

# **CORE COMPLIANCE TESTING SITE PLAN**

SP# 14-22

## **STAFF REPORT**

November 30, 2022

**SITE:** 79 River Road; Map 251 Lot 008

**ZONING:** General-1 (G-1)

**PURPOSE OF PLAN:** To construct two building additions (Phase 1: 2,395 SF, Phase 2: 3,937 SF) and 6 new parking spaces.

### **PLANS UNDER REVIEW:**

Site Development Plans for Core Compliance Testing, Map 251 Lot 008, 79 River Road (Map 251, Lot 8), Hudson, New Hampshire; prepared by: Allen & Major Associates, Inc. 400 Harvey Road, Manchester NH 03103; consisting of 4 sheets with a separate cover sheet and general notes 1-18 on Sheet C-101; dated October 14, 2022.

### **ATTACHMENTS:**

- A. Peer Review, prepared by Fuss & O'Neill, dated November 21, 2022.
- B. Department Comments
- C. CAP Fee worksheet

### **APPLICATION TRACKING:**

- October 17, 2022 – Application received.
- November 17, 2022 – The Zoning Board of Adjustment granted a variance from §334-27, Table of Minimum Dimensional Requirements
- November 30, 2022 – Public hearing scheduled.

### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

The site is 1.73 acres with an existing 3,613 SF building near the center of the lot. Limit Brook runs across the western portion of the lot, which is subject to a conservation easement (**Attachment A**) and is within the Special Flood Hazard Area. The conservation easement is primarily in the wetland conservation district and not impacted by this application.

The site has a shared well and a septic system. The property to the north, 77 River Road, shares a driveway with the site. The proposed building addition is approximately 6,332 SF and would be completed in two phases (Phase 1: 2,395 SF, Phase 2: 3,937 SF). Six parking spaces would be added and the septic system would be reconstructed.

The roof overhang of the north side of the proposed building addition would encroach 3.1 feet into the side yard setback, leaving 11.9 feet where 15 is required. This overhang is designed to provide cover for a proposed handicap accessible lift.

### WAIVER REQUESTS

1. Waiver request for the Table of Minimum Dimensional Requirements [§275-6 P]: the applicant is requesting a waiver to allow a principal building side setback of 11.9 feet where 15 is required.

*Update: When filed, the Applicant did not know if they would appear before the Planning Board or the Zoning Board of Adjustment first, so they filed this waiver request in the event they presented to the Planning Board first. Since the ZBA granted the requested variance this waiver is no longer required.*

2. Waiver request for 200 foot separation between residential uses and any improved part of an industrial development [§276-11.1.B(12)(a)]: the applicant is requesting a waiver to allow for less than a 200 foot separation.

### DEPARTMENT COMMENTS

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

1. Engineering: Applicant shall label the well location, include the well radius, and clarify which property it serves; evaluate and determine if the existing septic system is adequate for the proposed additions; and provide historic plans related to the existing infiltration stone. It appears that between 2005 and 2010 the curb cut was removed and a shared driveway is in place for 77 and 79 River Road.
2. Zoning: Phase 1 building addition is scheduled to be on the ZBA agenda Nov 17, 2022 for the 3.1ft encroachment into the side yard setback.

*Update: The variance was granted; at the time of this report the notice of decision has not yet been issued.*

### PEER REVIEW

Fuss & O'Neill reviewed the plan and provided comments (**Attachment B**). Outstanding issues include:

1. Shared well: the applicant has not shown the existing water connection to the building. They should clarify if the shared well is the source and who shares the well.
2. Driveway: there is no easement shown for the shared driveway. It is recommended that a driveway easement be established.
3. Septic system and leach field: while the location of the proposed leach field is shown, the existing septic system and leach field is not shown.

- 4. Parking: parking calculations supplied are based on number of employees. Based on the total square footage of the building, it appears that 17 spaces are required where 13 are proposed. It is understood that the building will house large equipment, thus fewer employees per square foot than might be expected otherwise.
- 5. Drainage Design/Stormwater Management: the project disturbs more than 25’ on slopes of 10%, so it meets the criteria for disturbing a “Critical Area.” Additional information required by the Hudson Stormwater Management Regulations may be needed. It is understood that the Applicant intends to provide additional information while also requesting a waiver be considered since it just nearly meeting the threshold requirement.
- 6. Administrative Requirements: The plan set is missing several minor administrative items required by §276-11.1.B.

**DRAFT MOTIONS**

**ACCEPT the site plan application:**

I move to accept the site plan application for the Site Development Plans for Core Compliance Testing SP# 14-22, 79 River Road Map 251, Lot 8.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**CONTINUE the public hearing to a date certain:**

I move to continue the site plan application for the Site Development Plans for Core Compliance Testing SP# 14-22, 79 River Road Map 251, Lot 8, to date certain, \_\_\_\_\_, 2022.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**To GRANT a waiver:**

I move to grant a waiver from §276-11.1B(12)(a), to maintain a 200-foot distance from the residential property line to any improved part of the industrial development, 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: \_\_\_\_\_

**APPROVE the site plan application:**

I move to approve the site plan application for the Site Development Plans for Core Compliance Testing, Map 251 Lot 008, 79 River Road (Map 251, Lot 8), Hudson, New Hampshire; prepared by: Allen & Major Associates, Inc. 400 Harvey Road, Manchester NH 03103; consisting of 4 sheets with a separate cover sheet and general notes 1-18 on Sheet C-101; dated October 14, 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 \$9,244.72 shall be paid prior to the issuance of a Certificate of Occupancy.
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. During construction erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
7. Stockpiling of construction materials is not allowed in the Wetland Buffer Area.
8. The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.).
9. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
10. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_





November 21, 2022

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

Re: Town of Hudson Planning Board Review  
Core Compliance Addition Site Plan, 79 River Road  
Tax Map 251 Lot 8; Acct. #1350-546  
Reference No. 20030249.2240

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received on October 24, 2022, related to the above-referenced project. Authorization to proceed was received on November 7, 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 two-phase building addition on a previously developed industrial building site. Proposed improvements to the site also include the construction of parking areas, drainage improvements, and other associated site improvements. The existing building appears to be serviced by a shared well and a private subsurface disposal system.

The following items are noted:

**1. Site Plan Review Codes (HR 275)**

- a. Hudson Regulation (HR) 275-6.C. The site currently does not have a sidewalk at River Road and the applicant has not proposed to add any sidewalks as part of this project.
- b. HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed building addition. The applicant has not shown the existing water connection to the building from the shared well on the plan set. We note that there is a fire hydrant across from the lot on River Road.
- c. HR 275-6.T. The applicant is not proposing any offsite improvements on the plan set.
- d. HR 275-8.C.(2)(g) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set and noted that nine parking spaces are required for the industrial use using the number of employees and that 13 spaces are provided. We note that the applicant has not provided calculations based on the total square footage of the building (1 space per 600 sf formula) to verify which is larger as required by the Regulation. Based on our measurements, it appears that the square footage method would

50 Commercial Street  
Manchester, NH  
03101  
t 603.668.8223  
800.286.2469  
[www.fando.com](http://www.fando.com)  
  
California  
Connecticut  
Maine  
Massachusetts  
New Hampshire  
Rhode Island  
Vermont



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November 21, 2022  
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require 17 spaces and therefore the applicant should review the need for a waiver.

- e. HR 275-8.C.(6). The applicant has shown that two off-street loading spaces are provided, which meets the Regulation based on square footages for the existing and proposed buildings.
- f. HR 275-9.C.(11). The applicant has provided one handicap accessible parking space for the site which meets the minimum requirement.
- g. HR 275-9.F. The applicant provided copies of easements and deeds as part of the package received for review.

## **2. Administrative Review Codes (HR 276)**

- a. HR 276-11.1.B.(4). The applicant should add the approval block to the Existing Conditions Plan.
- b. HR 276-11.1.B.(6). The applicant should add the owner's signature to the plan set.
- c. HR 276-11.1.B.(12).(a). The applicant has requested a waiver from the residential use setback.
- d. HR 276-11.1.B.(13). The applicant has noted the existing sign is to remain.
- e. HR 276-11.1.B.(16). The applicant has not provided locations of driveways and parking areas within 200 feet of the site.
- f. HR 276-11.1.B.(20). The applicant has not provided the size and height of the existing building on the plan set.
- g. 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. The applicant has not proposed any changes to the existing driveway. The site will continue to have one driveway onto River Road. This driveway also provides access to lot 9. We note no easement is shown on the plans for this access. The applicant has noted that an easement was not found but would be recommended.

## **4. Traffic (HR 275-9.B)**

- a. HR 275-9.B. The applicant did not provide any traffic information with the review document submission.

## **5. Utility Design/Conflicts**

- a. HR 275-9.E. The applicant has shown the approximate location of the proposed leach field but has not provided any design information or shown the existing leach field/septic tank on the site. There is a vent shown on the Existing Conditions plan which may be related to the existing septic system.
- b. HR 275-9.E. The applicant has shown the location of a shared well onsite but has not provided any information on who shares the well, shown the protective well radius, provided any flow calculations, or provided any easement information. The applicant



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November 21, 2022  
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should clarify if the shared well is the water source for this site or are they connected to municipal water via River Road (existing hydrant is shown but water piping is not).

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

- a. HR 290-3.A.3. Although the project does not disturb the 20,000 square foot minimum criteria to trigger the Hudson Stormwater Management Regulations, the project does qualify to disturb a “Critical Area” criteria. The project disturbs more than 25’ of length on slopes greater than 10%, specifically in the 15% range. Many items of the HSMR Section 290 are not currently supplied and are required for full submittal review. See comments below.
- b. HR 290-5.A.1. & 3. The applicant should provide language in the Drainage Analysis Report, stating if and how low impact development (LID) strategies for stormwater runoff were evaluated for this project.
- c. HR 290-5.A.4. & 5.A.9. The applicant should provide the GRV excel spreadsheet calculation to the Stormwater Management Report.
- d. HR 290-5.A.4. & 5.A.9. We note a test pit for the existing building was performed 18 years ago in 2004. The applicant should provide test pit information including ESHWT within the location of the proposed drip edge, to verify that soils and ESHWT are similar.
- e. HR 290-5.A.4. & 5.A.9. The applicant should provide treatment criteria for the stormwater runoff prior to infiltration.
- f. HR 290-5.A.12. The applicant should provide a detailed Inspection and Maintenance checklist, listing individual BMP practices. This ensures each practice achieves appropriate inspection and maintenance and functions as designed.
- g. HR 290-5.A.12. The applicant should explore the option of gutters and infiltration not exposed to the surface (subsurface wrapped in fabric). As drip edges are prone to clogging with leaves and grass clippings, the owner must be fully aware of the long-term requirements to prolonging the life of this stormwater feature.
- h. HR 290-5.A.12. The applicant should note the requirement to inspect the existing leaching catch basin for proper functionality, and maintenance of the catch basin may be required.
- i. 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.
- j. 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 provided the proposed height of the addition on the plan set.



Mr. Brian Groth  
November 21, 2022  
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- b. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the General (I) zoning district. The existing/proposed use is permitted by the Ordinance within this district.
- c. ZO 334-27. The applicant has noted that a variance will be requested for the side setback.
- d. ZO 334-60. The applicant is not adding any new signs to the plan set and has noted the existing sign is to remain.
- e. ZO 334-83 and HR 218-4.E. The applicant has shown the 100-year flood zone elevation on the plan set but has not provided the reference to the FEMA flood map. The applicant has not proposed any development within this area.

**8. Erosion Control/Wetland Impacts**

- a. ZO 334-35.B. The applicant has not proposed any wetlands buffer impacts on the site. The delineation information on the plans is not certified by a Wetlands Scientist.
- b. The Town of Hudson should reserve the right to require any additional erosion control measures as needed.

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

- a. HR 275-8.C.(8). The applicant has not proposed any new landscaping areas on the site to provide screening. The applicant has noted that the existing screening is to remain.
- b. HR 276-11.1.B.(14). The applicant has noted that there will be no exterior lighting.

**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.
- d. Additional local and state permitting may be required.

**11. Other**

- a. No other comments at this time.

Please feel free to call if you have any questions.

Very truly yours,

Steven W. Reichert, P.E.

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File  
Allen & Major Associates, Inc. – smayer@allenmajor.com

**From:** Dhima, Elvis  
**Sent:** Wednesday, October 19, 2022 10:40 AM  
**To:** Dubowik, Brooke; Groth, Brian  
**Cc:** Steve Reichert  
**Subject:** RE: Department Sign-Off Core Compliance Testing Site Plan SP# 14-22

Please see below

1. Applicant shall label the well location and clarify which property it serves, in addition to including the well radius.
2. Applicant shall evaluate and determine if the existing septic system is adequate for the proposed additions
3. Applicant shall provide historic plans related to the existing infiltration stone
4. It appears that between 2005 and 2010 the curb cut for 77 River Road was removed and a shared driveway is in place for 77 & 79 River Road.

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

## Land Use Division



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

### Site Plan Review #14-22

10-10-22

October 20, 2022

Re: Map 251 Lot 008  
Address: 79 River Rd  
Zoning district: (G1) General One  
Proposal: to construct two building additions: Phase 1: 2,395 SF, Phase 2: 3,937 SF ,  
and additional 6 parking spaces.

Submitted plan reviewed: Sheet C-101 dated 10-14-22.

My comment is as follows:

(1) Phase 1 building addition is scheduled to be on the ZBA Nov 17, 2022 agenda, for 3.1 ft encroachment into the side yard setback.

Sincerely,

Bruce Buttrick,  
Zoning Administrator/Code Enforcement Officer

Encl: Zoning Determination #22-123

cc: B. Groth - Town Planner  
file

*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.*



# TOWN OF HUDSON

## Planning Department



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

### CAP FEE WORKSHEET - 2022

Date: 11-22-22 Zone # 1 Map/Lot: 251/008 79 River Road

Project Name: Core Compliance Testing Site Plan

Proposed ITE Use #1: Light Industrial

Proposed Building Area (net square footage): 6,332 S.F.

#### CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Zone 1 (\$1.46 per sf X 6,332 sf)	\$ <u>9,244.72</u>
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Check should be made payable to the Town of Hudson.

Thank you,  
Brian Groth  
Town Planner

October 14, 2022

Timothy Malley  
Chairman, Hudson Planning Board  
12 School Street  
Hudson, NH 03051

RE: Core Compliance Testing  
Project Narrative  
79 River Road  
Hudson, NH 03051  
Map 251 Lot 8

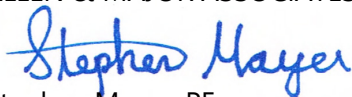
Dear Mr. Malley:

On behalf of our client, Kenneth MacGrath, Allen & Major Associates (A&M) is pleased to provide this project narrative in support of the Site Plan application for the proposed building addition at the Core Compliance Testing facility, with an address of 79 River Road. Our client has been successfully operating Core Compliance Testing in Hudson for 14 years and is looking to expand the space. The facility provides various electronics testing services to its clients nationally and abroad.

The project proposes a building addition of approximately 6,300 square feet, which will be constructed in two phases. The first phase, to be completed as soon as possible, will be approximately 2,400 square feet. The remaining 3,900 square feet will be constructed at date which is still to be determined. The project also includes the construction of 6 additional parking spaces in front of the building. Despite the additional parking spaces, the required 35' green area between the pavement and River Road will be maintained. The project is expected to increase the number of employees at the facility from 8 to 12. The facility's septic system will be reconstructed to make room for the proposed building addition.

The project is requesting two waivers. One is a waiver from Section 275-6 P, which requires compliance with the provisions of the Zoning Ordinance. This is because a small portion of the proposed building addition is located within the 15' side setback (by approximately 3 feet), in order to provide cover for a proposed handicap accessible lift into the building. The applicant has submitted an Application for Variance to the Zoning Board of Adjustment as well, with regards to this side setback encroachment. The second waiver being requested is from Section 276-11.1B(12)(a), which requires a 200-foot separation between residential uses and any improved part of an industrial development. Industrial use is allowed within the General One District. Due to the size of the property and the location of surrounding residential uses, without this waiver, the applicant would be unable to expand his business. Thank you for your consideration and we look forward to discussing this project with you at the next available Planning Board meeting.

Very truly yours,  
ALLEN & MAJOR ASSOCIATES, INC.



Stephen Mayer, PE  
Senior Project Engineer



**SITE PLAN APPLICATION**

Date of Application: October 17, 2022 Tax Map #: 251 Lot #: 8

Site Address: 79 River Road

Name of Project: Core Compliance Testing

Zoning District: General-One District General SP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: Applying for variance (side setback)

**PROPERTY OWNER:**

Name: Kenneth L. MacGrath

Address: 20 Baldwin Road

Address: Milford, NH 03055

Telephone # 603-889-5545

Email: kenm@corecompliancetesting.com

**DEVELOPER:**

same as owner

**PROJECT ENGINEER:**

Name: Allen & Major Associates, Inc.

Address: 400 Harvey Road, Suite D

Address: Manchester, NH 03103

Telephone # 603-627-5500

Email: smayer@allenmajor.com

**SURVEYOR:**

Allen & Major Associates, Inc.

400 Harvey Road, Suite D

Manchester, NH 03103

603-627-5500

jsmith@allenmajor.com

**PURPOSE OF PLAN:**

\_\_\_\_\_  
To construct two building additions (Phase 1: 2,395 SF, Phase 2: 3,937 SF) and 6 new parking spaces.  
\_\_\_\_\_

**(For Town Use Only)**

Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

\_\_\_\_\_ I have no comments \_\_\_\_\_ I have comments (attach to form)

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

Department:

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

**SITE DATA SHEET**

PLAN NAME: Site Development Plans for Core Compliance Testing

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 251 LOT 8

DATE: October 17, 2022

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Location by Street: 79 River Road

Zoning: General-One District

Proposed Land Use: Industrial

Existing Use: Industrial

Surrounding Land Use(s): Residential and commercial

Number of Lots Occupied: 1

Existing Area Covered by Building: 3,613 SF

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 10,300 SF

Open Space Proposed: 54,753 SF

Open Space Required: 30,170 SF

Total Area: S.F.: 75,424 Acres: 1.73

Area in Wetland: 12,500+/- SF Area Steep Slopes: 11,931 SF

Required Lot Size: 87,120 SF

Existing Frontage: 152.35 feet

Required Frontage: 200 feet

Building Setbacks: Required\* Proposed

Front: 50 feet 112.6 feet

Side: 15 feet 11.9 feet

Rear: 15 feet 210.6 feet

**SITE DATA SHEET**  
(Continued)

Flood Zone Reference: 33011C0658D, effective 9/25/2009

Width of Driveways: 25.8 feet (existing to remain)

Number of Curb Cuts: 1 (existing to remain)

Proposed Parking Spaces: 13

Required Parking Spaces: 9

Basis of Required Parking (Use): Industrial (0.75 spaces per employee)

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

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>275-6 P. Compliance with the provisions of the Zoning Ordinance</u>	
<u>276-11.1.B(12)(a) Separation between industrial and residential use</u>	
_____	
_____	
_____	

<b>(For Town Use Only)</b>
Data Sheets Checked By: _____ Date: _____

**SITE PLAN APPLICATION AUTHORIZATION**

I hereby apply for *Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Site Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: *Kenneth MacGrath* Date: 10/5/2022

Print Name of Owner: Kenneth MacGrath

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: *Kenneth MacGrath* Date: 10/5/2022

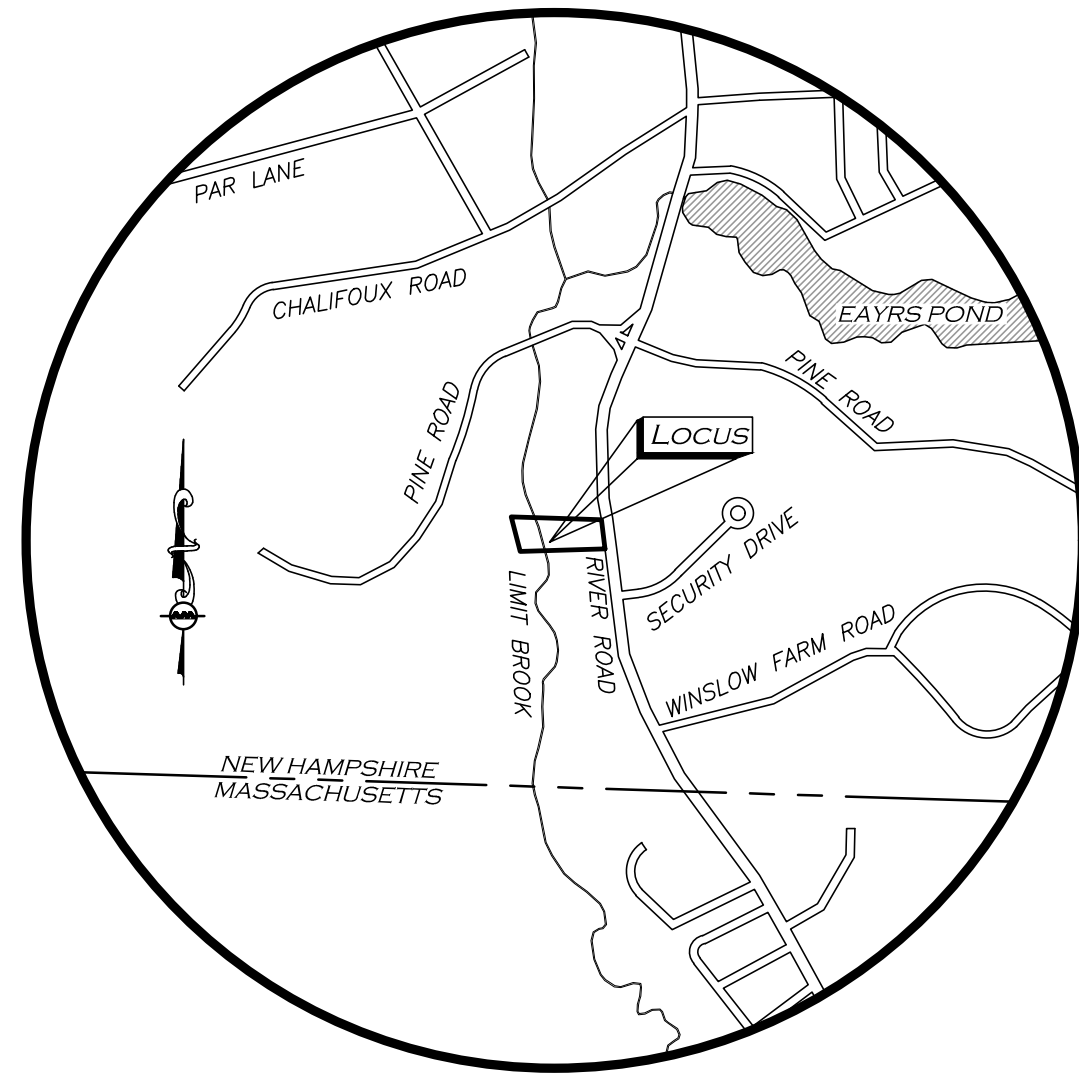
Print Name of Developer: Kenneth MacGrath

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.





# SITE DEVELOPMENT PLANS FOR CORE COMPLIANCE TESTING 79 RIVER ROAD (MAP 251, LOT 8) HUDSON, NEW HAMPSHIRE

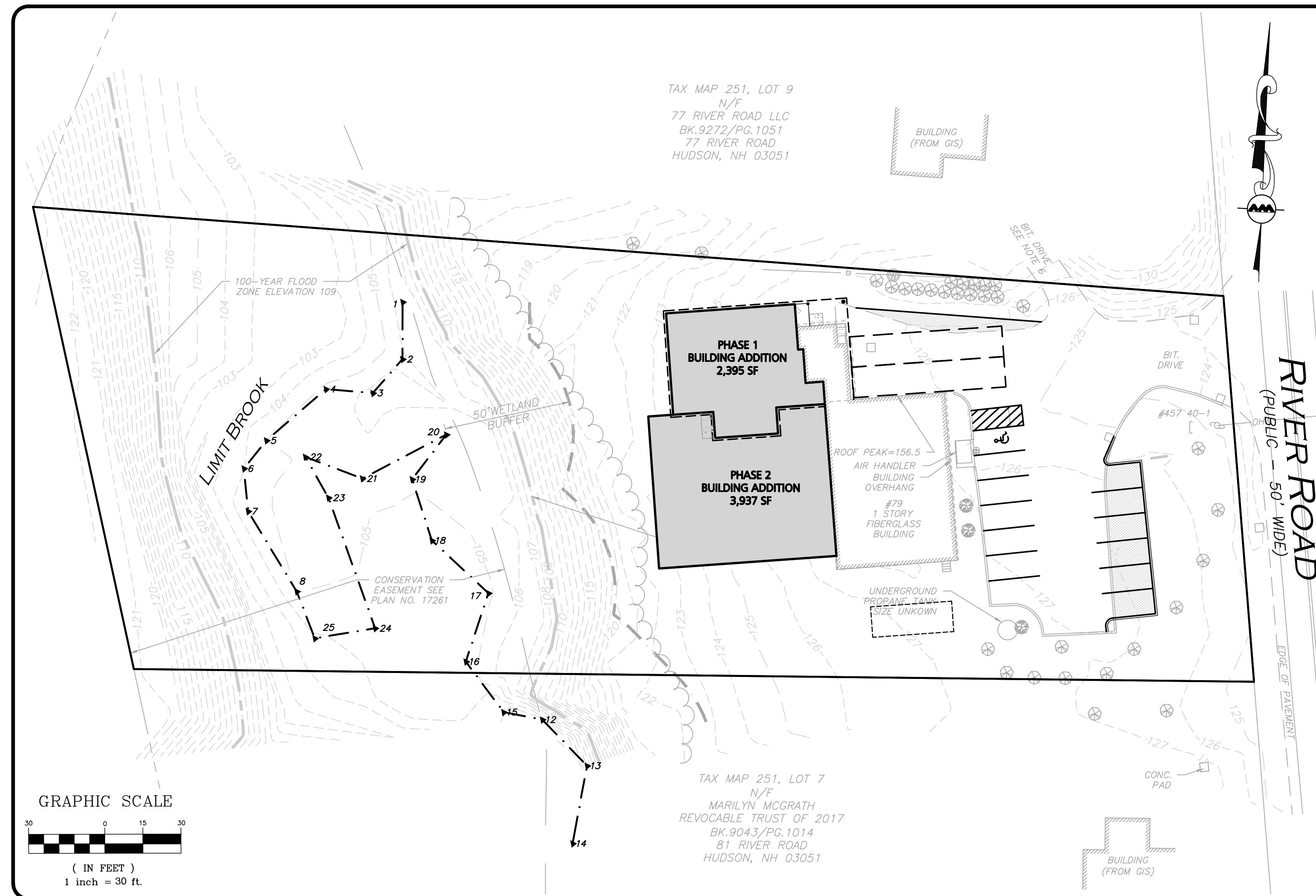


**LOCUS MAP**  
SCALE: 1" = 1000'

**OWNER/APPLICANT:**  
KENNETH L. MACGRATH  
20 BALDWIN ROAD  
MILFORD, NH 03055

**CIVIL ENGINEER / SURVEYOR /  
LANDSCAPE ARCHITECT:**  
ALLEN & MAJOR ASSOCIATES, INC.  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
PHONE: 603.627.5500

**ARCHITECT:**  
TEAM ENGINEERING  
82 PALOMINO LANE, SUITE 503  
BEDFORD, NH 03110  
PHONE: 603.497.3137

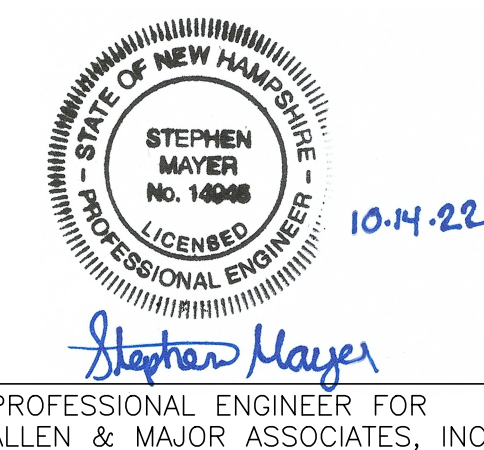


## LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	REVISED
EXISTING CONDITIONS	1	10-13-22	-
LAYOUT & MATERIALS PLAN	C-101	10-14-22	-
GRADING, DRAINAGE, & EROSION CONTROL PLAN	C-102	10-14-22	-
DETAILS	C-501	10-14-22	-

- WAIVERS REQUESTED:**
- SECTION 275-6P COMPLIANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE
  - SECTION 276-11.1.B(12)(a) SEPARATION BETWEEN INDUSTRIAL AND RESIDENTIAL USES

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL	<b>APPROVED BY THE HUDSON, NH PLANNING BOARD</b>	
	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.	



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

PREPARED BY:



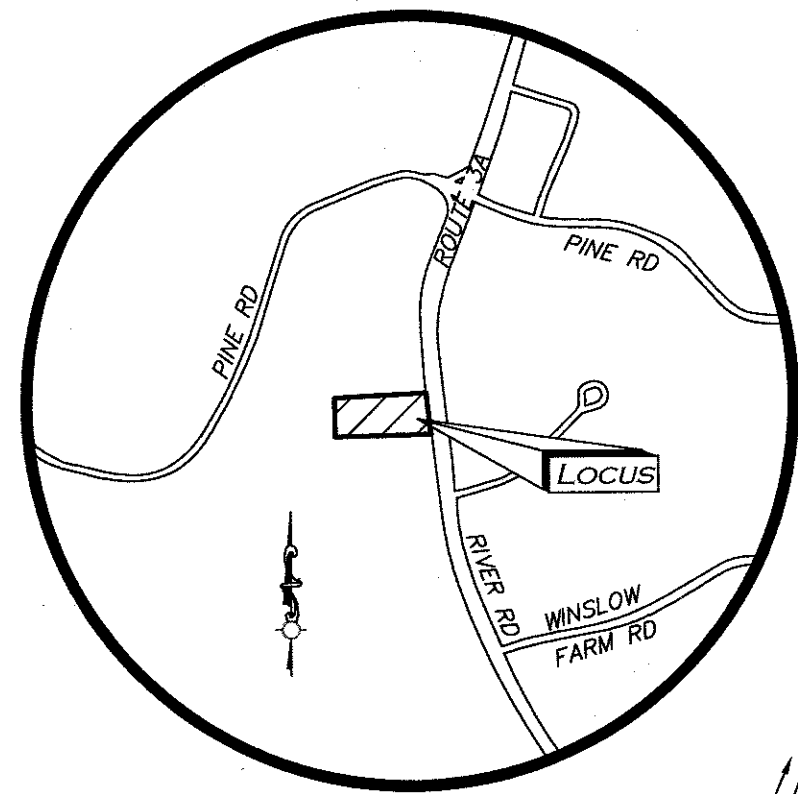
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ASSOCIATES, INC.**

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MANCHESTER, NH 03103  
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ISSUED SITE PLAN REVIEW: OCTOBER 14, 2022

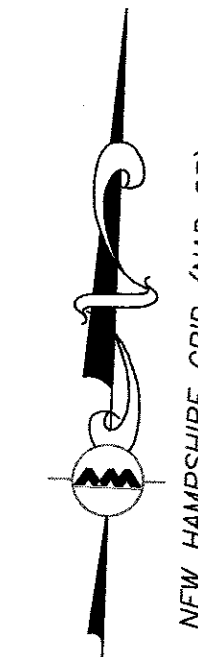




**LOCUS MAP**  
(NOT TO SCALE)

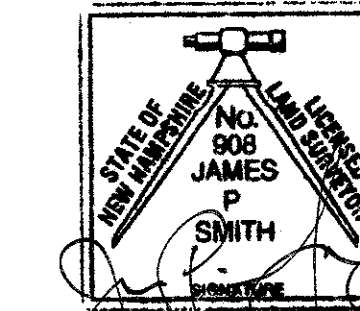
BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	NAIL SET IN UTILITY POLE #457/40	125.33
2	X-MARK ON HYDRANT FLANGE BOLT	123.98

PARKING SUMMARY	
STANDARD STALLS	6
HANDICAPPED STALLS	1
<b>TOTAL STALLS</b>	<b>7</b>



THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN AUGUST 24, 2022 AND AUGUST 30, 2022 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.

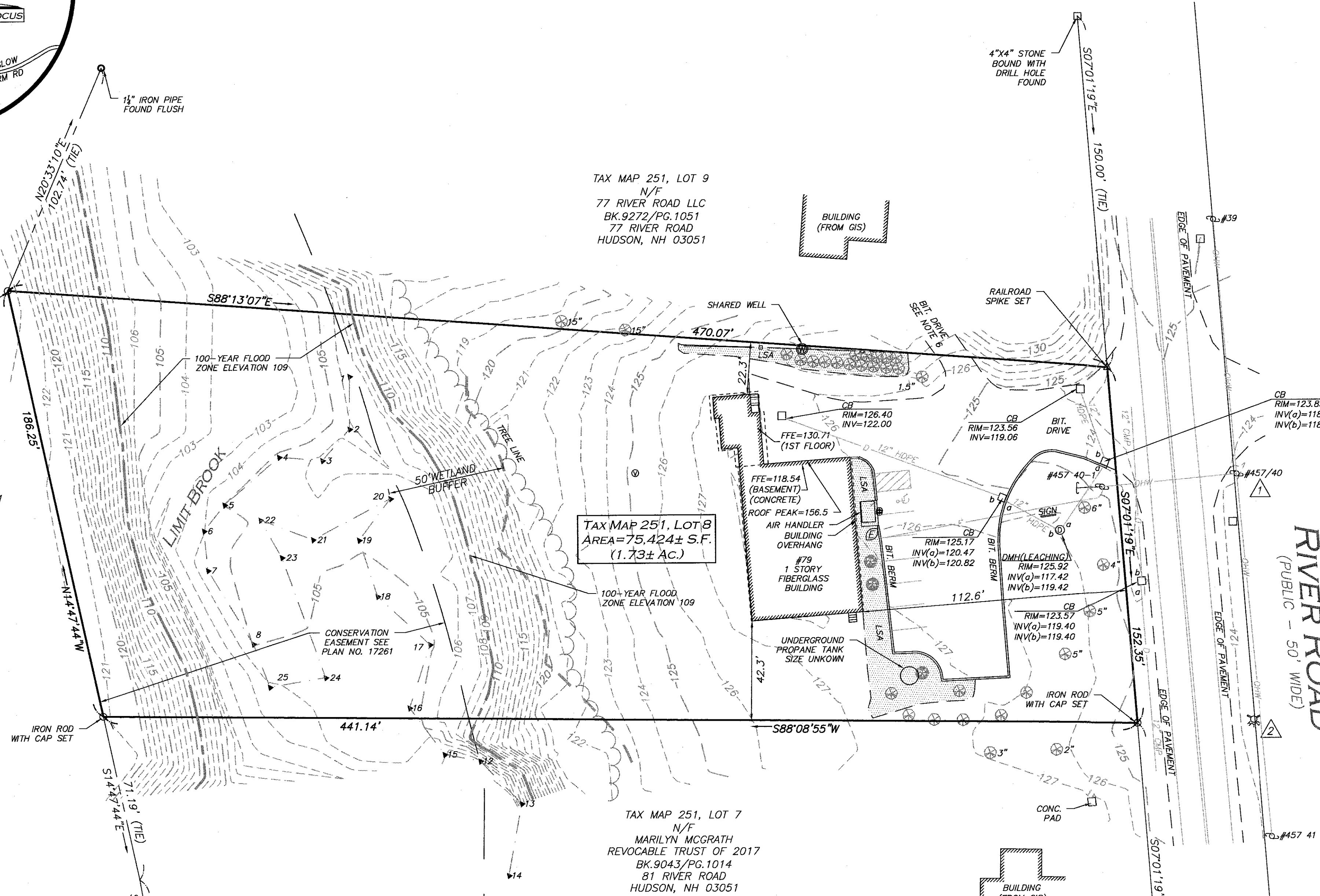
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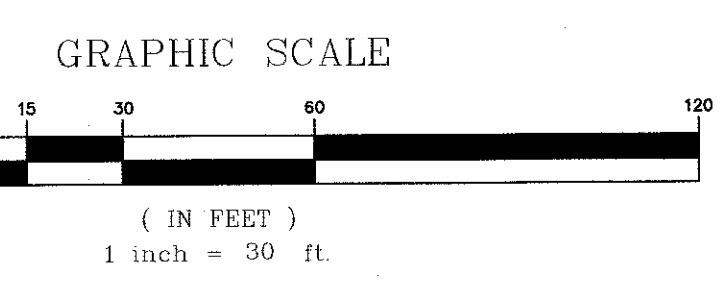
JAMES P. SMITH NH LLS #908

10-13-22  
DATE

TAX MAP 251, LOT 1  
N/F  
BAE SYSTEMS  
BK.6322/PG.362  
P.O. BOX 868  
NASHUA, NH 03060



LEGEND	
STONE BOUND (SB)	□
IRON PIPE (IP)	○
DRAIN MANHOLE (DMH)	⊙
CATCH BASIN (CB)	□
UTILITY POLE	⊕
GUY WIRE	⊗
FIRE HYDRANT	⊗
TREE	⊗
BOLLARD	⊙
ELECTRIC METER	⊕
VENT	⊕
LANDSCAPED AREA (LSA)	▨
PROPERTY LINE	---
1' CONTOUR	-53-
5' CONTOUR	-55-
PROPERTY LINE	---
ABUTTERS LINE	---
TREE LINE	---
EDGE OF PAVEMENT	---
CURB	---
STOCKADE FENCE	---
DRAIN LINE	---
OVERHEAD WIRES	---
BITUMINOUS	BIT.
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.



R:\PROJECTS\3163-01\SURVEY\DRAWINGS\CURRENT\S-3163-01-EC.DWG

TAX MAP 251, LOT 9  
N/F  
77 RIVER ROAD LLC  
BK.9272/PG.1051  
77 RIVER ROAD  
HUDSON, NH 03051

TAX MAP 251, LOT 8  
AREA=75,424± S.F.  
(1.73± AC.)

TAX MAP 251, LOT 7  
N/F  
MARILYN MCGRATH  
REVOCABLE TRUST OF 2017  
BK.9043/PG.1014  
81 RIVER ROAD  
HUDSON, NH 03051

**NOTES**

- NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS IN NASHUA, NH.
- VERTICAL DATUM IS NAVD 88.
- CONTOUR INTERVAL IS ONE FOOT (1').
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS. DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- NO RECORDED EASEMENT WAS FOUND FOR THE EXISTING DRIVEWAY INTO TAX MAP 251, LOT 9. HOWEVER, A PROPOSED EASEMENT IS SHOWN ON PLAN ENTITLED, "SITE PLAN, (LOT 8, MAP 251) MACGRATH SITE PLAN PROPOSED TESTING FACILITY 79 RIVER ROAD HUDSON, NH, PREPARED FOR KENNETH L. MACGRATH" SCALE 1"=20' DATED OCTOBER 22, 2004. LAST REVISED 2/22/05, PREPARED BY HAYNER/SWANSON, INC., PLAN NOT RECORDED. IT IS OUR RECOMMENDATION THE CLIENT FORMALIZE THE EASEMENT BY RECORDING IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

**LOCUS REFERENCES**

- TOWN OF HUDSON TAX MAP 251, LOT 8
- H.C.R.D. BOOK 7202, PAGE 478
- PLAN ENTITLED, "SUBDIVISION PLAN OF LAND IN HUSON, HILLSBOROUGH CO., N.H. BELONGING TO HELEN S. MACGRATH", SCALE 1"=50', DATED AUGUST 8, 1984, PREPARED BY GABOR SZAVA-KOVATS, AND ON FILE AT THE H.C.R.D. AS PLAN NO. 18193

**PLAN REFERENCES**

- PLAN ENTITLED, "SUBDIVISION PLAN OF LAND HELEN S. MACGRATH HUDSON, N.H.", SCALE 1"=50', DATED JULY 18, 1983, PREPARED BY THOMAS F. MORAN, INC., AND ON FILE AT THE H.C.R.D. AS PLAN NO. 17261.
- PLAN ENTITLED, "LIMIT BROOK SUBDIVISION PLAN OF LAND IN HUDSON, N.H. COUNTY OF HILLSBOROUGH OWNED BY RODGERS BROTHERS, INC.", SCALE 1"=100', DATED AUGUST 31, 1979 LAST REVISED NOVEMBER 14, 1979, PREPARED BY TOWN PLANNING & ENGINEERING ASSOCIATES, INC., AND ON FILE AT THE H.C.R.D. AS PLAN NO. 14295.

**UTILITY STATEMENT**

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

APPLICANT/OWNER:  
**KENNETH L. MACGRATH**  
20 BALDWIN ROAD  
MILFORD, NH 03055

PROJECT:  
**CORE COMPLIANCE TESTING**  
79 RIVER ROAD  
HUDSON, NH

PROJECT NO. 3163-01 DATE: 10/13/22  
SCALE: 1" = 30' DWG. NAME: S-3163-01-EC  
DRAFTED BY: AJR CHECKED BY: JPS

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
400 HARVEY ROAD  
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DRAWING TITLE: **EXISTING CONDITIONS** SHEET NO. **1**







**EROSION CONTROL NOTES**

- AREAS WITH OVER 3:1 SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET OR JUTE MESH UNLESS NOTED OTHERWISE.
- SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL". ANY SUCH MODIFICATIONS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER.
- THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH TUBULAR BARRIERS TO PREVENT AND/OR CONTROL SILTATION AND EROSION.
- ALL EXISTING & PROPOSED CATCH BASINS SUBJECT TO STORMWATER RUNOFF DURING CONSTRUCTION SHALL HAVE SILT SACKS INSTALLED. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
- IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE MUNICIPALITY.

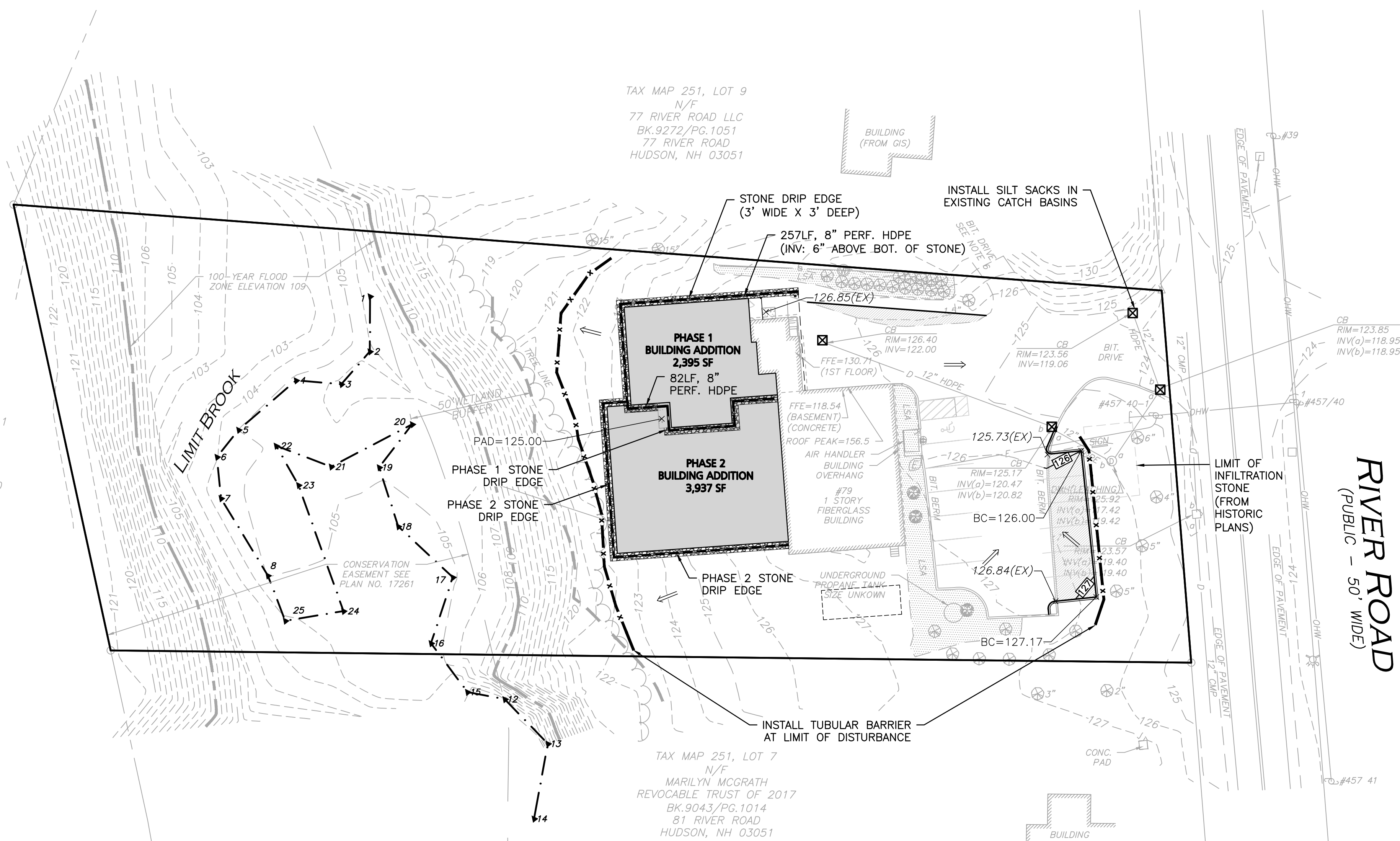
**LEGEND**

- DRAIN LINE
- 5' CONTOUR
- 1' CONTOUR
- SPOT GRADE
- STONE DRIP EDGE
- FLOW DIRECTION
- TUBULAR BARRIER
- CATCH BASIN FILTER

**GRADING AND DRAINAGE NOTES:**

- STONE DRIP EDGE WHICH IS DEMARCATED AS "PHASE 1" SHALL BE REMOVED AND REPLACED WITH "PHASE 2" STONE DRIP EDGE AT THE TIME THAT THE PHASE 2 BUILDING ADDITION IS CONSTRUCTED.
- THE CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND SIZE OF ALL ROOF DRAIN LATERALS AND UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR FACILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE ENGINEER WILL THEN PROVIDE RESOLUTION TO UTILITY CONFLICTS WITHOUT DELAY.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE MUNICIPALITY, NHDOT, NHDES, MUTCD, AND AASHTO.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- PIPE DIMENSIONS ARE MEASURED FROM THE CENTER TO CENTER OF STRUCTURES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

STATE OF NEW HAMPSHIRE  
**STEPHEN MAYER**  
 No. 14948  
 LICENSED PROFESSIONAL ENGINEER  
 10-4-22  
*Stephen Mayer*  
 PROFESSIONAL ENGINEER FOR  
 ALLEN & MAJOR ASSOCIATES, INC.



TAX MAP 251, LOT 1  
 N/F  
 BAE SYSTEMS  
 BK.6322/PG.362  
 P.O. BOX 868  
 NASHUA, NH 03060

TAX MAP 251, LOT 9  
 N/F  
 77 RIVER ROAD LLC  
 BK.9272/PG.1051  
 77 RIVER ROAD  
 HUDSON, NH 03051

TAX MAP 251, LOT 7  
 N/F  
 MARILYN MCGRATH  
 REVOCABLE TRUST OF 2017  
 BK.9043/PG.1014  
 81 RIVER ROAD  
 HUDSON, NH 03051

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BEFORE YOU DIG  
 CALL 811 OR  
 1-888-DIG-SAFE  
 1-888-344-7233

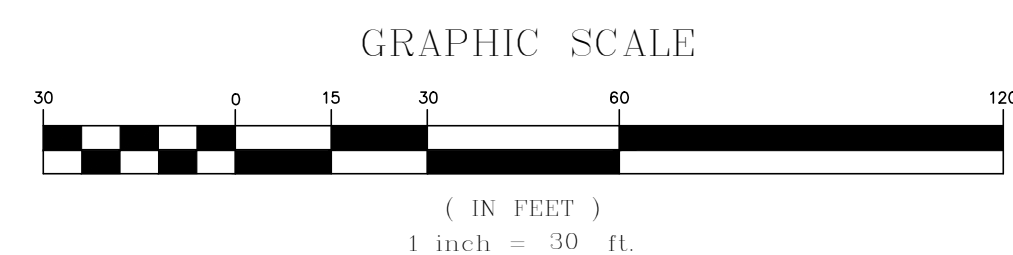
**APPROVED BY THE HUDSON, NH PLANNING BOARD**

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.



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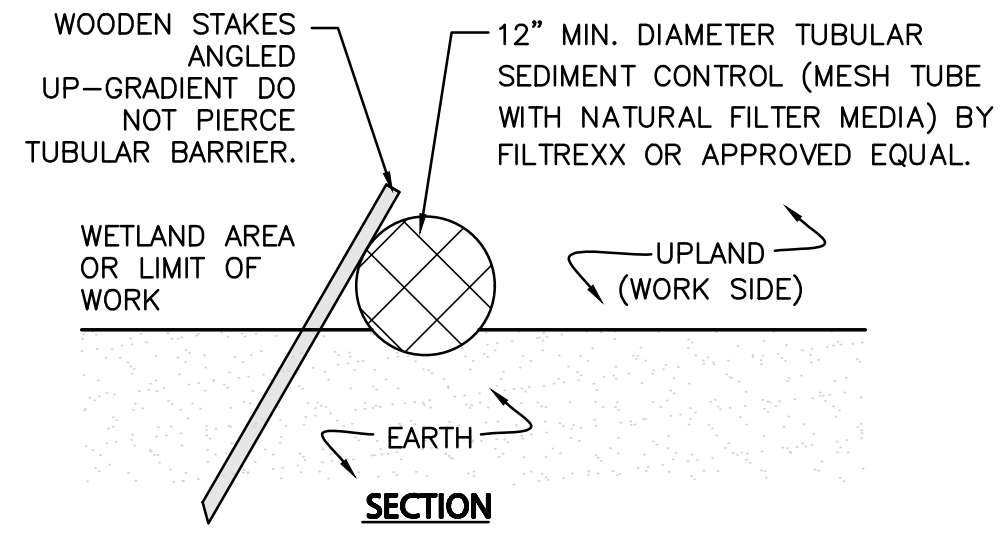
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DRAWING TITLE: **GRADING, DRAINAGE, & EROSION CONTROL PLAN** SHEET No. **C-102**

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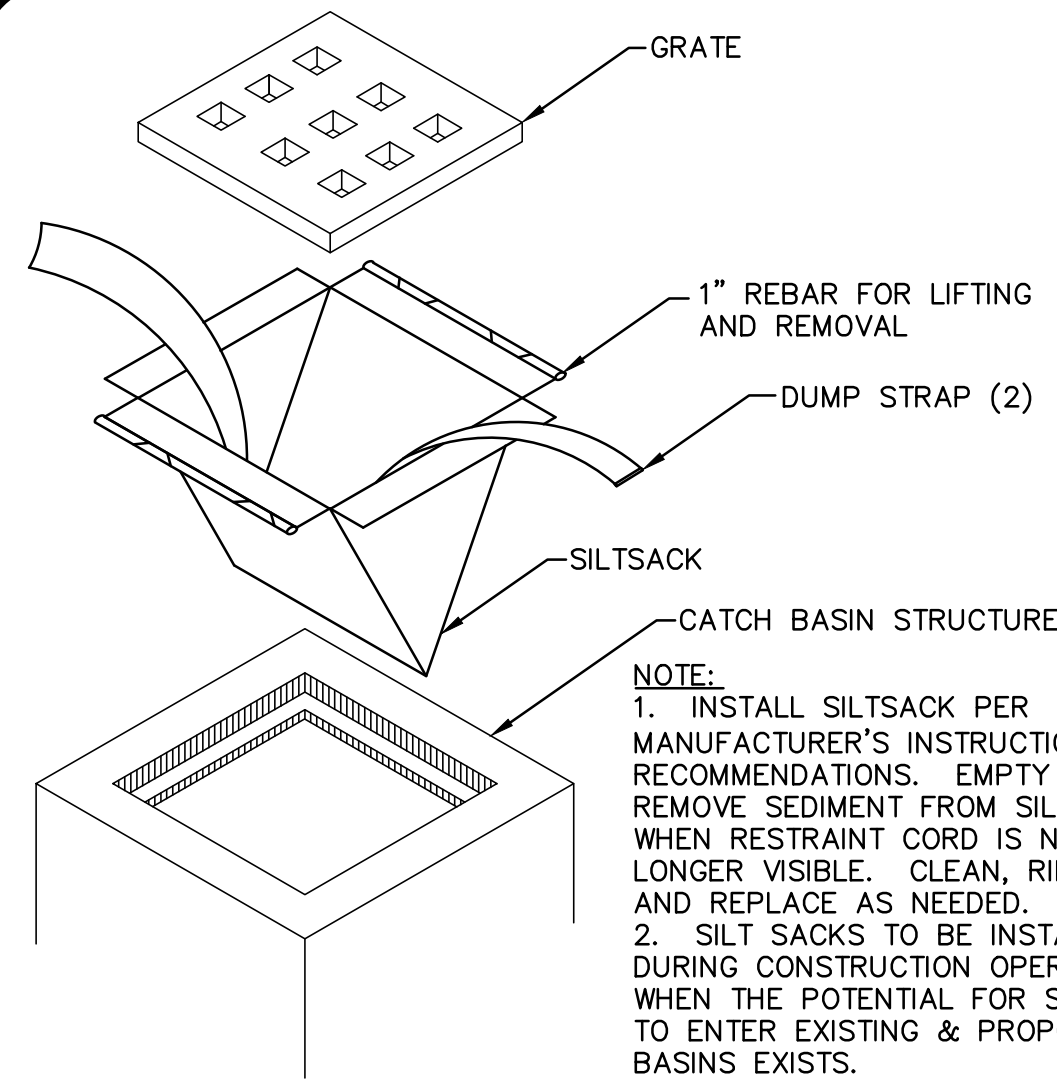
R:\PROJECTS\3163-01\CIVIL\DRAWINGS\CURRENT\C-3163-01\_GRADING & DRAINAGE.DWG





- NOTES:
- TUBULAR SEDIMENT CONTROL SHALL BE 12" MIN. DIAMETER MESH TUBE WITH NATURAL FILTER MEDIA BY FILTREXX OR APPROVED EQUAL.
  - ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
  - INSTALL WOODEN STAKES ANGLED UP-GRADE EVERY 8' ON CENTER
  - OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
  - THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
  - WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
  - AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

**TUBULAR SEDIMENT BARRIER**  
NOT TO SCALE

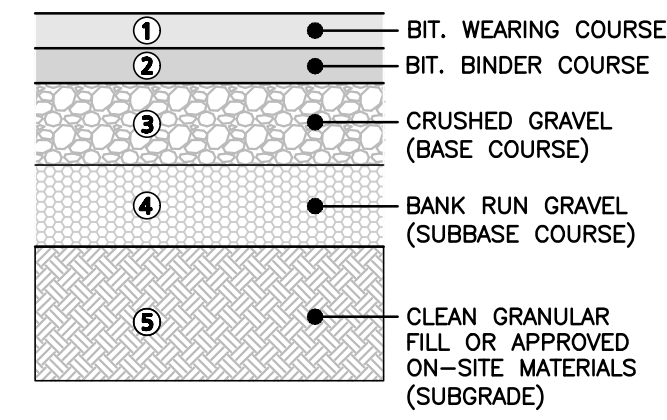


- NOTE:
- INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
  - SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

**INLET PROTECTION**  
NOT TO SCALE

**STANDARD DUTY FLEXIBLE PAVEMENT DESIGN SECTION**

LAYER NUMBER	LAYER DESCRIPTION	LAYER THICKNESS (INCHES)
1	BITUMINOUS WEARING COURSE (3/4" AGGREGATE - NHDOT PRE-APPROVED MIX DESIGN)	1.5"
2	BITUMINOUS BINDER COURSE (3/4" AGGREGATE - NHDOT PRE-APPROVED MIX DESIGN)	2.5"
3	CRUSHED GRAVEL (BASE COURSE) (NHDOT ITEM 304.3)	6.0"
4	GRAVEL BORROW (SUBBASE COURSE)	12.0"
5	CLEAN GRANULAR FILL MATERIAL OR APPROVED ON-SITE MATERIALS (SUBGRADE)	AS NECESSARY

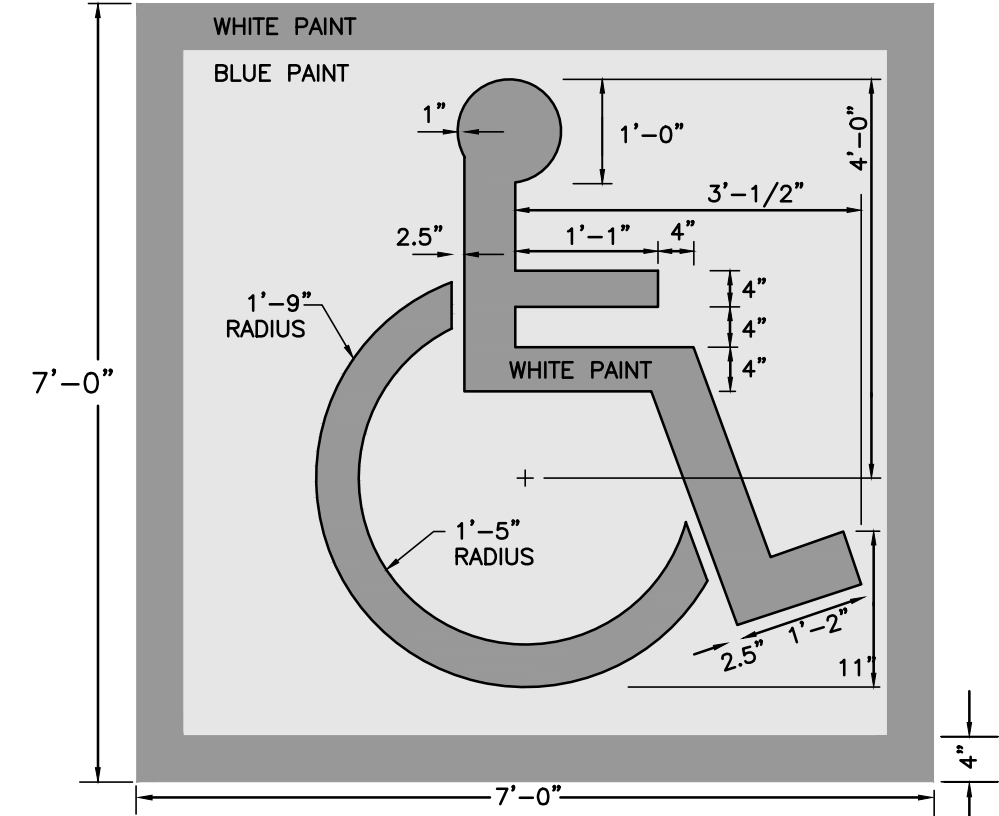


- NOTES:
- TOPSOIL SHALL BE REMOVED BENEATH ALL PAVEMENT AREAS TO EXPOSE THE NATURALLY-OCCURRING SOILS OR ACCEPTABLE ON-SITE FILL MATERIALS.
  - THE SUBGRADE SHOULD BE PROOFROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER USING AT LEAST 4 PASSES OF A 10-TON VIBRATORY ROLLER. AREAS OF THE SUBGRADE THAT "WEAVE" OR "ROLL" EXCESSIVELY SHOULD BE OVER EXCAVATED AND REPLACED WITH DRIER CLEAN GRANULAR FILL MATERIAL.
  - THE PAVEMENT SUBGRADE CONSISTING OF THE SPECIFIED CLEAN GRANULAR FILL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-1557.

**GRADATION SPECIFICATION**

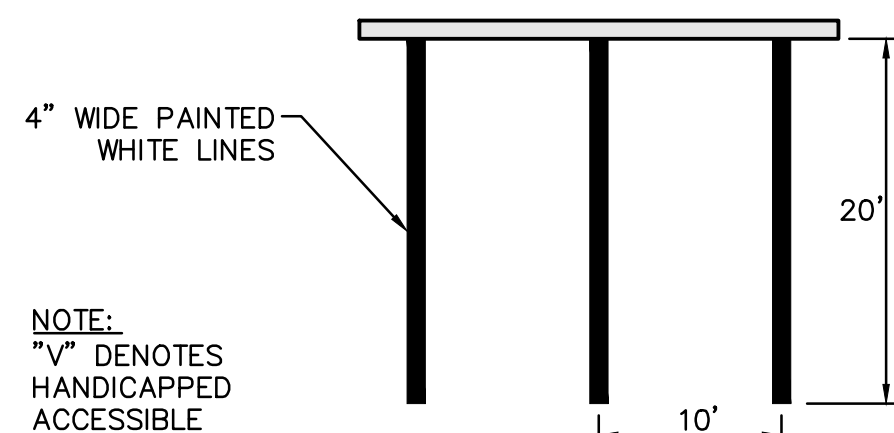
SIEVE SIZE	PERCENT PASSING BY WEIGHT		
	CLEAN GRANULAR FILL	BASE COURSE	SELECT GRANULAR FILL
8"	100	100	100
3"	70-100	100	70-100
1 1/2"	40-100	40-80	40-90
No. 4	25-100	30-70	25-80
No. 10	15-95	20-60	15-70
No. 40	10-70	10-30	5-40
No. 200	0-15	3-10	0-12

**PAVEMENT SECTION**  
NOT TO SCALE

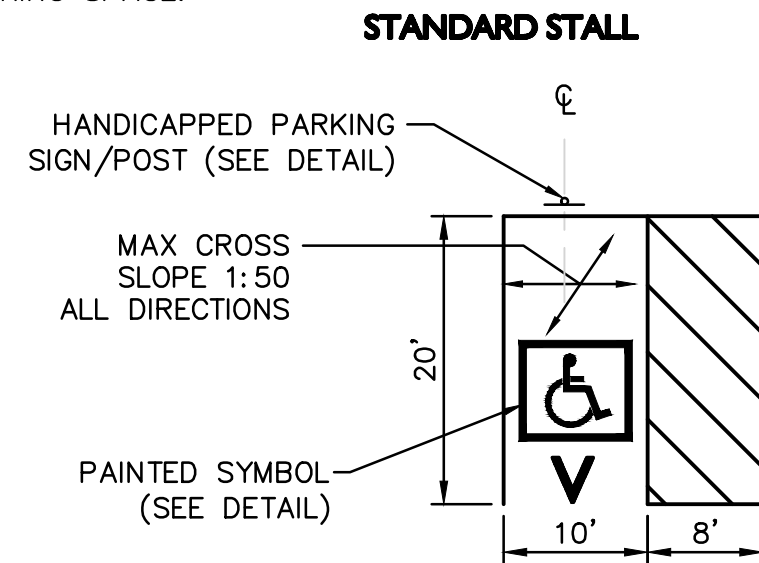


SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

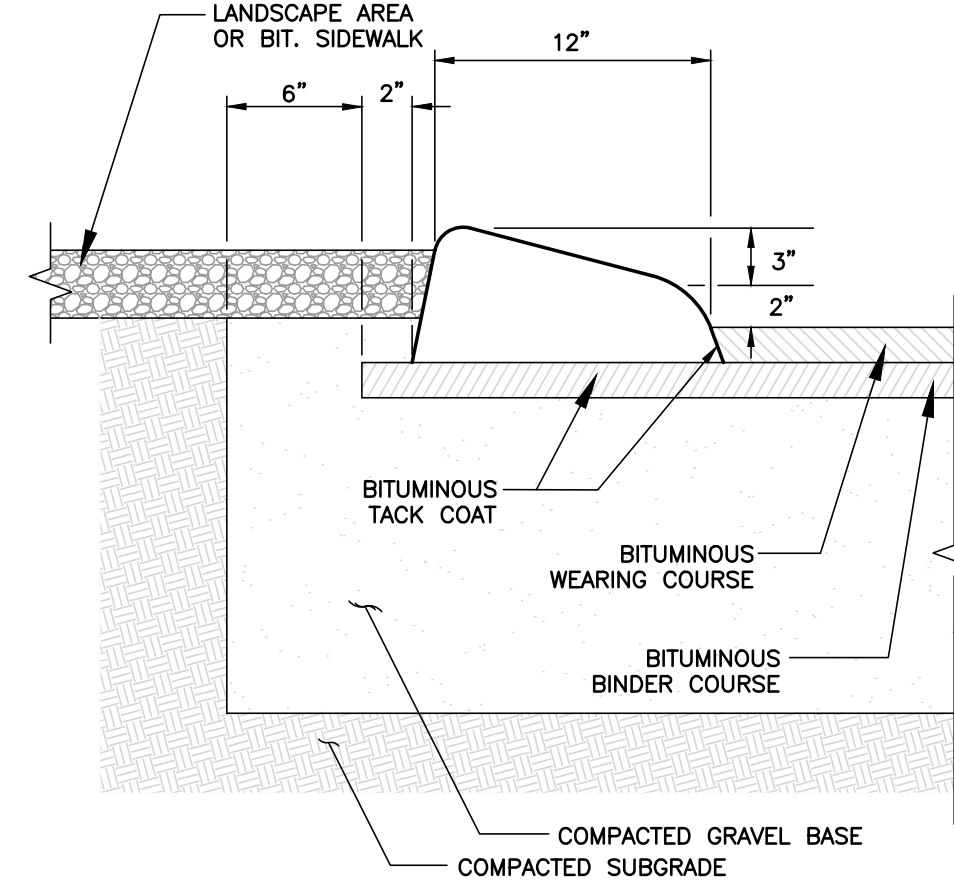
**ACCESSIBLE PARKING STALL PAVEMENT MARKING**  
NOT TO SCALE



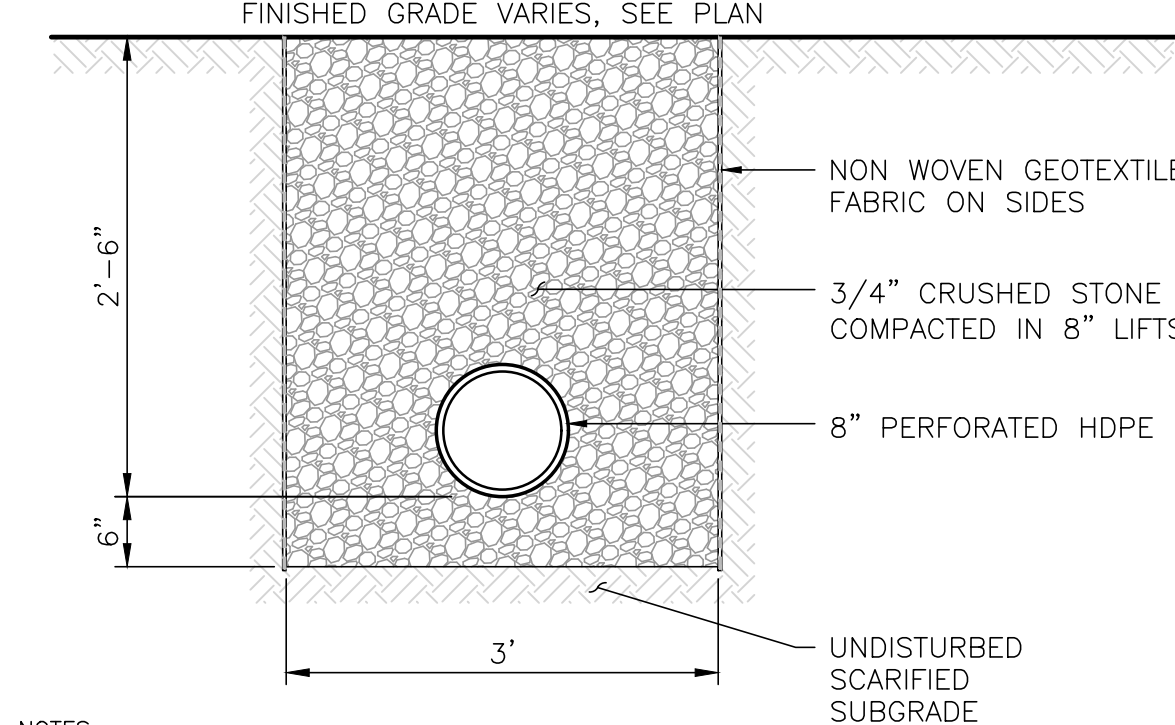
NOTE: "V" DENOTES HANDICAPPED ACCESSIBLE PARKING SPACE.



**HANDICAP & STANDARD PARKING STRIPING**  
NOT TO SCALE



**BITUMINOUS CONCRETE CURB**  
NOT TO SCALE



- NOTES:
- WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
  - FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.
  - CRUSHED STONE SHALL BE CLEAN, HARD, FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A 1/2" SQUARE OPENING.
  - MAINTAIN 8" CLEARANCE FROM PIPE AND ROCK.

**STONE DRIP EDGE**  
NOT TO SCALE

**LOAM AND SEED NOTES:**

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

- SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
- SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE). CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADE AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING.
- COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
- LAWN AREAS TO BE SEED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
- CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

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

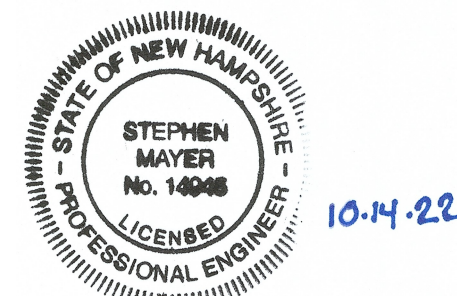
**APPROVED BY THE HUDSON, NH PLANNING BOARD**

DATE OF MEETING: \_\_\_\_\_

\_\_\_\_\_  
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.



10-4-22  
Stephen Mayer  
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
**KENNETH L. MACGRATH**  
20 BALDWIN ROAD  
MILFORD, NH 03055

PROJECT:  
**SITE PLAN FOR CORE COMPLIANCE TESTING**  
79 RIVER ROAD  
HUDSON, NH

PROJECT NO.	3163-01	DATE:	10-14-22
SCALE:	AS SHOWN	DWG. NAME:	C-3163-01
DESIGNED BY:	SM	CHECKED BY:	SM

PREPARED BY:

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