

22 FRIARS DRIVE ADDITION

SP# 02-22 CUP# 01-22

STAFF REPORT #2

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

March 23, 2022

SITE: 22 Friars Drive; Tax Map 209 Lot 004-000

ZONING: Industrial (I)

PURPOSE OF PLAN: Show proposed building additions and site improvements

PLANS UNDER REVIEW:

Map 298, Lot 4, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire; prepared by Hayner/Swanson, Inc., 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; prepared for Integra Biosciences Corp., 2 Wentworth Drive, Hudson, New Hampshire 03051; consisting of 15 sheets plus a cover sheet, with Notes 1-26 on Sheet 1; dated January 27, 2022 and revised March 8, 2022.

ATTACHMENTS:

- A. Peer Review Comments, prepared by Fuss & O'Neill, dated February 22, 2022.
- B. Applicant's Response to Peer Review Comments, prepared by Hayner/Swanson Inc., dated March 8, 2022.
- C. Motion to Recommend the Conditional Use Permit Application, Town of Hudson Conservation Commission, dated March 14, 2022.
- D. Department Comments (New)
- E. CAP Fee Worksheet

APPLICATION TRACKING:

- February 1, 2022 – Application received.
- February 14, 2022 – Meeting with Conservation Commission.
- February 23, 2022 – Public hearing held by the Planning Board, Site Plan accepted, CUP approved, continued to March 23, 2022.
- February 26, 2022 – Site Walk conducted jointly by Conservation Commission and Planning Board.
- March 14, 2022 – Meeting with Conservation Commission, favorable recommendation for the CUP issued.
- March 23, 2022 – Public hearing scheduled by the Planning Board.

WAIVER REQUESTS:

1. § 275-8.C.(2)(g), required number of parking spaces.
2. § 275-8.C(6)(a), required number of loading spaces.
3. § 275-8 C (4) Parking Space Dimensions
4. § 193-10.G One Driveway per Parcel

COMMENTS & RECOMMENDATIONS:

STAFF COMMENTS FOR CONDITIONAL USE PERMIT

1. The Applicant is seeking a Conditional Use Permit to allow a parking/circulation area of approximately 14,716 SF to be developed within the 50' wetland buffer. The Conservation Commission and the Planning Board conducted a joint site-walk on February 26, 2022.
2. The Conservation Commission issued a favorable recommendation on March 14, 2022:
 - a. The Commission found the proposed project complies with Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Overlay District, paragraphs 334-36(C) 2 and 334-37(1) and (2).
 - b. The Commission members concurred that the removal of automobile parking in exchange for a driveway, granite curbing and an improved storm water treatment system will enhance the effectiveness of the remaining buffer area to attenuate pollutants that could possibly enter Third Brook.
 - c. The Commission voted 5-0 to recommend a favorable acceptance by the Planning Board for the proposed "Integra Building Addition Application", contingent upon nine recommended conditions (see ATTACHMENT C for details).

STAFF COMMENTS FOR SITE PLAN

3. **Waiver for Parking Space Requirement [§ 275-8 C (2)]:** The Applicant is requesting a waiver to reduce the number of required parking spaces, from 134 to 93. The Applicant stated that its two work shifts and a flexible arrival/departure time policy will spread out the parking demand. A shift schedule is provided in the Applicant's response to the peer review comments (**Attachment B**).
4. **Waiver for Loading Space Requirement [§ 275-8 C (6)]:** The Applicant is requesting a waiver to reduce the number of required loading spaces, from 9 to 5. The Applicant stated that 5 spaces at the loading dock will be adequate.
5. **Waiver for Parking Space Dimensions [§ 275-8 C (4)]:** The Applicant is requesting a waiver to allow 9' x 20' parking spaces, which is allowable via a vote by the Planning Board.

5. **Waiver for One Driveway per Parcel [§ 193-10.G]:** A waiver is required for having a second driveway. This intent of this driveway regulation appears to be for purposes of single-family housing, not commercial development. Staff recommends the Board consider revising this regulation in the future.
6. **Minimal Traffic Impact:** The Peer Reviewer reviewed the traffic memorandum and concurred with the memorandum's conclusion that there will be a minimal increased impact on the adjacent roadway network.
7. **Architectural Covenants and Restrictions on Deed:** The deed document (HCRD Book 5874 Page 191) submitted as part of the site plan application contains a series of architectural covenants and restrictions. The Applicant should provide more detail as to the status of these restrictions. They appear to be created by PressTek, who apparently had an interest in the aesthetics of the area when they occupied several sites here.
8. **Pedestrian Access:** To facilitate pedestrian access to the site, the Applicant should provide a paved pedestrian access from the proposed sidewalk to the main entrance of the building. Staff anticipates the Applicant will include this access on a revised site plan in advance of this (March 23) meeting.

DEPARTMENT COMMENTS (NEW)

See **Attachment C** for new comments from town departments.

1. Town Engineer: 1) Additional test pits, 2) rip rap, ~~3) projected water and sewer domestic use.~~

The Applicant provided information on projected water and sewer domestic use, which the Town Engineer finds satisfactory (the respective system can accommodate the use). The Applicant indicated additional test pits will be performed prior to this (March 23) meeting to address the Peer Reviewer's concern and they will provide the requested information on the rip rap.
2. Fire Chief: Satisfied with the revised plan, including the new fire hydrant location.

PEER REVIEW COMMENTS AND APPLICANT'S RESPONSE

The Applicant addressed the peer review comments in a response (see **Attachment B** for the response; see **Attachment A** for the peer review comments). Staff found the outstanding issues have either been addressed or are under review by the Town Engineer.

Mentioned earlier, the Applicant acknowledges the Peer Reviewer's finding that the proposed project will create a minimal increased impact on the adjacent roadway network.

DRAFT MOTIONS

CONTINUE the public hearing to a date certain:

I move to continue the site plan application and conditional use permit application for the “Map 298, Lot 4, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire”, 22 Friars Drive, Map 209 Lot 004, to date certain, _____, 2022.

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

To GRANT a waiver:

I move to grant a waiver from § 275-8 C (2), to reduce the number of required parking spaces, from 134 to 93, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

To GRANT a waiver:

I move to grant a waiver from § 275-8 C (6), to reduce the number of required loading space, from 9 to 5, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

To GRANT a waiver:

I move to grant a waiver from § 275-8 C (4), to allow 9’ x 20’ parking 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: _____

To GRANT a waiver:

I move to grant a waiver from § 193-10.G, to allow two driveways on this parcel, 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: _____

(DRAFT MOTION TO APPROVE ON FOLLOWING PAGE)

APPROVE the site plan application and conditional use permit application:

I move to approve the site plan application and conditional use permit application for Map 298, Lot 4, Site Plan, Proposed Building Additions, 22 Friars Drive, Hudson, New Hampshire; prepared by Hayner/Swanson, Inc., 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; prepared for Integra Biosciences Corp., 2 Wentworth Drive, Hudson, New Hampshire 03051; consisting of 15 sheets plus a cover sheet, with Notes 1-26 on Sheet 1; dated January 27, 2022 and revised March 8, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$45,673.02 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. The Applicant shall provide a paved pedestrian access from the proposed sidewalk to the main entrance of the building.
7. 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.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

Conditions Recommended by the Conservation Commission

9. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
10. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
11. Stockpiling of construction materials is not allowed in the Wetland Buffer Area.
12. The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.).
13. “No Cut/No Disturb” signage shall be installed along the wetland buffer boundary prior to issuing Certificates of Occupancy per Hudson Zoning Ordinance, Article IX §334-35 (E.).

- 14. Snow storage shall not be allowed in any wetland buffer area.
- 15. Green SnowPro Certified Contractors shall be used to manage snow control and clearing of the site.
- 16. Additional plantings of trees or shrubs be made between the two proposed retaining wall to help maintain slope stability and further reduce pollutants from entering Third Brook
- 17. If additional major impacts are made the plan be returned to the Conservation Commission for further review. Minimal changes to wetland and wetland buffer impacts shall be addressed by the Town Engineer.

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



February 22, 2022

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

Re: Town of Hudson Planning Board Review
22 Friars Drive Site Plan, 22 Friars Drive
Tax Map 209 Lot 4; Acct. #1350-993
Reference No. 20030249.2130

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received on February 1, 2022, related to the above-referenced project. Authorization to proceed was received on February 3, 2022. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of a warehouse building addition on a previously developed industrial building site. Proposed improvements to the site also include the construction of a driveway, parking areas, drainage improvements, landscaping, lighting, and other associated site improvements. The proposed building will continue be serviced by public water and sewer.

The following items are noted:

1. Site Plan Review Codes (HR 275)

- a. Hudson Regulation (HR) 275-6.C. The site currently contains an existing sidewalk and the applicant has proposed to reconstruct the sidewalks in the areas that the new driveways will disturb. The applicant has proposed construction of a four foot wide bituminous sidewalk where the Town requires a five foot wide sidewalk.
- b. HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed building. The applicant has proposed to replace the existing fire service with a larger pipe and relocate an existing on site hydrant.
- c. HR 275-6.T. The applicant is proposing to remove the temporary turnaround and connect the sidewalks and curbing along the old curb cuts. The applicant has also proposed to seed and landscape the old turnaround area.
- d. HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set and noted that 134 parking are required for the industrial use and that 93 spaces are provided. The applicant has requested a waiver from

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Vermont



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the Regulation and noted that the parking provided meets the needs of the site. We note that based on the information provided the facility will have 83 employees on 1st shift and 52 employees on 2nd shift. This could cause a conflict for employees not have a parking space when they arrive for 2nd shift unless half of 1st shift has already left for the day. The applicant should provide additional information about departure and arrival times and how the proposed parking layout will be able to accommodate the expected volume. We note that the Integra building located at 2 Wentworth Drive in Hudson has problems with providing adequate parking causing vehicles to park on the sides of the roadway and parking lot.

- e. HR 275-8.C.(4). The applicant has proposed parking space dimensions of nine feet by 20 feet. The reduced width will require approval of the Planning Board.
- f. HR 275-8.C.(6). The applicant has provided five off-street loading spaces on the plan set and has requested a waiver from the requirement to have nine spaces.
- g. HR 275-9.C.(11). The applicant has provided four handicap accessible parking spaces for the site which meets the minimum requirement.
- h. HR 275-9.F. The applicant provided copies of easements and deeds as part of the package received for review. For the 30 foot wide sewer easement in the southwest corner of the site the applicant should confirm that the installation of permanent features such as light poles is not prohibited by the language within that easement.

2. Administrative Review Codes (HR 276)

- a. HR 276-11.1.B.(13). The applicant should revise the sign note on Sheet 1 of 15 to match the note required in the Regulation.
- b. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.

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

- a. HR 193.10.G. The applicant has proposed two driveway locations for the site. We note that the existing site currently has two curb cuts as part of the Friars Drive turnaround that is proposed to be removed. The applicant is proposing to consolidate that turnaround to one driveway at the southwest end of the site and adding a new curb cut at the northeast end of the site to facilitate site circulation and truck traffic. The applicant should review with the Town the need to request a waiver from the Regulation for the number of driveways allowed.
- b. The applicant should review and adjust the proposed location of the stop bar at the eastern driveway to be in line with the stop sign.

4. Traffic (HR 275-9.B)

We have reviewed the trip generation analysis memo prepared by Stephen G. Pernaw & Company, Inc. (SGP) dated January 28, 2022, for the proposed expansion of the existing INTEGRA Biosciences Corporation building at 22 Friars Drive (Tax Map 209, Lot 4) in Hudson, New Hampshire. This analysis includes an estimate of the expected traffic to be generated by the additional 34,740 sf of warehouse space and 13,437 sf of manufacturing



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space to be added to the building. Access to the site will be improved by the removal of the existing offset cul-de-sac on Friars drive and the realignment of the driveway to intersect the road at a 90-degree angle. A new exit-only driveway will also be constructed approximately 250 feet east of the main driveway.

The procedures that the SGP report uses are reasonable, with appropriate ITE trip generation information used for the scenario provided. This trip generation information shows that the estimated magnitude of the increase in peak hour traffic volumes related to the site expansion are of the order of 120 trips during the weekday, 13 trips during the weekday morning peak hour and 13 trips during the weekday evening peak hour. Overall, including the existing warehouse, manufacturing and office spaces, the site is expected to generate 386 trips during the weekday, 67 trips during the weekday morning peak hour and 70 trips during the weekday evening peak hour.

We concur with Stephen G. Pernaw & Company, Inc.'s overall conclusion that, given the relatively low number of trips per day to be generated by the site's proposed expansion compared to volumes on the adjacent roadway network in this area, there should be minimal increased impacts on traffic operations on the roadway network adjacent to the 22 Friars Drive site. Since this is an existing site, it would have been helpful to see how the existing sites traffic compares to the ITE trip generation calculation. With the Integra facility operating on a shift basis there could be a larger volume of trips entering or exiting the site during shift changes than what the ITE trip generation calculation provides, particularly during peak hours. That said, even if the existing site generates more traffic than the ITE trip generation calculation, and that increased percentage is added to the site expansion, it is unlikely that the overall conclusion would change.

5. Utility Design/Conflicts

- a. HR 275-9.E. The applicant has not proposed any changes to the existing sewer connection or domestic water connection.
- b. The applicant should confirm that there is adequate separation between the existing sewer service and the proposed fire service water connection on the southwest side of the building, and provide a water/sewer crossing detail within the plans for this location.
- c. Engineering Technical Guideline & Typical Details (ETGTD) Section 801. The applicant should verify with the Town that the existing water main in Friars Drive has adequate flow and pressure to meet both domestic and fire suppression requirements of the proposed expansion for this site.

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

- a. HR 275-9.A.3. & 290-5.A.4. The applicant should provide additional information on the perc rate utilized within the stormwater calculations, i.e. Field observation, Ksat conversion, etc.



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- b. HR 290-5.A.9. The applicant should provide additional information on the depth to ESHWT on all three BMP worksheets provided within Appendix D of the AoT Permit, in respect to intended stormwater treatment. We note the depth to SHWT does not meet the minimum separation for SMA A, while a separation is not listed for SMA B and C. The applicant should update the BMP sheets appropriately to meet treatment criteria.
- c. HR 290-5.A.10. The applicant should review if a waiver is required to allow erosion and sediment control practices within the wetland buffer.
- d. HR 290-5.A.12. & 290-7.A.9. The applicant should provide additional Inspection and Maintenance forms in addition to the ones provided for the SMECP. The current forms are vague and non-project specific, additional direction should include, but not be limited to the following: party responsible, specific BMPS, timing, locations, depth of sediment cleaning requirements, recommended maintenance criteria, etc. Due to the location in respect to the onsite wetlands and the abutting brook, the applicant should also prepare a winter maintenance and salt minimization plan.
- e. HR 290-6.A.8. The applicant should add a note detailing the requirement to coordinate a pre-construction meeting with the Town Engineer.
- f. HR 290-6.A.9. The applicant should add the required note to the plan set.
- g. HR 290-7.A.6. The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions.
- h. HR 290-7.A.7. The applicant should confirm with the Town if any additional coordination is required due to the close proximity of the brook.
- i. HR 290-7.B.13. The applicant should provide a HISS soils report with mapping as this is required for an NHDES AoT permit and revise all drainage calculations appropriately.
- j. HR 290-7.B.16. The applicant should provide snow storage areas upon the plan set. The applicant has noted that they are shown on Sheet 4 but we were unable to locate the areas on the plan.
- k. HR 290-7.B.16. The applicant should update note #22 on plan sheet 1. The note references an incorrect plan sheet and sheet count.
- l. HR 290-8.A.4. & 5. We note the requirement of the applicant to coordinate the need for a Bond or Escrow with the Town Engineer.
- m. HR 290-8.A.10.A. The applicant should keep the Town informed of all communication with NHDES in relation to the required Alteration of Terrain Permit being requested to ensure NHDES comments do not alter drainage design/calculations.
- n. HR 290-8.A.10.A. We note that additional items will be required for the NHDES AoT Permit, which could potentially affect the stormwater calculations and/or construction of the site. Please provide additional detail on the following items:
 - i. We request the applicant review typical NHDES screening layers as well as the NHDES PFAS sampling maps.
 - ii. We note the phasing of the site will be required to meet or request a waiver from the 1-acre winter disturbed area limit from NHDES Env-1505.06(b)(1).
 - iii. We also note that NHDES typically requires a full-size pre-development watershed plan.



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- o. HR 290-8.A.10.B. The current plan references the 2017 GCP, while this is currently adequate, there is currently a 2022 GCP in current development. It would be in the applicant's best interest to review the 2022 GCP to ensure it does not vary from the 2017 GCP requirements.
- p. HR 290-8.A.10.B. The applicant should update the "applicant comment" within the Chapter 290-7A checklist of the AoT report. Note #9 (I&S manual) references SMECP Appendix E, which incorrectly directs the reader to Endangered Species.
- q. Engineering Technical Guideline & Typical Details (ETGTD) 920.3.1. The applicant should coordinate the outlet protection calculations provided within Appendix E of the AoT permit with the rip rap outlet detail provided upon Sheet 10 of 15.
- r. ETGTD 920.3.1. The applicant should provide rip rap calculations from CB 8949 to ensure the existing rip rap is adequate and functions properly as it currently exists.
- s. ETGTD 920.4.1. & 2. The applicant should provide stockpile and equipment storage locations on the plan set.
- t. ETGTD 930.4. We note that the proposed stormwater pipes utilize a pipe slope less than the required 2.0%. The applicant should illustrate that drain line velocities are self-cleaning.
- u. 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.
- v. 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.

7. Zoning (ZO 334)

- a. ZO 334-14.A. The applicant has not provided any architectural plans that show the height of the proposed building. There are notes within the plan that state the roof elevation of the proposed warehouse is 50 feet, however we are unable to verify if the overall height of the building addition meets the 50 foot maximum required by the Ordinance without architectural plans showing roof grades in relation to finished grade within five feet of the structure.
- b. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Industrial (I) zoning district. The existing/proposed use is permitted by the Ordinance within this district.
- c. ZO 334-33. The applicant has proposed a wetlands buffer impact on the site. It appears that the applicant will require a Conditional Use Permit by the Planning Board.
- d. ZO 334-60. The applicant does not appear to be adding any new signs to the plan set. It appears the existing ground sign is to remain unaltered.



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- 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.

8. Erosion Control/Wetland Impacts

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

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

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

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

- a. HR 275-9.G. The applicant has not listed required permits and their status on the plan set.
- b. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
- c. HR 275-9.G. The applicant will be required to complete an Industrial Pretreatment Permit Modification Application for the site. The industry is a current permit holder and will need a modification for the additional employee count and any additional manufacturing processes.
- d. Additional local and state permitting may be required.

11. Other

- a. ETGTD Section 565.1.1. The applicant is reminded that the Town of Hudson has specific requirements for the importing of off-site fill materials for use in constructing this project. We recommended that these requirements be stated on the plans for the Contractors attention.

Please feel free to call if you have any questions.

Very truly yours,

Steven W. Reichert, PE
Digitally signed by Steven W. Reichert, PE
 DN: cn=Steven W. Reichert, PE, c=US, o=Fuss & O'Neill, Inc., ou=Fuss & O'Neill, Inc., email=sreichert@fando.com
 Date: 2022.02.22 12:50:35 -05'00'

Steven W. Reichert, P.E.

SWR:
Enclosure

cc: Town of Hudson Engineering Division – File
Hayner/Swanson, Inc. – jpetropulos@hayner-swanson.com



Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors

March 8, 2022
HSI Job #5734

Mr. Brian Groth, AICP
Town of Hudson Planning Department
12 School Street
Hudson, NH 03051

**RE: Town of Hudson Planning Board Review
22 Friars Drive Site Plan
Tax Map 209 Lot 4; Acct. #1350-993
Reference No. 20030249.2130**

Dear Mr. Groth:

Pursuant to the above referenced project, this letter is being written in response to comments outlined in a letter dated February 22, 2022 by Steven W. Reichert, P.E. of Fuss & O'Neill, comments outlined in a letter from Chief Buxton in a letter dated February 4, 2022 and comments from the Town Engineer in an email dated February 8, 2022 as part of the Planning Board Review process. Our responses to the comments (shown in **bold**) are as follows:

FUSS & O'NEILL COMMENTS:

1. Site Plan Review Codes (HR 275)

- a. *Hudson Regulation (HR) 275-6.C. The site currently contains an existing sidewalk and the applicant has proposed to reconstruct the sidewalks in the areas that the new driveways will disturb. The applicant has proposed construction of a four foot wide bituminous sidewalk where the Town requires a five foot wide sidewalk. **The width of the existing sidewalk along the property frontage varies slightly but is generally about 4-feet in width. The proposed sections of reconstructed sidewalk tie into the existing sidewalks and therefore are proposed to be 4-feet in width.***
- b. *HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed building. The applicant has proposed to replace the existing fire service with a larger pipe and relocate an existing on site hydrant. **No response required.***
- c. *HR 275-6.T. The applicant is proposing to remove the temporary turnaround and connect the sidewalks and curbing along the old curb cuts. The applicant has also proposed to seed and landscape the old turnaround area. **No response required.***
- d. *HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set and noted that 134 parking are required for the industrial use and that 93 spaces are provided. The applicant has requested a waiver from the Regulation and noted that the parking provided meets the needs of the site. We note that based on the information provided the facility will have 83 employees on 1st shift and 52 employees on 2nd shift. This could cause a conflict for employees not have a parking space when they arrive for 2nd shift unless half of 1st shift has already left for the day. The applicant should provide additional information about departure and arrival times and how the proposed*

*parking layout will be able to accommodate the expected volume. We note that the Integra building located at 2 Wentworth Drive in Hudson has problems with providing adequate parking causing vehicles to park on the sides of the roadway and parking lot. **The building contains both an office and a manufacturing use. The shift breakdown is as follows: Office Shift- 31 employees 8:30 am to 5:30 pm, First shift production/warehouse- 52 employees 6:00 am to 3:00 pm, Second shift production/warehouse- 52 employees 3:30 pm to 11:30 pm. While the office employees will overlap, there is a designed gap between first and second production/warehouse shifts to allow for the departure of first shift and arrival of second shift employees.***

- e. *HR 275-8.C.(4). The applicant has proposed parking space dimensions of nine feet by 20 feet. The reduced width will require approval of the Planning Board. **Understood.***
- f. *HR 275-8.C.(6). The applicant has provided five off-street loading spaces on the plan set and has requested a waiver from the requirement to have nine spaces. **No response required.***
- g. *HR 275-9.C.(11). The applicant has provided four handicap accessible parking spaces for the site which meets the minimum requirement. **No response required.***
- h. *HR 275-9.F. The applicant provided copies of easements and deeds as part of the package received for review. For the 30 foot wide sewer easement in the southwest corner of the site the applicant should confirm that the installation of permanent features such as light poles is not prohibited by the language within that easement. **Two (2) proposed light poles have been removed and relocated from within the easement area. An updated photometric plan is provided herewith.***

2. Administrative Review Codes (HR 276)

- a. *HR 276-11.1.B.(13). The applicant should revise the sign note on Sheet 1 of 15 to match the note required in the Regulation. **Note 11 on Sheet 1 of 15 has been updated.***
- b. *HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set. **No response required.***

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

- a. *HR 193.10.G. The applicant has proposed two driveway locations for the site. We note that the existing site currently has two curb cuts as part of the Friars Drive turnaround that is proposed to be removed. The applicant is proposing to consolidate that turnaround to one driveway at the southwest end of the site and adding a new curb cut at the northeast end of the site to facilitate site circulation and truck traffic. The applicant should review with the Town the need to request a waiver from the Regulation for the number of driveways allowed. **This project has been reviewed by Town staff and the Planning Board and the issue of needing a waiver for two curb cuts has not been requested.***
- b. *The applicant should review and adjust the proposed location of the stop bar at the eastern driveway to be in line with the stop sign. **The location of the proposed stop bar has been adjusted. Please refer to sheets 4 & 5 of 15.***

4. Traffic (HR 275-9.B)

We have reviewed the trip generation analysis memo prepared by Stephen G. Pernaw & Company, Inc. (SGP) dated January 28, 2022, for the proposed expansion of the existing INTEGRA Biosciences Corporation building at 22 Friars Drive (Tax Map 209, Lot 4) in Hudson, New Hampshire. This analysis includes an estimate of the expected traffic to be

generated by the additional 34,740 sf of warehouse space and 13,437 sf of manufacturing space to be added to the building. Access to the site will be improved by the removal of the existing offset cul-de-sac on Friars drive and the realignment of the driveway to intersect the road at a 90-degree angle. A new exit-only driveway will also be constructed approximately 250 feet east of the main driveway.

The procedures that the SGP report uses are reasonable, with appropriate ITE trip generation information used for the scenario provided. This trip generation information shows that the estimated magnitude of the increase in peak hour traffic volumes related to the site expansion are of the order of 120 trips during the weekday, 13 trips during the weekday morning peak hour and 13 trips during the weekday evening peak hour. Overall, including the existing warehouse, manufacturing and office spaces, the site is expected to generate 386 trips during the weekday, 67 trips during the weekday morning peak hour and 70 trips during the weekday evening peak hour.

We concur with Stephen G. Pernaw & Company, Inc.'s overall conclusion that, given the relatively low number of trips per day to be generated by the site's proposed expansion compared to volumes on the adjacent roadway network in this area, there should be minimal increased impacts on traffic operations on the roadway network adjacent to the 22 Friars Drive site. Since this is an existing site, it would have been helpful to see how the existing sites traffic compares to the ITE trip generation calculation. With the Integra facility operating on a shift basis there could be a larger volume of trips entering or exiting the site during shift changes than what the ITE trip generation calculation provides, particularly during peak hours. That said, even if the existing site generates more traffic than the ITE trip generation calculation, and that increased percentage is added to the site expansion, it is unlikely that the overall conclusion would change. **This comment has been passed along to our Traffic Consultant, Stephen G. Pernaw, P.E. It appears that no response is required.**

5. Utility Design/Conflicts

- a. HR 275-9.E. The applicant has not proposed any changes to the existing sewer connection or domestic water connection. **No response required.**
- b. The applicant should confirm that there is adequate separation between the existing sewer service and the proposed fire service water connection on the southwest side of the building, and provide a water/sewer crossing detail within the plans for this location. **A crossing plan view and detail has been added to Sheet 8 of 15.**
- c. Engineering Technical Guideline & Typical Details (ETGTD) Section 801. The applicant should verify with the Town that the existing water main in Friars Drive has adequate flow and pressure to meet both domestic and fire suppression requirements of the proposed expansion for this site. **Understood. See note 25 of Sheet 1 of 15.**

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

- a. HR 275-9.A.3. & 290-5.A.4. The applicant should provide additional information on the perc rate utilized within the stormwater calculations, i.e. Field observation, Ksat conversion, etc. **Based on field observations made during the test pits witnessed by our office, we anticipate the underlying soils under the stormwater management areas to have a reasonably fast infiltration rate. Conservatively, an infiltration rate of 5 inches per hour was used in the analysis which corresponds to 1/2 of the maximum allowable field infiltration rate by NHDES.**

- b. *HR 290-5.A.9. The applicant should provide additional information on the depth to ESHWT on all three BMP worksheets provided within Appendix D of the AoT Permit, in respect to intended stormwater treatment. We note the depth to SHWT does not meet the minimum separation for SMA A, while a separation is not listed for SMA B and C. The applicant should update the BMP sheets appropriately to meet treatment criteria. Our office witnessed four test pits on-site on December 28, 2021. Due to limitations of the excavator and the inability to perform larger excavations on an operational office and manufacturing site, the test pits could not be excavated down to the required depth. The elevations listed on the BMP worksheets indicate the bottom of the test pit that was performed. A note has been added to sheet 11 of 15 requiring additional test pits and infiltration testing in each of the stormwater management areas prior to the installation of the stormwater chambers.*
- c. *HR 290-5.A.10. The applicant should review if a waiver is required to allow erosion and sediment control practices within the wetland buffer. A Conditional Use Permit (CUP) application was submitted for this project to permit work within the wetland buffer. Both the Hudson Conservation Commission and the Hudson Planning Board are aware of the location of the erosion control practices in this location of the site.*
- d. *HR 290-5.A.12. & 290-7.A.9. The applicant should provide additional Inspection and Maintenance forms in addition to the ones provided for the SMECP. The current forms are vague and non-project specific, additional direction should include, but not be limited to the following: party responsible, specific BMPS, timing, locations, depth of sediment cleaning requirements, recommended maintenance criteria, etc. Due to the location in respect to the onsite wetlands and the abutting brook, the applicant should also prepare a winter maintenance and salt minimization plan. The inspection form provided in the SWPPP section is a general inspection used for inspections during construction. The long-term Inspection & Maintenance (I & M) Manual is provided in Appendix E 'NHDES AOT Support Material'. The I & M manual contains information regarding the responsible party, specific BMP's, an exhibit plan locating the BMP's maintenance criteria and additional information. Although we will note that the wetlands on the property are not chloride impaired, a winter maintenance and salt minimization plan has been added to the I & M Manual and included herewith.*
- e. *HR 290-6.A.8. The applicant should add a note detailing the requirement to coordinate a pre-construction meeting with the Town Engineer. Note 9 has been added to Sheet 4 of 14.*
- f. *HR 290-6.A.9. The applicant should add the required note to the plan set. Note 11 has been added to Sheet 6 of 14.*
- g. *HR 290-7.A.6. The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions. Both proposed stormwater management practices are subsurface infiltration basins. The proposed basins are below the frost line and therefore will continue to function as intended during frozen ground conditions.*
- h. *HR 290-7.A.7. The applicant should confirm with the Town if any additional coordination is required due to the close proximity of the brook. A Conditional Use Permit (CUP) application was submitted for this project to permit work within the wetland buffer.*
- i. *HR 290-7.B.13. The applicant should provide a HISS soils report with mapping as this is required for an NHDES AoT permit and revise all drainage calculations appropriately. A waiver was requested to the NHDES requirement to provide a site-specific soils map. Due to the redevelopment nature of this project, a large portion of the site*

exists as impervious surfaces. Furthermore, a full geotechnical study and test pits have been completed and additional test pits are proposed. It is our opinion that providing a site specific soils map would not provide additional useful information for the design of the proposed stormwater management system.

- j. HR 290-7.B.16. The applicant should provide snow storage areas upon the plan set. The applicant has noted that they are shown on Sheet 4 but we were unable to locate the areas on the plan. **Specific snow storage areas and notes have been added to sheet 5 of 15.**
- k. HR 290-7.B.16. The applicant should update note #22 on plan sheet 1. The note references an incorrect plan sheet and sheet count. **The referenced note has been updated.**
- l. HR 290-8.A.4. & 5. We note the requirement of the applicant to coordinate the need for a Bond or Escrow with the Town Engineer. **Understood.**
- m. HR 290-8.A.10.A. The applicant should keep the Town informed of all communication with NHDES in relation to the required Alteration of Terrain Permit being requested to ensure NHDES comments do not alter drainage design/calculations. **Understood.**
- n. HR 290-8.A.10.A. We note that additional items will be required for the NHDES AoT Permit, which could potentially affect the stormwater calculations and/or construction of the site. Please provide additional detail on the following items:
 - i. We request the applicant review typical NHDES screening layers as well as the NHDES PFAS sampling maps. **A NHDES One Stop Map was included in the submittal package which did not show any overlays or impairments on the site. The PFAS database was reviewed and there are no sites of concern within 0.5 miles of the site. A copy of the printout from the site is included herewith.**
 - ii. We note the phasing of the site will be required to meet or request a waiver from the 1-acre winter disturbed area limit from NHDES Env-1505.06(b)(1). **The exact construction schedule has not been determined at this time. If the site is still under construction by October 15, it is required to comply with the Winter Condition Notes on Sheet 12 of 15 in accordance to NHDES requirements.**
 - iii. We also note that NHDES typically requires a full-size pre-development watershed plan. **A full-size pre development drainage area map should have been included in the initial submittal package.**
- o. HR 290-8.A.10.B. The current plan references the 2017 GCP, while this is currently adequate, there is currently a 2022 GCP in current development. It would be in the applicant's best interest to review the 2022 GCP to ensure it does not vary from the 2017 GCP requirements. **The SMECP has been updated to reference the current CGP.**
- p. HR 290-8.A.10.B. The applicant should update the "applicant comment" within the Chapter 290-7A checklist of the AoT report. Note #9 (I&S manual) references SMECP Appendix E, which incorrectly directs the reader to Endangered Species. **Appendix E of the SMECP is the "NHDES AoT Support Material" appendix which contains the Inspection and Maintenance (I & M) Manual. Appendix E of the SWPPP contains the Endangered Species documentation. For clarity, the SWPPP appendices have been re-labeled to prevent additional confusion.**
- q. Engineering Technical Guideline & Typical Details (ETGTD) 920.3.1. The applicant should coordinate the outlet protection calculations provided within Appendix E of the AoT permit with the rip rap outlet detail provided upon Sheet 10 of 15. **The outlet protection calculations demonstrate minimum requirements needed to reduce velocities and protect downstream waterbodies. The dimensions shown in**

the detail on Sheet 10 of 15 are larger than the calculated minimum requirements and therefore meet outlet protection standards.

- r. *ETGTD 920.3.1. The applicant should provide rip rap calculations from CB 8949 to ensure the existing rip rap is adequate and functions properly as it currently exists. **We are unaware with any erosion or other issues at the rip rap apron from CB 8949. Based on a site inspection of the referenced area, the rip rap appears to be functioning properly as it currently exists. Because the proposed flows in the post-development condition to this outlet is less than the pre-development flows, we expect that the rip rap apron will continue to function properly.***
- s. *ETGTD 920.4.1. & 2. The applicant should provide stockpile and equipment storage locations on the plan set. **A construction staging area has been added to sheet 4 of 15.***
- t. *ETGTD 930.4. We note that the proposed stormwater pipes utilize a pipe slope less than the required 2.0%. The applicant should illustrate that drain line velocities are self-cleaning. **A revised Storm Drain Design worksheet is included in this submittal with additional information regarding the drain line velocities. The drain line velocities for the design storm are all in excess of 3 feet/second which is a sufficient self-cleaning velocity.***
- u. *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. **Understood.***
- v. *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. **No response required.***

7. Zoning (ZO 334)

- a. *ZO 334-14.A. The applicant has not provided any architectural plans that show the height of the proposed building. There are notes within the plan that state the roof elevation of the proposed warehouse is 50 feet, however we are unable to verify if the overall height of the building addition meets the 50 foot maximum required by the Ordinance without architectural plans showing roof grades in relation to finished grade within five feet of the structure. **The project architect and construction manager are coordinating this issue with the Hudson Building and Zoning officer.***
- b. *ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Industrial (I) zoning district. The existing/proposed use is permitted by the Ordinance within this district. **No response required.***
- c. *ZO 334-33. The applicant has proposed a wetlands buffer impact on the site. It appears that the applicant will require a Conditional Use Permit by the Planning Board. **An application for a Conditional Use Permit (CUP) has been submitted to the Planning Board.***
- d. *ZO 334-60. The applicant does not appear to be adding any new signs to the plan set. It*

*appears the existing ground sign is to remain unaltered. **Correct.***

- 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. **No response required.***

8. Erosion Control/Wetland Impacts

- a. *The Town of Hudson should reserve the right to require any additional erosion control measures as needed. The applicant has noted this on the plans. **No response required.***

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

- a. *HR 276-11.1.B.(14). The applicant has shown lighting fixture locations on the plans with details and photometric information. **No response required.***
- b. *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. **The hours of operation have been revised. See note 17 on Sheet 1 of 15.***

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

- a. *HR 275-9.G. The applicant has not listed required permits and their status on the plan set. **The required permits have been listed on Sheet 1 of 15 and their approvals are pending.***
- 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. **Applicable approvals or permits for this project are pending.***
- c. *HR 275-9.G. The applicant will be required to complete an Industrial Pretreatment Permit Modification Application for the site. The industry is a current permit holder and will need a modification for the additional employee count and any additional manufacturing processes. **Understood.***
- d. *Additional local and state permitting may be required. **No response required.***

11. Other

- a. *ETGTD Section 565.1.1. The applicant is reminded that the Town of Hudson has specific requirements for the importing of off-site fill materials for use in constructing this project. We recommended that these requirements be stated on the plans for the Contractors attention. **Notes 10 and 11 have been added to Sheet 4 of 15.***

Comments from Fire Chief Robert M. Buxton per letter (dated February 4, 2022)

1. *Please provide the markings for fire apparatus access in accordance with NFPA 1. **Additional pavement markings have been added to Sheet 5 of 15.***
2. *The project shall obtain site addressing from the Hudson Fire Department. **As this is a building addition project, the address currently used for the facility (22 Friars Drive) would remain.***
3. *The expansion of the site shows work to the current utilities. Currently the site has three fire hydrants on site; the proposed plan set does not clearly depict the relocation of all*

*three hydrants. Location of the hydrants shall be located in a location approved by the Hudson Fire Department. **The location of the relocated fire hydrants has been added to the plan (sheet 4 of 15).***

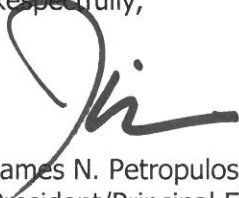
- 4. Please make sure that the proposed snow storage area shown on the plan does not impede parking or travel paths. **Understood. Snow storage locations are shown on Sheet 5 of 15 and are outside of travel lanes and parking areas.***

Comments from the Town Engineer per email (dated February 8, 2022)

- 1. Applicant shall provide information regarding the additional water demand. **The project's construction manager shall provide the additional sewer and water demand to the Town Engineer prior to construction.***
- 2. Applicant shall provide information regarding the additional sewer discharge. **The project's construction manager shall provide the additional sewer and water demand to the Town Engineer prior to construction.***

As always, please do not hesitate to contact us if you have any questions or comments regarding this project.

Respectfully,



James N. Petropulos, P.E.
President/Principal Engineer
HAYNER/SWANSON, INC.

cc: Steven W. Reichert, P.E., Fuss & O'Neill



TOWN OF HUDSON

Conservation Commission

William Collins, Chairman

Dave Morin, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291



Motion to Recommend/Not Recommend the Conditional Use Permit Application

Date: March 14, 2022

Case: Integra Business Corp. Conditional Use Permit
Hudson, New Hampshire
Map 209, Lot 004
Zone: Industrial (I)

Description of work to be performed: The project proposes construction of additional manufacturing space, warehouse space and reconfiguring an existing driveway/parking area to promote a better and more fluid traffic pattern on the site. Previously approved wetland buffer impacts are noted and include part of a driveway and 18 parking spaces. It was also noted that there was no visible mechanism to prevent storm water sheet flow off the site and into the remaining wetland buffer area on the westerly side of Third Brook (NRPC). The proposed design changes remove the parking spaces and extend the existing driveway out to Friars Drive. Two new retaining walls will be constructed to prevent soil erosion and all storm water will be collected and treated by way of a new infiltration system. If built, the project will have an additional permanent wetland buffer impact of 2,552 square feet (approx. 0.06 acres).

A temporary wetland buffer impact of 875 square feet is also listed on the application. There are no wetland impacts proposed as part of this project.

Note: On February 26, 2022 a site walk of the property was completed by commission members along with members of the planning board.

HCC Members present for the site walk: William Collins, Ken Dickinson, Sandra Rumbaugh, Brian Pinsonneault, William Kallgren and Carl Murphy **PB Members present for site walk:** Tim Malley, Dillon Dumont, Jordan Ulery, Ed Van Der Veen, Elliot Veloso and Selectman Dave Morin.

Motion to “Recommend”

Bill Kallgren moved to recommend acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for the proposed “Integra Building Addition Application” reference Tax Map 209, Lot 004, and dated January 27, 2022. After application review and site visit, the Hudson Conservation Commission finds that the use presented by the applicant comply with Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Overlay District, paragraphs 334-36(C) 2 and 334-37(1) and (2). Commission members concur that the removal of automobile parking in exchange for a driveway, granite curbing and an improved storm water treatment system will enhance the effectiveness of the remaining buffer area to attenuate pollutants that could possibly enter Third Brook. This favorable acceptance is contingent upon Planning Board approval of the proposed plan and with the Conservation Commission recommendations listed below.

1. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
2. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
3. The commission recommends that a stipulation and or note be added to the final plan set that states “Stockpiling of construction materials is not allowed in the Wetland Buffer Area”.
4. The commission recommends that a stipulation and or note be added to the final plan set that states “The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.)
5. The commission recommends that a stipulation and or note be added to the final plan set that states “ No Cut/No Disturb” signage shall be installed along the wetland buffer boundary prior to issuing Certificates of Occupancy per Hudson Zoning Ordinance, Article IX §334-35 (E.)
6. The commission recommends that a stipulation and or note be added to the final plan set that states “Snow storage shall not be allowed in any wetland buffer area.”
7. Due to the project site proximity to Third Brook and the Merrimack River the commission recommends that a stipulation and or note be added to the final plan set that states “Green SnowPro Certified Contractors shall be used to manage snow control and clearing of the site”.

8. The commission recommends that additional plantings of trees or shrubs be made between the two proposed retaining wall to help maintain slope stability and further reduce pollutants from entering Third Brook

9. This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are required the plan be returned to the Conservation Commission for further review.

Motion second Sandra Rumbaugh Motion Carried 5 / 0 / 0

William Collins

William Collins
HCC Chairman

A copy of this recommendation shall be stapled to the CUP application and forward it to the Town Planning Office for inclusion in the Planning Board Member Packets.

Groth, Brian

From: Dhima, Elvis
Sent: Tuesday, March 15, 2022 3:28 PM
To: Groth, Brian; Buxton, Robert
Cc: Cheng, Caleb
Subject: RE: Water Supply - 22 Friars

Gents

These are my final comments

1. Applicant has indicated that additional test will be performed at the site, this week, to address item 6 a&b. No further comment
2. Applicant shall demonstrate that the existing rip rap is adequate, item 6 r.
3. Applicant shall provide additional information regarding projected water and sewer domestic use

Thanks

E

Elvis Dhima, P.E.
Town Engineer

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





TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2022

Date: 03-15-22 Zone # 1 Map/Lot: 209/Lots 004
22 Friars Drive
 Project Name: Integra Proposed Building Additions
 Proposed ITE Use #1: General Light Industrial (13,437 sf)
 Proposed ITE Use #2: Warehousing (34,740 sf)
 Proposed Building Area (net square footage): 48,177 S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Zone 1 (\$1.46 per sf X 13,437 sf)	\$ <u>19,618.02</u>
2.	(Bank 09) 2070-701	Zone 1 (\$0.75 per sf X 34,740 sf)	\$ <u>26,055.00</u>
Total			\$ <u>45,673.02</u>

Check should be made payable to the Town of Hudson.

Thank you,

Brian Groth

Town Planner

MAP 209, LOT 4
SITE PLAN

PROPOSED BUILDING ADDITIONS

22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE

3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

Hayner/Swanson, Inc.



INDEX OF PLANS		
SHEET No.	TITLE	
1 OF 15	MASTER SITE PLAN	1"= 50'
2 OF 15	EXISTING CONDITIONS PLAN	1"= 40'
3 OF 15	SITE DEMOLITION PLAN	1"= 30'
4 OF 15	SITE GRADING & UTILITY PLAN	1"= 30'
5 OF 15	SITE LAYOUT PLAN	1"= 30'
6 OF 15	EROSION CONTROL PLAN	1" = 30'
7-8 OF 15	UTILITY PROFILES	1"= 20' H 1"= 4' V
9-11 OF 15	DETAIL SHEETS - GENERAL SITE	
12 OF 15	DETAIL SHEET - EROSION CONTROL	
13 OF 15	PHOTOMETRIC SITE LIGHTING PLAN	1"= 30'
14-15 OF 15	LANDSCAPE PLANS	1"= 30'

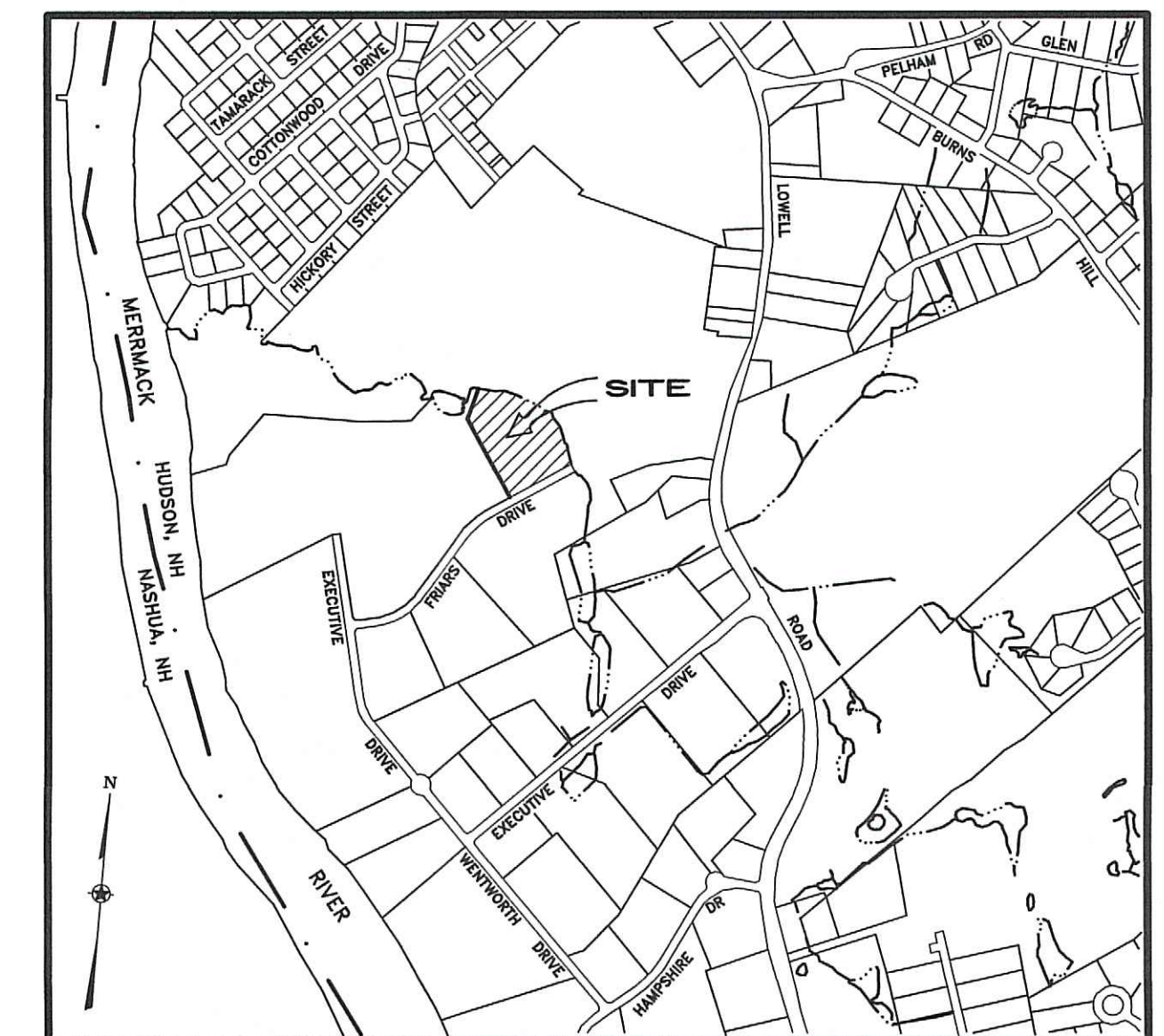
PREPARED FOR/RECORD OWNER

INTEGRA BIOSCIENCES CORP.

2 WENTWORTH DRIVE
HUDSON, NEW HAMPSHIRE 03051
(603) 578-5800
www.integra-bioscience.com

27 JANUARY 2022

REVISED
8 MARCH 2022



VICINITY PLAN
SCALE: 1" = 1,000'

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

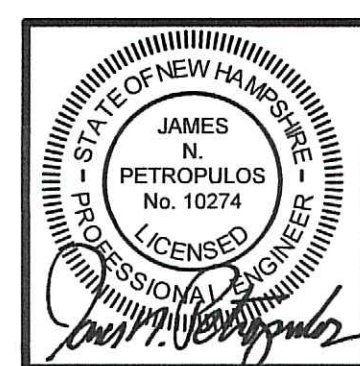
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

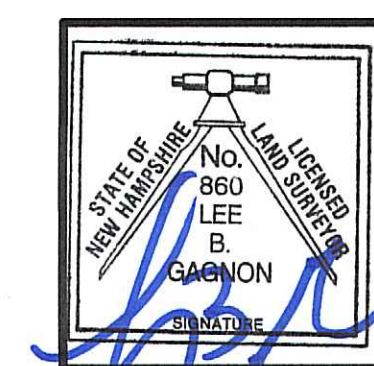
SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) 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.



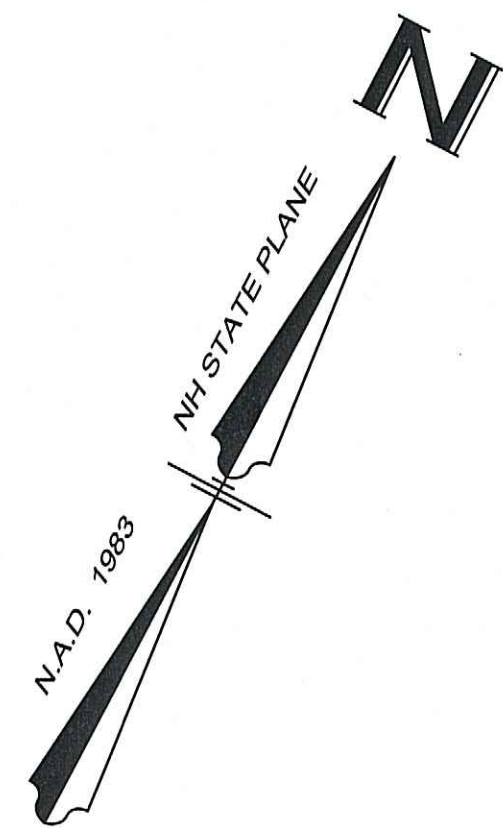
HSI Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com



3/7/22





PLAN REFERENCES:

- 1. SUBDIVISION PLAN LAND OF PRESSTEK INC., HUDSON, NH PREPARED FOR PRESSTEK PARK, SCALE: 1"=100' DATED: FEBRUARY 26, 1997 BY TFMORAN INC. RECORDED: HCRD - PLAN No. 28865.
- 2. SOUTHEASTERN CONTAINER INC. - ADDITION No. 2 SUBDIVISION/CONSOLIDATION PLAN SCALE: 1"=100' DATED: MAY 1, 1994 BY ALLAN H. SWANSON, INC. RECORDED: HCRD - PLAN No. 26916.
- 3. SUBDIVISION PLAN OF LAND OF DIGITAL EQUIPMENT CORPORATION PREPARED FOR PRESSTEK/INDUSTRIAL PLANT SCALE: 1"=100' DATED: JULY 25, 1996 BY TFMORAN INC. RECORDED: HCRD - PLAN No. 28159.
- 4. SUBDIVISION PLAN LAND OF PRESSTEK INC. PREPARED FOR PRESSTEK PARK SCALE: 1"=100' DATED: FEBRUARY 26, 1997 BY TFMORAN INC. RECORDED: HCRD - PLAN No. 28865.
- 5. SITE PLAN (MAP 209, LOTS 2 & 3), [27 SHEETS], PARKING LOT ADDITIONS, 55 EXECUTIVE DRIVE & FRIARS DRIVE, HUDSON, NEW HAMPSHIRE, PREPARED FOR: FARLEY WHITE INTERESTS, RECORD OWNER: PRESSTEK, LLC. SCALE: AS SHOWN, DATED 17 MARCH 2014 WITH REVISIONS THRU 04/30/14 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 38110, (SHEET 1 OF 27).
- 6. SITE LAYOUT PLAN, FRIARS COURT, MAP 209 LOT 1 FOR DAKOTA PARTNERS, INC. DATED: APRIL 25, 2019 PREPARED BY THE DUBAY GROUP, LLC. RECORDED: HCRD - PLAN No. 40569.
- 7. SUBDIVISION PLAN, FRIARS COURT, MAP 209 LOT 1 FOR DAKOTA PARTNERS, INC. DATED: APRIL 29, 2019 PREPARED BY THE DUBAY GROUP, LLC. RECORDED: HCRD - PLAN No. 40568.
- 8. SITE PLAN, MATRIX TECHNOLOGIES CORPORATION, FRIARS DRIVE, HUDSON NEW HAMPSHIRE, PREPARED BY MAYNARD AND PAQUETTE, INC. DATED: JUNE 26, 1996. RECORDED: HCRD - PLAN No. 28867.
- 9. TOWN OF HUDSON PROPOSED EASEMENT ON LANDS OF: PROVINCE OF ST. MARY'S CAPUCHIN FRIARY, HUDSON NH DATED: DECEMBER 8, 1977 RECORDED: HCRD - PLAN No. 11023.

EASEMENTS, RIGHTS AND RESTRICTIONS:

- 1. THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS AS SET FORTH IN BK. 5874 PG. 188.
- 2. THE PROPERTY HAS BENEFICIAL RIGHTS OF STORM DRAINAGE EASEMENT AS DEFINED IN BK. 5874 PG. 188.
- 3. THE PROPERTY IS SUBJECT TO THE 30 FT WIDE SEWER EASEMENT AS DESCRIBED IN BK 2594, PG 290.
- 4. THE PROPERTY IS SUBJECT TO THE 10 FT WIDE SEWER EASEMENT AS DESCRIBED IN BK 5864, PG 1573 & BK 5874, PG 188.
- 5. THE PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE TOWN OF HUDSON IN BK. 5864 PG. 1554.
- 6. THE PROPERTY IS SUBJECT TO THE TEMPORARY EASEMENT FOR PAVED TURNAROUND AS DESCRIBED IN BK 5864, PG 1570 & BK 5874, PG 188.
- 7. THE PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE TOWN OF HUDSON AS DEFINED IN BK. 5864 PG. 1577.
- 8. THE PROPERTY IS SUBJECT TO THE LANDSCAPE RIGHTS AND CONDITIONS AS DESCRIBED IN BK 5874, PG 188.
- 9. REVISED WATER LINE EASEMENT LOCATE WITHIN FRIARS DRIVE AS AMENDED BY BK. 5863 PG. 1430.
- 10. AMENDED SEWER EASEMENT PARTIALLY LOCATED WITHIN FRIARS DRIVE DEFINED IN BK. 5865 PG. 1019.

EASEMENTS, RIGHTS AND RESTRICTIONS LISTED ABOVE OR DEPICTED ON THIS PLAN ARE THOSE THAT WERE FOUND AT THE REGISTRY OF DEEDS FOR THE PURPOSES OF THE DETERMINATION AND LOCATION OF THE PROPERTY LINES OF THE SURVEYED PREMISES. EASEMENTS, RIGHTS AND RESTRICTIONS INCLUDING BUT NOT LIMITED TO UNWRITTEN RIGHTS MAY AFFECT THE PROPERTY. THE SURVEYOR MAKES NO GUARANTEE TO TITLE, RIGHTS OR OWNERSHIP OF PROPERTY.

WAIVERS REQUESTED/APPROVED:

- SPR 275 - 8c (2) REQUIRED PARKING SPACES
- SPR 275 - 8c (6) REQUIRED LOADING SPACES

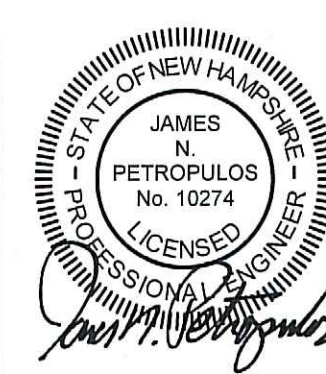
DRIVEWAY SIGHT DISTANCES:

WEST DRIVEWAY: LOOKING WEST - 400+ FT LOOKING EAST - 400+ FT
EAST DRIVEWAY: LOOKING WEST - 400+ FT LOOKING EAST - 400+ FT

BUILDING INFORMATION			
USE	EXISTING	PROPOSED	TOTAL
OFFICES	13,242 SF	—	13,242 SF
MANUFACTURING	7,448 SF	13,437 SF	20,885 SF
WAREHOUSE	11,520 SF	34,340 SF	45,860 SF
DOCK ADDITION	—	400 SF	400 SF
TOTAL	32,210 SF	48,177 SF	80,387 SF

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 (2) 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.



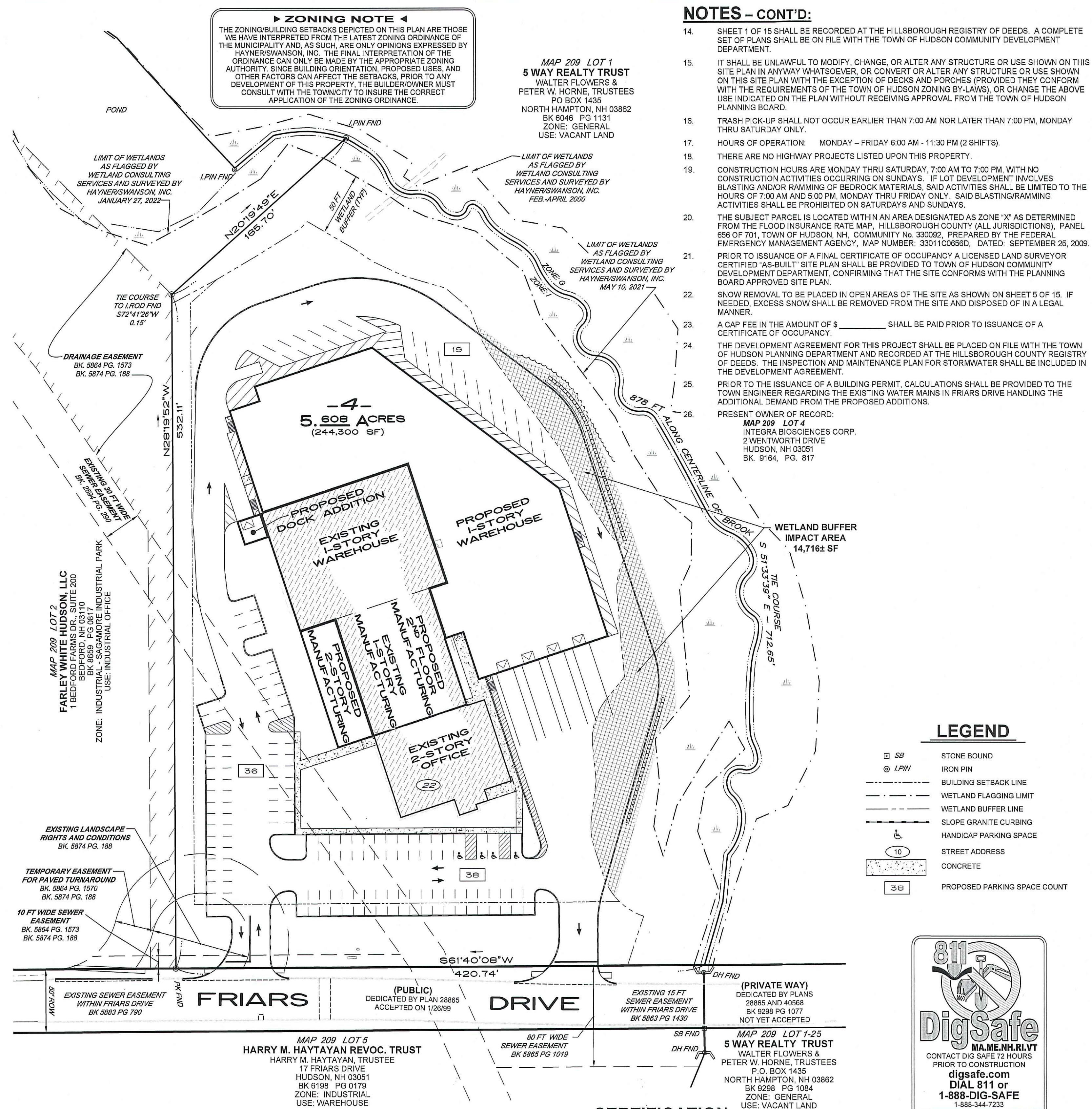
PERMITS/APPROVALS:

- (A) NHDES ALTERATION OF TERRAIN PERMIT No. AOT-220207-027, DATED ISSUED: _____
- (B) NHDES SEWER CONNECTION PERMIT No. _____, DATED ISSUED: _____

[Signature]
FOR INTEGRA BIOSCIENCES CORP.
DATE: 1/31/2022

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

MAP 209 LOT 1
5 WAY REALTY TRUST
WALTER FLOWERS & PETER W. HORNE, TRUSTEES
PO BOX 1435
NORTH HAMPTON, NH 03862
BK 6046 PG 1131
ZONE: GENERAL
USE: VACANT LAND



NOTES - CONT'D:

- 14. SHEET 1 OF 15 SHALL BE RECORDED AT THE HILLSBOROUGH REGISTRY OF DEEDS. A COMPLETE SET OF PLANS SHALL BE ON FILE WITH THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT.
- 15. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN WITH THE EXCEPTION OF DECKS AND PORCHES (PROVIDED THEY CONFORM WITH THE REQUIREMENTS OF THE TOWN OF HUDSON ZONING BY-LAWS), OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
- 16. TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THRU SATURDAY ONLY.
- 17. HOURS OF OPERATION: MONDAY - FRIDAY 6:00 AM - 11:30 PM (2 SHIFTS).
- 18. THERE ARE NO HIGHWAY PROJECTS LISTED UPON THIS PROPERTY.
- 19. CONSTRUCTION HOURS ARE MONDAY THRU SATURDAY, 7:00 AM TO 7:00 PM, WITH NO CONSTRUCTION ACTIVITIES OCCURRING ON SUNDAYS. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM AND 5:00 PM, MONDAY THRU FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON SATURDAYS AND SUNDAYS.
- 20. THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE "X" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY (ALL JURISDICTIONS), PANEL 656 OF 701, TOWN OF HUDSON, NH, COMMUNITY No. 330092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0656D, DATED: SEPTEMBER 25, 2009.
- 21. PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY A LICENSED LAND SURVEYOR CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
- 22. SNOW REMOVAL TO BE PLACED IN OPEN AREAS OF THE SITE AS SHOWN ON SHEET 5 OF 15. IF NEEDED, EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- 23. A CAP FEE IN THE AMOUNT OF \$ _____ SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 24. THE DEVELOPMENT AGREEMENT FOR THIS PROJECT SHALL BE PLACED ON FILE WITH THE TOWN OF HUDSON PLANNING DEPARTMENT AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE INSPECTION AND MAINTENANCE PLAN FOR STORMWATER SHALL BE INCLUDED IN THE DEVELOPMENT AGREEMENT.
- 25. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, CALCULATIONS SHALL BE PROVIDED TO THE TOWN ENGINEER REGARDING THE EXISTING WATER MAINS IN FRIARS DRIVE HANDLING THE ADDITIONAL DEMAND FROM THE PROPOSED ADDITIONS.
- 26. PRESENT OWNER OF RECORD:
MAP 209 LOT 4
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE
HUDSON, NH 03051
BK. 9164, PG. 817

LEGEND

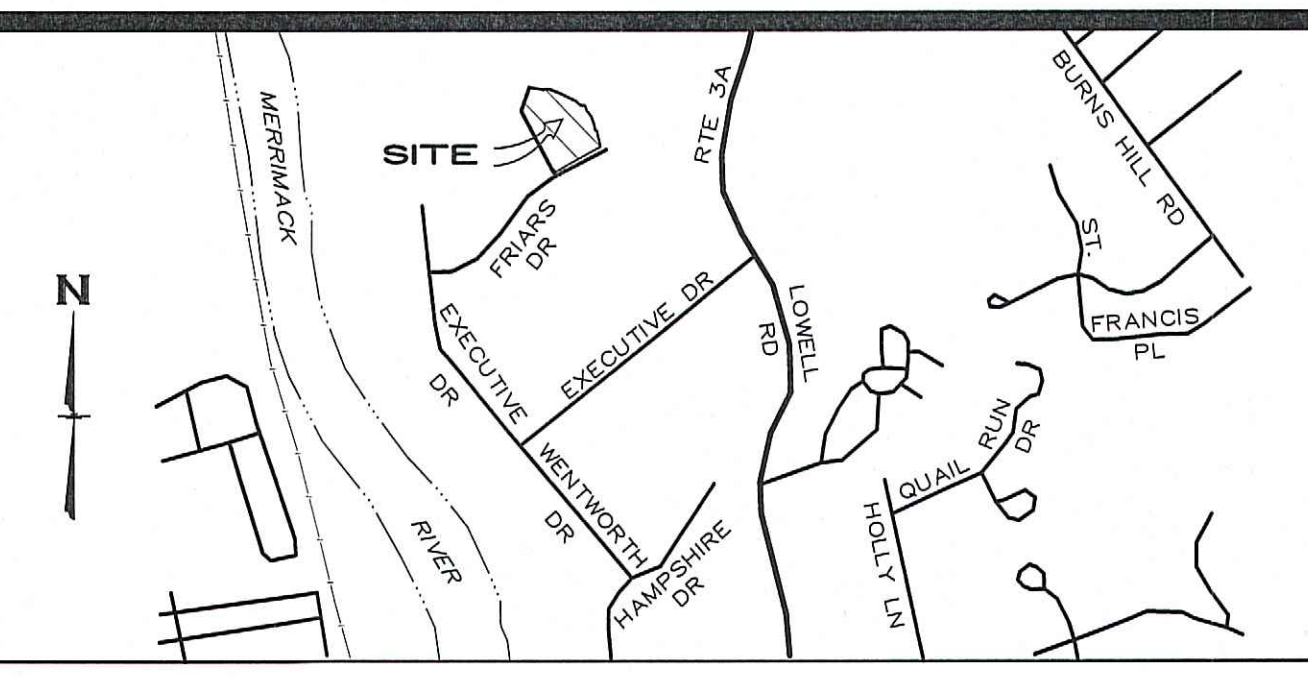
- SB STONE BOUND
- IPIN IRON PIN
- BUILDING SETBACK LINE
- - - WETLAND FLAGGING LIMIT
- - - WETLAND BUFFER LINE
- - - SLOPE GRANITE CURBING
- ⊕ HANDICAP PARKING SPACE
- 10 STREET ADDRESS
- CONCRETE
- 38 PROPOSED PARKING SPACE COUNT



CERTIFICATION

PURSUANT TO RSA 676:18, III AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I FURTHER CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

3/1/22
DATE
LEE B. GAGNON, LLS

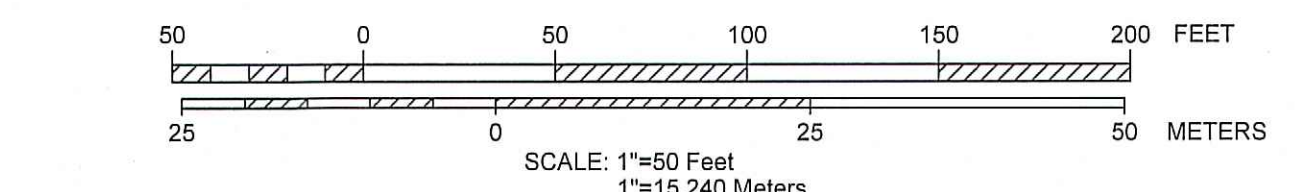


NOTES:

- 1. LOT AREA: (MAP 209, LOT 4) 5,608 ACRES (244,300 SF)
- 2. PRESENT ZONING: I - INDUSTRIAL
MINIMUM LOT REQUIREMENTS:
- LOT AREA 30,000 SF
- LOT FRONTAGE 150 FT
MINIMUM BUILDING SETBACKS REQUIREMENTS:
- FRONT YARD 50 FT
- SIDE YARD 15 FT
- REAR YARD 15 FT
MAXIMUM BUILDING HEIGHT: 50 FT
- 3. LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAP 209.
- 4. SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER, GAS AND OVERHEAD ELECTRIC AND TELECOMMUNICATION UTILITIES.
- 5. PURPOSE OF PLAN:
TO SHOW PROPOSED BUILDING ADDITIONS ALONG WITH ACCOMPANYING LOADING AND SITE IMPROVEMENTS.
- 6. PARKING:
REQUIRED: 1 SPACE/600 SF X 80,387 SF (INDUSTRIAL) = 134 SPACES
PROVIDED: (INCLUDES 4 ACCESSIBLE SPACES) = 93 SPACES
* WAIVER REQUESTED
- 7. LOADING:
REQUIRED: 9 SPACES
PROVIDED: 5 SPACES
- 8. OPEN SPACE:
REQUIRED: 35 %
PROVIDED: 42 %
- 9. BUILDING HEIGHT:
MAXIMUM: 50 FT
PROPOSED:
- EXISTING 2-STORY OFFICE: 32 FT±
- PROPOSED 2-STORY MANUFACTURING: 32 FT±
- EXISTING WAREHOUSE: (TO BE RAISED TO 50 FT)
- PROPOSED WAREHOUSE: 50 FT
- 10. SURVEY CONTROL:
HORIZONTAL DATUM: NAD83/86°
PROJECTION: NH STATE PLANE
VERTICAL DATUM: NGVD29°
SCALE FACTOR APPLIED: 1.000000
UNITS: US SURVEY FEET
- * VERTICAL AND HORIZONTAL DATUM WAS VERIFIED USING GPS (KEYNET NETWORK) BY TAKING OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-26" LOCATED ON THE NORTHERLY SIDE OF RTE 101A APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.
- 11. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO THE INSTALLATION THEREOF.
- 12. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT (LATEST EDITION).
- 13. SITE LIGHTING SHALL BE SHOWN ON THE PLAN, DIRECTED ONTO THE SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.

MASTER SITE PLAN
(MAP 209, LOT 4)
PROPOSED BUILDING ADDITIONS
22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800

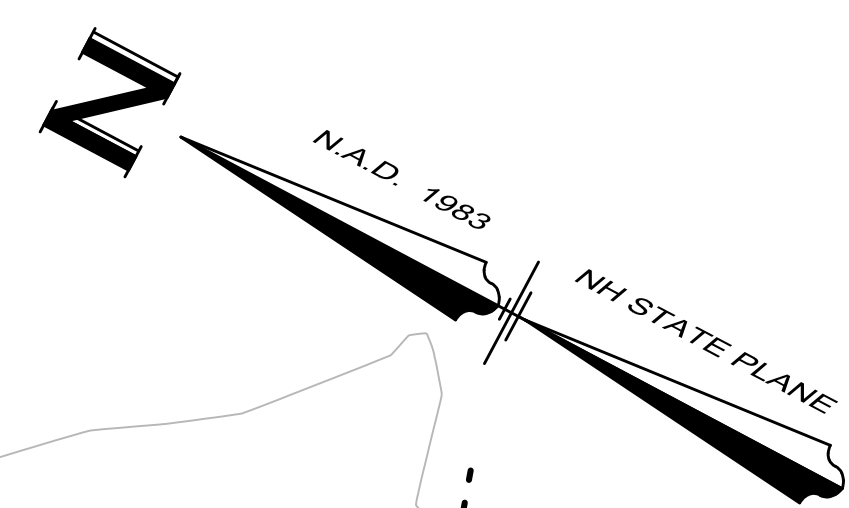


27 JANUARY 2022

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street 131 Middlesex Turnpike
Nashua, NH 03062 Burlington, MA 01803
(603) 883-2057 (781) 203-1501
www.hayner-swanson.com

LEGEND

- 100 EXISTING GROUND CONTOUR
- x100.5 EXISTING SPOT ELEVATION
- 100.0 PROPOSED GRADE
- +100.5 PROPOSED SPOT GRADE
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- STORM DRAIN & END SECTION
- SANITARY SEWER & MANHOLE
- W(w) WATER MAIN & HYDRANT
- W(w) WATER MAIN & GATE VALVE
- G(g) GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- OHW OVERHEAD ELECTRIC & TELEPHONE SIGN
- TREE LINE
- SB STONE BOUND
- IPIN IRON PIN
- TBM 1 TEMPORARY BENCHMARK
- BUILDING SETBACK LINE
- WETLAND FLAGGING LIMIT
- WETLAND BUFFER LINE
- CHAINLINK FENCE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURBING
- SGC SLOPE GRANITE CURBING
- F STORMWATER RUNOFF DIRECTION
- HANDICAP PARKING SPACE
- HANDICAP SIDEWALK RAMP
- PARKING SPACE COUNT
- 10 STREET ADDRESS
- GUARDRAIL
- PAVEMENT SAWCUT
- CONCRETE
- PROPOSED FULL-DEPTH PAVEMENT
- PROPOSED PAVEMENT OVERLAY
- RIPRAP / STONE
- B 4 BORING LOCATION & IDENTIFIER
- TP3 TEST PIT LOCATION & IDENTIFIER
- LIMIT OF WORK
- RETAINING WALL
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUBS



MAP 209 LOT 1
5 WAY REALTY TRUST
 c/o WALTER FLOWERS
 PO BOX 1435
 NORTH HAMPTON, NH 03862
 BK 6046 PG 1131
 ZONE: GENERAL
 USE: VACANT LAND

LIMIT OF WETLANDS
 AS FLAGGED BY
 WETLAND CONSULTING
 SERVICES AND SURVEYED BY
 HAYNER/SWANSON, INC.
 FEB/APRIL 2000

LIMIT OF WETLANDS
 AS FLAGGED BY
 WETLAND CONSULTING
 SERVICES AND SURVEYED BY
 HAYNER/SWANSON, INC.
 JANUARY 27, 2022

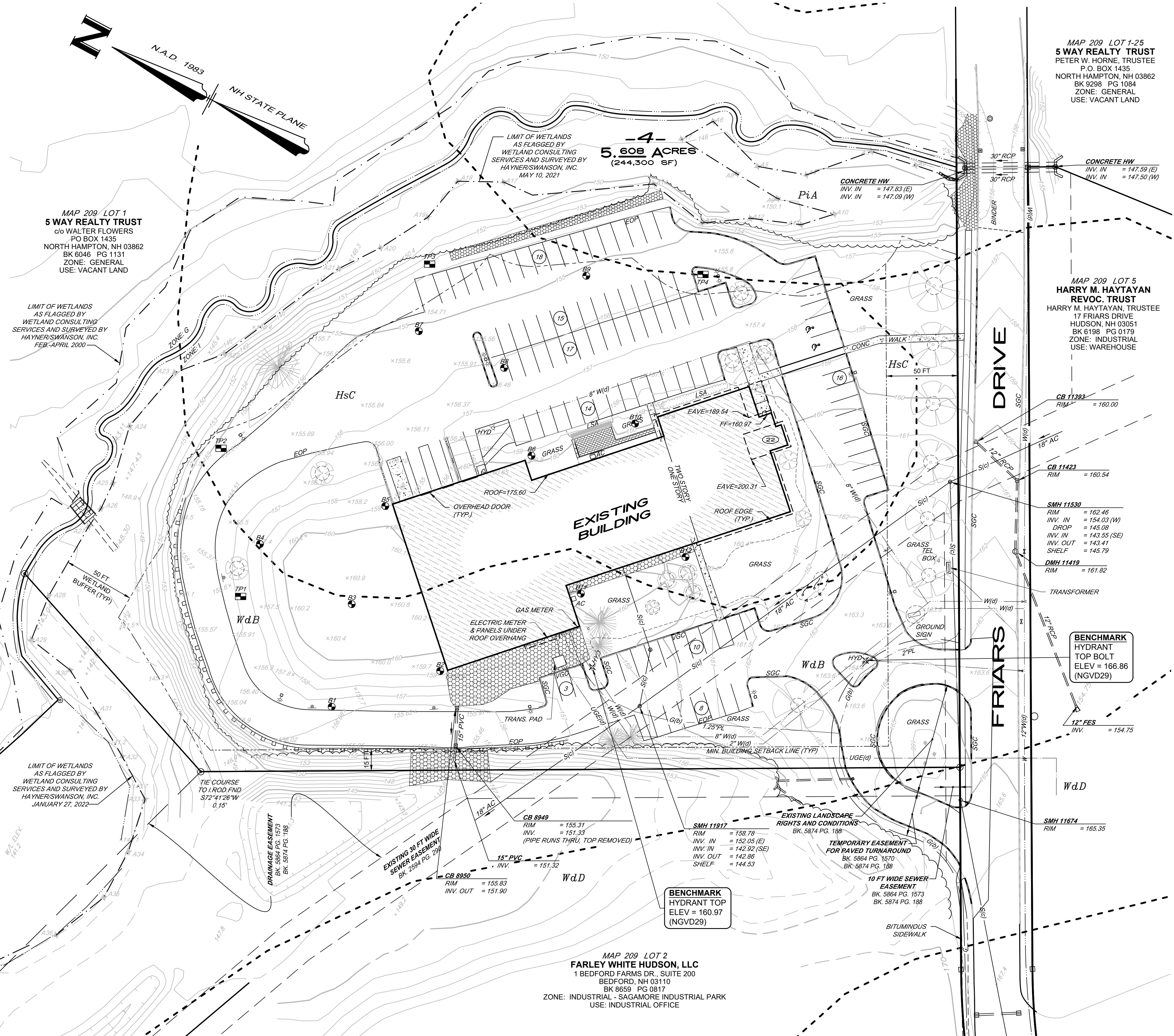
OF WETLANDS
 FLAGGED BY
 ND SURVEYED BY
 SWANSON, INC.
 RCH 14, 2014

LIMIT OF WETLANDS
 AS FLAGGED BY
 WETLAND CONSULTING
 SERVICES AND SURVEYED BY
 HAYNER/SWANSON, INC.
 MAY 10, 2021

MAP 209 LOT 2
FARLEY WHITE HUDSON, LLC
 1 BEDFORD FARMS DR., SUITE 200
 BEDFORD, NH 03110
 BK 8659 PG 0817
 ZONE: INDUSTRIAL - SAGAMORE INDUSTRIAL PARK
 USE: INDUSTRIAL OFFICE

MAP 209 LOT 1-25
5 WAY REALTY TRUST
 PETER W. HORNE, TRUSTEE
 P.O. BOX 1435
 NORTH HAMPTON, NH 03862
 BK 9298 PG 1084
 ZONE: GENERAL
 USE: VACANT LAND

MAP 209 LOT 5
**HARRY M. HAYTAYAN
 REVO. TRUST**
 HARRY M. HAYTAYAN, TRUSTEE
 17 FRIARS DRIVE
 HUDSON, NH 03051
 BK 6198 PG 0179
 ZONE: INDUSTRIAL
 USE: WAREHOUSE



SURVEY NOTES:

1. TOPOGRAPHY SHOWN IS BASED ON AERIAL PHOTOGRAPHY BY EASTERN TOPOGRAPHIC USING PHOTOGRAPHIC IMAGERY FROM 2008. HORIZONTAL AND VERTICAL CONTROLLED BY HAYNER/SWANSON, INC. IN MARCH 2014 THRU AUGUST 2020 AND FIELD VERIFIED IN AREAS OF PROPOSED IMPROVEMENTS BY CONVENTIONAL METHODS.
2. UTILITIES SHOWN ARE APPROXIMATE BASED ON RECORD PLANS AND OBSERVED EVIDENCE.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
4. SURVEY CONTROL:
 HORIZONTAL DATUM: NAD83/2011 PROJECTION: NH STATE PLANE
 VERTICAL DATUM: NGVD29 SCALE FACTOR APPLIED: 1.000000
 UNITS: US SURVEY FEET
 * VERTICAL DATUM WAS VERIFIED USING GPS (KEYNET NETWORK) BY TAKING OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-26" LOCATED ON THE NORTHERLY SIDE OF RTE 101A APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.
5. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
7. TEST PITS AS SHOWN ARE APPROXIMATE. TEST PITS WERE PERFORMED UNDER THE SUPERVISION OF HAYNER/SWANSON, INC., NASHUA, NH.
9. THIS SITE CONTAINS WINDSOR (WdA, WdC), HINCKLEY (HsC) AND PIPESTONE (PiA) SOILS AS DETERMINED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY.

UTILITY QUALITY LEGEND

SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY OJASCE 38-02 "ASCE STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

- LEVEL A (a) PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.
- LEVEL B (b) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (IE. DIGSAFE)
- LEVEL C (c) INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
- LEVEL D (d) INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPT. OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/> ACCESSED 09/01/20

SOILS DATA

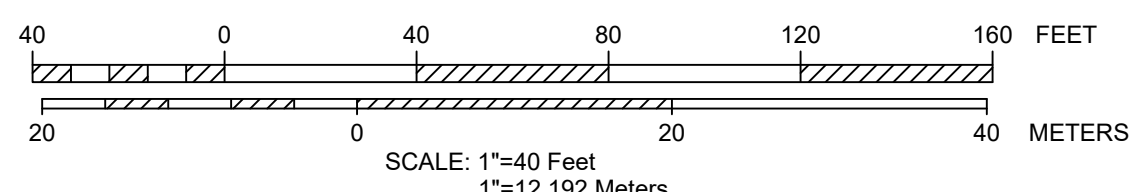
- HsC HINCKLEY LOAMY SAND
- WdB WINDSOR LOAMY SAND
- PiA PIPESTONE LOAMY SAND
- SOIL BOUNDARY

No.	DATE	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
1	03/08/22	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
		REVISION	BY

EXISTING CONDITIONS PLAN
 (MAP 209, LOT 4)

PROPOSED BUILDING ADDITIONS
 22 FRIARS DRIVE
 HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
 2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800



27 JANUARY 2022

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APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

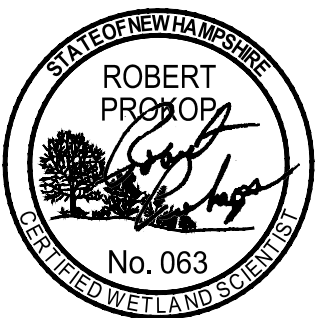
CHAIRMAN: _____ SIGNATURE DATE: _____

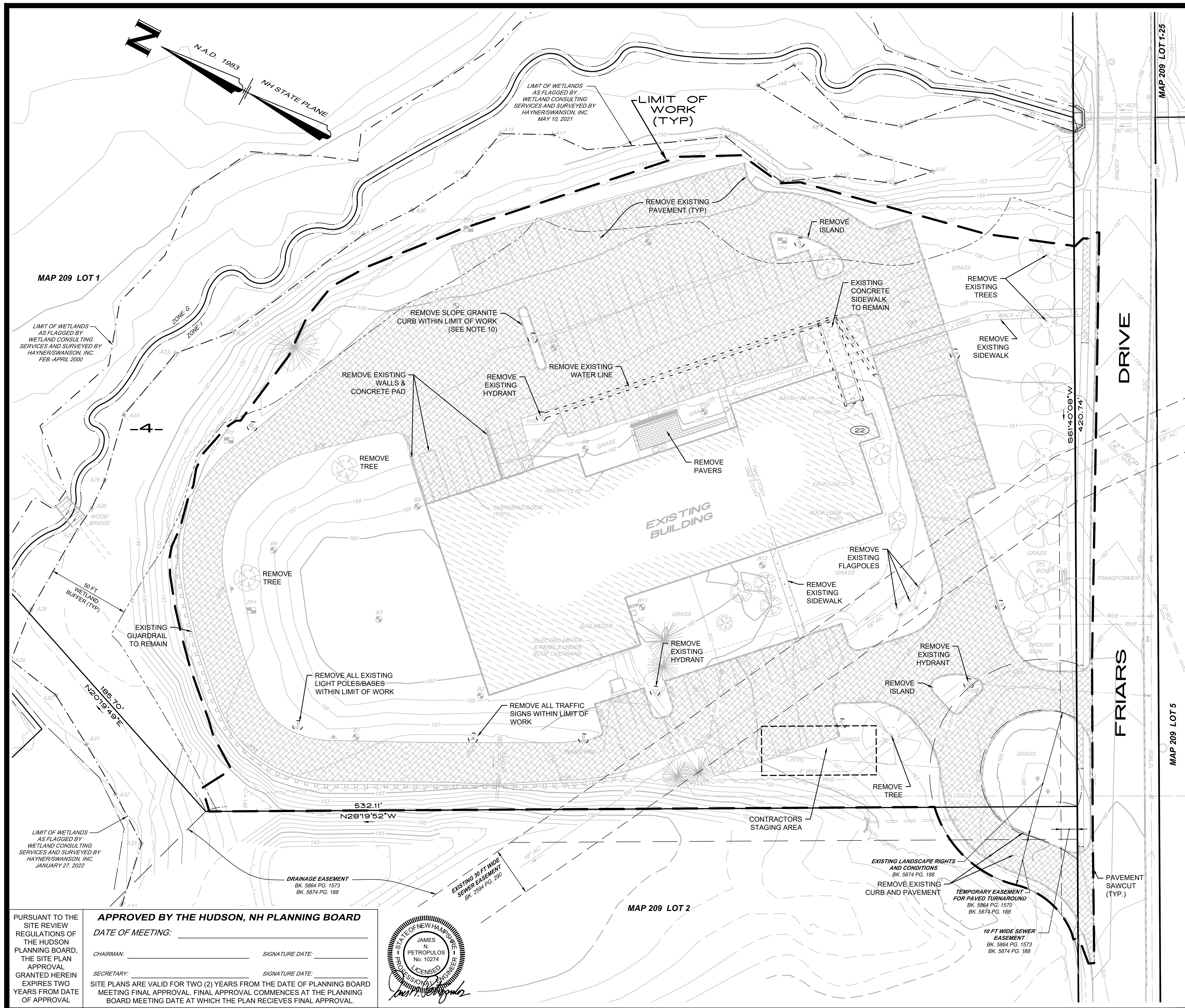
SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) 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.

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST (REGION 2).

WETLAND DELINEATION PREPARED BY:
 WETLAND CONSULTING SERVICES
 ROBERT PROKOP
 CERTIFIED WETLAND SCIENTIST (#063)





SITE DEMOLITION NOTES:

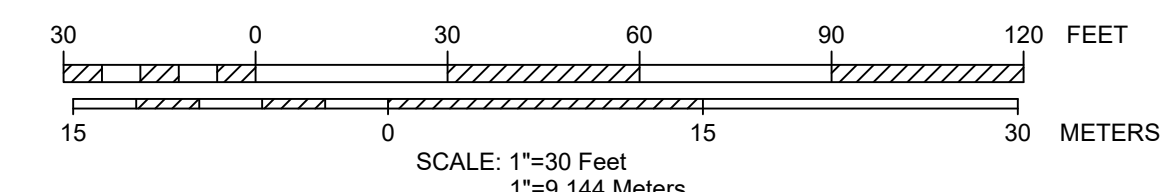
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR SITE DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. THE CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
7. PRIOR TO SITE DEMOLITION OCCURRING, ALL APPROPRIATE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF HUDSON PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION. A DEMOLITION APPROVAL PERMIT SHALL BE OBTAINED FROM THE TOWN OF HUDSON PRIOR TO THE ANY BUILDING DEMOLITION.
9. FOR WORK WITHIN A PUBLIC STREET THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN ENGINEERING DEPARTMENT.
10. THE CONTRACTOR SHALL REMOVE AND STOCKPILE EXISTING SLOPE AND VERTICAL GRANITE CURB IN A LOCATION PROVIDED BY THE OWNER'S REPRESENTATIVE. CURB THAT IS IN GOOD CONDITION AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE MAY BE REUSED IN LOCATIONS SHOWN ON THE SITE GRADING & UTILITY PLAN. SURPLUS OR UNACCEPTABLE CURB SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY.



No.	DATE	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
1	03/08/22	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
		REVISION	BY

SITE DEMOLITION PLAN
(MAP 209, LOT 4)
PROPOSED BUILDING ADDITIONS
22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800

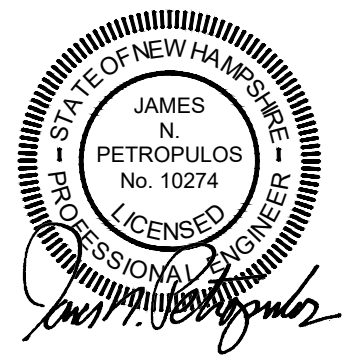


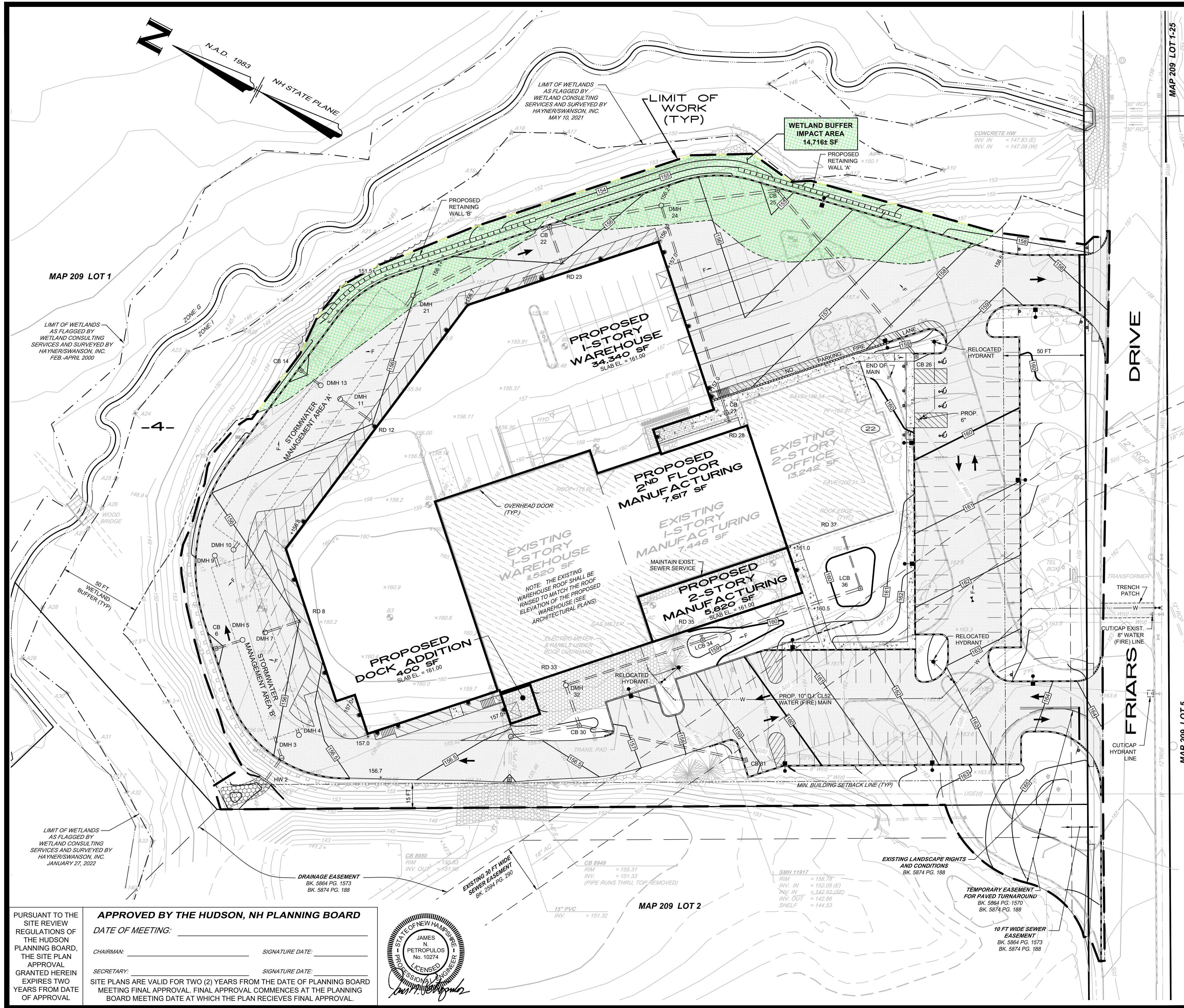
27 JANUARY 2022

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Burlington, MA 01803
(861) 203-1501
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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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- CONSTRUCTION NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST ADDITION, ARE HEREBY INCORPORATED BY REFERENCE.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION PUBLIC WORKS DEPT. HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHALL BE ADS#12 (SOIL TIGHT). CATCH BASINS SHALL BE TYPE 5, AND HAVE 3 FT SLUMPS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
 - WATER (DOMESTIC), SANITARY SEWER, GAS, ELECTRIC AND TELECOMMUNICATION UTILITIES SHALL BE EXTENDED FROM THE EXISTING BUILDING TO THE PROPOSED ADDITIONS.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL STABILIZATION OCCURS.
 - STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 - DIMENSIONS TO CURB AND GUTTERS INDICATE EDGE OF PAVING UNLESS OTHERWISE NOTED.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
 - AN ONSITE PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE PRIOR TO INITIATING EARTH MOVING ACTIVITIES AND AFTER PERIMETER EROSION CONTROL MEASURES, PROTECTIVE FENCING, WASTE DISPOSAL AND CONSTRUCTION ACCESS PADS HAVE BEEN INSTALLED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING, CONTAINING AND DULY REMOVING ALL CONSTITUENTS OF CONCERN BROUGHT TO THE SITE BY CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR ANYONE ELSE FOR WHOM CONTRACTOR IS RESPONSIBLE, AND FOR ANY ASSOCIATED COSTS, AND FOR THE COSTS OF REMOVING AND REMEDIATING ANY HAZARDOUS ENVIRONMENTAL CONDITION CREATED BY THE PRESENCE OF ANY SUCH CONSTITUENTS OF CONCERN.
 - THE CONTRACTOR SHALL NOT IMPORT ANY FILL OVER THE AMOUNT OF TEN CUBIC YARDS CUMULATIVE TOTAL PER SOURCE TO ANY JOB SITE IN THE TOWN OF HUDSON WITHOUT SOILS TESTING VERIFYING THE ABSENCE OF ALL CONSTITUENTS OF CONCERN, AND WITHOUT PRIOR APPROVAL BY ENGINEERING DEPARTMENT STAFF. DOCUMENTATION SUCH AS TEST REPORTS, CERTIFICATIONS AND SIEVE ANALYSES OF FILL SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO TRANSPORTING THE MATERIAL TO HUDSON.

TOWN OF HUDSON CONTACTS

PLANNING DEPARTMENT
 HUDSON PLANNING DEPT.
 12 SCHOOL STREET
 HUDSON, NH 03051
 ATT: BRIAN GROTH, AICP
 LAND USE DIRECTOR
 (603) 886-6008

ENGINEERING DEPARTMENT
 HUDSON ENGINEERING DEPT.
 12 SCHOOL STREET
 HUDSON, NH 03051
 ATT: ELVIS DHIMA, P.E.
 TOWN ENGINEER
 (603) 886-6008

FIRE DEPARTMENT
 HUDSON FIRE DEPARTMENT
 12 SCHOOL STREET
 HUDSON, NH 03051
 ATT: ROBERT BUXTON, FIRE CHIEF
 (603) 886-6021

UTILITY CONTACTS

GAS:
 LIBERTY UTILITIES
 130 ELM STREET
 MANCHESTER, NH 03103
 ATT: ANDREW MORGAN
 (603) 327-5357

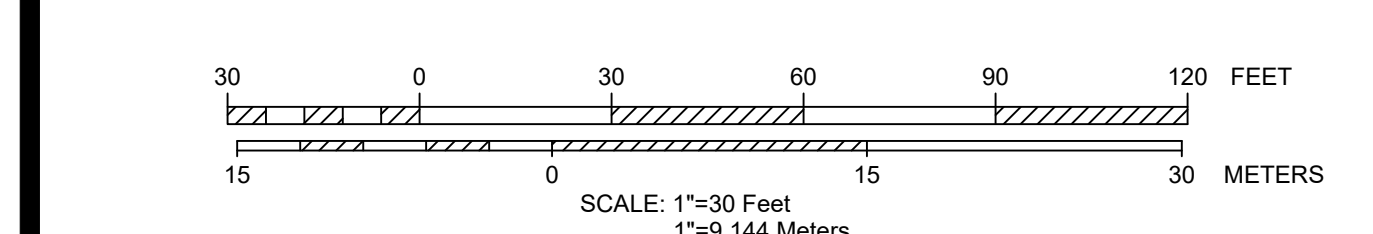
TELEPHONE:
 CONSOLIDATED COMMUNICATIONS
 257 DANIEL WEBSTER HIGHWAY
 MERRIMACK, NH 03054
 ATT: HEATHER ARJUJO
 (603) 296-5998

POWER:
 EVERSOURCE
 370 AMHERST STREET
 NASHUA, NH 03060
 ATT: MARC GAGNON
 (603) 882-5894

No.	DATE	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
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No.	DATE	REVISION	BY

SITE GRADING & UTILITY PLAN
 (MAP 209, LOT 4)
PROPOSED BUILDING ADDITIONS
 22 FRIARS DRIVE
 HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
 2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800



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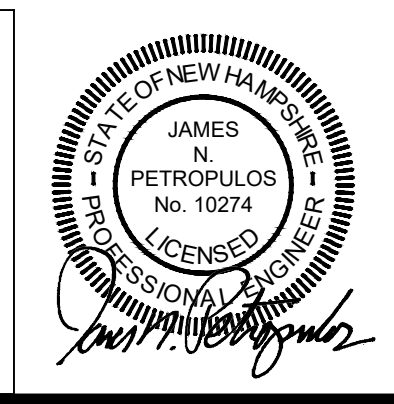
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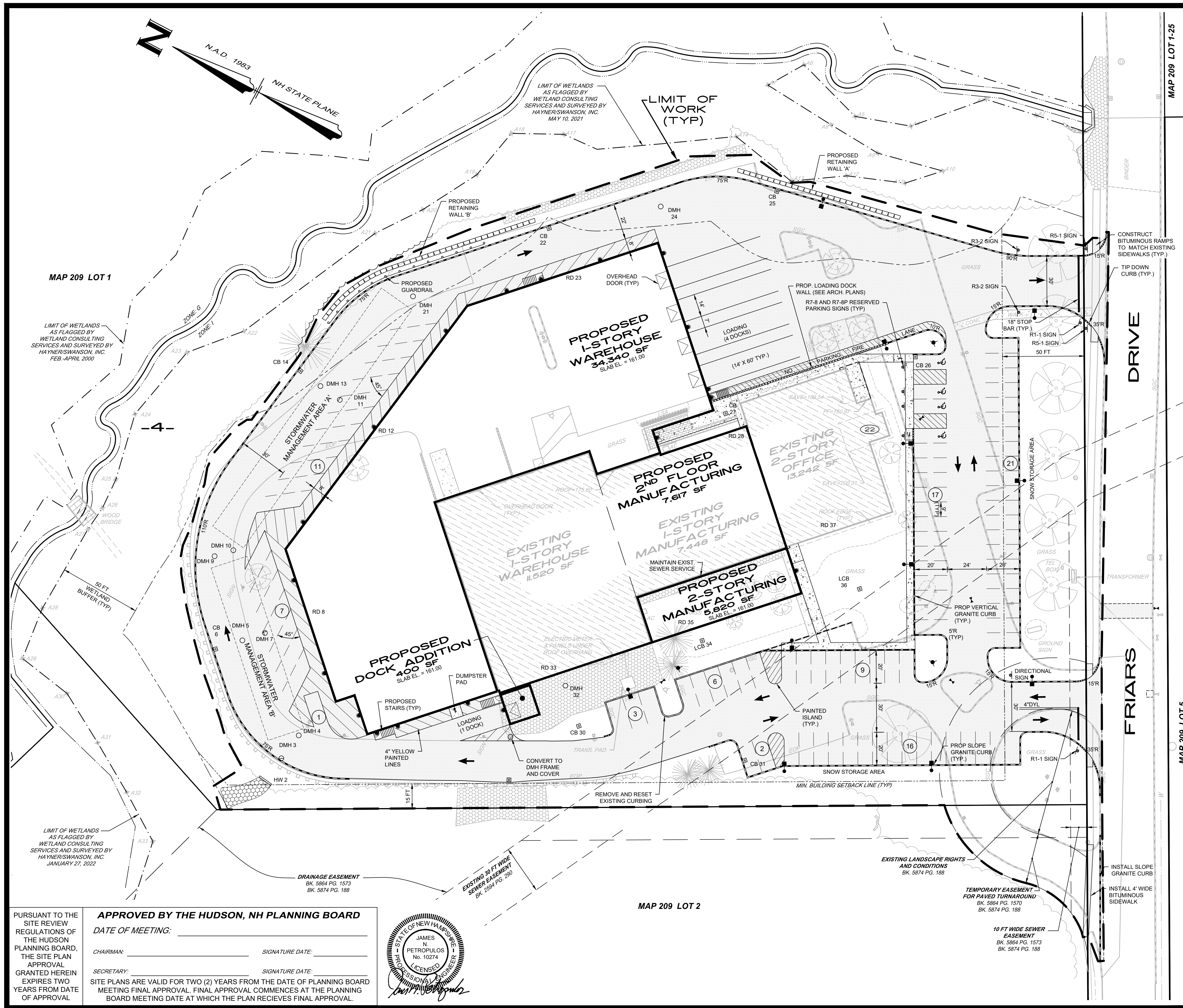
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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MAP 209 LOT 1-25

MAP 209 LOT 5

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

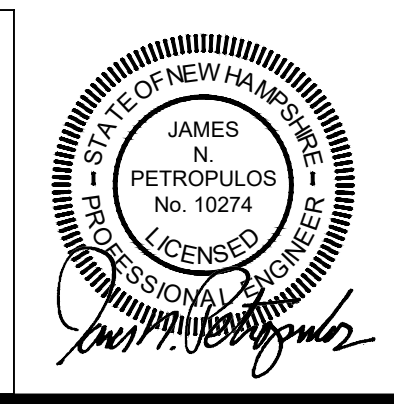
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SIGN LEGEND		
TEXT	IDENTIFICATION NUMBER	SIZE WIDTH/HEIGHT
SEE MUTCD FOR TEXT DIMENSIONS	TEXT DIMENSIONS	
	R1-1	30"X30"
	R5-1	30"X30"
	R7-8	12"X18"
	R7-8P	18"X9"
	R3-2	24"X24"

SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

SNOW STORAGE AND DE-ICING PLAN:

- PRIOR TO FIRST STORM, ESTABLISH PLOWING SCHEDULE AND REVIEW PROPOSED MATERIALS FOR TREATMENT OF ICE/SNOW CONDITIONS.
- CONDUCT SITE VISIT TO CONFIRM SNOW STORAGE AREAS CONSISTENT WITH APPROVED SITE PLAN.
- CALCIUM CHLORIDE, SAND AND NON-TOXIC ADDITIVES PRE-APPROVED BY INTEGRA WILL BE APPLIED.
- USE OF GLYCOL-CONTAINING DE-ICING PRODUCTS IS PROHIBITED.
- USE OF SODIUM CHLORIDE (AKA ROCK SALT) AND/OR SODIUM CHLORIDE BLENDS ARE PROHIBITED.
- MATERIALS ARE TO BE APPLIED TO IMPERVIOUS SURFACES ONLY; LANDSCAPING AND GRASSED AREAS ARE TO BE AVOIDED.
- FLOW LOGS TO RECORD DATE/TIME AND WORK PERFORMED WILL BE MAINTAINED BY THE CONTRACTOR AND PROVIDED TO INTEGRA.
- SNOW STORAGE AREAS WILL BE MONITORED; WHEN SIZE OR HEIGHT BECOMES AN ISSUE SNOW WILL BE REMOVED FROM THE SITE AS DIRECTED BY INTEGRA.
- DEPENDENT ON THE FORECAST AND IF EXTENDED COLD WEATHER OR SNOW IS ANTICIPATED, CONTRACTOR WILL PRETREAT ALL DRIVEWAYS AND SIDEWALKS PRIOR TO A STORM, AS NEEDED.
- SAND MAY BE APPLIED BY HAND, SIDEWALK SPREADER OR TRUCK SPREADER, TO PROVIDE ADDITIONAL TRACTION.
- ALL SAND APPLIED OVER THE COURSE OF THE WINTER SEASON WILL BE COLLECTED AND REMOVED FROM THE SITE BASED ON SEASONAL CONDITIONS BUT NO LATER THAN MAY 15TH OF EACH YEAR.
- AT NO TIME SHALL SNOW BE PLOWED TO OR STOCKPILED IN THE WETLAND BUFFER LOCATED ALONG THE NORTHERN AND EASTERN PORTION OF THE PROPERTY.

No.	DATE	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
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SITE LAYOUT PLAN (MAP 209, LOT 4)

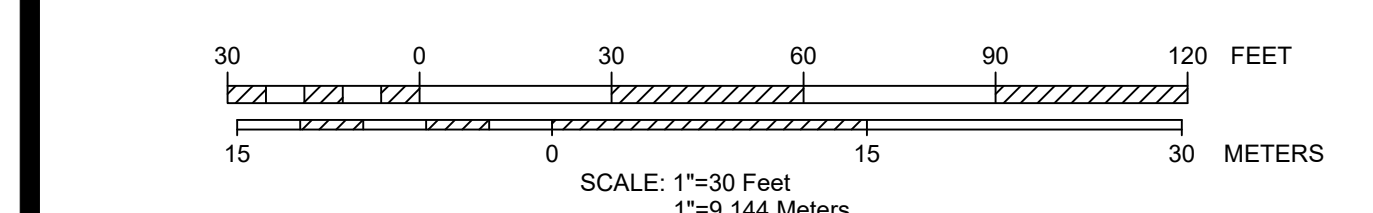
PROPOSED BUILDING ADDITIONS

22 FRIARS DRIVE HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

INTEGRA BIOSCIENCES CORP.

2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800



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CONSTRUCTION SEQUENCE:

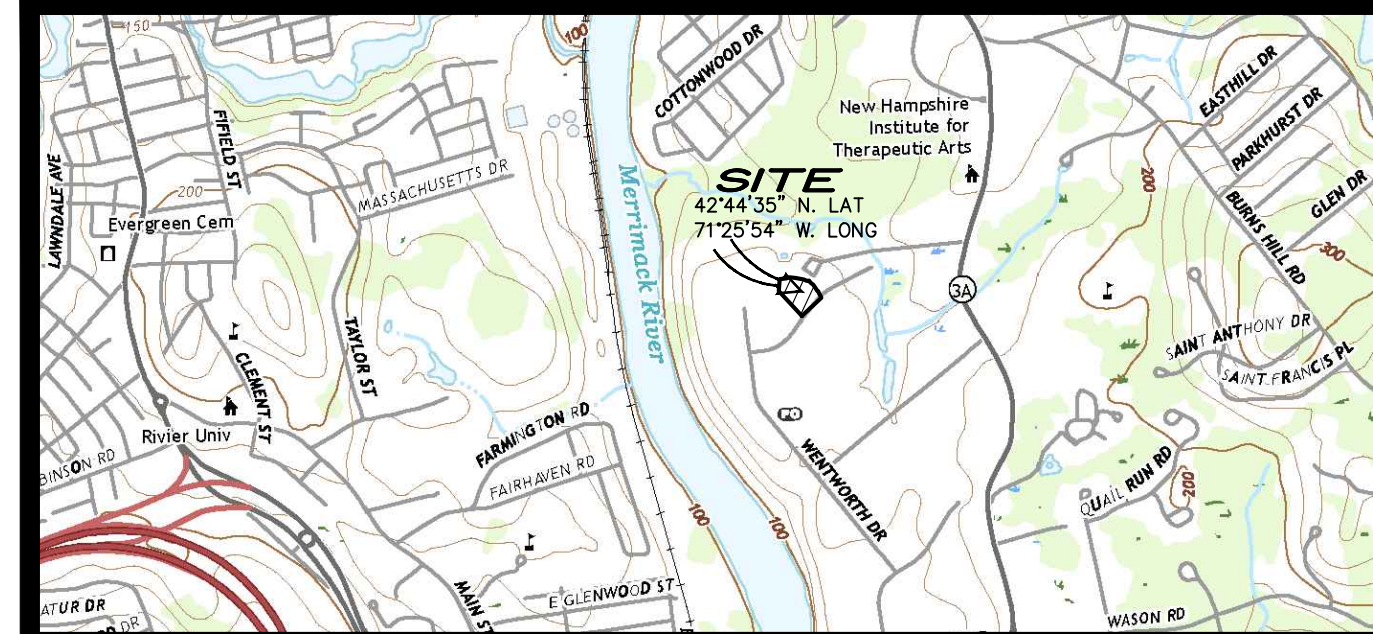
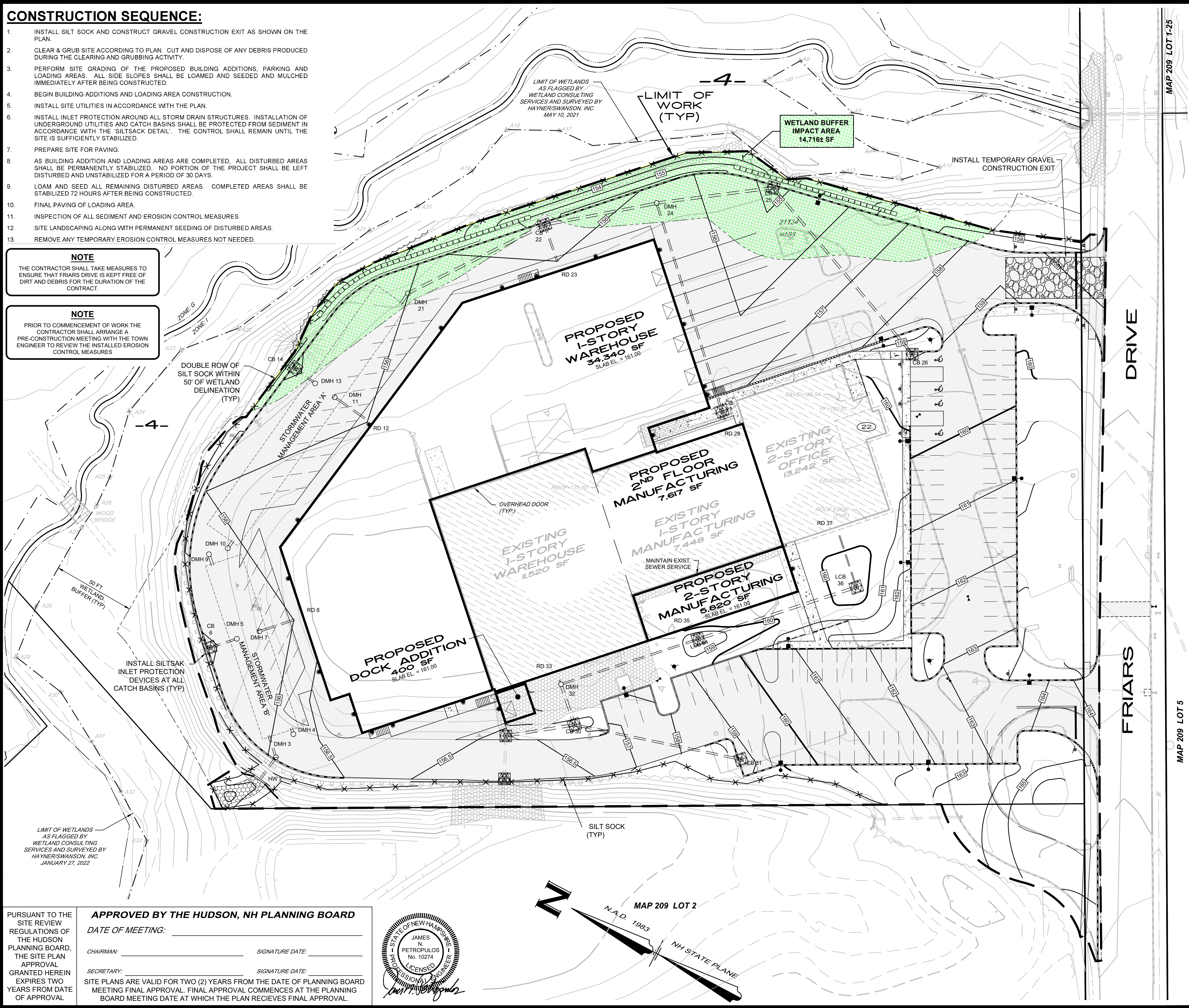
1. INSTALL SILT SOCK AND CONSTRUCT GRAVEL CONSTRUCTION EXIT AS SHOWN ON THE PLAN.
2. CLEAR & GRUB SITE ACCORDING TO PLAN. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
3. PERFORM SITE GRADING OF THE PROPOSED BUILDING ADDITIONS, PARKING AND LOADING AREAS. ALL SIDE SLOPES SHALL BE LOAMED AND SEEDED AND MULCHED IMMEDIATELY AFTER BEING CONSTRUCTED.
4. BEGIN BUILDING ADDITIONS AND LOADING AREA CONSTRUCTION.
5. INSTALL SITE UTILITIES IN ACCORDANCE WITH THE PLAN.
6. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IN ACCORDANCE WITH THE 'SILTSACK DETAIL'. THE CONTROL SHALL REMAIN UNTIL THE SITE IS SUFFICIENTLY STABILIZED.
7. PREPARE SITE FOR PAVING.
8. AS BUILDING ADDITION AND LOADING AREAS ARE COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. NO PORTION OF THE PROJECT SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR A PERIOD OF 30 DAYS.
9. LOAM AND SEED ALL REMAINING DISTURBED AREAS. COMPLETED AREAS SHALL BE STABILIZED 72 HOURS AFTER BEING CONSTRUCTED.
10. FINAL PAVING OF LOADING AREA.
11. INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
12. SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF DISTURBED AREAS.
13. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.

NOTE

THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THAT FRIARS DRIVE IS KEPT FREE OF DIRT AND DEBRIS FOR THE DURATION OF THE CONTRACT.

NOTE

PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE TOWN ENGINEER TO REVIEW THE INSTALLED EROSION CONTROL MEASURES



VICINITY MAP

GENERAL NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE PROJECT SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND SHALL COMPLY WITH THE TERMS OF SWPPP AND NPDES PERMIT.
2. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY SITE CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. STOCKPILE AREAS SHALL BE SURROUNDED BY SILT SOCK AND RE-SEEDING IF THEY ARE LEFT UNTOUCHED FOR MORE THAN FOURTEEN (14) DAYS.
5. ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT.
6. SILT SOCK SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.
7. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
8. ALL SEEDING AREAS SHALL BE CHECK REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDING AS NEEDED.
9. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT AS CONDITIONS DEMAND.
10. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION IF NEEDED.
11. DISTURBED SOIL AREAS THAT WILL REMAIN IDLE FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 5 DAYS FROM THE INITIAL DISTURBANCE WITH SEED AND MULCH, EROSION CONTROL BLANKETS OR CRUSHED STONE OR OTHER SUITABLE MEASURES APPROVED BY THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE. ALL DISTURBED SOIL AREAS THAT HAVE ACHIEVED FINAL GRADING SHALL BE PERMANENTLY STABILIZED WITHIN 3 DAYS FOLLOWING FINAL GRADING.

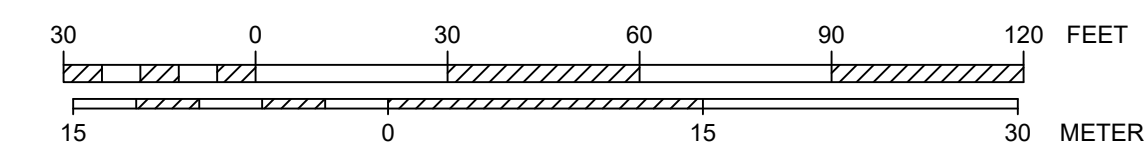
LEGEND

- 100 EXISTING GROUND CONTOUR
- 100 PROPOSED GRADE
- F RUNOFF DIRECTION
- X SILT SOCK PERIMETER BARRIER
- X SILT-SACK INLET PROTECTION DEVICES
- GRAVEL CONSTRUCTION EXIT
- TEMPORARY STONE CHECK DAM

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EROSION CONTROL PLAN
(MAP 209, LOT 4)
PROPOSED BUILDING ADDITIONS
22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800



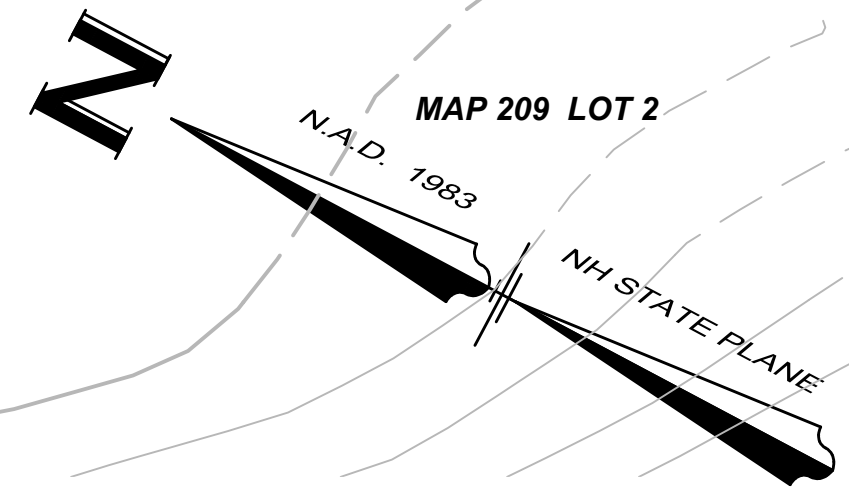
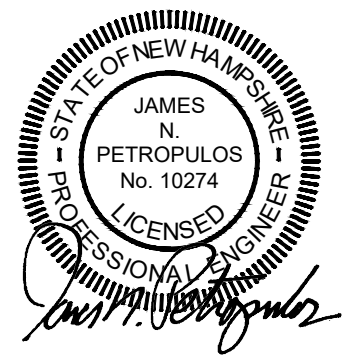
27 JANUARY 2022

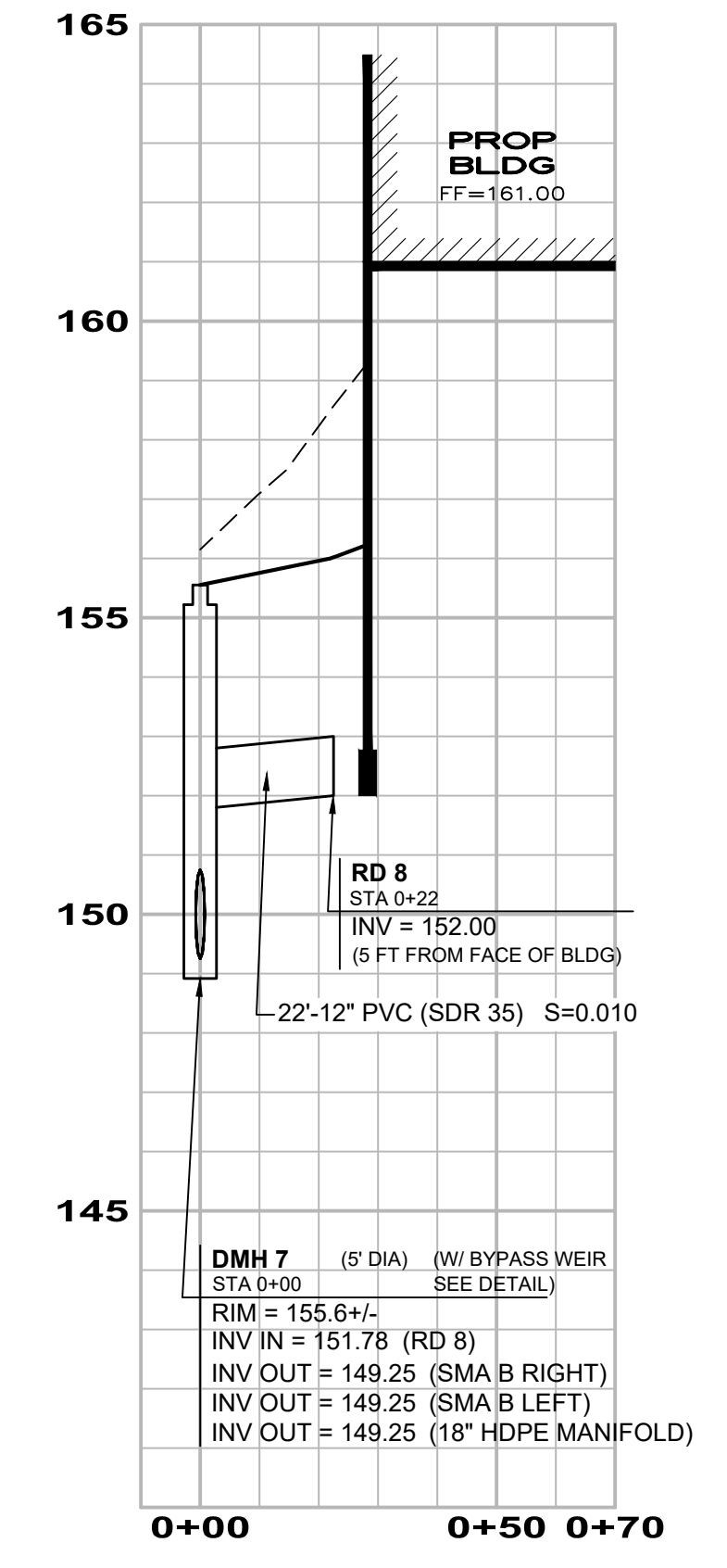
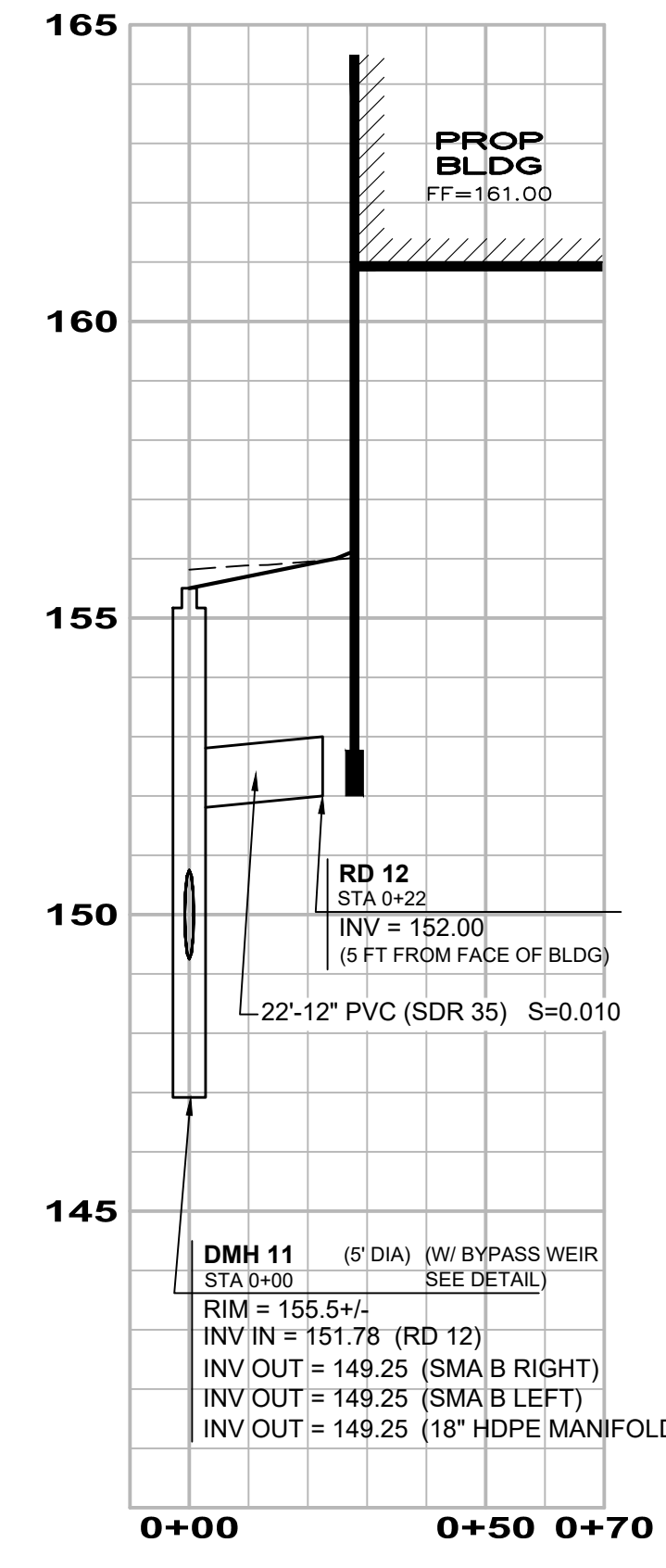
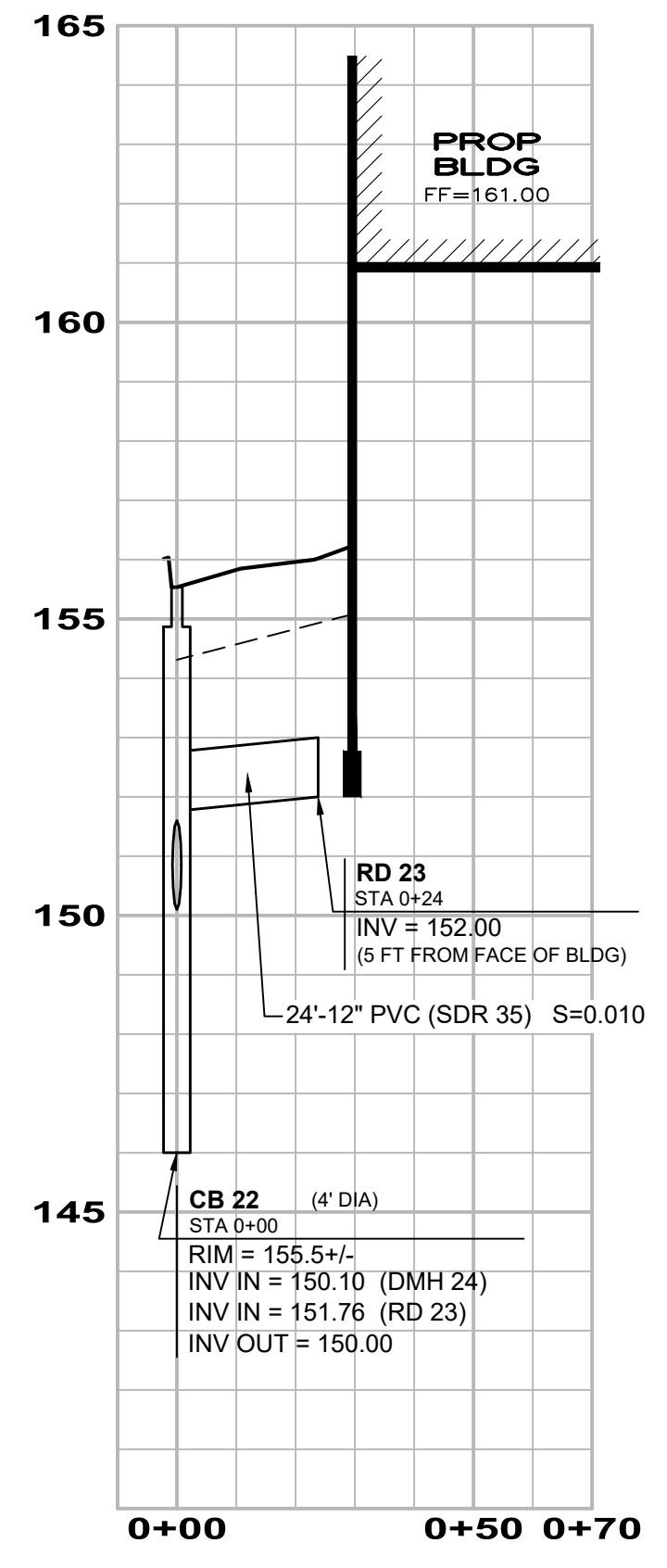
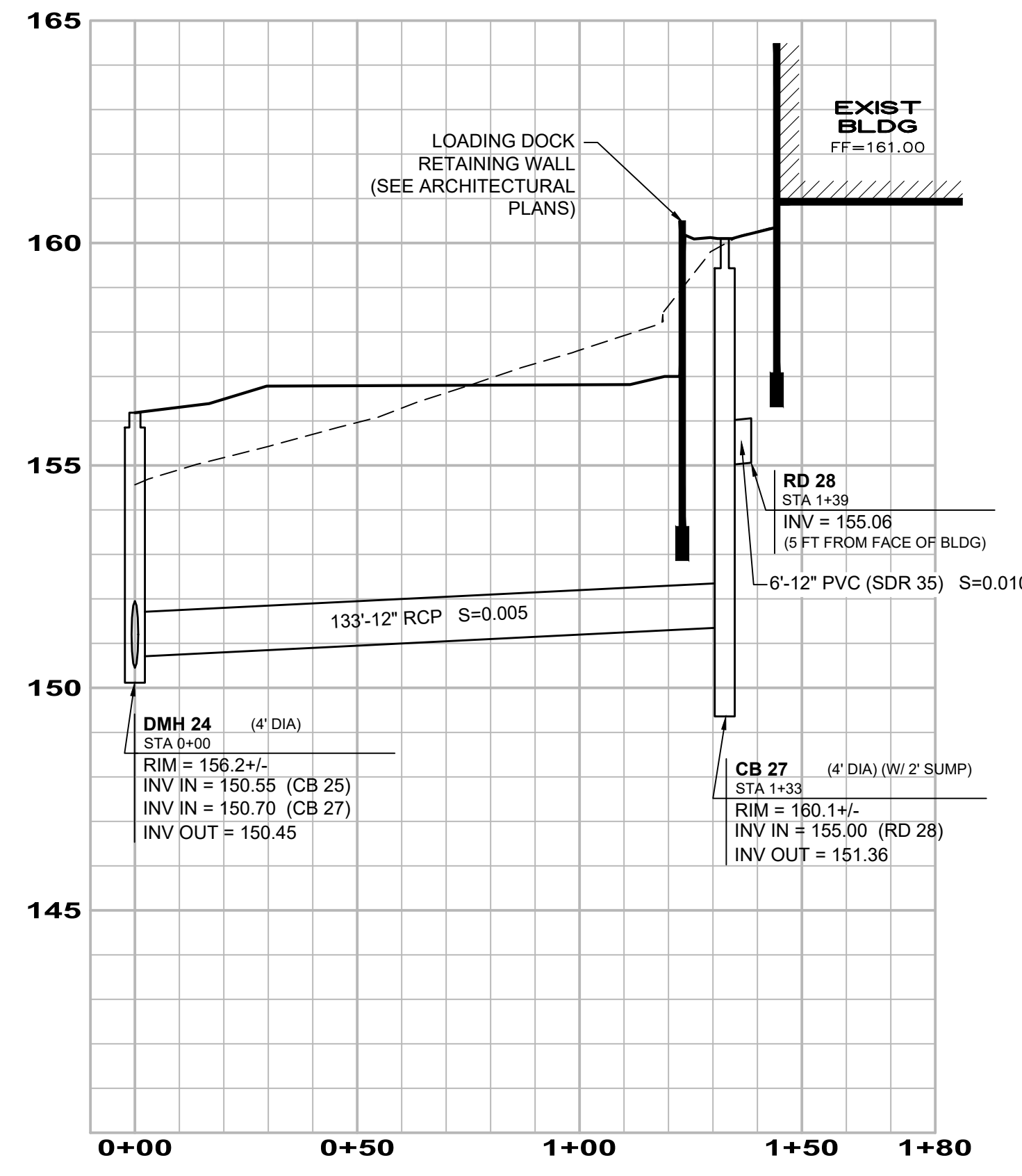
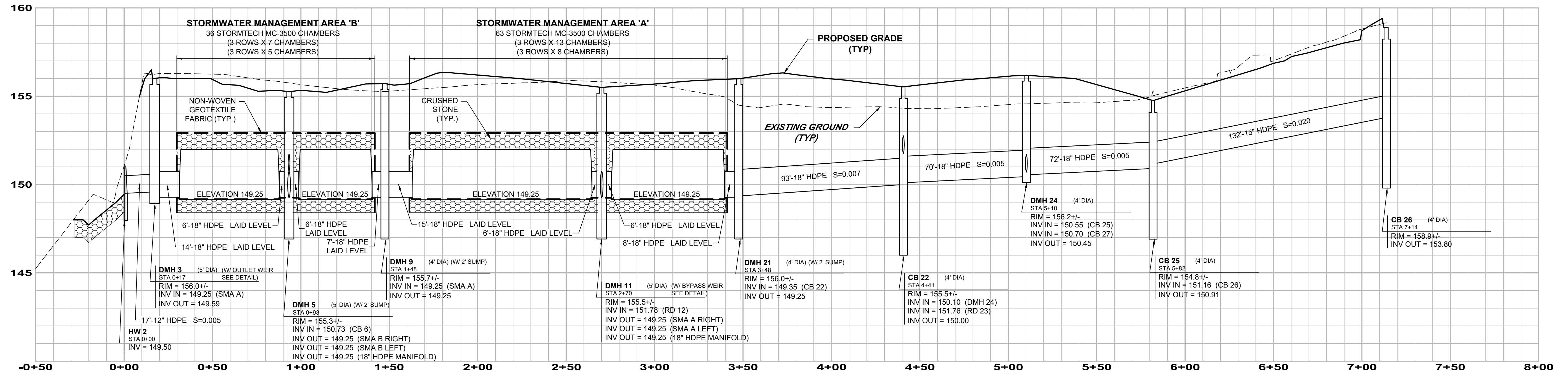
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- NOTES**
- STRUCTURE DIAMETERS AS SHOWN ON DRAINAGE PROFILES ARE CONSIDERED TO BE MINIMUM INSIDE DIMENSIONS. ALL STRUCTURES SHALL BE A MINIMUM INSIDE DIAMETER OF 48" UNLESS OTHERWISE INDICATED. LARGER STRUCTURES MAY BE NECESSARY DUE TO ALIGNMENT AND/OR PIPE SIZES. STRUCTURE MANUFACTURER SHALL DETERMINE FINAL SIZE.
 - PIPE LENGTHS ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
 - EXTERIOR FOUNDATION WALLS AND FOOTINGS AS SHOWN ARE APPROXIMATE.
 - VERTICAL DATUM IS NGVD29 (SEE NOTE 4 ON SHEET 2).
 - SEE SHEET 11 OF 15 FOR ADDITIONAL STORMWATER MANAGEMENT AREA INFORMATION.

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UTILITY PROFILES
(MAP 209, LOT 4)

PROPOSED BUILDING ADDITIONS

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PREPARED FOR/RECORD OWNER:
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SCALE: 1"=30 Feet
1"=9.144 Meters

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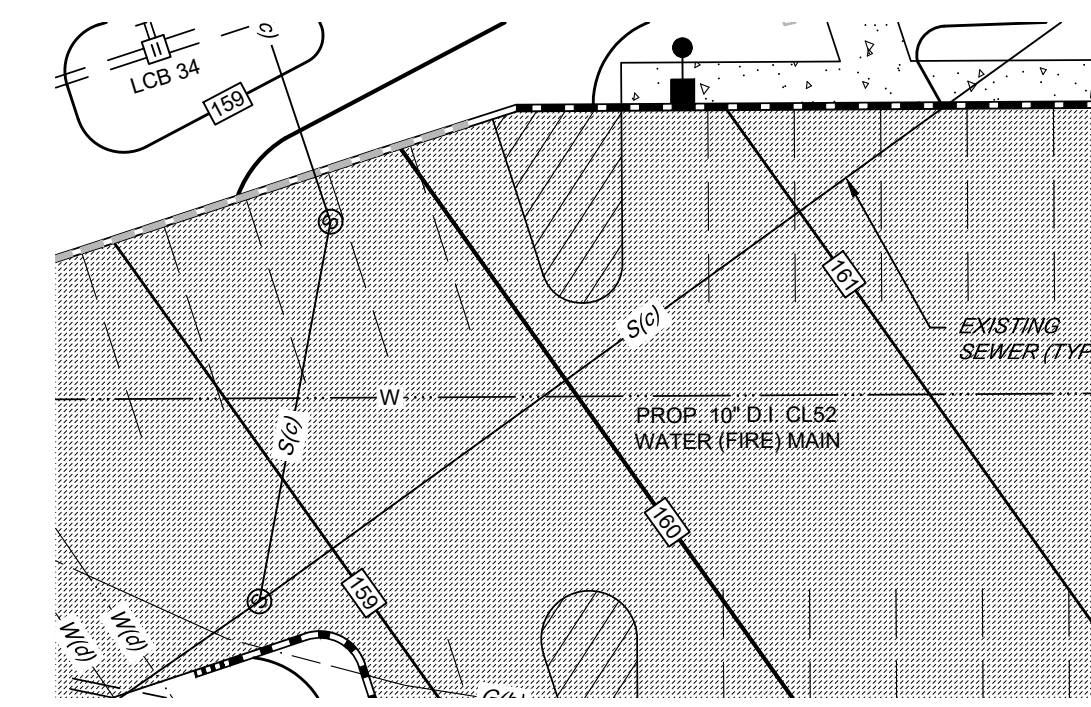
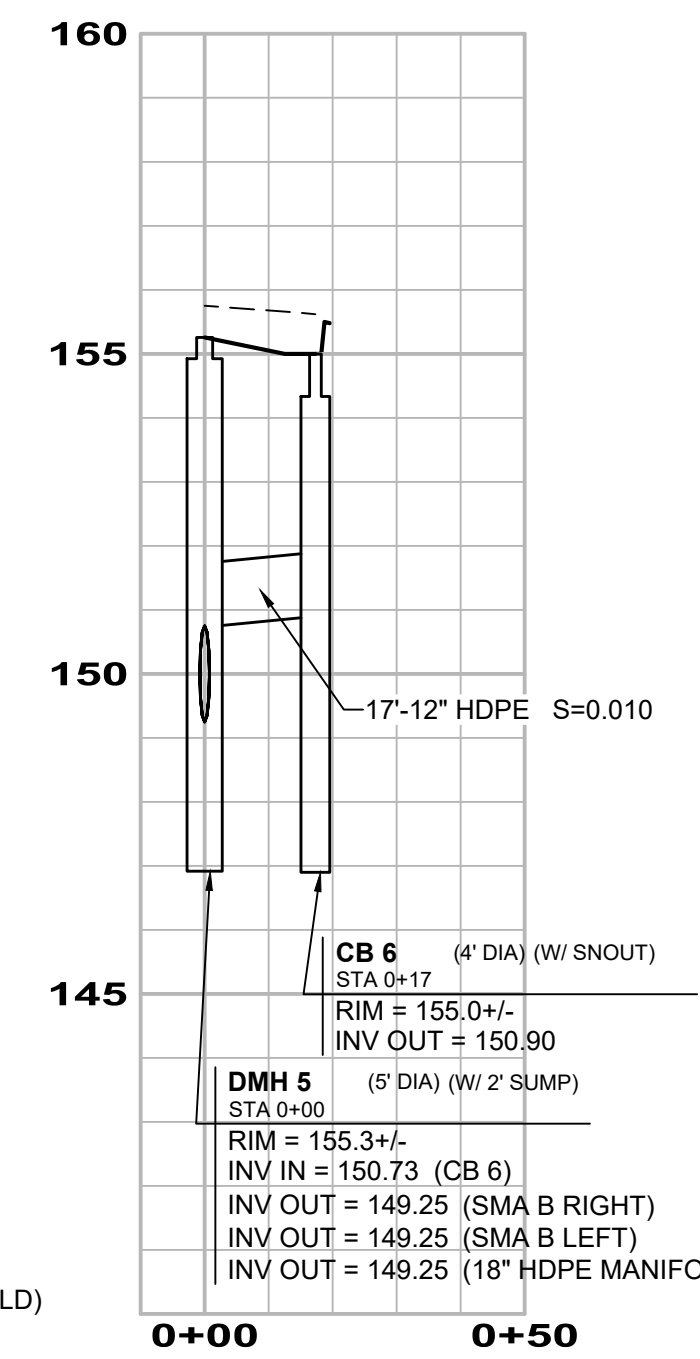
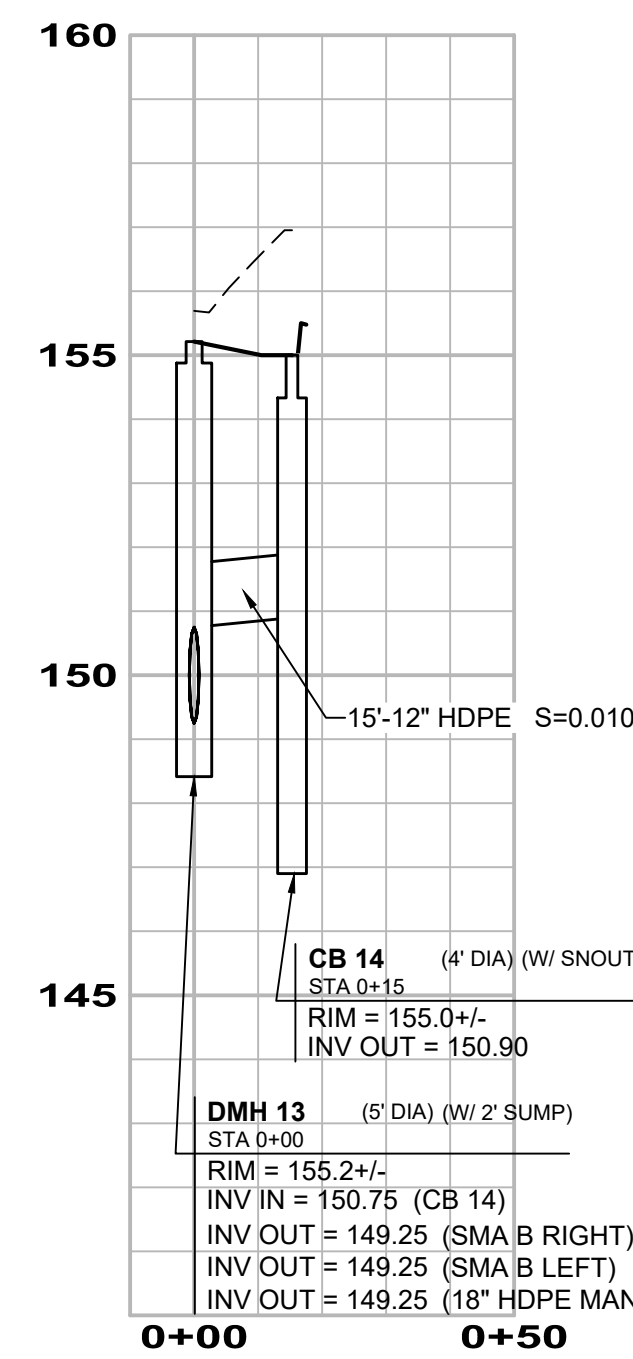
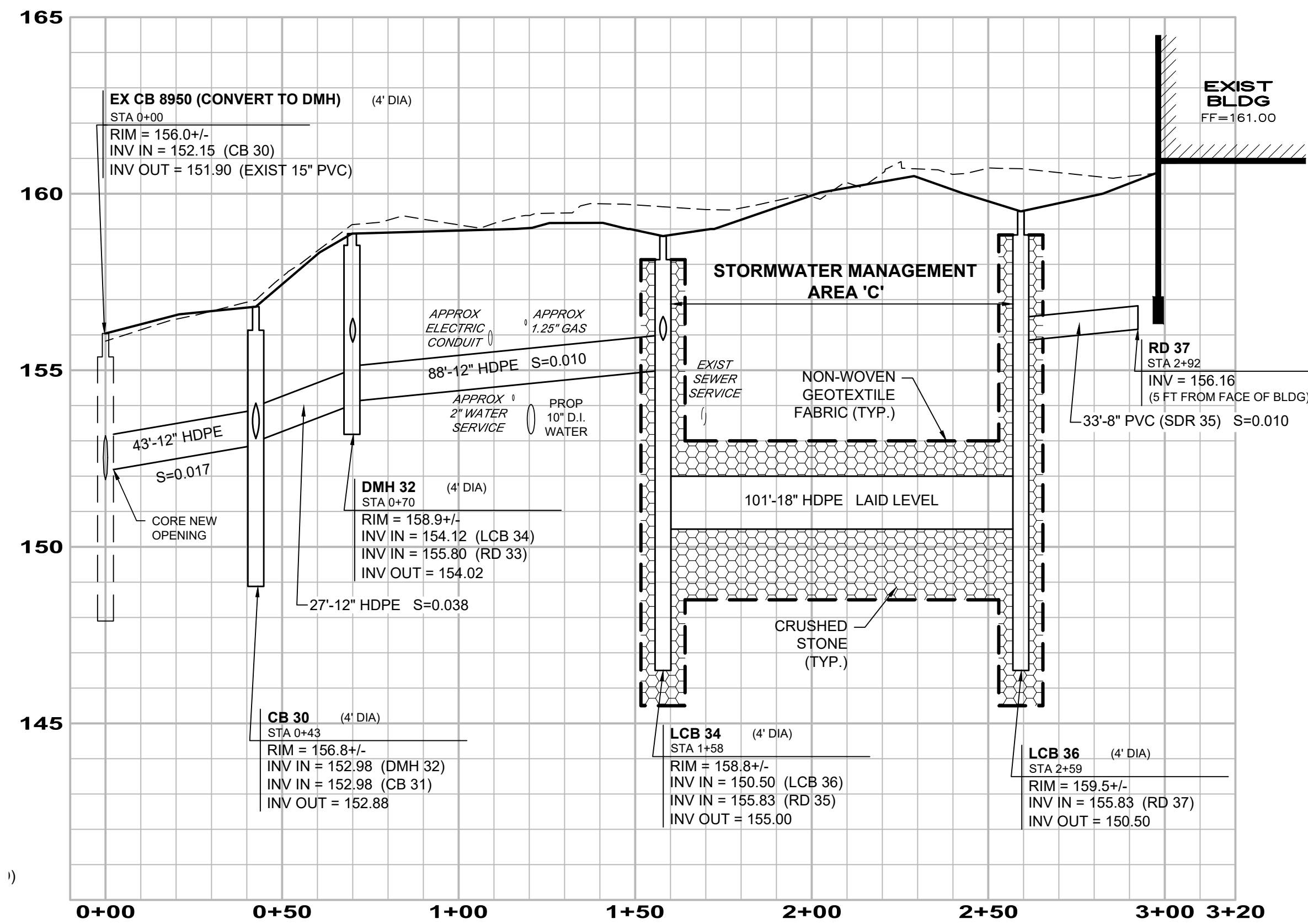
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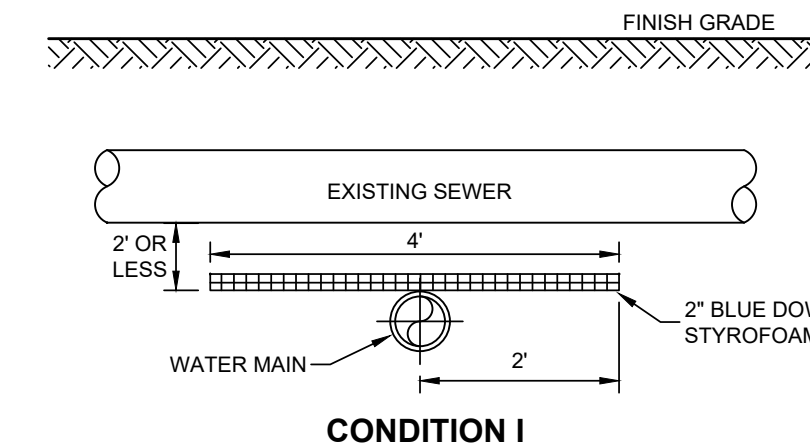
SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) 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.

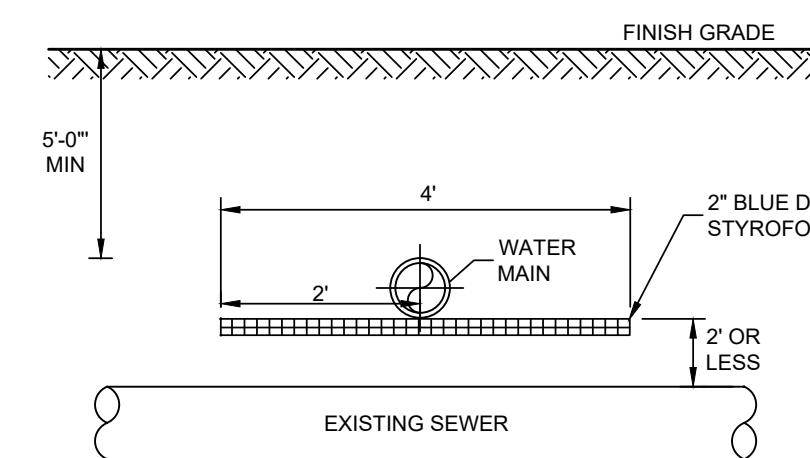




PLAN VIEW
SCALE: 1" = 20'



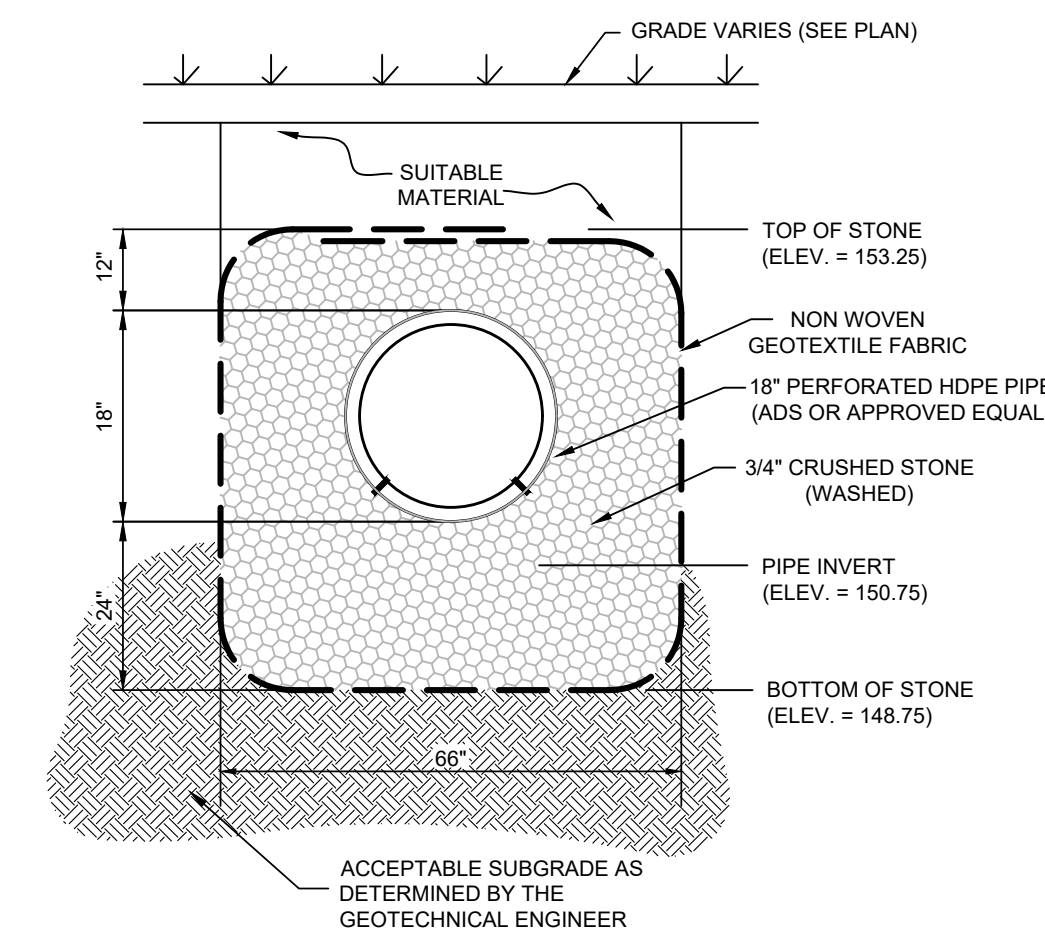
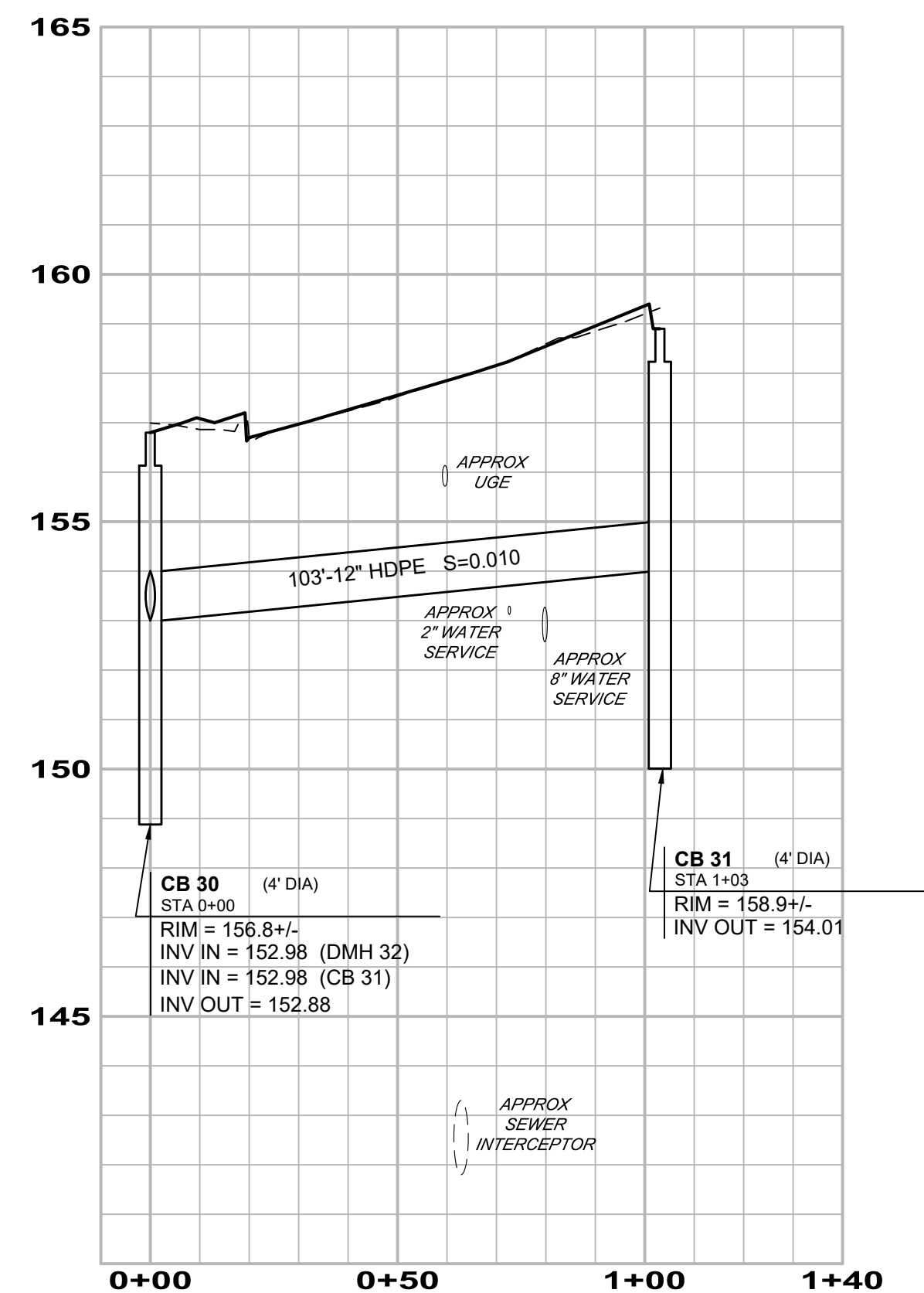
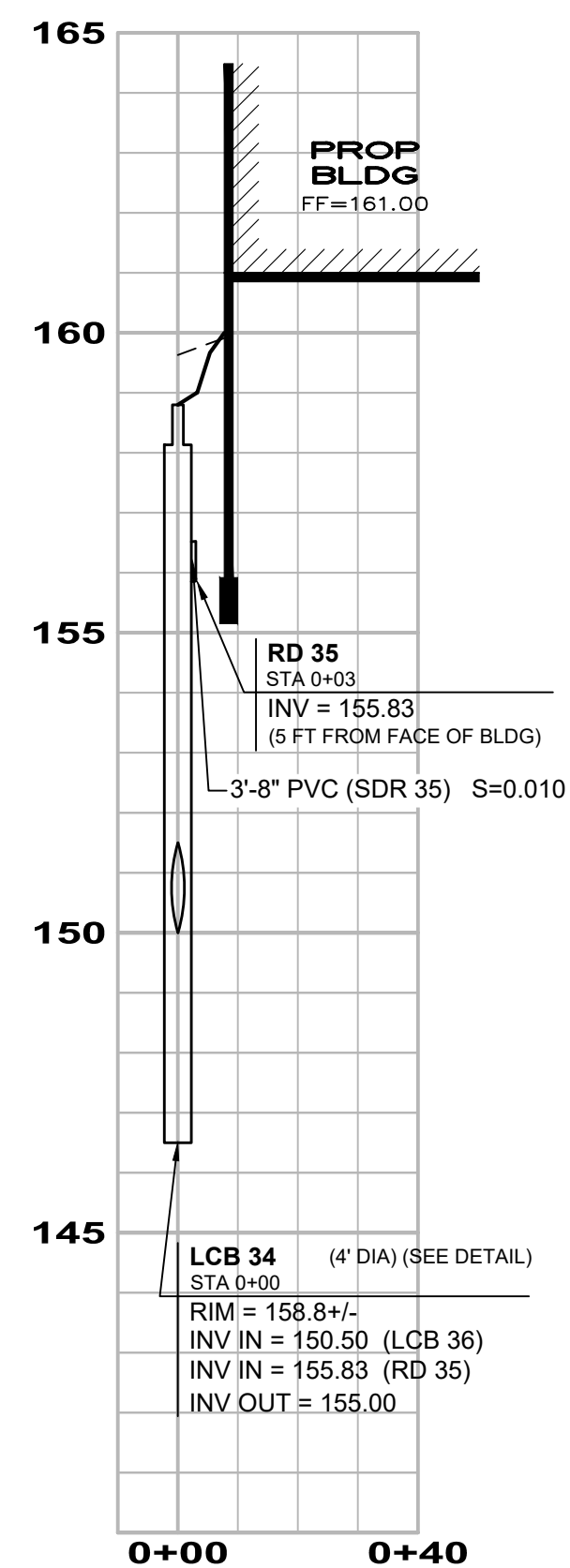
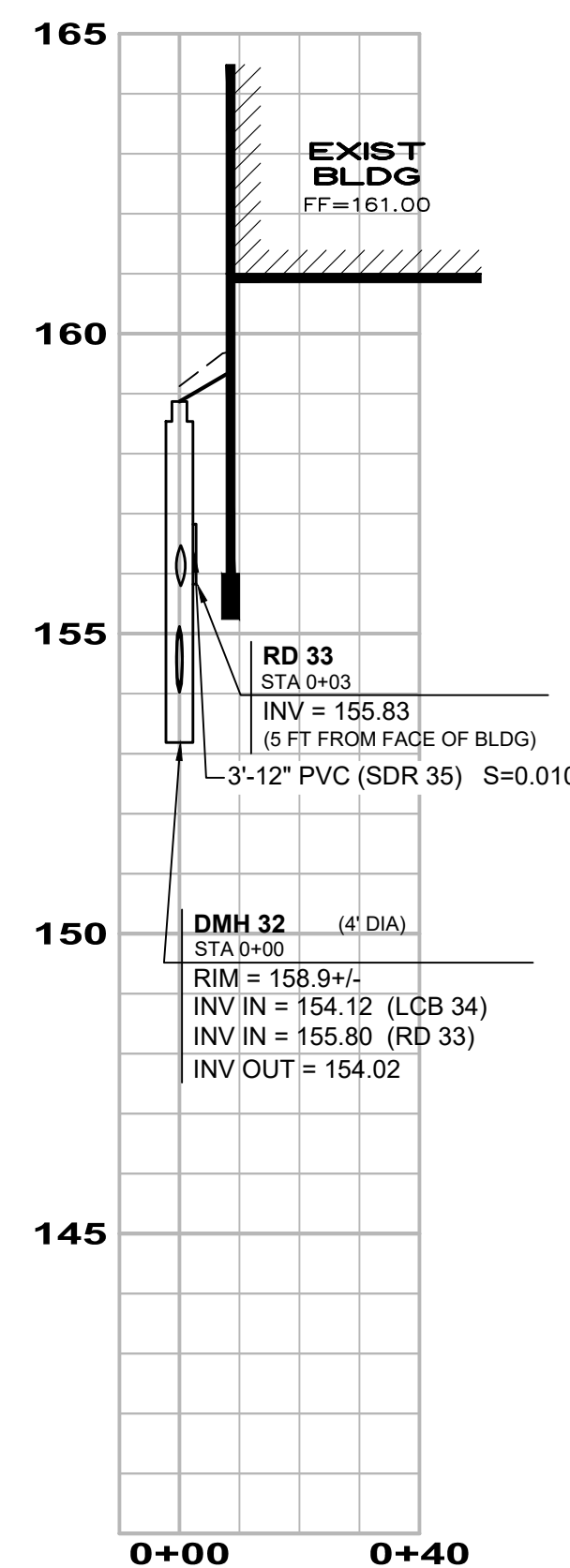
CONDITION I



CONDITION II

NOTE:
PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL DIG TEST PITS TO VERIFY THE EXACT LOCATION, SIZE AND ELEVATION OF THE EXISTING SANITARY SEWER LINE AND REPORT IT TO THE ENGINEER. FINAL ADJUSTMENTS TO THE WATER LINE/SEWER LINE CROSSING DETAIL CAN BE MADE AT THAT TIME.

SEWER PIPE / WATER MAIN INTERSECTION RUNS - ELEV. VIEW
NOT TO SCALE



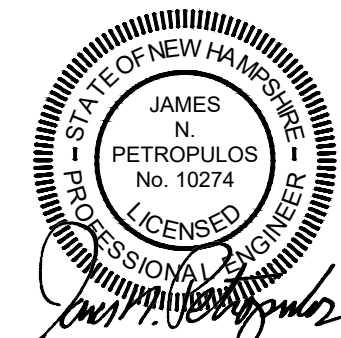
STORMWATER MANAGEMENT AREA 'C' INFILTRATION TRENCH DETAIL
NOT TO SCALE

NOTES

- STRUCTURE DIAMETERS AS SHOWN ON DRAINAGE PROFILES ARE CONSIDERED TO BE MINIMUM INSIDE DIMENSIONS. ALL STRUCTURES SHALL BE A MINIMUM INSIDE DIAMETER OF 48" UNLESS OTHERWISE INDICATED. LARGER STRUCTURES MAY BE NECESSARY DUE TO ALIGNMENT AND/OR PIPE SIZES. STRUCTURE MANUFACTURER SHALL DETERMINE FINAL SIZE.
- PIPE LENGTHS ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- EXTERIOR FOUNDATION WALLS AND FOOTINGS AS SHOWN ARE APPROXIMATE.
- VERTICAL DATUM IS NGVD29 (SEE NOTE 4 ON SHEET 2).
- THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION AND ELEVATION OF THE EXISTING SEWER SERVICE PIPE. THE INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION.

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
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1	03/08/22	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
No.	DATE	REVISION	BY

UTILITY PROFILES (MAP 209, LOT 4)
PROPOSED BUILDING ADDITIONS
22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800

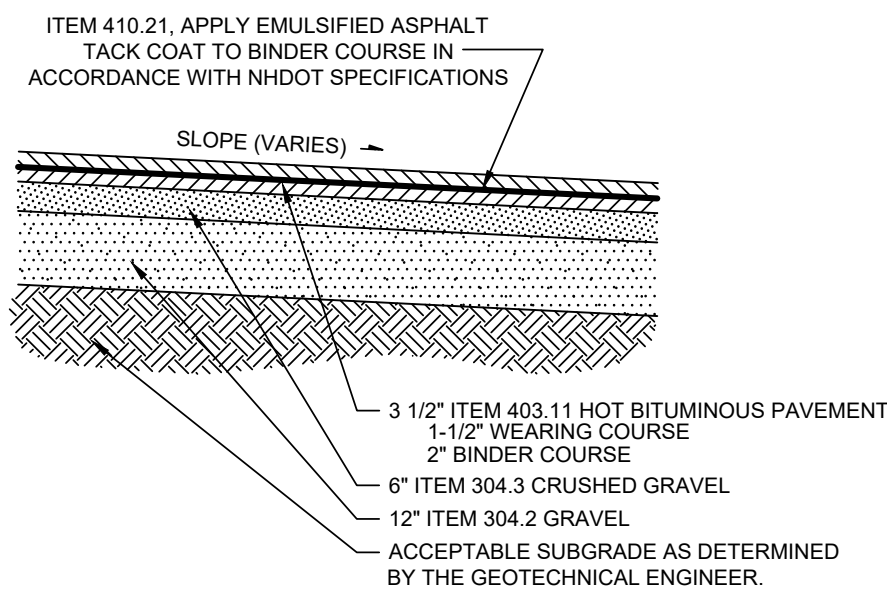
SCALE: 1"=30 Feet
1"=9.144 Meters

30 0 30 60 90 120 FEET
15 0 15 30 METERS

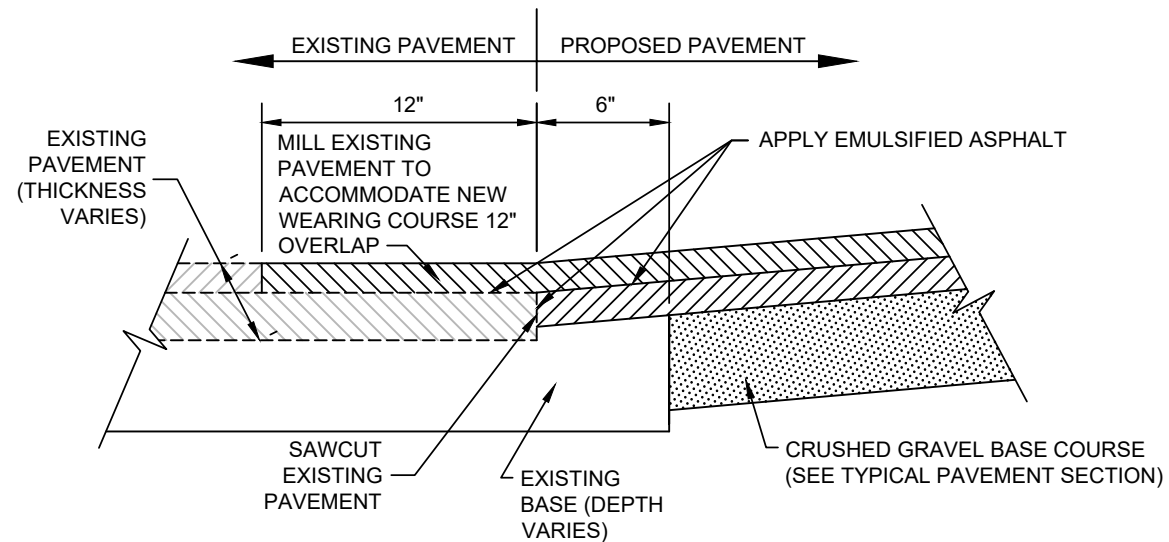
27 JANUARY 2022

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3 Congress Street Nashua, NH 03062 (603) 883-2057
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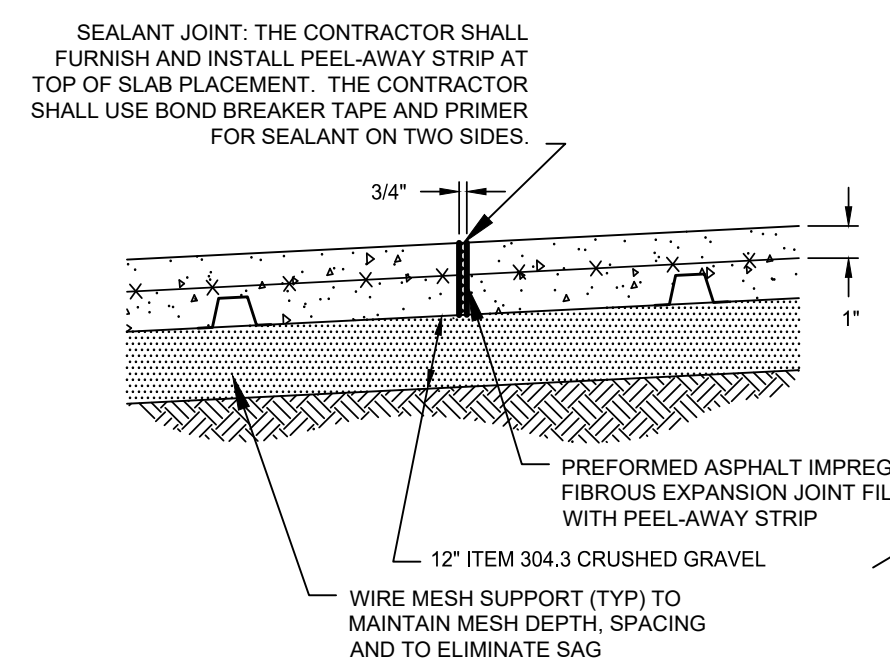
FIELD BOOK: 1234	DRAWING NAME: 5734 SITE-FY21	5734	8 OF 15
DRAWING LOC.: \\5000\5734\DWG\5734 SITE 2021		File Number	Sheet



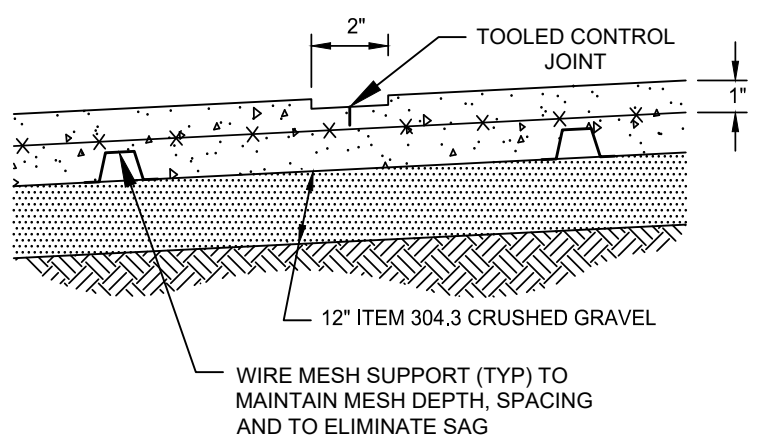
TYPICAL PAVEMENT SECTION
NOT TO SCALE



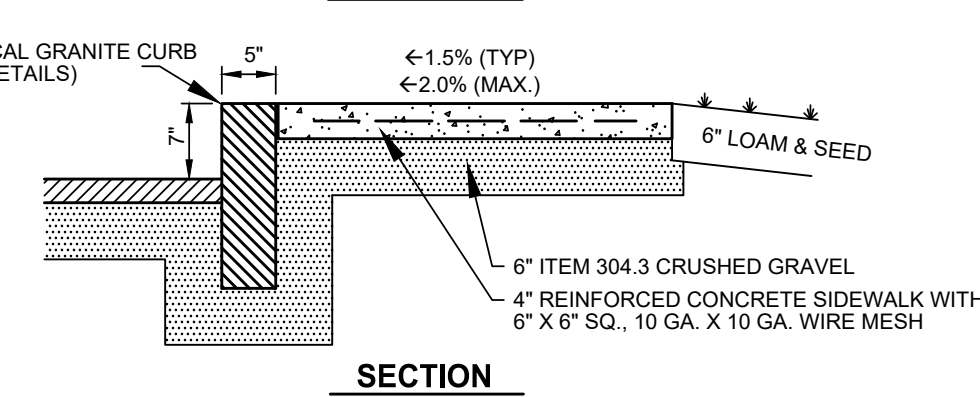
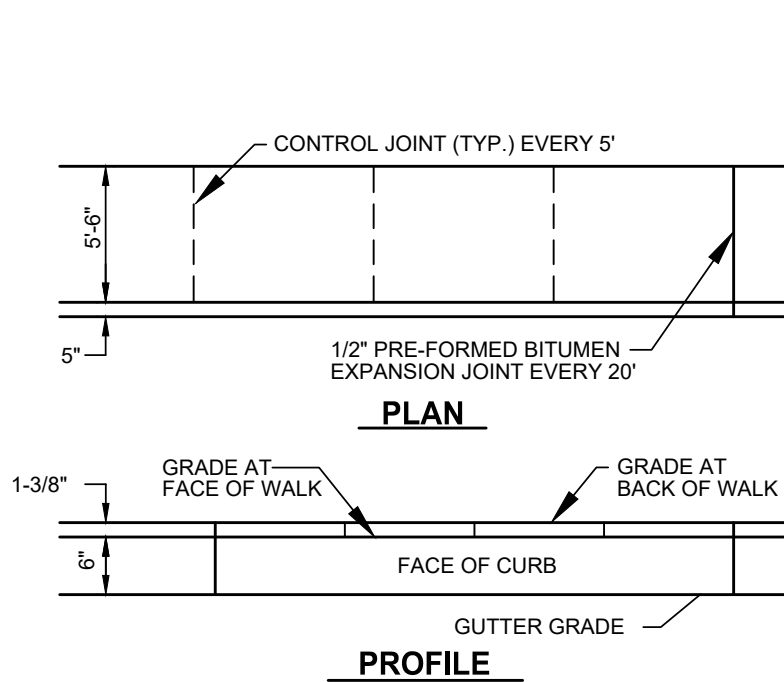
SAWCUT PAVEMENT DETAIL
NOT TO SCALE



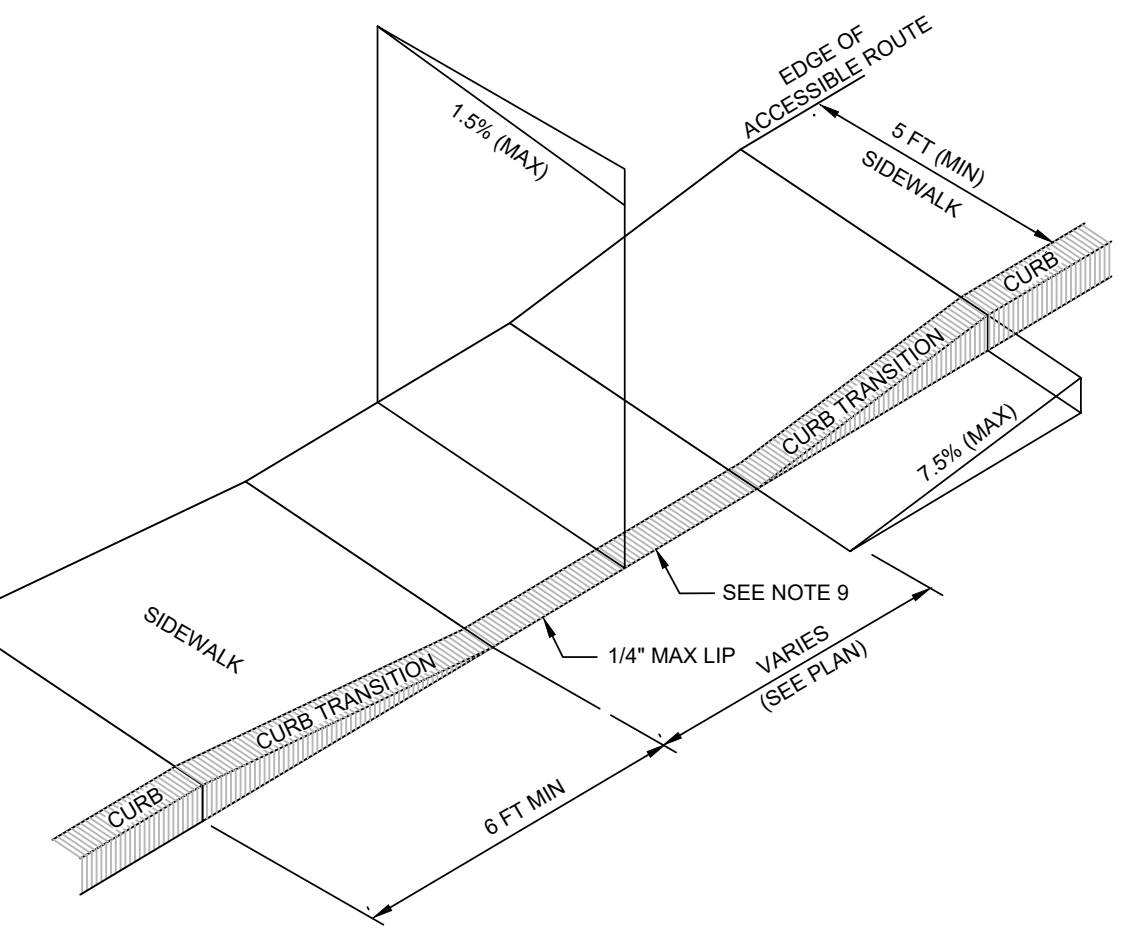
SIDEWALK EXPANSION JOINT DETAIL
NOT TO SCALE



CONCRETE CONTROL JOINT DETAIL
NOT TO SCALE

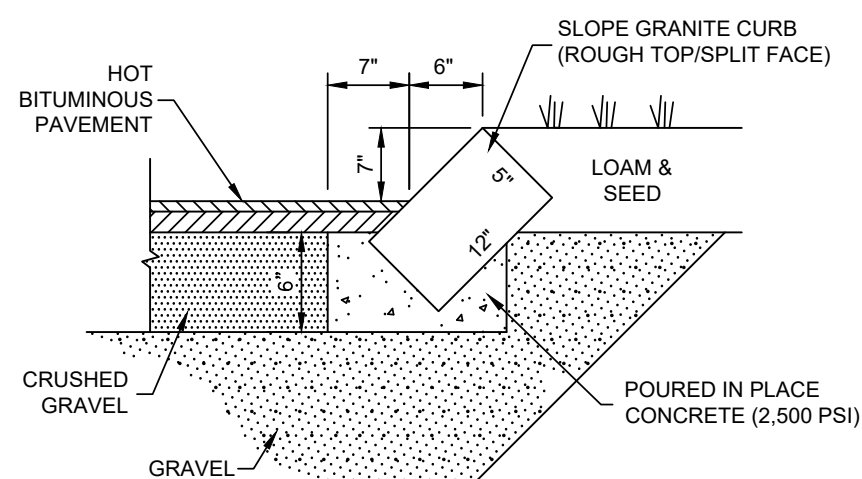


VERTICAL GRANITE CURB AND REINFORCED CONCRETE SIDEWALK DETAIL
NOT TO SCALE

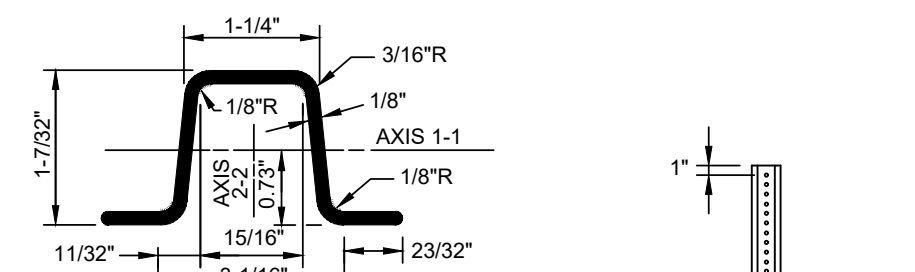


- NOTES:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
 5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5 FT IN WIDTH (EXCLUDING CURB) A 5 FT X 5 FT PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS PAVEMENT.

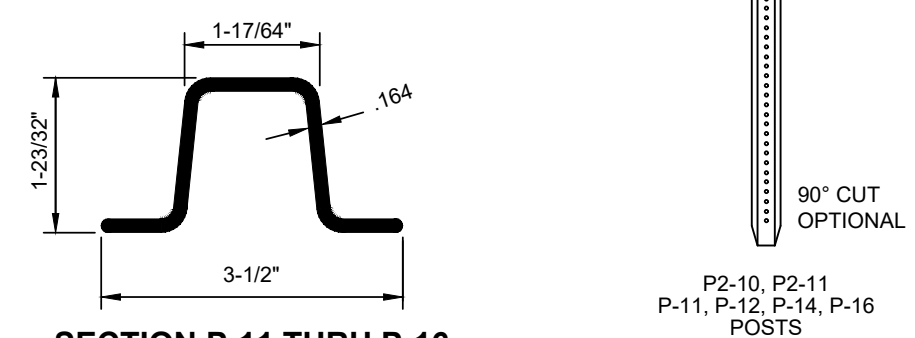
HANDICAP ACCESSIBLE CURB RAMP DETAIL
NOT TO SCALE



SLOPE GRANITE CURB DETAIL
NOT TO SCALE



SECTION P2-10, P2-11
LENGTH: P2-10, 10'-0"; P2-11, 11'-0"
WEIGHT PER LINEAR FOOT: 3.00 LBS
HOLES: 3/8" DIA. 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-5761 (GRADE 1070-1080).
FINISH: SHALL BE PAINTED WITH TWO COATS OF BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING. PAINT SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

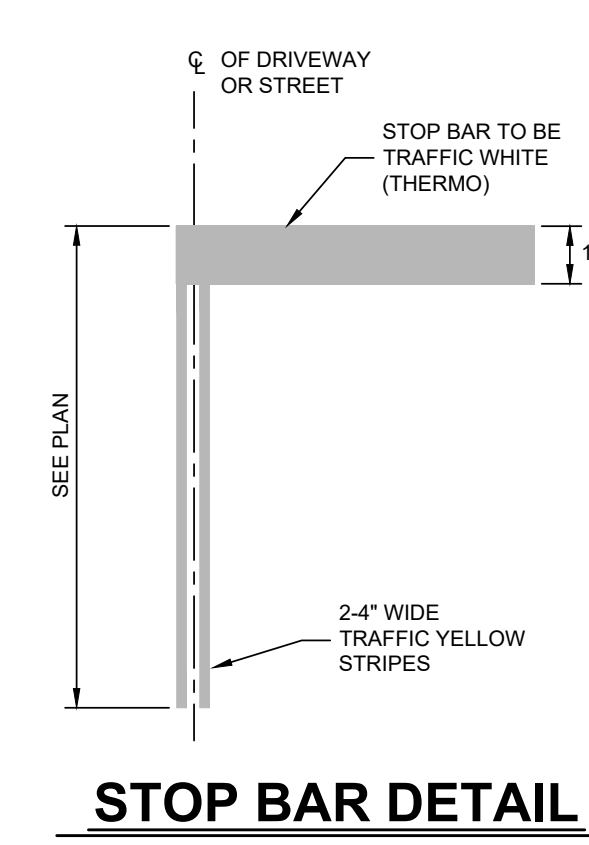


SECTION P-11 THRU P-16
LENGTH: P-11, 11'-0"; P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0"
WEIGHT PER LINEAR FOOT: 3.00 LBS
STEEL: SAME AS FOR P2-10, P2-11
FINISH: SAME AS FOR P2-10, P2-11
DIMENSIONS SHOWN ARE NOMINAL. ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

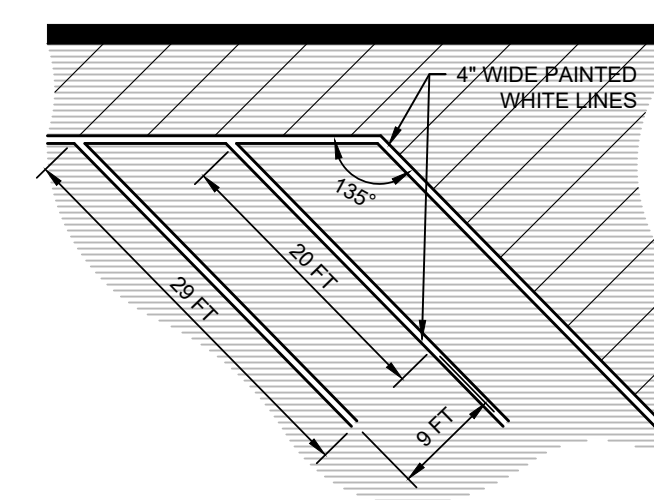
TRAFFIC SIGN SUPPORT DETAIL
NOT TO SCALE



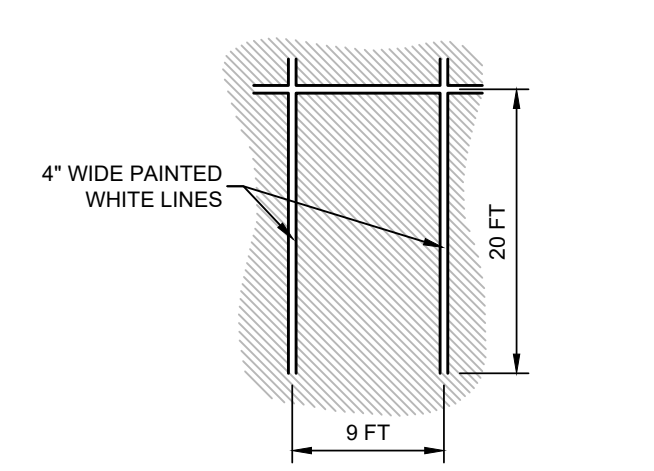
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



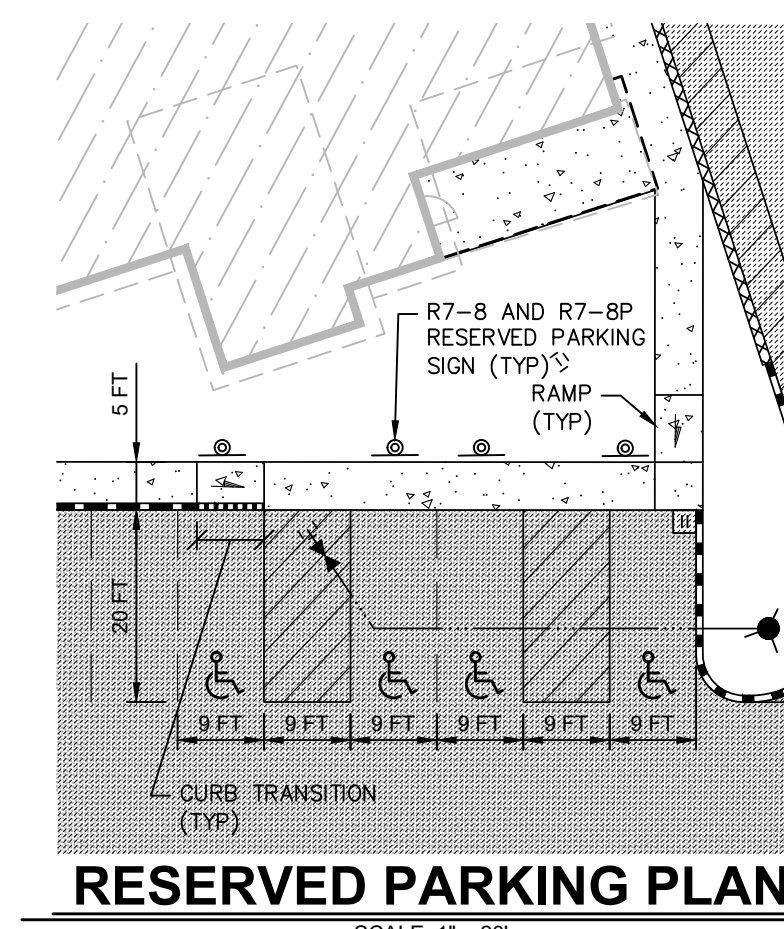
STOP BAR DETAIL
NOT TO SCALE



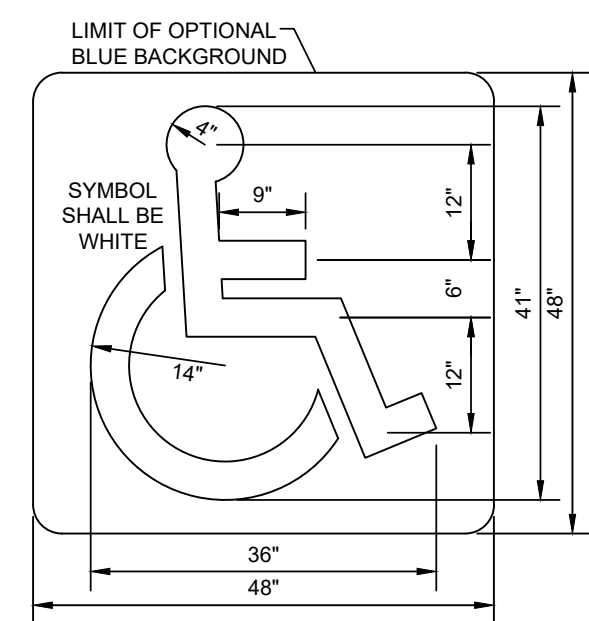
TYP. PARKING STALL DETAIL
NOT TO SCALE



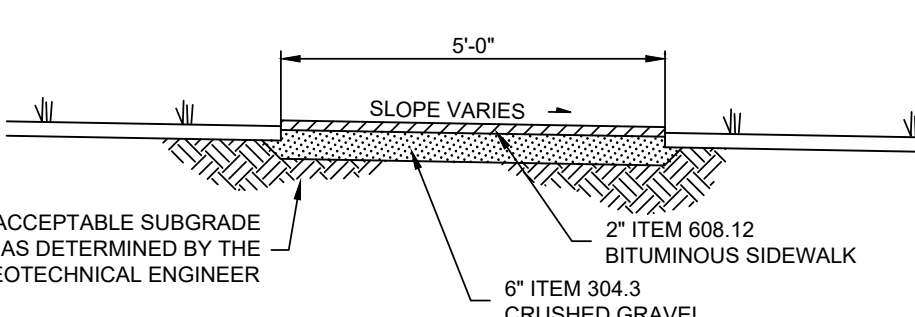
TYP. PARKING STALL DETAIL
NOT TO SCALE



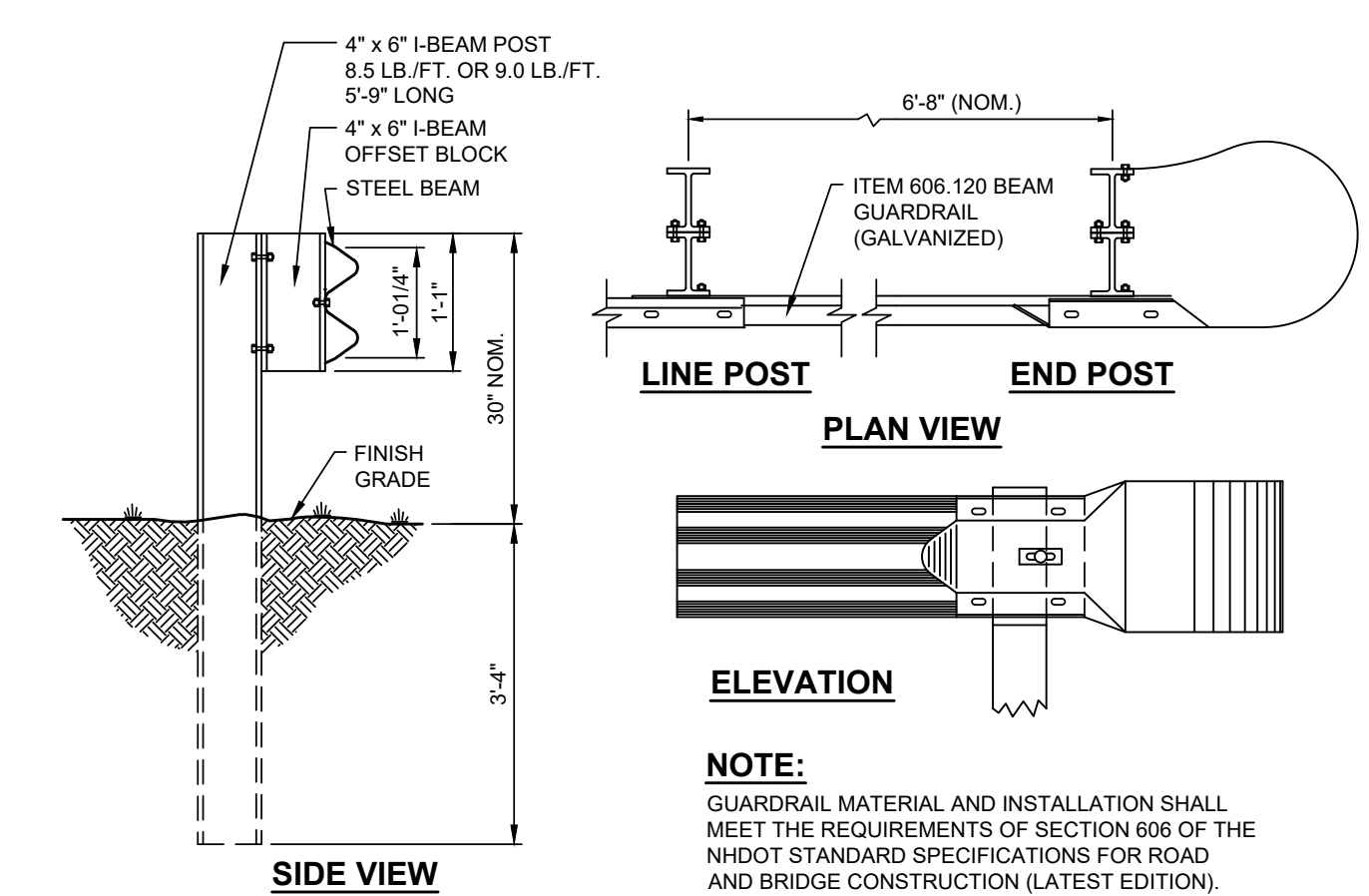
RESERVED PARKING PLAN
SCALE: 1" = 20'



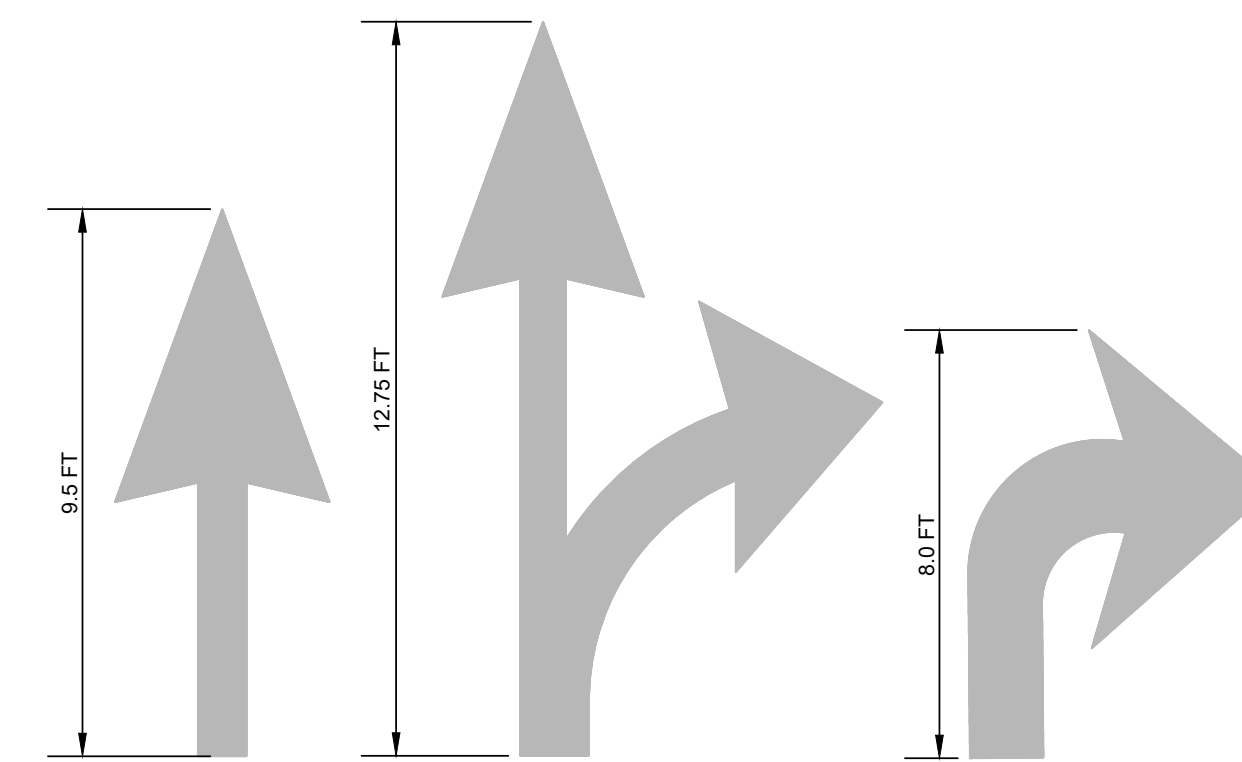
ACCESSIBLE PARKING SPACE PAVEMENT MARKING
NOT TO SCALE



TYPICAL SECTION BITUMINOUS SIDEWALK
NOT TO SCALE



STEEL POST GUARDRAIL DETAIL
NOT TO SCALE



PAINTED TRAFFIC ARROWS DETAIL
NOT TO SCALE

No.	DATE	REVISION	BY
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DETAIL SHEET - GENERAL SITE
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PREPARED FOR/RECORD OWNER:
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2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800

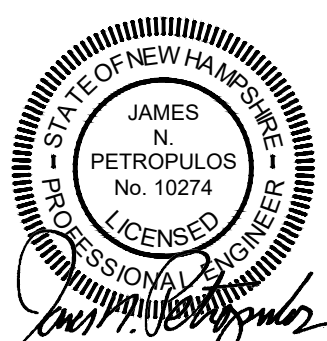
SCALE AS SHOWN

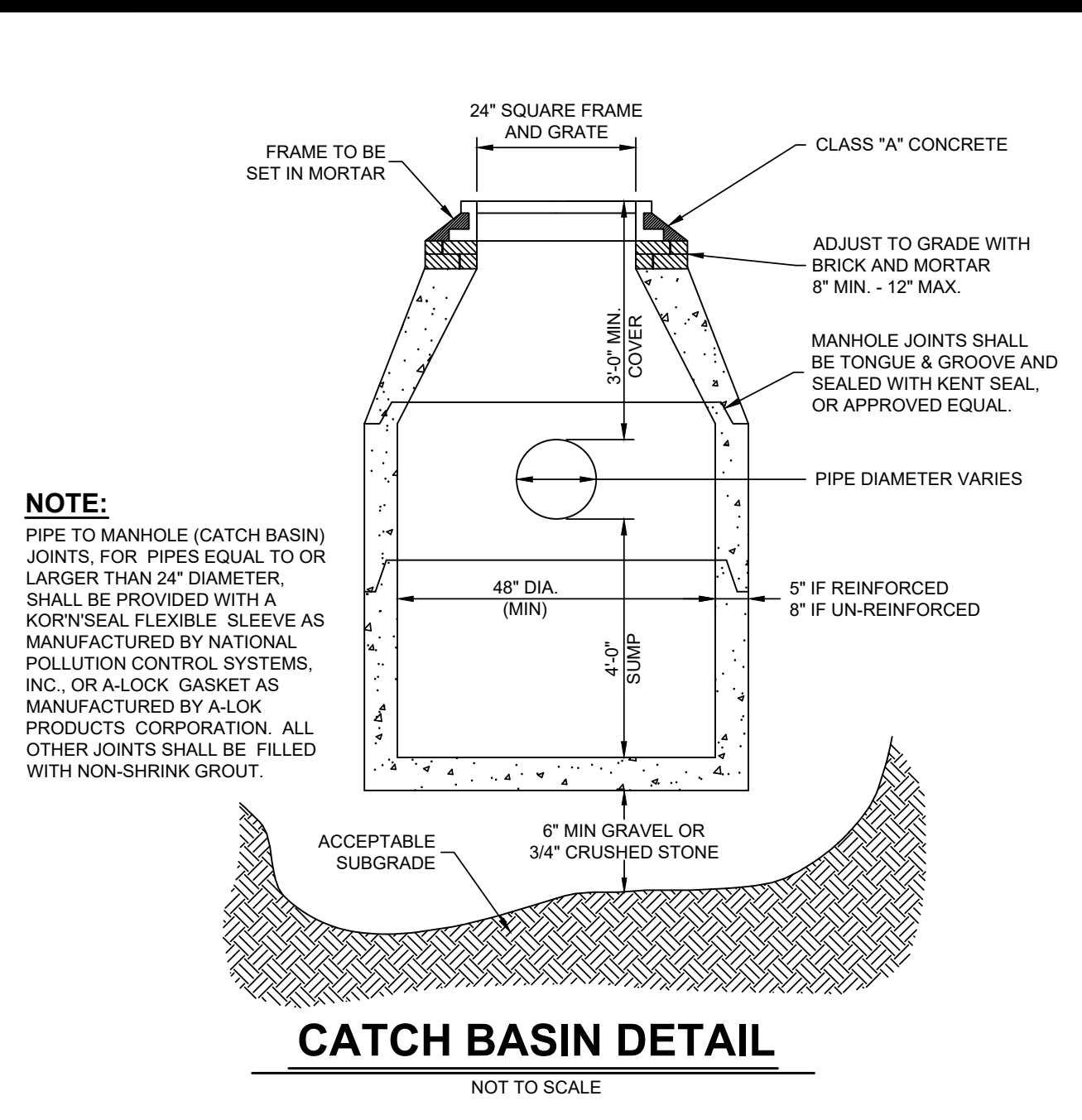
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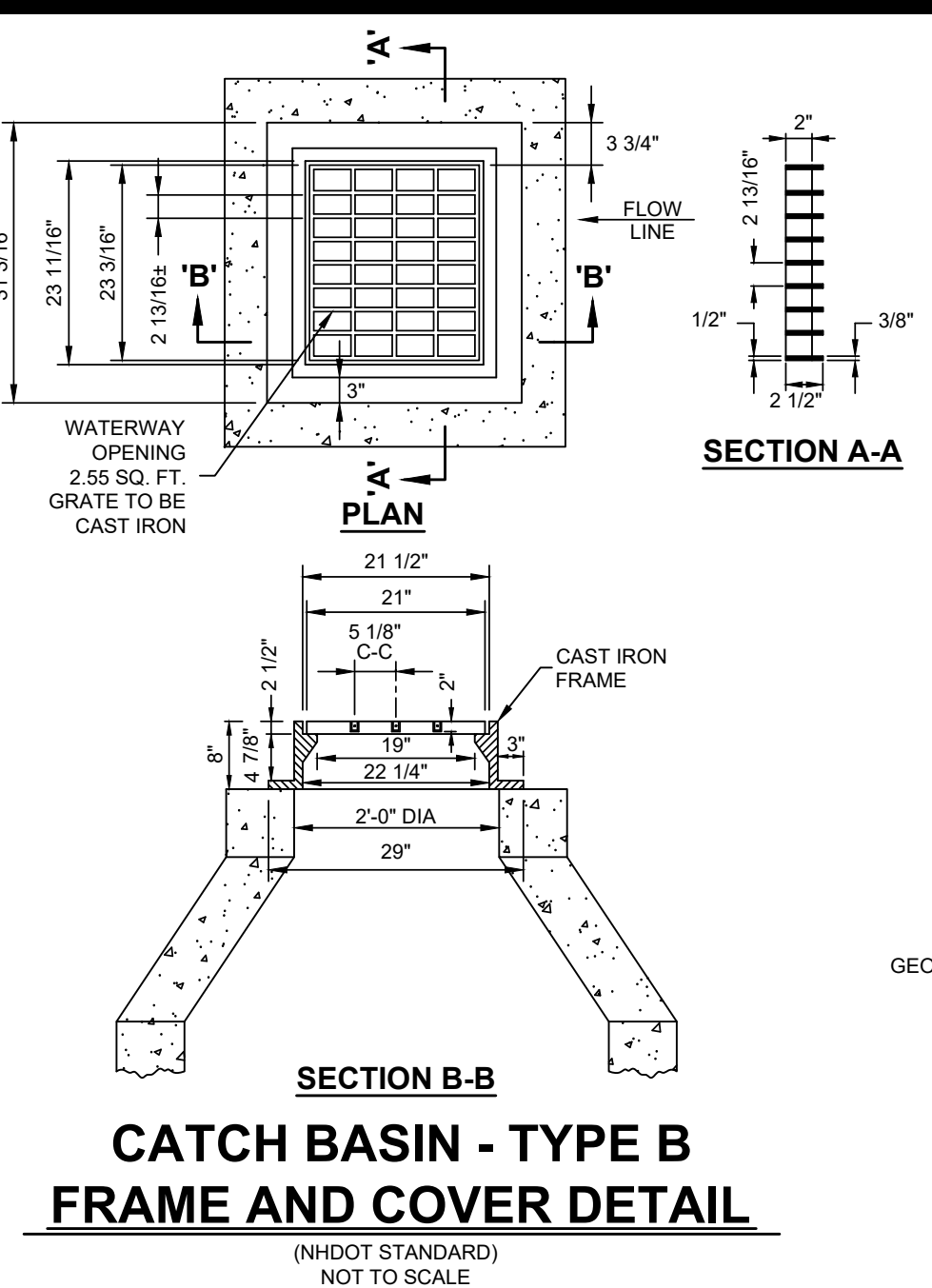
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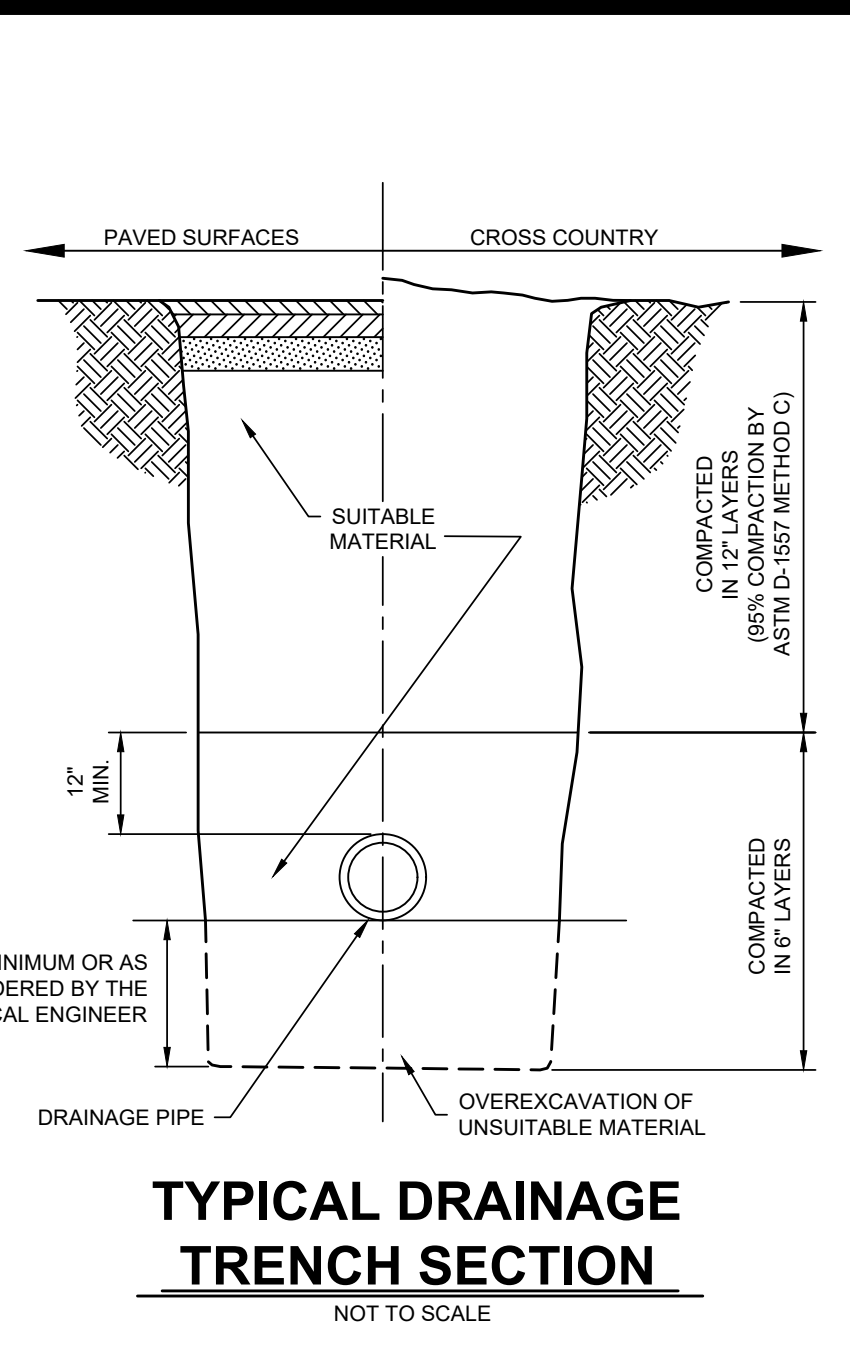




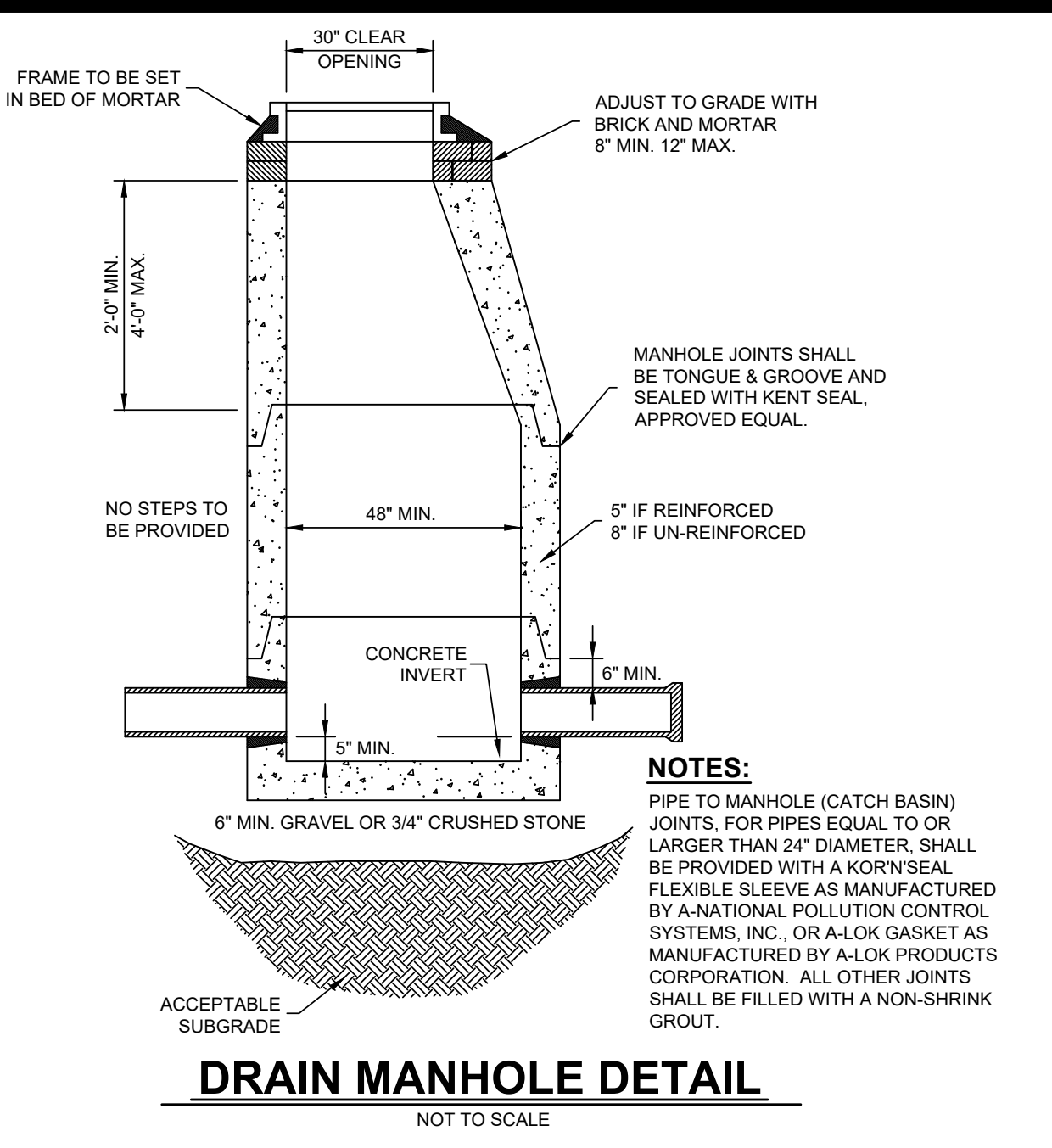
CATCH BASIN DETAIL
NOT TO SCALE



CATCH BASIN - TYPE B FRAME AND COVER DETAIL
(NHDOT STANDARD)
NOT TO SCALE

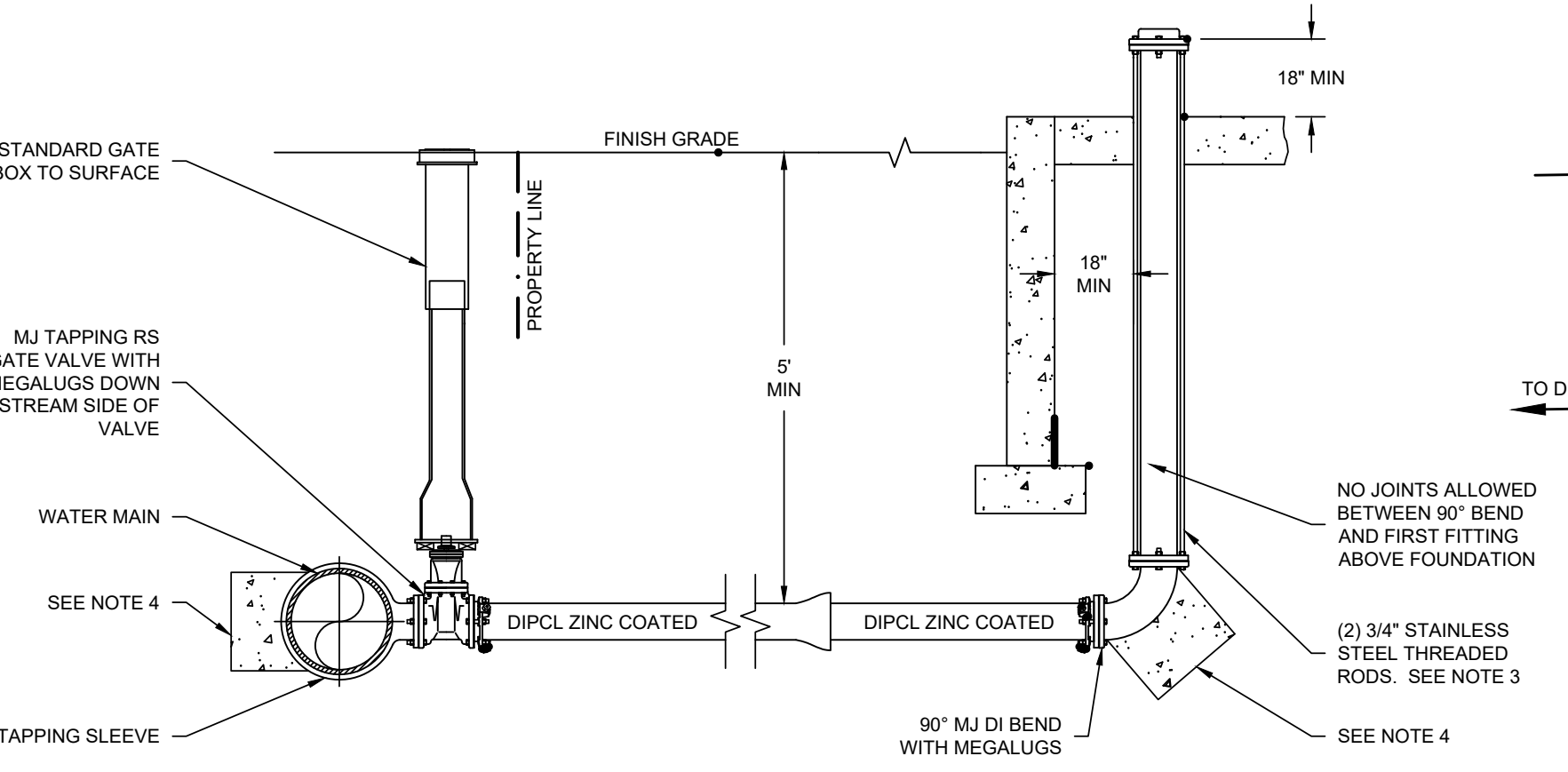


TYPICAL DRAINAGE TRENCH SECTION
NOT TO SCALE



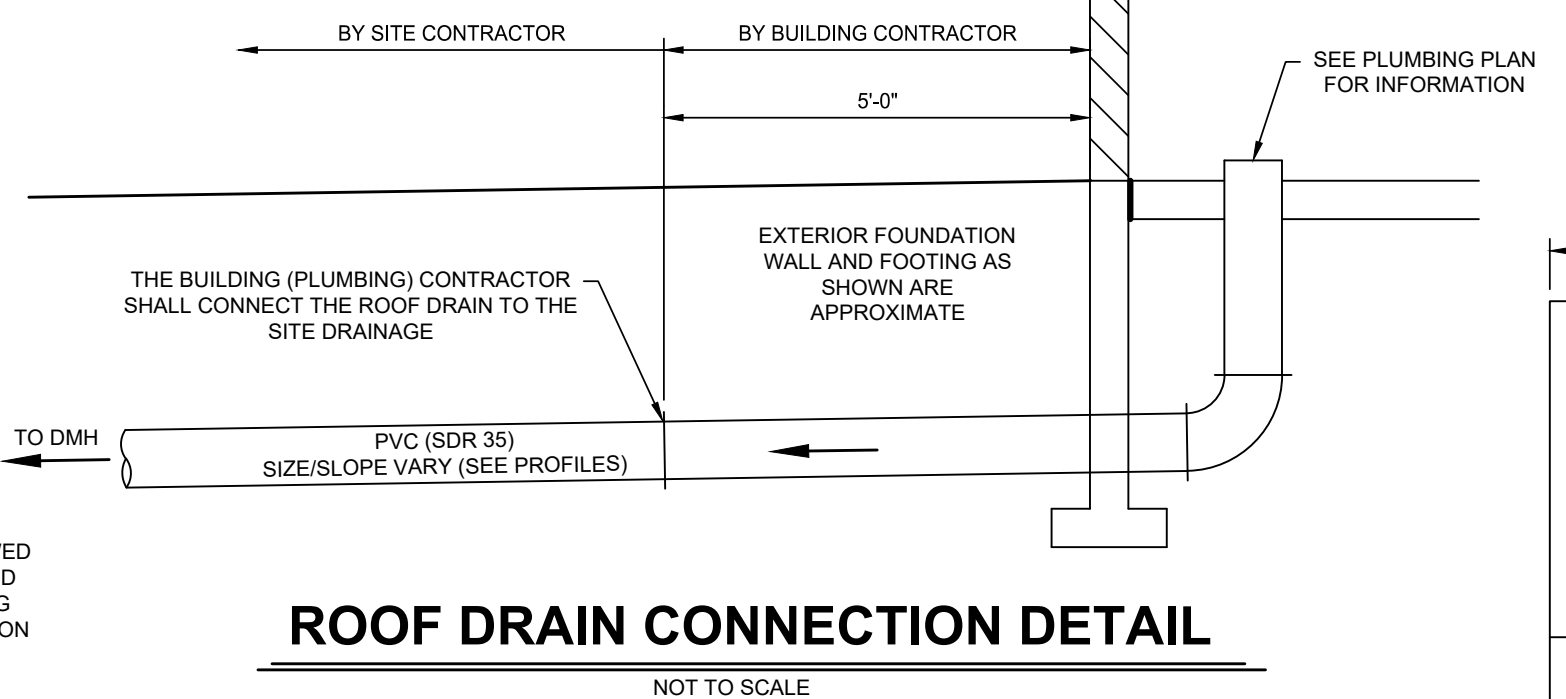
DRAIN MANHOLE DETAIL
NOT TO SCALE

DIA. A	B	C	DIA. D	E	WEIGHT PER SECTION
12"	4'-0"	18"	18"	4'-3"	3,000 LBS
15"	4'-3"	18"	22"	6'-0"	4,500 LBS
18"	4'-6"	18"	26"	7'-0"	5,530 LBS
24"	4'-6"	15"	34"	7'-0"	5,035 LBS

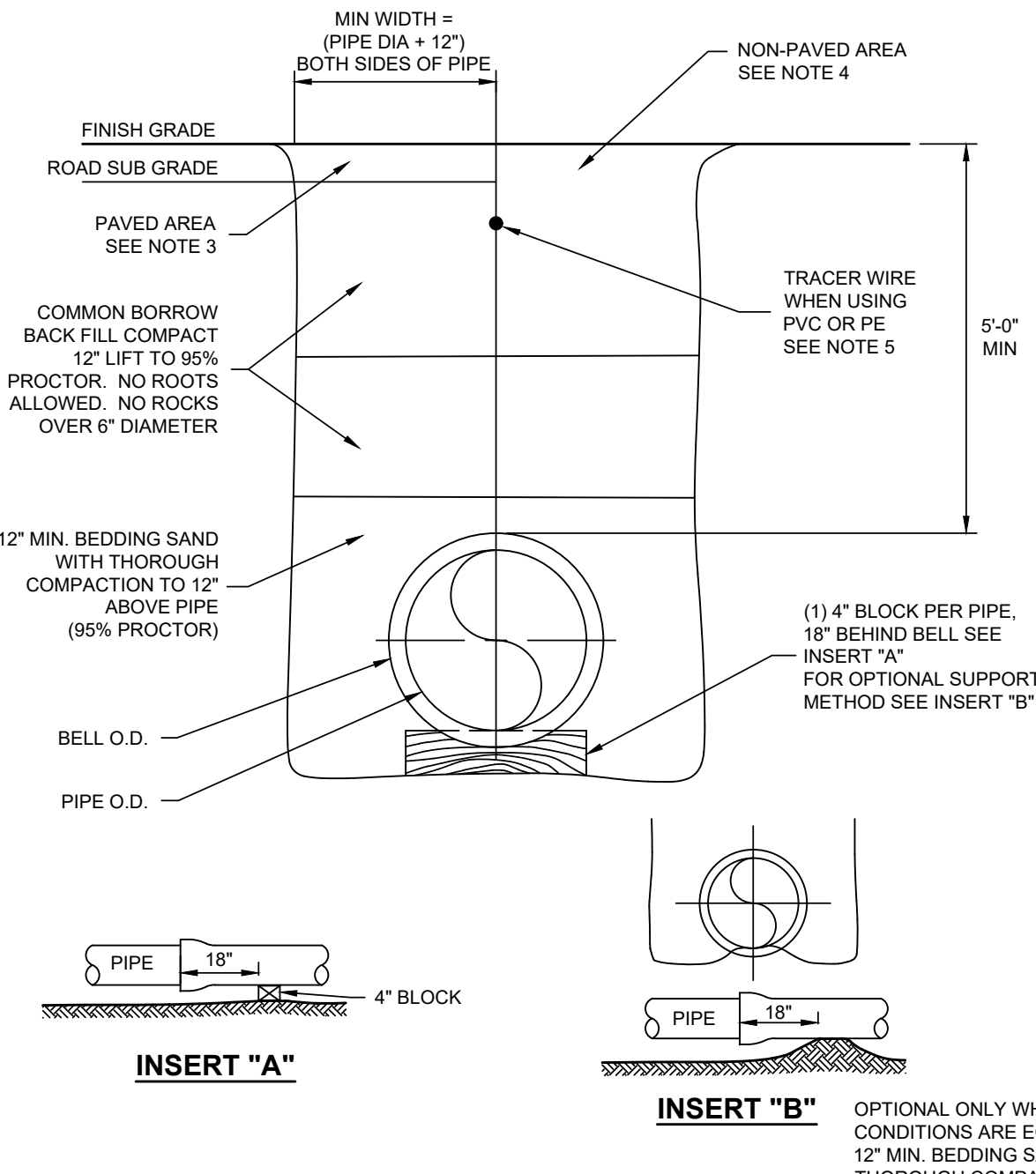


TYPICAL FIRE SERVICE INSTALLATION DETAIL
NOT TO SCALE

- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TOWN OF HUDSON WATER DEPARTMENT TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
 3. 3/4" S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 12" LIFT TO 95% PROCTOR. NO ROOTS ALLOWED. NO ROCKS OVER 6" DIAMETER.
 4. MIN 2'X2'X3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH TOWN OF HUDSON WATER DEPARTMENT APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN.

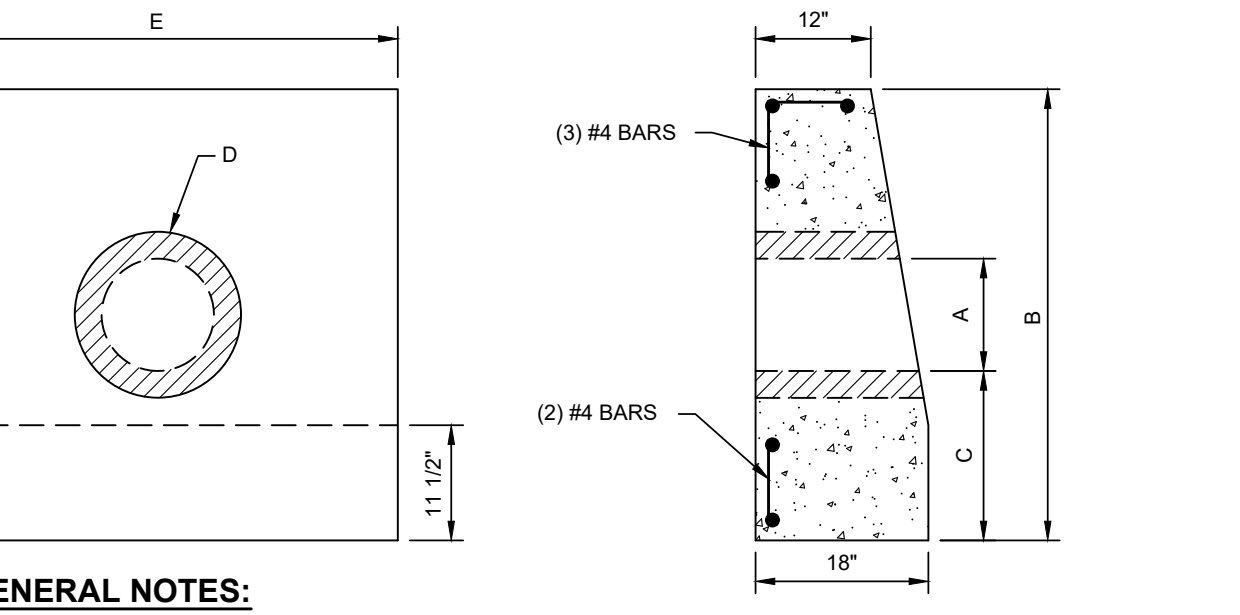


ROOF DRAIN CONNECTION DETAIL
NOT TO SCALE

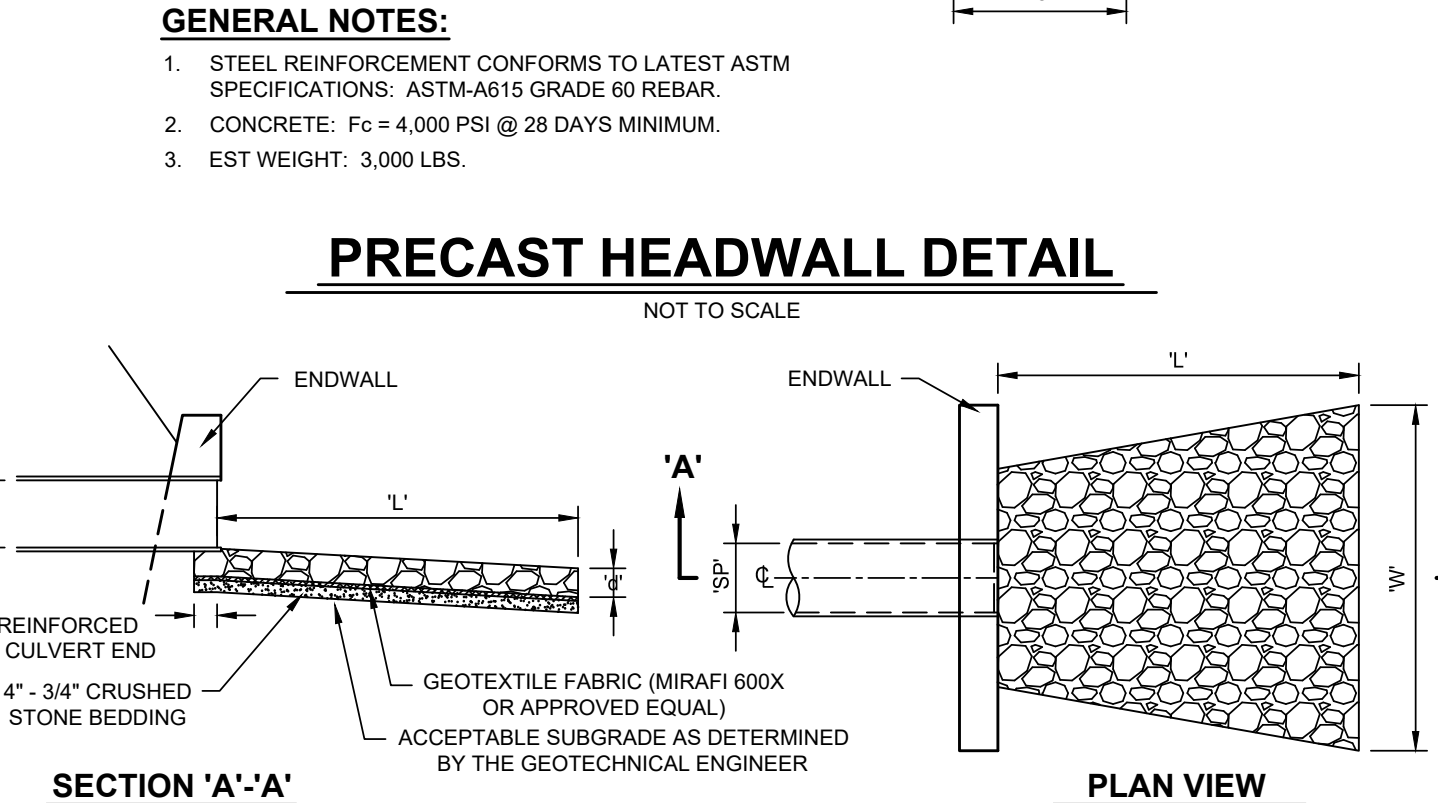


TYPICAL WATER TRENCH DETAIL
NOT TO SCALE

- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TOWN OF HUDSON WATER DEPARTMENT TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
 4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
 5. USE 10-GAUGE SOLID-CORE COATED BLUE TRACER WIRE PER TOWN OF HUDSON WATER DEPARTMENT TECHNICAL SPECIFICATIONS.

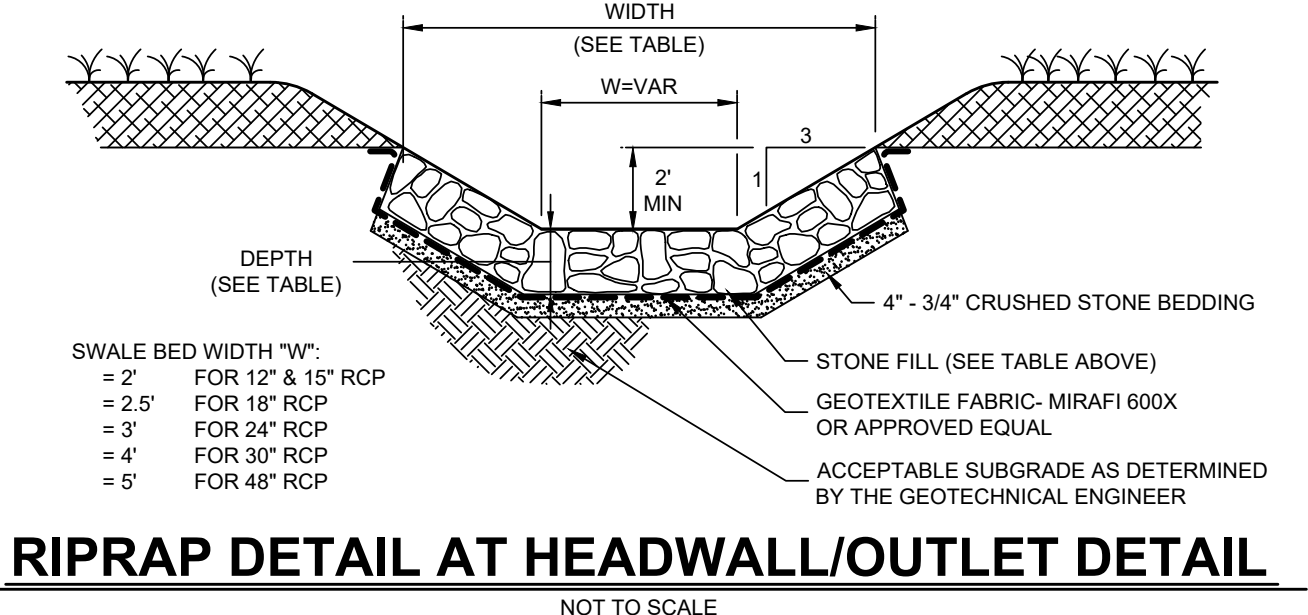


PRECAST HEADWALL DETAIL
NOT TO SCALE

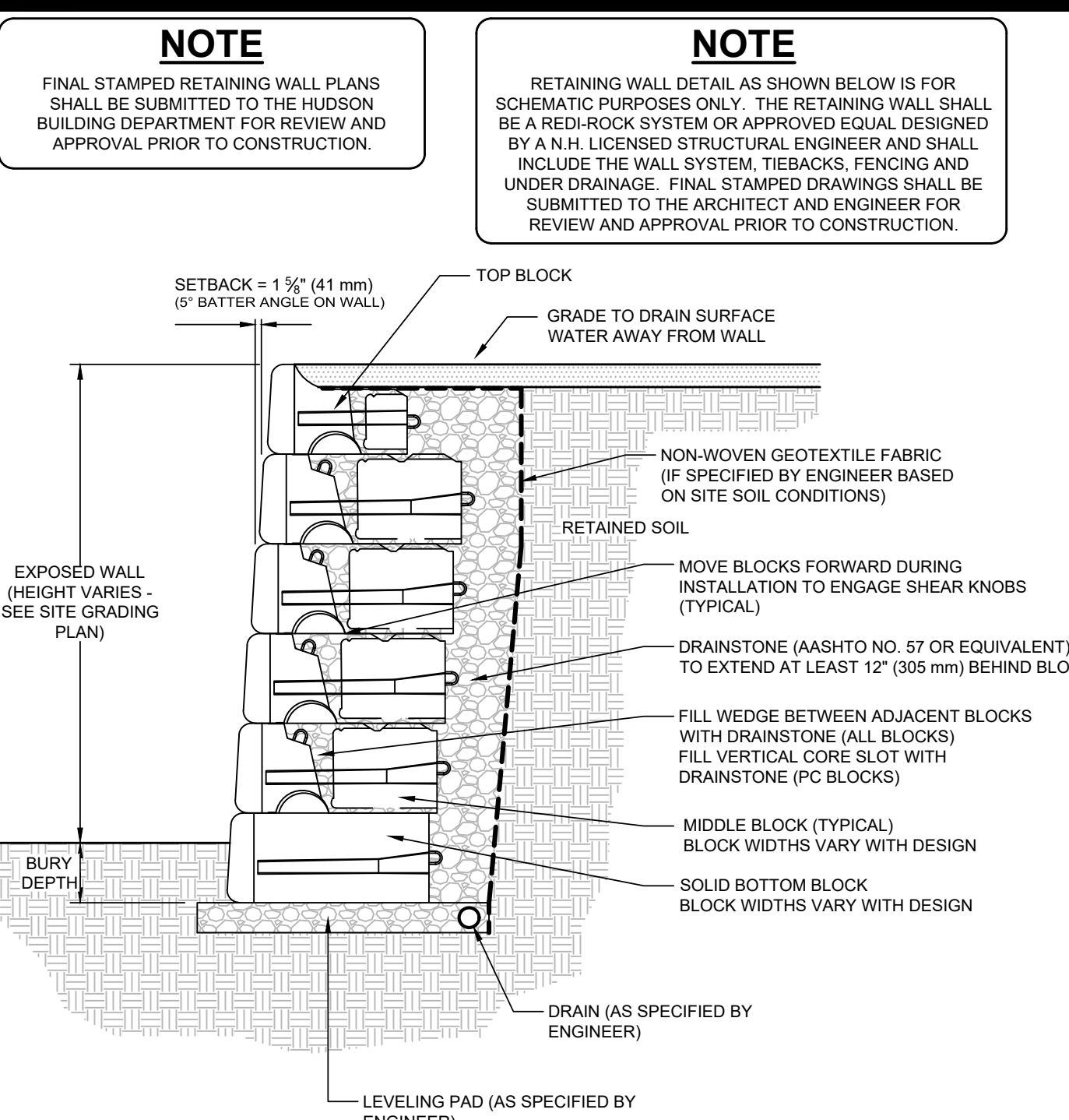


RIPRAP OUTLET PROTECTION SPECIFICATION TABLE

LOCATION	WIDTH (W) (FT)	LENGTH (L) (FT)	DEPTH (D) (FT)	# 50 (IN)	DIAMETER (SP) (IN)	MATERIAL
ENDWALL 2	12	27	1.25	4	12	ITEM 585.1 RIP RAP CLASS I

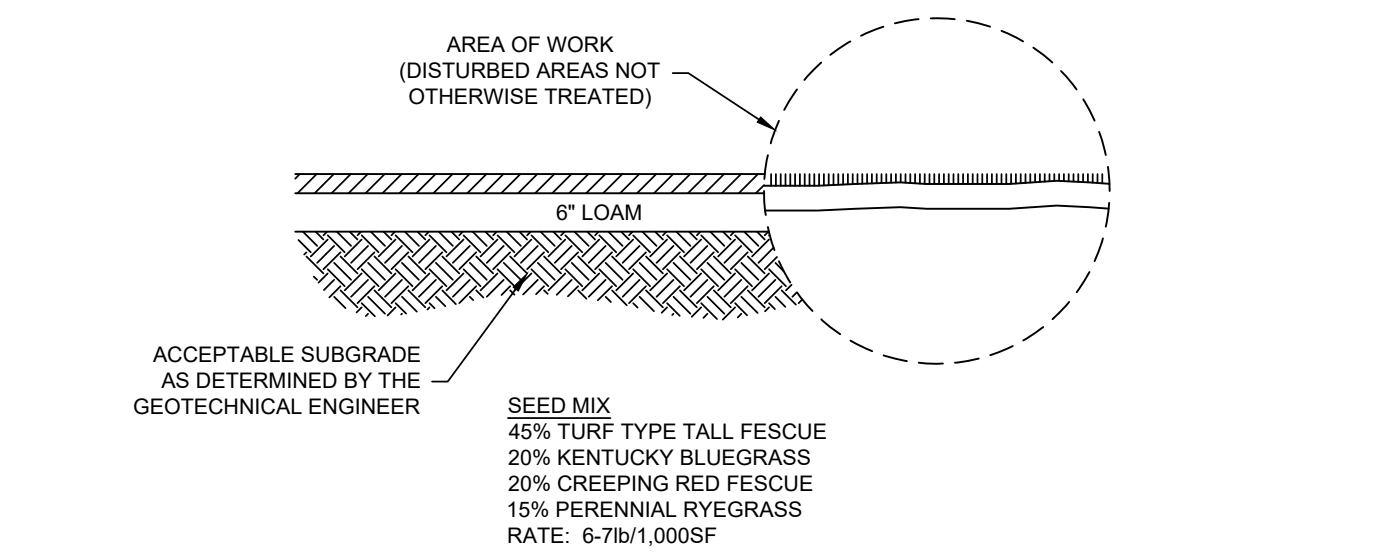


RIPRAP DETAIL AT HEADWALL/OUTLET DETAIL
NOT TO SCALE



RETAINING WALL DETAIL
NOT TO SCALE

- NOTE:**
THIS DRAWING IS FOR REFERENCE ONLY. DETERMINATION OF THE SUITABILITY AND/OR MANNER OF USE OF ANY DETAILS CONTAINED IN THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER OF RECORD. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.



LOAM AND SEED DETAIL
NOT TO SCALE

No.	DATE	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
1	03/08/22		

DETAIL SHEET - GENERAL SITE (MAP 209, LOT 4)
PROPOSED BUILDING ADDITIONS
22 FRIARS DRIVE
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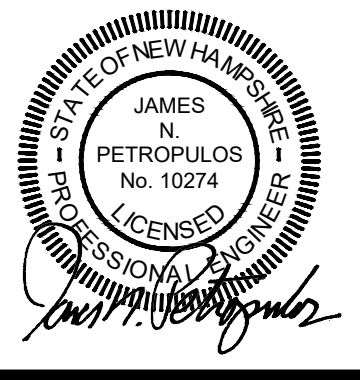
SCALE AS SHOWN

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TEST PIT LOGS

HSI #5734
MAP 209 LOT 4
INTEGRA BIOSCIENCES CORP.
22 FRIARS DRIVE
HUDSON, NH

TEST PITS: FOR DRAINAGE
WEATHER: 34" CLEAR
EQUIPMENT: KUBOTA KX161-3 MINI EXCAVATOR
LOGGED BY: PAUL CARIDEO, NHDES PERMIT #68

TEST PIT # 1 DATE: 12/28/21

0-14" 10YR 3/3, DARK BROWN, SANDY LOAM FILL, FINE GRANULAR, VERY FRIABLE WITH FEW ROOTS
14-96" 10YR 5/4, YELLOWISH BROWN, MEDIUM SAND, SINGLE GRAIN, LOOSE WITH FEW ROOTS TO 38"

ESHW: NONE OBSERVED OWT: NONE ROOTS: 38' LEDGE: NONE

TEST PIT # 2 DATE: 12/28/21

0-4" 10YR 3/3, DARK BROWN, SANDY LOAM FILL, FINE GRANULAR, VERY FRIABLE WITH FEW ROOTS
4-8" 10YR 3/2, VERY DARK GRAYISH BROWN, FINE SANDY LOAM, WEAK FINE GRANULAR, VERY FRIABLE WITH MANY ROOTS
8-20" 10YR 5/6, YELLOWISH BROWN, SANDY LOAM, FINE GRANULAR, VERY FRIABLE WITH COMMON ROOTS
20-36" 10YR 5/3, BROWN, MEDIUM SAND, SINGLE GRAIN, LOOSE WITH FEW ROOTS
36-88" 10YR 5/4, YELLOWISH BROWN, MEDIUM SAND, SINGLE GRAIN, LOOSE WITH FEW ROOTS
88-96" 10YR 6/3, LIGHT YELLOWISH BROWN, GRAVELLY SAND, 15% ROUNDED COBBLES, 10% GRAVEL, SINGLE GRAIN, LOOSE WITH FEW ROOTS TO 90"

ESHW: NONE OBSERVED OWT: NONE ROOTS: 90' LEDGE: NONE

TEST PIT # 3 DATE: 12/28/21

0-8" 10YR 3/3, DARK BROWN, FINE SANDY LOAM FILL, WEAK FINE GRANULAR, VERY FRIABLE WITH MANY ROOTS
8-14" 10YR 3/2, VERY DARK GRAYISH BROWN, FINE SANDY LOAM, MASSIVE, VERY FRIABLE WITH MANY ROOTS
14-30" 10YR 5/8, YELLOWISH BROWN, SANDY LOAM, FINE GRANULAR, FRIABLE WITH COMMON ROOTS
30-76" 10YR 5/4, YELLOWISH BROWN, MEDIUM SAND, SINGLE GRAIN, LOOSE WITH FEW ROOTS TO 42" AND 7.5YR 5/6, STRONG BROWN, COMMON, DISTINCT REDOXIMORPHIC FEATURES AT 72"
76-80" 10YR 6/3, LIGHT YELLOWISH BROWN, MEDIUM SAND, SINGLE GRAIN, FIRM WITH 5YR 5/8, YELLOWISH RED REDOXIMORPHIC FEATURES THROUGHOUT
80-96" 10YR 6/2, LIGHT GRAYISH BROWN, VERY FINE SAND, MASSIVE, FIRM WITH 5YR 4/6, YELLOWISH RED REDOXIMORPHIC FEATURES THROUGHOUT

ESHW: 72" OWT: 78" ROOTS: 42' LEDGE: NONE

TEST PIT # 4 DATE: 12/28/21

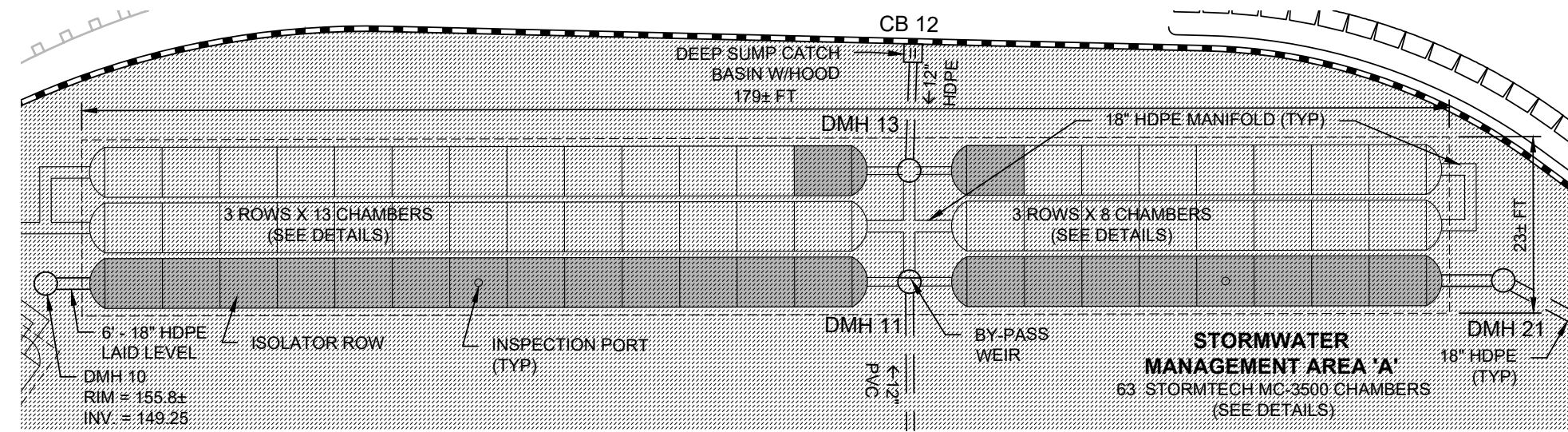
0-6" 10YR 3/3, DARK BROWN, SANDY LOAM FILL, GRANULAR, VERY FRIABLE WITH FEW ROOTS
6-20" 10YR 7/4, VERY PALE BROWN, CRUSHED GRAVEL FILL, 25% ANGULAR COBBLES, 20% GRAVEL, GRANULAR, LOOSE WITH FEW ROOTS
20-42" 10YR 5/4, YELLOWISH BROWN, MEDIUM SAND, SINGLE GRAIN, LOOSE WITH FEW ROOTS TO 30"
42-76" 10YR 6/3, LIGHT YELLOWISH BROWN, FINE SAND, FINE GRANULAR, FIRM IN PLACE-FRIABLE REMOVED WITH 7.5YR 5/8, STRONG BROWN, COMMON, DISTINCT REDOXIMORPHIC FEATURES AT 72"
80-96" 10YR 5/3, BROWN, GRAVELLY SAND, 15% ROUNDED COBBLES, 10% GRAVEL, SINGLE GRAIN, LOOSE WITH 7.5YR 5/8, STRONG BROWN, COMMON, DISTINCT REDOXIMORPHIC FEATURES THROUGHOUT

ESHW: 72" OWT: 78" ROOTS: 30' LEDGE: NONE

LOCATION	INLET INVERT 'A'	OUTLET INVERT 'B'	WEIR ELEVATION 'C'
DMH 7	151.78	149.25	150.00

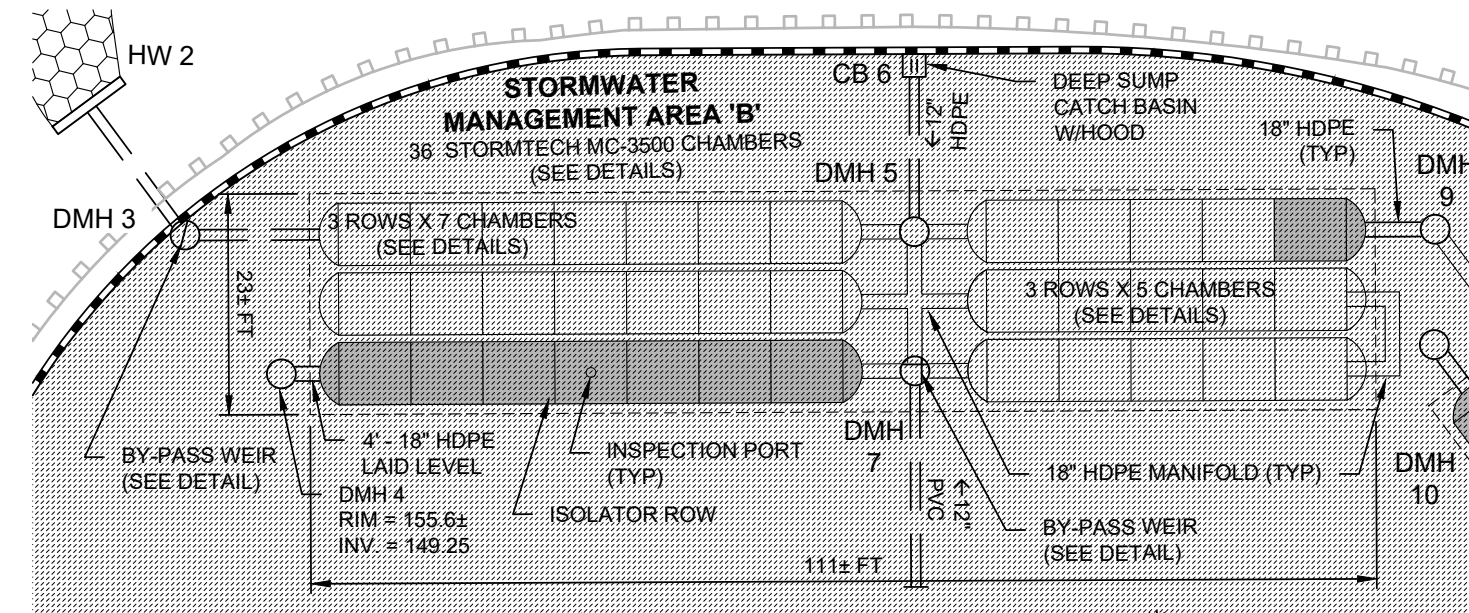
LOCATION	INLET INVERT 'A'	OUTLET INVERT 'B'	WEIR ELEVATION 'C'
DMH 3	149.25	149.58	153.25
DMH 11	151.78	149.25	150.75

LOCATION	A	B	C	D
SMA 'A'	148.25	149.00	152.75	154.00
SMA 'B'	148.25	149.00	152.75	154.00



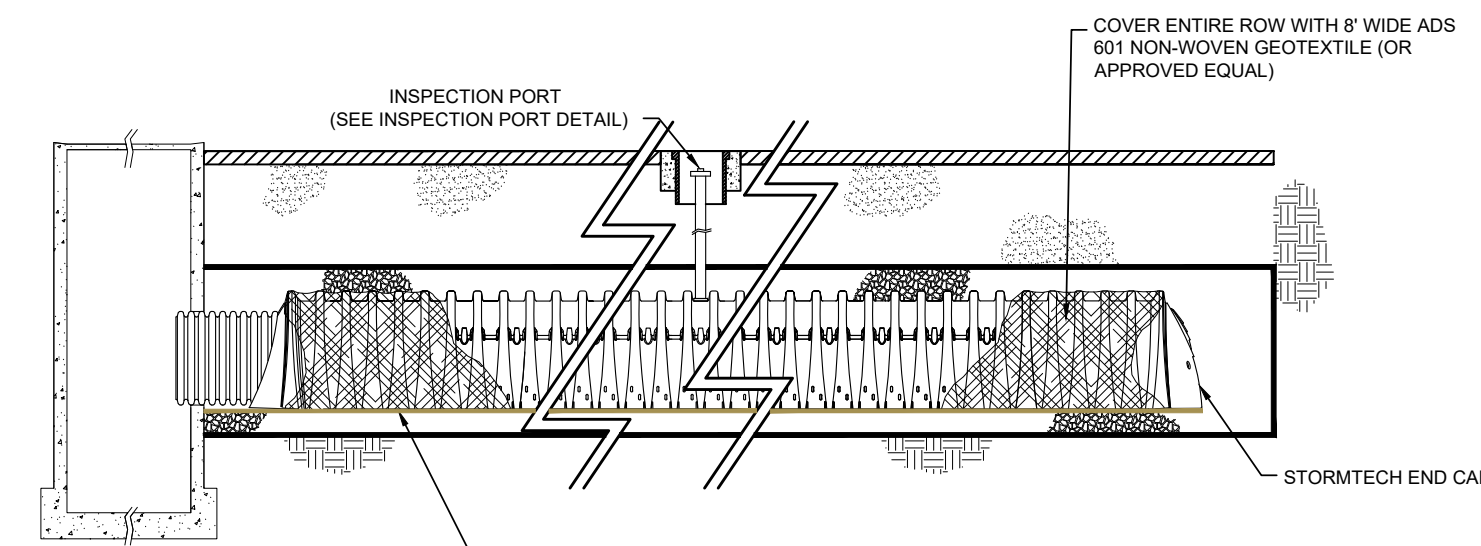
STORMWATER MANAGEMENT AREA 'A' PLAN VIEW

SCALE: 1" = 20'

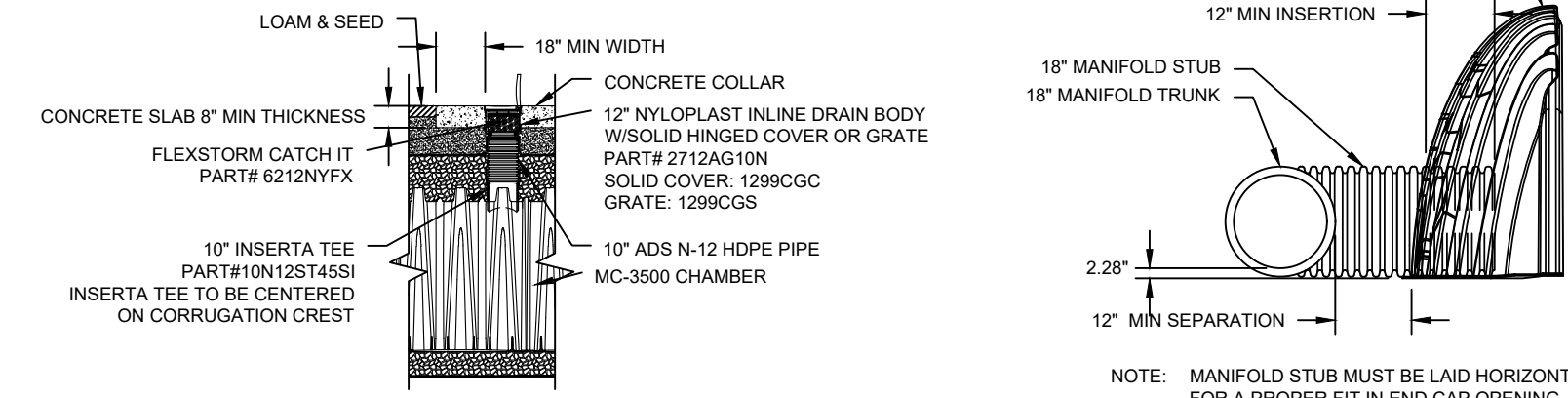


STORMWATER MANAGEMENT AREA 'B' PLAN VIEW

SCALE: 1" = 20'



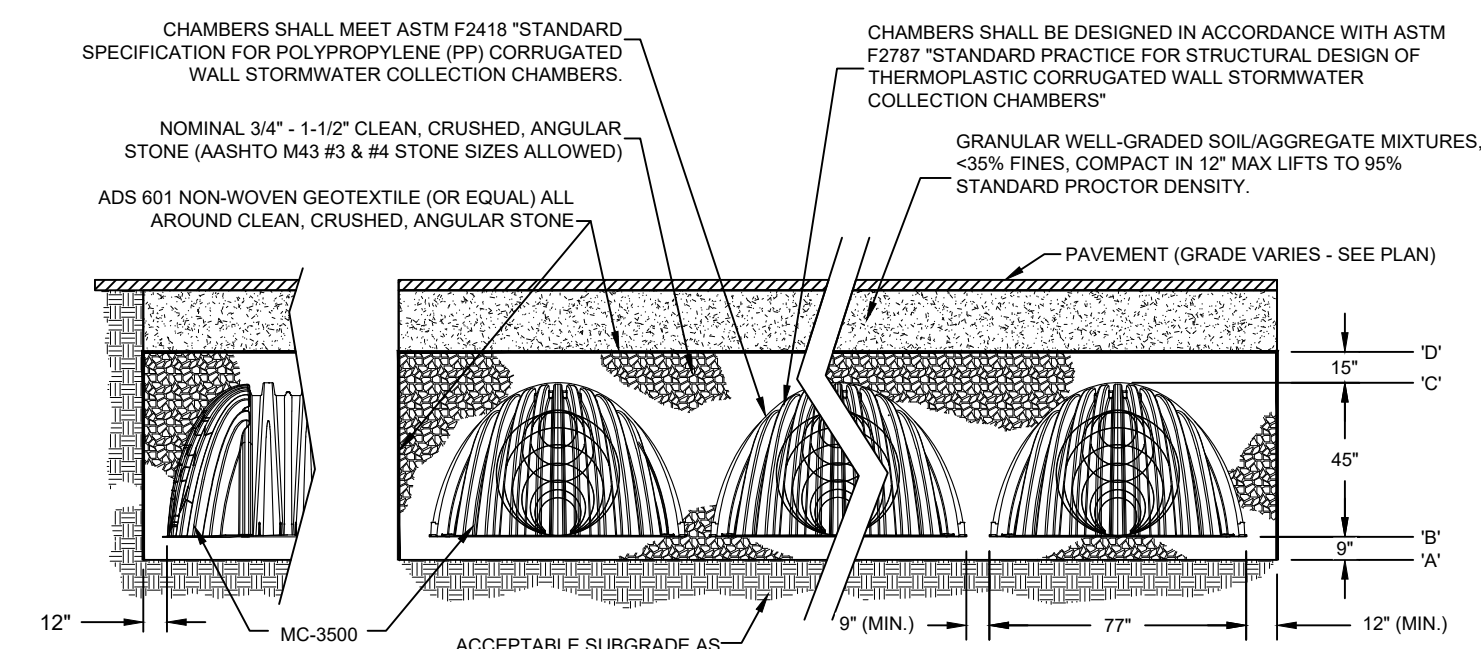
ISOLATOR ROW DETAIL



INSPECTION PORT DETAIL

END CAP DETAIL

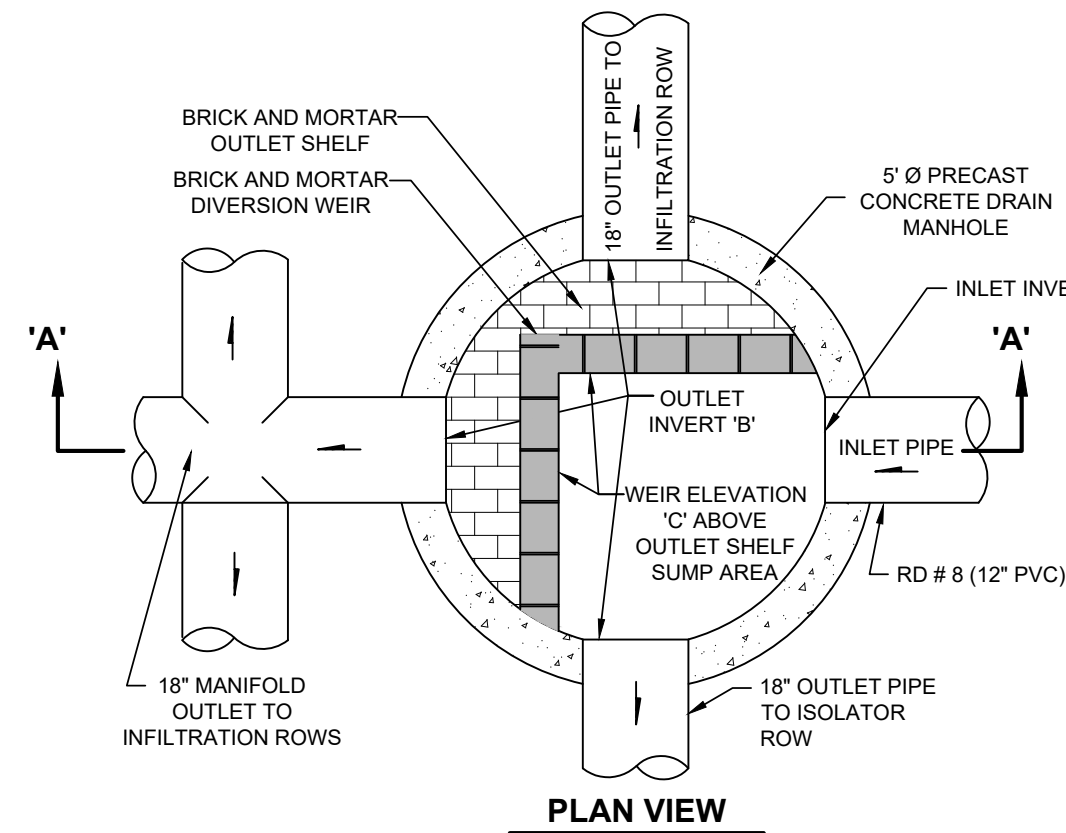
NOTE
BOTH DMH 4 AND DMH 10 ARE INTENDED TO BE CLEANOUT MANHOLES FOR ACCESS AND MAINTENANCE OF THE ISOLATOR ROWS.



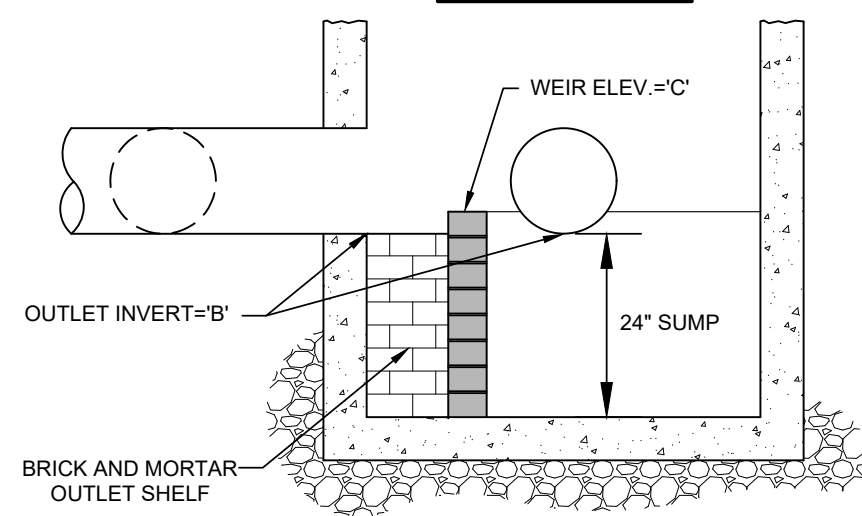
TYPICAL CROSS SECTION DETAIL

STORMTECH MC-3500 CHAMBER SYSTEM DETAILS

NOT TO SCALE



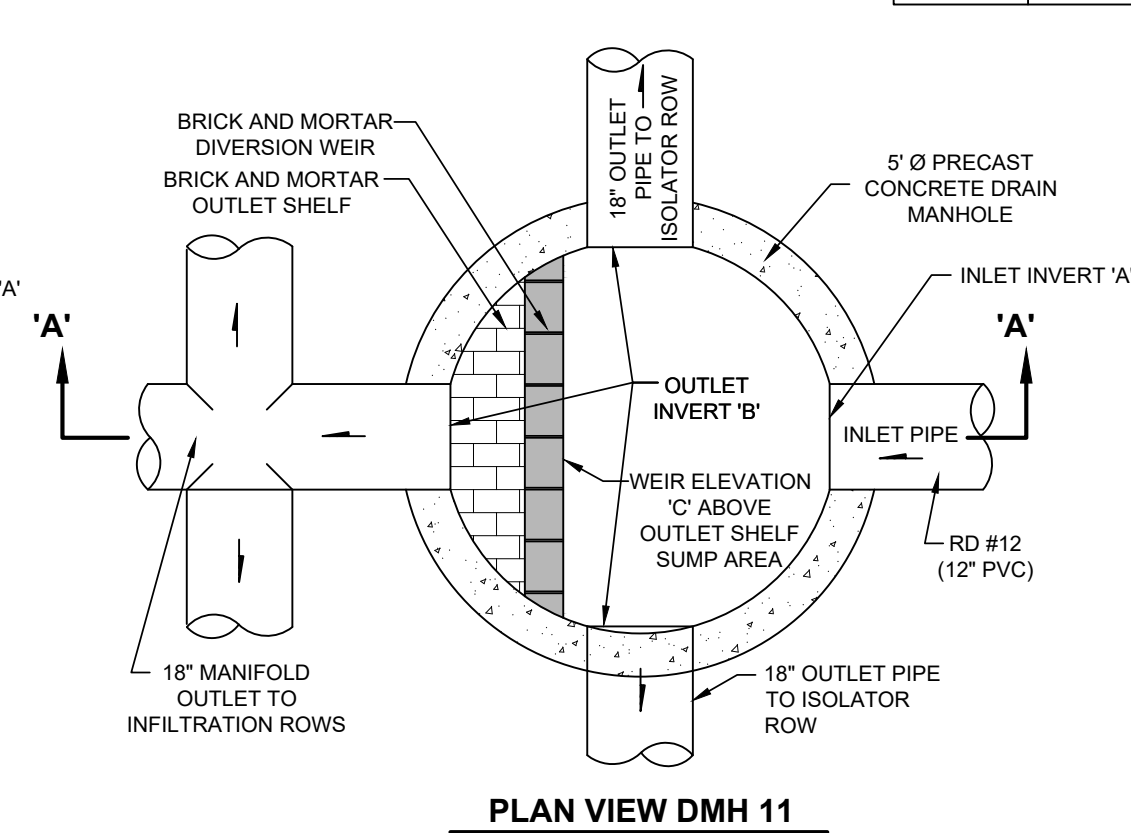
PLAN VIEW



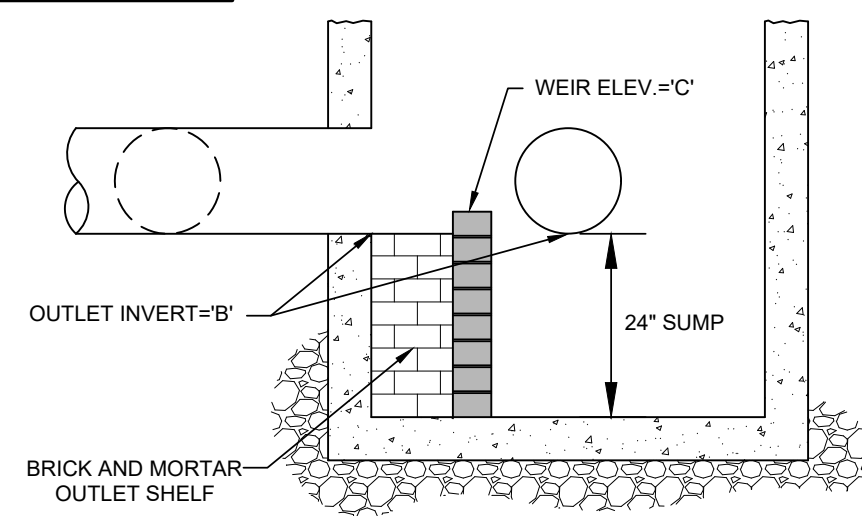
SECTION 'A'-A' VIEW

INLET DRAIN MANHOLE DETAIL (DMH 7)

NOT TO SCALE



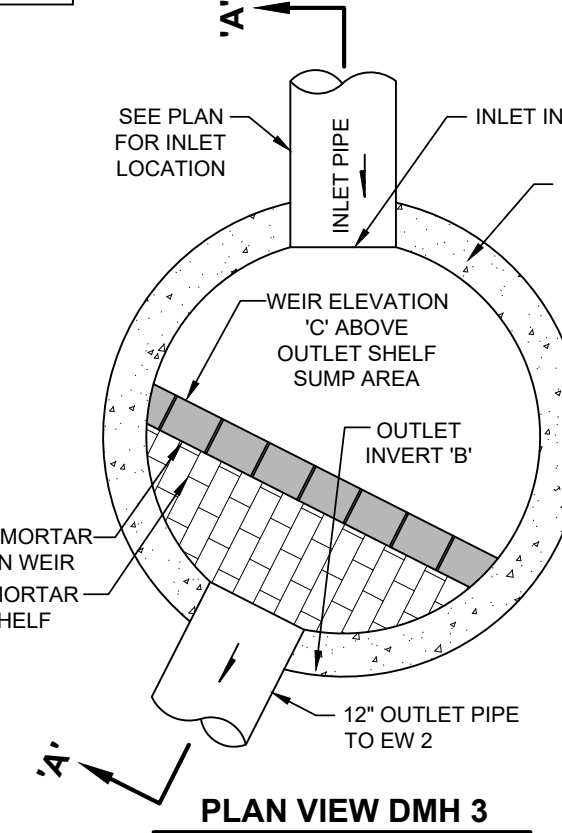
PLAN VIEW DMH 11



SECTION 'A'-A' VIEW

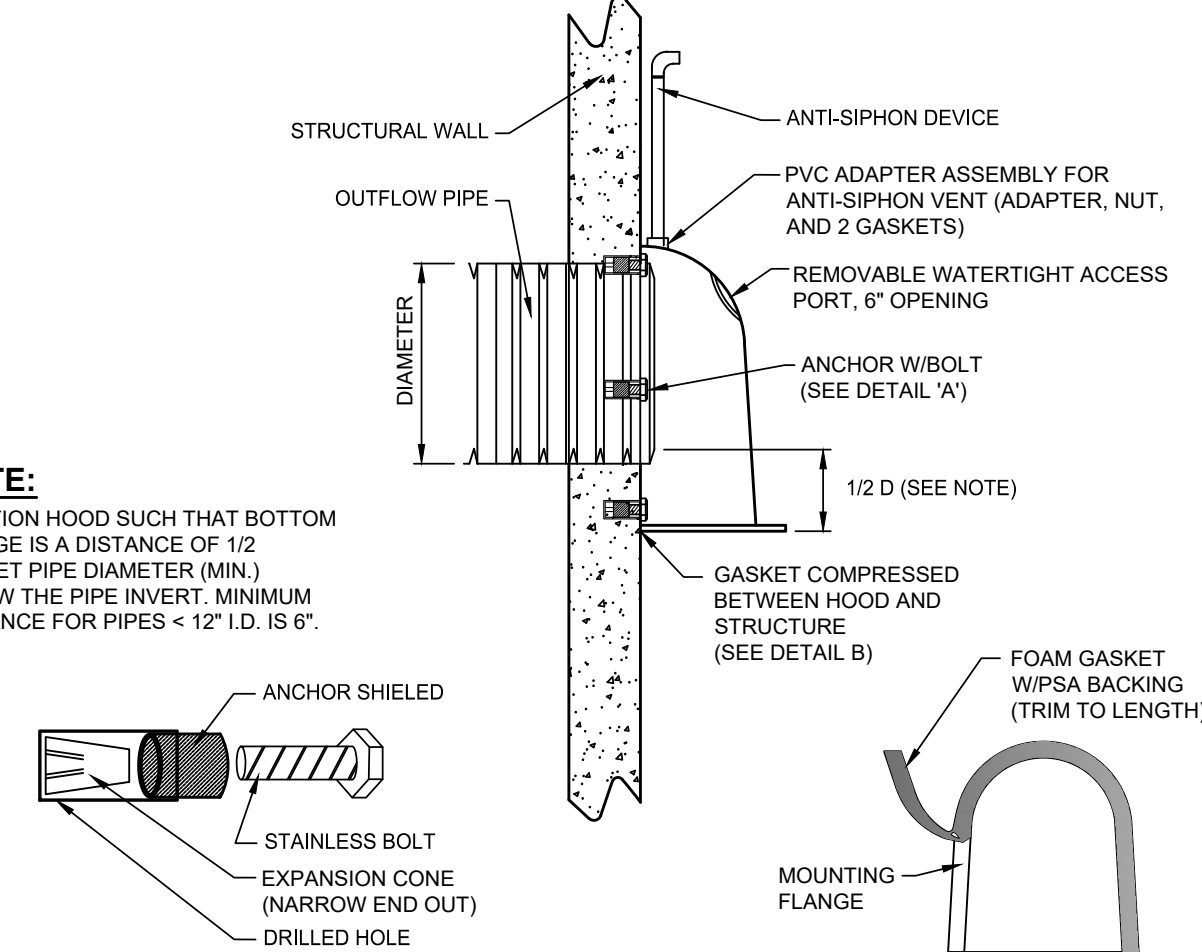
INLET DRAIN MANHOLE DETAIL (DMH 3 & 11)

NOT TO SCALE



PLAN VIEW DMH 3

NOTE
PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PERFORM TEST PITS WITHIN EACH OF THE STORMWATER MANAGEMENT AREAS (SMAs). THE TEST PITS SHALL BE OBSERVED BY THE ENGINEER TO VERIFY THAT THE DEPTH FROM THE BOTTOM OF EACH BASIN TO THE ESTIMATED SEASONAL HIGH-WATER TABLE/BEDROCK IS A MINIMUM OF 3-FEET. THE NUMBER OF TEST PITS PERFORMED IN EACH OF THE SMA'S SHALL MEET THE STANDARDS OUTLINED IN ENV-WQ 1504.14(F).
IN ADDITION TO VERIFYING DEPTH TO ESHW/LEDGE, THE ENGINEER SHALL PERFORM INFILTRATION TESTING IN EACH TEST PIT TO VERIFY THE DESIGN INFILTRATION RATE OF 5 INCHES PER HOUR (10 INCHES PER HOUR FIELD RATE). IF THE FIELD RATE EXCEEDS 10 INCHES PER HOUR, A QUALIFIED SOIL SCIENTIST, GEOLOGIST OR ENGINEER SHALL BE RETAINED TO DESIGN A 2-FOOT SOIL AMENDMENT LAYER BELOW THE BOTTOM OF THE BASIN. ALL TESTING RESULTS INCLUDING DATA SHEETS SHALL BE PROVIDED TO THE NHDES AOT BUREAU AND THE TOWN OF HUDSON ENGINEERING DEPARTMENT.



DETAIL 'A'

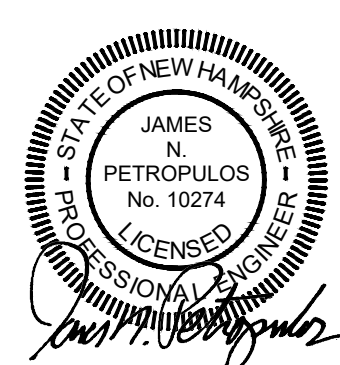
DETAIL 'B'

SNOUT® OIL AND DEBRIS STOP DETAIL

NOT TO SCALE

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 (2) 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.



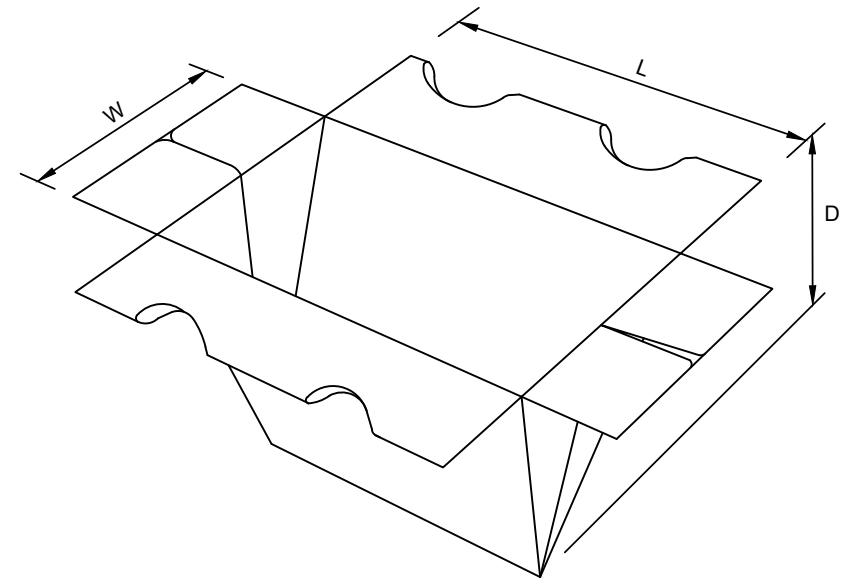
No.	DATE	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
		REVISION	BY
1	03/08/22		

DETAIL SHEET - GENERAL SITE
(MAP 209, LOT 4)
PROPOSED BUILDING ADDITIONS
22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800

SCALE AS SHOWN

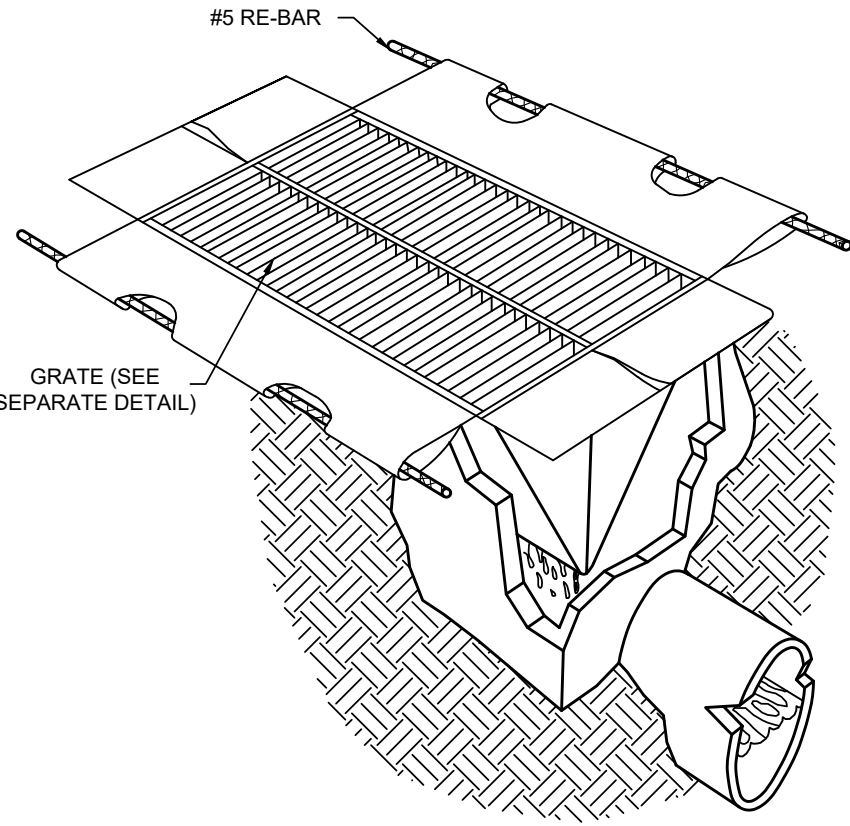
27 JANUARY 2022

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
131 Middlesex Turnpike
Nashua, NH 03062
(603) 883-2057
www.haynerswanson.com



- SILTSAK® NOTES:**
- 1.0 THE SILTSAK® SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE AND SEWN BY A DOUBLE NEEDLE MACHINE, USING A HIGH STRENGTH NYLON THREAD.
 - 2.0 THE SILTSAK® SEAMS SHALL HAVE A CERTIFIED AVERAGE WIDE WIDTH STRENGTH PER ASTM D-4884 STANDARDS AS FOLLOWS:

SILTSAK® STYLE	TEST METHOD	TEST RESULT
REGULAR FLOW	ASTM D-4884	165.0 LBSIN
HI-FLOW	ASTM D-4884	114.6 LBSIN
 - 3.0 THE SILTSAK® WILL BE MANUFACTURED TO FIT THE OPENING OF THE CATCH BASIN OR DROP INLET. THE SILTSAK® WILL HAVE THE FOLLOWING FEATURES: TWO DUMP STRAPS ATTACHED AT THE BOTTOM TO FACILITATE THE EMPTYING OF THE SILTSAK®; THE SILTSAK® SHALL HAVE LIFTING LOOPS AS AN INTEGRAL PART OF THE SYSTEM TO BE USED TO LIFT THE SILTSAK® FROM THE BASIN; THE SILTSAK® SHALL HAVE A RESTRAINT CORD APPROXIMATELY HALFWAY UP THE SACK TO KEEP THE SIDES AWAY FROM THE CATCH BASIN WALLS. THIS YELLOW CORD IS ALSO A VISIBLE MEANS OF INDICATING WHEN THE SACK SHOULD BE EMPTIED, CLEANED, AND PLACED BACK INTO THE BASIN.
 - 4.0 THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:



SILTSAK® REGULAR FLOW

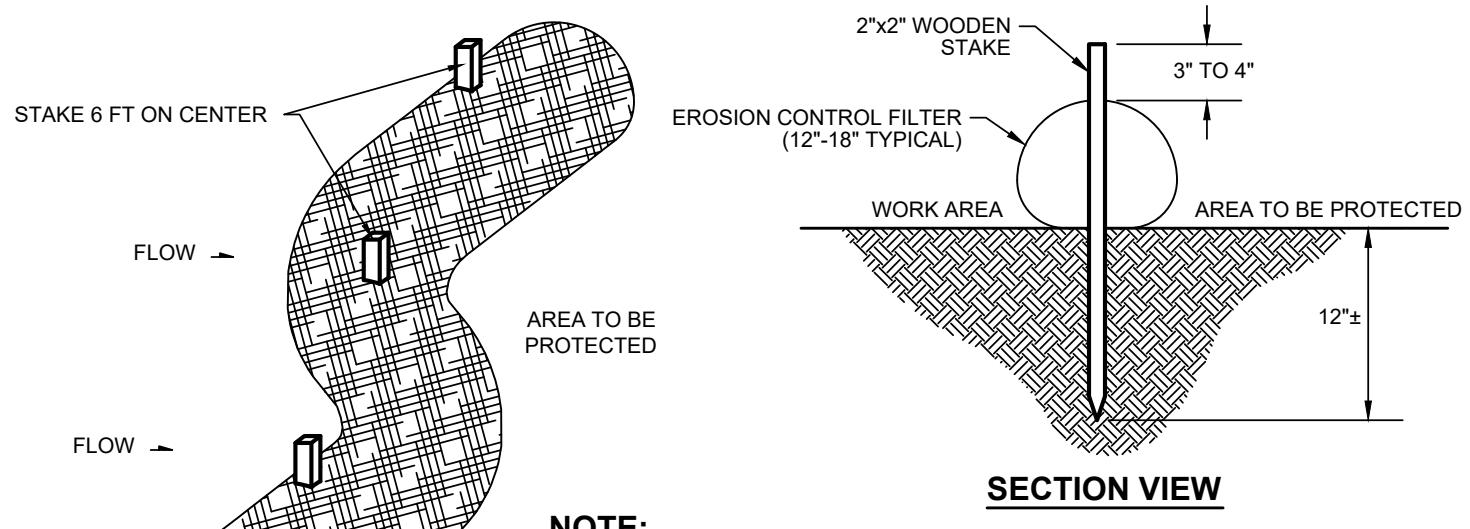
PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4632	300 LBS
GRAB ELONGATION	ASTM D-4631	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4491	0.55 SEC

OR SILTSAK® HI-FLOW

PROPERTY	TEST METHOD	TEST RESULT
GRAB TENSILE	ASTM D-4632	265 LBS
GRAB 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	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4491	1.5 SEC

SILTSAK® DETAIL

NOT TO SCALE



- NOTE:**
1. EROSION CONTROL FILTER SHALL BE FILTERMITT OR SILTSAK OR APPROVED EQUAL.
 2. EROSION CONTROL FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 3. COMPOST TO BE REMOVED OR DISPOSED ON-SITE AS DETERMINED BY THE ENGINEER.

MAINTENANCE

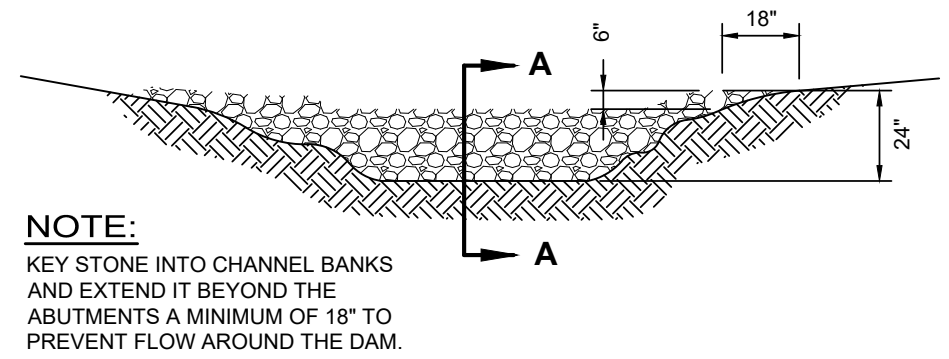
1. SILT SOCK BARRIER SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE SILT SOCK SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE BARRIER SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE BARRIER HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION, AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

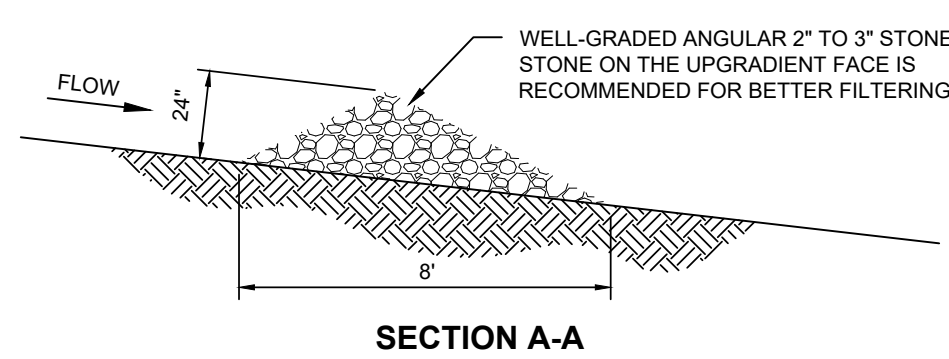
SILT SOCK DETAIL

NOT TO SCALE



- NOTE:**
- KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW AROUND THE DAM.

VIEW LOOKING UPSTREAM



SECTION A-A

TEMPORARY STONE CHECK DAM TYPICAL SECTION

NOT TO SCALE

GENERAL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES STORMWATER MANUALS, VOLUME 3, AS AMENDED.
2. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA. SILT FENCES, STRAW BALES AND/OR DETENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS END.
3. STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN ACCORDANCE WITH "TEMPORARY STABILIZATION OF DISTURBED AREAS", AS OUTLINED IN NOTE No. 4.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS:
 SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS PER 1,000 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1,000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.
 A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1"	08/15 TO 09/15
OATS	2.5 LBS	1"	04/15 TO 10/15
ANNUAL RYE GRASS	1.0 LBS	0.25"	08/15 TO 09/15

 B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODABLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE & COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE, USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE.
CRUSHED STONE 1/2" TO 1 1/2" DIA	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED.
5. PERMANENT STABILIZATION OF DISTURBED AREAS:
 A. ALL ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 B. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 C. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
 D. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 C. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 D. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 E. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
 F. SITE LOCATION: 42° 44' 35" N LATITUDE, 71° 25' 54" W LONGITUDE (PER GOOGLE EARTH).
 G. TOTAL AREA OF DISTURBED SOILS: 170,850 SF±
 H. REFERENCE IS MADE TO THE LATEST EDITION OF THE FEDERAL REGISTER (63 FR 7857), ENVIRONMENTAL PROTECTION AGENCY NPDES GENERAL PERMITS FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. FOR ADDITIONAL INFORMATION CONTACT (202) 564-5646 OR www.epa.gov/npdes/stormwater.
 I. THE ENTIRE CONTENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE RETAINED ON-SITE FOR THE DURATION OF THE CONTRACT AND BE MADE AVAILABLE TO LOCAL, STATE AND FEDERAL CODE ENFORCEMENT PERSONNEL.
 J. THIS PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:63 AND AGR 3800 RELATIVE TO INVASIVE SPECIES, AND FUGITIVE DUST IS CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
 K. WINTER CONDITION NOTES:
 1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NH02 ITEM 304.3.

SITE MAINTENANCE/INSPECTION PROGRAM

THE FOLLOWING PROVIDES AN ITEMIZATION OF SPECIFIC SITE MAINTENANCE PRACTICES THAT WILL BE EMPLOYED ON THE SITE TO MINIMIZE POLLUTION AND TRANSPORT FROM THE SITE. THE SITE MAINTENANCE PROGRAM INCLUDES ROUTINE INSPECTIONS, PREVENTATIVE MAINTENANCE AND "GOOD HOUSEKEEPING" PRACTICES.

ROUTINE INSPECTIONS

1. THE CONTRACTOR SHALL INSPECT ALL CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN TWELVE (12) HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT GREATER THAN 0.5 INCHES. THE INSPECTIONS WILL VERIFY THAT THE STRUCTURAL BMPs DESCRIBED IN THE PLANS ARE IN GOOD CONDITION AND ARE MINIMIZING EROSION. A MAINTENANCE INSPECTION REPORT WILL BE MADE WITH EACH INSPECTION. COMPLETED INSPECTION FORMS SHALL BE KEPT ON-SITE FOR THE DURATION OF THE PROJECT. FOLLOWING CONSTRUCTION, THE COMPLETED FORMS SHALL BE RETAINED AT THE CONTRACTOR'S OFFICE FOR A MINIMUM OF ONE YEAR.

PREVENTATIVE MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT CONTROLS THROUGHOUT THE DURATION OF THIS CONTRACT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO:

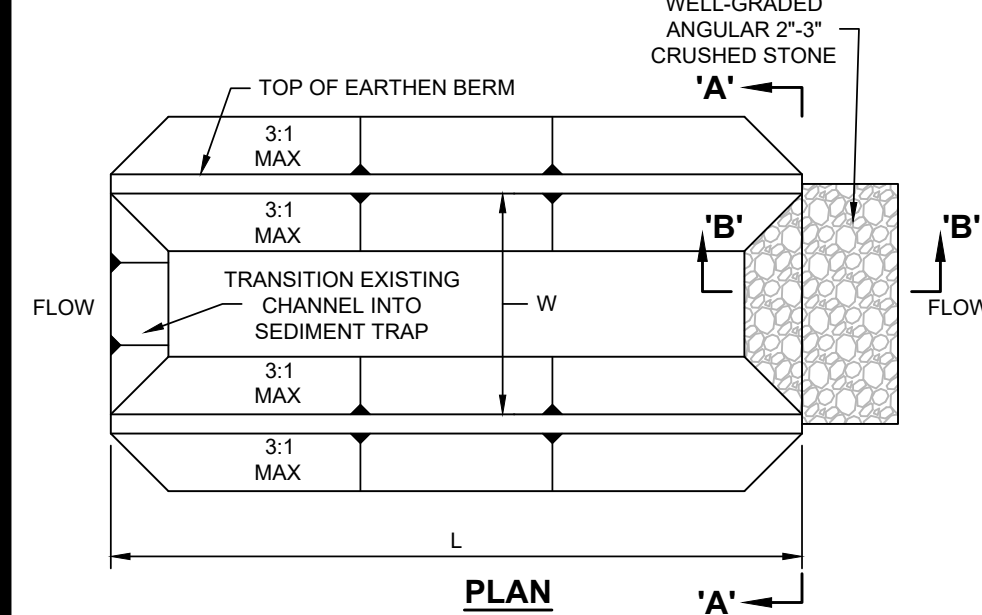
1. CLEANING OF CATCH BASINS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS.
2. CLEANING OF SEDIMENT AND DEBRIS FROM STORMWATER MANAGEMENT AREA FOREBAY TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY MONTHLY INSPECTIONS.
3. IMPLEMENTATION OF OTHER MAINTENANCE OR REPAIR ACTIVITIES AS DEEMED NECESSARY BASED UPON WEEKLY INSPECTIONS.
4. REMOVAL OF BUILT UP SEDIMENT ALONG SILT FENCES AND/OR HAY BALE BARRIERS.
5. REMOVAL OF SILT SEDIMENT IN BOTH TEMPORARY AND PERMANENT CONTROLS SUCH AS GRASS SWALES, SEDIMENT FOREBAYS AND RECHARGE/DETENTION BASINS.
6. RECONSTRUCTING THE TEMPORARY GRAVEL CONSTRUCTION EXIT IF NOT WORKING PROPERLY.
7. TREATMENT OF NON-STORM WATER DISCHARGES SUCH AS WATER FROM WATER LINE FLUSHINGS OR GROUNDWATER FROM DEWATERING EXCAVATIONS. SUCH FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR STORMWATER MANAGEMENT AREA.
8. SWEEP PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION. FREQUENCY WILL VARY SEASONALLY ACCORDING TO SEDIMENT ACCUMULATION ON PAVE SURFACES (E.G., MORE FREQUENT SWEEPING DURING THE WINTER AND SPRING).

GOOD HOUSEKEEPING PRACTICES

1. THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM AND WATER RUNOFF. THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO THE HANDLING, USE AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THE USE OF THESE PRODUCTS IS MINIMIZED. THE FOLLOWING "GOOD HOUSEKEEPING" PRACTICES SHALL BE FOLLOWED DURING CONSTRUCTION OF THE PROJECT:
 A. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
 B. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 C. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR MANUFACTURER'S LABELS.
 D. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
 E. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
 F. THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

SPILL PREVENTION AND CLEANUP PRACTICES

- A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIAL WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.



SEDIMENT TRAP INSTALLATION NOTES:

1. SEE PLAN VIEW FOR:
 -LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
 -SEDIMENT TRAPS SHALL BE SIZED TO PROVIDE A VOLUME OF 3,600 PER ACRE OF CONTRIBUTING DRAINAGE AREA.
 -SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADE LAND-DISTURBING ACTIVITIES.
2. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
3. SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF WELL-GRADED ANGULAR 2"-3" CRUSHED STONE.
4. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE OUTLET STRUCTURE.
5. THE ENDS OF THE OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES:

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 1/2 THE HEIGHT OF THE OUTLET.
5. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE CONTRIBUTING DISTURBED AREA IS STABILIZED.
6. WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED.

SEDIMENT TRAP DETAIL

NOT TO SCALE



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

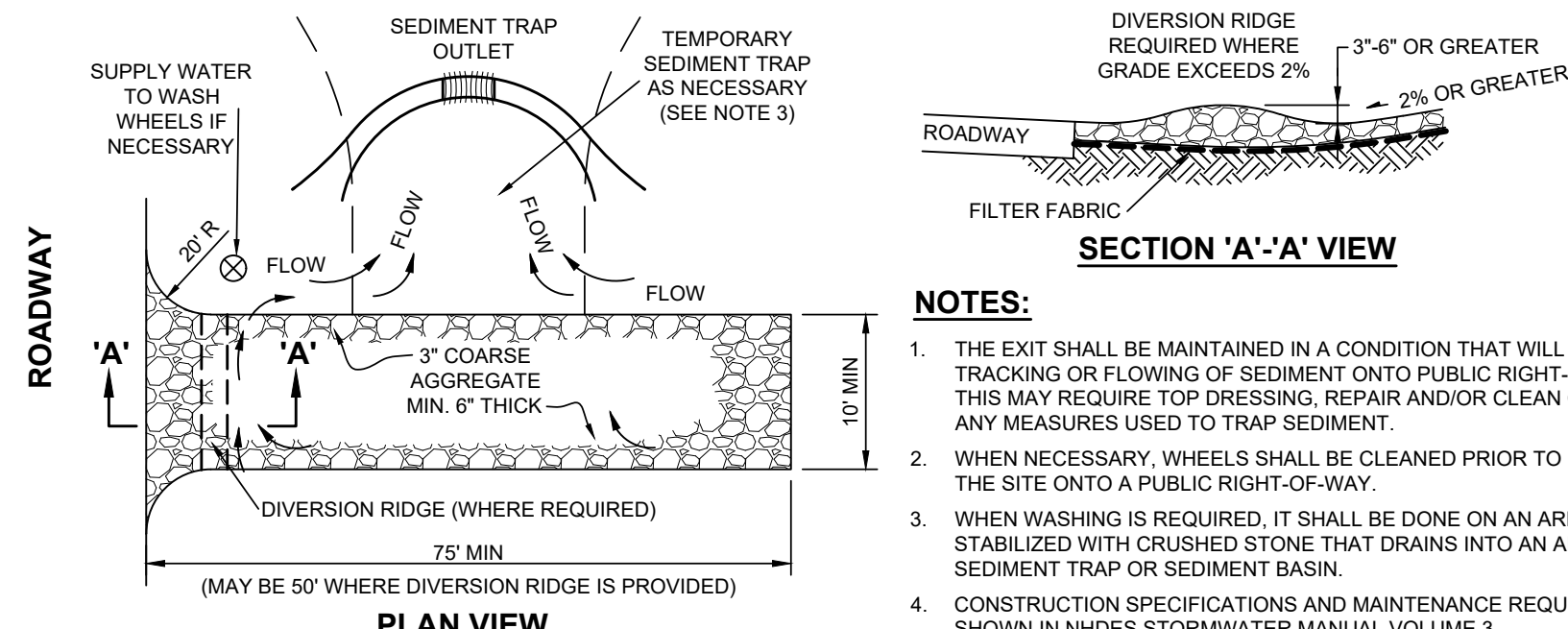
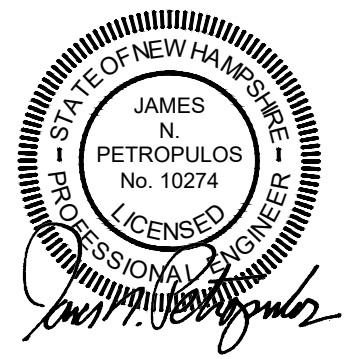
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- NOTES:**
1. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXITING THE SITE ONTO A PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. CONSTRUCTION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS SHOWN IN NHDES STORMWATER MANUAL VOLUME 3.

TEMPORARY GRAVEL CONSTRUCTION EXIT

NOT TO SCALE

No.	DATE	REVISION	BY
1	03/08/22	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP

DETAIL SHEET - EROSION CONTROL (MAP 209, LOT 4)

PROPOSED BUILDING ADDITIONS

22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE

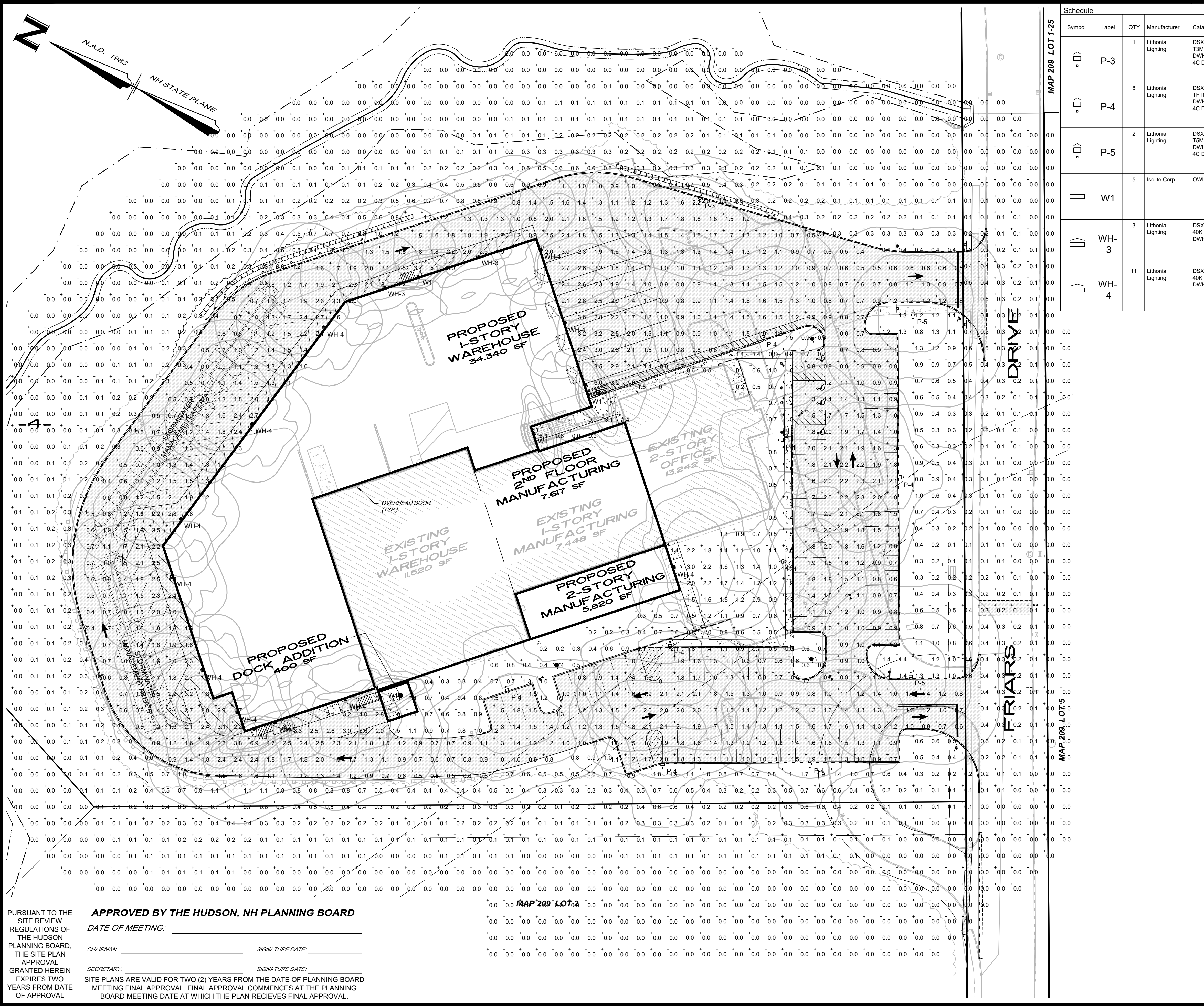
PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800

SCALE AS SHOWN

27 JANUARY 2022

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.haynerswanson.com

FIELD BOOK: 1234	DRAWING NAME: 5734 SITE-DET1	5734	12 OF 15
DRAWING LOC.: J:\5000\5734\DWG\5734 SITE 2021		File Number	Sheet



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Polar Plot
☐	P-3	1	Lithonia Lighting	DSX0 LED P3 40K T3M MVOLT SPA DWHXD with SSS 20 4C DM19AS DWHXD	DSX0 LED Area Fixture; mounted at 22ft (20ft pole on 2ft base)	LED	DSX0_LED_P3_40K_T3M_MVOLT.ies	8205	0.9	71	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2	
☐	P-4	8	Lithonia Lighting	DSX0 LED P3 40K TFTM MVOLT SPA DWHXD with SSS 20 4C DM19AS DWHXD	DSX0 LED Area Fixture; mounted at 22ft (20ft pole on 2ft base)	LED	DSX0_LED_P3_40K_TFTM_MVOLT.ies	8447	0.9	71	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2	
☐	P-5	2	Lithonia Lighting	DSX0 LED P3 40K T5M MVOLT SPA DWHXD with SSS 20 4C DM19AS DWHXD	DSX0 LED Area Fixture; mounted at 22ft (20ft pole on 2ft base)	LED	DSX0_LED_P3_40K_T5M_MVOLT.ies	8770	0.9	71	TYPE VS, BUG RATING: B3 - U0 - G2	
☐	W1	5	Isolite Corp	OWL EM WH MB HX	OWLAC/EM OWLin Normal AC Mode; mounted at 10ft	LED	OWL-ISOLITE-ACIES.ies	1529	0.9	15.8		
☐	WH-3	3	Lithonia Lighting	DSXW2 LED 30C 700 40K T3M MVOLT DWHXD	DSXW2 LED Wallpack; mounted at 20ft	LED	DSXW2_LED_30C_700_40K_T3M_MVOLT.ies	8199	0.9	71	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G3	
☐	WH-4	11	Lithonia Lighting	DSXW2 LED 30C 700 40K TFTM MVOLT DWHXD	DSXW2 LED Wallpack; mounted at 20ft	LED	DSXW2_LED_30C_700_40K_TFTM_MVOLT.ies	8082	0.9	71	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Ground Around Building	+	1.2 fc	7.3 fc	0.0 fc	N/A	N/A
Outside of Parking Lot	+	0.1 fc	2.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.4 fc	6.9 fc	0.4 fc	17.3:1	3.5:1

NOTE
 THE PURPOSE OF THE PHOTOMETRIC LIGHT PLAN IS TO SHOW LIGHTING LEVELS THROUGH THE SITE. THE CONTRACTOR SHALL REFER TO THE SITE ELECTRICAL PLAN FOR LIGHT POLE BASE DESIGN, CONDUIT WIRING AND OTHER APPURTENANT SITE LIGHTING DESIGN ELEMENTS.

1	03/08/22	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
No.	DATE	REVISION	BY

PHOTOMETRIC SITE LIGHTING PLAN
 (MAP 209, LOT 4)

PROPOSED BUILDING ADDITIONS

22 FRIARS DRIVE
 HUDSON, NEW HAMPSHIRE

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 2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800

27 JANUARY 2022

GATE CITY ELECTRIC

NASHUA, NH 603-886-0200

FIELD BOOK: 1234	DRAWING NAME: 5734 SITE-SL31	5734	13 OF 15
DRAWING LOC: J:\5000\5734\DWG\5734 SITE 2021		File Number	Sheet

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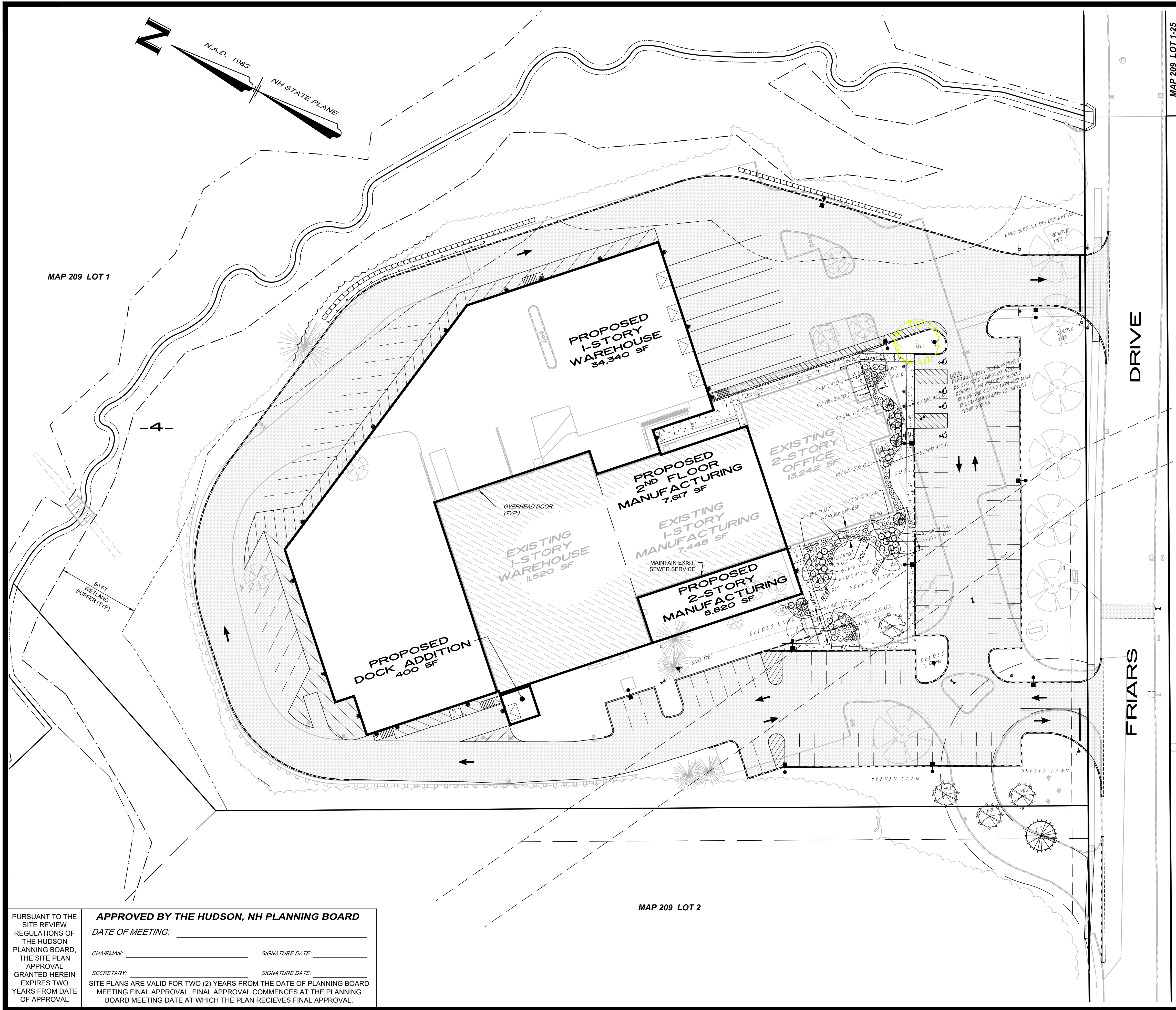
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MAP 209 LOT 1-25

MAP 209 LOT 5

- MATERIAL LIST**
- 1/ AZA AZALEA SPECIES (INNOCENCE AZALEA) #9 GAL.
 - 4/ BET BETULA NIGRA (HERITAGE RIVER BIRCH) 12'-14' MULTI-STEM
 - 30/ CAL CALAMAGROSTIS A. (KARL FOEBSTER FEATHER REED GRASS) #2 GAL.
 - 5/ CHA CHAMAECYPARIS OBTUSA GRACILILIS (GRACILIS HINOKI FALSE CYPRESS) 7'-8' BB
 - 1/ HAM HAMAMELIS VIRGINIANA (HARVEST MOON WITCHHAZEL) 5'-6' BB
 - 10/ HYD HYDRANGEA PANICULATA (LITTLE QUICK FIRE HYDRANGEA) #5 GAL.
 - 1/ MAG MAGNOLIA X. (LOUIS MAGNOLIA) 6'-7' BB
 - 1/ MAL MALUS SPECIES (LOUISA CRABAPPLE) 2.5"-3" CAL.
 - 1/ MST MALUS SPECIES (SARGENT TINA CRABAPPLE) 2"-2.5" CAL.
 - 20/ MIC MICROBIOTA DECUSSATA (RUSSIAN CYPRESS) #9 GAL.
 - 1/ NYS NYSSA SYLVATICA (WILDFIRE TUPELO) 2.5"-3" CAL.
 - 1/ PIC PICEA PUNGENS GLAUCA (COLORADO BLUE SPRUCE) 8'-1'-BB
 - 1/ PIN PINUS STROBUS (BLUE SHAG PINE) 5'-4' BB
 - 3/ PRU PRUNUS SERRULATA (KWANZAN CHERRY TREE) @'-2.5" CAL.
 - 20/ RFG RHODODENDRON (PURPLE GEM RHODODENDRON) #9 GAL.
 - 9/ WEI WEIGELA FLORIDA (MIDNIGHT WINE WEIGELA) #9 GAL.
- MISCELLANEOUS:**
- SOD PER PLAN
 - PINE/HEMLOCK BLEND ALL NEW AND EXISTING BEDS
 - LAWN SEED MIX SANDY SOIL/ DROUGHT TOLERANT BLEND PER PLAN
- GENERAL NOTES:**
- NO PLANT HYBRID SUBSTITUTIONS OR CHANGES IN SIZE AND/OR CONTAINER VS. BB, WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
 - DO NOT USE TINTED BARKMULCH IN THE PLANT BEDS OR TREE SAUCERS. REPLACE ALL EXISTING MULCH WITH A PREMIUM BLEND PINE/HEMLOCK BLEND.
 - DO NOT USE THE 'BEEHIVE' MULCHING TECHNIQUE FOR TREE SAUCERS, INSTALL PER DETAILS.

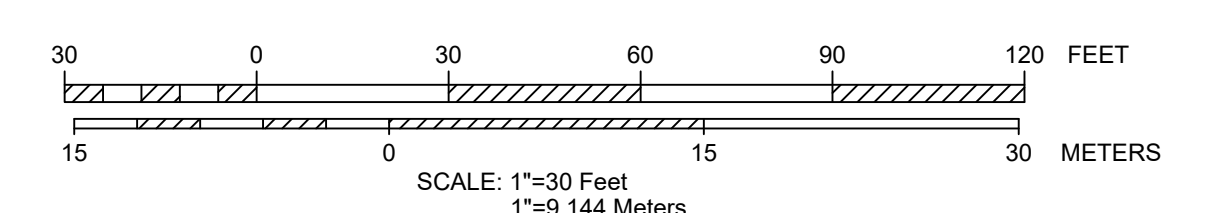
No.	DATE	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
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1	03/08/22		

LANDSCAPE PLAN
(MAP 209, LOT 4)

PROPOSED BUILDING ADDITIONS

22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800



27 JANUARY 2022

PREPARED BY:
BLACKWATER DESIGN
PHONE (603) 648-6500 FAX (603) 648-6506
Land Planning - Landscape Architecture
85 Frost Lane - Webster, NH 03303

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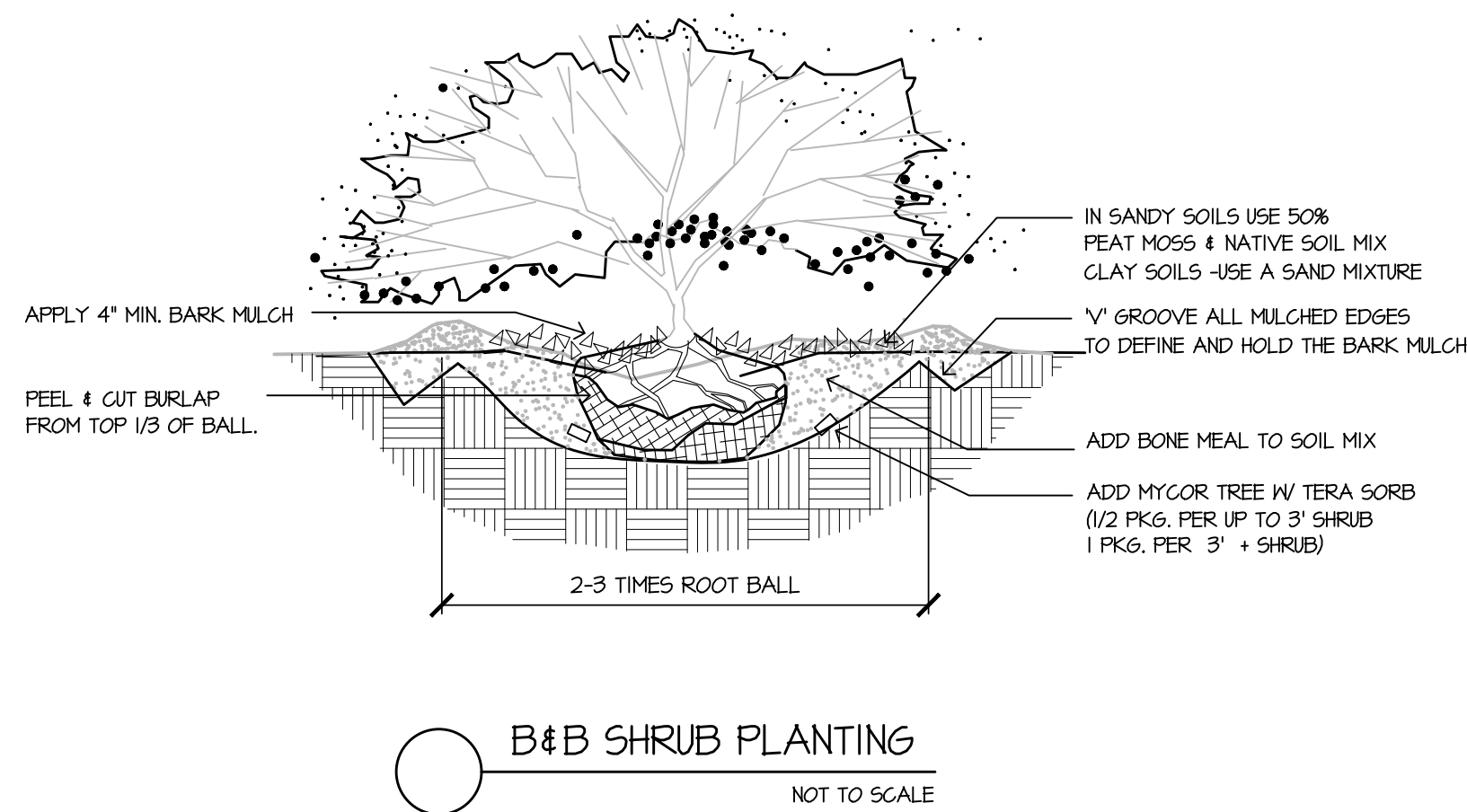
MAP 209 LOT 2

General Specifications

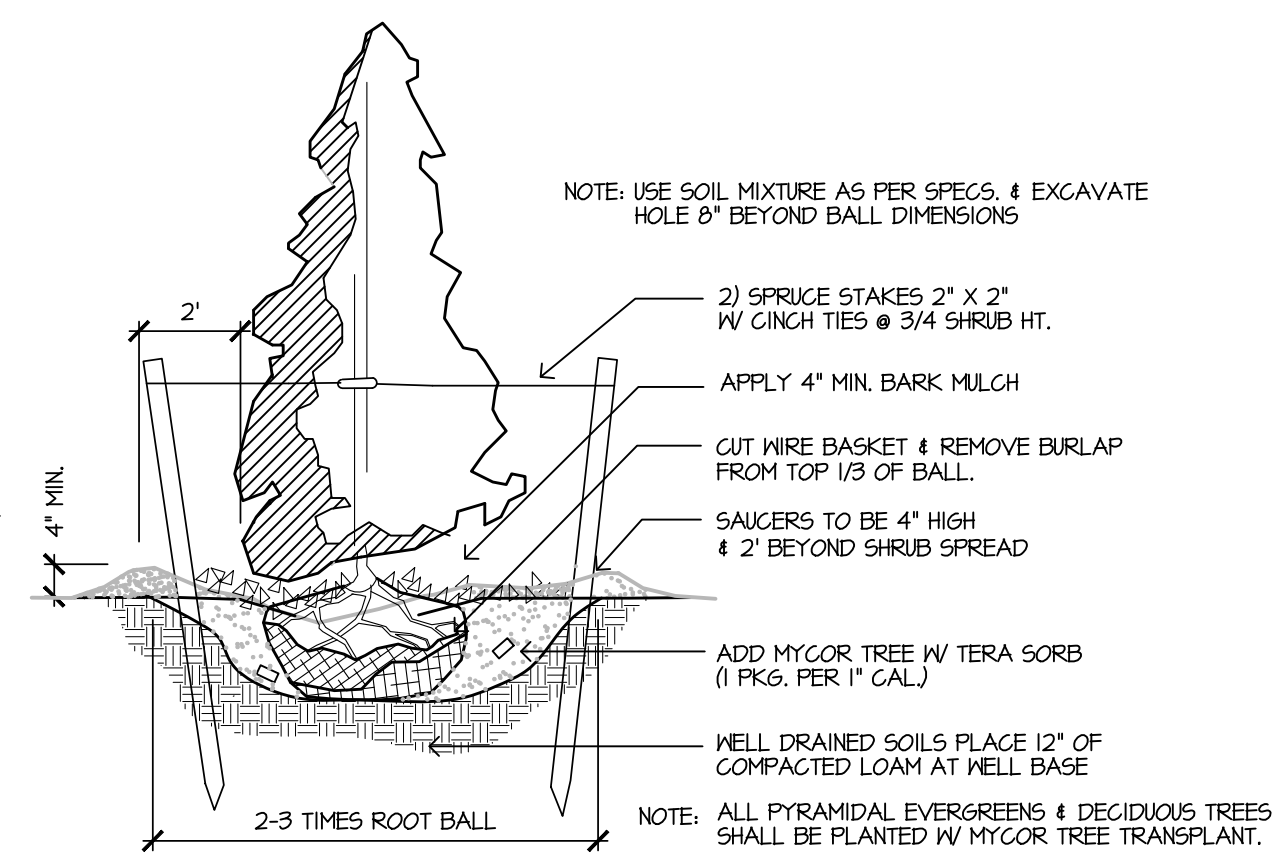
- The contractor shall at his expense furnish all the materials, supplies, machinery, equipment, tool, superintendent, labor, insurance, & other accessories and services necessary to complete the said project within the unit costs stated within the bid price.
- The work to be done under this contract is as shown and described on the drawings. Each bidder shall make a careful examination of the plans and specifications (the plan shall dictate quantities) and acquaint himself with all conditions before making his proposal. He will be held responsible for errors in his proposal resulting from his failure to make such an examination. All bidders shall visit the site and inform themselves of all conditions.
- The bids shall be based on materials and equipment complying with the drawings and the specifications. The contractor shall be responsible under this contract price, for furnishing and installing materials conforming to the bid items. Under no circumstances may a species 'hybrid' be substituted or size changed without written consent of the landscape architect.
- The contractor shall be responsible for the protection of such existing utilities as water mains, sewer systems, gas mains, electrical conduits, telephone lines and any other utilities and if any damage or destruction may occur to these utilities, he shall be responsible for their repair and/or replacement at his expense.
- The contractor shall make payment for all damages to buildings, structures, trees, shrubs and/or any other property outside the construction area or located within those limits but not designated for removal or reconstructed providing such damage shall result from accident caused by negligence for which the contractor shall be legally liable.
- If additional labor and/or materials is requested or required, the contractor shall submit a price to the owner. If the owner approves the price he shall prepare a change order for approval and signature. The contractor shall not proceed without a written authorization from the owner for the additional work. If the contractor proceeds with the additional work without this authorization he shall forfeit any claim for additional compensation.
- The landscape architect shall reserve the right to inspect the project work at any time deemed necessary to insure that the specifications and plans and any other contract documents are being followed.
- The L.A. shall have the right to reject any plant on-site based upon condition, size, or incorrect species or hybrid. LA must be contacted prior to install, to inspect materials delivered to the site, and to insure that soil amendments, bark mulch, roof ballast, etc. are to the written specifications.
- All seeded areas shall receive a minimum 6" topsoil blanket (by site contractor) w/site preparation, raking and general clean up prior to application. Operations shall include a preemergence type herbicide, 12 -25 -12 granular fertilizer @ 10 lbs./1000 sf., and pelletized limestone @ 25 lbs./1000 s/f power raked into the top 2" of soil prior to hydro-seeding. Ratios & application rates may change based upon the required soil analysis.
- Contractor is responsible for establishing a thick, weed free lawn. Seed shall be spread @ 4lbs./1000. Lawn germination shall be 95% free of noxious weeds for acceptance. Define differences in seed mixes (if applicable) with irrigation flagging until 2nd mowing. Site review by LA is required.

- Review of the installed irrigation system by the designer is required prior to release of final payment.
- Hydroseeding operations shall be a one part process with a paper fiber mulch; a tackifier shall be applied on all slopes greater than 3:1, Excelsior Drainage mat shall be applied to all 2:1 slopes and drainage swales per plan.
- Contractor shall maintain, from acceptance date, the lawn areas through the first mowing. Contractor is not responsible for the first mowing.
- All plant materials shall be installed in accordance with A.L.C.C. Trees and shrubs shall have appropriate soil mixtures, fertilizer and soil retention granules.
- If the soil conditions are extremely sandy, all trees shall have a 6" layer of compacted topsoil (verify with Landscape Architect) placed in the base of the plant pit as a moisture retention layer. The plant pit sidewalls shall be over excavated by an additional 12" beyond the normal outside radius of the hole. A topsoil planting mixture shall be used to backfill as per spec # 22.
- Landscape architect shall have the right to reject and have ground removed any plant material not of proper size or of weak quality, ie. thin, no lower branching, etc. Contractor must submit shipping lists (billing invoices) for verification, prior to installation.
- All plant material shall be guaranteed for a period of one (1) year from date of installation. Any material which dies or does not show a healthy appearance within this time shall be replaced at the contractors expense; with same warranty requirements as the original. Warranty does not cover loss due mechanical damage, ie. snow storage. Contractor should protect susceptible species from insect infestation. Use a liquid systemic application on birch, etc.
- Plant beds and saucers vary in dia. (refer to dwg). Trees and shrubs shall receive a 4" (settled) covering of pine/hemlock bark mulch; saucer diameters per drawing & details. Deciduous trees shall have a 6" dia. saucer (typ.), evergreen trees shall have a saucer 2' min. beyond it's outer branches. All edges shall have a 'V' groove.
- All B&B material which are encased in wire baskets shall have the wires cut loose and the top third removed prior to backfill operation.
- If road base is encountered in any plant bed areas, ie. parking islands, it shall be removed and suitable amended soil installed per drawings and specifications.
- Soil planting mixture shall be a 6%-10% organic topsoil, amended with 10% wood ash, 10%% manure, & 30%% peatmoss or incorporate a dehydrated compost material. If planting in sand, gravel or other well drained soils, a 50% peatmoss to excavated soil. Other soil amendments shall include; Agriform tablets, Hydro-Gel or equal, and Roots growth enhancer to all trees and shrubs listed, per manufacturers specifications. All plant material pits will receive a min. 20%% in volume mix of a compost soil amendment. Submittal required. 'Roots' STEP 1 can be substituted for the individual supplements. Install per manufacturer's specs.
- Landscape contractor shall not be responsible for topsoil spreading but shall coordinate with the site contractor adherence to the mound grades, plant bed soil depths and soil type per dwgs & spec. Landscape contractor shall power rake-out for seed.

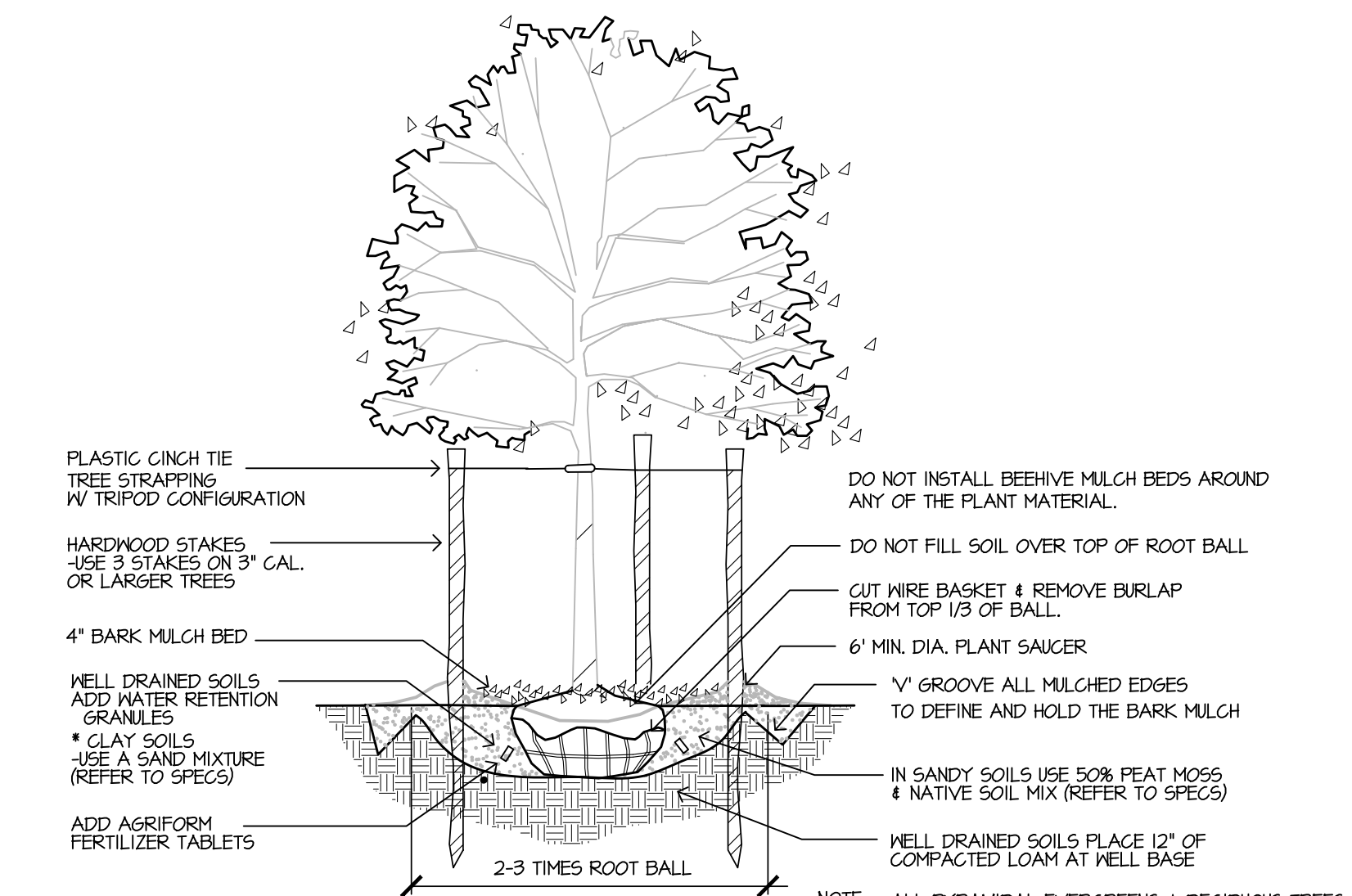
- Landscape contractor shall provide a soil analysis of the topsoil planting mixture. Analysis to show soil classification (min. sandy loam) and nutrients.
- Contractor shall protect all B&B materials left above grade prior to installation from drying out. All plants shall be stored, covered in mulch, and irrigated until planted. Any plant left on the ground and whose outer ball surface dries out, shall be rejected by the landscape architect. Plants stored in shade and off pavement.
- Plan dictates, contractor shall alert Landscape Architect if any discrepancies exist between the plan, the material list, and as-built site conditions.
- Installer shall notify landscape architect prior to planting, to review plant locations and bedline configurations. If contractor installs without the placement approval of the L.A., said architect shall have the right to relocate any installed plants at the contractor's expense.
- Installer shall notify landscape architect prior to plant installation to review all materials. Any plants of poor condition, improper size, or species will be rejected.
- Upon one year review, contractor shall straighten any trees that have shifted. Any weak or bare spots in lawn shall be reseeded.
- All bedlines shall have a deep 'V' groove to define lawn to mulch edge. No 'Beehive' mounding of mulch is allowed, also keep mulch away from base of perennials.
- Do not plant materials too close to the edge of bedlines. Refer to drawings for center of plant to bedline. At a minimum no outer branching of a shrub or perennial shall be closer than two feet from the bedlines. If the as-built does not comply contractor shall adjust the plant location or bedline at his expense.
- Seed mixes include: Sandy Soil Lawn Mix by: deercreekseed.com; New England Wetland Plants, Amherst, Ma. refer to planting plan for designations.
- Any items not completed to the specifications will be required at contractors expense prior to final approvals. Contractor is to bid the work according to the specifications and not to what they may do under their standard practices. Special attention will be payed to soils, amendments, guy stakes, bedline & saucer configurations, seed mixtures, etc.
- Certain designated foundation edging is rood ballust (washed rounds, non-crushed, natural) Size of stone is a range of 3/4"-1.5" dia. placed to a depth of 3", upon placement apply a coating of granular Preen (preemergent).
- Any questions concerning this drawing shall be directed to Joseph Hochrein c/o Blackwater Design, 85 Frost Lane, Webster, NH 03303, 603-648-2541.



B&B SHRUB PLANTING
NOT TO SCALE



PYRAMIDAL EVERGREEN TREE PLANTING
NOT TO SCALE



TREE PLANTING 2\"/>

1	03/08/22	ADDRESS TOWN, PEER REVIEW COMMENTS	JNP
No.	DATE	REVISION	BY

LANDSCAPE PLAN
(MAP 209, LOT 4)

PROPOSED BUILDING ADDITIONS

**22 FRIARS DRIVE
HUDSON, NEW HAMPSHIRE**

PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800

SCALE: 1"=30 Feet
1"=9.144 Meters

27 JANUARY 2022

PREPARED BY :
BLACKWATER DESIGN
PHONE (603) 648 - 6500 FAX (603) 648 - 6506
Land Planning - Landscape Architecture
85 Frost Lane - Webster, NH 03303

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