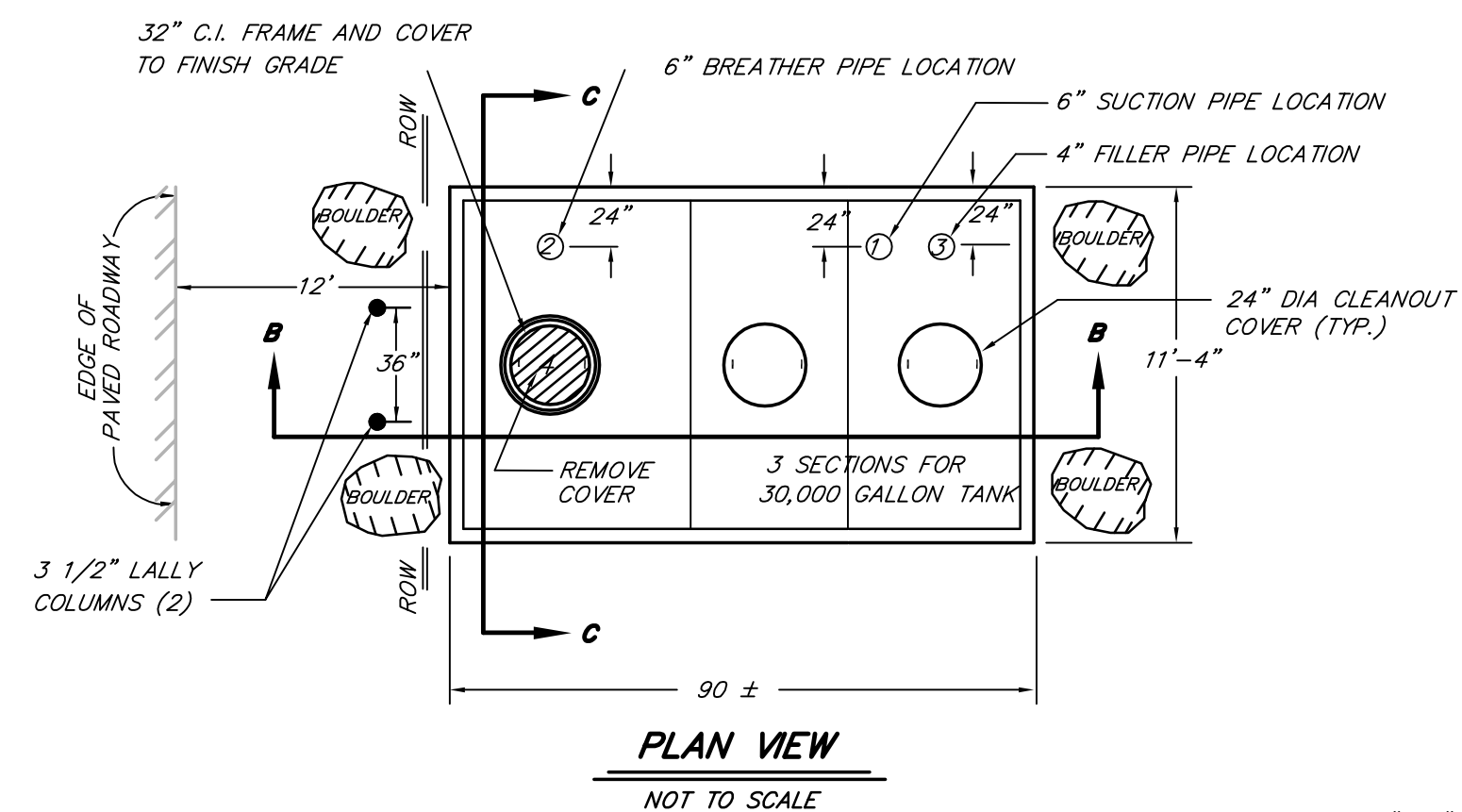
- ** SEED MIXTURE FOR SLOPES**
- 40% PERENNIAL RYE
 - 30% CREEPING RED FESCUE
 - 15% BIGHORN FESCUE
 - 15% ANNUAL RYE
- RATE: 3lbs / 1000 SF

BIORETENTION PLANTING SCHEDULE

COMMON NAME	SCIENTIFIC NAME	DELIVERED AS	NUMBER OF PLANTS
RIVER BIRCH	BETULA NEGRA	2" CALIPER	3
NORTHERN ARROWWOOD VIBURNUM	VIBURNUM RECOGNITUM	18" CONTAINER	7
NINEBARK	PHYSOCORPUS OPULFOLUS	12" CONTAINER	9
BIRDSFOOT-TREFOIL	LOTUS-CORNICALATAS	12" CONTAINER	15
FINE-SHREDDED HARDWOOD MULCH		6 CUBIC YARDS	2-3" DEEP

SMF 2 - BIORETENTION FACILITY

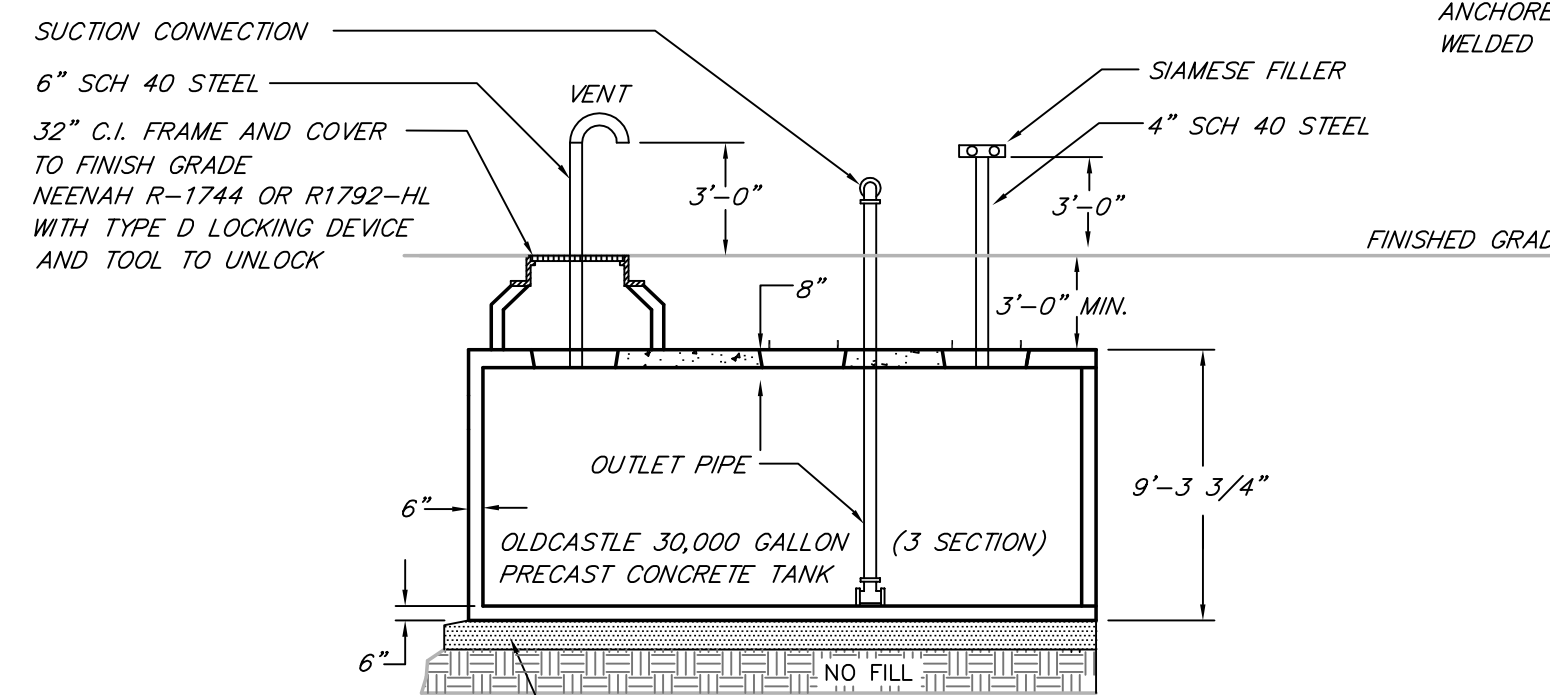
NOT TO SCALE



NOTES:

- ONE CUBIC YARD BOULDERS SHALL BE PROVIDED AT 8' O.C. AND 5' OFF TANK AFTER FINAL GRADING.
- BACKFILL SHALL BE CLEAN EARTHEN FILL WITH NO STONES LARGER THAN 3" AND COMPACTED IN PLACE.
- CONTRACTOR IS RESPONSIBLE FOR ARRANGING THE REQUIRED INSPECTIONS WITH THE HUDSON FIRE DEPARTMENT.
- ALL STEEL SHALL BE PAINTED.
- WATER LEVEL INDICATOR SHALL BE INSTALLED PER HUDSON REGULATIONS.

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12" MIN. 1 1/2" WASHED CRUSHED STONE COMPACTED IN PLACE

SECTION VIEW B-B

SECTION VIEW C-C

- ① - 6" SUCTION PIPE LOCATION (24" OFF SIDE OF TANK)
- ② - 6" BREATHING PIPE LOCATION (24" OFF SIDE OF TANK)
- ③ - 4" FILLER PIPE LOCATION (24" OFF SIDE OF TANK)
- ④ - MANHOLE LOCATION (RAISED FLUSH TO SURFACE LEVEL)

30,000 GALLON FIRE CISTERN DETAIL

NOT TO SCALE

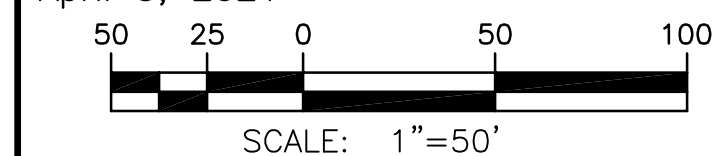
REV. 6		BY:
REV. 5		BY:
REV. 4		BY:
REV. 3		BY:
REV. 2		BY:
REV. 1	5/18/21	BY: PM/IA
TOWN/PEER		COMMENTS

CROSS SECTIONS

58R GOWING ROAD
HUDSON, NEW HAMPSHIRE
ASSESSOR'S MAP 237 / LOT 032

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