

3 FLAGSTONE DRIVE

SP# 01-22

STAFF REPORT

February 23, 2022

SITE: 3 Flagstone Drive; Tax Map 222 Lot 014-000

ZONING: Business (B)

PURPOSE OF PLAN: Development of a 5,100± square foot building containing a 3,600± square foot urgent care and additional 1,400± square feet of commercial space, with associated site improvements.

PLAN UNDER REVIEW: Proposed Urgent Care & Commercial Use; Map 222 Lot 14, 3 Flagstone Drive, Hudson, NH, 03051; prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772; prepared for The Lannan Company, 7D Taggart Drive, Nashua, NH 03060; consisting of 17 sheets with General Notes 1-30 on Sheet C-102; dated January 17, 2022.

ATTACHMENTS:

- A. Project Narrative & Waiver Requests
- B. Traffic Memorandum, prepared by Bohler Engineering, dated January 17, 2022.
- C. Peer review, prepared by Fuss & O'Neill, dated February 2, 2022.
- D. Department Comments
- E. CAP Fee Worksheet

APPLICATION TRACKING:

- January 19, 2022 – Application received.
- February 23, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The existing lot is vacant, consisting of mostly open lawn, except for a paved access drive along its easterly lot line that connects Flagstone Drive to the abutting Burger King (which has a second street access to Lowell Road via another shared access drive through Haffner's Gas Station to the north). There is a stormwater facility on the west end of the property that connects to a storm drain under Flagstone Drive.

The submitted plan is proposing to develop a new commercial building, with access from the existing access drive, with a two-way driveway and another exit-only driveway. No new curb cut

would be necessary on Flagstone Drive. The proposed building is primarily an urgent care facility while the remainder is generally proposed as commercial.



STAFF COMMENTS

1. **Use (§ 334-21, § 334-10):** The Applicant is proposing an Urgent Care facility (3,600 sf) and ~1,400 sf of space generally labeled as “commercial.” Urgent Care facility, whether it be considered a “hospital” or a personal service establishment, the use is permitted in Business Zone.

It appears that the additional commercial space is speculative with no known tenant or use. The Applicant utilized the parking requirements for restaurant (no bar) for a conservative estimate of the parking demand. Further, Staff suspects the Applicant wishes this space to be permitted for the following uses:

- a. D.3 Personal service establishment
- b. D.7 Retail food or drug store
- c. D.15 Restaurant
- d. D.17 Business or professional office
- e. D.20 Indoor commercial recreation
- f. D.28 Massage therapy (licensed)
- g. D.29 General retail

Lastly, According to § 334-10.B, “multiple commercial or industrial uses/activities developed as part of a single site are considered a single principle use.”

2. **Waiver for Parking Area Setback [§ 276-11.1.(25)]:** The proposed parking lot in the submitted plan intrudes the rear lot setback, with three parallel parking spaces located close to the northerly lot line.

Staff suggests the Board ask the Applicant to demonstrate where and how the frontage landscaping compensates for what is lost in the rear setback, as the Applicant indicated in the waiver request.

3. **Waiver for Parking Space Dimensions [§ 275-8.C.(4)]:** Most of the parking spaces in the proposed parking lot will be 9’ x 18’, but three out of the 27 spaces will be 8’ x 22’ parallel parking spaces.

Staff notes that 9’ x 18’ spaces are permitted by the Regulations but require a Board’s vote, and that, even though not specifically allowed by the Regulations, 8’ x 22’ parallel parking spaces are appropriate.

4. **Waiver for Off-Street Loading Spaces [§ 275-8.C.(6)]:** The submitted plan does not include a required off-street loading space.

In light of the Applicant’s rationale, Staff suggests the Board to ascertain the anticipated types and sizes of delivery vehicles and ask the Applicant to demonstrate the anticipated circulation path of these vehicles.

5. **Parking Requirements (275-8.C):** The Applicant submits a parking requirement based on 3,600 sf of medical office (1 per 300 sf) and 1,400 sf of restaurant without bar (1 per 100 sf). The Applicant used the restaurant ratio, which requires more than most uses, to generate a safe estimate of the parking demand in order to have flexibility in the type of commercial use permitted for the 1,400 sf space. Using this formula, the estimated need is 26 spaces, where the Applicant has provided 27 spaces.

Staff notes that it may be difficult to maneuver in and out of the parking space nearest the proposed dumpster location. The parallel spaces may also be challenging as they wrap a bend in the traffic flow. It is possible that these parallel spaces are not needed, depending on the tenant of the commercial space.

6. **Signage Details or Required Note [§ 276-11.1.B.(13)]:** The submittal shows an approximate location for a freestanding sign in the front yard, but no details. No architectural elevations have been submitted, thus no approximate locations of wall signs have been identified.

The Applicant may either provide on the plan the location, size, and character of these signs or a note stating: “All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof.”

- 7. **Existing Access Drive:** As noted in the Peer Review (**Attachment C**), the proposed site will be accessed using an existing access way, however no improvement is proposed to the drive.
- 8. **Drainage:** Also in **Attachment C**, the peer reviewer recommends additional test pits be performed in the area of the proposed infiltration area (item 6.a). It is common for test pits to be performed prior to a site design, so this is not uncommon. The Town Engineer has recommended a condition of approval to address this matter.

Item 6.c identifies a large difference in groundwater height between test pits #1 (96”) and #2 (40”). A groundwater height of 40” would not meet the 4-foot required separation from the infiltration basin. Generally, there seems to be a significant drop in water table height moving east to west on the site. The Applicant should address this.

- 9. **Traffic:** The Applicant provided a traffic memorandum in **Attachment B**, which was peer reviewed in **Attachment C**. The peer reviewer found the generation analysis to be accurate, though they recommend that a newer edition of the ITE manual be used in the future. The peer reviewer expresses concern over the driveway’s proximity to the signalized intersection of Lowell Rd. and Flagstone Dr. (185-feet). The concern is not with the Urgent Care facility, but with the final use of the 1,400 sf commercial space. They recommend the Applicant conduct a queue length analysis for the driveway as well as the eastbound approach of the intersection to ensure intersection operations aren’t impacted by the proposed development during peak hours.
- 10. **Work in adjacent parcel:** The plan shows grading work on the neighboring parcel, 5 Flagstone Drive, needed to make this site plan feasible. While there are similarities in the ownership of the subject parcel and the neighboring parcel, they are owned by two different entities. Therefore, this application requires authorization of 5 Flagstone Drive to be complete.

DEPARTMENTAL COMMENTS

In **Attachment D** the Town Engineer requests a profile of the sewer line and a sewer manhole at the property line. Also requested, information related to water demand. The Town Engineer also pointed out the need for permission to do work in the neighboring parcel, however said permission should be permanent, not temporary.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application for 3 Flagstone Drive; Tax Map 222 Lot 014.

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

GRANT a waiver:

I move to grant a waiver from § 275-8.C.(4), parking space dimensions, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

GRANT a waiver:

I move to grant a waiver from § 275-8.C.(6), off-street loading spaces, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

GRANT a waiver:

I move to grant a waiver from § 276-11.1.(25), parking area setback, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan application for 3 Flagstone Drive; Tax Map 222 Lot 014 to date certain, _____.

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

APPROVE the site plan application:

I move to approve Proposed Urgent Care & Commercial Use; Map 222 Lot 14, 3 Flagstone Drive, Hudson, NH, 03051; prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772; prepared for The Lannan Company, 7D Taggart Drive, Nashua, NH 03060; consisting of 17 sheets with General Notes 1-30 on Sheet C-102; dated January 17, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision and the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan, including notes 1-30 on Sheet C-102, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. Prior to the Planning Board endorsement of the Plan, the Plan and proposed easements shall be subject to final administrative review by Town Planner, Town Engineer and Town Counsel.
4. Prior to applying for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
5. Adequate test pit data for a test pit shall be provided to the Town, to the satisfaction of the Town Engineer. The test pit shall be performed and witnessed by a P.E. in the Engineering Department prior to installation of the underground chamber.
6. A cost allocation procedure (CAP) amount of \$22,838.00 shall be paid prior to the issuance of a Certificate of Occupancy.
7. Prior to the issuance of a final certificate of occupancy, an LLS Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Plan approved by the Planning Board.
8. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
9. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
10. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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



January 17, 2022

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

Attention: Brian Groth, Town Planner

**Re: Project Narrative to Accompany Site Plan Application
3 Flagstone Drive, Hudson, NH – Map 222, Lot 14**

Dear Members of the Board:

The Lannan Company ("Applicant") proposes to redevelop the above referenced site with a 5,100± square foot multi-use commercial building, and we are submitting the enclosed Site Plan Application and additional materials in support of same. The Applicant respectfully requests to be on the agenda with the Planning Board at their February 9, 2022 hearing for review of the subject Site Plan Application. The following documents are enclosed in support of this request:

- One (1) original and one (1) copy of the Site Plan Application, dated January 17, 2022;
- One (1) original and one (1) copy of the Project Narrative, dated January 17, 2022;
- Three (3) full size (22"x34") copies of the Proposed Site Plan Documents, dated January 17, 2022;
- Two (2) copies of the Drainage Report, dated January 17, 2022;
- Two (2) copies of the Subdivision/Site Plan Waiver Request Form - §275-8(4) – Parking Space Dimensions, dated January 17, 2022;
- Two (2) copies of the Subdivision/Site Plan Waiver Request Form - §275-8(6) – Off-Street Loading Spaces, dated January 17, 2022;
- Two (2) copies of the Subdivision/Site Plan Waiver Request Form - §276-11.2(25) – Parking Space Setback, dated January 17, 2022;
- Two (2) copies of the Traffic Memorandum, dated January 17, 2022;
- One (1) List of Direct Abutters and Indirect Abutters, dated January 17, 2022;
- Two (2) sets of Mailing Labels for the Abutter Notifications;
- One (1) \$2,368.42 Fee Check;
- PDF's of Submitted Materials.

The site in question consists of 0.81± acres and is located on the northerly side of Flagstone Drive in Hudson, New Hampshire. The parcel is denoted as Lot 14 on Assessors Map 222 and is located within the Business (B) Zoning District. The site is bordered to the east by a Dunkin Donuts, to the west by Adax Machine Company, to the south across the street by the recent Flagstone Crossing



development, and to the north by a Burger King. The property is currently made up of a mowed lawn with thirty-five (35) foot easement containing a paved driveway to Burger King north of the site.

The project proposes the construction of a new 5,100± square-foot building and associated site improvements. The proposed building is anticipated to include a 3,600± square foot urgent care use and an additional 1,400± square foot commercial use to be determined. For the purposes of Zoning and parking calculations, the most restrictive use (restaurant) was assumed. The proposed uses are permitted-by-right in the Business (B) Zoning District.

The project proposes utilizing the existing paved access to Burger King, no new driveway connections are proposed. The project proposes twenty-seven (27) parking spaces to serve the proposed uses, with interior landscaped areas provided in accordance with the Land Use Regulations and a full thirty-five (35) foot landscape buffer along Flagstone Drive.

Three (3) waiver requests from the Town of Hudson Land Use Regulations are requested with the enclosed Site Plan Application, including requirements for parking space setbacks, parking space dimensions, and off-street loading spaces. Please see enclosed Waiver Request Letter for more information.

A water service is proposed to be provided by a connection to the existing municipal infrastructure proximate to the site at Flagstone Drive. A sewer service is proposed to be provided by a connection to an existing sewer manhole within Flagstone Drive. Electric and communication services are proposed to be provided through connection to the existing overhead utility infrastructure along Flagstone Drive. A gas service is proposed to be provided by a connection to the existing main at Flagstone Drive. A screened enclosure is proposed for collection of solid waste and a contract for the removal of same by a licensed vendor is proposed to be obtained by the tenant. Site lighting is proposed via cut-off pole mounted luminaires.

The stormwater management system has been designed in accordance with the standards described in both the New Hampshire Department of Environmental Services (NHDES) Stormwater Manual and the Town of Hudson stormwater management requirements. In general, stormwater runoff generated as a result of the project is designed to be collected, treated, and attenuated through a combination of Best Management Practices including deep sump catch basins and an underground infiltration system. Please refer to the enclosed Drainage Report for more information.

We look forward to discussing this project further with you at the upcoming hearing on February 9, 2022. We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER ENGINEERING

A handwritten signature in blue ink that reads "Matthew Bombaci".

Matthew Bombaci

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

Name of Subdivision/Site Plan: 3 Flagstone Drive

Street Address: 3 Flagstone Drive, Hudson, NH

I Richard Lannan, The Lannan Company hereby request that the Planning Board waive the requirements of item §276-11.1(25) - Parking Area Setback of the Subdivision/Site Plan Checklist in reference to a plan presented by Bohler Engineering (name of surveyor and engineer) dated January 17, 2022 for property tax map(s) 222 and lot(s) 14 in the Town of Hudson, NH.

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

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto): The project proposes to maintain the existing driveway within the side yard building setback and to locate of three (3) parallel parking spaces within the rear yard building setback. The proposed layout has been design to provide interior and exterior landscaping to the extent practicable in consideration of existing access and drainage easements on-site, including fully meeting/exceeding the front yard landscaping requirements and interior landscaping requirements. Additional frontage landscaping is provided in excess of that lost within the rear building setback.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto): The project proposes to maintain the existing driveway within the side yard building setback and to locate of three (3) parallel parking spaces within the rear yard building setback. The proposed layout has been design to provide interior and exterior landscaping to the extent practicable in consideration of existing access and drainage easements on-site, including fully meeting/exceeding the front yard landscaping requirements and interior landscaping requirements. Additional frontage landscaping is provided in excess of that lost within the rear building setback.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

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

Name of Subdivision/Site Plan: 3 Flagstone Drive

Street Address: 3 Flagstone Drive, Hudson, NH

I Richard Lannan, The Lannan Company hereby request that the Planning Board waive the requirements of item §275-8(4) - Parking Space Dimensions of the Subdivision/Site Plan Checklist in reference to a plan presented by Bohler Engineering (name of surveyor and engineer) dated January 17, 2022 for property tax map(s) 222 and lot(s) 14 in the Town of Hudson, NH.

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

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

The proposed 9'x18' parking spaces allow the project to provide additional interior landscaped area where strict compliance with the regulations would require the creation of unnecessary impervious surfaces. The proposed layout has been design to provide an appropriate mix of parking and landscape areas and granting of the waiver allows for an improved design.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto): The proposed 9'x18' parking space dimensions are similar to other parking facilities in the Town of Hudson. Additionally, no head-to-head parking spaces are proposed, with the majority of spaces abutting a landscaped area. Under this condition, vehicles have the ability to hangover their front and rear bumpers over the curb, providing approximately two (2) additional feet in available parking space length. The proposed parking layout therefore provides an available parking area more closely compliant with the requirements than other parking areas in the Town, while also providing increased interior landscaping.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

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

Name of Subdivision/Site Plan: 3 Flagstone Drive

Street Address: 3 Flagstone Drive, Hudson, NH

I Richard Lannan, The Lannan Company hereby request that the Planning Board waive the requirements of item §275-8(6) - Off-Street Loading Spaces of the Subdivision/Site Plan Checklist in reference to a plan presented by Bohler Engineering (name of surveyor and engineer) dated January 17, 2022 for property tax map(s) 222 and lot(s) 14 in the Town of Hudson, NH.

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

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

The proposed uses associated with the development are not anticipated to include large deliveries as part of their normal operations. The implementation of loading spaces would result in the creation of unnecessary impervious surfaces and would not allow for appropriate use of the site.

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

The proposed uses are not anticipated to require large dedicated loading spaces as part of their typical operations. Any required deliveries are anticipated to utilize the existing parking area or bypass circulation lanes, and to occur outside of peak operating hours. The site has been designed to circulate anticipated delivery vehicles and not to require the use of public ways for maneuvers. Loading and unloading maneuvers are not to anticipated to restrict circulation lanes for passenger and emergency vehicles.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



January 17, 2022

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

Re: Traffic Memorandum
Proposed Commercial Building
 3 Flagstone Drive, Hudson, NH – Map 222, Lot 14

Dear Members of the Board:

On behalf of the Applicant, The Lannan Company, Bohler has performed the following Trip Generation Analysis in conjunction with the proposed commercial building on the property currently known as 3 Flagstone Drive (Map 222, Lot 14).

The proposed project consists of the construction of a 5,100± square foot commercial building with associated site improvements. The proposed building is anticipated to include a 3,600± square foot urgent care facility and an additional 1,400± square feet of commercial space with an undetermined use at this time. Although the ultimate use is likely to be less intensive, a conservative assumption that the use would be a fast food without drive-through use was made for the purposes of this analysis. The purpose of this analysis is to estimate the traffic generated by the proposed use. This estimate was completed by comparing the proposed site with existing facilities of the same use. To complete this estimate, a trip rate was calculated utilizing data and procedures from the Institute of Transportation Engineers (ITE) Trip Generation Manual, Ninth Edition.

Based upon the ITE information described above, traffic generated by the proposed project was estimated during the AM and PM peak hours for the proposed industrial building based upon the floor area of the building. This information is summarized in the table below.

Table 1. Trip Generation Estimate

| ITE Code | Description | Floor Area (SF) | Weekday Peak Hour 7-9 AM (Enter/Exit) | Weekday Peak Hour 4-6 PM (Enter/Exit) |
|----------|--------------------------|-----------------|---------------------------------------|---------------------------------------|
| 630 | Clinic | 3,600 | 19* | 19 |
| 933 | Fast Food w/o Drive Thru | 1,400 | 61 | 37 |
| Totals | | | 80 | 56 |

* AM peak hour generation not available, PM trip generation utilized.



As outlined in the table above, the proposed commercial building is expected to generate up to a total of 80 trips in the AM peak hour and 56 trips in the PM peak hour with a conservative assumption relative to the use of the undetermined space. ITE recommends that traffic impact studies be performed whenever an increase in trips in any peak hour is greater than 100 trips per hour since this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. Based upon the minimal changes in traffic volume it is anticipated that the proposed development will not have a negative impact on the surrounding street network nor merit a full traffic impact study.

Should you have any questions or need additional information, please do not hesitate to contact me at 508-480-9900.

Very Truly Yours,

BOHLER ENGINEERING

A handwritten signature in blue ink that reads "Matthew Bombaci".

Matthew Bombaci, P.E.

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February 2, 2022

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

Re: Town of Hudson Planning Board Review
3 Flagstone Drive Site Plan, 3 Flagstone Drive
Tax Map 222 Lot 14; Acct. #1350-990
Reference No. 20030249.2120

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received on January 20, 2022, related to the above-referenced project. Authorization to proceed was received on January 20, 2022. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of the development of an urgent care facility with an attached commercial use on a previously undeveloped site. The commercial use is currently undetermined. Proposed improvements to the site also include the construction of a driveway, parking areas, drainage improvements, landscaping, lighting, and other associated site improvements. The proposed buildings will be serviced by public water and sewer.

The following items are noted:

1. Site Plan Review Codes (HR 275)

- a. Hudson Regulation (HR) 275-6.C. The applicant has not proposed to add any sidewalks along Flagstone Drive. We note that sidewalk exists along the Dunkin Donuts site to the east, and terminates at the driveway for that site. The Town should confirm whether adding sidewalk along the proposed site would be appropriate.
- b. HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed building. No fire service connections to the buildings are shown.
- c. HR 275-6.T. The applicant is proposing to connect to the existing access driveway within the subject lot. We note that this driveway is not proposed for improvement as part of this project.

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California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont



Mr. Brian Groth
February 2, 2022
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- d. HR 275-6.T. The applicant has proposed some grading, seeding, and what may be a retaining wall on the abutting property to the west of the site. The applicant has noted that the Contractor shall coordinate grading on this property with the owner prior to commencement of construction. We recommend that the applicant provide verification to the Town that some type of rights to perform this off-site work have been secured prior to the start of construction.
- e. HR 275-6.T. The adjacent Dunkin Donuts property includes a retaining wall with portions of that wall in a state of disrepair. This wall appears to be at risk of further damage from vibratory compactors, large trucks, or other construction operations. We note that the plan currently calls for coordination of driveway work with abutters but is not specific as to what work is proposed.
- f. HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set. The applicant has noted that 26 parking are required for both the medical office and commercial spaces and that 27 spaces are provided. The applicant has used an eating and drinking establishment for the commercial space in order to be conservative with the parking calculations which we concur with.
- g. HR 275-8.C.(4). The applicant has requested a waiver to allow for parking space sizes to be reduced to nine feet by 18 feet for a majority of the site.
- h. HR 275-8.C.(6). The applicant has not provided any off-street loading spaces on the plan set and has requested a waiver from this requirement. We note that the applicant should provide some information as to where an ambulance would load a patient in the event of an emergency transport from the urgent care. We note that there does not appear to be a back or side door that could be used for easy access and there is no designated location for such loading if the site was full of cars.
- i. HR 275-9.C.(11). The applicant has provided two handicap spaces for the site which meets the minimum requirement.
- j. HR 275-9.F. The applicant did not provide copies of any easements or deeds as part of the package received for review. No proposed easements are shown on the plans. The applicant has shown an existing access easement at the driveway through the site. The applicant has also shown an existing drainage easement on the west side of the building, and is proposing to install new sidewalk within 4 feet of the drain alignment within that easement, but without the easement document we cannot verify if this improvement is allowed within the easement area.

2. Administrative Review Codes (HR 276)

- a. HR 276-11.1.B.(4).(b). The applicant should add the approval block to sheet C-702.
- b. HR 276-11.1.B.(6). The owner's signature should be added to the plan set. The applicant has provided a location for the signature but the plans received for review were not signed.
- c. HR 276-11.1.B.(9). We note that the surveyor's stamp and signature should be added to sheet C-102.
- d. HR 276-11.1.B.(13). The applicant has not included details for any proposed site signage other than traffic signs. The applicant has included the note requiring signs to be approved prior to installation, and shown an approximate location for a proposed freestanding sign.



Mr. Brian Groth
February 2, 2022
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- e. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
- f. HR 276-11.1.B.(25). The applicant has requested a waiver for the rear parking lot setbacks. We note that the applicant has provided 3 parallel spaces within this area.

3. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. HR 193.10.C. The applicant should provide more information related to any work proposed withing the access driveway. We note that no grading or repaving information is shown, and the existing drive is in rough condition. The applicant should verify that ponding does not exist and that the current driveway drainage is adequate.
- b. HR 193.10.E. The applicant has not provided any sight distances for the proposed driveway location on the plan set. We note that the site is planning to tie into the existing driveway located within an easement on the site.
- c. HR 193.10.H. We note that the applicant is proposing to tie into the existing driveway located in the side setback of the site that is shared with the abutting Burger King site.
- d. The driveway layout at the entrance and overall parking lot configuration doesn't appear to allow for WB-50 and larger trucks to access the site. The applicant should confirm that these are not anticipated, and review the need for signage to prevent such trucks from attempting to access the site. The applicant should provide information as to the types of delivery trucks that are expected to access the site. Also, it appears that large ladder-type fire trucks can access the site but cannot use the south exit without encroaching on the adjacent curbing and grass areas. The applicant should review egress from the site with the Fire Department and revise the driveway configuration if needed.

4. Traffic

We have reviewed the trip generation analysis memo prepared by Bohler Engineering dated January 17, 2022, for the proposed 5,100 sf commercial building on the 3 Flagstone Drive (Parcel ID 222-014) site in Hudson, New Hampshire. This analysis includes an estimate of the expected traffic to be generated by the proposed building, which will be split up into a 3,600 sf urgent care facility and a 1,400 sf commercial space. This commercial space has been assumed to be a fast food restaurant without a drive-through window to take a conservative approach to the trip generation estimation. The proposed site is currently vacant as it exists today.

The procedures that the Bohler Engineering report uses are reasonable and appropriate. The ITE Trip Generation Manual, 9th edition data and chosen land uses for the proposed site are accurate. This data shows that the site is expected to generate 80 total trips during the weekday morning peak hour and 56 total trips during the weekday evening peak hour between both uses. While this information is accurate, we believe that more recent editions of the ITE Trip Generation Manual should be used for future trip generation analysis. The trips expected to be generated by the site according to the 11th edition of the manual are 70



Mr. Brian Groth
February 2, 2022
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during the weekday morning peak hour and 59 during the weekday evening peak hour. While this does not change the outcome of this analysis, it may change the results of future analyses because the data has been updated over the years since the 9th edition was published.

There is a potential cause for concern regarding the proposed site driveway's proximity to the signalized intersection at Lowell Street and Flagstone Drive. The site driveway is only about 185 feet from the intersection. The urgent care facility, which generates fewer trips than the building's retail use, is not expected to cause any issues. However, depending on the final use that will be proposed for the 1,400 sf commercial space and the number of trips generated by it, we recommend that the applicant conduct a queue length analysis for the driveway as well as for the eastbound approach to the signalized intersection to ensure intersection operations aren't impacted by the proposed development during the roadway network's peak hours. We understand that there are proposed signal improvements being made at the Flagstone Drive/Lowell Road intersection through a separate Town project. Therefore, analysis of potential impacts and coordination with those revised signals would be important when the rest of the subject site's use has been determined.

5. Utility Design/Conflicts

- a. Engineering Technical Guideline & Typical Details (ETGTD) Section 701. The applicant should provide anticipated sewer flows for the facility if available and verify with the Town that capacity exists within the adjacent existing sewer system to accommodate those flows.
- b. ETGTD Section 720.8.3. The applicant has not provided a cleanout for the proposed sewer service. This should be located at the property line.
- c. The applicant should provide a water/sewer crossing detail for the sewer service crossing the water main in Flagstone Drive and onsite, and crossing details for the service piping at the drain line in the driveway.
- d. The applicant has not confirmed a final use for the proposed commercial space. If a restaurant use is ultimately provided the need for a grease trap should be evaluated with the Town.
- e. ETGTD Section 801. The applicant should verify with the Town that the existing water main in Flagstone Drive has adequate flow and pressure to meet both domestic and fire suppression requirements of the proposed uses for this site.

6. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 275-9.A.3. & 290-5.A.4. The applicant has shown two test pits on the outside edges of the proposed subsurface infiltration basin. Test pits should be within the footprint of the infiltration basin area, as required by NHDES and common engineering practice. The applicant should add the test pit locations to the existing conditions plan and provide additional information on the perc rate utilized within the stormwater calculations, i.e. Field observation, Ksat conversion, etc.



Mr. Brian Groth
February 2, 2022
Page 5 of 7

- b. HR 290-5.A.1. & 290-5.A.3. The applicant should provide language in the Drainage Analysis Report, stating if and how low impact development (LID) strategies for stormwater runoff were evaluated for this project.
- c. HR 290-5.A.9. We note TP# 1221-1 has an ESHGW of 96” while TP#1221-2 has an ESHGW of 40”, and both are within proximity of the proposed subsurface infiltration basin. TP#1221-2 does not meet the requirements of 4’ separation. The applicant should provide additional input on this noticeable difference in ESHGW as well as reasoning on utilizing only information from TP#1221-1 ESHGW with not taking into account TP#1221-2 ESHGW info.
- d. HR 290-5.A.6. The applicant should provide the 25-Year Storm data in section IV of the write-up.
- e. HR 290-5.A.6. We note the write-up of table 4.1 mentions Weare, and not Hudson. The applicant should correct the report.
- f. HR 290-5.A.11. The applicant should note upon the plan sheet as well as the details which rows will be utilized as isolator rows.
- g. HR 290-5.A.11. The applicant should review and revise the BMP worksheet for the infiltration practice. It appears there is erroneous text from possibly a previous report; references to Node G, omitting the roof, Ksat of 5in/hr, AoT report, and TP-4, etc.
- h. HR 290-5.A.10. The applicant should provide labels for proposed locations of the hay bales, as detailed upon the Plan Sheet C-602.
- i. HR 290-6.A.8. The applicant should note the requirement to coordinate a pre-construction meeting with the Town Engineer.
- j. HR 290-6.A.9. The applicant should revise Erosion Control and Turf Establishment Notes on Plan Sheet #10 to state the “not to exceed 30 days, and temporary stabilization within 5 days of initial disturbance”.
- k. HR 290-6.A.12. The applicant should provide the winter stabilization notes to the plan set.
- l. HR 290-7.A.6. The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions.
- m. HR 290-7.A.4. & 5. We note the requirement of the applicant to coordinate the need for a Bond or Escrow with the Town Engineer.
- n. HR 290-7.A.10. We note the stamp illustrated upon the front of the Drainage Report is not an official size stamp and is a scaled copy. The applicant should provide an official PE Stamp.
- o. The applicant will be required to comply with all provisions of the Town of Hudson’s MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements.
- p. Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state or local laws, rules or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O’Neill be liable for any of these changed conditions that may impact the review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other



Mr. Brian Groth
February 2, 2022
Page 6 of 7

investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.

7. Zoning (ZO 334)

- a. ZO 334-14.A. The applicant has not provided the proposed building height on the plan set but has noted it will be less than 38 feet.
- b. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Business (B) zoning district. The proposed use is permitted by the Ordinance within the Business district.
- c. ZO 334-33. The applicant has not shown any wetlands on the plan set.
- d. ZO 334-60. The applicant has not provided any details for any proposed signs on site, except traffic and parking signage. The applicant has noted that signs are subject to Planning Board approval prior to installation.
- e. ZO 334-83 and HR 218-4.E. The applicant has noted that the site is located within a designated flood hazard area X-unshaded. The applicant should review the need for a floodplain permit from the Town Engineer.

8. Erosion Control/Wetland Impacts

- a. The Town of Hudson should reserve the right to require any additional erosion control measures as needed. The applicant has noted this on the plans.

9. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. HR 275-8.C.(7). The applicant has met the parking lot landscaping requirements.
- b. HR 276-11.1.B.(14). The applicant has shown lighting fixture locations on the plans with details and photometric information.
- c. HR 276-11.1.B.(14). The applicant has not noted that the hours of operation for the facility. The applicant should provide information regarding hours of operation and whether the lights are intended to be in operation during non-working hours.
- d. HR 276-11.1.B.(14). The applicant has proposed to retain the existing light poles long the western edge of the access driveway. The new project shows these poles immediately adjacent to curbing which may subject them to snowplow damage.

10. State and Local Permits (HR 275-9.G.)

- a. HR 275-9.G. The applicant has not listed required permits and their status on the plan set.
- b. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
- c. Additional local and state permitting may be required.

11. Other

- a. The applicant should review the note numbers on the left of sheet C-102 as they appear to have been cut off.



Mr. Brian Groth
February 2, 2022
Page 7 of 7

- b. ETGTD Section 565.1.1. The applicant is reminded of Town of Hudson requirements for the importing of off-site fill materials for use in constructing this project. It is recommended that these requirements be stated on the plans for the Contractors attention.
- c. It appears that the arrow for the snow storage area note should be pointing to the nearby clouded area, not the general lawn area, on sheet C-301.

Please feel free to call if you have any questions.

Very truly yours,

Steven W. Reichert, P.E.

**Steven W.
Reichert, PE**

Digitally signed by Steven W. Reichert,
PE
DN: cn=Steven W. Reichert, PE, c=US,
o=Fuss & O'Neill, Inc., ou=Fuss &
O'Neill, Inc.,
email=sreichert@fando.com
Date: 2022.02.02 16:15:25 -0500'

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File
Bohler Engineering – mbombaci@bohlereng.com

From: Dhima, Elvis
Sent: Thursday, January 20, 2022 2:40 PM
To: Dubowik, Brooke; Groth, Brian
Cc: Kirkland, Donald
Subject: RE: Dept Sign Off - 3 Flagstone Drive Site Plan SP#01-22

Brooke / Brian

I have the following comments

1. Applicant shall provide a profile of the sewer run, including the water service to be 18" above the sewer service
2. Applicant shall provide a sewer manhole at the property line for inspection & cleaning purposes
3. Applicant shall provide backup information related to water demand to justify proposed y 1.5" water service
4. Applicant shall provide a temporary construction easement for the adjacent property or revise the plan to exclude grading outside of their property

Thanks

E

Elvis Dhima, P.E.
Town Engineer

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





TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2022

Date: 02-16-22 Zone # 1 Map/Lot: 222/014-000

3 Flagstone Drive

Project Name: 3 Flagstone Drive Urgent Care & Commercial Use

Proposed ITE Use #1: Urgent Care (Medical) & Commercial

Proposed Building Area (net square footage): 5,100 +/- S.F.

CAP FEES: (ONE CHECK NEEDED)

| | | | |
|--------------|-----------------------|--|----------------------------|
| 1. | (Bank 09) 2070-701 | Zone 1 | \$ <u>17,784.00</u> |
| | | (\$4.94 per sf X 3,600 sf Medical Office) | |
| 2. | (Bank 09) 2070-701 | Zone 1 | \$ <u>5,054.00</u> |
| | | (\$3.61 per sf X 1,400 sf Shopping Center) | |
| Total | | | \$ <u>22,838.00</u> |

Check should be made payable to the Town of Hudson.

Thank you,

Brooke Dubowik

Planning Administrative Aide

SITE PLAN APPLICATION

Date of Application: January 17, 2022 Tax Map #: 222 Lot #: 14

Site Address: 3 Flagstone Drive

Name of Project: 3 Flagstone Drive

Zoning District: Business (B) General SP#: _____
(For Town Use Only)

Z.B.A. Action: N/A

PROPERTY OWNER:

Name: Nash-Tamposi

Address: 20 Trafalgar Sq., Suite 602

Address: Nashua, NH 03060

Telephone # _____

Email: _____

DEVELOPER:

The Lannan Company

7D Taggart Drive

Nashua, NH 03060

(603) 888-8950

hdumont@lannancompany.com

PROJECT ENGINEER:

Name: Bohler Engineering

Address: 352 Turnpike Road

Address: Southborough, MA 01772

Telephone # (508) 480-9900

Email: mbombaci@bohlereng.com

SURVEYOR:

Control Point Associates, Inc.

352 Turnpike Road

Southborough, MA 01772

(508) 948-3000

gholdright@cpasurvey.com

PURPOSE OF PLAN:

Development of a 5,100 +/- square foot building containing a 3,600± square foot urgent care and additional 1,400± square feet of commercial space, with associated site improvements.

See Project Narrative for additional information.

(For Town Use Only)

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

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

SITE DATA SHEET

PLAN NAME: 3 Flagstone Drive

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 222 LOT 14

DATE: January 17, 2022

Location by Street: 3 Flagstone Drive

Zoning: Business District

Proposed Land Use: Medical/Commercial

Existing Use: N/A

Surrounding Land Use(s): Service establishment, Restaurants

Number of Lots Occupied: one

Existing Area Covered by Building: 0 sq ft

Existing Buildings to be removed: N/A

Proposed Area Covered by Building: 5,100 sq ft

Open Space Proposed: 12,662+/- sq ft (36%+/- of site)

Open Space Required: 12,310 sq ft (35% of site)

Total Area: S.F.: 35,172 Acres: 0.81+/-

Area in Wetland: N/A Area Steep Slopes: N/A

Required Lot Size: 30,000 sq ft

Existing Frontage: 174 ft

Required Frontage: 150 ft

| Building Setbacks: | <u>Required*</u> | <u>Proposed</u> |
|--------------------|------------------|-----------------|
| Front: | <u>50 ft</u> | <u>53+/- ft</u> |
| Side: | <u>15 ft</u> | <u>16+/- ft</u> |
| Rear: | <u>15 ft</u> | <u>57+/- ft</u> |

SITE DATA SHEET
(Continued)

Flood Zone Reference: Zone X

Width of Driveways: 24 ft and 15 ft (exit only)

Number of Curb Cuts: N/A (Utilizing Existing)

Proposed Parking Spaces: 27

Required Parking Spaces: 26
See Zoning Analysis Table

Basis of Required Parking (Use): (Sheet C-301 Site Development Plans)

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: N/A
(Attach stipulations on separate sheet)

Waiver Requests

| <i>Town Code Reference:</i> | <i>Regulation Description:</i> |
|-----------------------------|----------------------------------|
| <u>275-8(6)</u> | <u>Off Street Loading Spaces</u> |
| <u>275-8(4)</u> | <u>Parking Space Dimensions</u> |
| <u>276-11.1(25)</u> | <u>Parking Area Setback</u> |

| |
|---|
| (For Town Use Only) |
| Data Sheets Checked By: _____ Date: _____ |

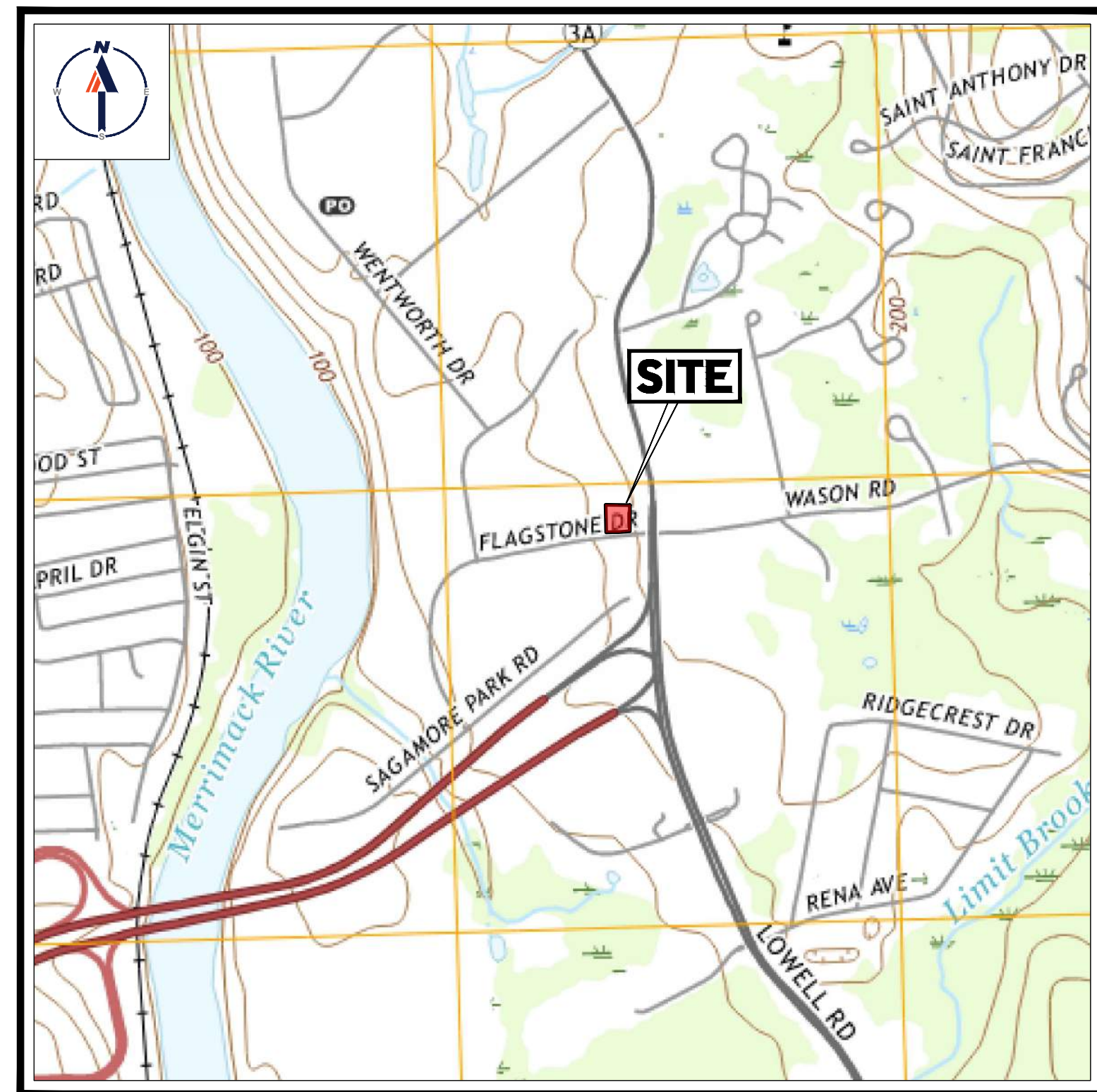
PROPOSED SITE PLAN DOCUMENTS

FOR



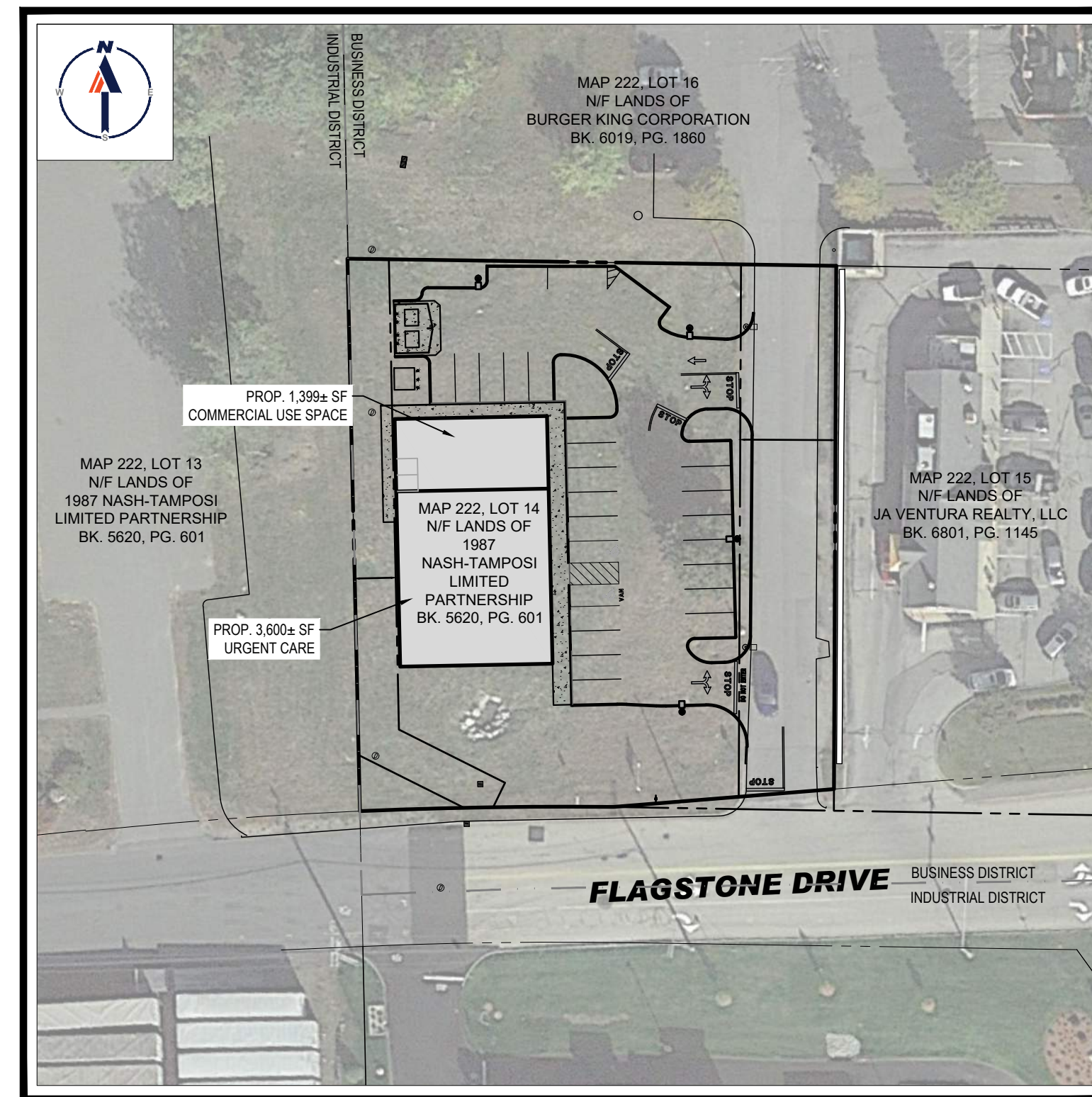
PROPOSED URGENT CARE & COMMERCIAL USE

LOCATION OF SITE:
3 FLAGSTONE DRIVE, TOWN OF HUDSON
HILLSBOROUGH COUNTY, NEW HAMPSHIRE
MAP 222, LOT 14



USGS MAP

SCALE: 1" = 1,000'
SOURCE: USGS NASHUA SOUTH QUADRANGLE



SITE MAP

SCALE: 1" = 50'

DRAWING SHEET INDEX

| SHEET TITLE | SHEET NUMBER |
|---|--------------|
| COVER SHEET | C-101 |
| GENERAL NOTES SHEET | C-102 |
| DEMOLITION PLAN | C-201 |
| SITE LAYOUT PLAN | C-301 |
| GRADING AND DRAINAGE PLAN | C-401 |
| UTILITY PLAN | C-501 |
| EROSION AND SEDIMENT CONTROL PLAN | C-601 |
| EROSION AND SEDIMENT CONTROL NOTES AND DETAILS | C-602, C-603 |
| LANDSCAPE PLAN | C-701 |
| LANDSCAPE NOTES AND DETAILS | C-702 |
| LIGHTING PLAN | C-703 |
| DETAIL SHEET | C-901 |
| DETAIL SHEET | C-902 |
| DETAIL SHEET | C-903 |
| DETAIL SHEET | C-904 |
| BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY (BY OTHERS) | 1 OF 1 |

OWNER SIGNATURE BLOCK

OWNER SIGNATURE: _____ DATE: _____

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |



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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W211235
DRAWN BY: KME
CHECKED BY: MKB
DATE: 01/17/2022
CAD I.D.: W211235-CVL-0

PROJECT: SITE DEVELOPMENT PLANS FOR



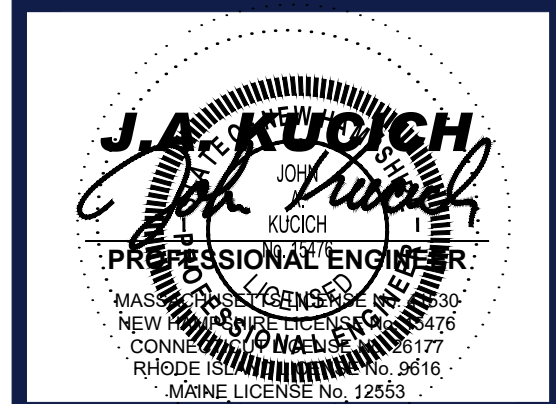
PROPOSED DEVELOPMENT

MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE



352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

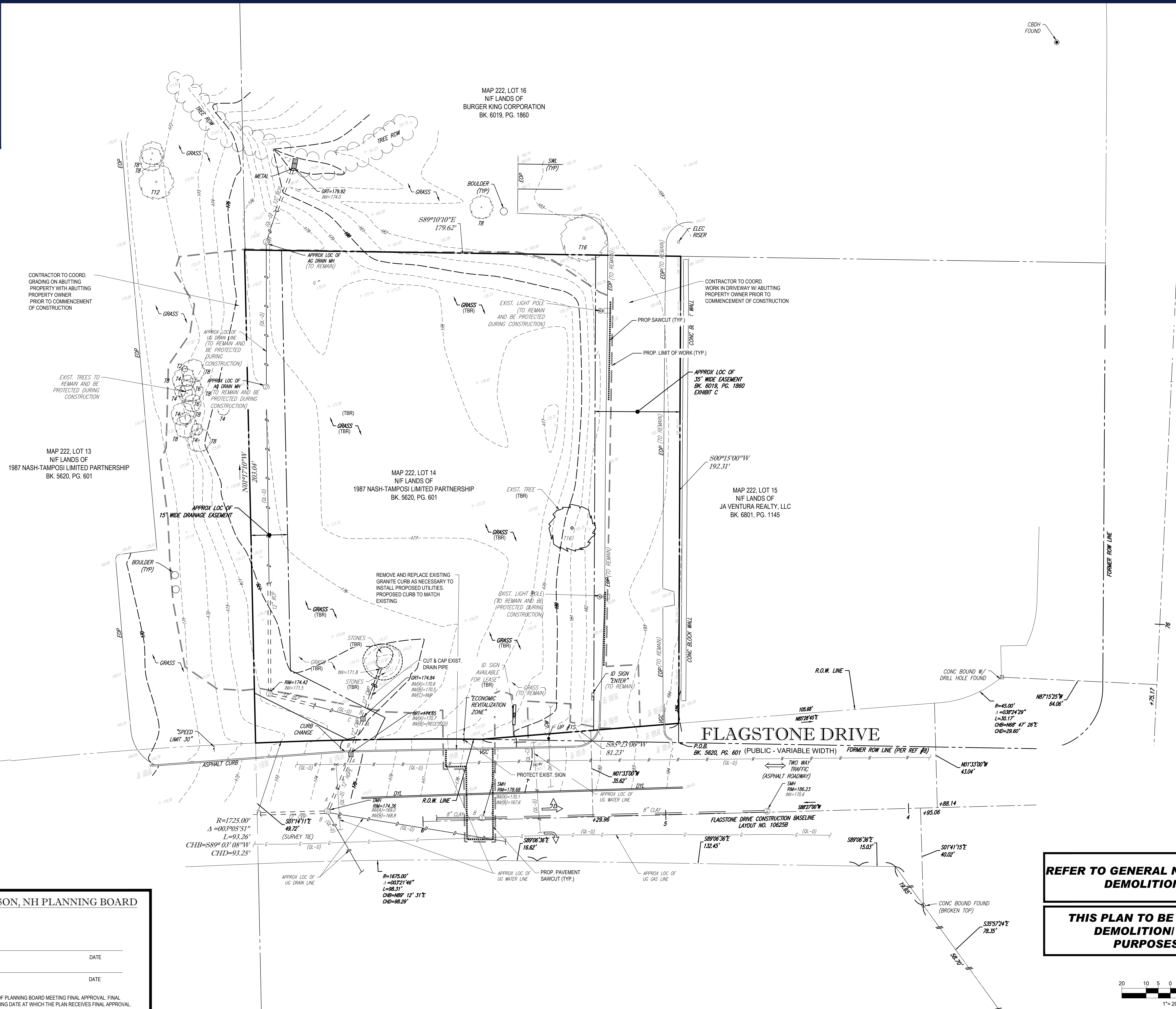
ORG. DATE - 01/17/2022

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD

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

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



CONTRACTOR TO COORD. GRADING ON ABUTTING PROPERTY WITH ABUTTING PROPERTY OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION

CONTRACTOR TO COORD. WORK IN DRIVEWAY W/ ABUTTING PROPERTY OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION

MAP 222, LOT 13
N/F LANDS OF
1987 NASH-TAMPOSI LIMITED PARTNERSHIP
BK. 5620, PG. 601

MAP 222, LOT 14
N/F LANDS OF
1987 NASH-TAMPOSI LIMITED PARTNERSHIP
BK. 5620, PG. 601

MAP 222, LOT 15
N/F LANDS OF
JA VENTURA REALTY, LLC
BK. 6801, PG. 1145

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

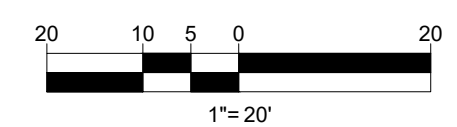
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____
CHAIRMAN SIGNATURE _____ DATE _____
SECRETARY SIGNATURE _____ DATE _____

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

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |

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PROJECT No.: W211235
DRAWN BY: KME
CHECKED BY: MKB
DATE: 01/17/2022
CAD I.D.: W211235-CVL-0

SITE DEVELOPMENT PLANS
FOR

THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT
MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUOICH
PROFESSIONAL ENGINEER
MAINE LICENSE NO. 12553

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:
C-201

ORG. DATE - 01/17/2022

I:\BOHLER\NET\SHARES\MA-PROJECTS\12\121235\DRAWINGS\PLAN SETS\REV\W211235-CVL-0-LAYOUT-C-201-DEM.DWG



SITE INFORMATION

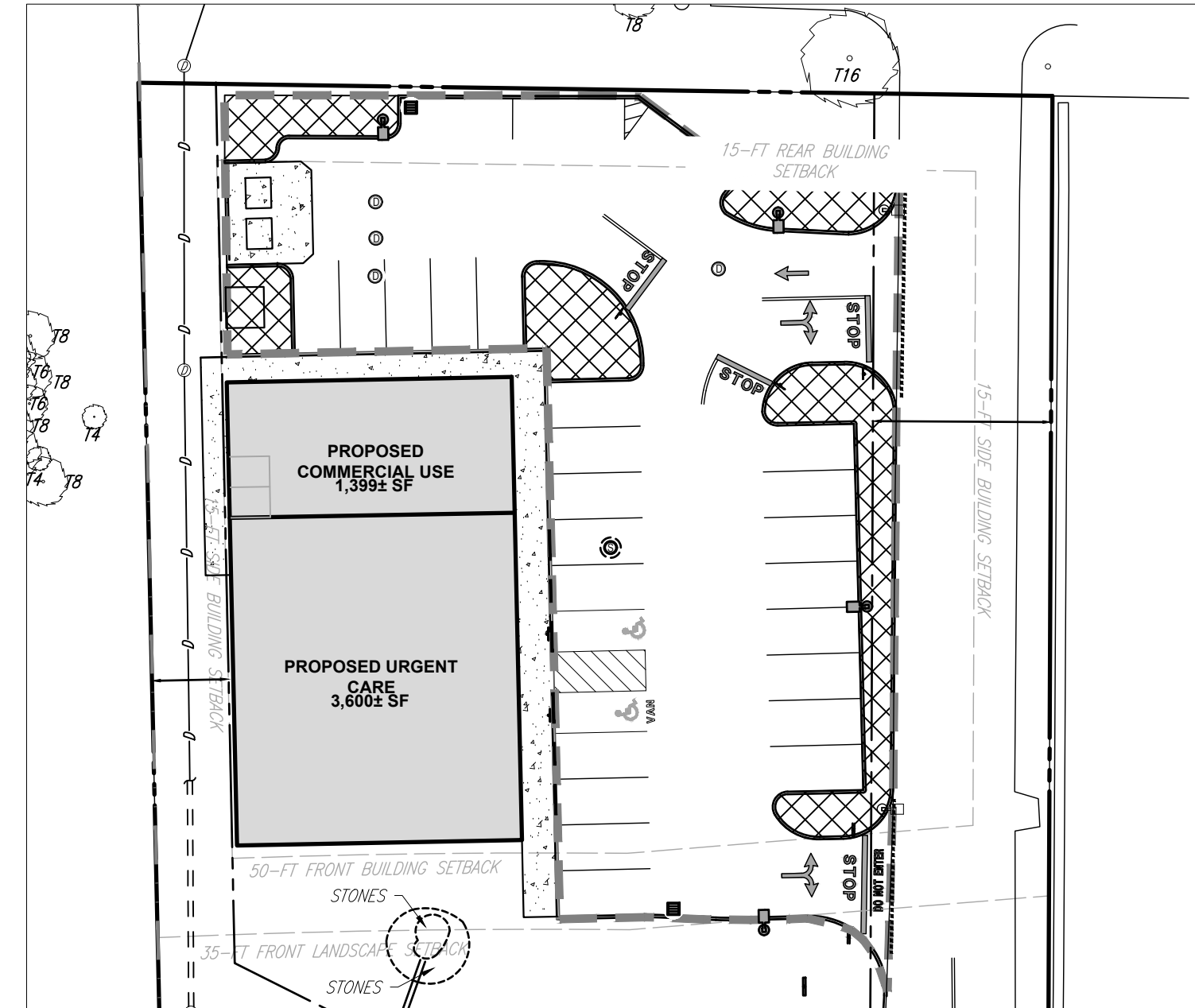
1. APPLICANT:
THE LANNAN COMPANY
7D TAGGERT DRIVE
NASHUA, NH 03060
2. OWNER:
NASH-TAMPOSI
20 TRAFALGAR SQ SUITE 602
NASHUA, NH 03060
3. PARCEL:
MAP 222 & LOT 14
3 FLAGSTONE DRIVE
HILLSBOROUGH COUNTY, NH
4. ABUTTING PROPERTIES:
MAP 222, LOT 15
223 LOWELL ROAD
MAP 222, LOT 16
219 LOWELL ROAD
MAP 222, LOT 13
5 FLAGSTONE DRIVE
MAP 222, LOT 05
8 FLAGSTONE DRIVE
MAP 222, LOT 07
3 SAGMORE PARK ROAD

ZONING ANALYSIS TABLE

| ZONING DISTRICT | BUSINESS | N/A - NOT APPLICABLE | N/S - NOT SPECIFIED |
|---|---|--|------------------------|
| OVERLAY DISTRICT | N/A | (V) - VARIANCE REQUESTED | (W) - WAIVER REQUESTED |
| REQUIRED PERMIT | SITE PLAN REVIEW | (E) - EXIST. NON-CONFORMANCE | |
| ZONE CRITERIA | REQUIRED | EXISTING | PROPOSED |
| MIN. LOT AREA | 30,000 SF | 35,172 SF | NO CHANGE |
| MIN. LOT WIDTH | N/S | 174± FT | NO CHANGE |
| MIN. FRONT SETBACK | 50' | N/A | 53' ± |
| MIN. SIDE SETBACK | 15' | N/A | 15' ± |
| MIN. REAR SETBACK | 15' | N/A | 57' ± |
| MAX. BUILDING HEIGHT | 38' | N/A | <38' |
| MIN. OPEN SPACE | 35% | 86% ± | 36% ± |
| PARKING LOT LANDSCAPING | 10% | N/A | 17% ± |
| PARKING SPACES | 26 | N/A | 27 |
| ACCESS. PARKING SPACES | 2 | N/A | 2 |
| PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT PARALLEL: 8 FT x 22 FT | USE/CATEGORY: EATING AND DRINKING ESTABLISHMENTS WITHOUT A BAR: ONE SPACE PER 100 SF GROSS LEASABLE AREA MEDICAL OFFICE AND/OR CLINICS: ONE SPACE PER 300 SF OF GROSS FLOOR AREA CALCULATION: (1,399 SF/100) + (3,600 SF/300) = 26 SPACES | 401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL SPACES OVER 1,000 | |
| ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT ASBLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT ASBLE (MIN.) | 1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES | 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.) | |

PAVEMENT STRIPING LEGEND

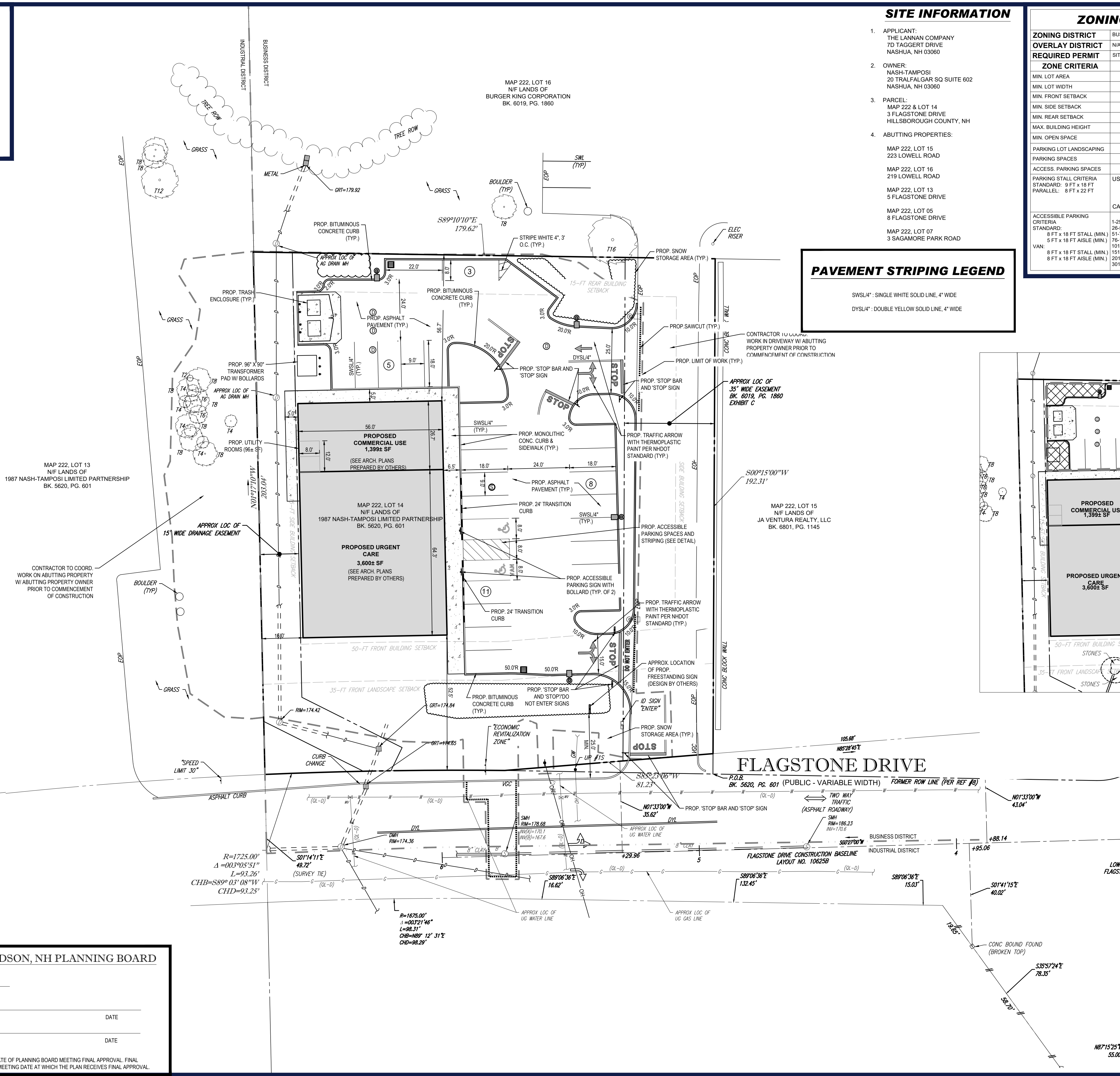
- SWSL4" - SINGLE WHITE SOLID LINE, 4" WIDE
- DYSL4" - DOUBLE YELLOW SOLID LINE, 4" WIDE



INTERIOR LANDSCAPING INSET
SCALE: 1"=30'

- OVERALL PARKING AREA: 13,543 SF ±
- INTERIOR LANDSCAPING AREA: 2,243 SF ± (17%±)

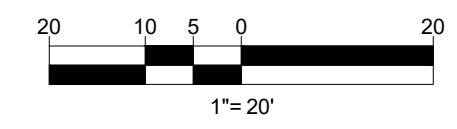
FLAGSTONE DRIVE



ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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PROJECT No.: W211235
DRAWN BY: KME
CHECKED BY: MKB
DATE: 01/17/2022
CAD I.D.: W211235-CVL-0

PROJECT:
SITE DEVELOPMENT PLANS
FOR
THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT
MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 12553
NEW HAMPSHIRE LICENSE NO. 1476
CONNECTICUT LICENSE NO. 20177
RHODE ISLAND LICENSE NO. 3416
MAINE LICENSE NO. 12553

SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
ORG. DATE - 01/17/2022

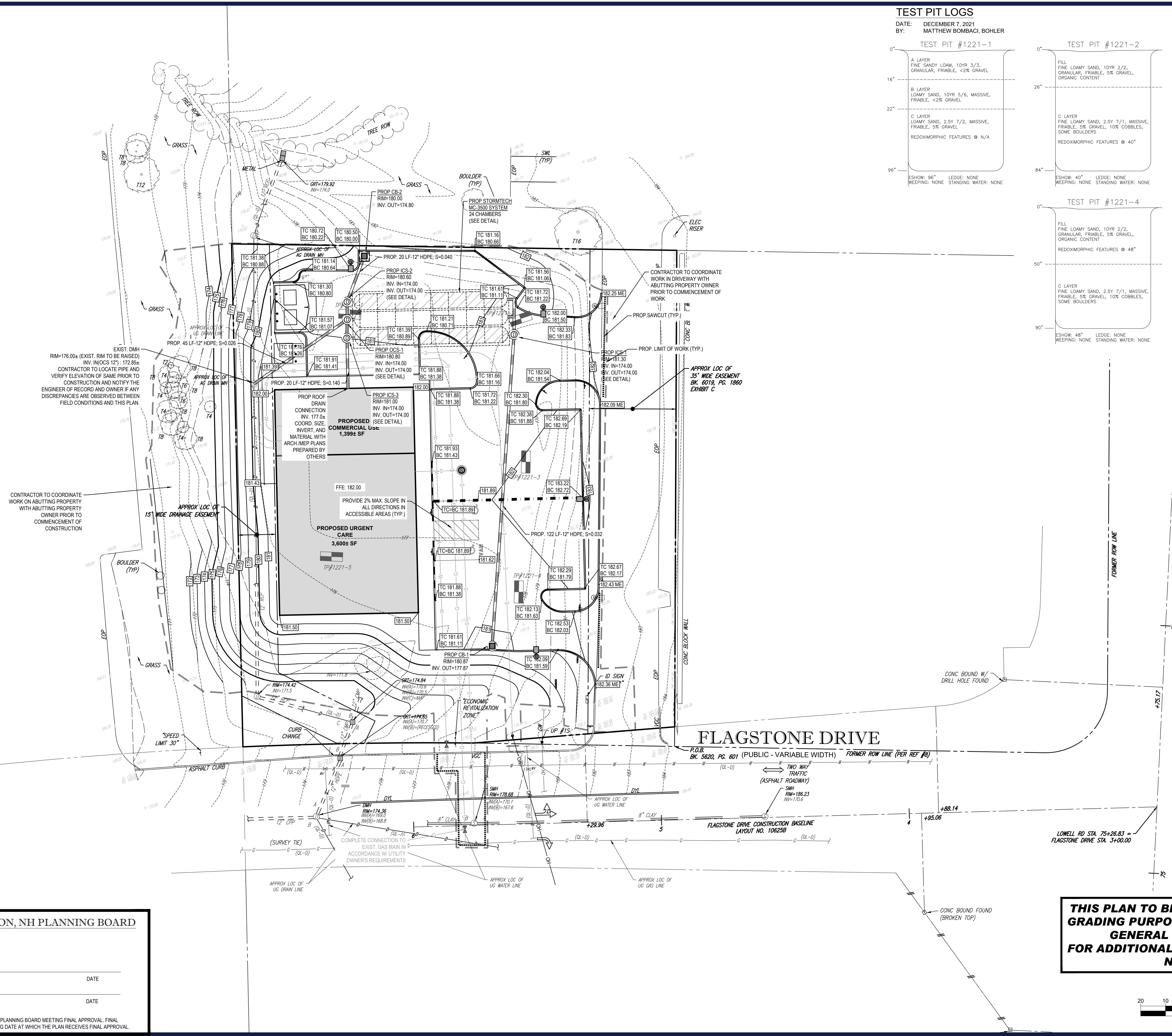
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____ DATE _____
CHAIRMAN SIGNATURE _____ SECRETARY SIGNATURE _____

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I:\BOHLER\NET\SHARED\PROJECTS\2021\1235\DRAWINGS\PLAN SETS\REV\W211235-CVL-0-LAYOUT-C-301-SITE



TEST PIT LOGS

DATE: DECEMBER 7, 2021
BY: MATTHEW BOMBACI, BOHLER

TEST PIT #1221-1

A LAYER
FINE SANDY LOAM, 10YR 3/3,
GRANULAR, FRIBLE, <2% GRAVEL

B LAYER
LOAMY SAND, 10YR 5/6, MASSIVE,
FRIBLE, <2% GRAVEL

C LAYER
LOAMY SAND, 2.5Y 7/2, MASSIVE,
FRIBLE, 5% GRAVEL,
REDOXIMORPHIC FEATURES @ N/A

ESHOW: 96° LEDGE: NONE
WEEPING: NONE STANDING WATER: NONE

TEST PIT #1221-2

FILL
FINE LOAMY SAND, 10YR 2/2,
GRANULAR, FRIBLE, 5% GRAVEL,
ORGANIC CONTENT

C LAYER
FINE LOAMY SAND, 2.5Y 7/1, MASSIVE,
FRIBLE, 5% GRAVEL, 10% COBBLES,
SOME BOULDERS
REDOXIMORPHIC FEATURES @ 40°

ESHOW: 40° LEDGE: NONE
WEEPING: NONE STANDING WATER: NONE

TEST PIT #1221-3

FILL
FINE LOAMY SAND, 10YR 2/2,
GRANULAR, FRIBLE, 5% GRAVEL,
ORGANIC CONTENT

C LAYER
FINE LOAMY SAND, 2.5Y 7/1, MASSIVE,
FRIBLE, 5% GRAVEL, 10% COBBLES,
SOME BOULDERS
REDOXIMORPHIC FEATURES @ 47°

ESHOW: 47° LEDGE: NONE
WEEPING: NONE STANDING WATER: NONE

TEST PIT #1221-4

FILL
FINE LOAMY SAND, 10YR 2/2,
GRANULAR, FRIBLE, 5% GRAVEL,
ORGANIC CONTENT

C LAYER
FINE LOAMY SAND, 2.5Y 7/1, MASSIVE,
FRIBLE, 5% GRAVEL, 10% COBBLES,
SOME BOULDERS
REDOXIMORPHIC FEATURES @ 48°

ESHOW: 48° LEDGE: NONE
WEEPING: NONE STANDING WATER: NONE

TEST PIT #1221-5

FILL
FINE LOAMY SAND, 10YR 2/2,
GRANULAR, FRIBLE, 5% GRAVEL,
ORGANIC CONTENT

B LAYER
LOAMY SAND, 10YR 5/6, MASSIVE,
FRIBLE, <2% GRAVEL

C LAYER
MEDIUM SAND, 2.5Y 7/2, MASSIVE,
FRIBLE, 5% GRAVEL, 10% COBBLES,
SOME BOULDERS
REDOXIMORPHIC FEATURES @ N/A

ESHOW: 84° LEDGE: NONE
WEEPING: NONE STANDING WATER: NONE

EXIST. DMH
RIM=176.00a (EXIST. RIM TO BE RAISED)
INV. IN/OS=127.172.85a
CONTRACTOR TO LOCATE PIPE AND
VERIFY ELEVATION OF SAME PRIOR TO
CONSTRUCTION AND NOTIFY THE
ENGINEER OF RECORD AND OWNER IF ANY
DISCREPANCIES ARE OBSERVED BETWEEN
FIELD CONDITIONS AND THIS PLAN.

CONTRACTOR TO COORDINATE
WORK ON ADJUTING PROPERTY
WITH ABUTTING PROPERTY
OWNER PRIOR TO
COMMENCEMENT OF
CONSTRUCTION

**PROPOSED COMMERCIAL USE
1,399± SF**

FFE: 182.00

PROVIDE 2% MAX. SLOPE IN
ALL DIRECTIONS IN
ACCESSIBLE AREAS (TYP.)

**PROPOSED URGENT CARE
3,600± SF**

TP#1221-5

PURSUANT TO THE SITE REVIEW
REGULATIONS OF THE HUDSON
PLANNING BOARD, THE SITE PLAN
APPROVAL GRANTED HEREIN
EXPIRES TWO YEARS FROM DATE OF
APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN SIGNATURE _____ DATE _____

SECRETARY SIGNATURE _____ DATE _____

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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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PROJECT No.: W211235
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DATE: 01/17/2022
CAD I.D.: W211235-CVL-0

SITE DEVELOPMENT PLANS

THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT
MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD
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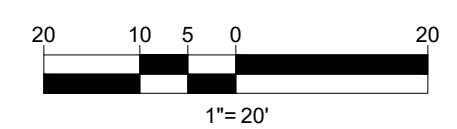
J.A. KUJICH
PROFESSIONAL ENGINEER
MAINE LICENSE No. 12583

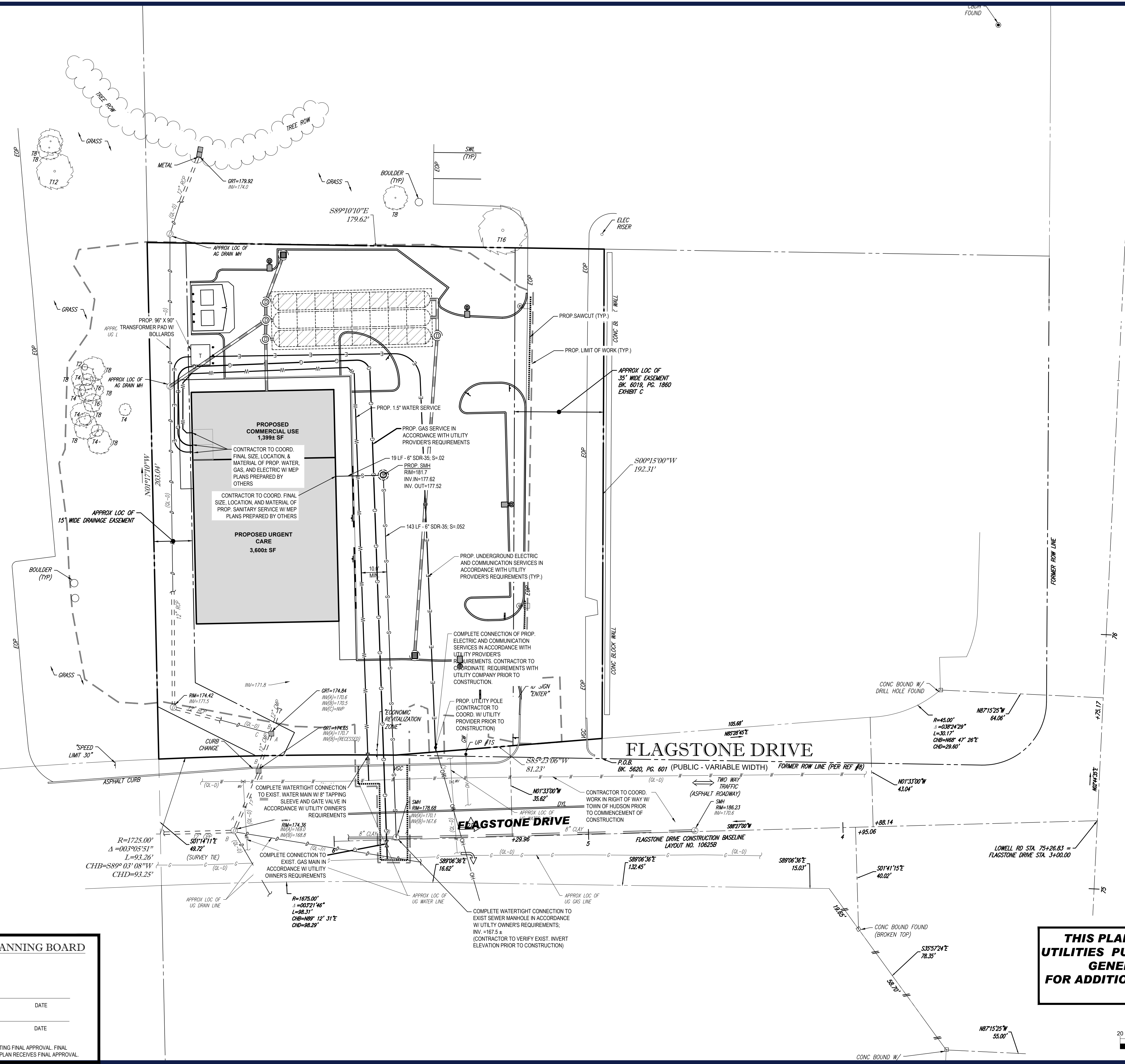
SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-401

ORG. DATE - 01/17/2022

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES





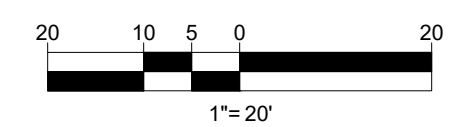
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PROJECT No.: W21235
 DRAWN BY: KME
 CHECKED BY: MKB
 DATE: 01/17/2022
 CAD I.D.: W21235-CVL-0

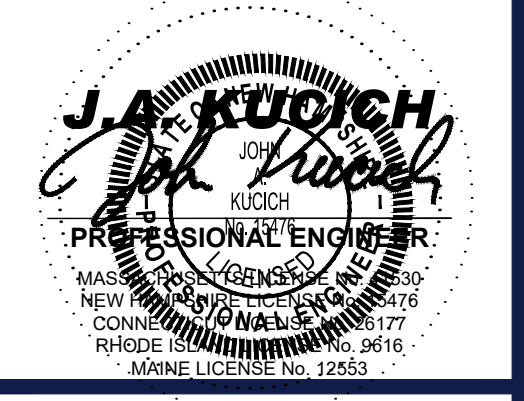
SITE DEVELOPMENT PLANS FOR



PROPOSED DEVELOPMENT
 MAP 222, LOT 14
 3 FLAGSTONE DRIVE
 HUDSON
 HILLSBOROUGH COUNTY,
 NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com



SHEET TITLE:

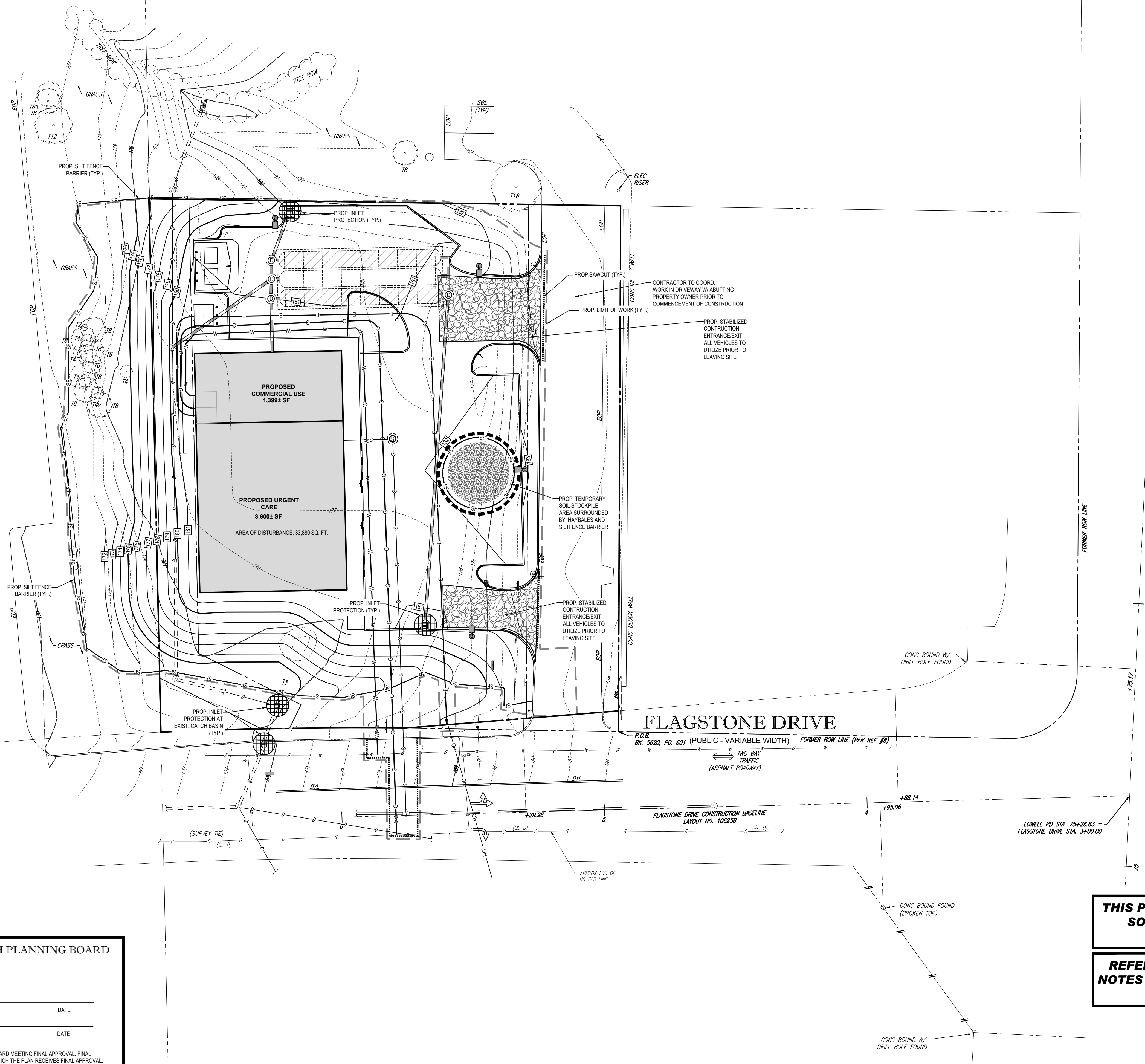
UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 01/17/2022

I:\BOHLER\NET\SHARES\MA-PROJECTS\21\W21235\DRAWINGS\PLAN SETS\REV\W21235-CVL-0-LAYOUT: C-501-L1.TLT



PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

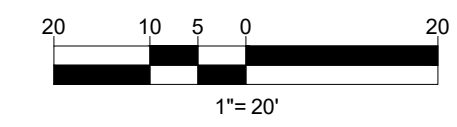
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THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



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PROJECT No.: W211235
 DRAWN BY: KMIE
 CHECKED BY: MKB
 DATE: 01/17/2022
 CAD I.D.: W211235-CVL-0

SITE DEVELOPMENT PLANS
 FOR

THE LANNAN COMPANY
 REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT
 MAP 222, LOT 14
 3 FLAGSTONE DRIVE
 HUDSON
 HILLSBOROUGH COUNTY,
 NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
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SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601

ORG. DATE - 01/17/2022

I:\BOHLER\NET\SHARES\MA-PROJECTS\21\211235\DRAWINGS\PLAN SETS\REV\W211235-CVL-0-3-LAYOUT-C-601-EROS

EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 6% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITH STRAW BALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH

| LOCATION PROTECT AREA | MULCH STRAW | RATE (1000 SF) |
|--|--|---------------------------|
| WINDY AREA | SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)* | 185-275 POUNDS 100 POUNDS |
| MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1 | JUTE MESH OR EXCELSIOR MAT | AS REQUIRED |

GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD.BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: OCTOBER 15 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR straw AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINE GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER OCTOBER 15TH THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

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APPROVED BY THE HUDSON, NH PLANNING BOARD

| | |
|---------------------|------|
| DATE OF MEETING | |
| CHAIRMAN SIGNATURE | DATE |
| SECRETARY SIGNATURE | DATE |

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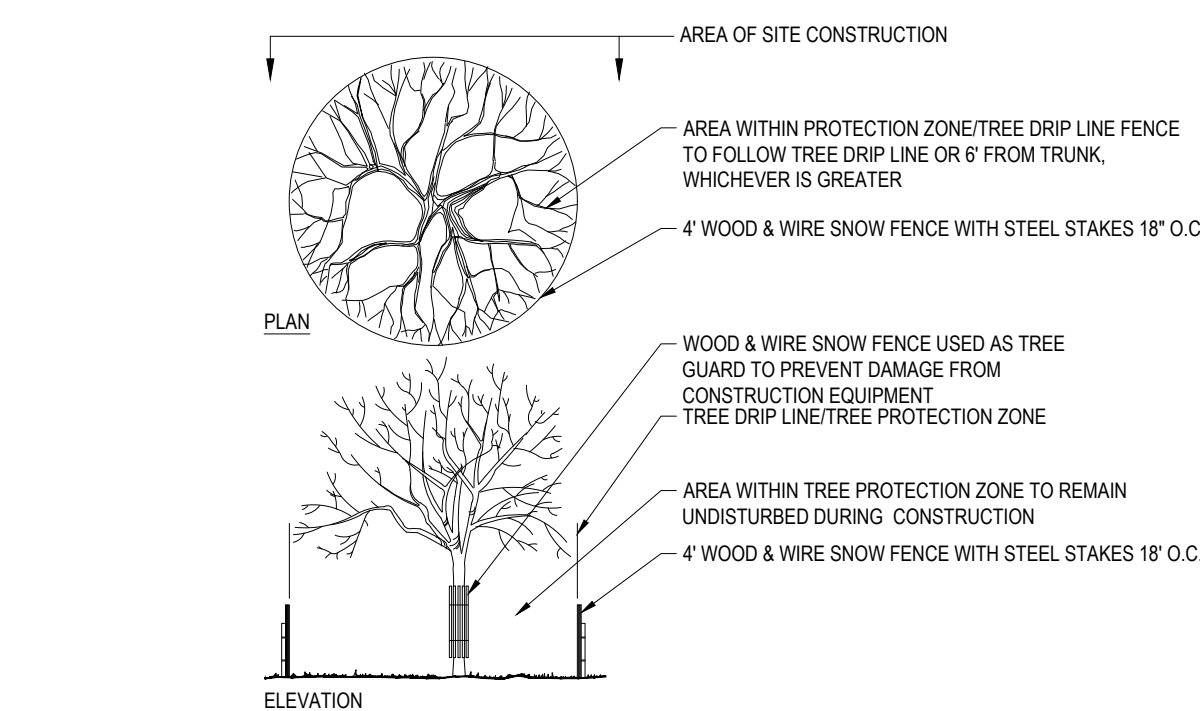
CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE) (AS SHOWN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

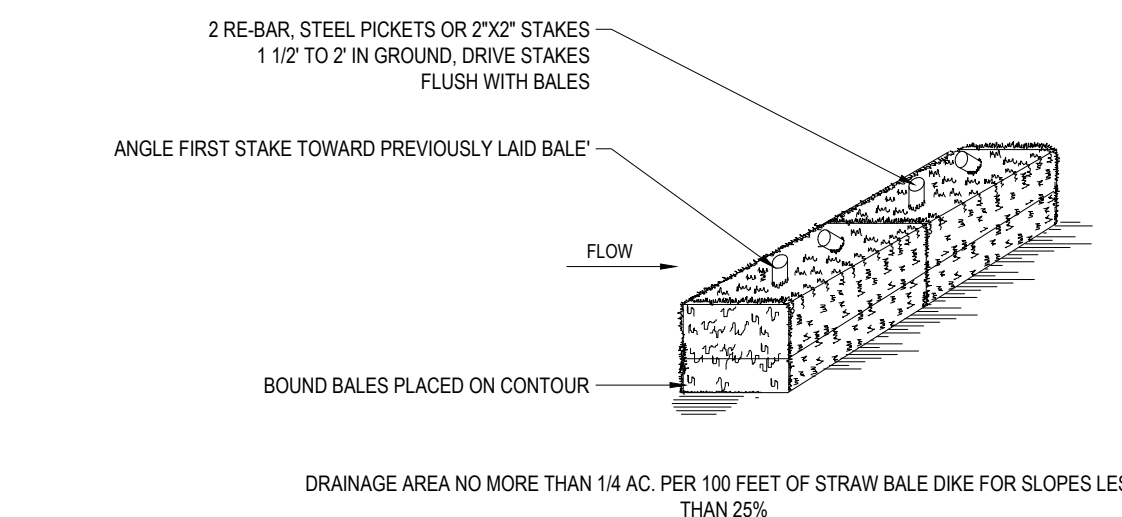
TREE PROTECTION DURING CONSTRUCTION

N.T.S.



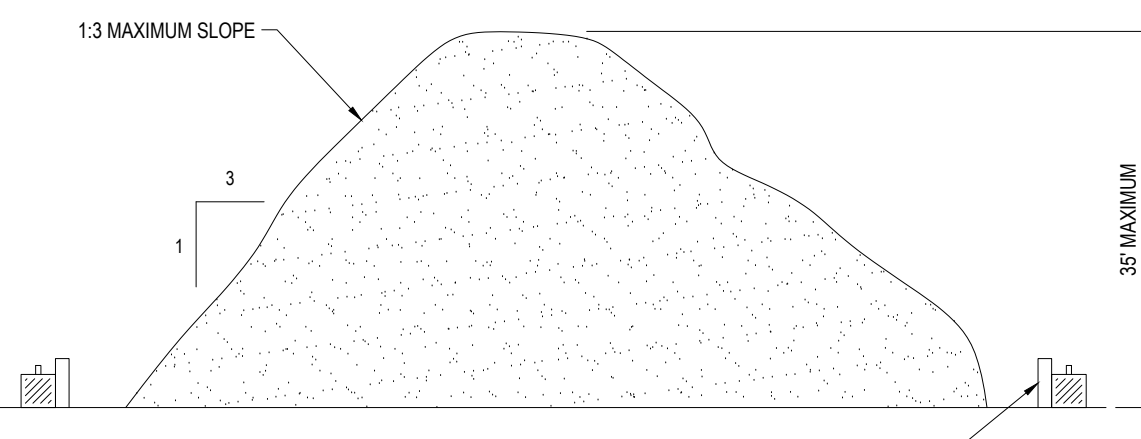
STRAW BALE DETAIL

N.T.S.



DRAINAGE AREA NO MORE THAN 1/4 AC. PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%

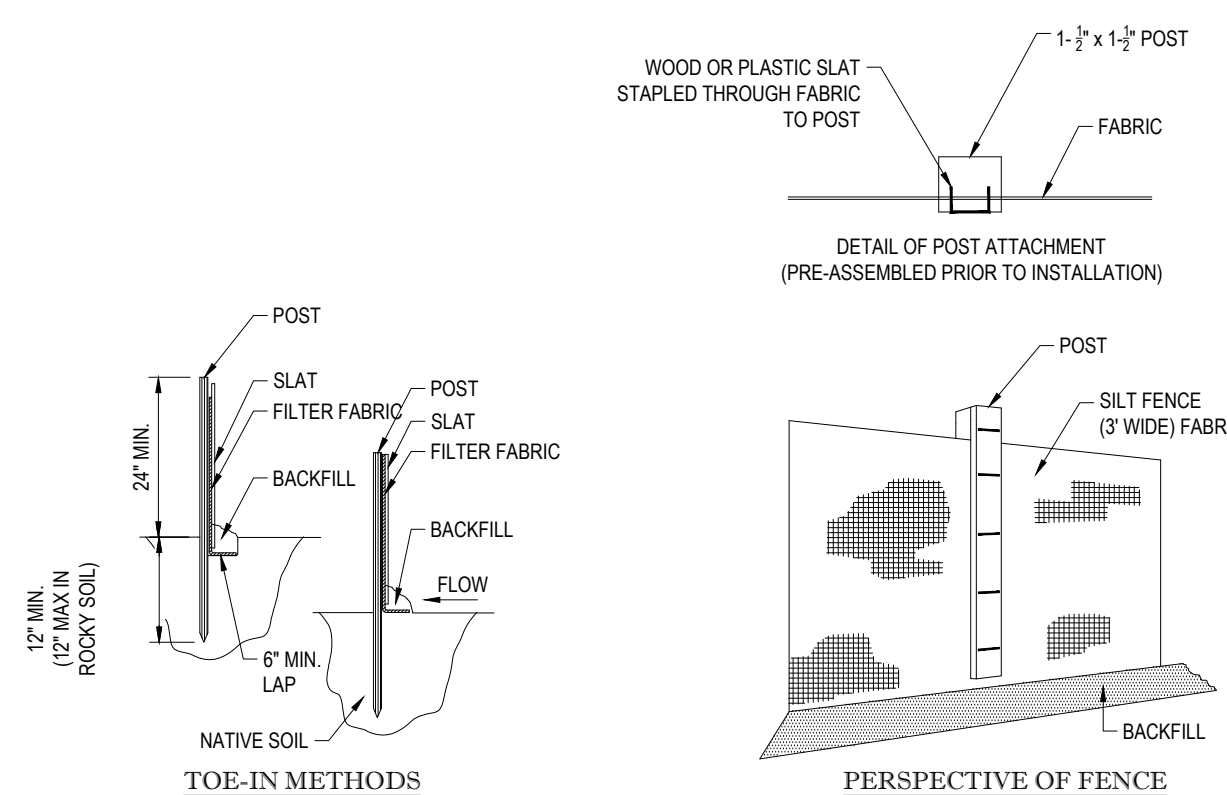
- NOTES:
- BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 - INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
 - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



TEMPORARY STOCKPILE DETAIL

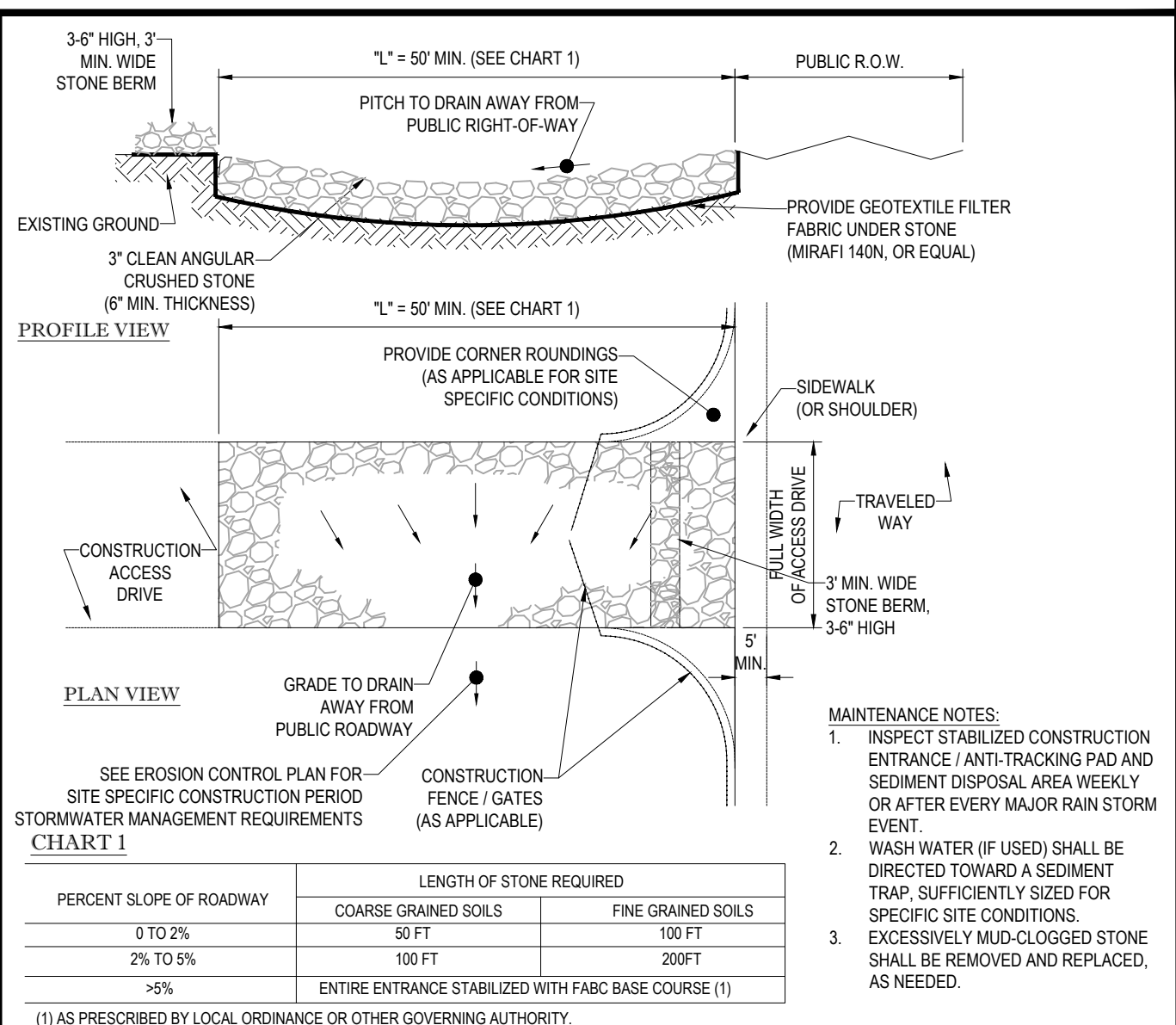
N.T.S.

- INSTALLATION:
- EXCAVATE A 6x6 TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
 - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
 - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.



TYP. SILTATION FENCE DETAIL

N.T.S.



MAINTENANCE NOTES:

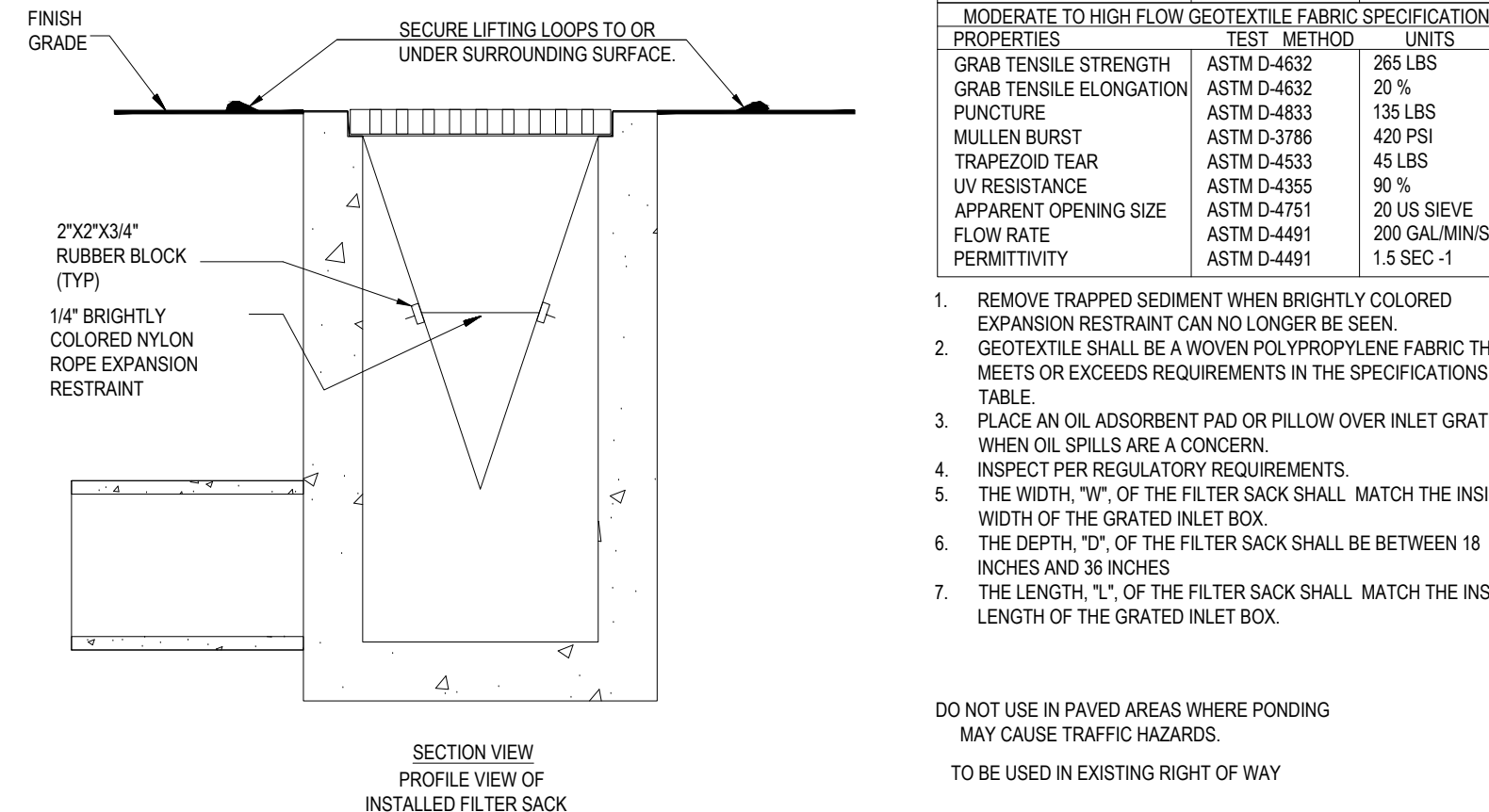
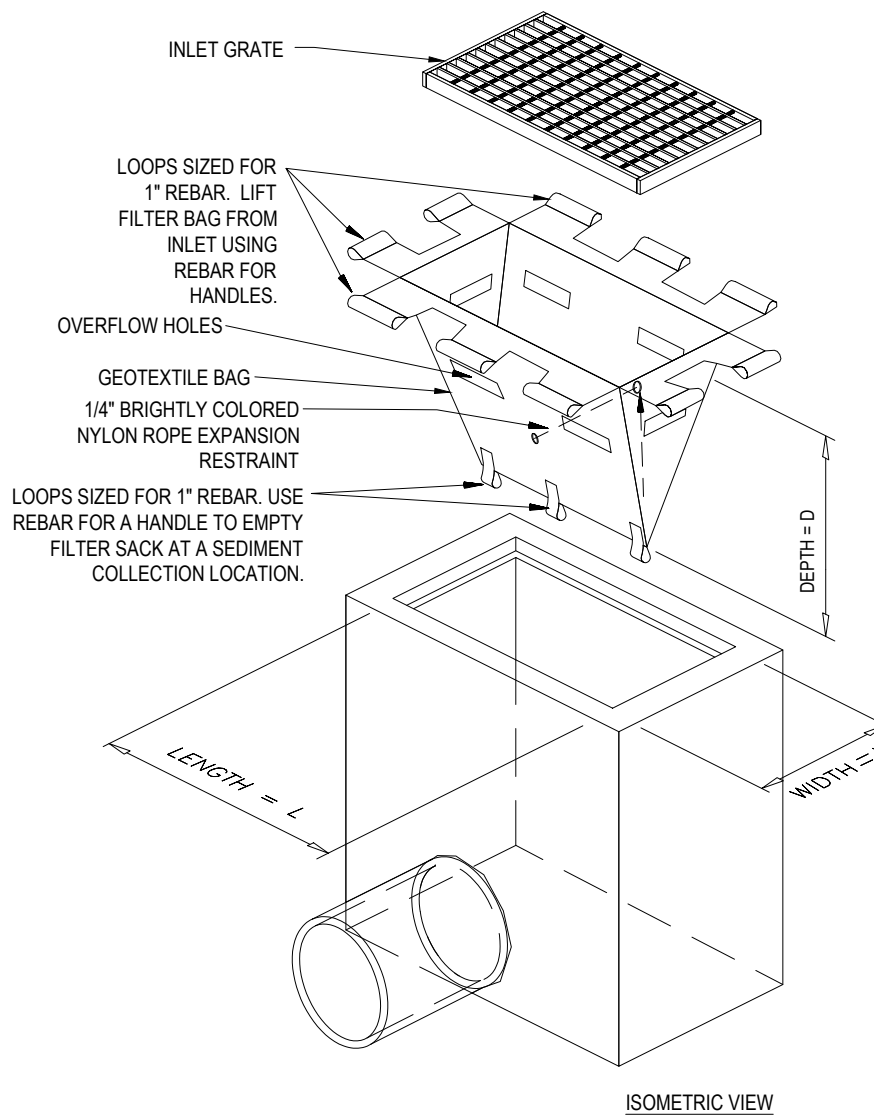
- INSPECT STABILIZED CONSTRUCTION ENTRANCE/ ANTI-TRACKING PAD AND SEDIMENT DISPOSAL AREA WEEKLY OR AFTER EVERY MAJOR RAIN STORM EVENT.
- WASH WATER (IF USED) SHALL BE DIRECTED TOWARD A SEDIMENT TRAP, SUFFICIENTLY SIZED FOR SPECIFIC SITE CONDITIONS.
- EXCESSIVELY MUD-CLOGGED STONE SHALL BE REMOVED AND REPLACED, AS NEEDED.

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED | |
|--------------------------|--|--------------------|
| | COARSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 FT | 100 FT |
| 2% TO 5% | 100 FT | 200 FT |
| >5% | ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1) | |

STABILIZED CONSTRUCTION EXIT

N.T.S.



| LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE | | |
|--|-------------|------------------|
| PROPERTIES | TEST METHOD | UNITS |
| GRAB TENSILE STRENGTH | ASTM D-4632 | 300 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 % |
| PUNCTURE | ASTM D-4833 | 120 LBS |
| MULLEN BURST | ASTM D-3786 | 800 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 1200 LBS |
| UV RESISTANCE | ASTM D-4355 | 80 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 40 US SIEVE |
| FLOW RATE | ASTM D-4491 | 40 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 0.95 SEC -1 |

| MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE | | |
|---|-------------|-------------------|
| PROPERTIES | TEST METHOD | UNITS |
| GRAB TENSILE STRENGTH | ASTM D-4632 | 265 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 % |
| PUNCTURE | ASTM D-4833 | 135 LBS |
| MULLEN BURST | ASTM D-3786 | 420 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 45 LBS |
| UV RESISTANCE | ASTM D-4355 | 90 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 20 US SIEVE |
| FLOW RATE | ASTM D-4491 | 200 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 1.5 SEC -1 |

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, 'W', OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH, 'D', OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH, 'L', OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
TO BE USED IN EXISTING RIGHT OF WAY

INLET PROTECTION (GRATED INLETS)

N.T.S.



REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |



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| | |
|--------------|---------------|
| PROJECT No.: | W211235 |
| DRAWN BY: | KME |
| CHECKED BY: | MKB |
| DATE: | 01/17/2022 |
| CAD I.D.: | W211235-CVL-0 |

PROJECT:

SITE DEVELOPMENT PLANS

FOR

THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

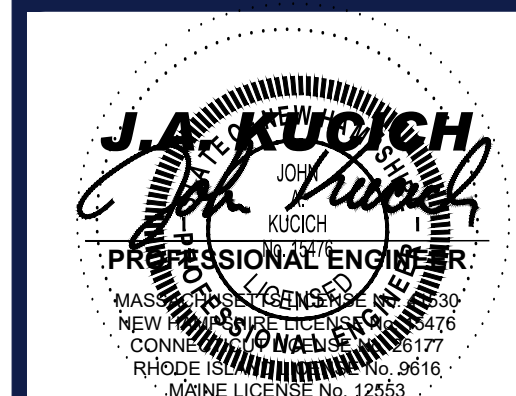
PROPOSED DEVELOPMENT

MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE



352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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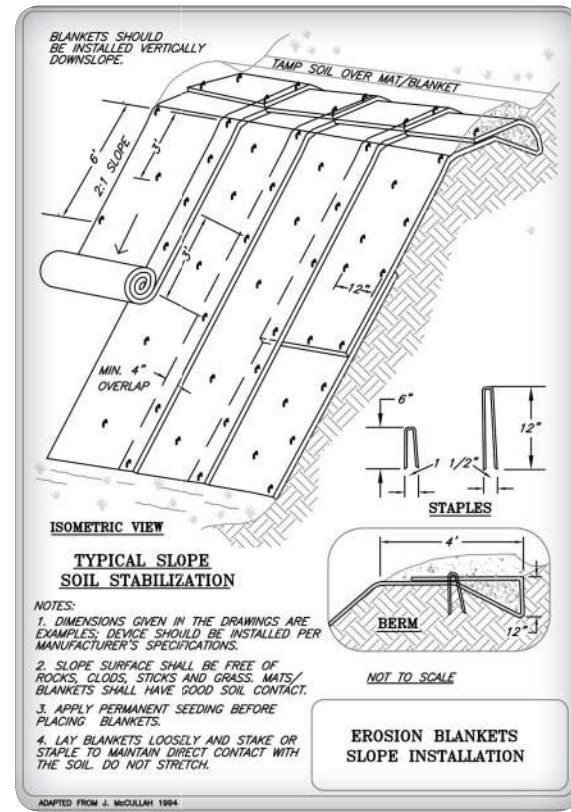


SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

SHEET NUMBER:

C-602

ORG. DATE - 01/17/2022



74 • New Hampshire Stormwater Manual: Volume 3 Revision: 1.0

EROSION CONTROL BLANKET DETAIL

N.T.S.

Table 4-1. Seeding Recommendations for Temporary Vegetation

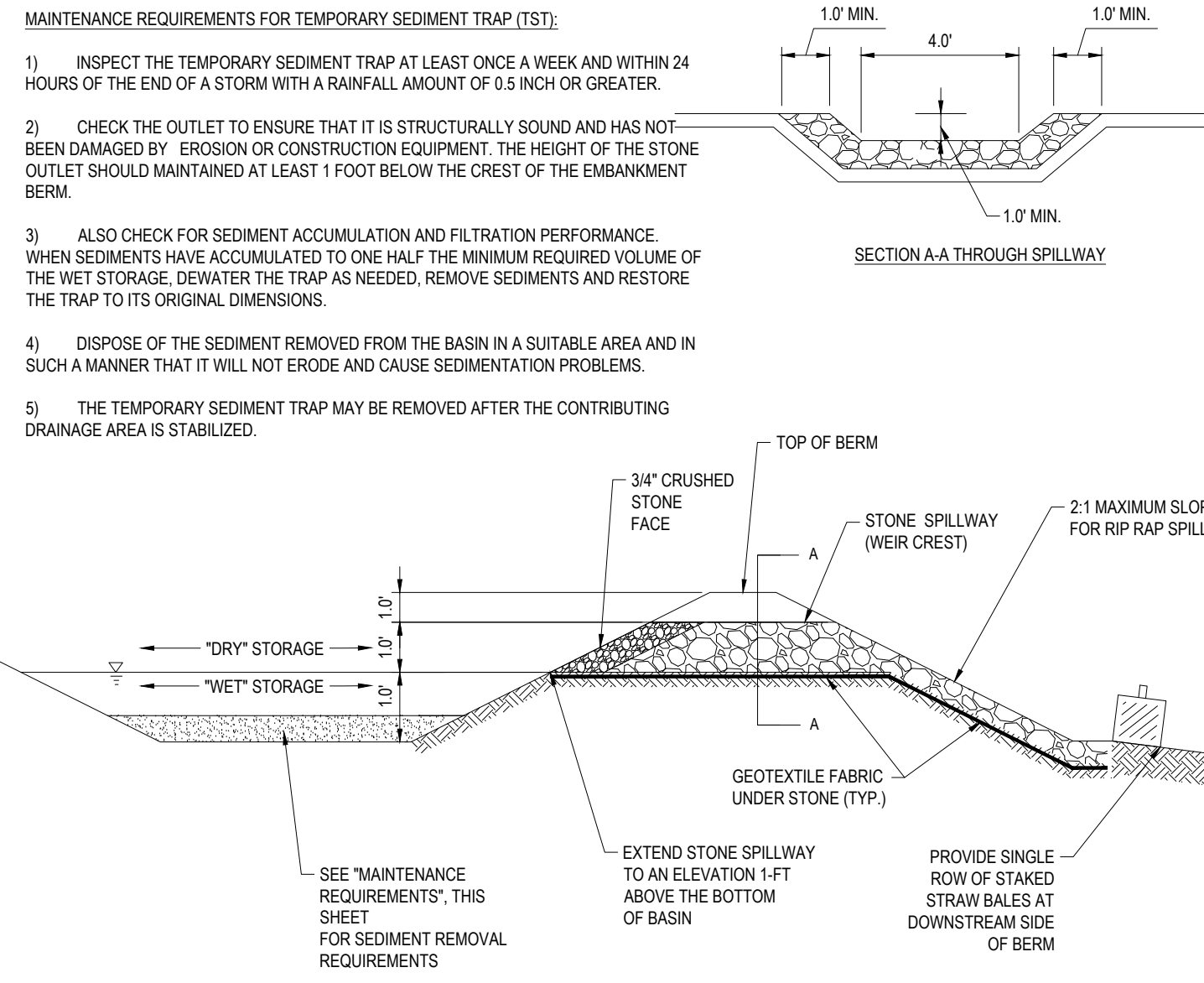
| Species | Per Acre bushels (BU) or pounds (lbs) | Per 1,000 ft ² | Remarks |
|--------------------|---------------------------------------|---------------------------|---|
| Winter Rye | 2 BU. or 112 lbs. | 2.5 lbs. | Best for fall seeding. Seed from August 15 to September 15 for best cover. Seed to a depth of 1 inch. |
| Oats | 2.5 BU. or 80 lbs. | 2 lbs. | Best for spring seedings. Seed no later than May 15 for summer protection. Seed to a depth of 1 inch. |
| Annual Ryegrass | 40 lbs. | 1 lb. | Grows quickly, but is of short duration. Use where appearances are important. Seed early spring and/or between August 15 and September 15. Cover the seed with no more than 0.25 inch of soil. |
| Perennial Ryegrass | 30 lbs. | 0.7 lb. | Good cover which is longer lasting than annual ryegrass. Seed between April 1 and June 1 and/or between August 15 and September 15. Mulching will allow seeding throughout the growing season. Seed to a depth of approximately 0.5 inch. |

Source: Minnick, E.L. and H.T. Marshall, (August 1992)

58 • New Hampshire Stormwater Manual: Volume 3 Revision: 1.0

TEMPORARY SEEDING SPECIFICATION

N.T.S.



TEMPORARY SEDIMENT TRAP DETAIL

N.T.S.

I:\BOHLER\ENG\NET\SHARED\MA-PROJECTS\21212121\DRAWINGS\PLAN SETS\REV\W211235-CVL-0-3-LAYOUT-C-603-SOIL EROSION NOTES (2)

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN SIGNATURE _____ DATE _____

SECRETARY SIGNATURE _____ DATE _____

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

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PROJECT No.: W211235
 DRAWN BY: KME
 CHECKED BY: MKB
 DATE: 01/17/2022
 CAD I.D.: W211235-CVL-0

SITE DEVELOPMENT PLANS

FOR

THE LANNAN COMPANY
 REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT

MAP 222, LOT 14
 3 FLAGSTONE DRIVE
 HUDSON
 HILLSBOROUGH COUNTY,
 NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
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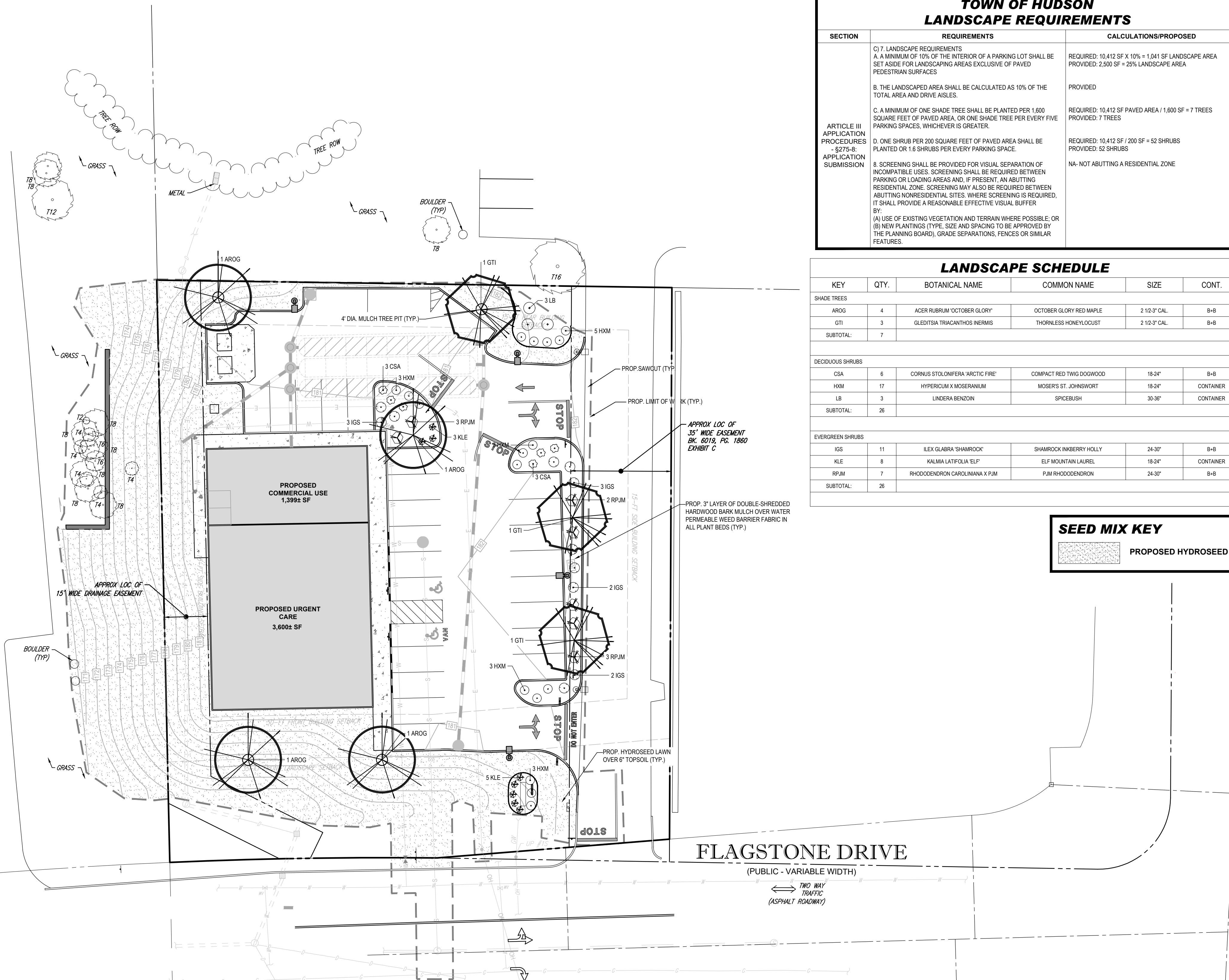
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J.A. KUOICH
 Professional Engineer
 MAINE LICENSE No. 12553

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

SHEET NUMBER:
C-603

ORG. DATE - 01/17/2022



TOWN OF HUDSON LANDSCAPE REQUIREMENTS

| SECTION | REQUIREMENTS | CALCULATIONS/PROPOSED |
|---|---|---|
| ARTICLE III APPLICATION PROCEDURES -§275-8: -§275-8: APPLICATION SUBMISSION | C) 7. LANDSCAPE REQUIREMENTS A. A MINIMUM OF 10% OF THE INTERIOR OF A PARKING LOT SHALL BE SET ASIDE FOR LANDSCAPING AREAS EXCLUSIVE OF PAVED PEDESTRIAN SURFACES | REQUIRED: 10,412 SF X 10% = 1,041 SF LANDSCAPE AREA PROVIDED: 2,500 SF = 25% LANDSCAPE AREA |
| | B. THE LANDSCAPED AREA SHALL BE CALCULATED AS 10% OF THE TOTAL AREA AND DRIVE AISLES. | PROVIDED |
| | C. A MINIMUM OF ONE SHADE TREE SHALL BE PLANTED PER 1,600 SQUARE FEET OF PAVED AREA, OR ONE SHADE TREE PER EVERY FIVE PARKING SPACES, WHICHEVER IS GREATER. | REQUIRED: 10,412 SF PAVED AREA / 1,600 SF = 7 TREES PROVIDED: 7 TREES |
| | D. ONE SHRUB PER 200 SQUARE FEET OF PAVED AREA SHALL BE PLANTED OR 1.6 SHRUBS PER EVERY PARKING SPACE. | REQUIRED: 10,412 SF / 200 SF = 52 SHRUBS PROVIDED: 52 SHRUBS |
| | 8. SCREENING SHALL BE PROVIDED FOR VISUAL SEPARATION OF INCOMPATIBLE USES. SCREENING SHALL BE REQUIRED BETWEEN PARKING OR LOADING AREAS AND, IF PRESENT, AN ABUTTING RESIDENTIAL ZONE. SCREENING MAY ALSO BE REQUIRED BETWEEN ABUTTING NONRESIDENTIAL SITES, WHERE SCREENING IS REQUIRED, IT SHALL PROVIDE A REASONABLE EFFECTIVE VISUAL BUFFER BY: (A) USE OF EXISTING VEGETATION AND TERRAIN WHERE POSSIBLE, OR (B) NEW PLANTINGS (TYPE, SIZE AND SPACING TO BE APPROVED BY THE PLANNING BOARD), GRADE SEPARATIONS, FENCES OR SIMILAR FEATURES. | NA- NOT ABUTTING A RESIDENTIAL ZONE |

LANDSCAPE SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | CONT. |
|-------------------------|------|----------------------------------|--------------------------|---------------|-----------|
| SHADE TREES | | | | | |
| AROG | 4 | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 2 1/2-3" CAL. | B-B |
| GTI | 3 | GLEDITSIA TRIACANTHOS INERMIS | THORNLESS HONEYLOCUST | 2 1/2-3" CAL. | B-B |
| SUBTOTAL: | 7 | | | | |
| DECIDUOUS SHRUBS | | | | | |
| CSA | 6 | CORNUS STOLONIFERA 'ARCTIC FIRE' | COMPACT RED TWIG DOGWOOD | 15-24" | B-B |
| HXM | 17 | HYPERICUM X MOSEERANUM | MOSEER'S ST. JOHNSWORT | 15-24" | CONTAINER |
| LB | 3 | LINDERA BENZON | SPICEBUSH | 30-36" | CONTAINER |
| SUBTOTAL: | 26 | | | | |
| EVERGREEN SHRUBS | | | | | |
| IGS | 11 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERY HOLLY | 24-30" | B-B |
| KLE | 8 | KALMA LATIFOLIA 'ELF' | ELF MOUNTAIN LAUREL | 18-24" | CONTAINER |
| RPJM | 7 | RHODODENDRON CAROLINIANA X PJM | PJM RHODODENDRON | 24-30" | B-B |
| SUBTOTAL: | 26 | | | | |

SEED MIX KEY

| | |
|--|--------------------|
| | PROPOSED HYDROSEED |
|--|--------------------|

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PROJECT No.: W211235
DRAWN BY: KME
CHECKED BY: MKB
DATE: 01/17/2022
CAD I.D.: W211235-LND-0

PROJECT:
SITE DEVELOPMENT PLANS
FOR

THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT
MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-701

ORG. DATE - 01/17/2022

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN SIGNATURE _____ DATE _____

SECRETARY SIGNATURE _____ DATE _____

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OWNER MAINTENANCE RESPONSIBILITIES

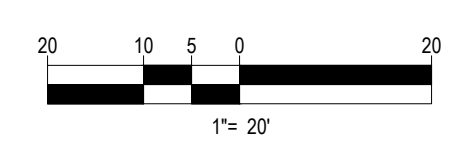
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**



P:\21\W211235\DRAWINGS\PLAN SETS\REV\W211235-LND-0-1-LAYOUT-C-701-LAND



| LUMINAIRE SCHEDULE | | | | | |
|--------------------|-----|---------------------|--------|---------------------|--|
| SYMBOL | QTY | ARRANGEMENT | LUMENS | LLF MOUNTING HEIGHT | DESCRIPTION |
| A | 2 | SINGLE (POLE MOUNT) | 11,096 | 0.9 22 FT [1] | PHILLIPS GARDCO ECOFORM LED ECF-S-32L-1-2A-NW-G2-4-HIS (TYPE IV) |

- [1] INCLUDES ANTICIPATED 20 FOOT HIGH POLE AND 2-FOOT HIGH CONCRETE BASE REVEAL.
 [2] WALL / BUILDING MOUNT LIGHTING NOT INCLUDED ON THIS PLAN. COORDINATE SAME WITH ARCHITECTURAL PLANS BY OTHERS.

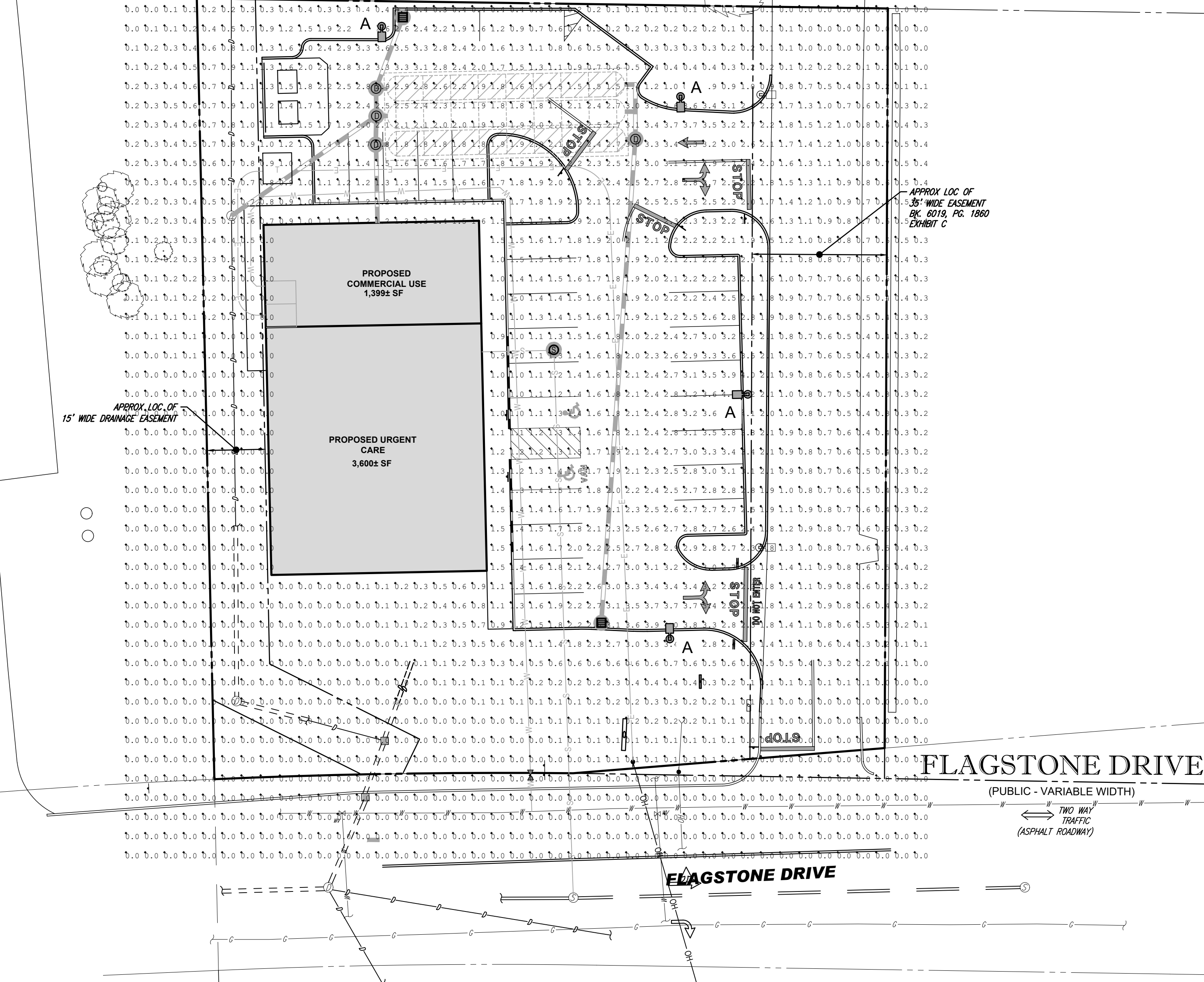


Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: _____
 Location: _____
 Call No: _____
 Type: _____
 Lamp: _____
 Note: _____

LIGHTING NOTES

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

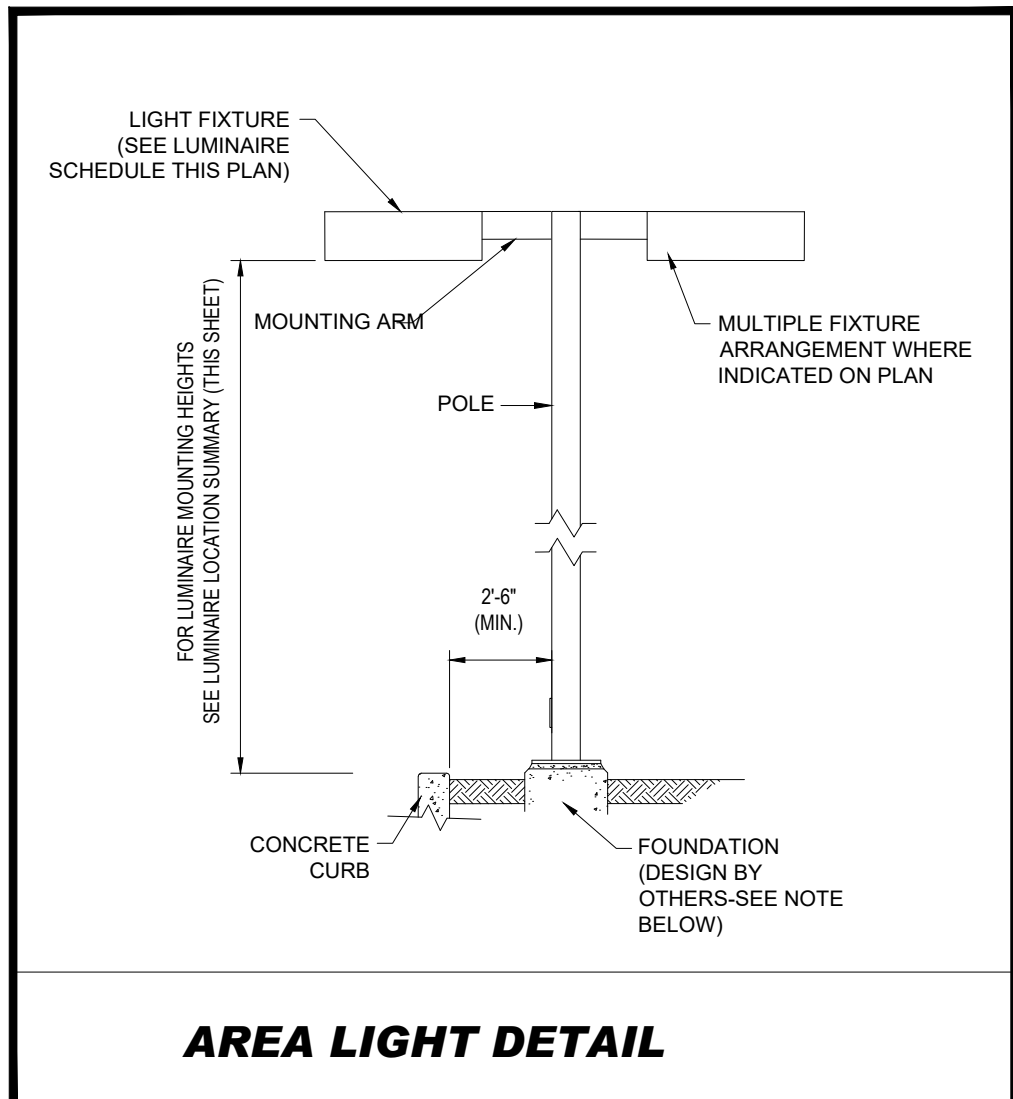


Ordering guide example ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGT

| ECF-S | Number of Fixtures | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty | Order Qty |
|-------|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------|-----------|-----------|--------------|-----------|-----------|------------|-----------|-----------|
| ECF-S | 32L | 35S | WW-G2 | AW | 2 Type 2 | 00 | 00V | 00 | 0-10V External | NMB3 | PCB | Photocontrol | FC | FC | Square Pin | Terminal | Terminal |
| ECF-S | 35S | 35S | WW-G2 | AW | 2 Type 2 | 00 | 00V | 00 | 0-10V External | NMB3 | PCB | Photocontrol | FC | FC | Square Pin | Terminal | Terminal |
| ECF-S | 35S | 35S | WW-G2 | AW | 2 Type 2 | 00 | 00V | 00 | 0-10V External | NMB3 | PCB | Photocontrol | FC | FC | Square Pin | Terminal | Terminal |

- ECF-S-MGT is equipped with touch-board sensor housing when voltage is 120V (240-480V).
- Mounts to a 4" round pole with adapter included for square poles.
- Limited to a maximum of 45 degrees swing below horizontal.
- Not available with motion sensor.
- Not available with photocontrol.
- Available only in 120 or 277V.
- Not available in 347 or 480V.
- Must specify exact voltage.
- Dimming will not be connected to NEMA receptacle if ordering with other control options.
- Not available in 480V. Order photocell separately with TLSD/LT.
- Not available with DDC.
- Not available with SP and MS. RPAs provided with black finish standard.
- Not available with Type 8 and 8B optics.
- Not available with DDC, DDC, and PMS dimming control options.
- Not available with DDC, DDC, PMS and LLC dimming control options.
- Must specify a motion sensor lens.

ECF-S_Ecoform_area_small 08/20 page 1 of 8



NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

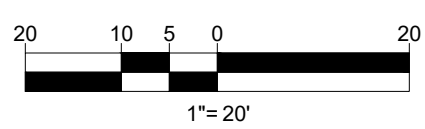
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN SIGNATURE: _____ DATE: _____

SECRETARY SIGNATURE: _____ DATE: _____

SITE PLANS 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.



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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUBDIVISION DESIGN
 PERMITTING SERVICES
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REVISIONS

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PROJECT No.: W211235
 DRAWN BY: KME
 CHECKED BY: MKB
 DATE: 01/17/2022
 CAD I.D.: W211235-CVL-0

SITE DEVELOPMENT PLANS FOR

THE LANNAN COMPANY
 REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT

MAP 222, LOT 14
 3 FLAGSTONE DRIVE
 HUDSON
 HILLSBOROUGH COUNTY,
 NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900

www.BohlerEngineering.com

J.A. KUOICH

PROFESSIONAL ENGINEER

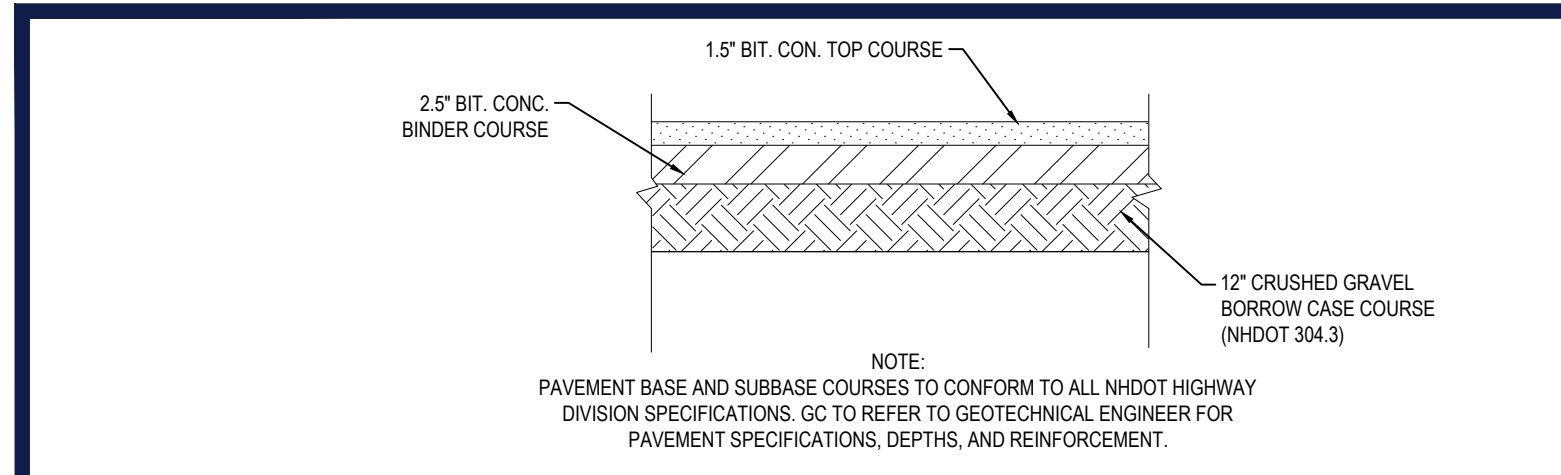
MAINE LICENSE No. 12553

SHEET TITLE: **LIGHTING PLAN**

SHEET NUMBER: **C-703**

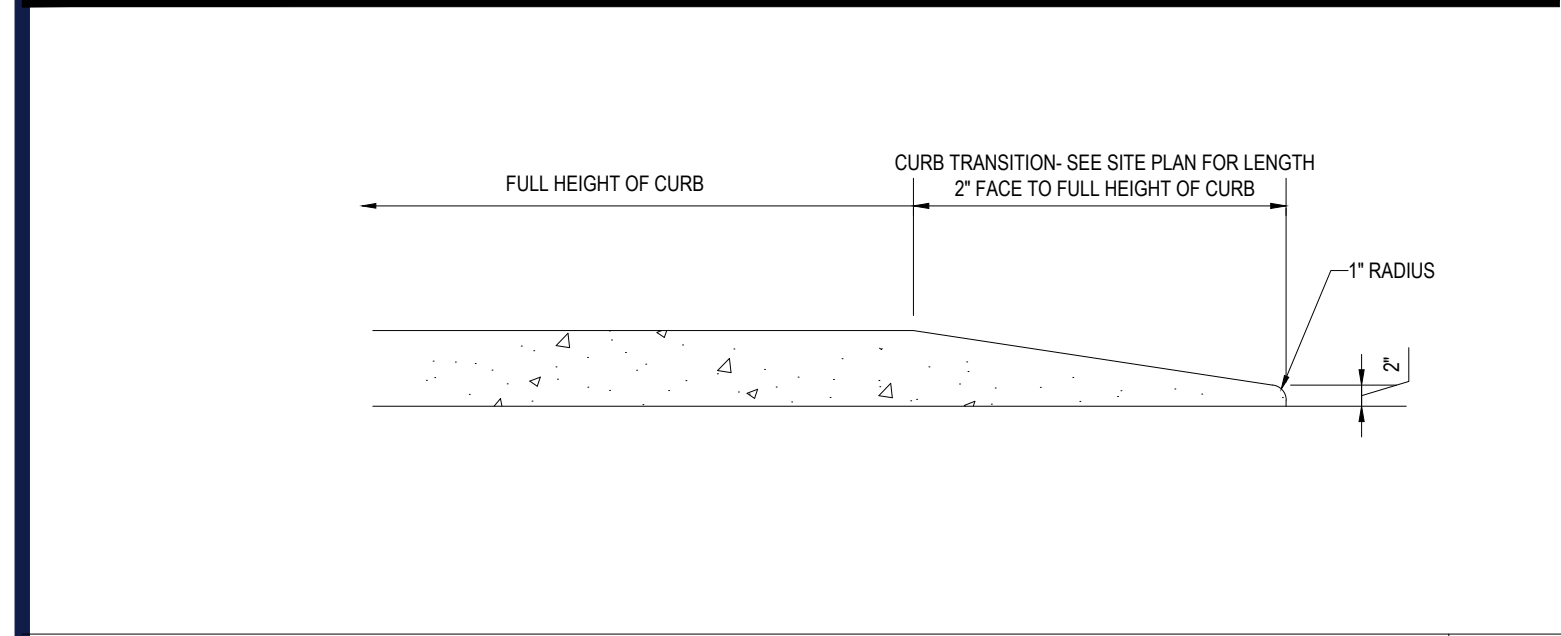
ORG. DATE - 01/17/2022

M:\DRG\2021\01\1235\01\1235-CVL-0.dwg - LAYOUT - C-703-LIGHT



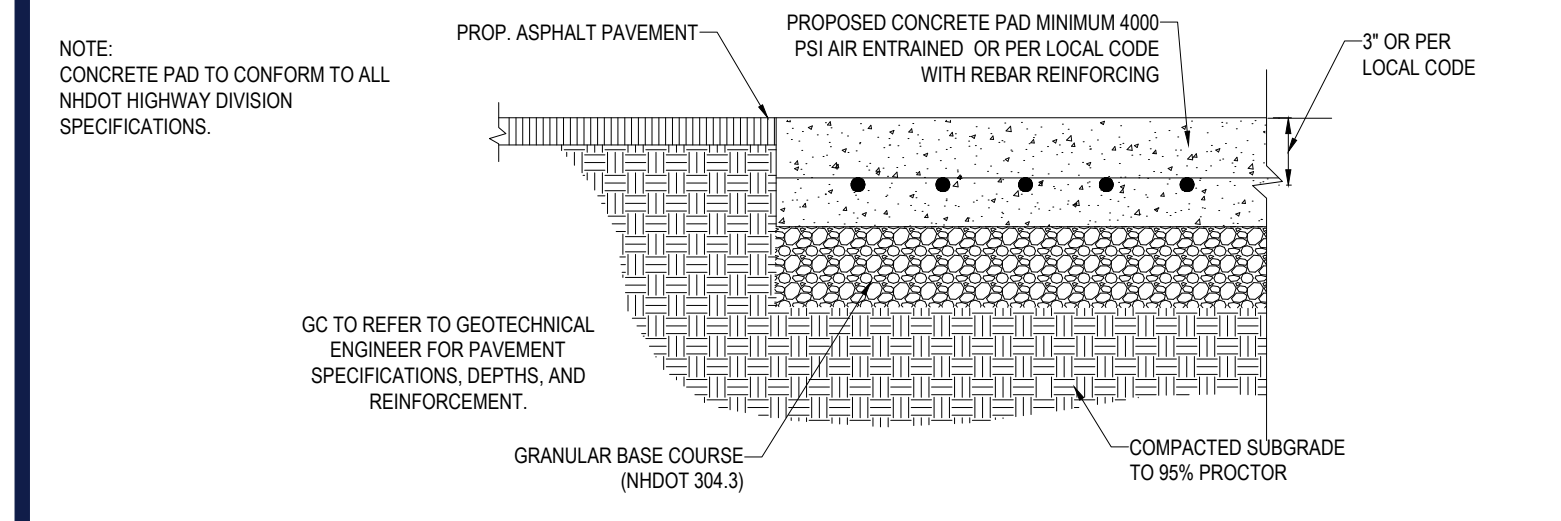
ASPHALT PAVEMENT SECTION

N.T.S.



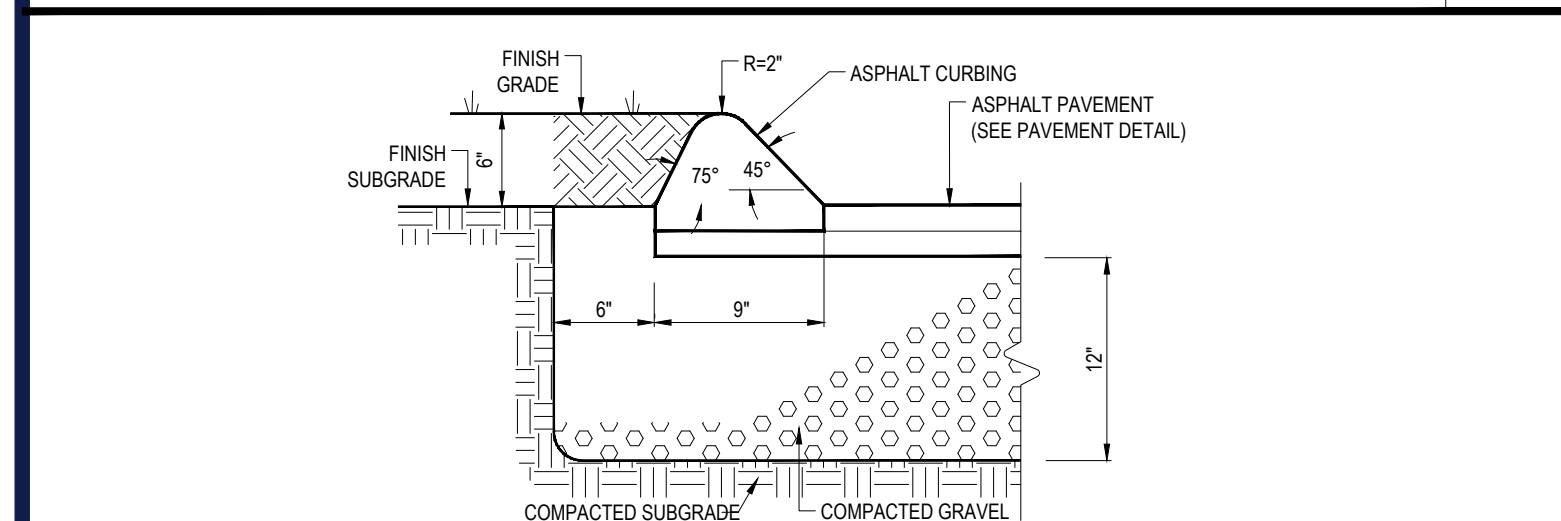
TRANSITION CURB DETAIL

N.T.S.



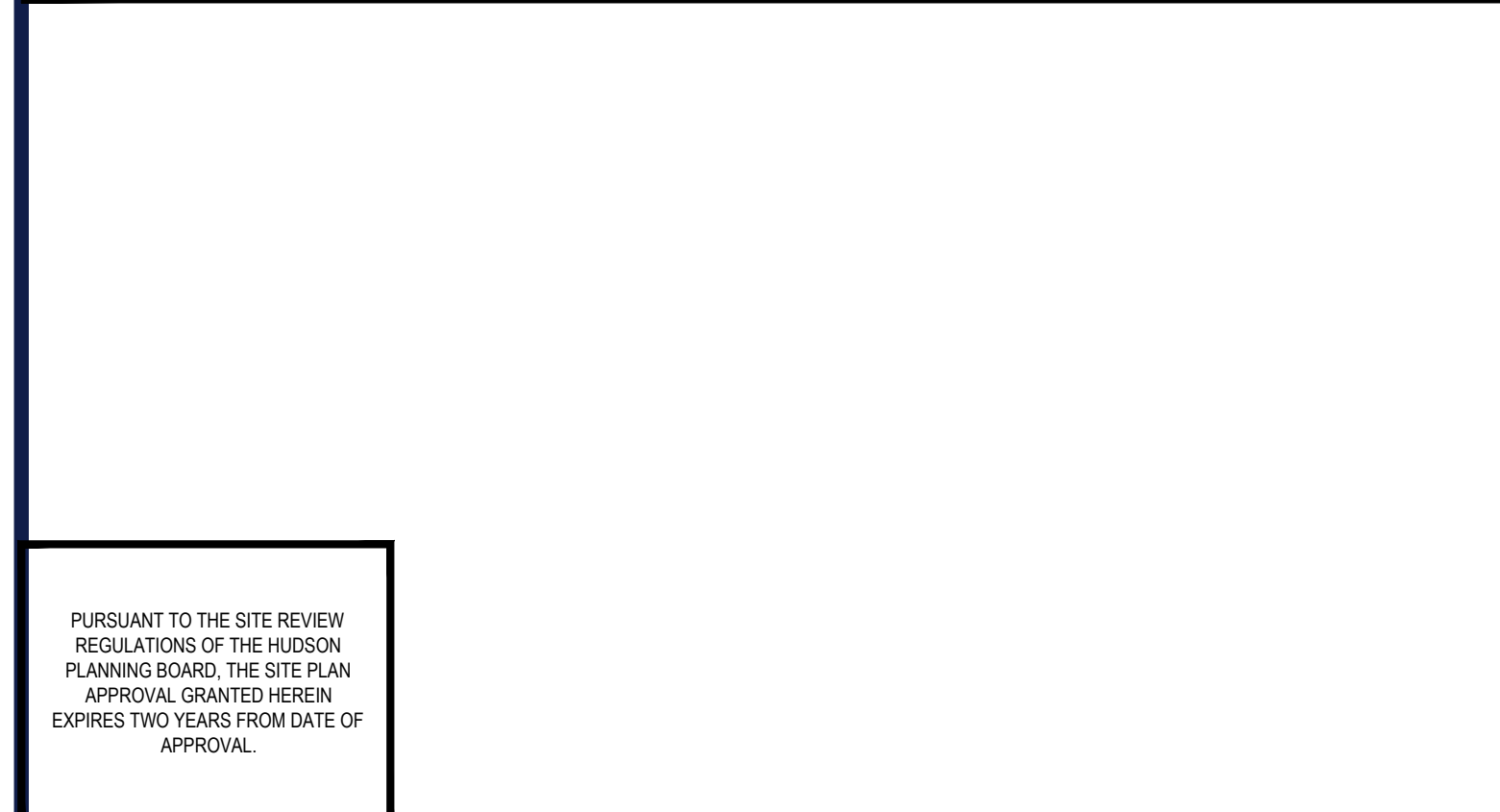
CONCRETE PAD DETAIL

N.T.S.



BITUMINOUS CONC. CURB DETAIL

N.T.S.



ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.

APPROVED BY THE HUDSON, NH PLANNING BOARD

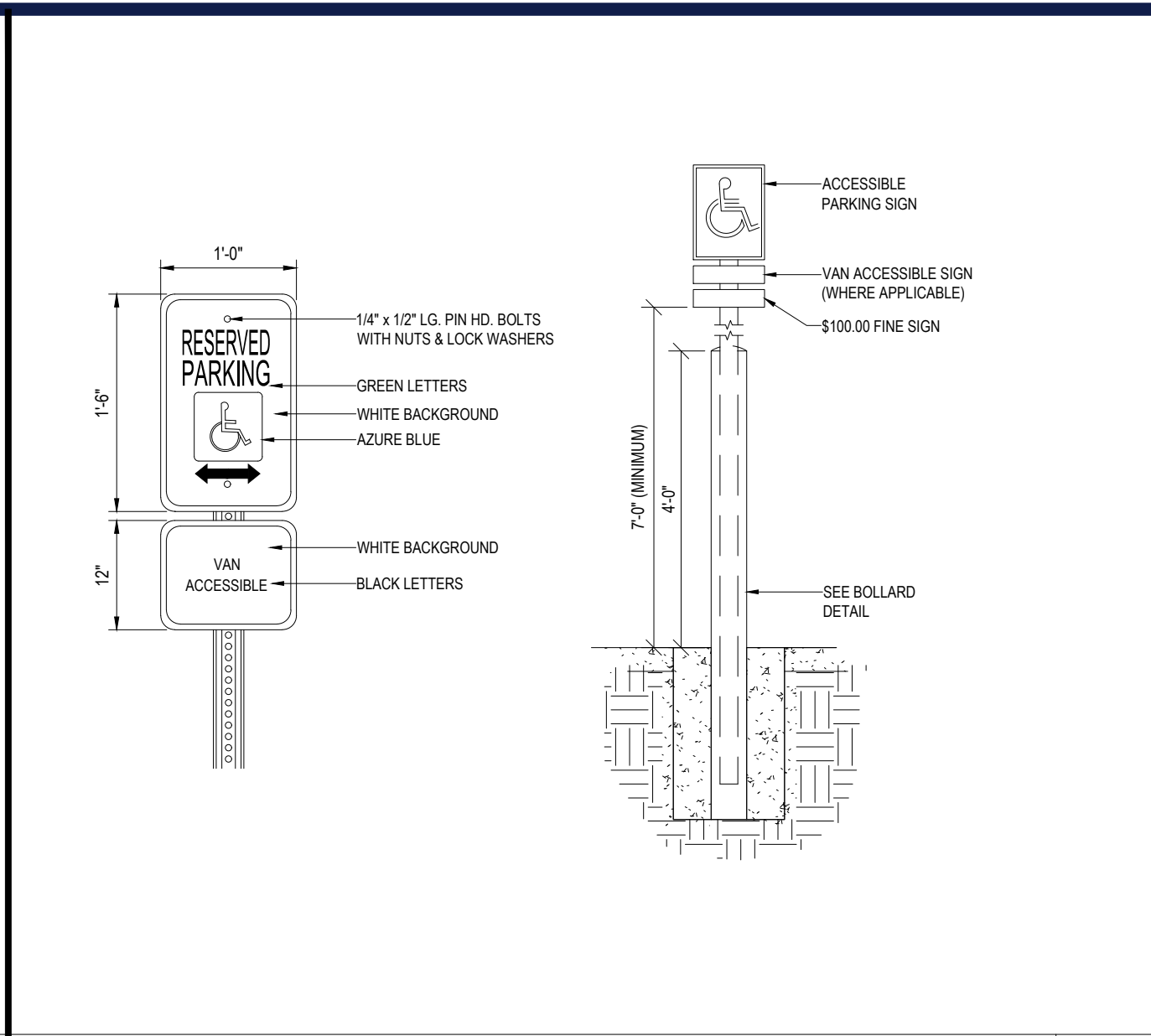
DATE OF MEETING _____

CHAIRMAN SIGNATURE _____

SECRETARY SIGNATURE _____

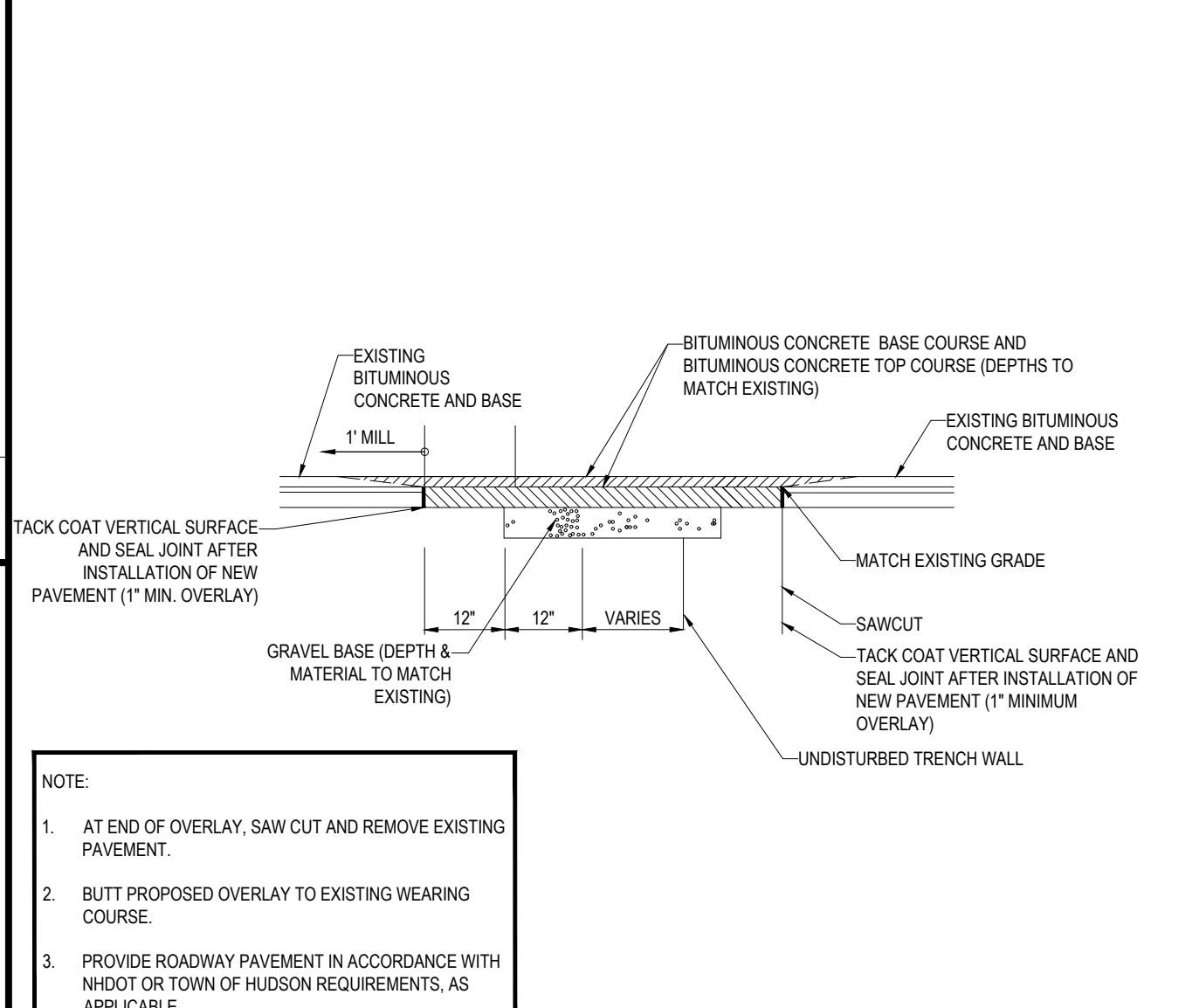
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

I:\BOHLER\NET\SHARES\MA-PROJECTS\21\W211235\DRAWINGS\PLAN SETS\REV\W211235-CVL-0-LAYOUT-C-901-1.DETL



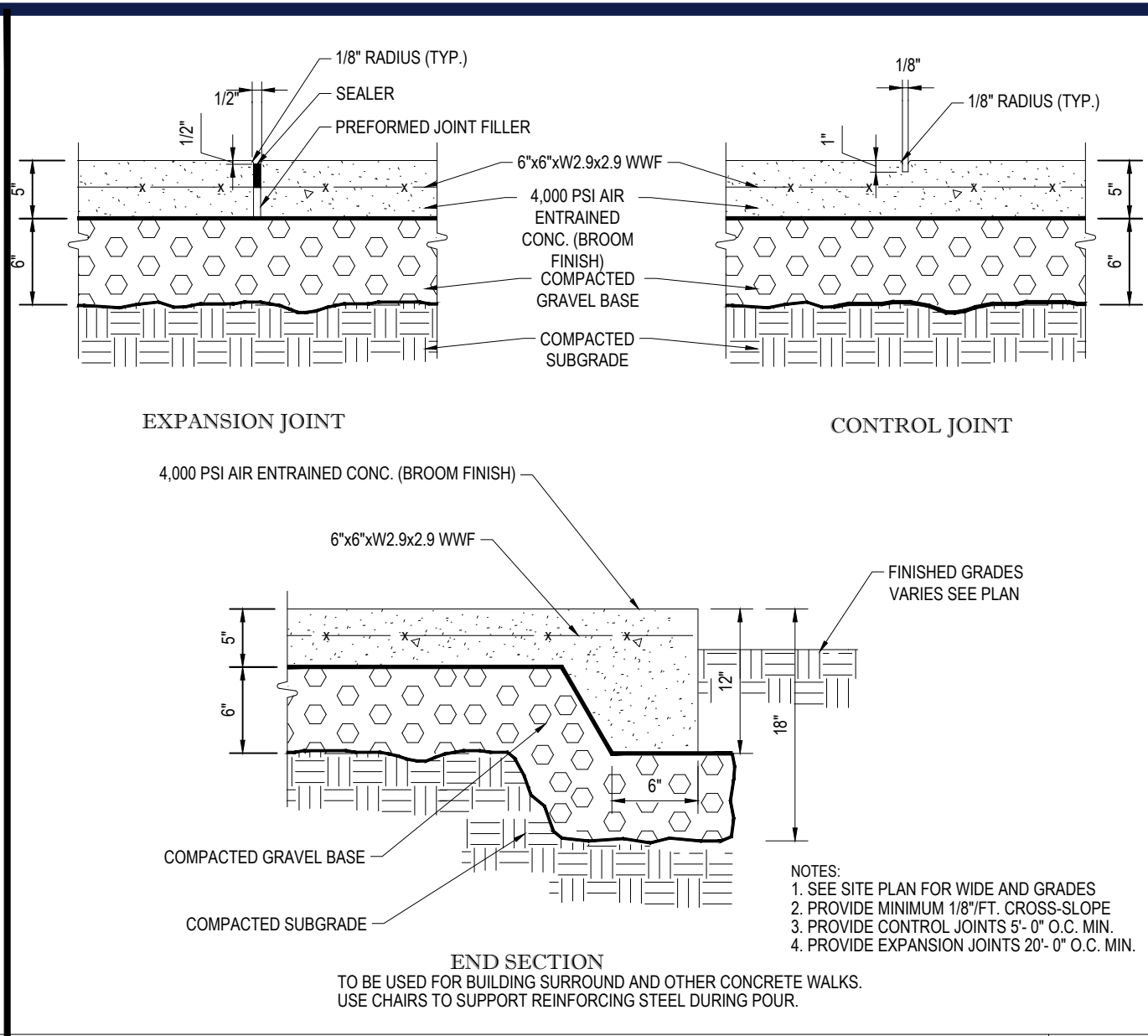
ACCESSIBLE PARKING SIGN W/ BOLLARD DETAIL

N.T.S.



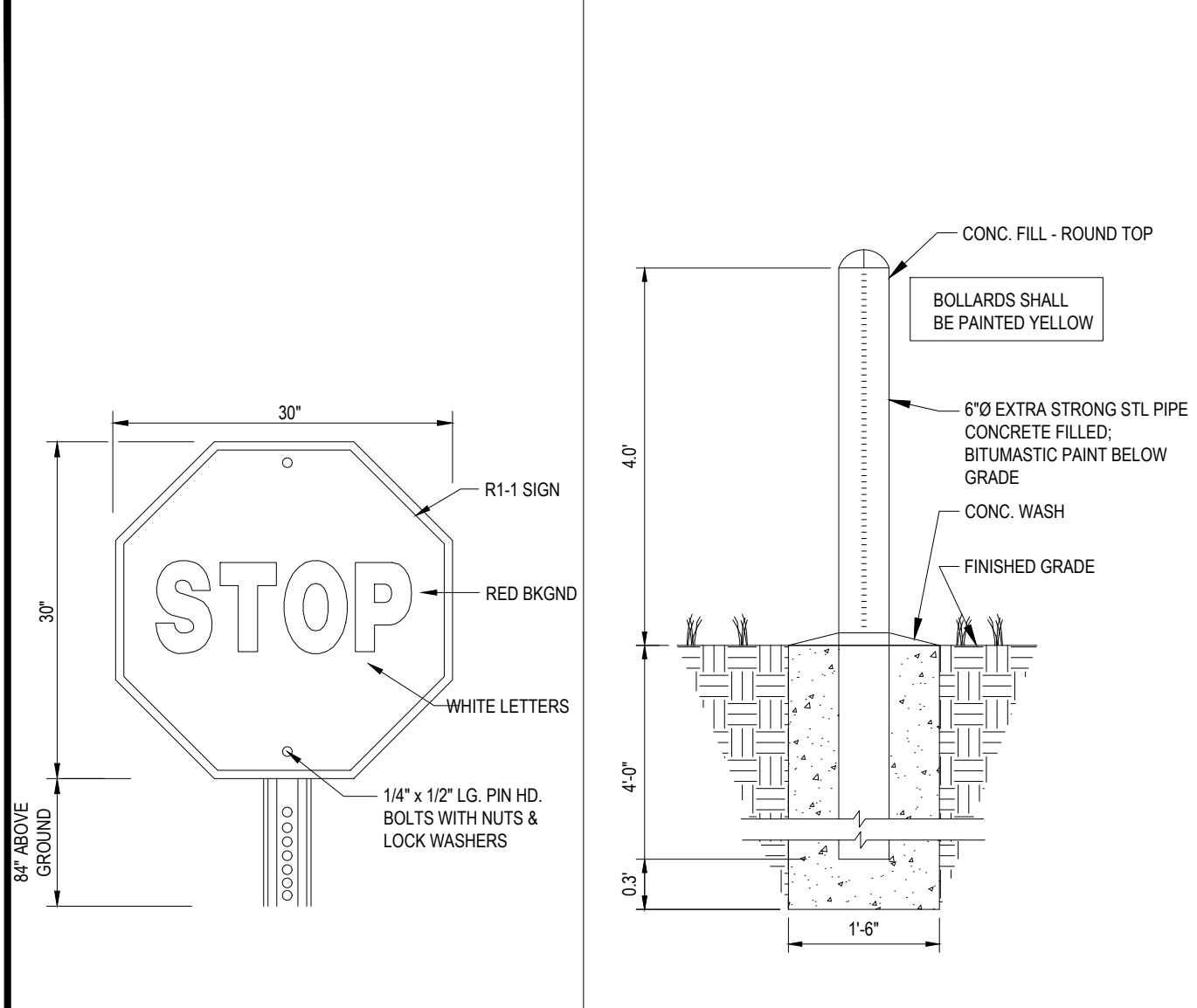
ROADWAY PATCHING DETAIL

N.T.S.



MONOLITHIC CONC. SIDEWALK DETAILS

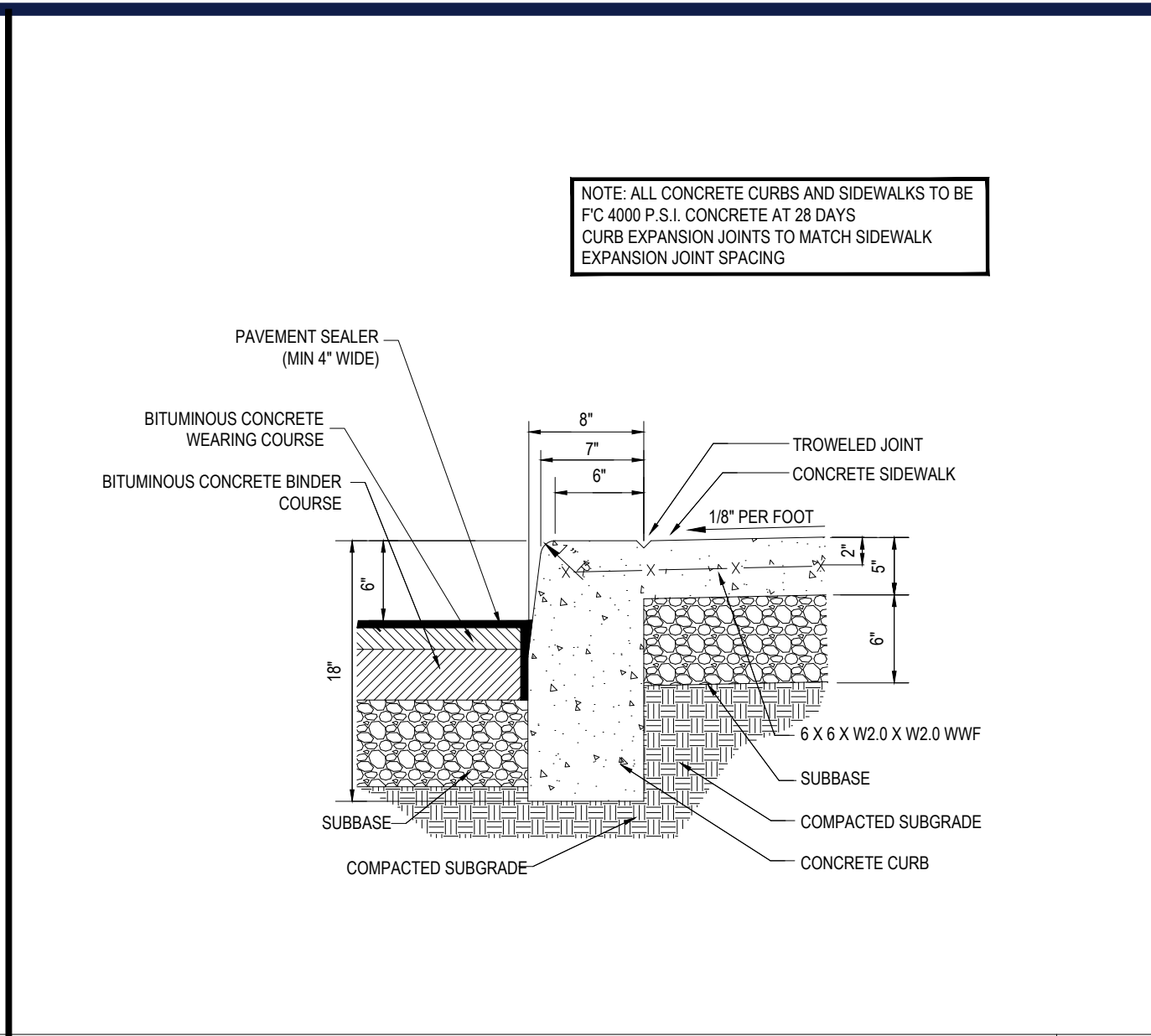
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'STOP' SIGN

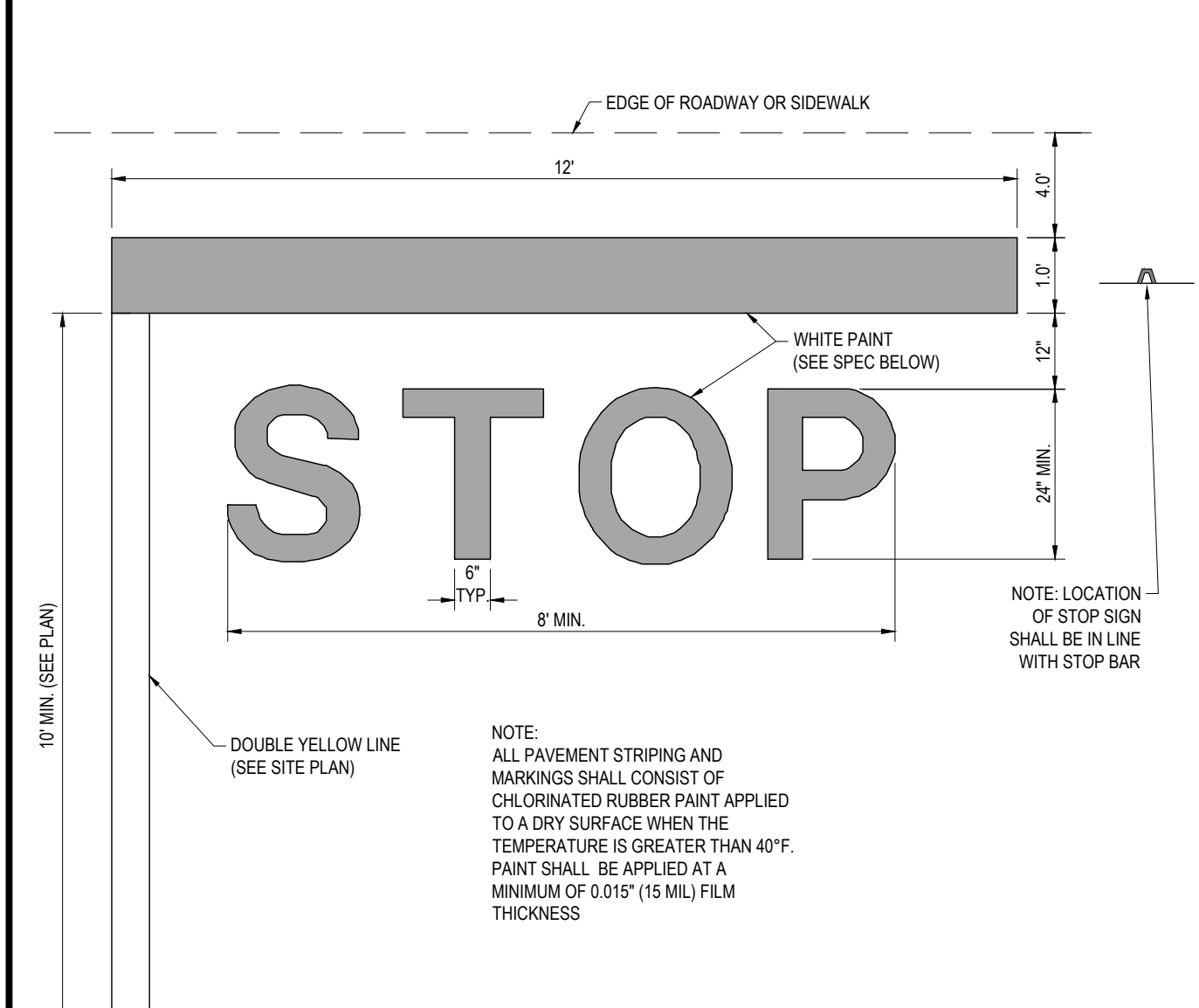
BOLLARD DETAIL

N.T.S.



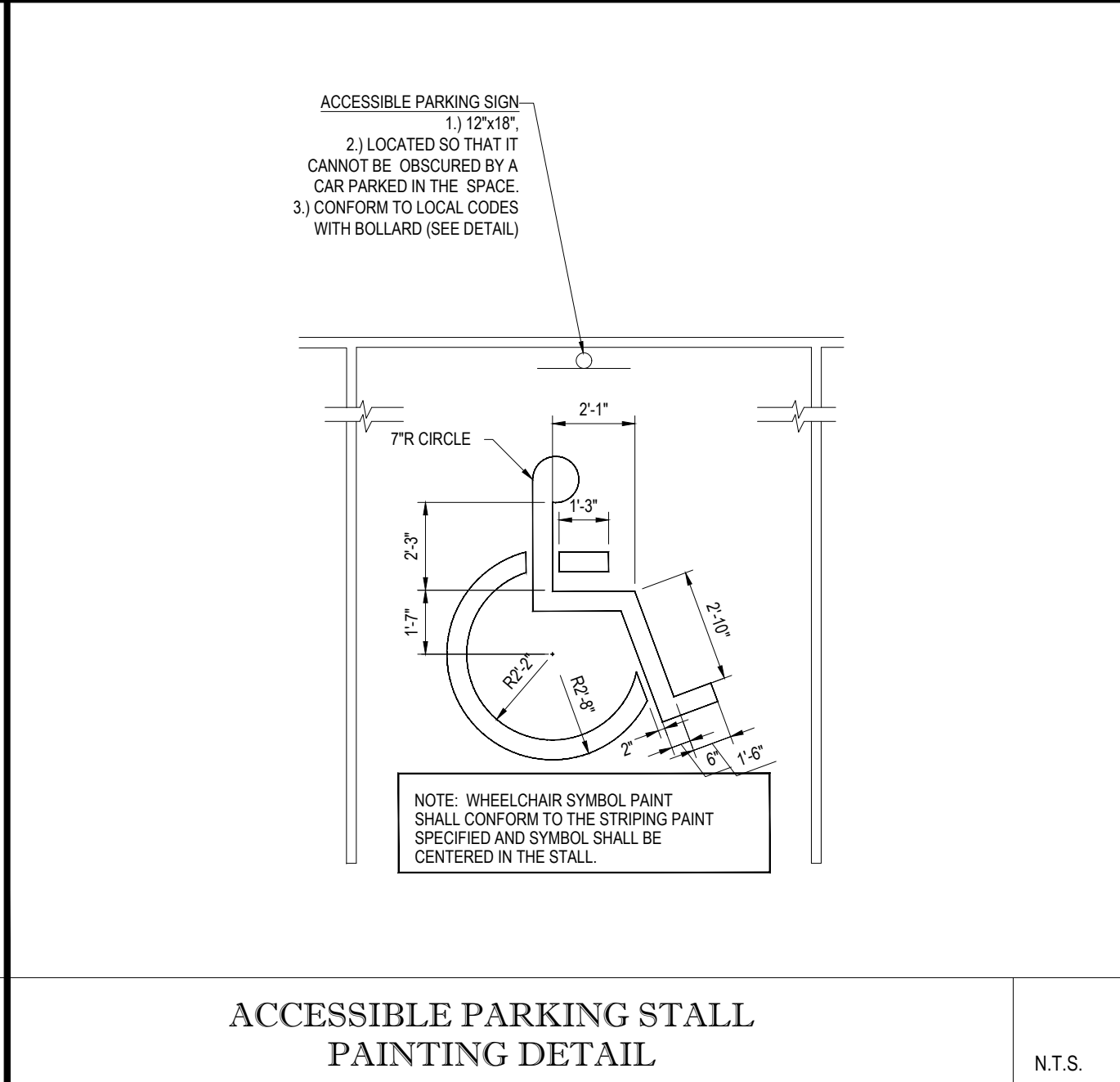
CURB DETAIL W/ MONOLITHIC SIDEWALK ON-SITE

N.T.S.



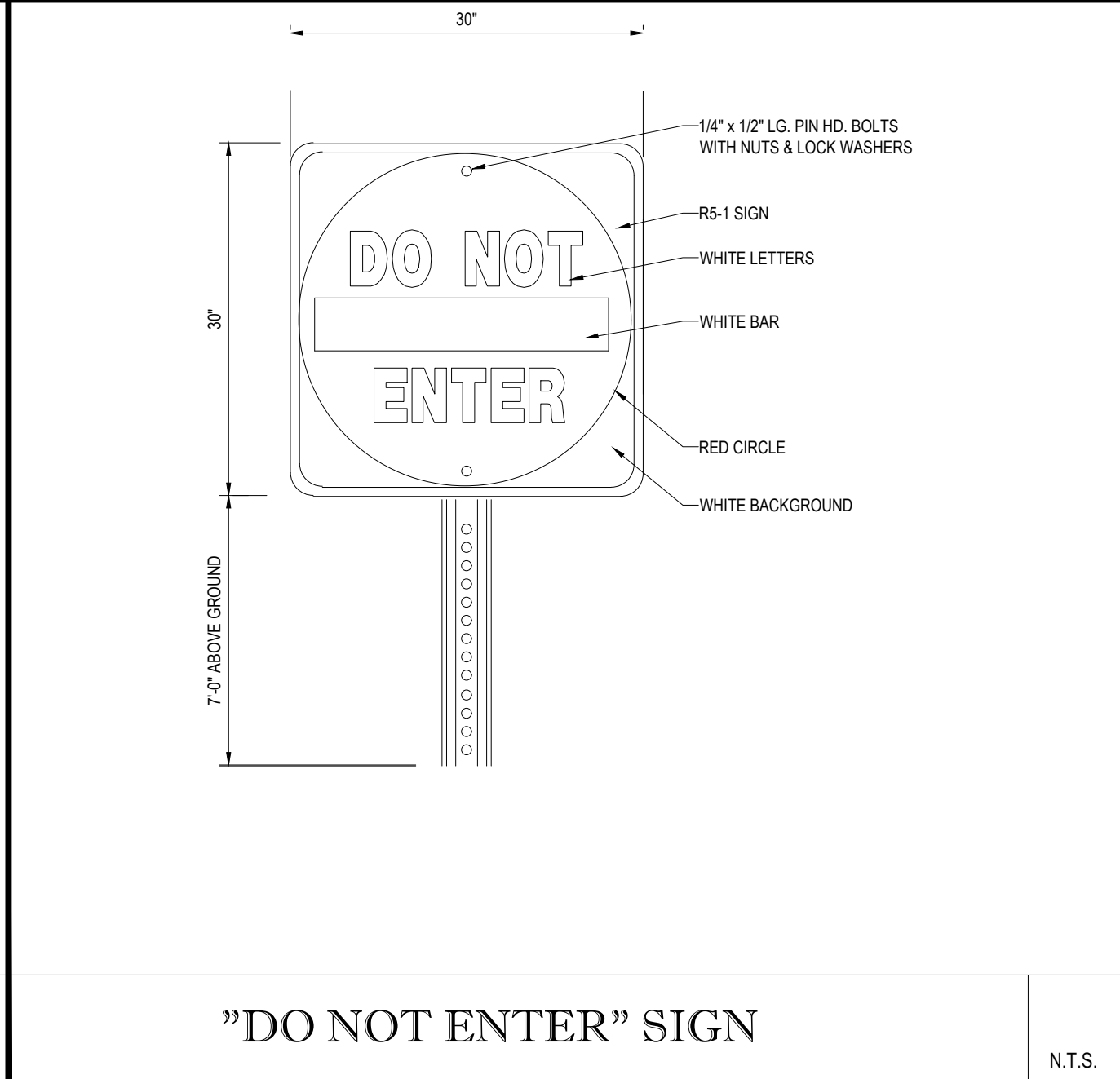
'STOP' BAR DETAIL

N.T.S.



ACCESSIBLE PARKING STALL PAINTING DETAIL

N.T.S.



\"/>

N.T.S.

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PROGRAM MANAGEMENT
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NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE FC 4000 P.S.I. CONCRETE AT 28 DAYS. CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING.

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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PROJECT No.: W211235
DRAWN BY: KMB
CHECKED BY: MKB
DATE: 01/17/2022
CAD I.D.: W211235-CVL-0

SITE DEVELOPMENT PLANS FOR

THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT

MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
N.H.

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

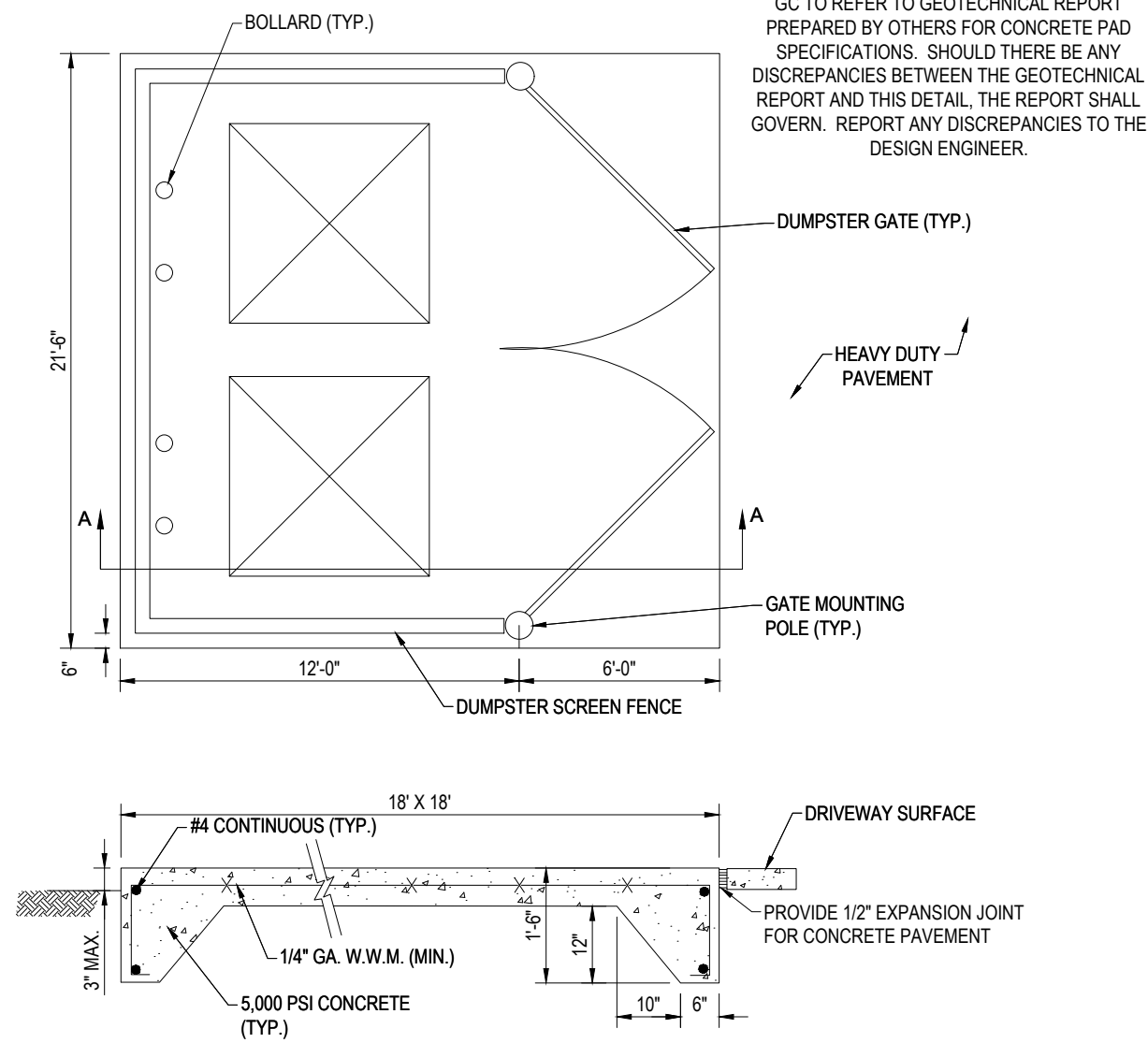
www.BohlerEngineering.com

J.A. KUOICH
Professional Engineer
MAINE LICENSE No. 12553

SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-901

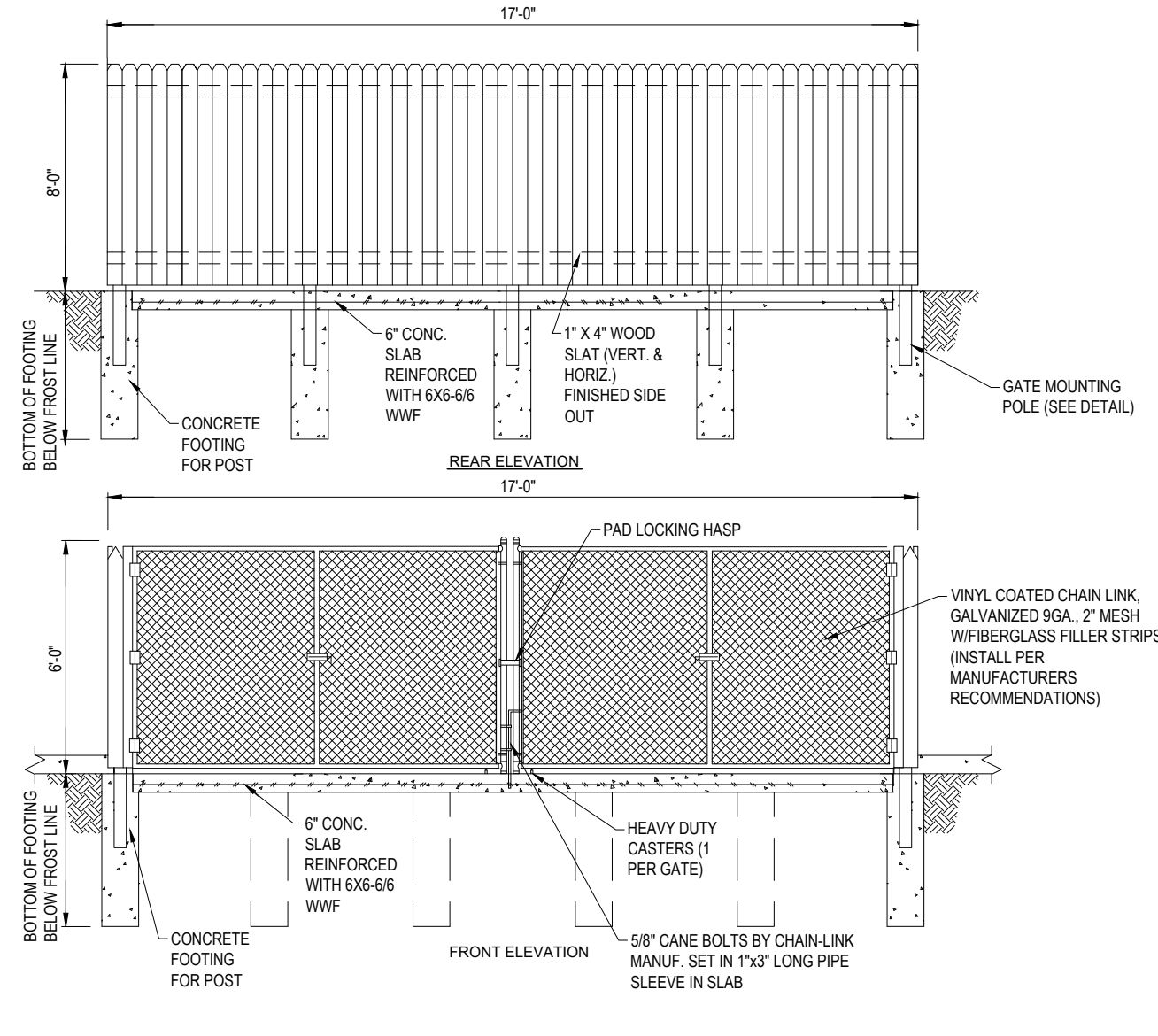
ORG. DATE - 01/17/2022



GC TO REFER TO GEOTECHNICAL REPORT PREPARED BY OTHERS FOR CONCRETE PAD SPECIFICATIONS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT AND THIS DETAIL, THE REPORT SHALL GOVERN. REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.

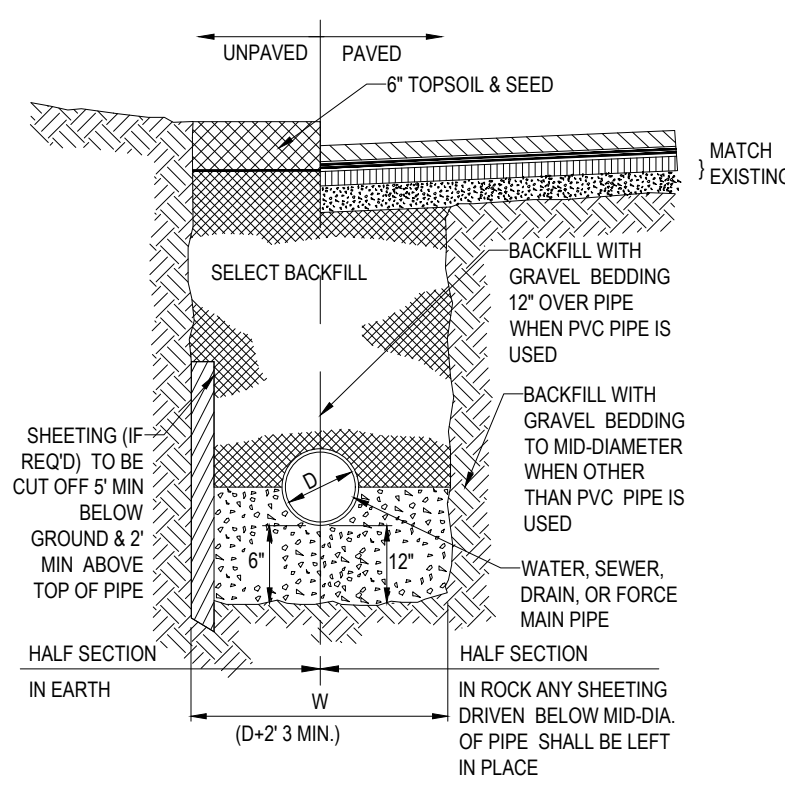
DUMPSTER PAD WITH SCREENING

N.T.S.



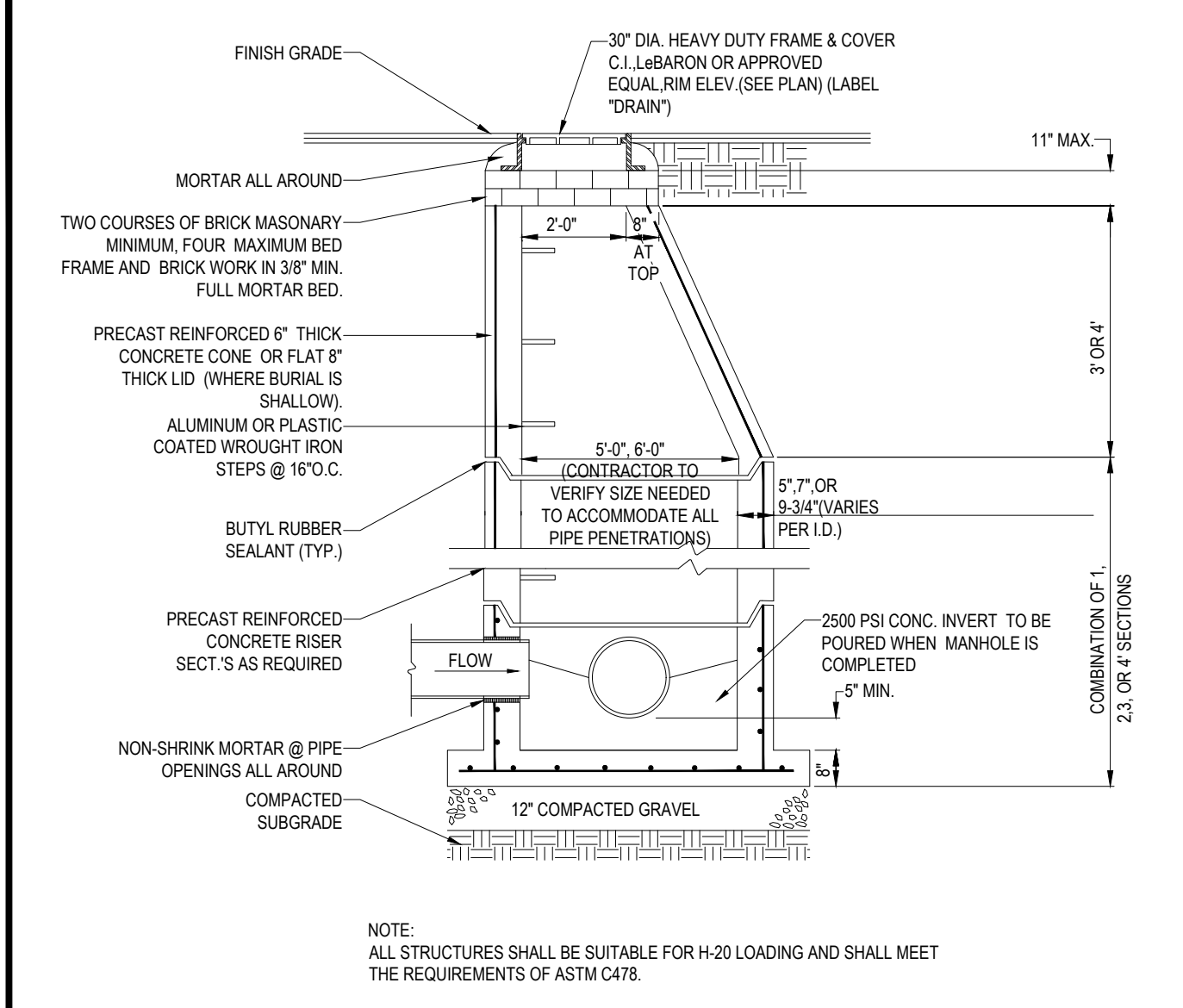
STOCKADE FENCE TRASH ENCLOSURE DETAIL

N.T.S.



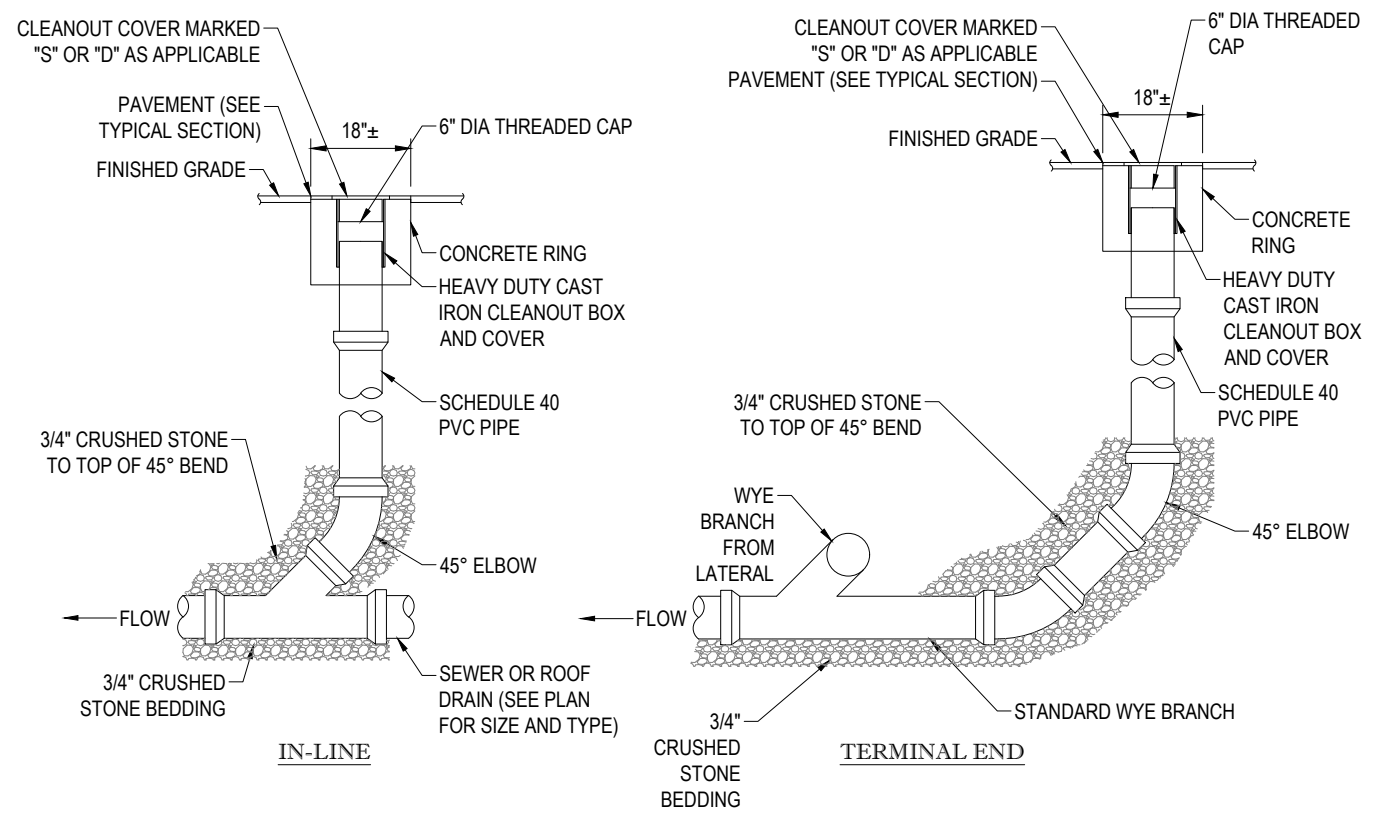
TYPICAL UTILITY TRENCH

N.T.S.



TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

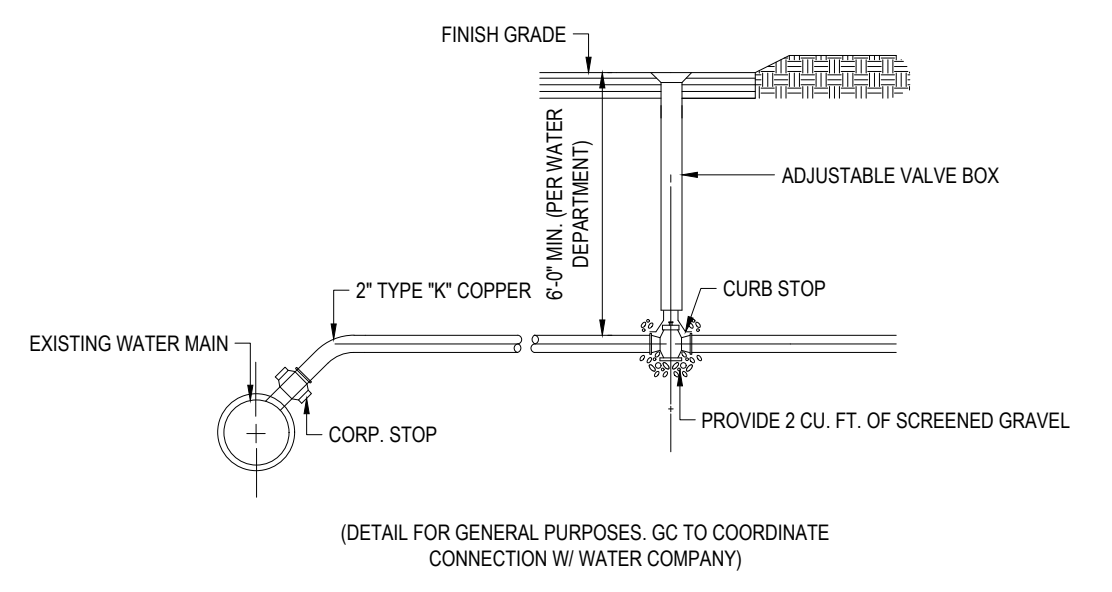
N.T.S.



NOTES:
 1. CLEANOUTS TO BE INSTALLED WHERE INDICATED ON THE PLANS.
 2. CLEANOUT PIPE TO BE SAME SIZE AND MATERIAL AS SEWER/DRAIN LINE UP TO 8".
 3. BACKFILL TO TOP OF 45" WITH 3/4" CRUSHED STONE.

CLEANOUT DETAIL

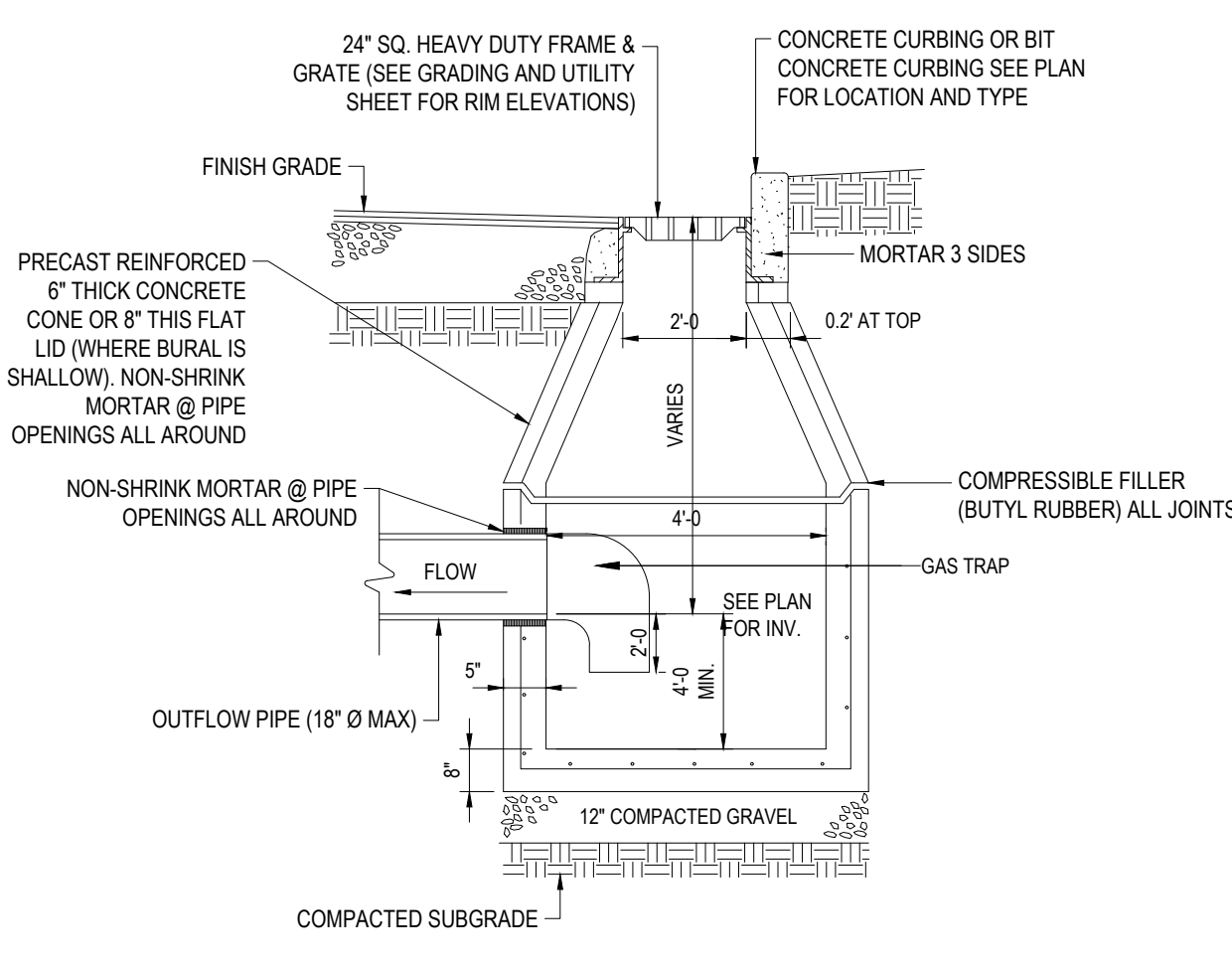
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(DETAIL FOR GENERAL PURPOSES. GC TO COORDINATE CONNECTION W/ WATER COMPANY)

WATER/SERVICE CONSTRUCTION

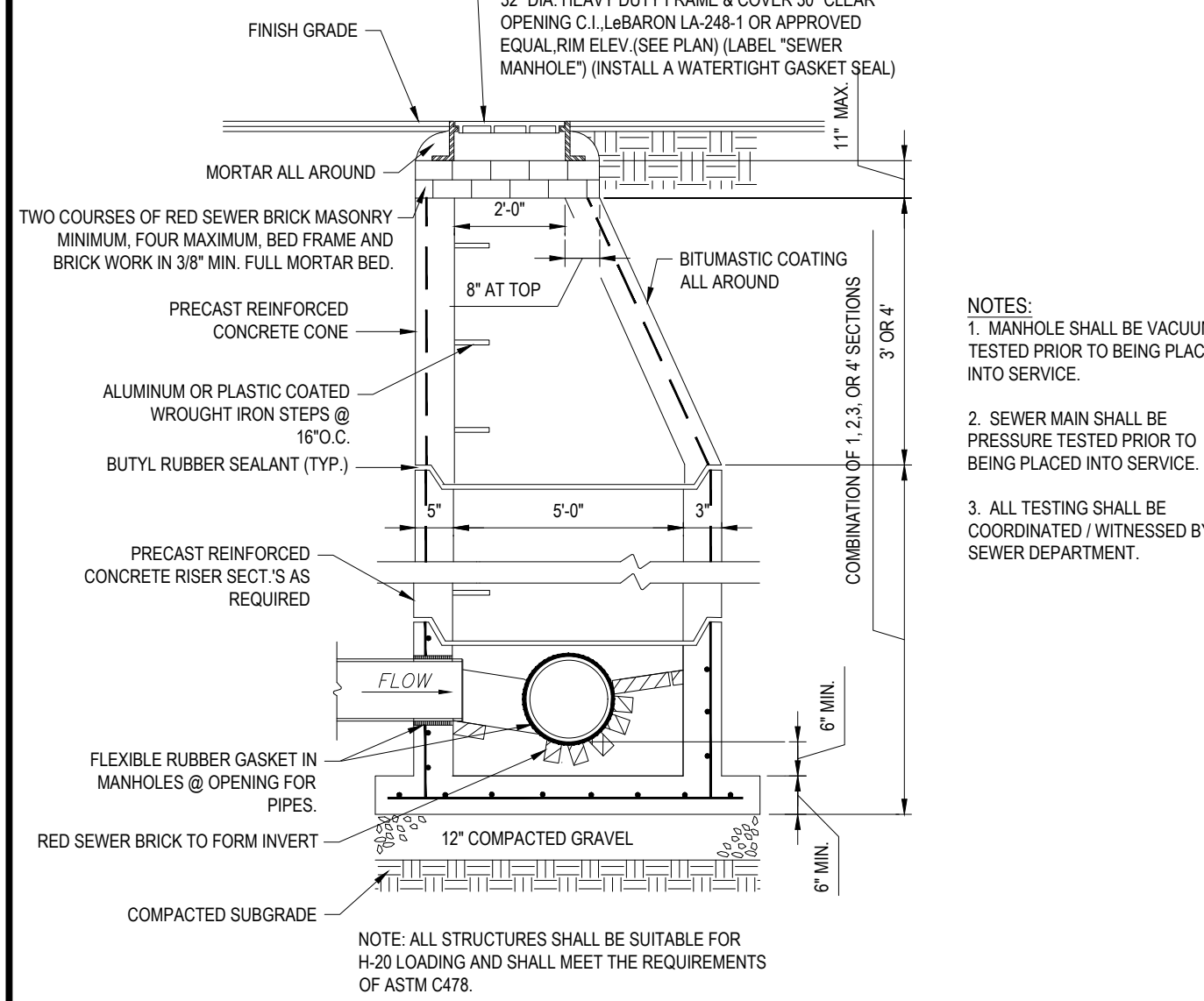
N.T.S.



NOTES:
 1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
 2. USE PRECAST FLAT SLAB TOP FOR SHALLOW INVERT APPLICATIONS

PRECAST CONCRETE DEEP SUMP CATCH BASIN

N.T.S.



TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.

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| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
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PROJECT No.: W211235
 DRAWN BY: KMB
 CHECKED BY: MKB
 DATE: 01/17/2022
 CAD I.D.: W211235-CVL-0

SITE DEVELOPMENT PLANS
 FOR

THE LANNAN COMPANY
 REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT

MAP 222, LOT 14
 3 FLAGSTONE DRIVE
 HUDSON
 HILLSBOROUGH COUNTY,
 N.H. NEW HAMPSHIRE

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com

J.A. KUOICH
 PROFESSIONAL ENGINEER
 MAINE LICENSE NO. 12553

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:
C-902

ORG. DATE - 01/17/2022

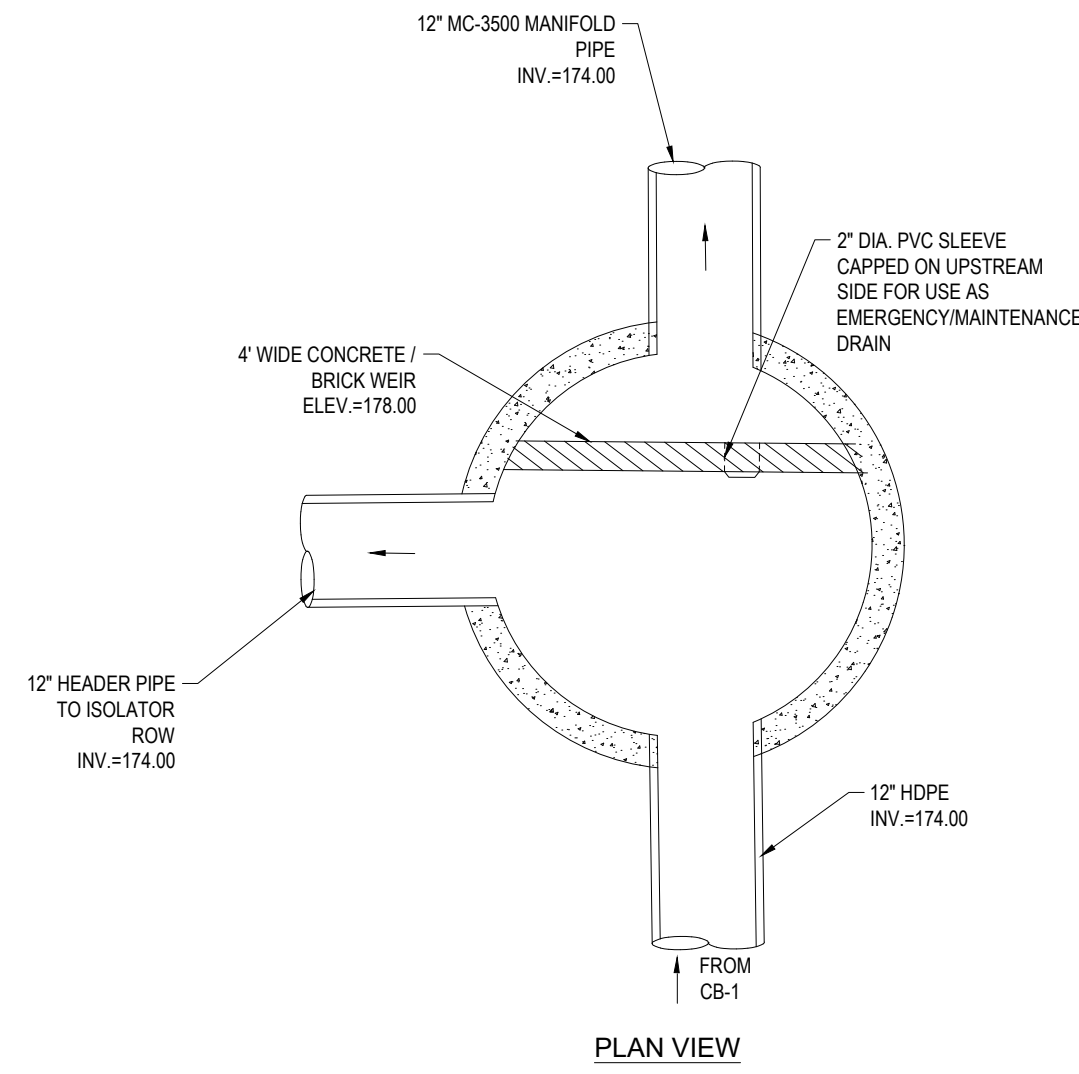
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD

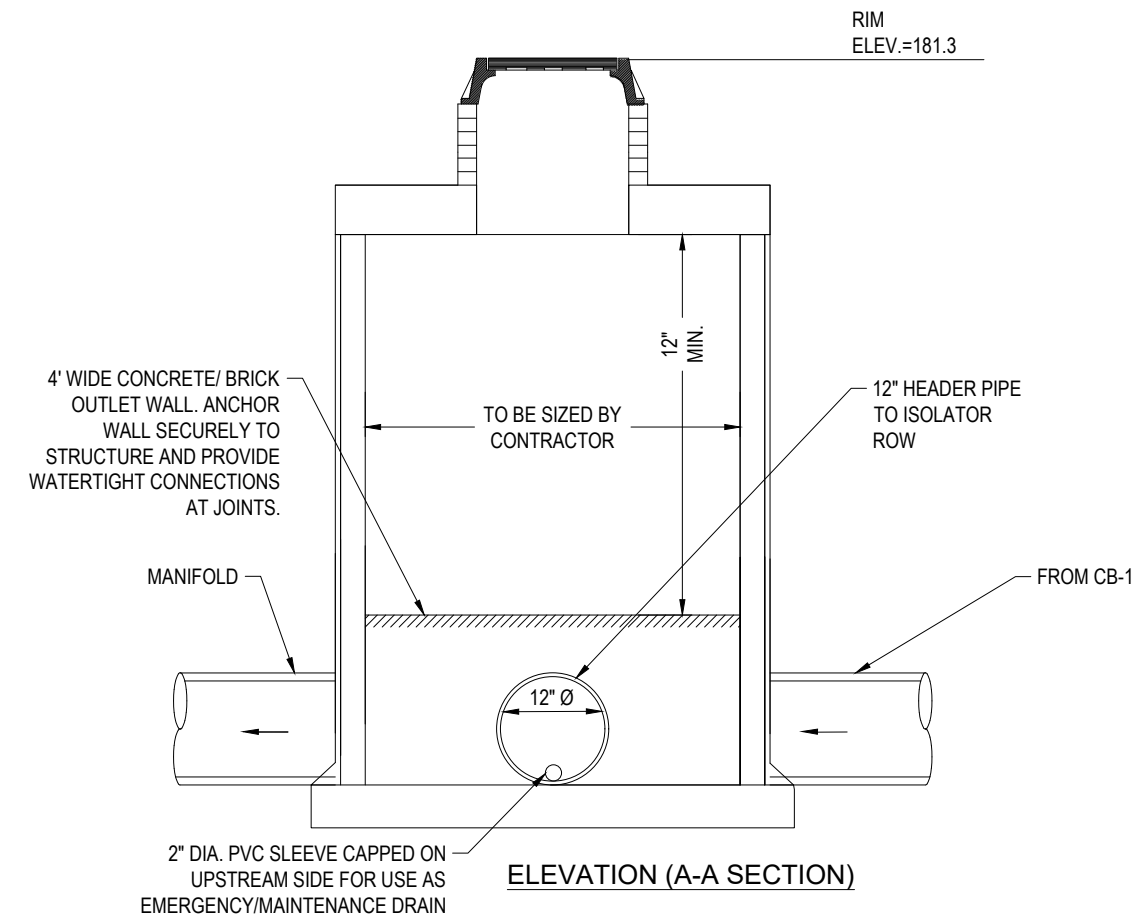
DATE OF MEETING _____
 CHAIRMAN SIGNATURE _____
 SECRETARY SIGNATURE _____

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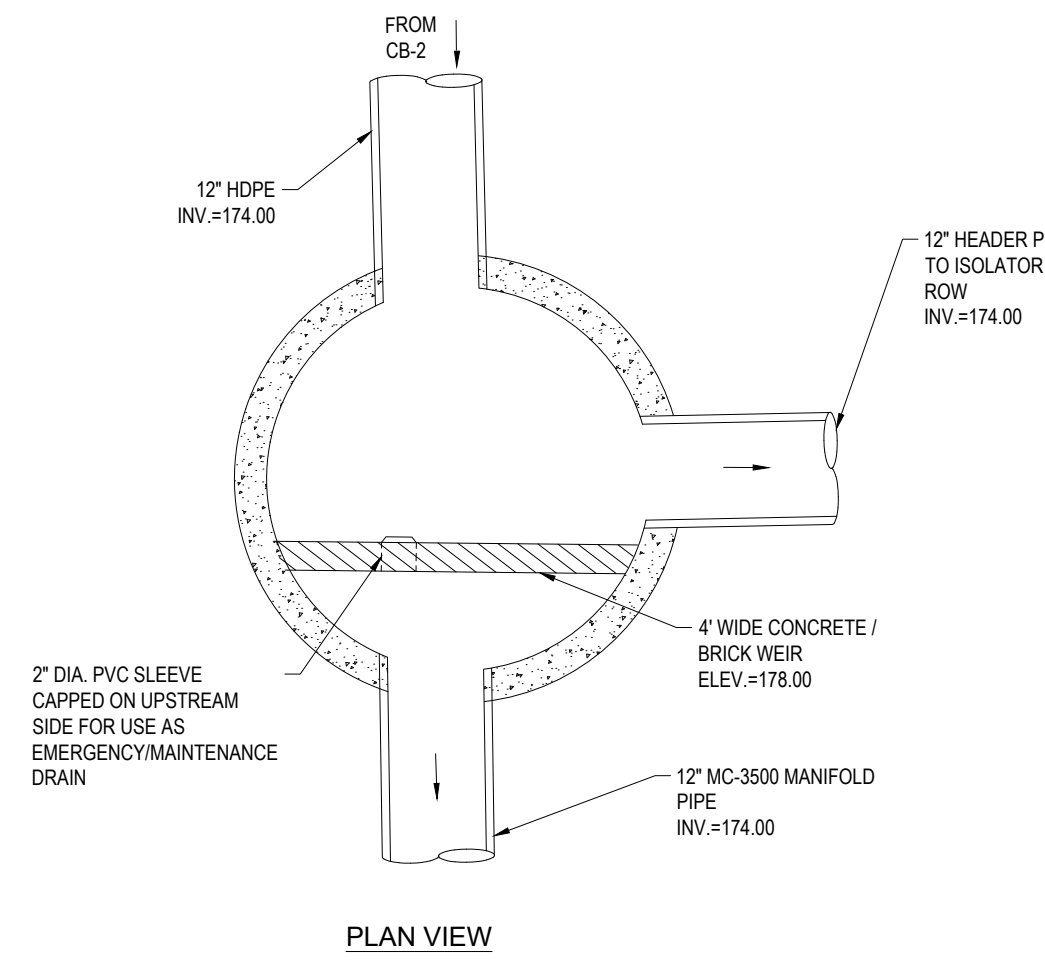
PLAN VIEW



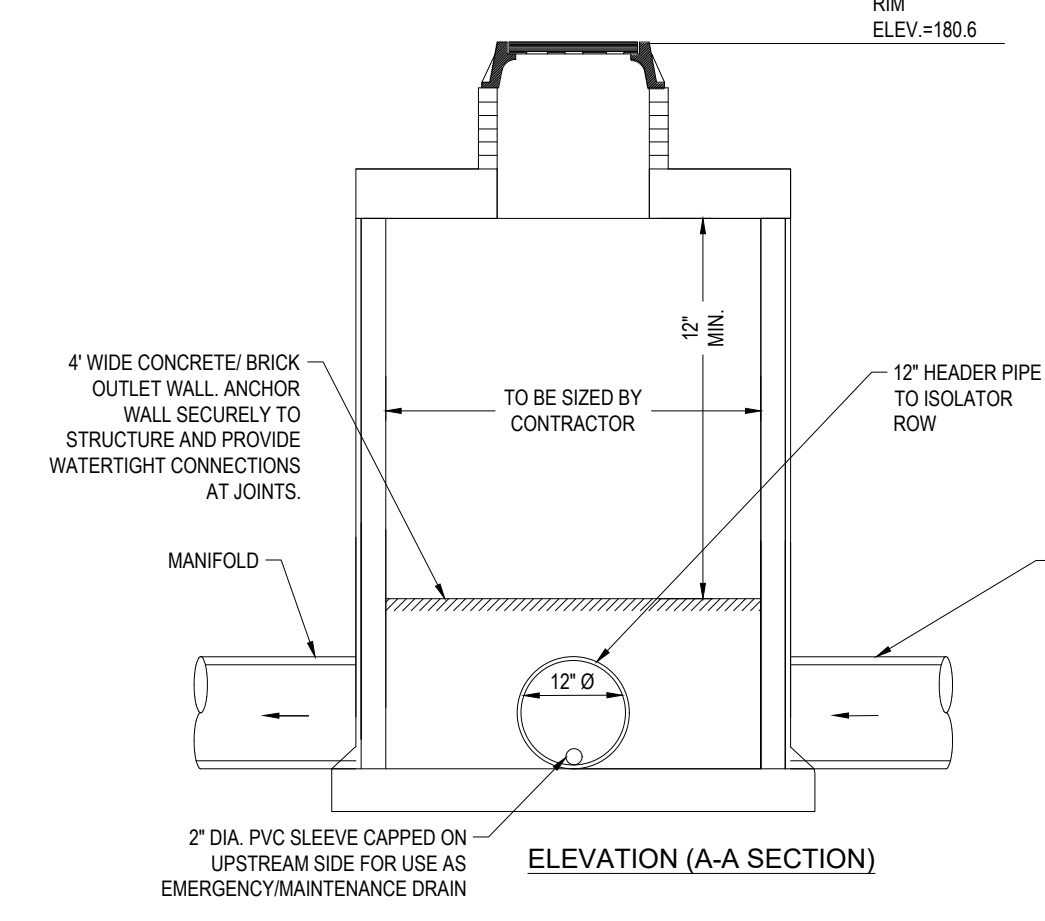
ELEVATION (A-A SECTION)

INLET CONTROL STRUCTURE 1 (ICS-1)

N.T.S.



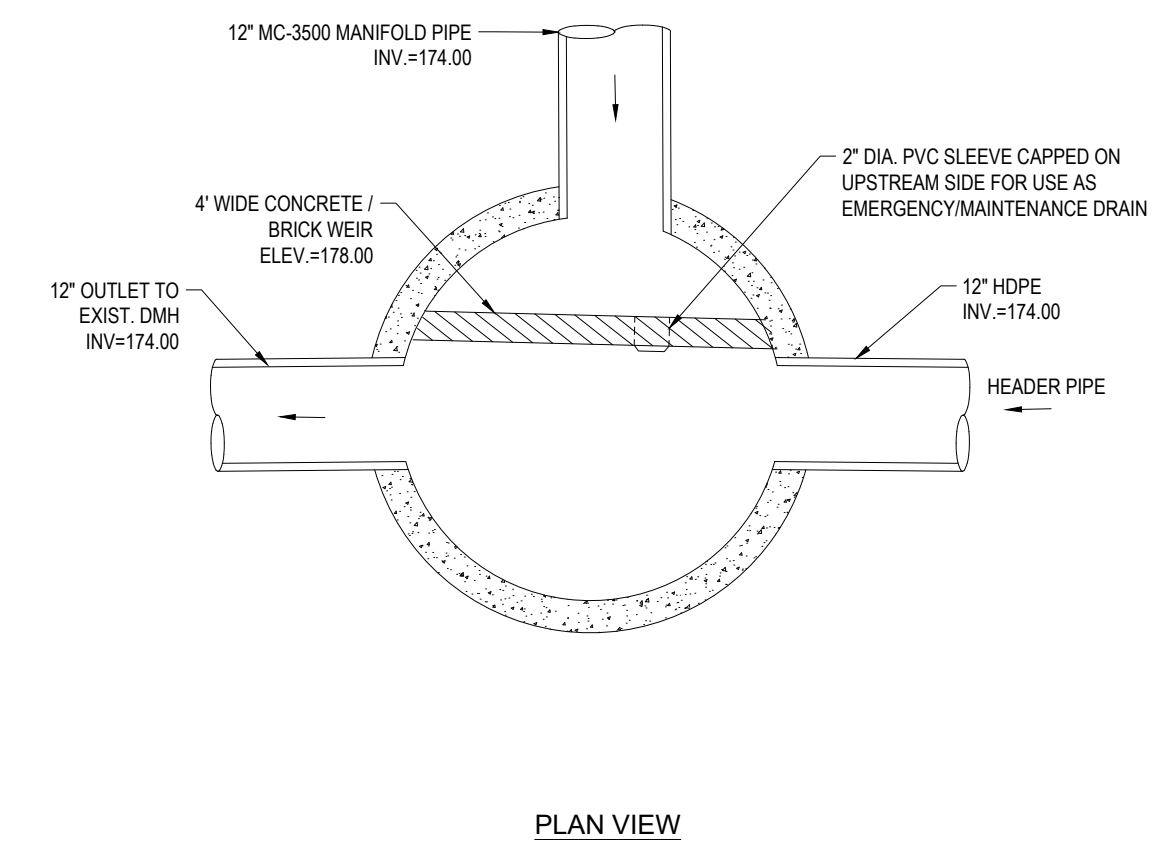
PLAN VIEW



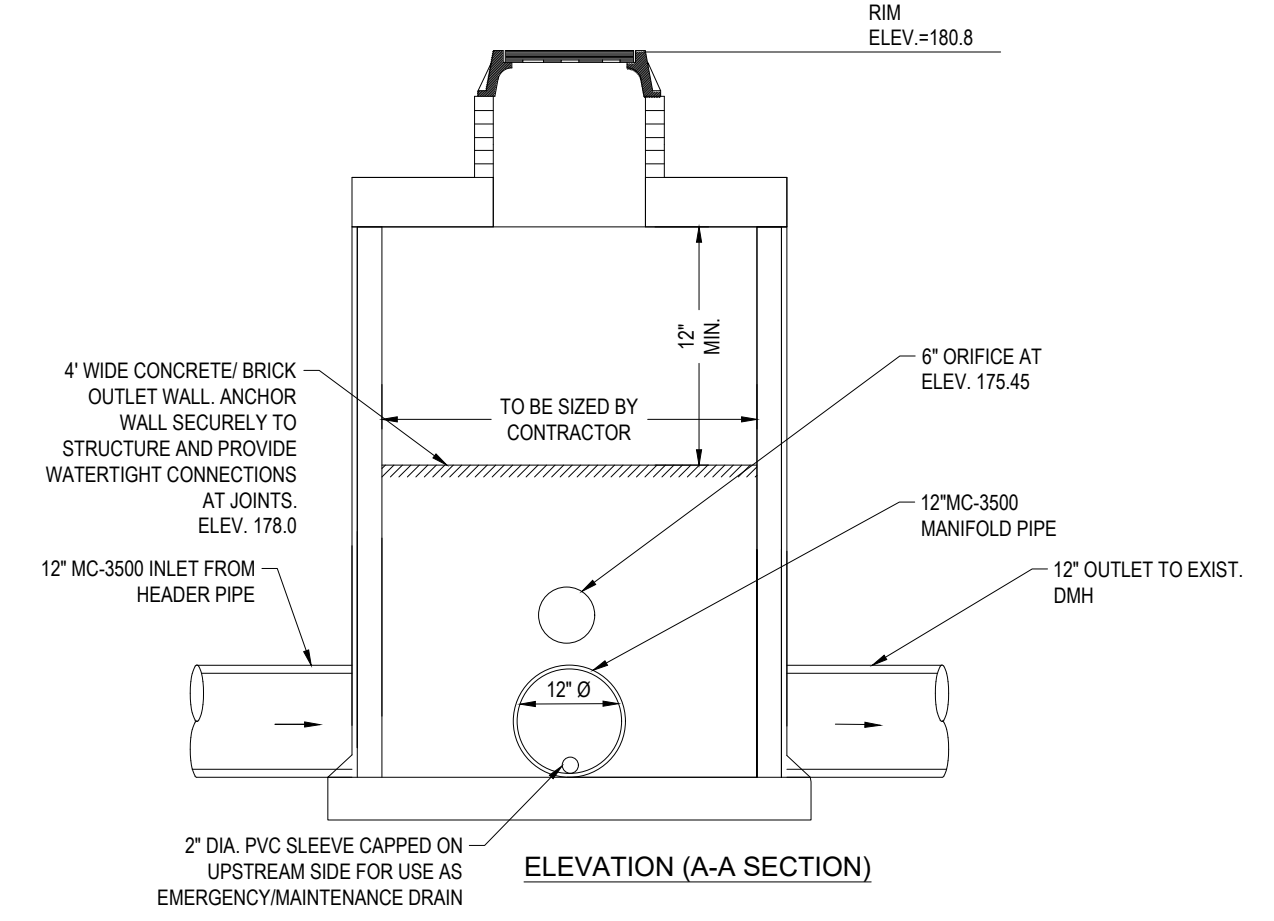
ELEVATION (A-A SECTION)

INLET CONTROL STRUCTURE 2 (ICS-2)

N.T.S.



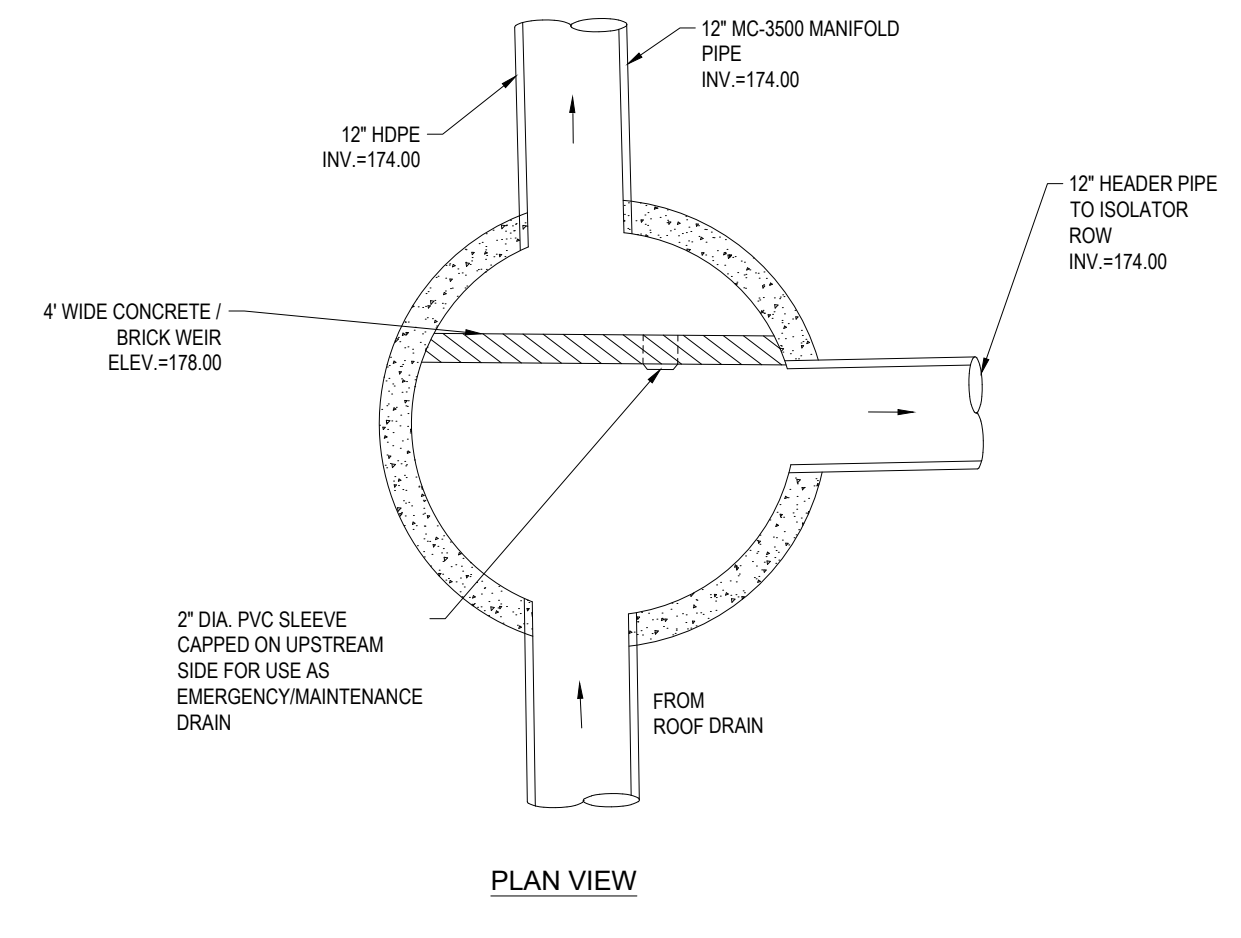
PLAN VIEW



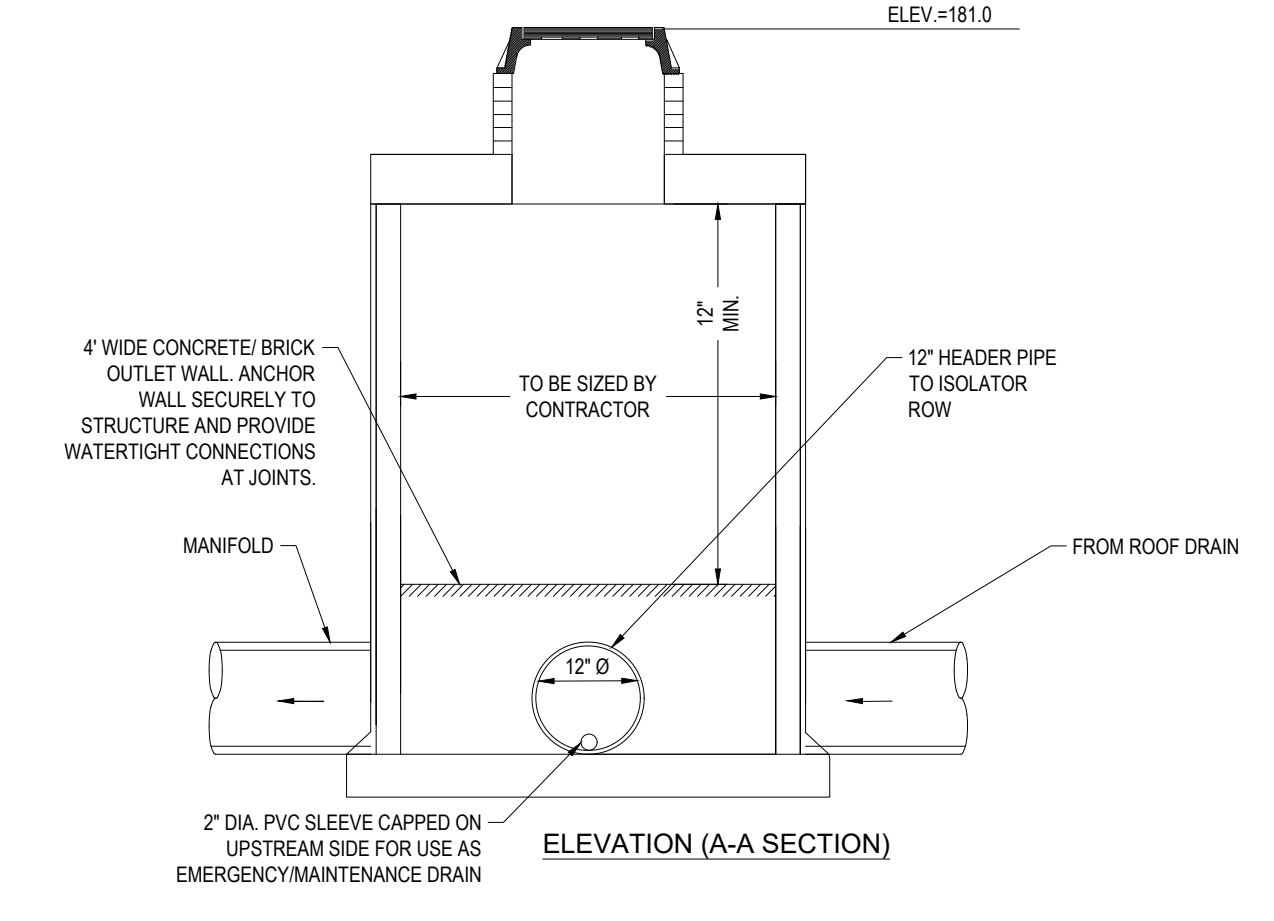
ELEVATION (A-A SECTION)

OUTLET CONTROL STRUCTURE 1 (OCS-1)

N.T.S.



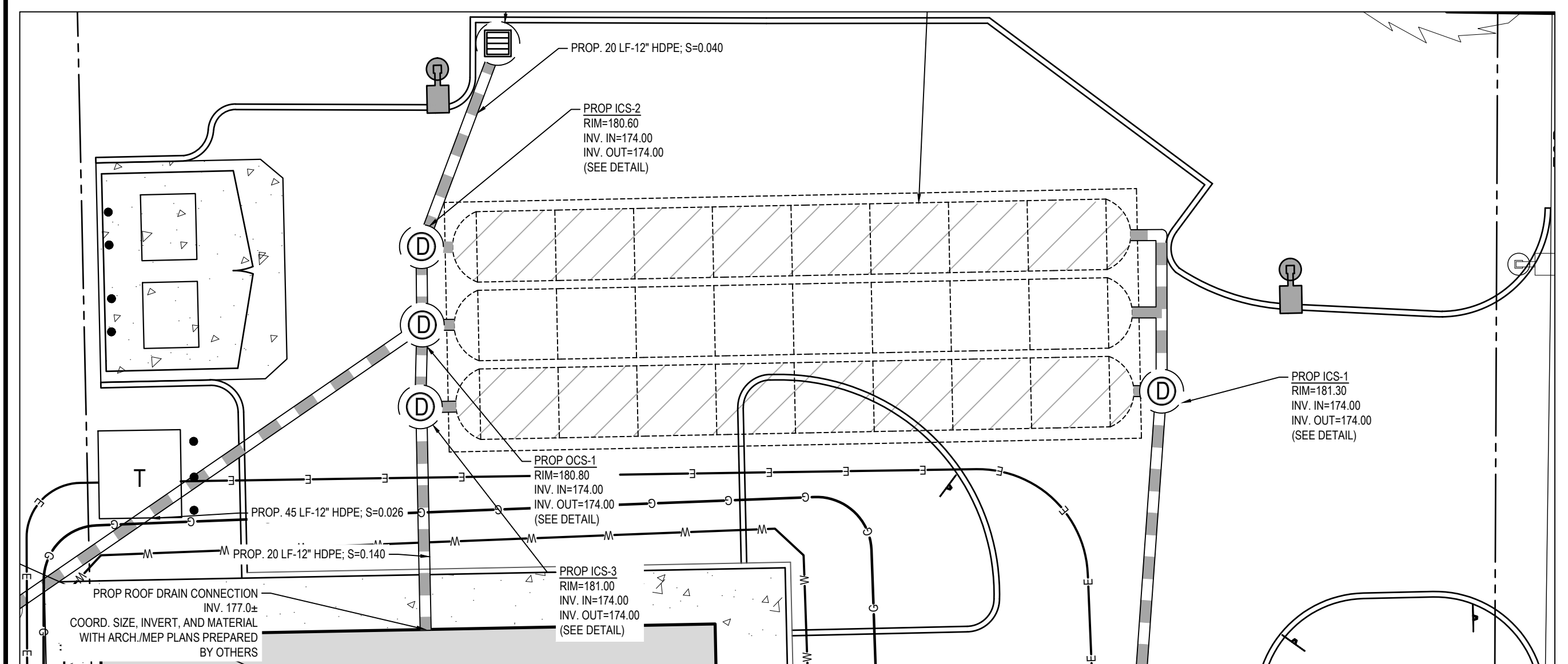
PLAN VIEW



ELEVATION (A-A SECTION)

INLET CONTROL STRUCTURE 3 (ICS-3)

N.T.S.



SUBSURFACE INFILTRATION SYSTEM

N.T.S.

N.T.S.

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SHEET TITLE:
DETAIL SHEET
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C-903
 ORG. DATE - 01/17/2022

I:\BOHLER\NET\SHARES\MA-PROJECTS\21\W211235\DRAWINGS\PLAN SETS\REV\W211235-CVL-0-LAYOUT-C-903-DET1 (2)

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD

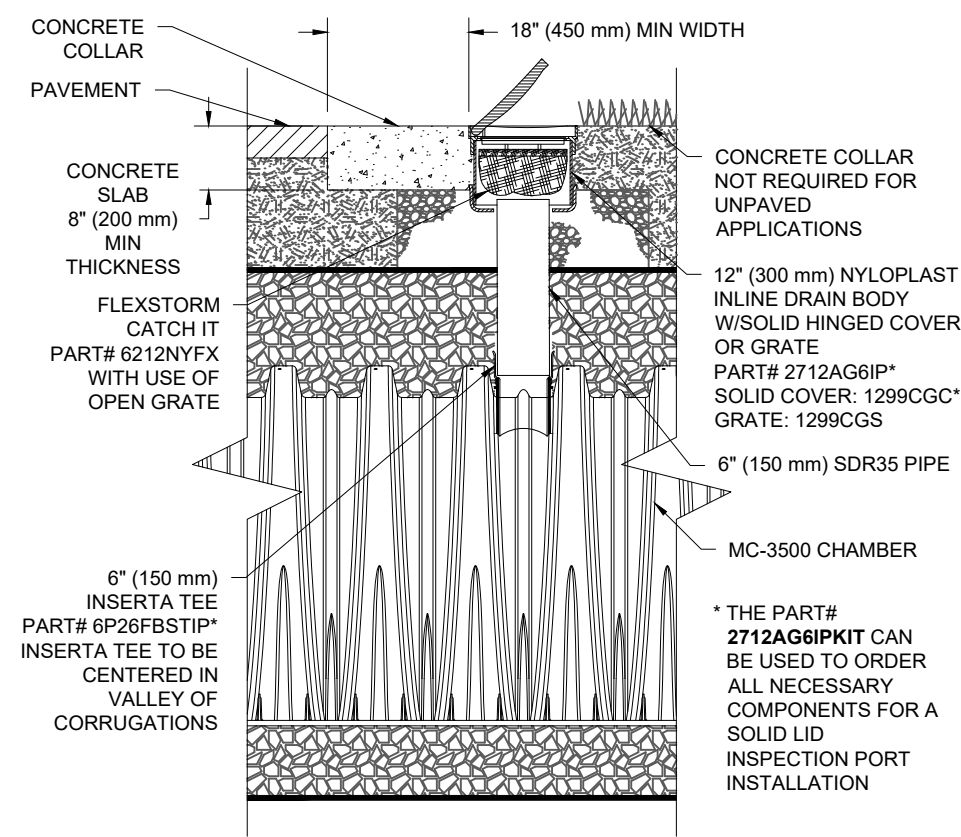
DATE OF MEETING _____

CHAIRMAN SIGNATURE _____

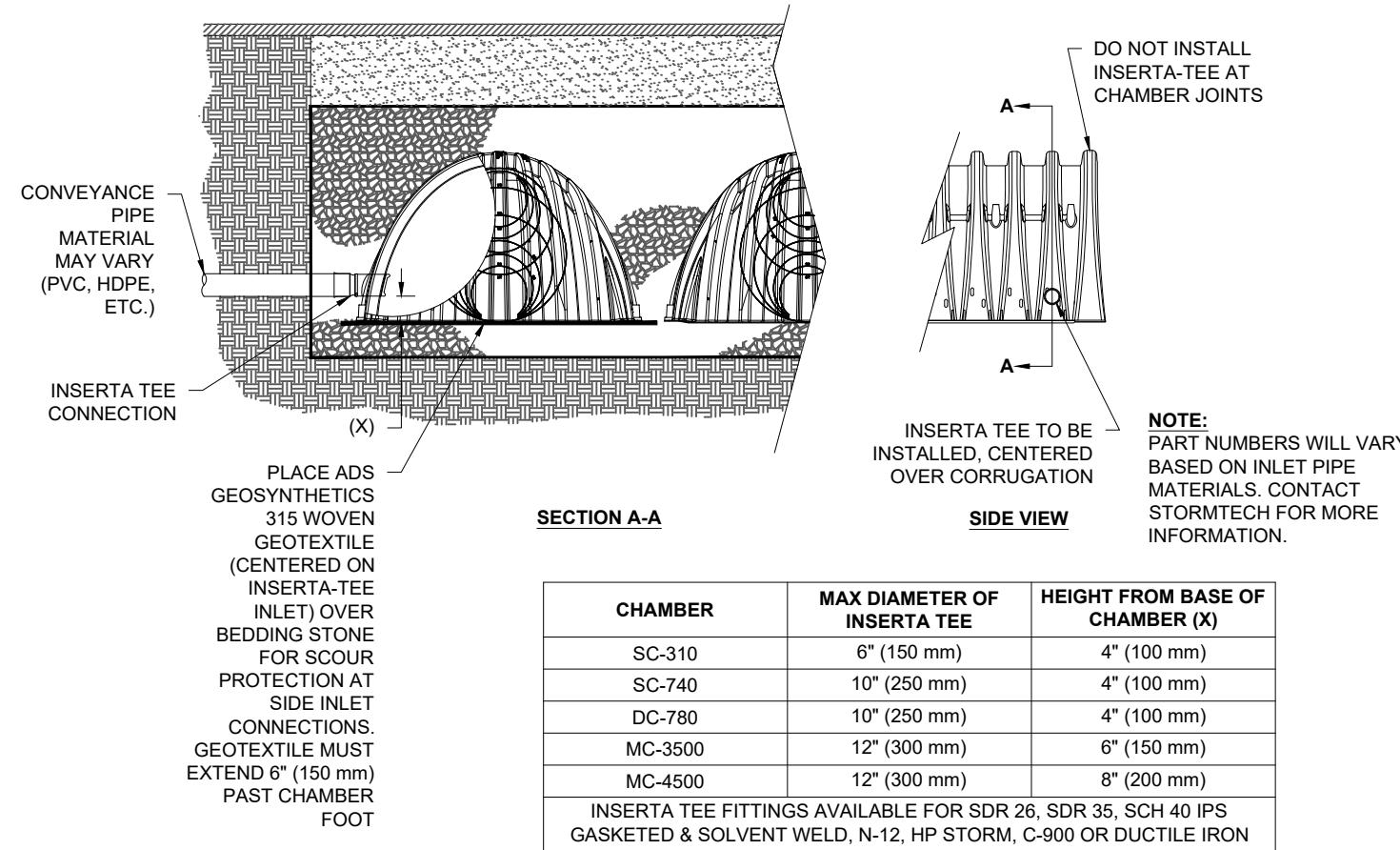
SECRETARY SIGNATURE _____

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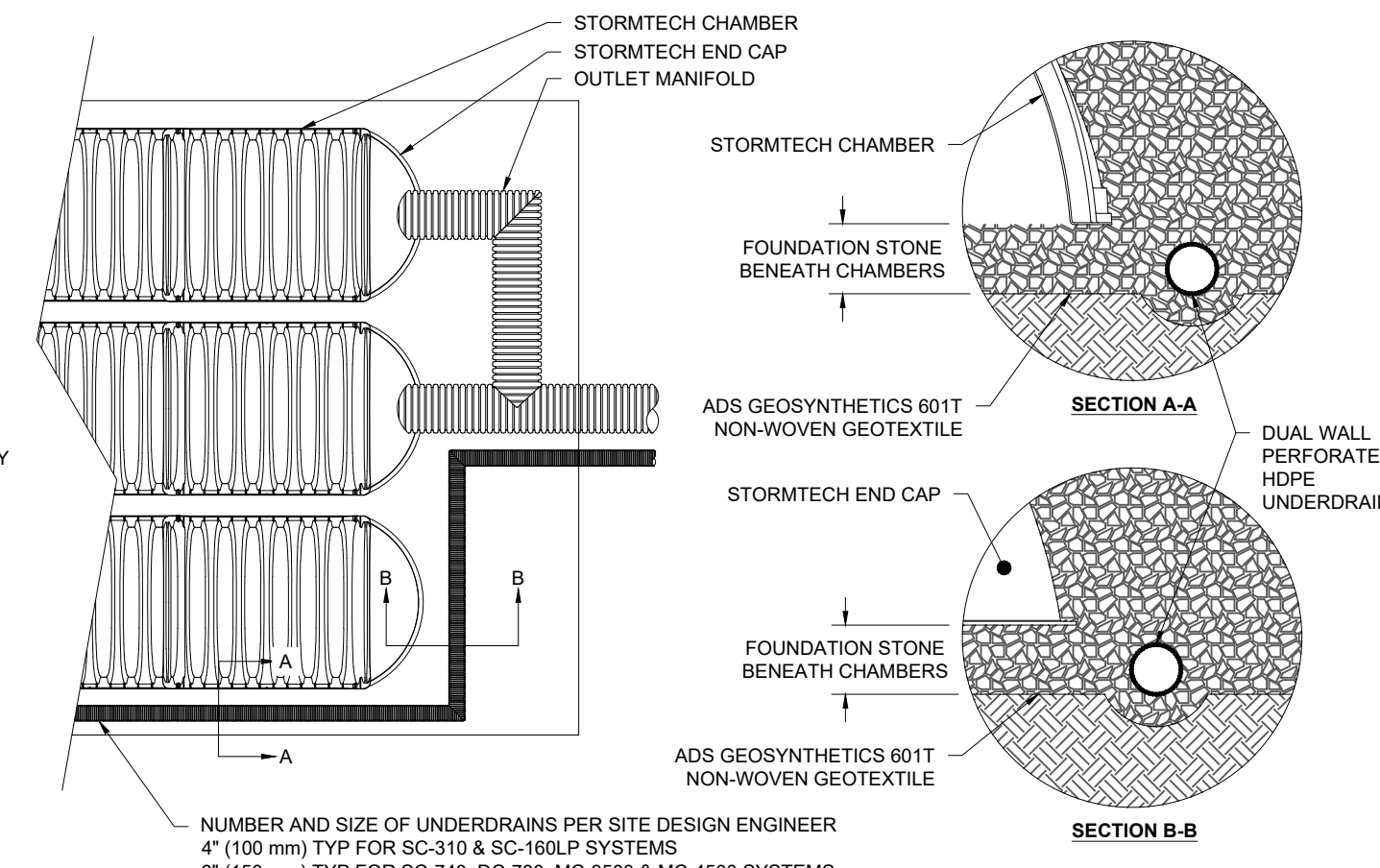
INSPECTION PORT DETAIL



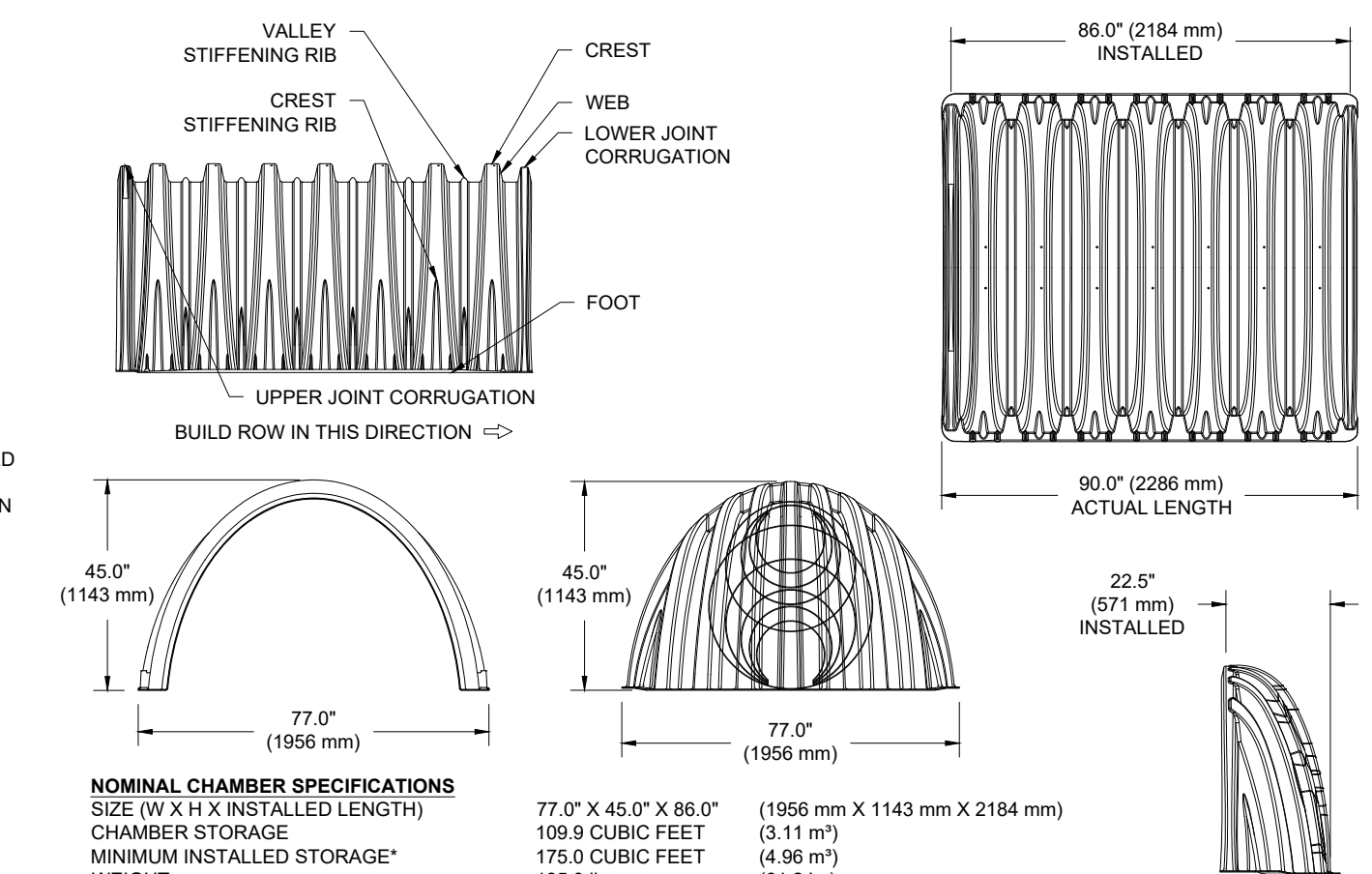
INSERTA TEE DETAIL



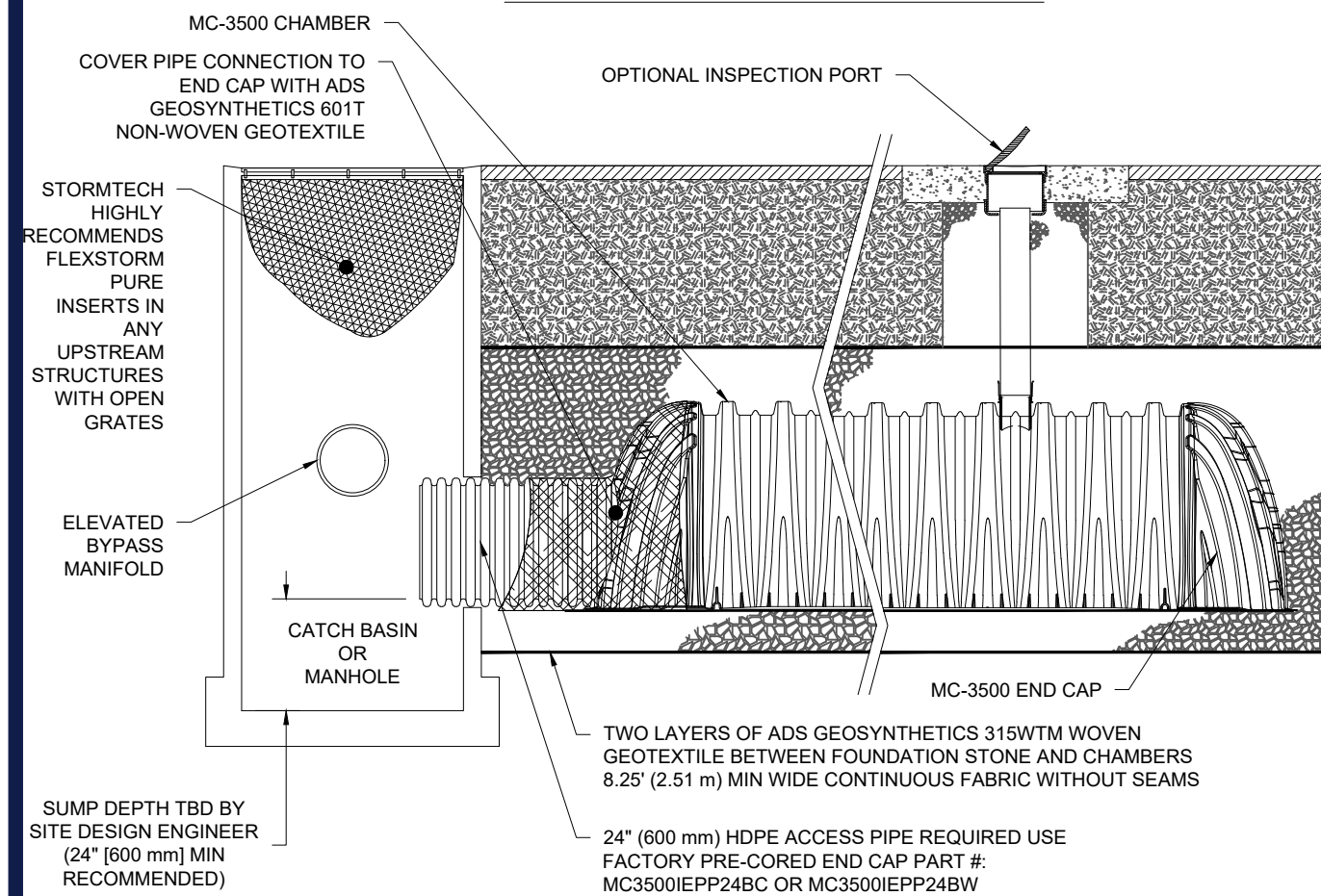
UNDERDRAIN DETAIL



TECHNICAL SPECIFICATIONS



ISOLATOR ROW DETAIL



NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

BMP-1 ELEVATION GUIDE

| | |
|-----------------|-----------|
| FINISHED GRADE | VARIABLES |
| TOP OF STONE | 133.25 |
| TOP OF CHAMBER | 132.25 |
| BOT. OF CHAMBER | 128.50 |
| BOT. OF STONE | 127.75 |

INSPECTION & MAINTENANCE

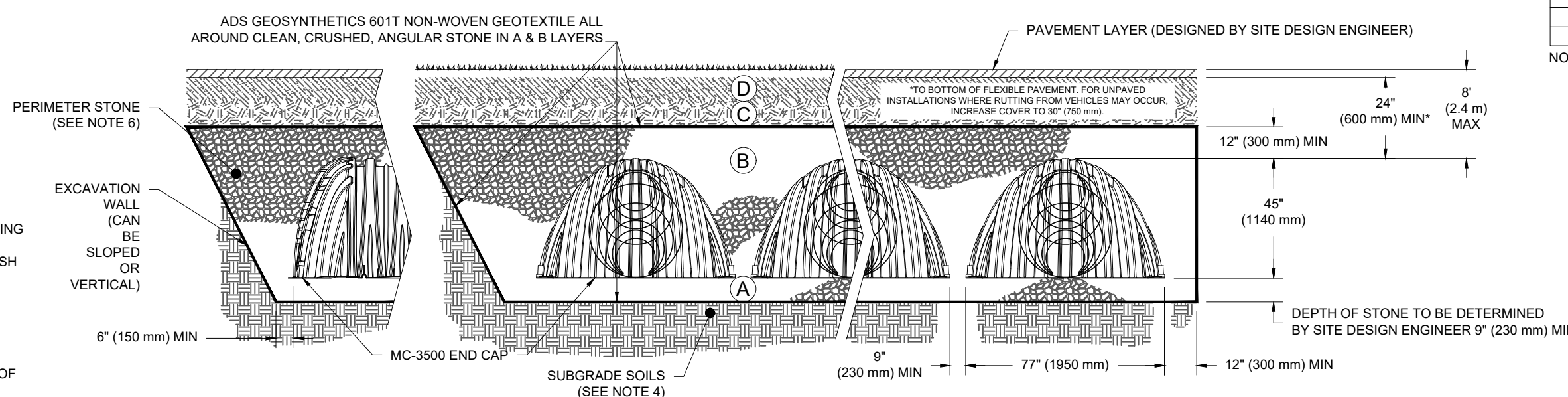
- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|-------------------|--|---|---|
| D | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVED SUBBASE MAY BE PART OF THE 'D' LAYER | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVED SUBBASE MAY BE A PART OF THE 'C' LAYER. | AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. |
| B | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. | AASHTO M43 ¹ 3, 4 | NO COMPACTION REQUIRED. |
| A | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | AASHTO M43 ¹ 3, 4 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3} |

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



STORMTECH MC-3500 (BMP-1) SUBSURFACE DETENTION/INFILTRATION BASIN DETAILS

STORMTECH DETAIL SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO INSTALL PER MANUFACTURER'S REQUIREMENTS.

I:\BOHLER\NET\SHARES\MA-PROJECTS\21\W211235\DRAWINGS\PLAN SETS\REV\W211235-CVL-0-LAYOUT-C-904-DET1 (3)

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____
CHAIRMAN SIGNATURE _____
SECRETARY SIGNATURE _____

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

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
CONSTRUCTION SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W211235
DRAWN BY: KME
CHECKED BY: MKB
DATE: 01/17/2022
CAD I.D.: W211235-CVL-0

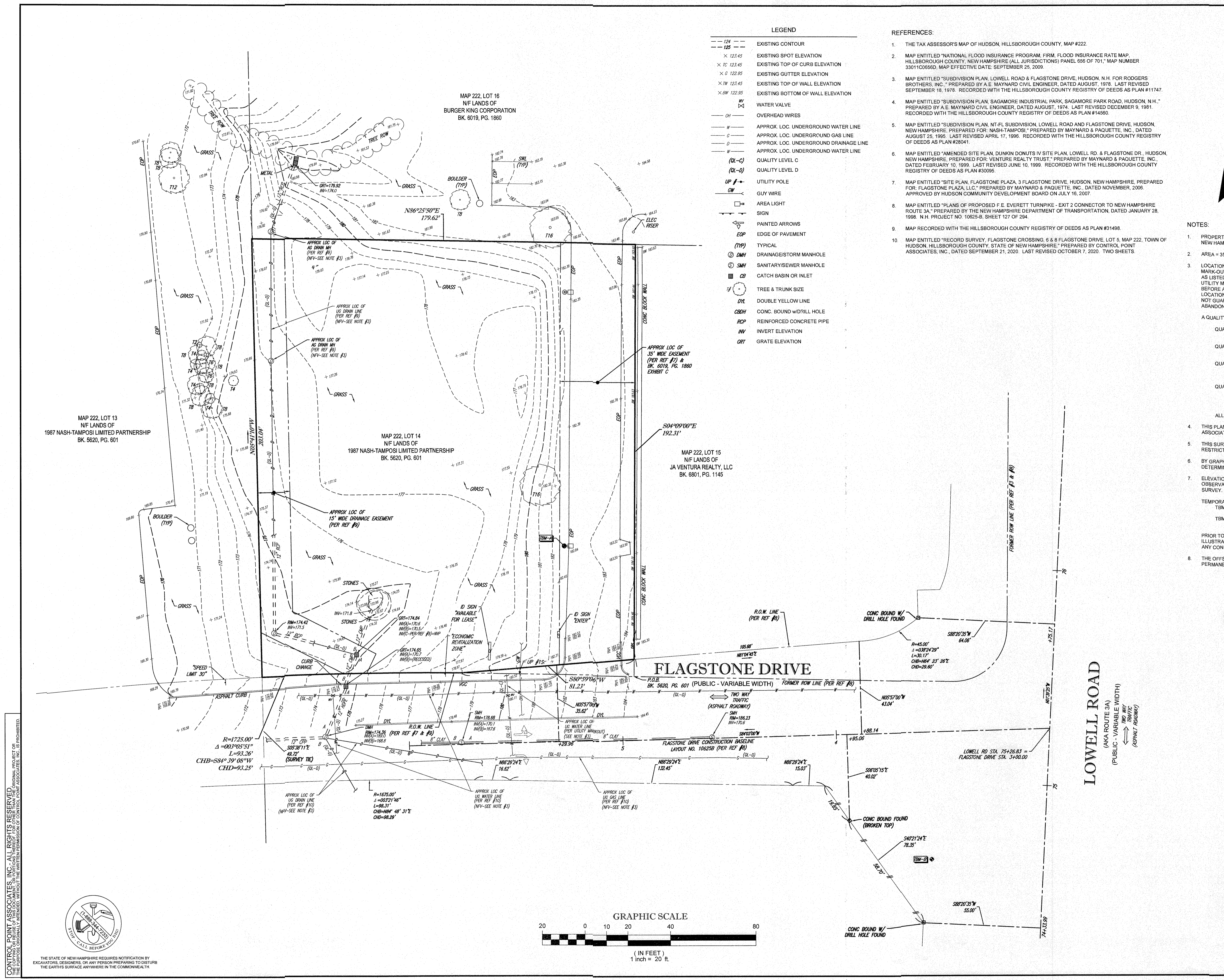
SITE DEVELOPMENT PLANS FOR

PROPOSED DEVELOPMENT
MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
N.H. NEW HAMPSHIRE

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUOICH
Professional Engineer
MAINE LICENSE NO. 12553

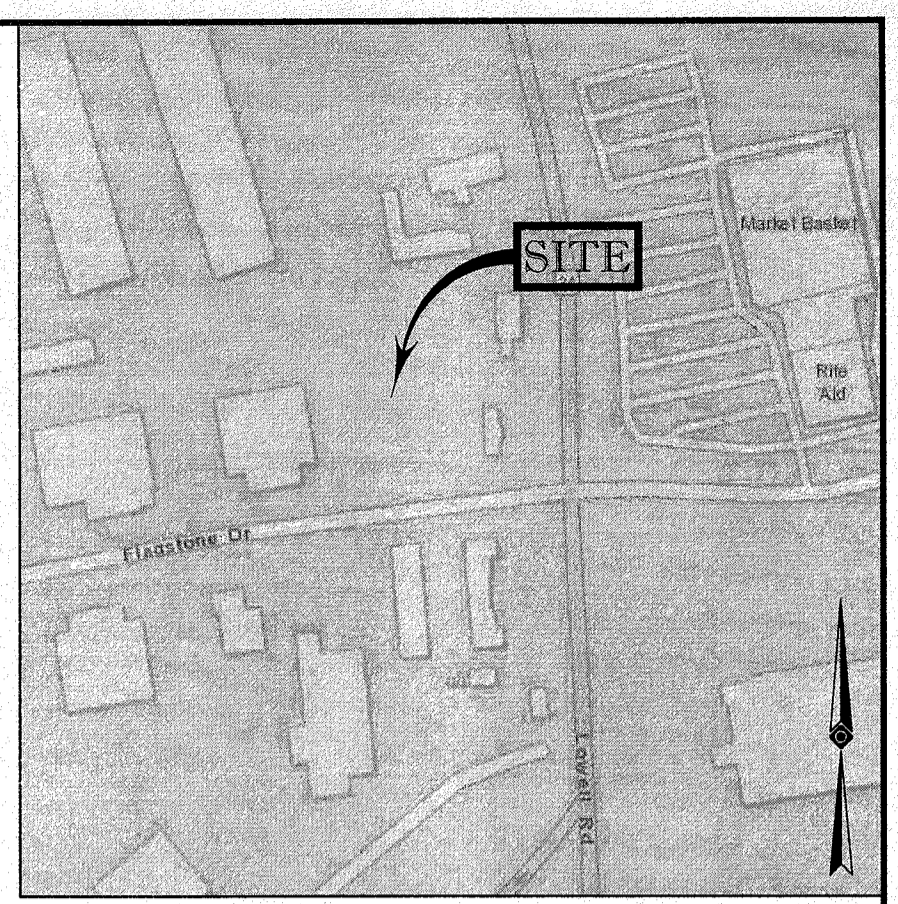
SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-904
ORG. DATE - 01/17/2022



LEGEND

| | |
|--------|--|
| --- | EXISTING CONTOUR |
| x | EXISTING SPOT ELEVATION |
| x TC | EXISTING TOP OF CURB ELEVATION |
| x G | EXISTING GUTTER ELEVATION |
| x TW | EXISTING TOP OF WALL ELEVATION |
| x BW | EXISTING BOTTOM OF WALL ELEVATION |
| WV | WATER VALVE |
| OW | OVERHEAD WIRES |
| W | APPROX. LOC. UNDERGROUND WATER LINE |
| G | APPROX. LOC. UNDERGROUND GAS LINE |
| D | APPROX. LOC. UNDERGROUND DRAINAGE LINE |
| W | APPROX. LOC. UNDERGROUND WATER LINE |
| (QL-C) | QUALITY LEVEL C |
| (QL-D) | QUALITY LEVEL D |
| UP | UTILITY POLE |
| GW | GUY WIRE |
| □ | AREA LIGHT |
| — | SIGN |
| → | PAINTED ARROWS |
| EOP | EDGE OF PAVEMENT |
| (TP) | TYPICAL |
| DMH | DRAINAGE/STORM MANHOLE |
| SMH | SANITARY/SEWER MANHOLE |
| CB | CATCH BASIN OR INLET |
| TY | TREE & TRUNK SIZE |
| DYL | DOUBLE YELLOW LINE |
| CBH | CONC. BOUND W/DRILL HOLE |
| RCP | REINFORCED CONCRETE PIPE |
| IN | INVERT ELEVATION |
| GRT | GRATE ELEVATION |

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF HUDSON, HILLSBOROUGH COUNTY, MAP #222.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) PANEL 656 OF 701," MAP NUMBER 330110665D, MAP EFFECTIVE DATE: SEPTEMBER 25, 2009.
 - MAP ENTITLED "SUBDIVISION PLAN, LOWELL ROAD & FLAGSTONE DRIVE, HUDSON, N.H. FOR RODGERS BROTHERS, INC., PREPARED BY A.E. MAYNARD CIVIL ENGINEER, DATED AUGUST, 1978. LAST REVISED SEPTEMBER 18, 1978. RECORDED WITH THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #11747.
 - MAP ENTITLED "SUBDIVISION PLAN, SAGAMORE INDUSTRIAL PARK, SAGAMORE PARK ROAD, HUDSON, N.H.," PREPARED BY A.E. MAYNARD CIVIL ENGINEER, DATED AUGUST, 1974. LAST REVISED DECEMBER 9, 1981. RECORDED WITH THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #14560.
 - MAP ENTITLED "SUBDIVISION PLAN, NT-FL SUBDIVISION, LOWELL ROAD AND FLAGSTONE DRIVE, HUDSON, NEW HAMPSHIRE, PREPARED FOR: NASH-TAMPOSI," PREPARED BY MAYNARD & PAQUETTE, INC., DATED AUGUST 25, 1995. LAST REVISED APRIL 17, 1996. RECORDED WITH THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #28041.
 - MAP ENTITLED "AMENDED SITE PLAN, DUNKIN DONUTS IV SITE PLAN, LOWELL RD. & FLAGSTONE DR., HUDSON, NEW HAMPSHIRE, PREPARED FOR: VENTURE REALTY TRUST," PREPARED BY MAYNARD & PAQUETTE, INC., DATED FEBRUARY 10, 1999. LAST REVISED JUNE 10, 1999. RECORDED WITH THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #30095.
 - MAP ENTITLED "SITE PLAN, FLAGSTONE PLAZA, 3 FLAGSTONE DRIVE, HUDSON, NEW HAMPSHIRE, PREPARED FOR: FLAGSTONE PLAZA, LLC," PREPARED BY MAYNARD & PAQUETTE, INC., DATED NOVEMBER, 2006. APPROVED BY HUDSON COMMUNITY DEVELOPMENT BOARD ON JULY 16, 2007.
 - MAP ENTITLED "PLANS OF PROPOSED F.E. EVERETT TURNPIKE - EXIT 2 CONNECTOR TO NEW HAMPSHIRE ROUTE 3A," PREPARED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, DATED JANUARY 28, 1998. N.H. PROJECT NO. 10625-B, SHEET 127 OF 294.
 - MAP RECORDED WITH THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #31498.
 - MAP ENTITLED "RECORD SURVEY, FLAGSTONE CROSSING, 6 & 8 FLAGSTONE DRIVE, LOT 5, MAP 222, TOWN OF HUDSON, HILLSBOROUGH COUNTY, STATE OF NEW HAMPSHIRE," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED SEPTEMBER 21, 2020. LAST REVISED OCTOBER 7, 2020. TWO SHEETS.



- NOTES:**
- PROPERTY KNOWN AS LOT 14 AS SHOWN ON THE TOWN OF HUDSON, HILLSBOROUGH COUNTY, STATE OF NEW HAMPSHIRE, MAP NO. 222.
 - AREA = 35,173 SQUARE FEET OR 0.807 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF UNDERGROUND UTILITY INFORMATION.
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:
- TBM-A: X-CUT IN CONCRETE BASE OF LIGHT POLE. ELEVATION = 184.81'
 - TBM-B: MAG NAIL FOUND IN ASPHALT SIDEWALK ON WESTERLY SIDE OF LOWELL ROAD. ELEVATION = 188.72'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

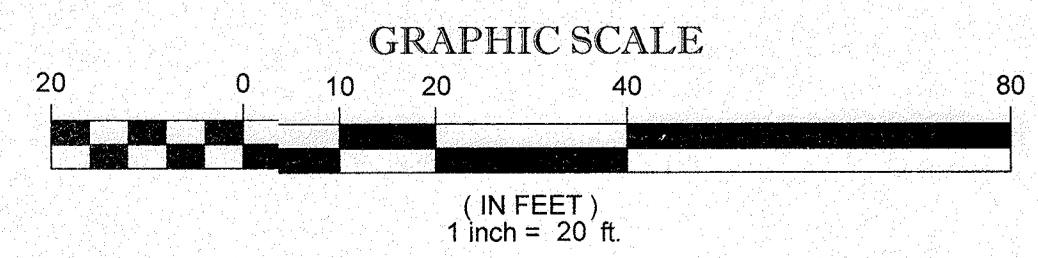
MAP 222, LOT 13
N/F LANDS OF
1987 NASH-TAMPOSI LIMITED PARTNERSHIP
BK. 5620, PG. 601

MAP 222, LOT 14
N/F LANDS OF
1987 NASH-TAMPOSI LIMITED PARTNERSHIP
BK. 5620, PG. 601

MAP 222, LOT 15
N/F LANDS OF
JA VENTURA REALTY, LLC
BK. 6801, PG. 1145

FLAGSTONE DRIVE

LOWELL ROAD



CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED
THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

11-22-2021
DATE

JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

| | |
|----------------|------------|
| FIELD DATE | 10-22-2021 |
| FIELD BOOK NO. | 21-08 MA |
| FIELD BOOK PG. | 62 |
| FIELD CREW | J.S.A. |
| DRAWN | R.J.K. |
| REVIEWED | J.P.L. |
| APPROVED | J.P.L. |

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
3 FLAGSTONE DRIVE

MAP 222, LOT 14
TOWN OF HUDSON
HILLSBOROUGH COUNTY
STATE OF NEW HAMPSHIRE

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 • 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-9645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 908-457-2099
WARREN, NJ 908-666-0099

| | |
|----------|--------------|
| SCALE | 1"=20' |
| FILE NO. | 03-210456-00 |
| DWG. NO. | 1 OF 1 |