

3 FLAGSTONE DRIVE

SP# 01-22

STAFF REPORT #2

(Please refer to 2/23/22 report for earlier comments)

March 23, 2022

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

ZONING: Business (B)

PURPOSE OF PLAN: Development of a 5,430± square foot building containing a 3,600± square foot urgent care and additional 1,830± 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 and revised March 10, 2022.

ATTACHMENTS:

- A. The Applicant's Response to Peer Review Comments, prepared by Bohler, dated February 17, 2022 and revised March 10, 2022.
- B. The Applicant's Response to Staff and Department Comments, prepared by Bohler, dated February 18, 2022 and revised March 10, 2022.
- C. CAP Fee Worksheet

APPLICATION TRACKING:

- January 19, 2022 – Application received.
- February 23, 2022 – Public hearing held, waivers to §275-8.C.(4) and §276-11.1.(25) granted, waiver to § 275-8.C.(6) not granted (motion failed), continued to March 23, 2022.
- March 23, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

STAFF COMMENTS

1. **Use (§ 334-21, § 334-10):** The Applicant is proposing an Urgent Care facility (3,600 sf) and 1,830 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. After the discussion with the Board in the February 23 meeting, the Applicant indicated that a restaurant use is no longer proposed. The parking requirement for this portion of the building was recalculated based on the “Retail business and personal service establishments” use.

Potential uses permitted in this commercial space include: D.3 Personal service establishment, D.7 Retail food or drug store, D.17 Business or professional office, D.20 Indoor commercial recreation, D.28 Massage therapy (licensed), and D.29 General retail.

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

The motion to grant this waiver failed in the February 23 meeting. However, the Applicant is requesting the Board to reconsider now that a restaurant use is no longer proposed. Box truck is anticipated to make the necessary deliveries for the proposed uses and large delivery truck operations are not. Moreover, the parking lot has been designed with adequate space for emergency access vehicle circulation, as demonstrated on Sheet C-902.

3. **Parking Requirements (275-8.C):** The Applicant submits a parking requirement based on 3,600 sf of medical office (1 per 300 sf) and 1,830 sf of general business and personal service establishments (1 per 200 sf). Using this formula, the estimated need is 22 spaces, where the Applicant has provided 28 spaces.
4. **Drainage:** In the first round of review, 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, as included as condition #5 in the draft motion.

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.

Staff notes that the revised plan set of March 10 has reconfigured the underground chambers away from the area with high water table to resolve this issue, which is under peer review.

5. **Traffic:** The Applicant provided a traffic memorandum. 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 1,830-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.

The Applicant notes that a traffic impact analysis is not recommended by the Institute of Transportation Engineers as the project is anticipated to generate less than 100 vehicles in the peak hour, especially now that a restaurant use is no longer proposed.

- 6. **Sidewalk and Pedestrian Access:** The Applicant responded they are amenable to working with the Town in the future should the Town wish to extend sidewalks down Flagstone Drive. The Board may want to consider requesting pedestrian accommodation such as a sidewalk along the lot frontage on Flagstone Drive and connecting to the building entrances.
- 7. **Work on Adjacent Parcel (Map 222 Lot 13):** Staff received an authorization letter from the owner of the adjacent parcel to allow the work proposed in the application to take place on that parcel. However, Staff believes a permanent easement is required and suggests condition #6 under the Draft Motion to Approve.
- 8. **Sewer Design:** Town Engineer has requested the Applicant to revise the sewer line profile, but is otherwise satisfied with the sewer design.
- 9. **Large Vehicle Circulation:** In response to the Peer Reviewer's concern that a WB-50 and larger trucks will not be able to access the site, the Applicant stated that these types of vehicles are not anticipated.
- 10. **Dedicated Ambulance Space:** Both the Applicant and Staff verified with the Fire Chief that a dedicated ambulance space is not needed.
- 11. **HR 276-11.1.B.(14). (Hours of Operations):** In response to the concern that the hours are not noted, the Applicant stated that hours of operation are pending final tenant preferences, however the hours are not anticipated to be similar or less than those of surrounding uses.

DRAFT MOTIONS

RECONSIDER the previous decision on waiver:

I move to reconsider the previous decision on the waiver requested for § 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: _____

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 and revised March 10, 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 and easement required for the proposed development.
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. The Applicant shall submit a recorded easement granted by the owner of Map 222 Lot 13 to enable the proposed work to take place on that parcel.
7. A cost allocation procedure (CAP) amount of \$24,390.30 shall be paid prior to the issuance of a Certificate of Occupancy.
8. 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.
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: _____



352 Turnpike Road
Southborough, MA 01772
508.480.9900

February 17, 2022
Revised March 10, 2022

Hudson Planning Board
12 School Street
Hudson, NH 03051

Attention: Brian Groth, Town Planner

**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:

Bohler Engineering is in receipt of a comment letter from Fuss & O'Neill, Inc., dated February 2, 2022. On behalf of Applicant The Lannan Company, Bohler offers the following responses. These responses are also based upon discussions with Town Staff and an initial hearing with the Hudson Planning Board on February 23, 2022. For clarity, the original comments are in normal font, while our responses are directly below in **bold type**.

Site Plan Review Codes (HR 275)

Comment #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.

Response: No sidewalk improvements are proposed along the subject site at this time. The Applicant is amendable to working with the Town in the future should the Town wish to extend sidewalks down Flagstone Drive.

Comment #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.

Response: A fire sprinkler system is not anticipated to be required at this time.

Comment #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.

Response: Improvements proposed to the existing driveway are anticipated to include the addition of 'stop' control at the entrance to Flagstone Drive and minor improvements to the existing edge of pavement proximate to the proposed improvements.



Comment #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.

Response: **The Applicant has provided an Authorization Letter from the abutting owner relative to temporary grading improvements on the abutting property. The Applicant is amendable to a condition of presumptive approval that verification of the proposed temporary construction easement is provided prior to construction.**

Comment #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.

Response: **The existing retaining wall is located on the abutting property and no improvements are proposed to same.**

Comment #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.

Response: **Comment acknowledged. Please note that, through coordination with the Planning Board and Town Staff, the project has been revised to provide 28 parking spaces. Additionally, the proposed use of the additional commercial space no longer includes a restaurant use and the required number of parking spaces for the development is calculated to be 22 spaces.**

Comment #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.

Response: **The Planning Board voted to approve the requested parking space size waiver at their February 23, 2022 hearing.**

Comment #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.



Response: Per coordination with the Hudson Fire Department, it is not anticipated that they will require a separate ambulance loading area. The proposed driveways and access aisles have been designed to circulate emergency access vehicles.

Comment #i. HR 275-9.C.(11). The applicant has provided two handicap spaces for the site which meets the minimum requirement.

Response: Comment acknowledged.

Comment #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.

Response: Comment acknowledged. The Applicant will conduct all activities with existing easement areas in accordance with any restrictions associated with same.

Administrative Review Codes (HR 276)

Comment #a. HR 276-11.1.B.(4).(b). The applicant should add the approval block to sheet C-702.

Response: An approval block has been added to Sheet C-702, as shown on the enclosed Proposed Site Plan Documents.

Comment #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.

Response: The Owner's signature was included on the set submitted to the Town, and will be provided on the final plan set to be endorsed by the Town.

Comment #c. HR 276-11.1.B.(9). We note that the surveyor's stamp and signature should be added to sheet C-102.

Response: Surveyor's stamp and signature block has been included on Sheet C-102, as shown on the enclosed Proposed Site Plan Documents.

Comment #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.

Response: The Applicant is amendable to signage being reviewed by the Town prior to installation thereof.



Comment #e. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.

Response: No known pertinent highway projects are proposed immediately in front of the project site. Improvements to Lowell Road (Route 3A) and the intersection with Flagstone Drive are anticipated, pending final approval of same.

Comment #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.

Response: The Planning Board voted to approve the requested rear parking lot setback requirement at their February 23, 2022 hearing.

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

Comment #a. HR 193.10.C. The applicant should provide more information related to any work proposed within 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.

Response: Improvements proposed to the existing driveway are anticipated to include the addition of 'stop' control at the entrance to Flagstone Drive and minor improvements to the existing edge of pavement proximate to the proposed improvements. It is anticipated that runoff from the existing driveway will be collected into the proposed drainage infrastructure.

Comment #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.

Response: As noted, the project proposes to utilize the existing driveway connection to Flagstone Drive. Sight Distance Insets reflective of the sight distance lines associated with same have been added to sheet C-902 of the enclosed Proposed Site Plan Documents.

Comment #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.

Response: Comment acknowledged.

Comment #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.

Response: The proposed uses are not anticipated to require deliveries utilizing WB-50 or larger vehicles. The fire truck route has been added to sheet C-902 of the enclosed



Proposed Site Plan Documents. The site has been designed such that it is anticipated emergency vehicles will be able to circulate across the front of the building.

Traffic

Comment # 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 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.

Response: As previously noted, the project has been revised such that the uses proposed for additional commercial space no longer includes a proposed restaurant use which further limits the anticipated trip generation associated with the proposed project. It is not anticipated to appreciably impact the proposed Flagstone Drive/Lowell Road intersection or the forthcoming Town project.

Utility Design/Conflicts

Comment #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.

Response: Anticipated sewage flows have been included on Sheet C-501 of the enclosed Proposed Site Plan Documents.



Comment #b. ETGTD Section 720.8.3. The applicant has not provided a clean out for the proposed sewer service. This should be located at the property line.

Response: **A proposed sewer manhole has been added at the property line, as shown on sheet C-501 of the enclosed Proposed Site Plan Documents.**

Comment #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.

Response: **Utility crossing details have been added to sheet C-903 of the enclosed Proposed Site Plan Documents.**

Comment #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.

Response: **At this time, uses for the additional commercial space are not proposed to include a restaurant use.**

Comment #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.

Response: **The proposed uses are anticipated to require limited flow and pressure, and the existing main in Flagstone Drive is anticipated to have adequate capacity to accommodate same. Final connection to the proposed water main will be permitted with the Town prior to construction.**

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

Comment #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.

Response: **In consideration of this comment, the proposed subsurface infiltration basin has been shifted to be located over the TP #1221-1, where a loamy sand parent soil material was identified consistent with the Canton materials that is mapped to be present on-site. To provide a conservative assumption for the infiltration rate, a rate of 1.5 inches/hour, 25% of the NRCS published rate for Canton soils of 6 inches/hour, was utilized for the analysis. This rate is similar to the slowest rate encountered on the Flagstone Crossing project on the opposite side of Flagstone Drive of 1.58 inches/hour. The Applicant is amenable to a condition noted within the Town's Staff Report that additional testing be performed and witnessed by the Town Engineer prior to installation of the subsurface infiltration system.**

BOHLER //

Comment #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.

Response: Information relative to the evaluation of LID strategies has been included in the narrative of the enclosed Drainage Report.

Comment #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.

Response: As shown on the NRCS mapping for the subject site and confirmed during on-site testing, soil types within the subject site varied. The majority of the test pits performed on-site included a 'sandy loam' parent material consistent with the mapped Scituate material of HSG 'C', including a perched ESHGW. Parent soil materials encountered within TP #1221-1 included a 'loamy sand' material consistent with the mapped Canton material of HSG 'A', and as a result of the more permeable material appears to have a lower groundwater table. The project proposes to locate the proposed infiltration system within the 'loamy sand' material encountered, and the location of same has been shifted to be more centered on the location of same. The Applicant is amenable to a condition noted within the Town's Staff Report that additional testing be performed and witnessed by the Town Engineer prior to installation of the subsurface infiltration system.

Comment #d. HR 290-5.A.6. The applicant should provide the 25-Year Storm data in section IV of the write-up.

Response: Section IV of the Drainage Report has been updated to include the 25-year storm data.

Comment #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.

Response: Table 4.1 of the Drainage Report has been updated to reference Hudson.

Comment #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.

Response: The plan sheet and detail sheet have been updated to show which rows of the subsurface infiltration system will be utilized as isolator rows, as shown in the enclosed Proposed Site Plan Documents.

Comment #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.

Response: The BMP worksheet for the proposed infiltration practice has been updated, as reflected in the enclosed updated Drainage Report.



Comment #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.

Response: Haybales are proposed surrounding the soil stockpile, as shown on sheet C-601 of the enclosed Proposed Site Plan Documents.

Comment #i. HR 290-6.A.8. The applicant should note the requirement to coordinate a pre-construction meeting with the Town Engineer.

Response: This requirement has been noted on sheet C-301 of the enclosed Proposed Site Plan Documents.

Comment #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”.

Response: Please refer to Erosion & Sediment Control Note #2 on Sheet C-602 of the enclosed Proposed Site Plan Documents.

Comment #k. HR 290-6.A.12. The applicant should provide the winter stabilization notes to the plan set.

Response: Winter stabilization notes are included on Sheet C-602 of the enclosed Proposed Site Plan Documents.

Comment #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.

Response: The bottom of the proposed subsurface infiltration basin is anticipated to be below the typical front depth.

Comment #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.

Response: Comment acknowledged. The Applicant will coordinate with the Town relative to applicable Bonds or Escrows prior to construction.

Comment #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.

Response: The enclosed updated Drainage Report is stamped with an official PE stamp.

Comment #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.

Response: Comment acknowledged.



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

Response: No response required.

Zoning (ZO 334)

Comment #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.

Response: Final building height is anticipated to be determined upon completion of architectural plans, however the building is anticipated to be one-story and similar in architectural style to the buildings associated with the Flagstone Crossing project.

Comment #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.

Response: Comment acknowledged.

Comment c. ZO 334-33. The applicant has not shown any wetlands on the plan set.

Response: There are no known wetlands on the subject property.

Comment #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.

Response: The Applicant is amendable to signage being reviewed by the Town prior to installation thereof.

Comment #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.

Response: As the subject property is located within a Flood Zone X, a floodplain permit is not anticipated to be required.



Erosion Control/Wetland Impacts

Comment #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.

Response: Comment acknowledged.

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

Comment #a. HR 275-8.C.(7). The applicant has met the parking lot landscaping requirements.

Response: Comment acknowledged.

Comment #b. HR 276-11.1.B.(14). The applicant has shown lighting fixture locations on the plans with details and photometric information.

Response: Comment acknowledged.

Comment #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.

Response: Hours of operation are pending final tenant preferences, however the hours are not anticipated to be similar or less than those of surrounding uses.

Comment #d. HR 276-11.1.B.(14). The applicant has proposed to retain the existing light poles along the western edge of the access driveway. The new project shows these poles immediately adjacent to curbing which may subject them to snowplow damage.

Response: Comment acknowledged. The existing light poles are currently located a similar distance from the edge of pavement as that proposed.

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

Comment #a. HR 275-9.G. The applicant has not listed required permits and their status on the plan set.

Response: There are no other pending Local or State applications filed concurrent the Site Plan Application. It is anticipated that subsequent to Site Plan Approval, remaining filings will consist of Building Permit, utility connection, and construction period permits.

Comment #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.

Response: There are no other pending Local or State applications filed concurrent the Site Plan Application. It is anticipated that, subsequent to Site Plan Approval, remaining filings will consist of Building Permit, utility connection, and construction period permits.



Comment #c. Additional local and state permitting may be required.

Response: Comment acknowledged. There are no other pending Local or State applications filed concurrent the Site Plan Application. It is anticipated that subsequent to Site Plan Approval, remaining filings will consist of Building Permit, utility connection, and construction period permits.

Other

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

Response: Notation on Sheet C-102 has been realigned, as shown on enclosed Proposed Site Plan Documents.

Comment #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.

Response: A note relative to the Town of Hudson off-site fill requirements has been included on Sheet C-301 of the enclosed Proposed Site Plan Documents.

Comment #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.

Response: The notation arrow for the proposed snow storage area has been realigned, as shown on Sheet C-301 of the enclosed updated Proposed Site Plan Documents.

We trust the above as well as the attached information are sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900.

Sincerely,
Bohler

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

Matthew Bombaci

cc. Town of Hudson Engineering Division, Fuss & O'Neill Inc., The Lannan Company



352 Turnpike Road
Southborough, MA 01772
508.480.9900

February 18, 2022
Revised March 10, 2022

Hudson Planning Board
12 School Street
Hudson, NH 03051

Attention: Brian Groth, Town Planner

**Re: 3 Flagstone Drive Sp# 01-22 Staff Report
3 Flagstone Drive; Tax Map 222 Lot 014-000**

Dear Mr. Groth:

Bohler Engineering is in receipt of a comment letter from Hudson, NH Planning Board, dated February 23, 2022. On behalf of the Applicant, The Lannan Company, Bohler offers the following responses. These responses are also based upon discussions with the Hudson Planning Board at their February 23, 2022 hearing. For clarity, the original comments are in *italics*, while our responses are directly below in **bold** type.

Staff Comments

Comment # 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 principal use."

Response: Comment acknowledged. The use of the additional commercial space is unknown at this time, however based upon discussions with the Hudson Planning Board a restaurant use is no longer proposed.

BOHLER //

Comment #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.*

Response: **The Hudson Planning Board voted to approve this waiver request at their February 23, 2022 hearing.**

Comment #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.*

Response: **The Hudson Planning Board voted to approve this waiver request at their February 23, 2022 hearing.**

Comment #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.*

Response: **The proposed uses are not anticipated large delivery truck operations, with any necessary deliveries anticipated to be via box truck. The proposed parking and drive aisle layout has been designed to circulate emergency access vehicles, including those of the Hudson Fire Department. Additionally, per discussions with the Planning Board at their February 23, 2022 hearing, a restaurant use is no longer proposed on-site.**

Comment #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.

Response: **Per discussions with the Planning Board at their February 23, 2022 hearing, the project has been revised to eliminate the previously proposed parallel parking spaces and to increase the overall parking count to 28 spaces. Additionally, please note that a restaurant use is no longer a use proposed for the additional commercial space.**

Comment #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."

Response: A note has been included on the plans stating "All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof", the Applicant is amendable to this provision.

Comment #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.*

Response: Improvements proposed to the existing driveway are anticipated to include the addition of 'stop' control at the entrance to Flagstone Drive and minor improvements to the existing edge of pavement proximate to the proposed improvements.

Comment #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.

Response: Please see responses to peer review comments for additional information on soil testing. Although it is believed sufficient testing has been performed, the Applicant is amenable to the suggested condition that additional testing be performed and witnessed by the Town Engineer prior to installation of the subsurface infiltration system.

Comment #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.*

Response: As the project is anticipated to generate less than 100 vehicles in the peak hour, a traffic impact analysis is not recommended by the Institute of Transportation Engineers. Additionally, the project no longer proposes a restaurant use within the additional commercial space, further reducing the anticipated trip generation.



Comment #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.*

Response: Authorization from the owner of the 5 Flagstone Drive property has been provided.

Departmental Comments

Comment *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.*

Response: A sewer profile and anticipated water demand information has been added to the plans, and a sewer manhole added at the property line, as requested. Easement information can be provided to the Town prior to construction.

We trust the above as well as the attached information are sufficient for your review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900. Thank you.

Sincerely,
Bohler

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

Matthew Bombaci, P.E.

cc: The Lannan Company



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: 03-15-22 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>6,606.30</u>
			(\$3.61 per sf X 1,830 sf Shopping Center)
			Total \$ <u>24,390.30</u>

Check should be made payable to the Town of Hudson.

Thank you,

Brian Groth

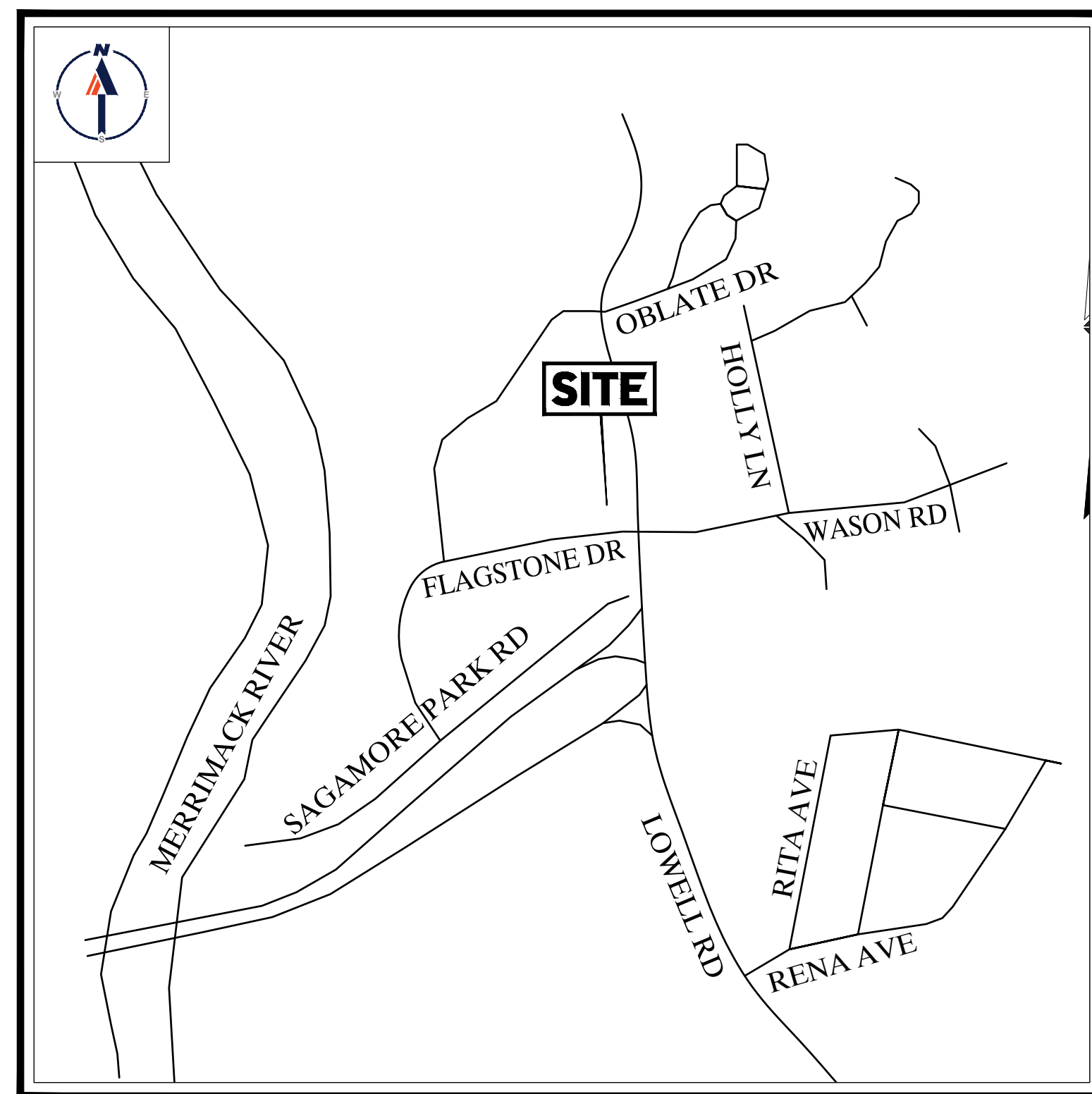
Town Planner

PROPOSED SITE PLAN DOCUMENTS

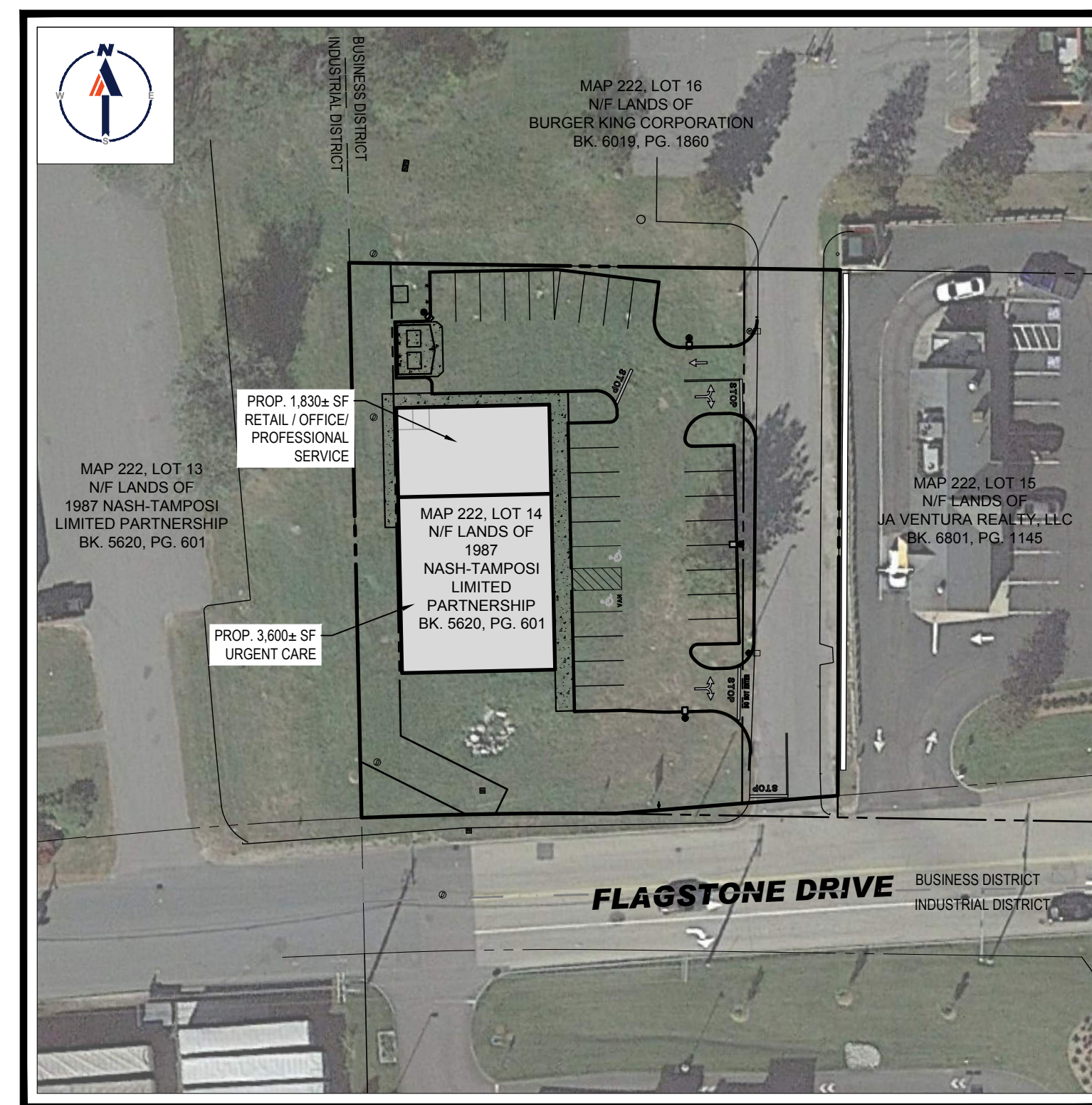


PROPOSED URGENT CARE & COMMERCIAL USE

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



LOCATION MAP
SCALE: NOT TO SCALE



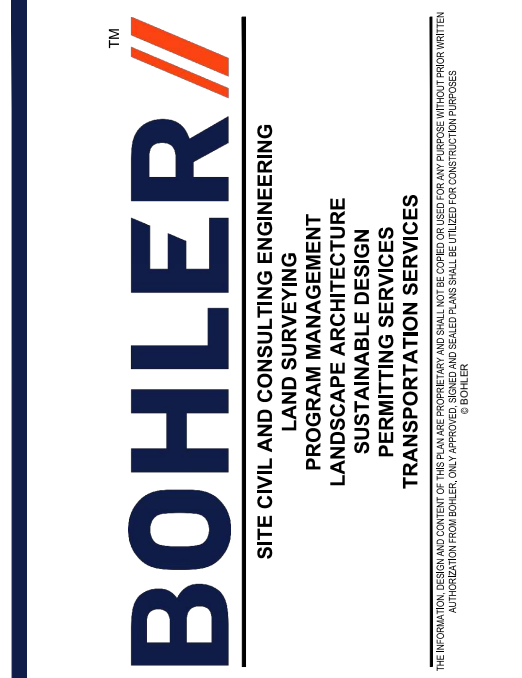
SITE MAP
SCALE: 1" = 50'

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: _____



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/17/22	PEER REVIEW COMMENTS	KME	MKB
2	3/10/22	PB HEARING COMMENTS	KME	MKB



PERMIT SET

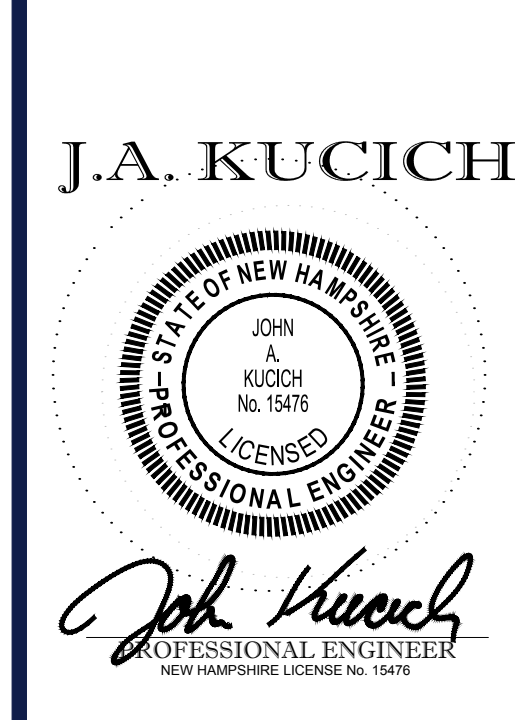
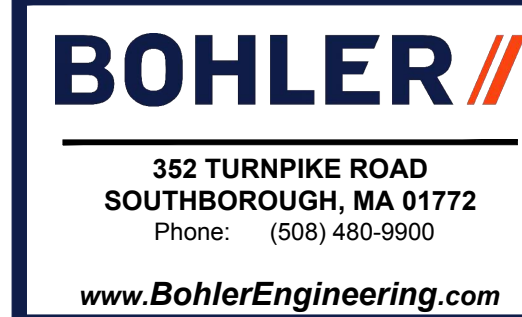
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W211235
DRAWN BY: KME
CHECKED BY: MKB
DATE: 01/17/2022
CAD I.D.: UNSAVED DRAWING1

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



SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

C:\PROGRAMDATA\BOHLER\2022\NEWHAMPSHIRE\DRAWING\...LAYOUT: C-101.COVER

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.

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- "BOUNDARY & TOPOGRAPHIC & UTILITY SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 11/22/2021.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT THESE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. ALL ACCESSIBLE (ADA ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA CODE 42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 14151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH HAVE AN EFFECT WHEN THESE PLANS ARE COMPLETED.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REGULATIONS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

CONTRACTOR MUST REFER TO THE ARCHITECTURAL BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/TORQUE POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE. CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONCTION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THE WORK INVOLVED WITH THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: DRAINAGE UTILITIES, PAVEMENT, STRONG CURBS, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERSECTION CABLE, WIRING CORDS, AND ANY UNDERGROUND EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGERS PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE MUST BE AIR TRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY UNDER OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (GL). ALL CONTRACTORS MUST HAVE THEIR COPIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS' PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS' PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBSIDIARIES AND SUBCONSULTANTS AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, FINES, LOSSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE COVERAGE.

19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT, AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM WILL NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM, AND FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTORS PRICE.

23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

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

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE/ ZONING INFORMATION & NOTES

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 CONDITIONS AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

GENERAL NOTES (CONTINUED)

25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES, CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMBECE BEGINNING AT THE POINT OF INTEREST (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION OF ELECTRIC.

2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SPACE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE REGULATIONS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD. IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REGULATIONS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXIST BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS, DETAIL, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES. TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE MAINTAINED, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND ALL INFORMATION COMPIS WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REGULATIONS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY INSPECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

9. ALL NEW UTILITY/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REFACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE REFERRED TO AS REPRESENTATIVE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERE TO.

11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS. FILL AND COMPACTION MUST AT A MINIMUM COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

12. THE CONTRACTOR MUST COMPLY TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

13. PAYEMENT MUST BE SAU CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENFORCE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES). TO PREVENT FLOODING, CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY DISCREPANCIES THAT MAY OCCUR AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEYS' FEES AND THE LIKE WHICH RESULT FROM SAME.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 1" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF .05% GUTTER GRADE ALONG CURB FACE. IF IS CONTRACTORS OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

19. REFER TO THIS SHEET FOR ADDITIONAL NOTES.

20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

21. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL, SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED AS BEING FOR THE EXPOSED PORTION OF THE WALL, WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN AS SHOWN ON DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

23. STORM DRAINAGE PIPE/UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH S11 TIGHT JOINT. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST COMFORM TO AASHTO M243 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORUGATIONS) WITH GASKEIT FOR S11 TIGHT JOINT. PVP PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

24. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS:

- FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034
- FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034
- FOR PIPE WITHIN 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.

25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.

26. STORMWATER FLOOR DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.

27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE SEWERS MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

• WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DI) WITH MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

30. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.

31. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES

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

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS

GENERAL DEMOLITION NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY "BOUNDARY & TOPOGRAPHIC & UTILITY SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 11/22/2021.

2. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

4. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FORTO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

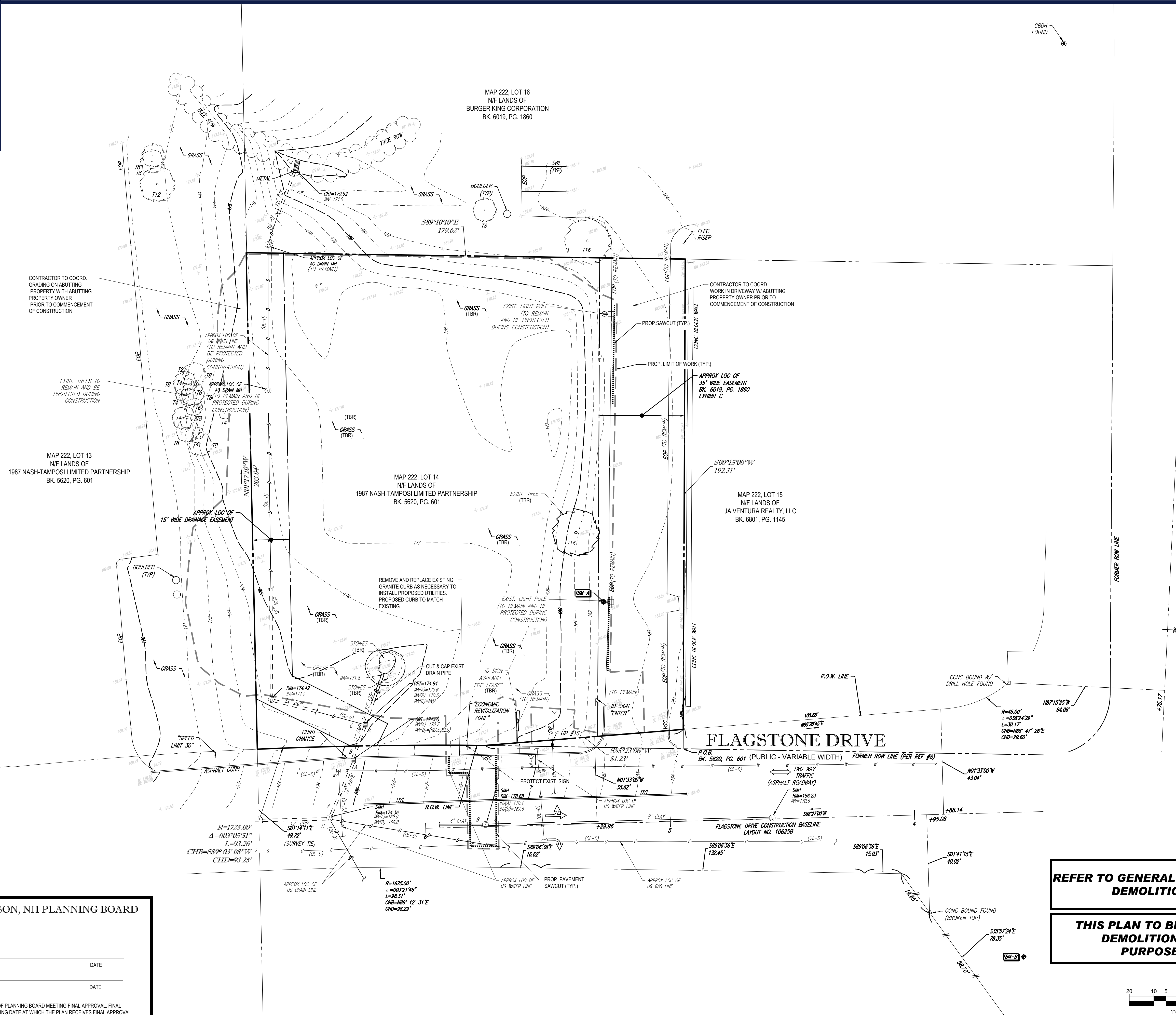
C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.

E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.



CONTRACTOR TO COORD. GRADING ON ABUTTING PROPERTY WITH 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.

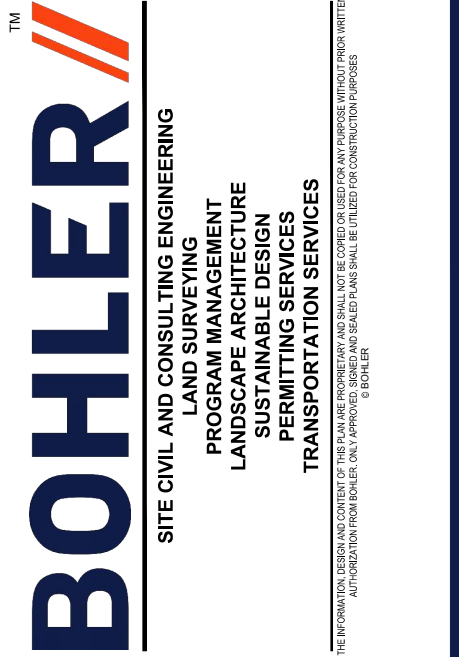
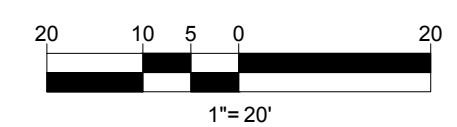
APPROVED BY THE HUDSON, NH PLANNING BOARD

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



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/17/22	PEER REVIEW COMMENTS	KME	MKB
2	3/10/22	PB HEARING COMMENTS	KME	MKB



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.: W21235
DRAWN BY: KME
CHECKED BY: MKB
DATE: 01/17/2022
CAD LD.: UNSAVED DRAWING1

SITE DEVELOPMENT PLANS FOR

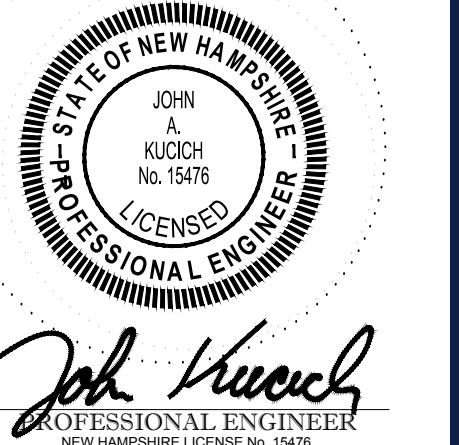


PROPOSED DEVELOPMENT
MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE



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

J.A. KUCICH



SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:
C-201

REV 2 - 03/10/2022

C:\PROGRAMDATA\BOHLER\CAD\2022\NEW\MAP\AC\PLUSH_2051\UNSAVED DRAWING1.dwg - LAYOUT, C-201.DWG



SITE INFORMATION

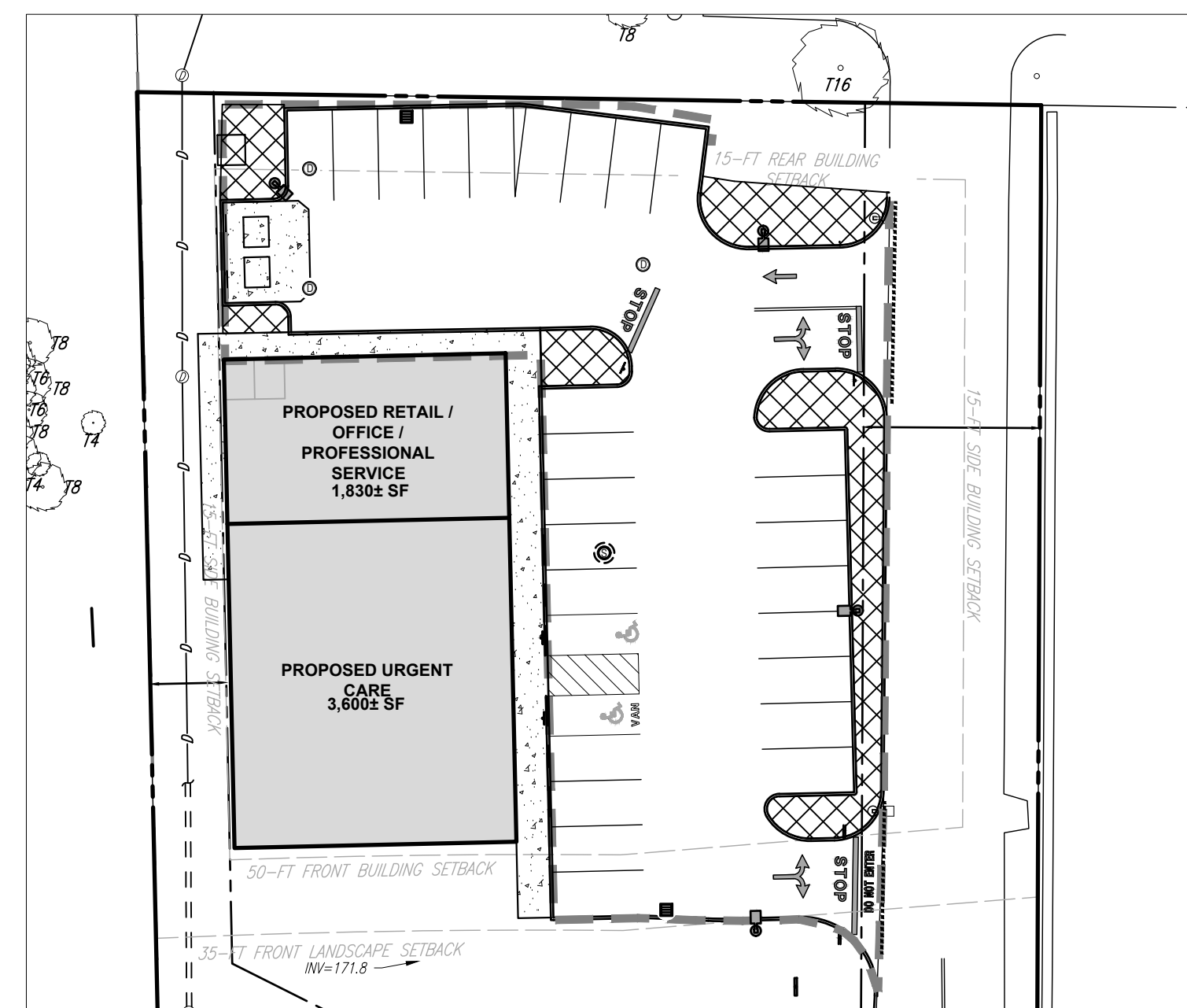
1. APPLICANT:
THE LANNAN COMPANY
7D TAGGERT DRIVE
NASHUA, NH 03060
2. OWNER:
NASH-TAMPOSI
20 TRAFALGAR SQ SUITE 602
NASHUA, NH 03060
3. PARCEL:
MAP 222 & LOT 14
3 FLAGSTONE DRIVE
HILLSBOROUGH COUNTY, NH
4. ABUTTING PROPERTIES:
MAP 222, LOT 15
223 LOWELL ROAD
MAP 222, LOT 16
219 LOWELL ROAD
MAP 222, LOT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

ZONING ANALYSIS TABLE

ZONING DISTRICT	BUSINESS	N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE	
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	SITE PLAN REVIEW		
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% ±	35% ±
PARKING LOT LANDSCAPING	10%	N/A	13% ±
PARKING SPACES	22	N/A	28
ACCESS. PARKING SPACES	2	N/A	2
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT PARALLEL: 8 FT x 22 FT	USE/CATEGORY: RETAIL STORE: ONE SPACE PER 200 SF GROSS LEASABLE AREA MEDICAL OFFICE AND/OR CLINIC: ONE SPACE PER 300 SF OF GROSS FLOOR AREA CALCULATION: (1,830 SF/200) + (3,600 SF/300) = 22 SPACES		
ACCESSIBLE PARKING CRITERIA	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	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = 10 MIN. ACCESSIBLE SPACES 1001+ SPACES = 11 MIN. ACCESSIBLE SPACES	9 MIN. ACCESSIBLE SPACES = MIN. 2% OF TOTAL SPACES OVER 1,000
VAN:	8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	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



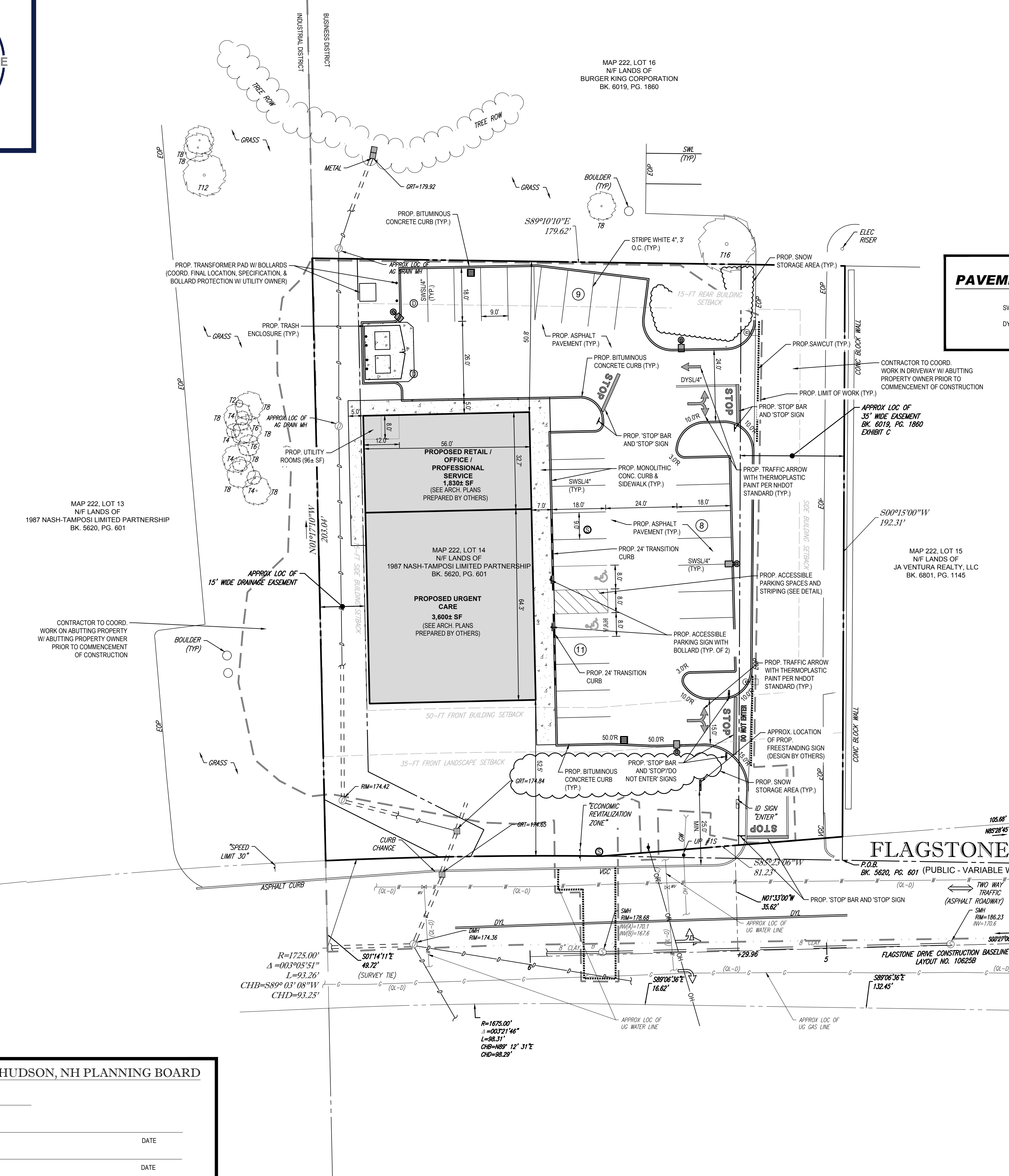
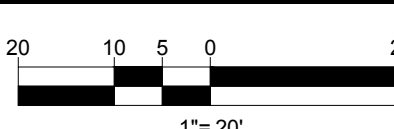
- OVERALL PARKING AREA: 13,576 SF ±
- INTERIOR LANDSCAPING AREA: 1,744 SF ± (13%±)

- NOTES:
1. APPLICANT TO COORDINATE A PRE-CONSTRUCTION MEETING WITH HUDSON TOWN ENGINEER
 2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 565 OF THE TOWN OF HUDSON ENGINEERING TECHNICAL GUIDELINES & TYPICAL DETAILS RELATIVE TO THE IMPORT, REPORTING, AND TESTING OF OFF-SITE FILL MATERIAL.

ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR 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



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 _____

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.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/17/22	PEER REVIEW	KME	MKB
2	3/10/22	PB HEARING COMMENTS	KME	MKB



PERMIT SET

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PROJECT No.: W211235
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CHECKED BY: MKB
DATE: 01/17/2022
CAD L.D.: UNSAVED DRAWING1

SITE DEVELOPMENT PLANS FOR

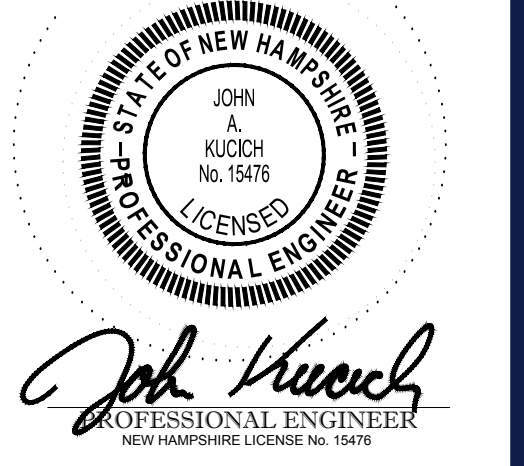


PROPOSED DEVELOPMENT
MAP 222, LOT 14
3 FLAGSTONE DRIVE
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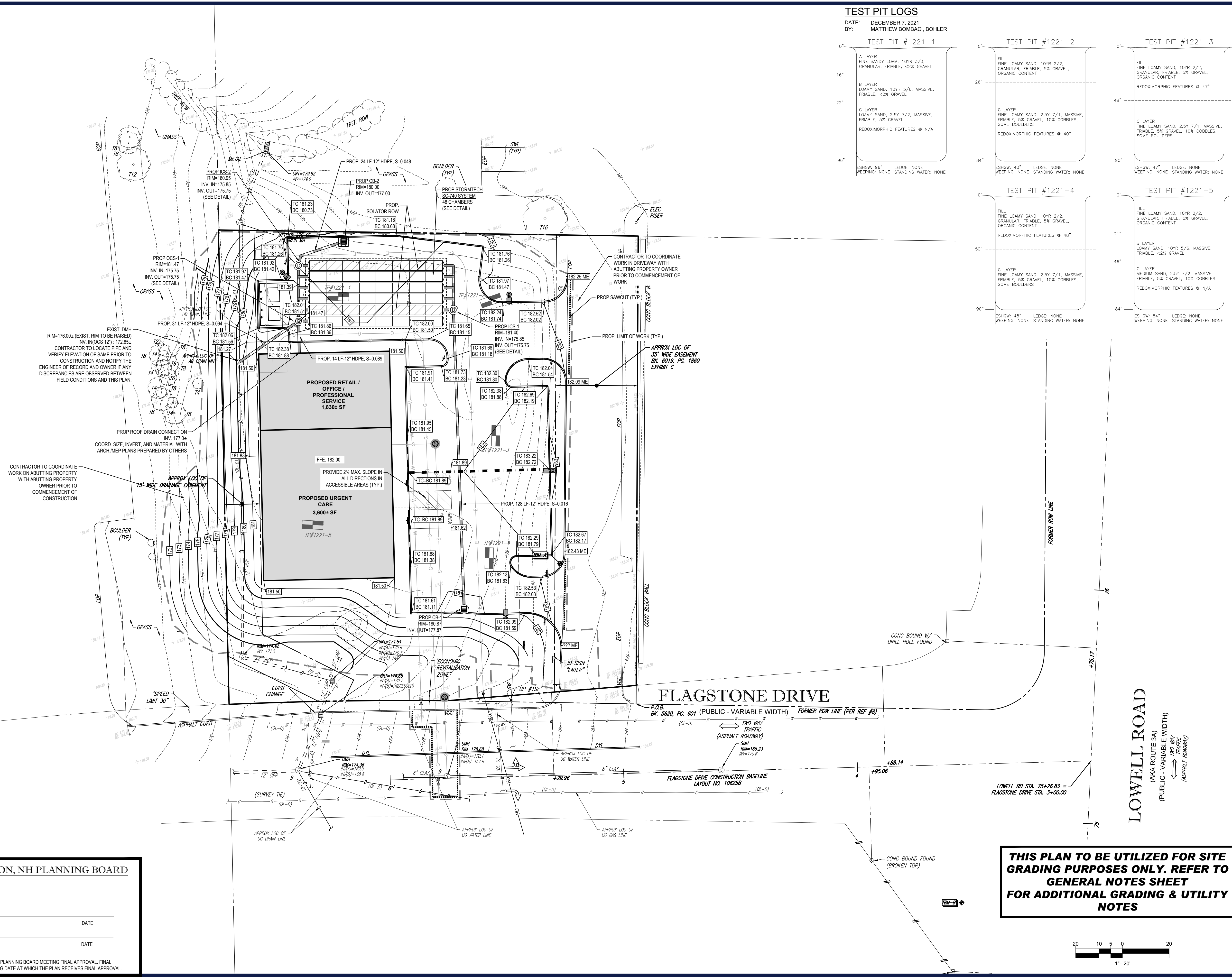
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:
C-301

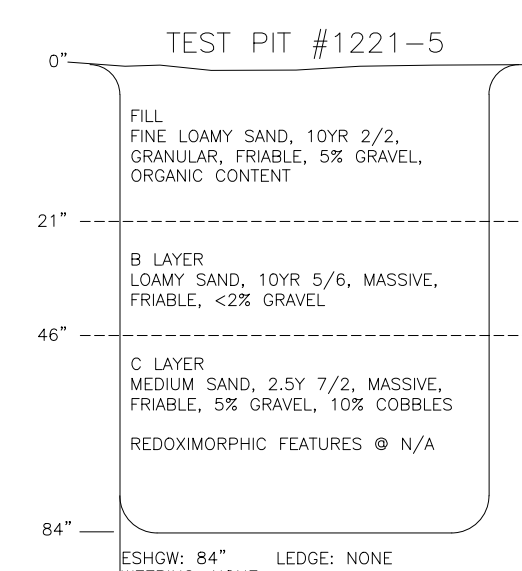
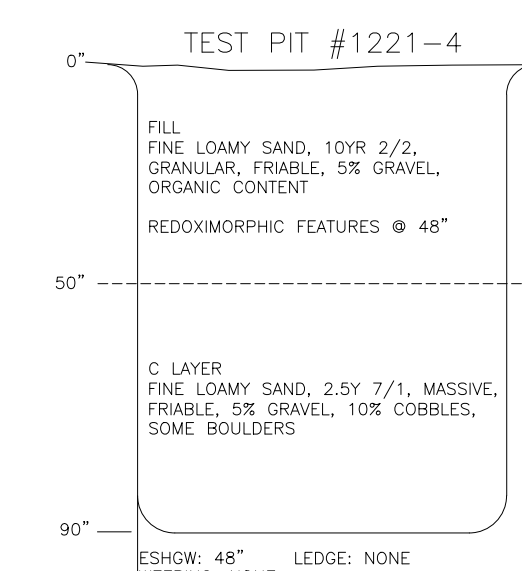
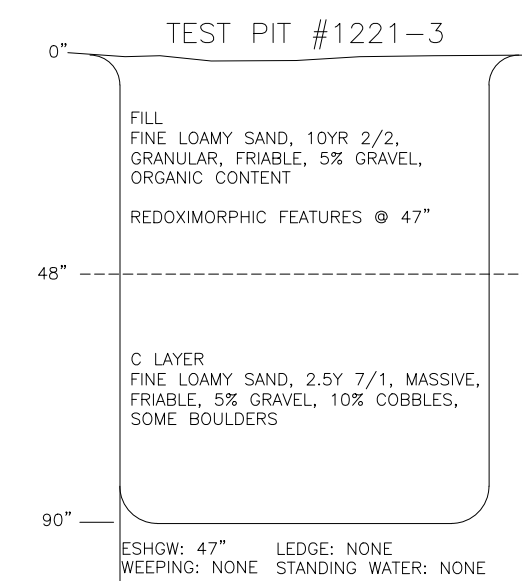
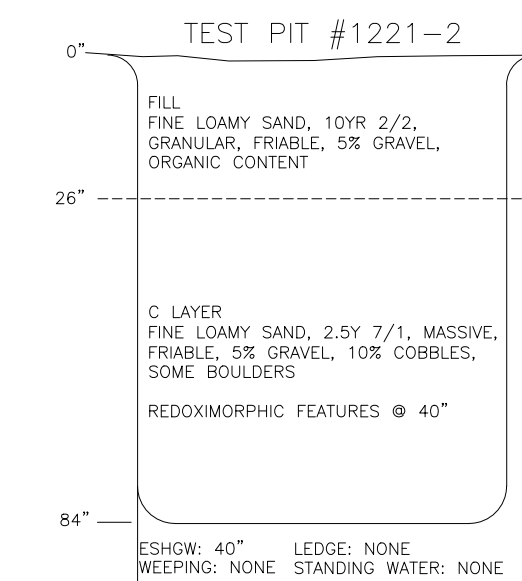
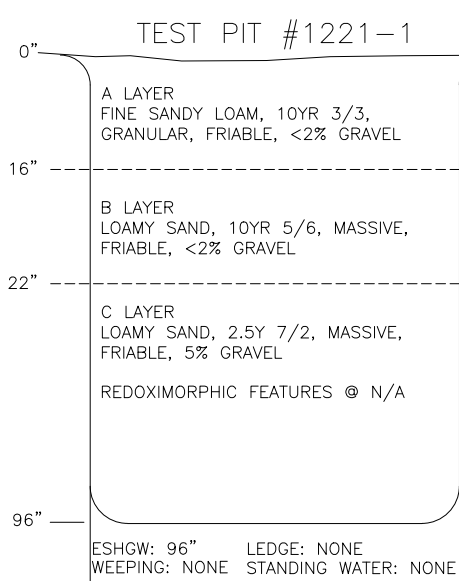
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TEST PIT LOGS

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



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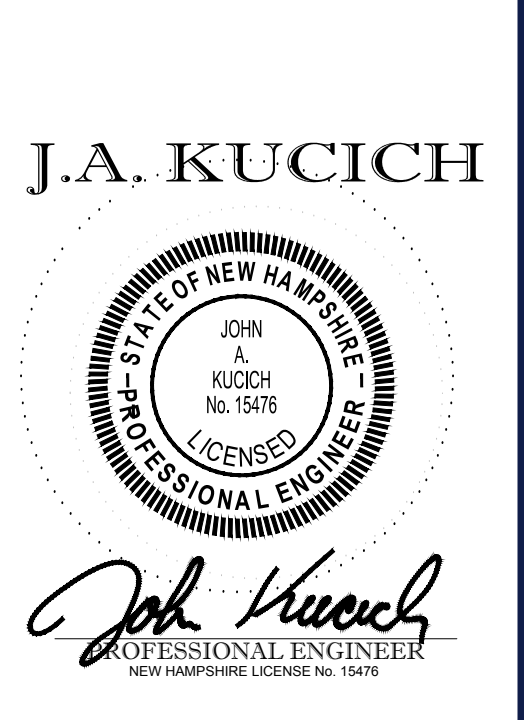
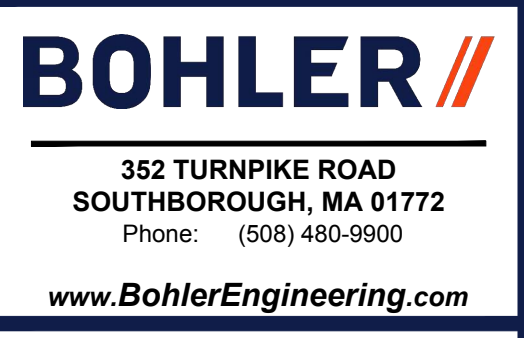
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DATE: 01/17/2022
CAD I.D.: UNSAVED DRAWING1

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



SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-401

REV 2 - 03/10/2022

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APPROVED BY THE HUDSON, NH PLANNING BOARD

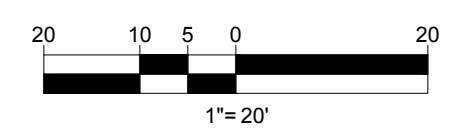
DATE OF MEETING _____

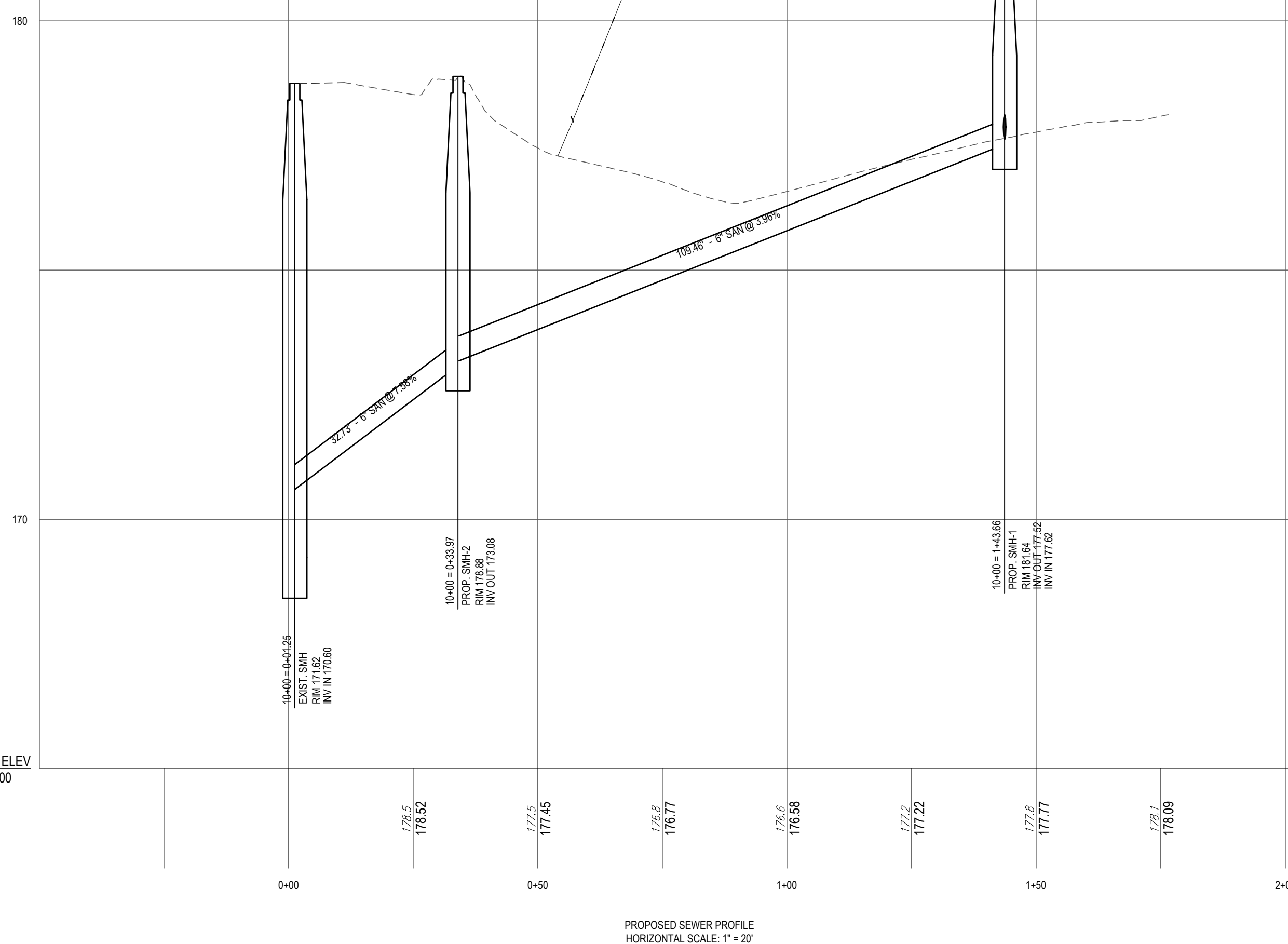
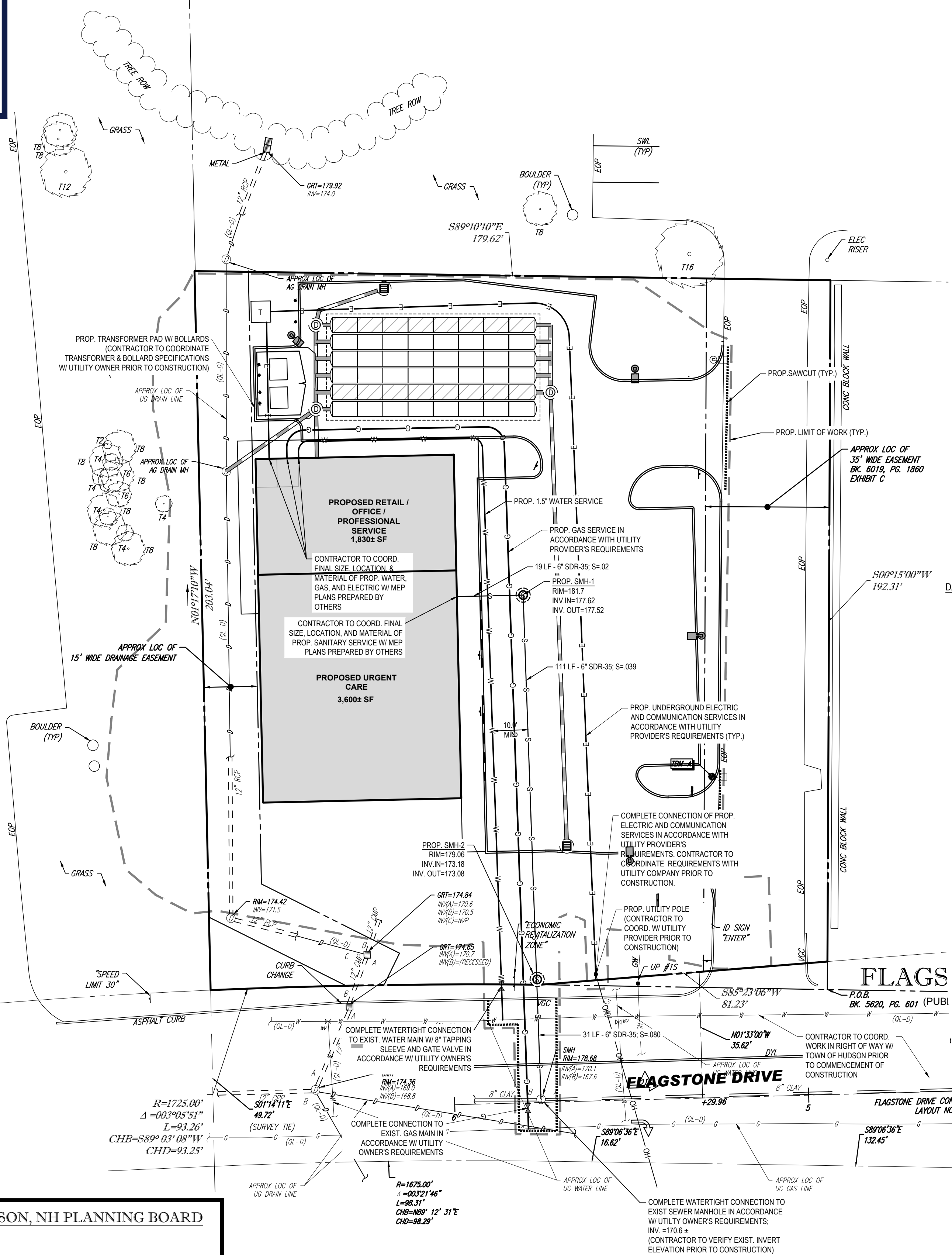
CHAIRMAN SIGNATURE _____ DATE _____

SECRETARY SIGNATURE _____ DATE _____

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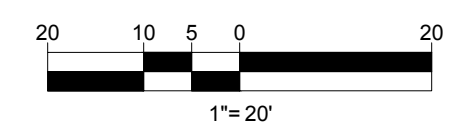




ANTICIPATED WATER/SEWER FLOW CALCULATIONS
(BASED UPON ENV-WQ 1000)

URGENT CARE (ASSUMING TWO DOCTORS): 250 GPD/DOCTOR X 2 DOCTORS = 500 GPD
1,830 ± SF COMMERCIAL SPACE (ASSUMING RETAIL USE): (1,830± SF X 5 GPD / 100) + (4 EMPLOYEES X 10 GPD / EMPLOYEE) = 50 GPD
TOTAL ESTIMATED SEWER FLOW: 550 GPD

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/17/22	PEER REVIEW COMMENTS	KME	MKB
2	3/10/22	PB HEARING COMMENTS	KME	MKB

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 CHECKED BY: MKB
 DATE: 01/17/2022
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SITE DEVELOPMENT PLANS FOR

THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

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

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J.A. KUCICH

JOHN A. KUCICH
 No. 15476
 LICENSED PROFESSIONAL ENGINEER

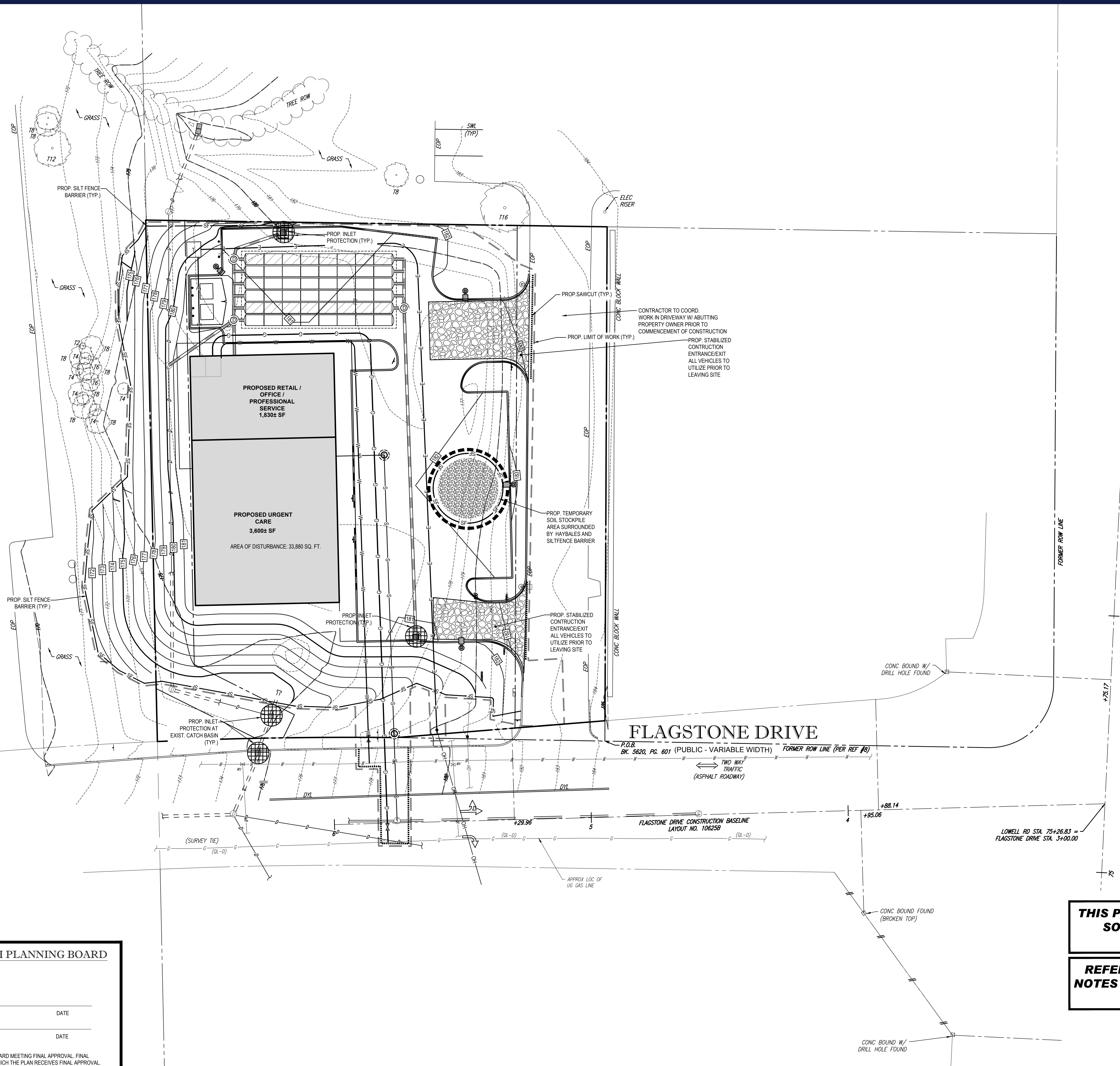
John Kucich
 PROFESSIONAL ENGINEER
 NEW HAMPSHIRE LICENSE NO. 15476

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

REV 2 - 03/10/2022

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 SECRETARY SIGNATURE _____ DATE _____

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BOHLER
 CIVIL AND CONSULTING ENGINEERING
 AND SURVEYING
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

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SITE DEVELOPMENT PLANS FOR

THE LANNAN COMPANY
 REAL ESTATE INVESTMENT & DEVELOPMENT

PROPOSED DEVELOPMENT
 MAP 222, LOT 14
 3 FLAGSTONE DRIVE
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 JOHN A. KUCICH
 No. 15476
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 NEW HAMPSHIRE LICENSE No. 15476

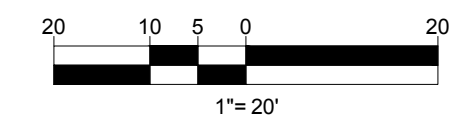
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-601

REV 2 - 03/10/2022

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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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 UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING. DISTURBED SOILS THAT WILL REMAIN IDLE FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NOT LATER THAN FIVE DAYS FROM INITIAL DISTURBANCE WITH SEED AND MULCH. EROSION CONTROL BLANKETS, OR CRUSHED STONE OR OTHER SUITABLE MEASURES APPROVED BY THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE.
- 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 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 SEED, 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 SEEDED 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, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED 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.

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.

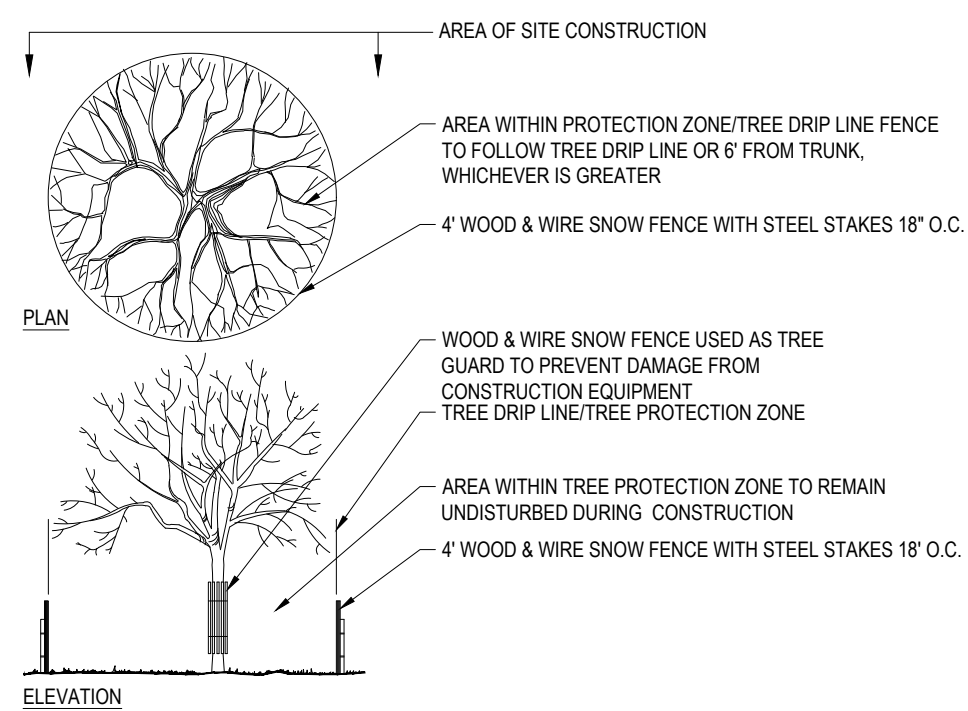
CONSTRUCTION SEQUENCE

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.

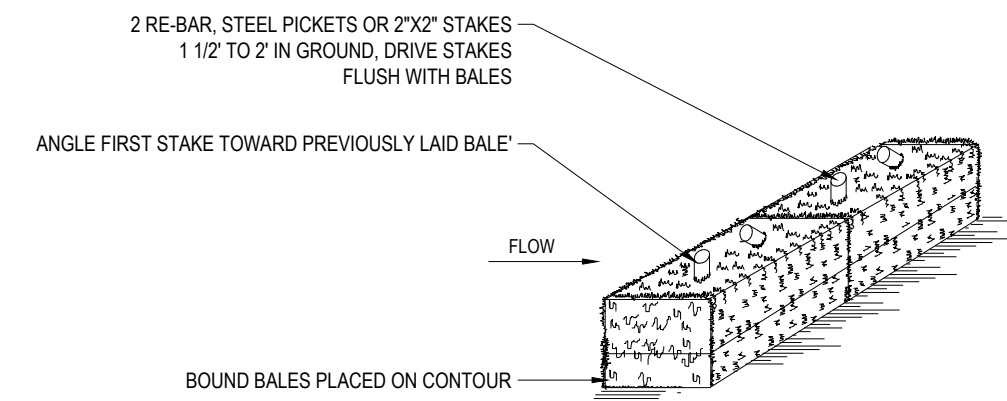
TREE PROTECTION DURING CONSTRUCTION

N.T.S.

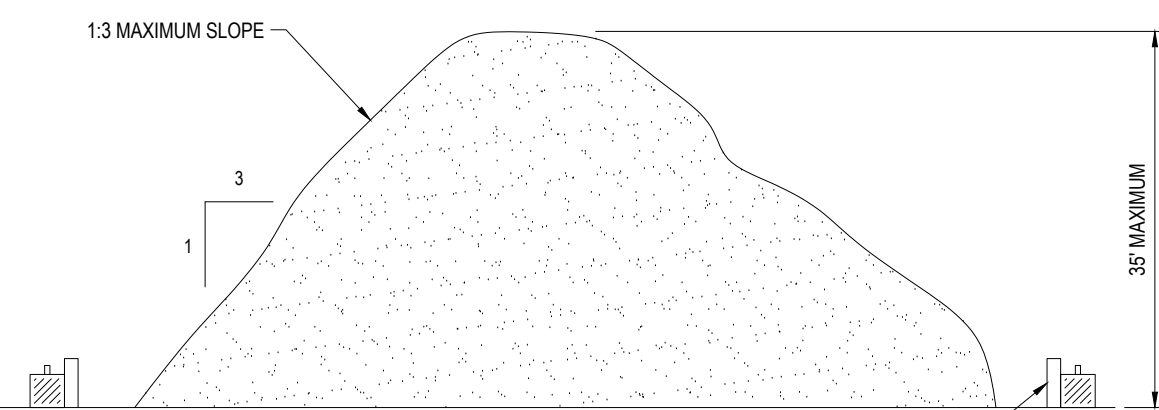


STRAW BALE DETAIL

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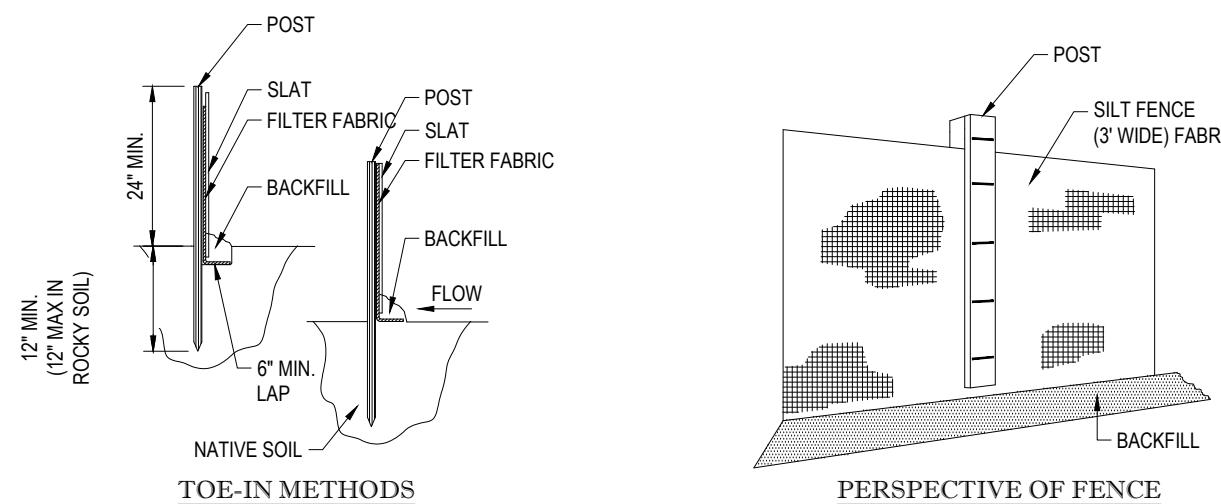


NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST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



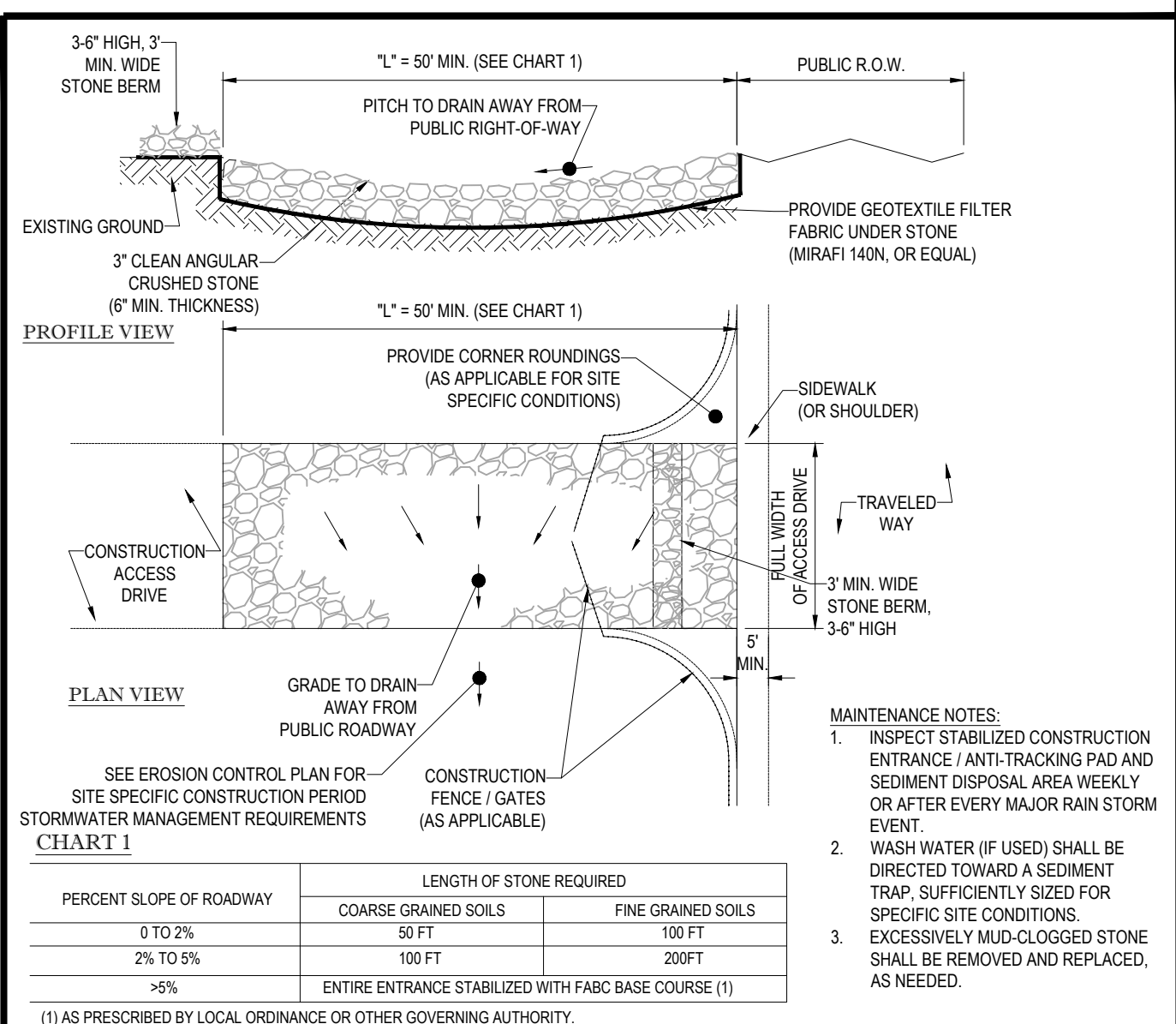
TEMPORARY STOCKPILE DETAIL

N.T.S.



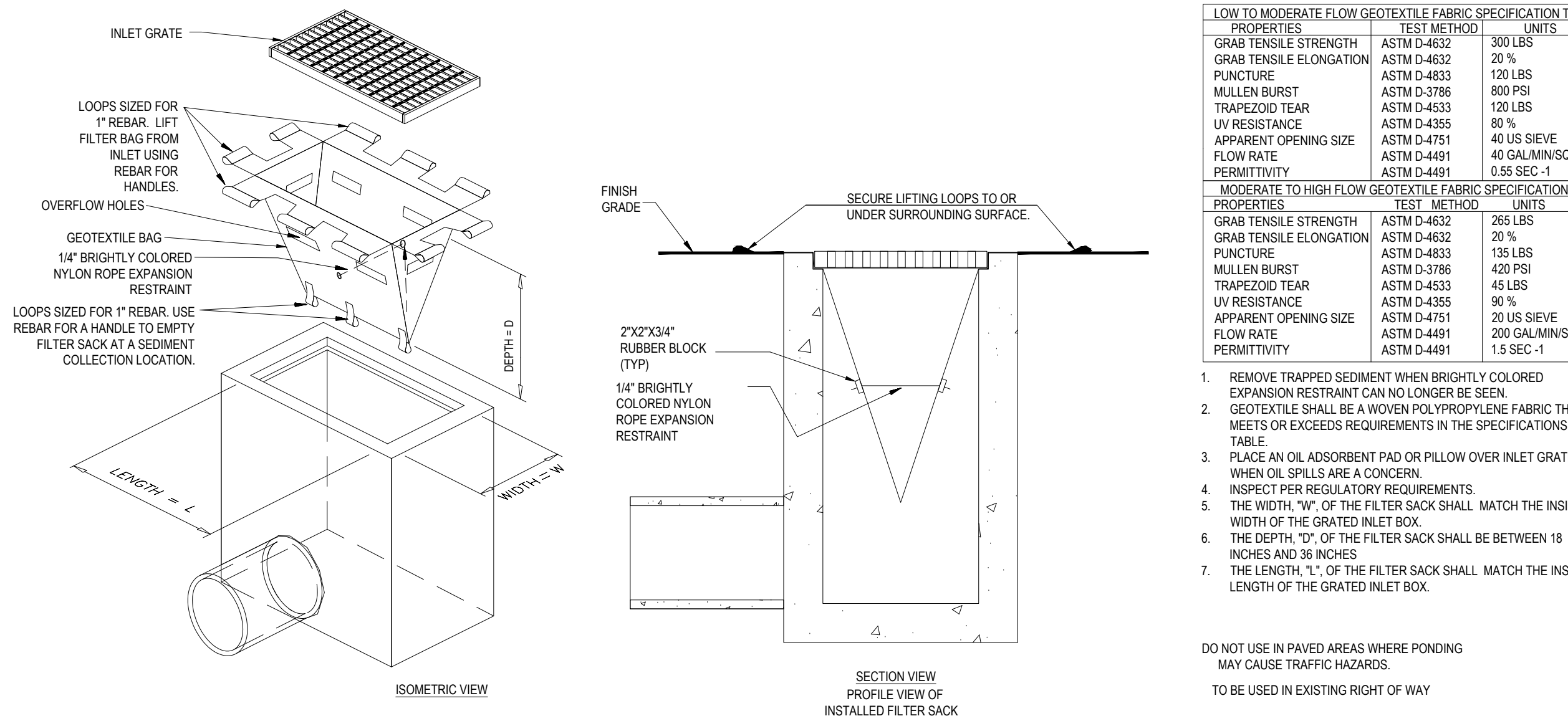
TYP. SILTATION FENCE DETAIL

N.T.S.



STABILIZED CONSTRUCTION EXIT

N.T.S.



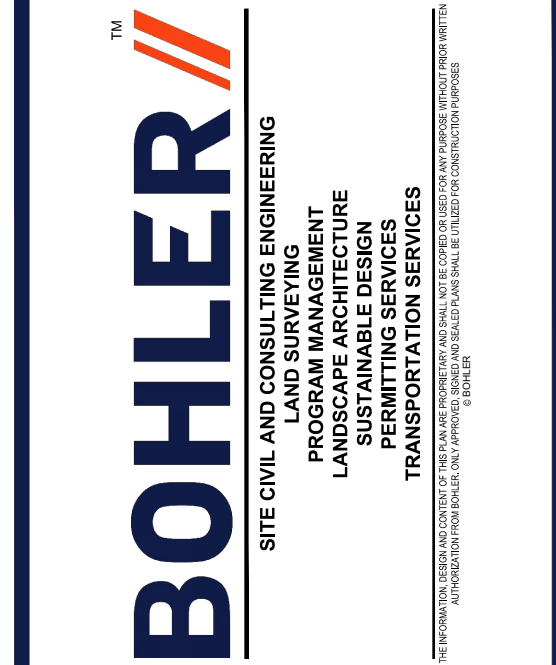
INLET PROTECTION (GRATED INLETS)

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	0.65 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



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/17/22	PEER REVIEW COMMENTS	KME	WKB
2	3/10/22	PB HEARING COMMENTS	KME	WKB



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PROJECT No.:	W21235
DRAWN BY:	KME
CHECKED BY:	MKB
DATE:	01/17/2022
CAD I.D.:	UNSAVED DRAWING1

SITE DEVELOPMENT PLANS FOR

THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

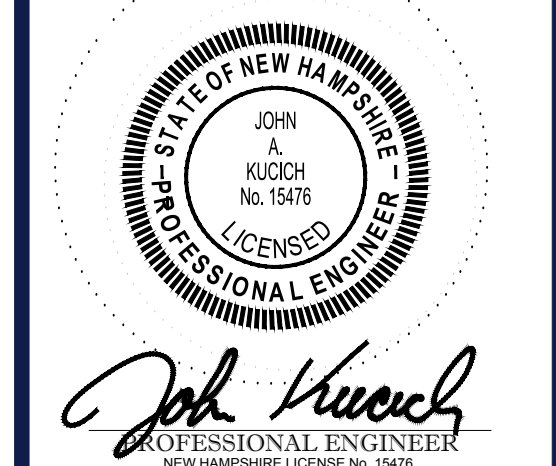
PROPOSED DEVELOPMENT
MAP 222, LOT 14
3 FLAGSTONE DRIVE
HUDSON
HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

BOHLER

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

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J.A. KUCICH



SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

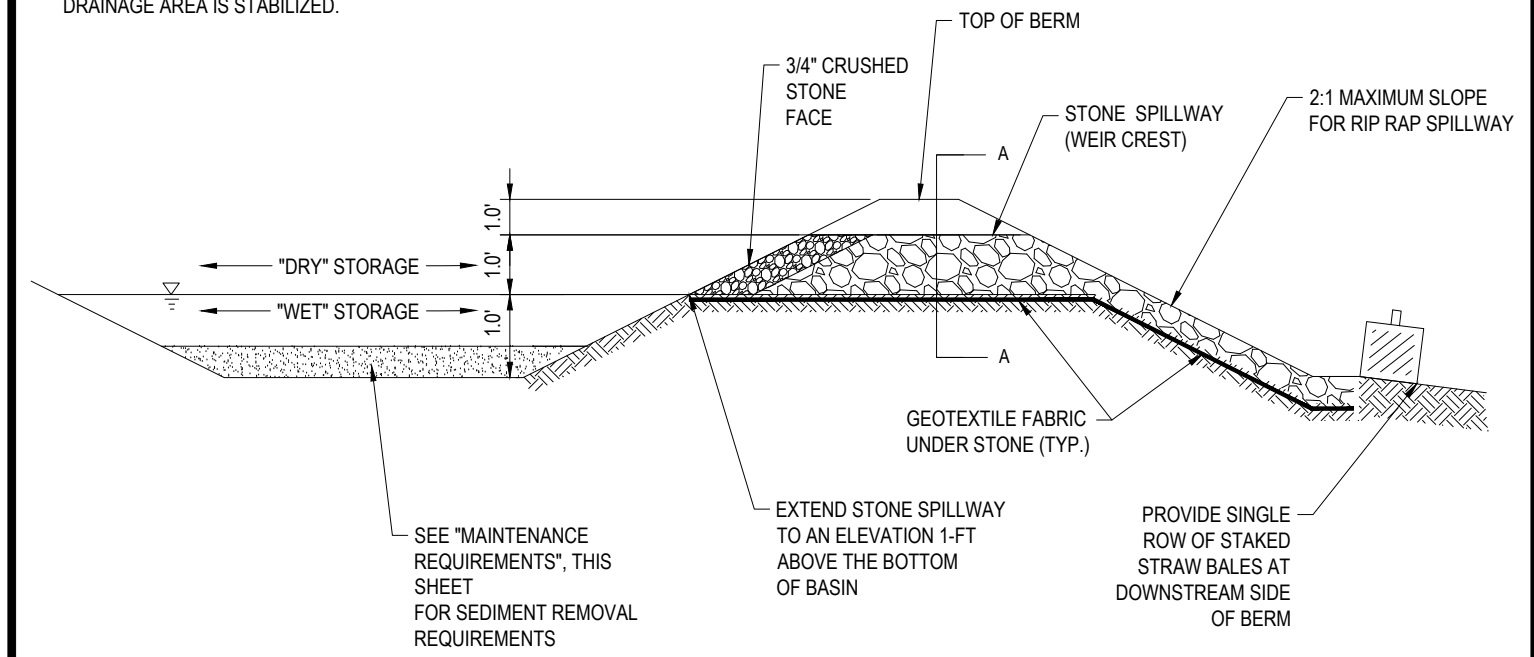
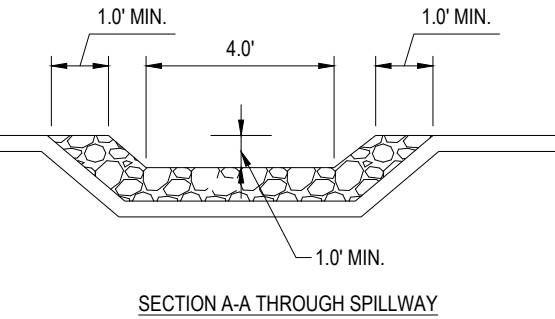
SHEET NUMBER:

C-602

REV 2 - 03/10/2022

MAINTENANCE REQUIREMENTS FOR TEMPORARY SEDIMENT TRAP (TST):

- 1) INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
- 2) CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET SHOULD MAINTAINED AT LEAST 1 FOOT BELOW THE CREST OF THE EMBANKMENT BERM.
- 3) ALSO CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
- 4) DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS.
- 5) THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.



EROSION CONTROL BLANKET DETAIL

N.T.S.

TEMPORARY SEEDING SPECIFICATION

N.T.S.

TEMPORARY SEDIMENT TRAP DETAIL

N.T.S.

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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PROJECT No.: W211235
 DRAWN BY: KME
 CHECKED BY: MKB
 DATE: 01/17/2022
 CAD I.D.: UNSAVED DRAWING1

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

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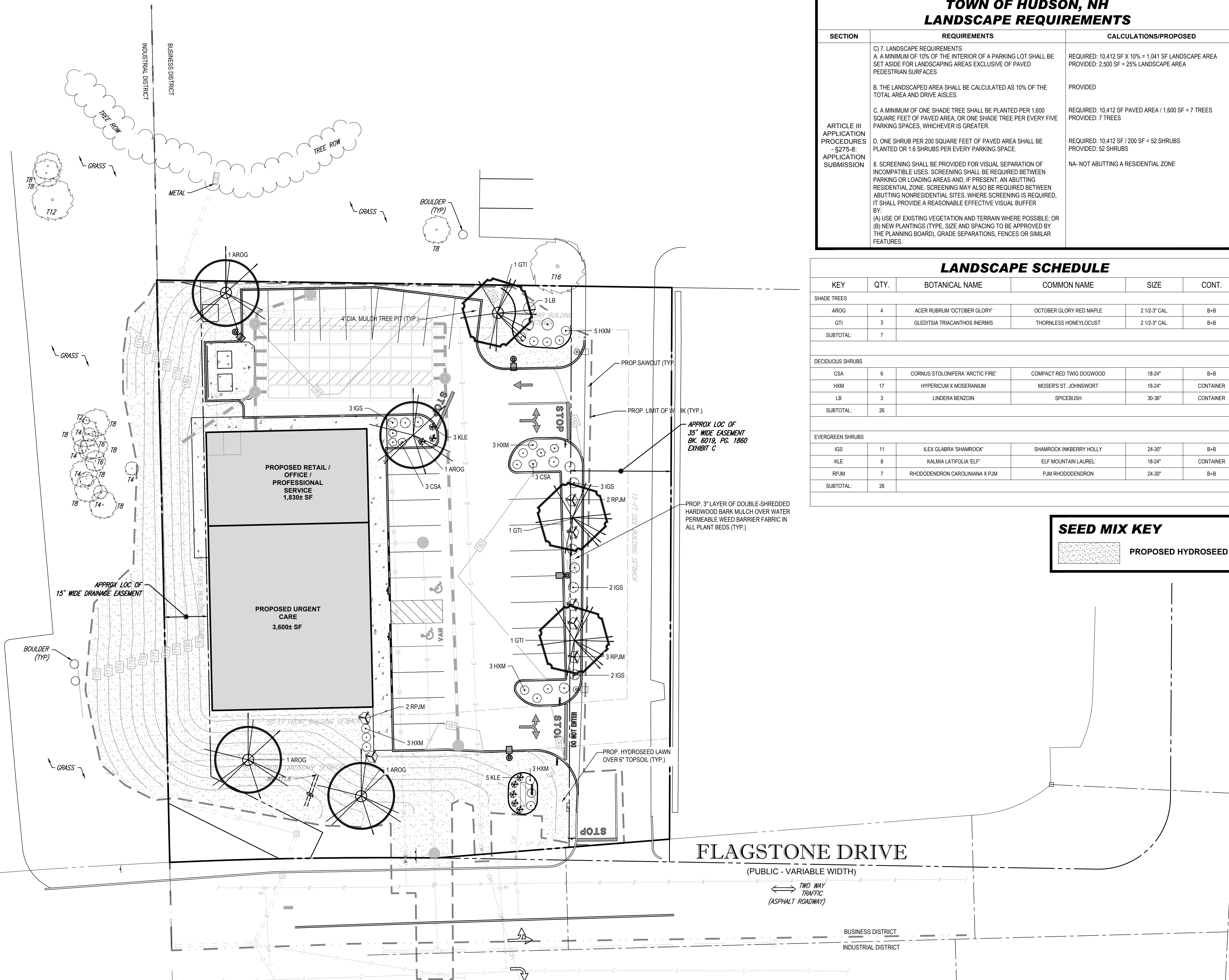
J.A. KUCICH

John Kucich
 PROFESSIONAL ENGINEER
 NEW HAMPSHIRE LICENSE NO. 15476

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

SHEET NUMBER:
C-603

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TOWN OF HUDSON, NH LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE III APPLICATION PROCEDURES - §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 NON-RESIDENTIAL 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	18-24"	B+B
HXM	17	HYPERICUM X MOSEERANUM	MOSER'S ST. JOHNSWORT	18-24"	CONTAINER
LB	3	LINDERA BENZON	SPICEBUSH	30-36"	CONTAINER
SUBTOTAL: 26					
EVERGREEN SHRUBS					
IGS	11	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY 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
--	--------------------

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROFESSIONAL LANDSCAPE ARCHITECT
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

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1	2/17/22	PEER REVIEW COMMENTS	KME	MKB
2	3/10/22	PB HEARING COMMENTS	KME	MKB

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PROJECT No.: W211235
DRAWN BY: KME
CHECKED BY: MKB
DATE: 01/17/2022
CAD I.D.: W211235-LND-2

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
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M.J. MRVA

MATTHEW
MRVA
109
PROFESSIONAL LANDSCAPE ARCHITECT
NEW HAMPSHIRE LICENSE No. 109

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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OWNER MAINTENANCE RESPONSIBILITIES

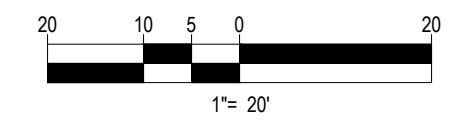
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING 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



SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-701

REV 2 - 03/10/2022

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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
 1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
 2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.

2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
 2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.

2.5. FERTILIZER
 2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

2.6. PLANT MATERIAL
 2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERMEN).
 2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
 2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT BEEN COMPLETELY CALLOSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
 2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
 2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHALL BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
 2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
 3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY REMOVED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
 4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
 4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
 4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
 5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
 5.2. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
 5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
 6.1. CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
 6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
 7.1. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
 7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
 7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 7.4. ALL PLANTING AREAS SHALL BE CONSTRUCTED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

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 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.

8. TOPSOILING
 8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"), ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.)):
 8.4.1. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
 8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
 8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
 9.1. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
 9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
 9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
 9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
 9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
 9.6.1. PLANTS: MARCH 15 TO DECEMBER 15
 9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT 1 TO DECEMBER 1
 9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
 9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

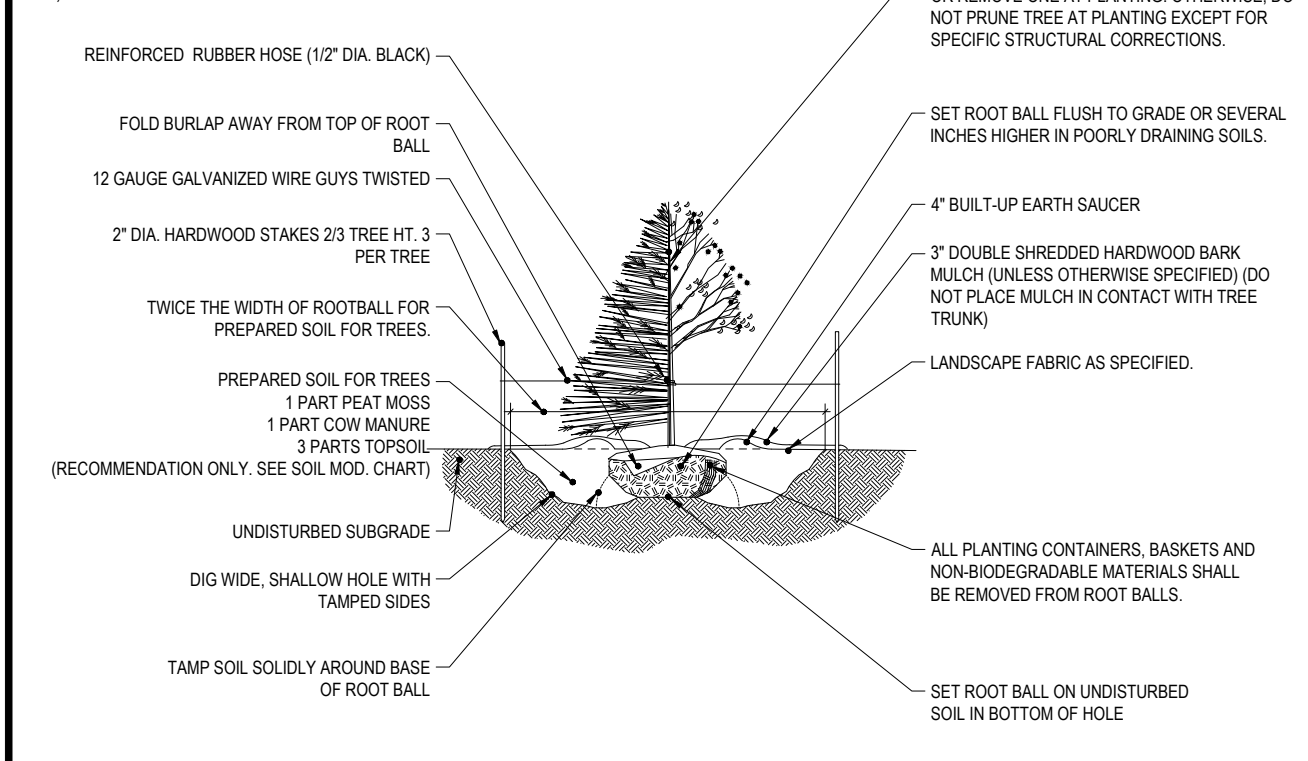
ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR SYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
 9.8.1. 1 PART PEAT MOSS
 9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME
 9.8.3. 3 PARTS TOPSOIL BY VOLUME
 9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 9.8.4.1. 2 TABLETS PER 1 GALLON PLANT
 9.8.4.2. 3 TABLETS PER 5 GALLON PLANT
 9.8.4.3. 4 TABLETS PER 15 GALLON PLANT
 9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
 9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
 9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
 9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
 9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
 9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
 9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
 9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
 10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
 10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
 10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
 10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
 10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
 11. WATERING
 11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
 11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
 11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

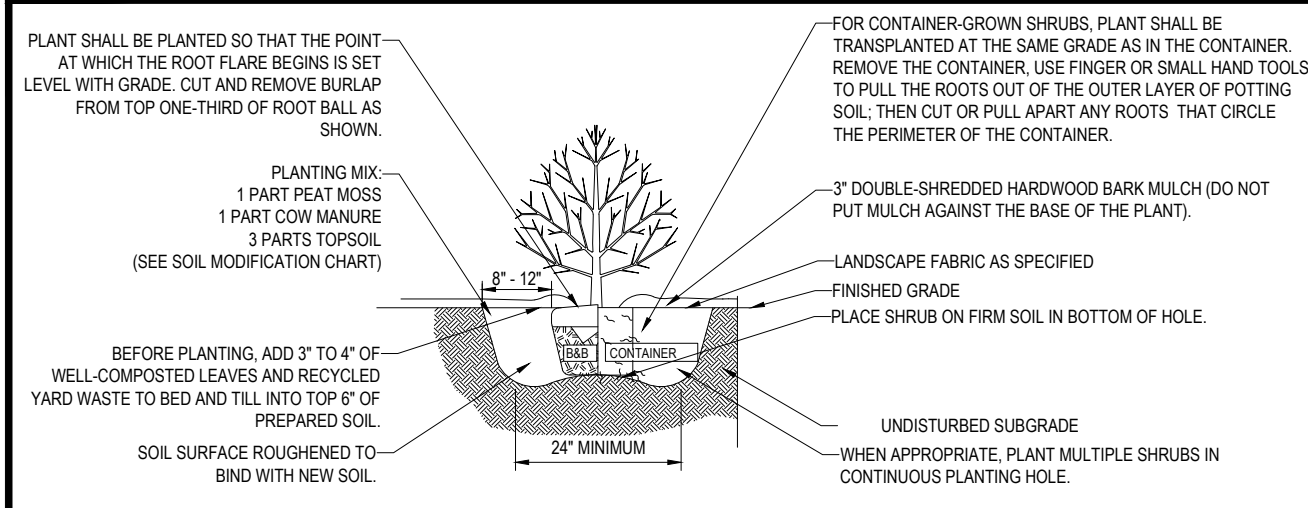
12. GUARANTEE
 12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
 12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
 12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
 13. CLEANUP
 13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
 13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 14. MAINTENANCE (ALTERNATIVE BID)
 14.1. A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

NOTES:
 1) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 15" FROM ROOT BALL.
 3) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 4) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 5) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN) OF PLANTING SOIL INTO THE SUBSOIL.
 6) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL.
 7) SUBSTITUTE ARBORVITAE STAKING SYSTEM WHEN SPECIFIED.
 AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING; OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

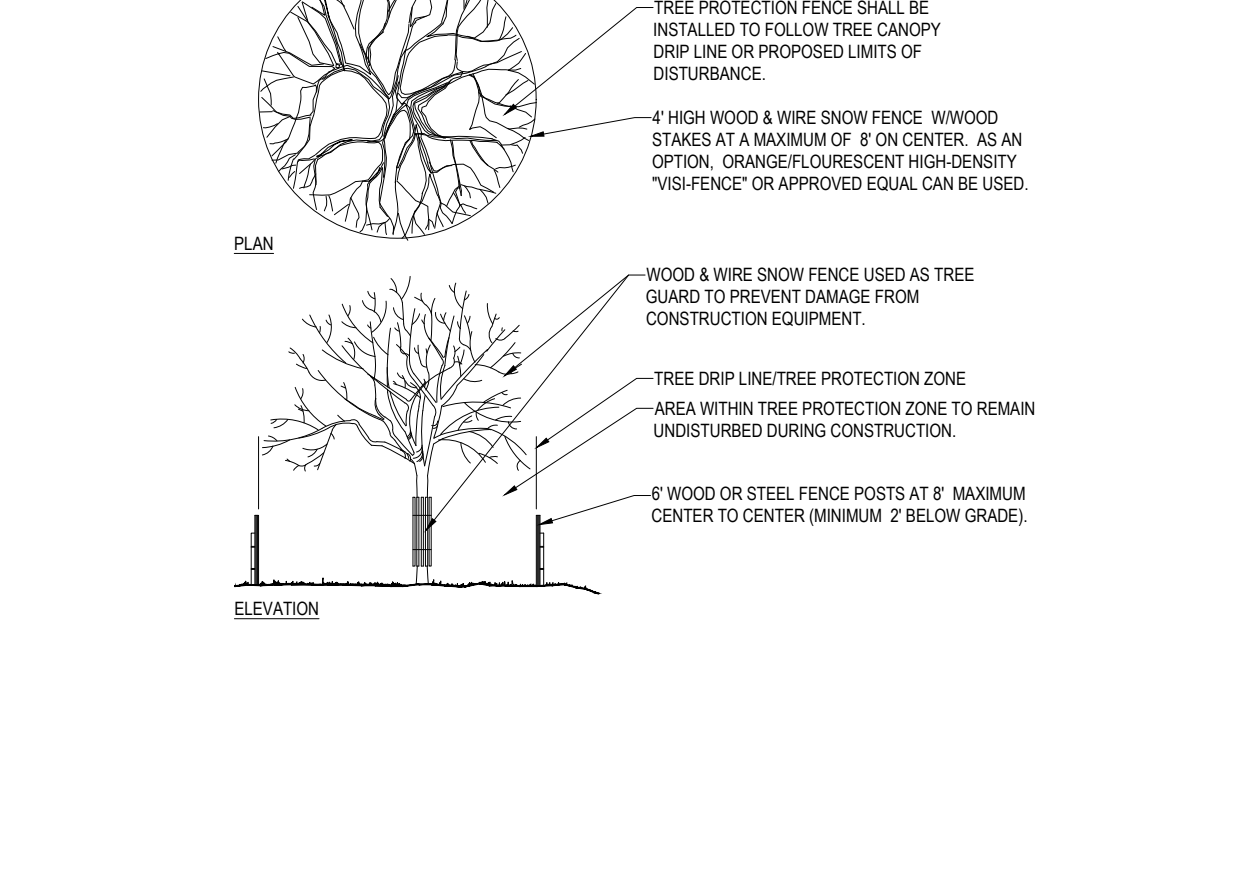
N.T.S.

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
 2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
 3. SEEDING RATES:
 PERENNIAL RYEGRASS 12 LB/1000 SQ FT
 KENTUCKY BLUEGRASS 1 LB/1000 SQ FT
 RED FESCUE 12 LB/1000 SQ FT
 SPREADING FESCUE 12 LB/1000 SQ FT
 FERTILIZER (16.32.16) 2 LB/1000 SQ FT
 LIQUID LIME 1 GAL/500 GAL
 TANK JACKIFIER 35 LB/500 GAL
 TANK FIBER MULCH 30 LB/1000 SQ FT
 4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

HYDROSEED SPECIFICATIONS

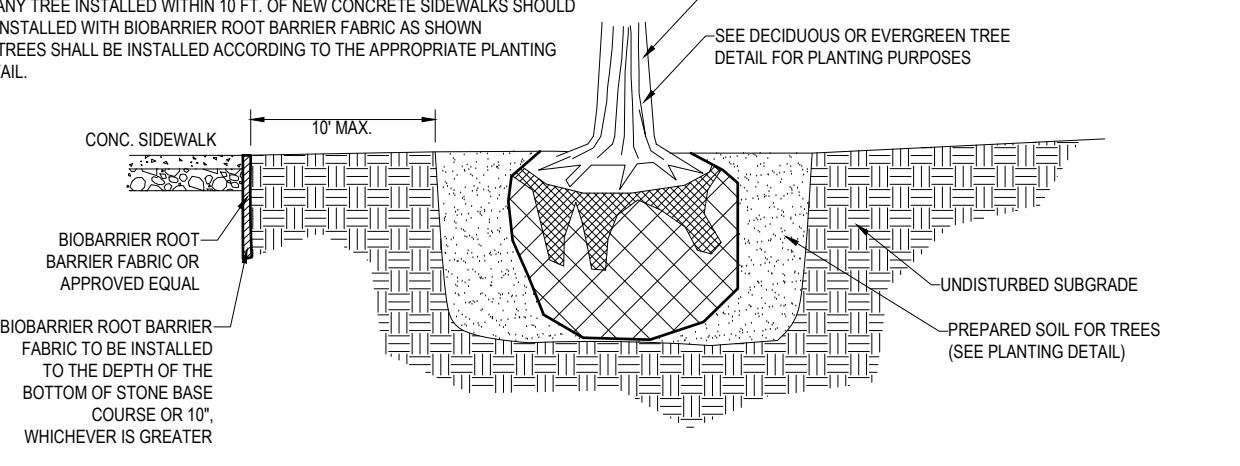
TREE PROTECTION DURING SITE CONSTRUCTION

N.T.S.



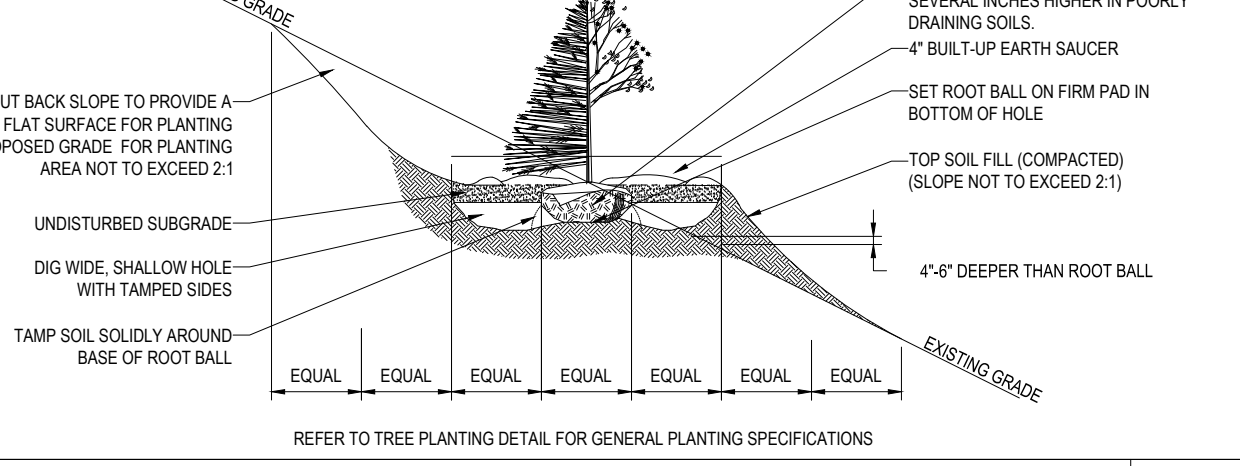
BIOBARRIER ROOT BARRIER DETAIL

N.T.S.



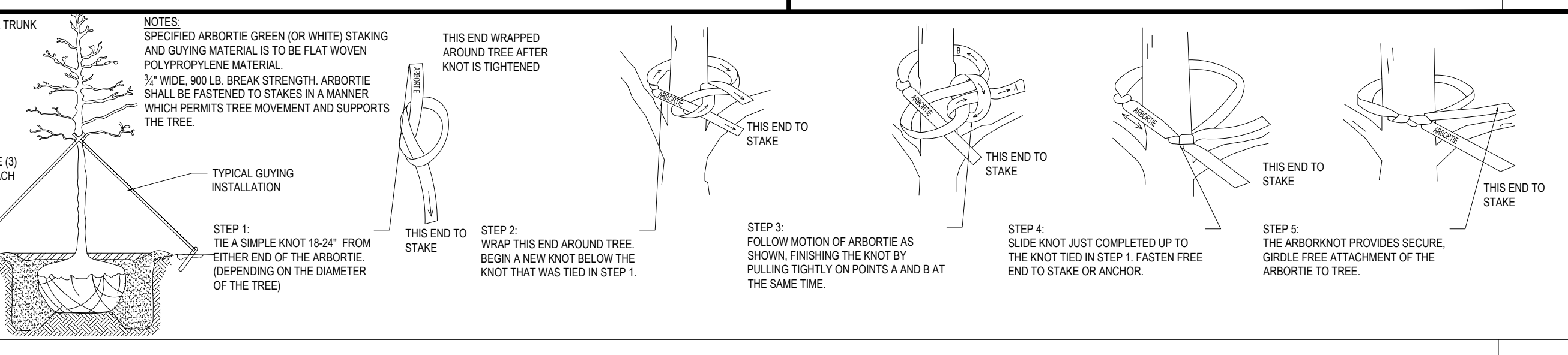
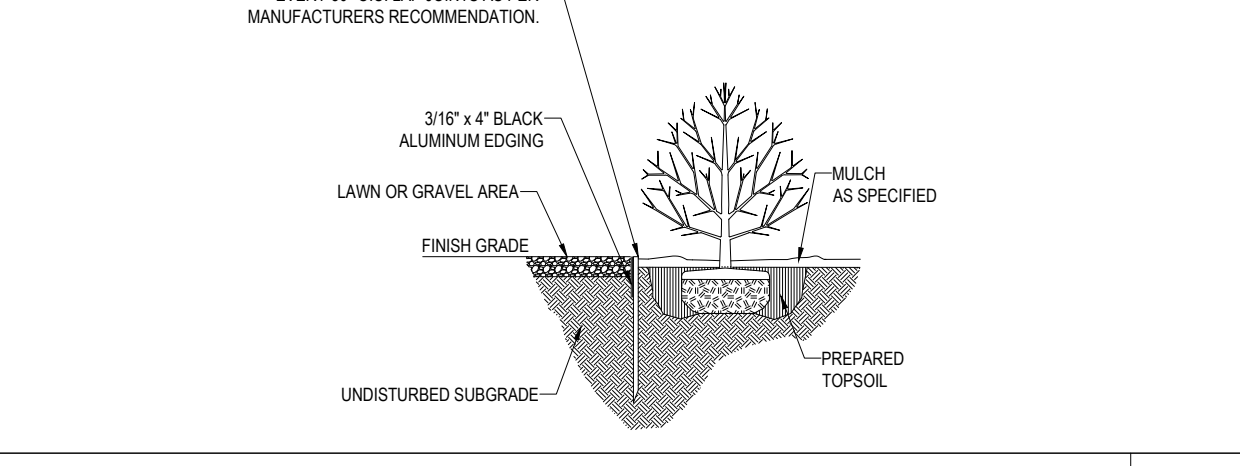
TREE PLANTING DETAIL - ON SLOPE

N.T.S.



BLACK ALUMINUM EDGING

N.T.S.



ARBORVITAE STAKING DETAIL

N.T.S.

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 PROJECT AND CONSTRUCTION MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/17/22	PEER REVIEW COMMENTS	KME	MRK
2	3/10/22	PB HEARING COMMENTS	KME	MRK

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 PROJECT No.: W211235
 DRAWN BY: KME
 CHECKED BY: MRK
 DATE: 01/17/2022
 CAD I.D.: W211235-LND-2

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
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M.J. MRVA
 PROFESSIONAL LANDSCAPE ARCHITECT
 NEW HAMPSHIRE LICENSE No. 159
 MATTHEW J. MRVA
 109

LANDSCAPE NOTES AND DETAILS
 SHEET NUMBER:
C-702

P:\21\W211235\DRAWINGS\PLAN SETS\REV02\W211235-LND-2-1-1-LAYOUT1-C-702-LND(2)



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.

LUMINAIRE SCHEDULE

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

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

Site & Area

EcoForm

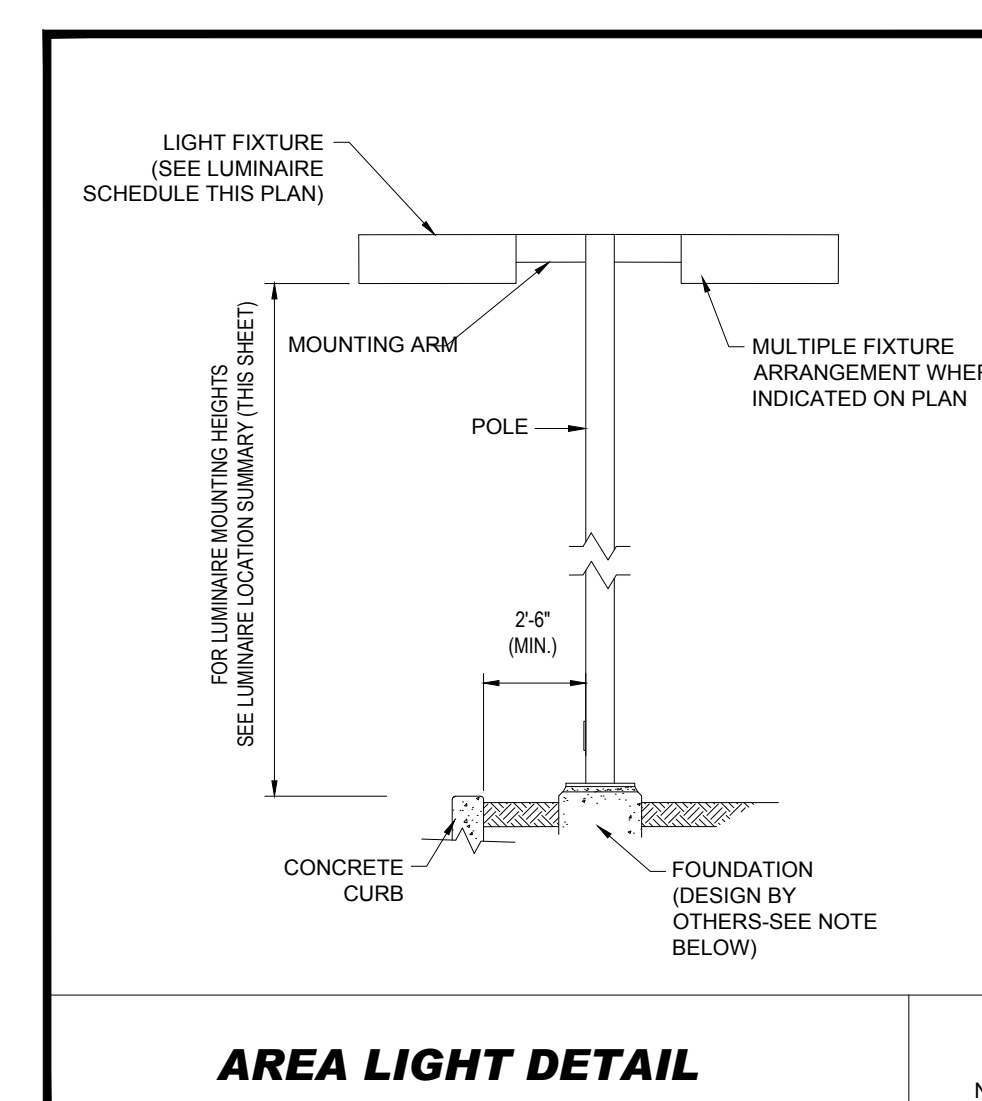
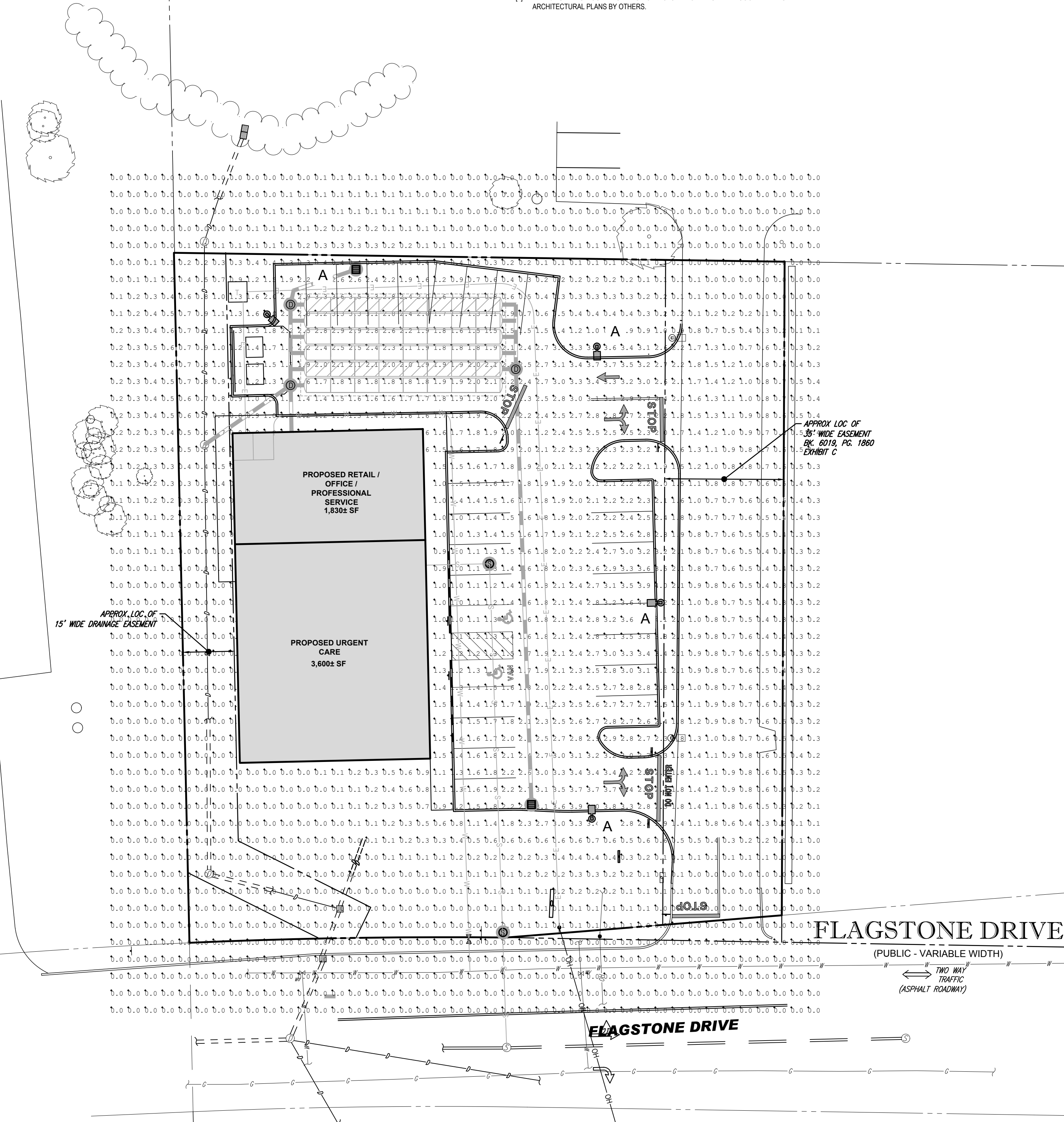
ECF-S- Small area light

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.

Ordering guide

ECF-S	Number of luminaire	Color	ECF-S	Mounting	Height	Options	Notes
ECF-S	32L	MS	NW-G2	Arm Mount	22 FT	DO 0-10V Dimming (By choice)	1. Not available in 347 or 480V
ECF-S	32L	MS	NW-G2	Arm Mount	22 FT	DO 0-10V Dimming (By choice)	2. Not available in 347 or 480V
ECF-S	32L	MS	NW-G2	Arm Mount	22 FT	DO 0-10V Dimming (By choice)	3. Not available in 347 or 480V

1. Not available in 347 or 480V
2. Not available in 347 or 480V
3. Not available in 347 or 480V
4. Not available in 347 or 480V
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10. Not available in 347 or 480V
11. Not available in 347 or 480V
12. Not available in 347 or 480V
13. Not available in 347 or 480V
14. Not available in 347 or 480V
15. Not available in 347 or 480V
16. Not available in 347 or 480V
17. Not available in 347 or 480V



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

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APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING	
CHAIRMAN SIGNATURE	DATE
SECRETARY SIGNATURE	DATE

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SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

TRANSPORTATION SERVICES

REVISIONS

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 DATE: 01/17/2022
 CAD L.D.: UNSAVED DRAWING1

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

www.BohlerEngineering.com

J.A. KUCICH

John Kucich
 PROFESSIONAL ENGINEER
 NEW HAMPSHIRE LICENSE NO. 15476

SHEET TITLE:

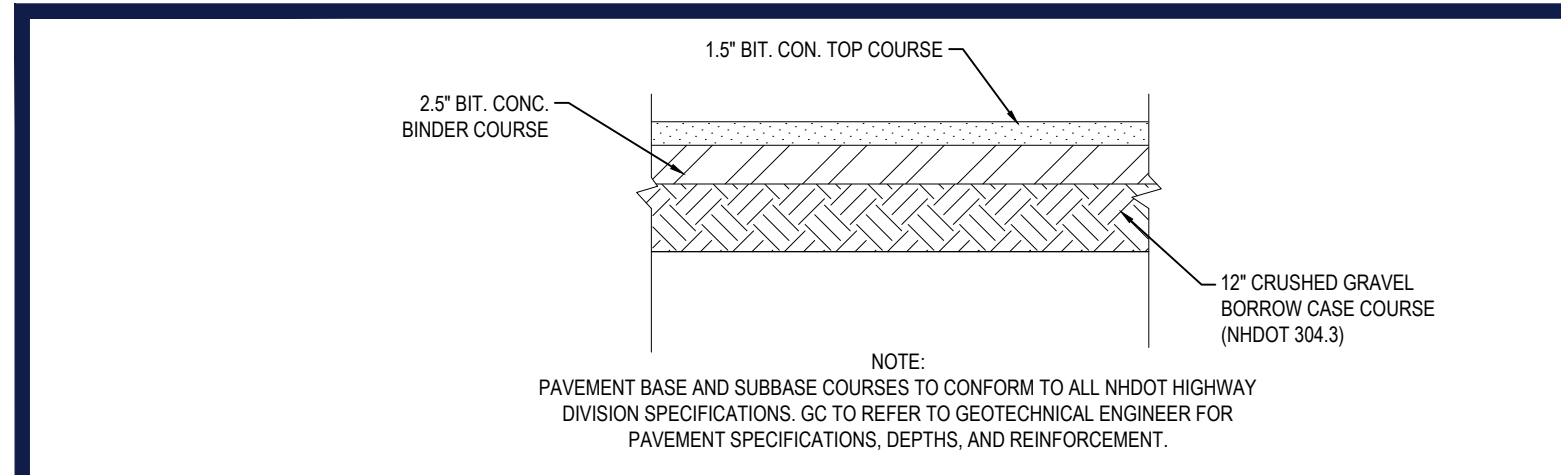
LIGHTING PLAN

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C-703

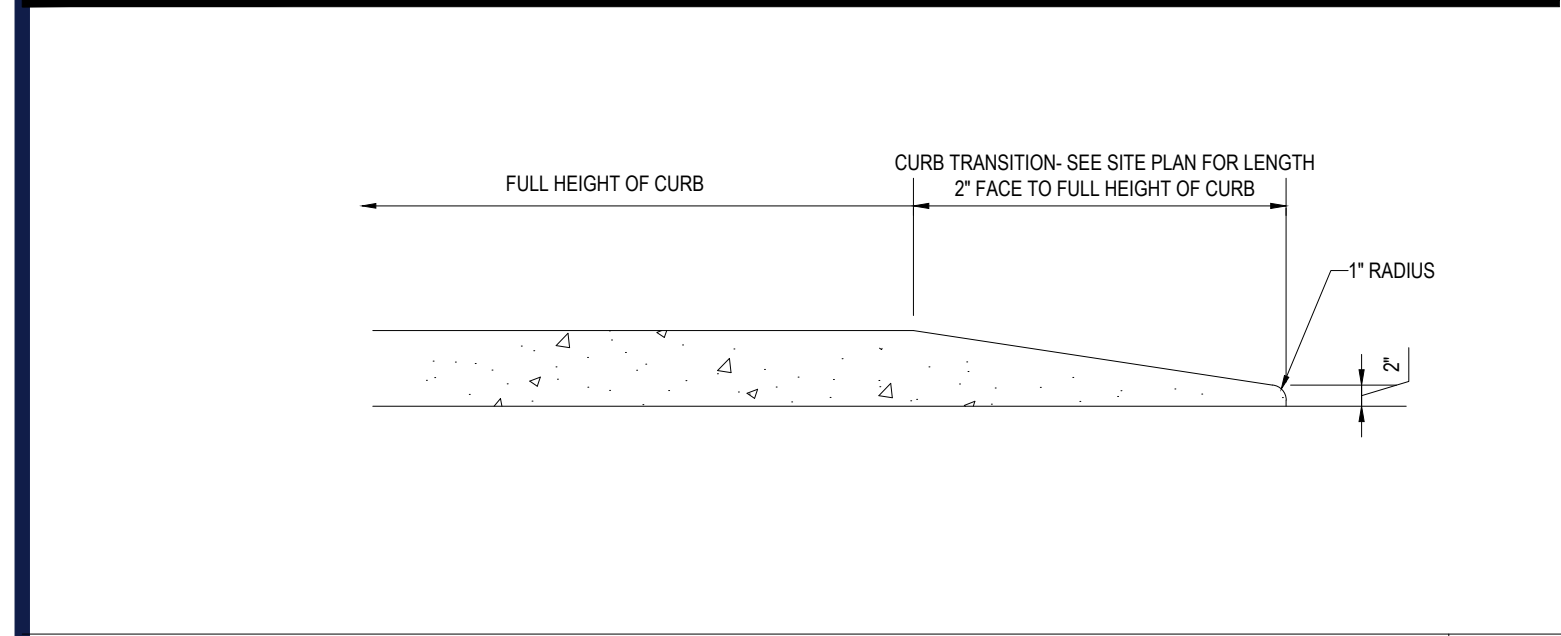
REV 2 - 03/10/2022

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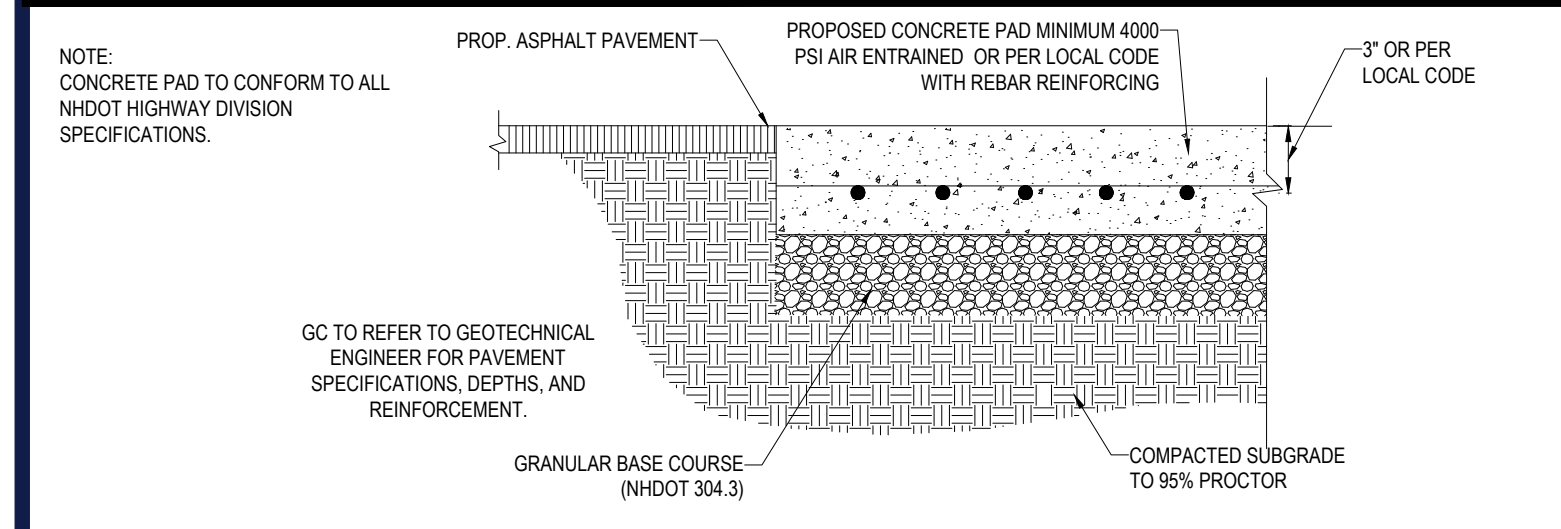
ASPHALT PAVEMENT SECTION

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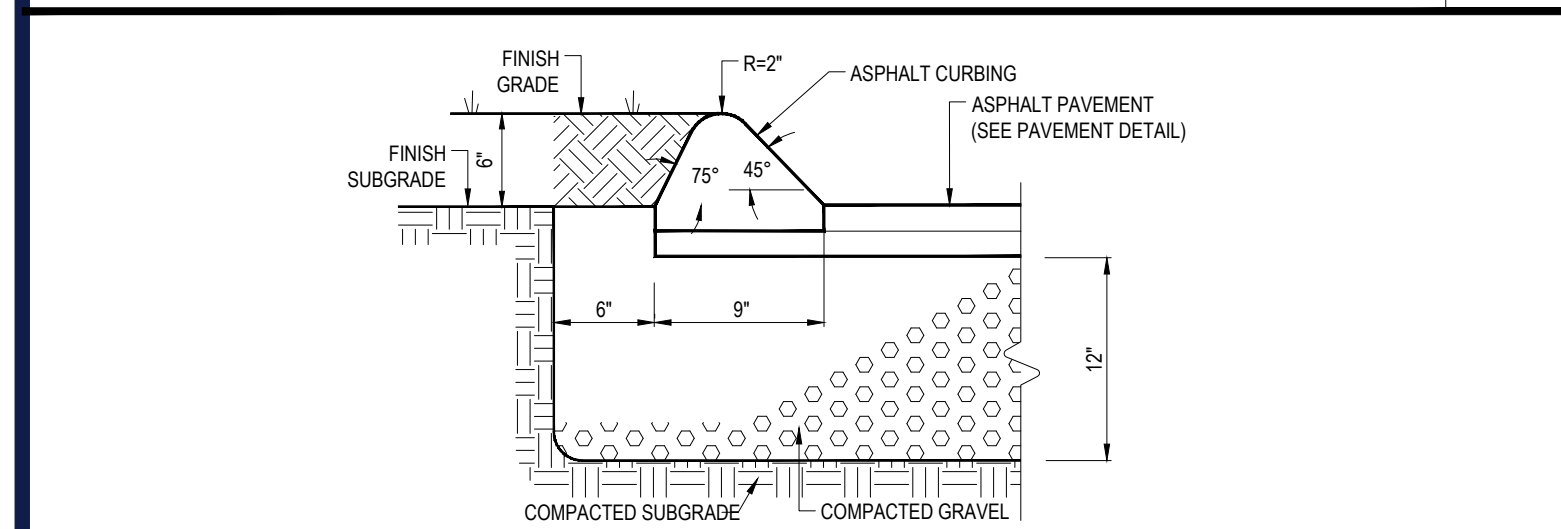
TRANSITION CURB DETAIL

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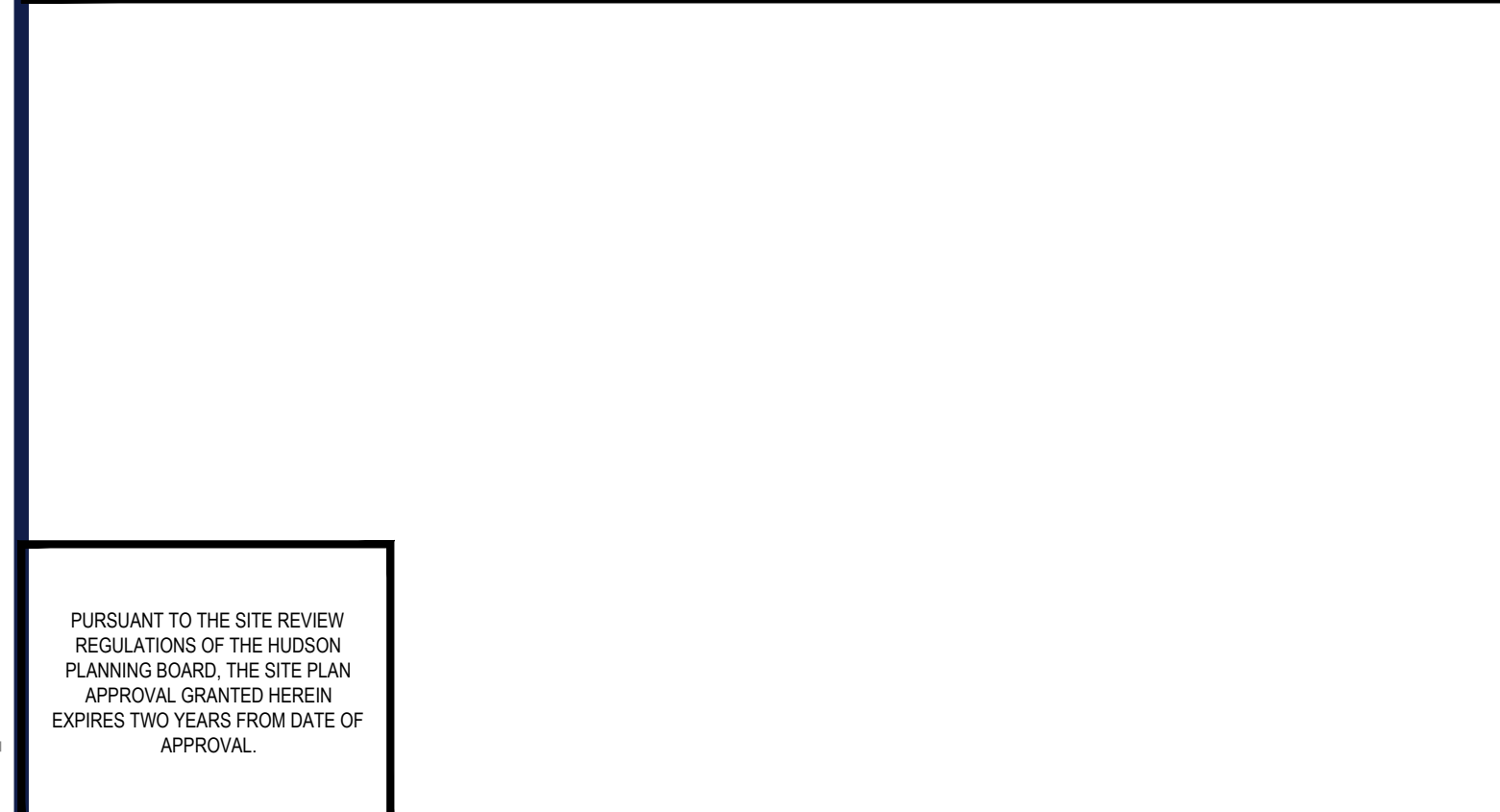
CONCRETE PAD DETAIL

N.T.S.



BITUMINOUS CONC. CURB DETAIL

N.T.S.



ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.

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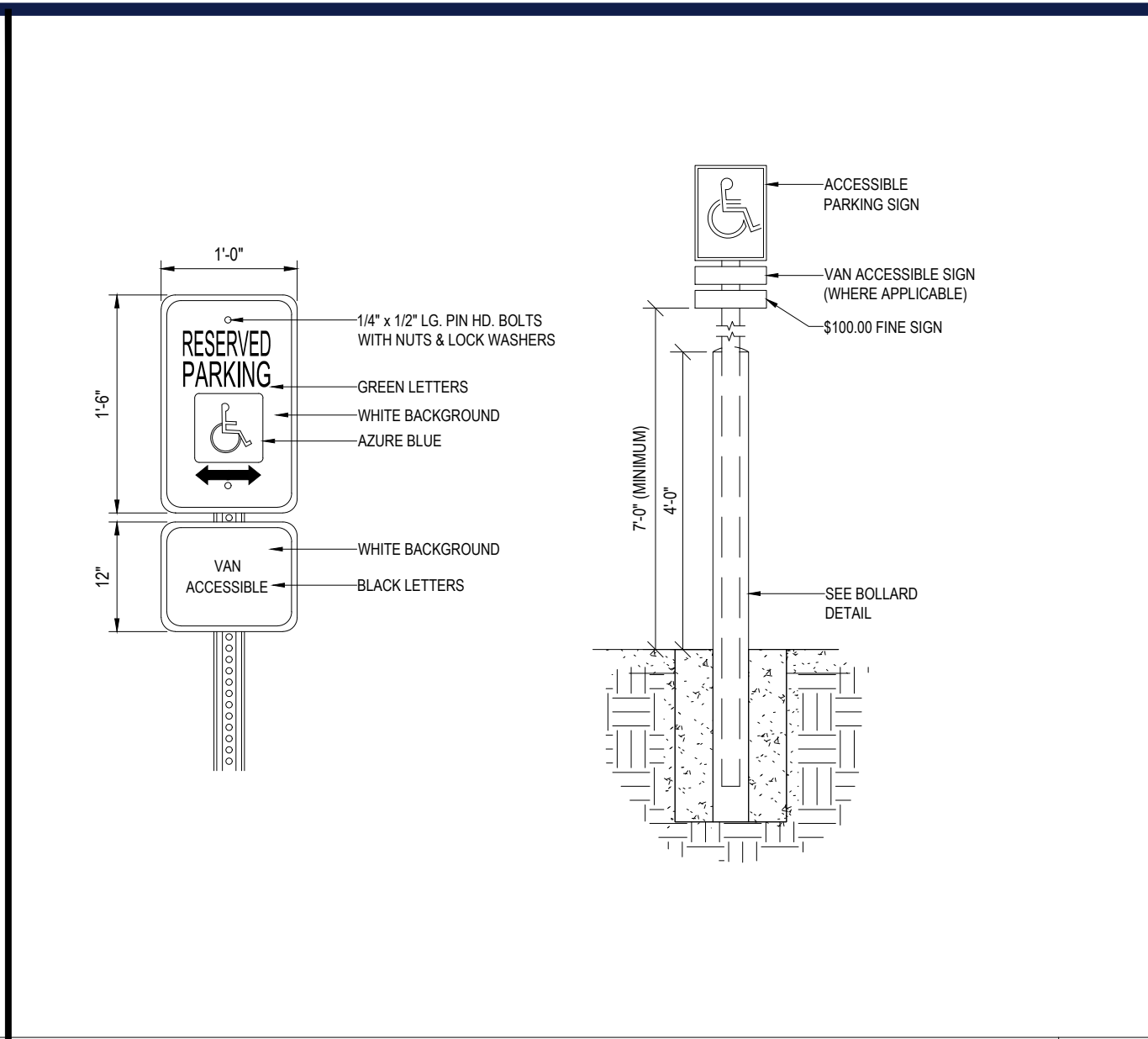
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CHAIRMAN SIGNATURE _____

SECRETARY SIGNATURE _____

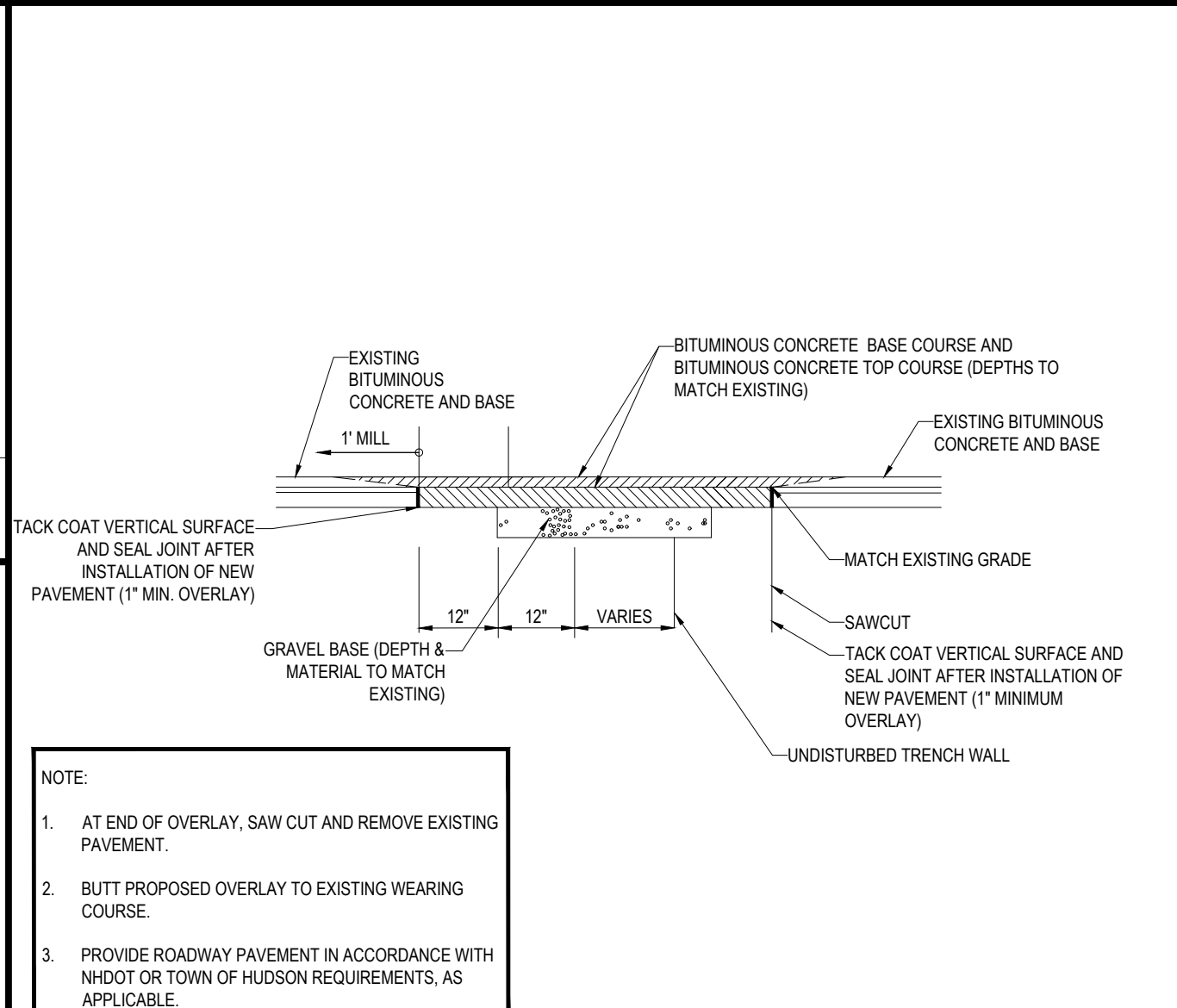
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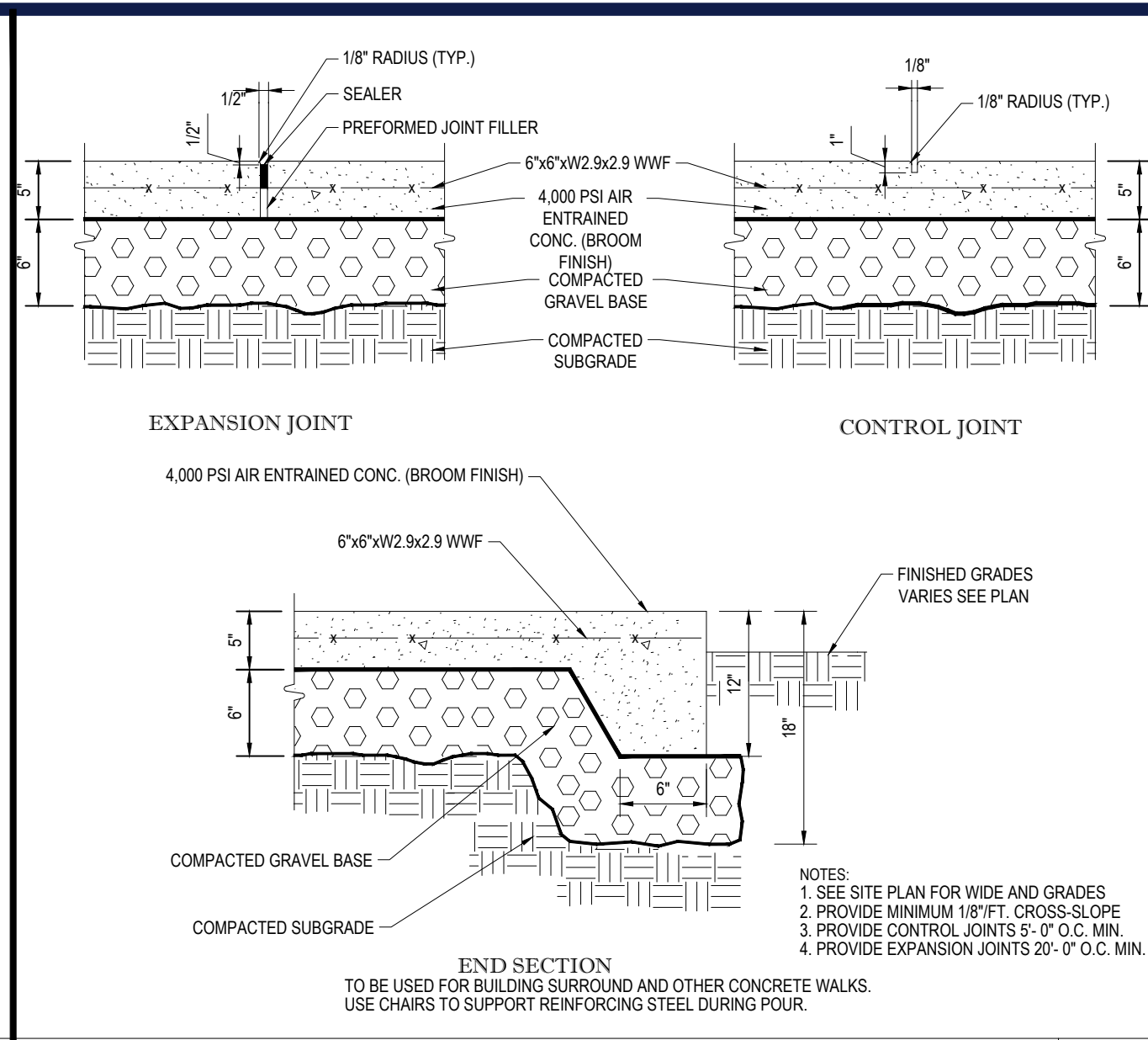
ACCESSIBLE PARKING SIGN W/ BOLLARD DETAIL

N.T.S.



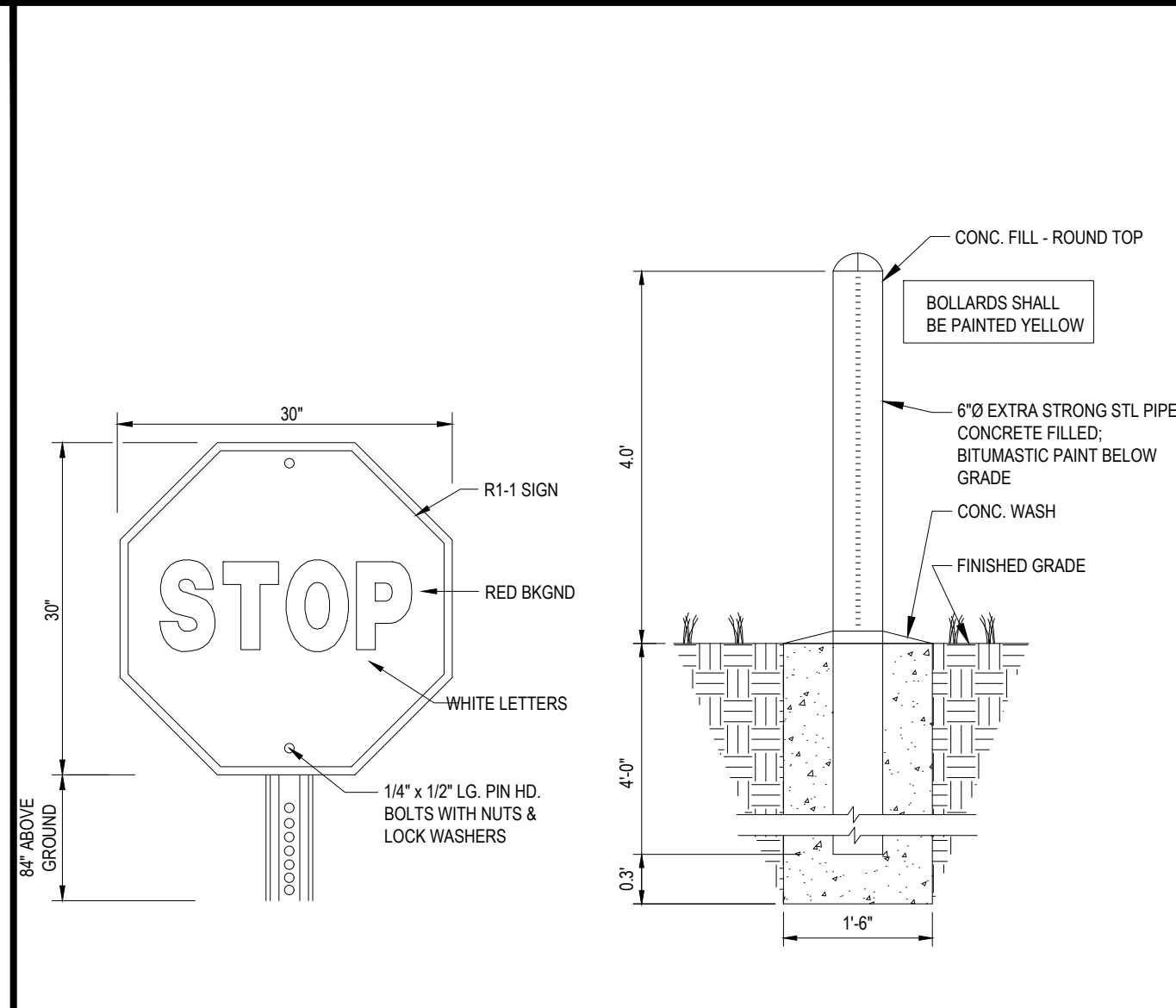
ROADWAY PATCHING DETAIL

N.T.S.



MONOLITHIC CONC. SIDEWALK DETAILS

N.T.S.

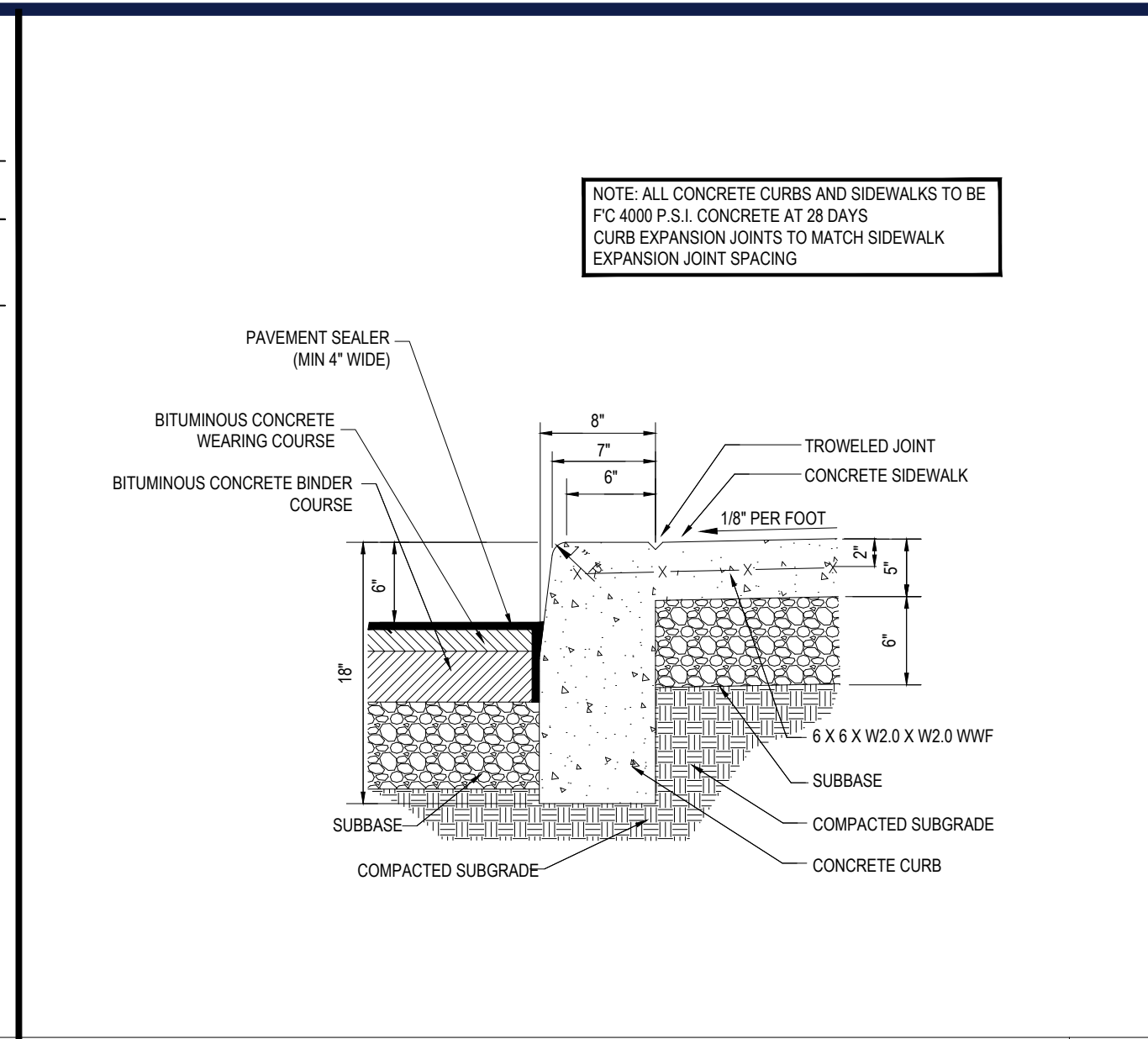


'STOP' SIGN

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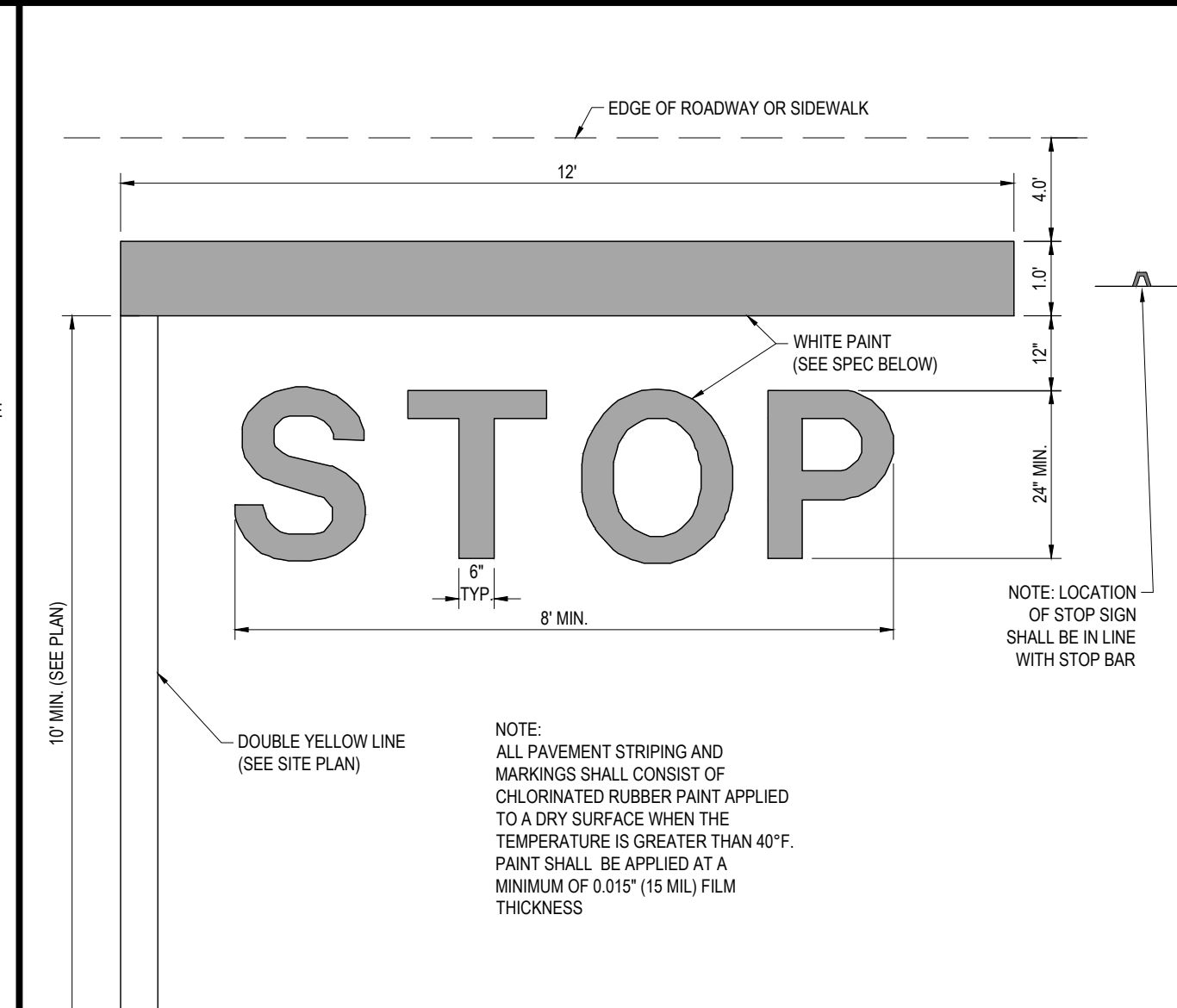
BOLLARD DETAIL

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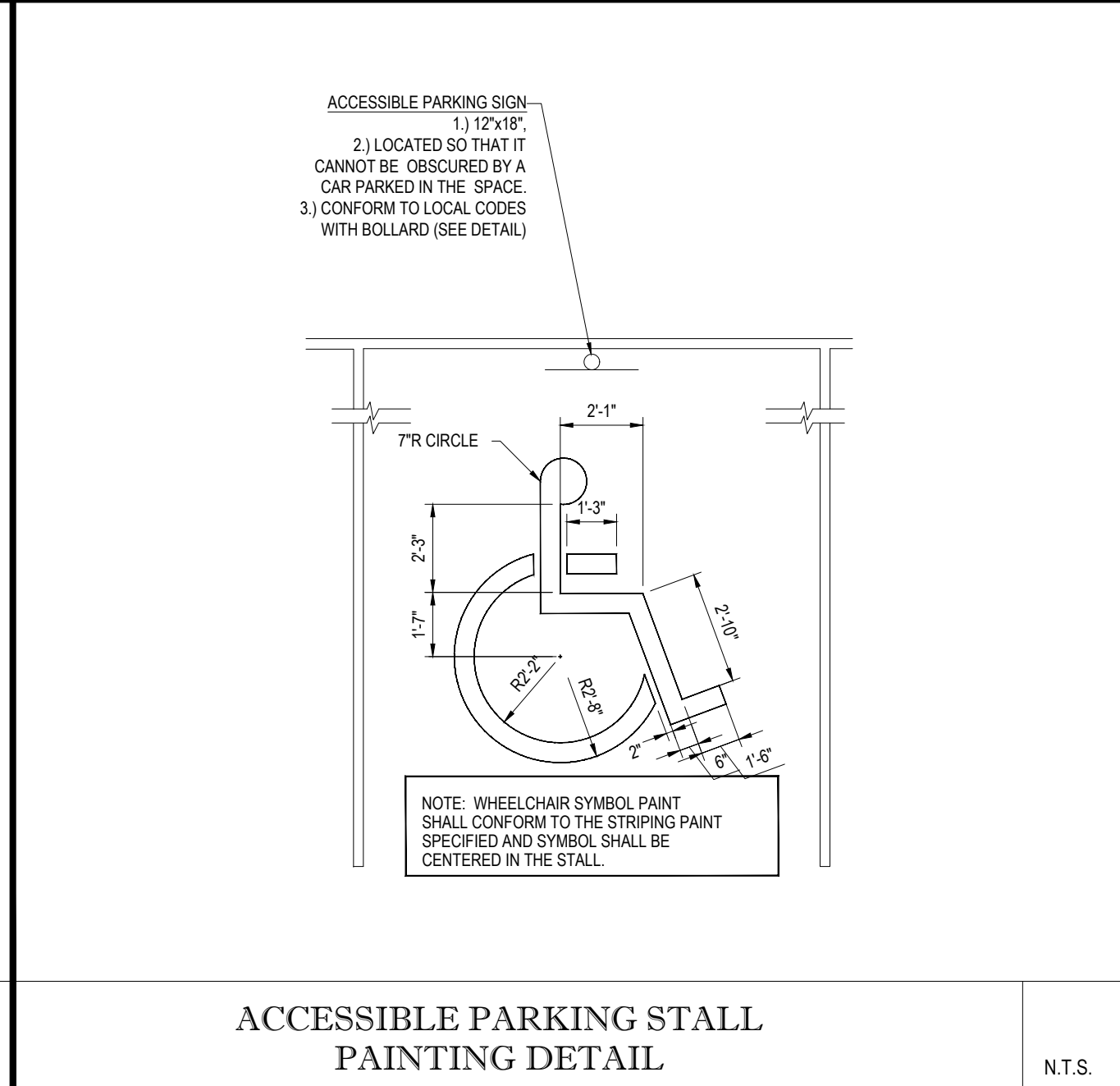
CURB DETAIL W/ MONOLITHIC SIDEWALK ON-SITE

N.T.S.



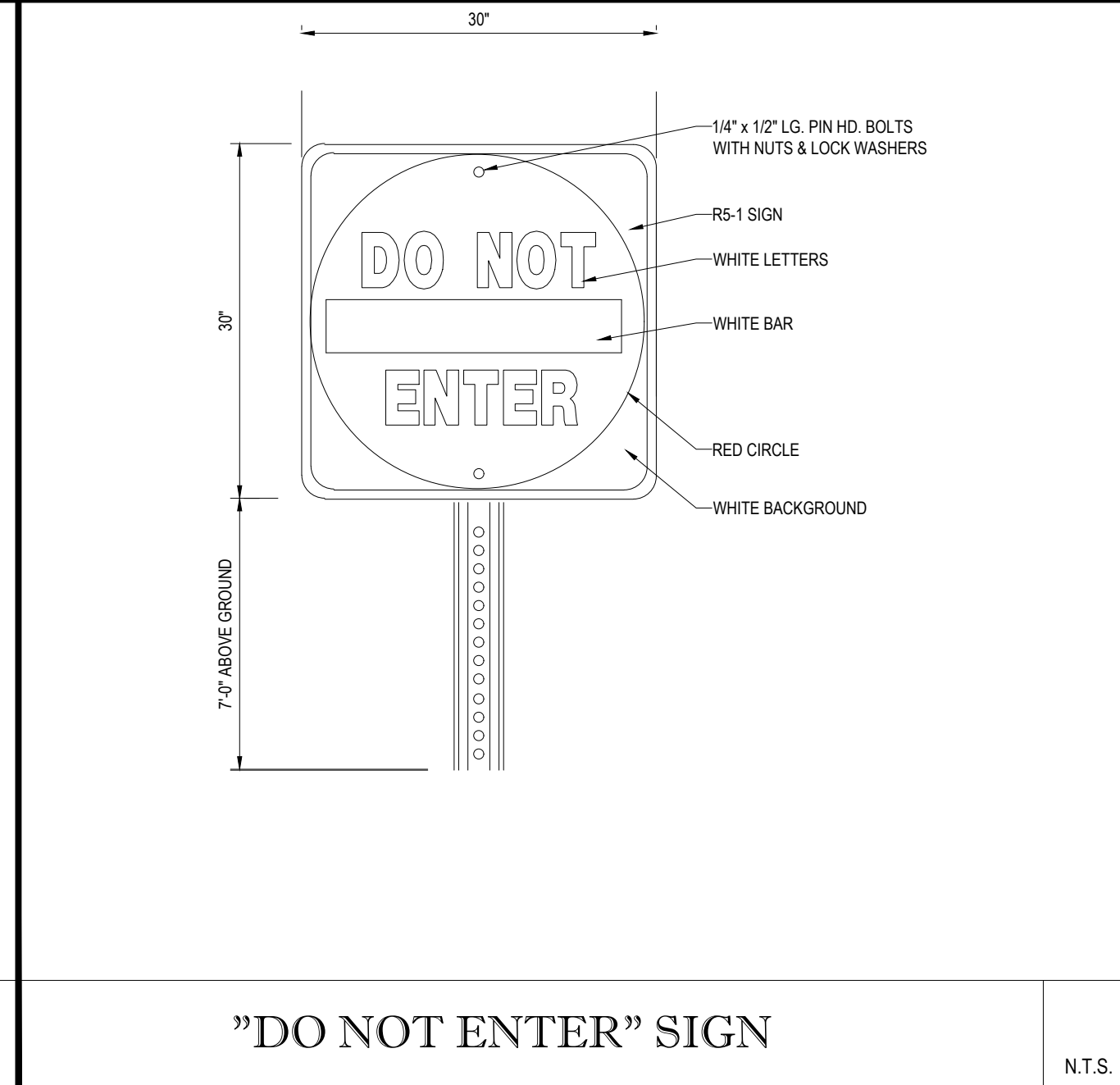
'STOP' BAR DETAIL

N.T.S.



ACCESSIBLE PARKING STALL PAINTING DETAIL

N.T.S.



"DO NOT ENTER" SIGN

N.T.S.

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

REVISIONS

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 DATE: 01/17/2022
 CAD I.D.: UNSAVED DRAWING1

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. KUCICH

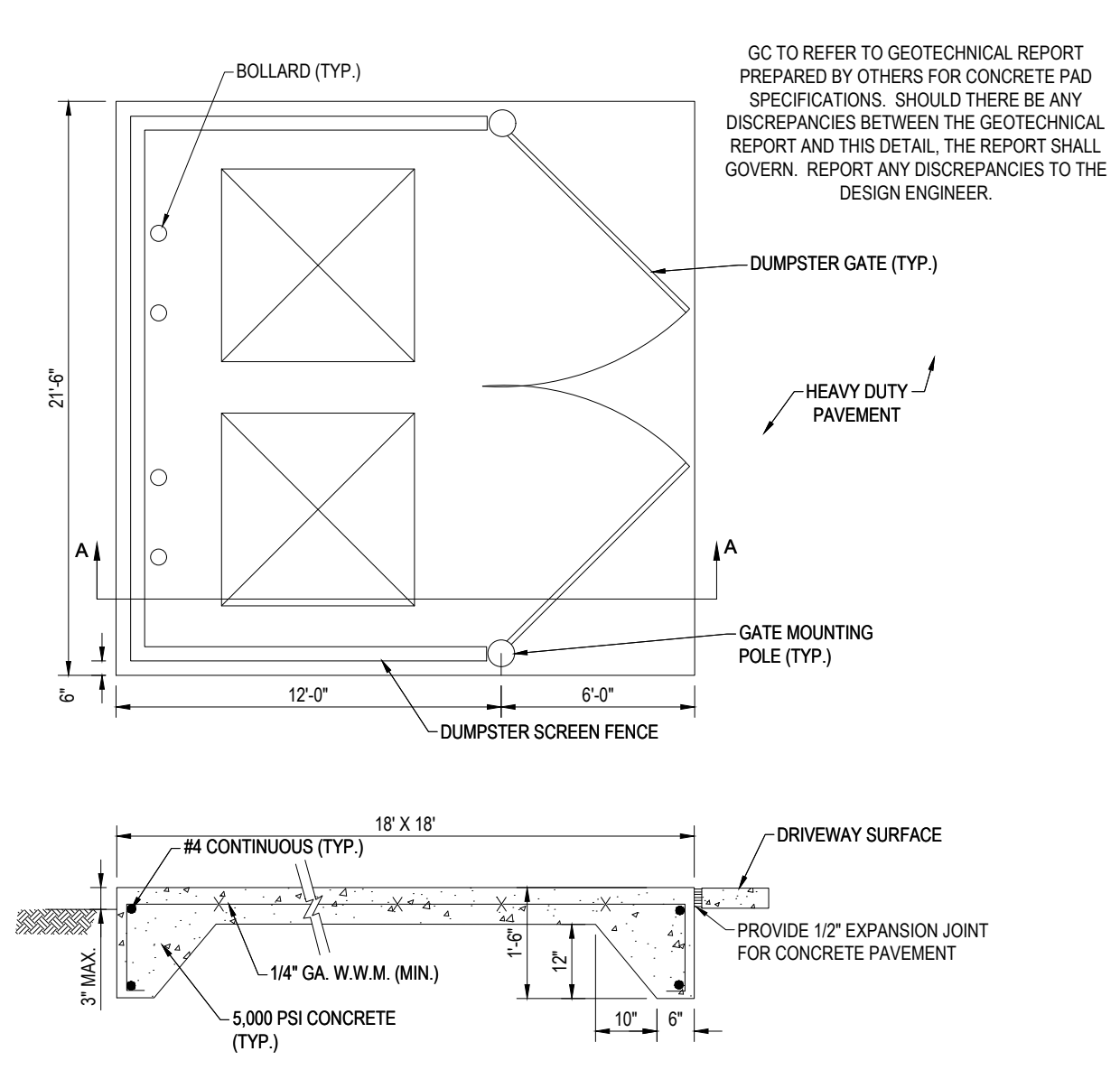
JOHN A. KUCICH
 No. 15476
 LICENSED PROFESSIONAL ENGINEER

John Kucich
 PROFESSIONAL ENGINEER
 NEW HAMPSHIRE LICENSE No. 15476

SHEET TITLE:
DETAIL SHEET

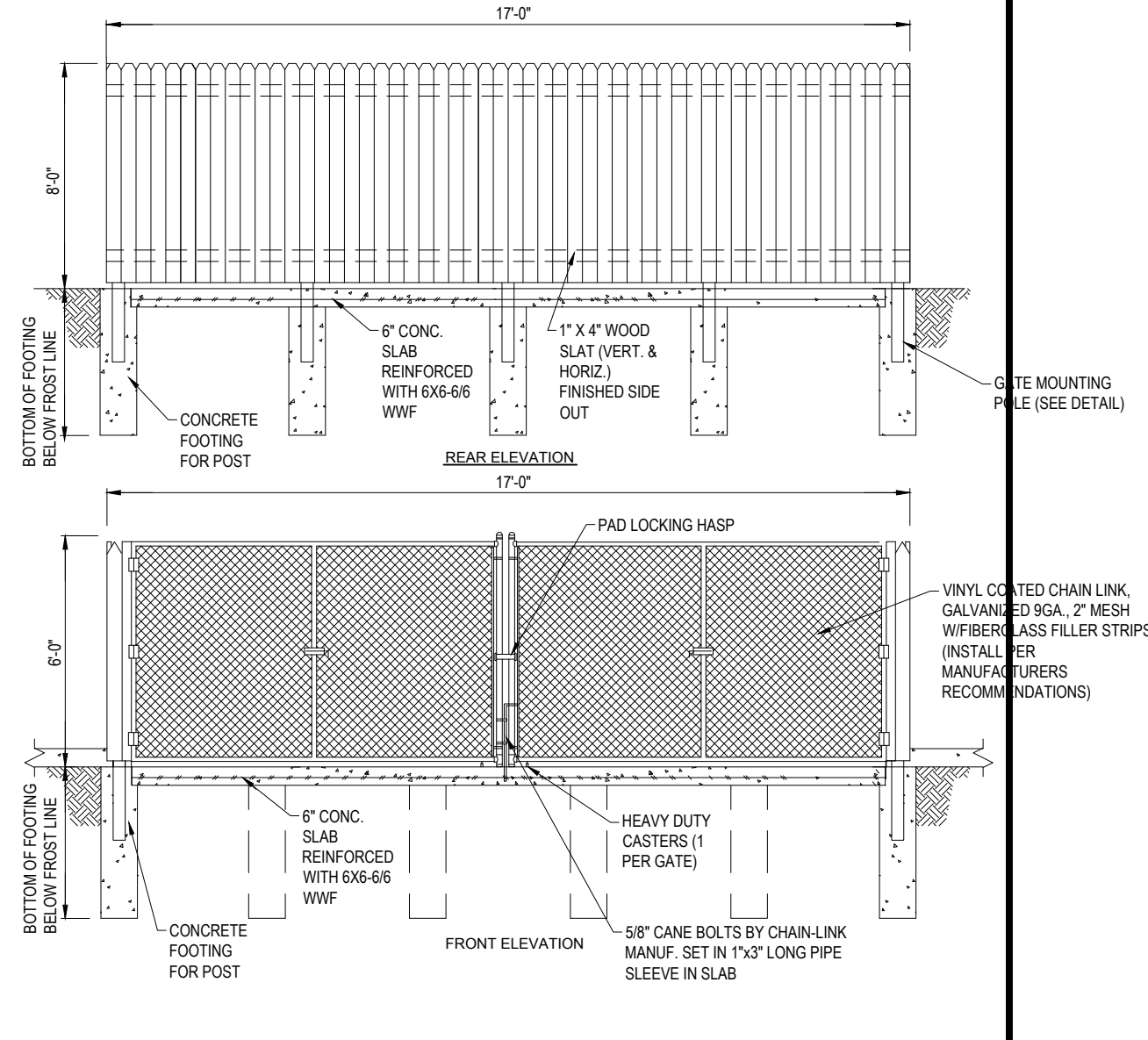
SHEET NUMBER:
C-901

REV 2 - 03/10/2022



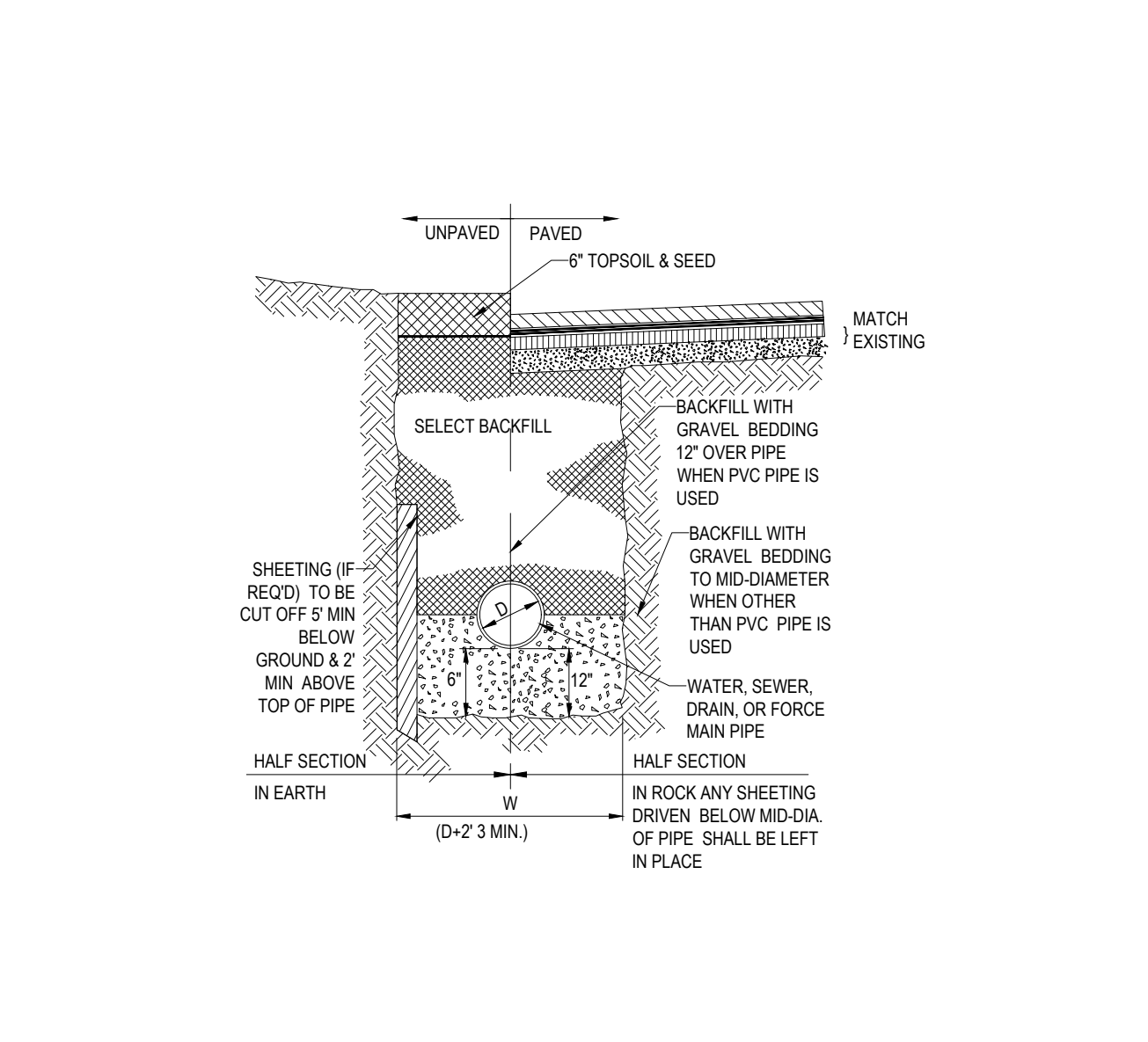
DUMPSTER PAD WITH SCREENING

N.T.S.



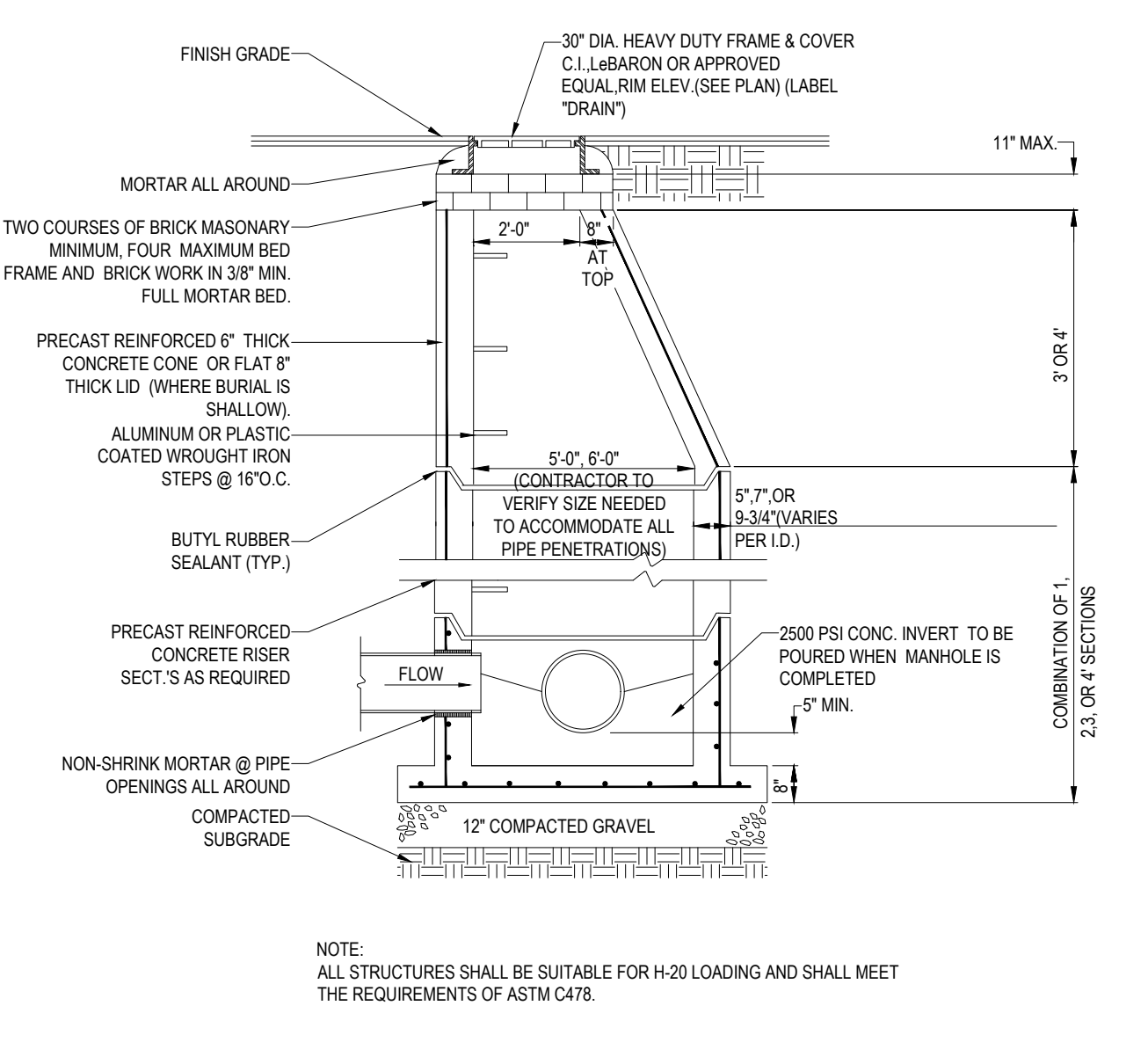
STOCKADE FENCE TRASH ENCLOSURE DETAIL

N.T.S.



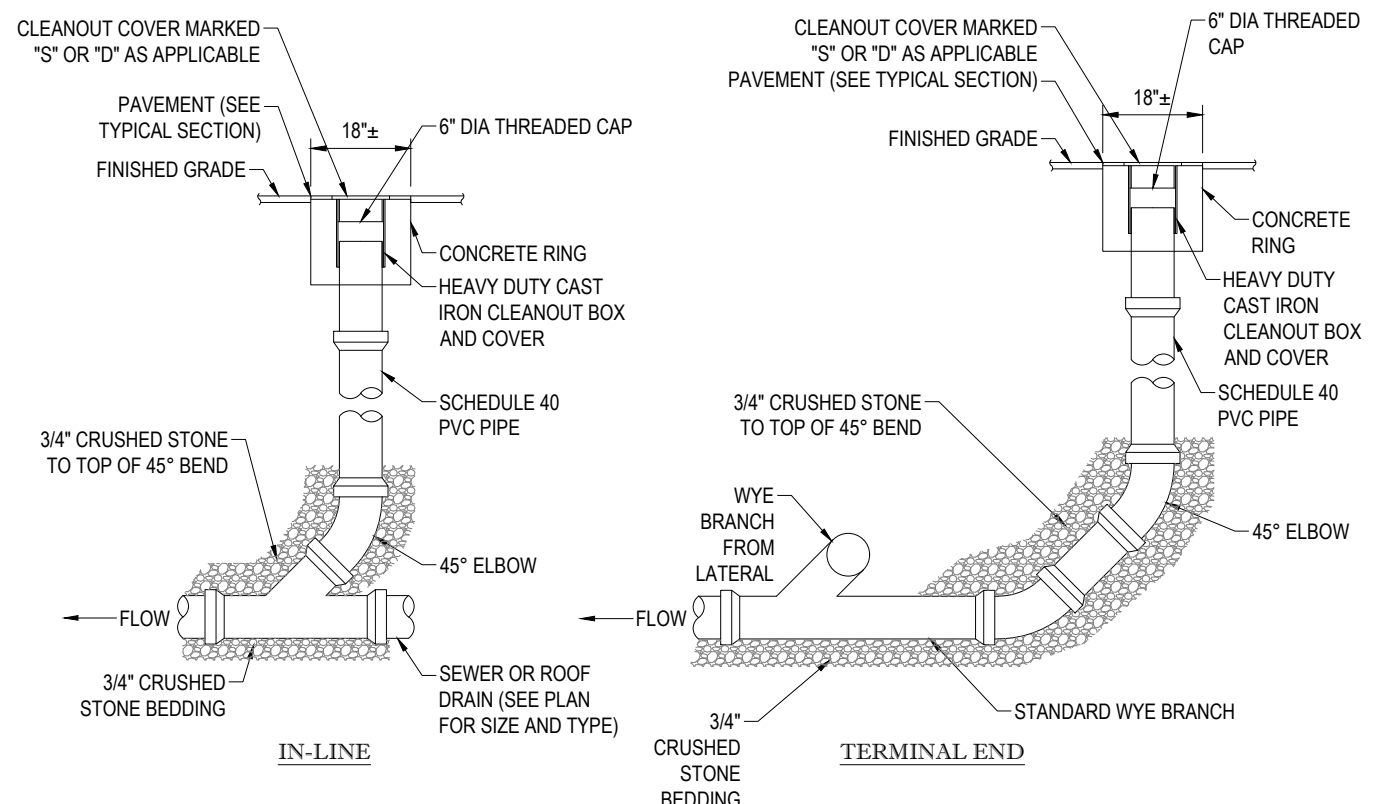
TYPICAL UTILITY TRENCH

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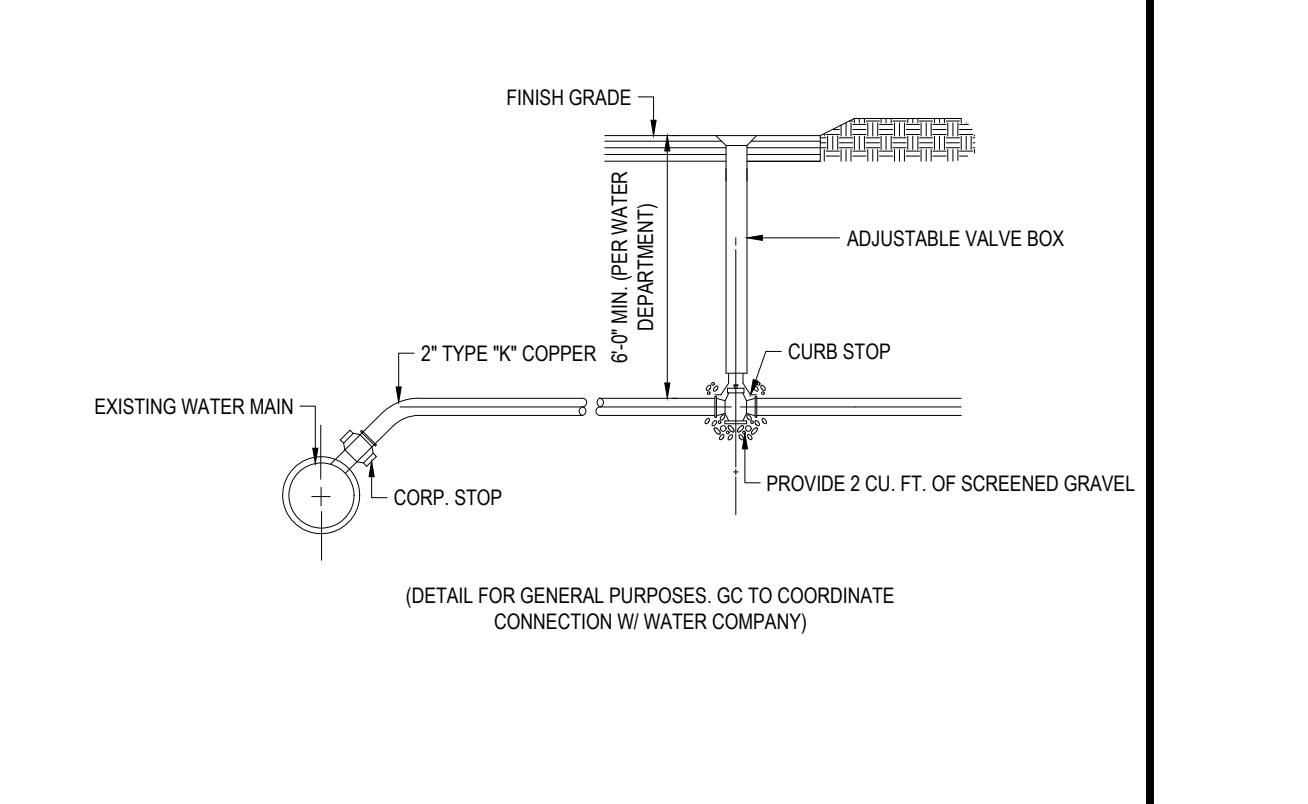
TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

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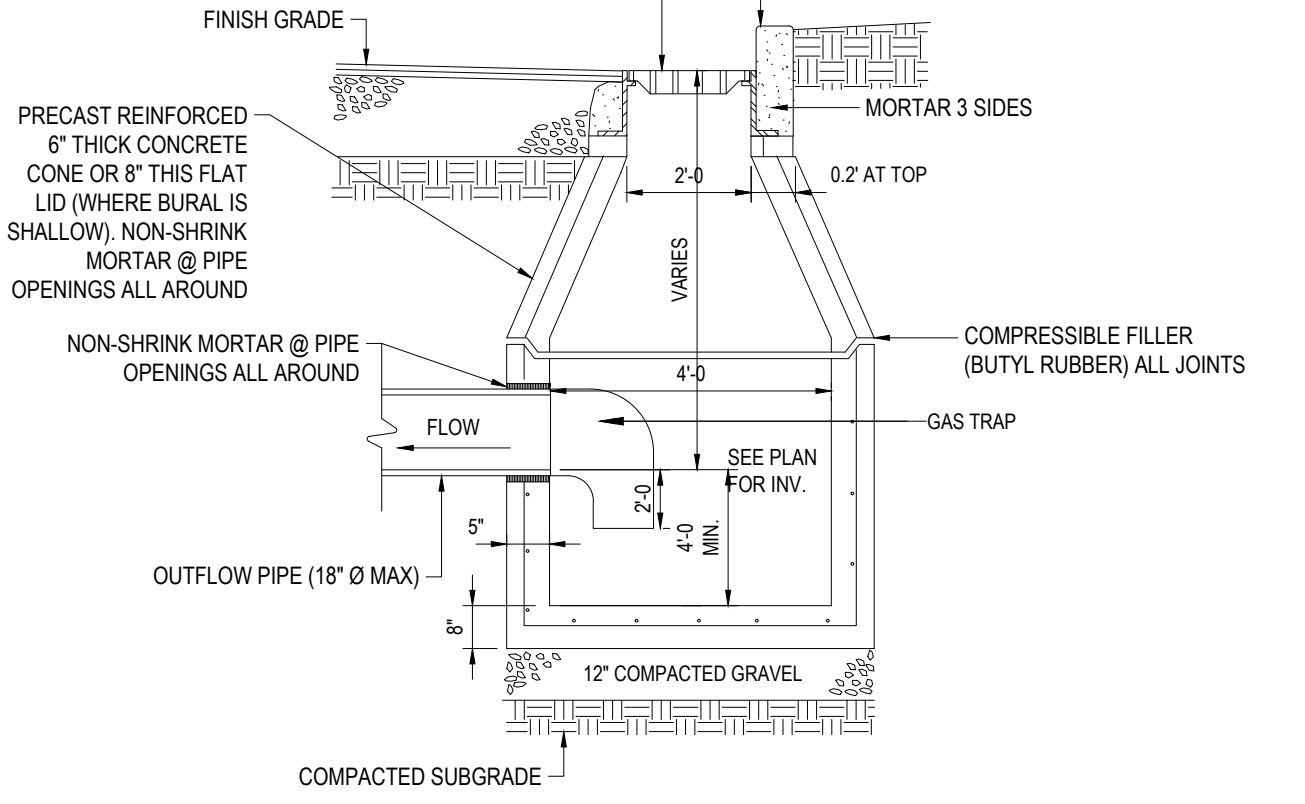
CLEANOUT DETAIL

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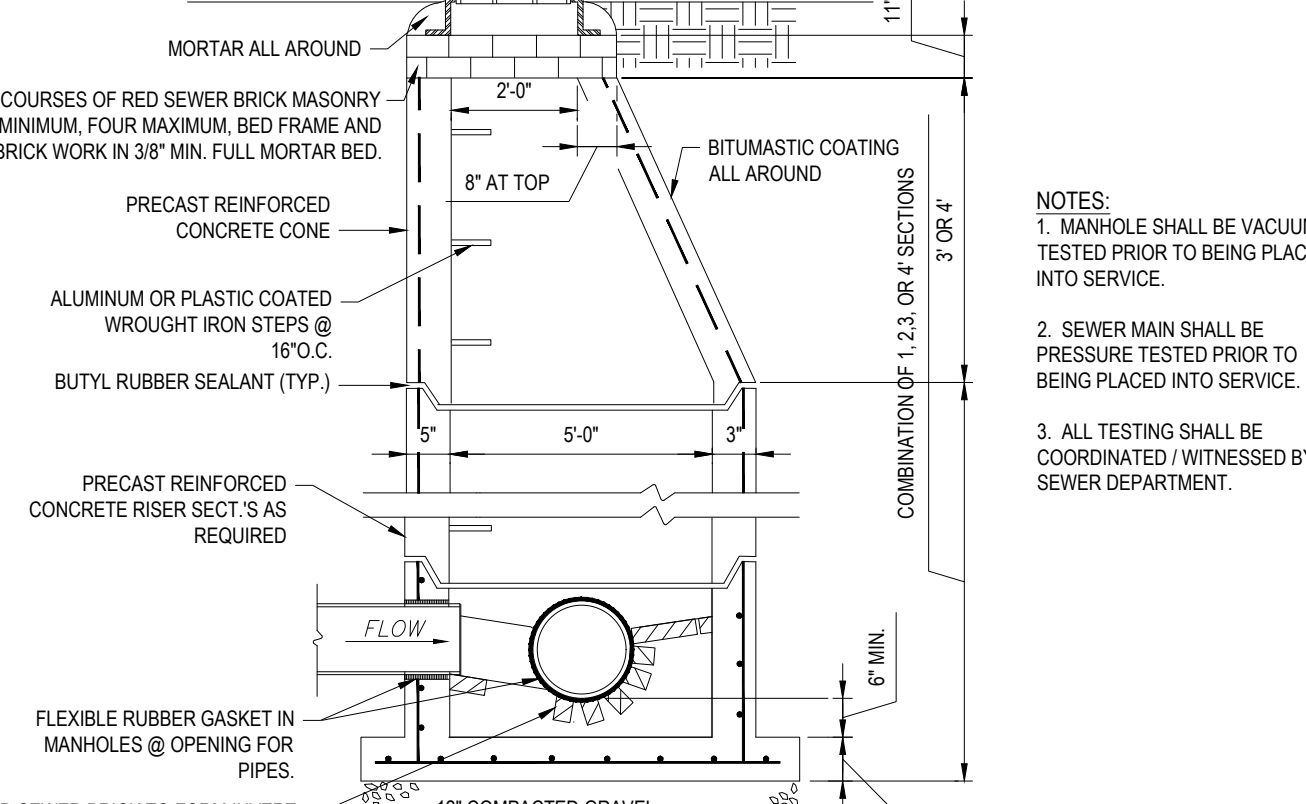
WATER/SERVICE CONSTRUCTION

N.T.S.



PRECAST CONCRETE DEEP SUMP CATCH BASIN

N.T.S.



TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.

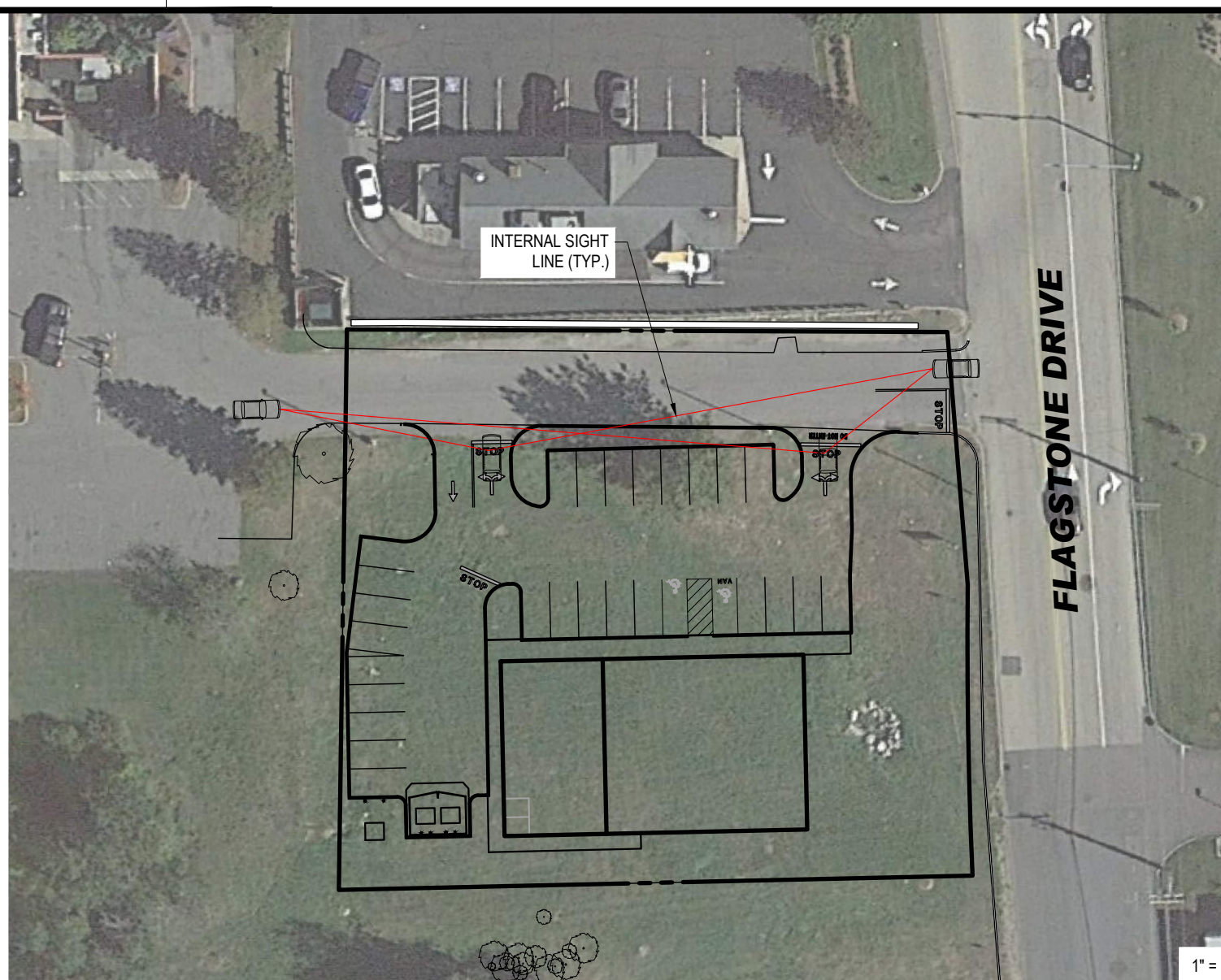
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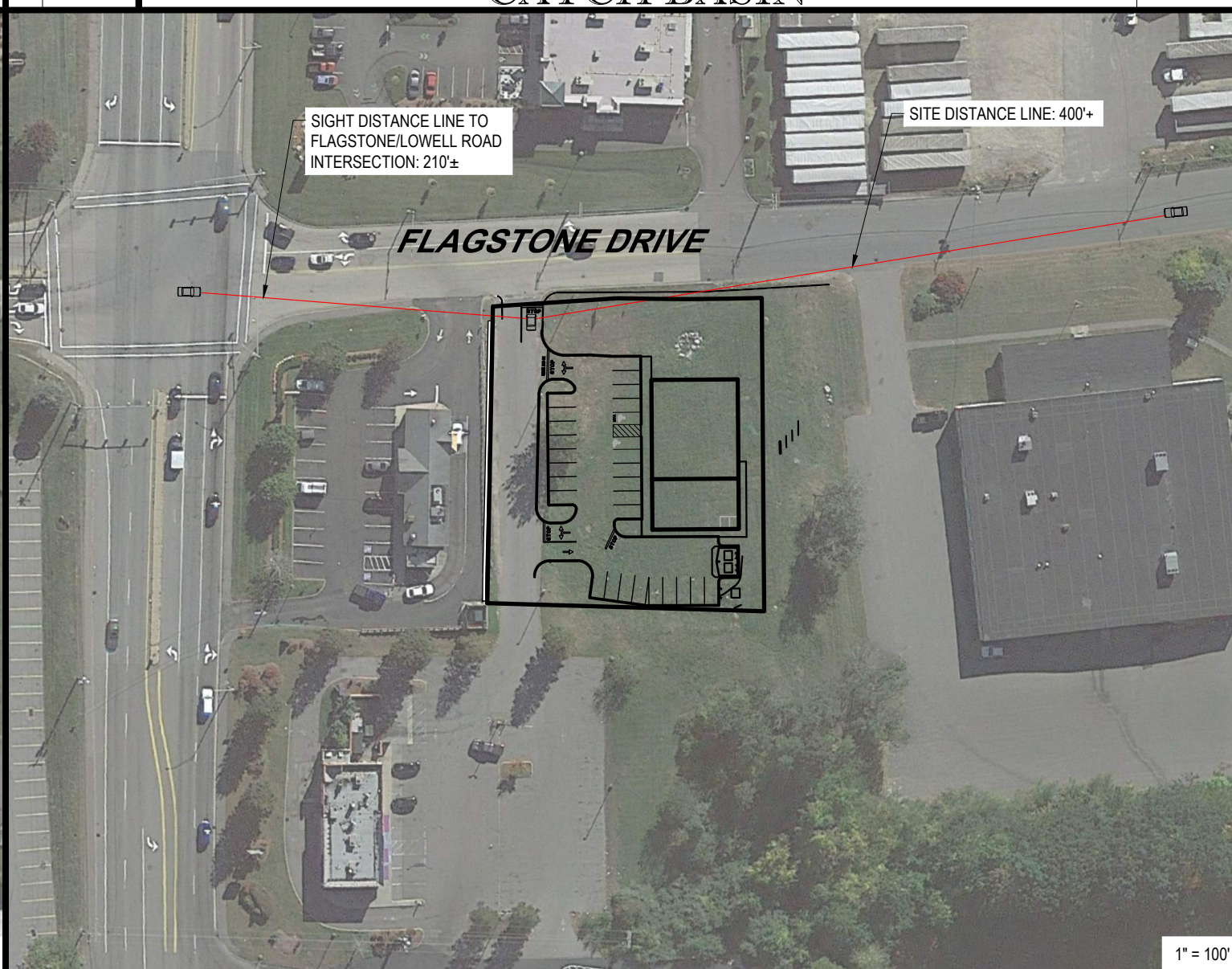
APPROVED BY THE HUDSON, NH PLANNING BOARD

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 CHAIRMAN SIGNATURE _____
 SECRETARY SIGNATURE _____

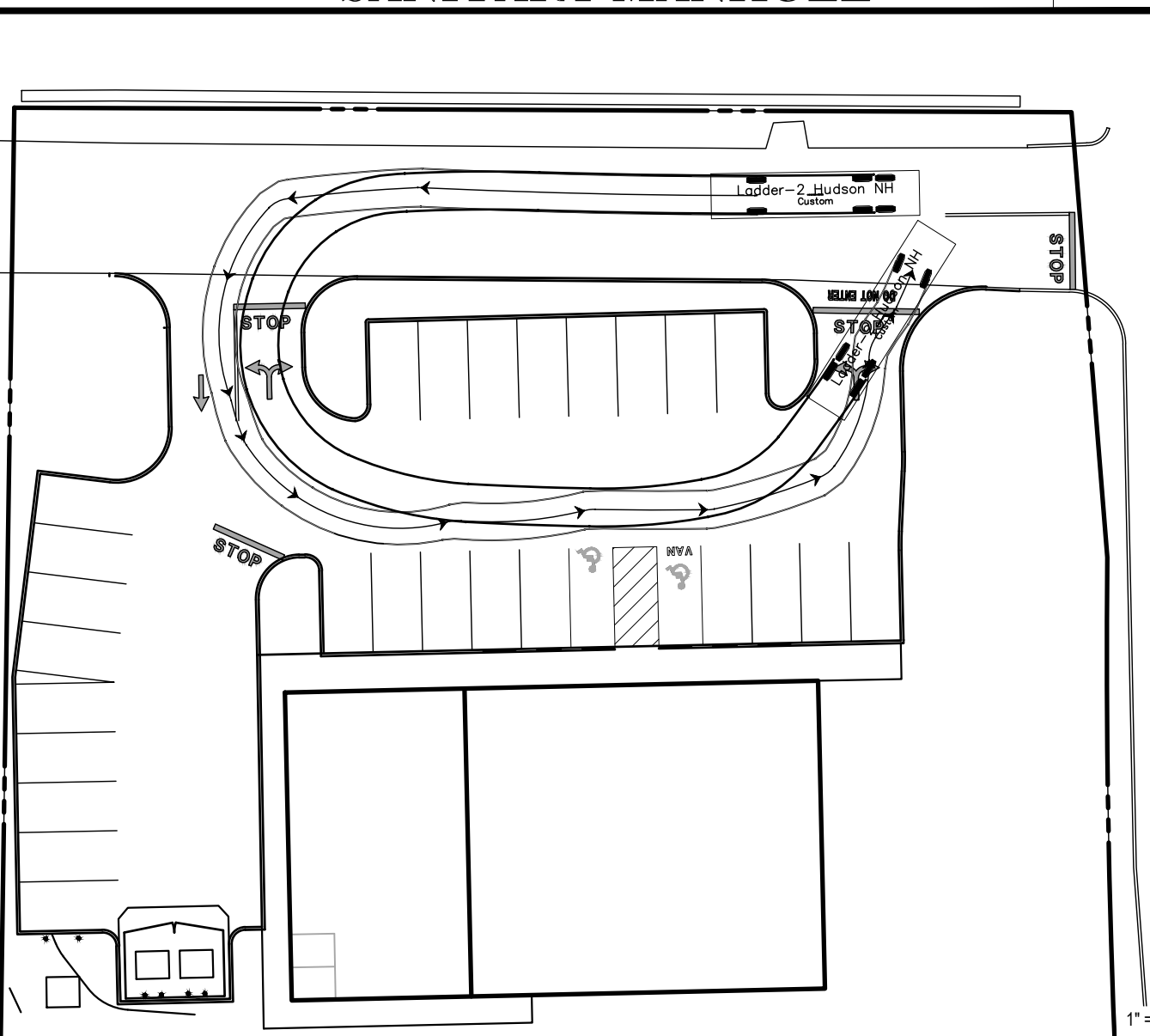
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SIGHT DISTANCE INSET INTERNAL DRIVEWAYS



SIGHT DISTANCE INSET FLAGSTONE DRIVE



HUDSON, NH FIRE TRUCK ROUTE

BOHLER
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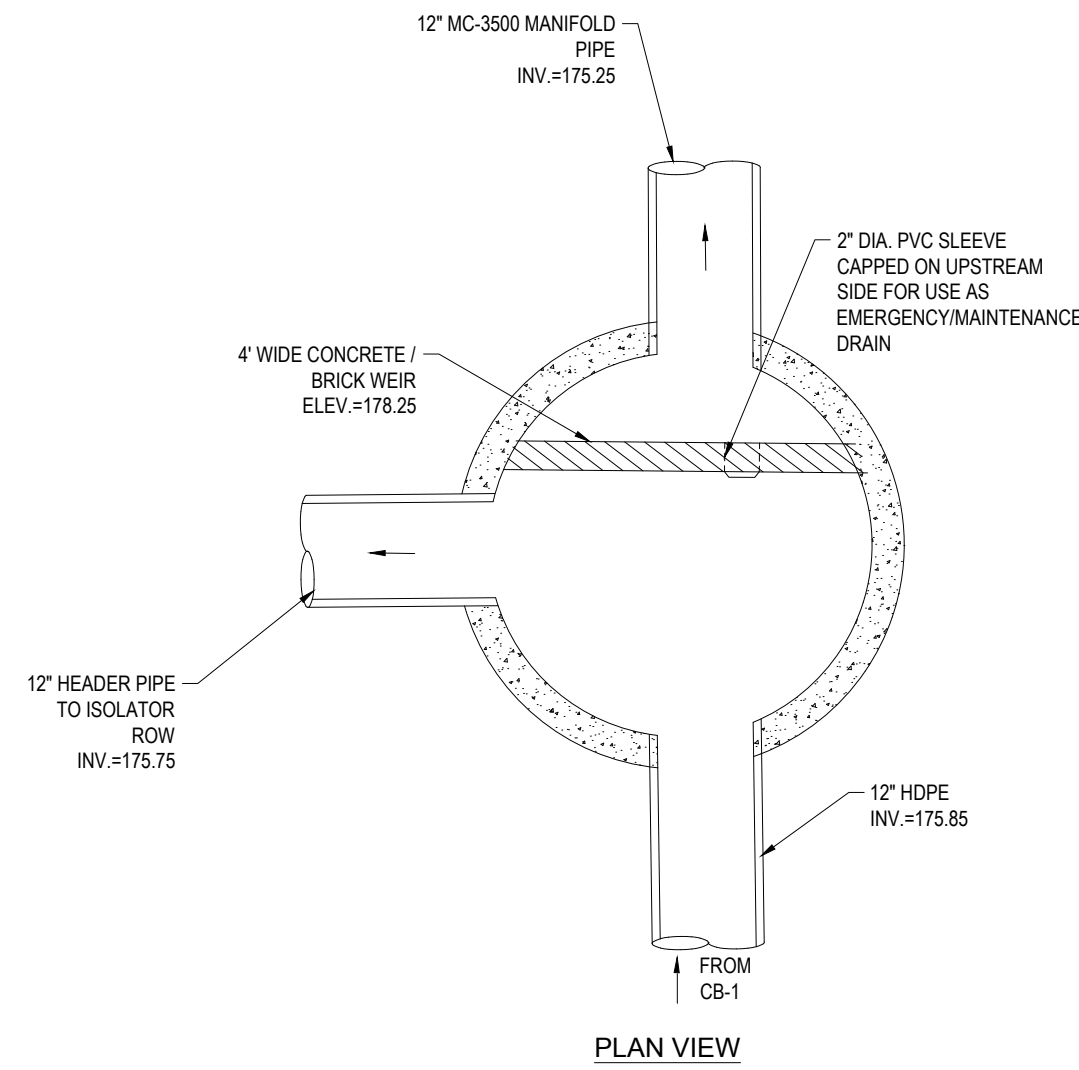
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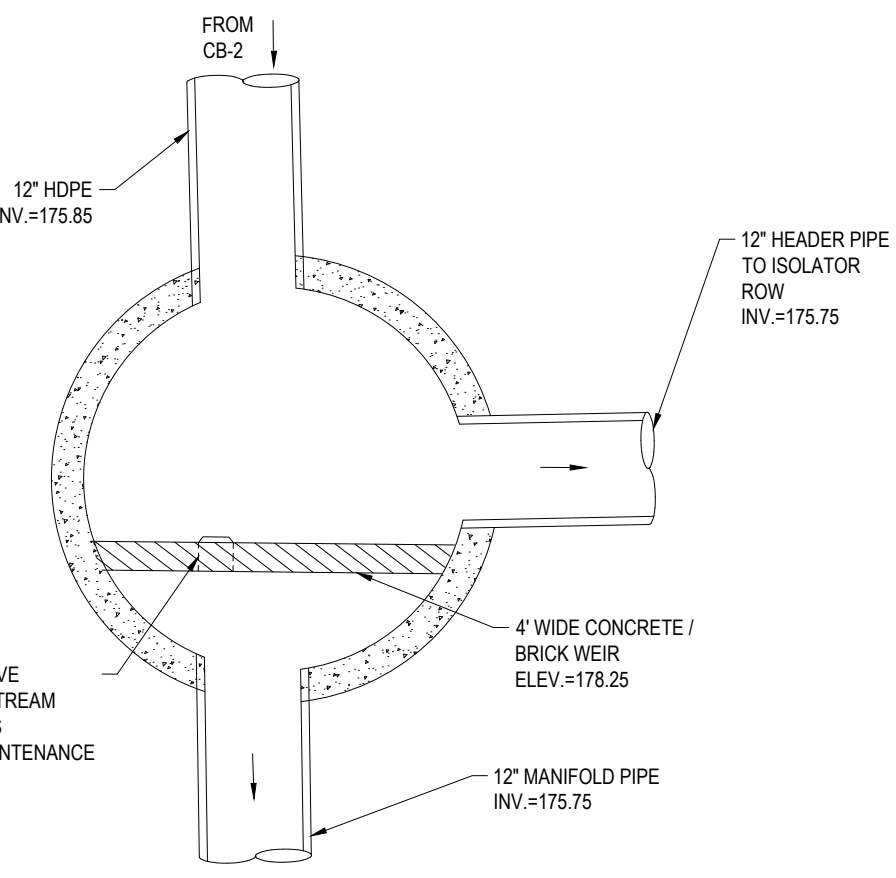
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 NEW HAMPSHIRE LICENSE NO. 15476

SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-902

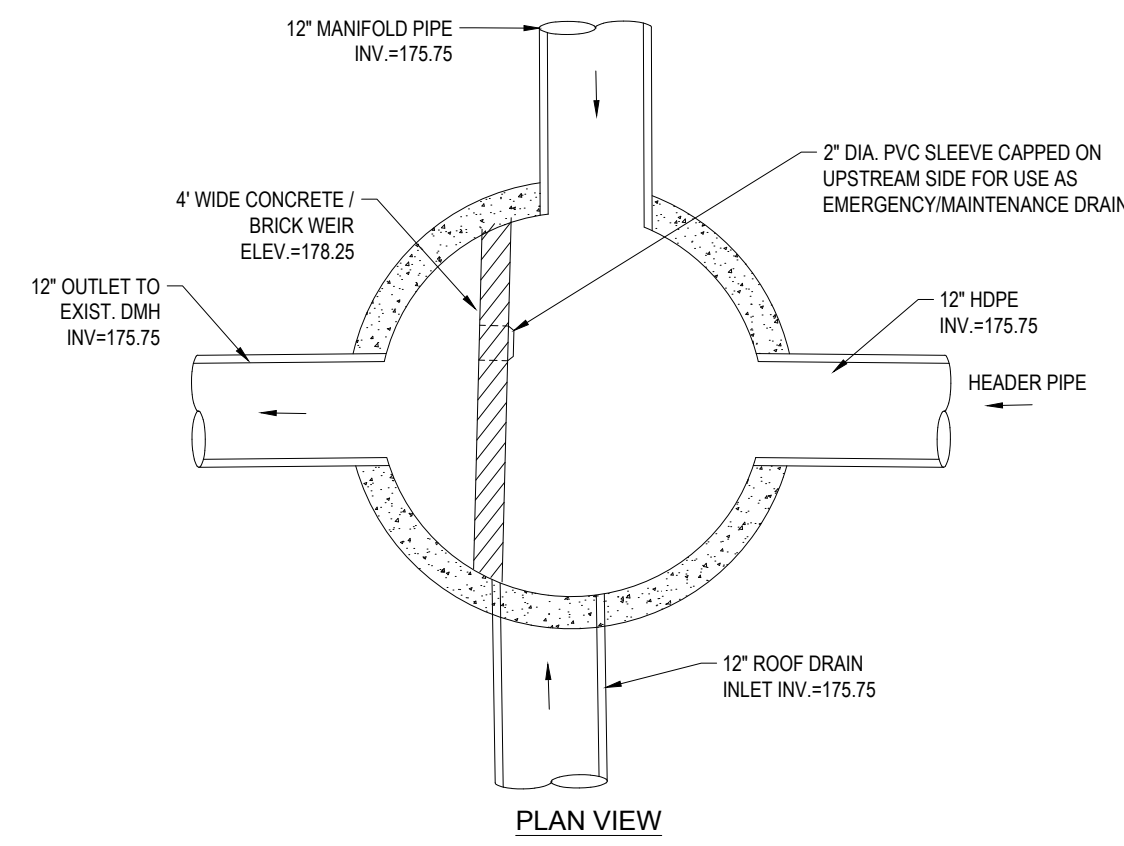
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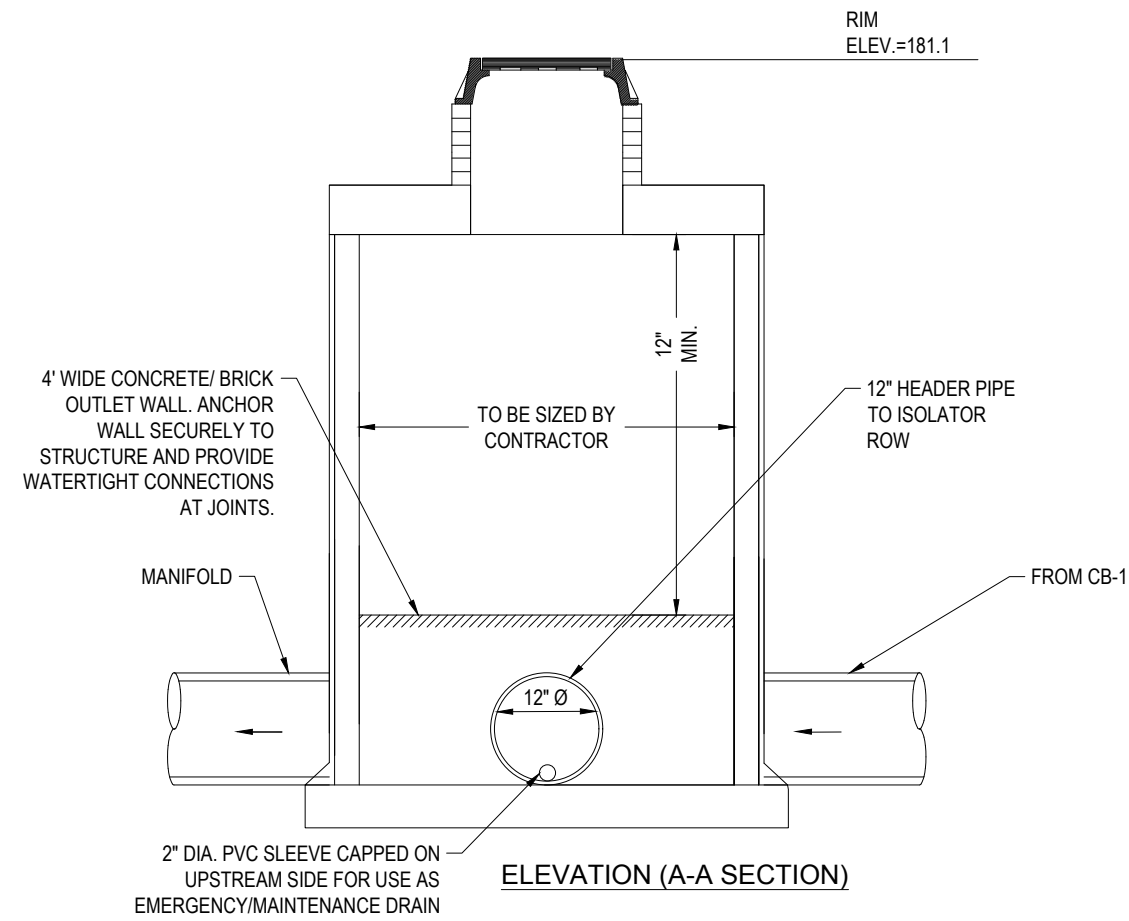
PLAN VIEW



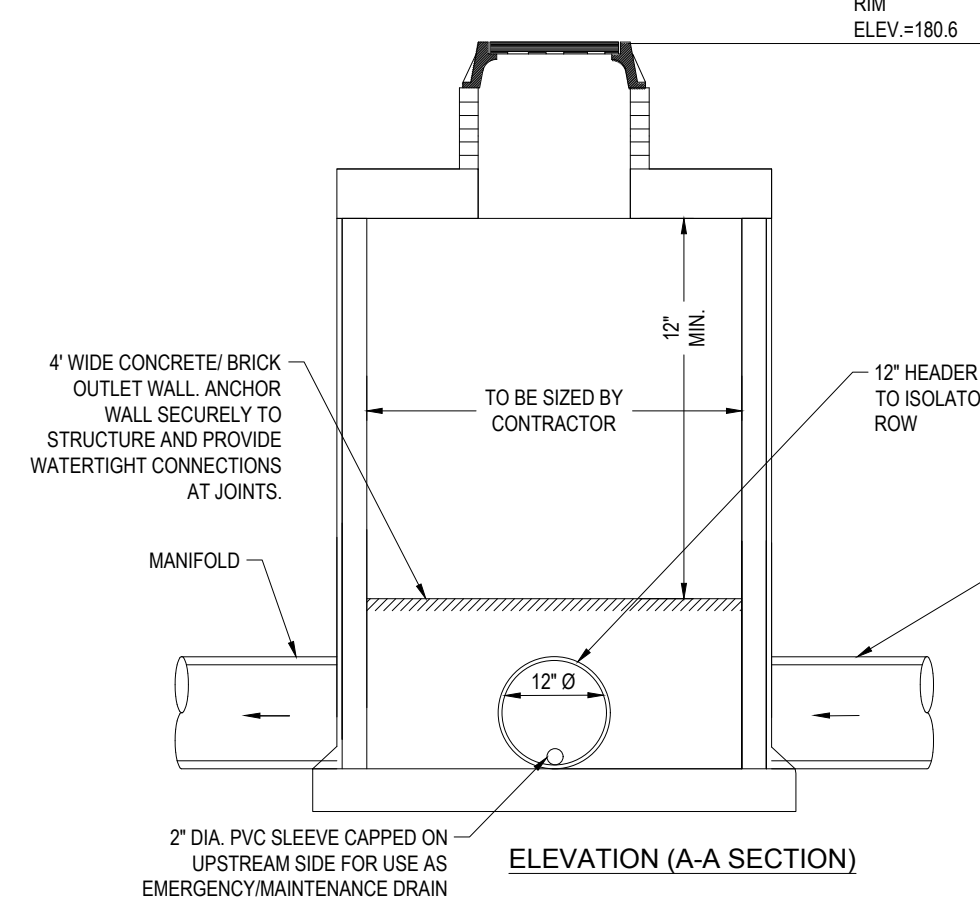
PLAN VIEW



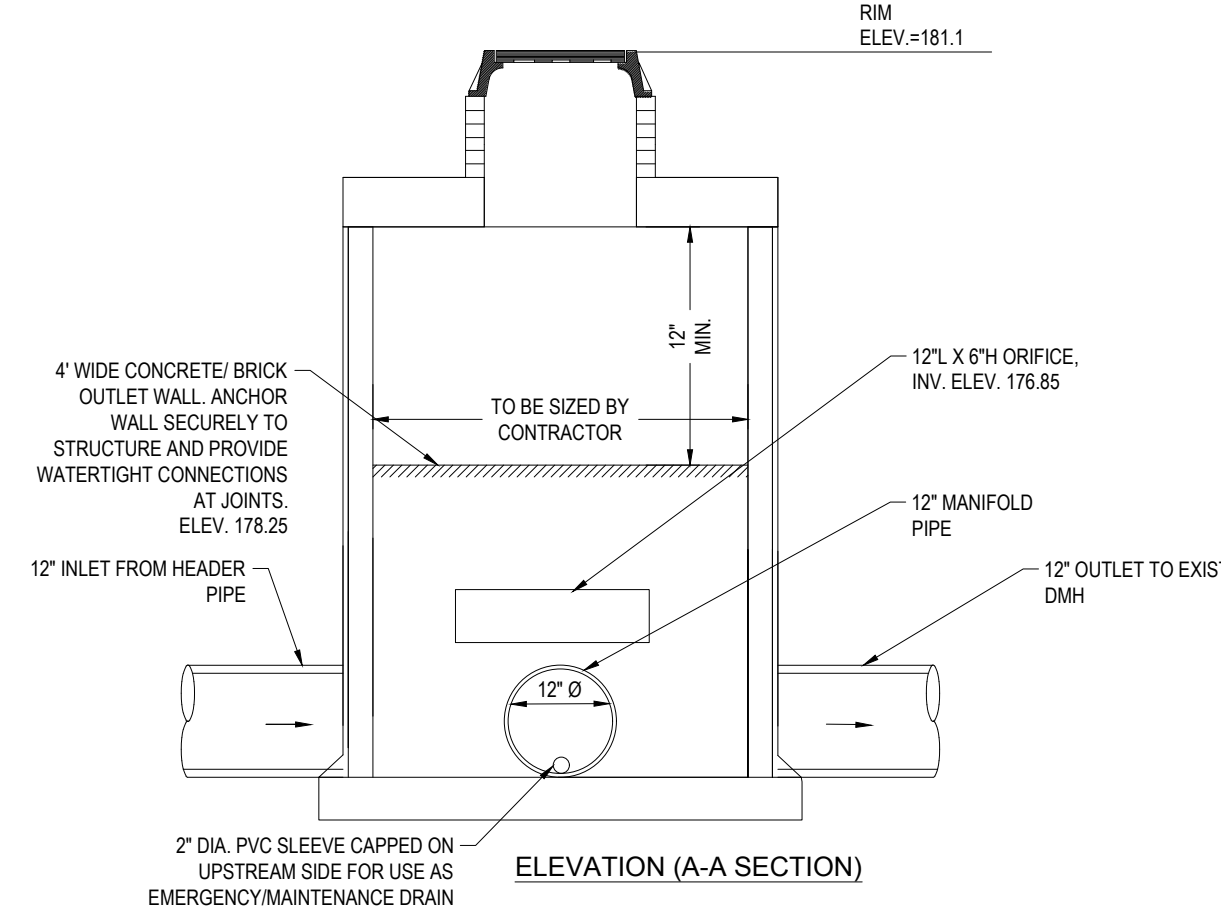
PLAN VIEW



ELEVATION (A-A SECTION)



ELEVATION (A-A SECTION)



ELEVATION (A-A SECTION)

INLET CONTROL
STRUCTURE 1 (ICS-1)

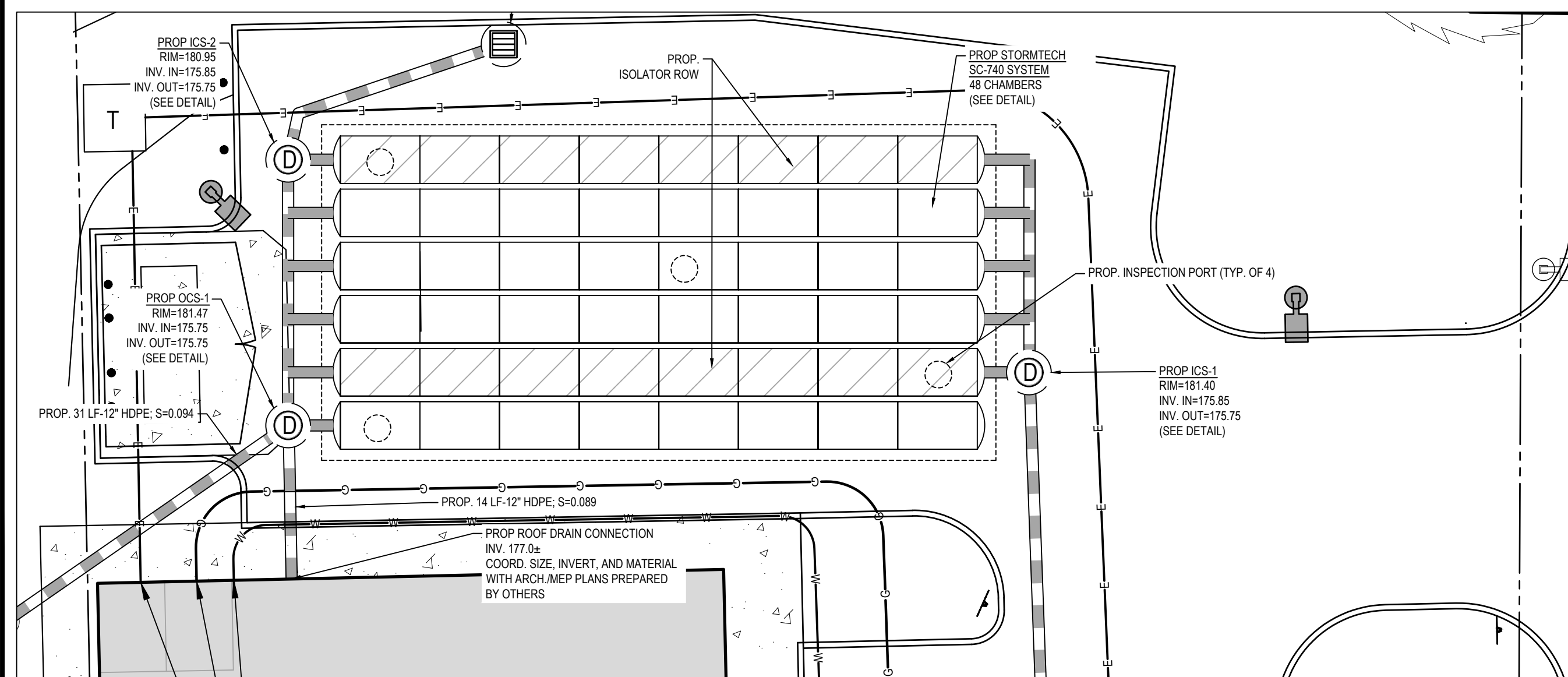
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INLET CONTROL
STRUCTURE 2 (ICS-2)

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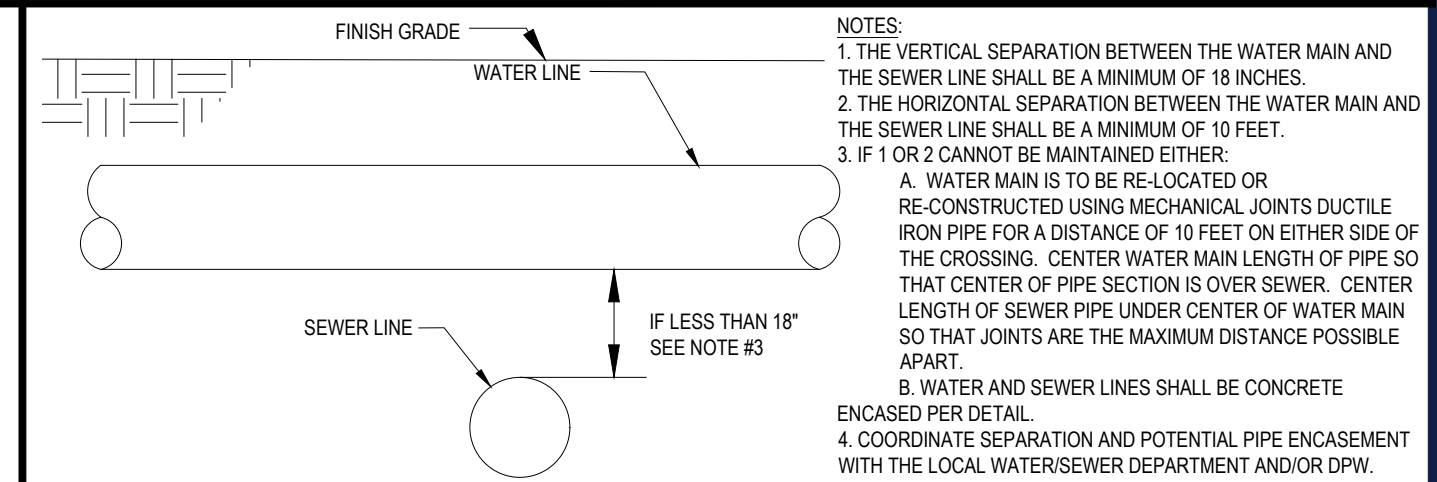
OUTLET CONTROL
STRUCTURE 1 (OCS-1)

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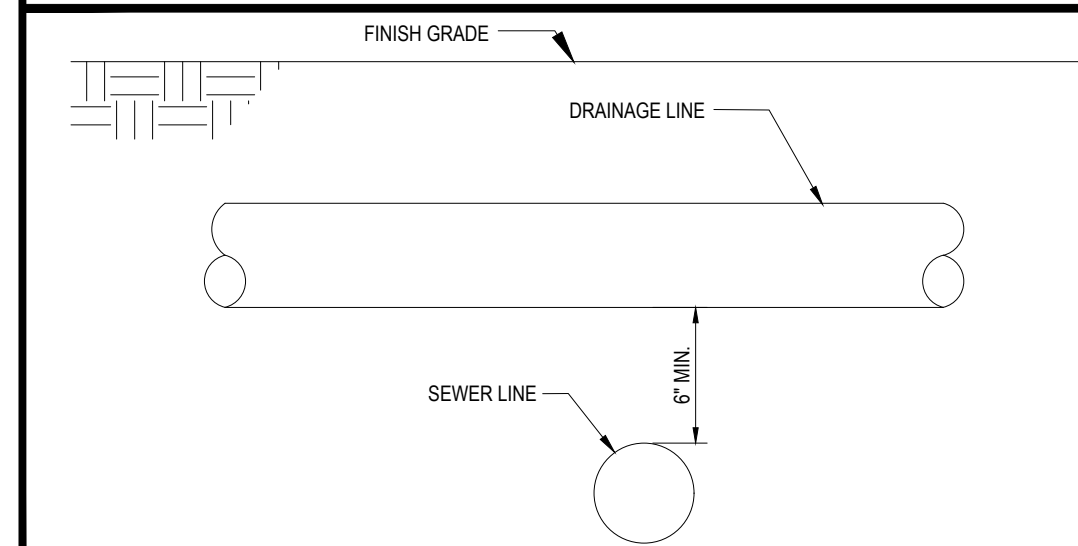
SUBSURFACE INFILTRATION SYSTEM

N.T.S.



SEWER & WATER UTILITY CROSSINGS

N.T.S.



SEWER & DRAINAGE UTILITY CROSSINGS

N.T.S.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/17/22	PEER REVIEW COMMENTS	KME	MKB
2	3/10/22	PB HEARING COMMENTS	KME	MKB



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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-2

SITE
DEVELOPMENT
PLANS
FOR

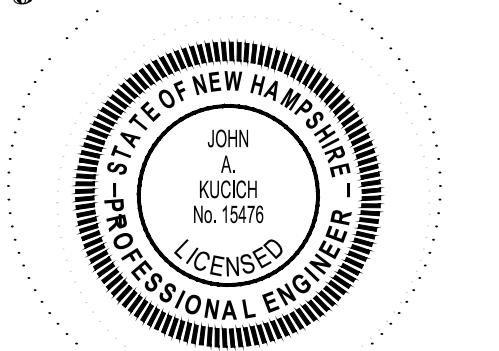
THE LANNAN COMPANY
REAL ESTATE INVESTMENT & DEVELOPMENT

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

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

www.BohlerEngineering.com

J.A. KUCICH



John Kucich
PROFESSIONAL ENGINEER
NEW HAMPSHIRE LICENSE NO. 15476

SHEET TITLE:

DETAIL
SHEET

SHEET NUMBER:

C-903

REV 2 - 03/10/2022

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/17/22	PEER REVIEW COMMENTS	KME	MKB
2	3/10/22	PB HEARING COMMENTS	KME	MKB



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PROJECT No.: W211235
 DRAWN BY: KME
 CHECKED BY: MKB
 DATE: 01/17/2022
 CAD I.D.: UNSAVED DRAWING1

SITE DEVELOPMENT PLANS FOR



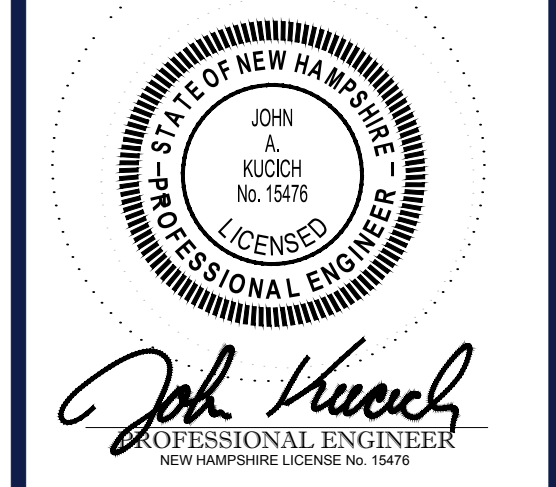
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J.A. KUCICH

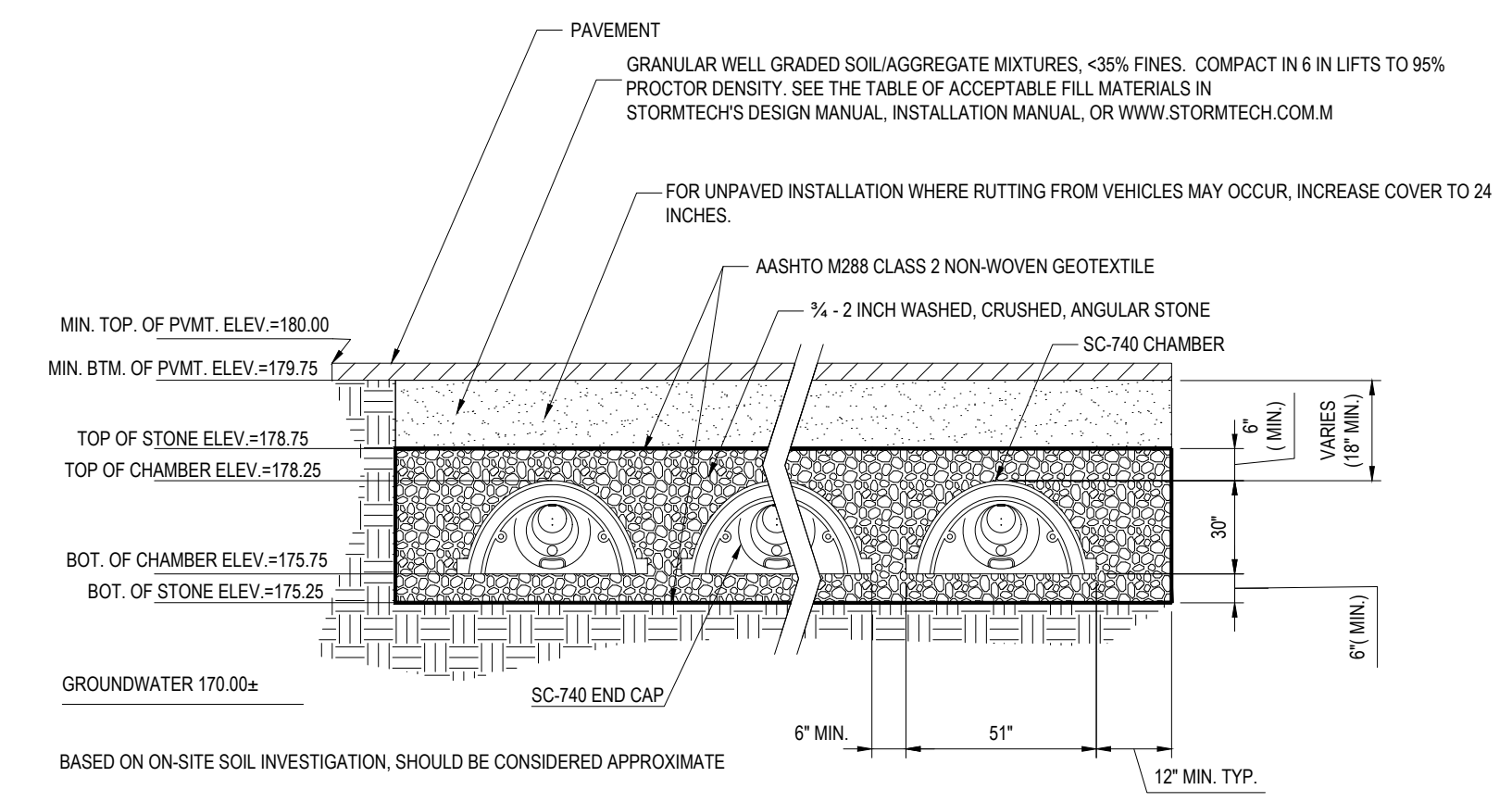


SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:
C-904

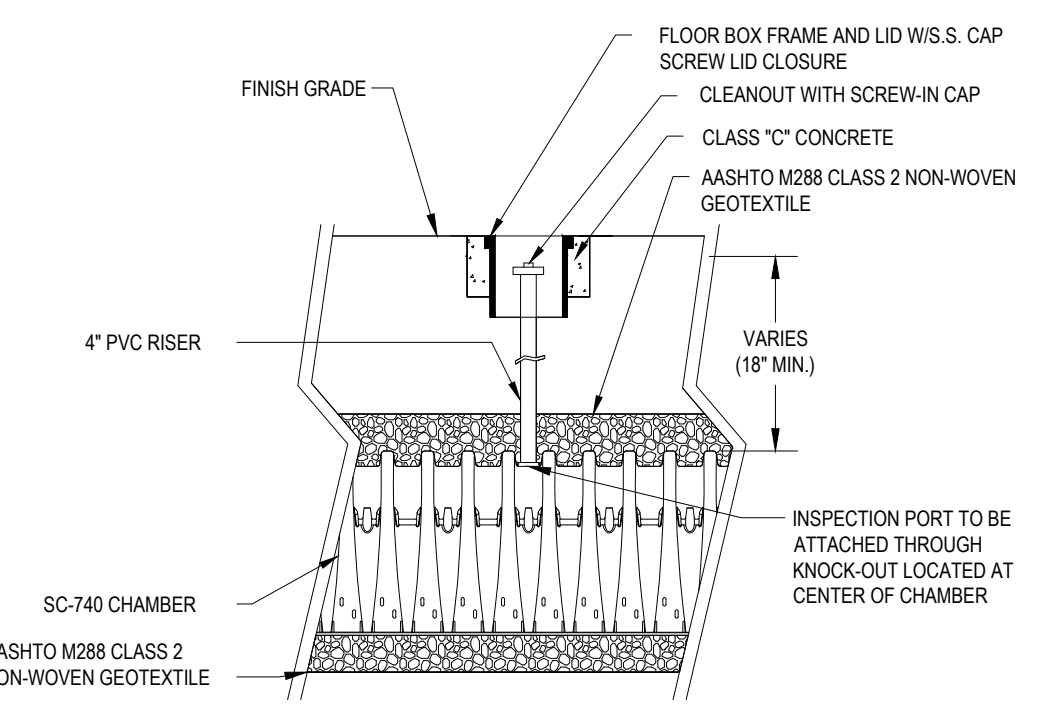
REV 2 - 03/10/2022



- NOTE:
- REFER TO GRADING AND DRAINAGE PLAN FOR BOTTOM OF STONE AND CHAMBER INVERT ELEVATIONS REQUIRED FOR EACH SYSTEM.
 - CONTRACTOR TO COORDINATE WITH MANUFACTURER & LOCAL MUNICIPALITY REGARDING INSTALLATION REQUIREMENT & PROCEDURE. CONTRACTOR TO CONTACT OWNER & ENGINEER OF RECORD IF ANY DISCREPANCIES ARE ENCOUNTERED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM.
 - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
 - AFTER THE AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
 - DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 - CONTRACTOR TO REMOVE ANY BURIED ORGANIC OR UNSUITABLE MATERIALS BENEATH THE PROPOSED SUBSURFACE BASIN TO THE NATURALLY OCCURRING PARENT MATERIAL LAYER. CONTRACTOR TO PROVIDE PERMEABLE FILL BETWEEN THE BOTTOM OF SYSTEM AND THE NATURALLY OCCURRING PARENT MATERIAL WITH A LOAMY COARSE SAND MATERIAL WITH AN IN-SITU HYDRAULIC CONDUCTIVITY BETWEEN 5 AND 10 INCHES PER HOUR. CONTRACTOR TO COORDINATE MATERIAL WITH GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SYSTEM.

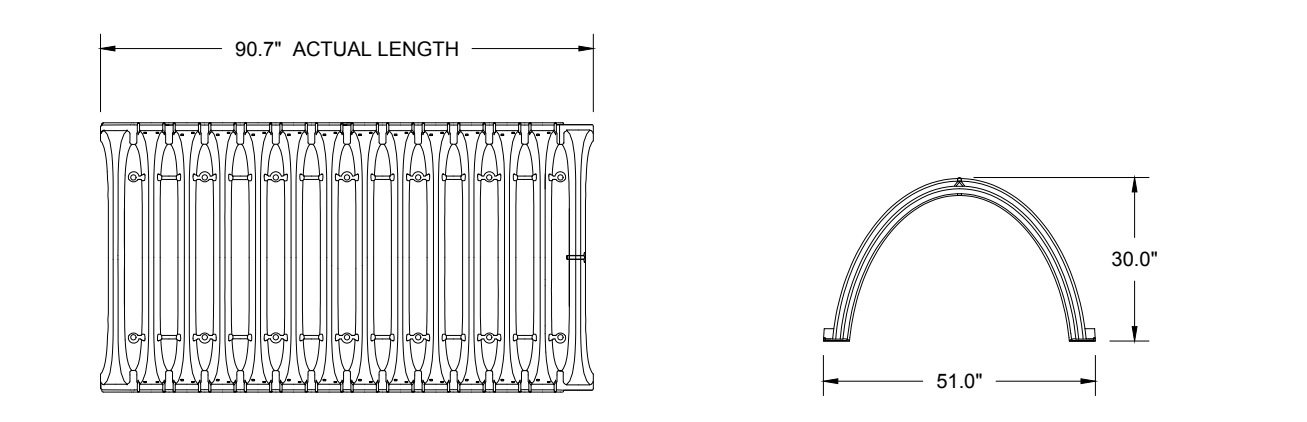
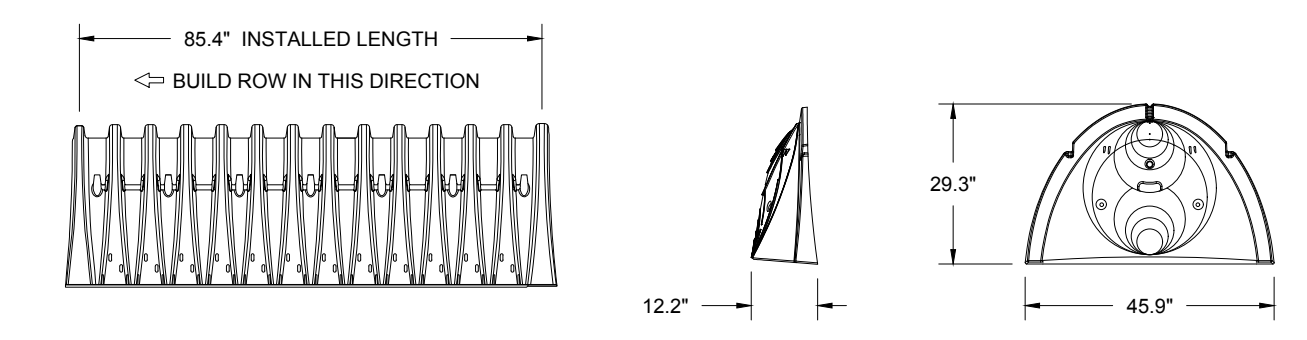
SUBSURFACE INFILTRATION BASIN

N.T.S.



STORMTECH SC-740 INSPECTION PORT

N.T.S.

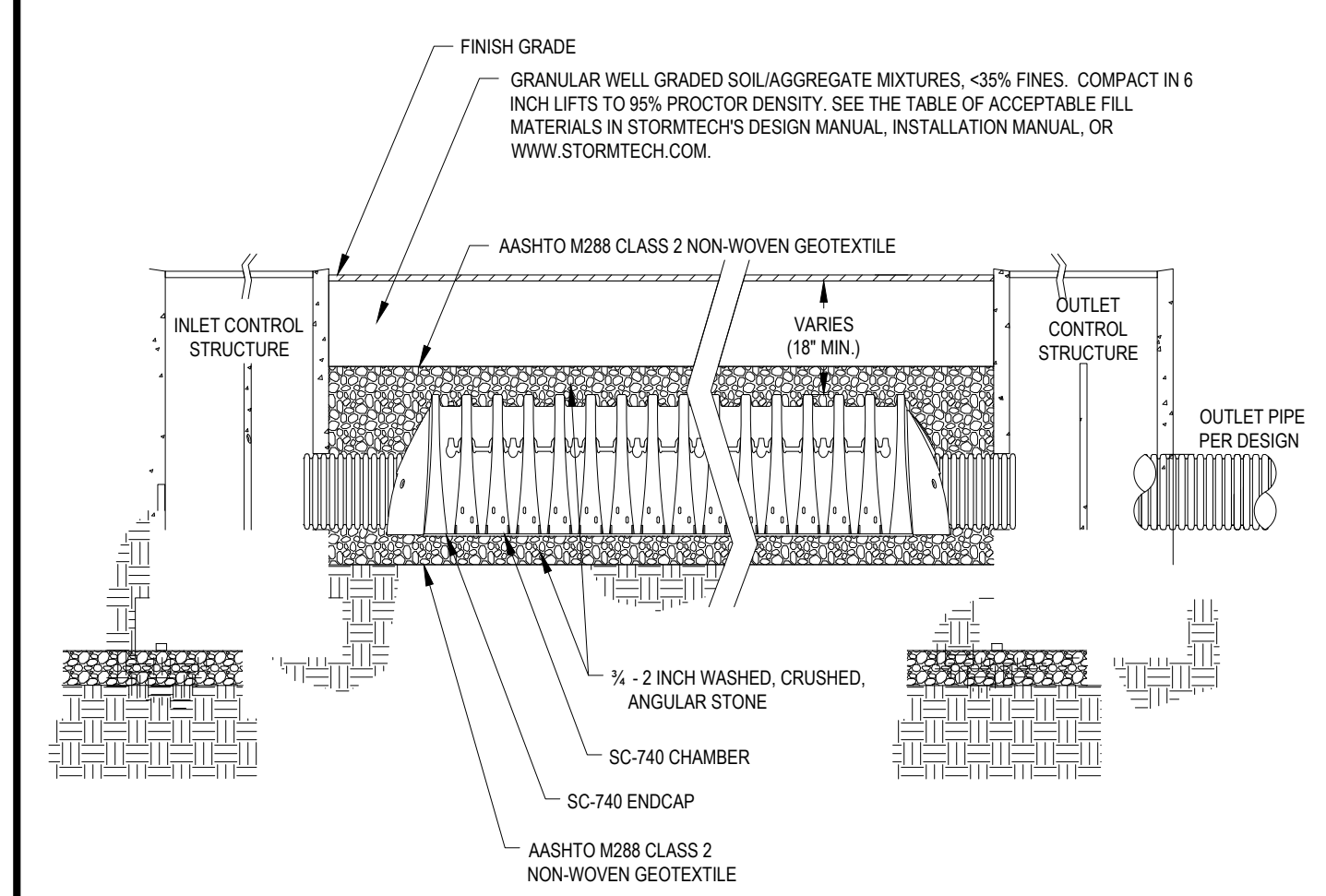


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"
CHAMBER STORAGE	45.9 CUBIC FEET
MINIMUM INSTALLED STORAGE	74.9 CUBIC FEET
WEIGHT	75.0 lbs.

STORMTECH SC-740 CHAMBERS

N.T.S.



STORMTECH SC-740 CHAMBER SYSTEM TYPICAL CROSS-SECTION

N.T.S.

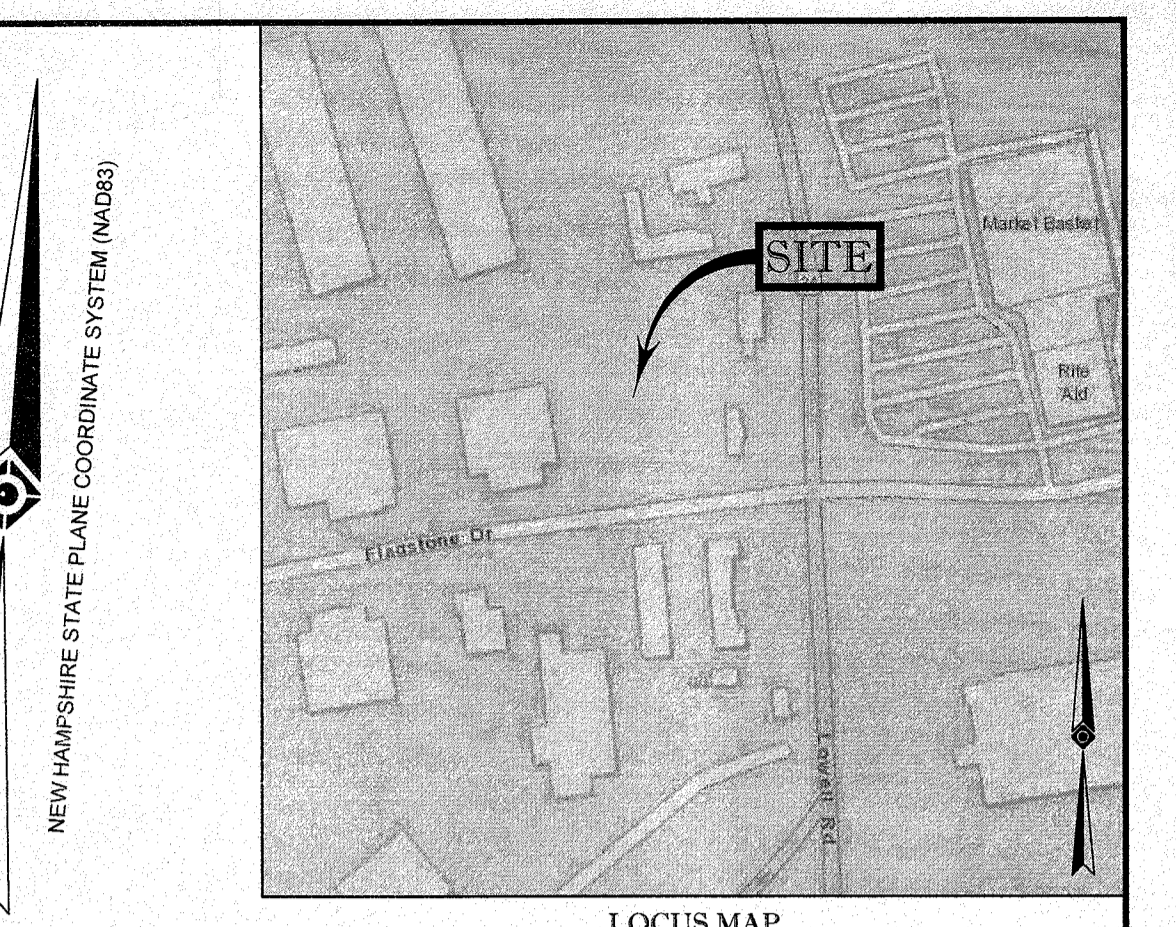
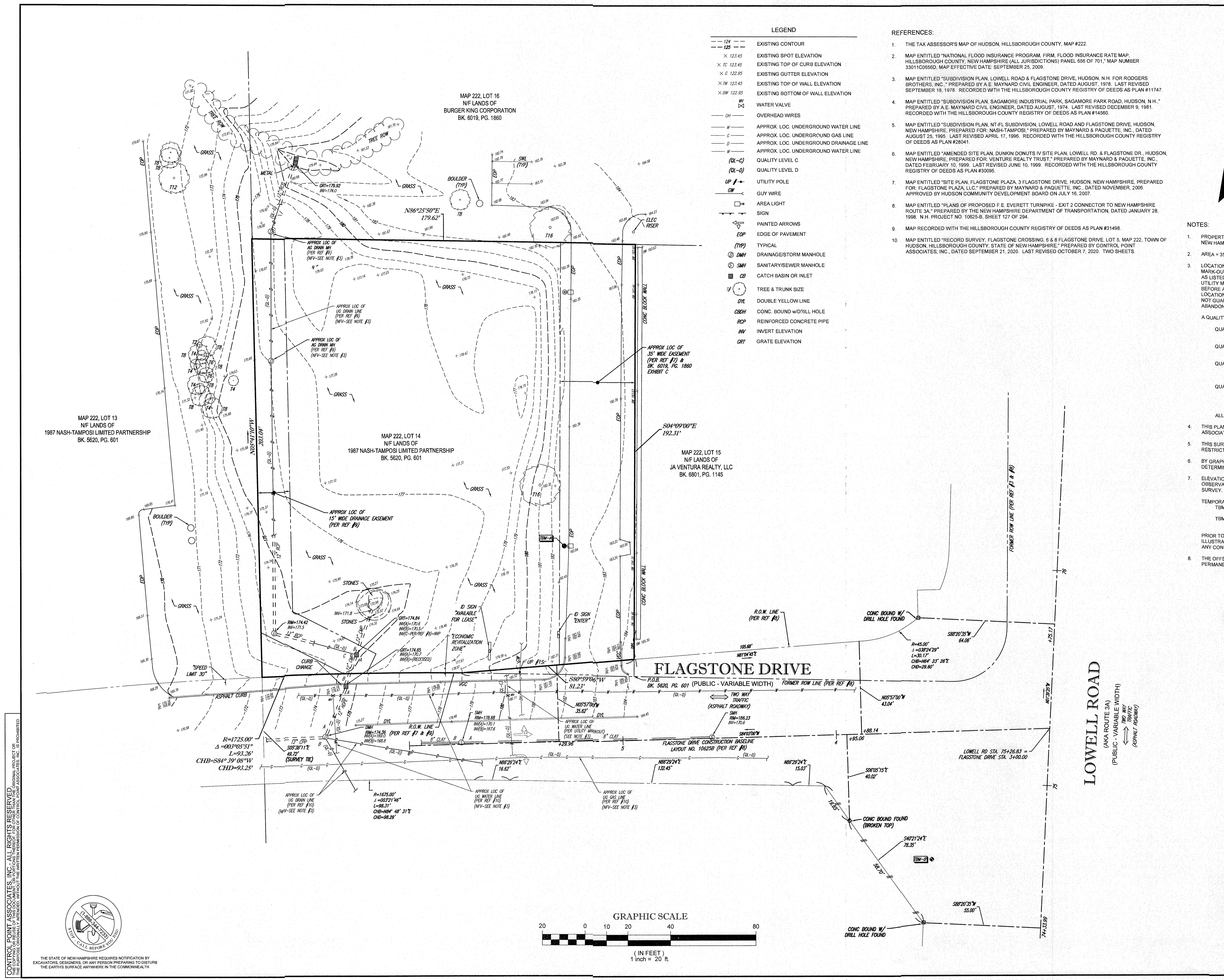
C:\PROGRAMDATA\BOHLER\CADD\NETP\AC\PL\BLSH_30516\UNSAVED DRAWING1.dwg -> LAYOUT: C-904.DETL

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.



LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

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. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

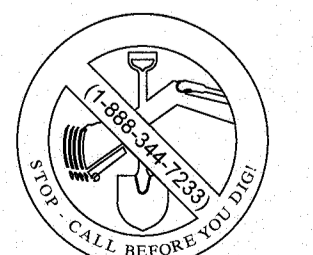
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STOP CALL BEFORE YOU GO!

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	BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY	
FIELD BOOK NO.	21-08 MA	3 FLAGSTONE DRIVE	
FIELD BOOK PG.	62	MAP 222, LOT 14	
FIELD CREW	J.S.A.	TOWN OF HUDSON	
DRAWN	R.J.K.	HILLSBOROUGH COUNTY	
REVIEWED	J.P.L.	STATE OF NEW HAMPSHIRE	
APPROVED	J.P.L.	DATE	11-22-2021
SCALE	1"=20'	FILE NO.	03-210456-00
DWG. NO.	1 OF 1		



THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH

