

BARCLAY MEDICAL OFFICE BUILDING

SP# 04-22

STAFF REPORT #3

June 8, 2022

(Please refer to 4/13/22 & 5/18/22 reports for earlier comments)

SITE: 2 Stonemill Drive; Map 246 Lot 001-000,

ZONING: R-2 (Residential-Two)

PURPOSE OF PLAN: To construct a 28'x 40' medical office building with 10 parking spaces and related improvements.

PLANS UNDER REVIEW: Site Plan, Map 246 / Lot 1, Barclay Medical Office Building, 2 Stonemill Drive, Hudson, New Hampshire; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for: Warren R. Barclay, Trustee of Warren and Suzanne Barclay Revocable Trust, 24 Chalifoux Road, Hudson, NH 03051; consisting of 5 sheets and general notes #1-23 on Sheet 1; dated December 29, 2021; last revised May 5, 2022.

Note: Peer review has been performed on the plan set revised April 11, 2022 and the Stormwater Management Report last revised April 19, 2022. The Applicant submitted another plan set revised May 5, 2022 but has not re-submitted a revised Stormwater Management Report.

ATTACHMENTS:

- A. Applicant response to Planning Board review, dated 5/26/22, received 5/27/22.

APPLICATION TRACKING:

- May 28, 2020 – The Zoning Board of Adjustment granted the Applicant a variance with stipulations to permit the proposed medical doctor's office.
- March 17, 2022 – Application received.
- April 13, 2022 – Public hearing held.
- May 18, 2022 – Public hearing scheduled, continued to June 8, 2022 to address peer review comments.
- June 8, 2022 – Continuance of public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

APPLICATION REVIEW AND APPLICANT'S RESPONSE

The Applicant has not provided funds for additional peer review. On May 27, 2022 the Applicant provided a memo in response to the outstanding items (**Attachment A**).

- While the Applicant contends that the ZBA overrides the Planning Board's land use regulations, this is incorrect. The ZBA's authority lies ONLY with the Zoning Ordinance.

- §290-5.A of the Stormwater Regulations provides threshold requirements for the applicability of minimum post-construction stormwater management standards contained therein.
 - The first, is the threshold requirements of §290-3, which includes work within wetlands or wetland buffers, as well as work within critical areas (wetland buffer being one of the defined critical areas. This threshold is met by the proposed connection to the existing water supply. Note that there is no degree of work specified, only that work is being performed, regardless of the extent of impact.
 - The second threshold is that the proposed development will discharge stormwater into wetland areas. The proposed development shows the emergency spillover flowing into the wetland buffer, upland from the wetland. The Applicant contends that there is no “direct” discharge into the wetlands, however the regulations do not discriminate between direct or indirect discharge. It is the interpretation of the peer review engineer and the Town Engineer that the design discharges into wetland, therefore this threshold is met. The Board may consider if it accepts the interpretation made by the Applicant or Staff/Peer Reviewer.

OTHER ITEMS

- Septic Approval - The state-approved septic design shows the water supply for the office to a new well, not the existing well as shown in this application. If the Applicant were to maintain connecting to the existing well, a new septic approval may be required as the increased draw on the existing well would require a greater well radius to the septic system (from 75’ to 100’). This would affect the site plan.
- Shoreland Protection - The proposal is subject to a Shoreland Protection Permit due to its proximity to Ayers Pond and a Planning Board approval should be conditioned upon this approval.

PREVIOUS COMMENTS

Notwithstanding the comments above, the comments from the previous staff report of May 18, 2022 remain.

WAIVERS

On April 13, 2022 the Planning Board granted the following waivers:

- § 276-11.1.B.(12)(c), to reduce the residential buffer from 100’ to 55’
- § 275-8.C.(4), to reduce the parking space dimensions from 10’ x 20’ to 9’ x 18’
- § 276-11.1.B(15), which requires the plan to show all buildings within 50-feet of the tract
- § 275-8.C.(6), which requires an off-street loading space

The Applicant previously withdrew a waiver request for reduced parking width aisle since their April 11, 2022 plan set appeared to provide the requisite width. However in the most recent plan set the width has been reduced to avoid wetland buffer impacts. Further, while the April 11th set

showed a 24-foot aisle width for almost all spaces, the northern most space of the grouping of 5 spaces does not have a 24-foot aisle. A waiver from §275-8.C.(5)(a) would be required for the current plan set to be approved.

DRAFT MOTIONS

To GRANT A WAIVER:

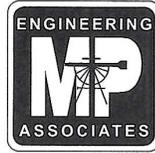
I move to grant a waiver from § 275-8.C.(5)(a), to allow the parking aisle width for perpendicular parking spaces to be less than 24-feet, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

CONTINUE the public hearing to a date certain:

I move to continue the site plan application for the Barclay Medical Office Building at 2 Stonemill Drive; Map 246 Lot 001-000, to date certain, _____, 2022.

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



Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH 03060
Phone (603)883-8433 Fax (603)883-7227
mpeallc@aol.com

MEMO

To: File

FROM: Richard Maynard, PE

Date: May 26, 2022

Subject: Barclay Office Building (J-12642)
2 Stone Mill Drive and River Road
Storm Water Considerations

With regard to the project as indicated on the M&P plans dated 12/29/21 last revised 4/5/22, please note the following:

- 1 – The proposed use was approved and granted a variance by the ZBA, which by law and regulation overrides the planning and zoning regulations.
- 2 – The layout of the building and parking was MANDATED by the ZBA which again supercedes the planning and zoning regulations including section 290-5.
- 3 – The proposed site improvements (building, parking, drainage, etc.) respect all the wetland buffers and lot line setbacks.
- 4 – The water supply well has existed for some time and is a permitted use by current regulations as well as the recent ZBA approval.
- 5 – The minor service connection (1" +/- dia) from the existing well to the proposed office is a permitted use and is as approved by the ZBA. The amount of disturbance by this 25 LF section of service line is very minor and only temporary.
- 6 – With regard to Hudson Zoning Ordinance section 290-5-A (opening paragraph), and past construction, there is NO direct discharge to any area wetlands and surface waters. The storm drainage is directed to either leaching catch basins or a detention basin – in other words the stormwater from the developed areas is directed into the ground, NOT into wetlands or resurface waters.
- 7 – No flooding nor functional impairment to downstream areas, streets, etc. shall result.
- 8 – No on site salt storage areas are proposed.
- 9 – In surrmary, there is no impact, direct or indirect, on wetlands nor waterbodies and only a minor very short term disturbance to the wetland buffers due to the 25 LF, 1" dia water line.

Hudson

290-5A

§ 290-5 Post-Construction Stormwater Management Standards for New and Redevelopment

- A. Basic Post-Construction Stormwater Management Standards: The following are minimum post-construction stormwater management standards that shall apply to all new proposed development and redevelopment activity that trigger the Applicability Thresholds outlined in § 290-3 above and will discharge stormwater to area wetlands and surface waters. The Applicant shall include a narrative and appropriate design details in the SMECP demonstrating how the following standards will be met as well as the construction and erosion control related items listed in § 290-6:
- (1) Low-Impact Development (LID) planning and design strategies have been included to the maximum extent practical, to reduce the disturbance and impervious cover, minimize the volume of stormwater runoff discharged from the site, as well as preserve and protect existing vegetation. If LID measures are determined to be impractical or inappropriate, the Applicant shall document in writing why LID strategies or measures are not appropriate or practical for the particular site.
 - (2) Stormwater runoff from developed portions of the site shall be treated on site to the maximum extent practicable and not discharged directly to municipal drainage systems, privately owned drainage systems or to surface water bodies and wetlands that will cause adverse water quality impacts or additional flooding.
 - (3) Minimize the amount of effective impervious area through use of permeable pavement, capture/reuse measures or other methods designed to disconnect impervious area and retain/infiltrate water on site through vegetative islands, rain gardens, bioretention systems, tree box filters and/or filter strips.
 - (4) Maintain existing groundwater recharge volume GRv in accordance with the NHDES Alteration of Terrain regulations (Env-Wq 1504.04) while accounting for the existing Hydrologic Soil Group (HSG) types. For sites where infiltration is limited or not practicable, the applicant must demonstrate that the project will not create or contribute to water quality impairment. All groundwater recharge systems shall require on-site test pit and percolation test data to be submitted as part of the review.
 - (5) Implement measures to control the post-development peak rate runoff so that it does not exceed pre-development runoff. Drainage analyses shall include calculations comparing pre- and post-development stormwater runoff rates (cubic feet/second) and volumes (cubic feet) for the two-, ten-, twenty-five-, and fifty-year twenty-four-hour storm events.
 - (6) Stormwater management BMP sizing and design shall be based on the extreme precipitation tables posted at the Northeast Region Climate Center (NRCC). See NRCC website at <http://precip.eas.cornell.edu/>.
 - (7) The proposed stormwater drainage system shall not result in flooding or functional impairment to streets, adjacent properties, downstream properties, soils, or vegetation while accounting for upstream and upgradient runoff that flows onto, over, or through the site to be developed or redeveloped and provide for this contribution of runoff.
 - (8) Where practical, native site vegetation shall be retained, protected, or supplemented. Vegetation removal shall be done in a manner that minimizes soil erosion.
 - (9) Seasonal high-water table elevations must be accounted for in all BMP designs as specified in the New Hampshire Stormwater Manual Volume 2 (as amended).
 - (10) Locate stormwater management and erosion and sediment control practices outside any protected buffer zones unless otherwise approved by the Planning Board. Alternatives to stream and wetland crossings that eliminate or minimize environmental impacts shall be considered whenever possible.
 - (11) Design and size permanent stormwater management measures in accordance with the design guidelines and sizing criteria included in the NH Stormwater Manual prepared by the NH Department of Environmental Services, 2008, as amended.
 - (12) Develop a long-term maintenance plan and agreement that meets the requirements outlined in § 290-8.
 - (13) Design salt storage areas to be fully covered with permanent or semipermanent measures and locate salt loading/off-loading areas to prevent runoff from draining directly to receiving waters and shall be maintained with good housekeeping measures in accordance with NHDES published guidance. Runoff from snow and salt storage areas shall

be directed to treatment areas before discharging to receiving waters or allowed to infiltrate into the groundwater. See NHDES website for published guidance fact sheets on road salt and water quality, and snow disposal.

- B. Enhanced Stormwater Management Standards for New Development and Redevelopment Projects that will Disturb 40,000 square feet or more:**
- (1) New Development:** In addition to the Basic Stormwater Management Standards in Subsection A above, new development projects that will disturb 40,000 square feet or more shall also meet one of the following enhanced stormwater management requirements in accordance with EPA's MS4 Stormwater Permit requirements:
 - (a)** Incorporate stormwater treatment BMPs into the project design that are designed to retain the Water Quality Volume generated from the total post-construction impervious area to the maximum extent practicable and calculated in accordance with N.H. Code Admin. R. Part Env-Wq 1504.10.; or
 - (b)** Incorporate stormwater treatment BMPs designed to remove 80% of the average annual Total Suspended Solids (TSS) load and 50% of the average annual Total Phosphorus (TP) load generated from the total post-construction impervious area to the maximum extent practicable. [NOTE: Pollutant removal efficiencies shall be based on procedures contained in Attachment 3 of Appendix F of the 2017 NH MS4 Permit or by using the Best Management Practices (BMP) Performance Data Contained in the Appendix E of the NH Stormwater Manual, Volume 1, 2008 or as amended.]
 - (2) Redevelopment:** In addition to the Basic Stormwater Management Standards in Subsection A of this section, redevelopment project that will disturb 40,000 square feet or more shall meet one of the following stormwater treatment standards in accordance with EPA's MS4 Stormwater Permit requirements;
 - (a)** Implement LID or stormwater treatment measures that will treat or disconnect at least 30% of the existing impervious cover and 50% of any additional proposed impervious surface or paved areas using filtration and/or infiltration practices; or
 - (b)** Implement LID or stormwater treatment measures on site to provide disconnection or treatment for at least 50% of the entire site area.

NOTE: Any new impervious surface associated with new or redevelopment that drain to nutrient impaired water bodies such as Robinson Pond or Otternick Pond should meet the Anti-degradation Provisions of State Water Quality Standards (Env-Wq. 1708) and demonstrate no additional phosphorus loading to these water bodies.

- C. Municipal projects:** All municipal projects shall comply with water quality control measures defined in this regulation. Nothing regarding municipal projects is intended to impose any greater requirement than is already required by RSA 674:54.

§ 290-6 Construction Erosion Control and Stormwater Standards.

The design shall conform to the standards set forth in NHDES NH Stormwater Manual (as amended), or as directed in the Land Use Regulations, whichever dictates the higher standard.

- A. Temporary/Construction Stormwater Management Design.** The following standards shall be applied in planning for stormwater management and erosion control as it relates to construction. If a Stormwater Pollution Prevention Plan (SWPPP) has been prepared to comply with the EPA Construction General Permit (CGP), the SWPPP can also be utilized to satisfy related portions of the required SMECP contents, provided that the listed required elements are included in the SWPPP.
- (1)** The selection, sizing, installation and maintenance of all erosion and sediment control measures included in the SMECP shall meet, as a minimum, the Best Management Practice design guidance set forth in the NH Stormwater Management Manual (Vols. 1, 2, and 3, as amended).
 - (2)** Whenever practical, natural vegetation shall be retained, protected and/or supplemented. The clearing of vegetation shall be done in a manner that minimizes soil erosion. Vegetated areas to be retained should be clearly marked and protected using construction fencing or similar means.
 - (3)** Soil disturbance shall be avoided within established buffer setbacks as established by the Town Wetland and Conservation Overlay District.

ABUTTERS:

Map 246 Lot 1
Warren R. Barclay Trustee
Warren & Suzanne Barclay Rev. Trust
24 Chalifoux Road
Hudson, NH 03051

Map 246 Lot 2
John W. & Frederick B. Sullivan
53 River Road
Hudson, NH 03051

Map 246 Lot 4
Renee M. & Dana J. Paquette
1 Stonemill Road
Hudson, NH 03051

Map 246 Lot 86
DLM Properties, LLC
22 Abbott Street
Hudson, NH 03055

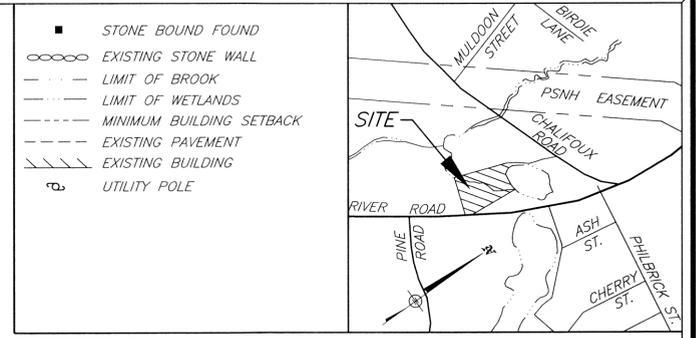
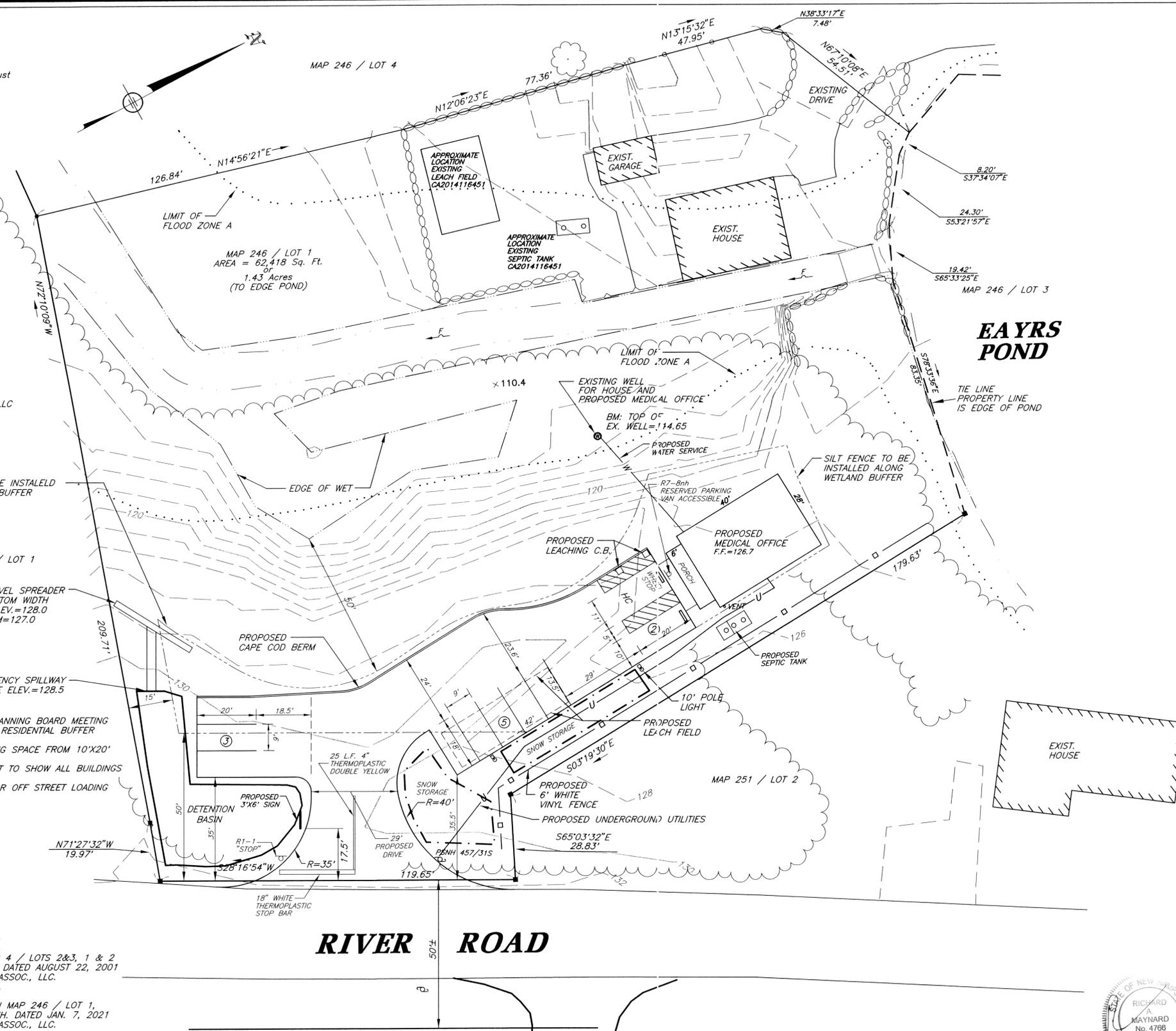
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2 Jacqueline Street
Hudson, NH 03051

Maynard & Paquette Eng. Assoc., LLC
31 Quincy Street
Nashua, NH 03060

* Abutters within 200'



LEGEND

- STONE BOUND FOUND
- EXISTING STONE WALL
- - - - - LIMIT OF BROOK
- - - - - LIMIT OF WETLANDS
- - - - - MINIMUM BUILDING SETBACK
- - - - - EXISTING PAVEMENT
- - - - - EXISTING BUILDING
- UTILITY POLE

NOTES:

1. PRESENT ZONING: "R-2" RESIDENTIAL 2
2. PROPOSED USE: RESIDENTIAL & MEDICAL OFFICE
3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN 1176 SF MEDICAL OFFICE WITH 10 PARKING SPACES INCLUDING 1 H.C.
4. TOTAL AREA OF PARCEL: 1.43± ACRES
5. LOT IS SERVICED BY PRIVATE WELL AND SEPTIC.
6. VARIANCE FOR MEDICAL OFFICE IN ADDITION TO EXISTING RESIDENCE GRANTED ON 5/28/2020. CASE NO. 246-001 WITH THE FOLLOWING STIPULATIONS:
 - 1) THE COMBINED WORK HOURS FOR 2 DOCTORS (Dr. BARCLAY & 1 ASSOC.) SHALL NOT EXCEED FIFTY (50) HOURS PER WEEK.
 - 2) THE TOTAL NUMBER OF PARKING SPACES BE ESTABLISHED AT THE MIN. AMOUNT REQUIRED AND NOT EXCEED TEN (10).
 - 3) THE LOT REMAIN IN COMMON OWNERSHIP AND CANNOT BE SUBDIVIDED OR TRANSFERRED SEPARATELY.
 - 4) THAT THE PLAN BE RECONFIGURED MOVING THE BUILDING OUT OF THE 50' FRONT SETBACK AND RESITUATING THE BUILDING TO THE RIGHT SIDE (NORTH) OF THE PLAN AND THE PARKING AREA TO THE LEFT SIDE (SOUTH) OF THE PLAN.
7. MINIMUM BUILDING REQUIREMENTS:
 - LOT SIZE = 60,000 S.F.
 - FRONTAGE: 120'
 - BUILDING SETBACKS: FRONT YARD = 50 FT. SIDE AND REAR YARD = 15 FT.
8. SOIL CONSERVATION SERVICE SOIL TYPE:
 - "WdA" - WINDSOR LOAMY SAND 0-3% SLOPES
 - "WdC" - WINDSOR LOAMY SAND 8-15% SLOPES
9. GREEN SPACE REQUIRED: 40%
GREEN SPACE PROVIDED: 81%
10. PARKING REQUIREMENTS:
 - HOUSE: 2 REQUIRED 2 PROVIDED
 - MEDICAL OFFICE: 1 SP/300 S.F. X 1,176 SF = 4 SPACES REQUIRED
 - PROPOSED PARKING: 10 SPACES INCL. 1 H/C
11. N.F.I.P. F.I.R.M. FLOOD MAP NUMBER 33011C0658D INDICATES THAT A PORTION OF THIS SITE IS WITHIN ZONE A.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
13. ALL HANDICAPPED PARKING SPACES SHALL CONFORM TO A.D.A. REQUIREMENTS FOR SIGNAGE AND STRIPING.
14. ALL SITE LIGHTING TO BE HOODED AND DIRECTED DOWNWARD ON SITE.
15. STREET ADDRESS TO BE ASSIGNED BY THE HUDSON FIRE DEPT. AT TIME OF BUILDING PERMIT ISSUANCE.
16. A CAP FEE OF \$_____ SUBJECT TO ANNUAL INDEXING, AS PERMITTED BY THE IMPACT FEE METHODOLOGY, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION 1-888-DIG-SAFE. (1-888-344-7233)
18. APPROPRIATE EROSION CONTROL MEASURES (HAY BALES, SILT FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.
19. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED UPON COMPLETION OF SITE GRADING.
20. WETLANDS PER PLAN REFERENCE NO 1
21. NHDOT DRIVEWAY PERMIT NUMBER 05-229-0051 ISSUED 10/28/2021.
22. NHDES SEPTIC CONSTRUCTION APPROVAL No. CA202111527 ISSUED 11/15/2021.
23. APPROX. TREE CLEARING LIMITS WILL BE THE BUILDING SETBACK LINE.

WAIVERS

- GRANTED AT THE APRIL 13, 2022 PLANNING BOARD MEETING
1. HTC 276-11.1.B(12)(c) REDUCE RESIDENTIAL BUFFER FROM 100' TO 55'
 2. HTC 275-8.C(4) REDUCE PARKING SPACE FROM 10'X20' TO 9'X18'
 3. HTC 276-11.1.B(15) REQUIREMENT TO SHOW ALL BUILDINGS WITHIN 50' OF THE SITE.
 4. HTC 275-8.C(6) REQUIREMENT FOR OFF STREET LOADING SPACE.

PLAN REFERENCE:

- 1) LOT LINE RELOCATION PLAN MAP 4 / LOTS 2&3, 1 & 2 STONE MILL ROAD, HUDSON, NH. DATED AUGUST 22, 2001 BY MAYNARD & PAQUETTE ENG. ASSOC., LLC. FILED HC RD AS PLAN No. 31567.
- 2) WETLANDS & TOPOGRAPHIC PLAN MAP 246 / LOT 1, 2 STONE MILL ROAD, HUDSON, NH. DATED JAN. 7, 2021 BY MAYNARD & PAQUETTE ENG. ASSOC., LLC.

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

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

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.

WARREN R. BARCLAY, TRUSTEE _____ DATE _____

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN APRIL 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



NO.	DATE	REVISION	BY
1	04-05-2022	REVISIONS PER F&O / TOWN COMMENTS	JY
2	04-11-2022	REVISIONS PER TOWN COMMENTS OF 4-8-22	JY
3	04-25-2022	UPDATES PER 4-13-22 PLANNING BRD. MEETING AND F&O MEMO DATED 4-22-22	JY
4	05-05-2022	REVISED PER TOWN COMMENTS OF 5-4-2022, ADD SHEET 5	JY

SITE PLAN MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
WARREN R. BARCLAY
TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
24 CHALIFOUX ROAD
HUDSON, NEW HAMPSHIRE 03051
Bk. 8848 Pg. 381

SCALE: 1"=20' DATE: DECEMBER 29, 2021

MP ASSOCIATES
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

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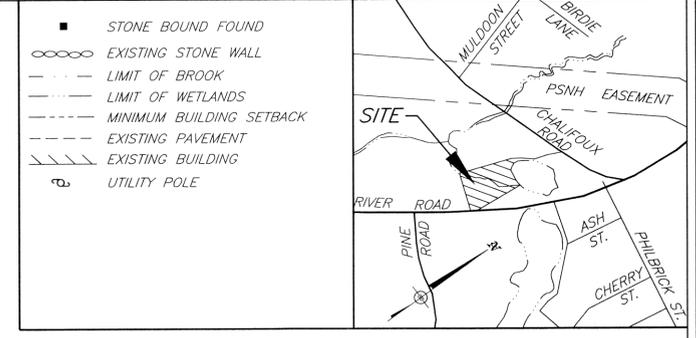
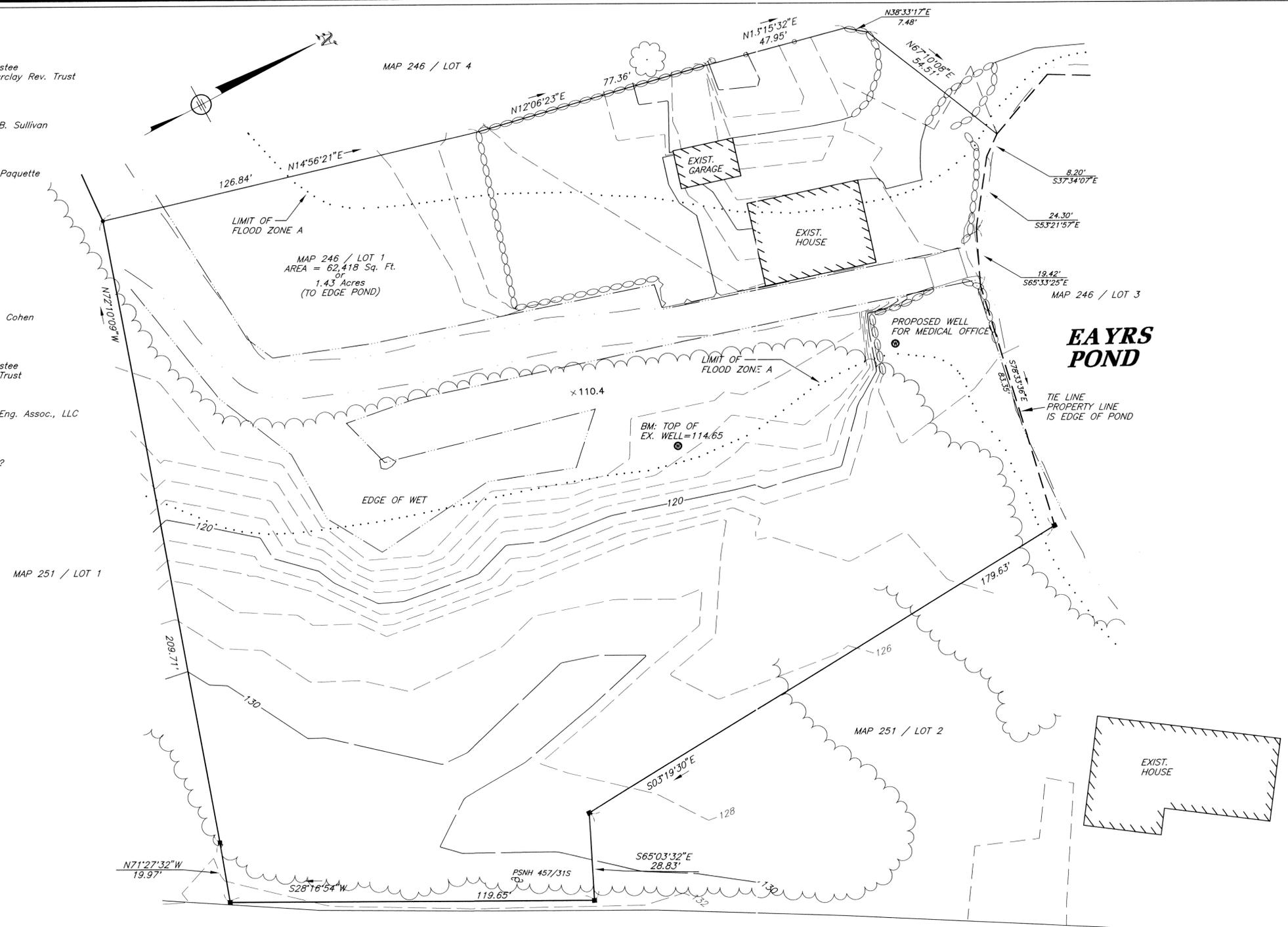
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* Abutters within 200'



LEGEND

VICINITY

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1	04-05-2022	REVISIONS PER F&O / TOWN COMMENTS	JY
2	04-11-2022	REVISIONS PER TOWN COMMENTS OF 4-8-22	JY
3	04-25-2022	NO CHANGES THIS SHEET	JY
4	05-05-2022	NO CHANGES THIS SHEET, ADD SHEET 5	JY

PLAN REFERENCE:

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RIVER ROAD

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.



I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN APRIL 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

EXISTING CONDITIONS PLAN MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
WARREN R. BARCLAY
TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
24 CHALIFOUX ROAD
HUDSON, NEW HAMPSHIRE 03051
Bk. 8848 Pg. 381



SCALE: 1"=20' DATE: DECEMBER 29, 2021

ENGINEERING
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ASSOCIATES
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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

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31 Quincy Street
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* Abutters within 200'

SILT FENCE TO BE INSTALLED
ALONG WETLAND BUFFER

MAP 251 / LOT 1

30' LEVEL SPREADER
2' BOTTOM WIDTH
TOP ELEV.=128.0
BOTTOM=127.0

EMERGENCY SPILLWAY
3' WIDE ELEV.=128.5

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APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

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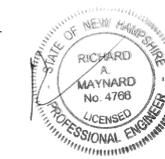
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF
PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL
COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH
THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW
REGULATIONS OF THE HUDSON
PLANNING BOARD, THE SITE PLAN
APPROVAL GRANTED HEREIN
EXPIRES TWO (2) YEARS FROM
DATE OF APPROVAL.

WARREN R. BARCLAY, TRUSTEE

DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM
BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE
1 AND A FIELD SURVEY LAST MADE ON THE GROUND
IN APRIL 2019 HAVING A MAXIMUM ERROR OF
CLOSURE OF 1:10,000.



GRADING PLAN MAP 246 / LOT 1
**BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE**

PREPARED FOR:
WARREN R. BARCLAY
TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
24 CHALIFOUX ROAD
HUDSON, NEW HAMPSHIRE 03051
Bk. 8848 Pg. 381

SCALE: 1"=20'



Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

DATE: DECEMBER 29, 2021

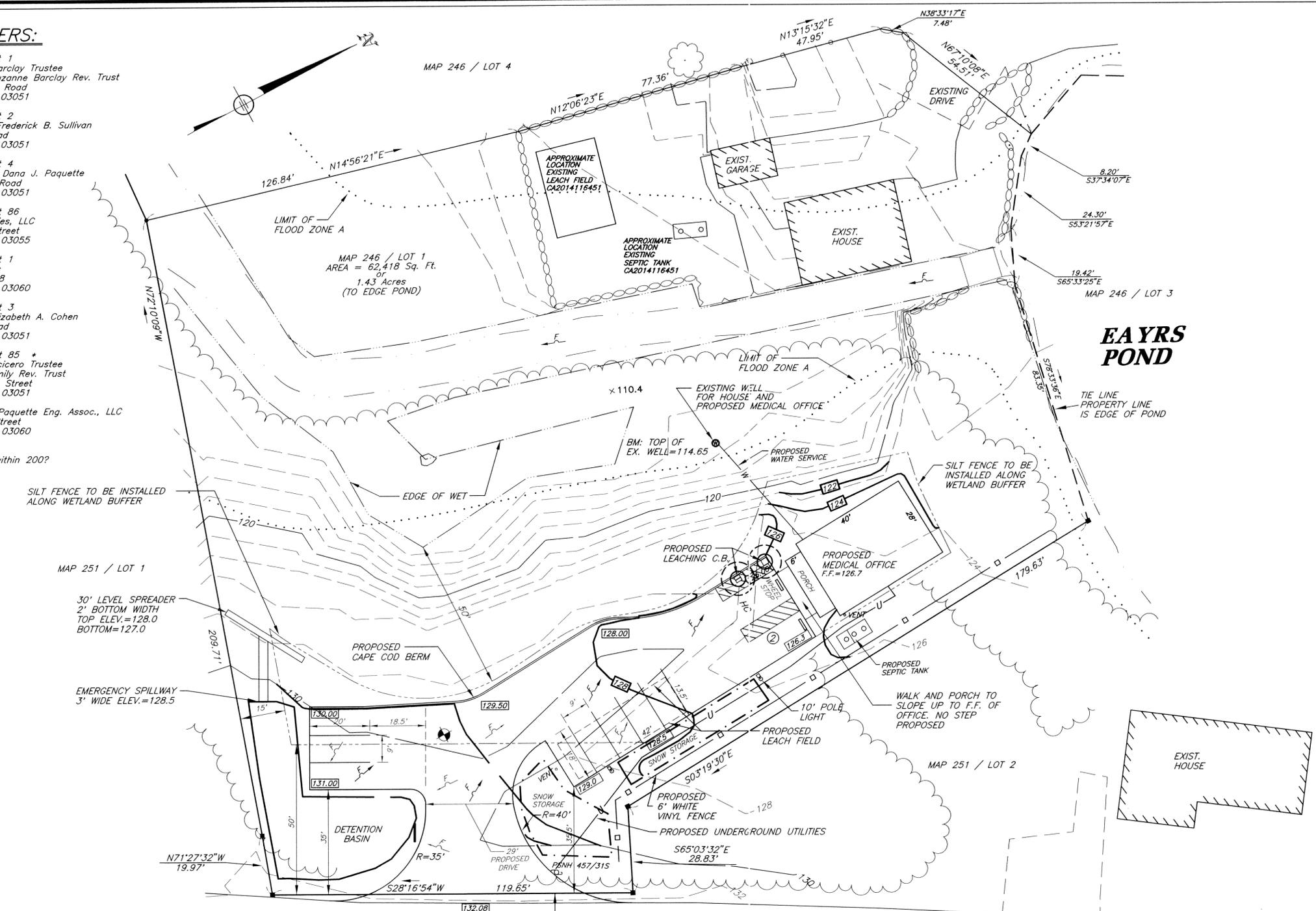
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DESIGNED	DRAFTED				REVISION	SIZE	JOB NUMBER

NO.	DATE	REVISION	BY
1	04-05-2022	REVISIONS PER F&O / TOWN COMMENTS	JY
2	04-11-2022	REVISIONS PER TOWN COMMENTS OF 4-8-22	JY
3	04-25-2022	UPDATES PER 4-13-22 PLANNING BRD. MEETING AND F&O MEMO DATED 4-22-22	JY
4	05-05-2022	REVISED PER TOWN COMMENTS OF 5-4-2022, ADD SHEET 5	JY

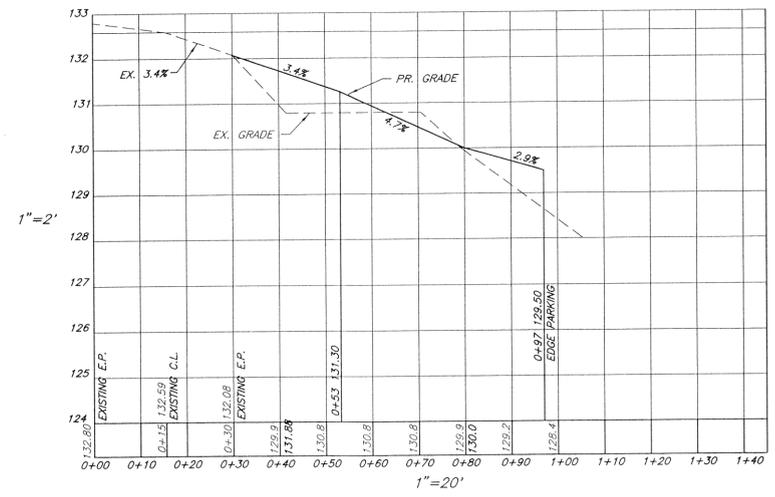
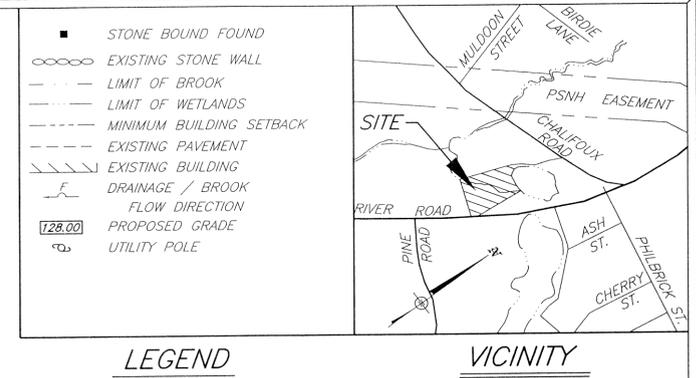
LEGEND

- STONE BOUND FOUND
- EXISTING STONE WALL
- - - - LIMIT OF BROOK
- - - - LIMIT OF WETLANDS
- - - - MINIMUM BUILDING SETBACK
- - - - EXISTING PAVEMENT
- - - - EXISTING BUILDING
- - - - DRAINAGE / BROOK
- - - - FLOW DIRECTION
- 128.00 PROPOSED GRADE
- UTILITY POLE

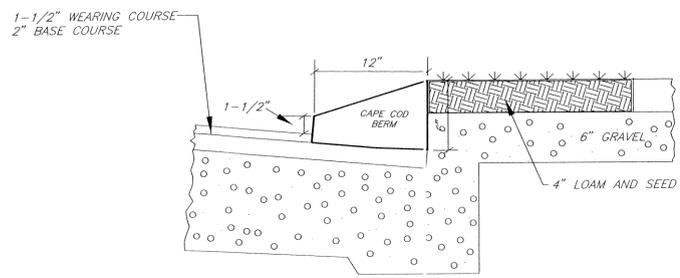
VICINITY



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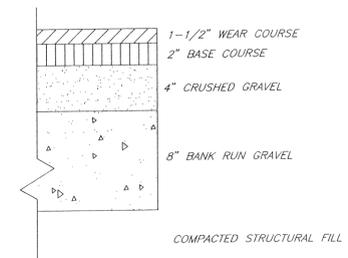


DRIVEWAY PROFILE



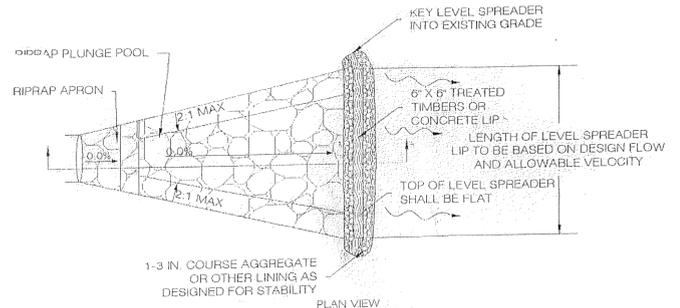
CAPE COD BERM

N.T.S.



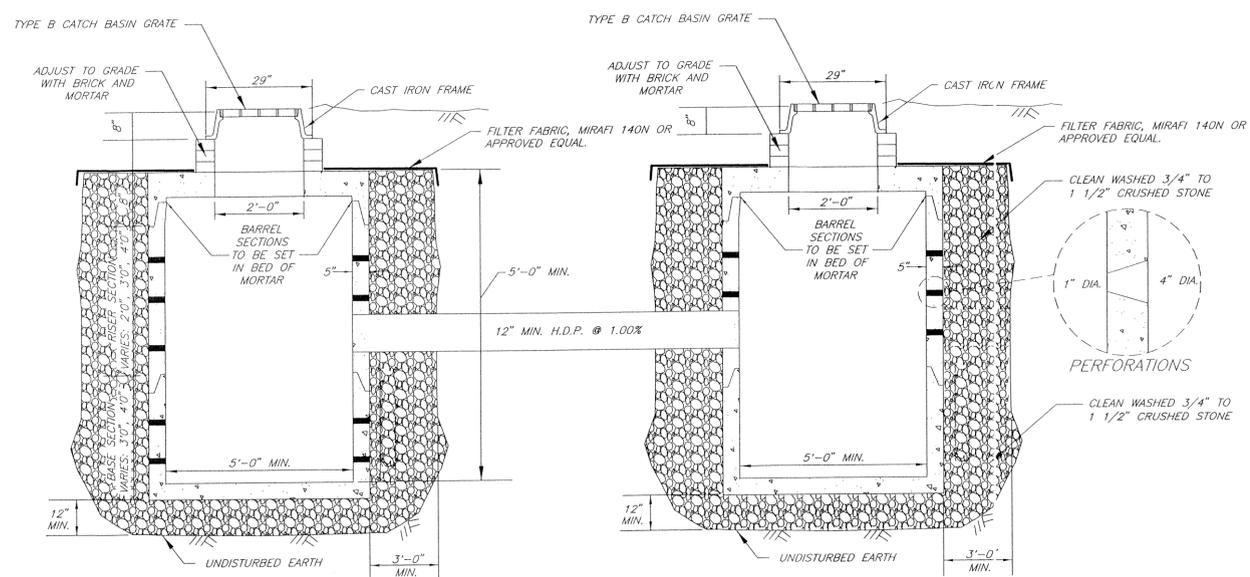
PAVEMENT SECTION

N.T.S.



LEVEL SPREADER

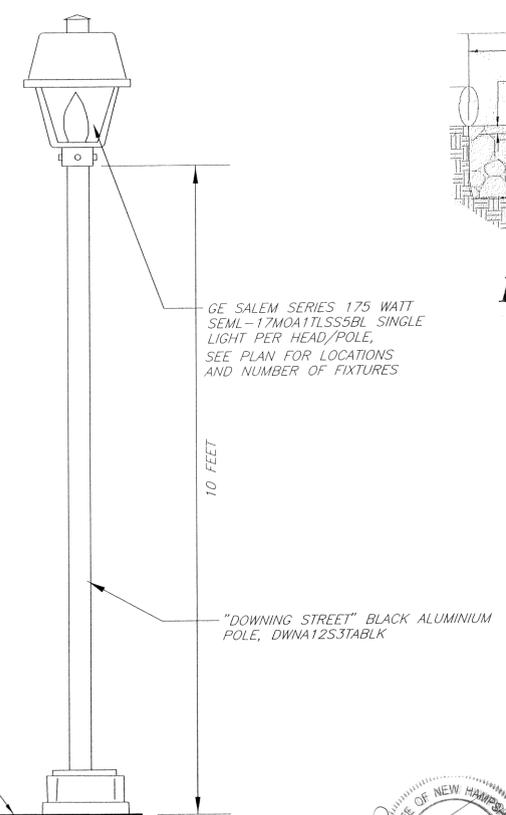
N.T.S.



DOUBLE LEACHING CATCH BASIN

N.T.S.

- NOTES:
1. LOCATION OF DRAIN LINE OPENINGS MAY VARY, C.C.R.E. TO JOB SPECIFICATIONS.
 2. STRUCTURE DESIGN AND REINFORCEMENT SHALL CONFORM TO ASTM C478 AND A185. CONCRETE SHALL BE 4000 PSI MINIMUM.
 3. FILTER FABRIC MUST BE PLACED OVER CRUSHED STONE AND OVERLAP CAP SLAB BY 12" TO PREVENT FINES FROM MIGRATING INTO THE CRUSHED STONE.



LIGHT POLE

N.T.S.

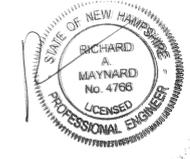
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SITE PLAN MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
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 Bk. 8848 Pg. 381

SCALE: AS NOTED DATE: DECEMBER 29, 2021

ENGINEERING
MP
ASSOCIATES
 Maynard & Paquette
 Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 31 Quincy Street, Nashua, N.H. 03060
 Phone: (603)883-8433 Fax: (603)883-7227



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PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.

DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
JWY	JWY				4	D	12642

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CONSTRUCTION NOTES

A. GENERAL

EROSION AND SEDIMENT CONTROL PRACTICES INCLUDE THE USE OF THE FOLLOWING: STRAW BALE BARRIERS, SILT SCREEN FENCE BARRIERS, TEMPORARY SEDIMENTATION BASINS, PERMANENT DETENTION/SEDIMENTATION BASINS, GRASS AND/OR ROCK LINED SWALES, DIVERSIONS WITH LEVEL SPREADERS.

- ALL PERMANENT AND TEMPORARY EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS OF NEW HAMPSHIRE", AUGUST 1992, PREPARED BY NHDES AND RCDD IN COOPERATION WITH USDA-SCS.
- ALL CONSTRUCTION ACTIVITY SHALL BE DONE IN COMPLIANCE WITH THE EPA'S PHASE II STORM WATER REGULATIONS. THE CONTRACTOR SHALL FILE THE EPA NOTICE OF INTENT (NOI) FORM AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION. THE ENTIRE CONTENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE RETAINED ON SITE BY THE CONTRACTOR AND MADE AVAILABLE TO ALL LOCAL, STATE, AND FEDERAL CODE ENFORCEMENT PERSONNEL.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN THE AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- WATER CONSTRUCTION:
 - ALL PROPOSED 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 INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 - ALL TRENCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, SHALL BE STABILIZED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 - AFTER NOVEMBER 15TH, INCOMPLETE ROAD AND/OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL (NH DOT ITEM 304.3).
- THE SMALLEST PRACTICAL AREA OF LAND NECESSARY FOR ROAD AND LOT DEVELOPMENT SHALL BE EXPOSED ONE TIME. IN CASE THIS AREA EXCEEDS THAT WHICH SHALL ACHIEVE PERMANENT VEGETATION COVER PRIOR TO THE NEXT WINTER SEASON OR 5 ACRES, WHICHEVER IS LESS.
- FILL MATERIAL USED FOR ROADWAY CONSTRUCTION SHALL BE FREE FROM STUMPS, WOOD, ROCKS, AND OTHER ALIEN MATERIALS.
- ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4 INCHES OF CLEAN, SCREENED LOAM PLACED BEFORE BEING SEEDING AND MULCHED.
- THE SUMPS FOR ALL CATCH BASINS SHALL BE PERIODICALLY CLEANED, WITH THE SEDIMENT REMOVED TO A SECURE LOCATION SO AS TO PREVENT SILTATION OF NATURAL DRAINAGE AND WATERWAYS.
- STRAW AND/OR HAY MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS AND STEMS, AND SHALL BE DRY.
- SILT SCREEN FENCES SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH SIGNIFICANT STORM. ALL DAMAGED FENCES SHALL BE REPLACED OR REPAIRED. SEDIMENT DEPOSITS SHALL BE REMOVED PERIODICALLY AND SHALL NOT BE ALLOWED TO ACCUMULATE TO THE POINT OF AFFECTING THE FUNCTION OF THE FENCES.

B. STRUCTURAL MEASURES

- STRAW BALE BARRIERS/SILT SCREEN FENCES: STRAW BALE BARRIERS AND/OR SILT SCREEN FENCES ARE TO BE INSTALLED IN THE AREAS SHOWN ON THE PLAN. THEY ARE INTENDED PRIMARILY TO INTERCEPT AND FILTER SWALE VOLUMES OF SHEET FLOW AND PERMANENT SWALES ARE TO BE INSTALLED AS SHOWN ON THE PLAN. SWALES ARE USED TO CONVERT SHEET FLOW TO CHANNEL FLOW AND CONVEY THE RUNOFF TO A PERMANENT CHANNEL, STORM DRAIN, OR DETENTION/SEDIMENT STRUCTURE. SWALES ARE INTENDED TO INTERCEPT RUNOFF AND DIVERT IT FROM AN EXPOSED OR NEWLY SEEDING SLOPE TOWARD AN ACCEPTABLE OUTLET (GRASS SWALES, SEDIMENTATION POND, ETC.) OR TO REDUCE THE VELOCITY OF RUNOFF FLOWING DOWN FROM A DRAINAGE AREA. (SEE DETAIL FOR ADDITIONAL INFORMATION.)

C. VEGETATIVE MEASURES

- TOPSOIL STOCKPILING: TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR LATER USE ON CRITICAL AREAS AND ALL OTHER AREAS TO BE SEEDING. THE STOCKPILE WILL NOT BE COMPACTED AND SHALL BE STABILIZED AGAINST EROSION WITH TEMPORARY SEEDING.
- TEMPORARY SEEDING:
 - BEDDING-REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3" TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.
 - FERTILIZER-FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL. A 10-10-10 MIX OF FERTILIZER SHOULD BE APPLIED AT A RATE OF 300 LBS/ACRE, OR 7 LBS PER 1000 S.F.
 - SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	SEEDING RATE PER ACRE	DATES	DEPTH
WINTER RYE	112 LBS	8/15-9/5	1 IN
OATS	80 LBS	SPRING-15-5/5	1 IN
RYEGRASS (ANNUAL)	40 LBS	4/15-9/15 (W/MULCH)	0.25 IN

- MULCHING: WHERE IT IS IMPRACTICAL TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDING AREA SHOULD BE MULCHED TO FACILITATE GERMINATION. MULCH IN THE FORM OF STRAW SHOULD BE APPLIED AT A RATE OF 70 TO 90 LBS/1000 S.F.
- PERMANENT SEEDING:
 - BEDDING-STONES LARGER THAN 4" TRASH, ROOTS, AND OTHER DEBRIS THAT INTERFERES WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEED BED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION.
 - FERTILIZER-LIME AND FERTILIZER SHOULD BE APPLIED EVENLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND SHOULD BE INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON SOIL ANALYSIS AND TESTS. A SOIL TEST NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED: AGRICULTURAL LIMESTONE @ 100 LBS/1000 S.F. 10-20-20 FERTILIZER @ 12 LBS/1000 S.F.
 - SEED MIXTURE (RECOMMENDED RATE)

TYPE	LBS/ACRE	LBS/1000 S.F.	USE
TALL FRESQUE	20	0.45	STEEP CUTS AND FILLS
CREeping RED	20	0.45	DETENTION BASINS
FRESQUE			
RED TOP	2	0.50	SWALES
TOTAL	42	2.30	
CREeping RED	50	1.15	ALL OTHER AREAS
FRESQUE			
KENTUCKY BLUEGRASS	50	1.15	ALL OTHER AREAS
TOTAL	100	2.30	

TYPE	RATE/100 S.F.	USE AND COMMENTS
HAY OR STRAW	70-90 LBS	MUST BE DRY AND FREE FROM MOLD. MAY BE USED WITH PLANTINGS.
WOOD CHIPS/BARK	AS PER MANUFACTURERS' SPECIFICATIONS	USED MOSTLY WITH TREES AND MULCH-SHRUBS PLANTINGS
JUTE AND FIBROUS MATTING	AS PER MANUFACTURERS' SPECIFICATIONS	USED IN SCOPE AREAS, WATER COURSE AND OTHER AREAS
CRUSHED STONE	SPREAD MORE THAN 1/2" THICK	EFFECTIVE IN CONTROLLING WIND AND WATER EROSION

- SODDING: SODDING IS DONE WHERE IT IS DESIRABLE TO RAPIDLY ESTABLISH COVER ON A DISTURBED AREA. SODDING ON AREA MAY BE SUBSTITUTED FOR PERMANENT SEEDING PROCEDURES ANYWHERE ON SITE. BED PREPARATION, FERTILIZING, AND PLACEMENT OF SOO SHALL BE PERFORMED ACCORDING TO THE S.C.S. HANDBOOK.

SODDING IS RECOMMENDED FOR STEEP SLOPED AREAS, AREAS IMMEDIATELY ADJACENT TO SENSITIVE WATER COURSE, EASILY ERODABLE SITES (FINE SANDS/SILTS), ETC.

D. MAINTENANCE

- DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED.
- SEEDING AREAS WILL BE FERTILIZED AND SEEDING AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.
 - ADDITIONAL STONE MAY HAVE TO BE ADDED TO THE CONSTRUCTION ENTRANCE, ROCK-LINED SWALES, ETC. PERIODICALLY, TO MAINTAIN THE PROPER FUNCTIONING OF THE EROSION CONTROL STRUCTURES.
 - EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCHES OF RAINFALL.

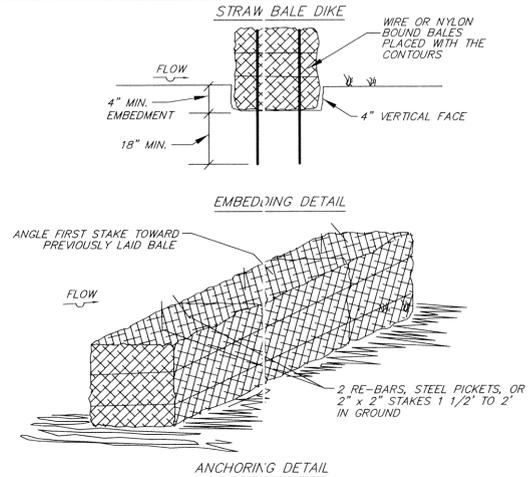
E. SEQUENCE OF CONSTRUCTION

- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AND SHALL BE CLEANED AND REPLACED AS NECESSARY. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY SHOULD DEVELOPING SITE CONDITIONS WARRANT.
- THE LIMIT OF TREE CLEARING AND DEMOLITION SHALL BE MARKED BY THE OWNER/ENGINEER BEFORE ANY WORK IS TO TAKE PLACE. ALL CLEARING OPERATIONS FOR THE WORK AND DRAINAGE CONSTRUCTION SHALL BE CONDUCTED ONE PHASE AT A TIME.
- AFTER THE CLEARING OPERATION IS COMPLETE, CONSTRUCTION SHALL BEGIN ON THE MAIN CONSTRUCTION ENTRANCE. RIP RAP (TRAP-ROCK) SHALL BE PLACED ACROSS THE FULL WIDTH OF THE ENTRANCE FOR A DISTANCE OF 50+ FEET AS SHOWN ON THE PLANS. AS THE RIP RAP BECOMES CLOGGED AND/OR COATED WITH SEDIMENT, ADDITIONAL 2 TO 3 INCH STONE SHALL BE LAID DOWN TO MAINTAIN THIS AREA. ALL TRAFFIC EXITING THE SITE SHALL CROSS OVER THIS PREPARED CONSTRUCTION ENTRANCE.

SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE

- STONE SIZE: 2 TO 3 INCH DIAMETER
- LENGTH: NOT LESS THAN 50 FEET
- THICKNESS: NOT LESS THAN 6 INCHES
- WIDTH: TEN FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE VEHICLES INGRESS AND EGRESS.
- FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE ADDITIONAL TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OR ANY MEASURES USED TO TRAP SEDIMENT.
- PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL.

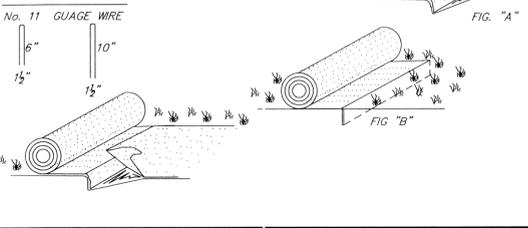
- TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AROUND ALL EXISTING CATCH BASINS AND DRAINAGE OUTLETS. THESE MEASURES SHALL BE MAINTAINED IN PLACE UNTIL NEW DRAINAGE STRUCTURES ARE INSTALLED AND FUNCTIONING.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS, AND SHALL BE CLEANED AND REPLACED AS NECESSARY. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY SHOULD DEVELOPING SITE CONDITIONS WARRANT.
- TOPSOIL SHALL THEN BE REMOVED FROM ALL PROPOSED ROADWAY AREAS AND BUILDING SITES WHICH WILL BE PAVED/CONSTRUCTED BEFORE THE NEXT WINTER SEASON. THE TOPSOIL SHALL BE STORED IN AREAS DESIGNATED ON THE PLANS. ANY STOCKPILED MATERIAL OR TEMPORARY GRADING SHALL BE STABILIZED BY SEEDING AND MULCHING WITHIN 72 HOURS IF THEY ARE TO REMAIN UNWORKED FOR MORE THAN 30 DAYS. ALL SOILS SHALL BE STABILIZED PRIOR TO THE NEXT WINTER SEASON, AND SHALL NOT BE LEFT EXPOSED THROUGH THE WINTER. NO AREA OF SOIL SHALL BE LEFT UNSTABILIZED FOR MORE THAN 60 DAYS.
- AFTER DEMOLITION OPERATIONS ARE COMPLETE, GRADING OF THE ROADWAY AND ASSOCIATED BUILDING SITES SHALL BE DONE. EROSION CONTROL MEASURES SHALL BE INSTALLED AROUND ALL DRAINAGE STRUCTURES IMMEDIATELY AFTER INSTALLATION.
- ALL CLOSED DRAINAGE SHALL BE INSTALLED AS THE SITE IS BROUGHT TO GRADE. WHEN THE ROADWAY AND BUILDING SITES HAVE REACHED FINAL DESIGN GRADE, ALL SIDE SLOPES SHALL BE PERMANENTLY LOAMED AND SEEDING.
- FINAL GRADING SHALL BE STABILIZED WITHIN 72 HOURS OF COMPLETION. LOAM AND SEEDING OF FINISHED GRADES SHOULD BE ACCOMPLISHED PRIOR TO SEPTEMBER 15, AFTER WHICH TIME THESE AREAS SHALL BE MULCHED AND FURTHER STABILIZED IN THE EVENT THAT SEEDING DOES NOT PRODUCE A HEALTHY STAND OF VEGETATION PRIOR TO THE END OF THE GROWING SEASON. ANY FINISHED SLOPE GREATER THAN 15% WHICH IS NOT STABILIZED PRIOR TO SEPTEMBER 15 SHALL BE COVERED WITH JUTE MATTING AND RESEEDED.
- CONTINUE TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PLACE UNTIL ALL DISTURBED AREAS HAVE ACHIEVED ADEQUATE VEGETATION COVER. RESEED AREAS AS NECESSARY TO PROMOTE PERMANENT GROUND COVER.
- AFTER ROAD CONSTRUCTION (PAVING) IS COMPLETE AND ALL DISTURBED AREAS HAVE ACHIEVED ADEQUATE VEGETATION COVER, THE CONTRACTOR SHALL REMOVE SOIL ALONG WITH THE TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM PROPERLY.



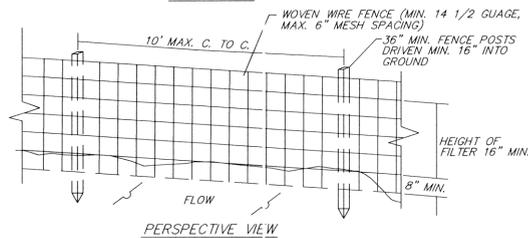
DETAIL FOR STABILIZING WITH JUTE MATTING

- BURY THE TOP ENDS OF THE JUTE STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH.
- TAMP THE TRENCH FULL OF SOIL. SECURE IT WITH A ROW OF STAPLES, 6 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH.
- OVERLAP AND BURY THE UPPER END OF THE LOWER STRIP AS IN FIGURES "A" AND "B". OVERLAP THE END OF THE TOP STRIP 4 INCHES AND STAPLE.
- EROSION STOP-FOLD OF JUTE BURIED IN SILT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES.

TYPICAL STAPLES

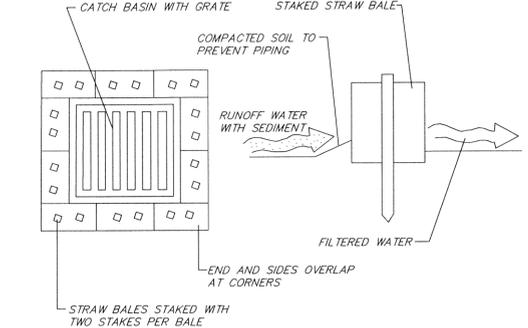


SILT FENCE



GENERAL SITE CONSTRUCTION SPECIFICATIONS

- ALL GRADING OR DISTURBED AREAS, INCLUDING SLOPES, SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION, IN ACCORDANCE WITH THESE PLANS, UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED, AND MAINTAINED IN ACCORDANCE WITH THESE PLANS.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FINISHED SHALL BE CLEANED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO THE PLACEMENT OF TOPSOIL.
- ALL FILL AREAS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND CODES.
- ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- SEEPS AND SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER METHODS APPROVED BY THE CITY/TOWN ENGINEER AND MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC.

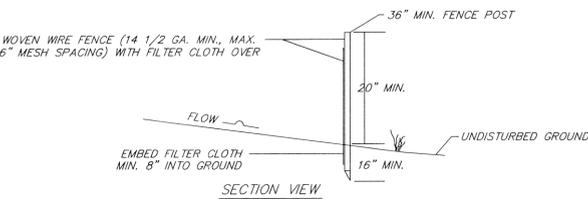


CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE INSTALLATION AT CATCH BASINS/OUTLET STRUCTURES

- EXCAVATE A 4 INCH DEEP TRENCH AROUND THE INLET. MAKE THE TRENCH AS WIDE AS A STRAW BALE.
- ORIENT STRAW BALES WITH THE BINDINGS AROUND THE SIDES OF THE BALES, RATHER THAN OVER AND UNDER THE BALES.
- PLACE BALES LENGTHWISE AROUND THE INLET AND PRESS THE ENDS OF ADJACENT BALES TOGETHER.
- DRIVE TWO 2 INCH X 2 INCH STAKES THROUGH EACH BALE TO ANCHOR THE BALE SECURELY IN PLACE.
- BACKFILL THE EXCAVATED SOIL AND COMPACT IT AGAINST THE BALES.
- WEDGE LOOSE STRAW BETWEEN THE BALES TO PREVENT WATER FROM FLOWING IN BETWEEN THEM.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

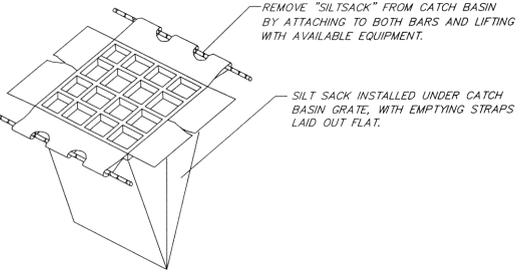
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID-SECTION.
- WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED TOGETHER. EXCAVATE A TRENCH APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- FASTEN WIRE MESH SECURELY TO THE UPSLOPE SIDE OF THE POSTS. USE HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG TO TIE THE WIRES OR HOG RINGS. EXTEND THE WIRE 6 INCHES INTO THE TRENCH. WIRE FENCE REINFORCEMENT FOR SILT FENCES MUST BE A MINIMUM OF 42 INCHES WIDE, BE A MINIMUM OF 14 GAUGE, AND HAVE A MAXIMUM MESH SPACING OF 6 INCHES. THE 42 INCH LENGTH IS NEEDED SO THAT 6 INCHES CAN BE EXTENDED INTO THE TRENCH AND LEAVE A 36 INCH SUPPORT FENCE ABOVE THE GROUND. WHEN EXTRA-STRENGTH FABRIC IS USED AND FENCE POSTS ARE MORE CLOSELY SPACED, THE WIRE MESH CAN BE OMITTED.
- FASTEN THE FILTER FABRIC TO THE UPSLOPE SIDE OF THE FENCE POSTS AND EXTEND IT 6 TO 8 INCHES INTO THE TRENCH. THE HEIGHT OF THE FENCE SHOULD NOT EXCEED 36 INCHES. DO NOT STAPLE FABRIC ONTO TREES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, SPLICE THE FILTER CLOTH AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.
- BACKFILL THE TRENCH OVER THE TOP OF THE FABRIC AND COMPACT THE SOIL.

INSTALLATION PROCEDURE

- LAY OUT A SUITABLE FENCE LINE AND SET POSTS ALONG IT. ON SLOPES, ALIGN THE FENCE ALONG THE CONTOUR AS CLOSELY AS POSSIBLE. IN SMALL SWALES, CURVE THE FENCE LINE UPSTREAM AT THE SIDES TO DIRECT THE FLOW TOWARD THE MIDDLE OF THE FENCE. THE SIDES SHOULD BE HIGHER THAN THE CENTER. SPACE POSTS A MAXIMUM OF 10 FEET APART AND DRIVE THEM AT LEAST 12 INCHES INTO THE GROUND. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING MUST NOT EXCEED 6 FEET. POSTS FOR SILT FENCES CAN BE EITHER 4 INCH WOOD OR 1.33 LB/FT STEEL WITH A MINIMUM LENGTH OF FIVE FEET. STEEL POSTS HAVE PROVISIONS FOR FASTENING WIRE TO THEM. EXCAVATE A TRENCH APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- FASTEN WIRE MESH SECURELY TO THE UPSLOPE SIDE OF THE POSTS. USE HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG TO TIE THE WIRES OR HOG RINGS. EXTEND THE WIRE 6 INCHES INTO THE TRENCH. WIRE FENCE REINFORCEMENT FOR SILT FENCES MUST BE A MINIMUM OF 42 INCHES WIDE, BE A MINIMUM OF 14 GAUGE, AND HAVE A MAXIMUM MESH SPACING OF 6 INCHES. THE 42 INCH LENGTH IS NEEDED SO THAT 6 INCHES CAN BE EXTENDED INTO THE TRENCH AND LEAVE A 36 INCH SUPPORT FENCE ABOVE THE GROUND. WHEN EXTRA-STRENGTH FABRIC IS USED AND FENCE POSTS ARE MORE CLOSELY SPACED, THE WIRE MESH CAN BE OMITTED.
- FASTEN THE FILTER FABRIC TO THE UPSLOPE SIDE OF THE FENCE POSTS AND EXTEND IT 6 TO 8 INCHES INTO THE TRENCH. THE HEIGHT OF THE FENCE SHOULD NOT EXCEED 36 INCHES. DO NOT STAPLE FABRIC ONTO TREES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, SPLICE THE FILTER CLOTH AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.
- BACKFILL THE TRENCH OVER THE TOP OF THE FABRIC AND COMPACT THE SOIL.

SILT SACK INSTALLATION IN CATCH BASIN

- REMOVE DRAIN GRATE AND INSERT SILT SACK, MAKING SURE THAT THE EMPTYING STRAPS ARE LAID FLAT OUTSIDE OF THE BASIN.
- REPLACE DRAIN GRATE TO HOLD SILT SACK INTO POSITION.
- AS SILT SACK BECOMES FULL OF SEDIMENT, REMOVE WITH FRONT END LOADER (OR OTHER SUITABLE EQUIPMENT) AND EMPTY IN TOPSOIL STORAGE AREAS ON SITE.
- REPLACE THE EMPTYED SILT SACK BACK INTO THE CATCH BASIN AND MAINTAIN UNTIL DISTURBED SLOPES HAVE ACHIEVED ADEQUATE VEGETATIVE COVER.



INSTALLATION NOTES:

- STRAW BALES MAY BE USED AROUND CATCH BASINS PRIOR TO THE BASE COAT PAVING OPERATIONS. STRAW BALES SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL MEASURE FOR CATCH BASINS AFTER BASE COAT PAVING.
- SILT SACKS MAY BE USED PRIOR TO FINAL PAVING, AND MUST BE INSTALLED IN ALL CATCH BASINS AFTER FINAL PAVING. SILT SACKS TO BE MAINTAINED IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

SITE MAINTENANCE AND INSPECTION PROGRAM

- INSPECTIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - CLEANING OF CATCH BASINS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS AND/OR AFTER SIGNIFICANT RAINFALL EVENTS.
 - CLEANING OF SEDIMENT OR DEBRIS FROM STORM WATER MANAGEMENT AREA INLETS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS AND/OR AFTER SIGNIFICANT RAINFALL EVENTS.
 - WEEKLY SITE INSPECTIONS TO DETERMINE/IMPLEMENT NECESSARY REPAIR AND MAINTENANCE ACTIVITIES.
 - REMOVE EXCESS SEDIMENT BUILDUP ALONG SILT FENCES, STRAW BALE BARRIERS, GRASS SWALES, AND TREATMENT BASIN INLETS. REMOVE SEDIMENT BUILDUP IN BOTTOM OF TREATMENT BASINS SUCH THAT ALL OUTLETS ARE KEPT FREE FROM SEDIMENT AND DEBRIS.
 - INSPECTION/RECONSTRUCTION OF THE STABILIZED CONSTRUCTION ENTRANCE.
 - TREATMENT OF NON-STORMWATER RELATED DISCHARGES SUCH AS WATER LINE INSTALLATION FLUSH WATER OR GROUNDWATER FROM DEWATERING ACTIVITIES. THESE FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR CONSTRUCTED STORM WATER MANAGEMENT AREA.
 - SWEEP PAVED PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION.

GOOD HOUSEKEEPING PRACTICES

- THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM WATER RUNOFF. THE CONTRACTOR SHALL USE CARE IN 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 PRACTICES SHALL BE FOLLOWED DURING THE CONSTRUCTION OF THIS PROJECT:
 - AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED FOR THIS SPECIFIC SITE.
 - ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS AND/OR UNDER A ROOF OR OTHER SUITABLE ENCLOSURE.
 - PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR ORIGINAL LABELS.
 - WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
 - THE MANUFACTURERS' RECOMMENDATIONS SHALL BE FOLLOWED IN REGARD TO THE PROPER USE AND DISPOSAL OF ALL PRODUCTS.
 - THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE THE PROPER USE AND DISPOSAL OF ALL MATERIALS ON SITE.

SPILL PREVENTION AND CLEANUP PRACTICES

- THE CONTRACTOR/OPERATOR SHALL BE RESPONSIBLE FOR THE SAFE HANDLING, USE AND DISPOSAL PROGRAM OF ALL HAZARDOUS MATERIALS FOR THE DURATION OF THIS PROJECT AND SHALL HAVE A SPECIFIC SPILL PREVENTION AND CLEANUP PROTOCOL FOR ALL HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO:
 - MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THESE PROCEDURES AND THE LOCATION OF THE CLEANUP SUPPLIES.
 - 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/METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
 - 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. THERE IS ANOTHER ONE.
- DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

NO.	DATE	REVISION	BY
1	04-05-2022	REVISIONS PER F&O / TOWN COMMENTS	JY
2	04-11-2022	REVISIONS PER TOWN COMMENTS OF 4-8-22	JY
3	04-25-2022	UPDATES PER 4-13-22 PLANNING BRD. MEETING AND F&O MEMO DATED 4-22-22	JY
4	05-05-2022	REVISED PER TOWN COMMENTS OF 5-4-2022, ADD SHEET 5	JY

NO.	DATE	REVISION	BY

STORMWATER POLLUTION PREVENTION PLAN & DETAILS MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
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 TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
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SCALE: 1"=20' DATE: DECEMBER 29, 2021

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