

# HUDSON LOGISTICS CENTER SITE PLAN & WETLANDS CONDITIONAL USE APPLICATIONS

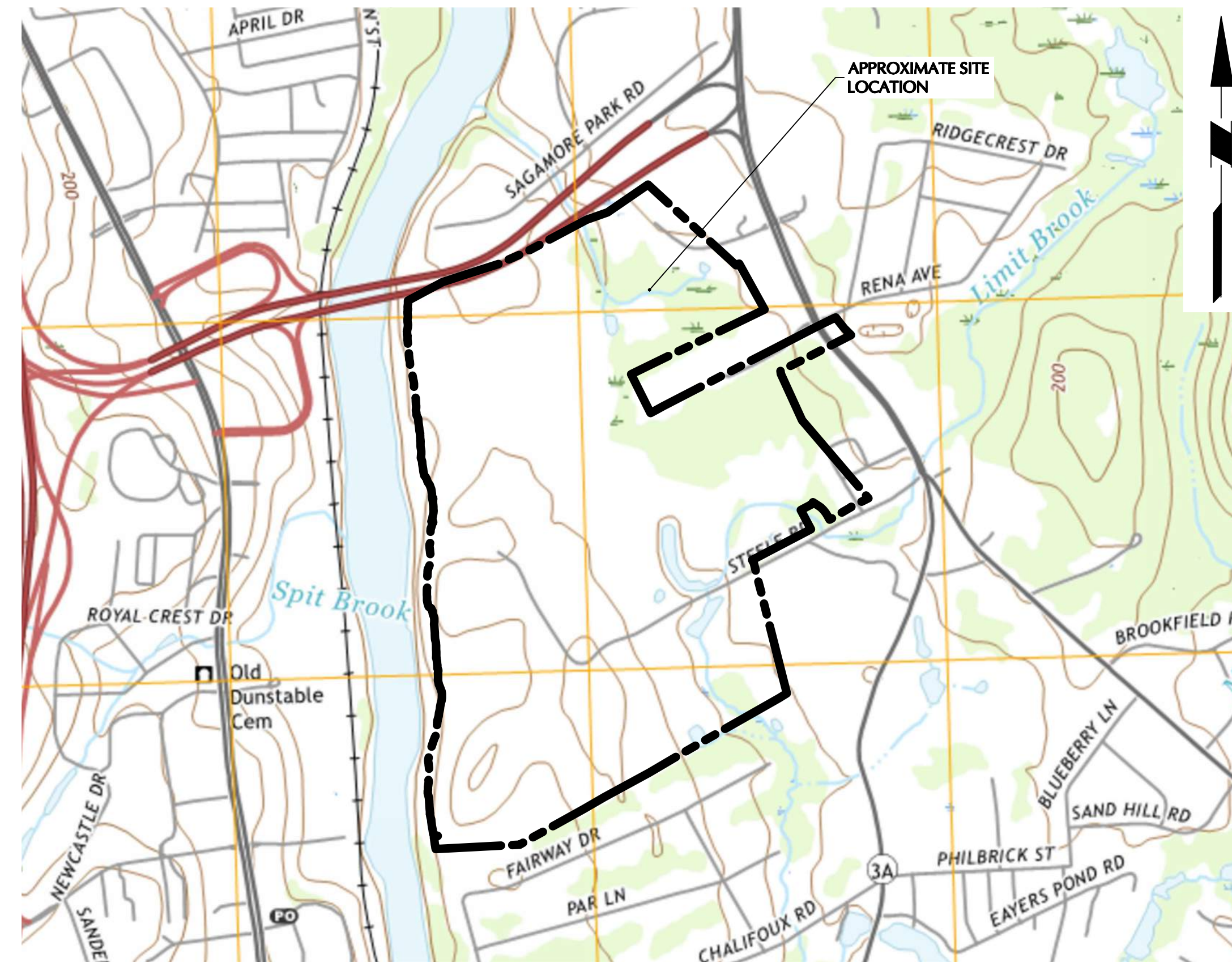
LOWELL ROAD  
MAP 234, LOT 5, 34 & 35  
MAP 239, LOT 1

TOWN OF HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE

## ABUTTING PROPERTY OWNERS WITHIN 100'

RELEASE DATES	
DATE	ISSUED FOR
SEPTEMBER 09, 2022	SITE PLAN APPLICATION SUBMISSION
DECEMBER 09, 2022	PLAN REVISIONS
DECEMBER 19, 2022	SITE PLAN APPLICATION RESUBMISSION

OWNER'S SIGNATURE	
FRANK HOLMES <i>Frank Holmes</i>	DATE 09/09/2022
ON BEHALF OF THE OWNER, AND IN ACCORDANCE WITH THE OWNER'S AUTHORIZATION MEMO, DATED APRIL 16, 2020.	



MAP REFERENCE: USGS NASHUA SOUTH QUADRANGLE MAP 2018 (7.5-MINUTE SERIES)

### LOCATION MAP

SCALE: 1" = 1000'

NOTE: DRAWING INDEX LOCATED ON SHEET CS002

**OWNER**  
GREENMEADOW GOLF CLUB, INC.  
C/O THOMAS FRIEL  
55 MARSH ROAD  
HUDSON, NH 03051

**APPLICANT**  
HILLWOOD  
C/O BRIAN KUTZ  
5050 W. TILGHMAN STREET  
SUITE 435  
ALLENTOWN, PA 18104  
(410) 596-3665

**ARCHITECT**  
CI DESIGN  
C/O BEN ANDERSON  
250 SUMMER ST, SECOND FLOOR  
BOSTON, MA 02210  
(617) 987-4052

**LAND SURVEYOR**  
HAYNER/SWANSON, INC.  
C/O JAMES PETROPULOS  
3 CONGRESS STREET  
NASHUA, NH 03062  
(603) 883-2057

**WETLANDS & NATURAL RESOURCES**  
GOVE ENVIRONMENTAL SERVICES  
C/O BRENDAN QUIGLEY  
8 CONTINENTAL DRIVE, BLDG 2, UNIT H  
EXETER, NH 03833  
(603) 778-0644

**CIVIL ENGINEER, TRAFFIC ENGINEER,  
ENVIRONMENTAL ENGINEER, GEOTECHNICAL  
ENGINEER & LANDSCAPE ARCHITECT**  
LANGAN ENGINEERING & ENVIRONMENTAL  
SERVICES, INC  
C/O FRANK HOLMES  
100 CAMBRIDGE STREET  
BOSTON, MA 02114  
(617) 824-9100

MAP	LOT	PROPERTY OWNER	PROPERTY LOCATION
221	8	1987 TAMPOSI LIMITED PARTNERSHIP 20 TRAFALGAR SQUARE, SUITE 602 NASHUA, NH 03063	261 LOWELL ROAD
227	1	FLAGSTONE31 REALTY, LLC 31 FLAGSTONE DRIVE HUDSON, NH 03051	31 FLAGSTONE DRIVE
227	2	25 SAGAMORE PARK, LLC 25 SAGAMORE PARK ROAD HUDSON, NH 03051	25 SAGAMORE PARK RD
227	3	COOL GAR STORAGE 13 JONES ROAD PELHAM, NH 03076	31 SAGAMORE PARK RD
227	4	UNIFIRST CORPORATION 68 JONSPIN ROAD WILMINGTON, MA 01887	35 SAGAMORE PARK RD
227	5	LINDA BRUNO P.O. BOX 669 WINDHAM, NH 03087	41 SAGAMORE PARK RD
227	6	41 SAGAMORE PARK ROAD, LLC P.O. BOX 669 WINDHAM, NH 03087	43 SAGAMORE PARK RD
227	7	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	45 SAGAMORE PARK RD
228	1	261 LOWELL ROAD, LLC 41 PARK AVENUE ARLINGTON, MA 02476	261 LOWELL ROAD
228	4	SAM'S RE BUSINESS TRUST PO BOX 8050 MS 0555 BENTONVILLE, AR 72716	7 WAL-MART BOULEVARD
228	7 & 8	HUDSON COMMERCIAL ASSOC., LLC P.O. BOX 6500 CARLISLE, PA 17013	256 & 266 LOWELL ROAD
228	52	KAREN DEXTER 268A LOWELL ROAD HUDSON, NH 03051	268 LOWELL ROAD
228	54	NEW LIFE CHRISTIAN CHURCH 272 LOWELL ROAD HUDSON, NH 03051	272 LOWELL ROAD
234	1	STEELE FARM, LLC 2 FRIEL GOLF ROAD HUDSON, NH 03051	9 RIVER ROAD
234	6	GREENMEADOW GOLF CLUB INC 55 MARSH ROAD HUDSON, NH 03051	15 STEELE ROAD
234	7	KENNETH MURPHY 2 LINDA STREET HUDSON, NH 03051	2 LINDA STREET
234	8	J SCOTT DESROCHES 296 DERRY ROAD HUDSON, NH 03051	4 LINDA STREET
234	9	THERESA B. GOYETTE 6 LINDA STREET HUDSON, NH 03051	6 LINDA STREET
234	10	DAVID R DUNN 8 LINDA STREET HUDSON, NH 03051	8 LINDA STREET
234	11	SEAN P STEVENS 10 LINDA STREET HUDSON, NH 03051	10 LINDA STREET
234	12	MARK TEMPESTA 12 LINDA STREET HUDSON, NH 03051	12 LINDA STREET

MAP	LOT	PROPERTY OWNER	PROPERTY LOCATION
234	35	267 LOWELL ROAD, LLC P.O. BOX 15228 SPRINGFIELD, MA 01115-5228	267 LOWELL ROAD
234	36	STEVEN J. GENDRON 94 AARON DRIVE MANCHESTER, NH 03109	274 LOWELL ROAD
240	1	JOANNE E WALSH 2 EAGLE DRIVE HUDSON, NH 03051	2 EAGLE DRIVE
240	2	JAMES M DOBENS 4 EAGLE DRIVE HUDSON, NH 03051	4 EAGLE DRIVE
240	3	CRAIG C PROULX 6 EAGLE DRIVE HUDSON, NH 03051	6 EAGLE DRIVE
240	4	TYLER M GREENE 8 EAGLE DRIVE HUDSON, NH 03051	8 EAGLE DRIVE
240	5	BRIAN C NOONE 10 EAGLE DRIVE HUDSON, NH 03051	10 EAGLE DRIVE
240	6	JOSEPH M DIPILATO 12 EAGLE DRIVE HUDSON, NH 03051	12 EAGLE DRIVE
240	13-1	DWARKAMAI, INC 2340 LEXINGTON LANE NAPERVILLE, IL 60540	33 RIVER ROAD
245	12	BRADFORD BAKER, SR. 23 FAIRWAY DRIVE HUDSON, NH 03051	23 FAIRWAY DRIVE
245	13	JOHN KING 21 FAIRWAY DRIVE HUDSON, NH 03051	21 FAIRWAY DRIVE
245	14	LEONARD J LEONE 19 FAIRWAY DRIVE HUDSON, NH 03051	19 FAIRWAY DRIVE
245	15	ROBERT COSTELLO 17 FAIRWAY DRIVE HUDSON, NH 03051	17 FAIRWAY DRIVE
245	16	PHILLIP G VOLK 15 FAIRWAY DRIVE HUDSON, NH 03051	15 FAIRWAY DRIVE
245	17	TIMOTHY A MONK 13 FAIRWAY DRIVE HUDSON, NH 03051	13 FAIRWAY DRIVE
246	36	SURRI D SAKATI 11 FAIRWAY DRIVE HUDSON, NH 03051	11 FAIRWAY DRIVE
246	37	DAVID R GOSSSELIN 9 FAIRWAY DRIVE HUDSON, NH 03051	9 FAIRWAY DRIVE
246	38	KIMBERLY M UBELE 7 FAIRWAY DRIVE HUDSON, NH 03051	7 FAIRWAY DRIVE
246	39	CHRISTOPHER D MULLIGAN 5 FAIRWAY DRIVE HUDSON, NH 03051	5 FAIRWAY DRIVE
246	40	MARSCH FAMILY TRUST 3 FAIRWAY DRIVE HUDSON, NH 03051	3 FAIRWAY DRIVE
246	41	SCOTT J WADE 1 FAIRWAY DRIVE HUDSON, NH 03051	1 FAIRWAY DRIVE

### APPROVAL BLOCK

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF THE 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 ONE YEAR FROM DATE OF APPROVAL.

FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

**LANGAN**

# CIVIL DRAWING INDEX

## CONCURRENT PLAN SETS AND PERMIT APPLICATIONS

- THE FOLLOWING PERMITS AND APPROVALS ARE BEING PURSUED FOR THIS SITE PLAN AMENDMENT:
  - LOCAL PERMITS
    - HUDSON CONSERVATION COMMISSION WETLANDS RECOMMENDATION TO THE HUDSON PLANNING BOARD (CH. 334)
    - HUDSON PLANNING BOARD APPROVAL (AMENDED) --- WETLANDS C.U.P. (CH.334)
    - HUDSON PLANNING BOARD APPROVAL (AMENDED) --- SITE PLAN (CH. 275)
    - HUDSON PLANNING BOARD APPROVAL (AMENDED) ---STORMWATER MANAGEMENT PLAN (CH. 290)
    - WATER & SEWER PEER REVIEW SIGNOFF
    - SEWER USE ALLOCATION APPROVAL (CH. 270)
    - NONRESIDENTIAL SEWER CONNECTION PERMIT
    - WATER SERVICE CONNECTION PERMIT (CH. 274)
    - PEER REVIEW (CIVIL, STORMWATER)
    - TRAFFIC PEER REVIEW
    - STREET OPENING PERMIT (CH. 284)
    - DRIVEWAY PERMIT (CH. 193)
  - REGIONAL PERMITS
    - LOWER MERRIMACK RIVER LOCAL ADVISORY COMMITTEE
    - NHDOT APPROVALS
      - ACCESS PERMITS
      - SIGNALIZATION PERMIT
    - NHDES APPROVALS
      - AIR POLLUTION CONTROL PERMIT
      - DREDGE & FILL PERMIT
      - ALTERATION OF TERRAIN PERMIT
      - SEWER CONNECTION PERMIT
  - OTHER STATE APPROVALS
    - NATURAL HERITAGE BUREAU
    - NEW HAMPSHIRE FISH & GAME
  - FEDERAL APPROVALS
    - ARMY CORP
    - EPA FEDERAL NPDES PERMIT

## WAIVER REQUESTS

- A WAIVER IS REQUESTED FROM CHAPTER 276-13 IN ORDER TO ALLOW PROPOSED OVERHEAD ELECTRICAL LINES FOR A DISTANCE OF APPROXIMATELY 950 LINEAR FEET, AND TO EXTEND FROM AN EXISTING LINE IN LOWELL ROAD AND WESTERLY TO THE EXISTING PROPERTY AT 267 LOWELL ROAD CURRENTLY OWNED BY 267 LOWELL ROAD LLC AND OCCUPIED BY BAE SYSTEMS. WAIVER IS NECESSITATED BECAUSE THE UTILITY PROVIDER, EVERSOURCE, IS MANDATING THAT THIS SEGMENT OF ELECTRICAL LINE BE MAINTAINED AS OVERHEAD LINES.
- A WAIVER IS REQUESTED FROM CHAPTER 275-8.C(4) TO PERMIT PARKING SPACE DIMENSIONS FOR THE HUDSON LOGISTICS CENTER TO BE 9 FEET BY 18 FEET INSTEAD OF 10 FEET BY 20 FEET.
- A WAIVER IS REQUESTED FROM CHAPTER 275-8.C(2) IN ORDER TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 3,705 PARKING SPACES TO 1,585 PARKING SPACES, OR A REDUCTION OF 2,120 PARKING SPACES.
- A WAIVER IS REQUESTED FROM CHAPTER 193-10 IN ORDER TO ALLOW THE PROPERTY TO HAVE TWO DRIVEWAYS, INCLUDING THE PRIVATE SHARED DRIVEWAY TO THE NORTH OF THE PROPERTY EXTENDING OFF THE SAM'S CLUB PROPERTY, AND A SECOND MAIN SHARED PRIVATE DRIVEWAY NAMED GREEN MEADOW DRIVE.
- A WAIVER IS REQUESTED FROM CHAPTER 193-10.F IN ORDER TO ALLOW FOR CERTAIN SECTIONS OF GREEN MEADOW DRIVE TO EXCEED 50 FEET IN WIDTH.
- A WAIVER IS REQUESTED FROM CHAPTER 200-3 TO EXEMPT THE PROJECT FROM CHAPTER 200.

## NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES

- EROSION CONTROL MATERIALS SUCH AS WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD (E.G. POLYPROPYLENE) SHALL NOT BE USED. THE USE OF EROSION CONTROL BERM, WHITE FLITREXX DEGRADABLE WOVEN SILT SOCK OR WOVEN ORGANIC MATERIALS (E.G. COCO OR JUTE MATTING SUCH AS NORTH AMERICAN GREEN SC150BN) SHALL BE USED. PLANS INCORPORATE THE USE OF S150BN OR SC150BN SEE SHEET CE502.
- EASTERN BOX TURTLES, A STATE-ENDANGERED SPECIES, MAY BE FOUND WITHIN THE PROJECT AREA. IF THIS TURTLE IS ENCOUNTERED, IT SHOULD BE REPORTED TO NHFG IMMEDIATELY. MELISSA DOPERALSKI AT (603) 479-1129 OR 603-271-1738 JOSH MEGYESY (978) 578-0802 OR THE WILDLIFE ADMINISTRATOR AT (603) 271-2461. FOR SPECIES IDENTIFICATION AND NHFG CONTACT INFORMATION SEE SHEET CE501.
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO NHFG VIA EMAIL TO RAAR@WILDLIFE.NH.GOV AND MELISSA.DOPERALSKI@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: "PROJECT NAME AND NHG NUMBER" PHOTOGRAPHS SHALL BE PROVIDED FOR VERIFICATION AS FEASIBLE.
- SLOPED CURBING SHALL BE USED FOR ACCESS DRIVEWAYS. SEE SHEET CS505 FOR PRIMARY AND SECONDARY SITE ACCESS DRIVE SLOPED GRANITE CURBING DETAIL.
- ALL DRY WELLS IN INFILTRATION BASINS SHALL BE GRAVEL FILLED WELLS. SEE SHEET CG502 FOR GRAVEL DRY WELL DETAIL.
- CATCH BASINS SHALL NOT INCLUDE SUMPS WITHIN VEGETATED AREAS.
- IF ANY THREATENED OR ENDANGERED SPECIES ARE OBSERVED WITHIN THE DISTURBANCE AREA AND ARE IN HARM'S WAY, IF IT IS SAFE TO DO SO, MOVE TO THE CLOSEST LOCATION IN THE DIRECTION THEY WERE HEADING AND IMMEDIATELY CONTACT NHFG AT 603-271-2461 OR NHFG WILDLIFE BIOLOGIST MELISSA DOPERALSKI TEXT OR PHONE AT 603-479-1129. INCLUDE PHOTOGRAPH IF FEASIBLE.
- NHFG SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

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SHEET NUMBER	DRAWING TITLE	DATE	LAST REVISED
CS001	COVER SHEET	09/09/2022	12/09/2022
CS002	SHEET INDEX	09/09/2022	12/09/2022
CS003	MASTER LEGEND & NOTES	09/09/2022	12/09/2022
EC100	MASTER EXISTING CONDITIONS PLAN	09/07/2022	-
EC101	ABUTTERS, NOTES AND LEGEND PLAN	09/07/2022	-
EC102	EXISTING CONDITIONS PLAN	09/07/2022	-
EC103	EXISTING CONDITIONS PLAN	09/07/2022	-
EC104	EXISTING CONDITIONS PLAN	09/07/2022	-
EC105	EXISTING CONDITIONS PLAN	09/07/2022	-
EC106	EXISTING CONDITIONS PLAN	09/07/2022	-
EC107	EXISTING CONDITIONS PLAN	09/07/2022	-
EC108	EXISTING CONDITIONS PLAN	09/07/2022	-
CS100	OVERALL SITE PLAN	09/09/2022	-
CS101	SITE PLAN I	09/09/2022	10/12/2022
CS102	SITE PLAN II	09/09/2022	-
CS103	SITE PLAN III	09/09/2022	12/09/2022
CS104	SITE PLAN IV	09/09/2022	12/09/2022
CS105	SITE PLAN V	09/09/2022	-
CS106	SITE PLAN VI	09/09/2022	12/09/2022
CS107	SITE PLAN VII	09/09/2022	12/09/2022
CS108	SITE PLAN VIII	09/09/2022	-
CS109	SITE PLAN IX	09/09/2022	12/09/2022
CS110	SITE PLAN X	09/09/2022	-
CS111	SITE PLAN XI	09/09/2022	-
CS112	SITE PLAN XII	09/09/2022	12/09/2022
CS113	SITE PLAN XIII	09/09/2022	12/09/2022
CS114	SITE PLAN XIV	09/09/2022	12/09/2022
CS115	SITE PLAN XV	09/09/2022	-
CS116	SITE PLAN XVI	09/09/2022	12/09/2022
CS117	SITE PLAN XVII	09/09/2022	12/09/2022
CS118	SITE PLAN XVIII	09/09/2022	12/09/2022
CS119	SITE PLAN XIX	09/09/2022	12/09/2022
CS120	SITE PLAN XX	09/09/2022	-
CS121	SITE PLAN XXI	09/09/2022	-
CS122	SITE PLAN XXII	09/09/2022	-
CS123	SITE PLAN XXIII	09/09/2022	-
CS501	SITE DETAILS I	09/09/2022	12/09/2022
CS502	SITE DETAILS II	09/09/2022	12/09/2022
CS503	SITE DETAILS III	09/09/2022	-
CS504	SITE DETAILS IV	09/09/2022	10/12/2022
CS505	SITE DETAILS V	09/09/2022	10/12/2022
CS506	SITE DETAILS VI	09/09/2022	10/12/2022
CG100	OVERALL GRADING & DRAINAGE PLAN	09/09/2022	-
CG101	GRADING & DRAINAGE PLAN I	09/09/2022	-
CG102	GRADING & DRAINAGE PLAN II	09/09/2022	-
CG103	GRADING & DRAINAGE PLAN III	09/09/2022	12/09/2022
CG104	GRADING & DRAINAGE PLAN IV	09/09/2022	12/09/2022
CG105	GRADING & DRAINAGE PLAN V	09/09/2022	12/09/2022
CG106	GRADING & DRAINAGE PLAN VI	09/09/2022	12/09/2022
CG107	GRADING & DRAINAGE PLAN VII	09/09/2022	12/09/2022
CG108	GRADING & DRAINAGE PLAN VIII	09/09/2022	12/09/2022
CG109	GRADING & DRAINAGE PLAN IX	09/09/2022	-
CG110	GRADING & DRAINAGE PLAN X	09/09/2022	-
CG111	GRADING & DRAINAGE PLAN XI	09/09/2022	-
CG112	GRADING & DRAINAGE PLAN XII	09/09/2022	12/09/2022
CG113	GRADING & DRAINAGE PLAN XIII	09/09/2022	12/09/2022
CG114	GRADING & DRAINAGE PLAN XIV	09/09/2022	12/09/2022
CG116	GRADING & DRAINAGE PLAN XVI	09/09/2022	-
CG117	GRADING & DRAINAGE PLAN XVII	09/09/2022	12/09/2022
CG118	GRADING & DRAINAGE PLAN XVIII	09/09/2022	12/09/2022
CG119	GRADING & DRAINAGE PLAN XIX	09/09/2022	12/09/2022
CG120	GRADING & DRAINAGE PLAN XX	09/09/2022	-
CG121	GRADING & DRAINAGE PLAN XXI	09/09/2022	-
CG122	GRADING & DRAINAGE PLAN XXII	09/09/2022	-
CG123	GRADING & DRAINAGE PLAN XXIII	09/09/2022	-
CG200	OVERALL SUB-GRADE DRAINAGE PLAN	09/09/2022	12/09/2022
CG201	SUB-GRADE DRAINAGE PLAN I	09/09/2022	12/09/2022
CG202	SUB-GRADE DRAINAGE PLAN II	09/09/2022	12/09/2022
CG203	SUB-GRADE DRAINAGE PLAN III	09/09/2022	12/09/2022
CG501	GRADING & DRAINAGE DETAILS I	09/09/2022	-
CG502	GRADING & DRAINAGE DETAILS II	09/09/2022	-
CG503	GRADING & DRAINAGE DETAILS III	09/09/2022	-
CG504	GRADING & DRAINAGE DETAILS IV	09/09/2022	-
CG505	GRADING & DRAINAGE DETAILS V	09/09/2022	-
CG506	GRADING & DRAINAGE DETAILS VI	09/09/2022	-
FG01	WETLAND IMPACT PLAN	09/09/2022	-
CU100	OVERALL UTILITY PLAN	09/09/2022	12/09/2022
CU101	UTILITY PLAN I	09/09/2022	12/09/2022
CU102	UTILITY PLAN II	09/09/2022	12/09/2022
CU103	UTILITY PLAN III	09/09/2022	12/09/2022

SHEET NUMBER	DRAWING TITLE	DATE	LAST REVISED
CU104	UTILITY PLAN IV	09/09/2022	12/09/2022
CU106	UTILITY PLAN VI	09/09/2022	12/09/2022
CU107	UTILITY PLAN VII	09/09/2022	12/09/2022
CU108	UTILITY PLAN VIII	10/12/2022	-
CU109	UTILITY PLAN IX	09/09/2022	-
CU110	UTILITY PLAN X	09/09/2022	12/09/2022
CU111	UTILITY PLAN XI	09/09/2022	12/09/2022
CU112	UTILITY PLAN XII	09/09/2022	12/09/2022
CU113	UTILITY PLAN XIII	09/09/2022	12/09/2022
CU114	UTILITY PLAN XIV	09/09/2022	12/09/2022
CU117	UTILITY PLAN XVII	09/09/2022	12/09/2022
CU118	UTILITY PLAN XVIII	09/09/2022	12/09/2022
CU119	UTILITY PLAN XIX	09/09/2022	12/09/2022
CU120	UTILITY PLAN XX	09/09/2022	12/09/2022
CU201	NORTHWEST ENTRANCE WATER PROFILE	11/18/2022	11/18/2022
CU202	NORTHWEST ENTRANCE WATER PROFILE	11/18/2022	11/18/2022
CU203	NORTHWEST ENTRANCE WATER PROFILE	11/18/2022	11/18/2022
CU204	EAST ACCESS ROAD WATER PROFILE	11/18/2022	11/18/2022
CU205	EAST ACCESS ROAD WATER PROFILE	11/18/2022	11/18/2022
CU206	FIRE PROTECTION LOOP WATER PROFILE	11/18/2022	11/18/2022
CU207	FIRE PROTECTION LOOP WATER PROFILE	11/18/2022	11/18/2022
CU208	FIRE PROTECTION LOOP WATER PROFILE	11/18/2022	11/18/2022
CU209	FIRE PROTECTION LOOP WATER PROFILE	11/18/2022	11/18/2022
CU210	FIRE PROTECTION LOOP WATER PROFILE	11/18/2022	11/18/2022
CU211	MAINTENANCE BUILDING WATER PROFILE	11/18/2022	11/18/2022
CU212	TRANSPORTATION BUILDING WATER PROFILE	11/18/2022	11/18/2022
CU213	INSPECTION BUILDING WATER PROFILE	11/18/2022	11/18/2022
CU214	GUARD HOUSE WATER PROFILE	11/18/2022	11/18/2022
CU215	LIFT STATION & MAIN BUILDING WATER PROFILE	11/18/2022	11/18/2022
CU216	MULDOON STREET SERVICE WATER PROFILE	11/18/2022	11/18/2022
CU217	MULDOON STREET SERVICE WATER PROFILE	11/18/2022	11/18/2022
CU300	OVERALL SEWER PLAN	11/18/2022	11/18/2022
CU301	MAIN BUILDING SANITARY SEWER PROFILE	11/18/2022	11/18/2022
CU302	MAIN BUILDING SANITARY SEWER PROFILE	11/18/2022	11/18/2022
CU303	MAIN BUILDING SANITARY SEWER PROFILE	11/18/2022	11/18/2022
CU304	MAINTENANCE BUILDING SANITARY SEWER PROFILE	11/18/2022	11/18/2022
CU305	MAINTENANCE BUILDING SANITARY SEWER PROFILE	11/18/2022	11/18/2022
CU306	INSPECTION BUILDING & PUMP HOUSE SANITARY SEWER PROFILE	11/18/2022	11/18/2022
CU307	TRANSPORTATION BUILDING SANITARY SEWER PROFILE	11/18/2022	11/18/2022
CU308	SANITARY SEWER FORCE MAIN TO EXISTING PROFILE	11/18/2022	11/18/2022
CU309	SANITARY SEWER FORCE MAIN TO EXISTING PROFILE	11/18/2022	11/18/2022
CU310	SANITARY SEWER FORCE MAIN TO EXISTING PROFILE	11/18/2022	11/18/2022
CU311	SANITARY SEWER FORCE MAIN TO EXISTING PROFILE	11/18/2022	11/18/2022
CU312	SANITARY SEWER FORCE MAIN FROM GUARD HOUSE PROFILE	11/18/2022	11/18/2022
CU313	SANITARY SEWER FORCE MAIN FROM GUARD HOUSE PROFILE	11/18/2022	11/18/2022
CU501	UTILITY DETAILS I	09/09/2022	-
CU502	UTILITY DETAILS II	09/09/2022	12/09/2022
CU503	UTILITY DETAILS III	09/09/2022	-
CU504	UTILITY DETAILS IV	09/09/2022	-
CU505	UTILITY DETAILS V	09/09/2022	-
CU506	UTILITY DETAILS VI	09/09/2022	-
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN I (PHASE 1)	09/09/2022	10/12/2022
CE102	SOIL EROSION & SEDIMENT CONTROL PLAN II (PHASE 1)	09/09/2022	-
CE103	SOIL EROSION & SEDIMENT CONTROL PLAN III (PHASE 1)	09/09/2022	10/12/2022
CE104	SOIL EROSION & SEDIMENT CONTROL PLAN IV (PHASE 1)	09/09/2022	-
CE201	SOIL EROSION & SEDIMENT CONTROL PLAN I (PHASE 2)	09/09/2022	-
CE202	SOIL EROSION & SEDIMENT CONTROL PLAN II (PHASE 2)	09/09/2022	-
CE203	SOIL EROSION & SEDIMENT CONTROL PLAN III (PHASE 2)	09/09/2022	-
CE204	SOIL EROSION & SEDIMENT CONTROL PLAN IV (PHASE 2)	09/09/2022	-
CE301	SOIL EROSION & SEDIMENT CONTROL PLAN I (PHASE 3)	09/09/2022	-
CE302	SOIL EROSION & SEDIMENT CONTROL PLAN II (PHASE 3)	09/09/2022	-
CE303	SOIL EROSION & SEDIMENT CONTROL PLAN III (PHASE 3)	09/09/2022	-
CE304	SOIL EROSION & SEDIMENT CONTROL PLAN IV (PHASE 3)	09/09/2022	-
CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS I	09/09/2022	10/12/2022
CE502	SOIL EROSION & SEDIMENT CONTROL DETAILS II	09/09/2022	-
CE503	SOIL EROSION & SEDIMENT CONTROL DETAILS III	09/09/2022	-
LL100	OVERALL LIGHTING PLAN	09/09/2022	12/09/2022
LL103	LIGHTING PLAN III	09/09/2022	-
LL104	LIGHTING PLAN IV	09/09/2022	12/09/2022
LL105	LIGHTING PLAN V	09/09/2022	-
LL106	LIGHTING PLAN VI	09/09/2022	-
LL107	LIGHTING PLAN VII	09/09/2022	-
LL108	LIGHTING PLAN VIII	09/09/2022	-
LL110	LIGHTING PLAN X	09/09/2022	-
LL111	LIGHTING PLAN XI	09/09/2022	-
LL112	LIGHTING PLAN XII	09/09/2022	12/09/2022
LL113	LIGHTING PLAN XIII	09/09/2022	-
LL114	LIGHTING PLAN XIV	09/09/2022	-
LL117	LIGHTING PLAN XVII	09/09/2022	12/09/2022

SHEET NUMBER	DRAWING TITLE	DATE	LAST REVISED
LL118	LIGHTING PLAN XVIII	09/09/2022	12/09/2022
LL119	LIGHTING PLAN XIX	09/09/2022	-
LL501	LIGHTING NOTES & DETAILS I	09/09/2022	12/09/2022
LL502	LIGHTING NOTES & DETAILS II	09/09/2022	12/09/2022
LP100	OVERALL PLANTING PLAN	09/09/2022	12/09/2022
LP101	LANDSCAPE PLANTING PLAN I	09/09/2022	-
LP102	LANDSCAPE PLANTING PLAN II	09/09/2022	-
LP103	LANDSCAPE PLANTING PLAN III	09/09/2022	-
LP104	LANDSCAPE PLANTING PLAN IV	09/09/2022	12/09/2022
LP105	LANDSCAPE PLANTING PLAN V	09/09/2022	12/09/2022
LP106	LANDSCAPE PLANTING PLAN VI	09/09/2022	-
LP106A	LANDSCAPE PLANTING PLAN VI A	09/09/2022	-
LP107	LANDSCAPE PLANTING PLAN VII	09/09/2022	-
LP108	LANDSCAPE PLANTING PLAN VIII	09/09/2022	-
LP109	LANDSCAPE PLANTING PLAN IX	09/09/2022	-
LP110	LANDSCAPE PLANTING PLAN X	09/09/2022	-
LP111	LANDSCAPE PLANTING PLAN XI	09/09/2022	-
LP112	LANDSCAPE PLANTING PLAN XII	09/09/2022	12/09/2022
LP113	LANDSCAPE PLANTING PLAN XIII	09/09/2022	-
LP114	LANDSCAPE PLANTING PLAN XIV	09/09/2022	-
LP115	LANDSCAPE PLANTING PLAN XV	09/09/2022	-
LP115A	LANDSCAPE PLANTING PLAN XV A	09/09/2022	-
LP116	LANDSCAPE PLANTING PLAN XVI	09/09/2022	-
LP117	LANDSCAPE PLANTING PLAN XVII	09/09/2022	12/09/2022
LP118	LANDSCAPE PLANTING PLAN XVIII	09/09/2022	12/09/2022
LP119	LANDSCAPE PLANTING PLAN XIX	09/09/2022	12/09/2022
LP120	LANDSCAPE PLANTING PLAN XX	09/09/2022	-
LP120A	LANDSCAPE PLANTING PLAN XX A	09/09/2022	-
LP120B	LANDSCAPE PLANTING PLAN XX B	09/09/2022	-
LP121	LANDSCAPE PLANTING PLAN XXI	09/09/2022	-
LP122	LANDSCAPE PLANTING PLAN XXII	09/09/2022	-
LP122A	LANDSCAPE PLANTING PLAN XXII		

CONTRACTOR NOTES

- 1. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS...

UTILITY NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE DOMESTIC AND FIRE SERVICE LINE CONNECTIONS TO EXISTING MAINS...

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD-VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. SOME UNDERGROUND UTILITIES MAY BE LOCATED DIFFERENTLY THAN SHOWN ON THIS PLAN...

ACCESSIBILITY NOTES

- 1. WALKWAYS ALONG ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.

APPROVAL BLOCK

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING:
PLANNING BOARD CHAIRMAN: SIGNATURE DATE:
PLANNING BOARD SECRETARY: SIGNATURE DATE:

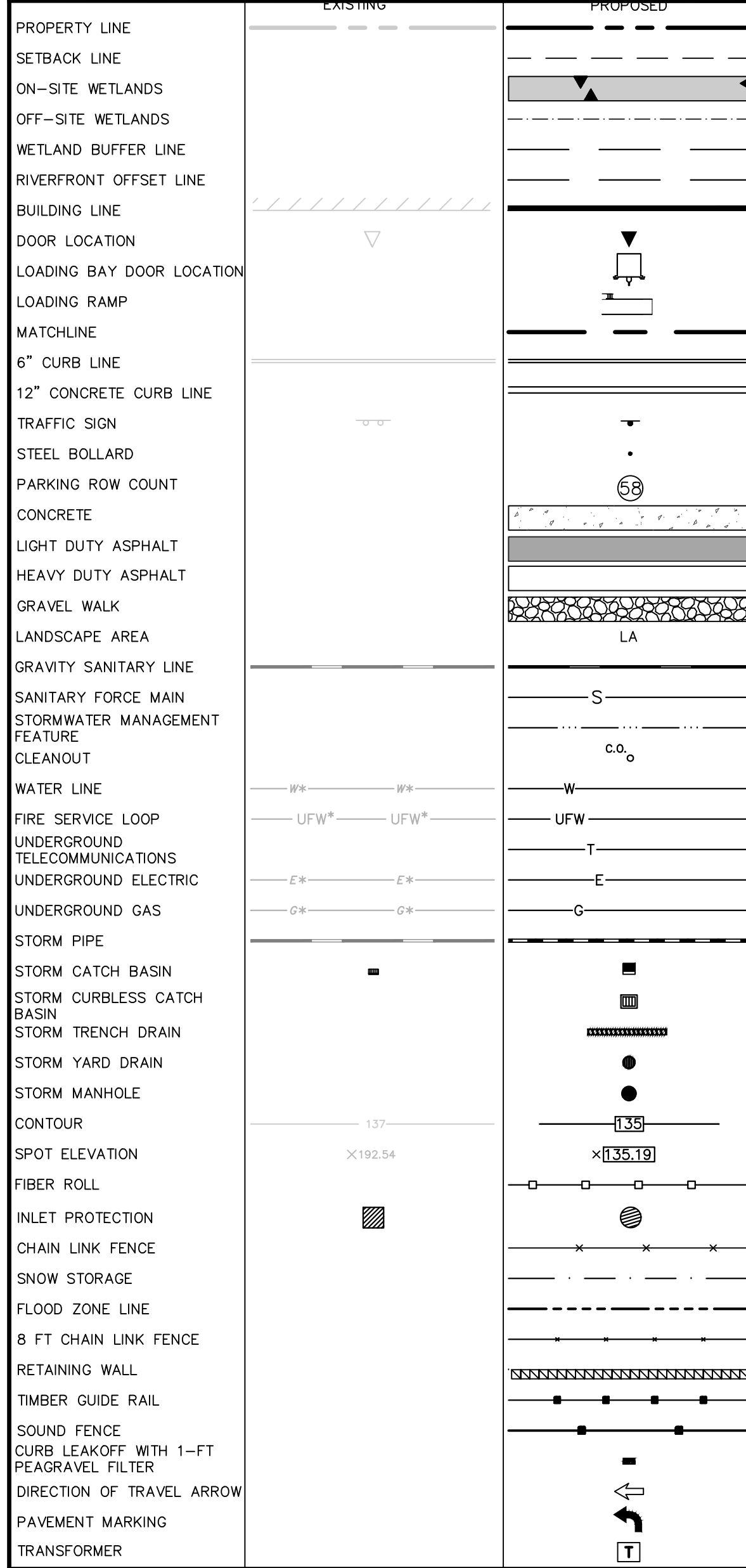
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

GENERAL NOTES

- 1. STORAGE SHEDS FOR CHEMICALS USED TO MANAGE SNOW AND ICE AT THE SITE SHALL NOT BE PLACED WITHIN 50 FEET OF THE WETLAND OR WETLAND BUFFER AREAS AND SUCH STORAGE AREAS SHALL BE SHOWN ON THE FINAL PLAN SET.



LEGEND



CURB TRANSITION NOTES

- 1. PROVIDE 4' MINIMUM TRANSITION PIECE WHERE CURBING HEIGHT VARIES.

GRADING & DRAINAGE NOTES

- 1. ALL PROPOSED CMP STORM DRAINAGE PIPING TO BE ALUMINIZED.

BLASTING NOTES

- 1. BLASTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL TOWN OF HUDSON ORDINANCE, CHAPTER 202 EXPLOSIVES.

FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

Project No. 151010101

Professional Engineer seal for JOHN D. PLANTE, NH P.E. Lic. No. 14072

LANGAN

Langan Engineering and Environmental Services, Inc.
100 CAMBRIDGE STREET, SUITE 1310
Boston, MA 02114

T: 617.824.9100 F: 617.824.9101 www.langan.com

HUDSON LOGISTICS CENTER

MAP No. 239, LOT No. 1
HUDSON
NEW HAMPSHIRE

MASTER LEGEND & NOTES

Project No. 151010101
Date 09/09/2022
Drawn By MPG
Checked By FH
Drawing Title CS003

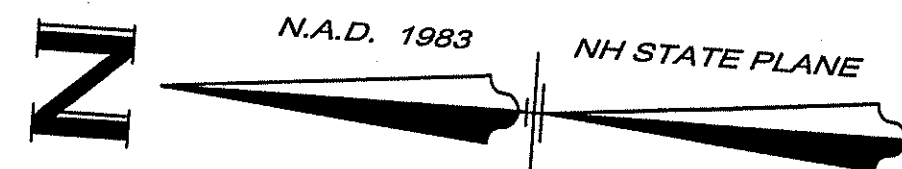
**RIPARIAN NOTE:**

THE PORTION OF THE MERRIMACK RIVER DEPICTED ON THIS PLAN, IS IDENTIFIED ON THE OFFICIAL LIST OF PUBLIC WATERS PURSUANT TO RSA 271:201 AND ALSO ON THE NHDES LIST OF WATERBODIES SUBJECT TO RSA 483-B, THE SHORELAND WATER QUALITY PROTECTION ACT (SWOPA).

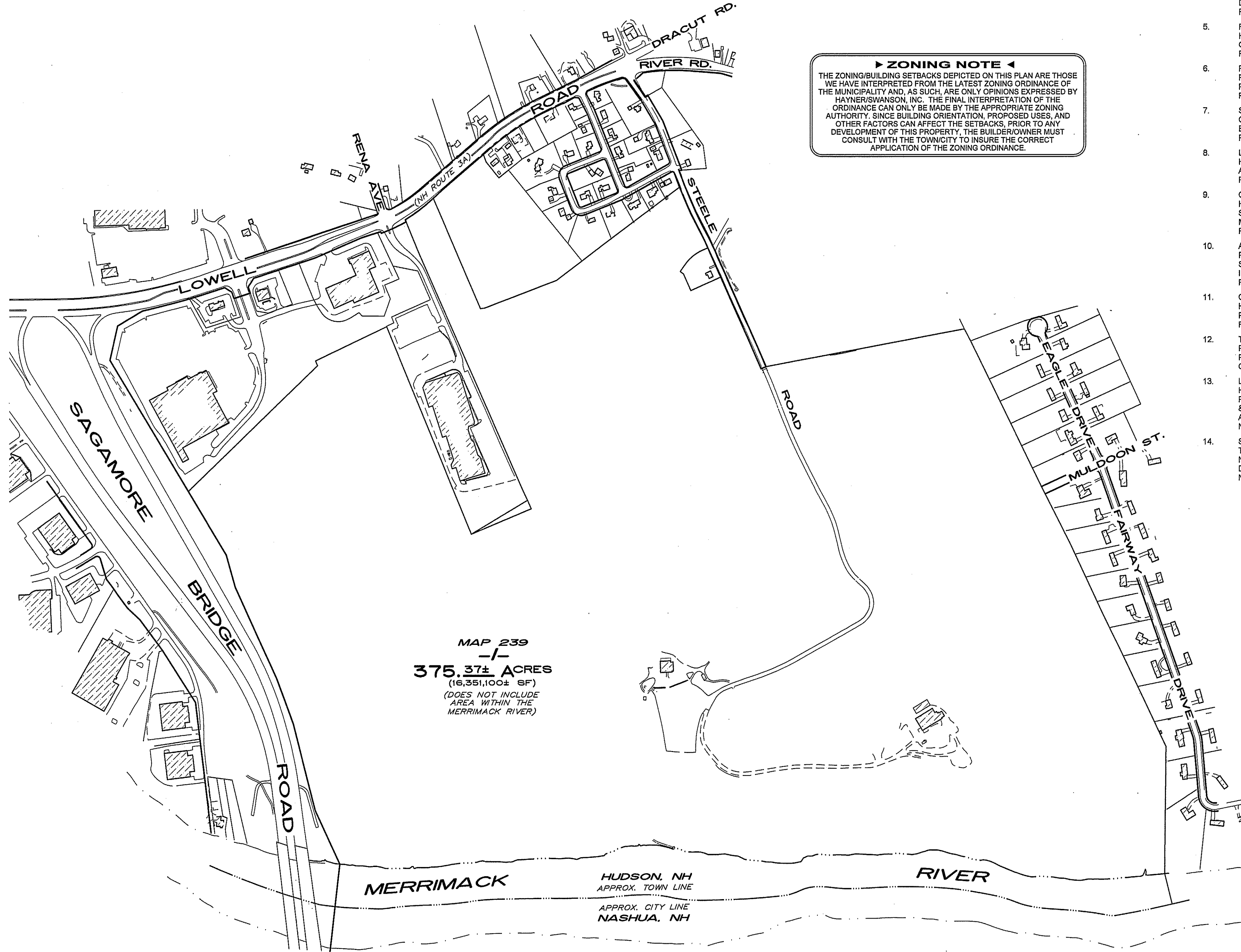
UNDER THE PUBLIC TRUST DOCTRINE THE STATE HOLDS RIGHTS FOR USE BY THE PUBLIC OF THE WATER WAY FOR THE PEOPLE OF NEW HAMPSHIRE.

FOR THE PURPOSE OF THIS SURVEY THE MEAN HIGH WATER LINE OF THE MERRIMACK RIVER WAS HELD FOR COMPUTING LAND AREAS. THE UNDERLYING FEE OWNERSHIP FOR THE MERRIMACK RIVER IS NOT DETERMINED BY THIS SURVEY. OWNERSHIP MAY EXTEND TO CENTERLINE AS DEFINED BY COMMON LAW.

THE JURISDICTIONAL LINE BETWEEN THE TOWN OF HUDSON AND THE CITY OF NASHUA IS DEFINED BY THE CENTERLINE OF THE MERRIMACK RIVER.



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



MAP 239  
 375.37± ACRES  
 (16,351,100± SF)  
 (DOES NOT INCLUDE AREA WITHIN THE MERRIMACK RIVER)

**NOTE**  
 SEE SHEET EC101 FOR VICINITY PLAN, LEGEND, ABUTTERS AND ADDITIONAL INFORMATION.

**PLAN REFERENCES:**

- PLAN OF LAND BELONGING TO ALPHONSE J. RAUDONIS, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 200', DATED: DECEMBER 1950, SURVEYOR: G.R. HYDE. RECORDED: HCRD - PLAN No. 270
- PLAN OF LAND OF E. STUART & DORIS E. GROVES, HUDSON, NH, SCALE: 1" = 100', DATED: MAY 1951, LOTS ADDED AUGUST 1953, LOT 7A ADDED DECEMBER 1953 DUPONT & TATE ADDED OCTOBER 1955, AND PREPARED BY: NED SPAULDING. RECORDED: HCRD - PLAN No. 1231
- PLAN OF LAND OF GORDON B. TATE, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 50', DATED: MAY 1956 WITH AMENDMENTS THRU FEBRUARY 1959, PREPARED BY: NED SPAULDING, CIVIL ENGINEER. RECORDED: HCRD - PLAN No. 1701
- BROOKHAVEN STEELE ROAD, HUDSON, NEW HAMPSHIRE, RECORD OWNER: JOSEPH A. DUROCHER, SCALE: 1" = 50', DATED: JUNE 28, 1950, SURVEYOR: EARLE WILLIAMS. RECORDED: HCRD - PLAN No. 1956
- PLAN OF LAND OF JOHN S. & PHYLLIS B. GROVES, LOWELL ROAD HUDSON, NH, SCALE: 1" = 80' DATED JANUARY 1956 BY NED SPAULDING. RECORDED: HCRD - PLAN No. 2833
- RELOCATION OF LOT LINES FOR COLUMBIANITES, INC. & GEORGE W. GAGNON, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED: MAY 1979, AND PREPARED BY: MAURICE G. PAQUETTE. RECORDED: HCRD - PLAN No. 12291
- PLAN OF LAND, GREEN MEADOW SUBDIVISION, HUDSON, NEW HAMPSHIRE, RECORD OWNERS: RODGERS BROTHERS, INC, SCALE: 1" = 100', DATED: SEPTEMBER 1976, AND PREPARED BY: PIANTIDISI ASSOCIATES INC. RECORDED: HCRD - PLAN No. 13146
- SUBDIVISION & CONSOLIDATION PLAN, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, FOR: MICHAEL CALLAHAN AND WILLIAM McFADDEN, SCALE: 1" = 100', DATED: NOVEMBER 1983, AND PREPARED BY: MAYNARD & PAQUETTE INC. RECORDED: HCRD - PLAN No. 17404
- LOT LINE RELOCATION PLAN - LOTS 37 & 39 / MAP 7, 267 LOWELL ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR: MICHAEL CALLAHAN, SCALE: 1" = 100', DATED: NOVEMBER 1987, AND PREPARED BY: MAYNARD & PAQUETTE, INC. RECORDED: HCRD - PLAN No. 21758
- CONSOLIDATION PLAN, LOT 1 & 1-1 / MAP 7, GREEN MEADOW BLVD, CONSOLIDATION PLAN, HUDSON, NEW HAMPSHIRE, PREPARED FOR: DAVID FRIEL c/o GREEN MEADOW GOLF CLUB, SCALE: 1" = 100', DATED: FEBRUARY 1, 1987 WITH REVISIONS THRU 6/14/88 AND PREPARED BY: MAYNARD & PAQUETTE INC. RECORDED: HCRD - PLAN No. 22437
- AS-BUILT & EASEMENT PLAN, LOT 5 / MAP 7, MULDOON STREET, HUDSON, NEW HAMPSHIRE, PREPARED FOR: DAVID FRIEL & SOUTHERN NH WATER CO., SCALE: 1" = 20', DATED: SEPTEMBER 11, 1990 WITH REVISIONS THRU 10/09/90 AND PREPARED BY: MAYNARD & PAQUETTE, INC. RECORDED: HCRD - PLAN No. 24794
- CONSOLIDATION & RE-SUBDIVISION PLAN OF LANDS, FRIEL, SMITH & WAL-MART STORES, INC, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED: 3-5-91 WITH REVISIONS THRU 7-22-91, AND PREPARED BY: HOLDEN ENGINEERING & SURVEYING, INC. RECORDED: HCRD - PLAN No. 28273
- THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY, PLANS OF PROPOSED NASHUA - HUDSON CIRCUMFERENTIAL HIGHWAY, NH PROJECT No. 10844A, AND PREPARED BY: DELEUW, CATHER & COMPANY, DATED: MAY 1989. ON FILE IN THE RECORDS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
- LOT LINE RELOCATION PLAN, MASTER SHEET (MAP 234, LOTS 5 & 34 AND MAP 239, LOT 1), HUDSON LOGISTICS CENTER, LOWELL AND STEELE ROADS, HUDSON, NEW HAMPSHIRE, PREPARED FOR: LANGAN, RECORD OWNERS: GREENMEADOW GOLF CLUB, INC, THOMAS P. FRIEL & PHILIP J. FRIEL, III, SCALE: 1" = 400', DATED: 16 FEBRUARY 2021 WITH REVISIONS THRU 08/05/22 AND PREPARED BY THIS OFFICE. NOT YET RECORDED.
- SITE PLAN, OVERALL SITE PLAN SHEET, RECORD OWNERS: GREENMEADOW GOLF CLUB, INC, THOMAS P. FRIEL & PHILIP J. FRIEL, III, HUDSON LOGISTICS CENTER, MAP No. 239, LOT 1, HUDSON, NEW HAMPSHIRE, LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC, SCALE: 1" = 300', DATED: 04-21-2020 WITH REVISIONS THRU 007/29/22. NOT YET RECORDED.

**NOTES:**

- TOTAL SITE AREA: 375.37± ACRES
- PRESENT ZONING: G-1; GENERAL-ONE BUSINESS; B; MINIMUM LOT REQUIREMENTS: - LOT AREA 87,120 SF 43,560 SF; - LOT FRONTAGE 200 FT 150 FT; MINIMUM BUILDING SETBACKS REQUIREMENTS: - FRONT YARD (LOCAL STREETS) 30 FT 50 FT; - FRONT YARD (ARTERIAL STREETS) 50 FT 80 FT; - SIDE YARD 15 FT 15 FT; - REAR YARD 15 FT 15 FT
- PURPOSE OF PLAN: TO SHOW THE EXISTING CONDITIONS OF MAP 239, LOT 1.
- SURVEY CONTROL DATA: HORIZONTAL DATUM: NAD83(1986)\*; HORIZONTAL PROJECTION: NH STATE PLANE; VERTICAL DATUM: NGVD29 (FORMERLY KNOWN AS USGS DATUM)\*; UNITS: US SURVEY FEET; \* HORIZONTAL AND VERTICAL DATUMS WERE VERIFIED USING G.P.S. (KEYNET NETWORK) WITH OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) DISK D-26\* LOCATED ON THE NORTHERLY SIDE OF NH ROUTE 101A, APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.
- LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 227, 228, 233, 234, 239, 240, 245 & 246 AND NASHUA MAP A.
- WETLAND DELINEATION BY GOVE ENVIRONMENTAL SERVICES, INC. AND FLAG LOCATIONS WERE SURVEYED BETWEEN APRIL 2005 AND FEBRUARY 2020 BY HAYNER/SWANSON, INC.
- PORTIONS OF THIS PARCEL ARE LOCATED WITHIN ZONE AE, ZONE A, ZONE X (SHADED) AND ZONE XAS AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY No. 330322, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33011C0656D & 33011C0659D, DATED: SEPTEMBER 25, 2009.
- PRESENT OWNERS OF RECORD: MAP 239, LOT 1 GREENMEADOW GOLF CLUB, INC. 55 MARSH ROAD HUDSON, NEW HAMPSHIRE 03051 BK. 5581, PG. 800 & 802 BK. 1668, PG. 239 & 241 THOMAS FRIEL 2021 REVOCABLE TRUST PHILIP J. FRIEL, III 55 MARSH ROAD HUDSON, NEW HAMPSHIRE 03051 BK. 5693, PG. 1364 BK. 9486, PG. 2979

Date	Description	No.
10/07/22	ADD CWS STAMP; BLDG AREAS	1

Revisions

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

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 100 CAMBRIDGE STREET, SUITE 1310  
 Boston, MA 02114  
 T: 617.824.9100 F: 617.824.9101 www.langan.com

Project  
**HUDSON LOGISTICS CENTER**  
 MAP No. 239, LOT No. 1  
 HUDSON  
 HILLSBOROUGH NEW HAMPSHIRE  
 Drawing Title

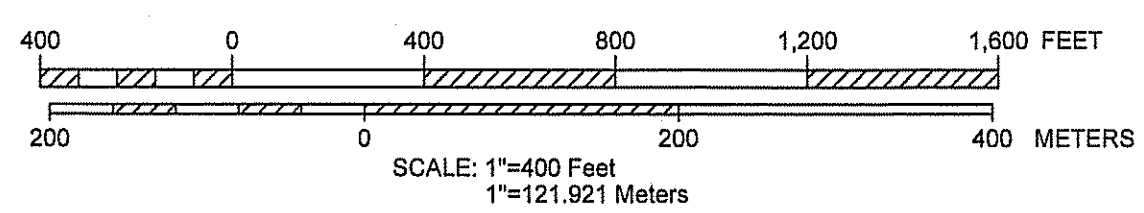
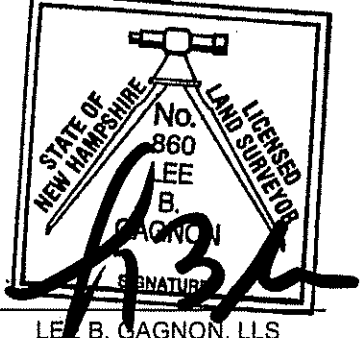
**SITE PLAN MASTER EXISTING CONDITIONS SHEET**  
 RECORD OWNERS  
 GREENMEADOW GOLF CLUB, INC., PHILIP J. FRIEL, III  
 & THOMAS FRIEL 2021 REVOCABLE TRUST  
 HUDSON, NH 03051  
 (603) 882-8893

Project No. 3867 Drawing No. EC100  
 Date 09/07/22  
 Drawn By DDW  
 Checked By LBG

**CERTIFICATION**

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

10/07/22  
 DATE



**APPROVAL BLOCK**

APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF THE 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 ONE YEAR FROM DATE OF APPROVAL.

Project No. 151010101 ©2018 Langan

**ABUTTERS:**

MAP 221, LOT 8  
SOUTHERN NH INDUSTRIAL OWNER II, LLC  
55 CAMBRIDGE STREET  
BURLINGTON, MA 01803  
BK 9643, PG 2824

MAP 222, LOT 1  
SOUTHWEST TECH COMMA DOT, LLC  
19100 W. EIGHT MILE ROAD  
SOUTHFIELD, MI 48075  
BK 8373, PG 1281

MAP 222, LOT 2  
BEANTOWN CHEMICAL CORPORATION  
9 SAGAMORE PARK ROAD  
HUDSON, NH 03051  
BK 8634, PG 0744

MAP 222, LOT 5  
RH FLAGSTONE, LLC  
7D TAGGART DRIVE  
NASHUA, NH 03060  
BK 9487, PG 1085

MAP 222, LOT 7  
RICHARD W. ROSE  
3 SAGAMORE PARK ROAD  
HUDSON, NH 03051  
BK 2762, PG 0696

MAP 222, LOT 41-1  
MANUEL D. & KATHLEEN M. SOUSA  
c/o SOUSE REALTY AND DEVELOPMENT  
46 LOWELL ROAD  
HUDSON, NH 03051  
BK 7178, PG 233

MAP 222, LOT 44  
STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
P.O. BOX 483  
1 HAZEN DRIVE, ROOM 204  
CONCORD, NH 03302-0483

MAP 227, LOT 1  
FLAGSTONE'S REALTY, LLC  
31 FLAGSTONE DRIVE  
HUDSON, NH 03051  
PG 8928, PG 1423

MAP 227, LOT 2  
25 SAGAMORE PARK, LLC  
25 SAGAMORE PARK ROAD  
HUDSON, NH 03051  
BK 8759, PG 2098

MAP 227, LOT 3  
COOL CAR STORAGE, LLC  
13 JONES ROAD  
PELHAM, NH 03078  
BK 9262, PG 1443

MAP 227, LOT 4  
UNIFIRST CORPORATION  
68 JONSPIN ROAD  
WILMINGTON, MA 01887  
BK 9861, PG 2768

MAP 227, LOT 5  
THE ROBERT C. MIRABELLA IRREVOCABLE  
TRUST OF 2012  
LINDA BRUNO & VICTORIA HAYWARD SCHEPPS,  
ESQ, TRUSTEES  
P.O. BOX 669  
WINDHAM, NH 03087  
BK 9546, PG 1560

MAP 227, LOT 6  
41 SAGAMORE PARK ROAD, LLC  
P.O. BOX 669  
WINDHAM, NH 03087  
BK 8546, PG 0103

MAP 227, LOT 7  
TOWN OF HUDSON  
12 SCHOOL STREET  
HUDSON, NH 03051  
BK 5663, PG 0664

MAP 228, LOT 1  
281 LOWELL ROAD, LLC  
41 PARK AVENUE  
ARLINGTON, MA 02476  
BK 9825, PG 1748

MAP 228, LOT 2  
ANTON'S REALTY TRUST II  
CHARLES A. ANTON, TRUSTEE  
500 CLARK ROAD  
TEWKSBURY, MA 01876  
BK 8892, PG 2419

MAP 228, LOT 3  
COLLEY MCCOY MANAGEMENT CO., LLC  
P.O. BOX 6300  
AMHERST, NH 03031-6300  
BK 5654, PG 0119

MAP 228, LOT 4  
SAM'S REAL ESTATE BUSINESS TRUST  
c/o WAL-MART PROPERTY TAX DEPT.  
P.O. BOX 8050, MS 0555  
BENTONVILLE, AR 72716-8050  
BK 6123, PG 0639

MAP 228, LOT 5  
MONRO MUFFLER BRAKE, INC.  
200 HOLLEDER PARKWAY  
ROCHESTER, NY 14615  
BK 5800, PG 1785

MAP 228, LOT 6  
WAL-MART STORES, INC. #1785  
c/o WAL-MART PROPERTY TAX DEPT.  
P.O. BOX 8050, MS 0555  
BENTONVILLE, AR 72716-8050  
BK 5800, PG 1785

MAP 228, LOT 7 & 8  
HUDSON COMMERCIAL ASSOC., LLC  
c/o AHOLD FINANCIAL SERVICES  
P.O. BOX 6500  
CARLISLE, PA 17013  
BK 7357, PG 1084

MAP 228, LOT 52  
KAREN DEXTER & JILL DIAZ  
268 A LOWELL ROAD  
HUDSON, NH 03051  
BK 8054, PG 2081

MAP 228, LOT 54  
NEW LIFE CHRISTIAN CHURCH  
272 LOWELL ROAD  
HUDSON, NH 03051  
BK 8833, PG 0830

MAP 234, LOT 1  
STEELE FARM, LLC  
2 FRIEL GOLF ROAD  
HUDSON, NH 03051  
BK 5132, PG 0675

MAP 234, LOT 6  
GREENMEADOW GOLF CLUB, INC.  
55 MARSH ROAD  
HUDSON, NH 03051  
BK 6942, PG 1212

MAP 234, LOT 7  
KENNETH MURPHY  
2 LINDA STREET  
HUDSON, NH 03051  
BK 5283, PG 1842

MAP 234, LOT 8  
NICHOLAS SOLOMON & TAYLA PAULINE CAROLINE  
BAGLEY  
4 LINDA STREET  
HUDSON, NH 03051  
BK 9628, PG 144

MAP 234, LOT 9  
THERESA B., MICHAEL P. & MICHELLE L. GOYETTE  
4 LINDA STREET  
HUDSON, NH 03051  
BK 9422, PG 2427

MAP 234, LOT 10  
DAVID R. DUNN  
8 LINDA STREET  
HUDSON, NH 03051  
BK 7151, PG 1545

MAP 234, LOT 11  
SEAN P. & TINA M. STEVENS  
10 LINDA STREET  
HUDSON, NH 03051  
BK 6890, PG 1808

MAP 234, LOT 34  
THOMAS FRIEL 2021 REVOCABLE TRUST  
PHILIP J. FRIEL III  
55 MARSH ROAD  
HUDSON, NH 03051  
BK 5693, PG 1364  
BK 9486, PG 2979

MAP 234, LOT 35  
287 LOWELL ROAD, LLC  
c/o CHESTNUT REALTY MANAGEMENT, LLC  
P.O. BOX 15228  
SPRINGFIELD, MA 01115-5228  
BK 9412, PG 460

MAP 234, LOT 36  
STEVEN J. GENDRON  
94 AARON DRIVE  
MANCHESTER, NH 03109  
BK 8275, PG 1378

MAP 240, LOT 1  
JOANNE E. WALSH  
2 EAGLE DRIVE  
HUDFSON, NH 03051  
BK 4581, PG 0066

MAP 240, LOT 2  
JAMES M. & MARIE A. DOBENS  
4 EAGLE DRIVE  
HUDSON, NH 03051  
BK 2978, PG 0585

MAP 240, LOT 3  
CRAIG C. & COURTNEY M. PROULX  
6 EAGLE DRIVE  
HUDSON, NH 03051  
BK 8731, PG 0627

MAP 240, LOT 4  
TYLER M. & CHRISTINA R. GREENE  
8 EAGLE DRIVE  
HUDSON, NH 03051  
BK 9576, PG 1582

MAP 240, LOT 5  
BRIAN C. NOONE  
10 EAGLE DRIVE  
HUDSON, NH 03051  
BK 8415, PG 2621

MAP 240, LOT 6  
JOSEPH M. & LAUREN E. DIPILATO  
12 EAGLE DRIVE  
HUDSON, NH 03051  
BK 8374, PG 0592

MAP 240, LOT 13-1  
DWARKAMAI, INC.  
1167 LAKEWOOD CIRCLE  
NAPERVILLE, IL 60540  
BK 8849, PG 2437

MAP 245, LOT 12  
BRADFORD BAKER, SR.  
23 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 9419, PG 352

MAP 245, LOT 13  
JOHN & SAMANTHA KING  
21 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 8893, PG 2772

MAP 245, LOT 14  
LEONARD J. & JOHANNAH M. LEONE  
19 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 5871, PG 1105

MAP 245, LOT 15  
ROBERT J. & BARBARA COSTELLO  
17 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 4308, PG 0086

MAP 245, LOT 16  
PHILLIP G. & ANGELA M. VOLK  
15 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 7733, PG 2713

MAP 245, LOT 17  
TIMOTHY A. & MU-JANE L. MONK  
13 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 8584, PG 0787

MAP 246, LOT 36  
SURREY D. & KATHLEEN M. SAKATI  
11 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 5487, PG 1314

MAP 246, LOT 37  
DAVID R. GOSSELIN &  
SUSAN BATES-GOSSELIN  
9 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 7198, PG 0547

MAP 246, LOT 38  
KIMBERLY M. UBELE  
7 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 9639, PG 2676

MAP 246, LOT 39  
THE DIANE K. MULLIGAN REV. TRUST AGREEMENT  
OF APRIL 11, 2000  
THE CHRISTOPHER D. MULLIGAN REV. TRUST  
AGREEMENT OF APRIL 11, 2000  
CHRISTOPHER D. & DIANE K. MULLIGAN, TRUSTEES  
5 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 9569, PG 395

MAP 246, LOT 40  
THE MARSCH FAMILY TRUST  
WILLIAM H. & MARTHA E. MARSCH, TRUSTEES  
3 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 7639, PG 0240

MAP 246, LOT 41  
SCOTT J. WADE REVOCABLE TRUST  
SCOTT J. WADE, TRUSTEE  
1 FAIRWAY DRIVE  
HUDSON, NH 03051  
BK 8366, PG 0616

**NASHUA ABUTTERS**

MAP A, LOTS 998 & 999  
BOSTON & MAINE CORP.  
c/o GUILFORD TRANSPORTATION IND.  
IRON HORSE PARK  
NORTH BILLERICA, MA 01862

**ABUTTERS WITH 200 FT OF PROPERTY**

MAP 228, LOT 9  
GAIL WILSON  
P.O. BOX 7274  
NASHUA, NH 03060  
BK 8723, PG 1571

MAP 234, LOT 4  
DEREK J. PEREIRA & SHAWNA BASSETT  
6 STEEL ROAD  
HUDSON, NH 03051  
BK 9567, PG 1921

MAP 234, LOT 12  
MARK TEMPESTA & KRIS MARCOCCIO  
12 LINDA STREET  
HUDSON, NH 03051  
BK 9228, PG 2048

MAP 234, LOT 17  
ARTHUR & LESLIE A. LIAKOS  
9 LINDA STREET  
HUDSON, NH 03051  
BK 2492, PG 0617

MAP 234, LOT 18  
ALEJANDRO ASTACIO  
P.O. BOX 242  
HUDSON, NH 03051  
BK 6978, PG 2736

MAP 234, LOT 24  
THE LEONARD & DENISE KINGSLEY REVOCABLE  
TRUST AGREEMENT OF FEBRUARY 21, 2002  
LEONARD E. & DENISE KINGSLEY, TRUSTEES  
10 BRUCE STREET  
HUDSON, NH 03051  
BK 7074, PG 1815

MAP 234, LOT 25  
MISSOUM MOUMENE &  
FETHIA FADELA MEDJAHED  
7 STEEL ROAD  
HUDSON, NH 03051  
BK 9125, PG 2539

MAP 240, LOT 13  
VINCENT F. & DEBRA BRACCIO  
27 RIVER ROAD  
HUDSON, NH 03051  
BK 9168, PG 2866

**DESIGN PROFESSIONALS**

LEE B. GAGNON, LLS  
HAYNER/SWANSON, INC.  
3 CONGRESS STREET  
NASHUA, NH 03062-3301

GOVE ENVIRONMENTAL SERVICES, INC.  
ATTN: BRENDAN QUIGLEY, CWS  
8 CONTINENTAL DRIVE  
BUILDING 2, UNIT 'H'  
EXETER, NH 03833-7507

JONH D. PLANTE, P.E.  
LANGAN ENGINEERING AND ENVIRONMENTAL ENGINEERING SERVICES, INC.  
888 BOYLSTON STREET  
BOSTON, MA 02116

MICHAEL SZURA, RLA  
LANGAN ENGINEERING AND ENVIRONMENTAL ENGINEERING SERVICES, INC.  
2700 KELLY ROAD, SUITE 200  
WARRINGTON, PA 18976

NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES  
29 HAZEN DRIVE  
CONCORD, NH 03302-0095

**WETLAND NOTES:**

WETLANDS WERE DELETED BY GOVE ENVIRONMENTAL SERVICES, INC. BETWEEN NOVEMBER 2017 AND APRIL 2020 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2018 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

ALL FLAGS WERE LOCATED BY HAYNER/SWANSON, INC USING EITHER GPS UNIT AT TIME OF FLAGGING OR FIELD LOCATED BETWEEN NOVEMBER 2017 AND APRIL 2020. WETLANDS DEPICTED OUTSIDE THE PROJECT AREA WERE OBTAINED FROM 2006 RECORD PLANS.

**LEGEND**

	N.H. HIGHWAY BOUND		PROPERTY LINE
	STONE BOUND		RIGHT OF WAY LINE
	FIELD STONE BOUND		FLOOD ZONE
	IRON PIN		ZONE LINE
	IRON PIPE		EXISTING GROUND CONTOUR
	STONE BOUND TO BE SET		STORM DRAIN & CATCH BASIN
	IRON PIN TO BE SET		STORM DRAIN & MANHOLE
	BUILDING SETBACK LINE		STORM DRAIN & HEADWALL
	WETLAND FLAGGING LIMIT (2017-2020)		STORM DRAIN & END SECTION
	WETLAND FLAGGING LIMIT (2006)		SANITARY SEWER & MANHOLE
	WETLAND BUFFER LINE		WATER MAIN & HYDRANT
	NHDES SHORELAND PROTECTION DISTRICT		WATER MAIN & GATE VALVE
	WIRE FENCE		GAS LINE & GATE VALVE
	CHAINLINK FENCE		UTILITY POLE WITH GUY SUPPORT
	CURBING		STREET LIGHT
	EDGE OF PAVEMENT		OVERHEAD ELECTRIC & TELEPHONE
	TEMPORARY BENCHMARK		UNDERGROUND ELECT/ & MANHOLES
	BUILDING SETBACK LINE		SIGN
	WETLAND FLAGGING LIMIT		CONCRETE
	WETLAND DESIGNATION		RIPRAP / STONE
	WETLAND BUFFER LINE		RETAINING WALL
	WIRE FENCE		CONIFEROUS TREE
	CHAINLINK FENCE		DECIDUOUS TREE
	CURBING		TREE LINE
	GUARDRAIL		
	BUILDING FOOTPRINT (S.F.)		
	BUILDING HEIGHT		

**CERTIFICATION**

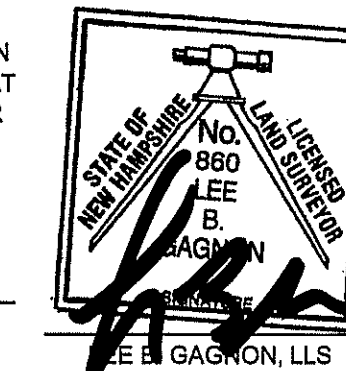
PURSUANT TO RSA 676:16.III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

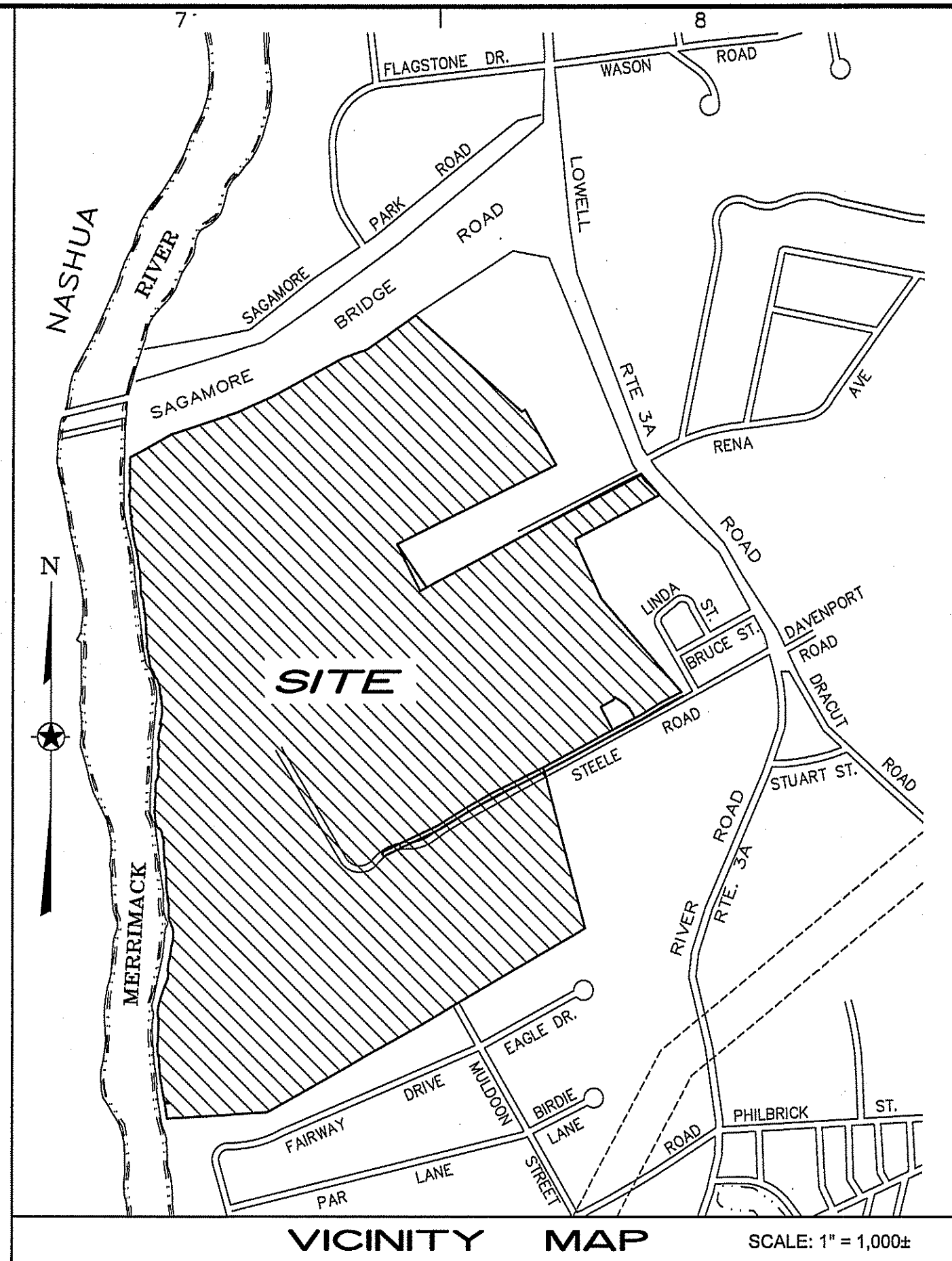
I FURTHER CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/03.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

10/07/22  
DATE



**NO SCALE**



10/07/22	ADD CWS STAMP; BLDG AREAS	1
Date	Description	No.

**Revisions**

**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
3 Congress Street  
Nashua, NH 03062  
(603) 883-2057  
131 Middlesex Turnpike  
Burlington, MA 01803  
(802) 203-1501  
www.hayner-swanson.com

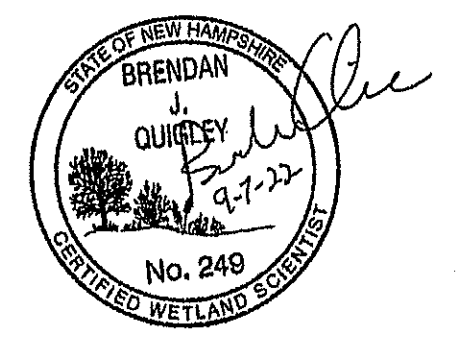
**LANGAN**  
Langan Engineering and  
Environmental Services, Inc.  
100 CAMBRIDGE STREET, SUITE 1310  
Boston, MA 02114  
T: 617.824.9100 F: 617.824.9101 www.langan.com

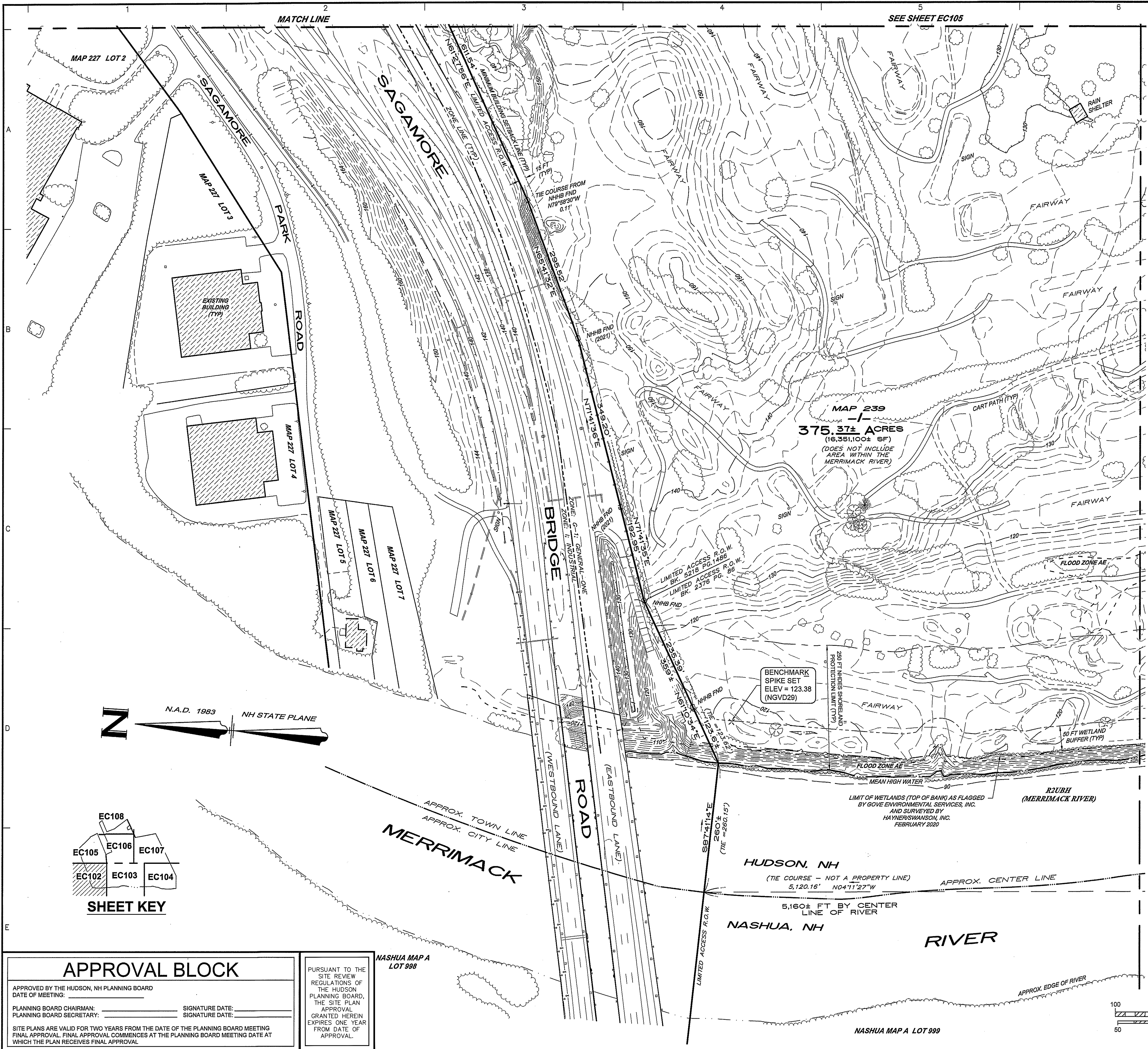
Project  
**HUDSON LOGISTICS CENTER**  
Map No. 239, LOT No. 1  
HUDSON  
HILLSBOROUGH NEW HAMPSHIRE  
Drawing Title  
**SITE PLAN ABUTTERS, NOTES AND LEGEND SHEET**  
RECORD OWNERS  
GREENMEADOW GOLF CLUB, INC., PHILIP J. FRIEL, III & THOMAS FRIEL 2021 REVOCABLE TRUST  
55 MARSH ROAD HUDSON, NH 03051  
(603) 862-8893

Project No.	3867	Drawing No.	EC101
Date	09/07/22	Drawn By	DDW
Checked By	DDW		
	LBG		

**APPROVAL BLOCK**  
APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF THE PLANNING BOARD MEETING  
FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST (REGION 2).  
WETLAND DELINEATION PREPARED BY:  
GOVE ENVIRONMENTAL SERVICES  
BRENDAN J. QUIGLEY  
CERTIFIED WETLAND SCIENTIST (#249)





**NOTES:**

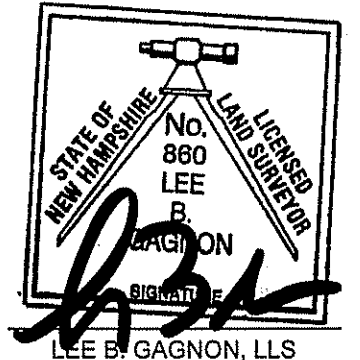
- THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AERIAL PHOTO MAPPING IN 2001 AND LIMITED FIELD TOPOGRAPHY MADE ON THE GROUND BETWEEN MARCH 2004 AND FEBRUARY 2020.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
- SURVEY CONTROL DATA:  
 HORIZONTAL DATUM: NAD83(1986)  
 HORIZONTAL PROJECTION: NAD83 (FORMERLY KNOWN AS USGS DATUM)  
 VERTICAL DATUM: NGVD29 (FORMERLY KNOWN AS USGS DATUM)  
 UNITS: US SURVEY FEET  
 HORIZONTAL AND VERTICAL DATUMS WERE VERIFIED USING G.P.S. (KEYNET NETWORK) WITH OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-26" LOCATED ON THE NORTHERLY SIDE OF NH ROUTE 101A, APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.

**UTILITY NOTE 1**  
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**CERTIFICATION**

PURSUANT TO RSA 676:18, III AND RSA 672:14  
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.  
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10/17/22 DATE  
 LEE B. GAGNON, LLS

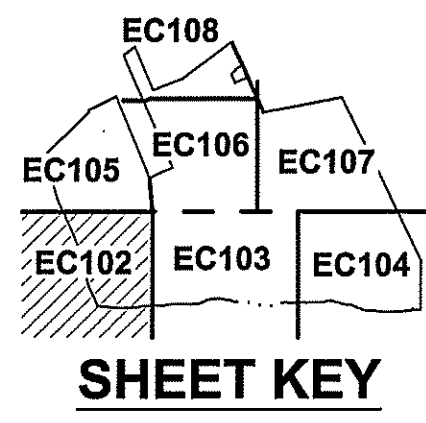


Date	Description	No.
10/07/22	ADD CWS STAMP; BLDG AREAS	1

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 WETLAND DELINEATION PREPARED BY:  
 GOVE ENVIRONMENTAL SERVICES, INC.  
 BRENDAN J. QUIELEY  
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**HSI Hayner/Swanson, Inc.**  
 Civil Engineers/Land Surveyors  
 3 Congress Street  
 Nashua, NH 03062  
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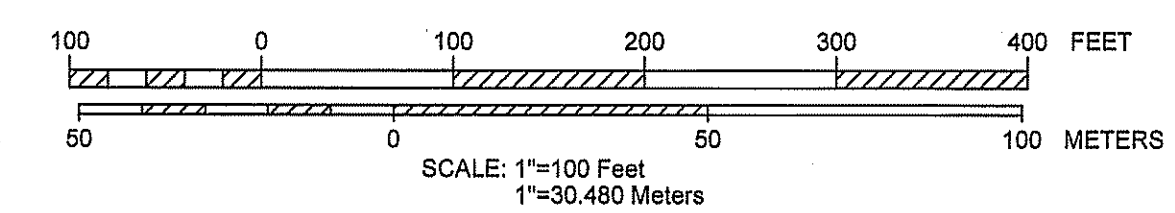


**APPROVAL BLOCK**  
 APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF THE PLANNING BOARD 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 ONE YEAR FROM DATE OF APPROVAL.

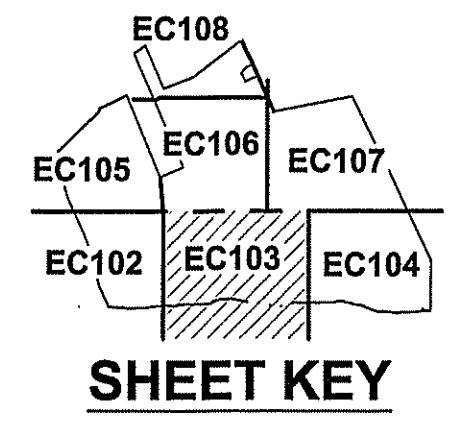
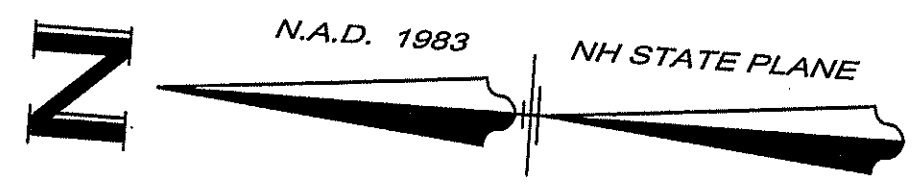
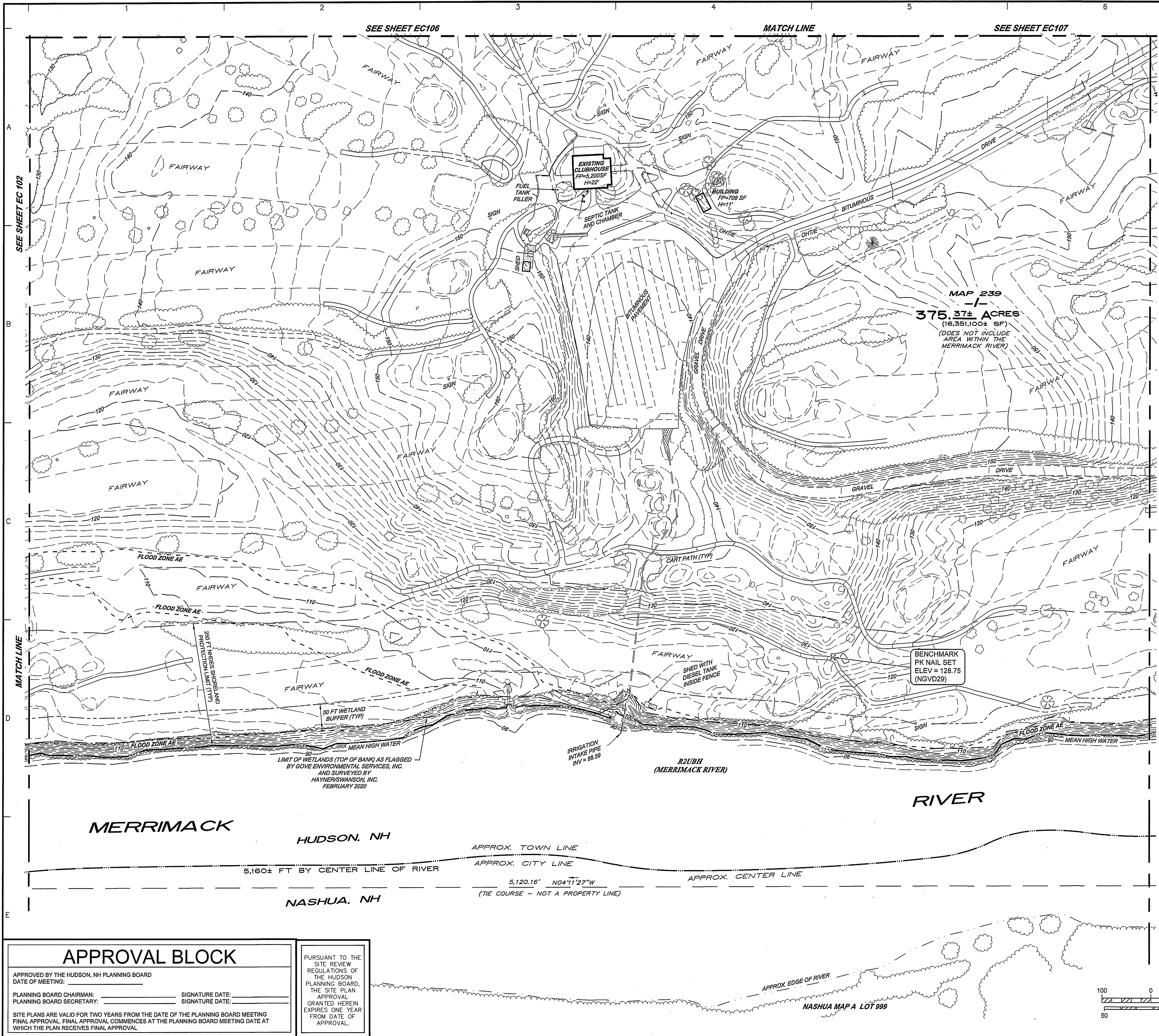
NASHUA MAP A LOT 998

NASHUA MAP A LOT 999



Project  
**HUDSON LOGISTICS CENTER**  
 MAP No. 239, LOT No. 1  
 HUDSON  
 HILLSBOROUGH NEW HAMPSHIRE  
 Drawing Title  
**SITE PLAN**  
 EXISTING CONDITIONS SHEET  
 RECORD OWNERS  
 GREENMEADOW GOLF CLUB, INC., PHILIP J. FRIEL, III  
 & THOMAS FRIEL 2021 REVOCABLE TRUST  
 55 MARSH ROAD HUDSON, NH 03051  
 (603) 882-6893

Project No.	3867	Drawing No.	<b>EC102</b>
Date	09/07/22		
Drawn By	DDW		
Checked By	LBG		



**CERTIFICATION**

PURSUANT TO RSA 676:18, III AND RSA 672:14  
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.  
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10/07/22  
 DATE

LEE B. GAGNON, LLS



10/07/22	ADD CWS STAMP; BLDG AREAS	1
Date	Description	No.

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 WETLAND DELINEATION PREPARED BY:  
 GOVE ENVIRONMENTAL SERVICES, INC.  
 BRENDAN J. QUIGLEY  
 CERTIFIED WETLAND SCIENTIST (#249)



**HSI Hayner/Swanson, Inc.**  
 Civil Engineers/Land Surveyors  
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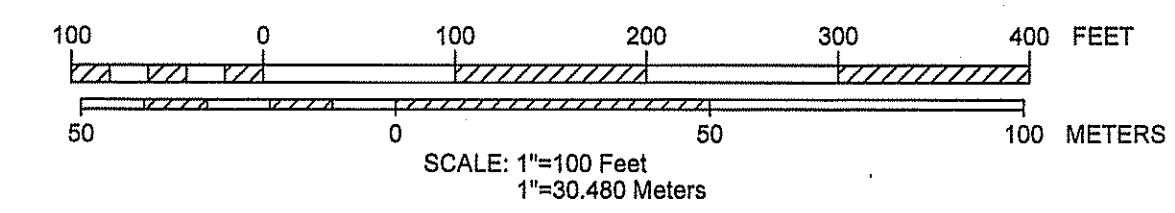
**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 100 CAMBRIDGE STREET, SUITE 1310  
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Project  
**HUDSON LOGISTICS CENTER**  
 MAP No. 239, LOT No. 1  
 HUDSON  
 HILLSBOROUGH NEW HAMPSHIRE  
 Drawing Title  
**SITE PLAN**  
 EXISTING CONDITIONS SHEET  
 RECORD OWNERS  
 GREENMEADOW GOLF CLUB, INC., PHILIP J. FRIEL, III  
 & THOMAS FRIEL 2021 REVOCABLE TRUST  
 55 MARSH ROAD HUDSON, NH 03051  
 (603) 882-8993

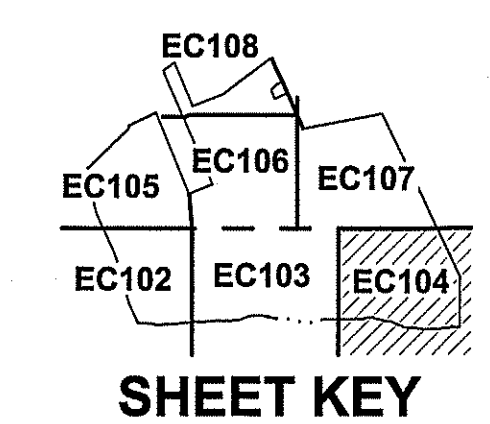
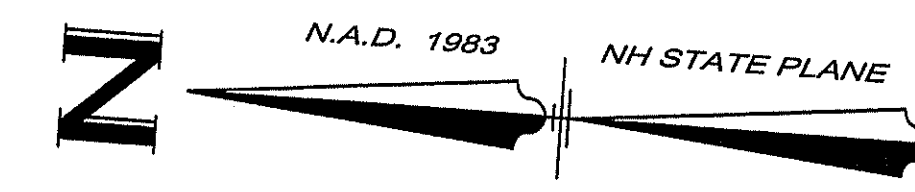
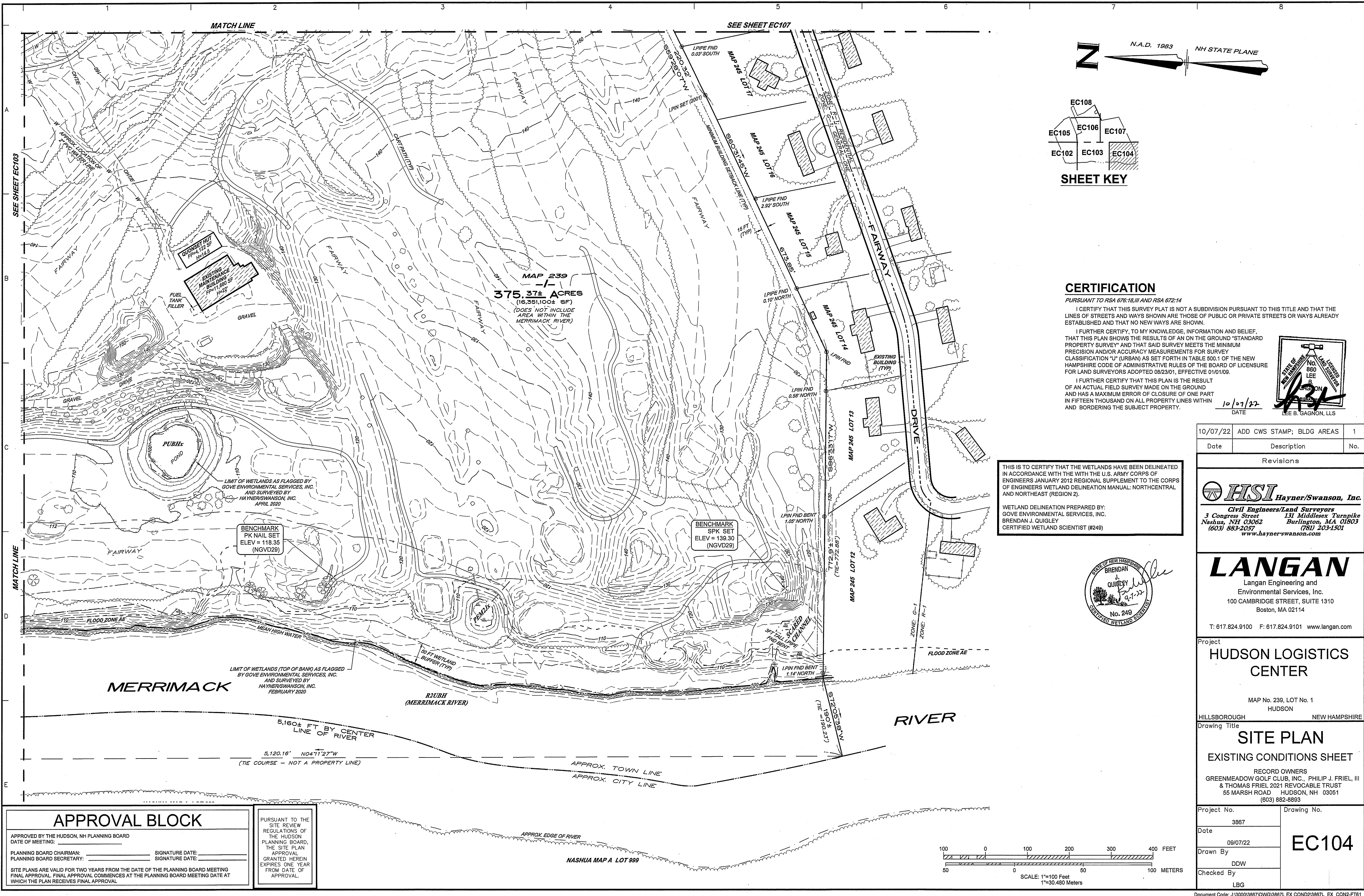
Project No.	3867	Drawing No.	<b>EC103</b>
Date	09/07/22		
Drawn By	DDW		
Checked By	LBG		

**APPROVAL BLOCK**  
 APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
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PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.



Project No. 151010101 LANGAN ©2019 Langan

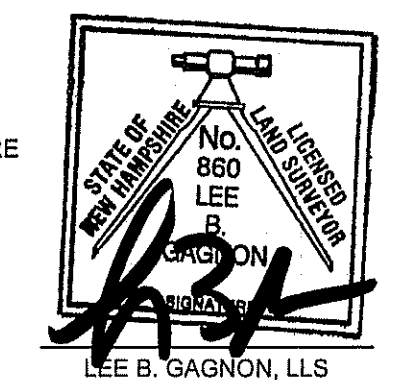


**CERTIFICATION**

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10/07/22  
 DATE

LEE B. GAGNON, LLS



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST (REGION 2).  
 WETLAND DELINEATION PREPARED BY:  
 GOVE ENVIRONMENTAL SERVICES, INC.  
 BRENDAN J. QUIGLEY  
 CERTIFIED WETLAND SCIENTIST (#249)



10/07/22	ADD CWS STAMP; BLDG AREAS	1
Date	Description	No.

Revisions

3 Congress Street  
 Nashua, NH 03062  
 (603) 883-2097

131 Middlesex Turnpike  
 Burlington, MA 01803  
 (781) 303-1501  
 www.haynerswanson.com

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 100 CAMBRIDGE STREET, SUITE 1310  
 Boston, MA 02114  
 T: 617.824.9100 F: 617.824.9101 www.langan.com

Project  
**HUDSON LOGISTICS CENTER**  
 MAP No. 239, LOT No. 1  
 HUDSON  
 HILLSBOROUGH NEW HAMPSHIRE  
 Drawing Title  
**SITE PLAN**  
 EXISTING CONDITIONS SHEET  
 RECORD OWNERS  
 GREENMEADOW GOLF CLUB, INC., PHILIP J. FRIEL, III  
 & THOMAS FRIEL 2021 REVOCABLE TRUST  
 55 MARSH ROAD HUDSON, NH 03051  
 (603) 882-8893

Project No.	3867	Drawing No.	<b>EC104</b>
Date	09/07/22		
Drawn By	DDW		
Checked By	LBG		

**APPROVAL BLOCK**

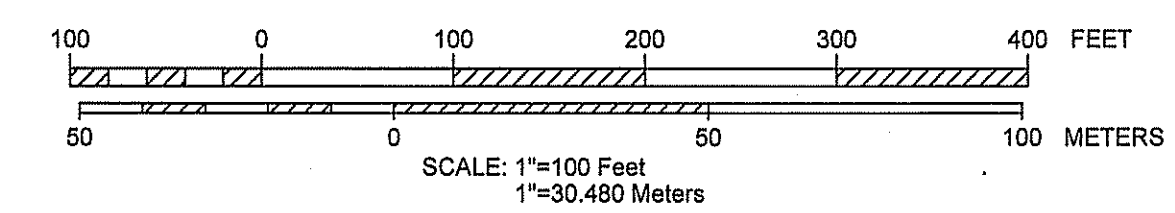
APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_

PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF THE 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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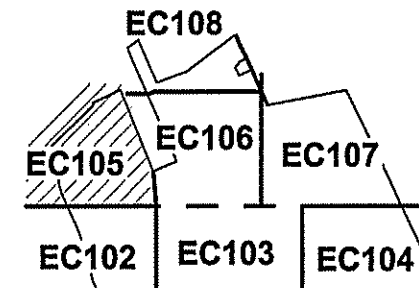
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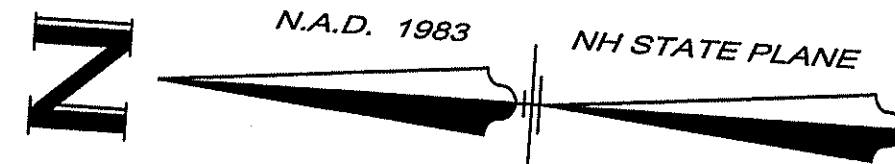
Project No. 151010101

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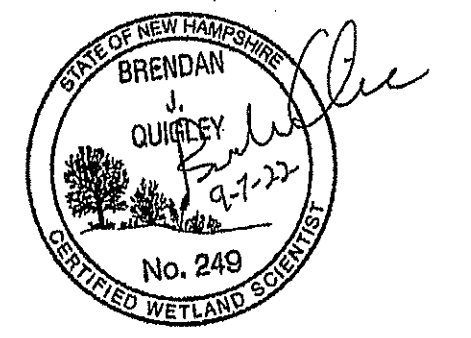


**SHEET KEY**



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WETLAND DELINEATION PREPARED BY:  
GOVE ENVIRONMENTAL SERVICES, INC.  
BRENDAN J. QUIGLEY  
CERTIFIED WETLAND SCIENTIST (#249)



**CERTIFICATION**

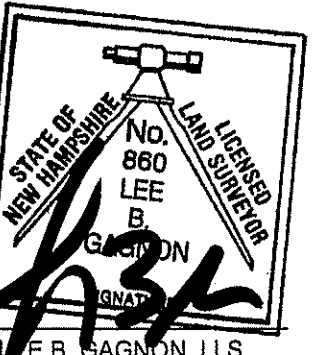
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10/07/22  
DATE



Date	Description	No.
10/07/22	ADD CWS STAMP; BLDG AREAS	1

Revisions

**HISI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
3 Congress Street  
Nashua, NH 03062  
(603) 883-2097  
www.haynerswanson.com

**LANGAN**

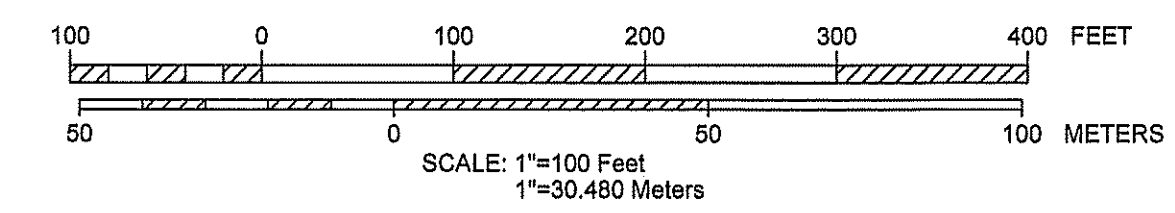
Langan Engineering and Environmental Services, Inc.  
100 CAMBRIDGE STREET, SUITE 1310  
Boston, MA 02114

T: 617.824.9100 F: 617.824.9101 www.langan.com

Project  
**HUDSON LOGISTICS CENTER**  
MAP No. 239, LOT No. 1  
HUDSON  
HILLSBOROUGH NEW HAMPSHIRE

Drawing Title  
**SITE PLAN**  
EXISTING CONDITIONS SHEET  
RECORD OWNERS  
GREENMEADOW GOLF CLUB, INC., PHILIP J. FRIEL, III  
& THOMAS FRIEL 2021 REVOCABLE TRUST  
65 MARSH ROAD HUDSON, NH 03051  
(603) 882-8893

Project No.	3867	Drawing No.	<b>EC105</b>
Date	09/07/22		
Drawn By	DDW		
Checked By	LBG		



**APPROVAL BLOCK**

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
PLANNING BOARD SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
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FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT  
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MATCH LINE

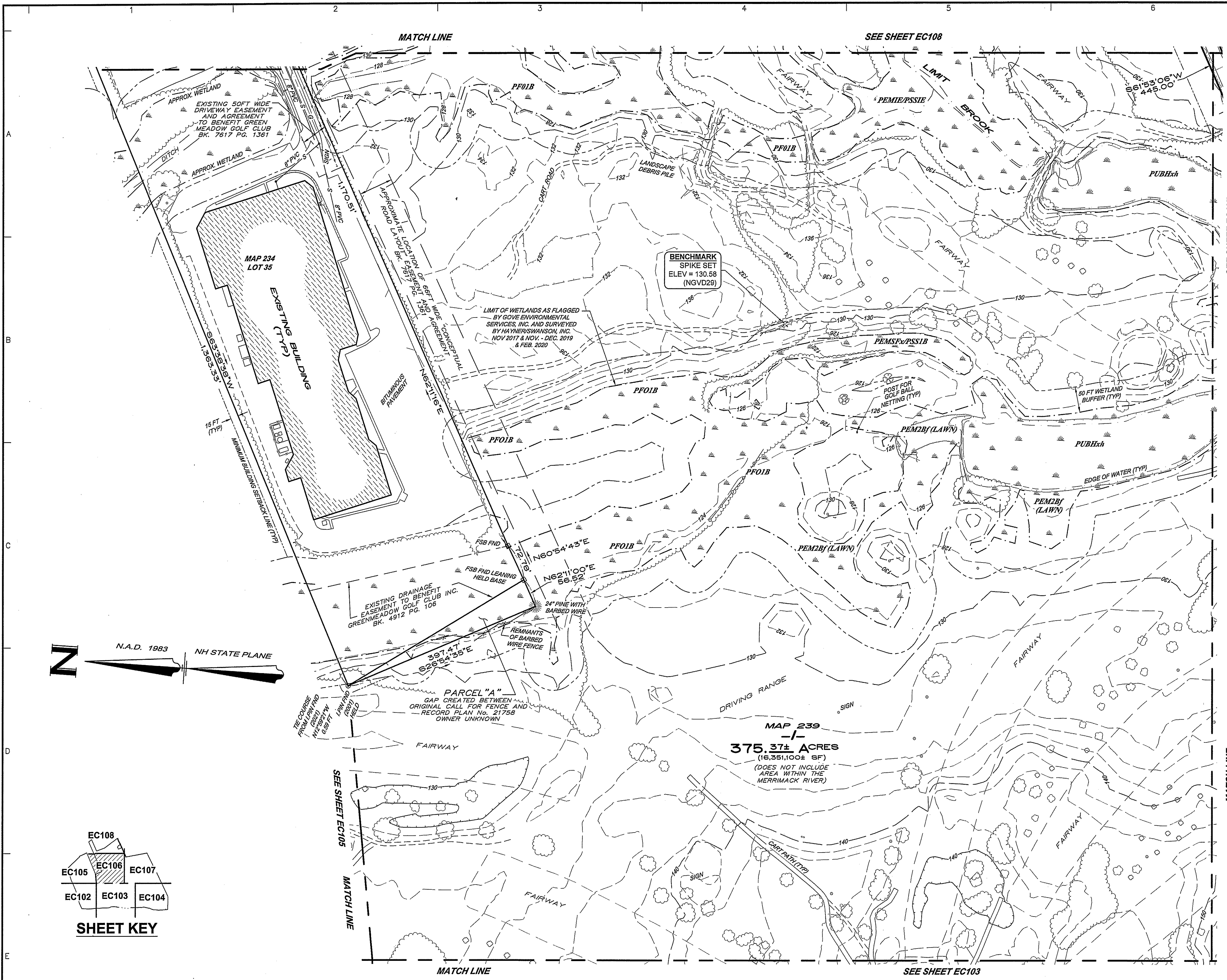
SEE SHEET EC 102

SEE SHEET EC108

MATCH LINE

Project No. 151010101

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WETLAND DELINEATION PREPARED BY:  
 GOVE ENVIRONMENTAL SERVICES, INC.  
 BRENDAN J. QUIGLEY  
 CERTIFIED WETLAND SCIENTIST (#249)



**CERTIFICATION**

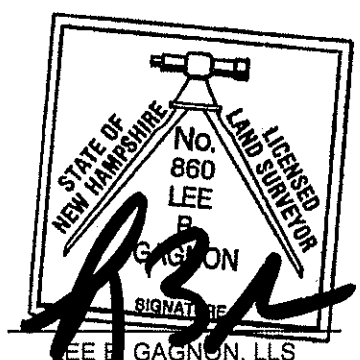
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10/07/22 DATE



Date	Description	No.
10/07/22	ADD CWS STAMP; BLDG AREAS	1

Revisions

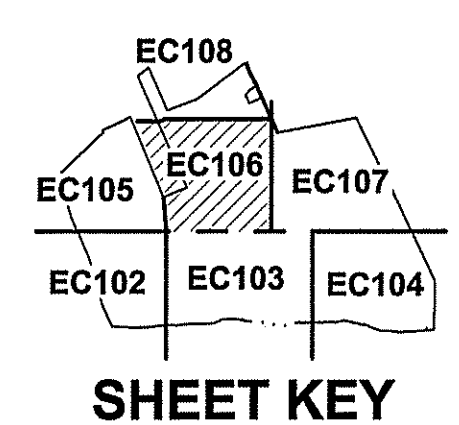
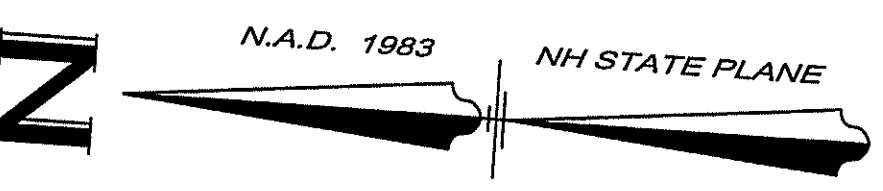
**HSI** Hayner/Swanson, Inc.  
 Civil Engineers/Land Surveyors  
 3 Congress Street  
 Nashua, NH 03062  
 (603) 883-2057  
 www.hayner-swanson.com

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
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Project  
**HUDSON LOGISTICS CENTER**  
 MAP No. 239, LOT No. 1  
 HUDSON  
 HILLSBOROUGH NEW HAMPSHIRE

Drawing Title  
**SITE PLAN**  
 EXISTING CONDITIONS SHEET  
 RECORD OWNERS  
 GREENMEADOW GOLF CLUB, INC., PHILIP J. FRIEL, III  
 & THOMAS FRIEL 2021 REVOCABLE TRUST  
 55 MARSH ROAD HUDSON, NH 03051  
 (603) 882-8893

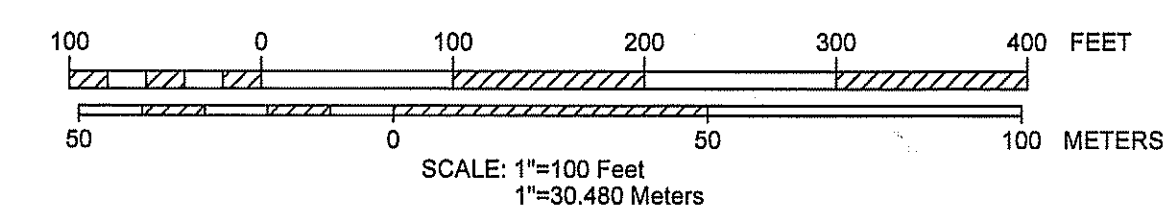
Project No.	3887	Drawing No.	<b>EC106</b>
Date	09/07/22		
Drawn By	DDW		
Checked By	LBG		



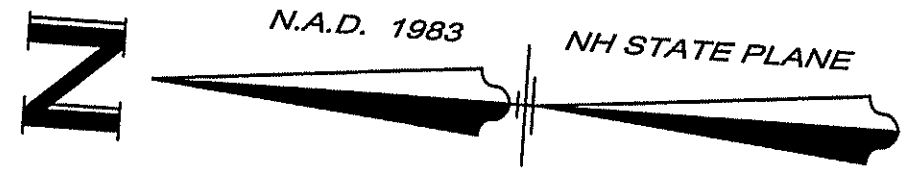
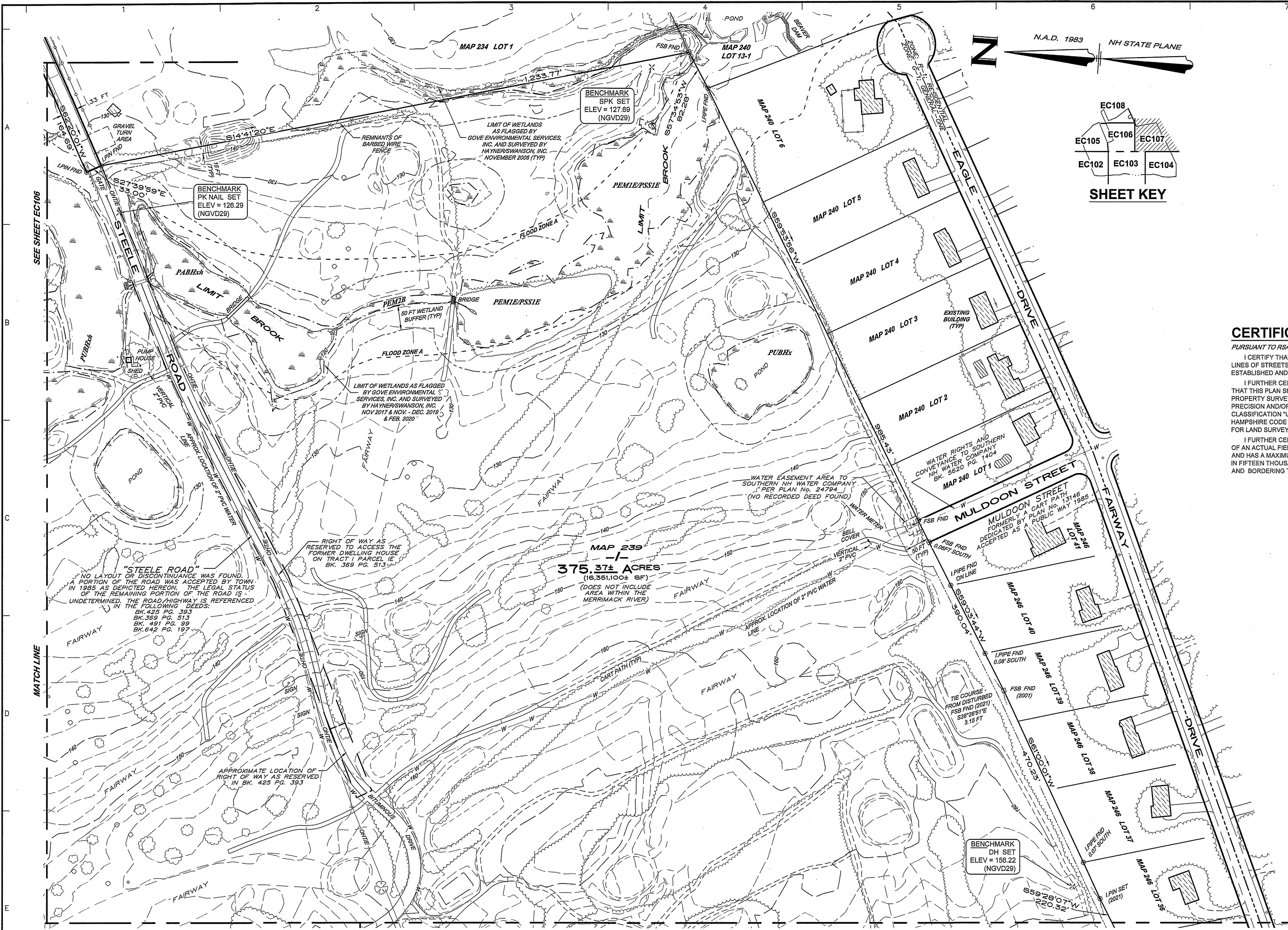
**APPROVAL BLOCK**

APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
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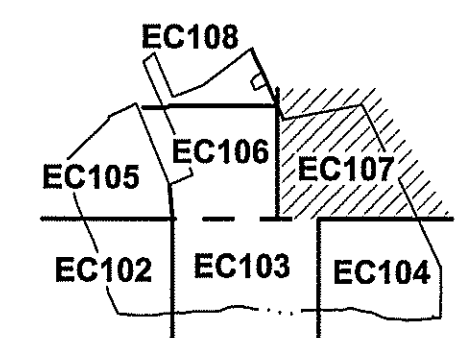


Project No. 151010101 LANGAN © 2018 Langan



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WETLAND DELINEATION PREPARED BY:  
GOVE ENVIRONMENTAL SERVICES, INC.  
BRENDAN J. QUIGLEY  
CERTIFIED WETLAND SCIENTIST (#249)



**SHEET KEY**



**CERTIFICATION**

PURSUANT TO RSA 676:18, III AND RSA 672:14

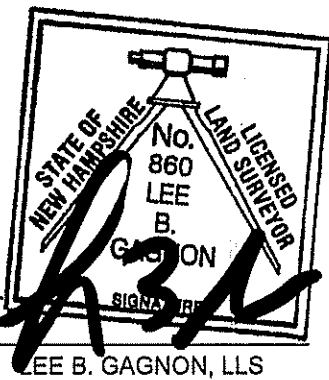
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10/07/22  
DATE

LEE B. GAGNON, LLS



Date	Description	No.
10/07/22	ADD CWS STAMP; BLDG AREAS	1

Revisions

**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
3 Congress Street  
Nashua, NH 03062  
(603) 883-2057

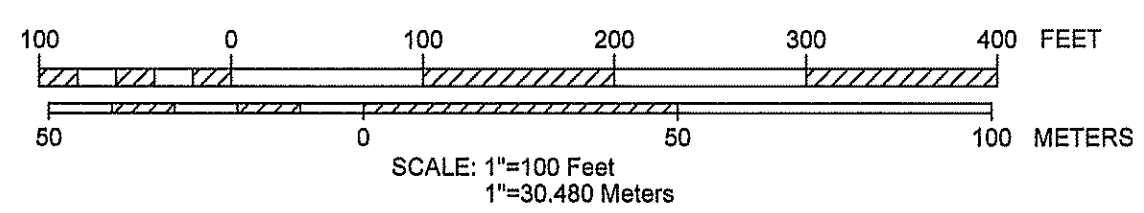
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100 CAMBRIDGE STREET, SUITE 1310  
Boston, MA 02114  
T: 617.824.9100 F: 617.824.9101 www.langan.com

Project  
**HUDSON LOGISTICS CENTER**  
MAP No. 239, LOT No. 1  
HUDSON  
HILLSBOROUGH NEW HAMPSHIRE

Drawing Title  
**SITE PLAN**  
EXISTING CONDITIONS SHEET  
RECORD OWNERS  
GREENMEADOW GOLF CLUB, INC., PHILIP J. FRIEL, III  
& THOMAS FRIEL 2021 REVOCABLE TRUST  
55 MARSH ROAD HUDSON, NH 03051  
(603) 882-8893

Project No.	3887	Drawing No.	<b>EC107</b>
Date	09/07/22		
Drawn By	DDW		
Checked By	LBG		



**APPROVAL BLOCK**

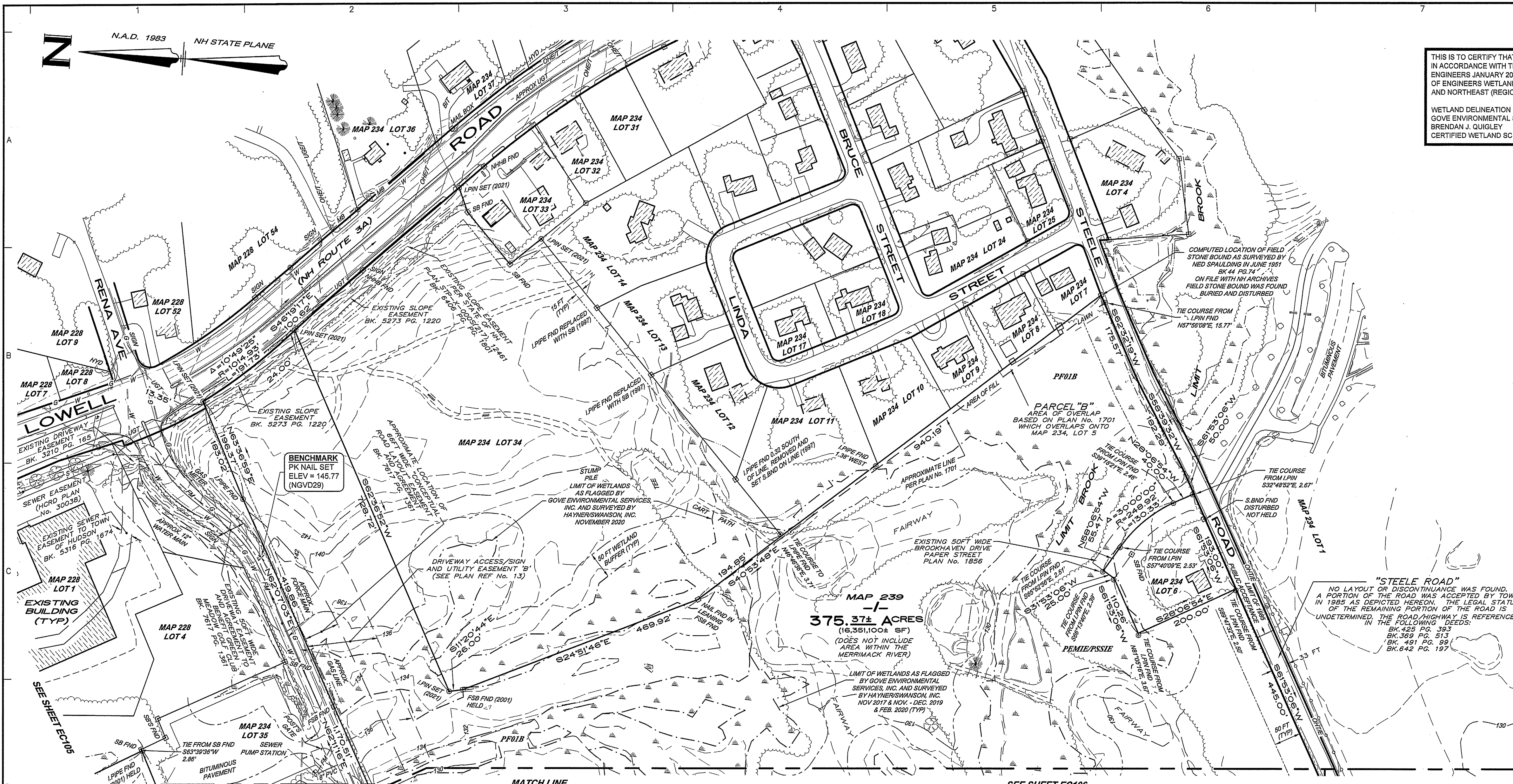
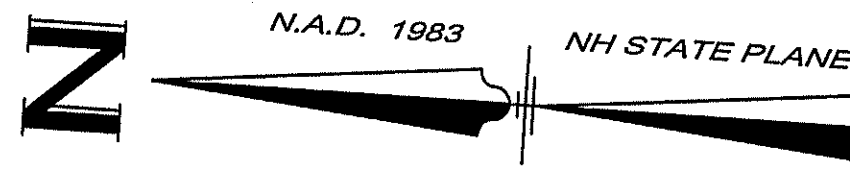
APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

PLANNING BOARD CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
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WETLAND DELINEATION PREPARED BY:  
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BRENDAN J. QUIGLEY  
CERTIFIED WETLAND SCIENTIST (#249)



10/07/22	ADD CWS STAMP; BLDG AREAS	1
Date	Description	No.

Revisions

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Project  
**HUDSON LOGISTICS CENTER**

MAP No. 239, LOT No. 1  
HUDSON  
HILLSBOROUGH NEW HAMPSHIRE

Drawing Title  
**SITE PLAN**  
EXISTING CONDITIONS SHEET

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55 MARSH ROAD HUDSON, NH 03051  
(603) 882-8993

Project No. 3867 Drawing No.

Date 09/07/22

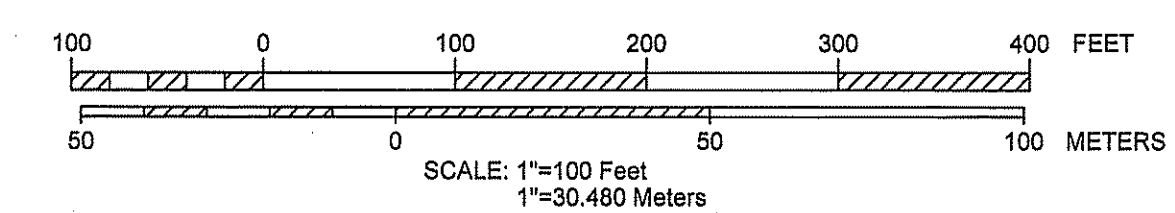
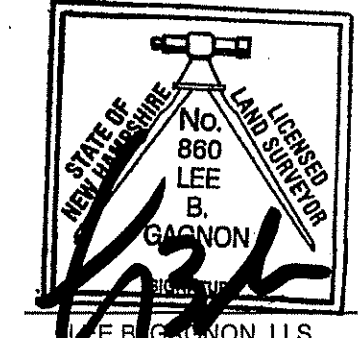
Drawn By DDW  
Checked By LBG

**EC108**

**CERTIFICATION**

PURSUANT TO RSA 676:18, III AND RSA 672:14  
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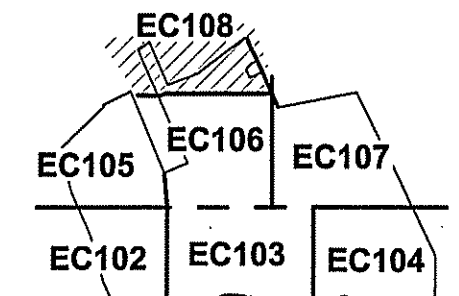
10/07/22  
DATE



**APPROVAL BLOCK**

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DATE OF MEETING: \_\_\_\_\_  
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**SHEET KEY**

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