

# **FOREST MEADOWS SUBDIVISION**

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

## **STAFF REPORT**

July 28, 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. Revision letter from Meisner Brem Corporation on behalf of Applicant, dated July 20, 2021.
- B. Letter from Jeffrey and Lori Hughes, 58 Gowing Road, dated July 19, 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.
- June 23, 2021 – Planning Board Meeting. Continued to July 14, 2021.
- July 14, 2021 – Planning Board Meeting, waivers to 289-18:B(2) - Length of Cul-de-Sac and 289-18:Y- Intersection Levelling Area granted, hearing continued to July 28, 2021.
- July 20, 2021 – Revised plan set received.
- July 28, 2021 – Planning Board meeting scheduled.

## COMMENTS & RECOMMENDATIONS:

### REVISIONS

The most recent plan revisions are described in **Attachment A**. Of note:

- Applicant has added a retaining wall to eliminate side slope and grading issues.
- A revised landscaping plan in accordance with the Applicant's discussion with the abutters.
- Applicant has addressed the guardrail and frozen ground conditions.
- A cobra head light has been added at the intersection, but staff recommends a note or condition be added stating "Street light shall conform to Town standard."

The Applicant states that "Town Discussion" items of the June 30, 2021 peer review letter will be discussed at subsequent Board meetings. Those are:

1. Open space requirements per §289-22: Staff believes this has already been resolved at previous meetings.
2. Roadway design: These were resolved at the previous meeting via waivers.
3. Drainage design: The Town Engineer recommends that resolution of minor discrepancies be a condition of approval.
4. Zoning: This issue is resolved with the Conditional Use Permit application.

### ABUTTERS

The abutters wrote a letter outlining their concerns in **Attachment B**. It is Staff's understanding that the Applicant met with the abutters on the evening of July 19, 2021 to address some of their concerns. Staff expects the Applicant and/or the abutters to inform the Board of their discussion. Their concerns include:

1. Utilities: the existing utility pole within the site (not at the road) will be removed and the subdivision will be served by underground utilities.
2. Swale/driveway culvert: In order for the culvert to be removed, it will be replaced by a very mild swale that matches existing conditions.
3. N/F is a label used in surveying that means: "Now or Formerly".
4. The revised landscape plan shows screening between them and the development.

### REMAINING ITEMS

1. The sight distance should be revised to show the correctly required distance, and also may be moved up to the stop bar location.
2. The proposed landscaping for the benefit of the abutters should be moved out of the ROW and placed on their property.

*[Note: Applicant showed staff plan revisions addressing both items, to be presented at meeting]*

**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]*

**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 20, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan 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. Upon completion of the Subdivision, and prior to the establishment of the two-year maintenance surety, the Applicant shall submit and “As-Built” Plan of the subdivision in its entirety, together with the ROW deed dedicating the ROW as a public street.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems. Any minor discrepancy in volume quantities between pre-condition and post-condition will be addressed with Engineering Department prior to Planning Board endorsement of the plan.
6. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
7. Approval of this plan shall be subject to administrative review by the Town Planner and Town Engineer.
8. Approval of this plan is subject to receiving an Alteration of Terrain permit.
9. Driveway profiles and sight distances shall be approved by the Town Engineer prior to Planning Board endorsement of the Plan-of-Record.

10. The sight distance for the proposed roadway shall be reviewed and approved by the Town Engineer prior to Planning Board endorsement of the Plan-of-Record.
11. A street light, conforming to Town standards, shall be added to the intersection with Gowing Road.
12. The landscape plan showing arborvitaes in the proposed Right-of-Way shall be revised to move the plantings to be located on the property of the abutters.
13. 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.
14. Blasting or ramming activities shall be limited to the hours between 9:00 A.M and 5:00 P.M, Monday through Friday. Blasting activities are prohibited on Saturday and Sunday.
15. A pre-construction meeting shall be scheduled with the Town Engineer prior to construction.
16. Utilities shall be underground.

Conditions Recommended by the Conservation Commission

17. Construction and restoration shall comply with Best Management Practices set forth in *New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control*.
18. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission.
19. 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.
20. 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.
21. 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.
22. 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”.



23. 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.
24. 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

July 20, 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 3" 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:

**Fuss & O'Neill Peer Review**

1d. A detail for the guard rail end section is added to sheet 3. End Section proposed is MSKT by Road Systems, Inc. NHDOT guidance documents available on-line indicate this product is approved by NHDOT for rail heights up to 31 inches.

4d. Stone wick label on sheet 13 is updated to specify the detail is located on sheet 14, rather than sheet 15.

4f. Alteration of Terrain application was recently submitted to NHDES with a copy provided to the Hudson Engineering Department. It should be noted that the stormwater model does use Site Specific soils and not the NRCS soil types. See Subcatchment Drainage Maps previously provided. The stormwater model submitted to NHDES is identical to the one reviewed by the Town & Peer Review.

7a. Construction fence detail is added to sheet 13. Fence locations along 50 ft wetland buffer are added to sheet 10.

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.

Letter to Brian Groth  
Hudson Planning  
Revision Response #3 – Forest Meadows  
July 20, 2021

**Planning Board Staff Report**

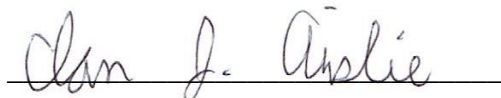
1. Sheet 11 is revised based on discussions between the abutter and applicant. Twenty-two arborvitae plantings are now proposed along both sides of the roadway up to STA 3+00.
2. We request that driveway sight distance profiles be provided as a condition of approval.
3. A new sheet is added to the plan set which documents Sight Distance at the proposed intersection with Gowing Road. The provided Gowing Road profile indicates adequate that sight distance (400'+) will be provided both directions. See sheet 17.
4. A cobra head street light is added to the relocated pole at the intersection. See sheets 8 and 10.
5. Side slope waiver request is withdrawn. Retaining walls are now extended such that no grading is proposed on abutting properties and no side slopes are proposed within the Right of Way.
6. Meisner Brem concurs with this comment.
7. Map, lot, and subplot numbers are updated to be consistent with the Assessor's Office Staff Report. See sheets 6 and 7.

**Miscellaneous**

1. The existing driveway culvert on the abutting property is now shown to remain at the request of the abutters. Water quality swale is removed.

Very truly yours,

MEISNER BREM CORPORATION



Ian Ainslie, PE

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

58 Gowing Road  
Hudson, NH 03051  
603-533-0921(c)  
603-533-0926(c)

[jrlehughes00@yahoo.com](mailto:jrlehughes00@yahoo.com)

July 19, 2021

Mr. Brian Groth  
Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051  
603-886-6008  
[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)

CC: Timothy Malley, Chairman of the Planning Board  
Elvis Dhima, Town Engineer  
Brooke Dubowik, Town Administrative Aide  
Kelly Vanti, KLN Construction Company  
Jeffrey A Zall, Applicant's Lawyer  
Jeffrey A. Brem, Meisner Brem Corporation  
Ian Ainslie, Meisner Brem Corporation

Re: 58R Gowing Road Subdivision Plan - SB# 03-21 & CU# 03-21

Dear Mr. Groth:

It became clear to us after the July 14, 2021 Planning Board meeting that a private agreement needs to be reached between us and the applicant for the above mentioned subdivision. When we met with the applicant, they had told us a number of times that there are some things that will be covered by "the bond". However, we now feel that we need clarification on what's considered a private agreement and what would be covered by "the bond" for this project.

According to the plans, as a part of this project, including wetland mitigation recommendations from the town and state, they are going to have to come on our property to:

- Install orange construction fencing/filter sock/erosion control (sheet 10 and 12) and inspection (sheet 2)
  - It seems like permission to put this on our property and have it inspected is just being assumed.
  - 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.
- Create the Swale listed on Sheet 14 (prior verbiage regarding maintenance has been removed)
  - We're actually not happy about this even being done on our property. Yet, we're being told that the swale will be created on our property so they can put in a culvert under the new road to be built, thus mitigating their problem with the wetlands onto our property.
- Are there underground utilities (electric, cable, telephone) that reside on our property that need to be removed?
  - If yes, they will likely have to be removed from the proposed Lot 1, the new road to be built, and Lots 6, 7 and 8. Is our private property to be treated differently than the rest of project when it comes to the

removal of the underground utilities? Will regrading/seeding/sodding need to be done after removal? If so, will that be in writing on the plan?

- Remove the overhead utilities.
- Remove the existing telephone pole (sheet 8)
  - What condition will the area be left in after removal? Is seeding/sodding needed?
- Remove existing culvert (sheet 10 and sheet 12)
- Remove the existing driveway (sheet 3, 8 and 12)
  - They will also have to remove the existing driveway for the proposed Lot 1, the new road to be built, and Lots 6, 7 and 8. Is our private property to be treated differently than the rest of project when it comes to removal of the driveway? Or can we expect the same seeding and sodding upon removal, as the portion that will be removed from the newly developed area? If so, will that be in writing on the plan?
  - We have been verbally told that the area will be regrade/seeded/sodded after removal of the driveway, but have yet to see this in writing from Kelly Vanti.
  - Sheet 12 has 2 notes, “with permission from abutter (N/F Hughes)”. What does N/F mean?
- Plant trees/shrubs as per the Landscape plan (Sheet 11) and at what distance?
  - Since this is on the Landscape plan, is it covered as part of the Bond?
    - If yes, and the town is OK with the final plantings, but we are not, what recourse to we have?
  - Sheet 11, the Landscape plan still shows 4 trees on Lot 1 that, in a discussion with Kelly and Elvis, were agreed to be moved to our property for screening. This was to ensure that the new Lot 1 owner would not be able to cut them down. We expressed that we also wanted these to be Arborvitae Green Giants.
  - Sheet 11, the Landscape plan still shows Redpointe Maples, which we have told them multiple times that we did not want. We want all Arborvitae Green Giants.
    - Jeff Brem even acknowledged this during the May 26, 2021 meeting that the Landscape Plan will have more arborvitaes as opposed to trees, yet the maple trees are still showing on the plan.
  - We haven’t agreed yet on the distance of the plantings
    - Country Brook sign: For privacy screen plant 6’ apart to create dense barrier, 8’-12’ apart for looser less (illegible) hedge (see picture below)
  - 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”. So should we be treated any different?

There are still some private items to be worked out. It was initial our understanding that Kelly Vanti was going to write these up after we met with her and Don Nicolls. It is now our expectation that these will be discussed at the meeting with their lawyer, Jeffrey A Zall, on Monday, July 18<sup>th</sup>. These include:

- STUMPS
  - Landscape plan (Sheet 11) does say “Existing stumps (3 total) to be removed”
  - The applicant, Don Nicolls, originally said they would remove approximately 11 more from our yard. Don had said that it would be easy for them because their trucks would already be there.
- There are some logs that are possibly laying on both our properties and possibly need to be removed for the road to be built. (We are in favor of having these removed.) If these are partially on our property, are they going to cut through only what’s necessary to build the road and leave the rest on our property? Or will they all be removed?

Thank you,  
Jeffrey and Lori Hughes



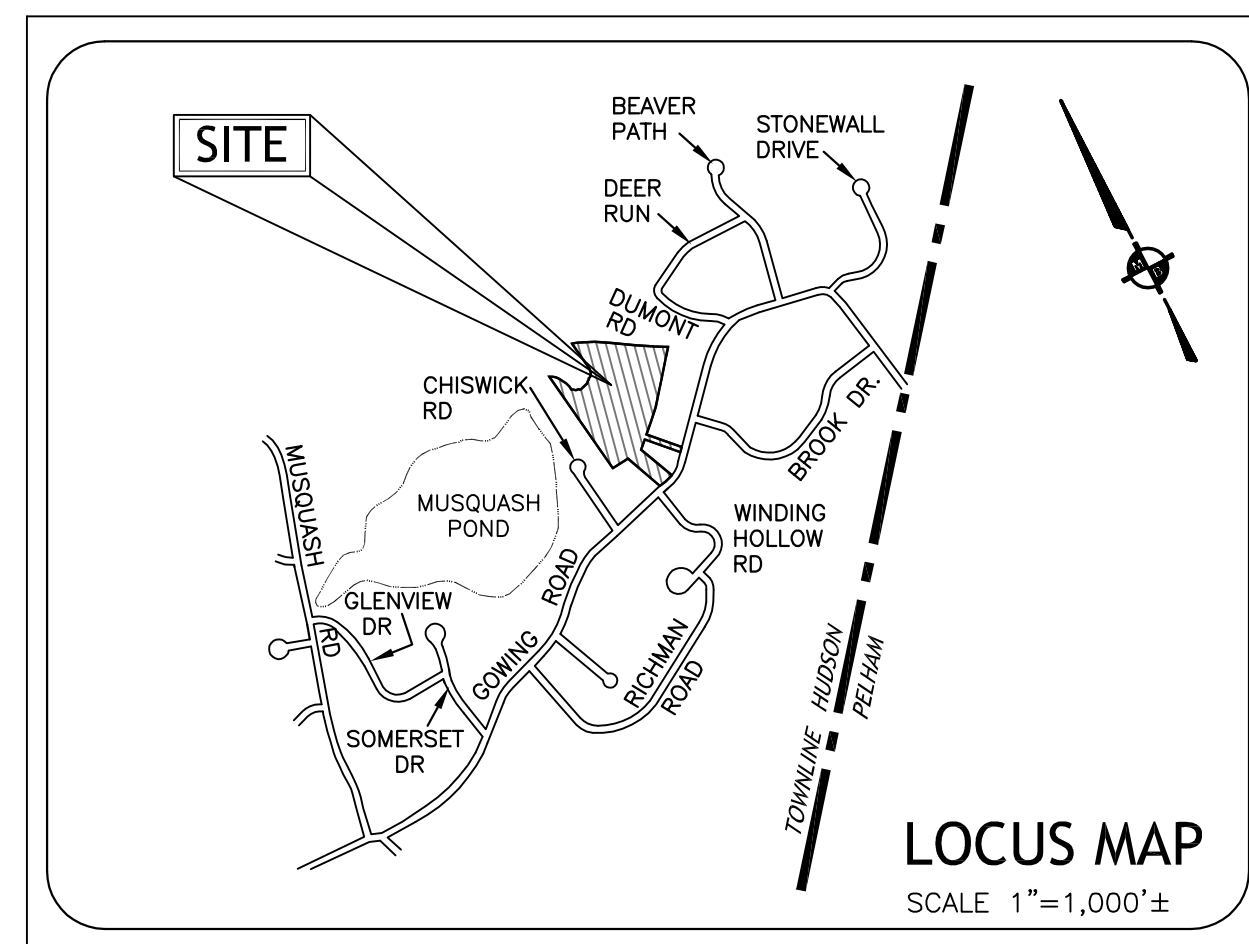
RESIDENTIAL DEVELOPMENT SUBDIVISION PLAN SET

# "FOREST MEADOWS"

MAP 237 - LOT 032  
HUDSON, NEW HAMPSHIRE

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---102---	CONTOUR	---102---
119.2	SPOT GRADES	
	EDGE OF WETLANDS	
	WETLANDS	
	EDGE OF PAVEMENT	
	BUILDING SETBACK LINE	
	SOIL BOUNDARY LINE	
	STONE WALL	
	CATCH BASIN	
	DRAIN MANHOLE	
	50' SETBACK LINE (NO CUT, NO DISTURB)	
	OVER HEAD WIRE	
	WELL	
	TESTPIT	
	DRILL HOLE	
	STONE BOUND (SEE DETAIL ON (TO BE SET) 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	GOWING ROAD - SIGHT DISTANCE
18	SAMPLE SEPTIC DESIGN

**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.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%.

**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 _____

DATE: APRIL 5, 2021      REVISION 1: MAY 18, 2021      REVISION 2: JUNE 14, 2021      REVISION 3: JULY 20, 2021

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

*Karl A. Kelle* 5-14-21  
KLN CONSTRUCTION COMPANY, INC.

Approved by the Hudson, NH Planning Board

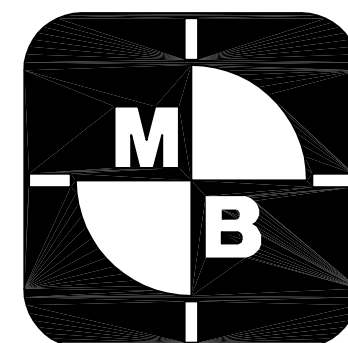
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

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

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

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**PLAN NOTES**

**KLN PROPERTY**  
**Hudson, New Hampshire**  
 MAP 237 – LOT 032

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

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

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

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

**GENERAL NOTES**

- ALL LOTS TO BE SERVICED BY INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS. SEE TYPICAL DESIGN ON SHT 18.
- 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 ENCR OACH 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 BUILDING HEIGHT 38'. EXISTING DWELLING HEIGHT = 22' EXISTING GARAGE HEIGHT = 18'.
- THERE WILL BE ONE EXTERIOR COBRA HEAD LIGHT ADDED TO A UTILITY POLE AT THE INTERSECTION WITH GOWING ROAD.
- PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

**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

<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.	
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO OAIN 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 _____	DATE _____		SIGNATURE DATE _____
PLANNING BOARD SECRETARY _____	DATE _____		SIGNATURE 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 18.

**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.
  - A MINIMUM OF 85% 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 1/4" 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% OF THE DESIGN STORAGE DEPTH) THEN THE BASIN SHALL BE EXCAVATED AND GRADED TO PREPARE FOR A FINAL GRADE (TO TOP OF STORM DEPTH).
- 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	7/20/21	BY:IA/RFF
REV. 2	6/7/21	BY:PM/IA	TOWN/PEER COMMENTS
REV. 1	5/18/21	BY:PM/IA	TOWN/PEER COMMENTS

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

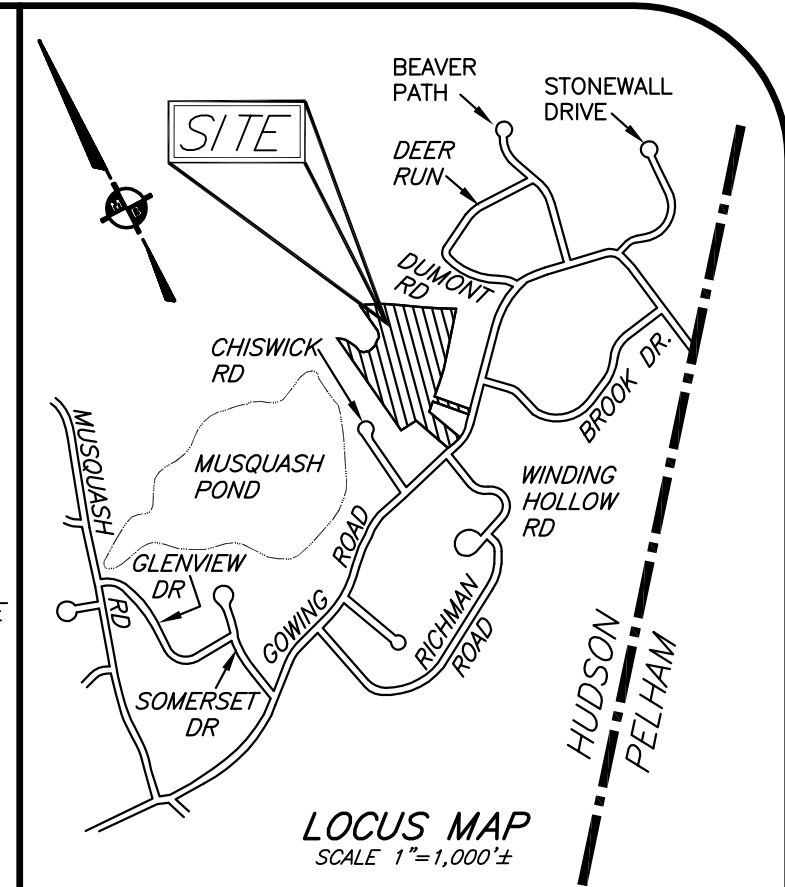
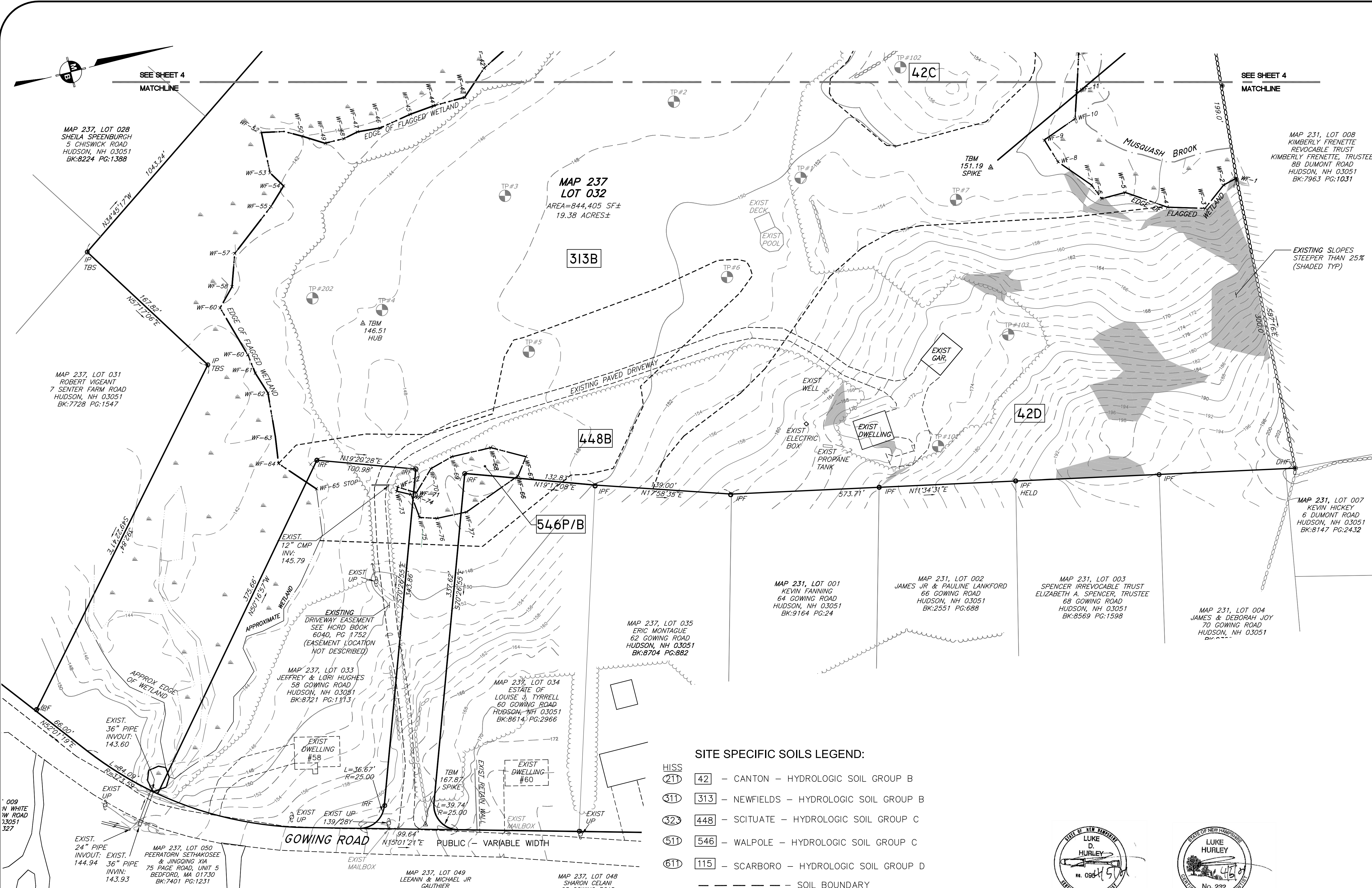
OWNER/APPLICANT  
**KLN CONSTRUCTION COMPANY, INC.**  
 70 BRIDGE STREET, UNIT 1  
 PELHAM, NH 03076  
 BK 9353 PG 2517, HCRD

April 5, 2021

SCALE: 1"=50'

<b>MEISNER BREM CORPORATION</b>	
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





**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

MAP 231, LOT 008  
KIMBERLY FRENETTE  
REVOCABLE TRUST  
KIMBERLY FRENETTE, TRUSTEE  
88 DUMONT ROAD  
HUDSON, NH 03051  
BK:7963 PG:1031

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

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

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

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

MAP 231, LOT 004  
JAMES & DEBORAH JOY  
70 GOWING ROAD  
HUDSON, NH 03051  
BK:8147 PG:2432

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REV. 6		
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REV. 4		
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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

April 5, 2021

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

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

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

**SITE SPECIFIC SOILS LEGEND:**

HISS	42	- CANTON - HYDROLOGIC SOIL GROUP B
31	313	- NEWFIELDS - HYDROLOGIC SOIL GROUP B
32	448	- SCITUATE - HYDROLOGIC SOIL GROUP C
51	546	- WALPOLE - HYDROLOGIC SOIL GROUP C
61	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  
GAUTHIER  
61 GOWING ROAD  
HUDSON, NH 03051  
BK:8812 PG:2018

MAP 237, LOT 047  
TOWN OF HUDSON  
12 SCHOOL STREET  
HUDSON, NH 03051  
BK:3993 PG:28

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

MAP 237, LOT 032  
AREA=844,405 SF±  
19.38 ACRES±

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

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

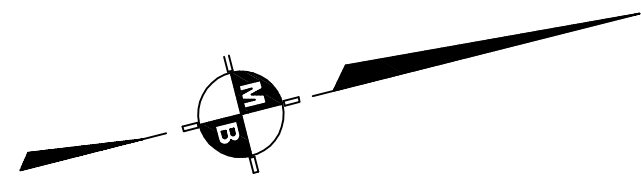
MAP 237, LOT 034  
ESTATE OF LOUISE J. TYRRELL  
60 GOWING ROAD  
HUDSON, NH 03051  
BK:8614 PG:2966

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

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

MAP 231, LOT 005  
PEERATORN SETHAKOSEE & JINGQING XIA  
75 PAGE ROAD, UNIT 5  
BEDFORD, MA 01730  
BK:7401 PG:1231

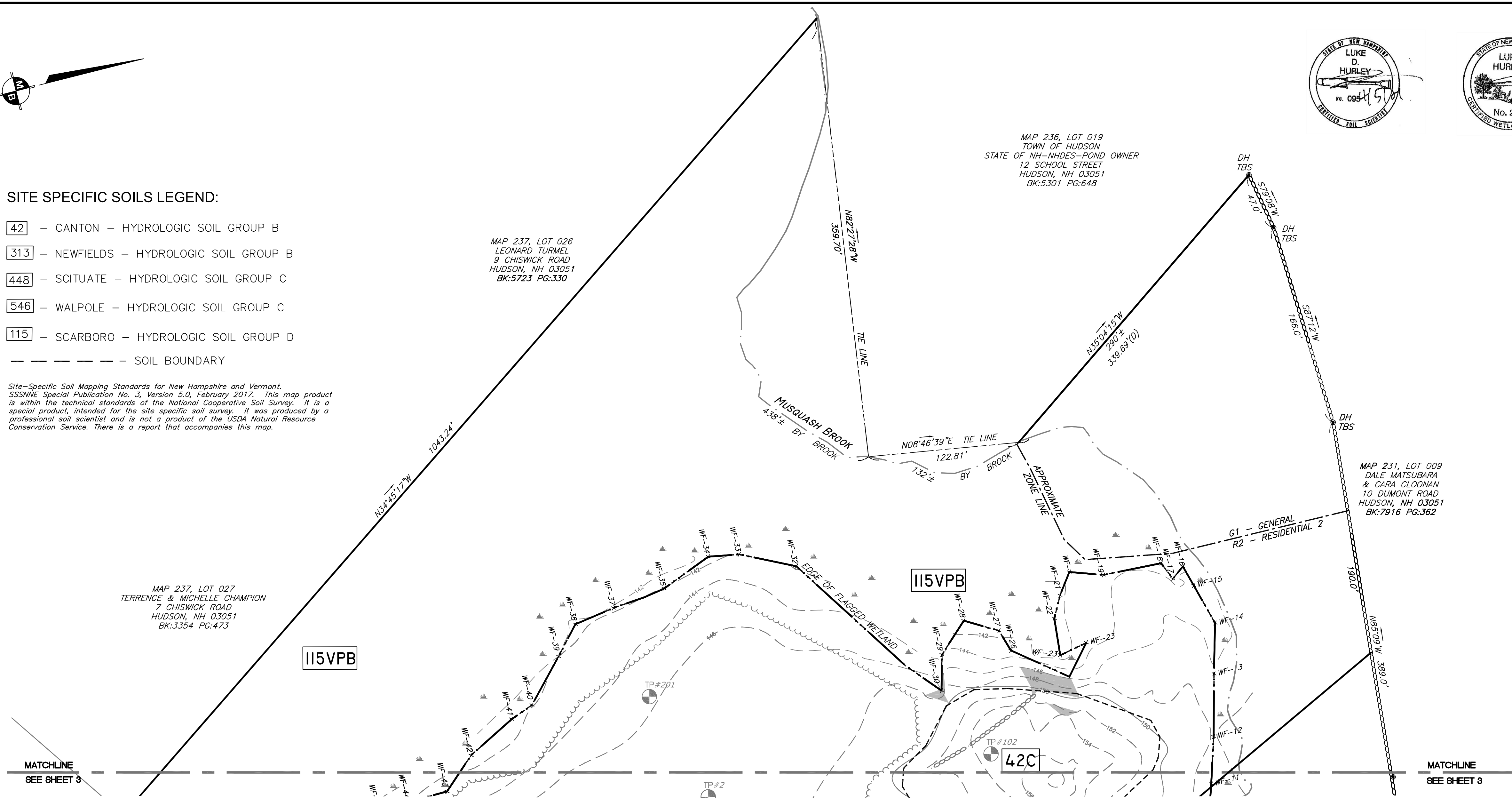




**SITE SPECIFIC SOILS LEGEND:**

- HISS 421 - 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.  
SSNNE Special Publication No. 3, Version 5.0, February 2017. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special product, intended for the site specific soil survey. It was produced by a professional soil scientist and is not a product of the USDA Natural Resource Conservation Service. There is a report that accompanies this map.



TP#1	TP#2	TP#3	TP#4	TP#5	TP#6	TP#7
0" - 12" 10YR 3/3 DARK BROWN FINE SANDY LOAM	0" - 12" 10YR 3/3 DARK BROWN FINE SANDY LOAM	0" - 8" 10YR 3/3 DARK BROWN FINE SANDY LOAM	0" - 8" 10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE	0" - 7" 10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE	0" - 8" 10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE	0" - 12" 10YR 3/3 DARK BROWN FINE SANDY LOAM
12" - 26" 10YR 5/8 YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE	12" - 20" 10YR 5/4 YELLOWISH BROWN FINE SANDY LOAM	8" - 22" 10YR 5/4 YELLOWISH BROWN FINE SANDY LOAM	8" - 16" 10YR 5/4 YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE	7" - 20" 7.5YR 4/6 STRONG BROWN LOAMY SAND	8" - 22" 7.5YR 4/6 STRONG BROWN LOAMY SAND	12" - 24" 10YR 5/8 YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE
26" - 36" 2.5Y 6/4 LIGHT REDDISH BROWN MEDIUM SAND MASSIVE, VERY FRIABLE	20" - 45" 10YR 6/4 LIGHT YELLOWISH BROWN BANK RUN, GRAVELLY SAND MASSIVE, VERY FRIABLE	22" - 60" 10YR 6/3 PALE BROWN FINE SILTY SAND PLATY, FIRM	16" - 48" 10YR 6/3 LIGHT YELLOWISH BROWN FINE SILTY SAND PLATY, FIRM	20" - 72" 10YR 6/3 PALE BROWN FINE SILTY SAND PLATY, FIRM	22" - 48" 10YR 6/3 PALE BROWN FINE SILTY SAND PLATY, VERY FIRM BELOW 24"	24" - 72" 10YR 6/4 LIGHT YELLOWISH BROWN MEDIUM SAND BLOCKY, FRIABLE
38" - 60" 10YR 5/4 YELLOWISH BROWN SAND WEAKLY BLOCKY, VERY FRIABLE	45" - 66" 10YR 5/2 GRAYISH BROWN FINE SAND, MOST MASSIVE, FRIABLE		48" - 78" 10YR 5/3 BROWN COARSE SAND SINGLE GRAIN, LOOSE			

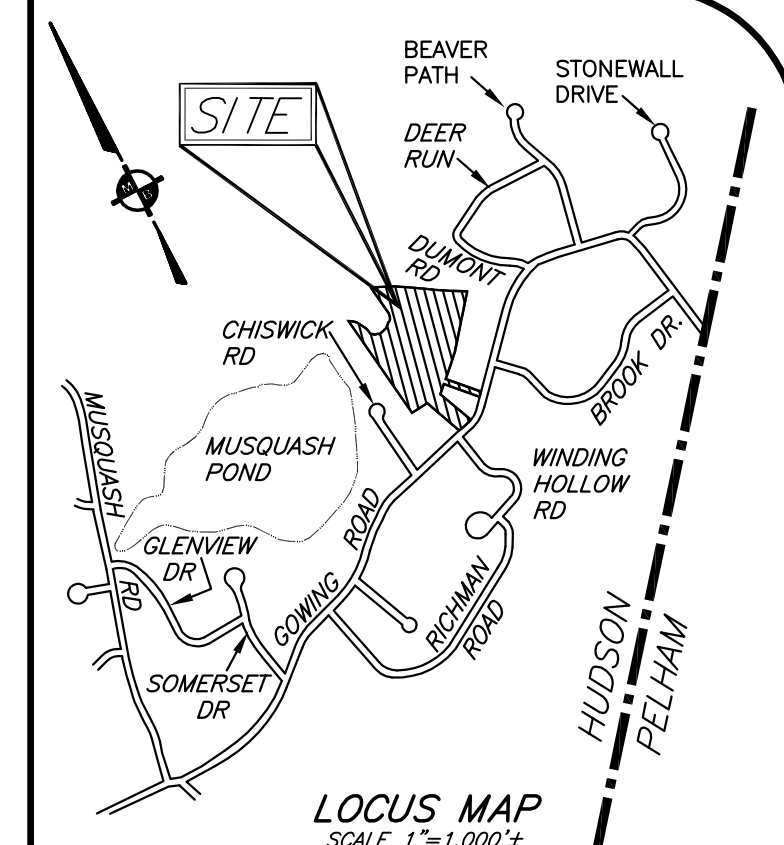
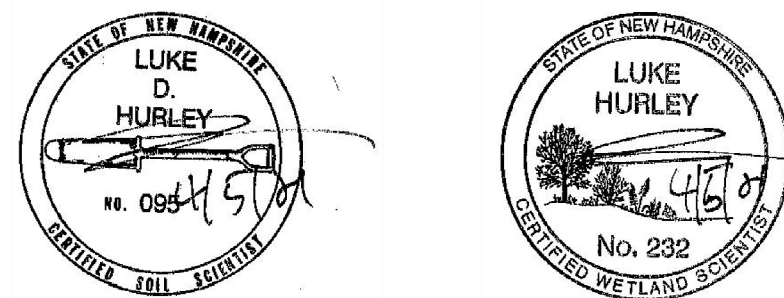
ROOT GROWTH: 26" - FINE ROOTS E.S.H.W.T.: 30" DARK BROWN REDDISH OBSERVED WATER (SEEPS): 48" REFUSAL: --- PERC RATE: 16 MPI	ROOT GROWTH: 16" - FINE ROOTS E.S.H.W.T.: 42" WHITE MOTTLES OBSERVED WATER (SEEPS): --- REFUSAL: --- PERC RATE: 14 MPI	ROOT GROWTH: 12" - FINE ROOTS E.S.H.W.T.: 24" BRIGHT ORANGE MOTTLES OBSERVED WATER (SEEPS): --- REFUSAL: --- PERC RATE: 20 MPI	ROOT GROWTH: 14" - FINE ROOTS E.S.H.W.T.: 20" WHITE MOTTLES OBSERVED WATER (SEEPS): 48" REFUSAL: --- PERC RATE: 16 MPI	ROOT GROWTH: 16" - FINE ROOTS E.S.H.W.T.: 26" WHITE MOTTLES OBSERVED WATER (SEEPS): 32" REFUSAL: --- PERC RATE: 20 MPI	ROOT GROWTH: --- E.S.H.W.T.: 24" OBSERVED WATER (SEEPS): 24" REFUSAL: --- PERC RATE: 20 MPI	ROOT GROWTH: 36" E.S.H.W.T.: 30" WHITE MOTTLES OBSERVED WATER (SEEPS): 48" REFUSAL: --- PERC RATE: 12 MPI
--	---	---	---	---	--	--

**TEST PIT LOGS**

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

<b>Approved by the Hudson, NH Planning Board</b>	
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 _____

TP#101	TP#102	TP#103	TP#201	TP#202
0" - 4" MIXED GRAVELLY FILL	0" - 9" 10YR 3/3 FINE SANDY LOAM	0" - 10" 10YR 3/3 FINE SANDY LOAM	0" - 12" 10YR 3/3 FINE SANDY LOAM	0" - 8" 10YR 3/32 FINE SANDY LOAM
4" - 24" 10YR 5/6 FINE SANDY LOAM	9" - 26" 10YR 5/6 LOAMY SAND GRANULAR, FRIABLE	10" - 36" 10YR 5/6 SANDY LOAM	12" - 24" 10YR 5/6 FINE SANDY LOAM	8" - 26" 10YR 5/6 FINE SANDY LOAM
24" - 66" 10YR 7/2 GRAVELLY LOAMY SAND MASSIVE, VERY FRIABLE	26" - 72" 10YR 6/4 MEDIUM-COARSE SAND/GRAVEL MASSIVE, VERY FRIABLE	36" - 78" 10YR 7/2 MED-COARSE SAND/GRAVEL	24" - 28" 2.5Y 5/4 VERY FINE SAND FIRM, PLATY, RESTRICTIVE	28" - 30" 2.5Y 5/3 VERY FINE SAND FIRM, PLATY, RESTRICTIVE
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



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

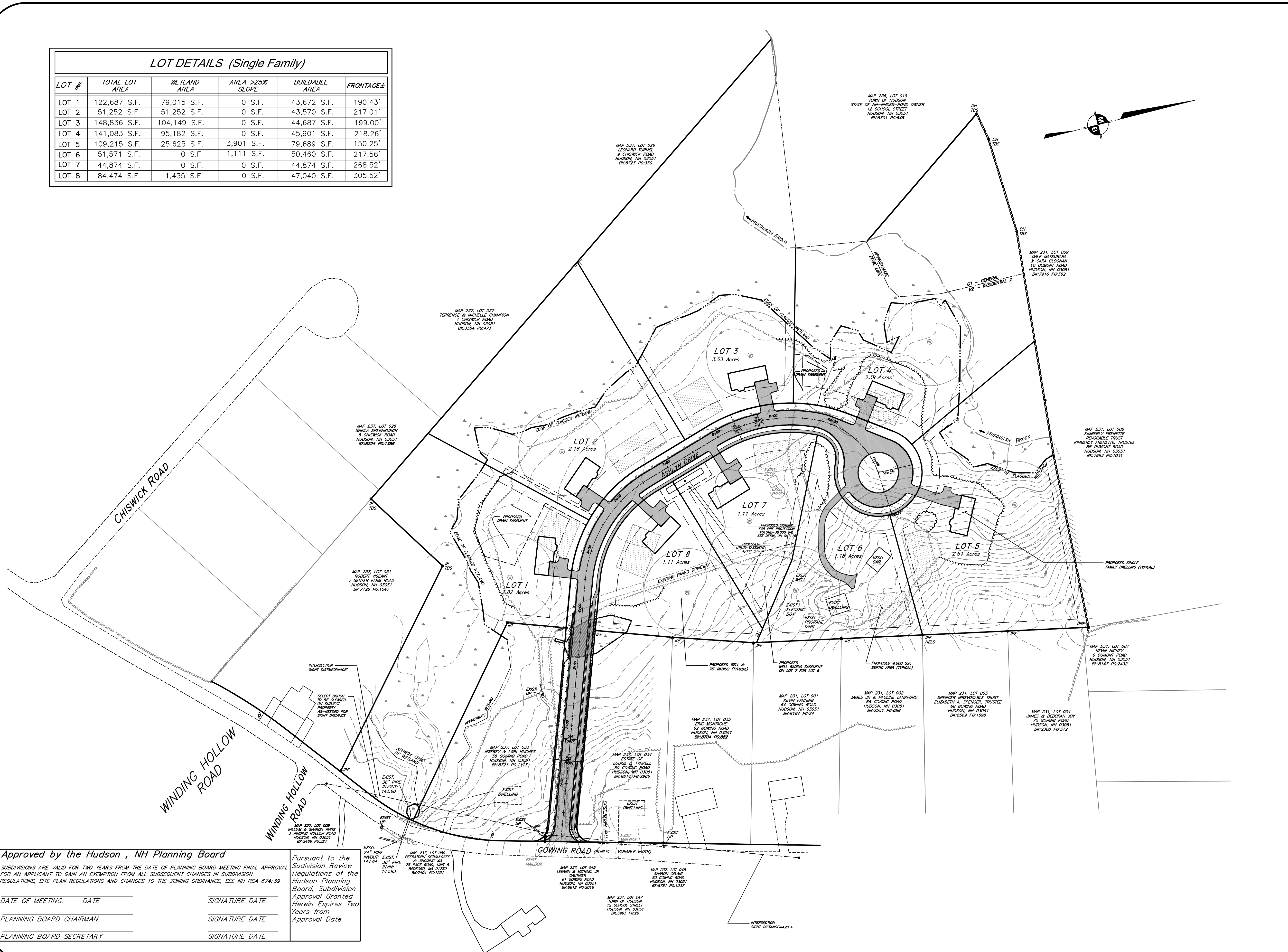
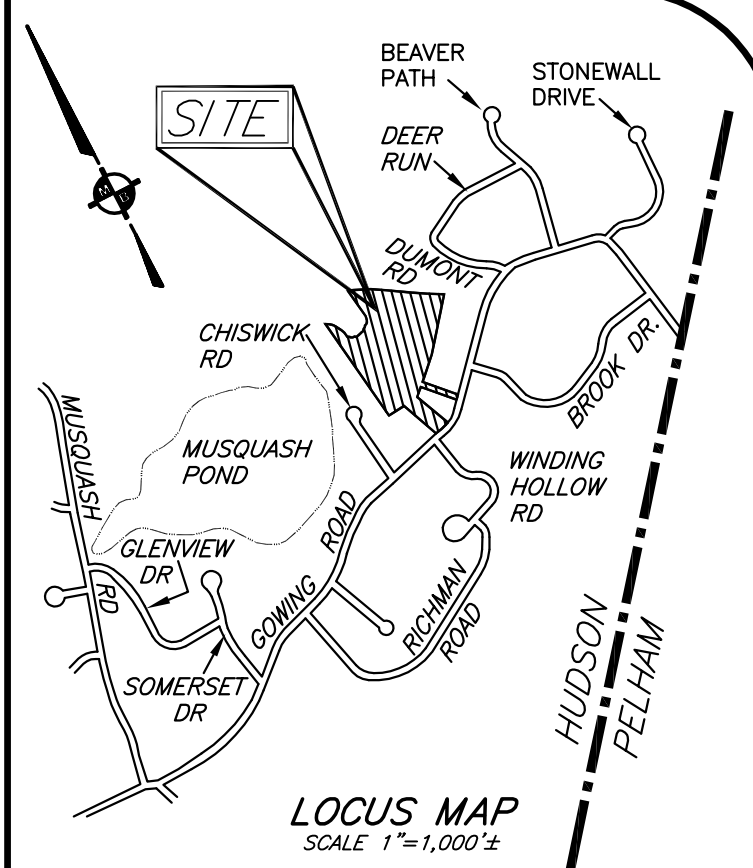
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REV. 6		
REV. 5		
REV. 4		
REV. 3	7/20/21	BY:IA/RFB
TOWN/PEER COMMENTS		
REV. 2	6/7/21	BY:PM/IA
TOWN/PEER COMMENTS		
REV. 1	5/18/21	BY:PM/IA
TOWN/PEER COMMENTS		

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



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.
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  - WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.

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REV. 6	
REV. 5	
REV. 4	
REV. 3	7/20/21 BY:IA/RFF
	TOWN/PEER COMMENTS
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  
 April 5, 2021  
 SCALE: 1"=80'

**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

**5 OF 18**

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

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

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

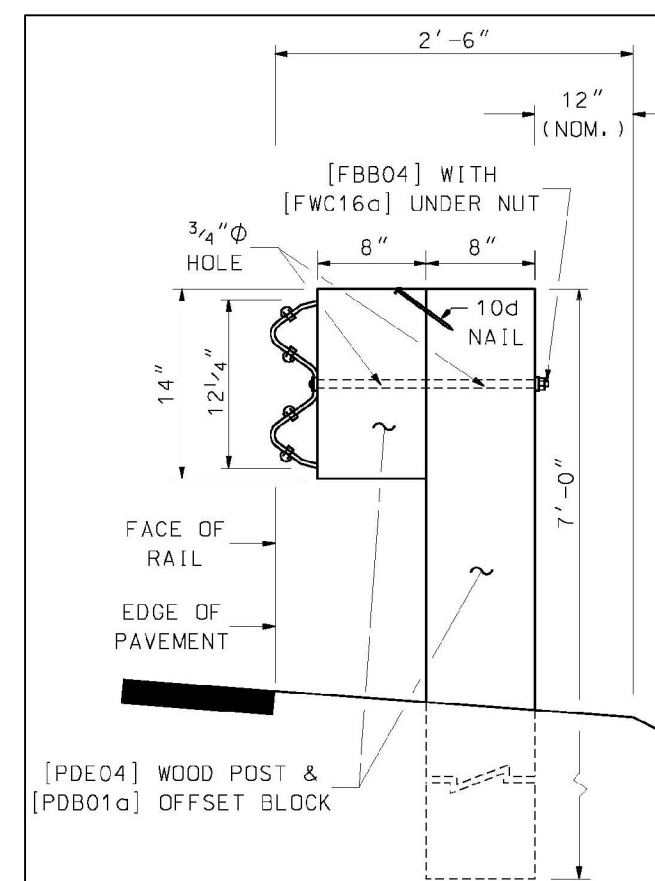








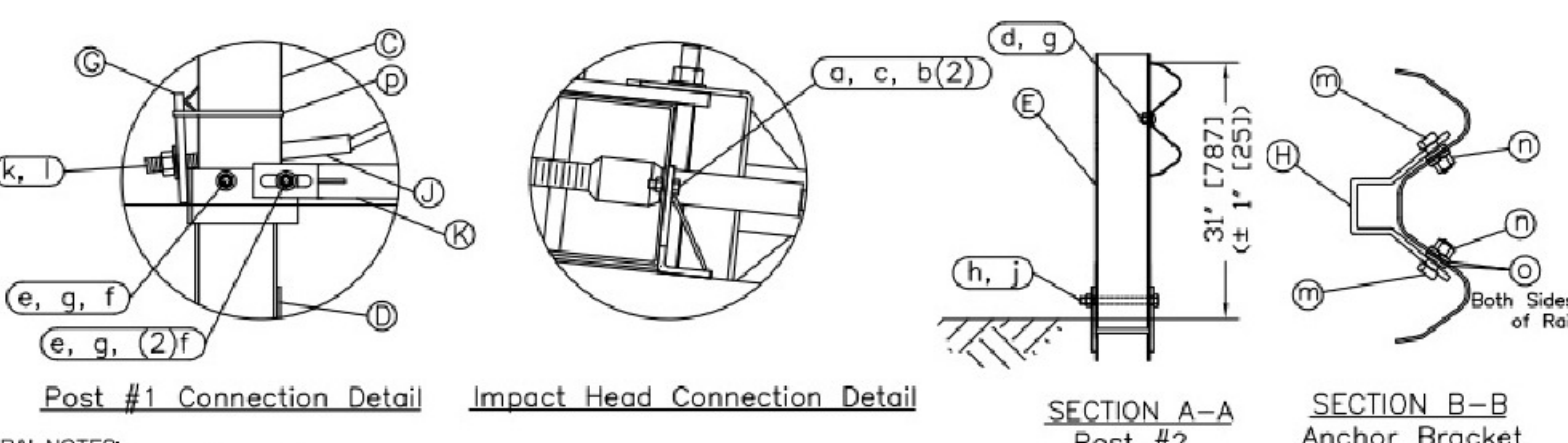
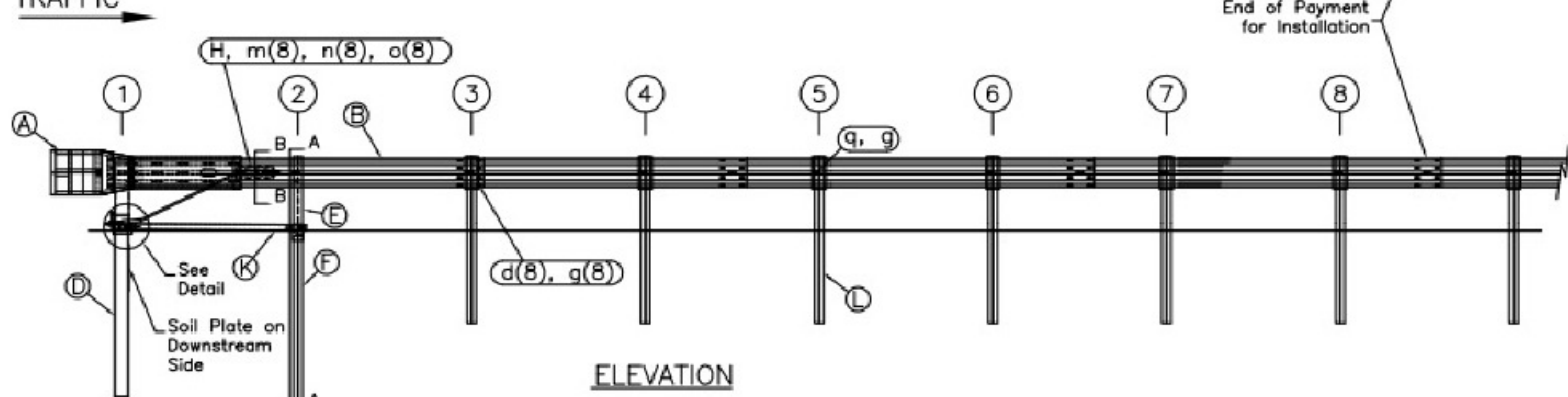
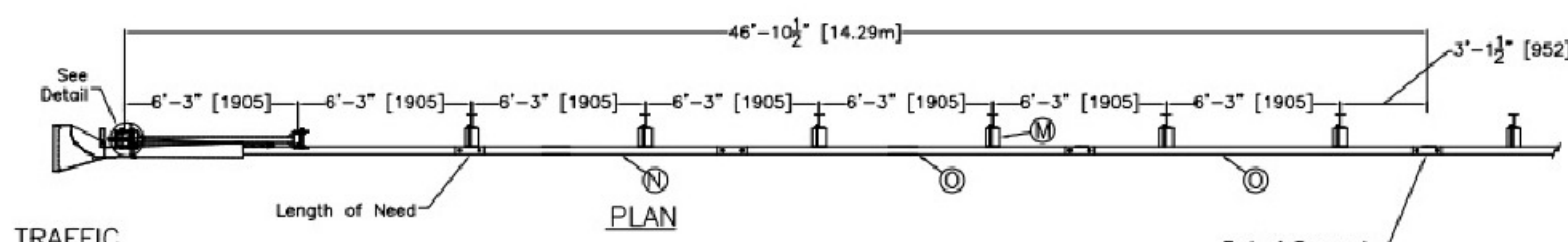




NOTE: END SECTIONS SHALL BE MSKT BY ROAD SYSTEMS, INC. SEE DETAIL HEREON. ALTERNATIVES SHALL BE APPROVED BY DESIGN ENGINEER & TOWN ENGINEER.

**NH GR-2A GUARD RAIL DETAIL**

NOT TO SCALE



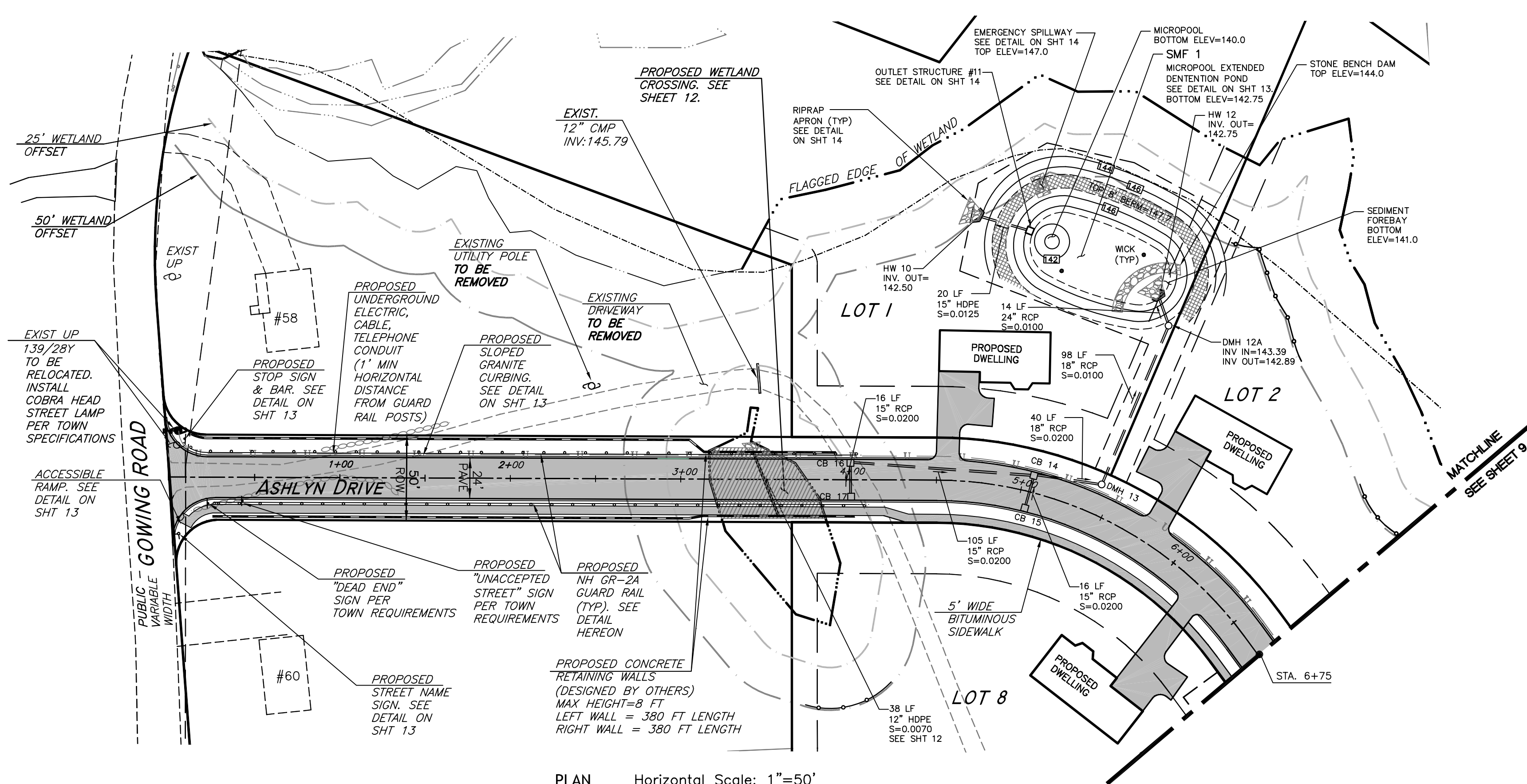
GENERAL NOTES:  
 1. All bolts, nuts, cable assemblies, cable anchors and bearing plates shall be galvanized.  
 2. The lower sections of the Posts 1&2 shall not protrude more than 4 in (100) above the ground (measured along a 6" (150) cord longitudinal to the system). Site grading may be necessary to meet this requirement.  
 3. The lower section of the hinged post should not be driven with the upper post attached, if the post is placed in a drilled hole, the backfill material must be satisfactorily compacted to prevent settlement.  
 4. When competent rock is encountered, a 12" (300) x post hole, 20 ft. (500) deep cored into the rock surface may be used if approved by the engineer for Posts 1 and 2. Granular material will be placed in the bottom of the hole, approximately 2" (50) deep to provide drainage. The first and/or second post can be field cut to length, placed in the hole and backfilled with suitable backfill. The soil plate may be trimmed if required.  
 5. The breakaway cable assembly must be used. A locking device (vice grips or channel lock pliers) should be used to prevent the cable from twisting when tightening nuts.

**MSKT GUARDRAIL END SECTION BY ROAD SYSTEMS, INC**

NOT TO SCALE

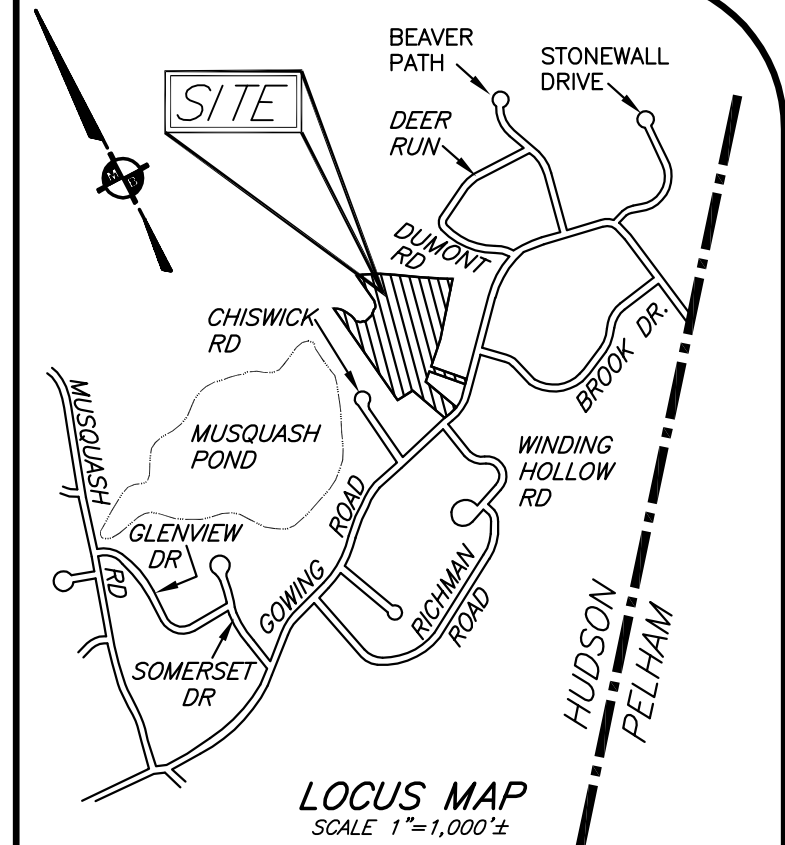
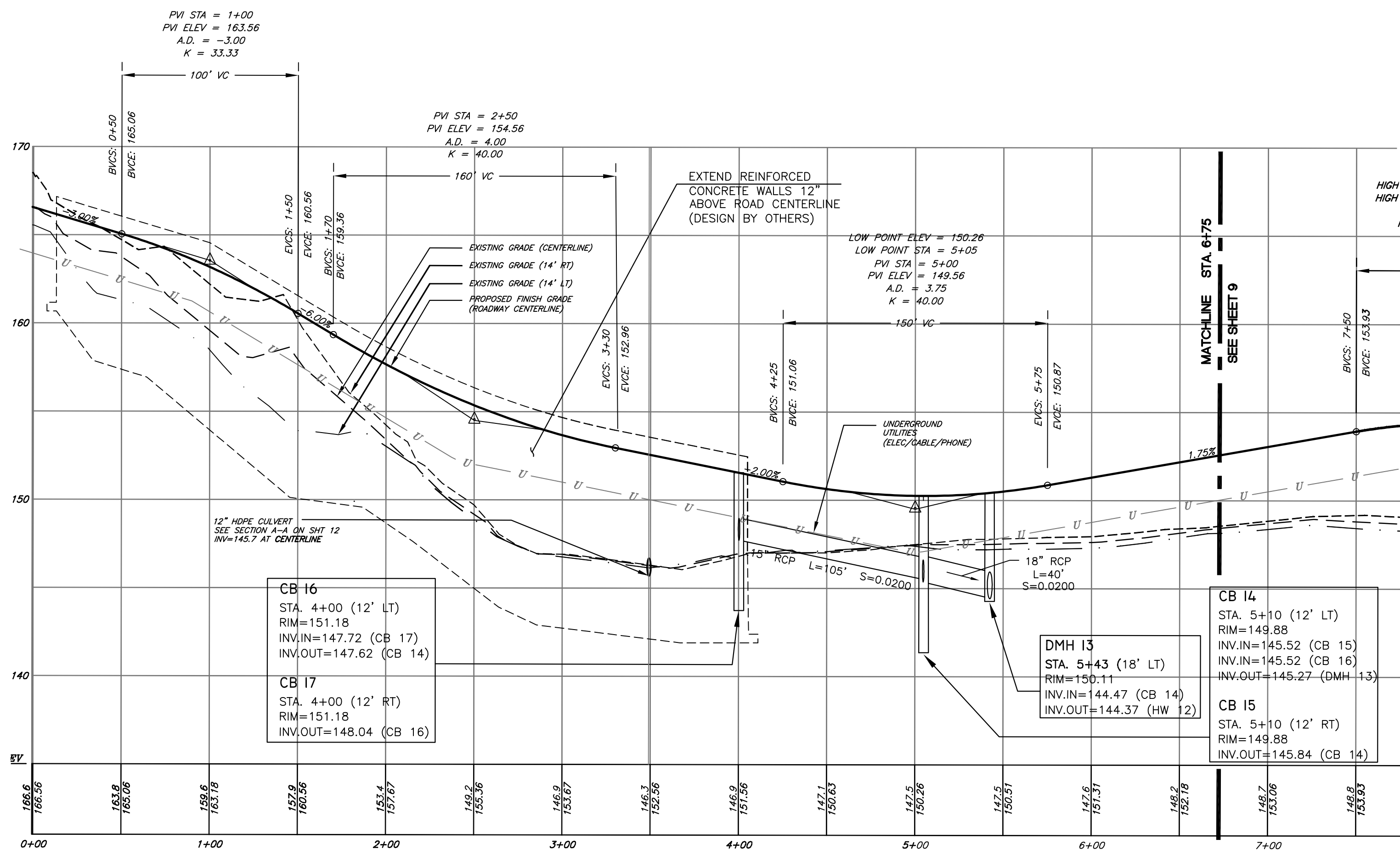
Approved by the Hudson, NH Planning Board		Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.
DATE OF MEETING: _____ DATE _____	SIGNATURE DATE _____	
PLANNING BOARD CHAIRMAN _____	SIGNATURE DATE _____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

ITEM ID	DESCRIPTION	ITEM NO.	HARDWARE (ALL DIMENSIONS IN INCHES)	QTY
A	IMPACT HEAD	MS3000	2 5/16 x 1 HEX BOLT GRD 5	BS160104A
B	W-BEAM QUADRANT END SECTION, 12 Gd	SF1303	4 5/16 WASHER	W0516
C	FIRST POST TOP (EXH2) Tube	MTPHP1A	2 5/16 HEX NUT	N0516
D	FIRST POST BOTTOM (6" Wx15)	MTPHP1B	25 5/8 Dia. x 1 1/4 SPLICE BOLT (POST #2)	B550122
E	SECOND POST ASSEMBLY TOP	LHP2A	2 5/8 Dia. x 9 HEX BOLT A449	B580904A
F	SECOND POST ASSEMBLY BOTTOM	LHP2B	3 5/8 WASHER	W050
G	BEARING PLATE	E750	1 3/4 Dia. x 8 1/2 HEX BOLT GRD A449	B340854A
H	CABLE ANCHOR BOX	S760	1 3/4 Dia. HEX NUT	N030
J	BCT CABLE ANCHOR ASSEMBLY	E772	2 1 ANCHOR CABLE HEX NUT	N100
K	STRUT	MS785	1 2 1 ANCHOR CABLE WASHER	W100
L	6x6 (6x6.5) STEEL POST	PR2T	8 1/2 HEX SHOULDER BOLT W/WASHER	S812A
M	6 RECYCLED PLASTIC BLOCK OR EQUIV.	CBSP-14	8 1/2 STRUCTURAL NUT	N012A
N	W-BEAM MGS RAIL SECTION (12'-4 1/2")	G12025	1 BEARING PLATE RETAINER	W012A
O	Z W-BEAM MGS RAIL SECTION (12'-6")	G1203A	1 BEARING PLATE RETAINER TIE	CT-1005T
			6 5/8" x 10" H.G.R. BOLT	B581002



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.

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REV. 6  
 REV. 5  
 REV. 4  
 REV. 3 | 7/20/21 | BY:IA/RFF  
 TOWN/PEER COMMENTS  
 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, HCRO

April 5, 2021

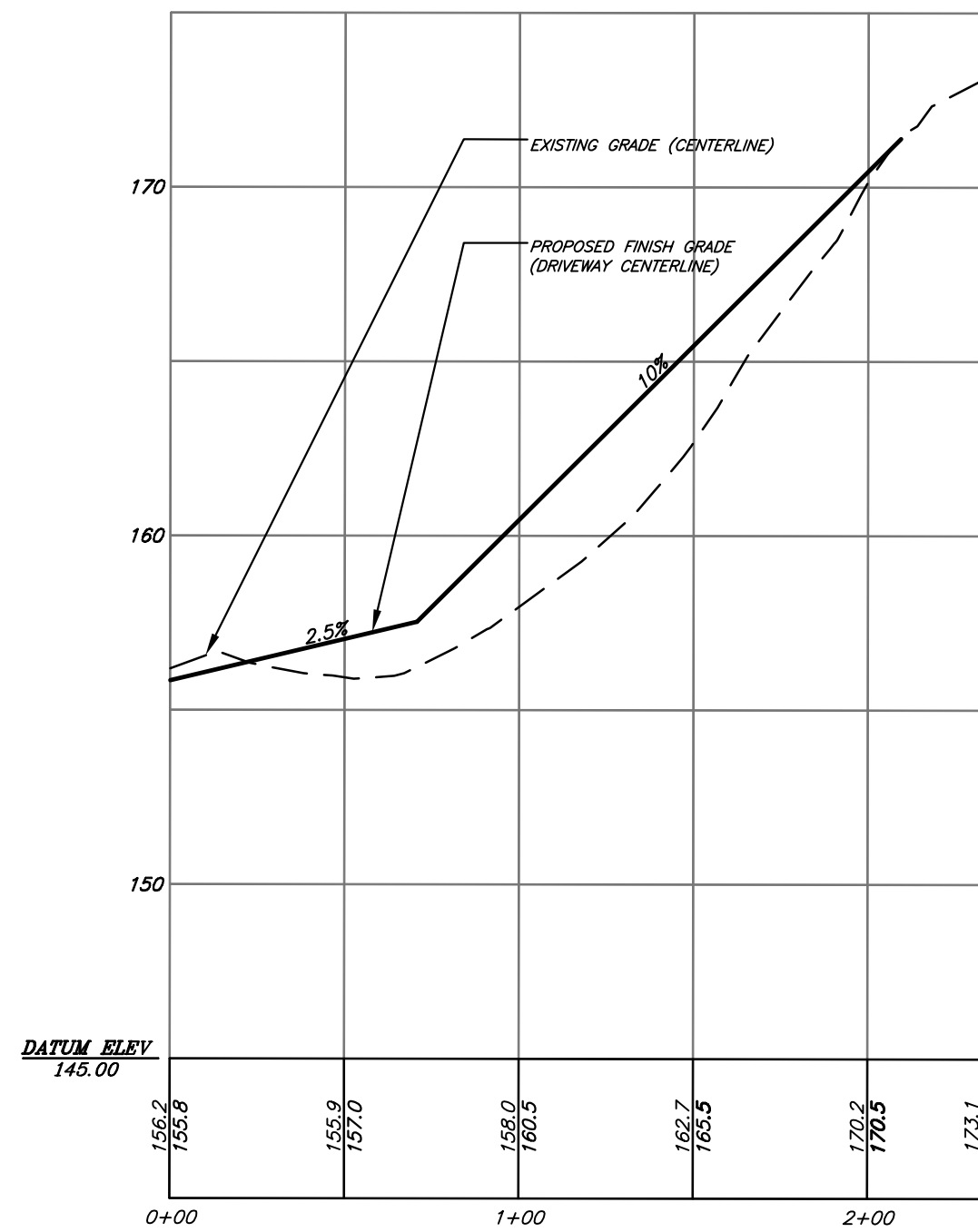
SCALE: 1"=50'

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

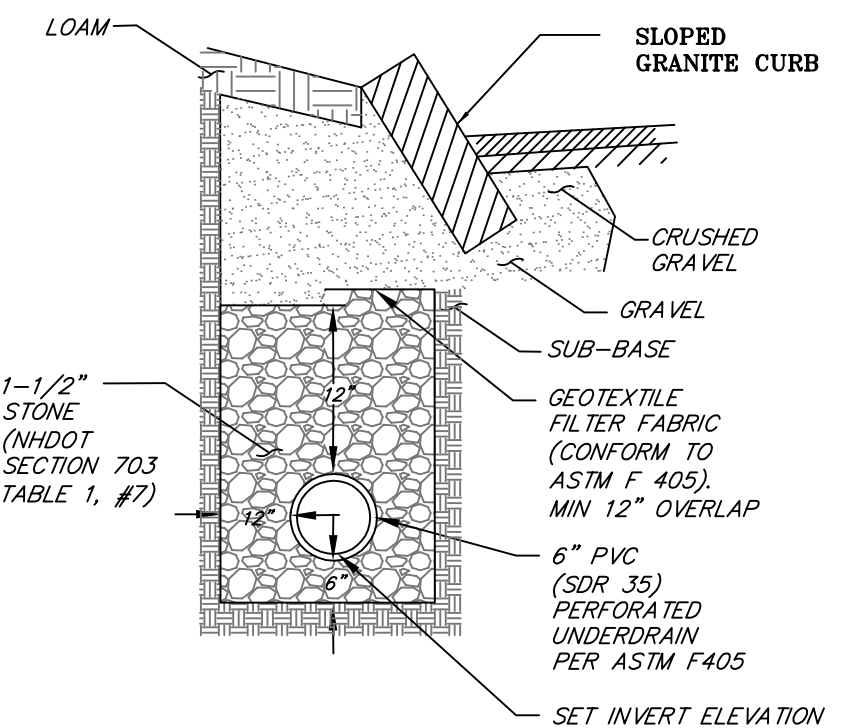
**8 OF 18**





**LOT 6 DRIVEWAY**

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

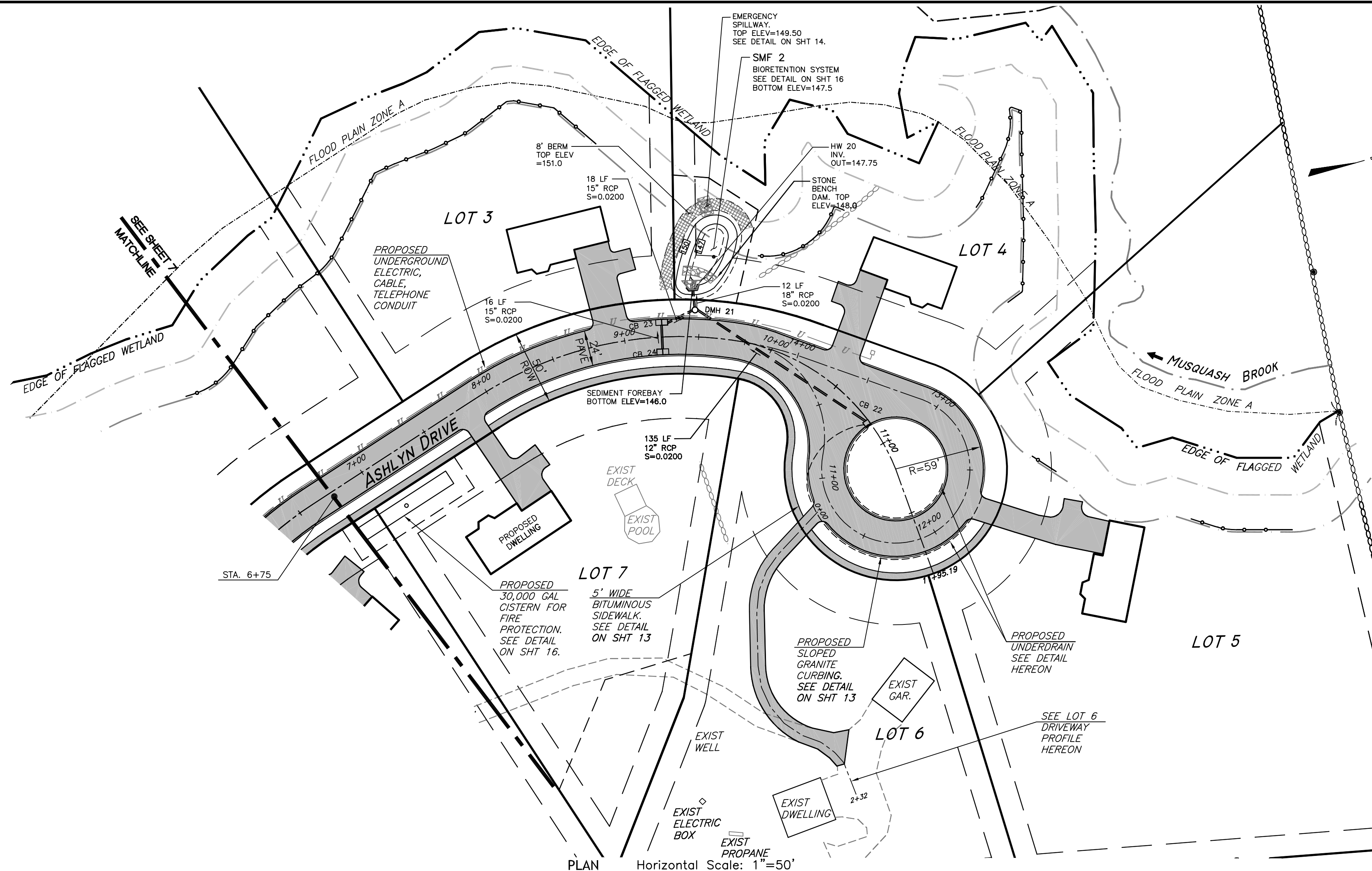


**UNDERDRAIN DETAIL**

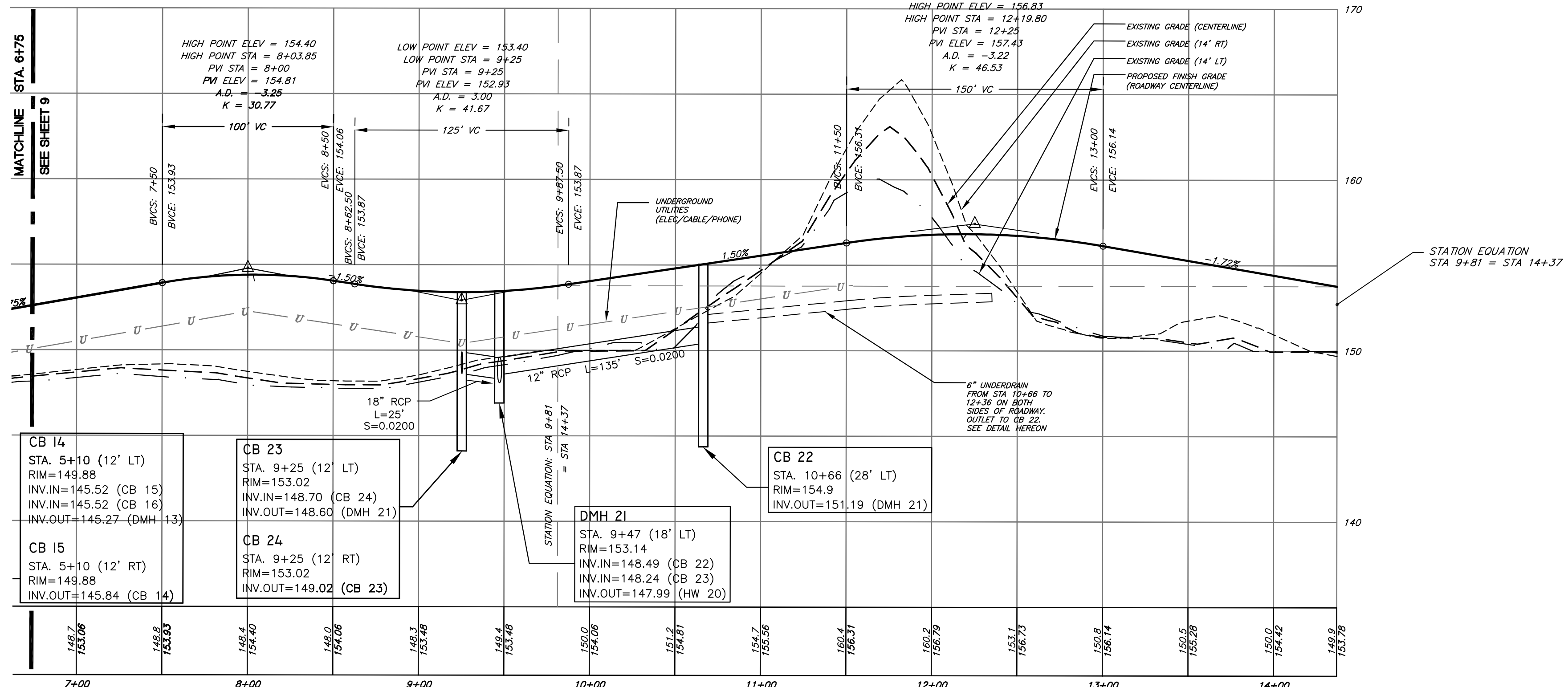
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**NOTES**

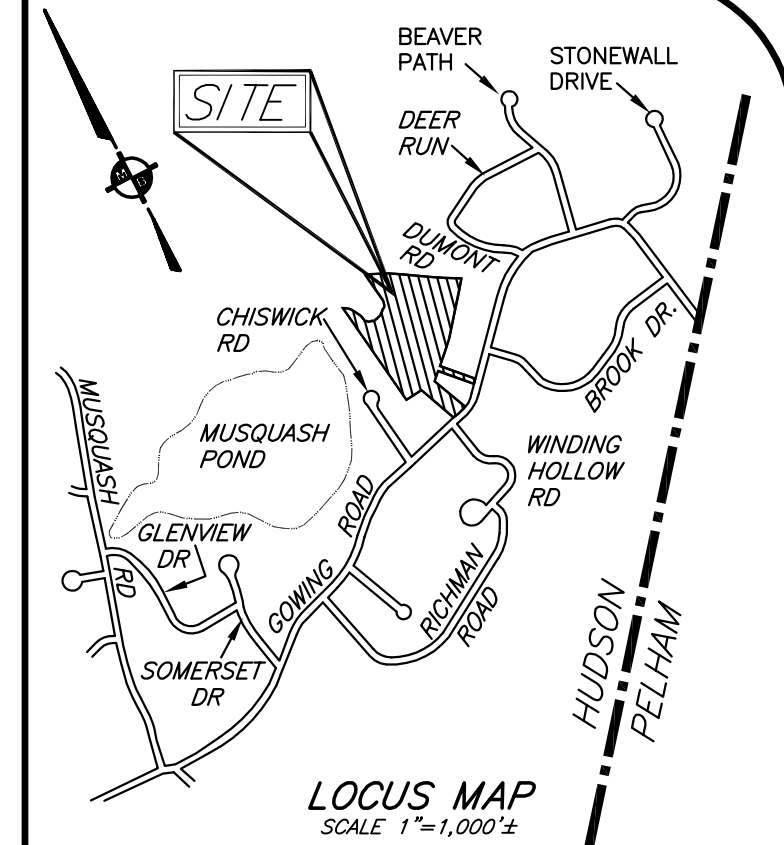
1. UNDERDRAIN TO BE ADDED AT THE DIRECTION OF THE TOWN ENGINEER.



**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.
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 _____	



**NOTES:**

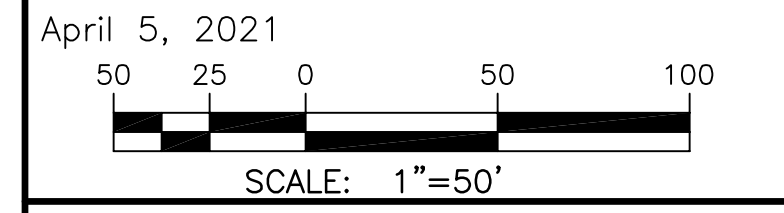
1. SEE SHEET 2 FOR CONSTRUCTION NOTES & SPECIFICATIONS AND SHEETS 13 & 14 FOR DETAILS OF CONSTRUCTION.
2. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF A ROAD STATUS SIGN AT THE ENTRANCE DRIVE TO THIS SUBDIVISION IN ACCORDANCE WITH SECTION 289-40 OF THE PLANNING BOARD'S LAND USE REGULATIONS. THE 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.
3. 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.
4. INSTALL UNDERDRAIN (PER DETAIL ON SHEET 10) AS REQUIRED BY TOWN ENGINEER IN CUT SECTIONS AS NEEDED - STA 10+56 TO STA 12+36. OUTLET TO CB 22.

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	REV. 6		
	REV. 5		
	REV. 4		
	REV. 3	7/20/21	BY:IA/RFF
	REV. 2	6/7/21	BY:PM/IA
	REV. 1	5/18/21	BY:PM/IA

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

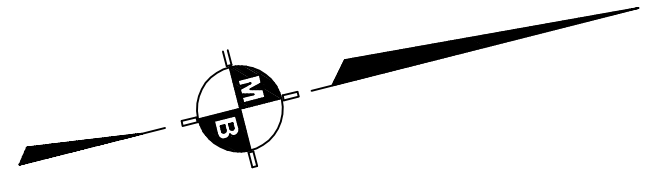
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**MEISNER BREM CORPORATION**  
140 LITTLETON ROAD, WESTFORD, MA 01886 - (978) 892-1313  
202 MAIN STREET, SALEM, NH 03078 - (603) 883-3301

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





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 VIGEAN  
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 035  
ERIC MONTAGUE  
62 GOWING ROAD  
HUDSON, NH 03051  
BK:8704 PG:882

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

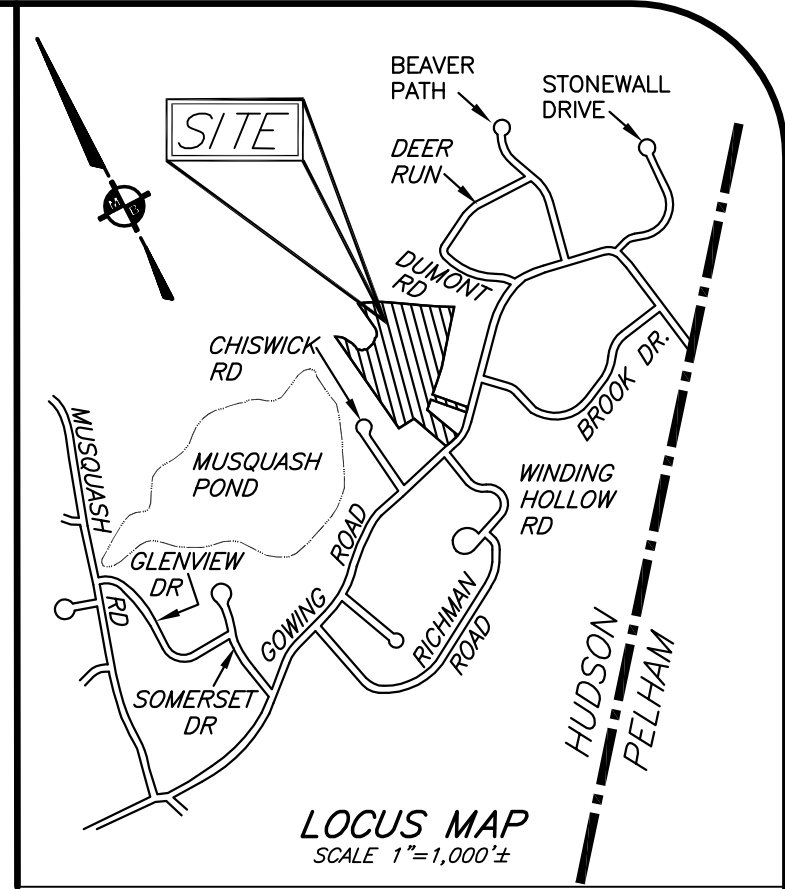
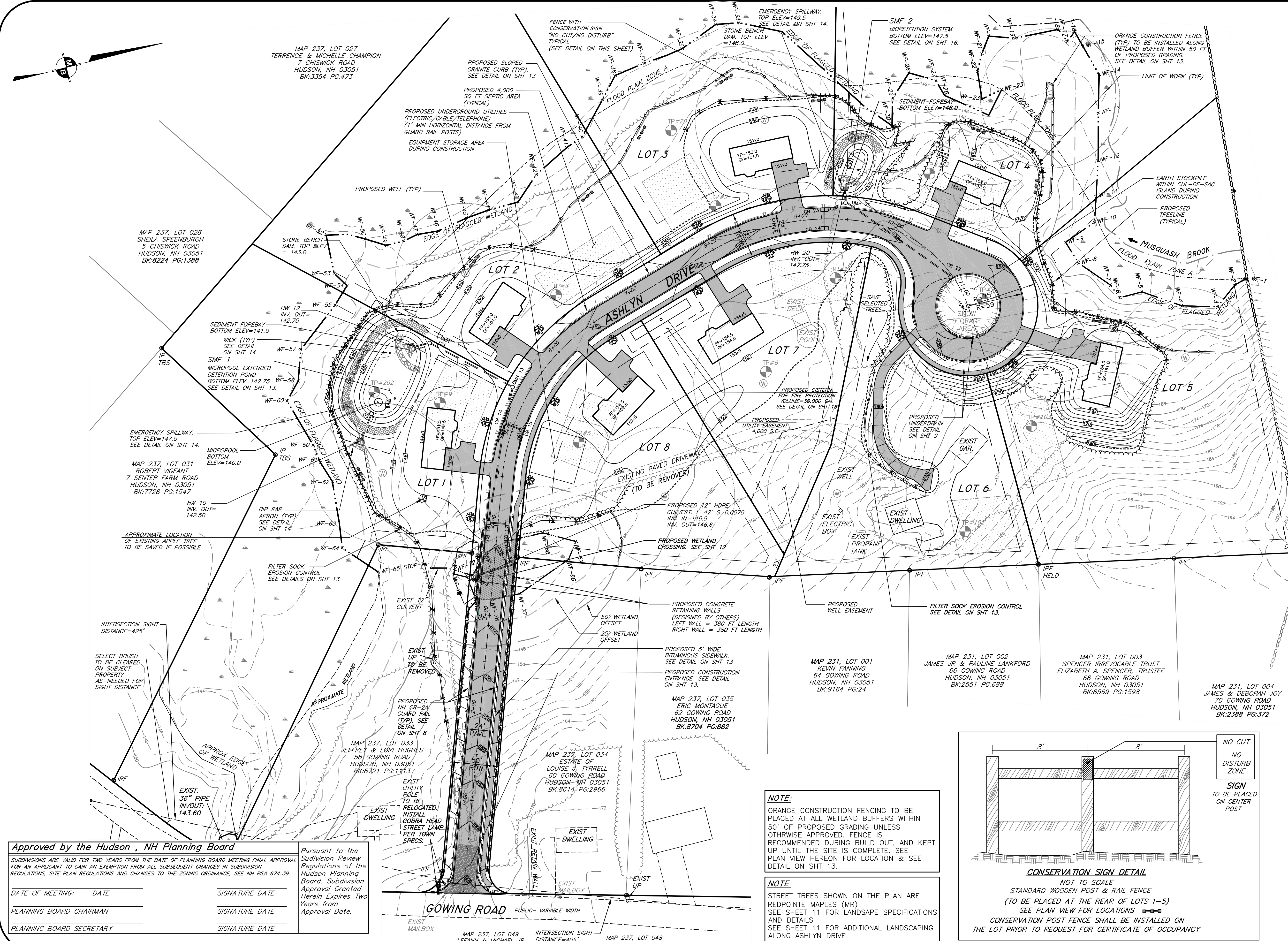
MAP 231, LOT 002  
JAMES JR & PAULINE LANKFORD  
66 GOWING ROAD  
HUDSON, NH 03051  
BK:2551 PG:688

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

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

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.



**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 PROTECTIONS, 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.

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REV. 6	
REV. 5	
REV. 4	
REV. 3	7/20/21 BY:JA/RFF TOWN/PEER COMMENTS
REV. 2	6/7/21 BY:PM/IA TOWN/PEER COMMENTS
REV. 1	5/18/21 BY:PM/IA TOWN/PEER COMMENTS

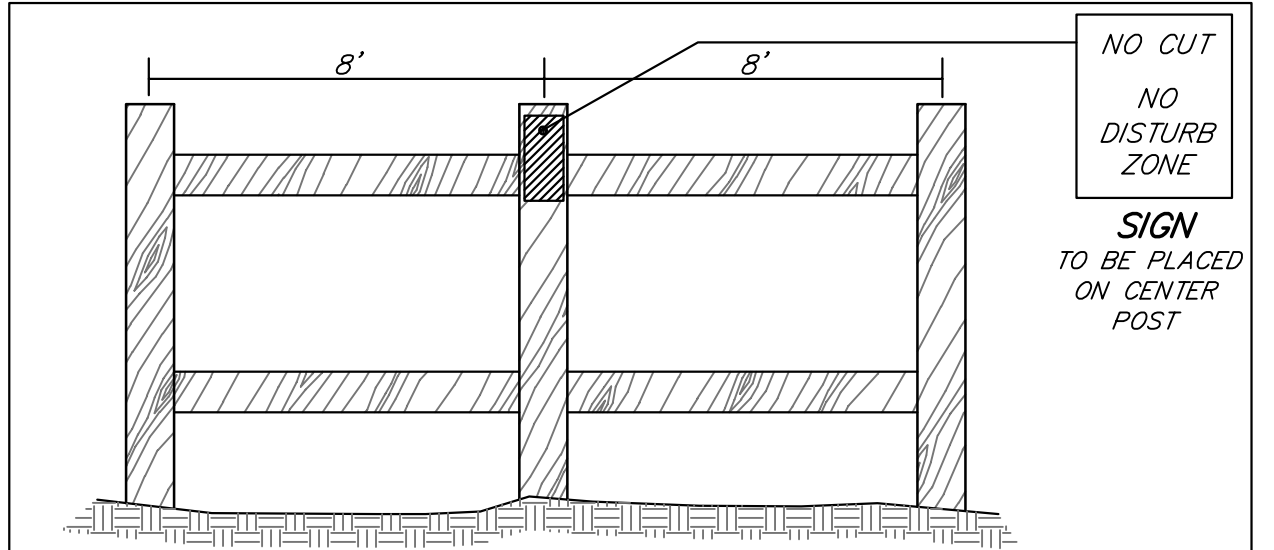
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**GRADING PLAN**  
**"Forest Meadows"**  
58R GOWING ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 237 / LOT 032  
OWNER/APPLICANT  
KLN CONSTRUCTION COMPANY, INC.  
70 BRIDGE STREET, UNIT 1  
PELHAM, NH 03076  
BK 9353 PG 2517, HCRO  
April 5, 2021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

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 01886 - (978) 692-1313  
2022 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

**10 OF 18**



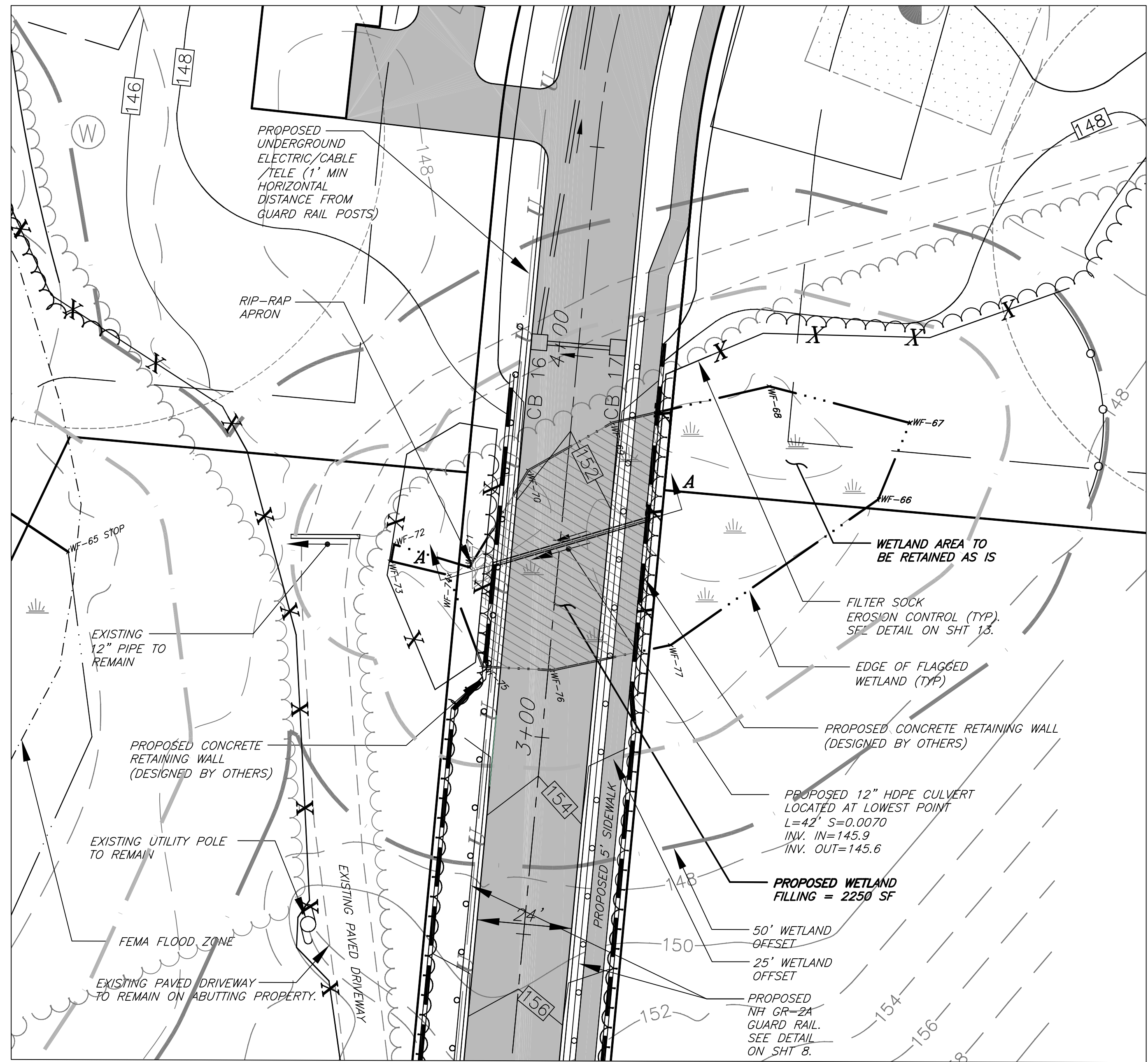
**NOTE:**  
ORANGE CONSTRUCTION FENCING TO BE PLACED AT ALL WETLAND BUFFERS WITHIN 50' OF PROPOSED GRADING UNLESS OTHERWISE APPROVED. FENCE IS RECOMMENDED DURING BUILD OUT, AND KEPT UP UNTIL THE SITE IS COMPLETE. SEE PLAN VIEW HEREON FOR LOCATION & SEE DETAIL ON SHT 13.

**NOTE:**  
STREET TREES SHOWN ON THE PLAN ARE REDPOINTE MAPLES (MR) SEE SHEET 11 FOR LANDSCAPE SPECIFICATIONS AND DETAILS SEE SHEET 11 FOR ADDITIONAL LANDSCAPING ALONG ASHLYN DRIVE

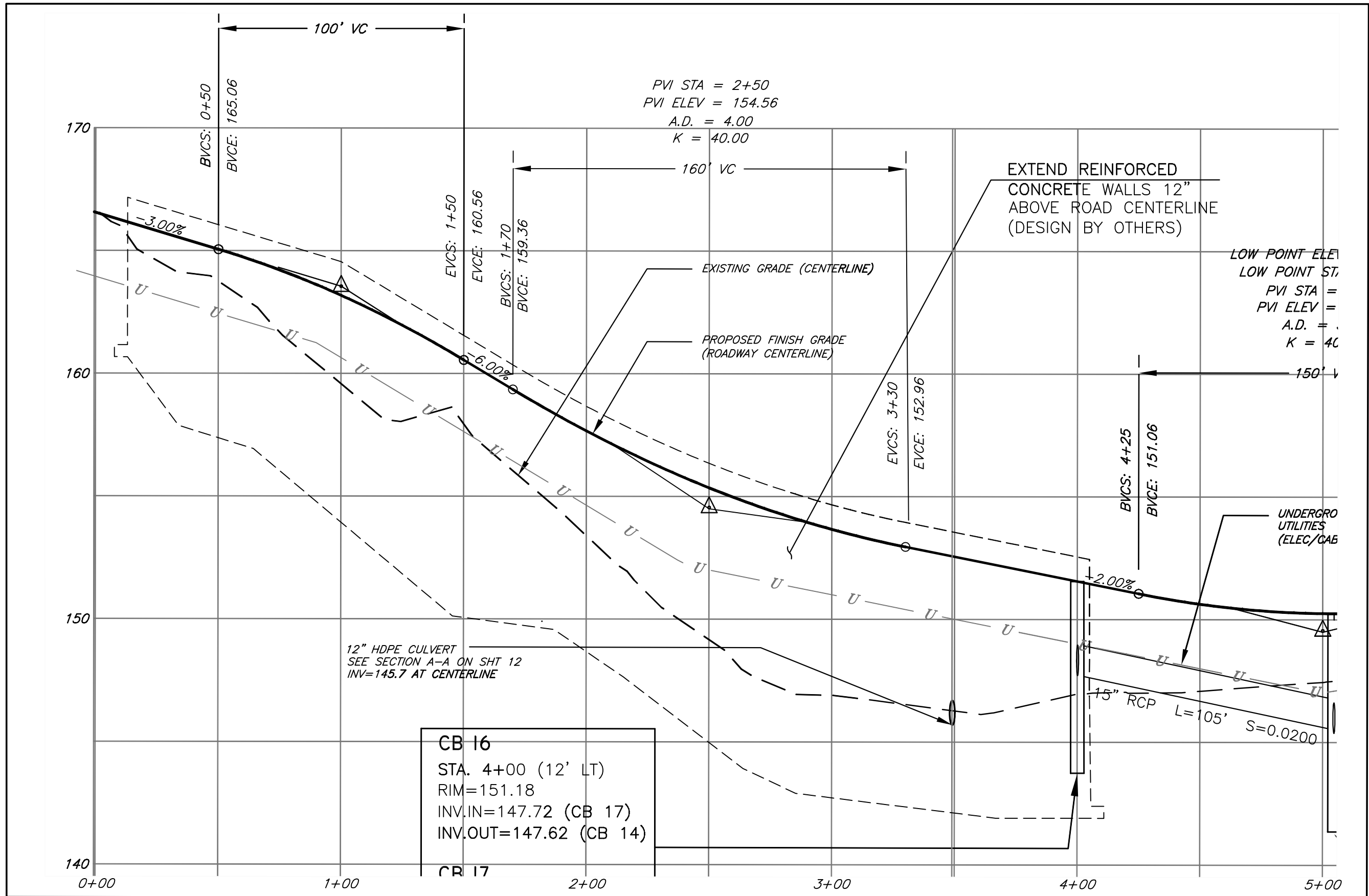






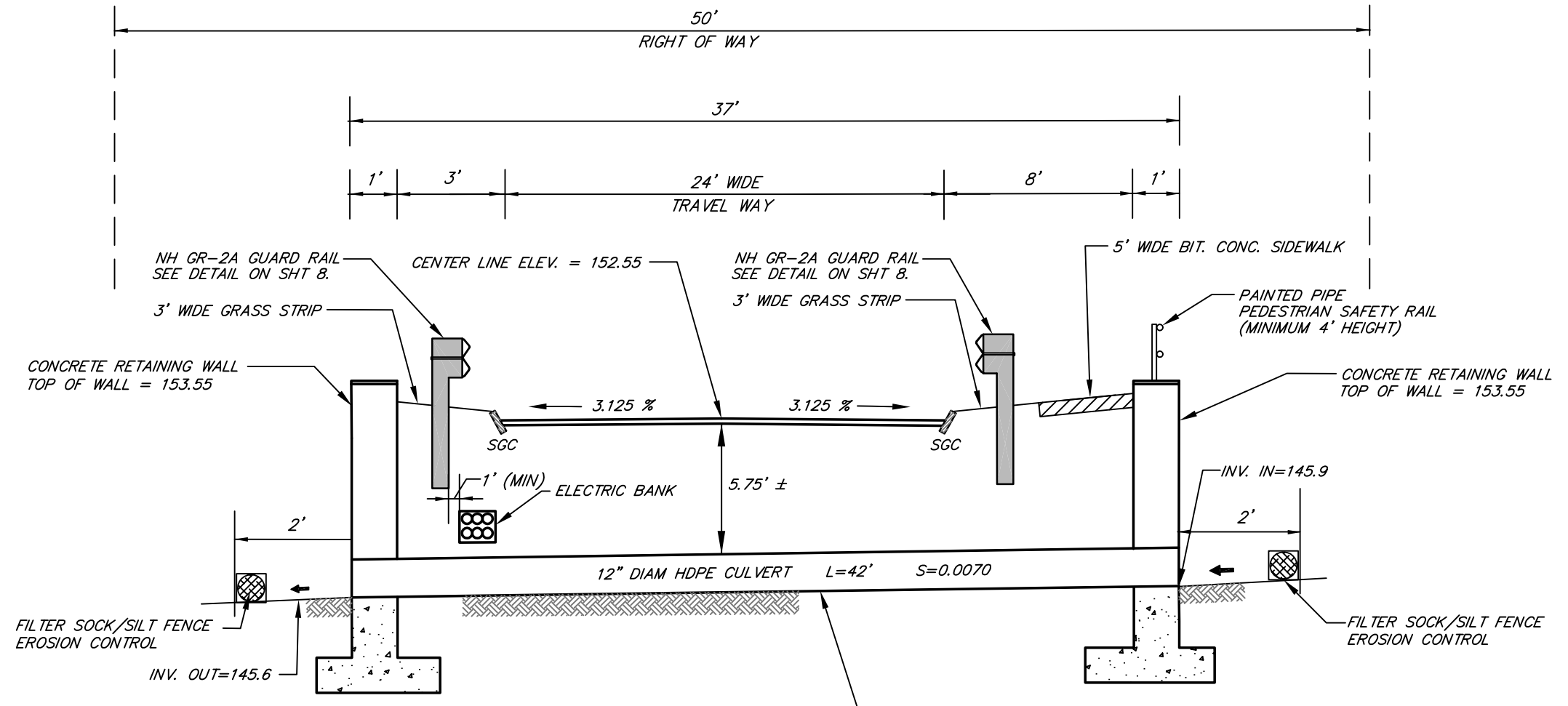


**PLAN VIEW**  
SCALE: 1" = 20'



**PROFILE VIEW - ASHLYN DRIVE**

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



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

NOT TO SCALE

**CONSTRUCTION SEQUENCE:**

1. EROSION CONTROL WILL BE PLACED AROUND ALL JURISDICTIONAL WETLANDS NOT TO BE IMPACTED.
2. ALL WORK IS TO BE PERFORMED IN THE DRY PERIOD OF THE YEAR.
3. GRADING/EXCAVATION WORK WILL BE DONE FOR THE INSTALLATION OF THE CULVERT.
4. ONCE GRADING AND ROUGH WORK HAS BEEN COMPLETED THE CULVERT AND CROSSING WILL BE INSTALLED.
5. ALL REMAINING AREAS OF EXPOSED DIRT WILL BE SEED 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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PLANNING BOARD CHAIRMAN			SIGNATURE DATE
PLANNING BOARD SECRETARY			SIGNATURE DATE

	REV. 6	
	REV. 5	
	REV. 4	
	REV. 3	7/20/21 BY:IA/RFF
	REV. 2	6/7/21 BY:PM/IA
	REV. 1	5/18/21 BY:PM/IA
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**DREDGE & FILL PLAN**

58R GOWING ROAD  
HUDSON, NEW HAMPSHIRE

ASSESSOR'S MAP 237 / LOT 032

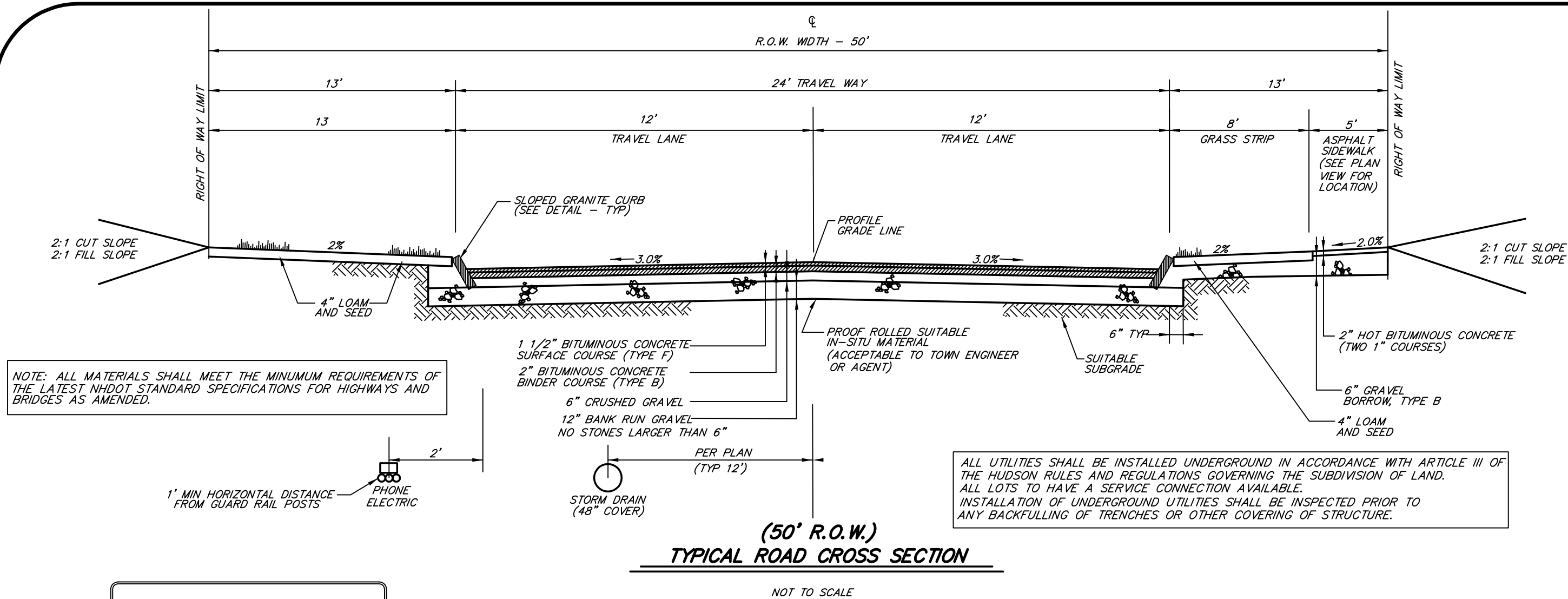
OWNER/APPLICANT  
KLN CONSTRUCTION COMPANY, INC.  
70 BRIDGE STREET, UNIT 1  
PELHAM, NH 03076  
BK 9353 PG 2517, HCRD

February 26, 2021

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

<b>MEISNER BREM CORPORATION</b> 142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 692-1313 202 MAIN STREET, SALEM, NH 03079 · (603) 893-3301	
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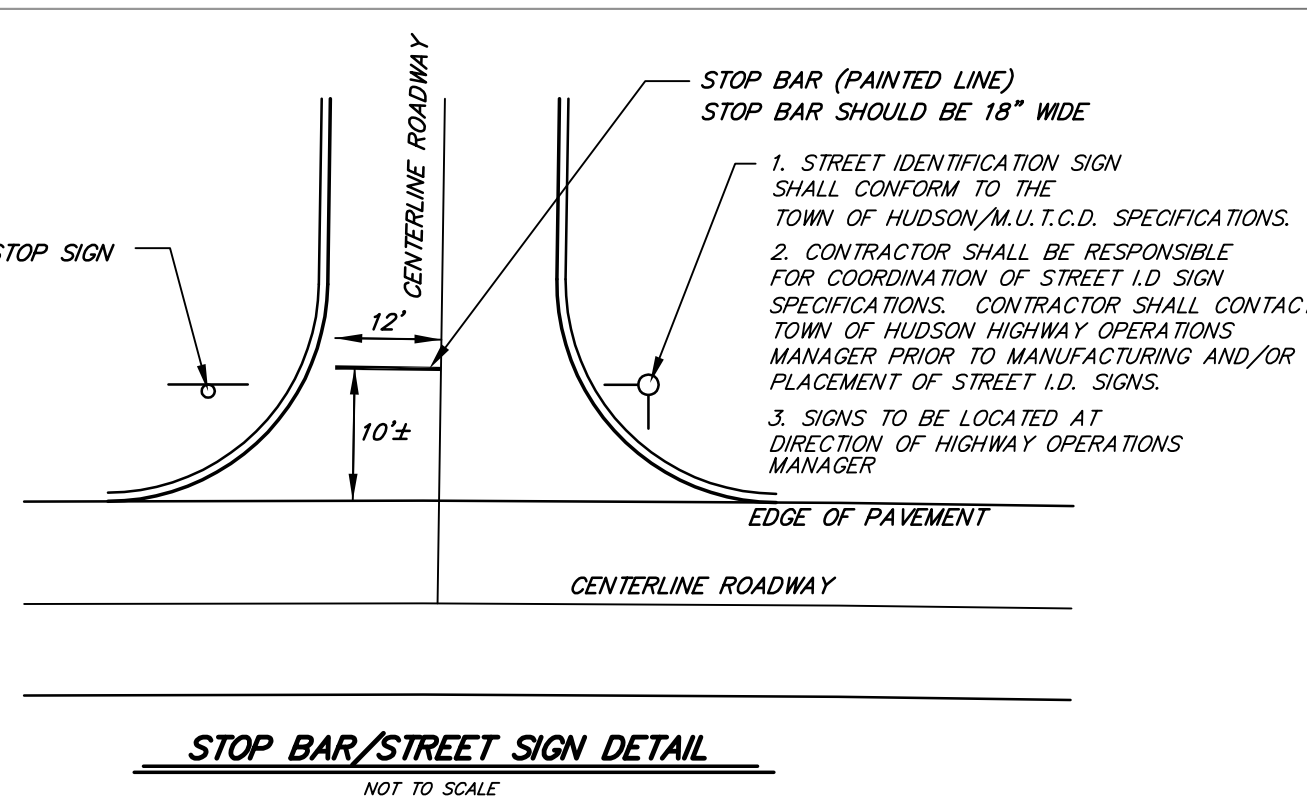
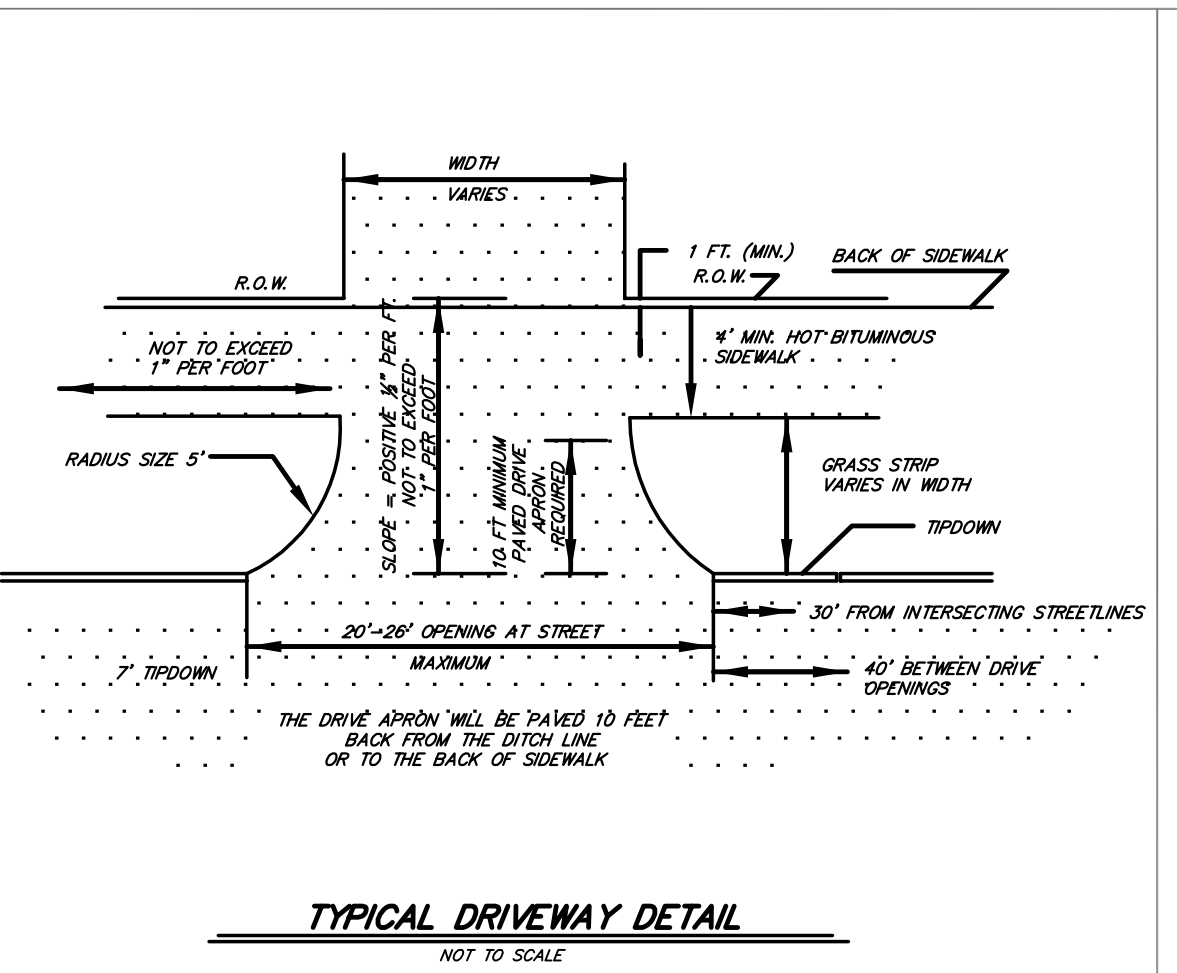
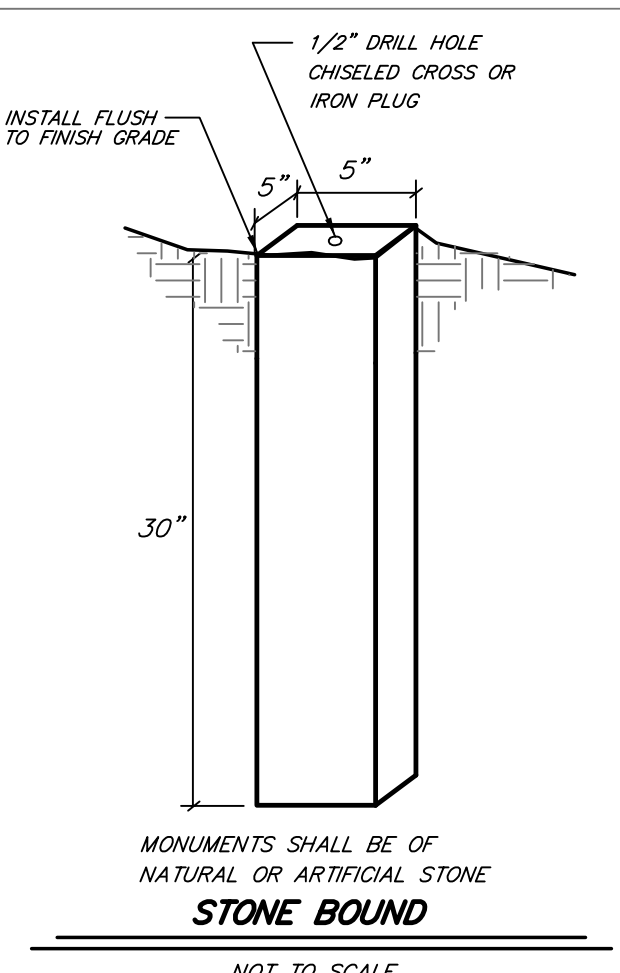
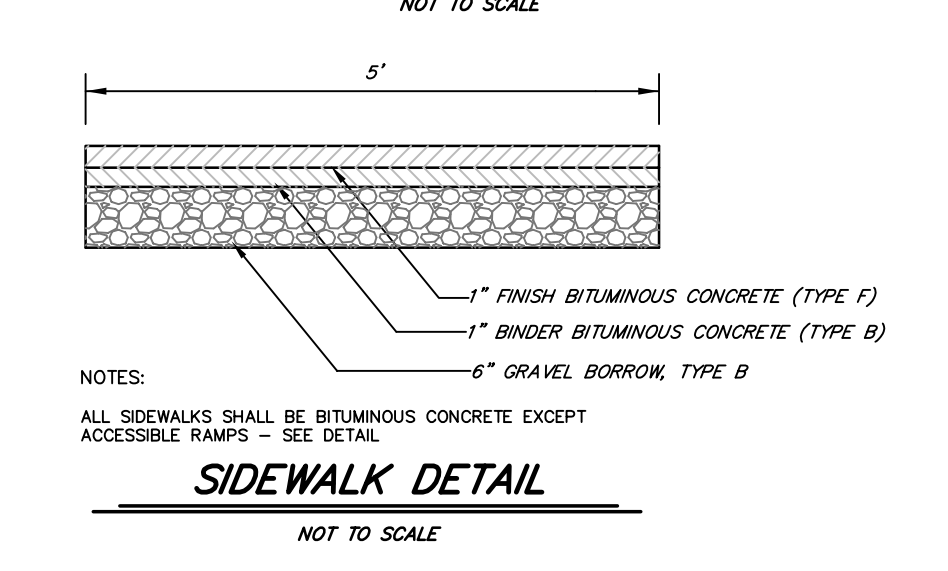
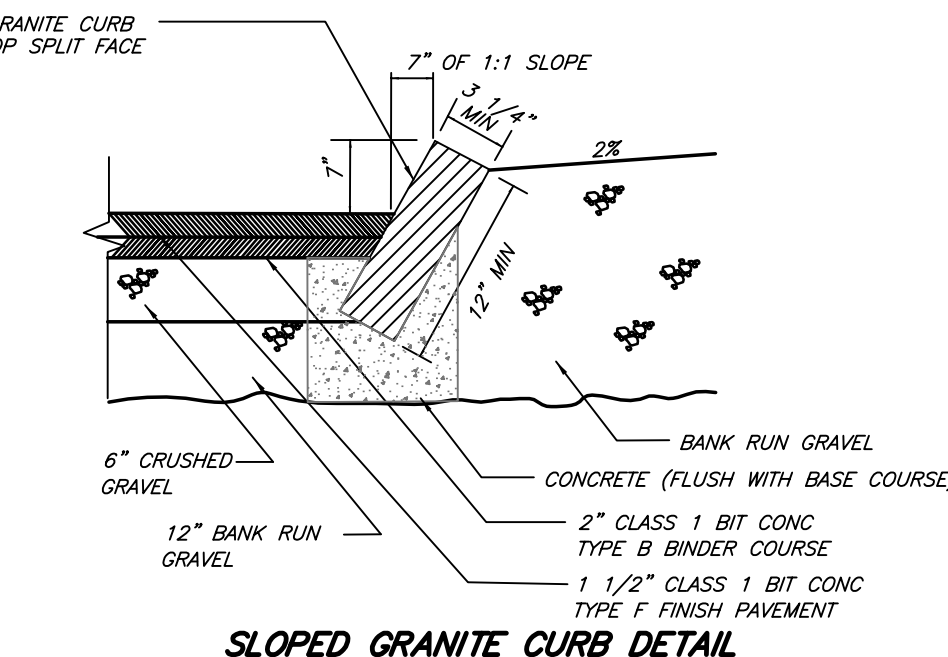
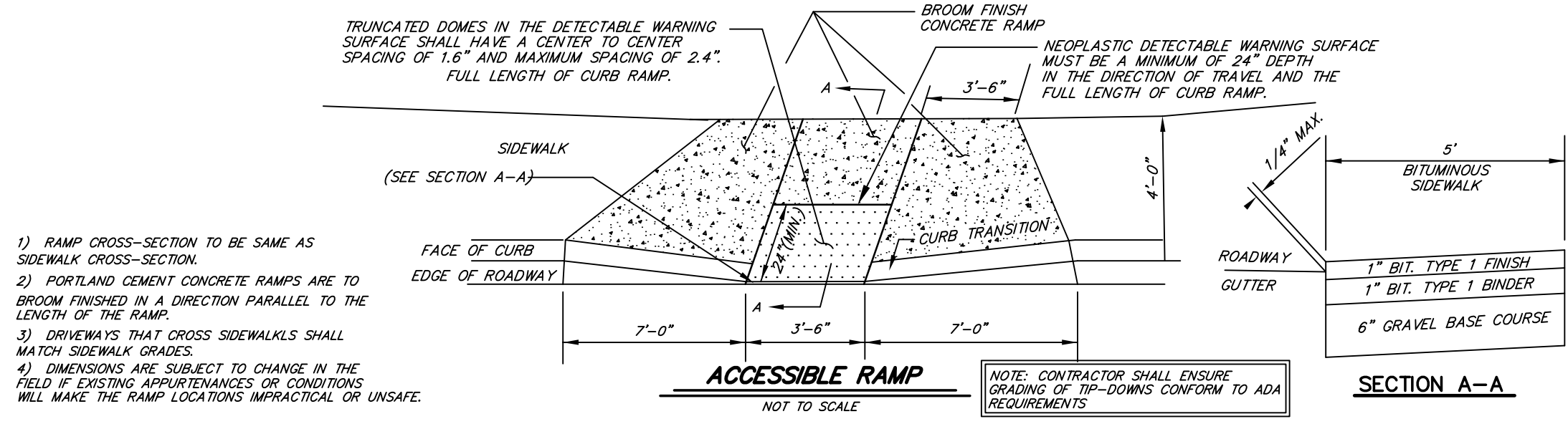
**ASHLYN DRIVE**

- 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

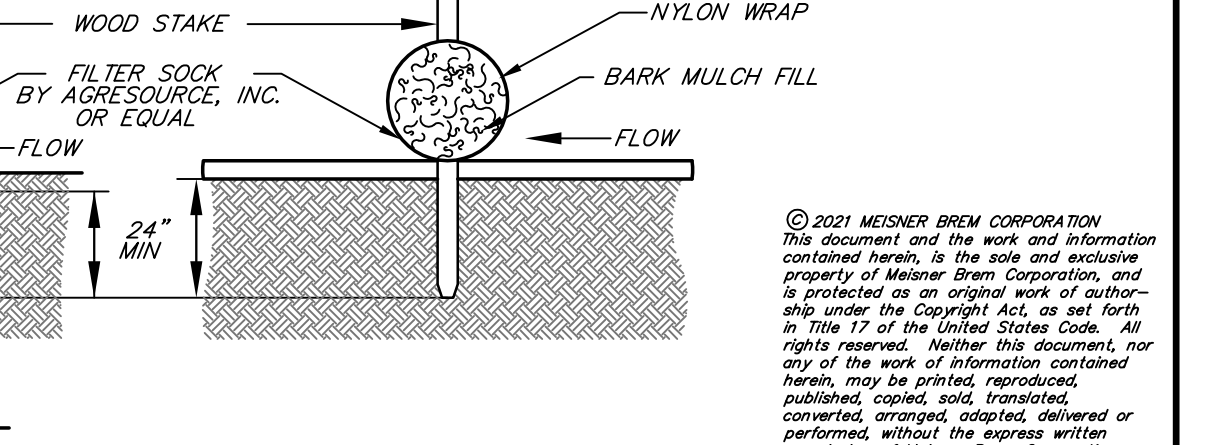
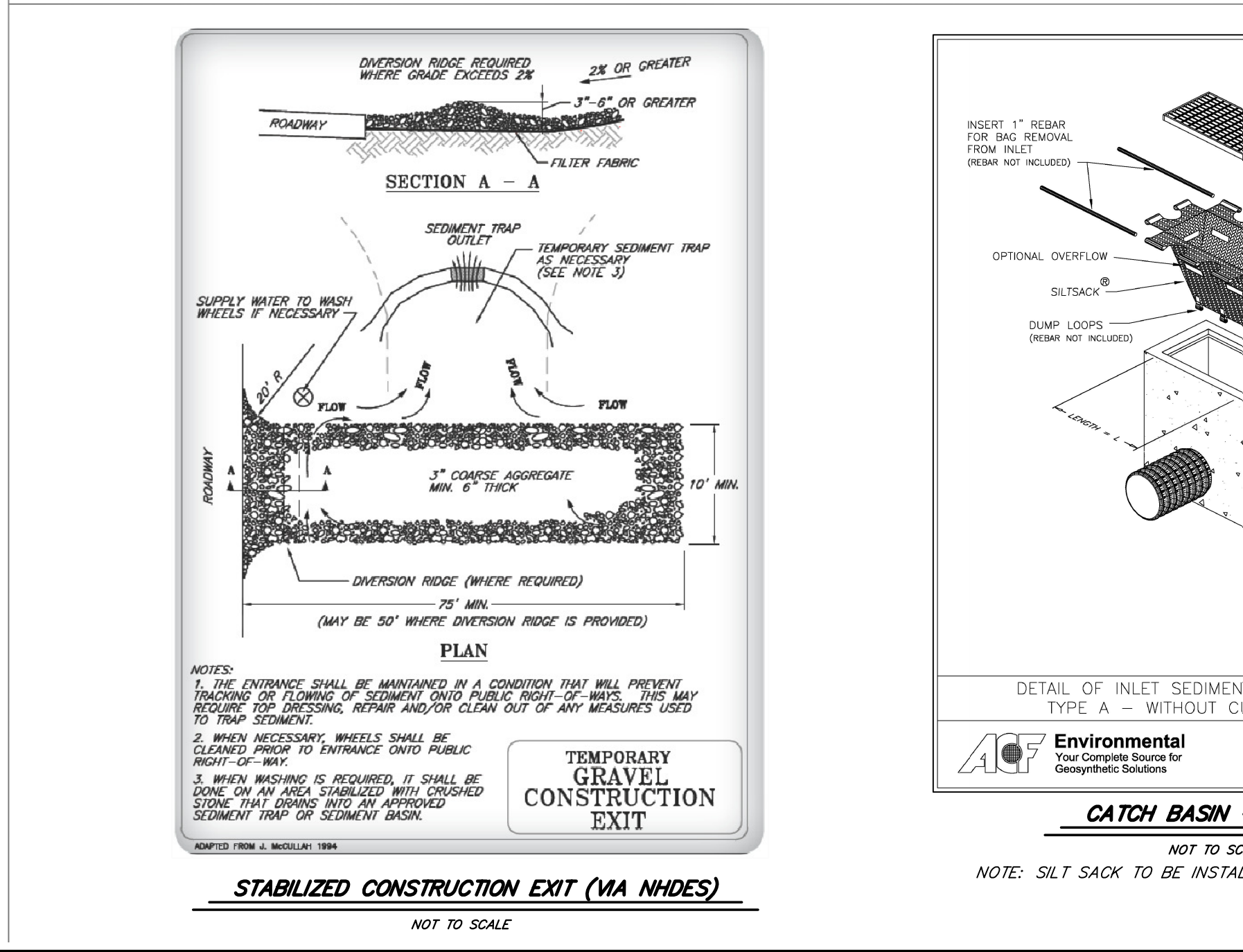
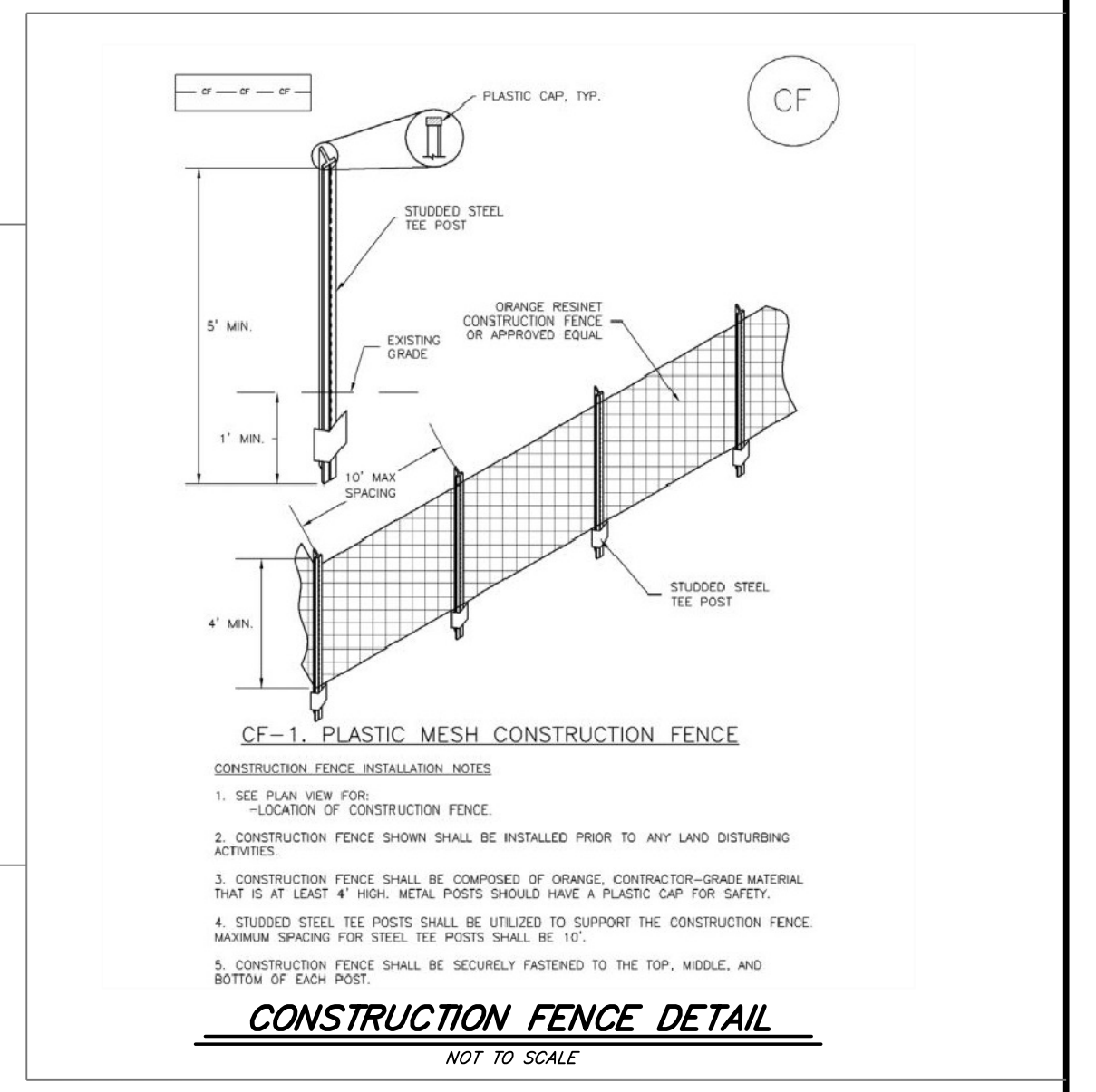
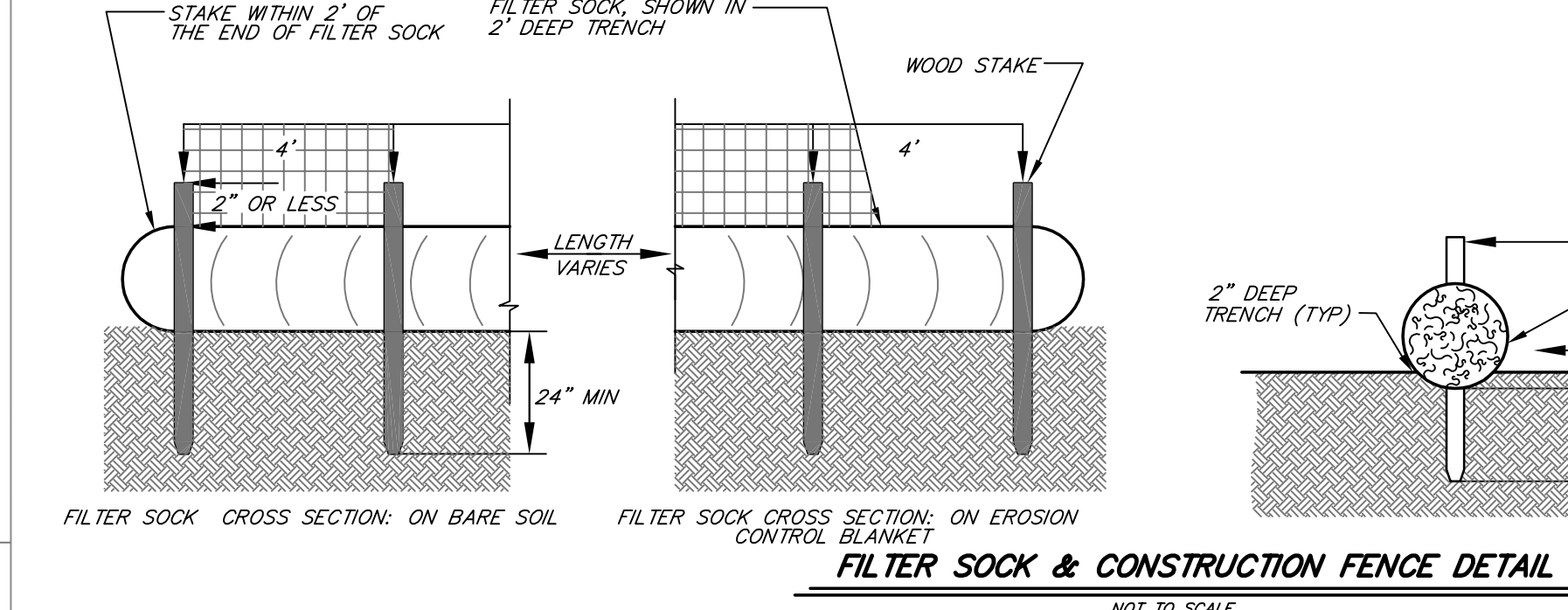
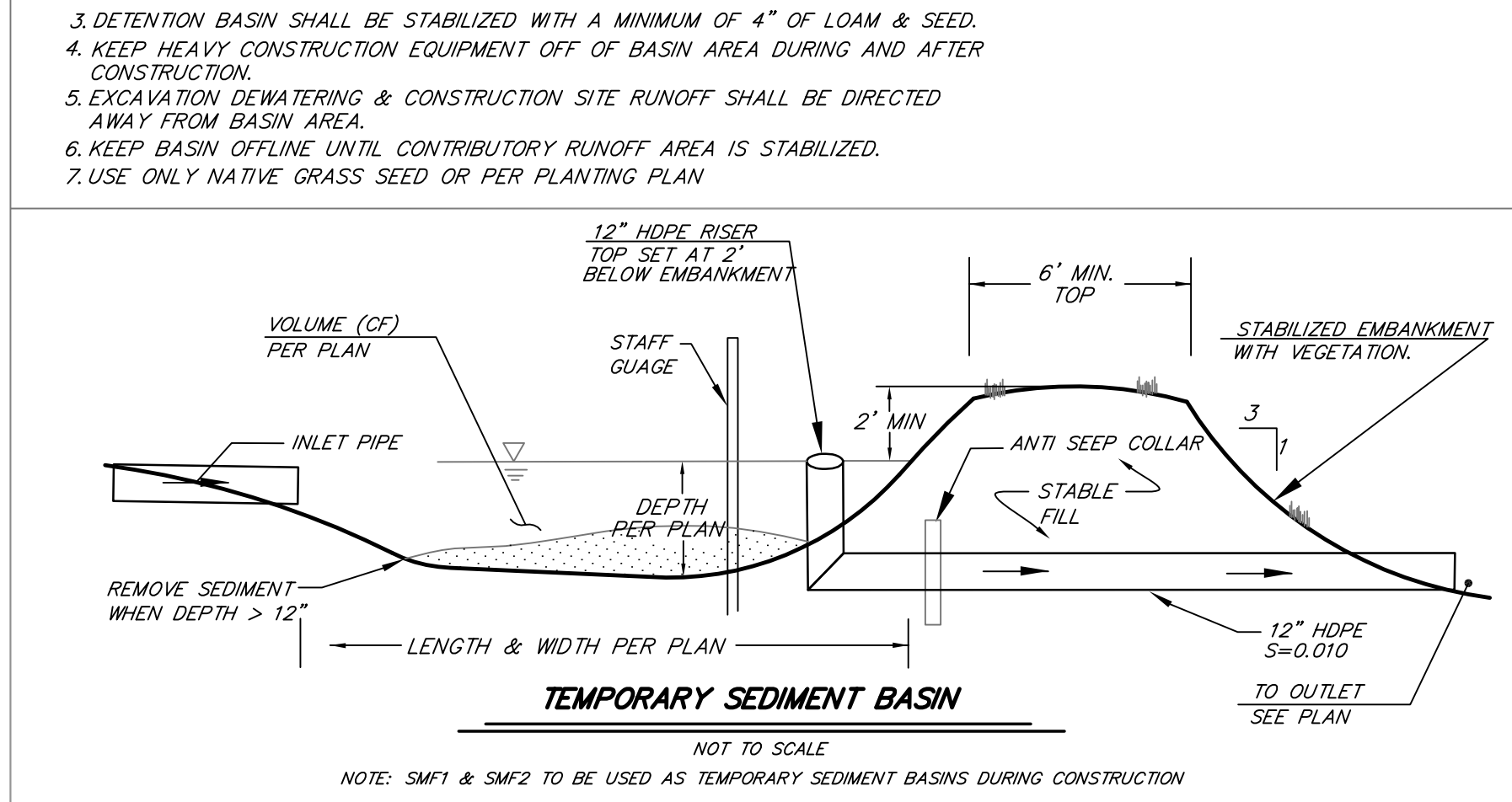
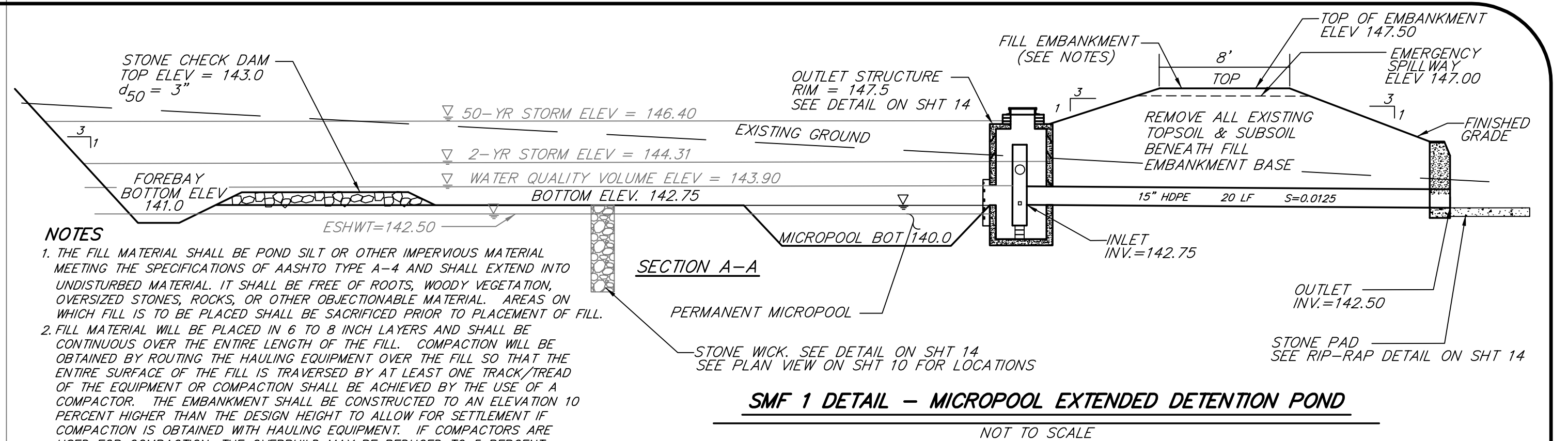
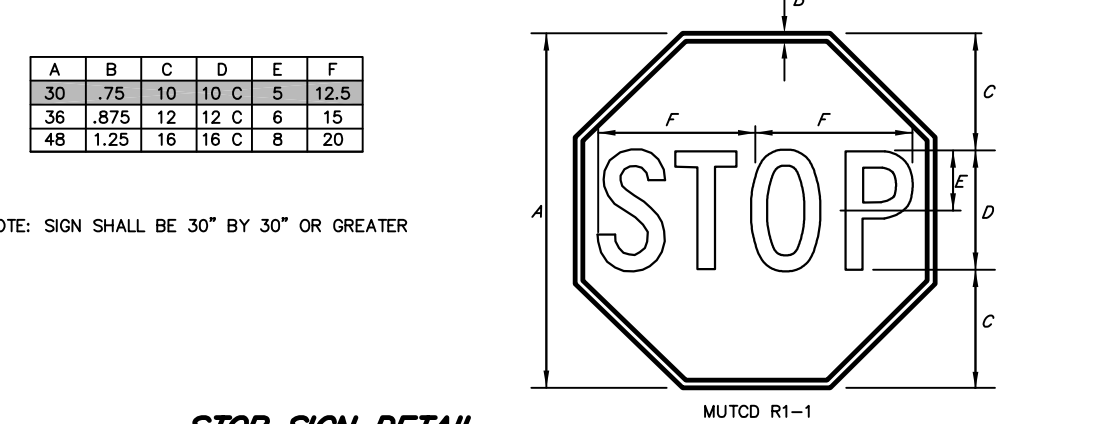


**DEAD-END INFORMATIONAL SIGN**  
NOT TO SCALE

**STREET SIGN**  
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



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

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

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

**REVISIONS**

REV. 6	
REV. 5	
REV. 4	
REV. 3	7/20/21 BY:IA/RFF TOWN/PEER COMMENTS
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

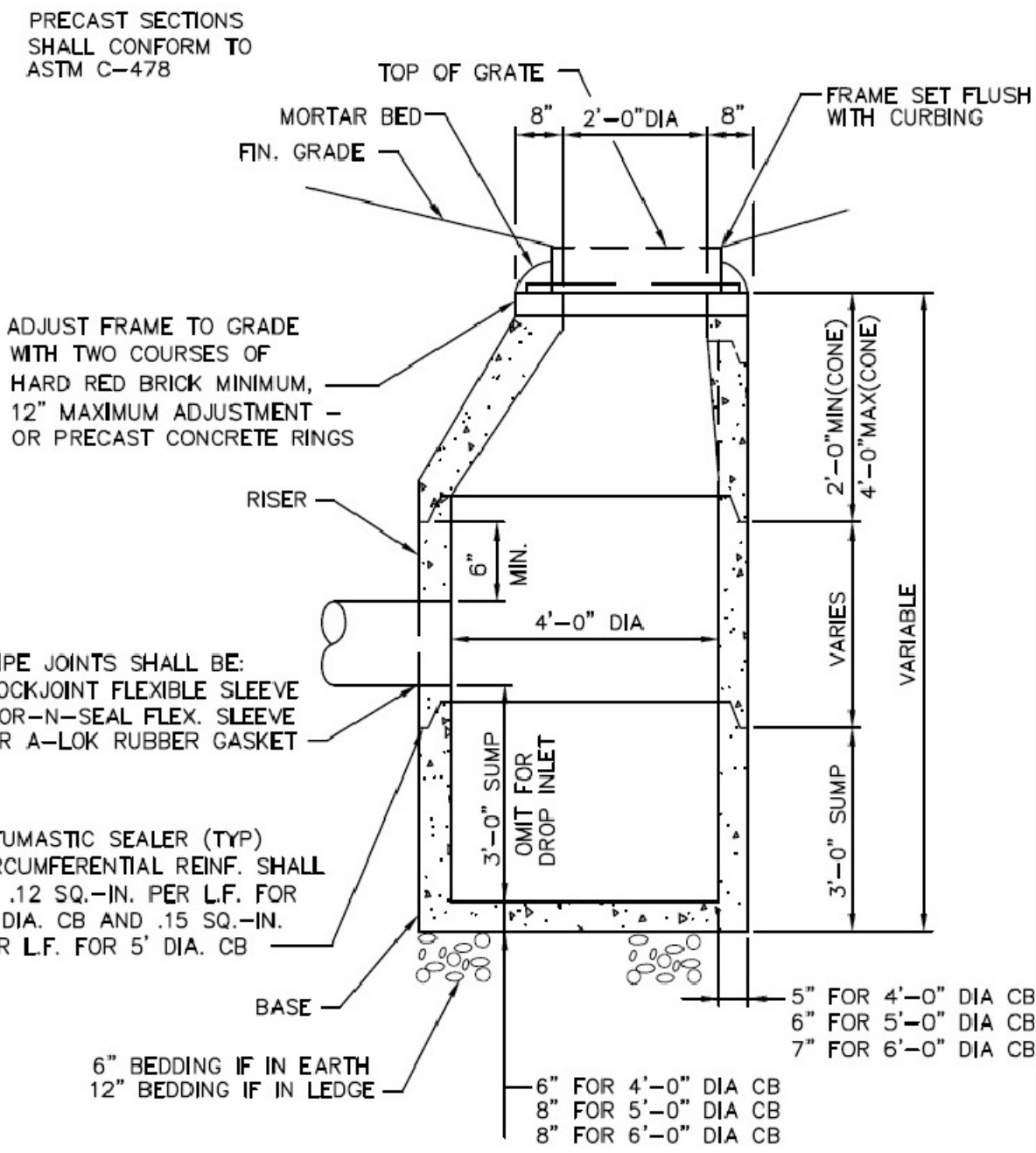
April 5, 2021  
SCALE: AS SHOWN

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 01886 (978) 692-1313  
202 MAIN STREET, SALEM, NH 03079 (603) 693-3301

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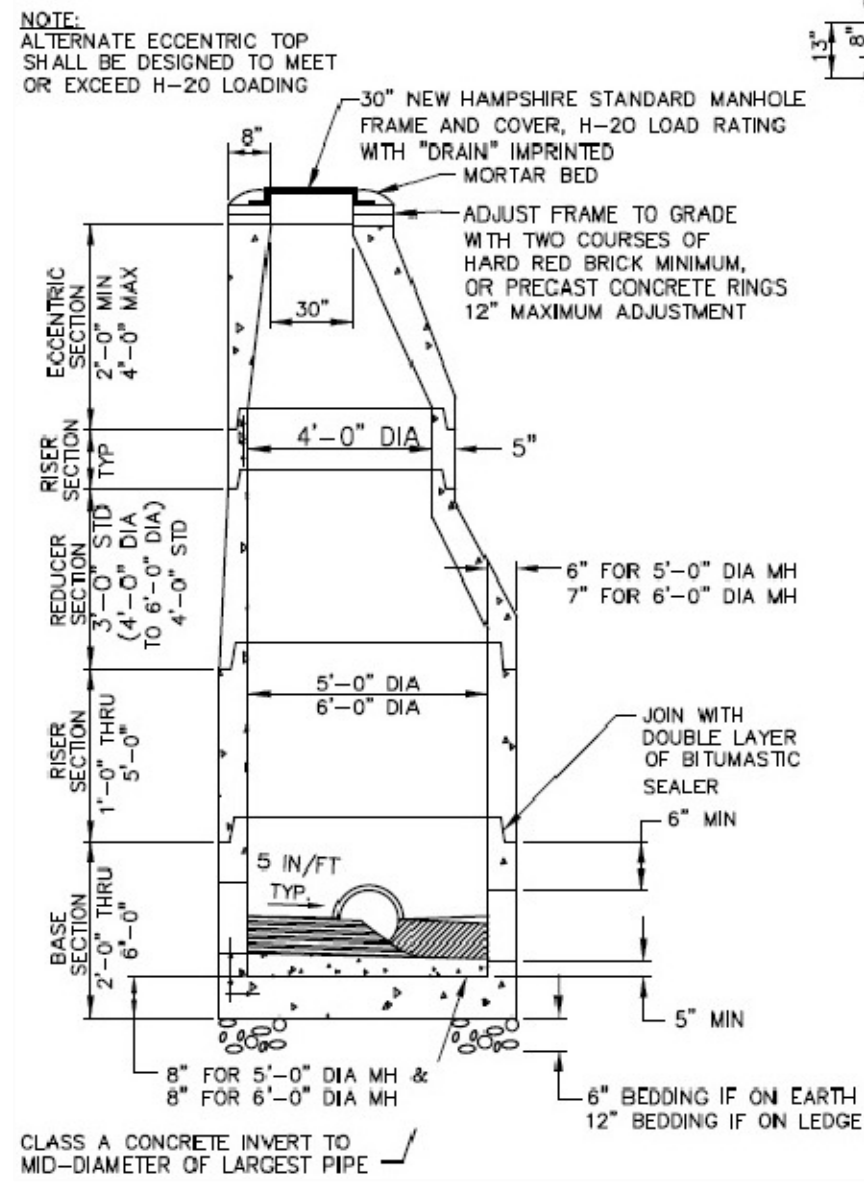
**13 OF 18**





**CATCH BASIN DETAIL**

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.



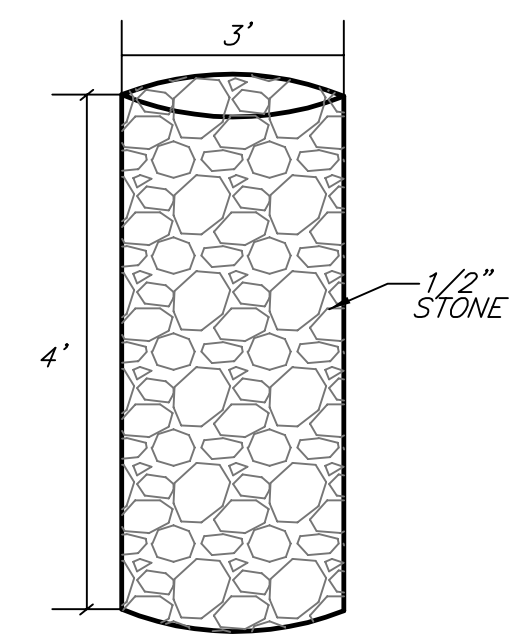
**DRAIN MANHOLE DETAIL**

NOT TO SCALE

- GENERAL NOTES FOR MH'S AND CB'S
- REINFORCING STEEL SHALL CONFORM TO THE LATEST ASTM A185 SPECIFICATIONS.
  - CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM.
  - DESIGN SPECIFICATIONS SHALL CONFORM TO ASTM C478 LATEST EDITION.
  - BASE SECTIONS SHALL BE POURED MONOLITHICALLY.
  - PIPE JOINTS SHALL BE:
    - LOCK JOINT, FLEXIBLE SLEEVE
    - KOR-N-SEAL FLEXIBLE SLEEVE
    - A-LOK RUBBER GASKET
  - A FLEXIBLE JOINT SHALL BE PROVIDED WITH THE FOLLOWING DISTANCES:
 

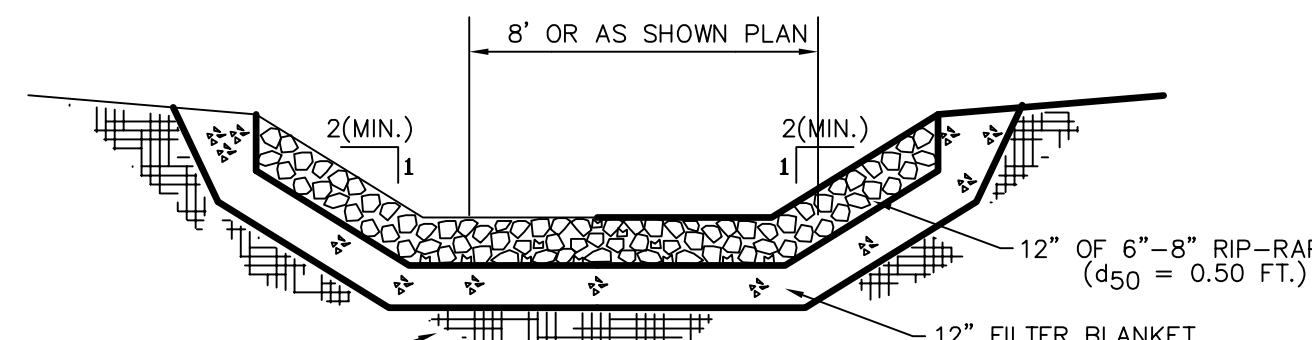
PIPE TYPE	PIPE SIZE	DISTANCE
ROP & CI	ALL SIZES	4'-0"
DI	ALL SIZES	NONE REQUIRED

 UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CAN NOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY.



**STONE WICK**

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% (dep.).
- RIP-RAP AT HEADWALL OUTLETS SHALL EXTEND AT LEAST 10 FEET (L=10') UNLESS OTHERWISE SHOWN.

**RIP-RAP SPILLWAY**

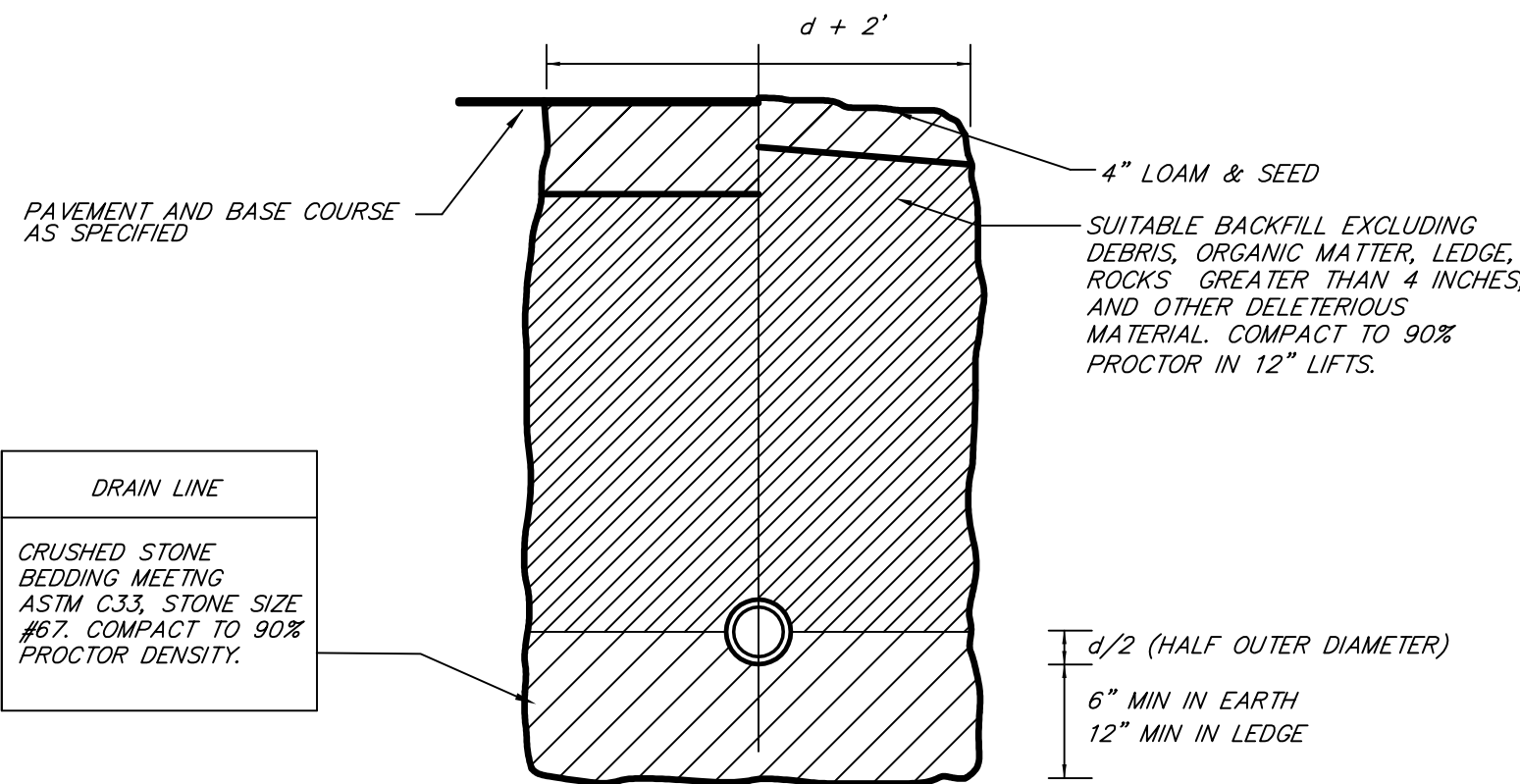
NOT TO SCALE

**MINIMUM COVER (INCHES)**

PAVED	UNPAVED
48"	24"

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

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



**TYPICAL TRENCH SECTION**

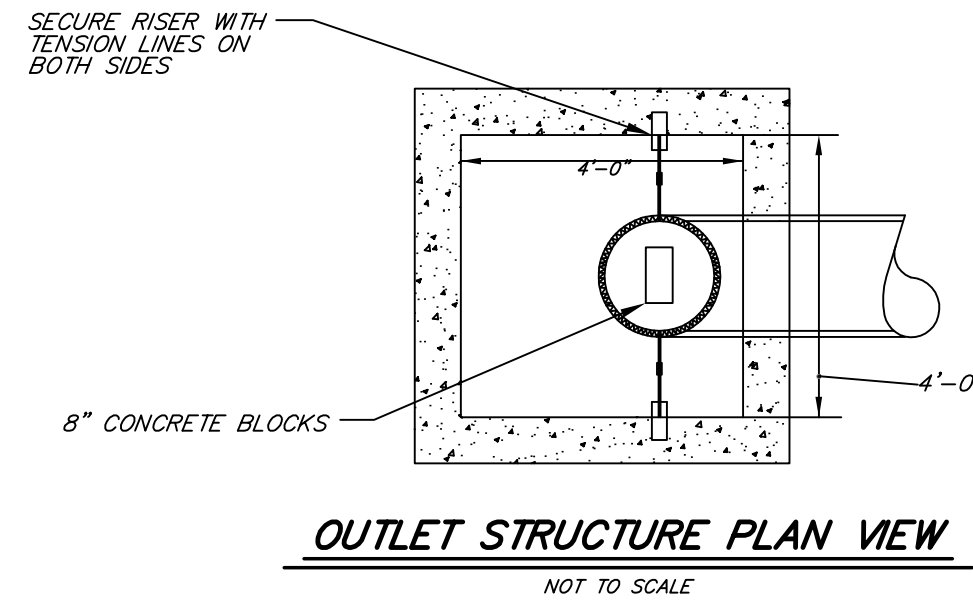
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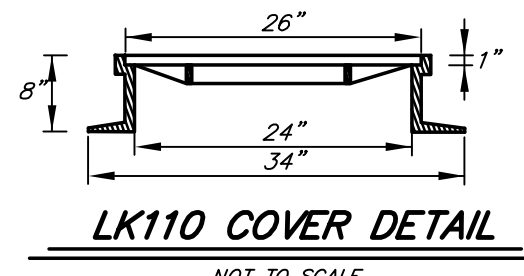
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DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			



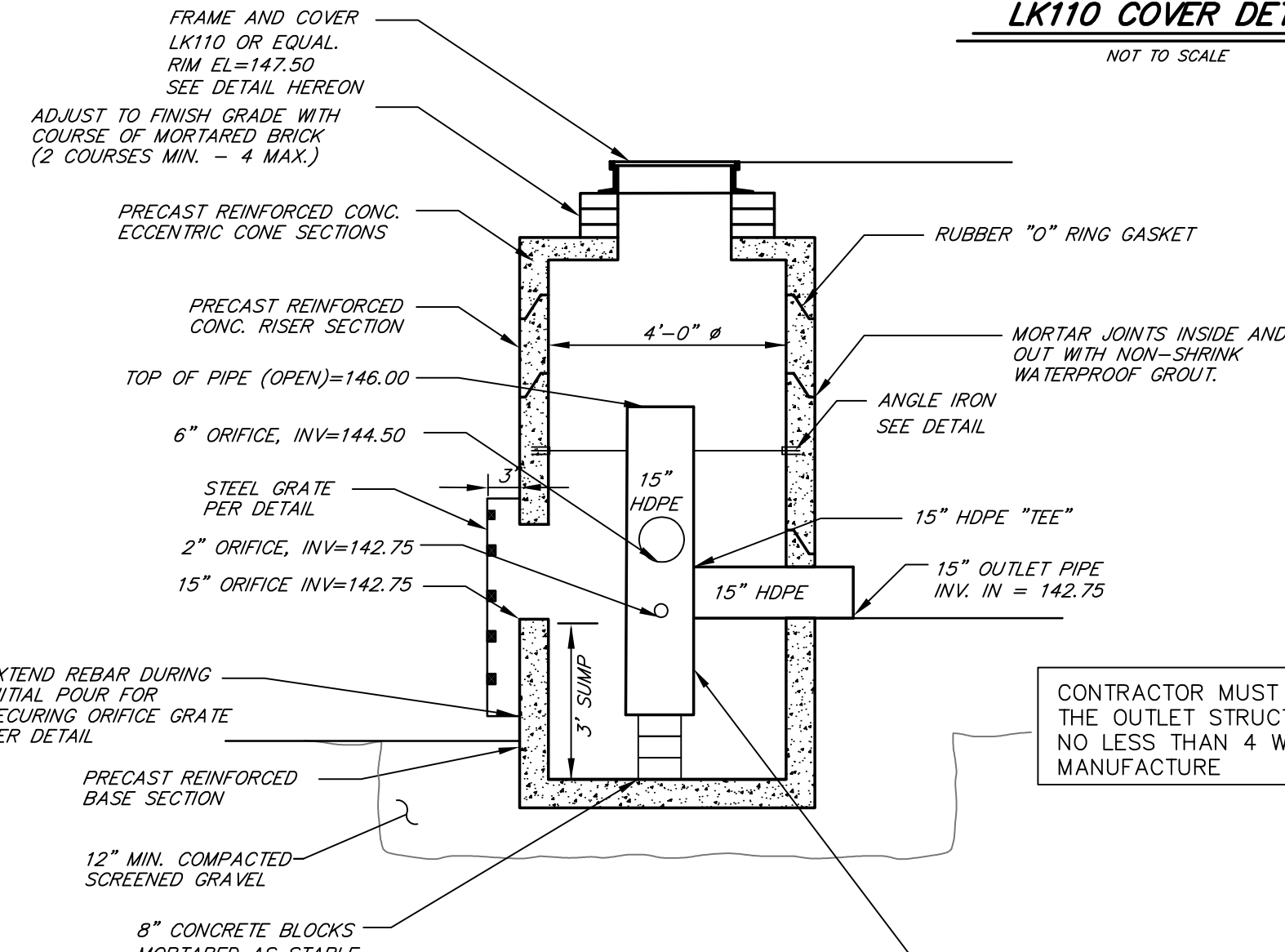
**OUTLET STRUCTURE PLAN VIEW**

NOT TO SCALE



**LK110 COVER DETAIL**

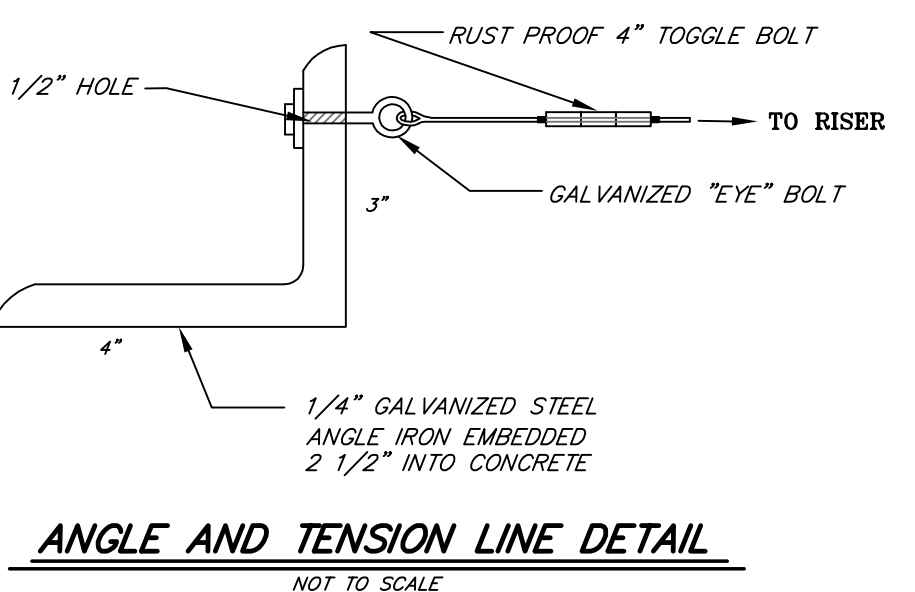
NOT TO SCALE



**CONCRETE BOX OUTLET CONTROL STRUCTURE #11**

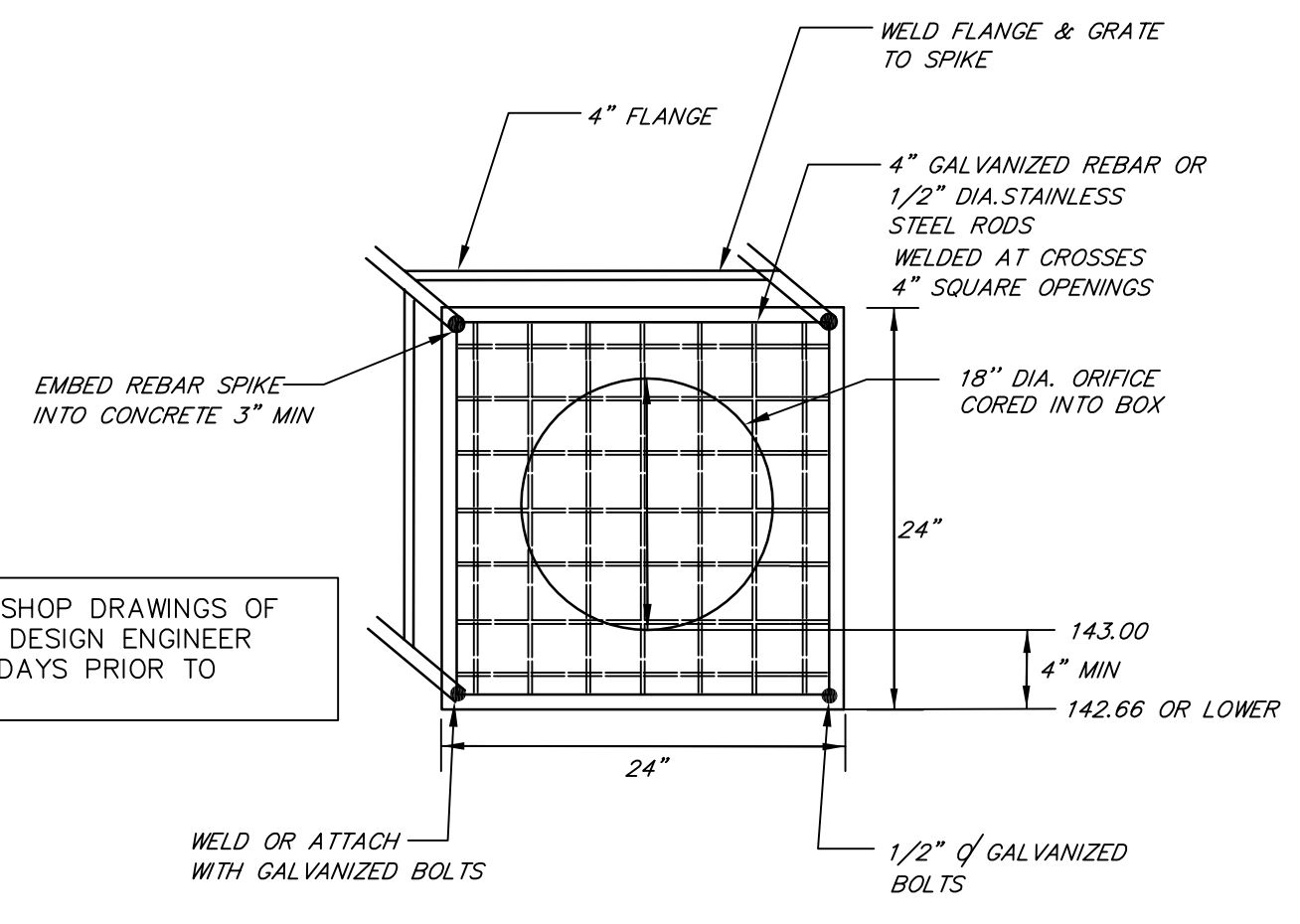
NOT TO SCALE

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



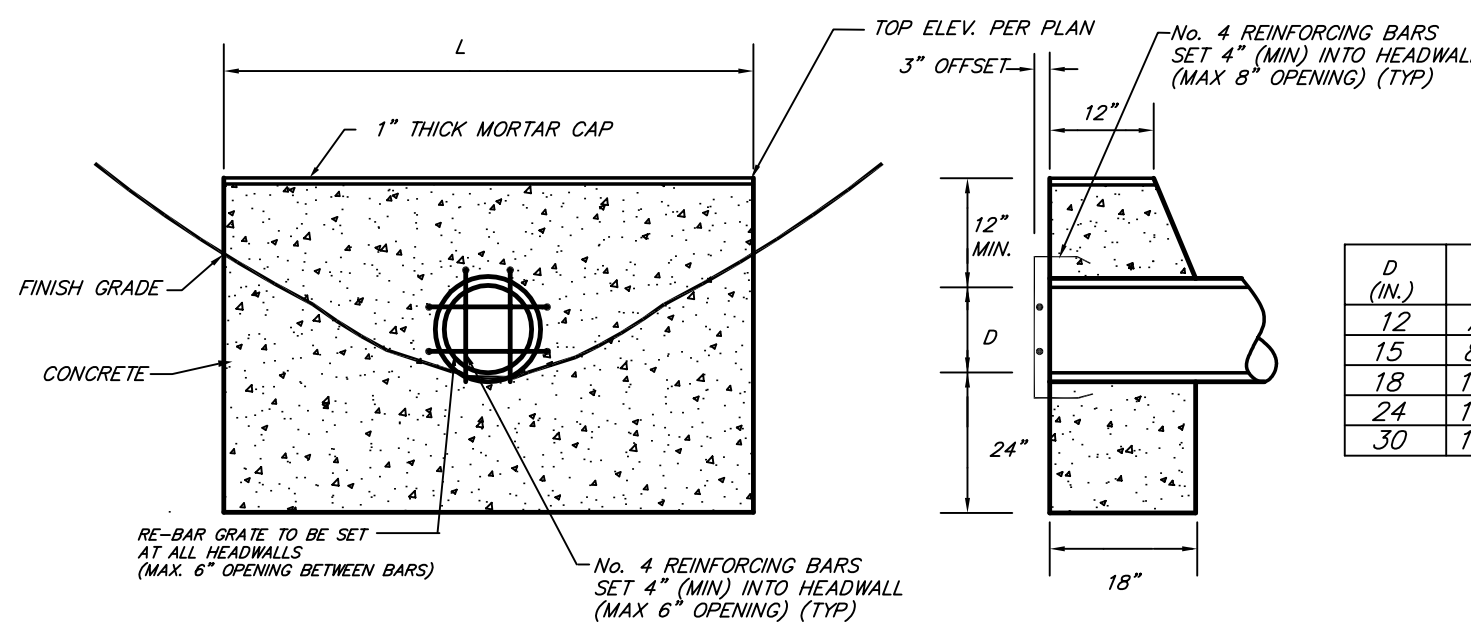
**ANGLE AND TENSION LINE DETAIL**

NOT TO SCALE



**ORIFICE GRATE DETAIL - SMF 1**

NOT TO SCALE



**FRONT - SINGLE PIPE**

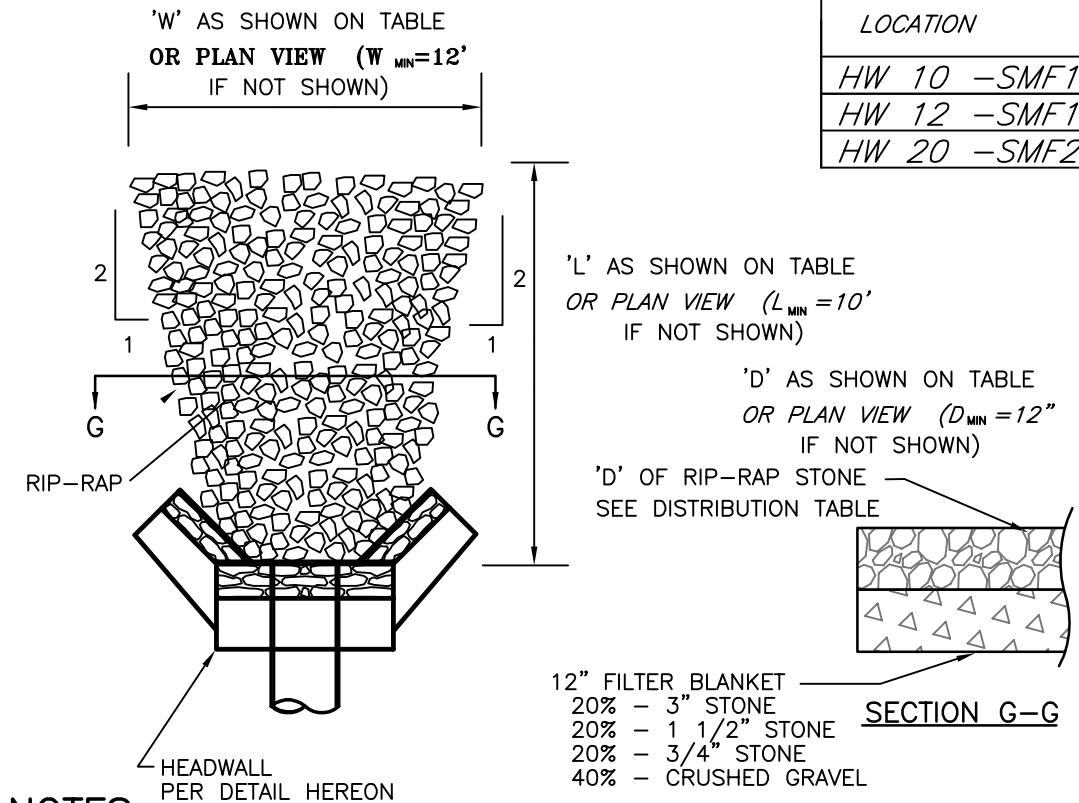
**END**

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

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

**TYPICAL HEADWALL**

NOT TO SCALE



**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.

**RIP-RAP AT OUTLET APRON DETAIL**

NOT TO SCALE

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

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

**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.)



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REV. 6

REV. 5

REV. 4

REV. 3 7/20/21 BY:IA/RFF

TOWN/PEER COMMENTS

REV. 2 5/18/21 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.

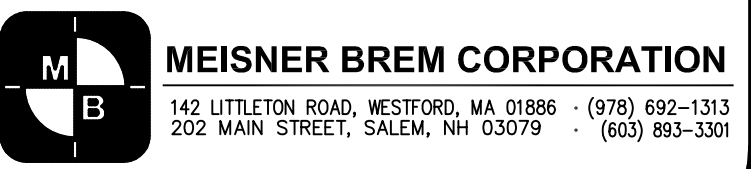
70 BRIDGE STREET, UNIT 1

PELHAM, NH 03076

BK 9353 PG 2517, HCRD

April 5, 2021

SCALE: AS SHOWN

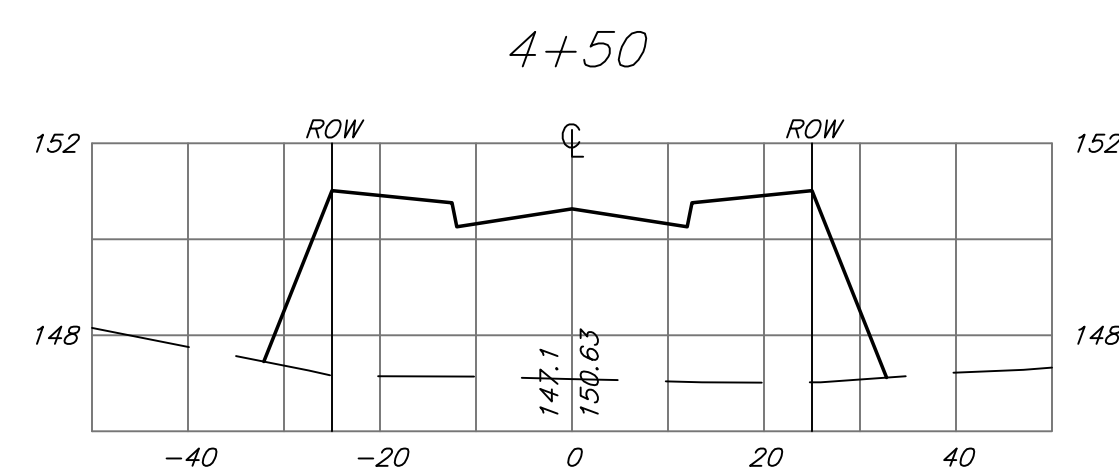
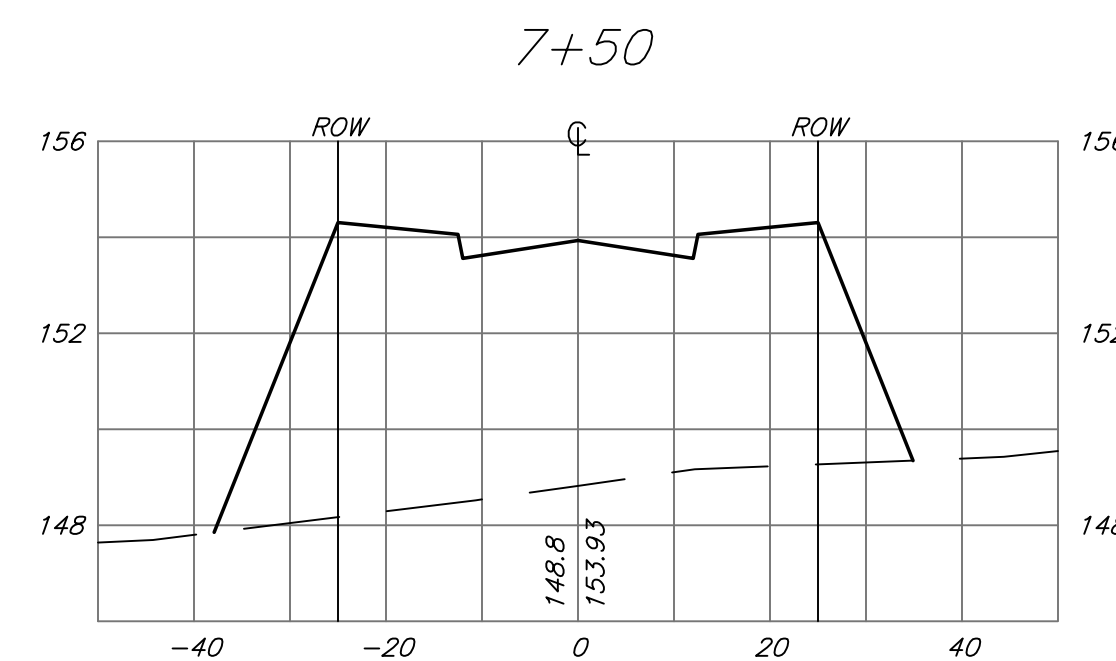
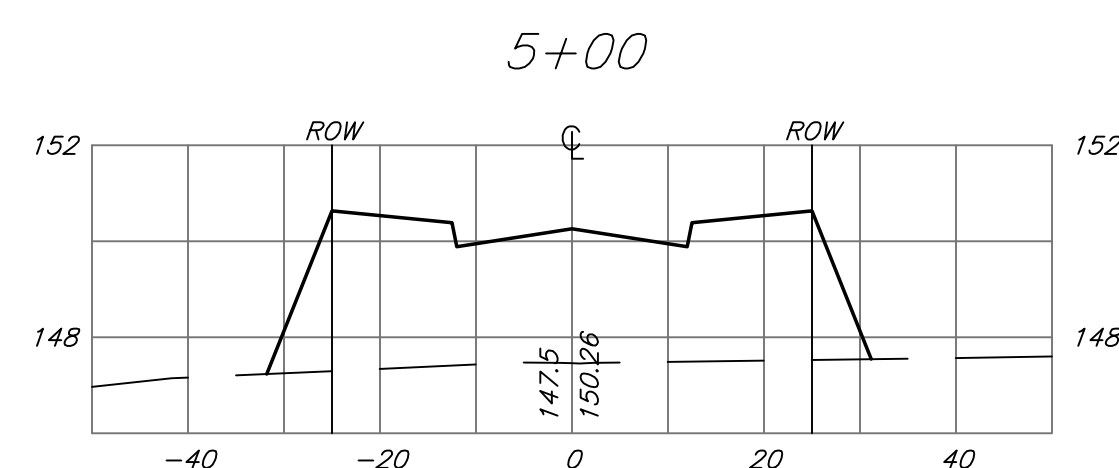
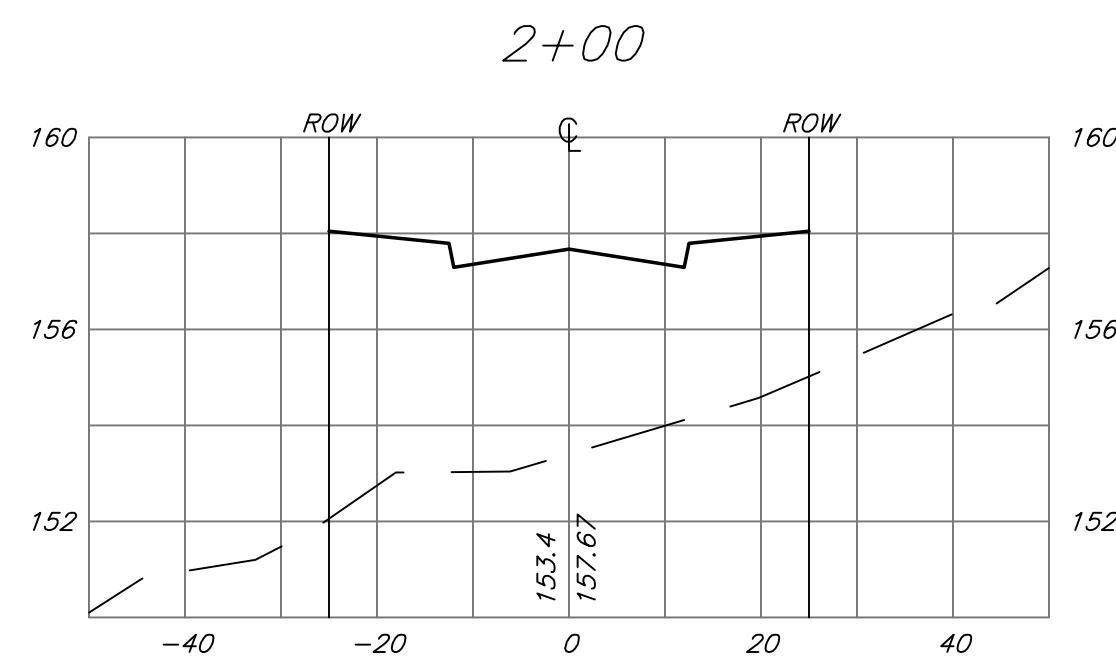
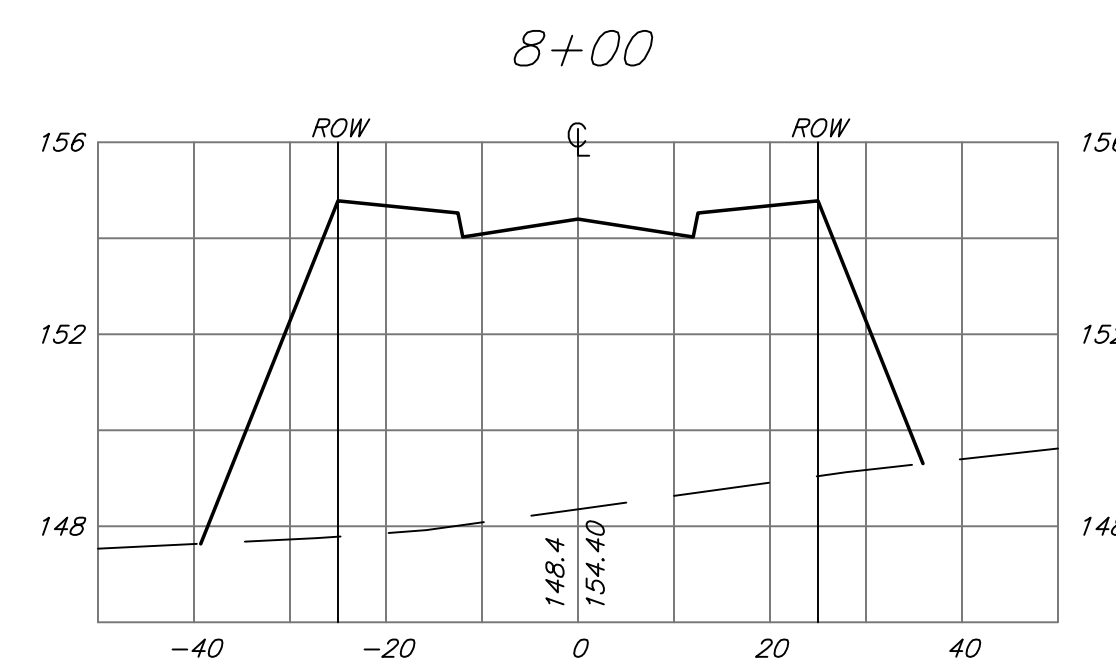
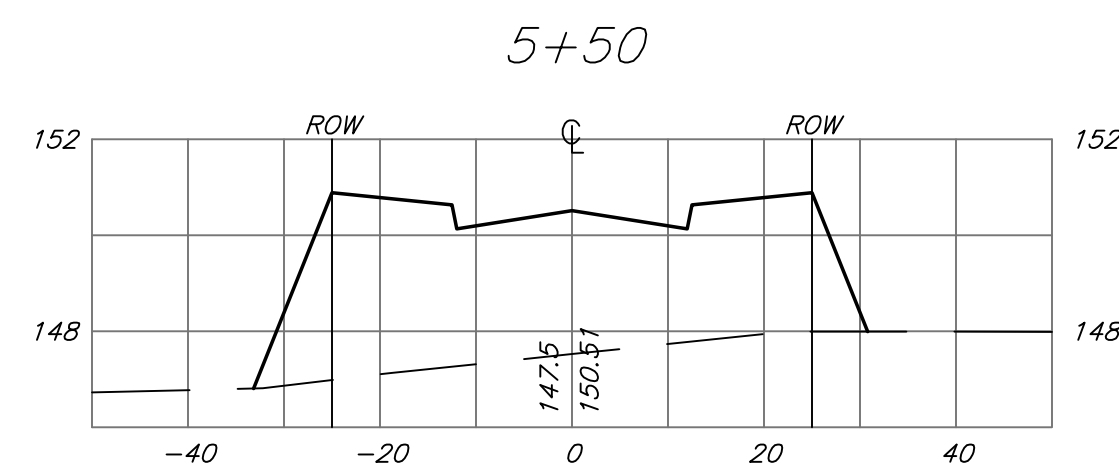
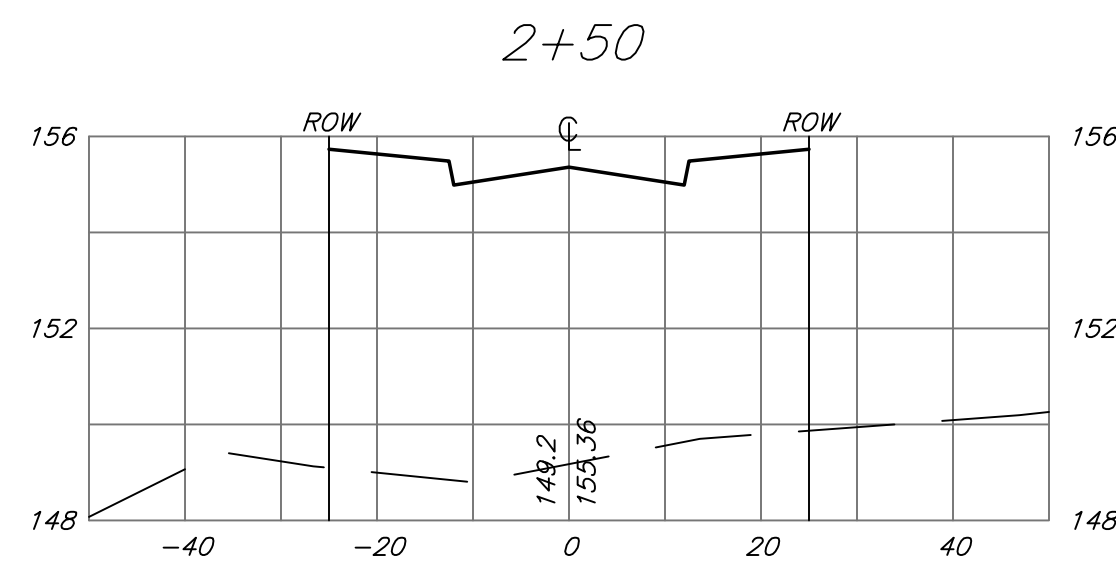
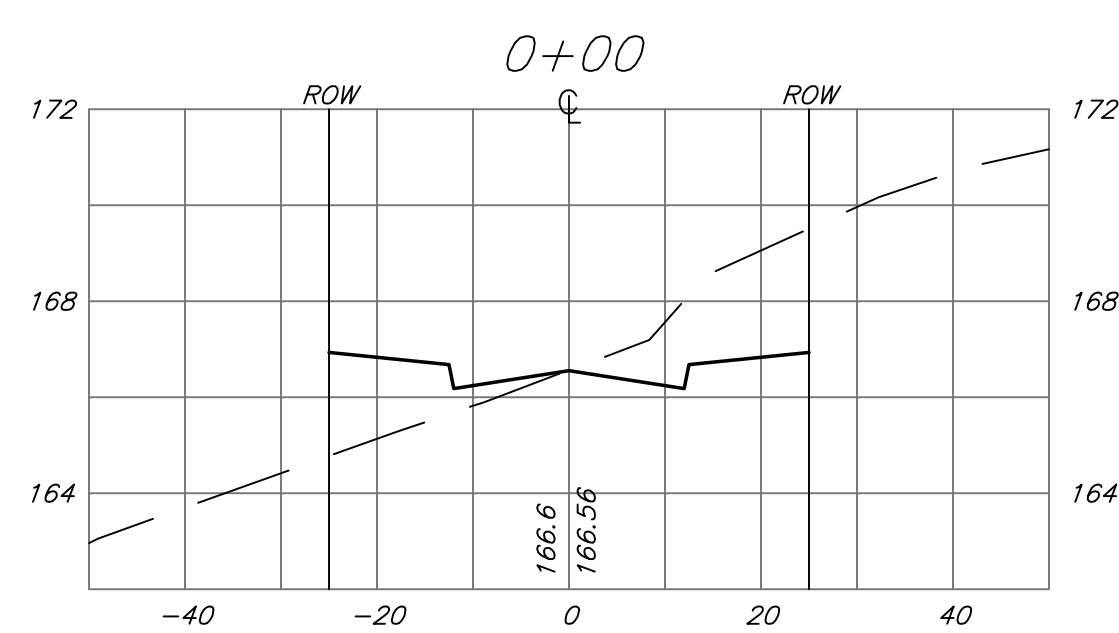
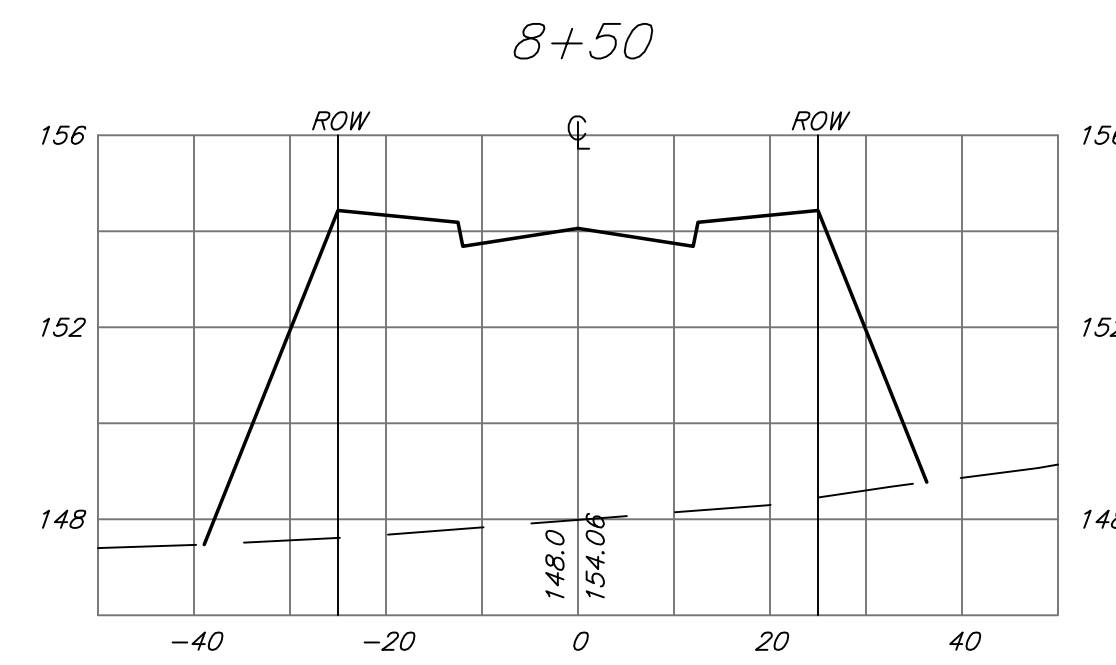
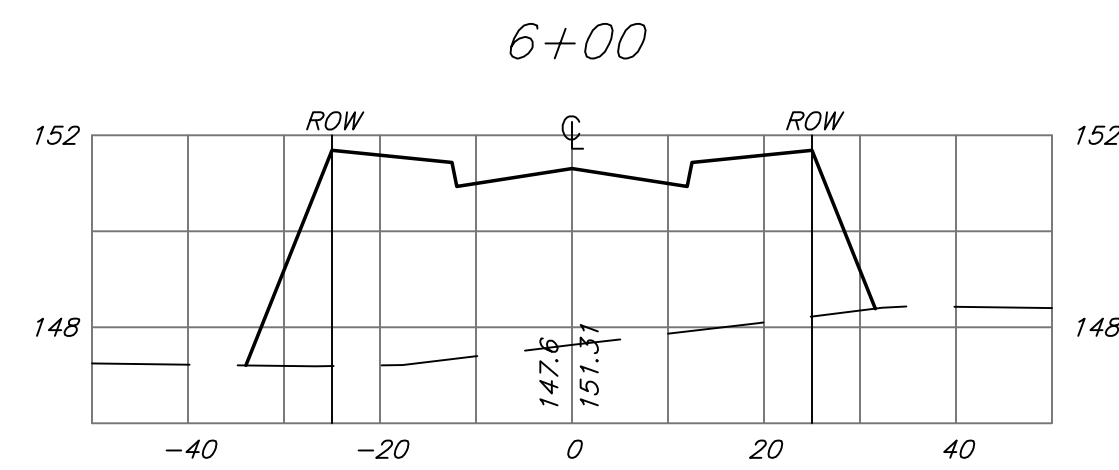
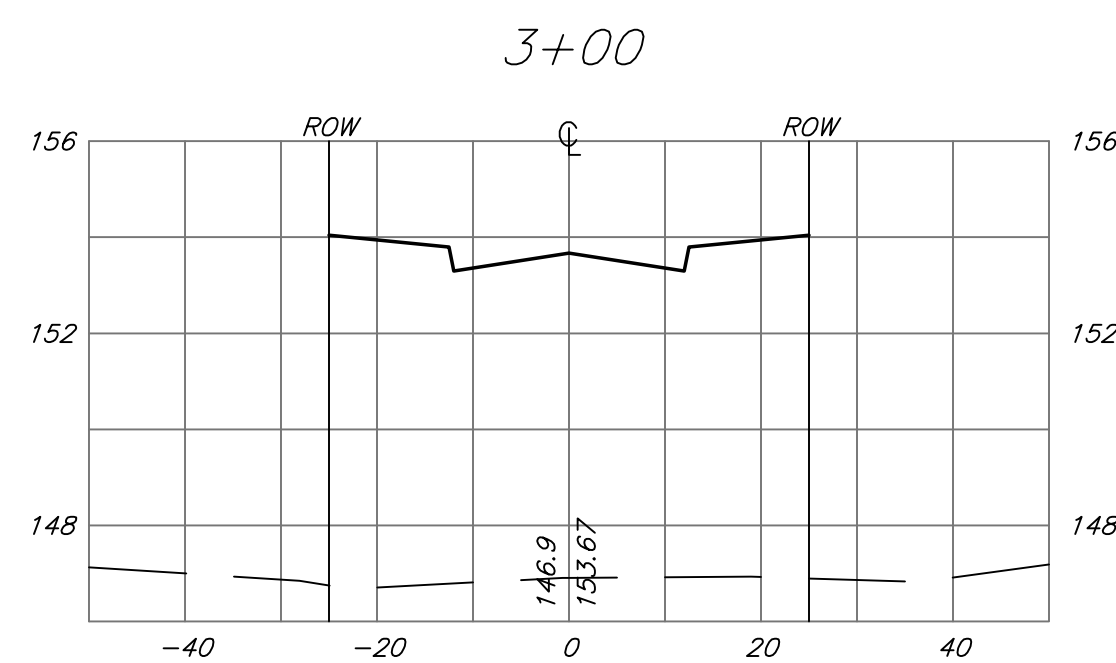
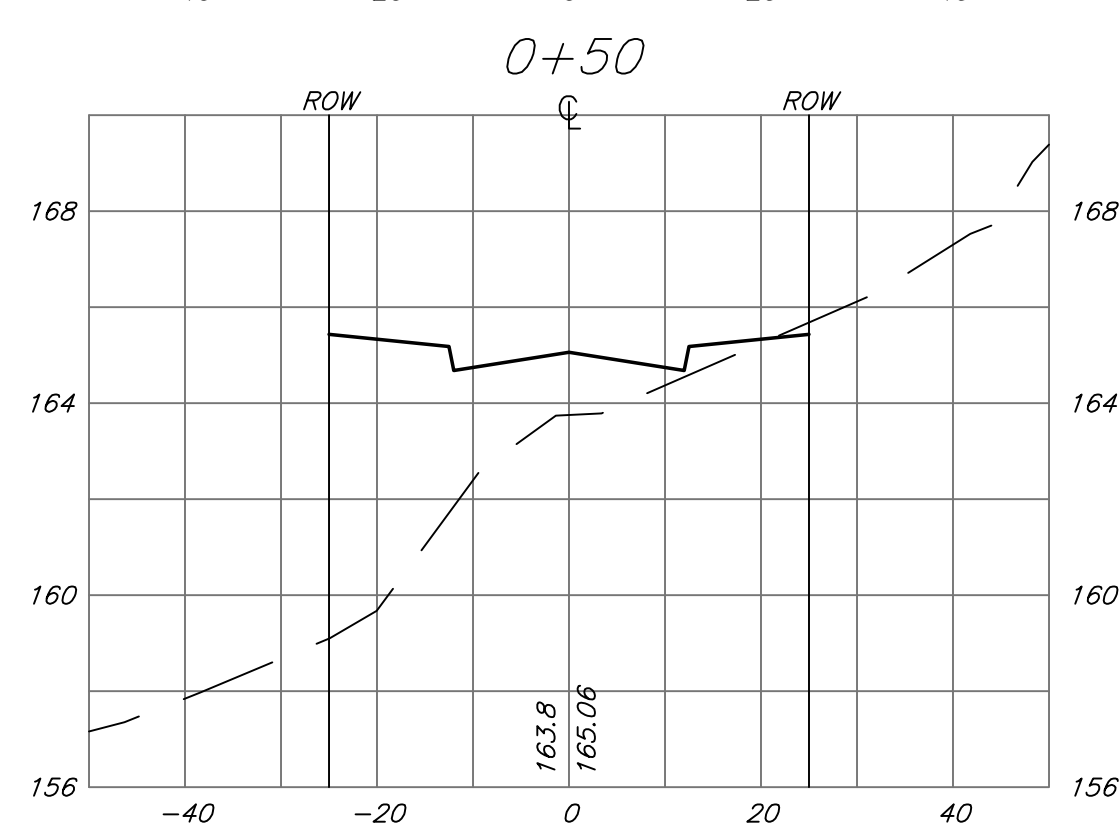
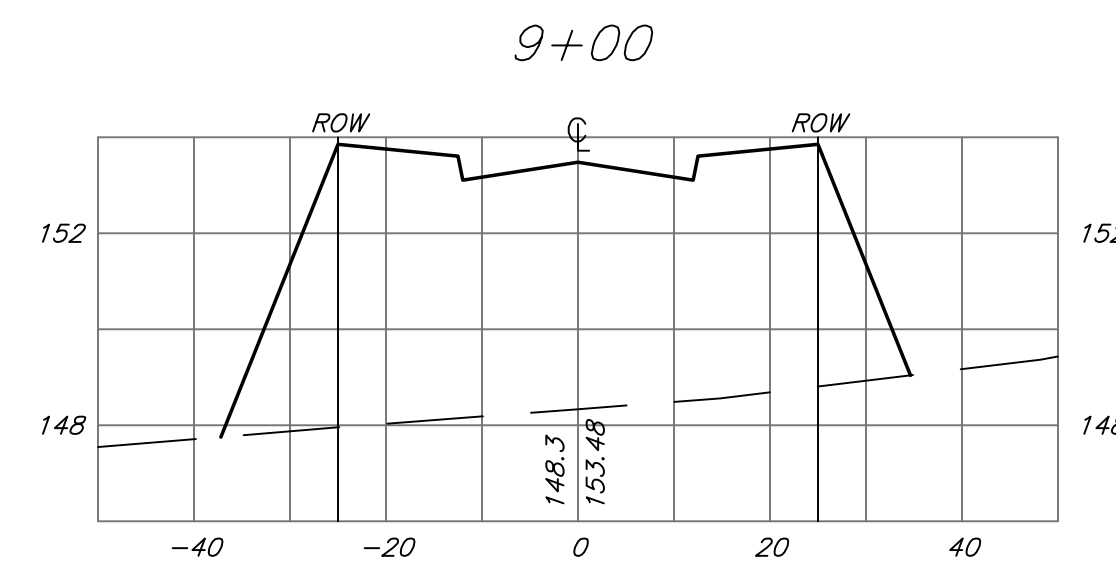
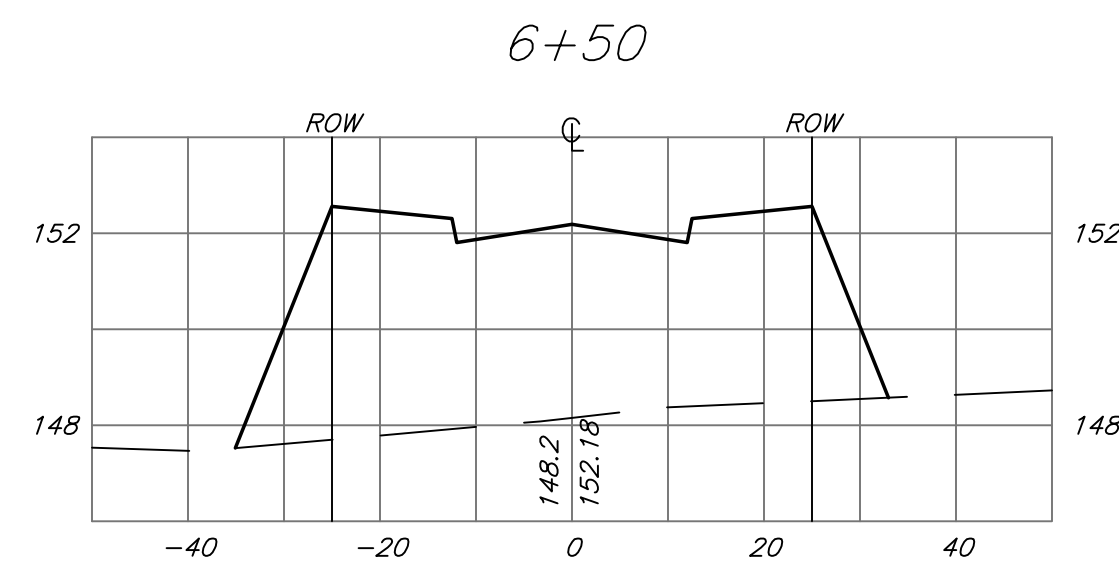
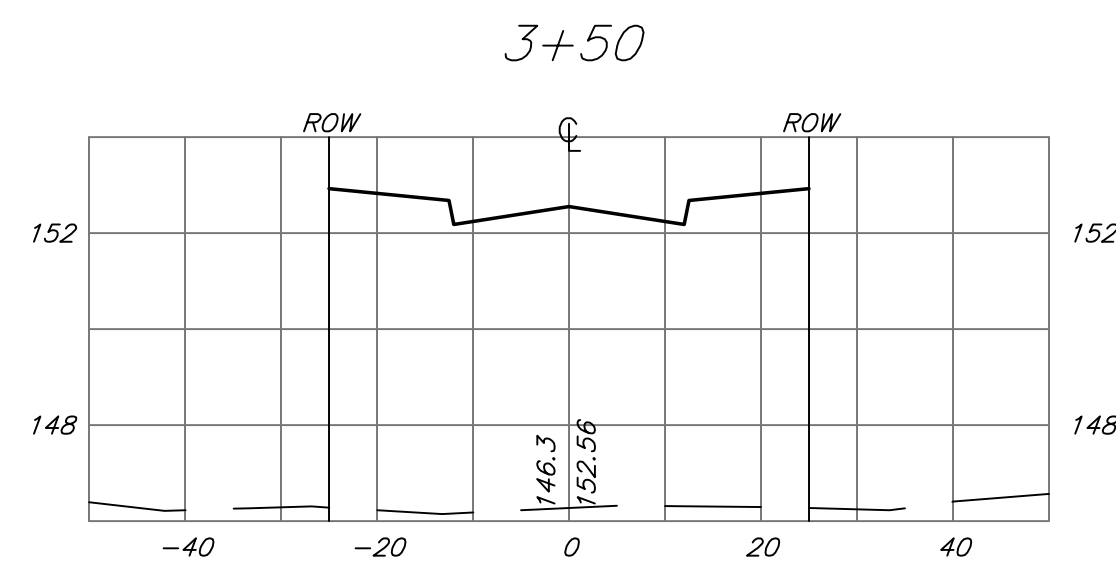
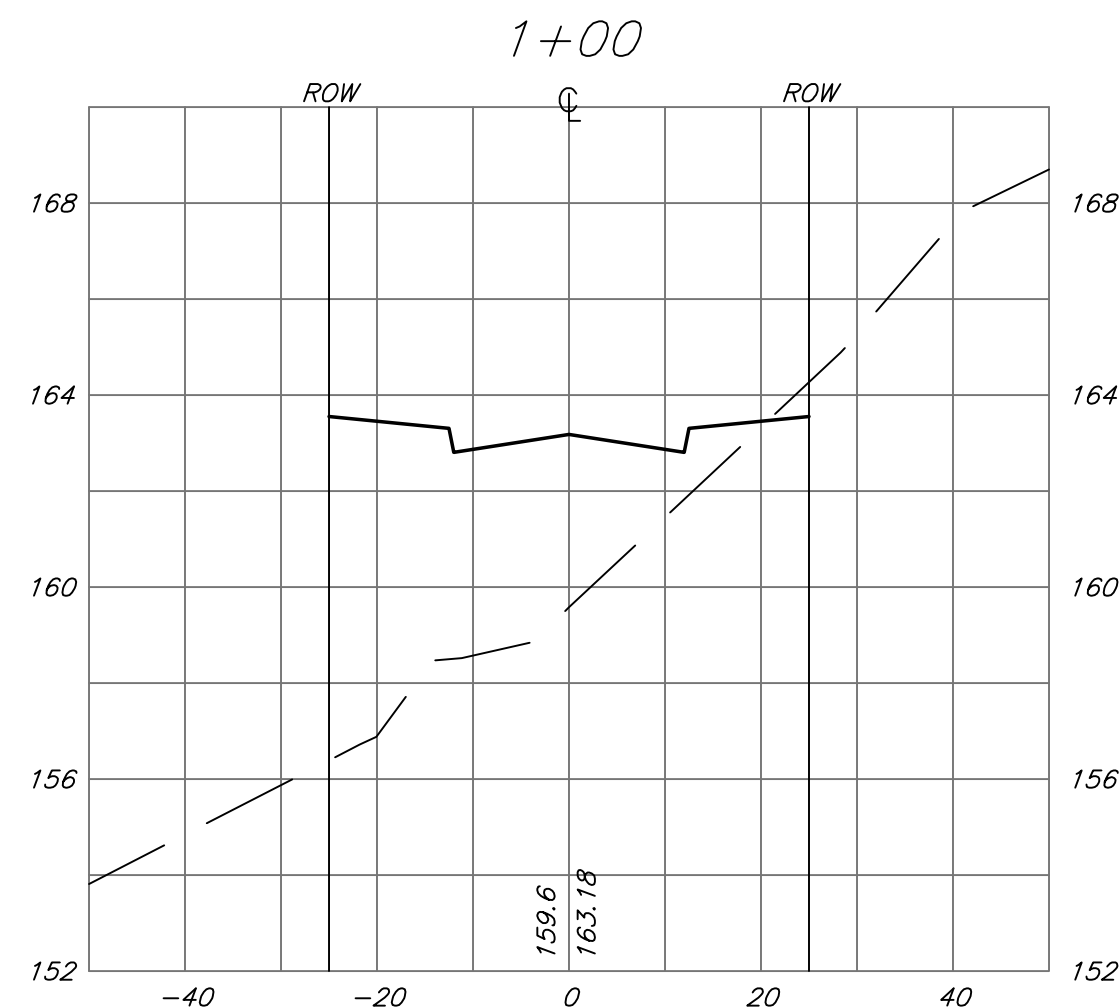
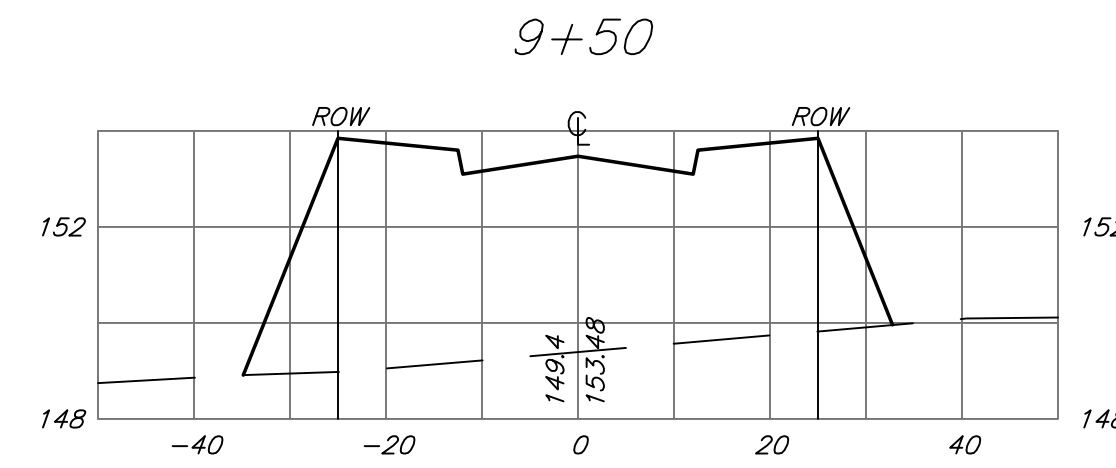
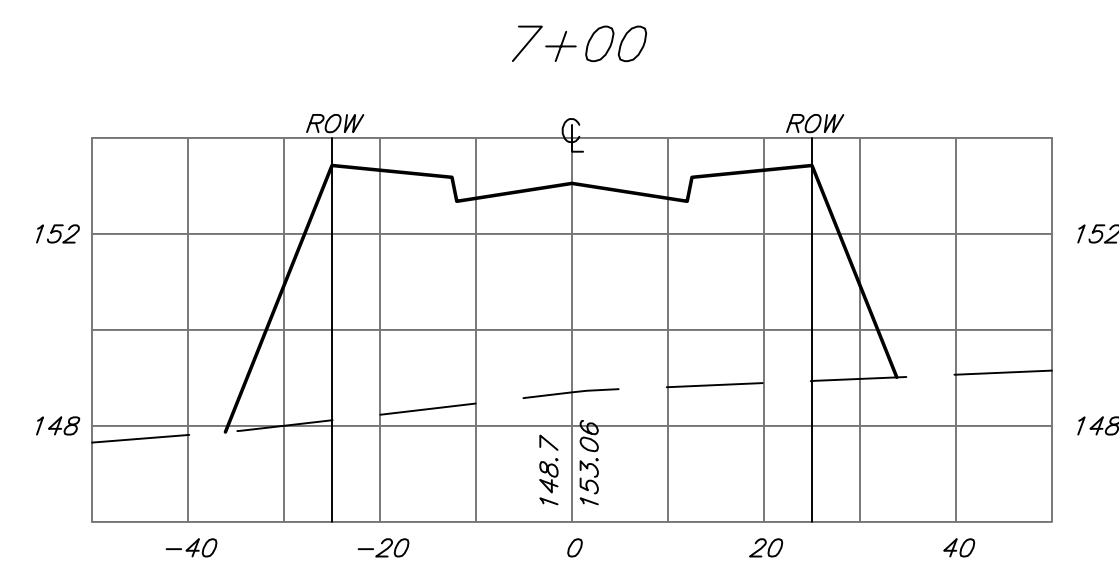
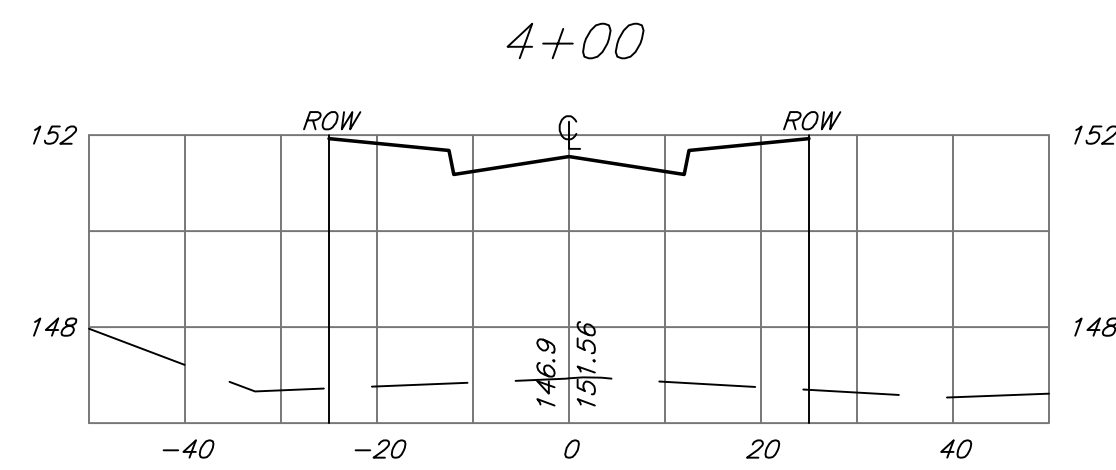
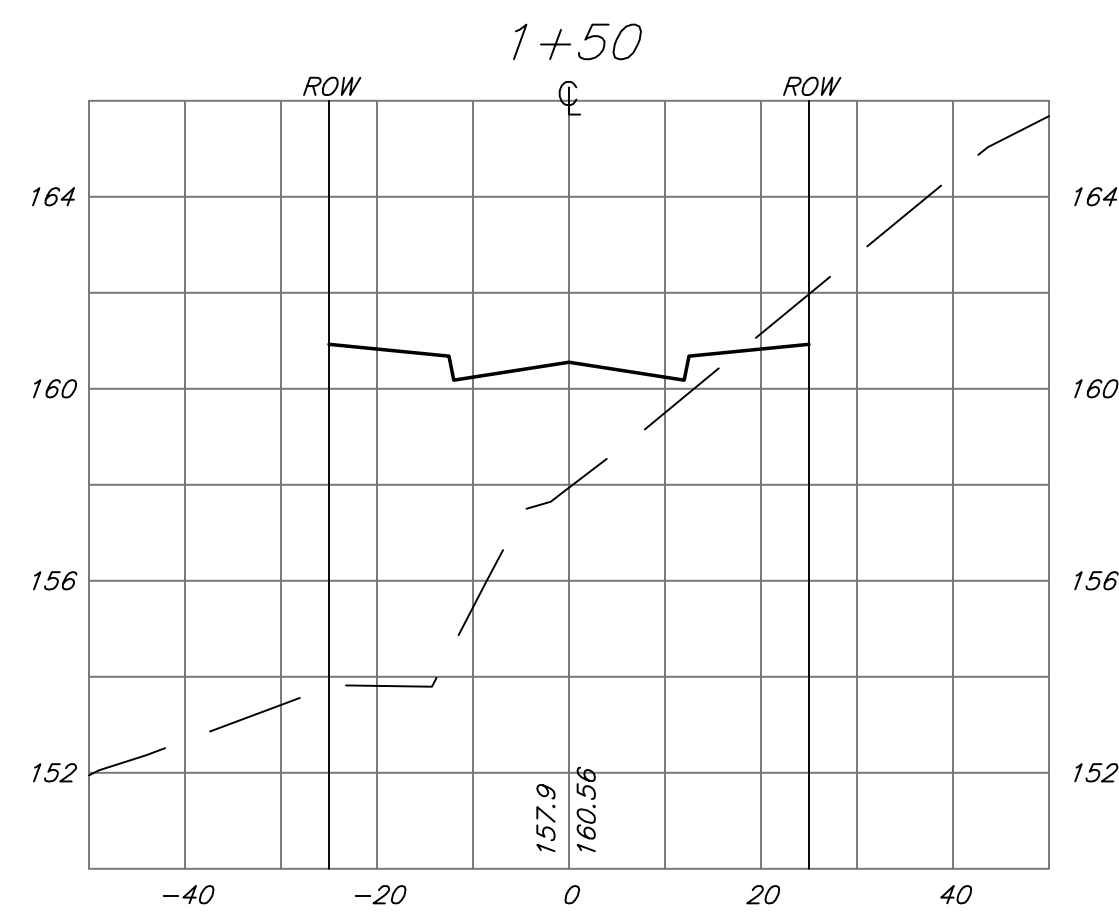


DESIGNED BY: JAB SURVEYED BY: KDM

DRAFTED BY: IA/PPM 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.

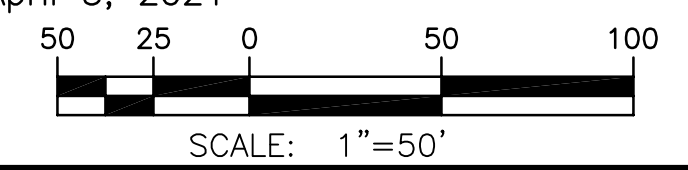
**SECTIONS**  
SCALE: Horizontal: 1"=20'  
Vertical: 1"=4'

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REV. 6			
REV. 5			
REV. 4			
REV. 3	7/20/21	BY:IA/RFP	TOWN/PEER COMMENTS
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



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

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

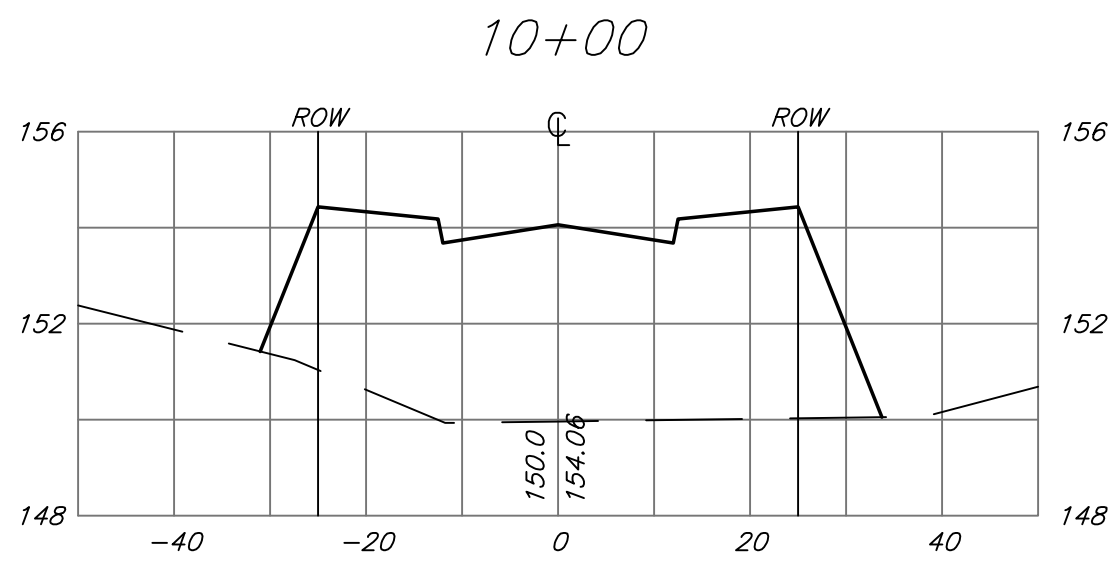
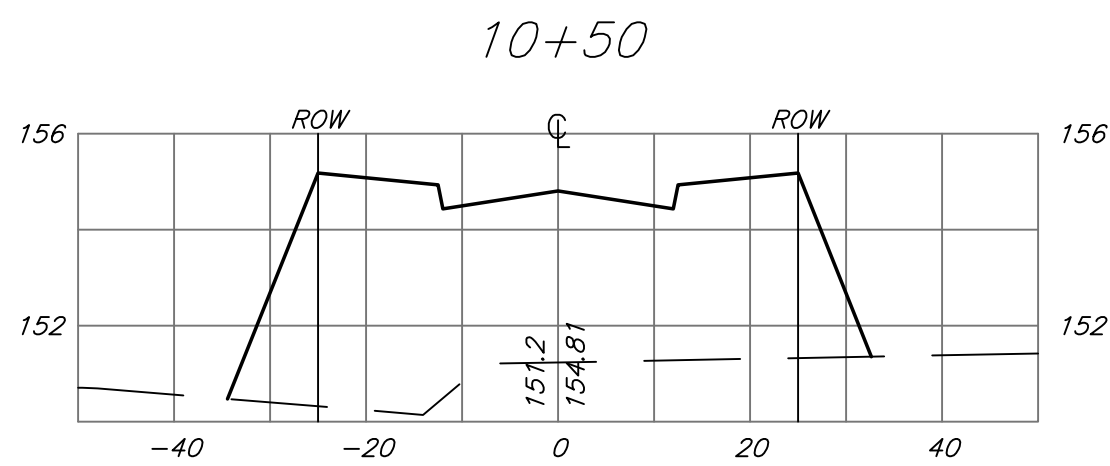
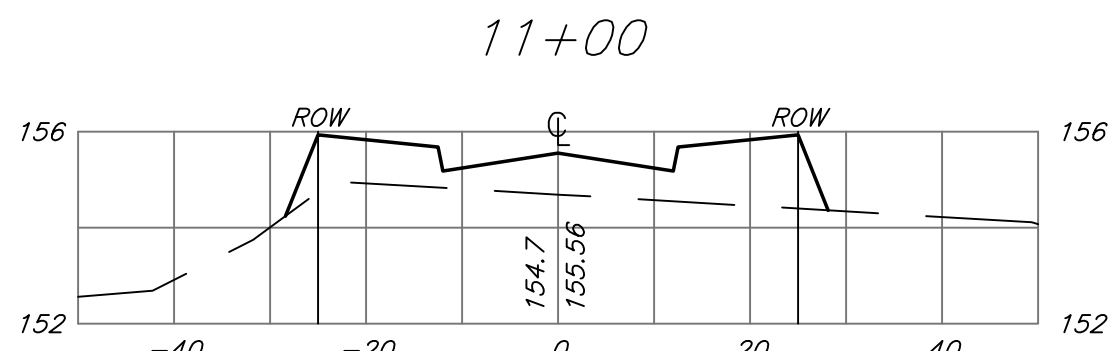
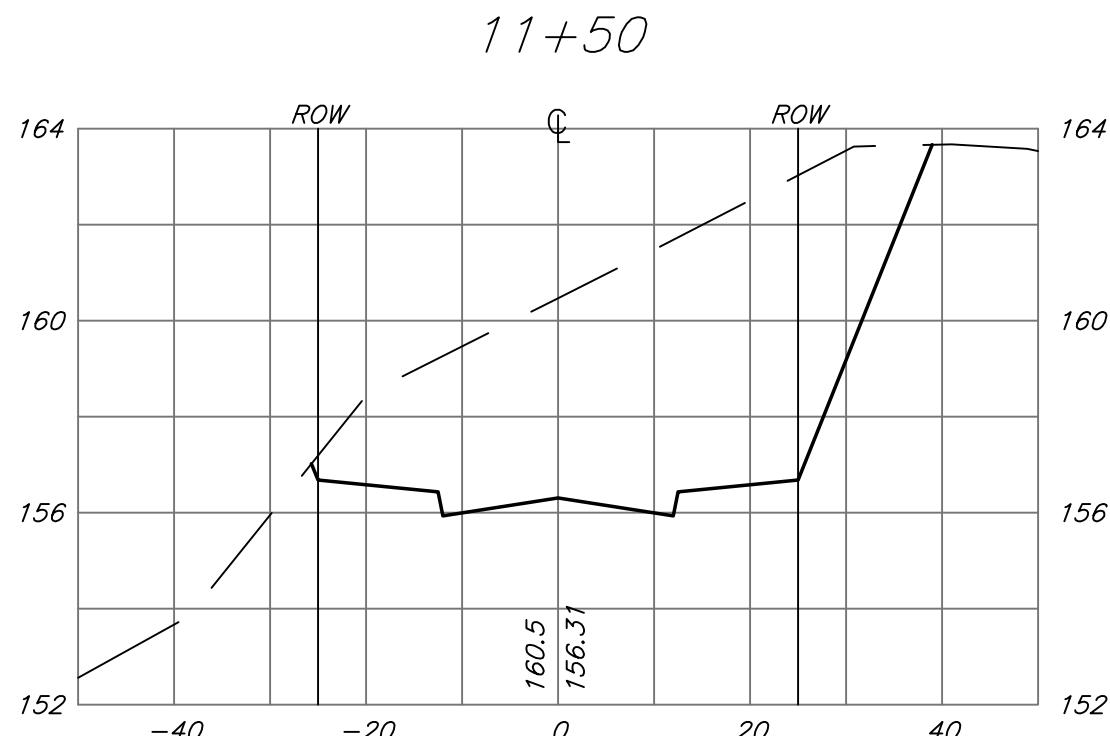
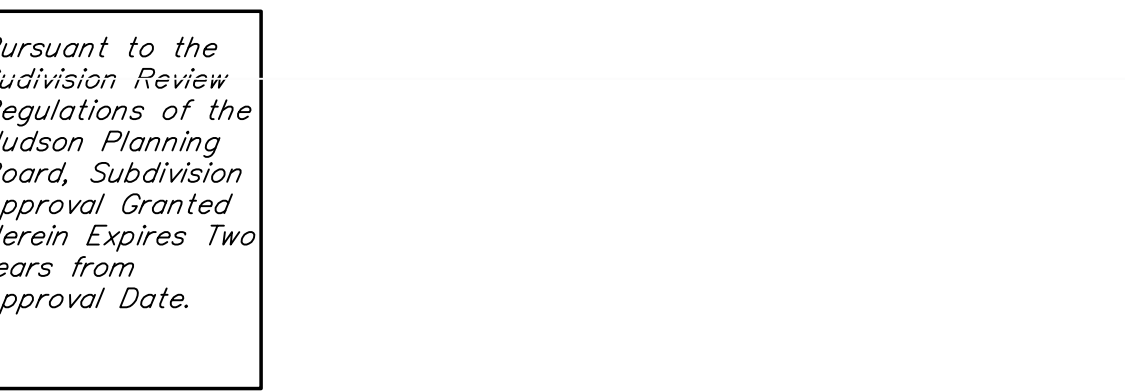
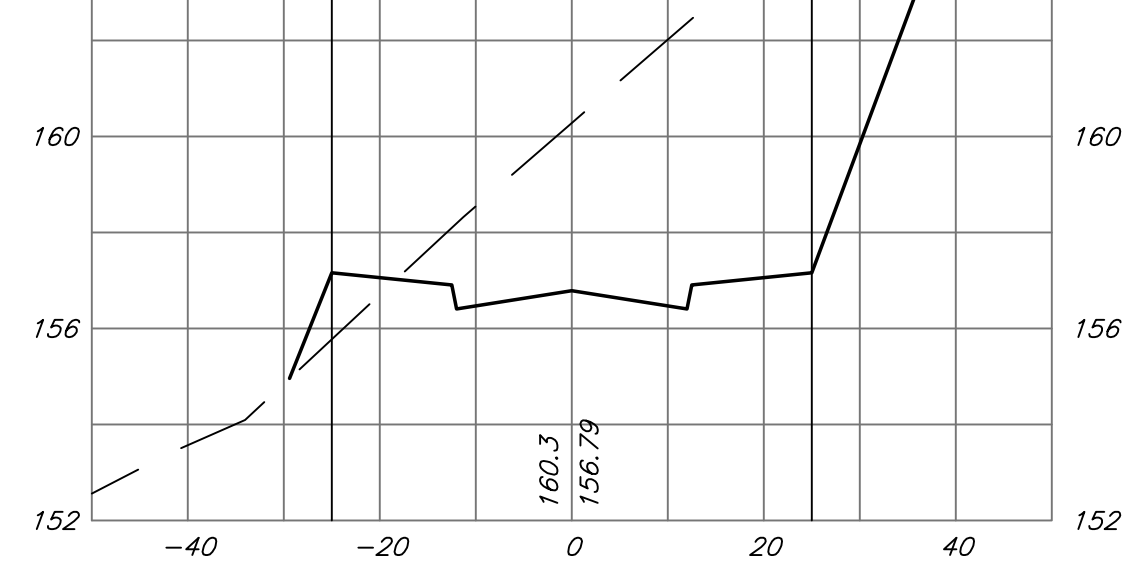
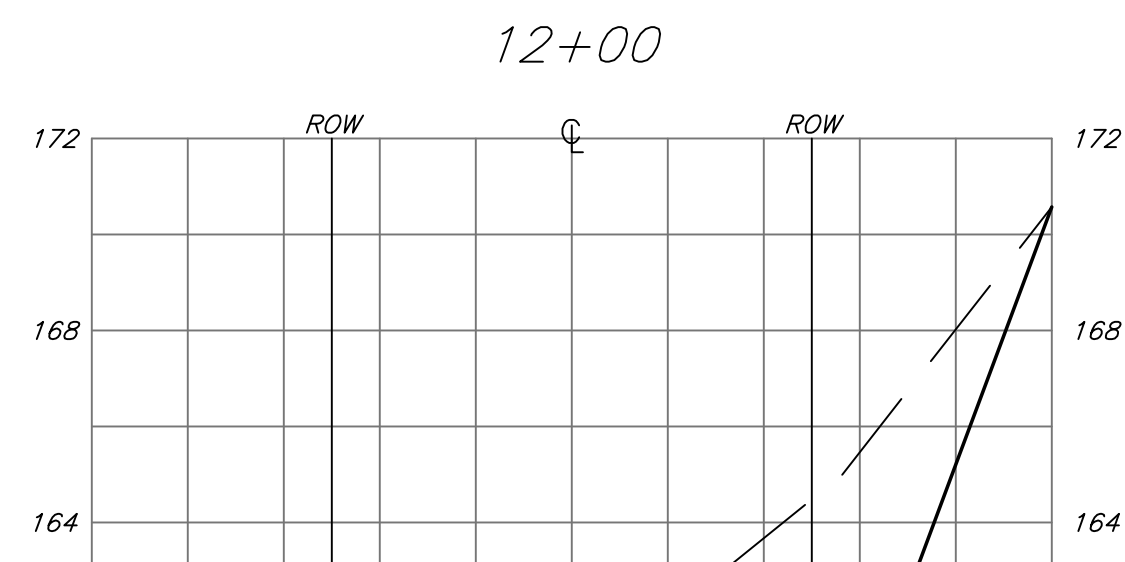
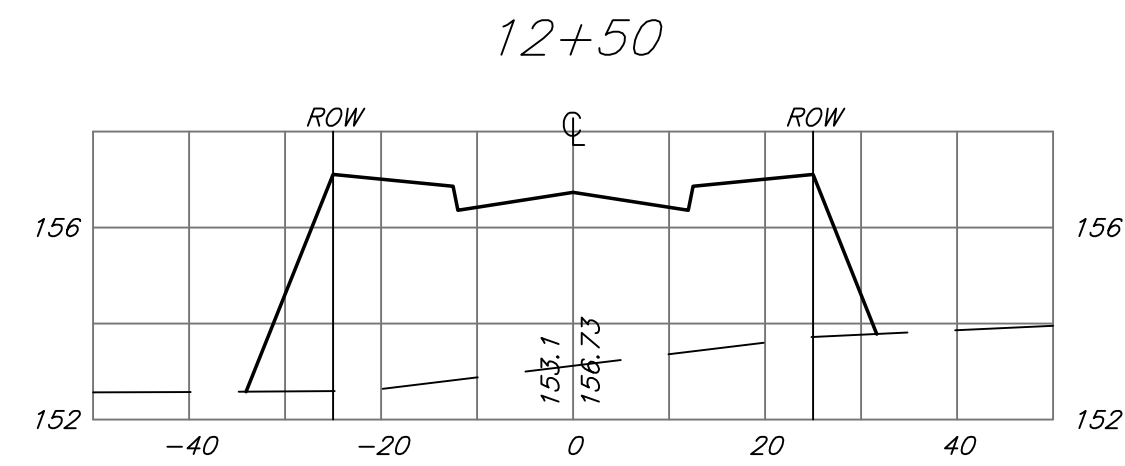
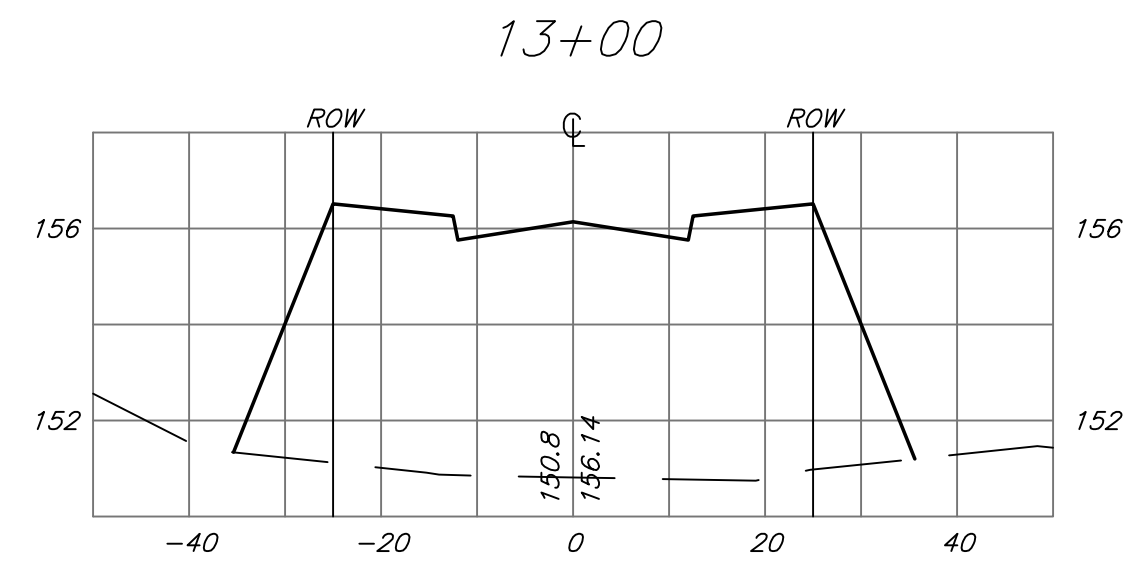
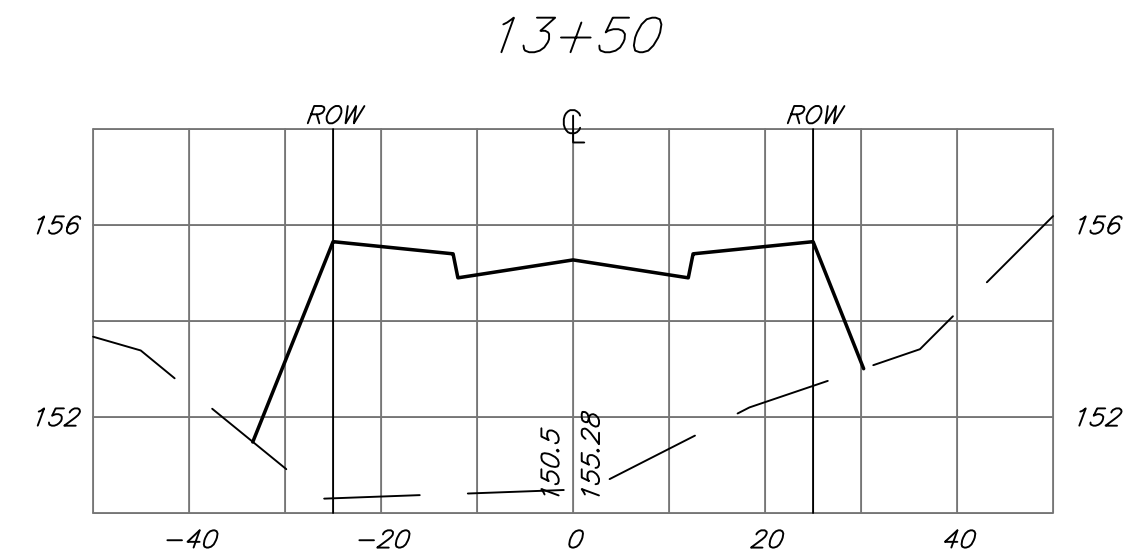
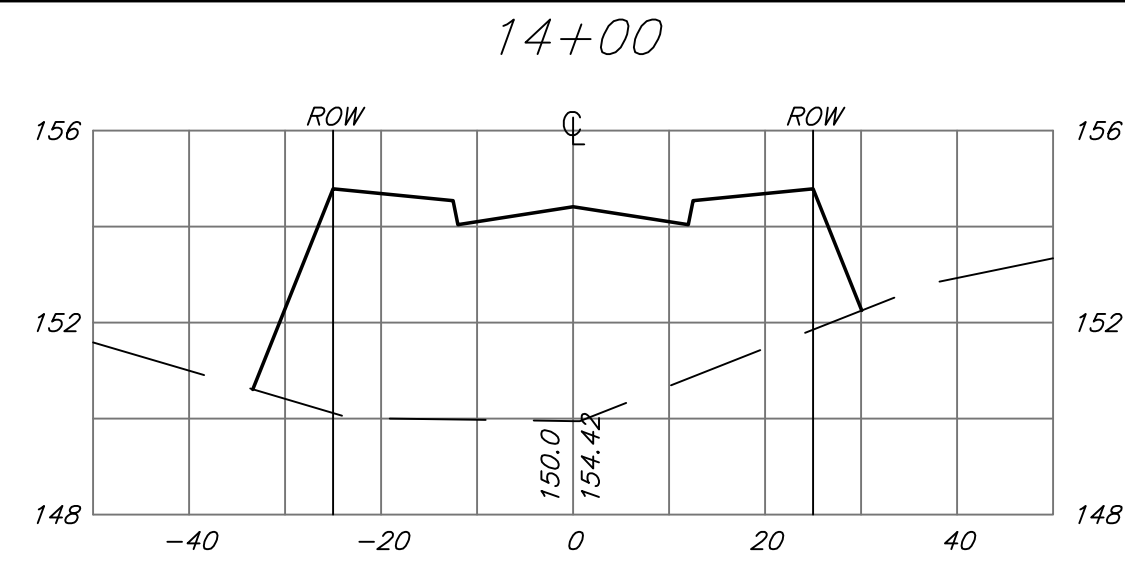
Pursuant to the Subdivision Review Regulations of the Hudson Planning Board, Subdivision Approval Granted Herein Expires Two Years from Approval Date.

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



NOTES:  
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

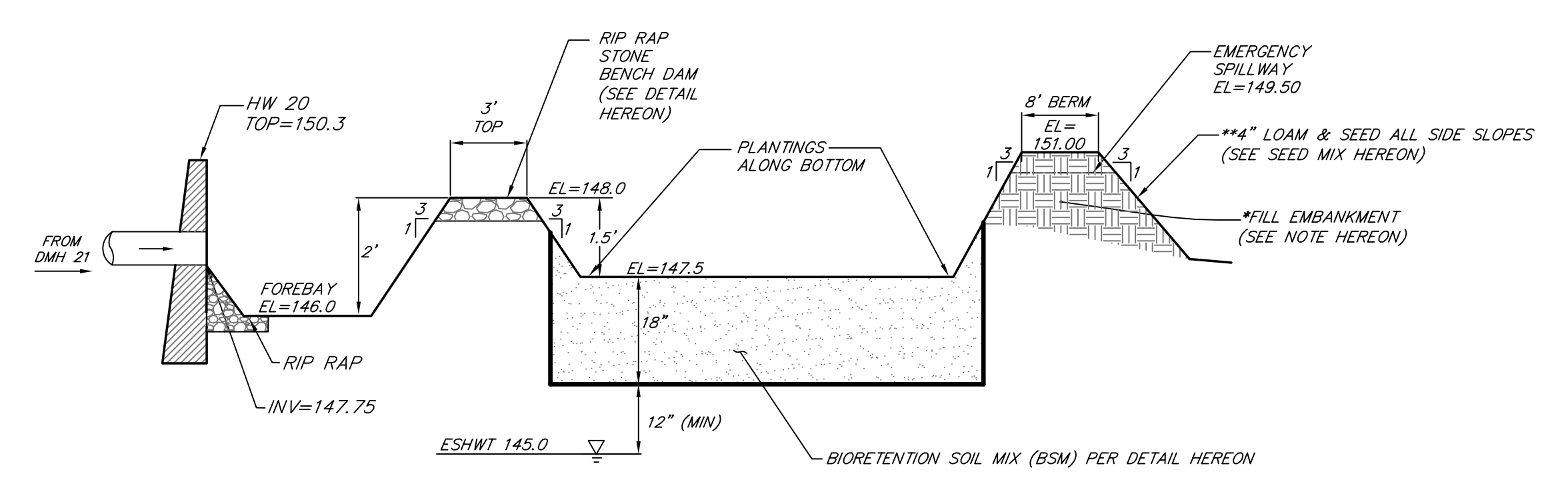
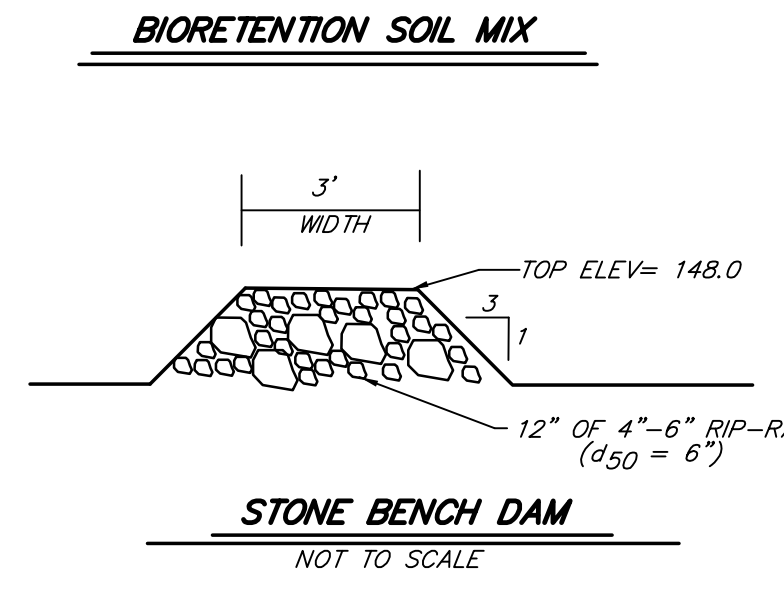
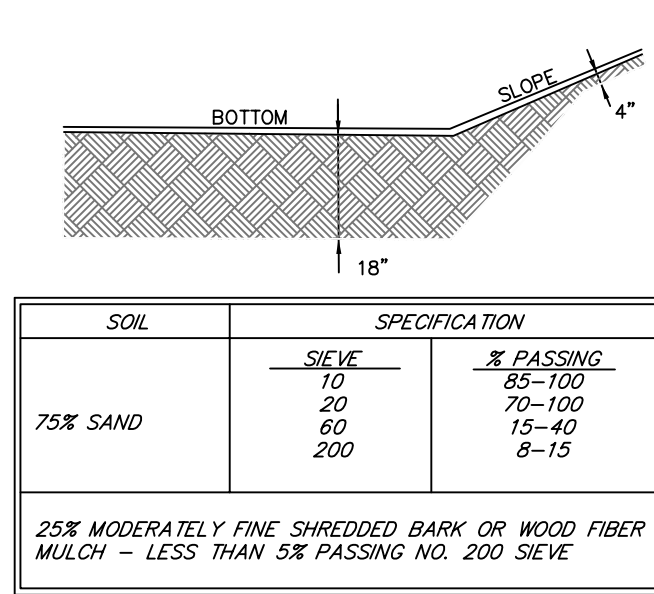
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

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.



**\*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.
- THE FILL MATERIAL SHALL 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.

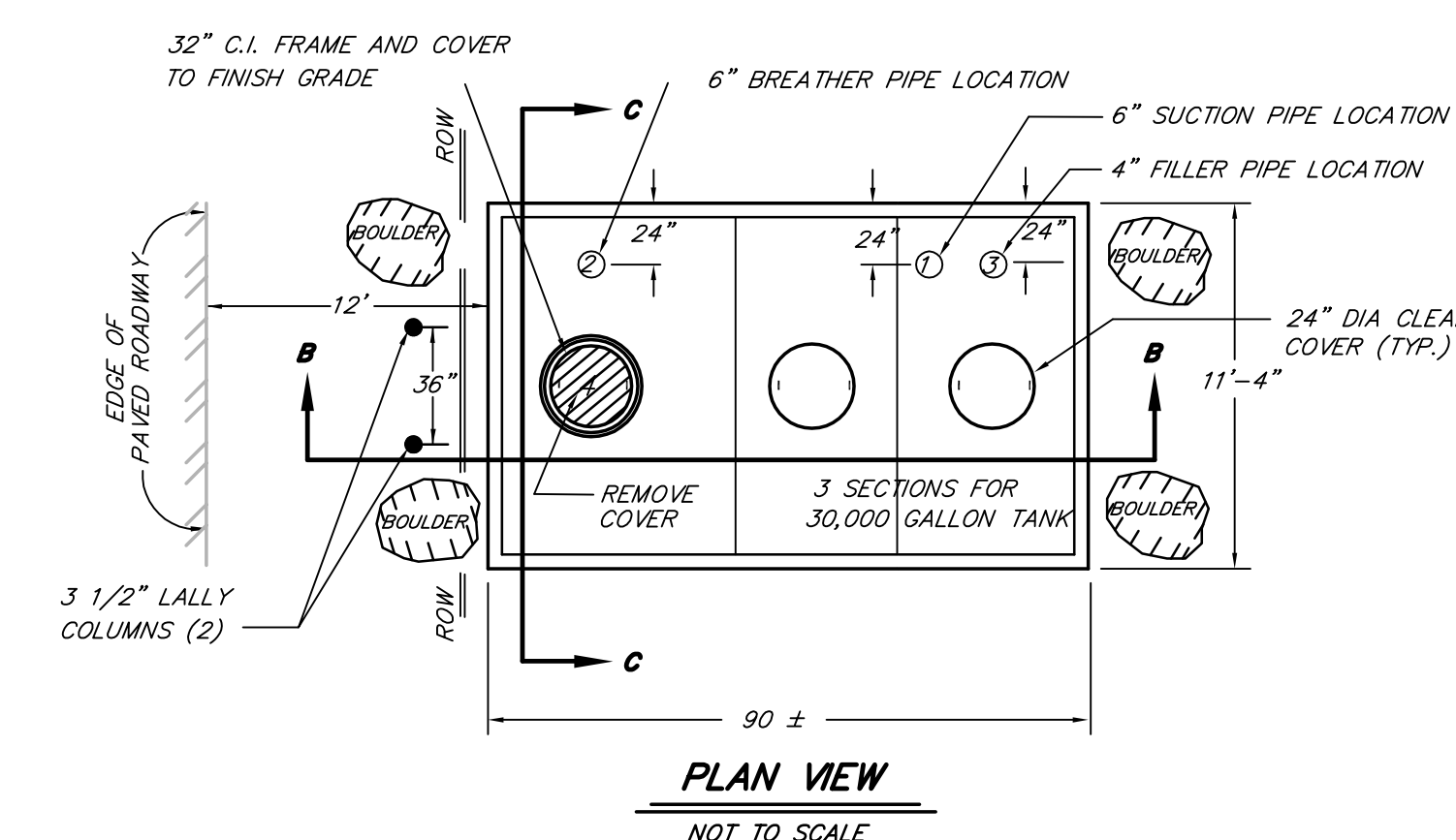
**\*\* SEED MIXTURE FOR SLOPES**

40% PERENNIAL RYE  
30% CREEPING RED FESCUE  
15% BIGHORN FESCUE  
15% ANNUAL RYE

RATE: 3lbs / 1000 SF

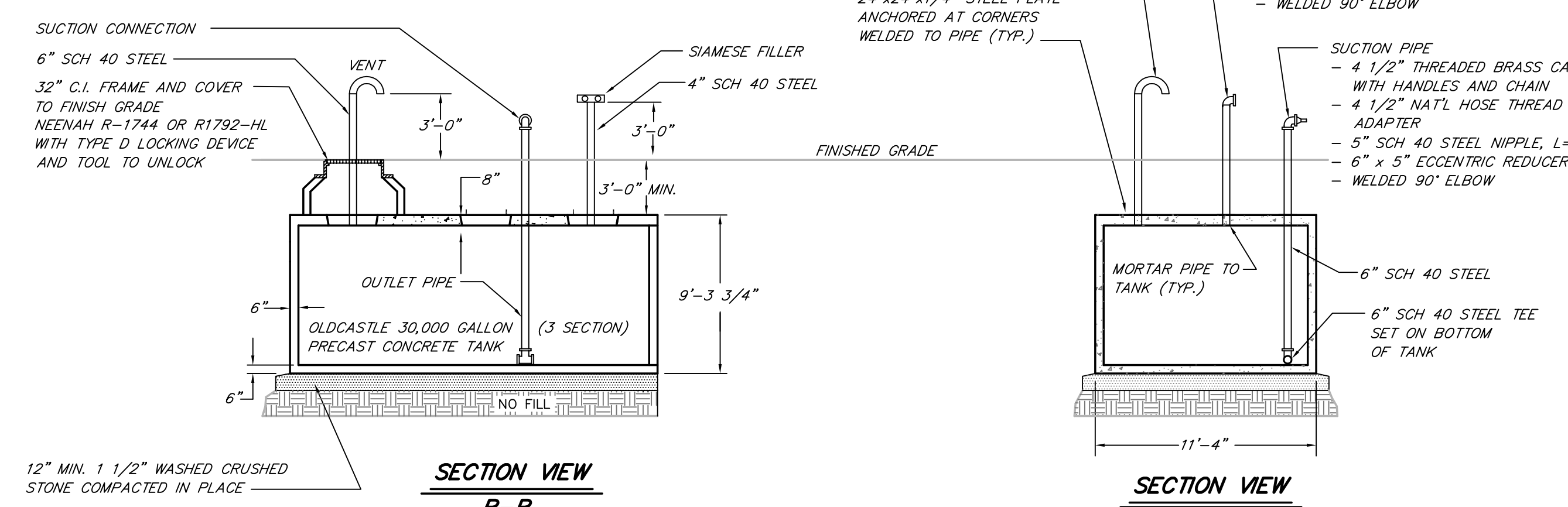
COMMON NAME	SCIENTIFIC NAME	DELIVERED AS	NUMBER OF PLANTS
RIVER BIRCH	BETULA NEGRA	2" CALIPER	3
NORTHERN ARROWWOOD VIBURNUM	VIBURNUM RECOGNITUM	18" CONTAINER	7
NINEBARK	PHYSCORPUS OPULFOLUS	12" CONTAINER	9
BIRDSFOOT-TREFOIL	LOTUS-CORNICALATAS	12" CONTAINER	15
FINE-SHREDDED HARDWOOD MULCH		6 CUBIC YARDS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

**SMF 2 - BIORETENTION FACILITY**



**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**

**SECTION VIEW C-C**

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

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)

**30,000 GALLON FIRE CISTERN DETAIL**

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REV. 6  
REV. 5  
REV. 4  
REV. 3 7/20/21 BY:JA/RFP  
TOWN/PEER COMMENTS  
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, HC RD

April 5, 2021

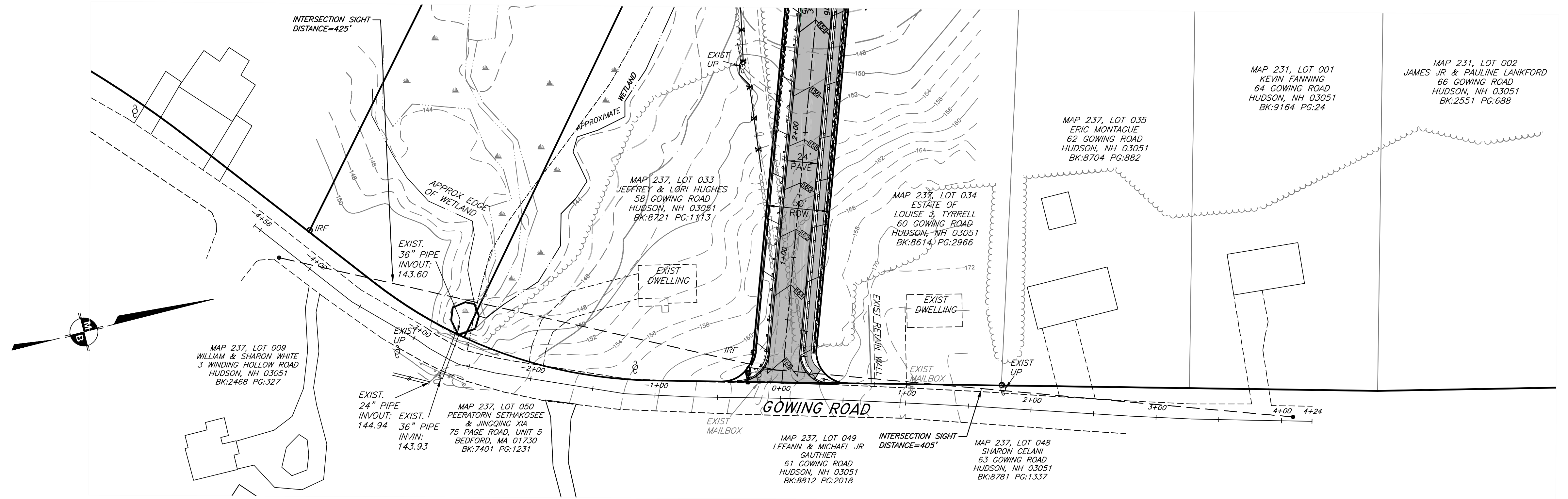
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SCALE: 1"=50'

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 01886 - (978) 692-1313  
202 MAIN STREET, SALEM, NH 03079 - (603) 883-3300

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

**16 OF 18**

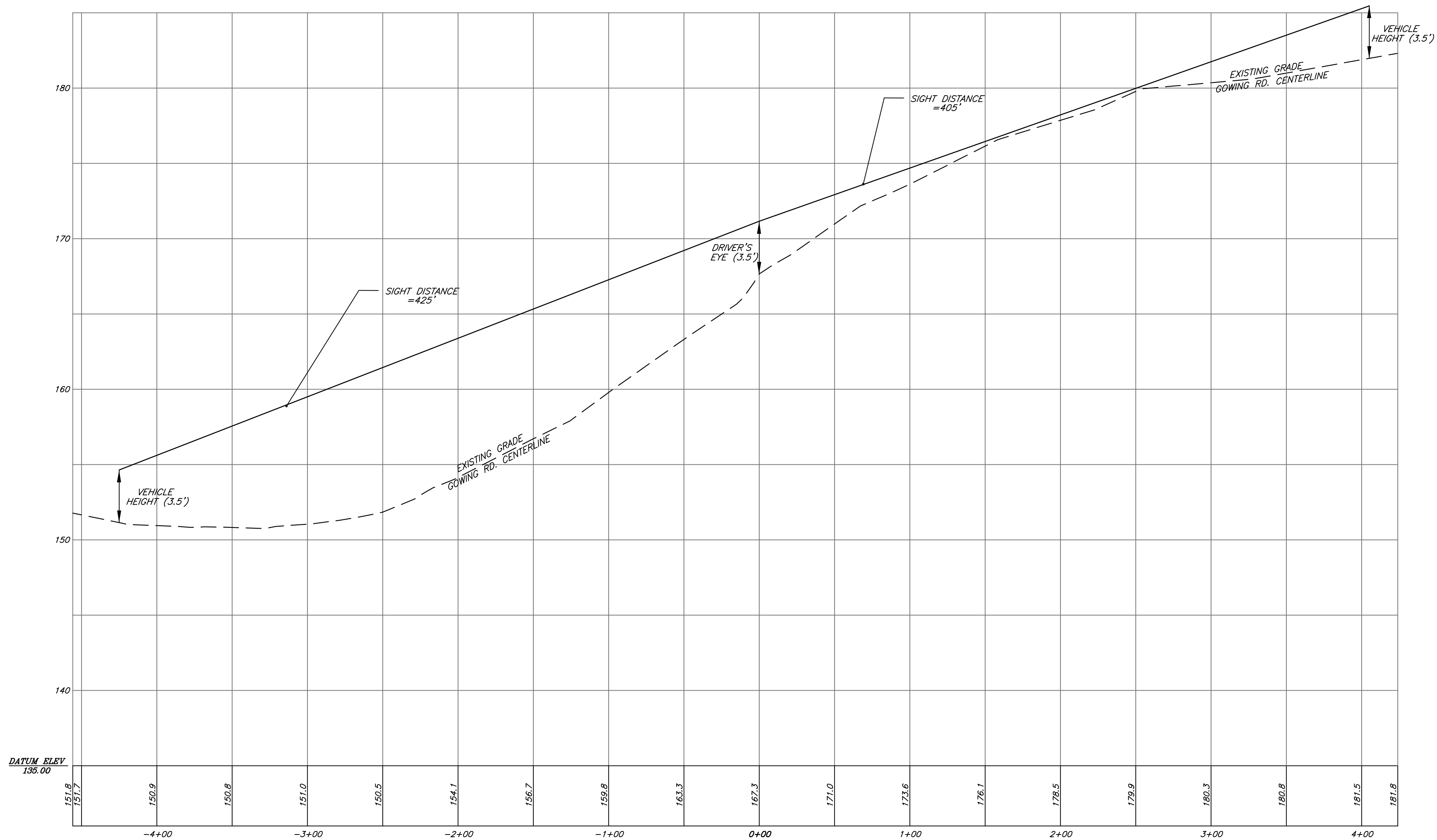




PLAN Horizontal Scale: 1"=50'

PROFILE Vertical Scale: 1"=5'

**NOTE:**  
GOWING ROAD ELEVATIONS OBTAINED FROM LIMITED ON-SITE SURVEY.



<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 _____	

	REV. 6	
	REV. 5	
	REV. 4	
	REV. 3	7/20/21 BY:IA/RFH
	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
<b>GOWING ROAD - SIGHT DISTANCE</b> <b>"Forest Meadows"</b> 58R GOWING ROAD HUDSON, NEW HAMPSHIRE ASSESSOR'S MAP 237 / LOT 032 OWNER/APPLICANT <b>KLN CONSTRUCTION COMPANY, INC.</b> 70 BRIDGE STREET, UNIT 1 PELHAM, NH 03076 BK 9353 PG 2517, HC RD April 5, 2021  SCALE: 1"=50'		
<b>MEISNER BREM CORPORATION</b> 142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 692-1313 202 MAIN STREET, SALEM, NH 03079 · (603) 883-3301	DESIGNED BY: JAB SURVEYED BY: KDM DRAFTED BY: IA/PDM JOB NUMBER: 8149 APPROVED BY: JAB ACAD FILE: 8149.dwg	<b>17 OF 18</b>



