

# **FOREST MEADOWS SUBDIVISION**

**SUBDIVISION APPLICATION SB#03-21 CUP#03-21**

## **STAFF REPORT**

July 14, 2021

**SITE:** 58 R Gowing Road; Map 237, Lot 032-000

**ZONING:** Residential-Two (R-2), General-One (G-1)\*

\*No development proposed on the portion of the property within the G-1 zone

**PURPOSE OF PLANS:** To subdivide one (1) lot into eight (8) lots.

**PLANS UNDER REVIEW:** “Forest Meadows” Map 237 – Lot 032 Hudson, New Hampshire; prepared by Meisner Brem Corporation, 142 Littleton Road, Westford, MA 01886; prepared for KLN Construction Company, Inc., 70 Bridge Street, Unit 1, Pelham, NH 03076; consisting of 16 sheets, with General Notes 1-12 on Sheet 2; dated April 5, 2021, last revised June 7, 2021.

### **ATTACHMENTS**

- A. Applicant’s response to review comments, dated June 15, 2021
- B. Comments from the Town’s Peer Reviewer, Fuss & O’Neill, dated June 30, 2021

### **APPLICATION TRACKING:**

- February 17, 2021 – Design Review conducted with Planning Board.
- April 6, 2021 – Subdivision Application and Condition Use Permit Application received.
- May 10, 2021 – Conservation Commission issued a recommendation for CUP.
- May 12, 2021 – Planning Board Meeting scheduled, deferred to May 26, 2021.
- May 26, 2021 – Planning Board Meeting. Application accepted, continued to June 23, 2021.
- June 15, 2021 – Revised plan set received at end of day.
- June 23, 2021 – Planning Board Meeting. Continued to July 14, 2021.
- July 14, 2021 – Planning Board Meeting scheduled.

### **WAIVER REQUESTED**

- § 289-18:B(2) – Length of Cul-De-Sac
- § 289-18:D – Side Slopes within Right of Way
- § 289-18:Y – Intersection Levelling Area

## COMMENTS & RECOMMENDATIONS:

### BACKGROUND

A single-family house, with accessory buildings (a detached garage, deck, and pool) and a roughly 900' gravel driveway off Gowing Road currently occupy the property. The center part of the property is an open lawn while the northern end of the property, as well as the remaining edges of the property, is wooded. The Musquash Brook, another unnamed brook, and a swath of wetlands run along the western and southern edges of the property. The low-lying areas within and immediately adjacent to the brooks and wetlands are within the designated Flood Plain Zone A.

The existing driveway and overhead utilities traverse onto an abutting lot: Map 237 Lot 033.

The submitted plan proposes 8 single-family residential lots, which include the existing single-family house as one of the lots, on a new 1,195' road that ends in a cul-de-sac with a radial turnaround. The existing gravel driveway will be removed and replaced with a new road that stays within the subdivision boundary. However, the new road will transverse a delineated wetland, which necessitates the filling of 2,205 SF of the wetland and a Conditional Use Permit.

The existing overhead utilities will be removed and replaced with underground utilities along the road right-of-way. Each dwelling will have a fire suppression (sprinkler system).

### STAFF COMMENTS

The following comments are supplemental to comments issued in the staff report for the May 26, 2021 meeting.

1. **Abutter concerns:** Town Staff met at the site with the Applicant and abutters (58 Gowing Road) to discuss the landscaping along the proposed road that will run along the abutter's property line. The revised plan set illustrates the result of this discussion.
2. **Driveways:** Driveways serving lots created by this subdivision are subject to the requirements of Hudson Land Use Regulations §193. The Planning Board may wish to consider either requesting profiles for sight distances or, add a condition of approval that they will be provided prior to final endorsement of the plan.
3. **Road Sight Distance Profile:** In **Attachment A**, the Applicant states that "visual inspection at the site indicates sight lines are sufficient." However, a profile stamped by a Professional Engineer is required to confirm they are in compliance.
4. **Intersection Light:** The Applicant should add a street light at the proposed new intersection and a detail that conforms to the Town's standards.
5. **Side Slopes:** The Applicant has requested a waiver to allow for greater side slopes within the right-of-way than is normally permitted. Staff recommends a retaining wall be installed to prevent future maintenance issues for the Town. Additionally, the slope is shown encroaching into private property.

6. **Fire Safety:** The Applicant has added a note to the plan stating that homes on Lots 4, 5 and 6 will have sprinkler systems. Additional fire protection, these sprinklers and a cistern, was added to account for the length of the cul-de-sac (1,195’).
7. **Lot Numbers:** The applicant has not renumbered the Map/Lot numbers as requested by the Assessor’s office in the May 26, 2021 staff report. The Planning Board may consider making this a condition of approval.

PEER REVIEWER’S COMMENTS

The Town Peer Reviewer has reviewed the third submission of the materials on June 16, 2021, and provided comments (see ATTACHMENT C). The following list is a summary of the outstanding items:

**1. Roadway Design**

- a. Need guardrail end section details and coordination with the underground utilities on the south side.
- b. Waiver requested: § 289-18:B(2) – Length of Cul-De-Sac, § 289-18:D – Side Slopes within Right of Way, § 289-18:Y – Intersection Levelling Area, § 289-28:B(2) – Roadway Width

**2. Drainage Design / Stormwater Management**

- a. Need new Stormwater Calculations identical to that submitted to NHDES AoT for review.
- b. The applicant should discuss with the Town Engineer if the noted increase from pre to post volumes in the 10, 25, and 50 year storm events for both Analysis Points A and B is allowable, requires a waiver, or is required to otherwise be addressed to meet the regulation.
- c. The Town should ensure the proposed easement and I&M manuals for stormwater facilities outside the Town right-of-way are adequately described in the OA documents.

**3. Erosion Control / Wetland Impacts** – Need details and locations of orange construction fence at all wetland buffers within 50-feet of proposed grading.

**4. Administrative and Subdivision Review Codes (HR 276 & HR 289)** – The Planning Board shall review the plan for open space requirements, which shall generally consist of 10% or less of the total area, and if required this open space shall be deeded to the Town of Hudson and be so indicated on the final subdivision plan.

*[DRAFT MOTIONS ON THE FOLLOWING PAGE]*

**DRAFT MOTIONS:**

**CONTINUE the public hearing to a date certain:**

I move to continue the public hearing for the subdivision application for 58 R Gowing Road, Map 237, Lot 032-000, to date certain, \_\_\_\_\_, 2021.

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

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

**To GRANT a waiver – Length of Cul-De-Sac:**

I move to grant a waiver from § 289-18:B(2) to allow for a dul-de-sac of longer than 1,000 feet, 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: \_\_\_\_\_

**To GRANT a waiver – Side Slopes in ROW:**

I move to grant a waiver from § 289-18:D to allow for 2:1 side sloped within the right-of-way, 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: \_\_\_\_\_

*[please note town staff recommendation on page 2]*

**To GRANT a waiver – Intersection Leveling Area:**

I move to grant a waiver from § 289-18:Y to allow for a 5% slope within 100 feet of the proposed intersection, 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 conditional use permit and subdivision plan entitled: “Forest Meadows” Map 237 – Lot 032 Hudson, New Hampshire; prepared by Meisner Brem Corporation, 142 Littleton Road, Westford, MA 01886; prepared for KLN Construction Company, Inc., 70 Bridge Street, Unit 1, Pelham, NH 03076; consisting of 16 sheets, with General Notes 1-12 on Sheet 2; dated April 5, 2021, last revised June 7, 2021; 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. All improvements shown on the Plan, including General Notes 1-12 on Sheet 2, shall be completed in their entirety and at the expense of the applicant or the applicant’s assigns.
3. A cost allocation procedure (CAP) amount of \$5,880 per single-family residential unit, or \$5,133 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.
4. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
5. Approval of this plan shall be subject to administrative review by the Town Planner and Town Engineer.
6. Approval of this plan is subject to receiving an Alteration of Terrain permit.
7. Driveway profiles shall be approved by the Town Engineer prior to Planning Board endorsement of the Plan-of-Record.
8. The Map & Lot numbers shall be revised in accordance with the recommendation of the Chief Assessor.
9. 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 Sundays.
10. A pre-construction meeting shall be scheduled with the Town Engineer prior to construction.
11. Utilities shall be underground.
12. A note shall be added to the final plan set that states “Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
13. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission.

14. The Town Engineer shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the Applicant and Conservation Commission for immediate remediation.
15. A note shall be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer areas during construction
16. The applicant shall install “No Cut/No Disturb” signs at 150 foot intervals along the outside edge of the 50 foot wetland buffer areas of proposed lots 1 through 5 and update the plan set sheet 10 of 16 (Grading Plan) to show these locations. Such signs shall be installed prior issuance of certificate of occupancy for lots 1 through 5.
17. As the Musquash Conservation Area runs adjacent to the proposed development additional tree planting should be required, as a condition of approval, behind proposed lot 3 and storm water feature # 2 within the 50 foot buffer to help screen conservation trails from the new homes. A note be added to the final Landscaping Plan that states, “Screening Trees and Shrubs shall placed behind Lot 3 and storm water treatment area #2”.
18. Any proposed landscaping within jurisdictional resource areas shall consist of species native to northeastern USA region. Prior to implementation, a final landscape plan with plant schedule, shall be submitted to the Town for review and approval.
19. A recommendation to future home owners by the applicant shall be made asking that fertilizers utilized for landscaping and lawn care should be slow release, low-nitrogen types (<5%) to help minimize nutrient loading in wetlands adjacent to the site.

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



**MEISNER BREM CORPORATION**  
ENGINEERS • PLANNERS • LAND SURVEYORS

June 15, 2021

Brian Groth  
Town Planner  
12 School St  
Hudson, NH 03051

Re: "Forest Meadows"  
58R Gowing Road, Hudson, NH

Dear Mr. Groth,

Meisner Brem Corporation has revised the Subdivision Plans for the "Forest Meadows" subdivision. These revisions are labeled as "Revision 2" and are intended to address all of the comments received to-date from the Town Engineer, Engineering Consultant, and Town Boards.

For ease of review, we have provided our responses using the organizational structure in the letters we have received:

**Engineering Department**

See included e-mail correspondence from Meisner Brem to Engineering Department. Drain manholes are moved off the roadway and the inlet pipe into SMF 2 is raised 1 foot similar to SMF 1 per the Department's most recent email on May 26, 2021.

**Fuss & O'Neill Peer Review**

1c. Street light at the intersection with Ashlyn Drive is removed. A note is added to Sheets 2 and 10 which specifies no exterior lighting is proposed.

1d. Abutter label now visible on sheet 3.

1f. A note is added to Sheets 2 and 3 which states the existing dwelling and garage heights.

2a. Visual inspection at the site indicates sight lines are sufficient. A note is added to Sheets 4 and 10 which states select brush shall be cleared as needed for enhanced site distance. This clearing would be at the southernmost portion of the sight line which is part of the subject parcel.

3d. Guard rails are added on both sides of the roadway at the request of the Town Engineer. See detail on sheet 8.

Letter to Brian Groth  
Hudson Planning  
Revision Response #2 – Forest Meadows  
June 15, 2021

3h. Cul-de-sac dimensions corrected to match Town detail (issue with dimension label only).

3j. Guard rails added per comment 3d, above. Pedestrian protection is now provided by the guard rail situated between the roadway and sidewalk.

4f. An AOT permit will be applied for in relation to this project. Erosion control note #7 on Sheet 2 is revised for clarity.

4g. Erosion control note #7 on Sheet 2 specifies that the road & drainage shall be constructed (roughly 100,000 square feet) prior to any lot disturbance. Total project disturbance is roughly 240,000 square feet, which results in 140,000 square feet for the lots. Therefore, neither phase of the project will disturb over 5 acres at any one time since they are less than 5 acres individually. Erosion control note #6 now states disturbed area shall be less than acre during the winter construction months.

4k. Neenah Foundary R-3589-LL/LR high capacity grates are now specified for CBs 16 and 17. See Catch Basin detail on Sheet 14.

4l. See attached correspondence from Town Engineer – sloped curb preferred throughout. Curb inlet detail is removed.

5e. Lot 5 building is moved out of the wetland buffer.

6a. Cistern detail and easement added. Lots 4, 5, and 6 are to be sprinklered. The applicant has discussed this with the Fire Department.

6b. Sample septic design is added to the plan set as Sheet 17.

6c. The 4,000 square foot septic area is moved out of the well radius on Lot 8.

7. Stockpile location shown within cul-de-sac. Equipment storage location shown on Lot 8. See Sheet 10.

8a. AOT and EPA CGP added to permit list on Sheet 1. Stormwater note #10 on Sheet 2 now lists requirements for SWPPP, CGP, etc. prior to the start of construction.

Town discussion items 1-5: Items will be discussed at subsequent Board meetings. An HOA will be established for maintenance of the stormwater facilities outside of the Town Right of Way.

### **Miscellaneous**

1. Sheet 11 is updated to include plantings and notes discussed by the applicant, Engineering Department, and abutters at a site meeting on June 11. These include arborvitae plantings, removal of three stumps on the abutting property, and preservation of existing vegetation near STA 2+50.

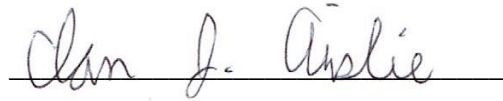


Letter to Brian Groth  
Hudson Planning  
Revision Response #2 – Forest Meadows  
June 15, 2021

2. Water quality swale detail on sheet 15 is updated to specify 5:1 side slopes. Maintenance language removed from plan.

Very truly yours,

MEISNER BREM CORPORATION

A handwritten signature in cursive script, reading "Ian J. Ainslie", is written over a horizontal line.

Ian Ainslie, PE

Cc: Elvis Dhima (Engineering Dept), Steven Reichert (Fuss & O'Neill), Client

**Ian Ainslie**

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**From:** Dhima, Elvis <edhima@hudsonnh.gov>  
**Sent:** Wednesday, May 26, 2021 12:44 PM  
**To:** Ian Ainslie  
**Cc:** Groth, Brian; jabrem@meisnerbrem.com; Dubowik, Brooke; 'Kurt Meisner'; klnconstruction@gmail.com; 'Steven Reichert'; Kirkland, Donald; Forrence, Jess  
**Subject:** RE: Forest Meadows

Ian

3' cover, RCP ,is acceptable

Also , please relocate the DMHs off the road please , less structures on the road the better ,

What's going on with the other basin, how are you addressing that the same way ?

E

**Elvis Dhima, P.E.**  
**Town Engineer**

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



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**From:** Ian Ainslie <iana@meisnerbrem.com>  
**Sent:** Tuesday, May 25, 2021 3:50 PM  
**To:** Dhima, Elvis <edhima@hudsonnh.gov>  
**Cc:** Groth, Brian <bgroth@hudsonnh.gov>; jabrem@meisnerbrem.com; Dubowik, Brooke <bdubowik@hudsonnh.gov>; 'Kurt Meisner' <kdm@meisnerbrem.com>; klnconstruction@gmail.com; 'Steven Reichert' <SReichert@fando.com>; Kirkland, Donald <dkirkland@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>  
**Subject:** RE: Forest Meadows

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Elvis, understood. Proposed solution:

- Raise inlet pipe 1 ft from 141.75 to 142.75.
- Lower basin bottom 0.25 ft from 143.0 to 142.75. Pool elevation now 142.75
- Inlet pipe invert is now 1.75 ft above forebay bottom. Same elevation as wet pool.
- Upstream pipes also raise 1 ft. Change from HDPE to RCP and ask for pipe cover waiver from from 4' to 3'.

Ian Ainslie, PE

Meisner Brem Corporation  
142 Littleton Road, Suite 16  
Westford, MA 01886  
Tel: (978) 692-1313  
[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)



**MEISNER BREM CORPORATION**

142 LITTLETON ROAD, SUITE 16, WESTFORD, MA, 01886 • (978) 692-1313  
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**From:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Sent:** Monday, May 24, 2021 2:10 PM  
**To:** Ian Ainslie <[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)>  
**Cc:** Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)>; [jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com); Dubowik, Brooke <[bdubowik@hudsonnh.gov](mailto:bdubowik@hudsonnh.gov)>; 'Kurt Meisner' <[kdm@meisnerbrem.com](mailto:kdm@meisnerbrem.com)>; [klnconstruction@gmail.com](mailto:klnconstruction@gmail.com); 'Steven Reichert' <[SReichert@fando.com](mailto:SReichert@fando.com)>; Kirkland, Donald <[dkirkland@hudsonnh.gov](mailto:dkirkland@hudsonnh.gov)>; Forrence, Jess <[jforrence@hudsonnh.gov](mailto:jforrence@hudsonnh.gov)>  
**Subject:** RE: Forest Meadows

Ian

Please see below

Item 11. No further comment

Item 12. The proposed design does not work. Please see attachment for reference( this is from orchid park development)

Ian, your client had to redo the fore bay during construction because the pipe was completely submerged,

Even with the modifications in the field the pipe is half full , pretty much all the time, because of the high water table

You have the same scenario on your new project. If you don't believe me , ask your client about how many times he had to go back to fix the forebay and detention basin.

Brian,

At this time I don't recommend to you and Planning Board the approval of this project until the drainage items have been resolved

E

**Elvis Dhima, P.E.**  
**Town Engineer**

12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008

Mobile: (603) 318-8286



---

**From:** Ian Ainslie <[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)>  
**Sent:** Monday, May 24, 2021 11:44 AM  
**To:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Cc:** Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)>; [jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com); Dubowik, Brooke <[bdubowik@hudsonnh.gov](mailto:bdubowik@hudsonnh.gov)>; 'Kurt Meisner' <[kdm@meisnerbrem.com](mailto:kdm@meisnerbrem.com)>; [klnconstruction@gmail.com](mailto:klnconstruction@gmail.com); 'Steven Reichert' <[SReichert@fando.com](mailto:SReichert@fando.com)>; Kirkland, Donald <[dkirkland@hudsonnh.gov](mailto:dkirkland@hudsonnh.gov)>  
**Subject:** RE: Forest Meadows

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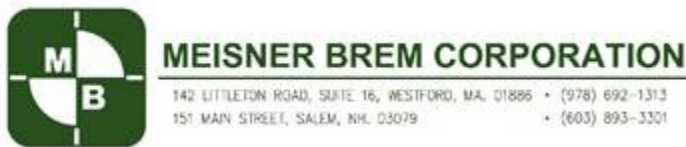
Elvis,

11. Not sure what you are looking for here. Original comment was comply with stormwater regs and F&O review required. We've submitted the revised plans to F&O who I presume is conducting re-review.

17. We have stone wicks shown for frozen conditions, on sheet 14 – basically gravel cylinders that extend below the frost layer Where is 2" perforated pipe the design guidelines? I don't see it in there.

Forebay needs to have standing water to settle particles but it is intended to dewater between storms, not a permanent pool like the micropool. I can add similar wick drain to forebay to make sure it drains in the winter?

**Ian Ainslie, PE**  
Meisner Brem Corporation  
142 Littleton Road, Suite 16  
Westford, MA 01886  
Tel: (978) 692-1313  
[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)



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**From:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Sent:** Monday, May 24, 2021 8:54 AM  
**To:** Ian Ainslie <[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)>  
**Cc:** Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)>; [jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com); Dubowik, Brooke <[bdubowik@hudsonnh.gov](mailto:bdubowik@hudsonnh.gov)>; 'Kurt Meisner' <[kdm@meisnerbrem.com](mailto:kdm@meisnerbrem.com)>; [klnconstruction@gmail.com](mailto:klnconstruction@gmail.com); Steven Reichert <[SReichert@fando.com](mailto:SReichert@fando.com)>; Kirkland, Donald <[dkirkland@hudsonnh.gov](mailto:dkirkland@hudsonnh.gov)>  
**Subject:** RE: Forest Meadows

Ian

Please see below

7. This item has been addressed

10. this item has been addressed

11. Please respond to item 11, I don't want to see F&O response,

12. If forebay is supposed to be wet (bottom 141.0 and top 143.0) , then the pipe invert will be submerged (inv elev 141.75 , top of pipe 142.90)

The invert of the pipe needs to be above the bottom basin. Think of winter conditions , that standing water freezing in the pipe

Add a 2" perforated vertical pipe on each pond to address winter frost conditions, see our eng details

SMF 2 has the same issue with the invert and the bottom elevation

Item 17 . This has been addressed

E

***Elvis Dhima, P.E.***  
***Town Engineer***

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



---

**From:** Ian Ainslie <[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)>  
**Sent:** Friday, May 21, 2021 5:48 PM  
**To:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Cc:** Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)>; [jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com); Dubowik, Brooke <[bdubowik@hudsonnh.gov](mailto:bdubowik@hudsonnh.gov)>; 'Kurt Meisner' <[kdm@meisnerbrem.com](mailto:kdm@meisnerbrem.com)>; [klconstruction@gmail.com](mailto:klconstruction@gmail.com)  
**Subject:** RE: Forest Meadows

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Elvis, yes, understood. We've made the requested changes which I am sending to you now in PDF form. We can get physical prints to the Town on Monday if needed.

7. Guard rail added on both sides, and pedestrian rail added on sidewalk side. Grass strip is added between roadway and sidewalk at the crossing in order to fit guard rail.

11. I attached our response to the first round of comments from you and the peer reviewer. Jeff submitted this already. Peer review still outstanding.

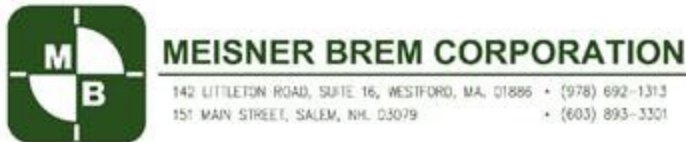
10. Lot 6 driveway slope revised to be 10% or less.

12. The drainage report does account for wet pools in SMF 1. See attached excerpt from the report. I circled "starting elevation 143" which is the wet pool elevation. The program counts this as storage but assumes a pool at that elevation at the start of the storm event.

SMF 2 forebay pool was not accounted for in the report. I put in a starting elevation corresponding to the bioretention bottom elevation and there is virtually no difference in the peak elevation or outflow during the 50-year storm. So we will make the change but there is no impact, probably because the forebay is small.

17. Note added to grading plan which states drainage outside ROW to be maintained by the HOA.

**Ian Ainslie, PE**  
Meisner Brem Corporation  
142 Littleton Road, Suite 16  
Westford, MA 01886  
Tel: (978) 692-1313  
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**From:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Sent:** Thursday, May 20, 2021 4:07 PM  
**To:** Ian Ainslie <[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)>  
**Cc:** Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)>  
**Subject:** Re: Forest Meadows

Ian

That might work for one side but I'm not sure about the sidewalk side , simply because u don't have the 3 foot gap to provide same protection for the pedestrians

Let me know if the above makes sense to u

E

Elvis Dhima P.E.  
Town Engineer  
12 School Street  
Hudson, NH 03051  
Sent from my iPhone

On May 20, 2021, at 3:58 PM, Ian Ainslie <[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)> wrote:

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**EXTERNAL:** Do not open attachments or click links unless you recognize and trust the sender.

Elvis, regarding item 7: would you accept a guard rail mounted on top of the wall? Top of wall would be lowered to street elevation.

If not we will have to widen the wetland crossing in order to fit shoulders for the guardrails.

**Ian Ainslie, PE**  
Meisner Brem Corporation  
142 Littleton Road, Suite 16  
Westford, MA 01886  
Tel: (978) 692-1313  
[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)

<image002.jpg>

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**From:** Jeffrey Brem <[jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com)>  
**Sent:** Wednesday, May 19, 2021 4:56 PM  
**To:** Ian Ainslie <[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)>  
**Subject:** FW: Forest Meadows

**Jeffrey A. Brem, P.E.**  
Meisner Brem Corporation  
142 Littleton Road, Suite 16  
Westford, MA 01886  
Tel: (978) 692-1313  
Cell: (978) 479-2572  
[jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com)  
<image003.png>

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**From:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Sent:** Wednesday, May 19, 2021 2:58 PM  
**To:** [jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com); Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)>  
**Cc:** Dubowik, Brooke <[bdubowik@hudsonnh.gov](mailto:bdubowik@hudsonnh.gov)>; 'Kelly Vanti' <[klnconstruction@gmail.com](mailto:klnconstruction@gmail.com)>; 'Kurt Meisner' <[kdm@meisnerbrem.com](mailto:kdm@meisnerbrem.com)>; Dubowik, Brooke <[bdubowik@hudsonnh.gov](mailto:bdubowik@hudsonnh.gov)>; Steven Reichert <[SReichert@fando.com](mailto:SReichert@fando.com)>; Forrence, Jess <[jforrence@hudsonnh.gov](mailto:jforrence@hudsonnh.gov)>  
**Subject:** RE: Forest Meadows

Jeff

The following items are still outstanding

Item 7. A retaining wall is not a guard rail. Please revise your plans to provide guard rail on both sides and hand rail for the sidewalk portion

Item 11. Please provide a response to Hudson Engineering Department.

Item 10. Any portions of the proposed driveway shall be less than 10 %, currently showing 12 percent.

Item 12. Does the drainage report reflect a reduction in volume due to the wet fore bays and micro-pools? If yes, please show where that's is stated on the drainage report. If not, please make the necessary revisions to reflect your design intent.

Item 17. This approach is acceptable to Engineering Departments if a stipulation is added to state that all drainage and its components, outside of dedicated right of way shall remain responsibility of the association.

Brian,

These are significant outstanding comments

E

Elvis Dhima P.E.  
Town Engineer  
12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008  
Sent from my iPad  
<image004.jpg>

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**From:** Jeffrey Brem <[jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com)>  
**Sent:** Tuesday, May 18, 2021 10:48 AM  
**To:** Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)>  
**Cc:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>; Dubowik, Brooke <[bdubowik@hudsonnh.gov](mailto:bdubowik@hudsonnh.gov)>; 'Kelly Vanti' <[klconstruction@gmail.com](mailto:klconstruction@gmail.com)>; 'Kurt Meisner' <[kdm@meisnerbrem.com](mailto:kdm@meisnerbrem.com)>  
**Subject:** RE: Forest Meadows

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Brian  
Ok, I am coming over before 2 pm today.

**Jeffrey A. Brem, P.E.**  
Meisner Brem Corporation  
142 Littleton Road, Suite 16  
Westford, MA 01886  
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<image003.png>



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**From:** Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)>

**Sent:** Monday, May 17, 2021 3:59 PM

**To:** [jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com)

**Cc:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>; Dubowik, Brooke <[bdubowik@hudsonnh.gov](mailto:bdubowik@hudsonnh.gov)>; Kelly Vanti <[klnconstruction@gmail.com](mailto:klnconstruction@gmail.com)>; Kurt Meisner <[kdm@meisnerbrem.com](mailto:kdm@meisnerbrem.com)>

**Subject:** Re: Forest Meadows

Hi Jeff,

We need 11 copies of the 11x17 plan sets in addition to the PDF for planning board packets. Will follow up with you on the review.

Brian

On May 17, 2021, at 3:55 PM, Jeffrey Brem <[jabrem@meisnerbrem.com](mailto:jabrem@meisnerbrem.com)> wrote:

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Brooke, Brian, and Elvis:

Top priority for us has been Forest Meadows. We are expecting to submit revisions tomorrow. We are hopeful that we addressed every item but suspect that there may be one or two or so additional comments after this review, as there so often is at this stage.

In an ideal world, we would like to get the review from you all and the peer reviewer, Fuss & O'Neil, done so that we are in a good position by May 26. It would be ideal to have any comments a few days before the meeting, and we can drop everything and then make the final revisions before the meeting with the Planning Board and hopefully you can confirm the few revisions were done for the Board. Also, you should know that my client is again meeting with the neighbors this evening.

Please let me know if there is anything you need to make this happen. And, do you need actual prints at this point or can we use pdf's until the final version? We have done pdf's in other communities until we have final plans, ready for action.

**Jeffrey A. Brem, P.E.**

Meisner Brem Corporation  
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**Ian Ainslie**

---

**From:** Dhima, Elvis <edhima@hudsonnh.gov>  
**Sent:** Friday, June 11, 2021 3:49 PM  
**To:** Ian Ainslie  
**Cc:** Groth, Brian; Steven Reichert  
**Subject:** RE: Forest Meadows - Drainage Qs

See below

*Elvis Dhima, P.E.*  
*Town Engineer*

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



---

**From:** Ian Ainslie <iana@meisnerbrem.com>  
**Sent:** Friday, June 11, 2021 2:37 PM  
**To:** Dhima, Elvis <edhima@hudsonnh.gov>  
**Subject:** Forest Meadows - Drainage Qs

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**EXTERNAL:** Do not open attachments or click links unless you recognize and trust the sender.

Elvis, a few questions if you don't mind:

1. What does town typically use for cascade/high velocity grate, referenced in Section 930.7 of design guidelines. F&O recommends Neenah R-3589 LL which I am fine with. <https://www.nfco.com/products/inlets-catch-basins/gutter-inlets/r-3589-ll/>, That works
2. Town requires sloped granite curb. Town detail for curb inlet appears to be vertical granite. Do you typically have a sloped to vertical transition piece, or something else? [Go slope all the way](#)
3. We are showing an increase in runoff volume and a decrease in peak flow. Town regs require volume comparison in the report but not a reduction. F&O wants to confirm this is acceptable. [Need a reduction in volume as well](#)

Thank you

**Ian Ainslie, PE**  
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142 Littleton Road, Suite 16  
Westford, MA 01886  
Tel: [\(978\) 692-1313](tel:9786921313)  
[iana@meisnerbrem.com](mailto:iana@meisnerbrem.com)



June 30, 2021

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

Re: Town of Hudson Planning Board Review  
Forest Meadow Subdivision Plan  
Tax Map 237, Lot 32; Acct. #1350-962  
Reference No. 20030249.2010

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the third submission of the materials received on June 16, 2021, related to the above-referenced project. Authorization to proceed was received on June 18, 2021. 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.

The project appears to consist of subdividing lot 32 and creating an eight (8)-lot subdivision out of the 19.38-acre existing lot. A new roadway with a cul-de-sac is also proposed as part of the subdivision. The subject lots are proposed to be serviced by private wells and subsurface disposal systems.

Please note that comments that had been addressed in the applicant's second plan submission and our letter review dated June 2, 2021, have been removed from this letter for clarity. Please refer to that review letter for details of the resolution of those comments.

The following items have outstanding issues:

### 3. Roadway Design

- d. *Former Fuss & O'Neill Comment: HR 289-18.D. The applicant has requested a waiver for the steep slopes within the Right-of-Way from stations 0+00 to 4+00 due to the narrow property. We note that the applicant should review the need for guardrail within this area of steep slopes adjacent to the road. / The applicant has stated that they feel the concrete retaining wall by the culvert will act as a guardrail for vehicles. We understand that further revisions to the retaining wall design are being evaluated and discussed with the Town Engineer, including the lowering of the retaining wall and the addition of guardrail.*

**Current Fuss & O'Neill Comment:** The applicant added guardrail and a detail to the plan set. The applicant should also provide details for the guardrail end section on the plan set. Also, the applicant should coordinate the south side guard rail with underground utilities to ensure that there are no conflicts during installation.

Mr. Brian Groth  
June 30, 2021  
Page 2 of 7

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

- d. *Former Fuss & O'Neill Comment: HR 290-7.A.6. The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions. / The applicant has noted the addition of a note on the plan view, and a stone wick detail. The applicant should add the installation of the proposed stone wick directly to the SMF 1 & 2 details on Sheets 13 and 16.*

**Current Fuss & O'Neill Comment:** The applicant has added a stone wick to the SMF 1 detail on Sheet 13, along with a reference to a wick detail on Sheet 15 which appears to be incorrect. The applicant should add the wick detail to the appropriate sheet and update the sheet reference on Sheet 13.

- f. *Former Fuss & O'Neill Comment: HR 290-10.A. The applicant should keep the Town informed of all communication with NHDES in relation to the required Alteration of Terrain and Wetlands Permits being requested to ensure NHDES comments do not alter drainage design/calculations. / The applicant has stated that the roadway and utility disturbance is below 100,000 sf and therefore an AoT permit is not required. We have performed a scaled disturbed area calculation off of the PDF plans received. We've calculated an overall disturbed area of approximately 300,000 sf, and an approximate area of disturbance for just the proposed roadway/utilities/drainage/grading improvements that is greater than the NHDES AoT 100,000 sf threshold.*

*The applicant should provide a disturbed area calculation with an associated diagram of the disturbance and grading related to the road, utility, and drainage. The applicant should also revise Erosion Control Note #7. The current note may be interpreted that 100% of the current disturbance is under the 100,000 sf threshold. Also additional language should be added stating that tree clearing is allowed, while stump removal is not allowed on the individual lots, and other NHDES guidelines and definitions, to ensure disturbed area is minimized.*

**Current Fuss & O'Neill Comment:** The applicant has noted the need for an Alteration of Terrain permit for this project. The applicant should keep the Town informed of all communication with NHDES in relation to the Alteration of Terrain Permit being requested to ensure NHDES comments do not alter drainage design/calculations. The applicant should provide the Town new Stormwater Calculations, identical to the calculations to be submitted to NHDES AoT. We note the calculations will most likely be altered during the NHDES AoT application process. The current Stormwater Calculations utilize NRCS soil types, while the NHDES AoT requires a Site Specific Soil classification. This probable reclassification of soil type could alter items including but not limited to: runoff volumes, flows, treatment criteria, BMP worksheets, etc. in an effort to meet AoT regulations.

#### 7. Erosion Control/Wetland Impacts

- a. *Former Fuss & O'Neill Comment: HR 290-5.A.10. Due to the close proximity of the onsite wetlands, and as to avoid unwanted additional wetland impacts, the applicant should add a note stating that orange construction fence will be placed at all wetland buffers within 50-feet of proposed grading. This fence is recommended during build out, and kept up until the site is complete.*

**Current Fuss & O'Neill comment:** The applicant added a note requiring the fence on the plan. We note that details and locations were not shown on the plan.

Mr. Brian Groth  
June 30, 2021  
Page 3 of 7

The following items require Town evaluation or input:

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

- h. **Former/Current Fuss & O'Neill Comment:** HR 289-22. The applicant has not proposed any specific open spaces on the plan set. Per the Regulation the Planning Board shall review the plan for open space requirements, which shall generally consist of 10% or less of the total area, and if required this open space shall be deeded to the Town of Hudson and be so indicated on the final subdivision plan. The applicant noted within the project narrative that they studied this parcel as an open space project but determined it does not provide any benefit. The applicant should coordinate with the Town for the application of this Regulation.

**3. Roadway Design**

- b. **Former/Current Fuss & O'Neill Comment:** HR 289-18.B.(2). The applicant has requested a waiver for the cul-de-sac roadway length. The Regulations state a maximum of 1,000 feet and the applicant has proposed a road approximately 1,200 feet long.
- f. **Former/Current Fuss & O'Neill Comment:** HR 289-18.Y. The applicant has requested a waiver to allow for the 5% slope within 100 feet of the intersections where a maximum of 2% is required.

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

- b. **Former/Current Fuss & O'Neill Comment:** HR 289-20.C.1. & 290-5.A.5. The applicant has noted there is an increase from pre to post volumes in the 10, 25, and 50 year storm events for both Analysis Points A and B. The applicant should discuss with the Town Engineer if this increase in volume is allowable, requires a waiver, or is required to otherwise be addressed to meet the Regulation.
- e. *Former Fuss & O'Neill Comment:* HR 290-8.B5. *The applicant should coordinate with the Town for the need of a Home Owners Association (HOA) for maintenance requirements. / The applicant has stated that it is the intent that the maintenance will be completed by the Town. The applicant should coordinate with the Town to confirm that an HOA will not be needed and the Town will accept the maintenance of the drainage basins.*

**Current Fuss & O'Neill Comment:** The applicant has stated that an HOA will be established to maintain the Stormwater facilities outside of the Town right-of-way. The Town should ensure the proposed easements and I&M manuals are adequately described.

**5. Zoning (HR 334)**

- d. *Former Fuss & O'Neill Comment:* HR 334-36.C. *The applicant has proposed a conditional use within the Wetland Conservation District for the construction of the roadway.*

Mr. Brian Groth  
June 30, 2021  
Page 4 of 7

**Current Fuss & O'Neill Comment:** The applicant has stated that a conditional use permit has been submitted for the work within the buffer.

The following items are resolved or have no further Fuss & O'Neill input:

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

- c. *Former Fuss & O'Neill Comment:* HR 276-11.1.B.(14). The applicant should conform that no exterior lighting is proposed and add the required note if applicable. / The applicant has noted that there is no exterior lighting proposed except one street light shown at the corner of the proposed roadway and Gowing Road. The applicant should provide a detail for the proposed light and coordinate with the appropriate parties for inclusion in the Town's street lighting inventory and billing.

**Current Fuss & O'Neill Comment:** The applicant has removed the street light from the plan set and noted that there will be no exterior lighting. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment:* HR 276-11.1.B.(16). The applicant has not included information on driveways and travel ways within 200 feet of the site. / The applicant has added driveways to the plan set. We note that in adding the driveway for abutting Lot 50, the abutter's information is no longer visible on sheet 3. The applicant should revise the plan to make the information visible again.

**Current Fuss & O'Neill Comment:** The applicant has revised the plan to make the abutter's information visible. No further Fuss & O'Neill comment.

- f. *Former Fuss & O'Neill Comment:* HR 276-11.1.B.(20). The applicant has not noted existing building heights on the plan set. We also note that no existing easements are shown, included any for the lot 237/032 driveway which runs through a portion of lot 237/033. The applicant should confirm that there are no existing easements for the subject site. / The applicant has noted the existing driveway easement on the plan set. The existing building heights continue to not be shown on the plan set.

**Current Fuss & O'Neill Comment:** The applicant has added the existing building heights to the plan set. No further Fuss & O'Neill comment.

### 2. Driveway Review Codes (HR 193-10)

- a. *Former Fuss & O'Neill Comment:* HR 193-10.A. & 193-10.E. The applicant has not provided sight distance information for the proposed roadway at the Gowing Road intersection on the plan set. / The applicant has shown sight lines on the plan set. We note that due to the wooded areas around the site. The applicant should confirm that these sight lines are clear. It appears the southern site line may be obstructed by trees.

**Current Fuss & O'Neill Comment:** The applicant has confirmed that sight lines are clear through visual inspection and has noted on the plan where brush could be cleared to enhance sight lines. No further Fuss & O'Neill comment.

### 3. Roadway Design

- h. *Former Fuss & O'Neill Comment:* HR 289-28.C. The shape of the proposed cul-de-sac doesn't quite match the Town of Hudson offset cul-de-sac detail (R-3). / The applicant has revised the cul-de-sac. The

Mr. Brian Groth  
June 30, 2021  
Page 5 of 7

*current layout indicates a 65 foot radius to the edge of pavement at the cul-de-sac, but this dimension appears to be in error (should be 59 feet?). The applicant should review and update this on the plans.*

Current Fuss & O'Neill Comment: The applicant has revised the cul-de-sac radius dimension. No further Fuss & O'Neill comment.

- j. *Former Fuss & O'Neill Comment: The applicant has proposed a sidewalk along the edge of the road through the area with the proposed concrete retaining walls. The sidewalk/road interface is via sloped granite curb, which does not provide any redirection for wayward vehicles and increases the risk for vehicles to strike pedestrians in this sidewalk area. We recommend vertical granite curb be installed here at a minimum. We also understand that pedestrian rail has been discussed with the Town Engineer and may be incorporated into the design.*

Current Fuss & O'Neill Comment: The applicant has added a guardrail between the roadway and the sidewalk. No Further Fuss & O'Neill comment.

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

- g. *Former Fuss & O'Neill Comment: HR 290-10.A. We note that additional items will be required for the NHDES AoT Permit, which could potentially affect the stormwater calculations and/or construction of the site. The applicant should provide additional detail on the following items:*
- i. *We note the phasing of the site may be required or the applicant should request a waiver from the 5-acre disturbed area limit from NHDES Env-1505.03.*
  - ii. *We note the phasing of the site will be required to be met or the applicant should request a waiver from the 1-acre winter disturbed area limit from NHDES Env-1505.06(b)(1).*

Current Fuss & O'Neill Comment: The applicant has added a note to the plan set and provided an explanation. No further Fuss & O'Neill comment:

- k. *Former Fuss & O'Neill Comment: ETGTD 930.7. CBs 16 and 17 are located within a roadway grade of 1.5%, but are immediately downgradient of a 7% grade. The applicant should review the need for high capacity grates in these CBs. / The applicant revised the profile near CBs 16 and 17. They are now located within a roadway grade of 2.0%, but are immediately downgradient of a 6.0% grade. The applicant should continue to review the need for high capacity grates, types similar to R-3589-LL or R-3589-LL4 of the Neenab Foundry Catalogue. The applicant should coordinate with the Town for acceptable grate types.*

Current Fuss & O'Neill Comment: The applicant has added a detail and an explanation. No further Fuss & O'Neill comment.

- l. *Former Fuss & O'Neill Comment: ETGTD 930.10. The applicant should review the need for curb inlet drainage structures at all vertical sags to meet the Town Requirement. / The applicant added a curb inlet detail to the plan set, however, we note the project proposes use of sloped granite curbing, where the new curb inlet detail provided on sheet 14 utilizes vertical curbing. The applicant should review the need for a revised curb inlet.*

Current Fuss & O'Neill Comment: The applicant has removed the curb inlet detail from the plan set. No further Fuss & O'Neill comment.

#### **5. Zoning (HR 334)**

- e. *Former Fuss & O'Neill Comment: The applicant should revise the proposed building location at Lot 5 so that the west edge of the building is not within the wetlands buffer area.*



Mr. Brian Groth  
June 30, 2021  
Page 6 of 7

Current Fuss & O'Neill Comment: The applicant has revised the building location. No further Fuss & O'Neill comment.

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

- a. *Former Fuss & O'Neill Comment: HR 276-13.H. The applicant should review the need for fire protection measures (fire cistern, etc.) with the Town. / The applicant has added a cistern detail and easement to the plans. The applicant should coordinate with the Town regarding the adequacy of these items.*

Current Fuss & O'Neill Comment: The applicant has added a cistern and detail to the plan set and noted that lots 4 through 6 are to be sprinklered per discussion with the fire department. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 289-27.B.(5). The applicant has not provided any typical designs for on lot sewage and water systems. / The applicant has provided an approved design from another project as an attachment. We recommend a typical detail be added to this plan set.*

Current Fuss & O'Neill Comment: The applicant has added the typical detail sheet to the plan set. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: The 75 foot well radius for Lot 8 encroaches over a corner of the proposed 4,000 square foot septic area. The applicant should revise the location of one or both of these features to eliminate this conflict.*

Current Fuss & O'Neill Comment: The applicant has revised the septic and well radius areas. No further Fuss & O'Neill comment.

## 7. Erosion Control/Wetland Impacts

- c. *Former Fuss & O'Neill Comment: ETGTD 920.4.1. & 920.4.2. The applicant should show stockpile and equipment storage locations on the plan.*

Current Fuss & O'Neill Comment: The applicant has added stockpile and equipment storage locations on the plan set. No further Fuss & O'Neill comment.


## 8. State and Local Permits

- b. *Former Fuss & O'Neill Comment: HR 290-10.B. The applicant should add the requirement for the EPA GCP, E-NOI, and SWPPP to the plan set.*

Current Fuss & O'Neill Comment: The applicant had noted the permits and requirements to the plan set. No further Fuss & O'Neill comment.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

**Steven W.  
Reichert, PE**

Digitally signed by Steven W. Reichert,  
PE  
DN: cn=Steven W. Reichert, PE, c=US,  
o=Fuss & O'Neill, Inc., ou=Fuss &  
O'Neill, Inc.,  
email=sreichert@fando.com  
Date: 2021.06.30 16:01:42 -0400

SWR:elc

Mr. Brian Groth  
June 30, 2021  
Page 7 of 7

Enclosure

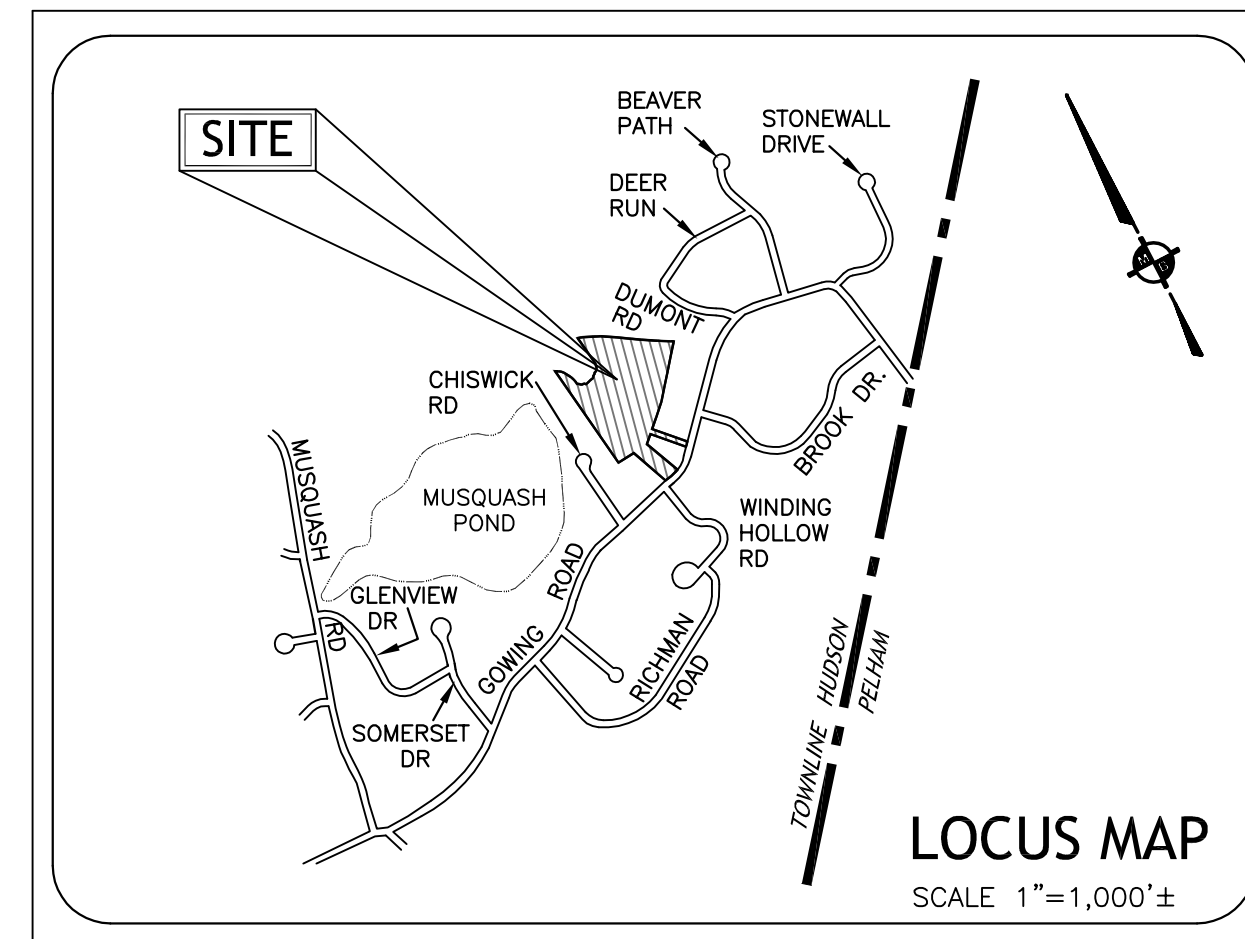
cc: Town of Hudson Engineering Division – File  
Meisner Brem Corporation  
202 Main Street  
Salem, NH 03079  
jabrem@meisnerbrem.com

RESIDENTIAL DEVELOPMENT SUBDIVISION PLAN SET

# "FOREST MEADOWS"

MAP 237 - LOT 032  
HUDSON, NEW HAMPSHIRE

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
17	SAMPLE SEPTIC DESIGN

PERMITS AND PERMIT NUMBERS ARE AS FOLLOWS:	
● NHDES SUBDIVISION PERMIT	_____ DATED _____
● NHDES WETLANDS PERMIT	_____ DATED _____
● NHDES ALTERATION OF TERRAIN	_____ DATED _____
● EPA NPDES CONSTRUCTION GENERAL PERMIT	_____ DATED _____

LIST OF REQUESTED WAIVERS	
1) 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.
2) 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.
3) 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%.
4) 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.

DATE: APRIL 5, 2021      REVISION 1: MAY 18, 2021      REVISION 2: JUNE 14, 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		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 _____	DATE _____	SIGNATURE _____ DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE _____ DATE _____	DATE _____	SIGNATURE _____ DATE _____
PLANNING BOARD SECRETARY _____	SIGNATURE _____ DATE _____	DATE _____	SIGNATURE _____ DATE _____

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DATE: APRIL 5, 2021      REVISION 1: MAY 18, 2021      REVISION 2: JUNE 14, 2021      JOB NO. 8149.00

**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**

- ALL LOTS TO BE SERVICED BY INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS. SEE TYPICAL DESIGN ON SHT 17.
- ALL LOTS TO BE INDIVIDUAL PRIVATE WELLS.
- 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.
- 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.
- 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.
- WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.
- SEE COVER SHEET FOR LEGEND AND ABBREVIATIONS.
- EACH INDIVIDUAL LOT REQUIRES NHDES APPROVAL FOR EACH INDIVIDUAL PRIVATE SEPTIC SYSTEM DESIGN.
- THE TOWN OF HUDSON IS NOT RESPONSIBLE FOR WELL CONTAMINATION FOR WELL RADII THAT ENCRGOACH ON THE "RIGHT-OF-WAY".
- LOTS 4, 5, & 6 SHALL BE SERVICED BY A FIRE SUPPRESSION (SPRINKLER) SYSTEM TO THE SATISFACTION OF THE HUDSON FIRE DEPARTMENT. FIRE CISTERN TO BE LOCATED AT STATION 7+00 AS SHOWN ON SHT 10.
- MAXIMUM BUIDING HEIGHT 38'. EXISTING DWELLING HEIGHT = 22' EXISTING GARAGE HEIGHT = 18'.
- THERE WILL BE NO EXTERIOR LIGHTING.

**PLAN REFERENCES**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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

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.

**GENERAL CONSTRUCTION NOTES**

- 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)."
- FIRE SUPPRESSION SHALL COMPLY WITH THE TOWN OF HUDSON FIRE DEPARTMENT REQUIREMENTS.
- 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".
- ALL SUBDIVISION DESIGN, CONSTRUCTION, MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE TOWN OF HUDSON CONSTRUCTION STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL CONTACT THE LOCAL DIGSAFE OFFICE 72 HOURS PRIOR TO THE START OF CONSTRUCTION. 1-888-344-7233.
- 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.
- 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.
- THE OWNER AND/OR CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO ANY CONSTRUCTION.
- 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.
- 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.
- 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.
- UNDERGROUND UTILITY STUBS SHALL BE PROVIDED FOR EACH LOT AT THE TIME OF INITIAL UTILITY CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR ROADWAY MAINTENANCE UNTIL PROPOSED STREET HAS BEEN FORMALLY ACCEPTED AS A PUBLIC STREET BY THE TOWN OF HUDSON.
- 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.
- CONSTRUCTION AND RESTORATION SHALL COMPLY WITH BEST MANAGEMENT PRACTICES SET FORTH IN NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROL.
- STOCKPILING OF CONSTRUCTION MATERIALS IS NOT ALLOWED IN THE WETLAND BUFFER AREAS DURING CONSTRUCTION.
- APPLICANT SHALL HIRE, AT THEIR EXPENSE, A STATE OF NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST TO PROPERLY DESIGN AND OVERSEE THE INCORPORATION OF THIS WETLAND FEATURE ALONG THE SOUTHERLY SIDE OF THE WETLAND CROSSING SHOWN ON SHEET 10 OF 17.

**GRADING NOTES**

- FINISH GRADING, EXCAVATION AND BACKFILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED DESIGN PLANS, SPECIFICATIONS AND DETAILS.
- 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.
- 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.
- 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.
- 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**

- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME. DISTURBED AREAS ARE TO BE KEPT TO A MINIMUM AND TO BE STABILIZED WITHIN 30 DAYS OF BEING IDLE.
- ALL DITCHES, SWALES, BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR CONSTRUCTION.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- WINTER CONSTRUCTION STANDARDS IN ACCORDANCE WITH Env-Wq 1505.06:
  - UNSTABILIZED AREA SHALL BE LIMITED TO ONE ACRE FROM OCTOBER 15 TO MAY 15 UNLESS A WINTER CONSTRUCTION PLAN IS APPROVED BY NHDES.
  - ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCT 15TH, 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;
  - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
  - AFTER OCTOBER 15TH, 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.
- 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. "LOT DISTURBANCE" HEREIN SHALL MEAN FILLING, EXCAVATION, CONSTRUCTION, TOPOSOIL REMOVAL STOCKPILING, STUMP REMOVAL, OR ANY OTHER ACTIVITY THAT RESULTS IN A CHANGE OF THE PREEXISTING GROUND CONDITIONS OR CONTOURS.
- THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL DURING CONSTRUCTION, IF NEEDED.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL.
- SEEDING:
  - TEMPORARY SEEDING:
    - 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.
    - 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.)
    - 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"
    - 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.
  - PERMANENT SEEDING:
    - USE THE FOLLOWING:
 

50% RYEGRASS
50% BLUEGRASS
    - SEEDING STABILIZATION SHALL OCCUR BETWEEN MARCH 15TH AND MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 31ST.

**STORM DRAINAGE**

- STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ALL PERTINENT FEDERAL, STATE AND TOWN RULES AND REGULATIONS.
- 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.
- STORMWATER PIPING SHALL CONSIST OF:
  - 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.
  - 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.
  - 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.

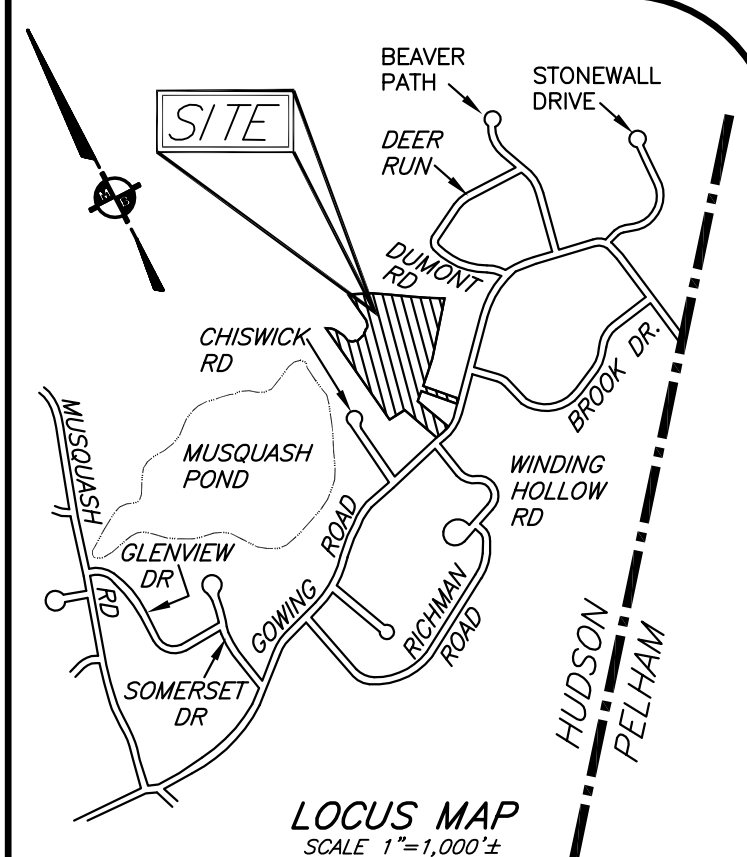
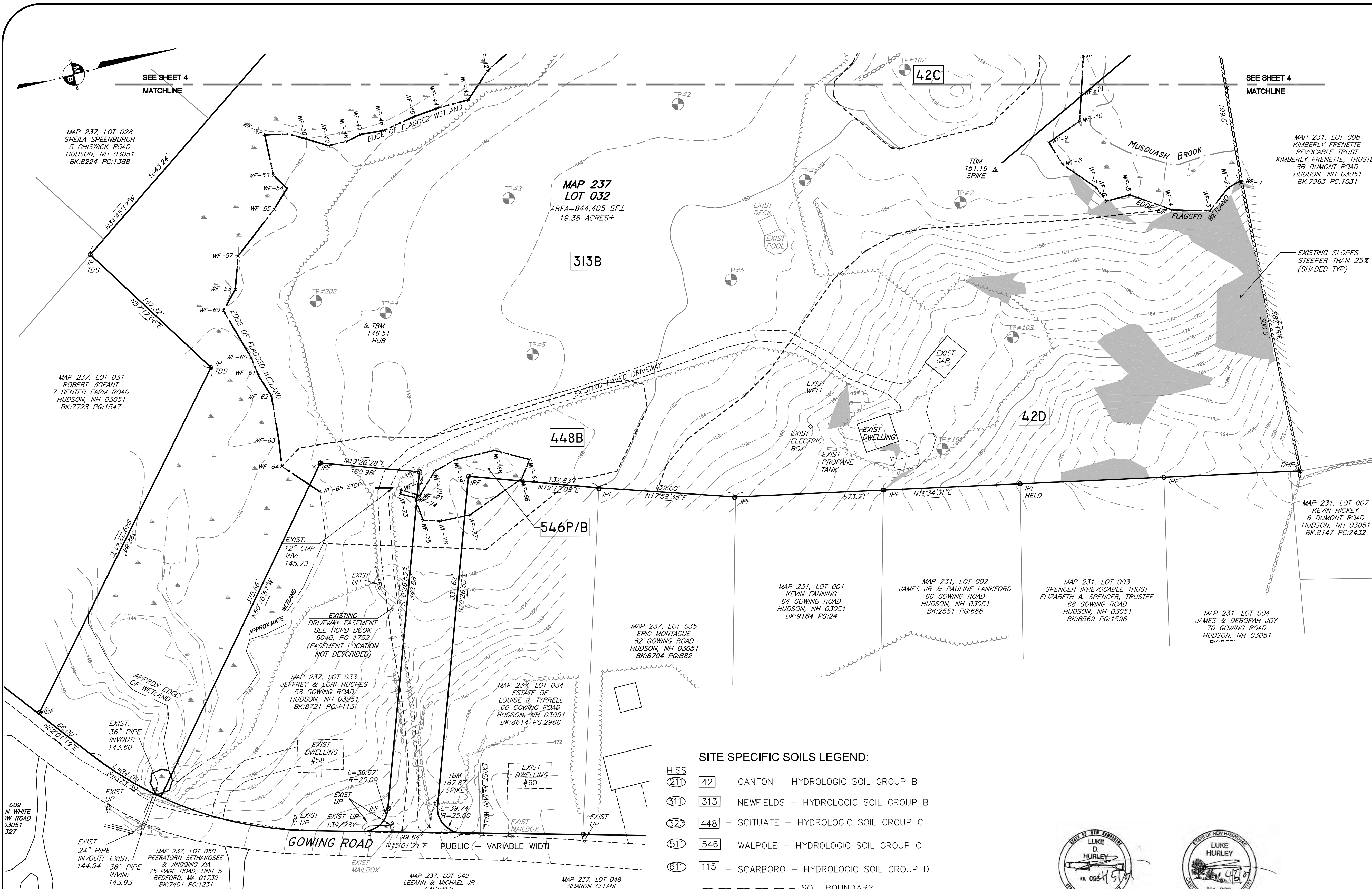
**CONSTRUCTION SEQUENCE**

- 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.
- 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.
- 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.
- 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 VOIDS. 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.
- 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.
- 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.
- ROADWAY LIMITS SHALL BE ROUGH GRADED.
- 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.
- 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.
- 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.
- THE CATCH BASINS SHALL BE PROTECTED WITH EITHER SILT SACKS OR A RING OF HAY BALES UNTIL THE SITE IS FULLY STABILIZED.
- AFTER THE UTILITIES ARE INSTALLED, THE ROADWAY CAN BE GRAVELED AND GRADED.
- AFTER INSPECTION OF THE GRAVEL GRADE BY THE MUNICIPALITY, THE ROADWAY CAN BE PAVED WITH A BINDER COAT PER THE PLANS.
- THE HOMES CAN THEN BE CONSTRUCTED WITH INSTALLATION OF UTILITIES AND DRIVEWAY.
- UPON COMPLETION OF EACH HOME, THAT LOT SHALL BE FULLY STABILIZED.
- DURING THE ENTIRE PERIOD OF CONSTRUCTION THE TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED. WHEN THE SEDIMENT IS EQUAL TO 50' (OR APPROXIMATELY 50% OF STORM DEPTH) THEN THE BASIN SHALL BE EXCAVATED AND GRADED TO PREPARE FOR APPLICATION OF TOPSOIL.
- AFTER COMPLETION OF ALL THE LOTS, THE REMAINING AREAS SHALL BE LANDSCAPED, LOAMED, SEEDED AND STABILIZED.
- 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.
- UPON SATISFACTORY INSPECTION BY THE MUNICIPALITY AND THE DESIGN ENGINEER, THE REMAINING EROSION CONTROLS MAY BE REMOVED.
- PREPARE AS BUILT SURVEY AND PLANS AS REQUIRED BY LOCAL OR STATE PERMITS.
- CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE EPA.

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	REV. 6		
	REV. 5		
	REV. 4		
	REV. 3		
	REV. 2	6/7/21	BY:PM/IA
	REV. 1	5/18/21	BY:PM/IA
© 2021 All Rights Reserved Meisner Brem Corp. TOWN/PEER COMMENTS			

**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  
  
 SCALE: 1"=50'  
  
**MEISNER BREM CORPORATION**  
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 DESIGNED BY: JAB SURVEYED BY: KDM  
 DRAFTED BY: IA/PDM JOB NUMBER: 8149  
 APPROVED BY: JAB ACAD FILE: 8149.dwg



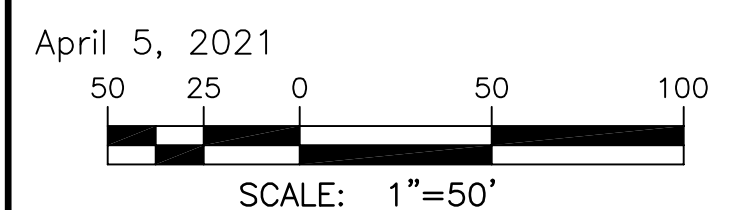
**GENERAL NOTES**

- 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. 33011C0657D; EFFECTIVE: 9/25/09.
- 6.) WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.
- 7.) EXISTING DWELLING HEIGHT = 22 FT  
EXISTING GARAGE HEIGHT = 18 FT

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REV. 6	
REV. 5	
REV. 4	
REV. 3	
REV. 2	6/17/21 BY:PM/IA TOWN/PEER COMMENTS
REV. 1	5/18/21 BY:PM/IA 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



**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

**SITE SPECIFIC SOILS LEGEND:**

- |      |     |                                       |
|------|-----|---------------------------------------|
| HISS | 42  | - CANTON - HYDROLOGIC SOIL GROUP B    |
| 421  | 313 | - NEWFIELDS - HYDROLOGIC SOIL GROUP B |
| 411  | 448 | - SCITUATE - HYDROLOGIC SOIL GROUP C  |
| 422  | 546 | - WALPOLE - HYDROLOGIC SOIL GROUP C   |
| 411  | 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.



**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

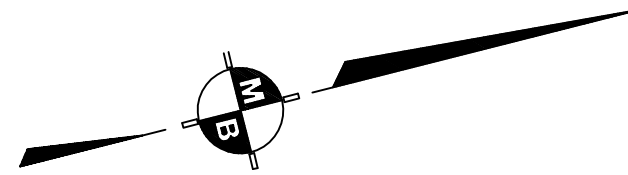
DATE OF MEETING:	DATE	SIGNATURE DATE
PLANNING BOARD CHAIRMAN		SIGNATURE DATE
PLANNING BOARD SECRETARY		SIGNATURE DATE

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

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

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

MAP 237, LOT 047  
 TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, NH 03051  
 BK:3993 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

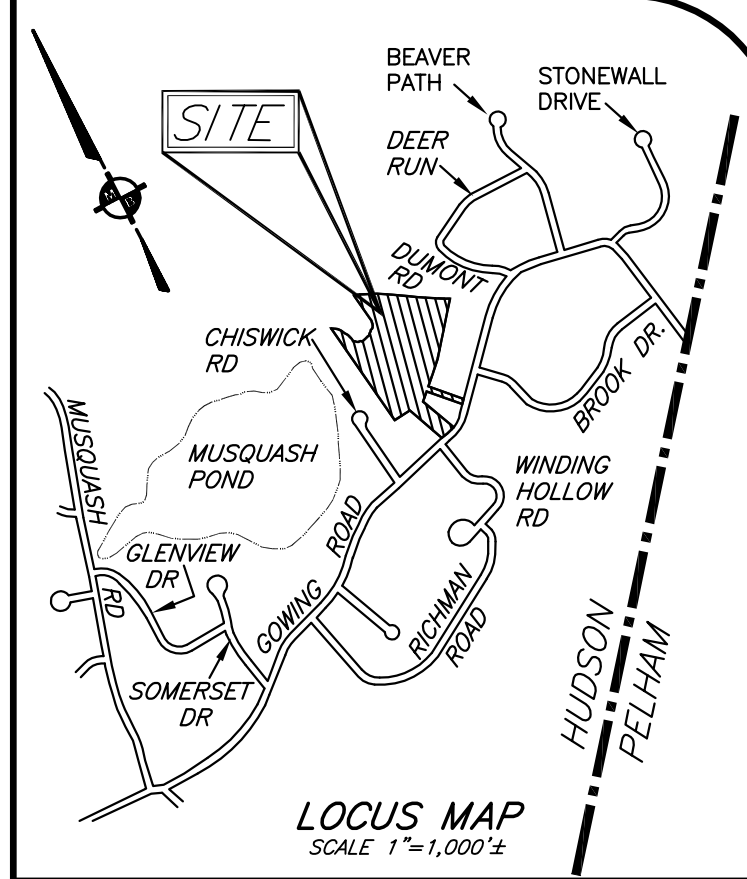
Site-Specific Soil Mapping Standards for New Hampshire and Vermont.  
 SSSNNE Special Publication No. 3, Version 5.0, February 2017. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special product, intended for the site specific soil survey. It was 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.

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

MAP 237, LOT 026  
 LEONARD TURMEL  
 9 CHISWICK ROAD  
 HUDSON, NH 03051  
 BK:5723 PG:330

MAP 236, LOT 019  
 TOWN OF HUDSON  
 STATE OF NH--NHDES--POND OWNER  
 12 SCHOOL STREET  
 HUDSON, NH 03051  
 BK:5301 PG:648

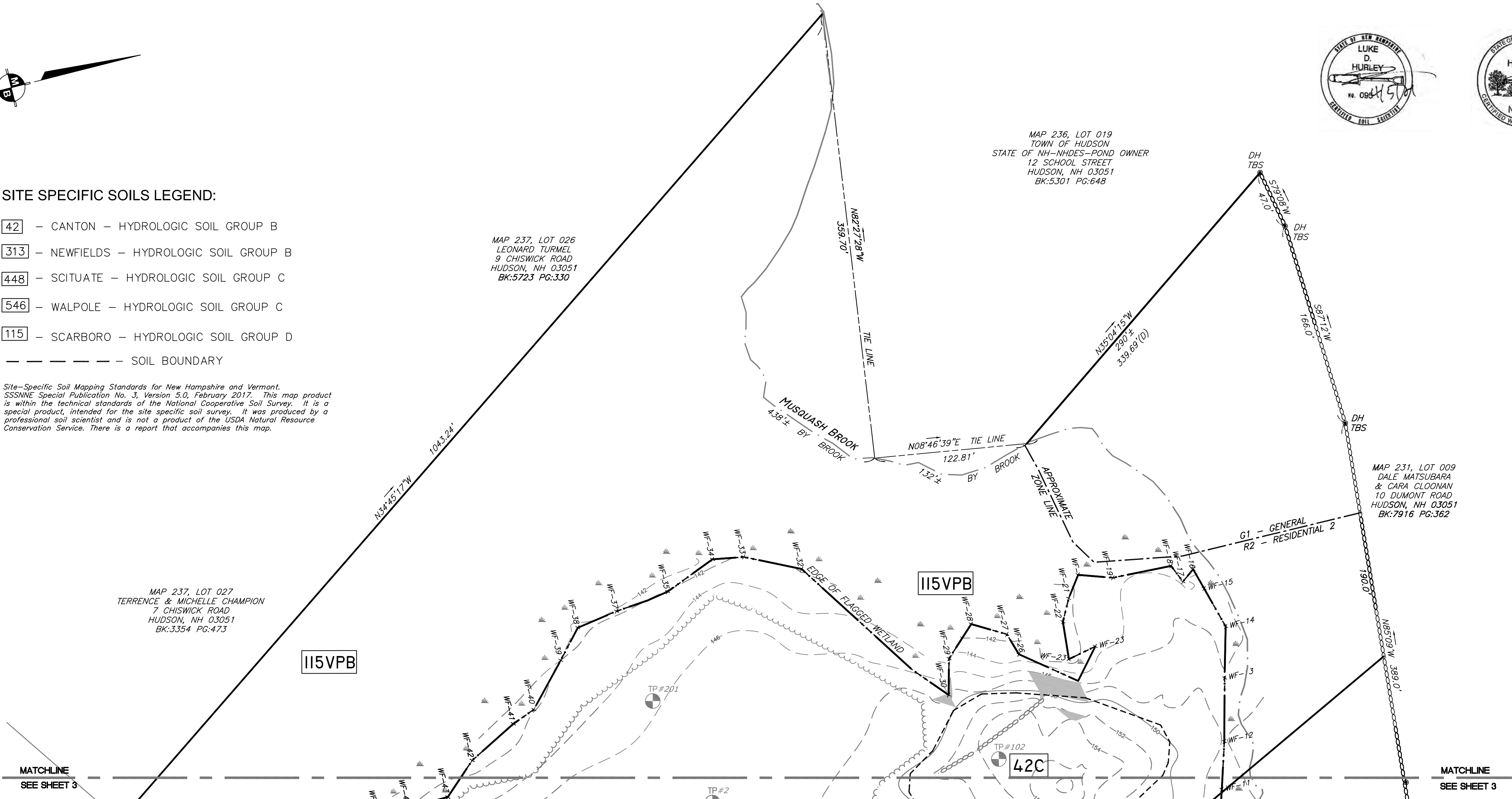
MAP 231, LOT 009  
 DALE MATSUBARA  
 & CARA CLOONAN  
 10 DUMONT ROAD  
 HUDSON, NH 03051  
 BK:7916 PG:362



**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. 33011C0657D; EFFECTIVE: 9/25/09.
- 6.) WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.

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**TP#1**

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#2**

0" - 12"	10YR 3/3 DARK BROWN FINE SANDY LOAM
12" - 20"	10YR 5/4 YELLOWISH BROWN FINE SANDY LOAM
20" - 45"	10YR 6/4 LIGHT YELLOWISH BROWN BANK RUN, GRAVELLY SAND MASSIVE, VERY FRIABLE
45" - 66"	10YR 5/2 GRAYISH BROWN FINE SAND, MOIST MASSIVE, FRIABLE

**TP#3**

0" - 8"	10YR 3/3 DARK BROWN FINE SANDY LOAM
8" - 22"	10YR 5/4 YELLOWISH BROWN FINE SANDY LOAM
22" - 60"	10YR 6/3 PALE BROWN FINE SILTY SAND PLATY, FIRM

**TP#4**

0" - 8"	10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
8" - 16"	10YR 5/4 YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE
16" - 48"	10YR 6/3 LIGHT YELLOWISH BROWN FINE SILTY SAND PLATY, FIRM
48" - 78"	10YR 5/3 BROWN COARSE SAND SINGLE GRAIN, LOOSE

**TP#5**

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#6**

0" - 8"	10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
8" - 22"	7.5YR 4/6 STRONG BROWN LOAMY SAND
22" - 48"	10YR 6/3 PALE BROWN FINE SILTY SAND PLATY, VERY FIRM BELOW 24"

**TP#7**

0" - 12"	10YR 3/3 DARK BROWN FINE SANDY LOAM
12" - 24"	10YR 5/6 YELLOWISH BROWN 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.: 24" BRIGHT ORANGE MOTTLES  
 OBSERVED WATER (SEEPS): ---  
 REFUSAL: ---  
 PERC RATE: 14 MPI

ROOT GROWTH: 12" - FINE ROOTS  
 E.S.H.W.T.: 20" 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: 16" - FINE ROOTS  
 E.S.H.W.T.: 20" WHITE MOTTLES  
 OBSERVED WATER (SEEPS): 32"  
 REFUSAL: ---  
 PERC RATE: 20 MPI

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

ROOT GROWTH: 36"  
 E.S.H.W.T.: 24" 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**

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#102**

0" - 9"	10YR 3/3 FINE SANDY LOAM
9" - 26"	10YR 5/6 LOAMY SAND GRANULAR, FRIABLE
26" - 72"	10YR 6/4 MEDIUM-COARSE SAND/GRAVEL MASSIVE, VERY FRIABLE

**TP#103**

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

**TP#201**

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**

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 _____	SIGNATURE DATE _____

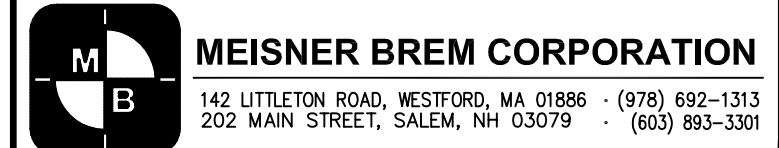
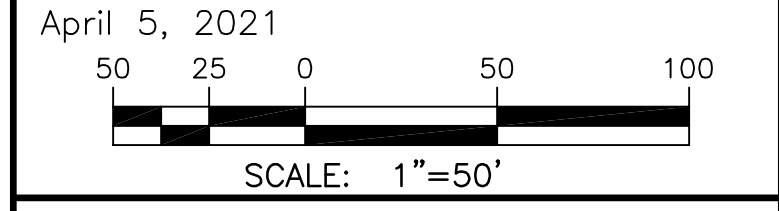
Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.

REV. 6		
REV. 5		
REV. 4		
REV. 3		
REV. 2	6/7/21	BY:PM/IA
TOWN/PEER COMMENTS		
REV. 1	5/18/21	BY:PM/IA
TOWN/PEER COMMENTS		

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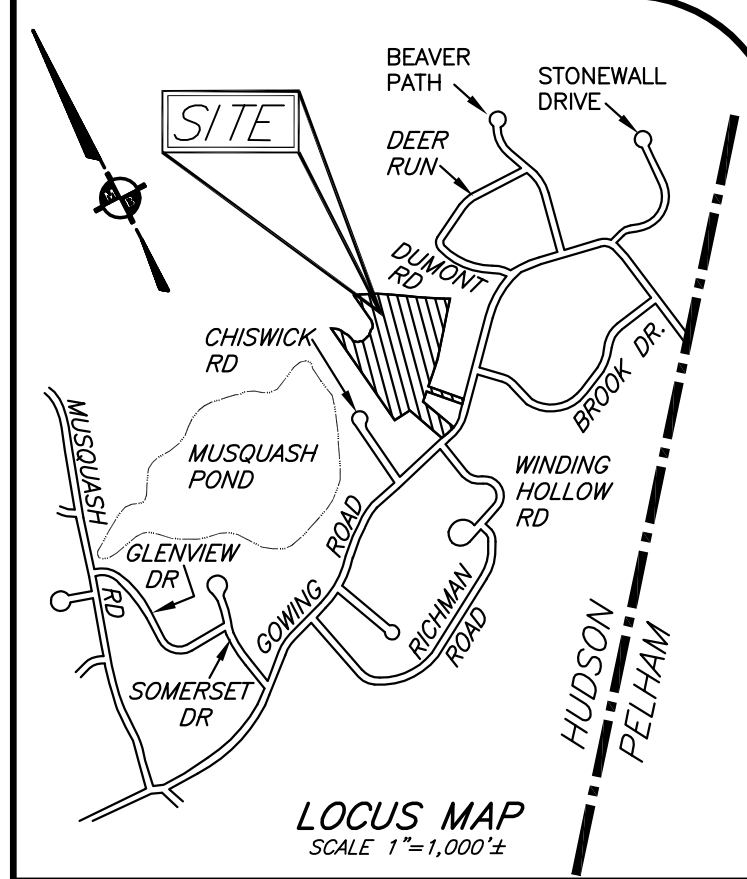
**EXISTING CONDITIONS PLAN**  
**"Forest Meadows"**  
 58R GOWING ROAD  
 HUDSON, NEW HAMPSHIRE  
 ASSESSOR'S MAP 237 / LOT 032

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

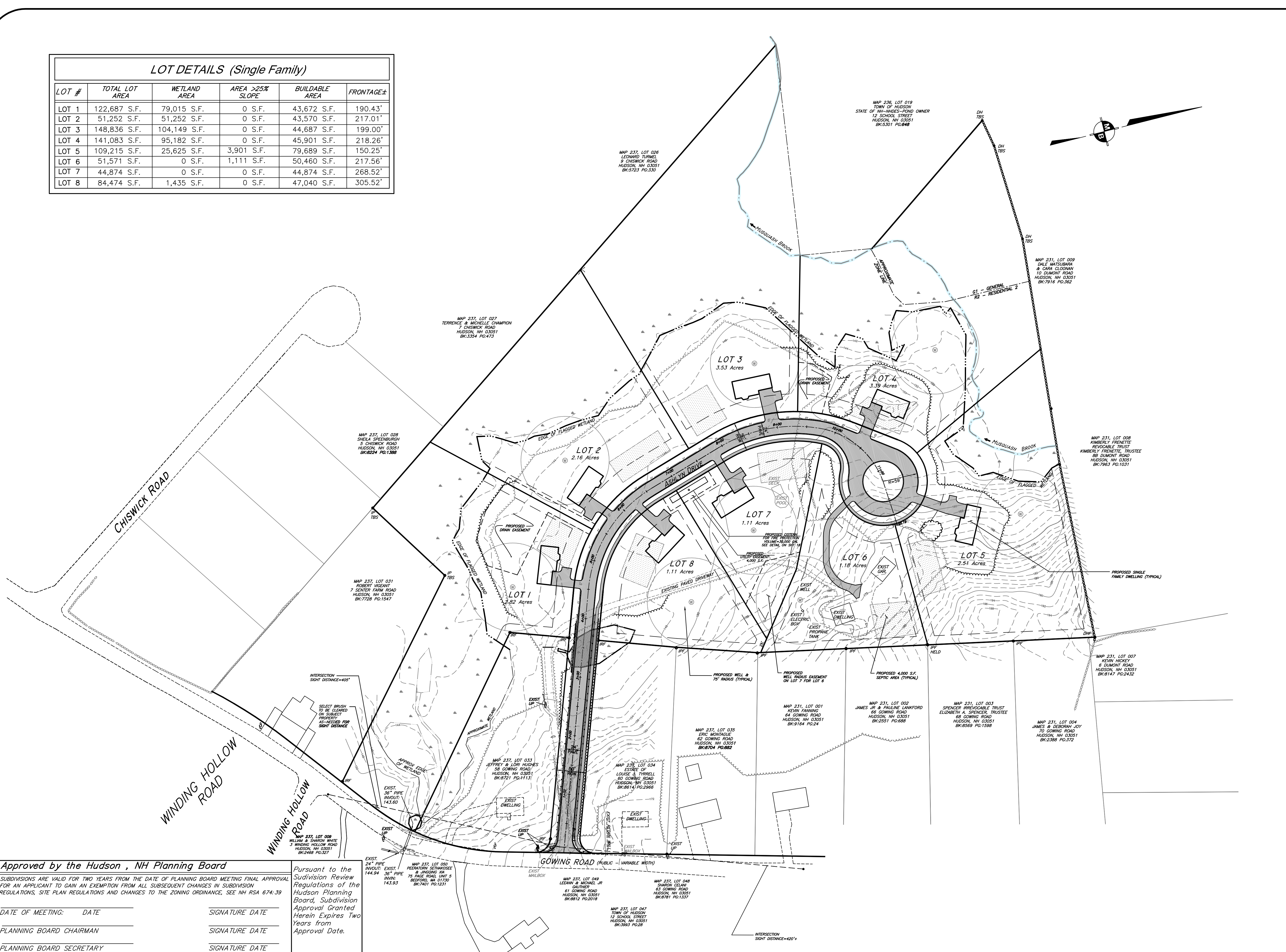


DESIGNED BY: JAB	SURVEYED BY: KDM	<b>4 OF 16</b>
DRAFTED BY: IA/PDM	JOB NUMBER: 8149	
APPROVED BY: JAB	ACAD FILE: 8149.dwg	

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'



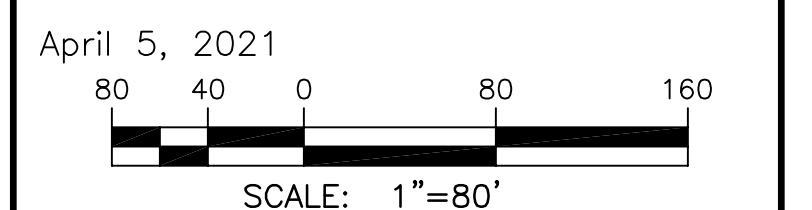
- GENERAL NOTES**
- TOTAL PARCEL AREA = 19.38 ACRES ± (844,405 S.F.±)
  - CURRENT ZONING DISTRICT: R2 - RESIDENTIAL & G1 - GENERAL
  - MINIMUM LOT SIZE REQUIRED FOR R2 DISTRICT: WITH TOWN WATER & SEWER = 43,560 S.F. WITHOUT TOWN WATER & SEWER = 60,000 SQ. FT. (43,560 S.F. FOR SINGLE FAMILY)
  - MINIMUM 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.
  - WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.



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REV. 6	
REV. 5	
REV. 4	
REV. 3	
REV. 2	6/7/21 [BY:PM/IA] TOWN/PEER COMMENTS
REV. 1	5/18/21 [BY:PM/IA] TOWN/PEER COMMENTS

**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



**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	5 OF 16
DRAFTED BY: IA/PDM	JOB NUMBER: 8149	
APPROVED BY: JAB	ACAD FILE: 8149.dwg	

**Approved by the Hudson, NH Planning Board**

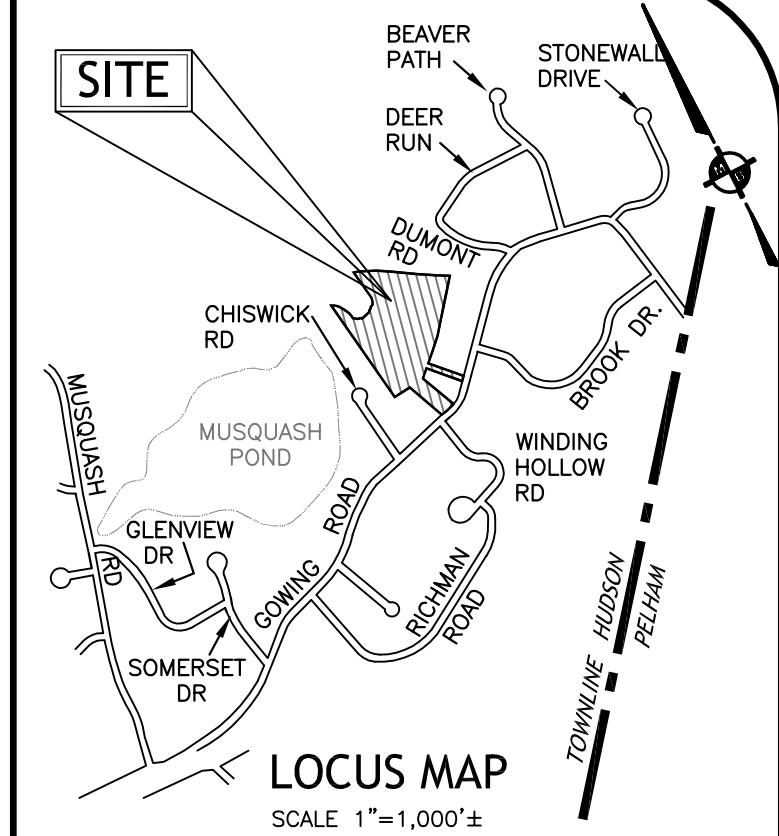
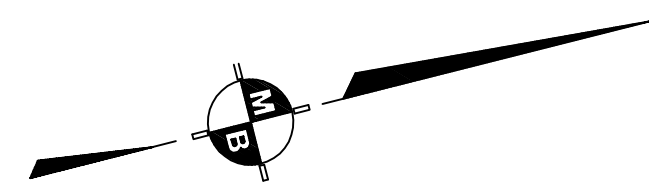
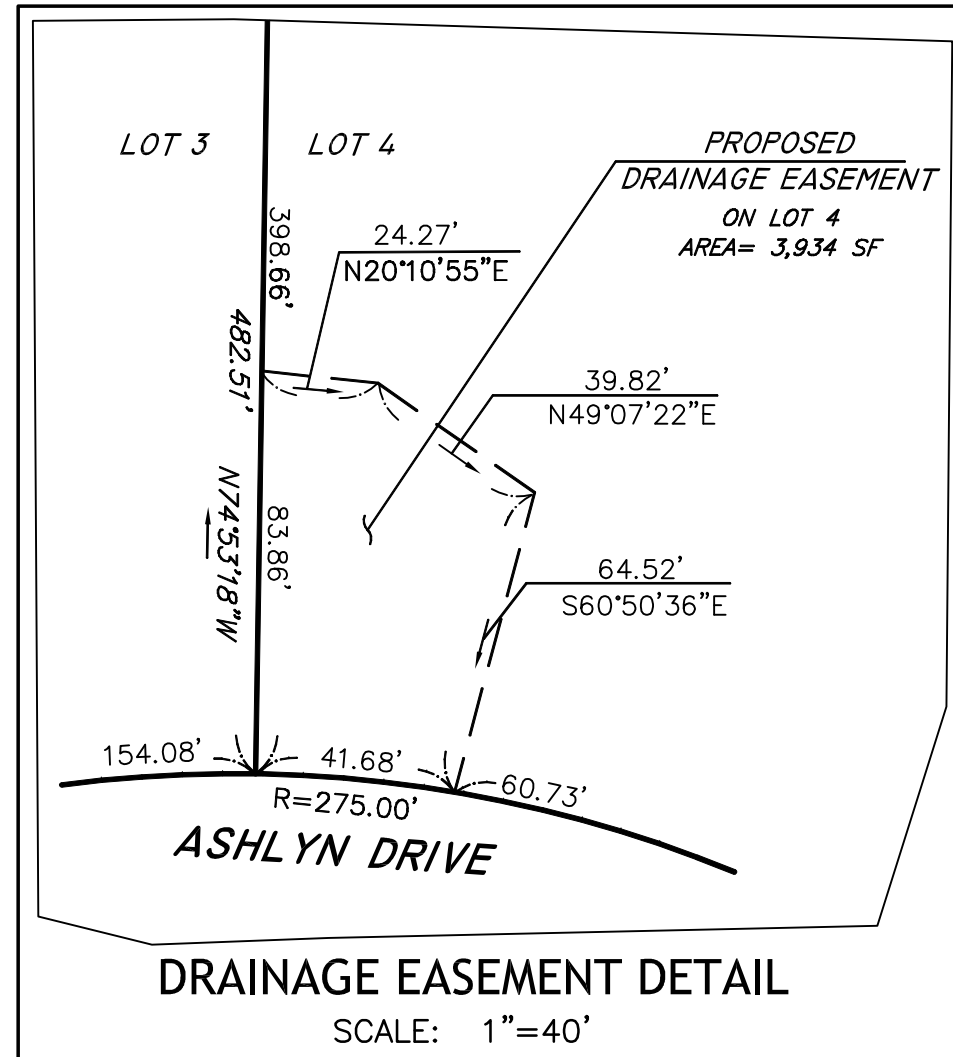
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

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

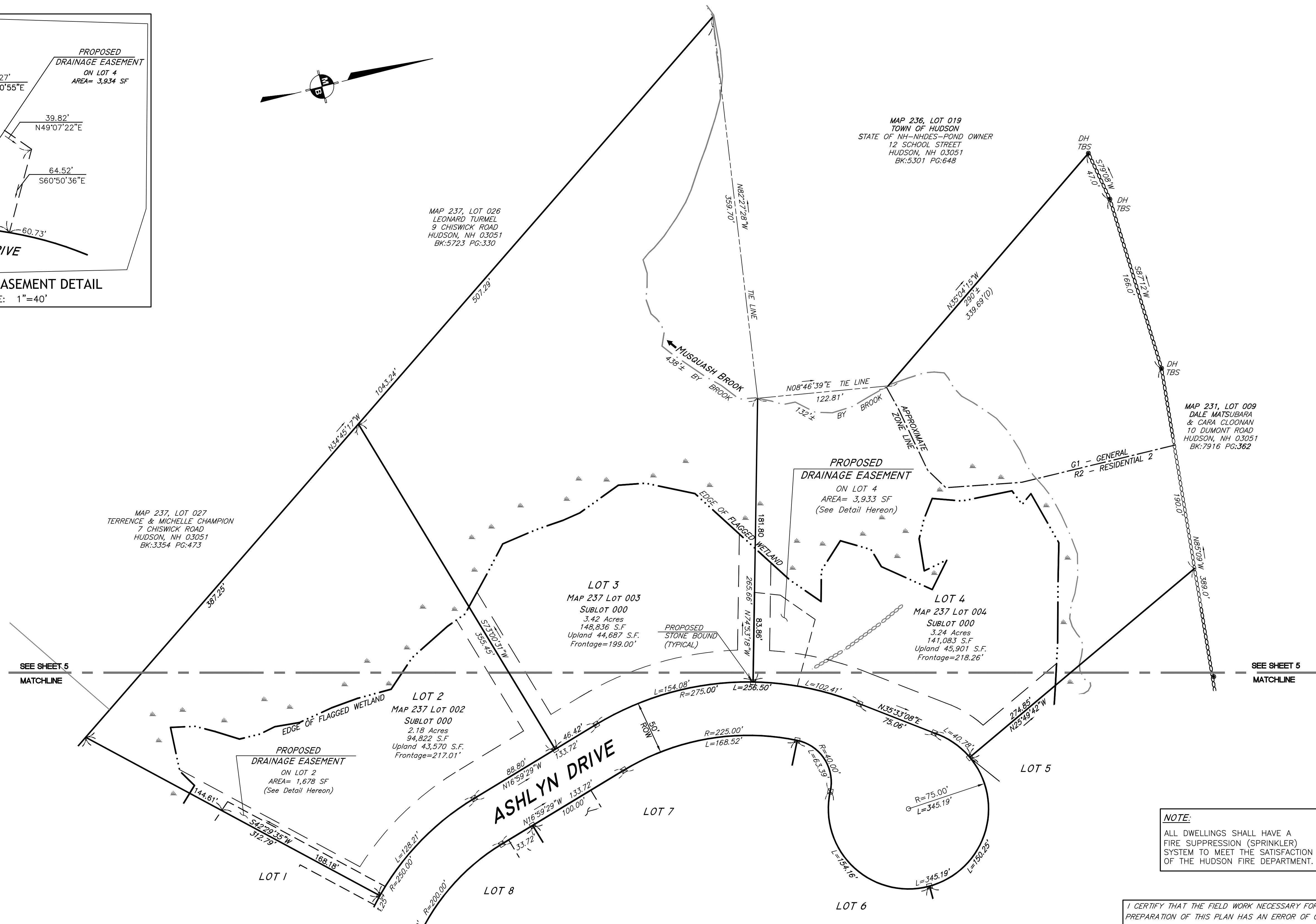
Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.







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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		TOWN/PEER COMMENTS

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

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

**7 OF 16**

**Approved by the Hudson, NH Planning Board**

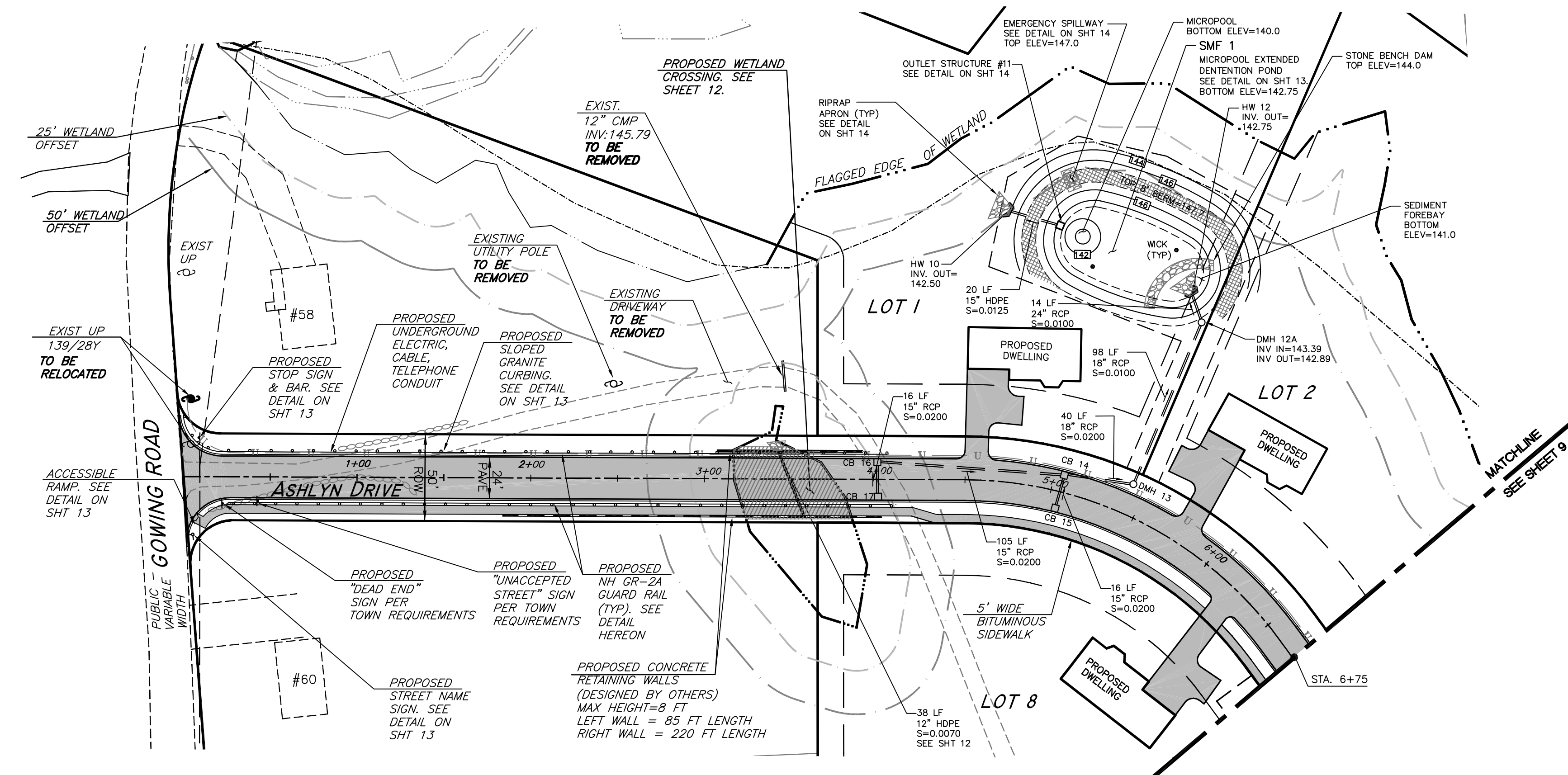
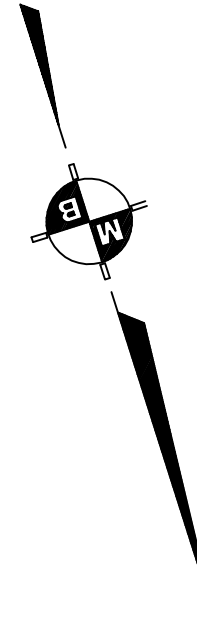
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

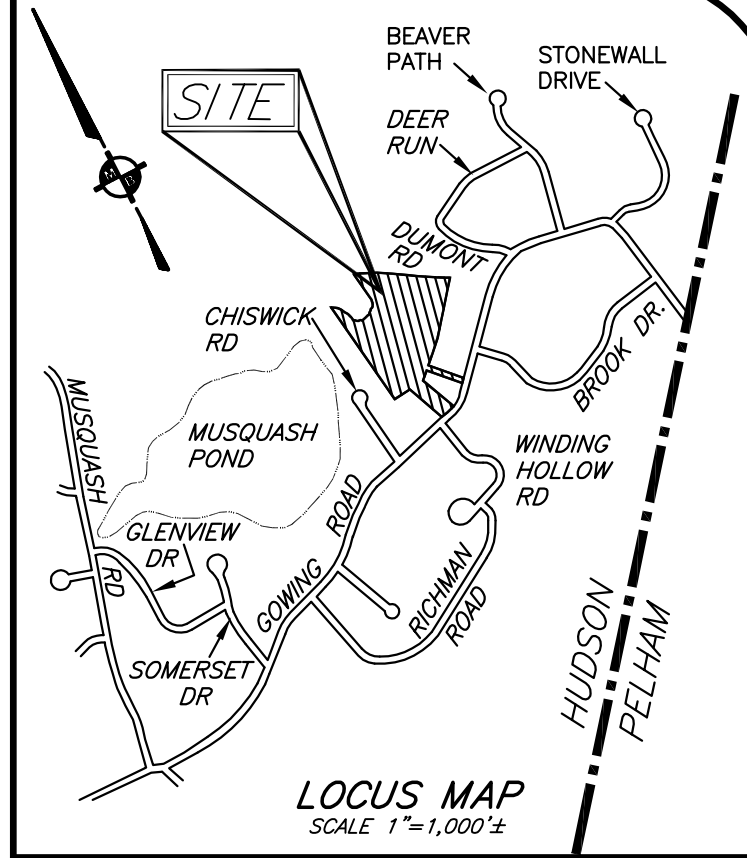
**NOTE:**  
ALL DWELLINGS SHALL HAVE A FIRE SUPPRESSION (SPRINKLER) SYSTEM TO MEET THE SATISFACTION OF THE HUDSON FIRE DEPARTMENT.

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 L.L.S. #732

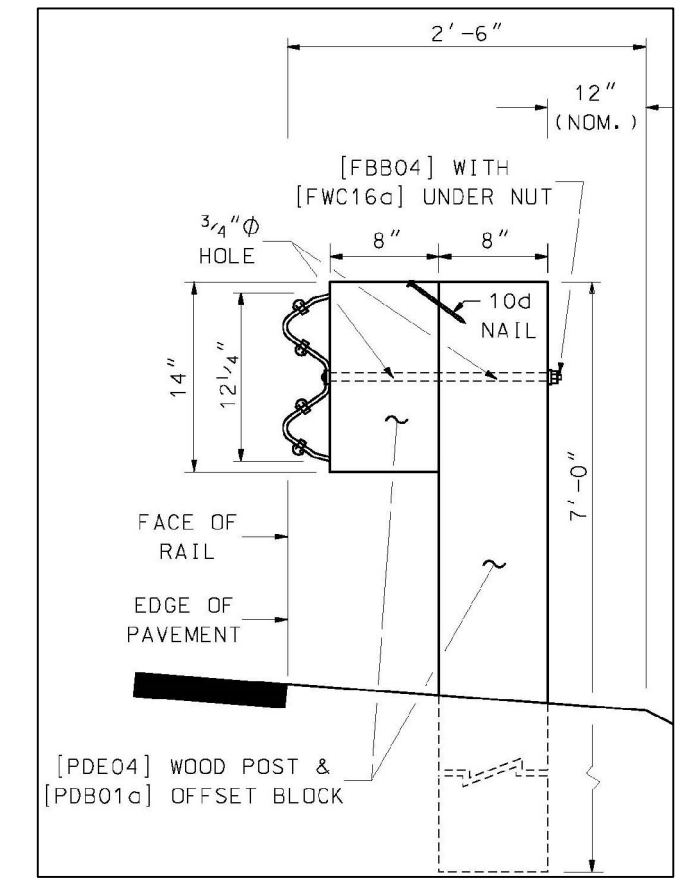
**OWNERS ACKNOWLEDGMENT**  
KLN CONSTRUCTION COMPANY, INC.  
I CERTIFY THAT ALL STREETS AND RIGHT OF WAY PROPOSED HEREON WILL BE DEDICATED FOR PUBLIC USE.



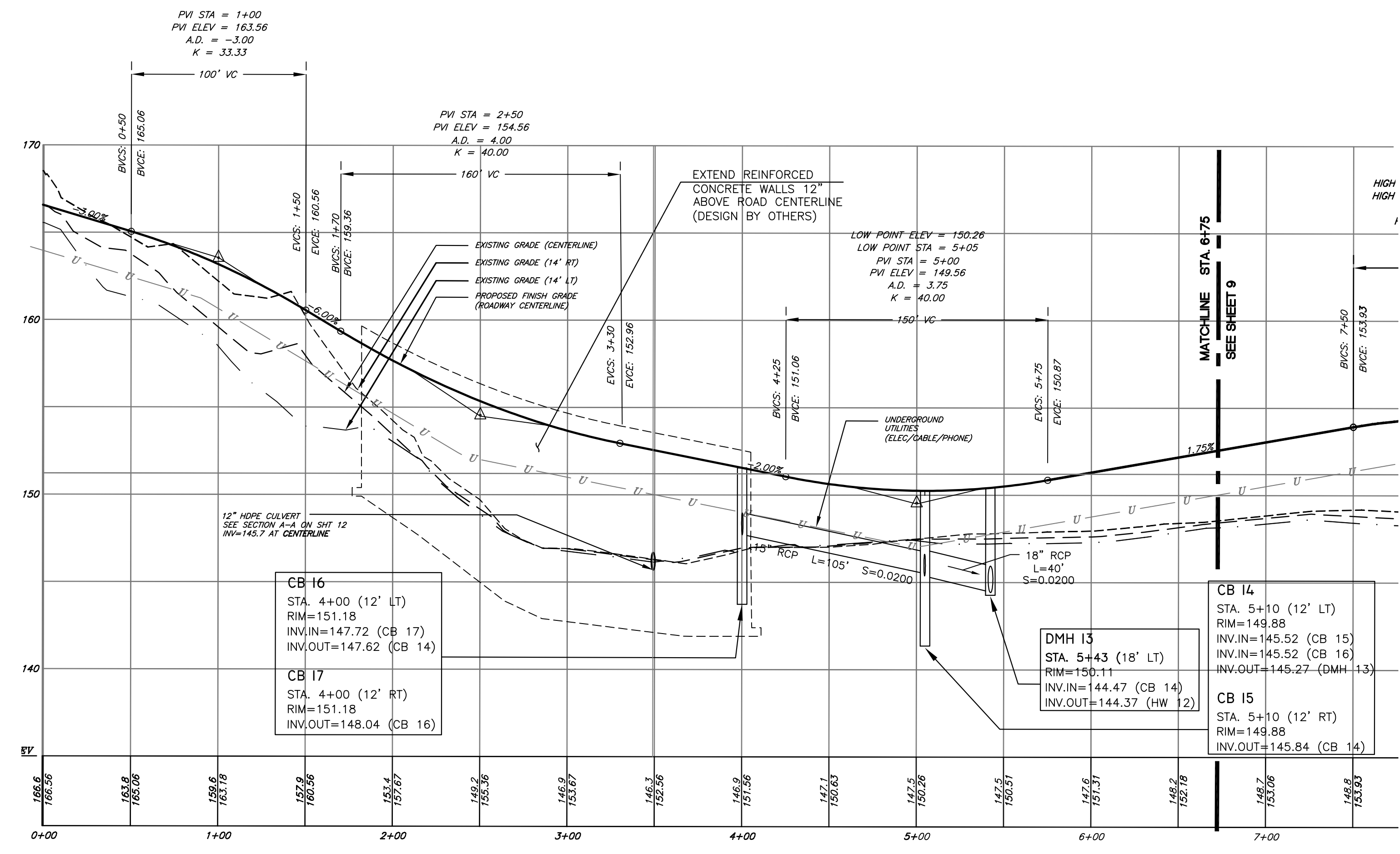
PLAN Horizontal Scale: 1"=50'  
 PROFILE Vertical Scale: 1"=5'



- 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.



NH GR-2A GUARD RAIL DETAIL  
 NOT TO SCALE



**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

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 _____

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REV. 6  
 REV. 5  
 REV. 4  
 REV. 3  
 REV. 2 6/7/21 BY:PM/IA TOWN/PEER COMMENTS  
 REV. 1 5/18/21 BY:PM/IA TOWN/PEER COMMENTS

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**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

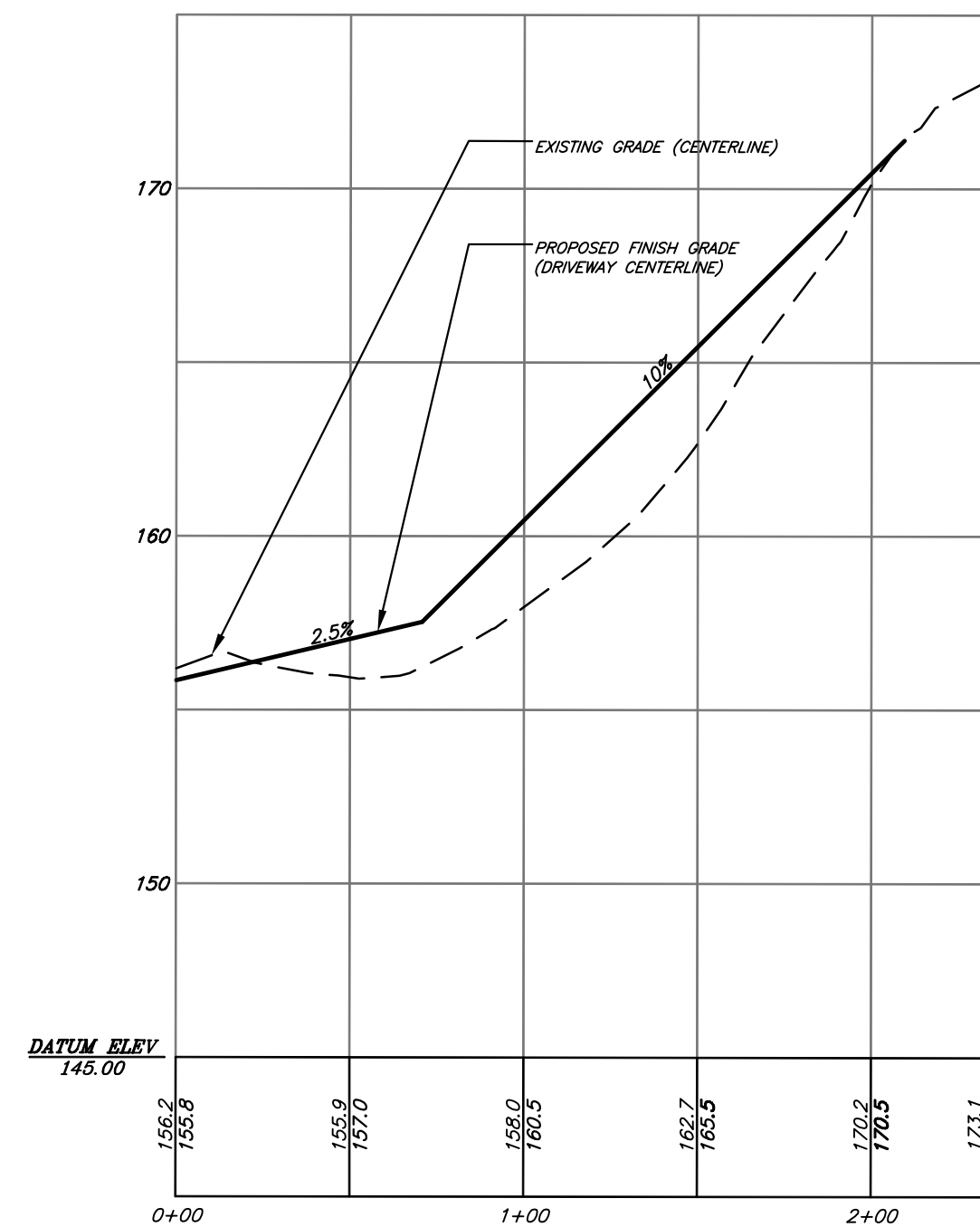
April 5, 2021

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

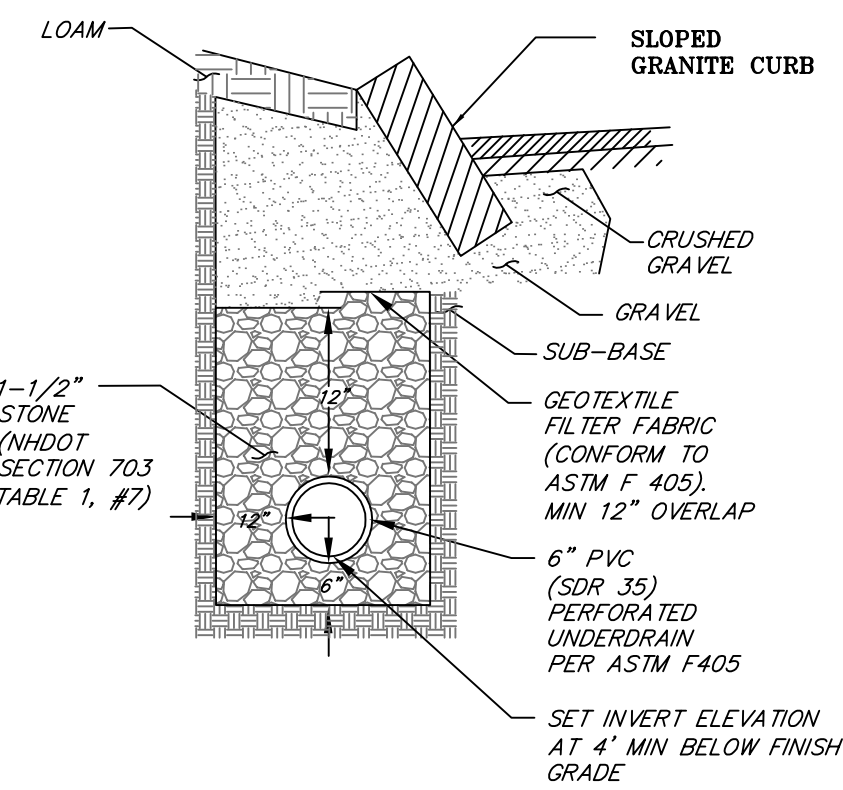
DESIGNED BY: JAB SURVEYED BY: KDM  
 DRAFTED BY: IA/PDM JOB NUMBER: 8149  
 APPROVED BY: JAB ACAD FILE: 8149.dwg

**8 OF 16**



**LOT 6 DRIVEWAY**

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

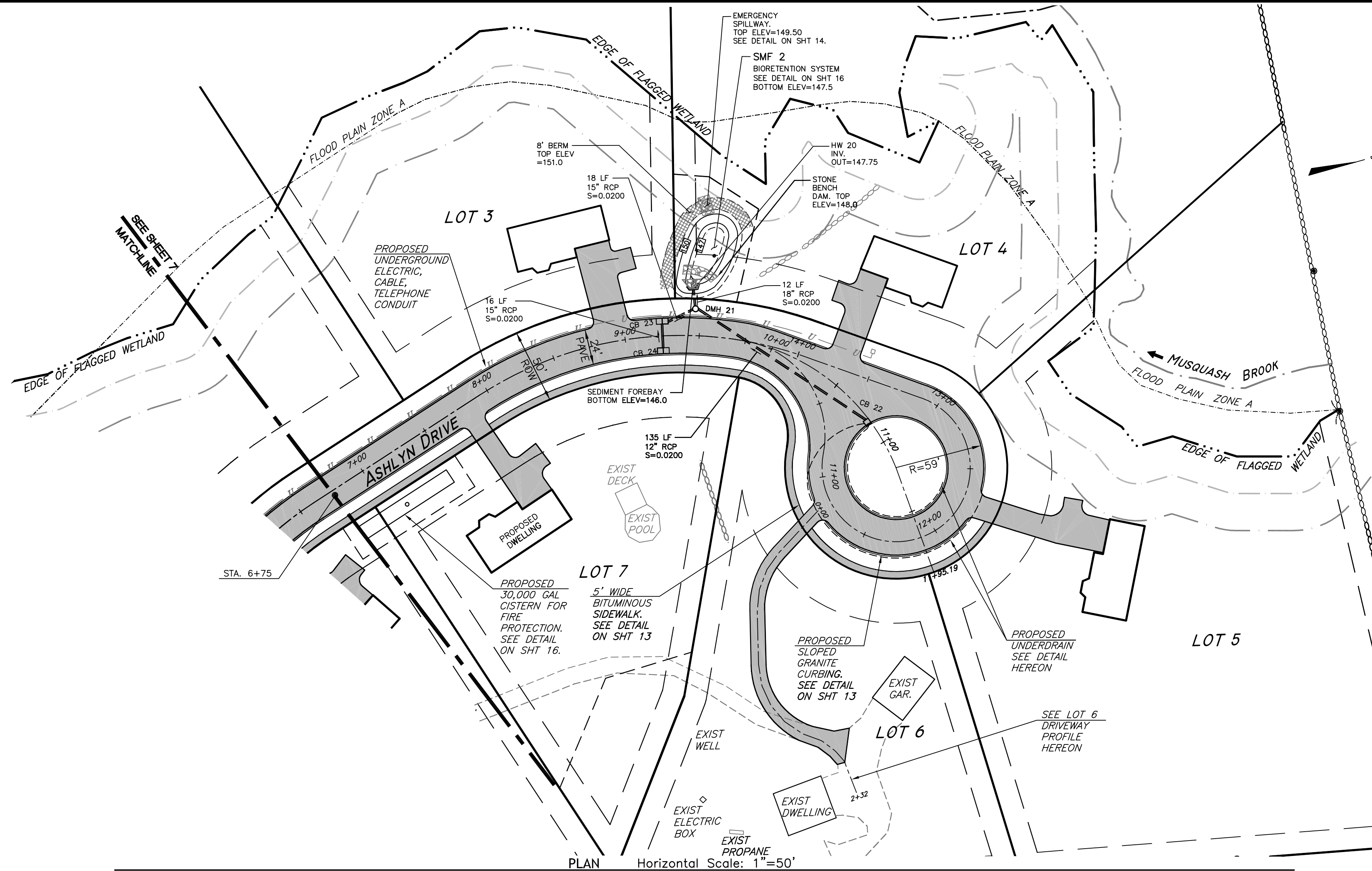


**UNDERDRAIN DETAIL**

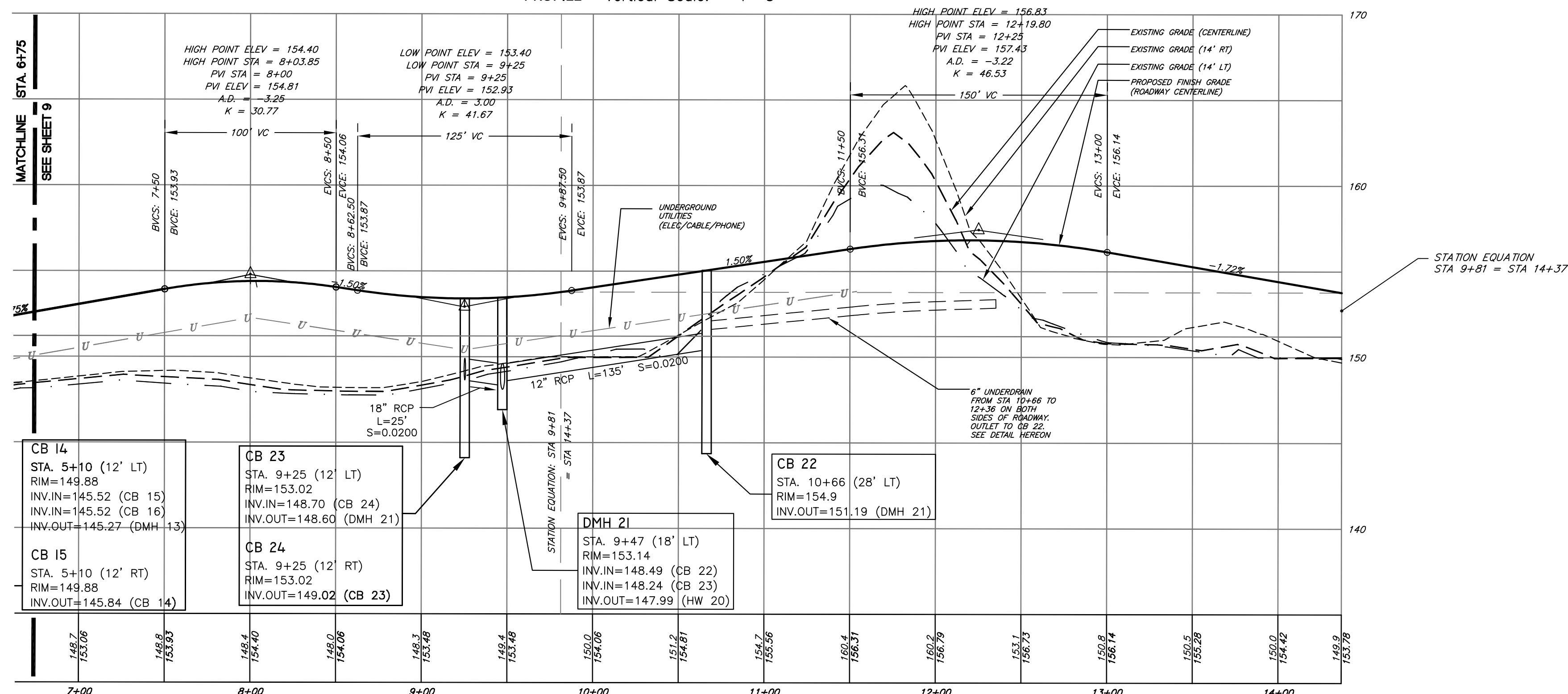
NOT TO SCALE

**NOTES**

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

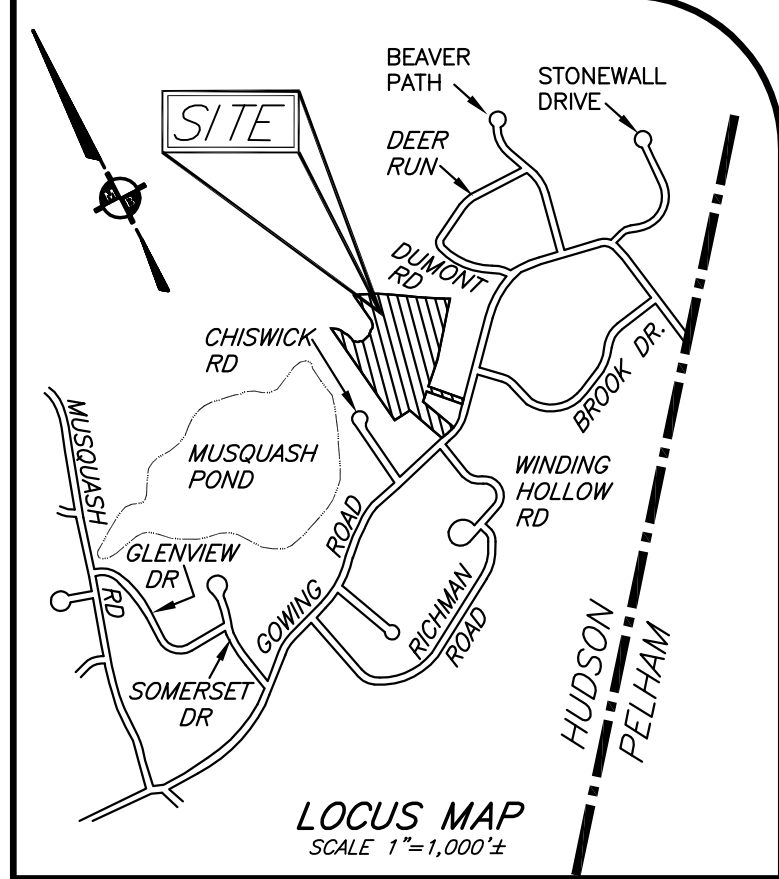


**PLAN** Horizontal Scale: 1"=50'



**PROFILE** Vertical Scale: 1"=5'

<b>Approved by the Hudson, NH Planning Board</b>		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 _____	
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**THE STATE OF NEW HAMPSHIRE**  
JEFFREY BREM  
No. 7008  
PROFESSIONAL ENGINEER

REV. 6		
REV. 5		
REV. 4		
REV. 3		
REV. 2	6/7/21	BY: PM/IA
TOWN/PEER COMMENTS		
REV. 1	5/18/21	BY: PM/IA
TOWN/PEER COMMENTS		

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**PLAN & PROFILE** Ashlyn Drive Sta. 7+75-End  
**"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

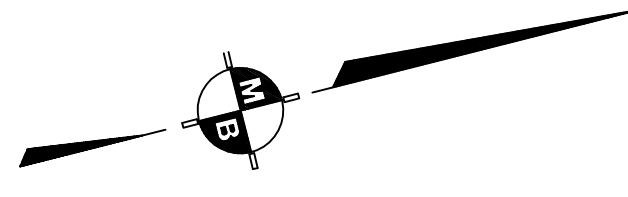
April 5, 2021

50 25 0 50 100  
SCALE: 1"=50'

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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

**9 OF 16**



MAP 237, LOT 027  
TERRENCE & 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

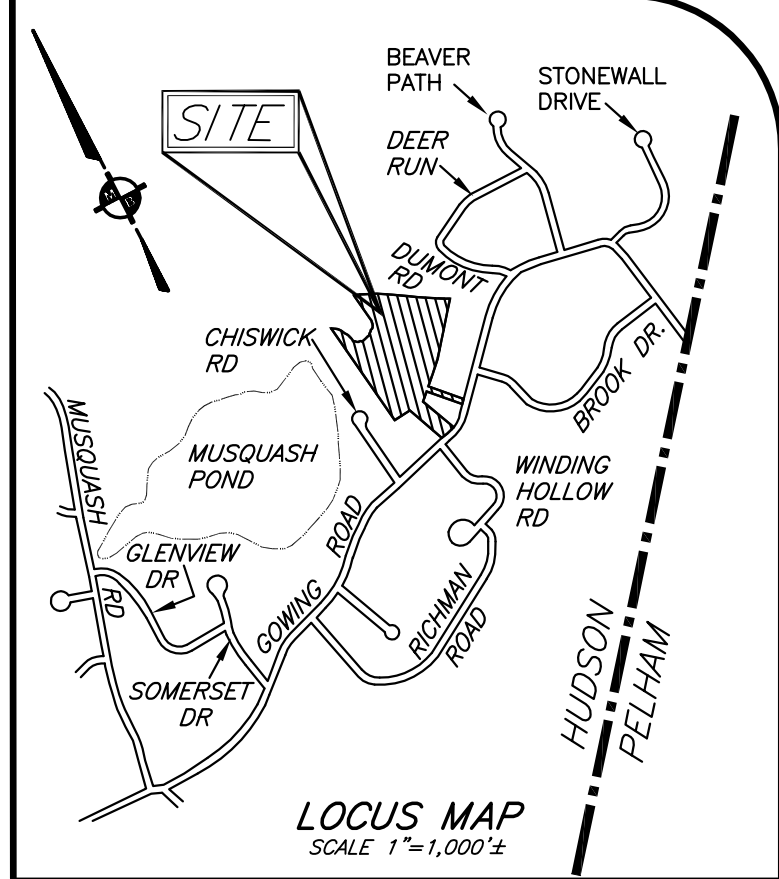
MAP 237, LOT 031  
ROBERT VIGANT  
7 SENTER FARM ROAD  
HUDSON, NH 03051  
BK:7728 PG:1547

MAP 237, LOT 033  
JEFFREY & LORI HUGHES  
58 GOWING ROAD  
HUDSON, NH 03051  
BK:8721 PG:1133

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

MAP 237, LOT 049  
LEANN & MICHAEL JR  
CAUTHIER

MAP 237, LOT 048  
SHARON CELANI



**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, & 6 SHALL HAVE A FIRE SUPPRESSION (SPRINKLER) SYSTEM TO MEET THE SATISFACTION OF THE HUDSON FIRE DEPARTMENT. FIRE CISTERN TO BE LOCATED AT STATION 7+00 AS SHOWN.

**NOTE:**  
ALL DRAINAGE, INCLUDING ITS COMPONENTS, OUTSIDE THE DEDICATED RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**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.

MAP 231, LOT 007  
KEVIN HICKEY  
6 DUMONT ROAD  
HUDSON, NH 03051  
BK:8147 PG:2432

REV. 6	
REV. 5	
REV. 4	
REV. 3	
REV. 2	6/7/21 [BY:PM/IA] TOWN/PEER COMMENTS
REV. 1	5/18/21 [BY:PM/IA] TOWN/PEER COMMENTS

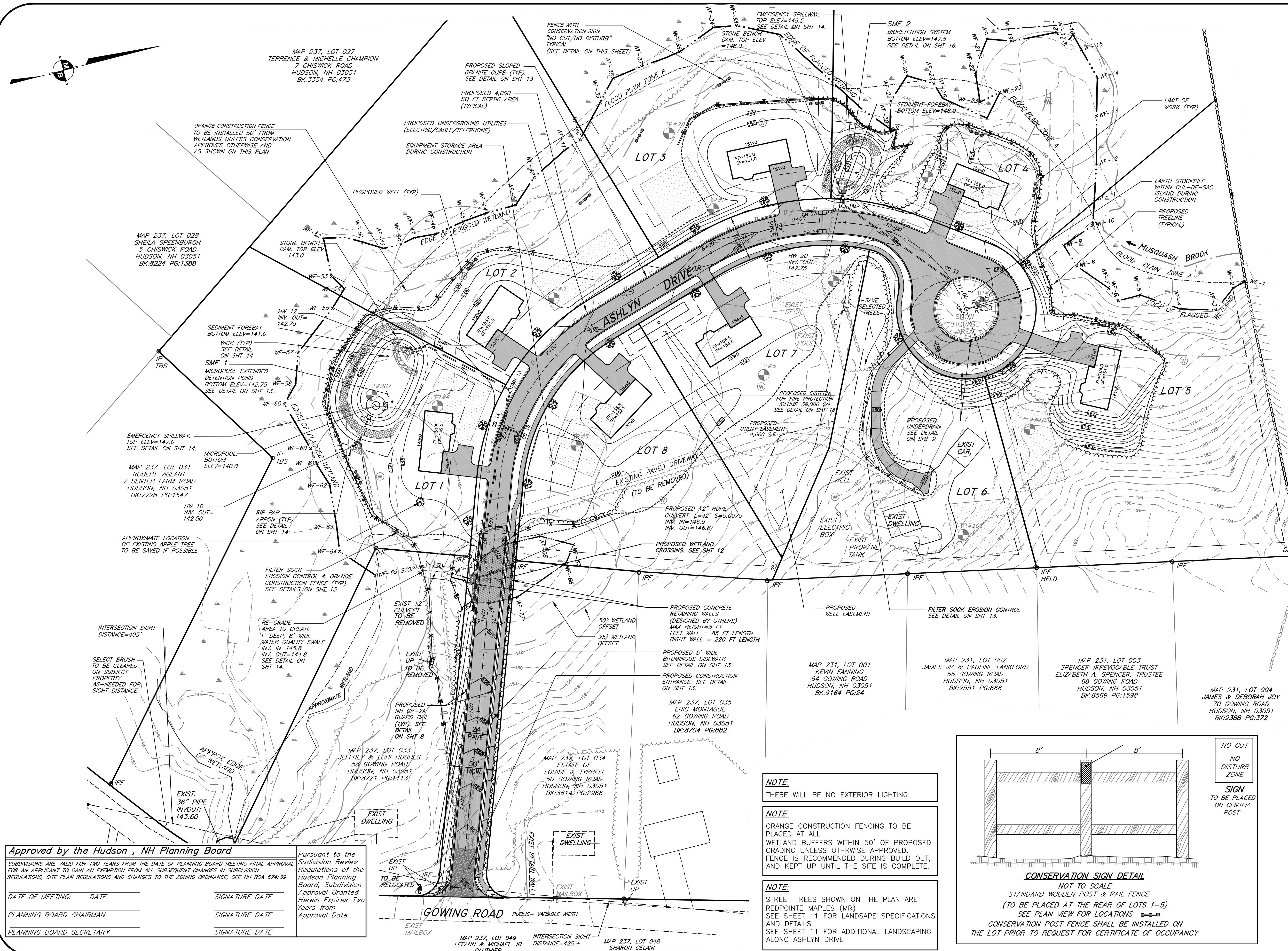
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**GRADING PLAN**  
**'Forest Meadows'**  
58R GOWING ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 237 / LOT 032  
OWNER/APPLICANT  
KLN CONSTRUCTION COMPANY, INC.  
70 BRIDGE STREET, UNIT 1  
PELHAM, NH 03076  
BK 9353 PG 2517, HCRD

April 5, 2021  
50 25 0 50 100  
SCALE: 1"=50'

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

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



**Approved by the Hudson, NH Planning Board**

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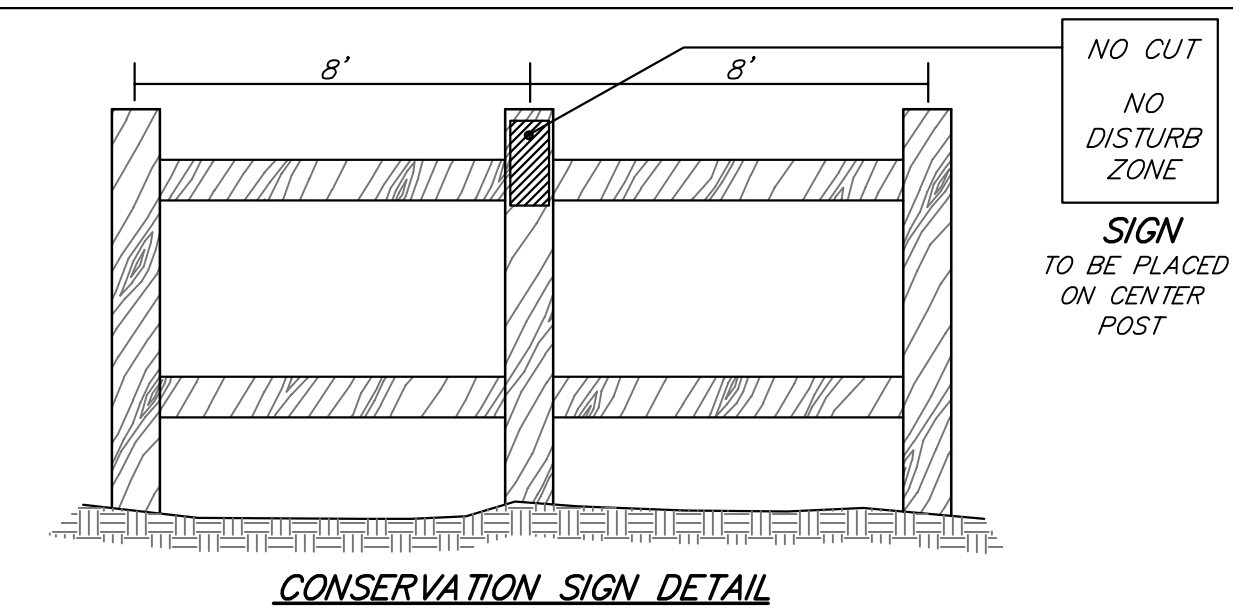
DATE OF MEETING: _____ DATE	SIGNATURE DATE
PLANNING BOARD CHAIRMAN	SIGNATURE DATE
PLANNING BOARD SECRETARY	SIGNATURE DATE

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

**NOTE:**  
THERE WILL BE NO EXTERIOR LIGHTING.

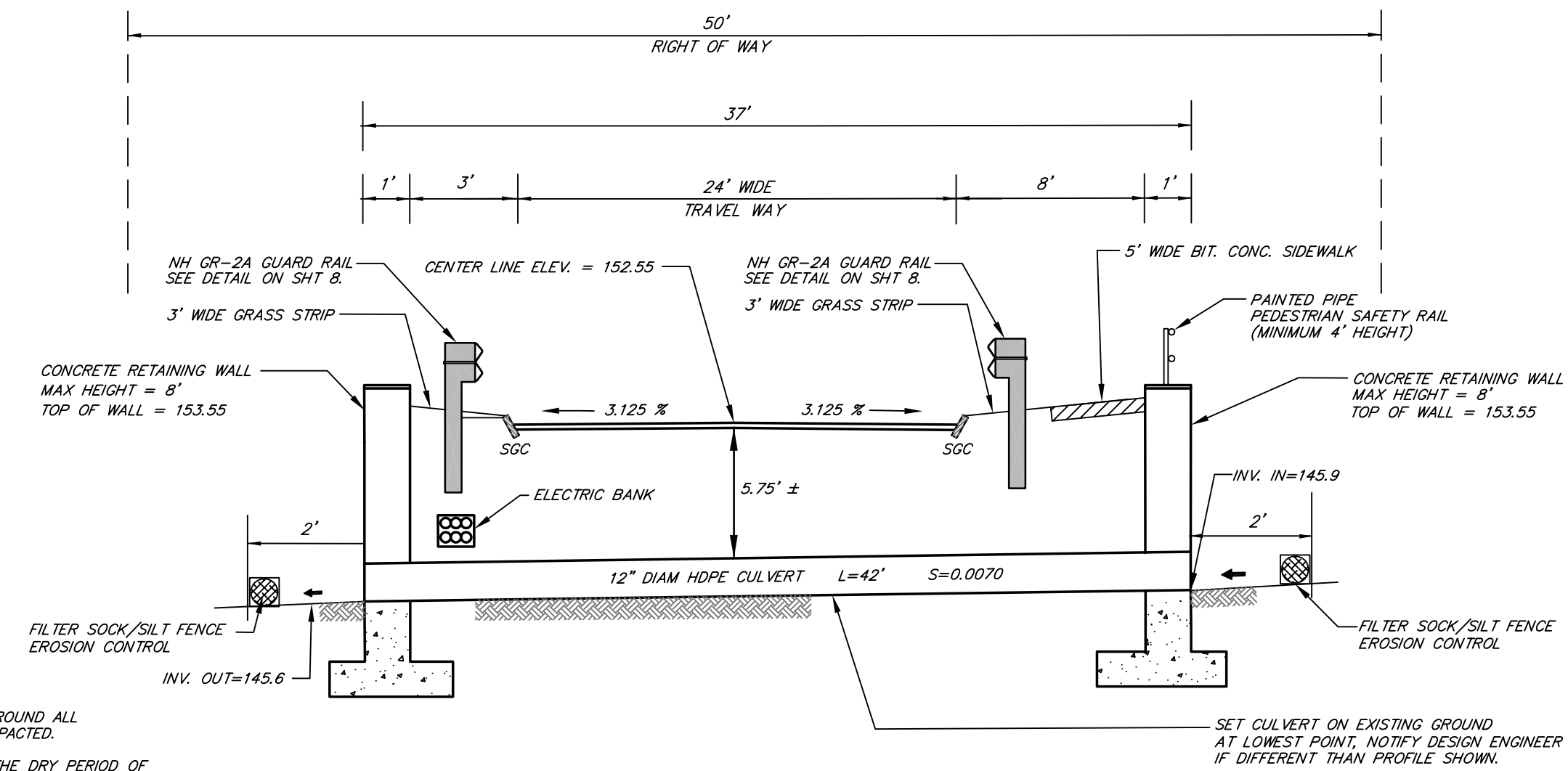
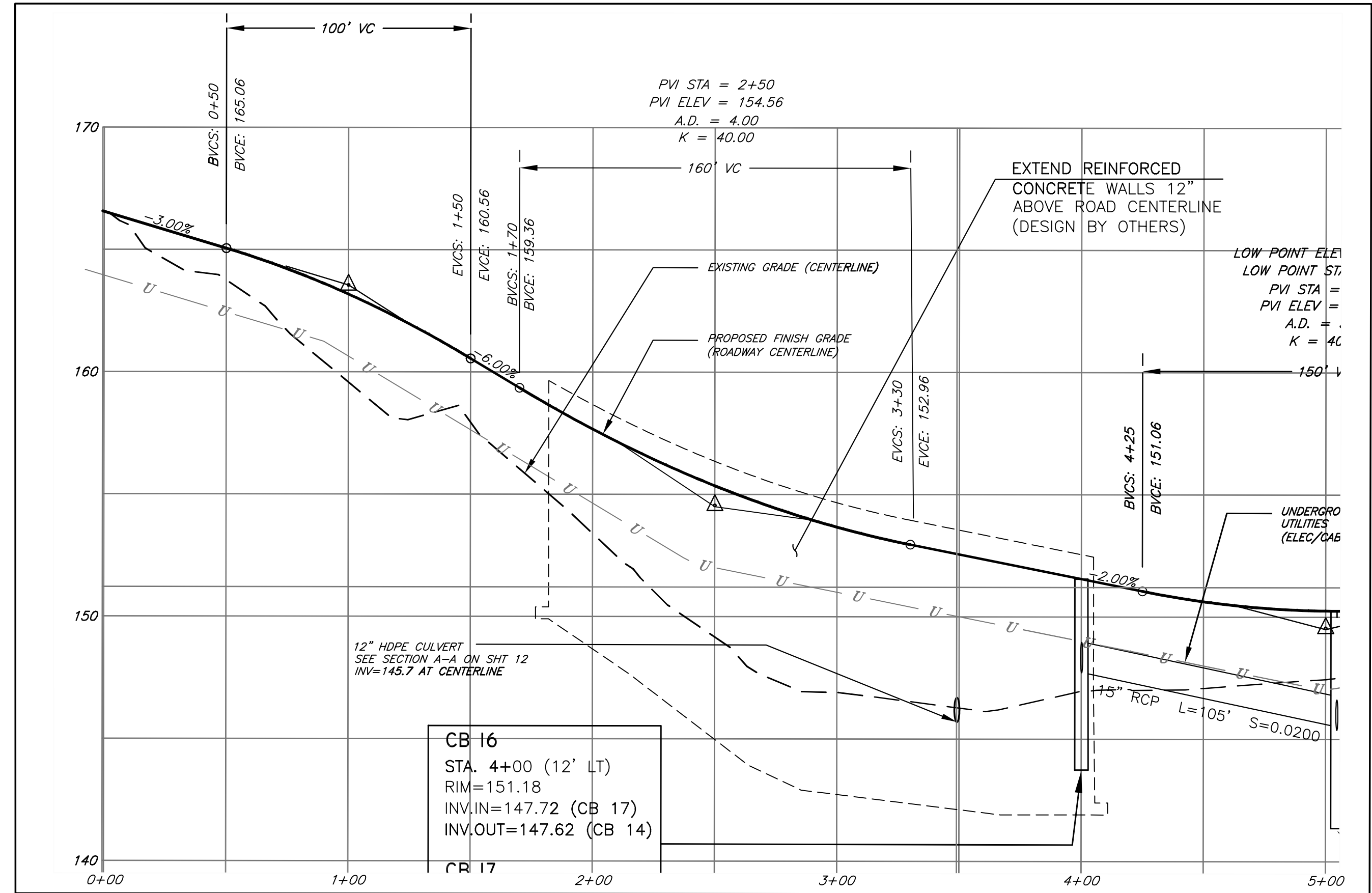
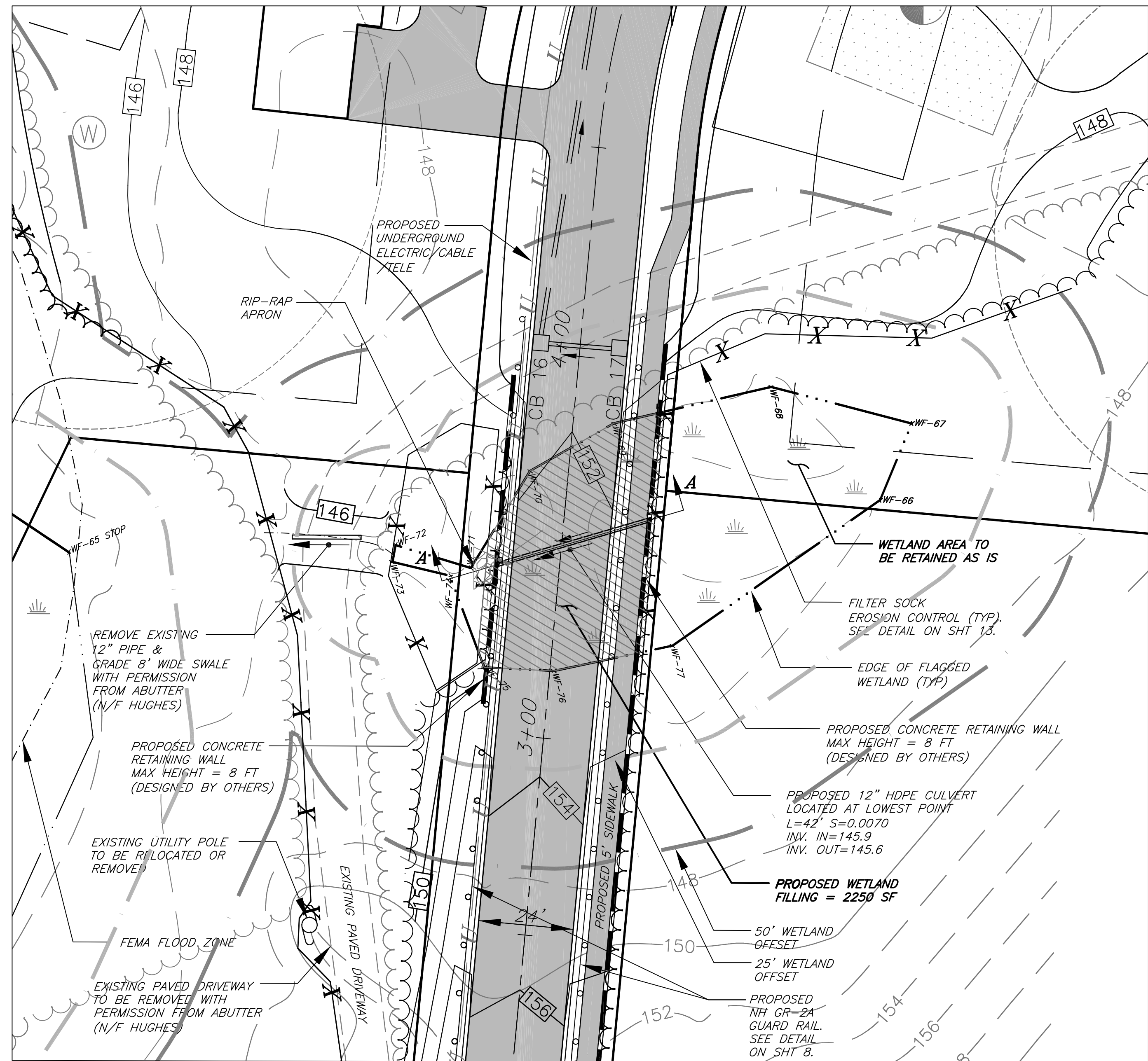
**NOTE:**  
ORANGE CONSTRUCTION FENCING TO BE PLACED AT ALL WETLAND BUFFERS WITHIN 50' OF PROPOSED GRADING UNLESS OTHERWISE APPROVED. FENCE IS RECOMMENDED DURING BUILD OUT, AND KEPT UP UNTIL THE SITE IS COMPLETE.

**NOTE:**  
STREET TREES SHOWN ON THE PLAN ARE REDPOINTE MAPLES (MR) SEE SHEET 11 FOR LANDSCAPE SPECIFICATIONS AND DETAILS  
CONSERVATION POST FENCE SHALL BE INSTALLED ALONG ASHLYN DRIVE



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**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.

<b>Approved by the Hudson, NH Planning Board</b>		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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REV. 6		
REV. 5		
REV. 4		
REV. 3		
REV. 2	6/7/21	BY: PM/IA
TOWN/PEER COMMENTS		
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

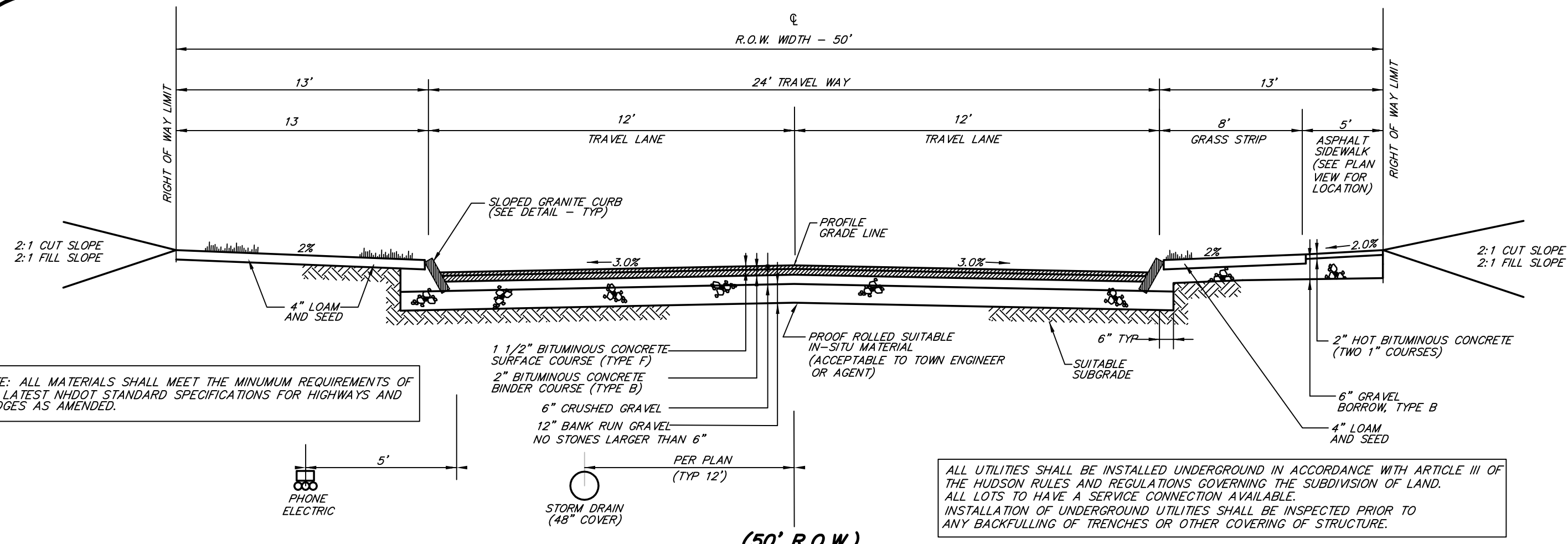
February 26, 2021

50 25 0 50 100  
SCALE: 1" = 50'

**MEISNER BREM CORPORATION**  
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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**



**(50' R.O.W.)  
TYPICAL ROAD CROSS SECTION**  
NOT TO SCALE

**ASHLYN DRIVE**

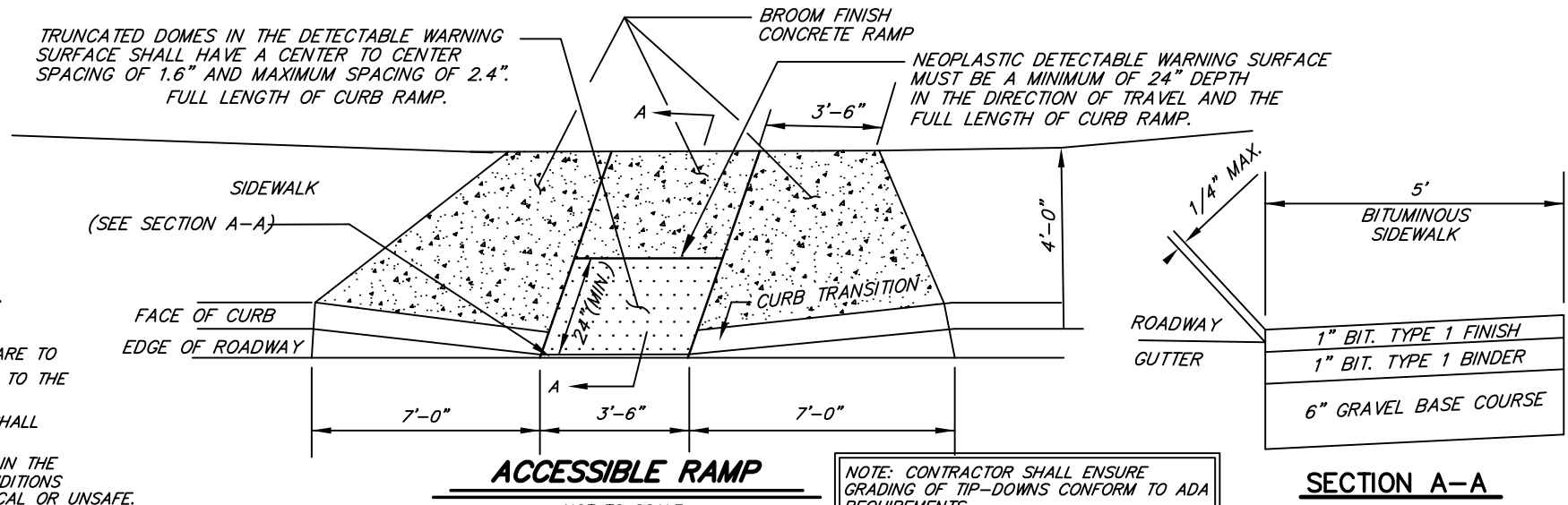
- SUBDIVIDER SHALL, AT HIS/HERS/ITS OWN EXPENSE, INSTALL THE STREET SIGNS
- SIGNS TO BE INSTALLED ON METAL POSTS, TWO INCHES INSIDE DIAMETER AND 10 1/2 FEET LONG, GALVANIZED
- GALVANIZED STEEL POSTS SHALL BE SET IN CONCRETE WITH TOP OF POST BEING 8 FEET ABOVE GROUND, SUBJECT TO APPROVAL BY ROAD AGENT
- 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



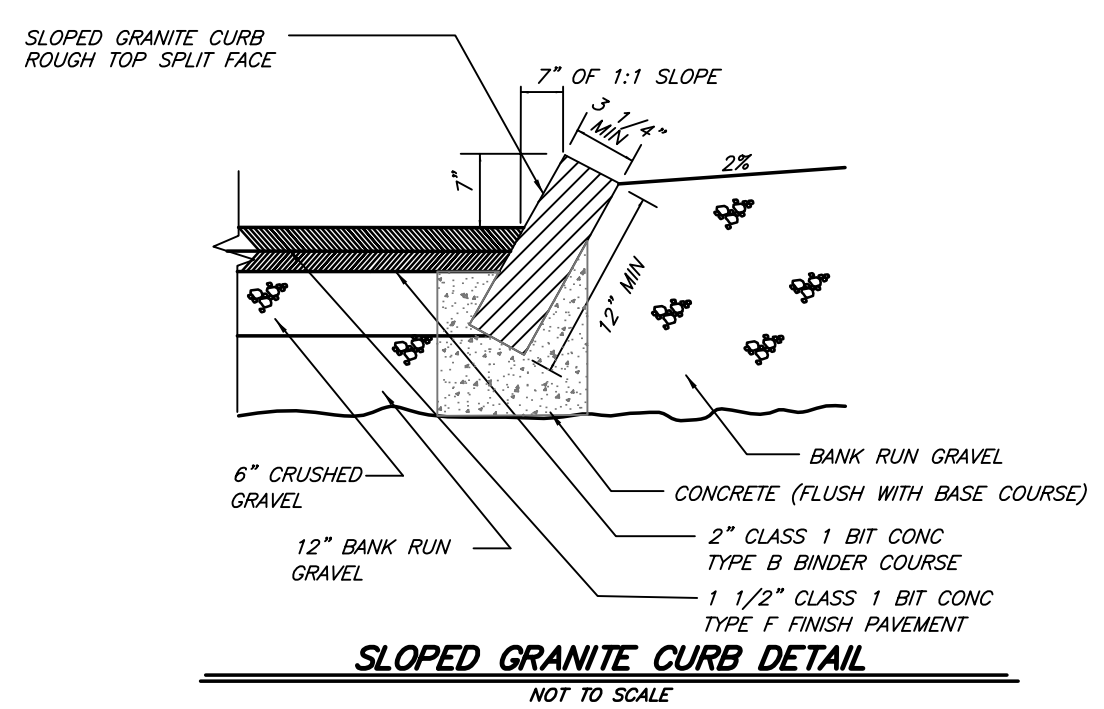
**DEAD-END INFORMATIONAL SIGN**  
NOT TO SCALE

- 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

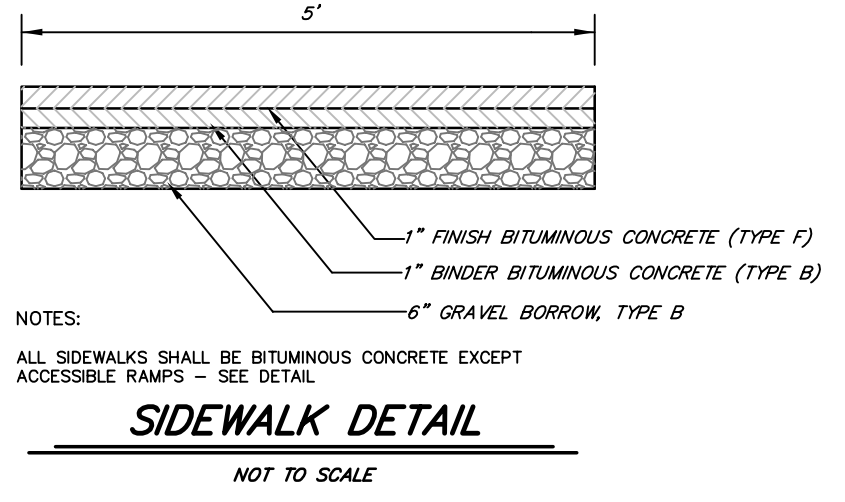
**STREET SIGN**  
NOT TO SCALE



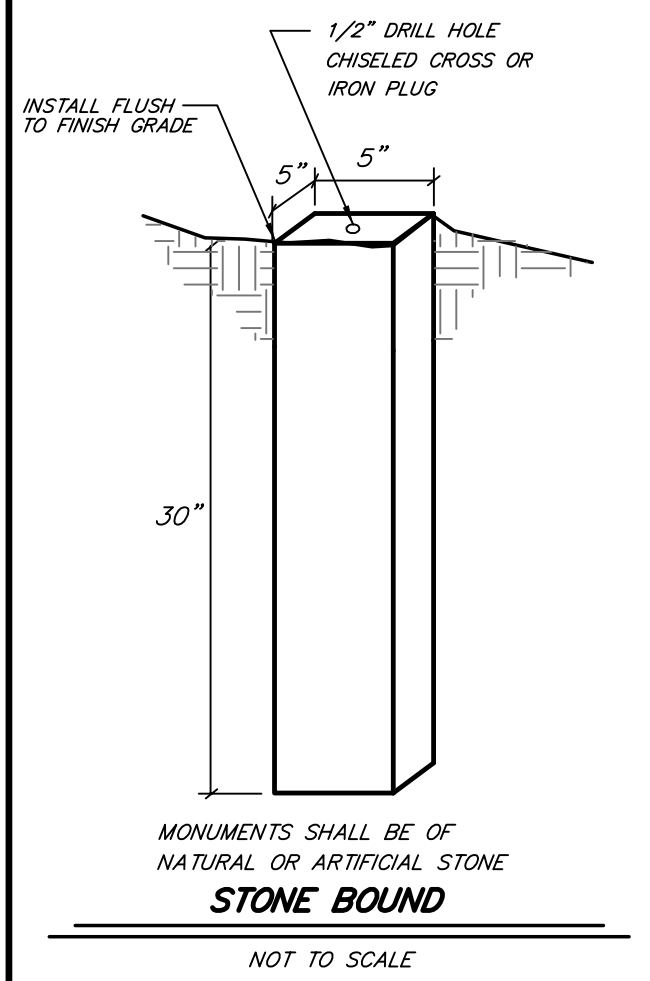
**ACCESSIBLE RAMP**  
NOT TO SCALE



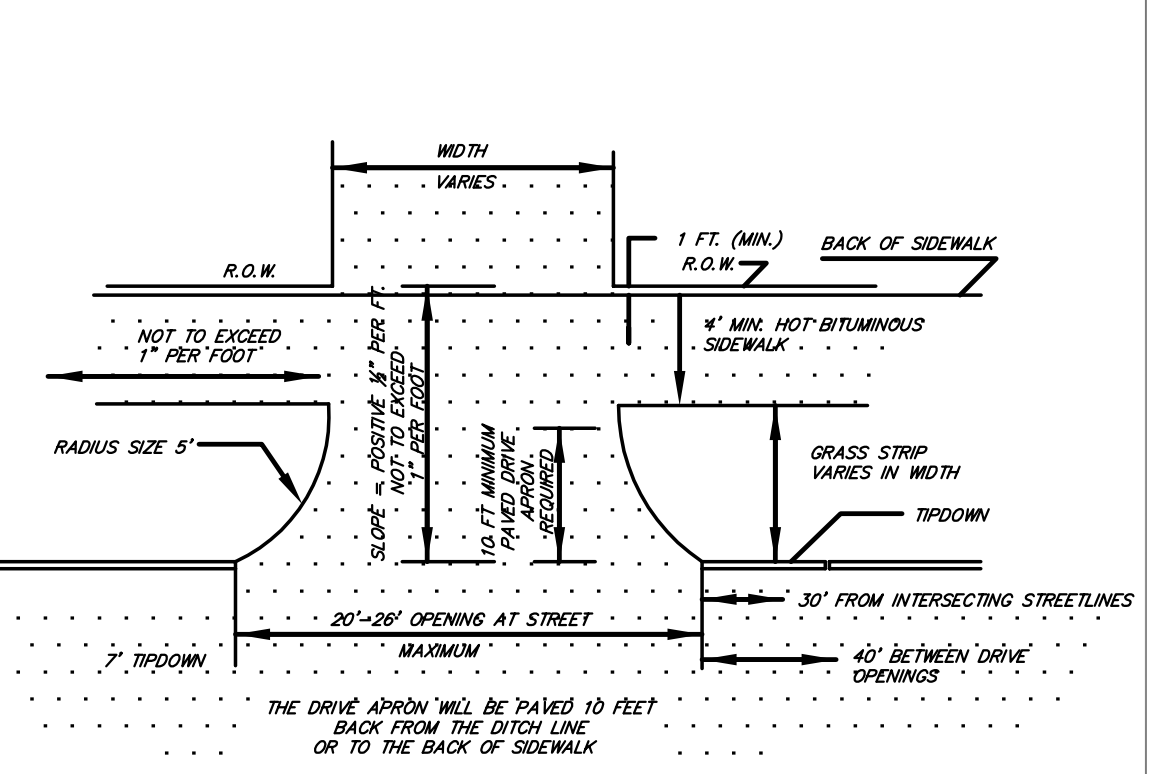
**SLOPED GRANITE CURB DETAIL**  
NOT TO SCALE



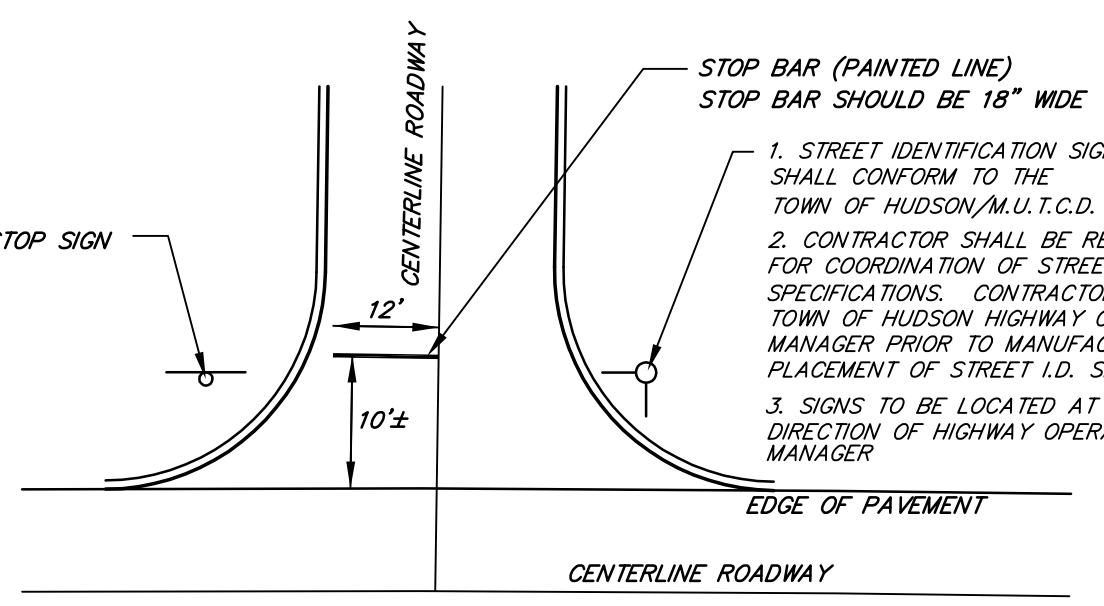
**SIDEWALK DETAIL**  
NOT TO SCALE



**STONE BOUND**  
NOT TO SCALE

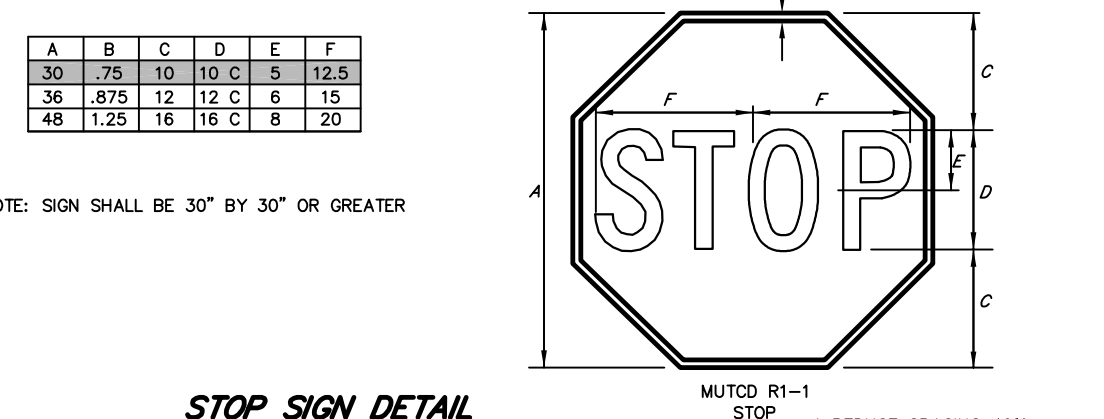


**TYPICAL DRIVEWAY DETAIL**  
NOT TO SCALE

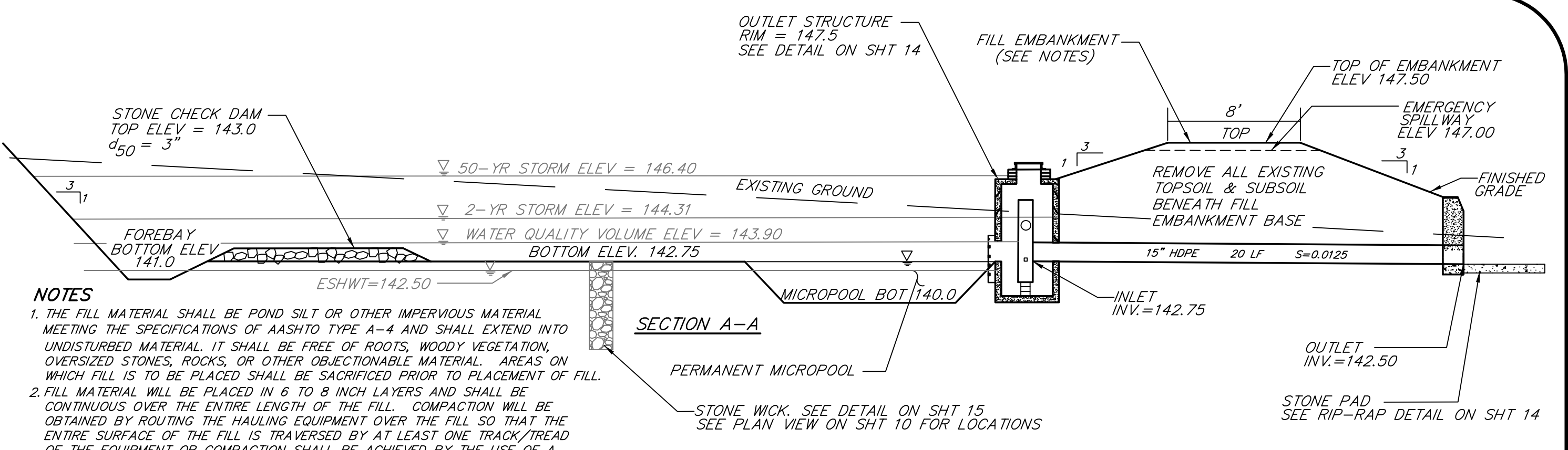


**STOP BAR/STREET SIGN DETAIL**  
NOT TO SCALE

- 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

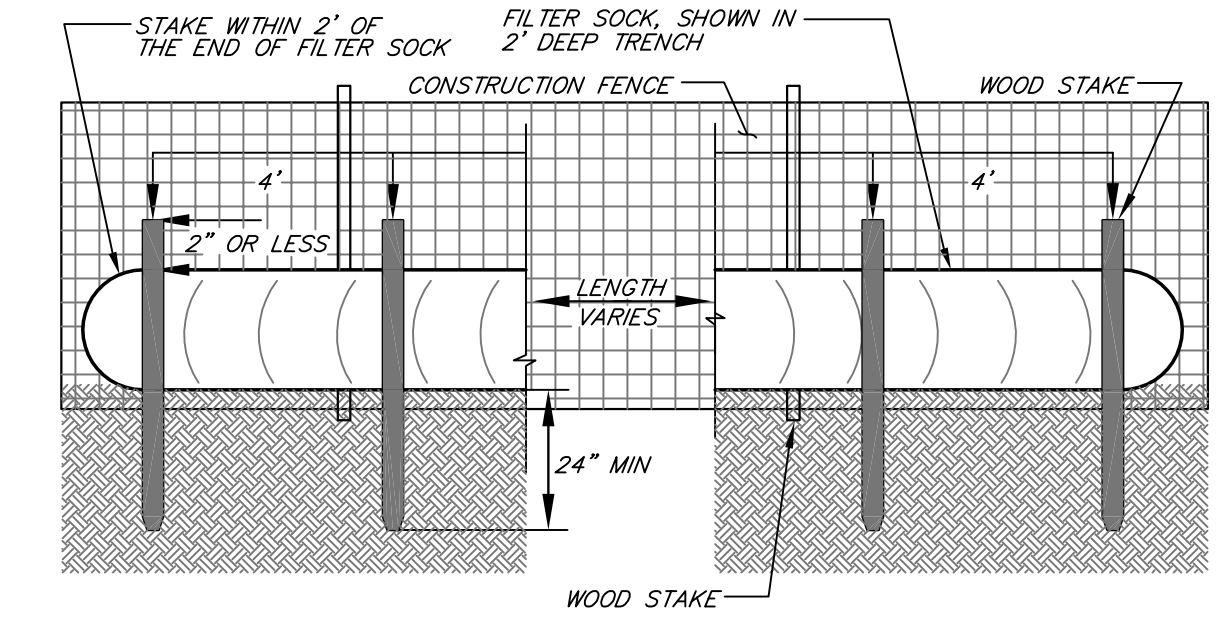


**STOP SIGN DETAIL**  
NOT TO SCALE

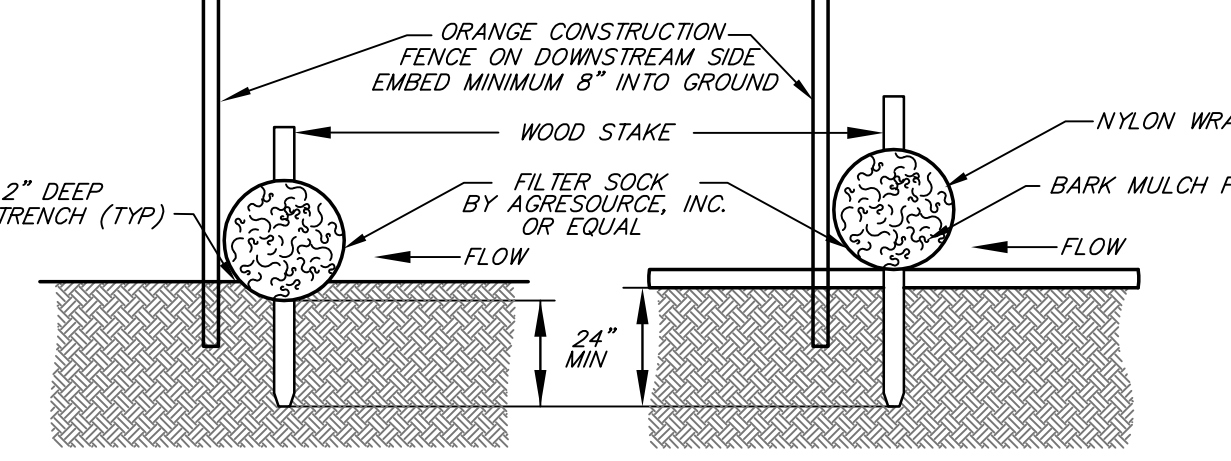


**SMF 1 DETAIL - MICROPOOL EXTENDED DETENTION POND**  
NOT TO SCALE

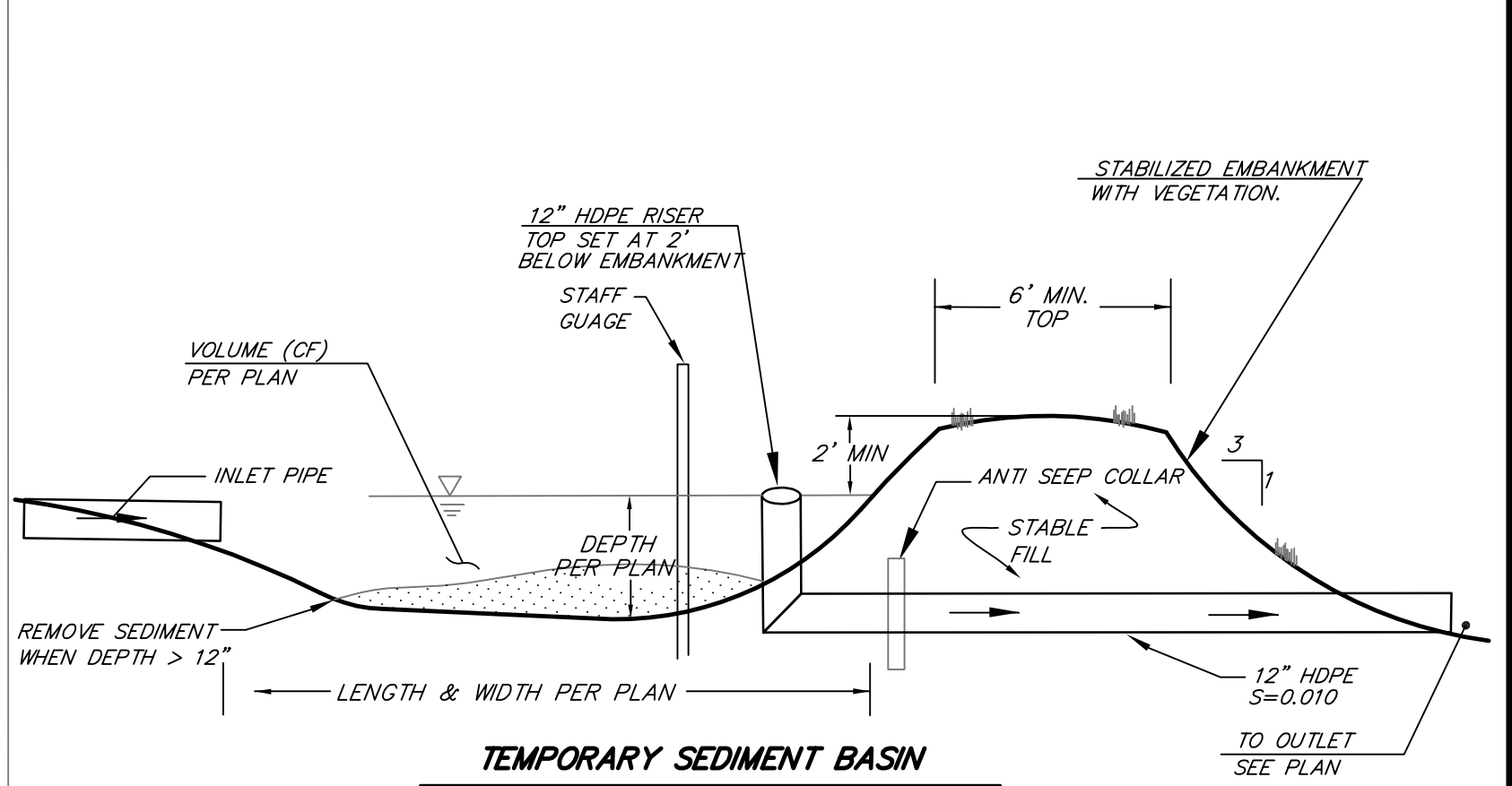
- NOTES**
- THE FILL MATERIAL SHALL BE POND SILT OR OTHER IMPERVIOUS MATERIAL MEETING THE SPECIFICATIONS OF AASHTO TYPE A-4 AND SHALL EXTEND INTO UNDISTURBED MATERIAL. IT SHALL BE FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, OR OTHER OBJECTIONABLE MATERIAL. AREAS ON WHICH FILL IS TO BE PLACED 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.
  - DETENTION BASIN SHALL BE STABILIZED WITH A MINIMUM OF 4" OF LOAM & SEED.
  - KEEP HEAVY CONSTRUCTION EQUIPMENT OFF OF BASIN AREA DURING AND AFTER CONSTRUCTION.
  - EXCAVATION DEWATERING & CONSTRUCTION SITE RUNOFF SHALL BE DIRECTED AWAY FROM BASIN AREA.
  - KEEP BASIN OFFLINE UNTIL CONTRIBUTORY RUNOFF AREA IS STABILIZED.
  - USE ONLY NATIVE GRASS SEED OR PER PLANTING PLAN



**FILTER SOCK & CONSTRUCTION FENCE DETAIL**  
NOT TO SCALE



**FILTER SOCK CROSS SECTION: ON BARE SOIL / ON EROSION CONTROL BLANKET**  
NOT TO SCALE



**TEMPORARY SEDIMENT BASIN**  
NOT TO SCALE

NOTE: SMF1 & SMF2 TO BE USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION

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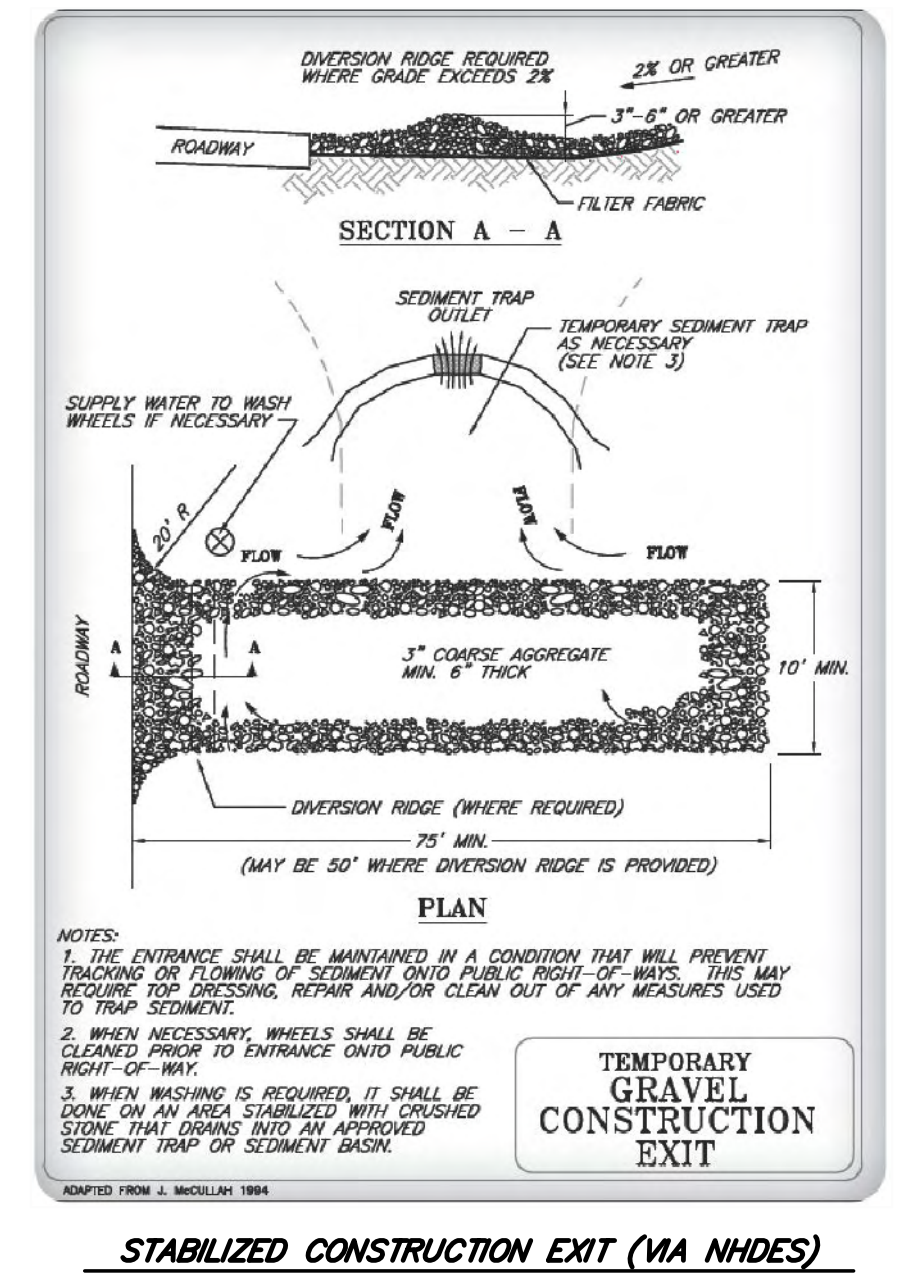
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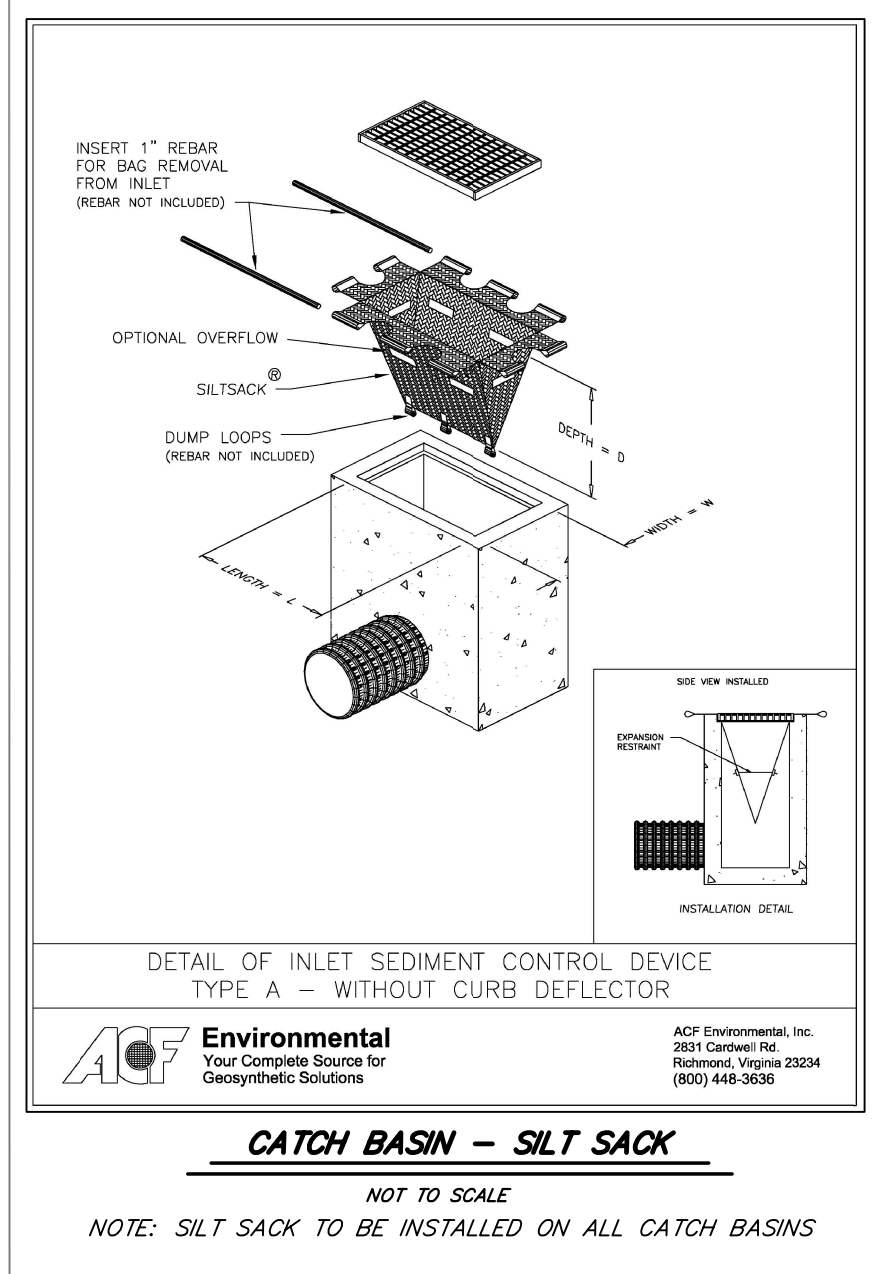
DATE OF MEETING: \_\_\_\_\_ DATE SIGNATURE DATE \_\_\_\_\_

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

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



**STABILIZED CONSTRUCTION EXIT (MA NHDES)**  
NOT TO SCALE



**DETAIL OF INLET SEDIMENT CONTROL DEVICE TYPE A - WITHOUT CURB DEFLECTOR**  
NOT TO SCALE

REV. 6

REV. 5

REV. 4

REV. 3

REV. 2 6/7/21 BY:PM/IA TOWN/PEER COMMENTS

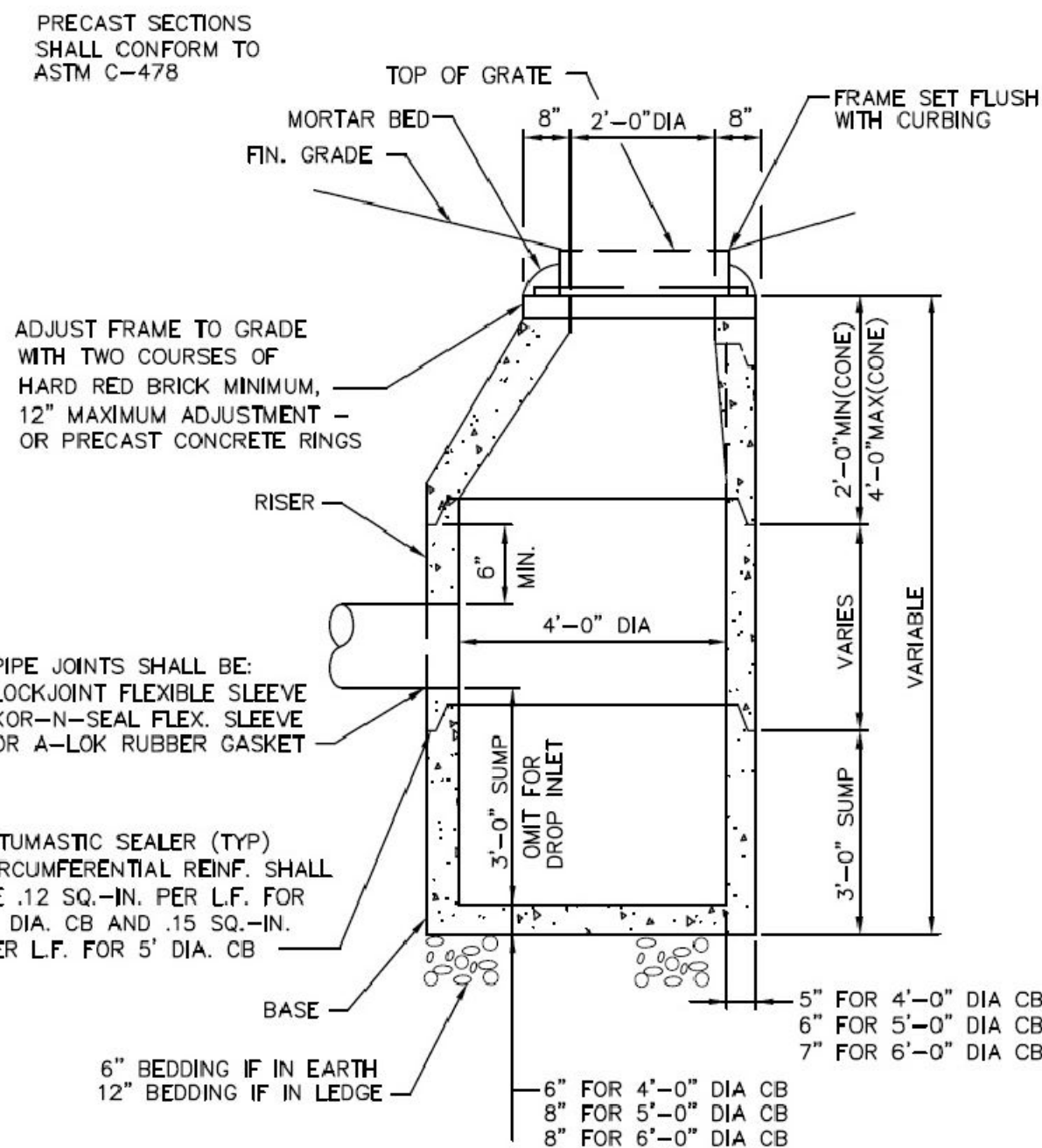
REV. 1 5/18/21 BY:PM/IA TOWN/PEER COMMENTS

**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: IA/POM JOB NUMBER: 8149  
APPROVED BY: JAB ACAD FILE: 8149.dwg

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

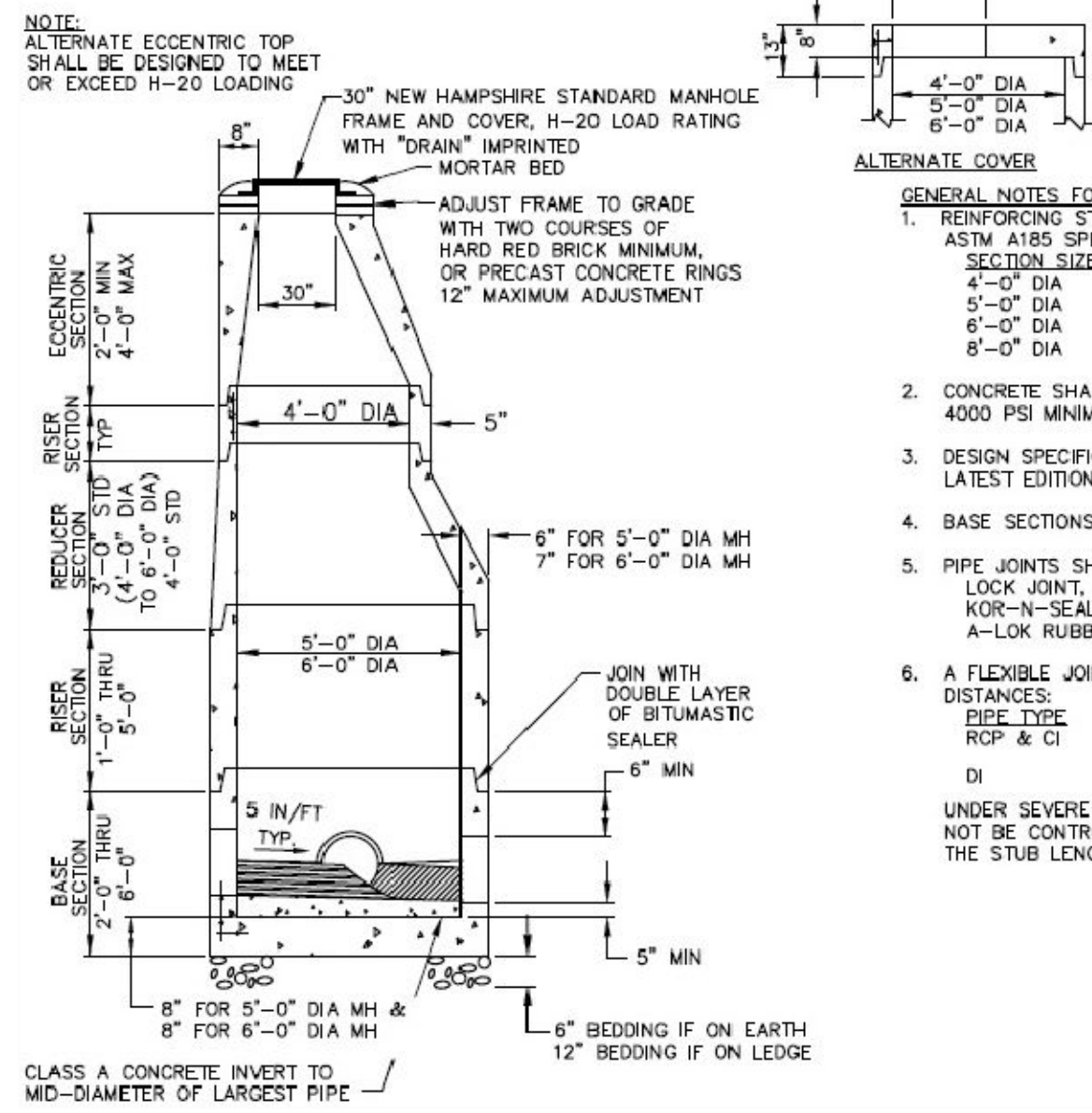
13 OF 16



**CATCH BASIN DETAIL**

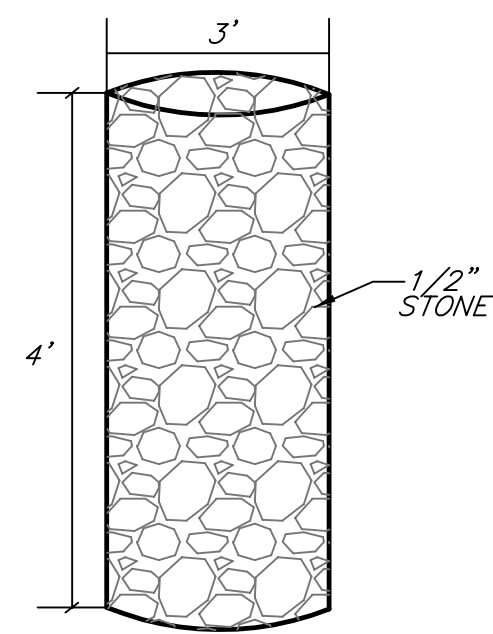
NOT TO SCALE

NOTE: CB 24 & 25 TO USE SINGLE FRAME DOUBLE GRATE (NH-DOT TYPE B).  
CB 16 & 17 TO USE NEENAH 3589-LL & 3589-LR HIGH CAPACITY GRATES.  
ALL OTHER CB TO USE NH-DOT TYPE B GRATE.



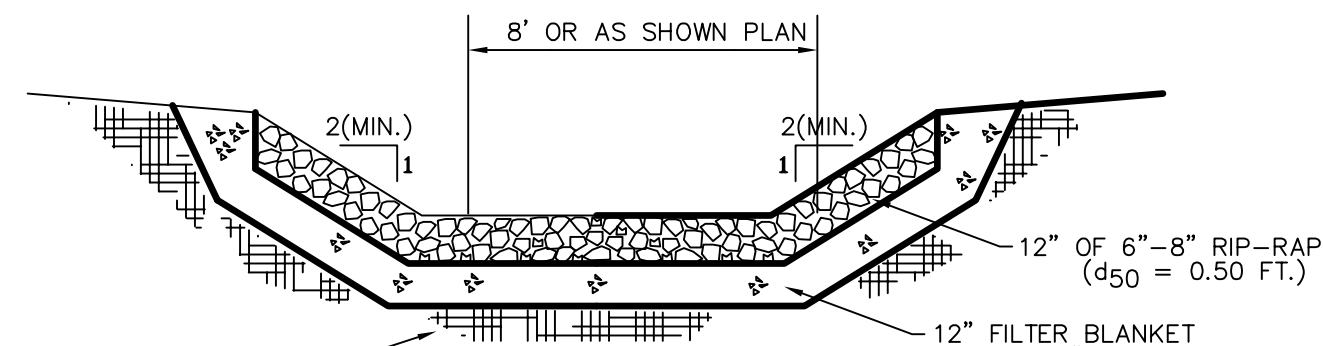
**DRAIN MANHOLE DETAIL**

NOT TO SCALE



**STONE WICK**

NOT TO SCALE



**RIP-RAP SPILLWAY**

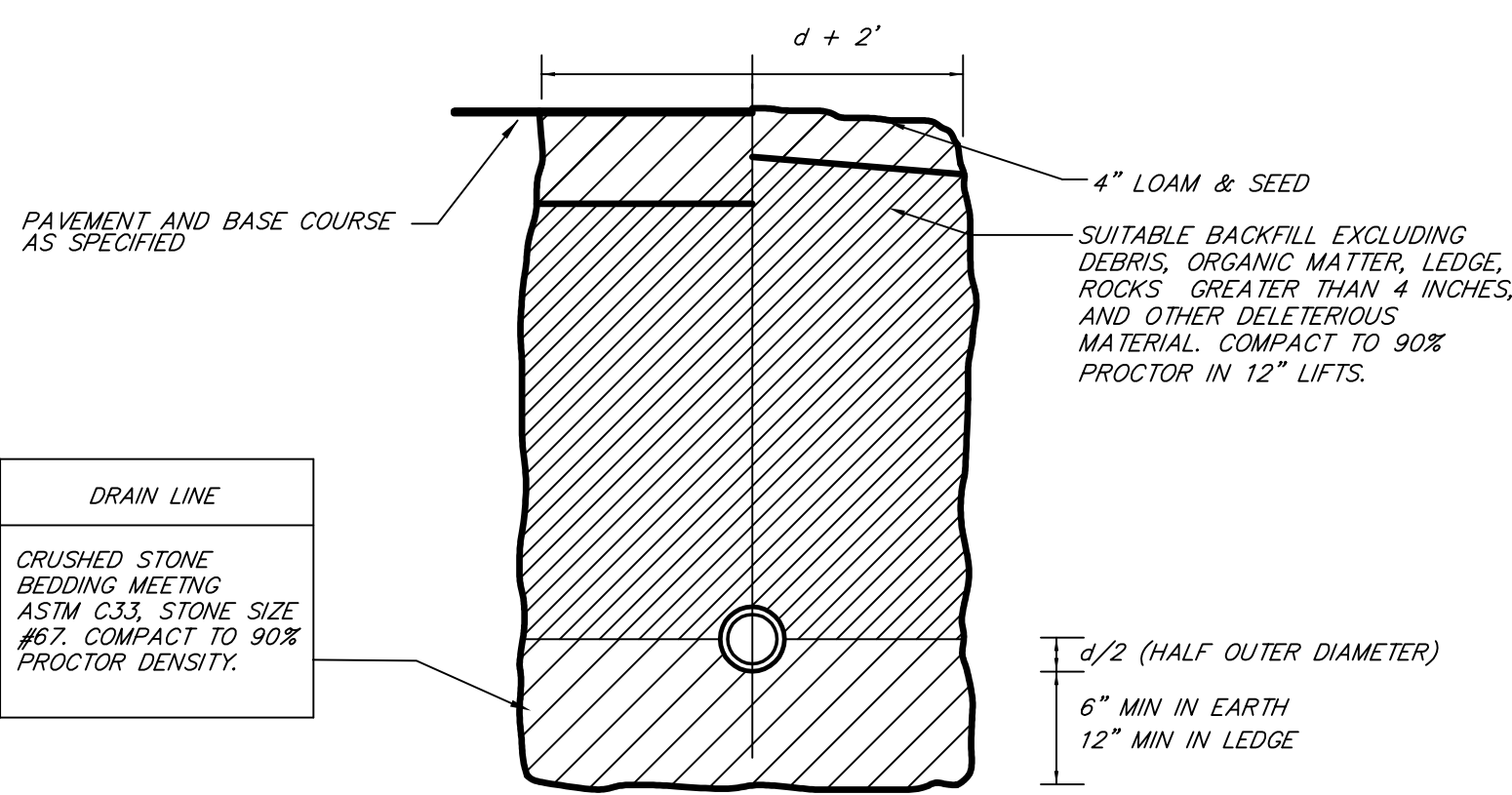
NOT TO SCALE

MINIMUM COVER (INCHES)

PAVED	UNPAVED
48"	24"

BEDDING	
PVC/ABS PIPE	SIZE
100%	1"
90-100%	3/4"
20-55%	3/8"
0-10%	1/2" SIEVE
0-5%	8 SIEVE

NOTE: CONTRACTOR SHALL ENSURE FULL COMPACTION AROUND THE BOTTOM SIDES OF THE PIPE BY HAND TAMPING AND OTHER ACCEPTABLE METHODS.



**TYPICAL TRENCH SECTION**

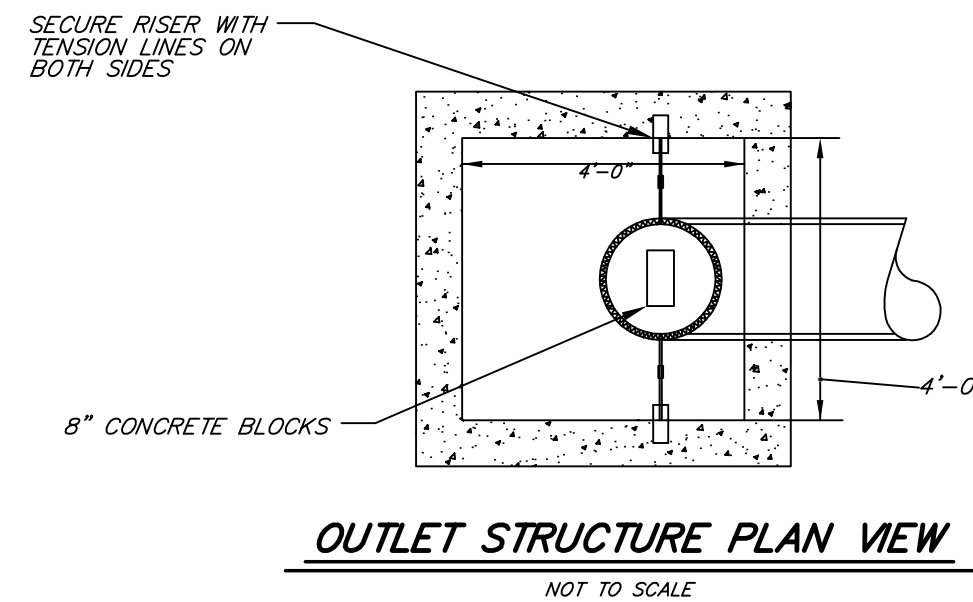
NOT TO SCALE

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

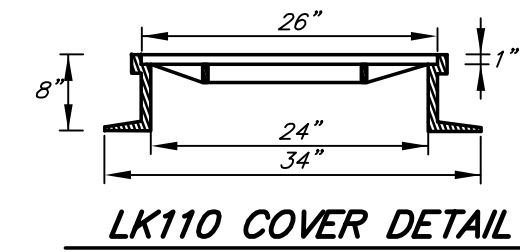
DATE OF MEETING: DATE SIGNATURE DATE  
PLANNING BOARD CHAIRMAN SIGNATURE DATE  
PLANNING BOARD SECRETARY SIGNATURE DATE

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



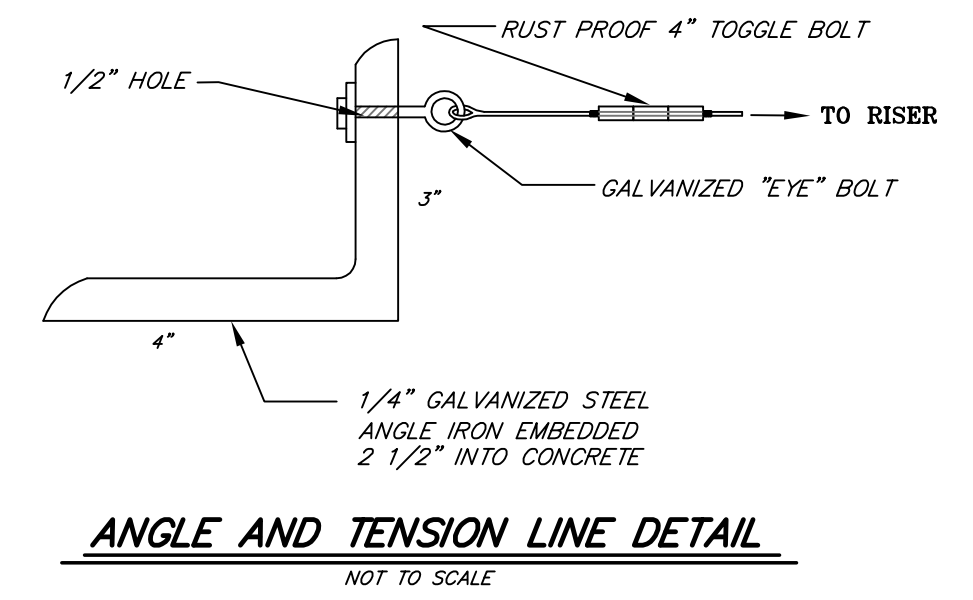
**OUTLET STRUCTURE PLAN VIEW**

NOT TO SCALE



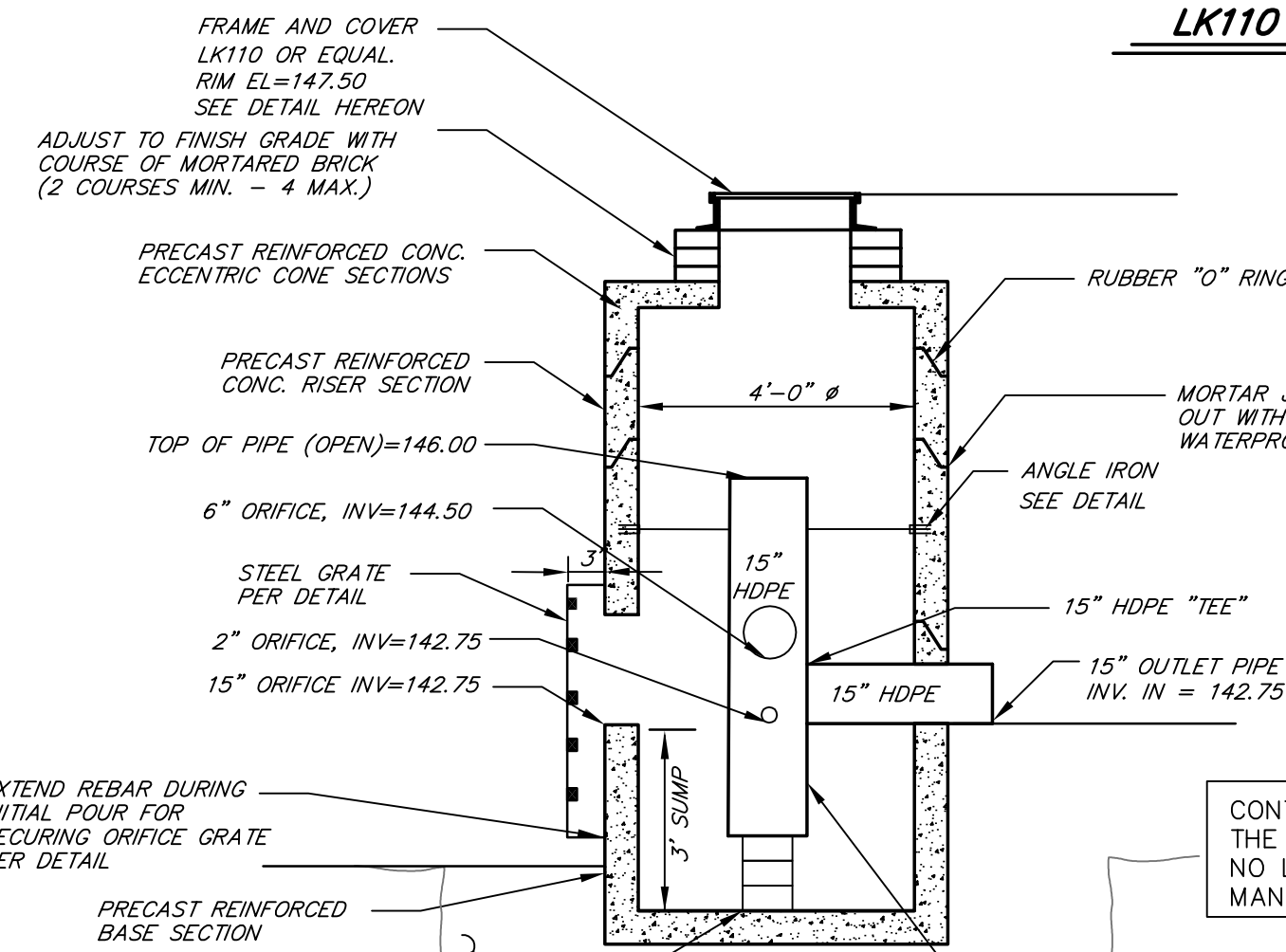
**LK110 COVER DETAIL**

NOT TO SCALE



**ANGLE AND TENSION LINE DETAIL**

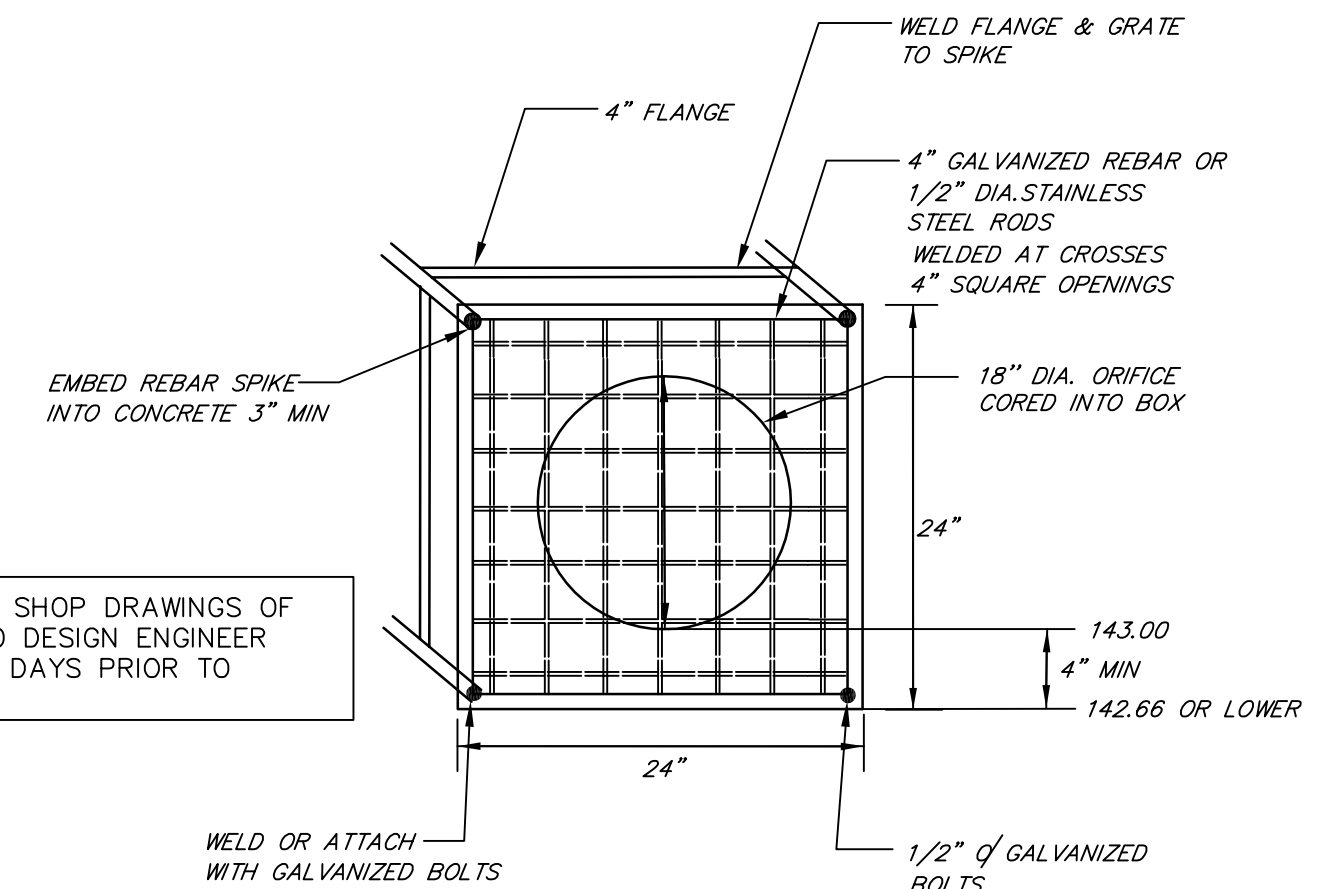
NOT TO SCALE



**CONCRETE BOX OUTLET CONTROL STRUCTURE #11**

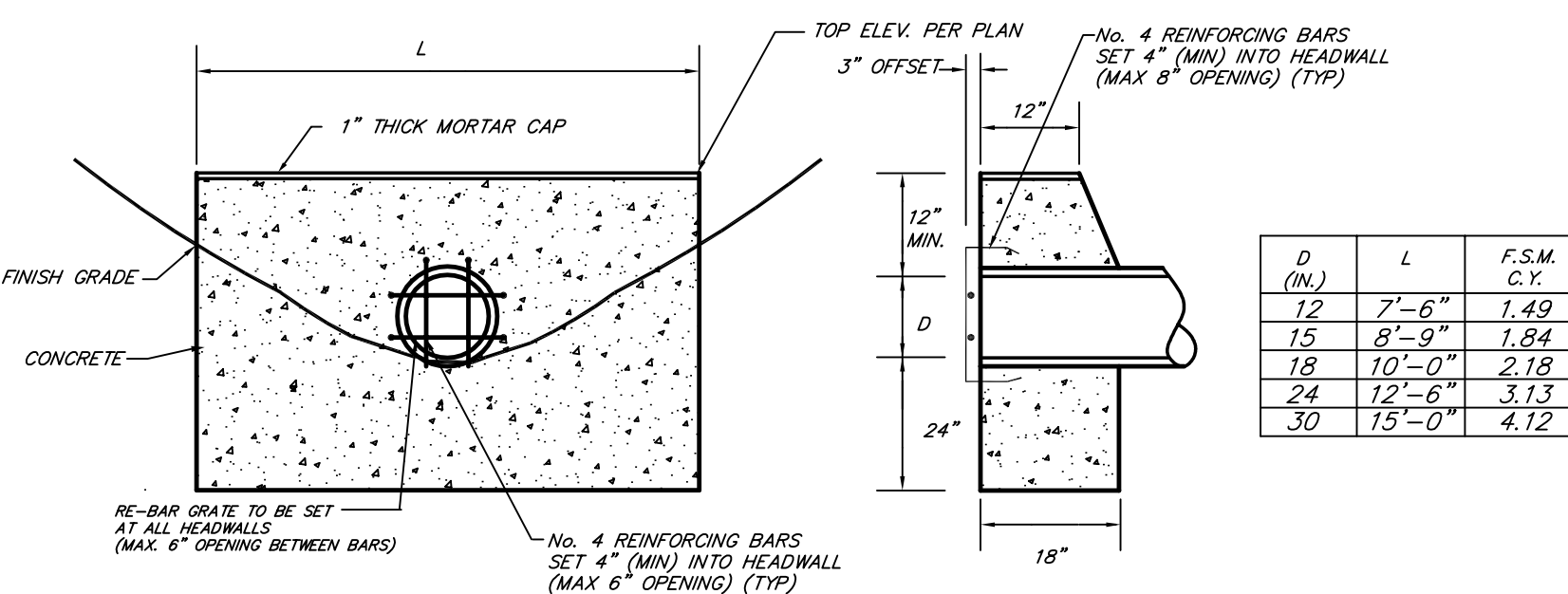
NOT TO SCALE

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



**ORIFICE GRATE DETAIL - SMF 1**

NOT TO SCALE



**FRONT - SINGLE PIPE**

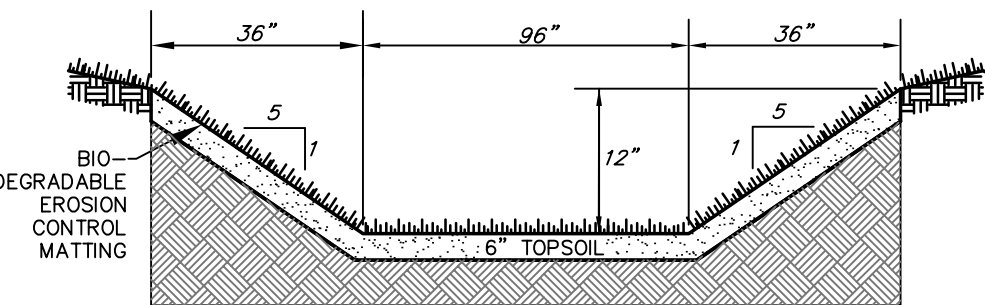
**END**

D (IN.)	L	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

**TYPICAL HEADWALL**

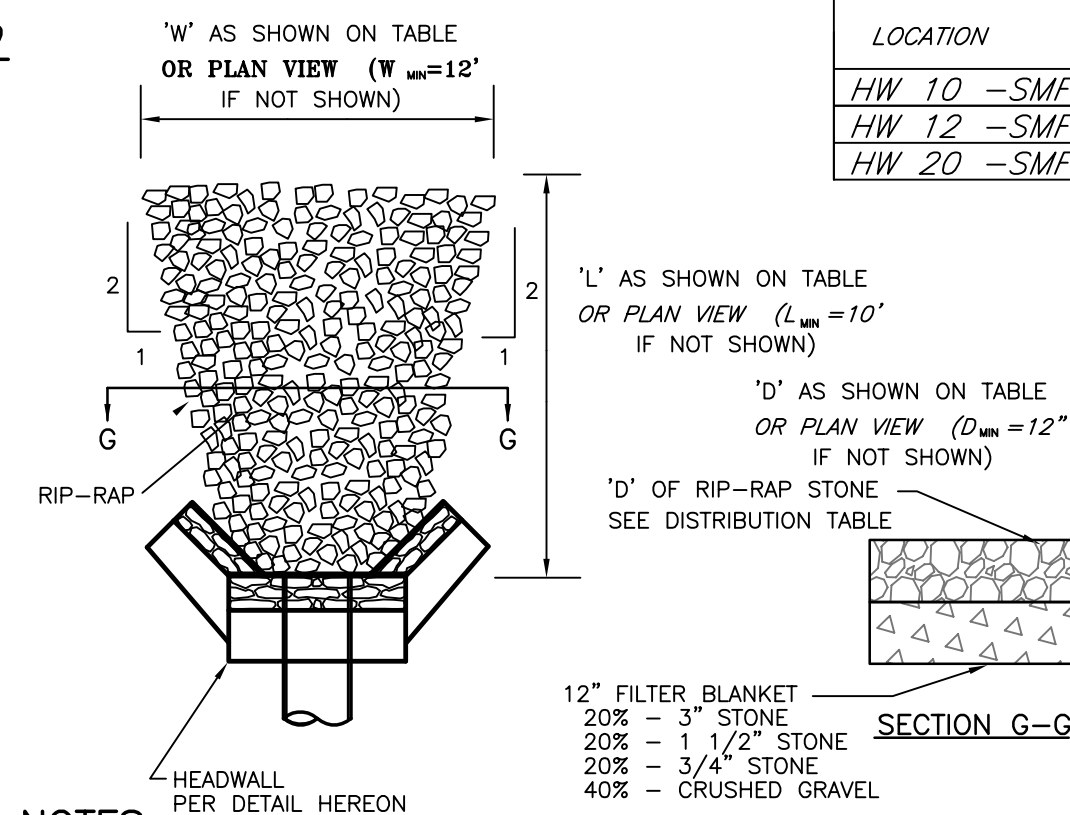
**TYPICAL HEADWALL**

NOT TO SCALE



**WATER QUALITY SWALE**

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% (d<sub>50</sub>).
- RIP-RAP SHALL BE LOCATED ONLY ON THE DOWNSTREAM HEADWALL UNLESS OTHERWISE SHOWN.

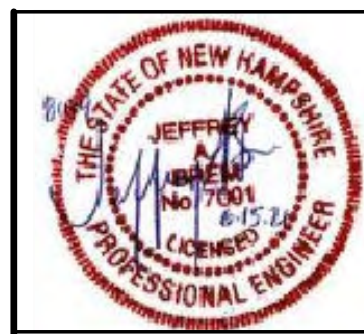
**ROCK SIZE DISTRIBUTION TABLE**

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

(d<sub>50</sub> = 0.25 FT.)

**RIP-RAP AT OUTLET APRON DETAIL**

NOT TO SCALE



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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

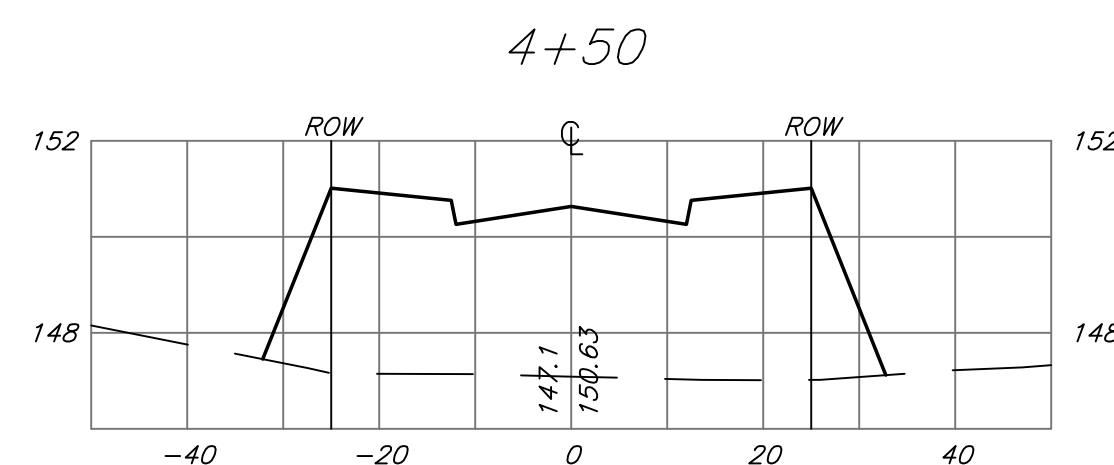
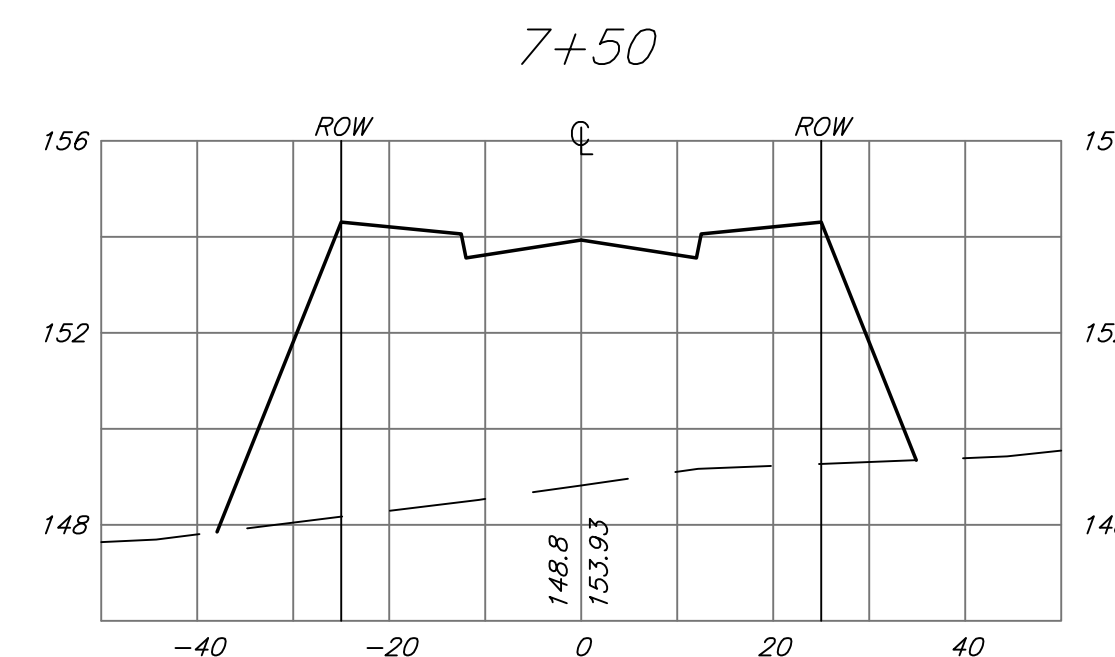
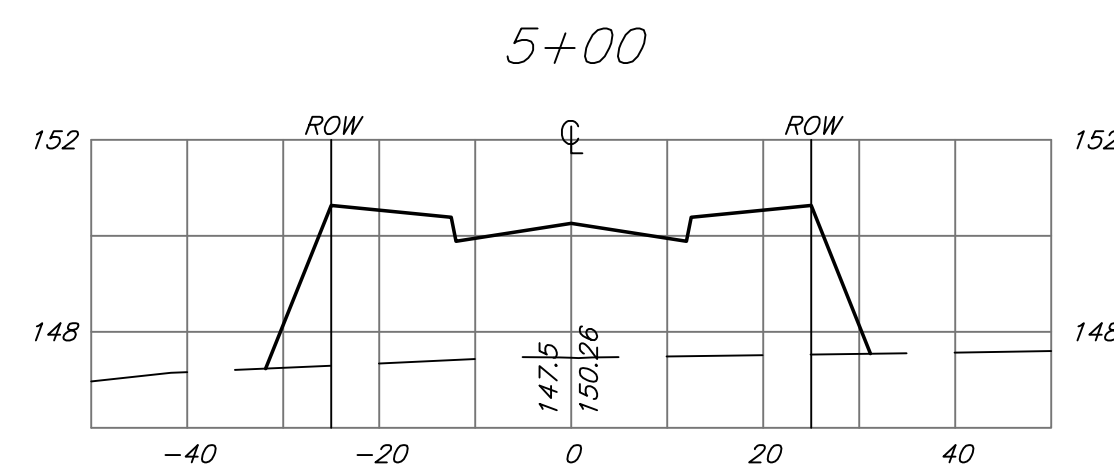
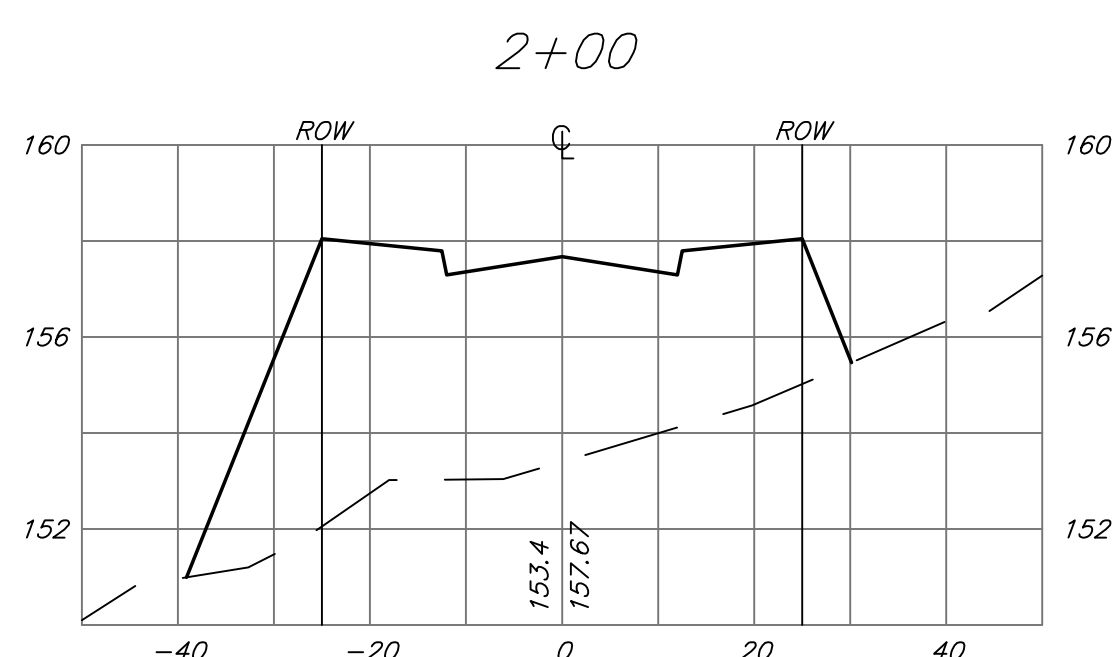
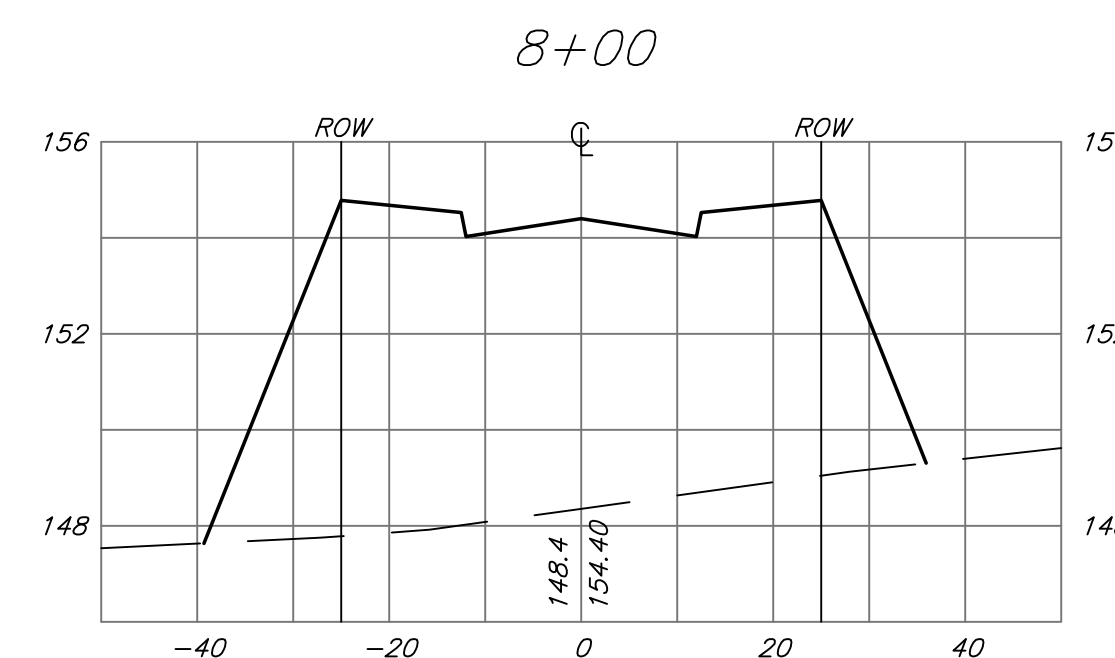
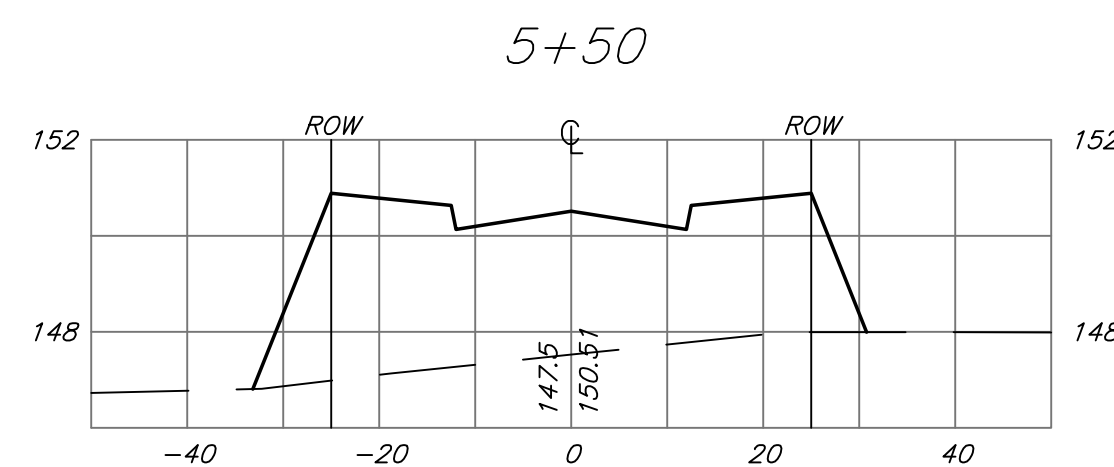
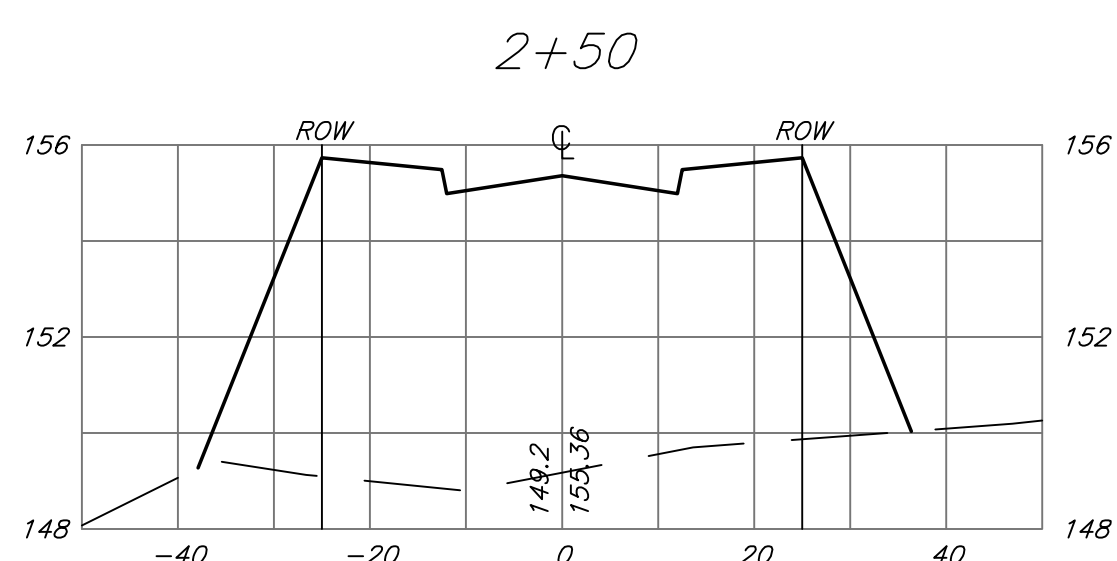
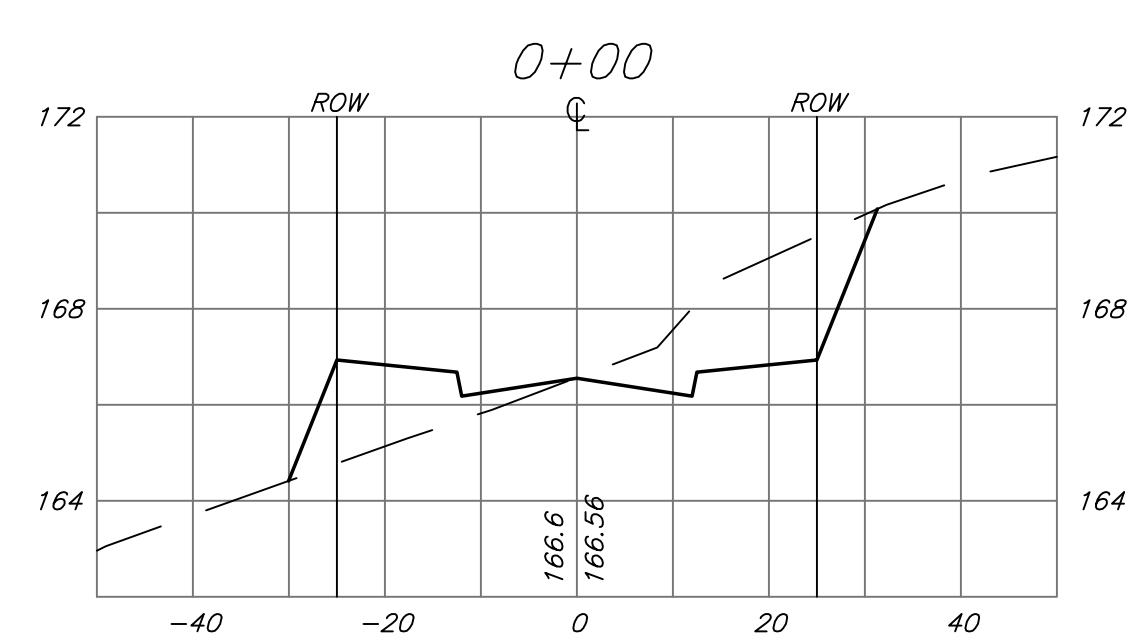
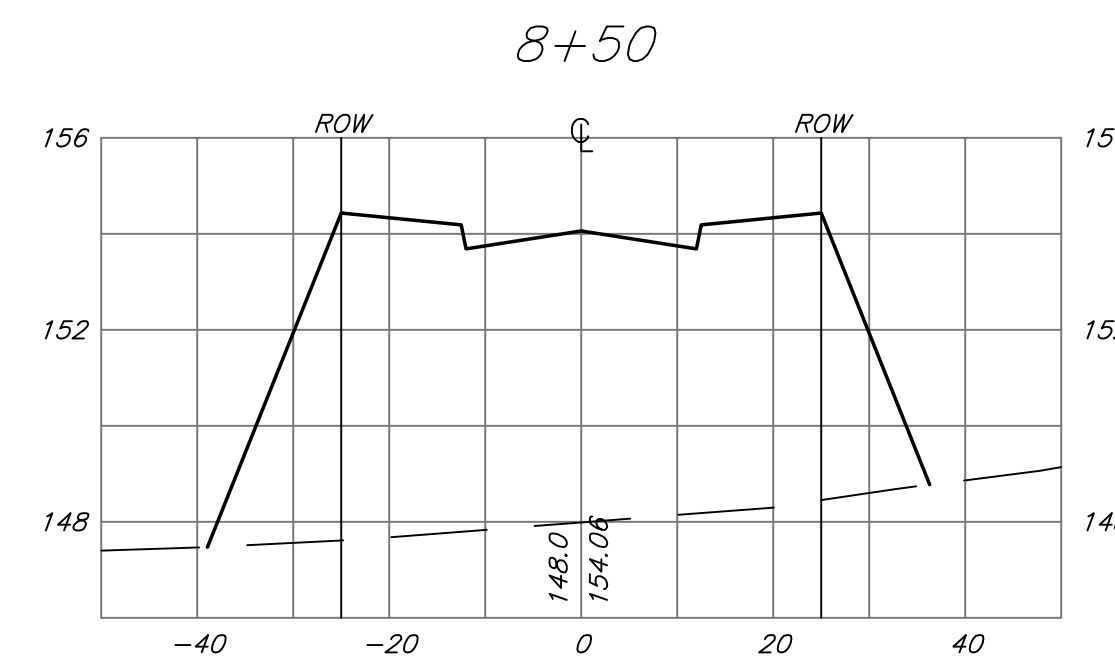
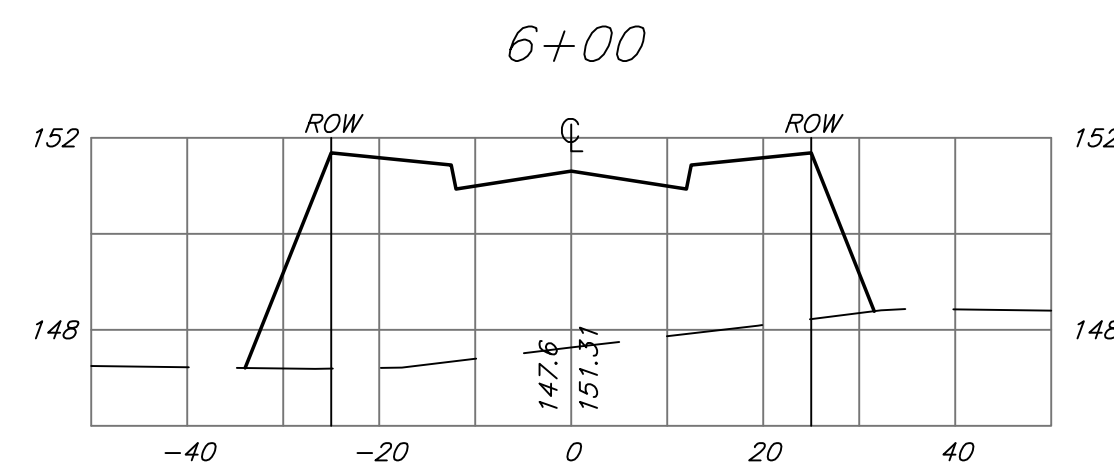
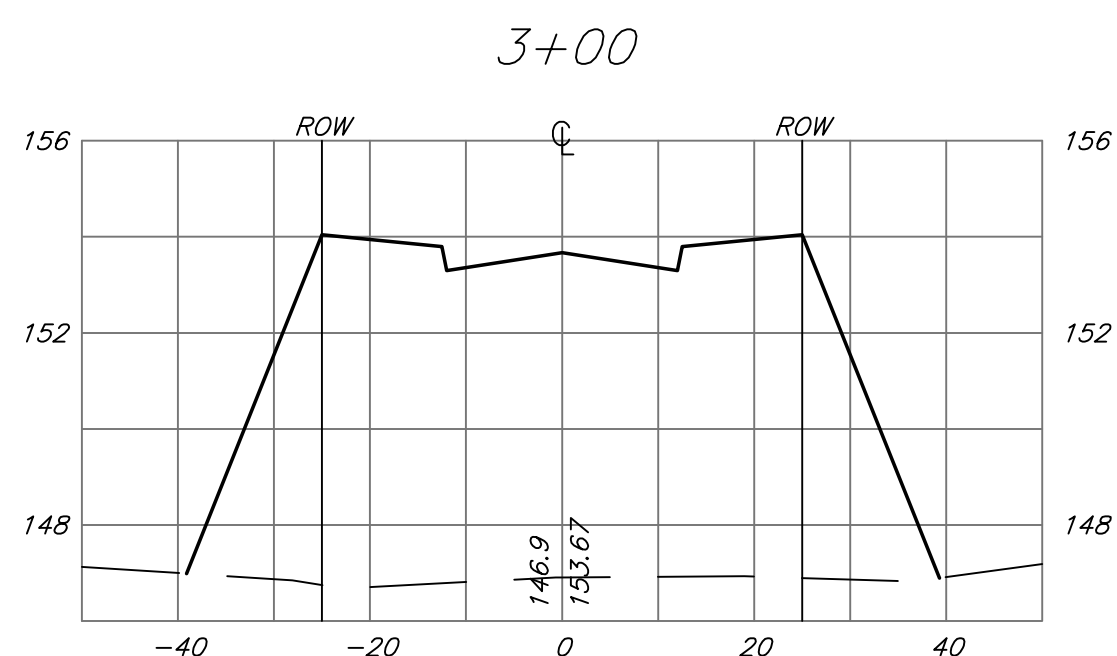
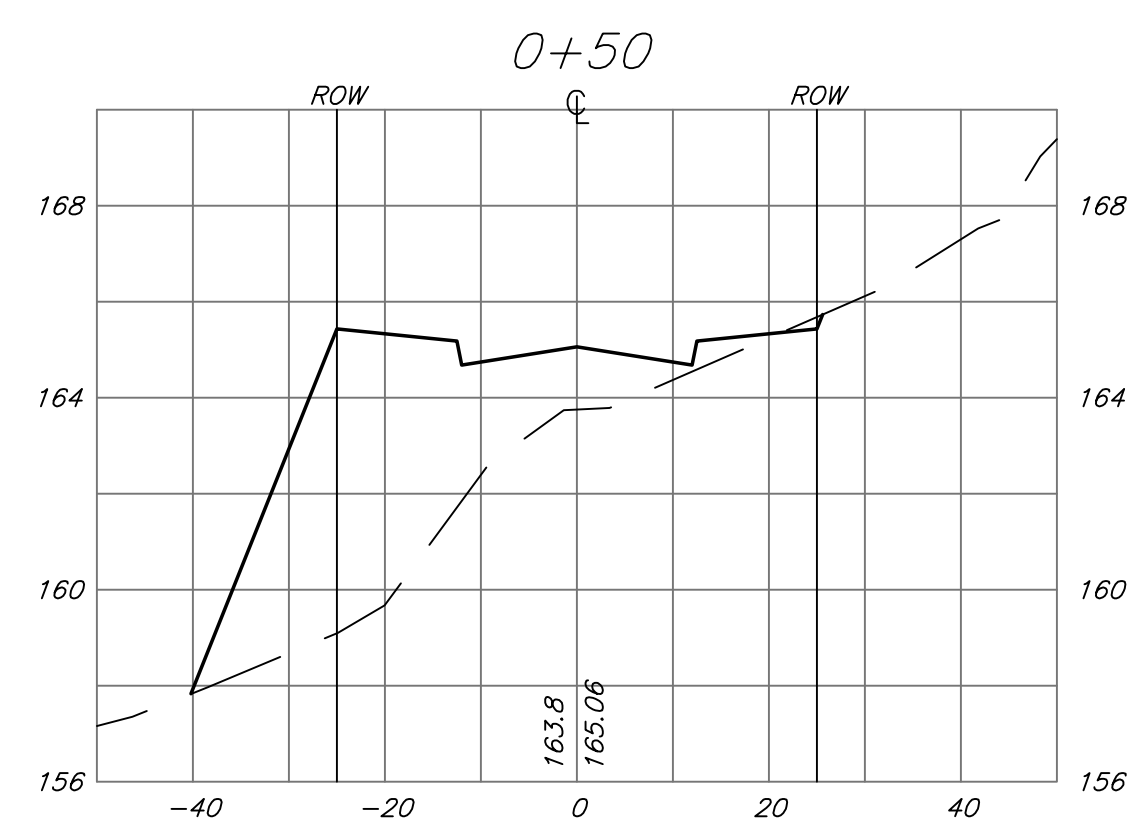
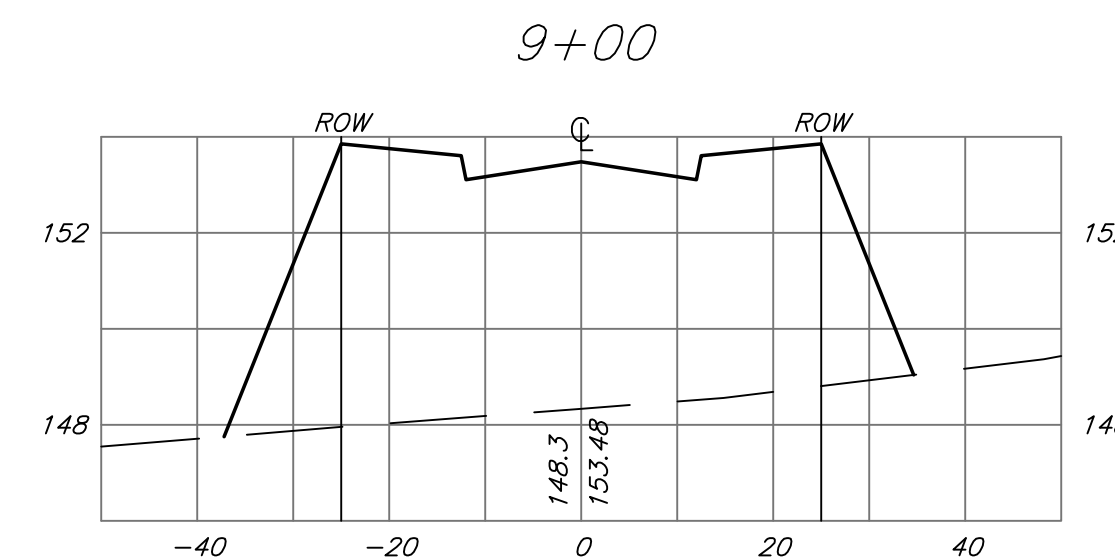
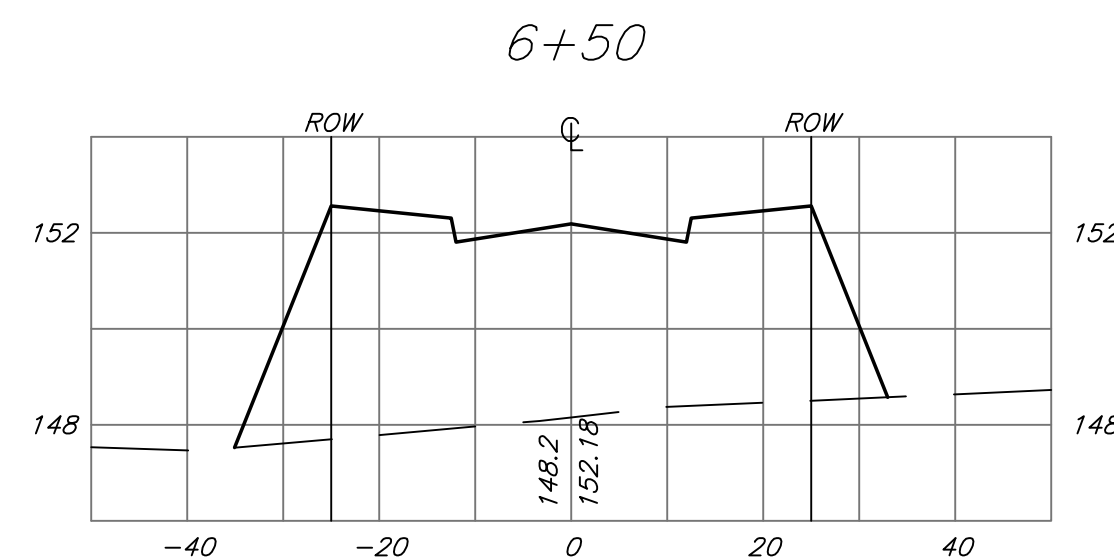
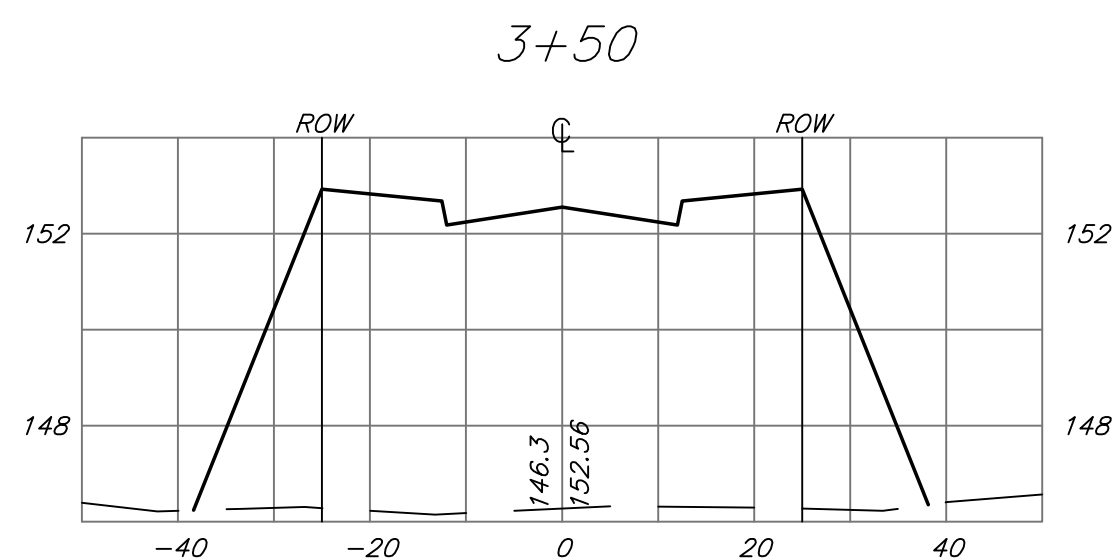
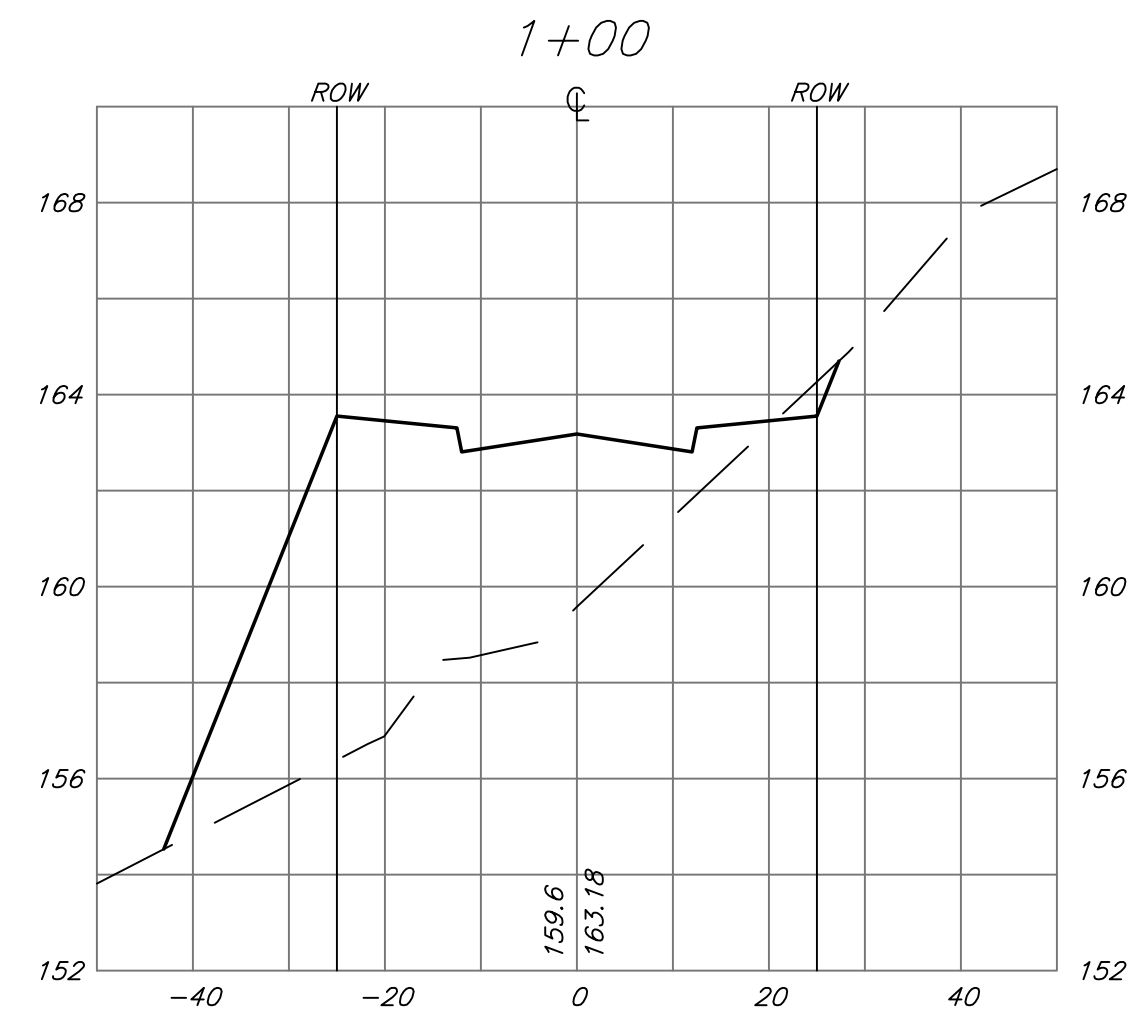
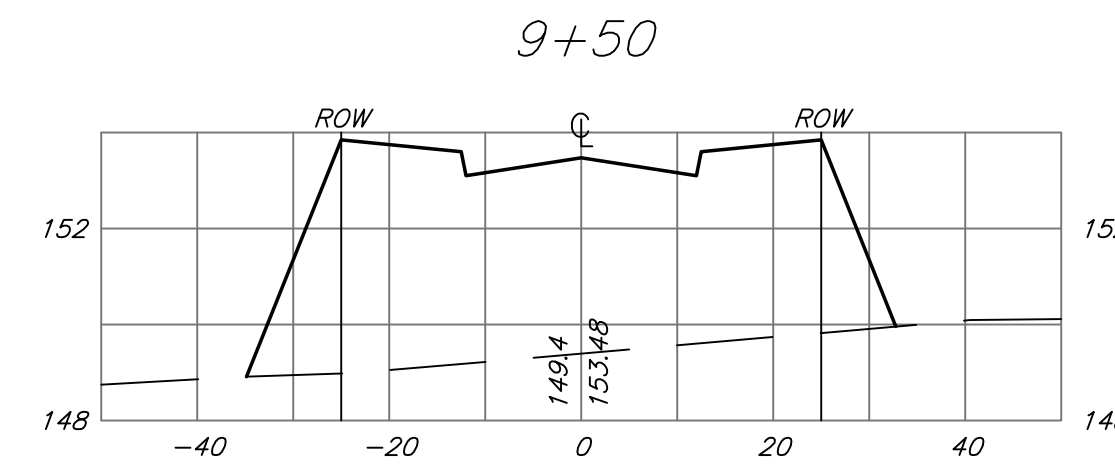
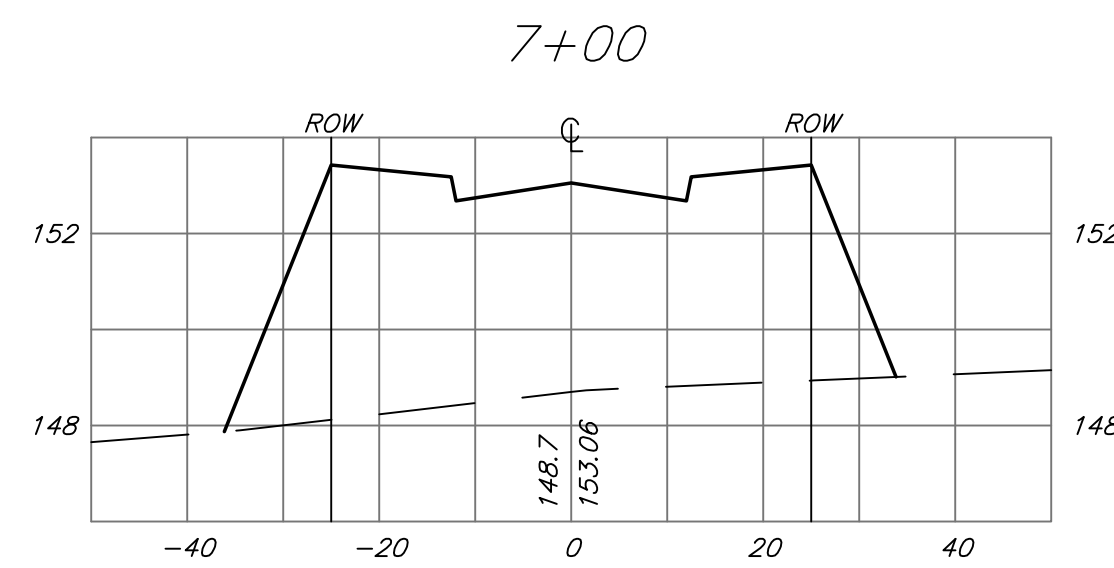
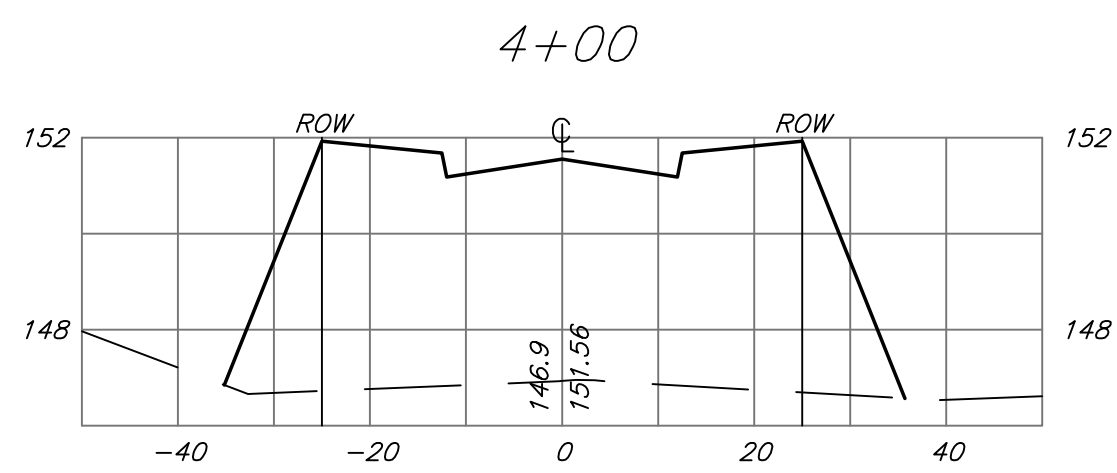
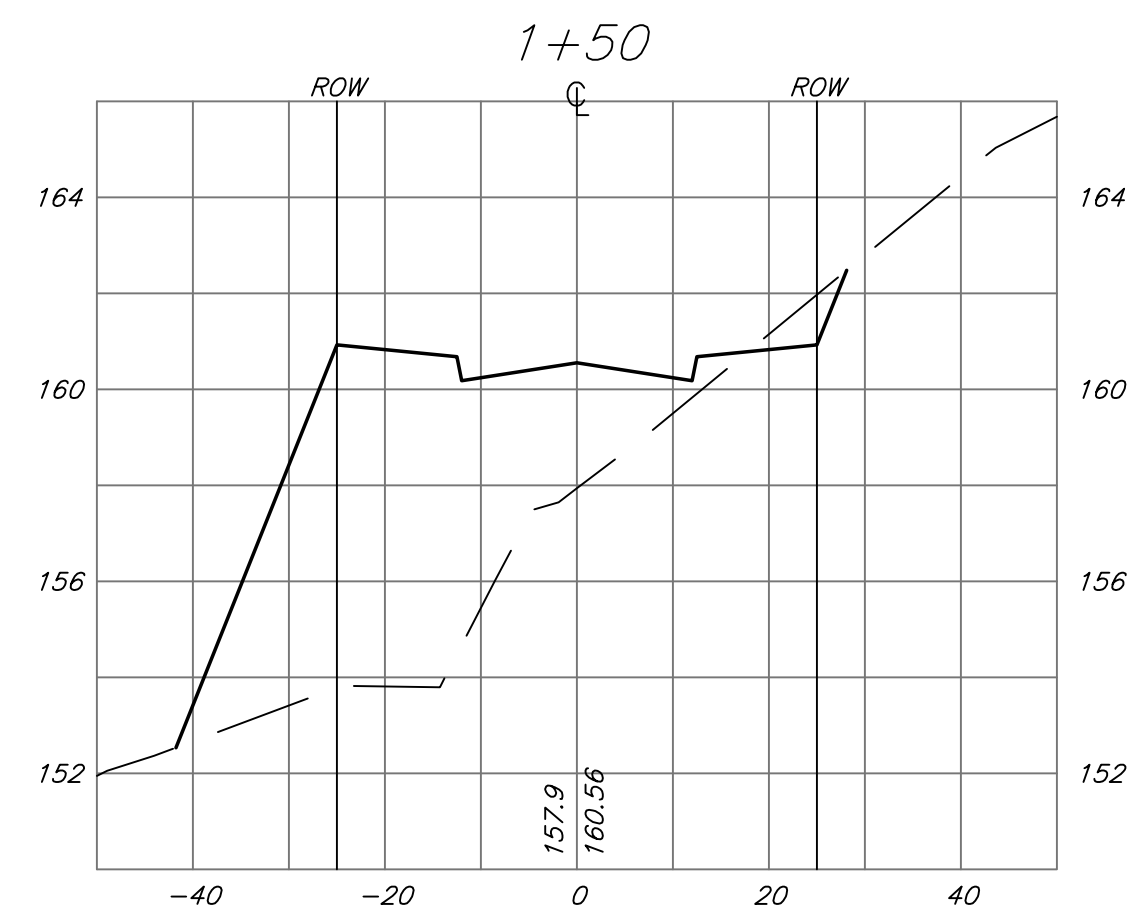
April 5, 2021

SCALE: AS SHOWN

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFOUR, MA 01886 (978) 693-1313  
202 MAIN STREET, SALEM, NH 03079 (603) 883-3301

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





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'

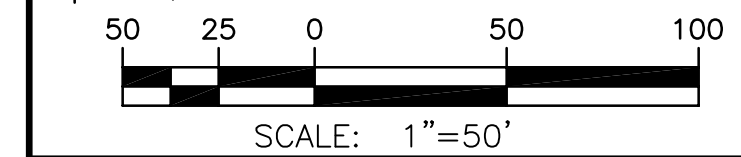
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REV. 6	
REV. 5	
REV. 4	
REV. 3	
REV. 2	6/7/21 BY:PM/IA
TOWN/PEER COMMENTS	
REV. 1	5/18/21 BY:PM/IA
TOWN/PEER COMMENTS	

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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  
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BK 9353 PG 2517, HCRD  
April 5, 2021



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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**

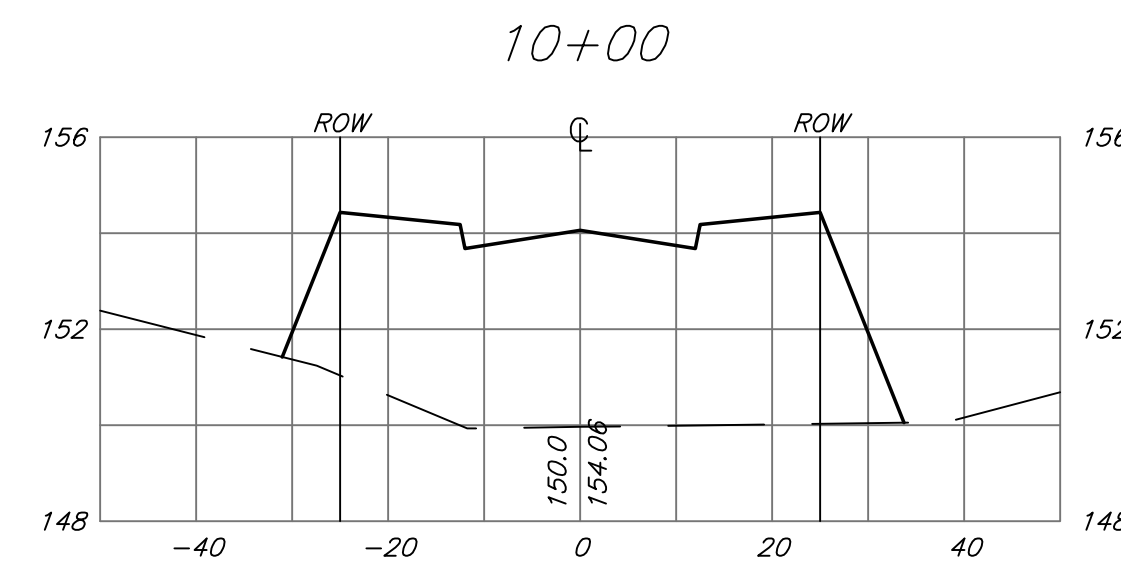
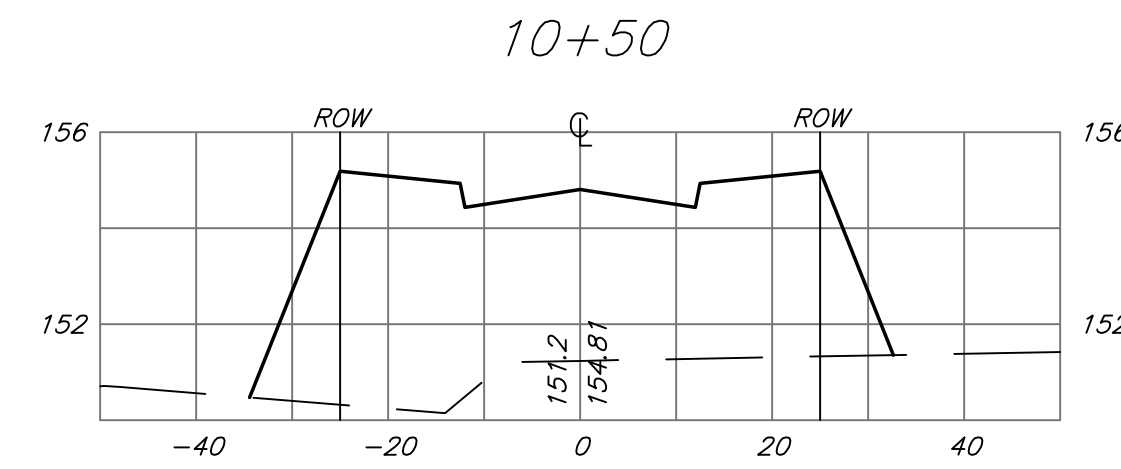
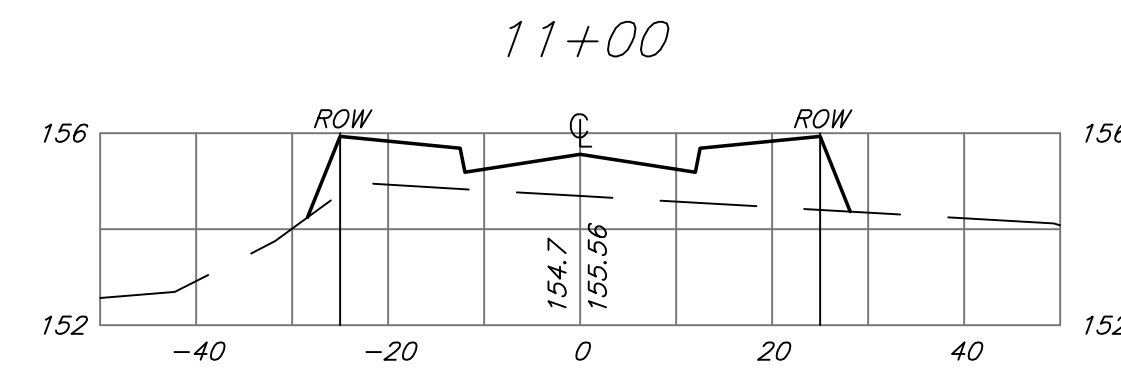
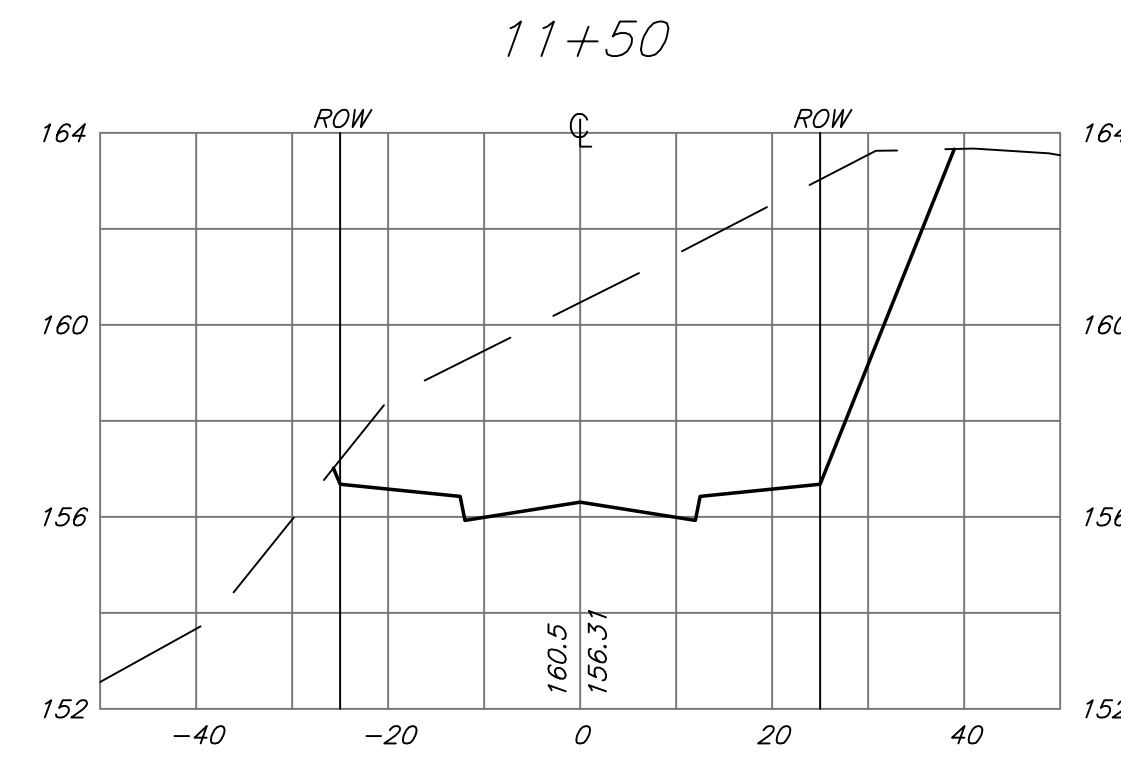
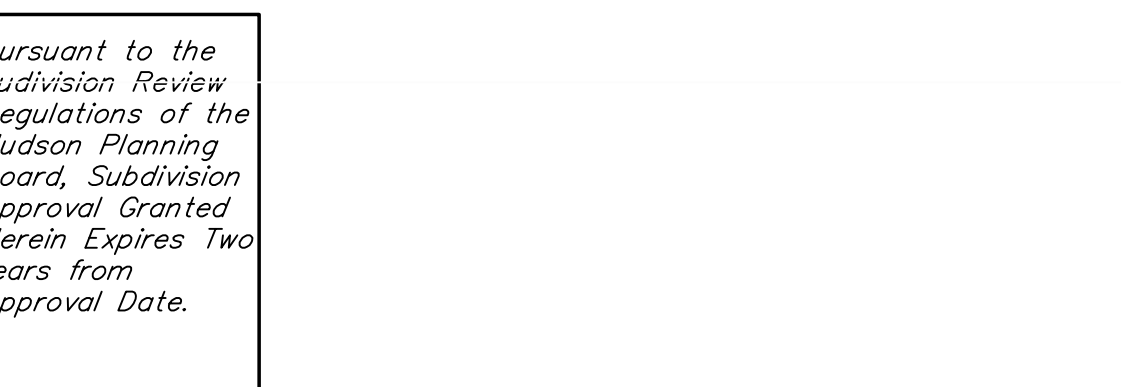
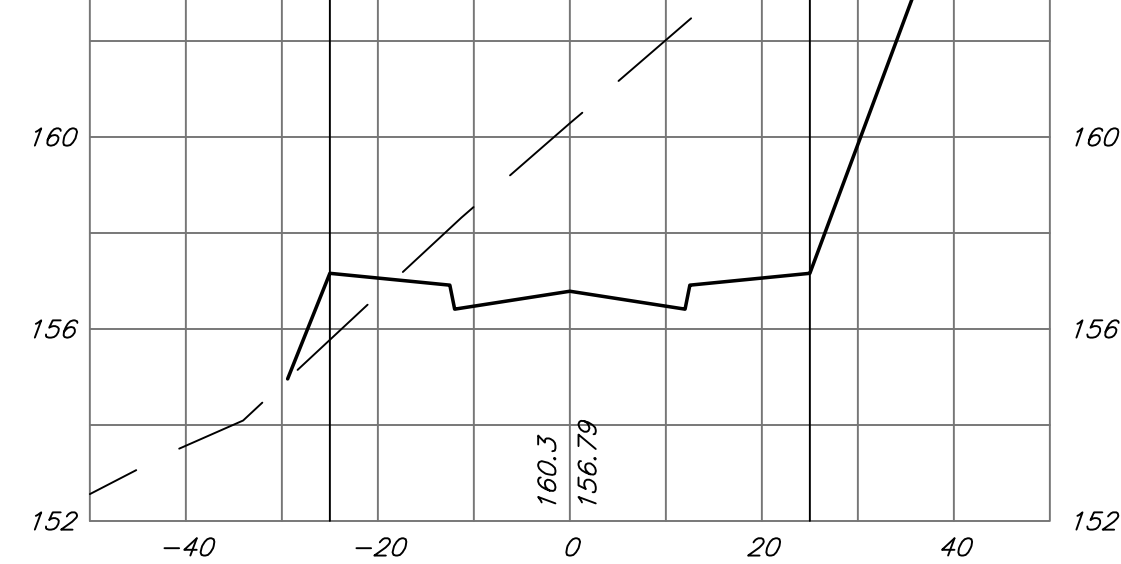
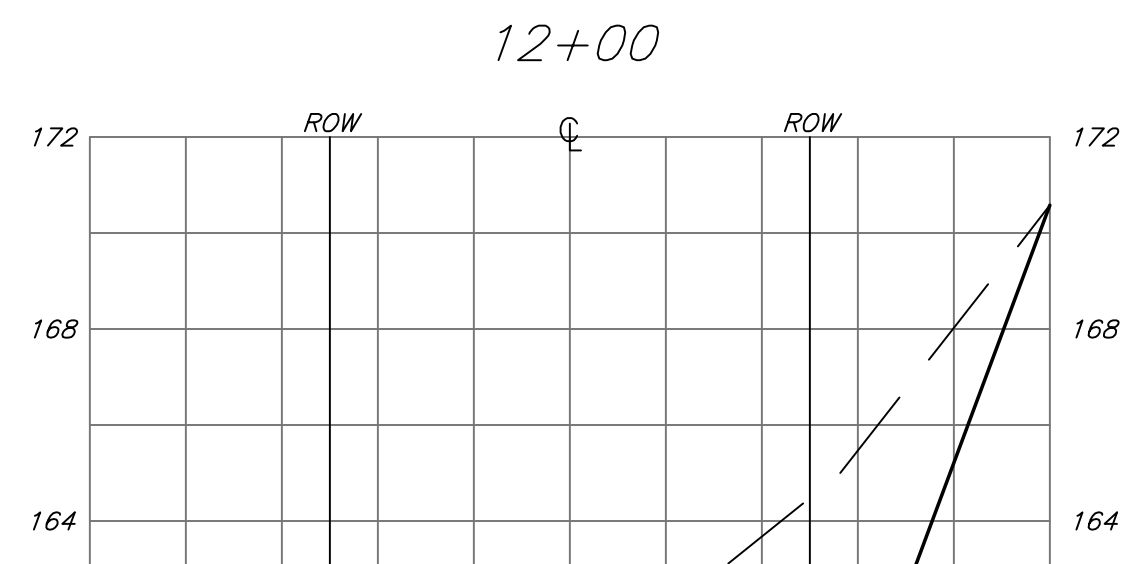
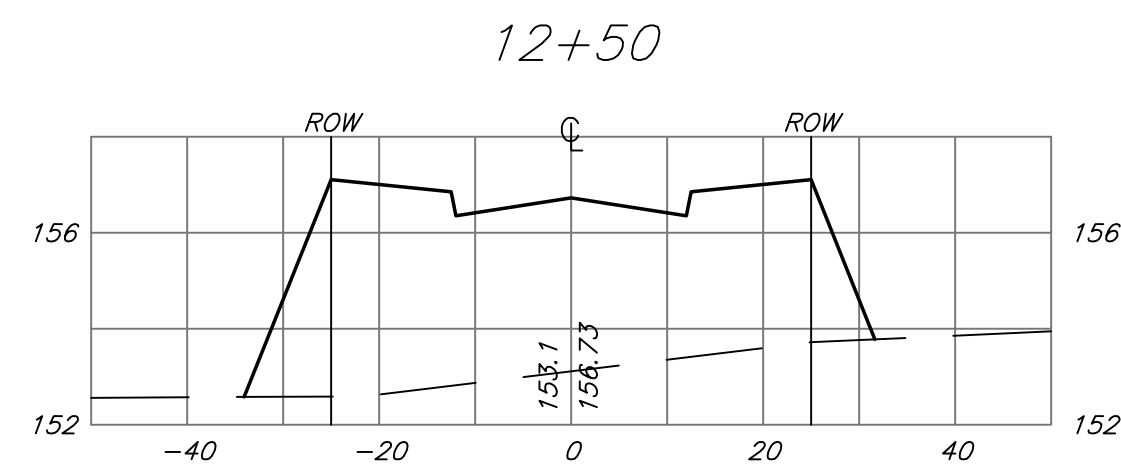
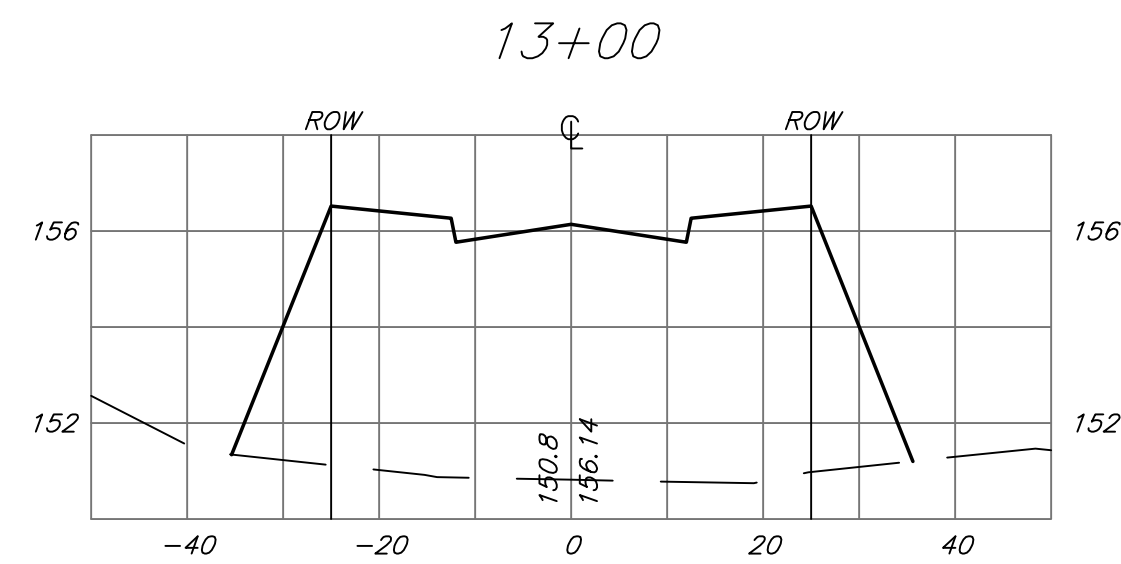
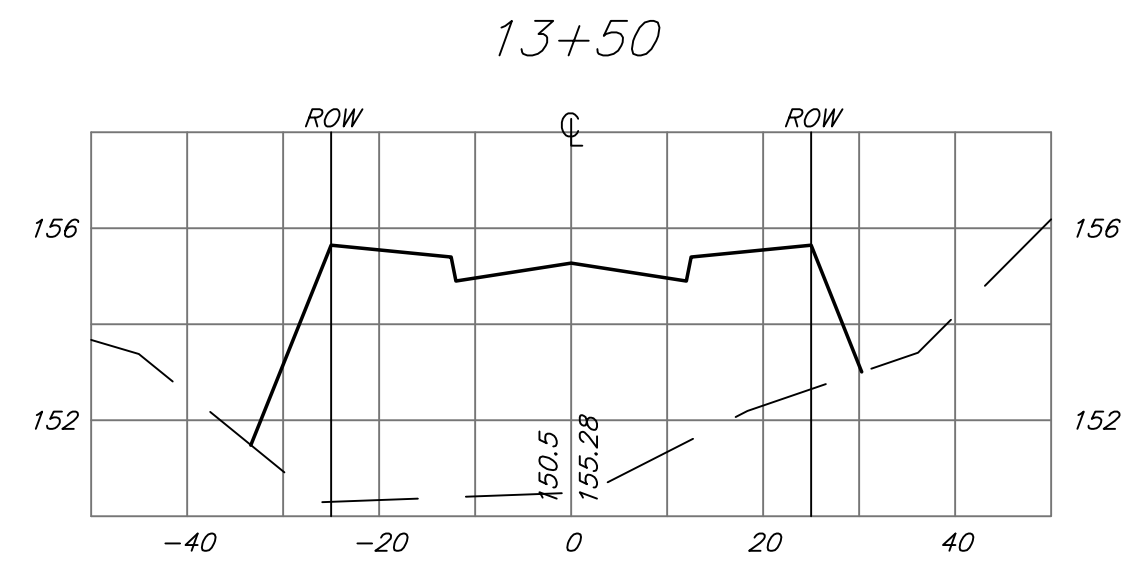
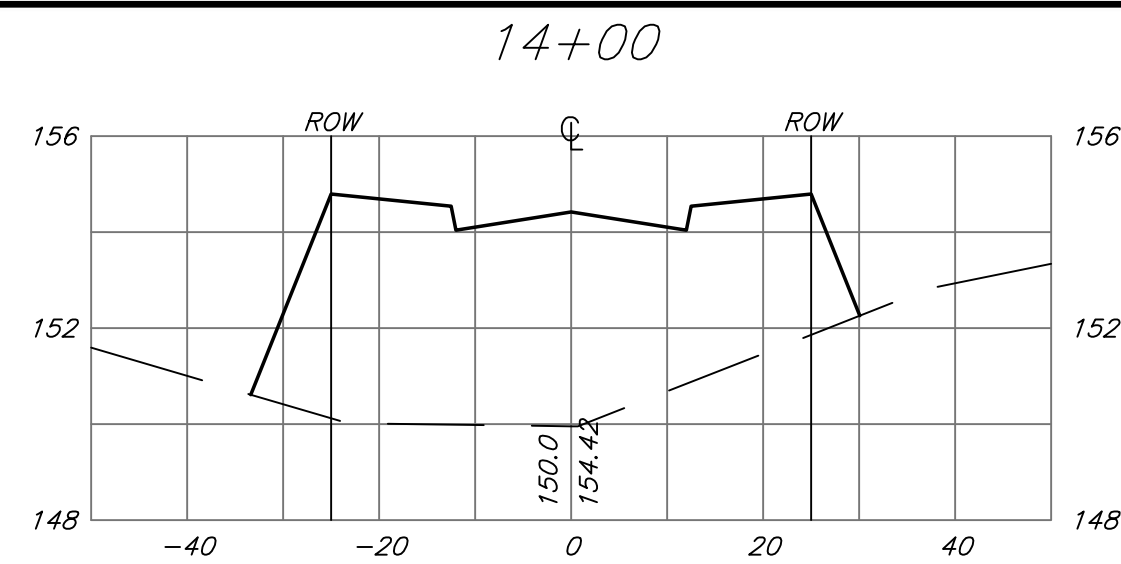
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

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:  
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

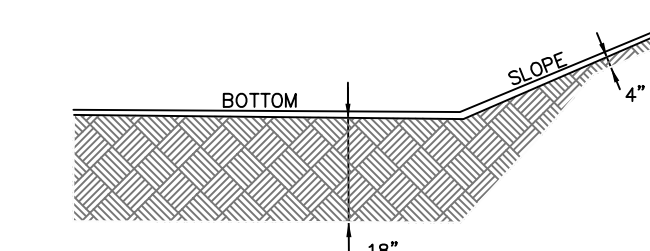
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

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

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

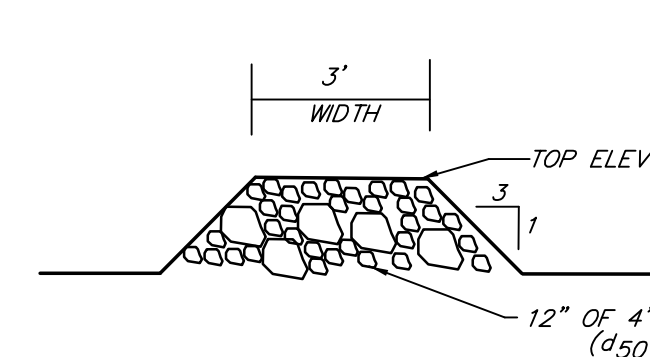
PLANNING BOARD SECRETARY \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

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

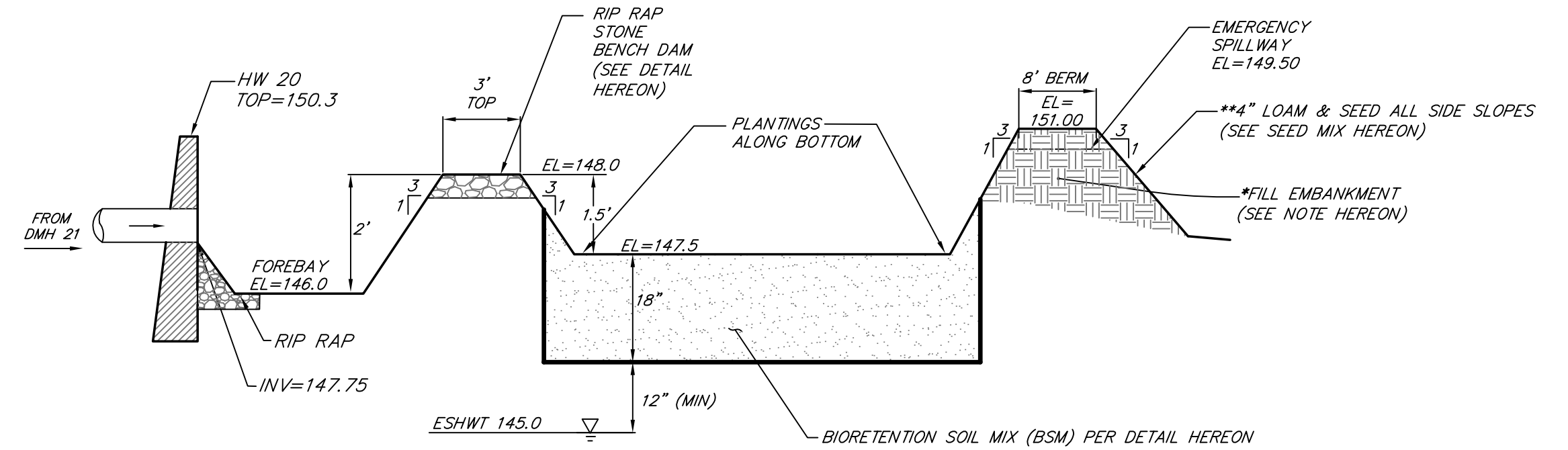


SOIL	SPECIFICATION	
	SIEVE	% PASSING
75% SAND	10	85-100
	20	70-100
	60	15-40
	200	8-15
25% MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH - LESS THAN 5% PASSING NO. 200 SIEVE		

**BIORETENTION SOIL MIX**



**STONE BENCH DAM**  
NOT TO SCALE



**\*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.

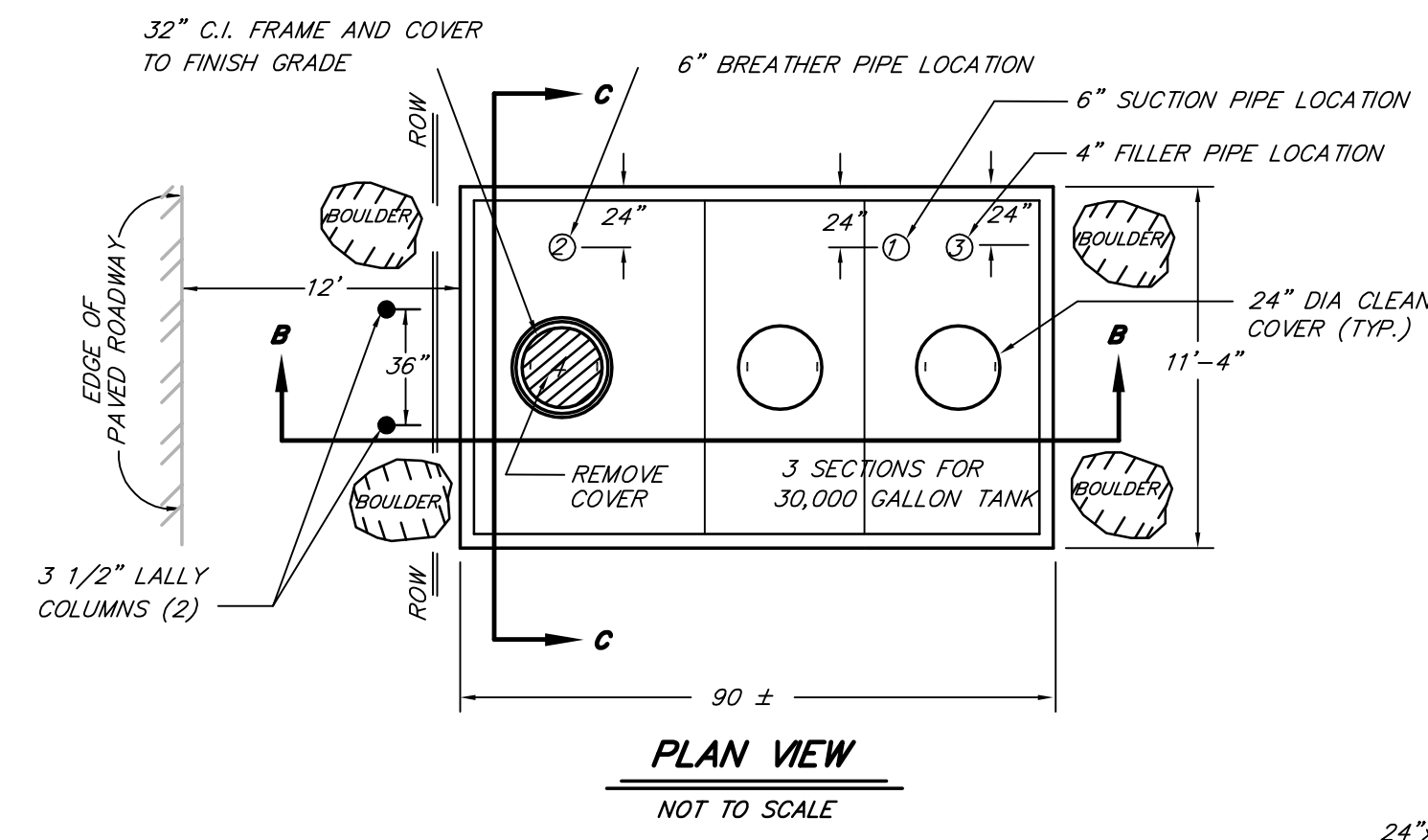
**\*\* SEED MIXTURE FOR SLOPES**

- 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	PHYSCOPRUS OPULFOLUS	12" CONTAINER	9
BIRDSFOOT-TREFOIL	LOTUS-CORNICALATAS	12" CONTAINER	15
FINE-SHREDDED HARDWOOD MULCH		6 CUBIC YARDS	2-3" DEEP

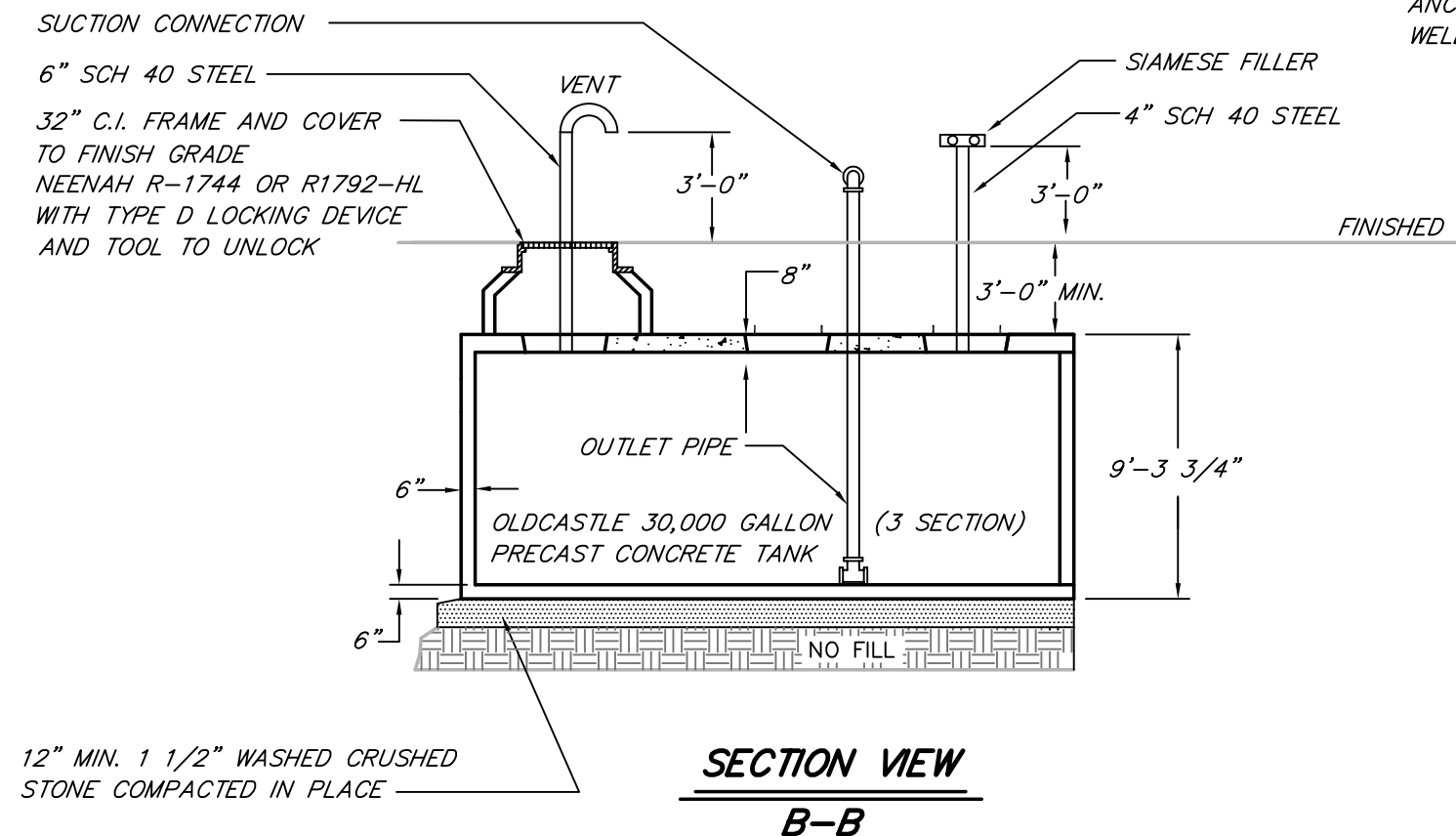
**SMF 2 -BIORETENTION FACILITY**

NOT TO SCALE



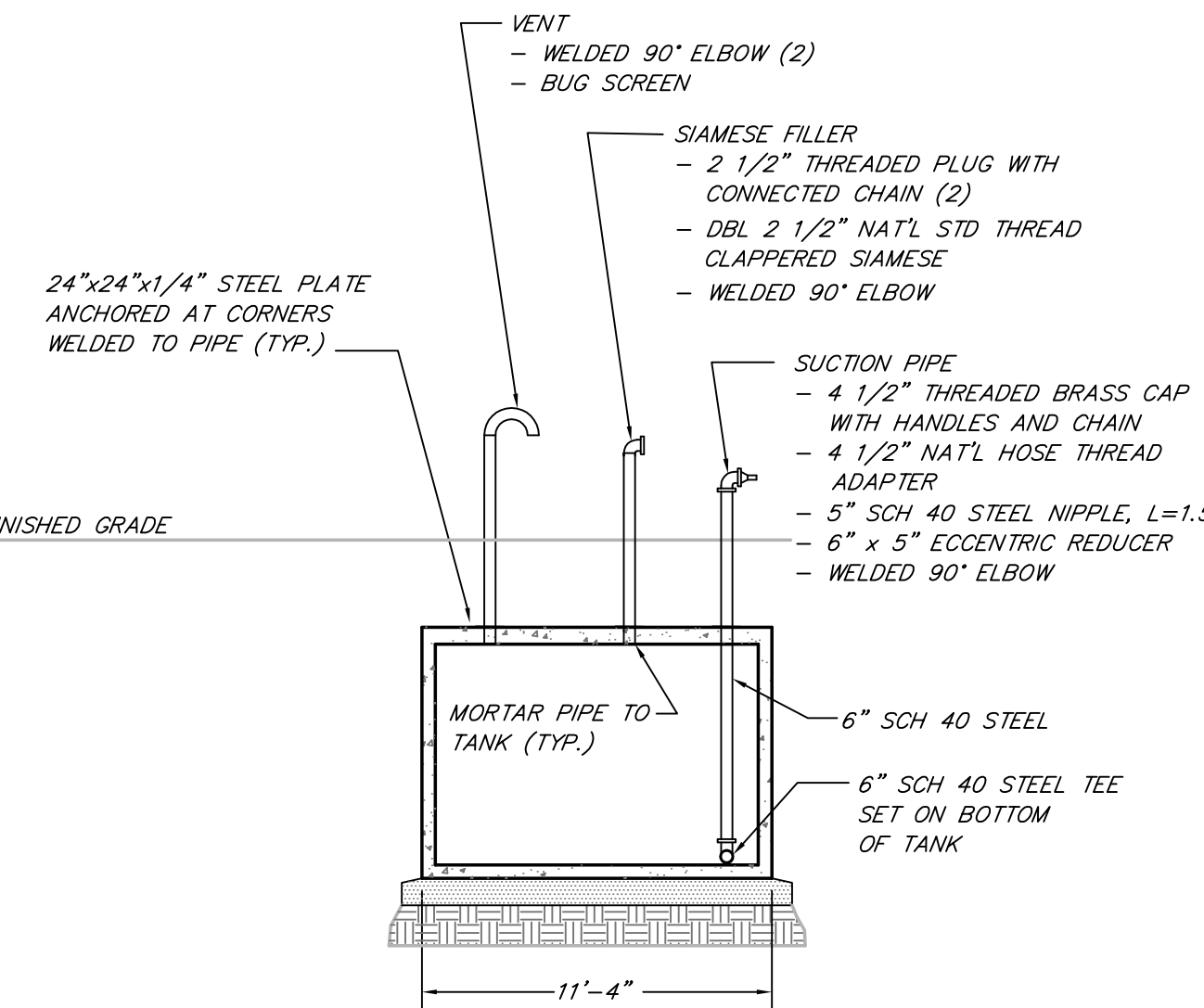
**NOTES:**

- 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.



**SECTION VIEW B-B**

- ① - 6" SUCTION PIPE LOCATION (24" OFF SIDE OF TANK)
- ② - 6" BREATHER 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)



**SECTION VIEW C-C**

**30,000 GALLON FIRE CISTERN DETAIL**

NOT TO SCALE

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REV.	DATE	BY:PM/IA	TOWN/PEER COMMENTS
REV. 6			
REV. 5			
REV. 4			
REV. 3			
REV. 2	6/7/21	BY:PM/IA	TOWN/PEER COMMENTS
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

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

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