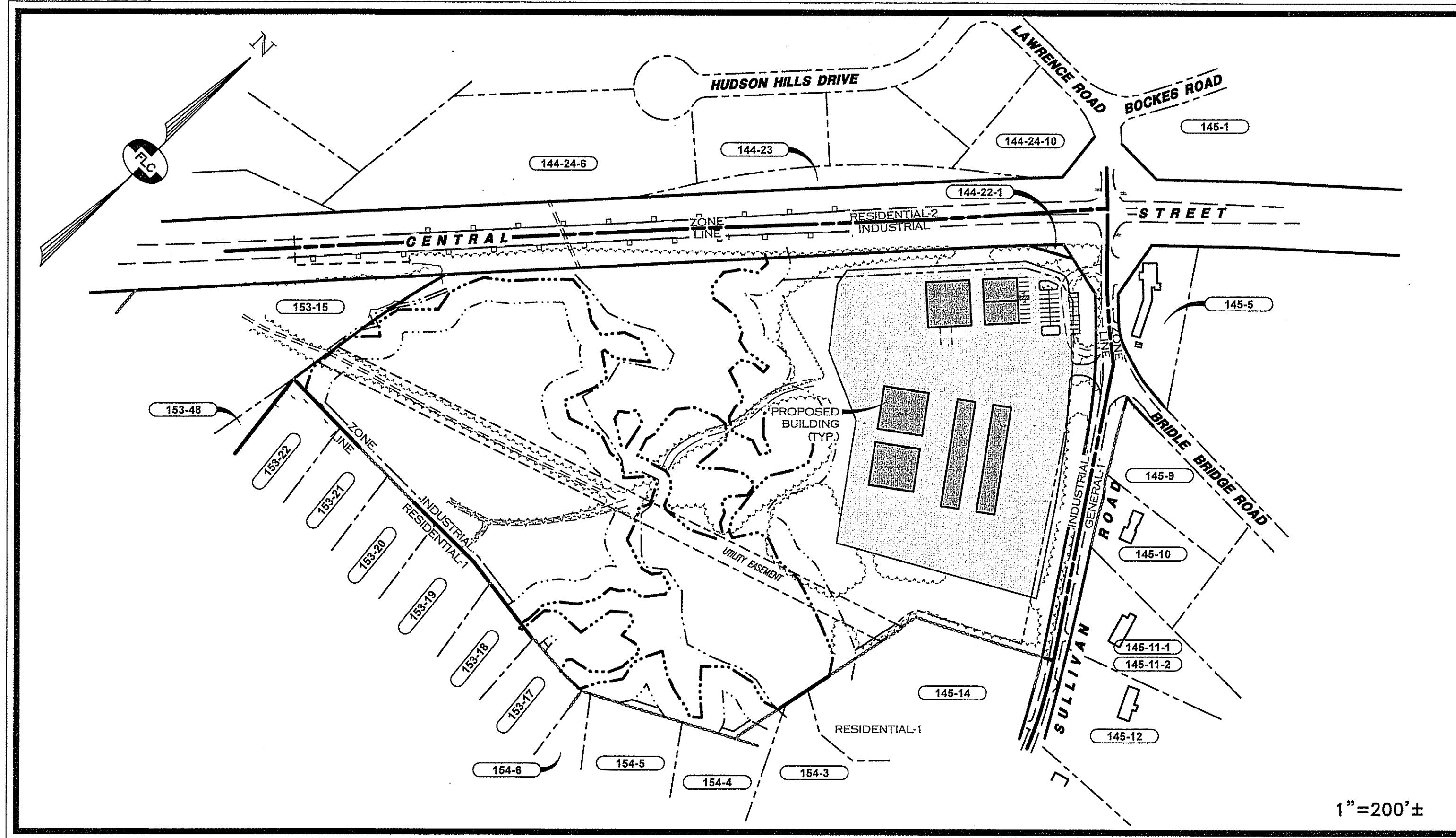
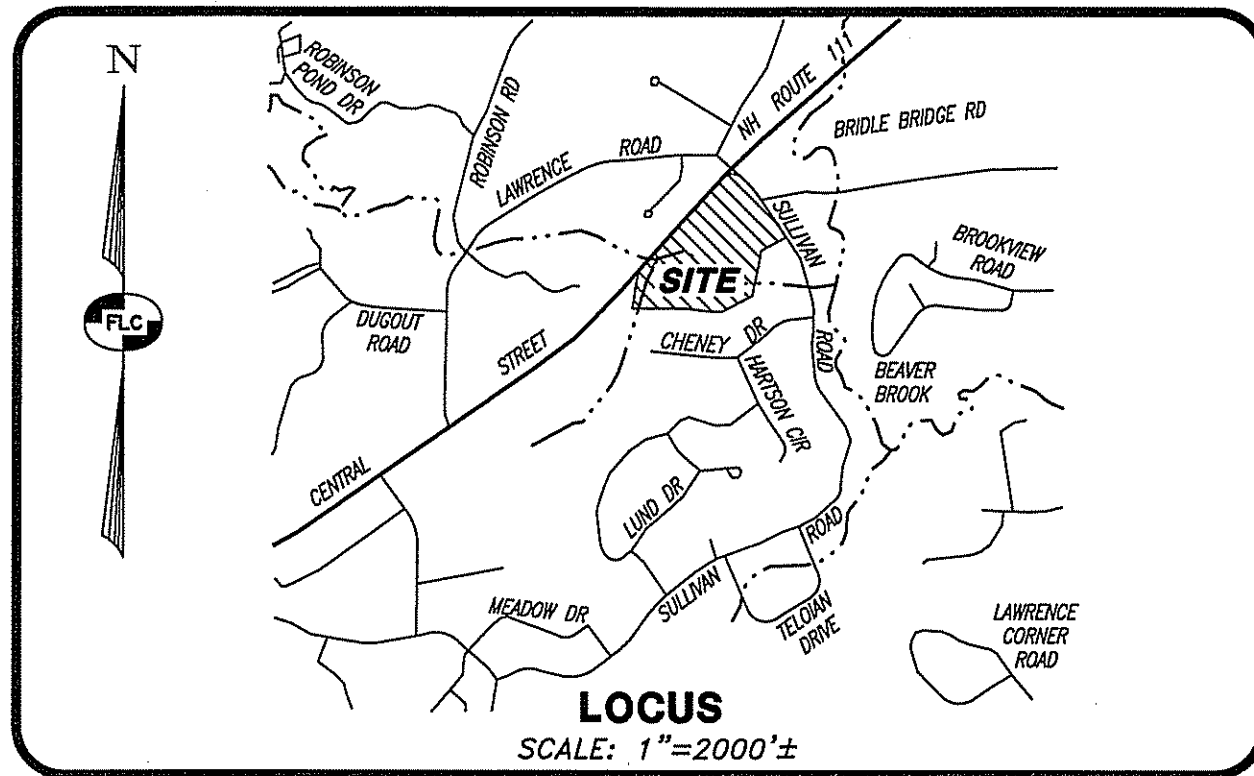


SITE DEVELOPMENT PLANS

84 LUMBER COMPANY

TAX MAP 145 PARCEL 15 (3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE

AUGUST 2, 2022
REVISED: APRIL 25, 2023



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6	LT-1	LIGHTING PLAN
7	LS-1	LANDSCAPING PLAN
8	DT-1	EROSION CONTROL DETAILS
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	CONSTRUCTION DETAILS
11	DT-4	CISTERN DETAILS

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PAGE	SHEET	TITLE
1	EH-1	SIGHT DISTANCE EXHIBIT
2	EH-2	PROPOSED SEWEGE DISPOSAL SYSTEM PLAN
3	EH-3	HIGH INTENSITY SOIL MAP

ABUTTER INFORMATION:

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>MAP 145 LOT 1
1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079
BK.8752 PG.2019 5/5/2015
(1 BOCKES ROAD)</p> <p>MAP 145 LOT 5
MILAP CORPORATION
2 SULLIVAN ROAD
HUDSON, NH 03051
BK.8234 PG.473 4/28/2000
(2 SULLIVAN ROAD)</p> <p>MAP 145 LOT 9
HOPE M. GIBBS
JASON M. DEBOW
1 BRIDLE BRIDGE ROAD
HUDSON, NH 03051
BK.9209 PG.2313 9/16/2019
(1 BRIDLE BRIDGE ROAD)</p> <p>MAP 145 LOT 10
MELISSA JOHNSON
AARON LOCKE
9 SULLIVAN ROAD
HUDSON, NH 03051
BK.8689 PG.2481 9/5/2014
(8 SULLIVAN ROAD)</p> <p>MAP 145 LOT 11-1
JOSEPH C. THOMPSON
10 SULLIVAN ROAD
HUDSON, NH 03051
BK.8767 PG.501 7/2/2015
(10 SULLIVAN ROAD)</p> <p>MAP 145 LOT 11-2
ROBERTA JOHNSON
12 SULLIVAN ROAD
HUDSON, NH 03051
BK.7432 PG.2490 3/22/2005
(12 SULLIVAN ROAD)</p> <p>MAP 145 LOT 12
ROBERT A. & LOUISE E.
VERCELLIN
14 SULLIVAN ROAD
HUDSON, NH 03051
BK.8342 PG.1975 8/19/2011
(14 SULLIVAN ROAD)</p> <p>MAP 145 LOT 14
DANIEL H. & CAROLE H. RODIER
15 SULLIVAN ROAD
HUDSON, NH 03051
BK.8464 PG.130 8/27/2012
(15 SULLIVAN ROAD)</p> | <p>MAP 153 LOT 15
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
PO BOX 483
1 HAZEN DRIVE ROOM 204
CONCORD, NH 03302
(361 CENTRAL STREET)</p> <p>MAP 153 LOT 17
MARGUERITE THIBEAU
11 CHENEY DRIVE
HUDSON, NH 03051
BK.5833 PG.1654 7/21/1997
(11 CHENEY DRIVE)</p> <p>MAP 153 LOT 18
WARYBETH & MARK E. PETROS
13 CHENEY DRIVE
HUDSON, NH 03051
BK.8572 PG.470 8/17/2023
(13 CHENEY DRIVE)</p> <p>MAP 153 LOT 19
PAUL HENRY ALLEN
LEONORA LOUISE SARANTAKIS
15 CHENEY DRIVE
HUDSON, NH 03051
BK.5630 PG.455 5/31/1995
(15 CHENEY DRIVE)</p> <p>MAP 153 LOT 20
NANCY FREDHOLM
17 CHENEY DRIVE
HUDSON, NH 03051
BK.3289 PG.945 4/28/1985
(17 CHENEY DRIVE)</p> <p>MAP 153 LOT 21
MATTHEW P. & JULIE E. ROY
19 CHENEY DRIVE
HUDSON, NH 03051
BK.9295 PG.260 5/12/2020
(19 CHENEY DRIVE)</p> <p>MAP 153 LOT 22
NICOLE KELLEY FEINAUER
MAE LUCILLE GAY
21 CHENEY DRIVE
HUDSON, NH 03051
BK.9322 PG.1275 7/17/2020
(21 CHENEY DRIVE)</p> <p>MAP 153 LOT 48
ROGERIO & JANET ABREU
38 CHENEY DRIVE
HUDSON, NH 03051
BK.8746 PG.1638 4/28/2015
(38 CHENEY DRIVE)</p> | <p>MAP 144 LOT 22-1
STATE OF NEW HAMPSHIRE
C/O DRED
172 PEMBROKE ROAD
PO BOX 1856
PEMBROKE, NH 03302
BK.423 PG.145
(CENTRAL STREET)</p> <p>MAP 144 LOT 23
PROPERTIES INC.
C/O ELECTRICAL SUPERINTENDENT
PO BOX 270
HARTFORD, CT 06141
(CENTRAL STREET)</p> <p>MAP 144 LOT 24-6
SEAN M. & MEGHAN E. JORDAN
12 HUDSON HILLS DRIVE
HUDSON, NH 03051
BK.9086 PG.2282 06/08/2018
(12 HUDSON HILLS DRIVE)</p> <p>MAP 144 LOT 24-10
ROBERT & JENNIFER GANAS
63 LAWRENCE ROAD
HUDSON, NH 03051
BK.7925 PG.848 11/28/2007
(63 LAWRENCE ROAD)</p> <p>MAP 154 LOT 3
DAVID J. & DONNA MARIE
HAMILTON
3 CHENEY DRIVE
HUDSON, NH 03051
BK.7089 PG.1372 9/17/2003
(3 CHENEY DRIVE)</p> <p>MAP 154 LOT 4
ROBERT H. & THERESA A.
FOURNIER
5 CHENEY DRIVE
HUDSON, NH 03051
BK.8751 PG.2734 5/8/2015
(5 CHENEY DRIVE)</p> <p>MAP 154 LOT 5
CHRISTOPHER MICHAEL ESTRELLA
7 CHENEY DRIVE
HUDSON, NH 03051
BK.9200 PG.1940 8/20/2019
(7 CHENEY DRIVE)</p> <p>MAP 154 LOT 6
MARTIN M. FAKINSKAS
9 CHENEY DRIVE
HUDSON, NH 03051
BK.4299 PG.29 7/23/1987
(9 CHENEY DRIVE)</p> <p>MAP 144 LOT 22-1
STATE OF NEW HAMPSHIRE
C/O DRED
172 PEMBROKE ROAD
PEMBROKE, NH 03302-1856</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PREPARED FOR:
84 LUMBER COMPANY
1019 ROUTE 519, BUILDING 4
EIGHTY FOUR, PA 15330

LAND OF:
PIERCE HARDY LIMITED PARTNERSHIP
1019 ROUTE 519, BUILDING 4
EIGHTY FOUR, PA 15330

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL BEFORE YOU DIG

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

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE _____

SECRETARY: _____ SIGNATURE DATE _____

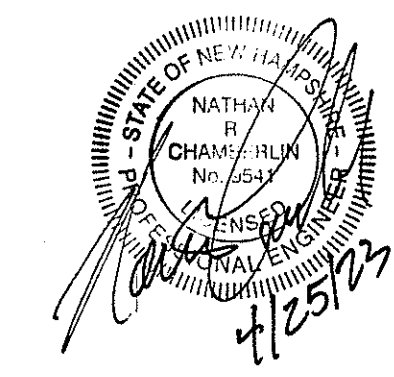
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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REV.	DATE	DESCRIPTION	BY	CHK
E	4/25/23	REVISED PER PLANNING BOARD MEETING	---	DLS NRC
D	3/8/23	REVISED PER PLANNING BOARD MEETING	---	DLS NRC
C	2/8/23	REVISED PER 1/25/23 PB MEETING	HPB	DLS NRC
B	1/8/23	REVISED PER STAFF & PEER REVIEW COMMENTS	---	CLR CEB
A	11/17/22	REVISED PER CLIENT & FIRE REVIEW	---	CLR CEB
REV.	DATE	DESCRIPTION	C/O	DR CK

FILE: 3184C\01D.dwg PROJ. NO. 3184.01 SHEET: CV-1 PAGE NO. 1 OF 11

LEGEND:
PROPOSED FEATURES

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SHOULDER
- SWALE
- LIMITS OF CLEARING
- WATER LINE
- UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF
- SEPTIC AREA
- EARTHEN BERM
- RETAINING WALL
- TRAFFIC FLOW ARROWS (NOT PAINTED)
- PHASING LINE
- STORM WATER DRAINAGE
- DRAIN INLET PROTECTION
- DRAIN MANHOLE
- BUILDING MOUNTED LIGHT
- HANDICAP PARKING STALL

SEE SHEET EX-1 FOR EXISTING FEATURES LEGEND.

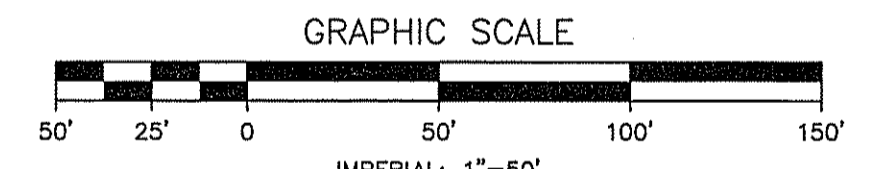
- PAVED/GRAVEL AREA (PHASE 1)
- PAVED/GRAVEL AREA (PHASE 2)
- BUILDING (PHASE 1)
- BUILDING (PHASE 2)
- CONCRETE AREA
- STORAGE AREA

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 - KNOW WHAT'S BELOW

- NOTES (CONTINUED):**
- LOT 145-15 IS SUBJECT TO AN EASEMENT TO THE NORTHERN GAS TRANSMISSION COMPANY, RECORDED IN VOL.1312 PG.375 DATED 1/21/52 IN THE H.G.R.D.
 - ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.
 - PROPOSED OPEN SPACE IS 986,500± SQUARE FEET, OR 73.1% OF THE LOT.
 - PARKING CALCULATION:**
RETAIL USE: 1 SPACE / 200 SF = 4,800 SF / 200 = 24 SPACES
OFFICE USE: 1 SPACE / 300 SF = 2,700 SF / 300 = 9 SPACES
REQUIRED = 33 SPACES
PROVIDED = 44 SPACES (INCLUDING 2 HANDICAP SPACES)
PARKING FOR THE WAREHOUSE/STORAGE BUILDINGS WILL BE IN THE OPEN AREAS ADJACENT TO THE BUILDINGS ON SITE.
 - THERE ARE NO PERTINENT HIGHWAY PROJECTS ON THIS SITE.
 - THIS PROJECT REQUIRES THE FOLLOWING PERMITS:
NHDES, ALTERATION OF TERRAIN: STATUS: PENDING PERMIT #:
NHDES, SEPTIC PERMIT: STATUS: PENDING
 - AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE PRIOR TO INITIATING EARTH MOVING ACTIVITIES AND AFTER PERIMETER EROSION CONTROL MEASURES, PROTECTIVE FENCING, WASTE DISPOSAL AND CONSTRUCTION ACCESS PADS HAVE BEEN INSTALLED.
 - THE TOWN ENGINEERING DEPARTMENT MAY REQUIRE A BOND OR OTHER SECURITY IN AN AMOUNT AND WITH SURETY CONDITIONS SATISFACTORY TO THE TOWN.
 - THE TOWN ENGINEERING DEPARTMENT MAY REQUIRE THE OWNER OR AUTHORIZED AGENT TO DEPOSIT IN ESCROW WITH THE TOWN AN AMOUNT OF MONEY SUFFICIENT TO COVER THE TOWN'S COSTS FOR INSPECTION AND ANY PROFESSIONAL ASSISTANCE REQUIRED FOR SITE COMPLIANCE MONITORING.
 - THE PROPOSED MAIN BUILDING AND STORAGE BUILDINGS WILL BE 24' 3" TALL AND THE STORAGE SHEDS WILL BE 18' 8" TALL.
 - THIS PROJECT WILL REQUIRE AN EPA CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (GCP).
 - THE EXISTING SEPTIC SYSTEM SHALL BE REMOVED AND DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL LOCAL & STATE REGULATIONS.
 - THE HOURS OF OPERATION SHALL BE FROM 6:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY AND 7:00 AM TO 1:00 PM ON SATURDAYS.
 - THE SITE LIGHTING WILL ONLY BE ON DURING NORMAL BUSINESS HOURS.
 - THE PROPOSED GRADING, DRAINAGE, LANDSCAPING AND PRIVACY FENCE SHALL BE COMPLETED IN PHASE 1. THE PHASE 2 PAVING LIMITS WILL BE LOAMED AND SEEDED IN PHASE 1.

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP LOT 145-15 IS POCOMO DEVELOPMENT LLC - PO BOX 642, WINDHAM, NH 03087. THE DEED REFERENCES FOR LOT 145-15 IS BK.8274 PG.2729 DATED DECEMBER 15, 2010 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LUMBER YARD AND ASSOCIATED SITE IMPROVEMENTS OVER TAX MAP 145 LOT 15.
 - THE TOTAL AREA OF TAX MAP LOT 145-15 IS 30,982 ACRES OR 1,348,707 SQ.FT. WITH 1390.64 FT. OF FRONTAGE ALONG CENTRAL STREET AND 907.23 FT. OF FRONTAGE ALONG SULLIVAN ROAD.
 - ZONING FOR THE PARCEL IS THE INDUSTRIAL DISTRICT (I).
- | INDUSTRIAL DISTRICT | REQUIRED | EXISTING 145-15 | PROPOSED |
|---------------------|--------------------|-----------------|--------------|
| MIN LOT AREA | 43,560 SF W/O TOWN | 1,348,707 SF | 1,348,707 SF |
| MIN LOT FRONTAGE | 150 FT | 2,297.87 FT | 2,297.87 FT |
| MIN FRONT SETBACK | 50 FT | 73.5 FT. | 53.7 FT. |
| MIN REAR SETBACK | 15 FT | 647.2 FT. | 207.0 FT. |
| MIN SIDE SETBACK | 15 FT | N/A | N/A |
- THE SITE IS ALSO LOCATED IN THE WETLANDS CONSERVATION DISTRICT. A 50 FT. WETLAND BUFFER IS REQUIRED. IT IS PARTIALLY LOCATED IN THE 100-YEAR FLOOD HAZARD ZONE AND WITHIN AN AQUIFER AREA.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN #1 CITED HEREON AND A PRECISE BOUNDARY SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022.
 - HORIZONTAL ORIENTATION IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL DATUM IS NAVD-83. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 - JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2022 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - THE SUBJECT PARCEL IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE 'A' AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY NUMBER 33092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011005369, EFFECTIVE DATE SEPTEMBER 25, 2009.
 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND A PRIVATE WELL AND SEPTIC SYSTEM.
 - ALL OTHER UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.

JIM ZALNIK
PRINT
3/8/23
DATE



REV.	DATE	DESCRIPTION	C/O	DR	CK
E	4/25/23	REVISED PER PLANNING BOARD MEETING	---	NRC	NRC
D	3/8/23	REVISED PER PLANNING BOARD MEETING	---	NRC	NRC
C	2/8/23	REVISED PER PLANNING BOARD MEETING	---	DSL	CEB

SITE PLAN
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
PREPARED FOR:
84 LUMBER COMPANY
1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: 1" = 50' MARCH 22, 2022

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www.FieldstoneLandConsultants.com

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

CHAIRMAN: _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

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

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

PHASING NOTES:
PHASE 1 OF THIS PROJECT WILL CONSIST OF CONSTRUCTING THE MAIN BUILDING, DRIVE-THRU STORAGE, AND TWO STORAGE SHEDS. PAVEMENT WILL BE INSTALLED AS SHOWN TO THE LIMIT OF PHASE 1. ALL UTILITIES, LIGHTS, DRAINAGE FEATURES, AND LANDSCAPING WILL BE CONSTRUCTED IN THE FIRST PHASE AS WELL.
PHASE 2 WILL CONSIST OF CONSTRUCTING THE ADDITION TO THE MAIN BUILDING AND THE ADDITION TO THE DRIVE-THRU STORAGE. ADDITIONAL PAVEMENT WILL ALSO BE INSTALLED AS SHOWN.

LEGEND:

- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - CURB LINE
 - STONE WALL
 - EDGE OF TREE LINE
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - GUARDRAIL
 - OH OVERHEAD UTILITY LINE
 - ZONE LINE
 - EXISTING EASEMENT
 - 50' WETLAND BUFFER LINE
 - DELINEATED WETLANDS
 - EDGE OF WATER
 - APPROX. 100 YR FLOOD LINE
- 145-15** TAX MAP & LOT NUMBER
- G.B.(F) GRANITE BOUND FOUND
 - D.H.(F) DRILL HOLE FOUND
 - L.PIN(F) IRON PIN FOUND
 - L.P.PE(F) IRON PIPE FOUND
 - M.H.C.B.(F) NH CONCRETE BOUND FOUND
 - D.H.(*)/L.PIN(*) MONUMENT PER REFERENCE PLAN #1
 - GAS LINE MARKER
 - UTILITY POLE & GUY
 - SINGLE SIGN POST
 - LIGHT POST
 - SQUARE CATCH BASIN
 - MAILBOX
 - STREET ADDRESS
 - ▭ EXISTING BUILDING
 - TBR TO BE REMOVED

REFERENCE PLANS:

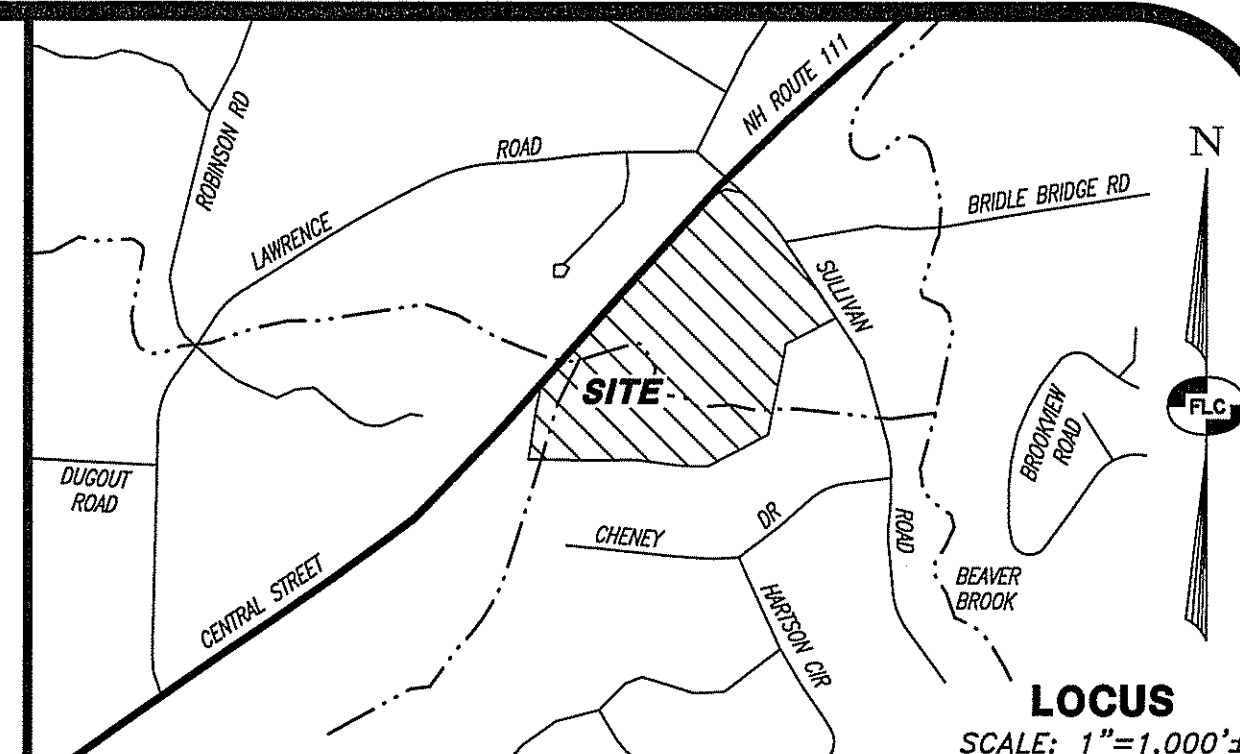
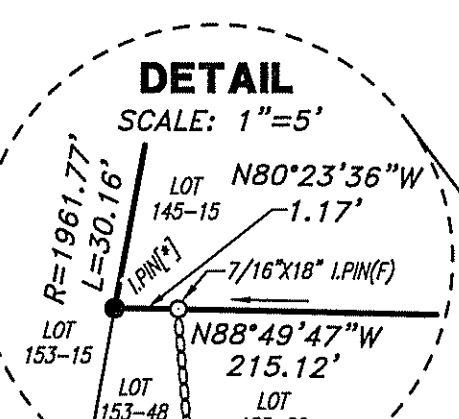
- "SUBDIVISION PLAN - MAP 145 / LOT 015 - SULLIVAN ROAD & CENTRAL STREET - HUDSON, NH - OWNED BY: - POCOMO DEVELOPMENT, LLC - 72A OLD DERRY ROAD - HUDSON, NH 03051", SCALE: 1"=100', DATED: FEBRUARY 2013, REVISED THROUGH: APRIL 3, 2013, PREPARED BY: EDWARD N. HERBERT ASSOC. INC. & RECORDED AS PLAN #37715 IN THE H.C.R.D.
- "CHENEY ACRES - FINAL SUBDIVISION - PLAN OF LAND - OWNED BY: HARTSON E. CHENEY - HUDSON, N.H., SCALE: 1"=100', DATED: OCTOBER 31, 1974, PREPARED BY: AMHERST SURVEY ASSOCIATES, INC. & RECORDED AS PLAN #7994 IN THE H.C.R.D."
- "TOWN OF HUDSON, NH. - PLAN OF LAND - SULLIVAN RD. & ROUTE 111 HUDSON, N.H. - MAP 145 / LOT 015 - OWNERS: PETER HOVLING, LINDA SUMMIT - ERIC J. HOVLING & KURT HOVLING - 3 SULLIVAN ROAD - HUDSON, NH 03051", SCALE: 1"=100', DATED: NOVEMBER, 2010, PREPARED BY: EDWARD N. HERBERT ASSOC., INC. & RECORDED AS PLAN #36944 IN THE H.C.R.D.
- "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID SECONDARY PROJECT - NO. 528(7) - N.H. PROJECT NO. 5-3791-A - HUDSON-WINDHAM ROAD", SCALE: 1"=50', DATED: NOVEMBER, 1960.
- "CORRECTIVE PLAN PREPARED FOR - HUDSON HILLS SUBDIVISION - TAX MAP 144; LOT 24 - LAWRENCE ROAD, HUDSON, NEW HAMPSHIRE", SCALE: 1"=50', DATED: DECEMBER 5, 2005, PREPARED BY: WOODLAND DESIGN GROUP INC. & RECORDED AS PLAN #34463 IN THE H.C.R.D.

CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

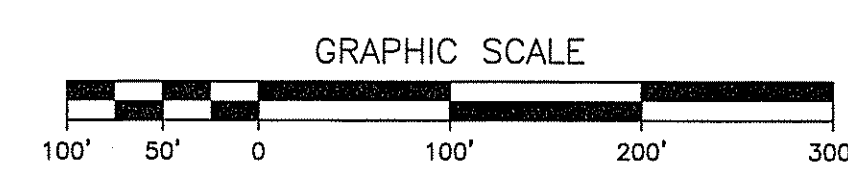
DATE: _____

SEE SHEET CV-1 (COVER SHEET) FOR: ABUTTER INFORMATION



NOTES:

- THE OWNER OF RECORD FOR TAX MAP LOT 145-15 IS PIERCE HARDY LIMITED PARTNERSHIP - 1019 RT. 519, BUILDING 4. THE DEED REFERENCES FOR LOT 145-15 IS BK.9655 PG.1574 DATED SEPTEMBER 14, 2022 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP 145 LOT 15.
 - THE TOTAL AREA OF TAX MAP LOT 145-15 IS 30.962 ACRES OR 1,348,707 SQ.FT. WITH 1390.64 FT. OF FRONTAGE ALONG CENTRAL STREET AND 907.23 FT. OF FRONTAGE ALONG SULLIVAN ROAD.
 - ZONING FOR THE PARCEL IS THE INDUSTRIAL DISTRICT (I).
- | INDUSTRIAL DISTRICT: | REQUIRED * | EXISTING 145-15 | * W/O TOWN SEWER & WATER |
|----------------------|------------|-----------------|--------------------------|
| MIN LOT AREA | 43,560 SF | 1,348,707 SF | |
| MIN LOT FRONTAGE | 150 FT | 2,297.87 FT | |
| MIN FRONT SETBACK | 50 FT | 73.5 FT | |
| MIN REAR SETBACK | 15 FT | 647.2 FT | |
| MIN SIDE SETBACK | 15 FT | N/A | |
- THE SITE IS ALSO LOCATED IN THE WETLANDS CONSERVATION DISTRICT. A 50 FT. WETLAND BUFFER IS REQUIRED. IT IS PARTIALLY LOCATED IN THE 100-YEAR FLOOD HAZARD ZONE AND WITHIN AN AQUIFER AREA.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN #1 CITED HEREON AND A PRECISE BOUNDARY SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022.
 - HORIZONTAL ORIENTATION IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL DATUM IS NAVD-88. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 - JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2022 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - THE SUBJECT PARCEL IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE 'A' AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY NUMBER 330092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C05360, EFFECTIVE DATE SEPTEMBER 25, 2009.
 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND A PRIVATE WELL AND SEPTIC SYSTEM.
 - ALL OTHER UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - LOT 145-15 IS SUBJECT TO AN EASEMENT TO THE NORTHERN GAS TRANSMISSION COMPANY, RECORDED IN VOL.1312 PG.375 DATED 1/21/52 IN THE H.C.R.D.



REV.	DATE	DESCRIPTION	C/O	DR	CK
B	12/6/22	ADDED APPROVAL BLOCK		CLR	MDP
A	11/21/22	REVISE TITLE AND NOTE #1		CDF	MDP

EXISTING CONDITIONS PLAN
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
PREPARED FOR:
84 LUMBER COMPANY
1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330
LAND OF:
PIERCE HARDY LIMITED PARTNERSHIP
1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330
SCALE: 1" = 100' MARCH 22, 2022

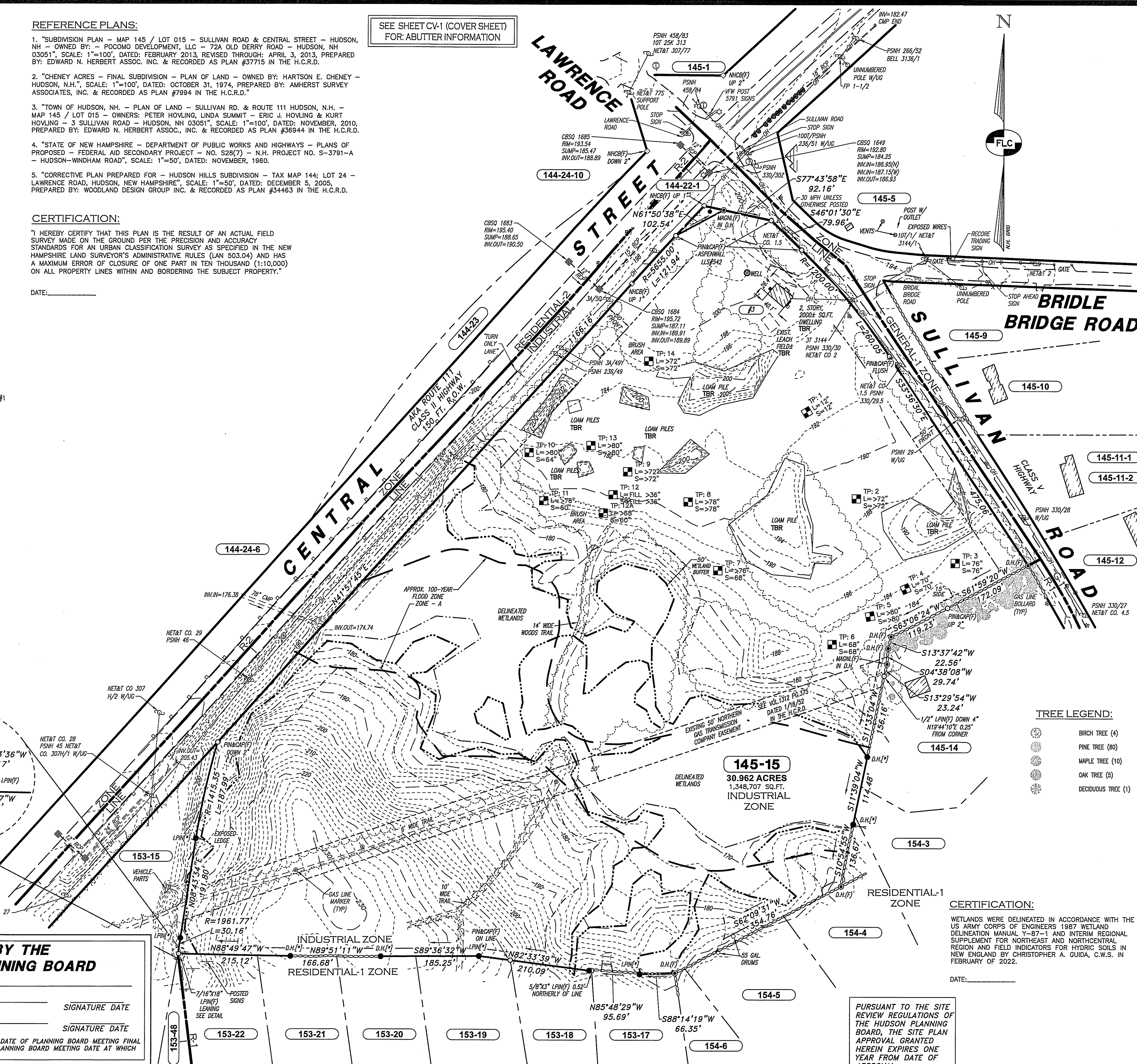
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APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
CHAIRMAN: _____ SIGNATURE DATE _____
SECRETARY _____ SIGNATURE DATE _____
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES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

CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND INTERIM REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN FEBRUARY OF 2022.
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.

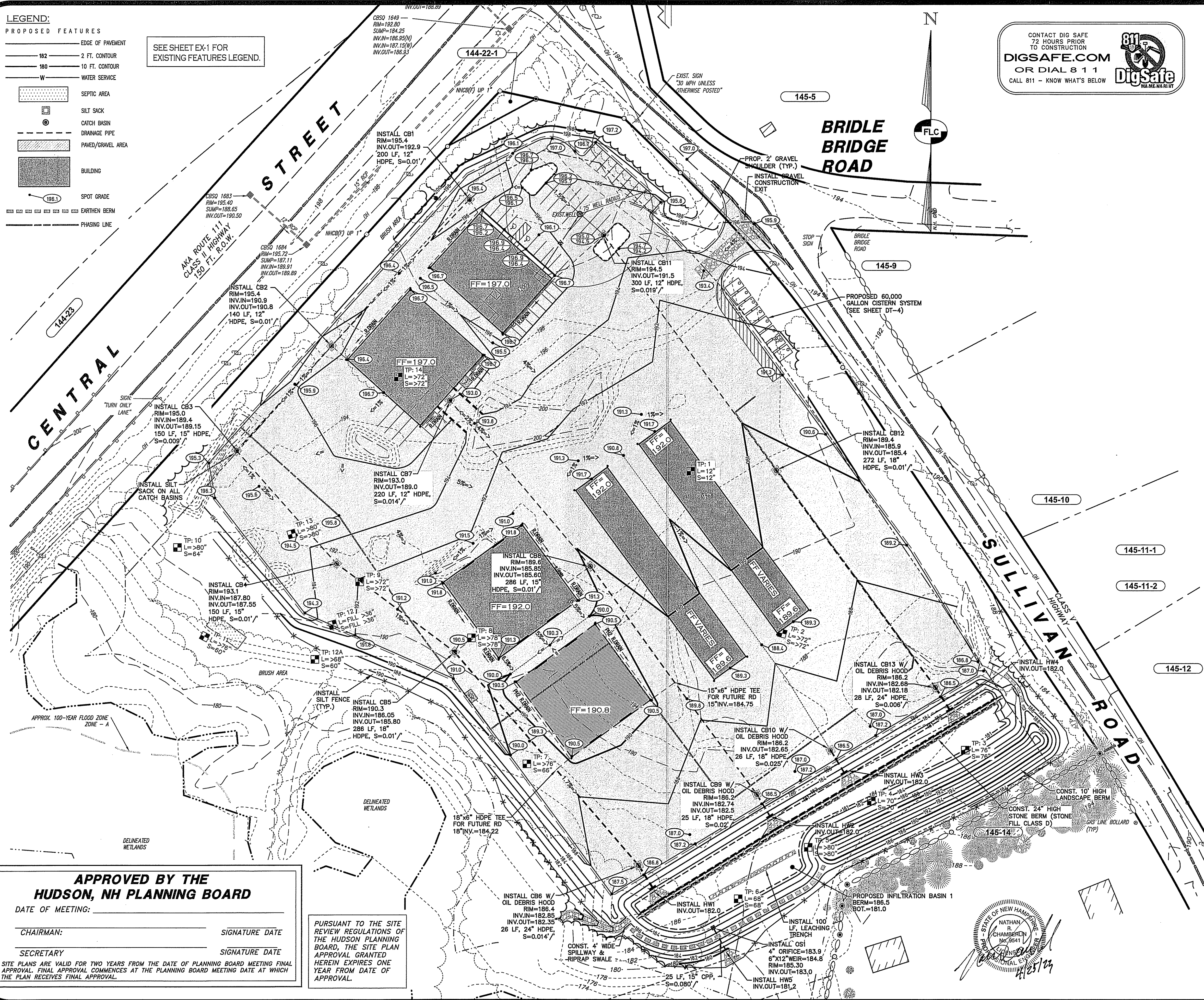
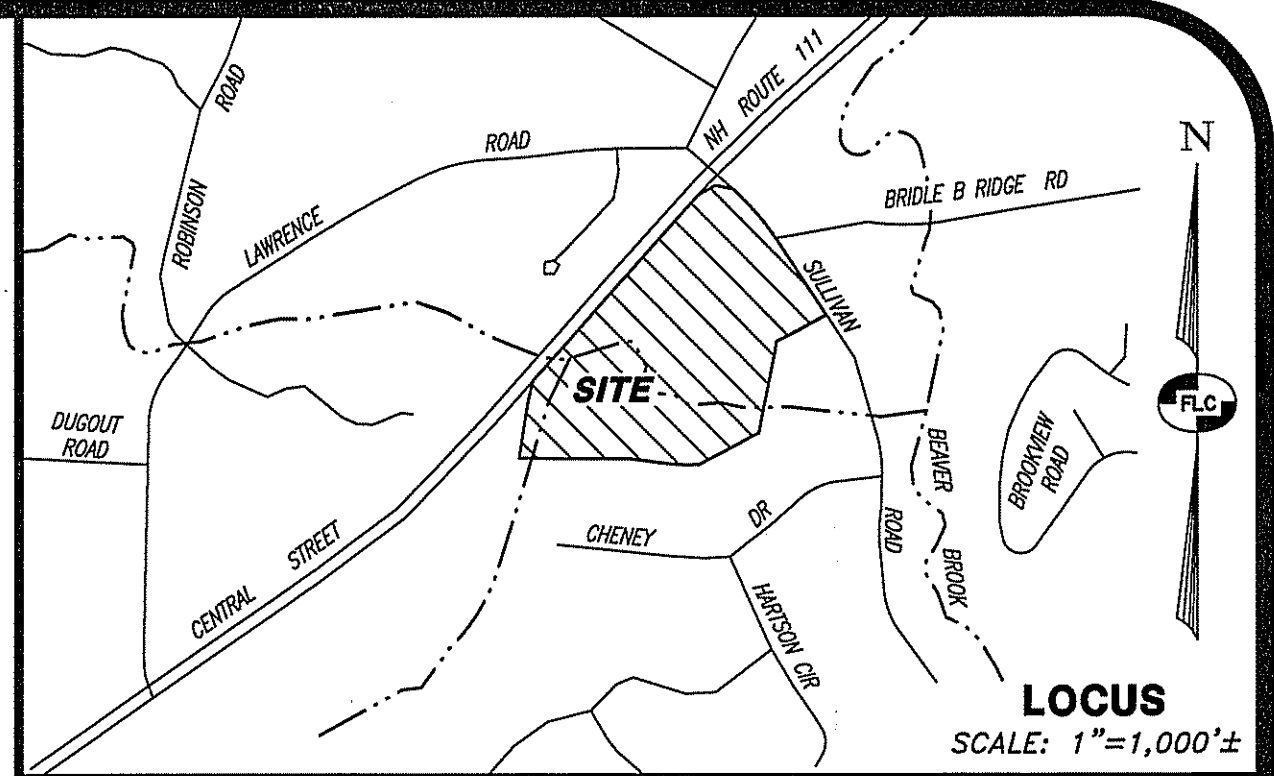


- LEGEND:**
- PROPOSED FEATURES**
- 182 — 2 FT. CONTOUR
 - 180 — 10 FT. CONTOUR
 - W — WATER SERVICE
 - SEPTIC AREA
 - SILT SACK
 - CATCH BASIN
 - DRAINAGE PIPE
 - PAVED/GRAVEL AREA
 - BUILDING
 - SPOT GRADE
 - EARTHEN BERM
 - PHASING LINE

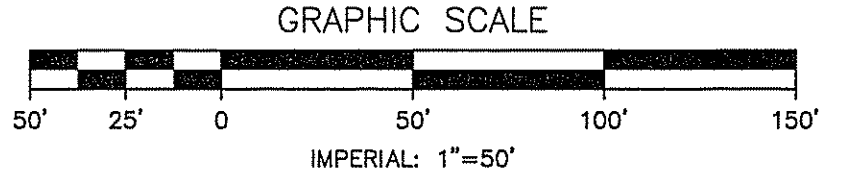
SEE SHEET EX-1 FOR EXISTING FEATURES LEGEND.

CONTACT DIG SAFE
72 HOURS PRIOR
TO CONSTRUCTION

DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 - KNOW WHAT'S BELOW



- GENERAL CONSTRUCTION NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF HUDSON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (DIAL 811).
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HUDSON FIRE DEPARTMENT REGULATIONS.
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 - ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS.
 - ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
 - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NHDOT SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOT IMPORT ANY FILL OVER THE AMOUNT OF TEN CUBIC YARDS CUMULATIVE TOTAL PER SOURCE TO ANY JOB SITE IN THE TOWN OF HUDSON WITHOUT SOILS TESTING, VERIFYING THE ABSENCE OF ALL CONSTITUENTS OF CONCERN, AND WITHOUT PRIOR APPROVAL BY ENGINEERING DEPARTMENT STAFF. DOCUMENTATION SUCH AS TEST PITS, CERTIFICATIONS AND GIVE ANALYSIS OF FILL SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO TRANSPORTING THE MATERIAL TO HUDSON.



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C	2/8/23	REVISED PER PLANNING BOARD MEETING	---	DSL	CEB
B	12/28/22	REVISED PER STAFF & PEER REVIEW COMMENTS	---	CLR	CEB

GRADING & DRAINAGE PLAN
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
PREPARED FOR:
84 LUMBER COMPANY
1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: 1" = 50' MARCH 22, 2022

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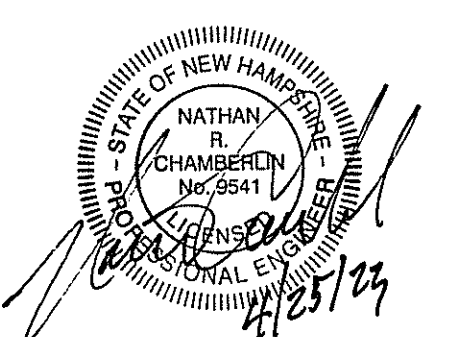
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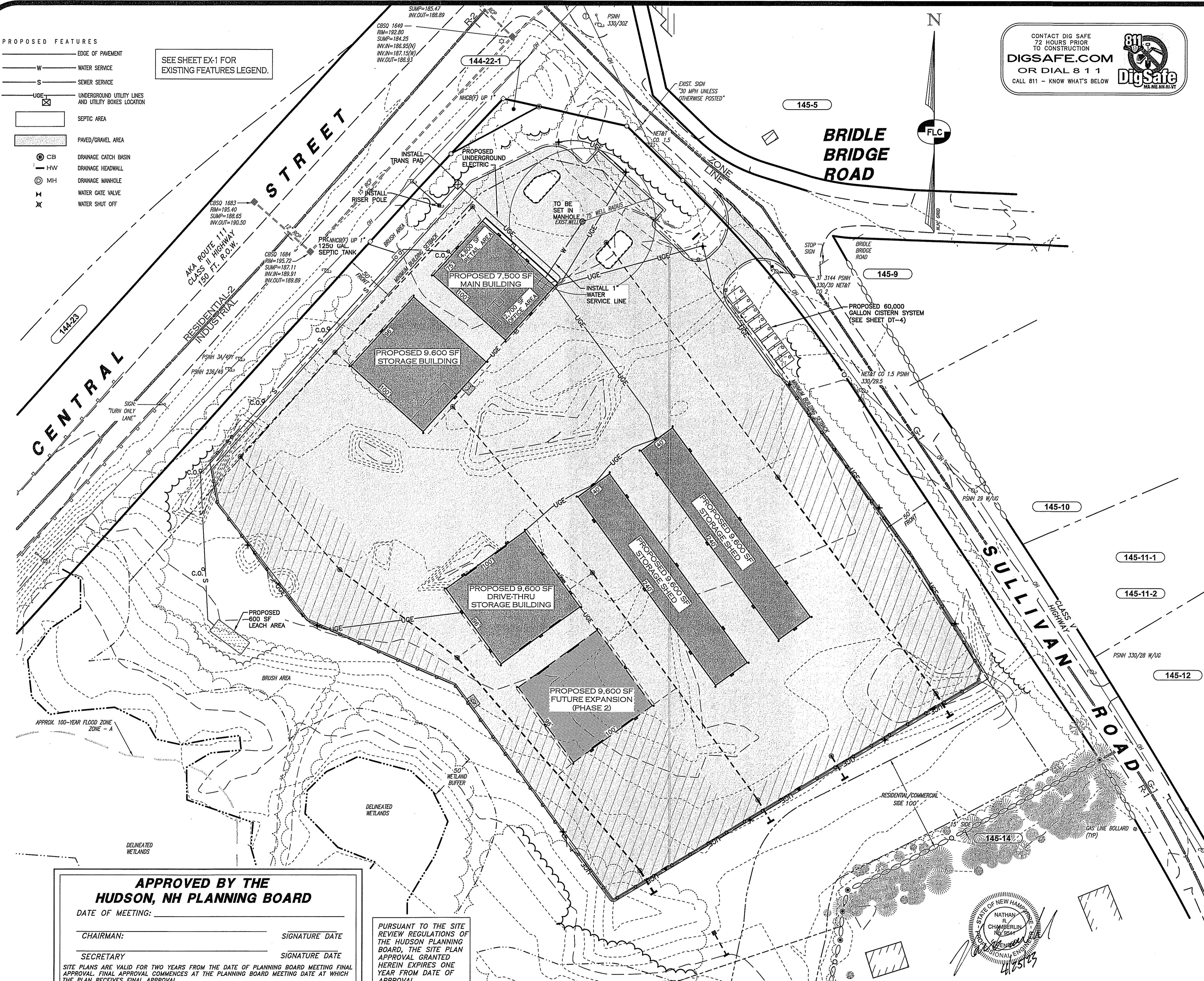
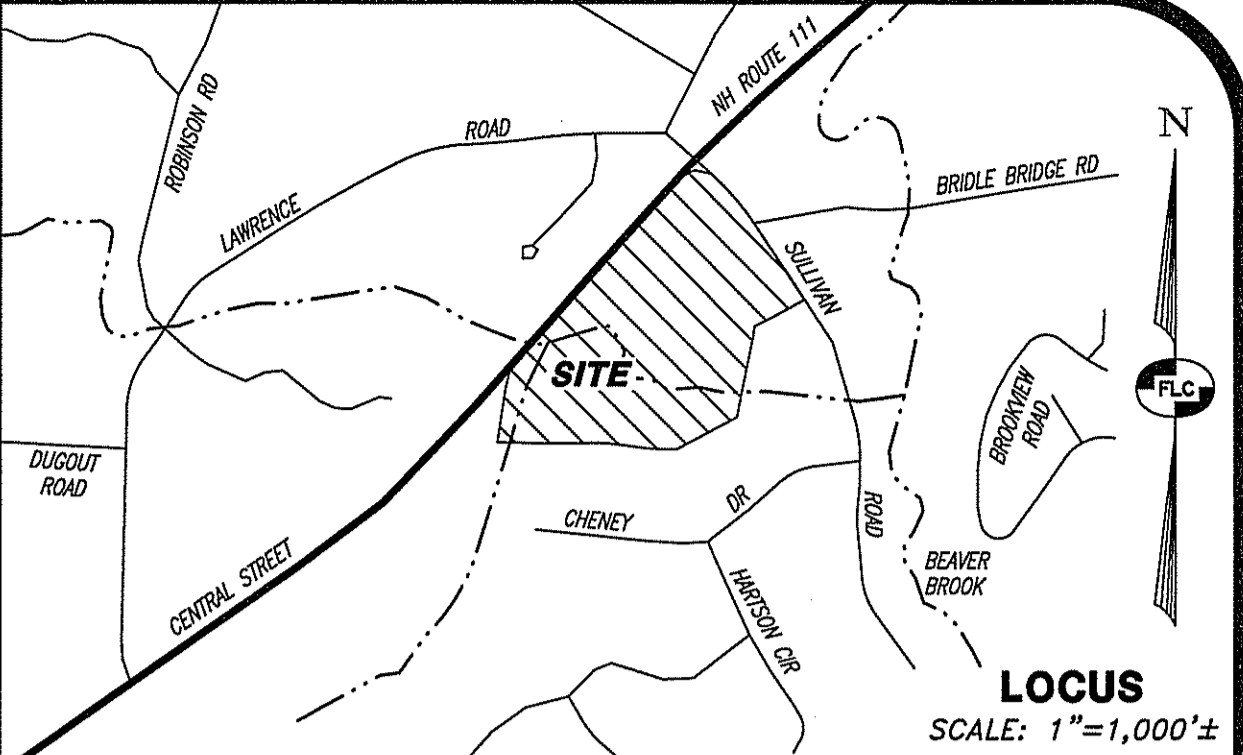
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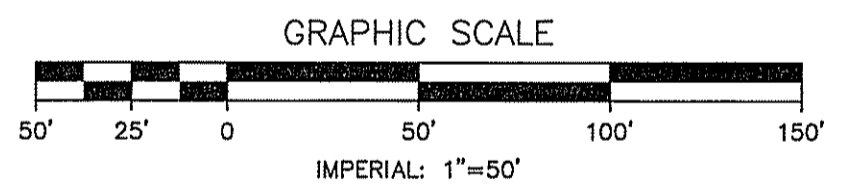
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
 - W — WATER SERVICE
 - S — SEWER SERVICE
 - UGE — UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
 - ▭ SEPTIC AREA
 - ▭ PAVED/GRAVEL AREA
 - ⊙ CB — DRAINAGE CATCH BASIN
 - HW — DRAINAGE HEADWALL
 - ⊙ MH — DRAINAGE MANHOLE
 - ⊗ — WATER GATE VALVE
 - ⊗ — WATER SHUT OFF

SEE SHEET EX-1 FOR EXISTING FEATURES LEGEND.

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 OR DIAL 8 1 1
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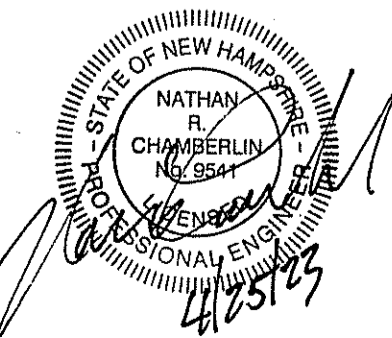
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UTILITY PLAN
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
84 LUMBER COMPANY
 1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: 1" = 50' MARCH 22, 2022

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FILE: 3184SP01D.dwg PROJ. NO. 3184.01 SHEET: UT-1 PAGE NO. 5 OF 11



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INV.OUT=188.89
CBSO 1649
RIM=192.80
SUMP=184.25
INV.IN=186.95(N)
INV.IN=187.15(W)
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144-22-1

145-5

145-9

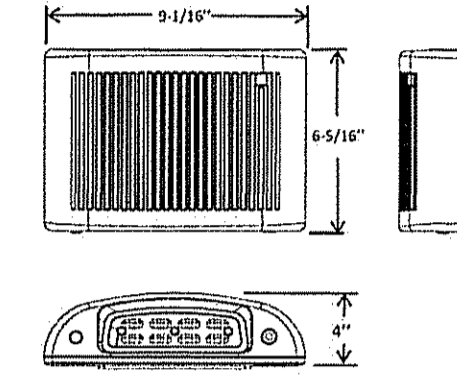
145-10

145-11-1

145-11-2

145-12

145-14



PRODUCT SPECIFICATIONS

CONSTRUCTION
Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL
Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS
Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

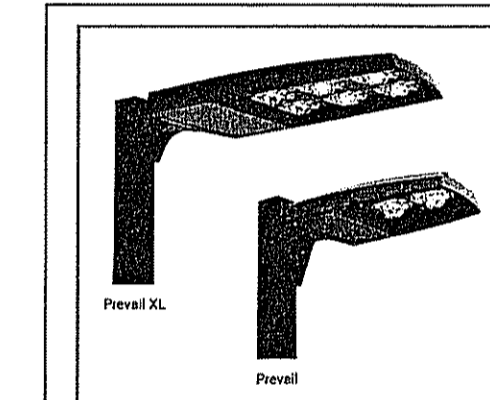
CODE COMPLIANCE
UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY
5-year warranty. Product specifications subject to change without notice.

ORDERING INFORMATION

Model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting	DB = Dark Bronze	Self-Diagnostics & Photocell (included Standard)
	AC = General Lighting	WH = White	IH = Internal Heater
		BK = Black	PIR = Passive Infra-Red Motion Sensor
		NK = Nickel	

Ordering Example: MERU-ACEM-DB

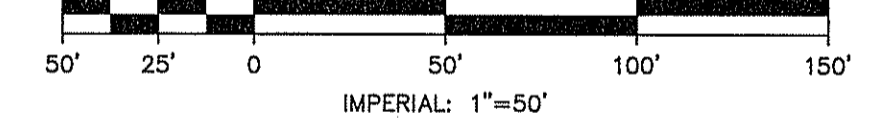


Lumark
PRV / PRV-XL Prevail LED
OR EQUAL
Area / Site Luminaire
Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

LIGHTING NOTES:

1. OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM ABUTTING PROPERTIES OR HIGHWAYS OR STREETS TO THE EXTENT POSSIBLE.
2. OUTDOOR LIGHTING IS RESTRICTED TO THAT WHICH IS NECESSARY FOR ADVERTISING, SAFETY AND SECURITY OF THE DEVELOPMENT.
3. ALL OUTDOOR LIGHTING FIXTURES MUST UTILIZE CUT-OFF TYPE FIXTURES TO DIRECT LIGHT DOWNWARD AND MINIMIZE GLARE AND LIGHTS SCATTERING.
4. THE DESIGN WAS COMPLETED BY CHARRON LIGHTING USING THE MERU LED GENERAL & EMERGENCY LIGHTING FIXTURES LISTED. IF ANOTHER MANUFACTURER OR MODEL FIXTURE IS TO BE USED, IT MUST BE APPROVED BY THE ENGINEER AS AN EQUAL SUBSTITUTE. FIXTURES ARE AVAILABLE THROUGH CHARRON LIGHTING.

GRAPHIC SCALE

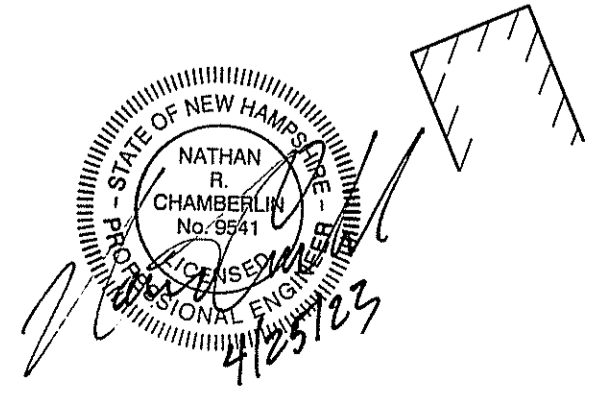


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Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
☐	11	S4	Single	MRS-LED-24L-SIL-FT-UNV-DIM-40-70CRI-IH-BRZ / 4SQB3S11G20GABRZ (20' AFG)
☐	37	W	Single	AWL BR PIR

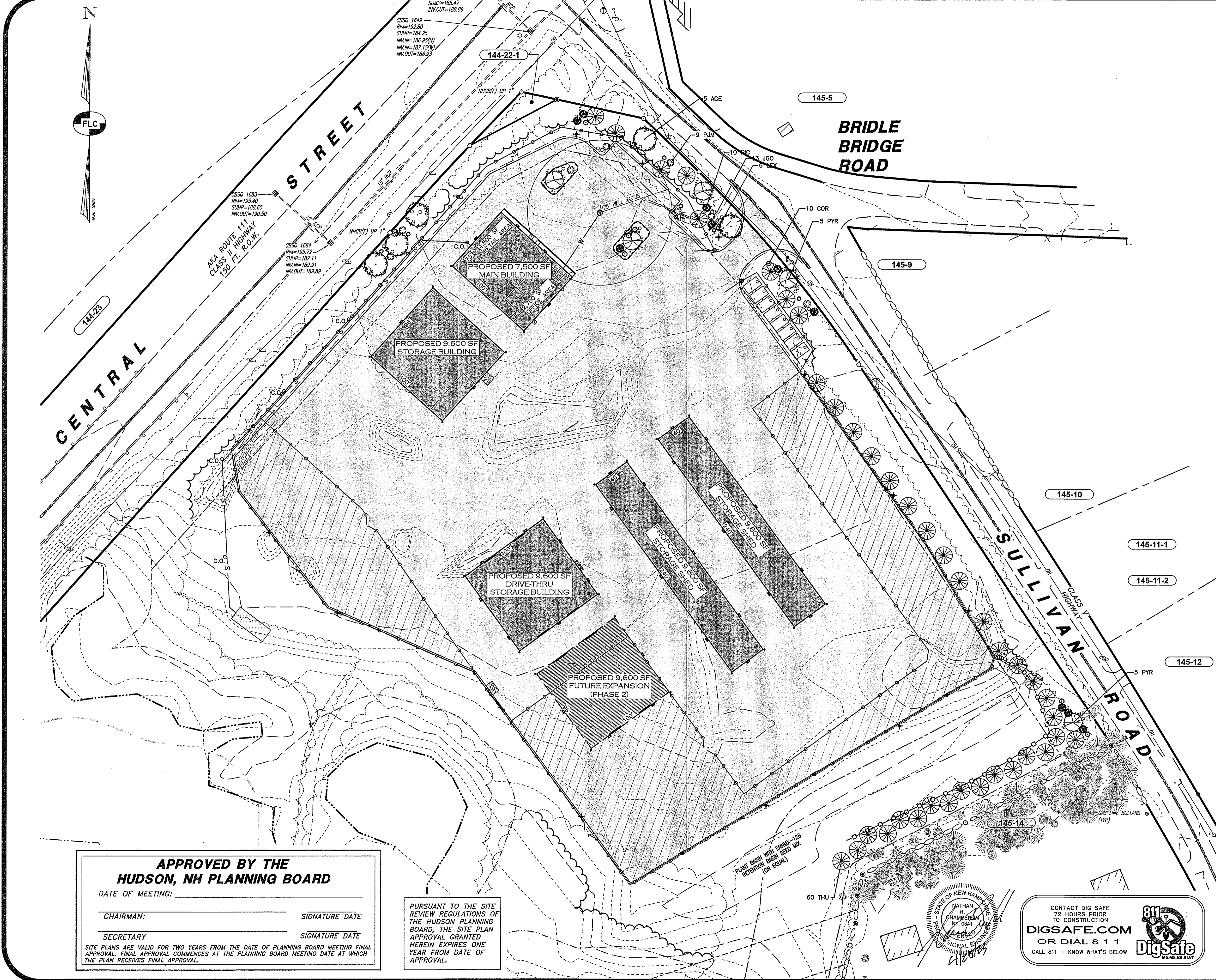


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LIGHTING PLAN
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
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DESIGN NOTES:

- LANDSCAPING REQUIREMENTS:

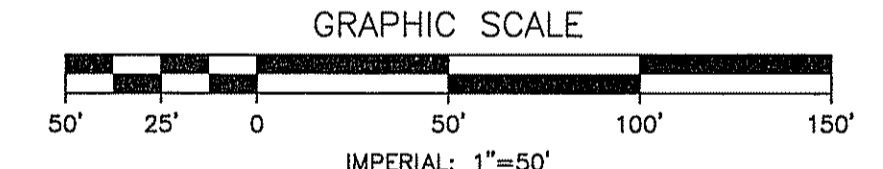
	REQUIRED	PROPOSED
TREES	10 TREES	10 TREES
SHRUBS	56 SHRUBS	59
INTERIOR LANDSCAPING:	REQUIRED	PROPOSED
10% PARKING LOT AREA	10% X 14,600 SF = 1,460 SF	1,485± SF
- SCREENING: FACING RESIDENTIAL LOTS

- LANDSCAPING NOTES:**
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
 - EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
 - UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
 - UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
 - IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
 - UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
 - WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
 - ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS.
 - ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
 - PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES

PLANT SYMBOLS PLANT LIST & NAME QTY.

OR EQUAL

SYMBOL	PLANT LIST & NAME	QTY.
ACE	ACER PLATANOIDS (CRIMSON KING MAPLE TREE)	(5) 3" CAL., 12' TALL
PYR	PYRUS CALLERYANA (CALLERY PEAR TREE)	(5) 2" CAL., 7' TALL
PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON)	(9) 3 GAL.
THU	THUJA O. NIGRA (DARK AMERICAN ARBORVITAE)	(39) 6-7'
JGO	JUNIPERUS CHINENSIS (GREY OWL JUNIPER)	(13) 3 GAL.
LEX	ILEX MESURVEAE 'BLUE PRINCE' (MALE HOLLY)	(6) 3 GAL.
COR	CORNUS SANGUINEA (WINTER FLAME DOGWOOD)	(10) 3 GAL. 2'-3'
PIC	PICEA GLAUCA (DWARF ALBERTA SPRUCE)	(10) 3 GAL. 2'-3'



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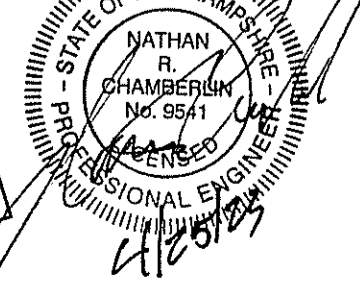
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SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 8 1 1
 CALL 811 - KNOW WHAT'S BELOW

- PRIOR TO STARTING ANY WORK ON THE SITE THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICE STORM WATER MANUALS, VOLUME 1-3, LATEST EDITION.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PER PLANS AND DETAILS. PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTH DISTURBING ACTIVITIES.
- INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INLET PROTECTION BMP'S SHALL REMAIN UNTIL THE SITE IS STABILIZED. CONSTRUCTION OF STORMWATER BASINS AND TREATMENT SWALES SHALL OCCUR PRIOR TO AND EARTH MOVING OPERATION THAT WILL INFLUENCE STORM WATER RUNOFF.
- THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEN POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.25-INCH OR GREATER RAINFALL. SEDIMENTS SHALL BE DISPOSED OF IN AN UPLAND AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND BE PERMANENTLY STABILIZED.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA, INCLUDING LOT DISTURBANCES, BE GREATER THAN FIVE (5) ACRES.
- THE LAND AREA EXPOSED SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. ALL NON-ACTIVE DISTURBED AREAS SHALL BE STABILIZED WITHIN 30 DAYS OF THE DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- DITCHES, SWALES AND DRAINAGE BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1 (HORIZONTAL / VERTICAL), UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL USE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.
- ALL AREAS RECEIVING EROSION CONTROL STONE OR RIPRAP SHALL HAVE A GEOTEXTILE MATERIAL INSTALLED BELOW THE STONE (SEE APPROPRIATE DETAILS).
- ALL DISTURBED AREAS TO TURF FINISHED SHALL BE COVERED WITH A MINIMUM THICKNESS OF 6 INCHES OF COMPACTED LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW:

PERMANENT SEED (LAWN AREAS)	LBS. / 1,000 SQ. FT.	PERMANENT SLOPE SEED MIX	LBS. / 1,000 SQ. FT.
CREeping RED FESCUE	0.92 LBS	CREeping RED FESCUE	0.80 LBS
PERENNIAL RYEGRASS	1.15 LBS	PERENNIAL RYEGRASS	0.69 LBS
KENTUCKY BLUEGRASS	0.58 LBS	REDTOP	0.12 LBS
REDTOP	0.12 LBS	ALSKIE CLOVER	0.12 LBS
		BIRDFOOT TREFLOL	0.12 LBS

**APPLICATION RATE TOTALS
2.8 LBS PER 1,000 SF**

- TEMPORARY STABILIZATION OF DISTURBED AREAS: STRIPPED SOIL SHALL BE STOCKPILED UNCOMPACTED, AND STABILIZED AGAINST EROSION AS OUTLINED BELOW. SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 100 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.
 - SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1 INCH	8/15 TO 9/15
OATS	2.5 LBS	1 INCH	4/15 TO 10/15
ANNUAL RYEGRASS	1.0 LBS	0.25 INCH	8/15 TO 9/15
 - MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODIBLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE AND COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE
CRUSHED STONE 1/4" TO 1-1/2" DIA.	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE (CRITICAL TIME FRAMES OR VARIABLE SITES) THEN APPLY FERTILIZER AT A RATE OF 11 POUNDS PER 1,000 SF AND LIMESTONE AT A RATE OF 90 POUNDS PER 1,000 SF. FERTILIZER SHALL BE LOW PHOSPHATE (LESS THAN 2% PHOSPHORUS).
- CAUTION SHOULD BE TAKE WHEN THE PROPERTY IS LOCATED WITHIN 250 FEET OF A WATER BODY. IN THIS CASE ALL FERTILIZERS SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER. SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE ARE REGULATED LIMITATIONS.
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS (SEE WINTER CONSTRUCTION NOTES). NO DISTURBED AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
- A VIGOROUS DUST CONTROL PROGRAM SHALL BE APPLIED BY THE SITE CONTRACTOR. DUST SHALL BE MANAGED THROUGH THE USE OF WATER AND/OR CALCIUM CHLORIDE.
- IN NO WAY ARE THE MEASURES INDICATED ON THE PLANS OR IN THESE NOTES TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS SITE CONDITIONS, WEATHER OR CONSTRUCTION METHODS WARRANT.
- FOLLOWING PERMANENT STABILIZATION, TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND ACCUMULATED SEDIMENTATION IS TO BE DISPOSED OF IN AN APPROVED LOCATION, OUTSIDE OF JURISDICTIONAL WETLANDS.
- LOT DISTURBANCE OTHER THAN SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.
- THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.

EROSION CONTROL NOTES

1 DT-1

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL 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.

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED. STABILIZATION METHODS SHALL INCLUDE SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL OR PROPERLY INSTALLED EROSION CONTROL BLANKETS COVERED WITH HAY. OTHER STABILIZATION OPTIONS ARE TO BE APPROVED BY THE APPROPRIATE AGENCIES AND THE DESIGN ENGINEER. IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER MONTHS THEN THE ROAD SHOULD BE CLEARED OF ACCUMULATED SNOW AFTER EACH STORM EVENT.

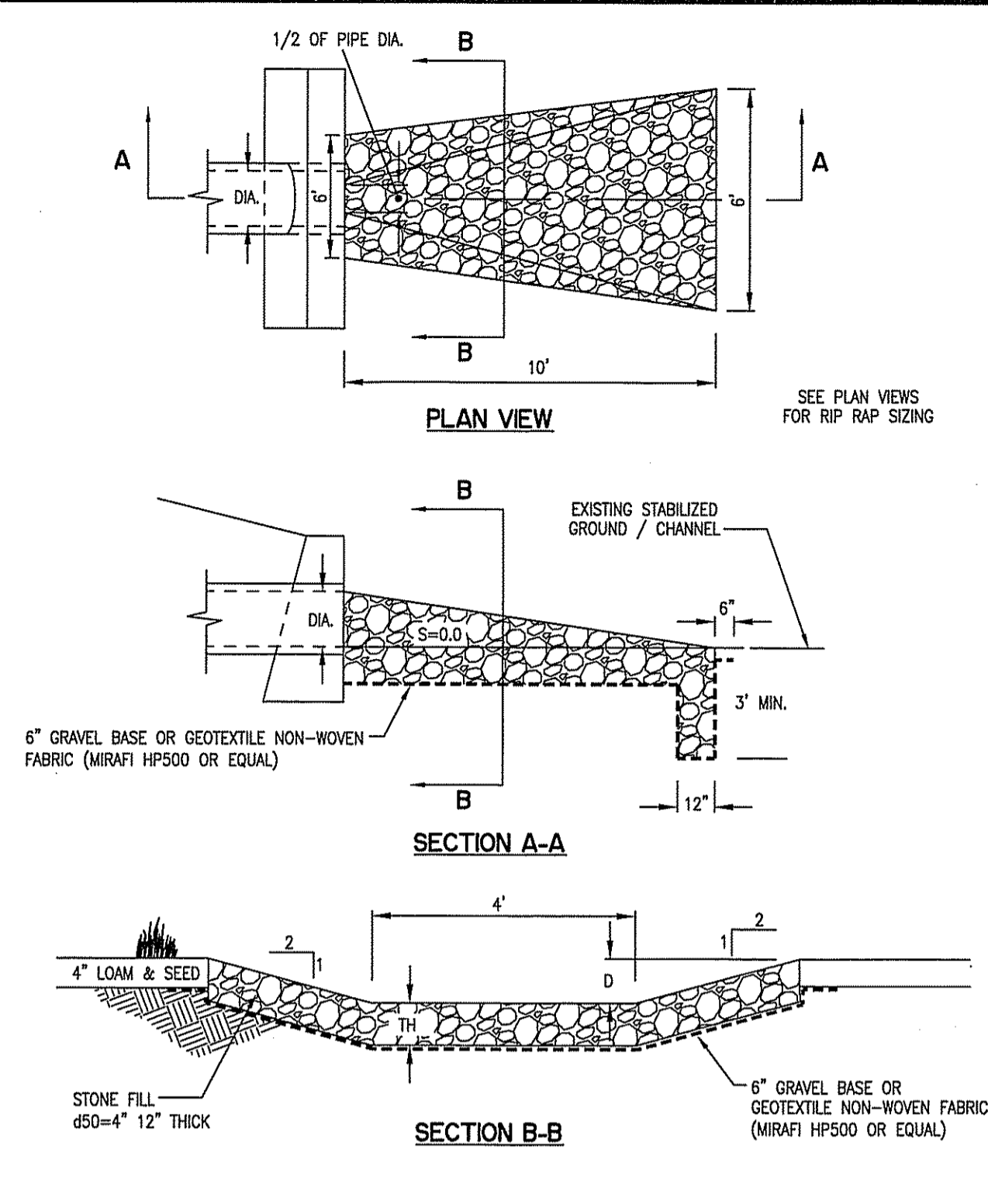
WINTER CONSTRUCTION NOTES

2 DT-1

- INSTALL SILTATION CONTROL FENCES IN LOCATIONS SHOWN HEREON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- INSTALL STABILIZED CONSTRUCTION EXIT(S).
- CUT AND CLEAR TREES; DISPOSE OF DEBRIS. STUMPS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING. PLACE SILT FENCE AROUND THE DOWN SLOPE SIDE OF EARTH STOCKPILES.
- ROUGH GRADE SITE - CONSTRUCT DRAINAGE BASINS AND DRAINAGE SWALES DURING INITIAL PORTION OF CONSTRUCTION. STABILIZE IMMEDIATELY PER THE CONSTRUCTION AND EROSION CONTROL DETAILS. DO NOT DIRECT STORM WATER RUNOFF TO THESE STRUCTURES UNTIL A HEALTHY VEGETATIVE COVER IS ESTABLISHED.
- BEGIN BUILDING CONSTRUCTION.
- CONSTRUCT GRAVEL PARKING AREA (PAVEMENT OPTIONAL) AND BUILDING PAD. INSTALL UTILITIES AND STRUCTURES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER EVERY 0.25" OR GREATER RAINFALL.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING TO PREPARE FOR PAVING (IF ANY) AND LOAMING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- FINISH PAVING (IF ANY). PERMANENT SEEDING SHALL BE PERFORMED UPON COMPLETION OF PARKING AREA (SEE EROSION CONTROL NOTES).
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- ALL STRUCTURES SHALL BE CLEANED OF SEDIMENTS ONCE CONSTRUCTION IS COMPLETE.

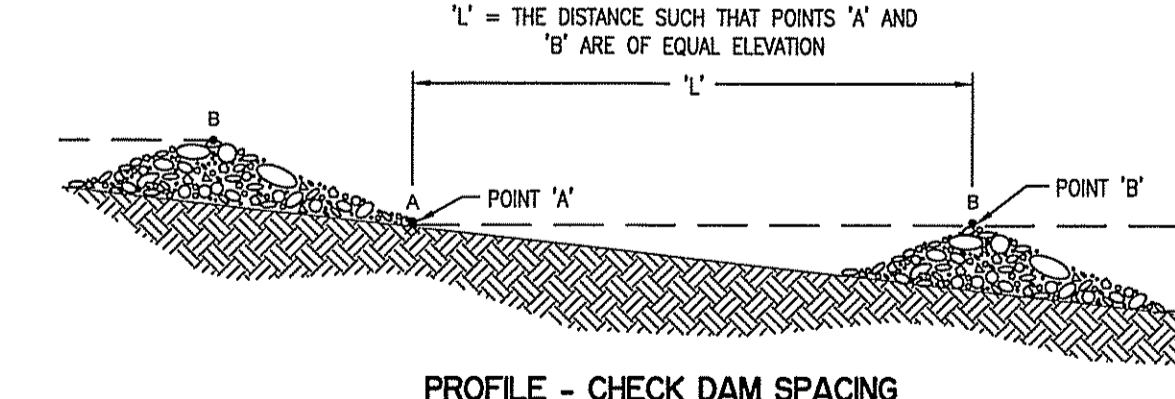
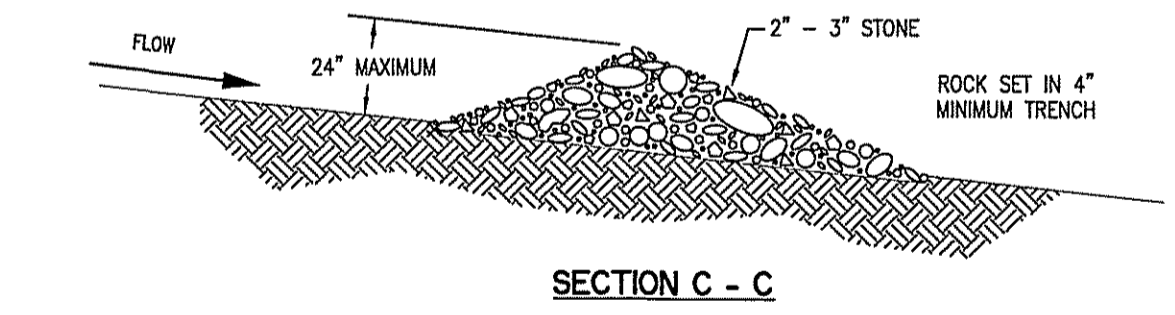
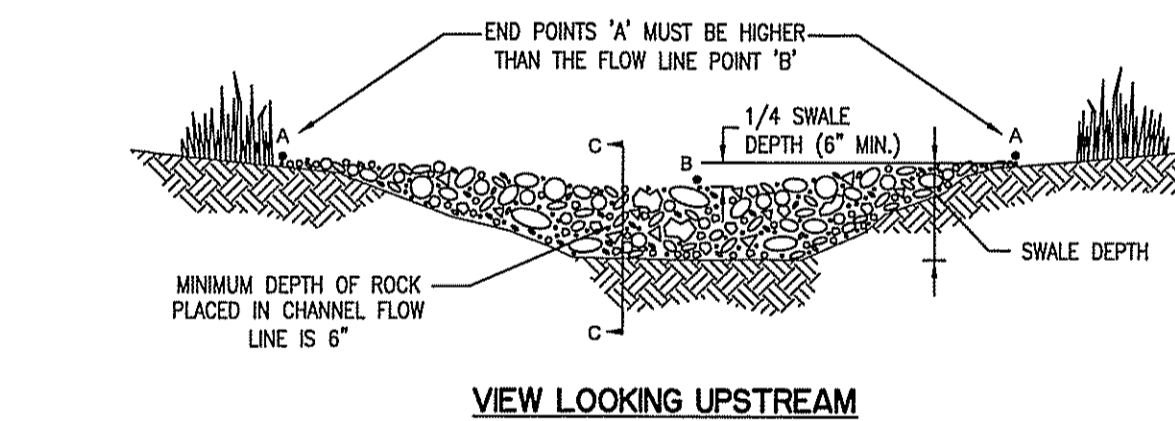
CONSTRUCTION SEQUENCE

3 DT-1



RIP-RAP OUTLET PROTECTION

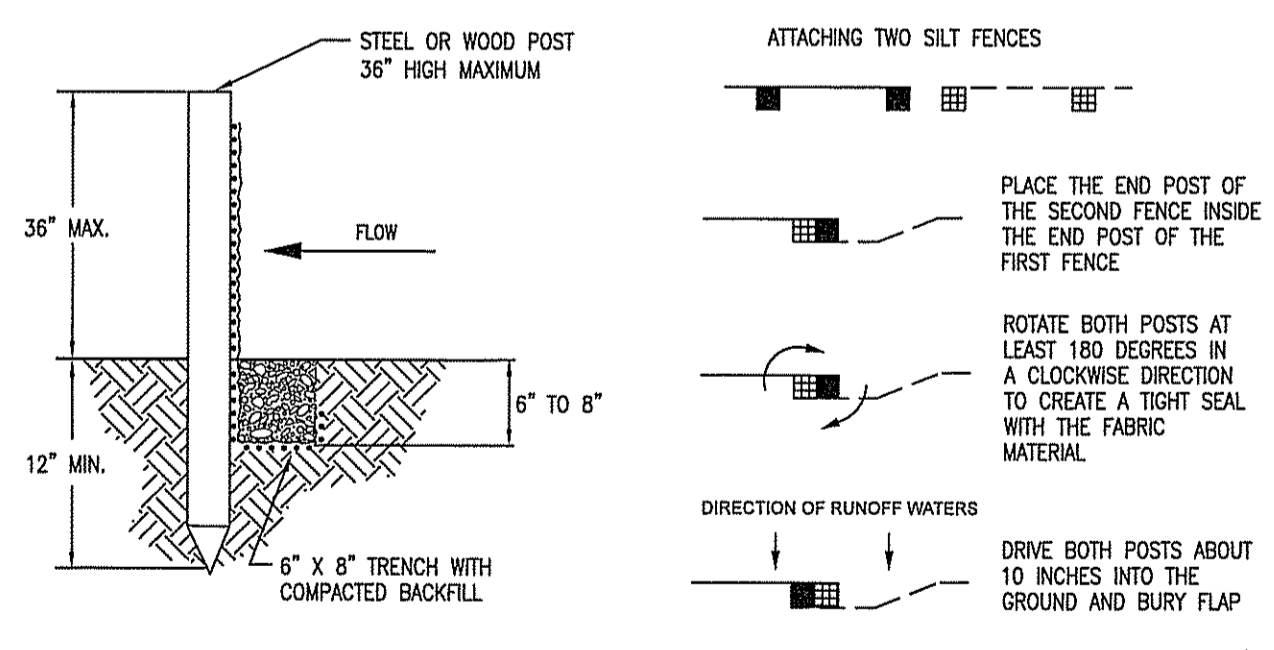
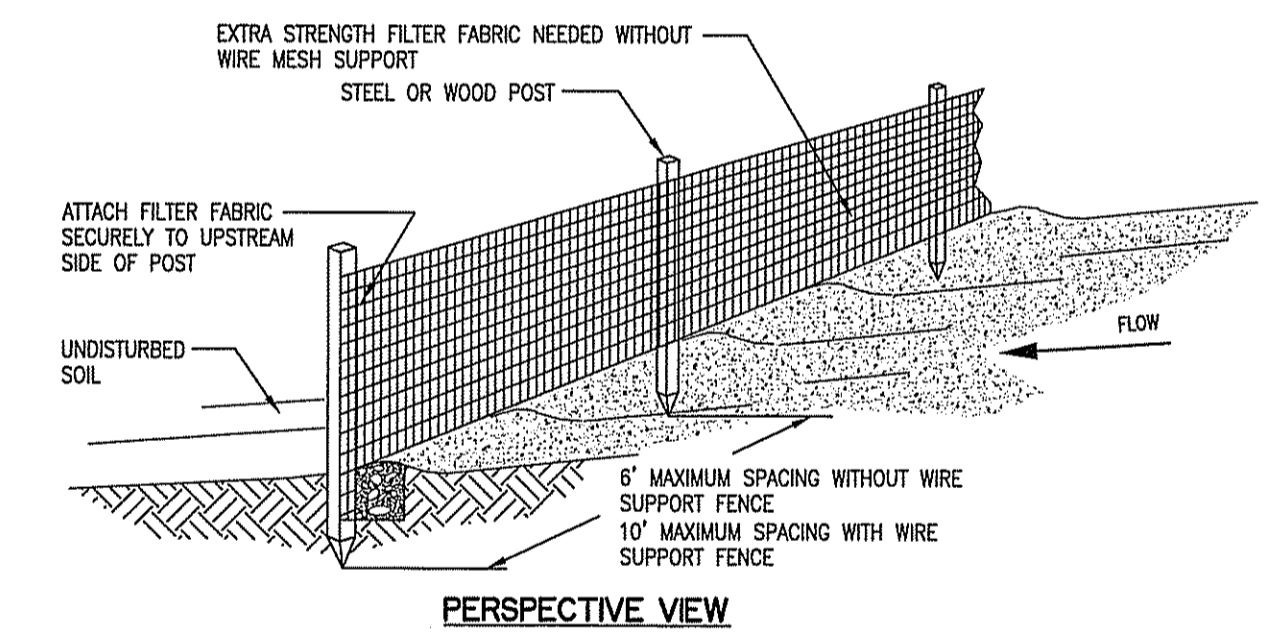
5 DT-1



- NOTES:
- STONE CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
 - THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE CHECK DAM SHOULD BE LESS THAN ONE ACRE.
 - STONE CHECK DAMS SHOULD NOT BE USED IN A FLOWING STREAM.
 - STONE CHECK DAMS SHOULD BE CONSTRUCTED OF WELL-GRADED ANGULAR 2 TO 3 INCH STONE. THE INSTALLATION OF 3/4-INCH STONE ON THE UPGRADIENT FACE IS RECOMMENDED FOR BETTER FILTERING.
 - WHEN INSTALLING STONE CHECK DAMS THE CONTRACTOR SHALL KEY THE STONE INTO THE CHANNEL BANKS AND EXTEND THE STONE BEYOND THE ABUTMENTS A MINIMUM OF 18-INCHES TO PREVENT FLOW AROUND THE DAM.
 - STONE CHECK DAMS SHOULD BE REMOVED ONCE THE SWALE OR DITCH HAS BEEN STABILIZED UNLESS OTHERWISE SPECIFIED.

STONE CHECK DAM

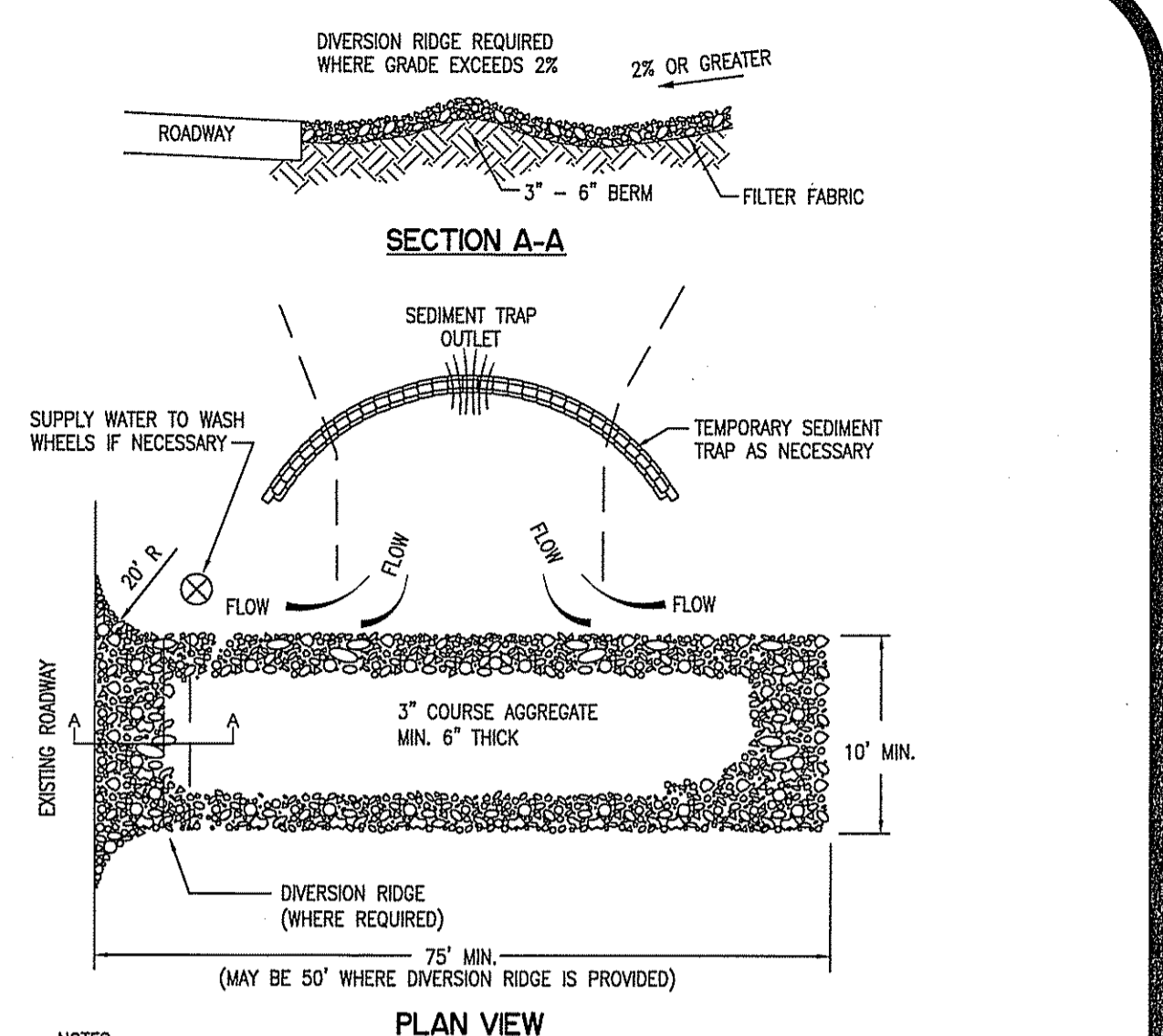
4 DT-1



- NOTES:
- SILT FENCES SHOULD NOT BE USED ACROSS STREAMS, CHANNELS, SWALES, DITCHES OR OTHER DRAINAGE WAYS.
 - SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE AND THE ENDS OF THE SILT FENCE SHOULD BE FLARED UPSLOPE.
 - IF THE SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE OR THE PRESENCE OF HEAVY ROOTS THE BASE OF THE FABRIC SHOULD BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
 - SILT FENCES PLACED AT THE TOE OF SLOPES SHOULD BE INSTALLED AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND ACCESS FOR MAINTENANCE.
 - THE MAXIMUM SLOPE ABOVE THE FENCE SHOULD BE 2:1 AND THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHOULD BE 100 FEET.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCES SHOULD BE REMOVED WHEN THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT FENCE

6 DT-1



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - THE MINIMUM STONE USED SHOULD BE 3-INCH CRUSHED STONE.
 - THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
 - THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
 - THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
 - THE PAD SHOULD BE AT LEAST 6-INCHES THICK.
 - THE GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
 - THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
 - NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL CONSTRUCTION EXIT

7 DT-1

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 811
 CALL 811 - KNOW WHAT'S BELOW

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	12/28/22	REVISED PER STAFF & PEER REVIEW COMMENTS	---	CLR	CEB
A	11/18/22	REVISED PER CLIENT & FIRE REVIEW		CLR	CEB

EROSION CONTROL DETAILS

TAX MAP 145 LOT 15
 (3 SULLIVAN ROAD)
 HUDSON, NEW HAMPSHIRE

PREPARED FOR:
84 LUMBER COMPANY
 1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: NOT TO SCALE JUNE 2, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

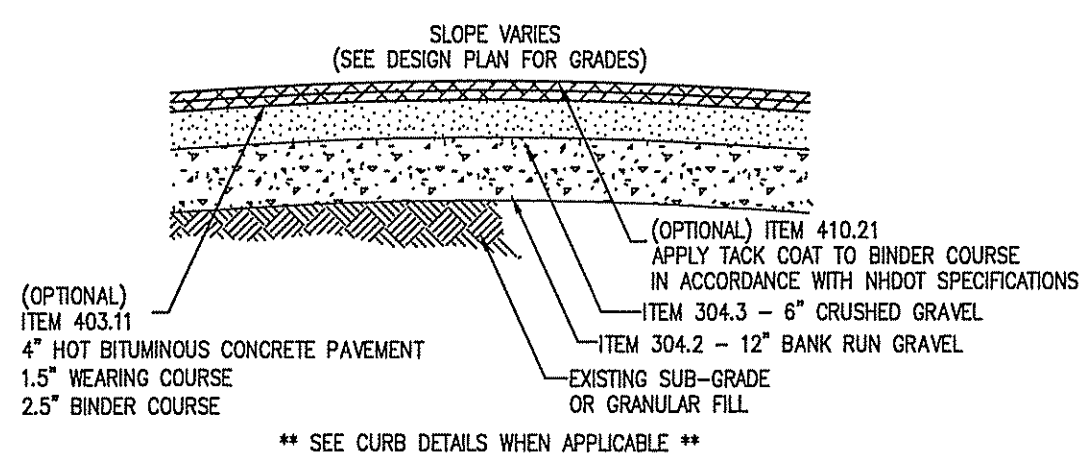
206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. FIELDSTONE LAND CONSULTANTS, PLLC, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED INTO THE SITE.

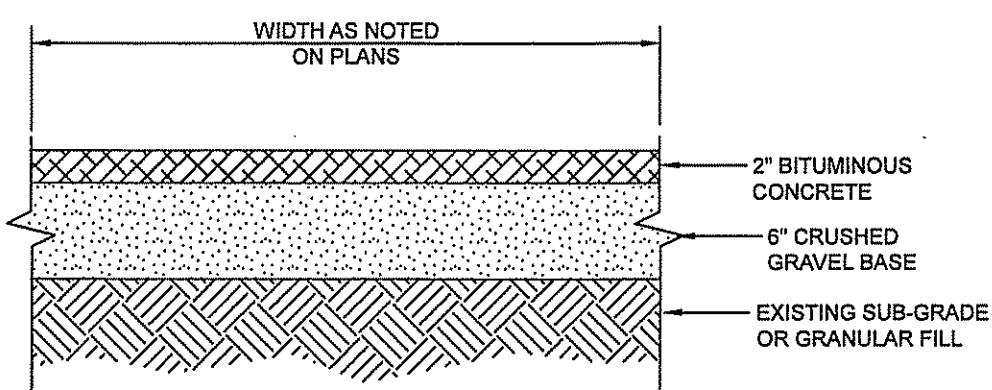
GENERAL CONSTRUCTION NOTES 1 DT-2

- CATCH BASINS, PIPE INLETS, DRAINAGE BASINS AND SPILLWAYS SHALL BE INSPECTED AFTER EVERY MAJOR STORM FOR POLLUTANT BUILD-UP. POLLUTANTS CONSIST OF SEDIMENTS, DEBRIS AND/OR FLOATING HYDROCARBONS.
- IN THE ABSENCE OF A MAJOR STORM, THE SYSTEM MUST BE CHECKED AT LEAST TWICE A YEAR, IN THE SPRING AND FALL FOR HYDROCARBON ACCUMULATION.
- IF, UPON INSPECTION, A SIGNIFICANT AMOUNT OF POLLUTANTS HAVE ACCUMULATED IN ANY OF THE CATCH BASINS, THEN THE POLLUTANTS MUST BE REMOVED AND DISPOSED OF PROPERLY.
- A SIGNIFICANT AMOUNT OF POLLUTANTS SHALL BE DEFINED AS A NOTICEABLE SHEEN ON THE WATER SURFACE IN THE SUMPS OF ANY CATCH BASINS AND/OR WHEN SEDIMENTS HAVE ACCUMULATED TO WITHIN 6 INCHES BELOW THE OUTLET OF ANY OF THE CATCH BASINS. WHEN EITHER OF THESE SITUATIONS ARE DISCOVERED UPON THE REQUIRED SEMIANNUAL INSPECTION, THEN THE STEPS STATED ABOVE SHALL BE COMPLETED.
- THE DRAINAGE BASIN EMBANKMENTS SHOULD BE INSPECTED FOR RODENT BURROWS, BARE SPOTS, WET AREAS OR EROSION. ANY DEFICIENCIES SHALL BE CORRECTED TO PREVENT ADDITIONAL DAMAGE.
- PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE ERODED AREA OF THE OUTLET.

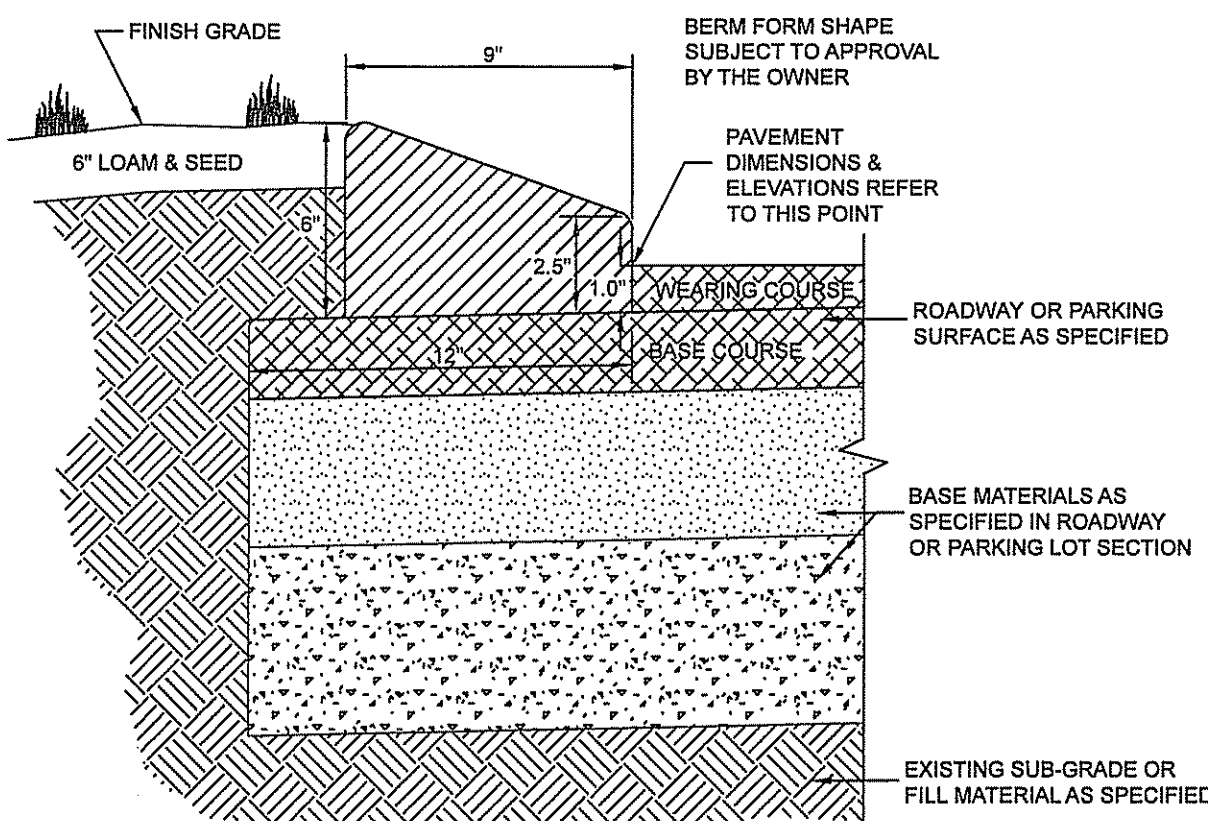
STORMWATER MAINTENANCE NOTES 2 DT-2



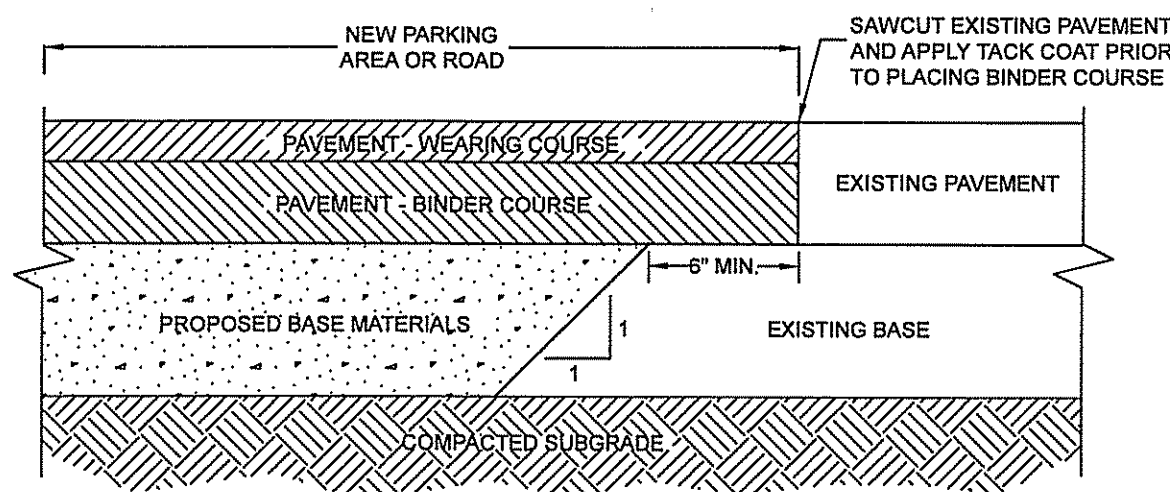
PARKING AREA PAVEMENT SECTION 3 DT-2



BITUMINOUS CONCRETE SIDEWALK 4 DT-2



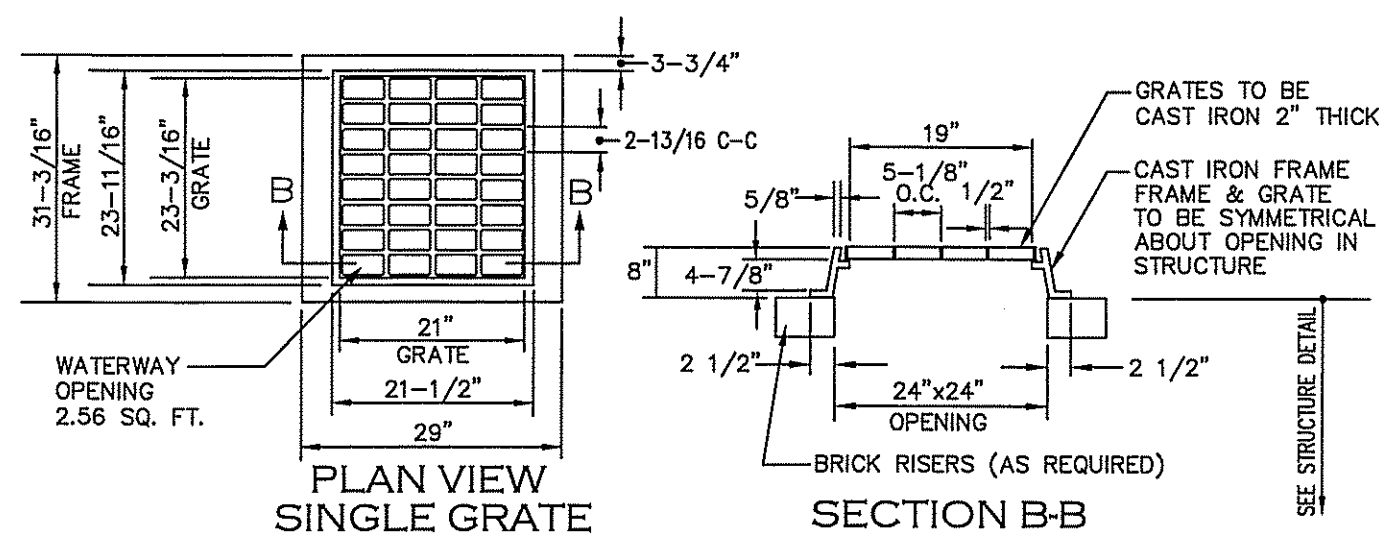
CURB - ASPHALT (CAPE COD BERM) 5 DT-2



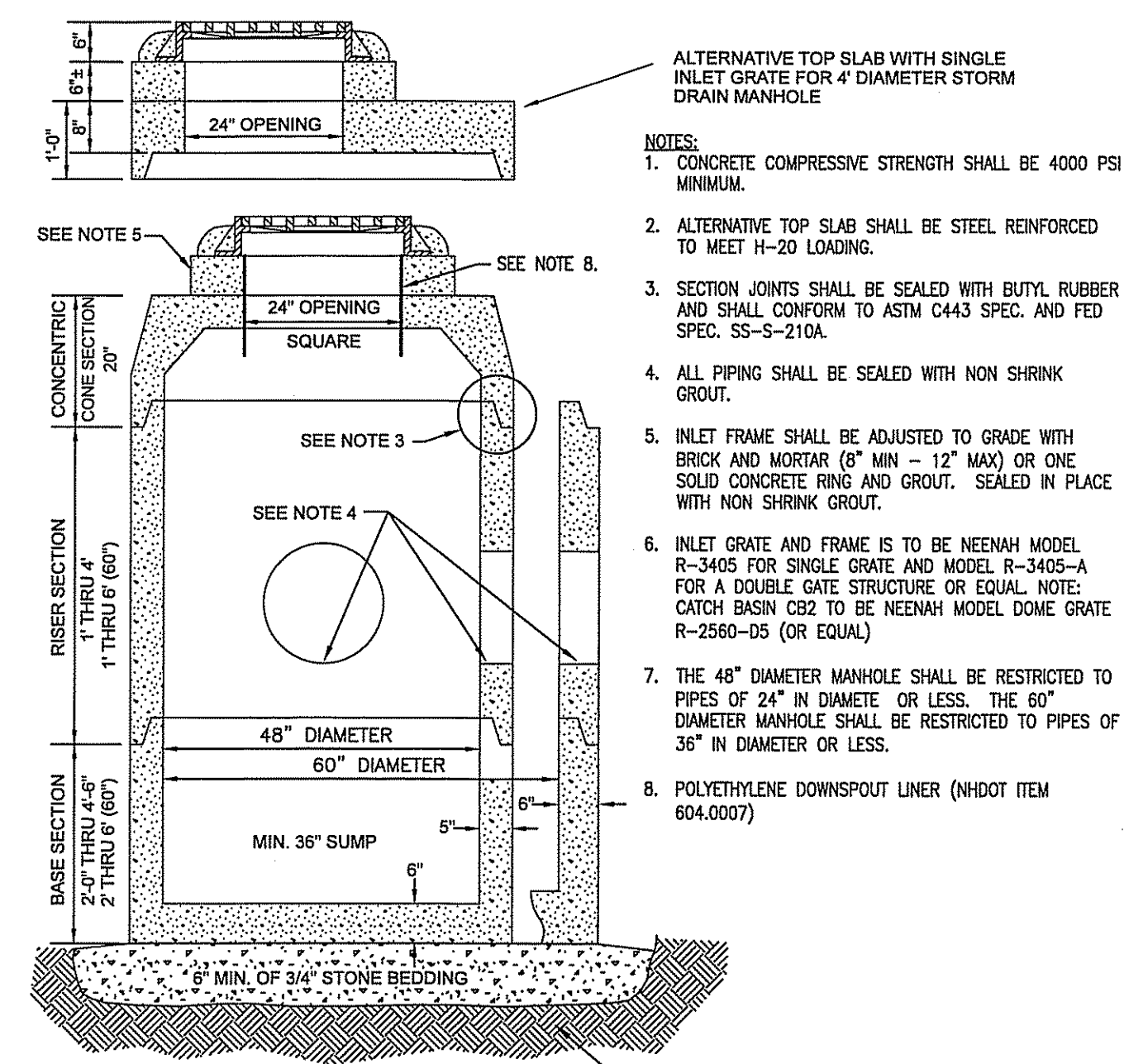
NOTE:
1. SEE ROADWAY OR PARKING LOT SECTION FOR MATERIALS AND ASSOCIATED DEPTHS.
2. INFRARED JOINT AFTER PLACING PAVEMENT.

SCALE: N.T.S.

PAVEMENT MATCH 6 DT-2



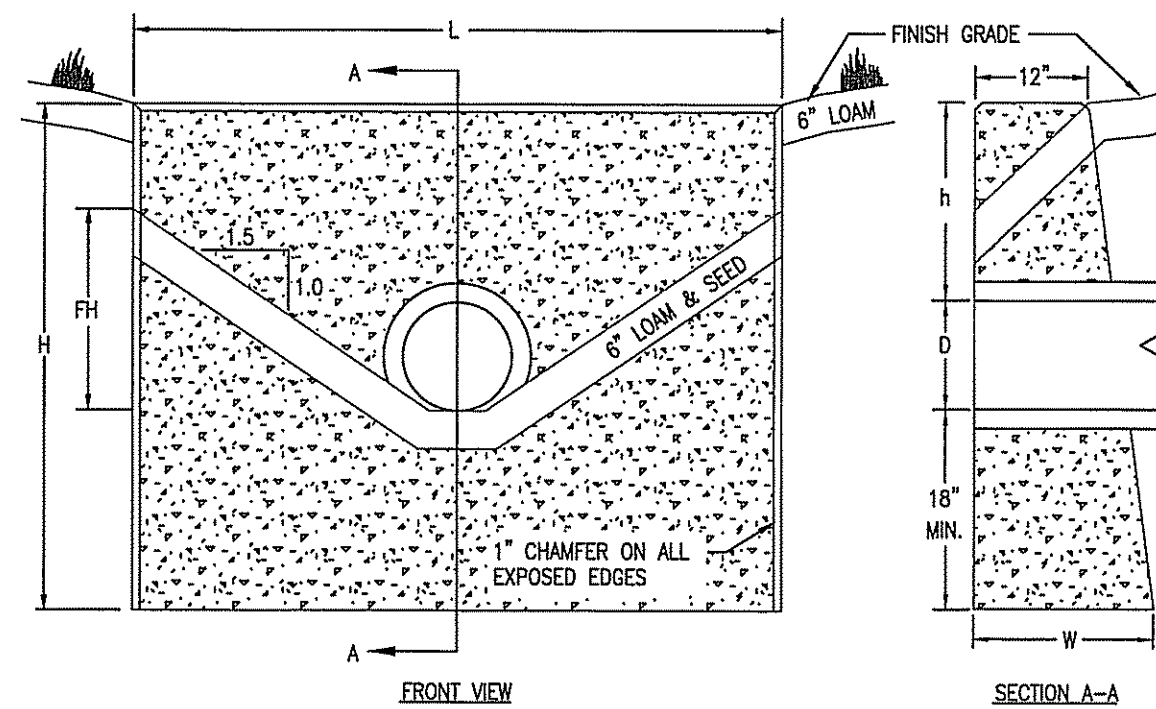
FRAME AND GRATE - NHDOT TYPE B 7 DT-2



CATCH BASIN 8 DT-2

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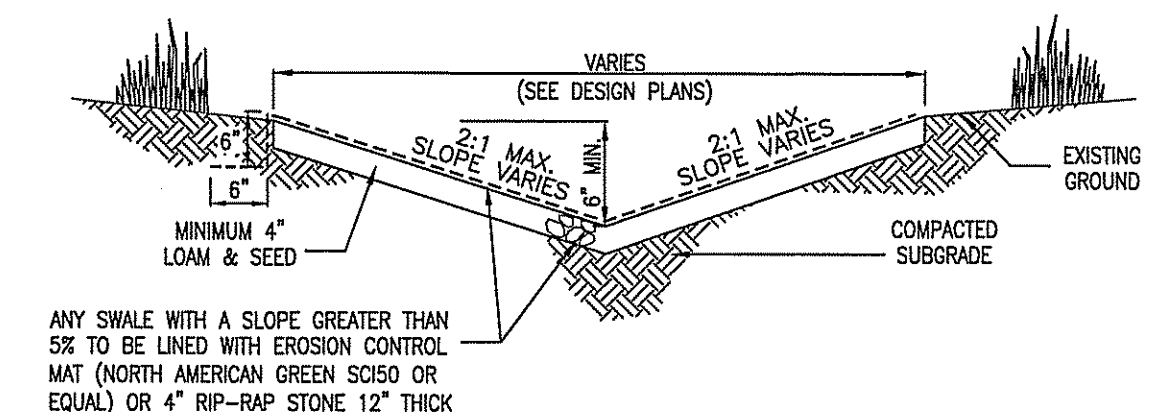
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.



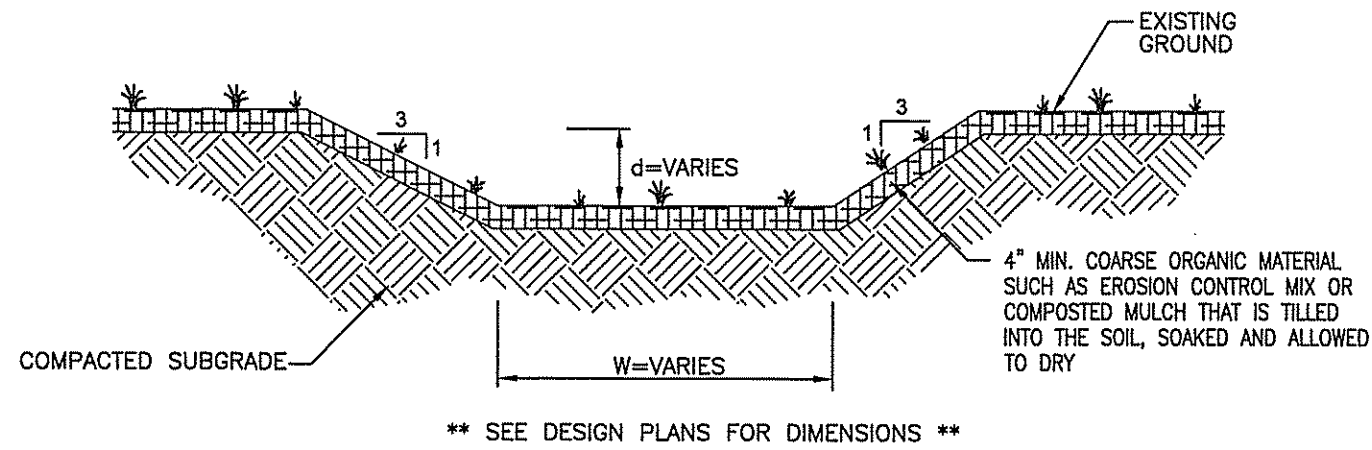
CULVERT DIAM.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	TOP HEIGHT	HEADWALL BOTTOM
D	L	H	h	h	W
INCHES					
FEET & INCHES					
12	4'-3"	3'-9"	1'-1"	1'-3"	1'-11.25"
15	6'-0"	4'-3"	1'-7"	1'-6"	2'-0.75"
18	7'-0"	4'-6"	1'-10"	1'-6"	2'-1.50"
24	9'-0"	5'-0"	2'-4"	1'-6"	2'-3.00"

HEADWALL SHALL BE STEEL REINFORCED AND CONFORM TO NHDOT STANDARD PLAN HW-2, LAST REVISED JUNE 16, 2010.

HEADWALL - PRECAST CONCRETE 9 DT-2



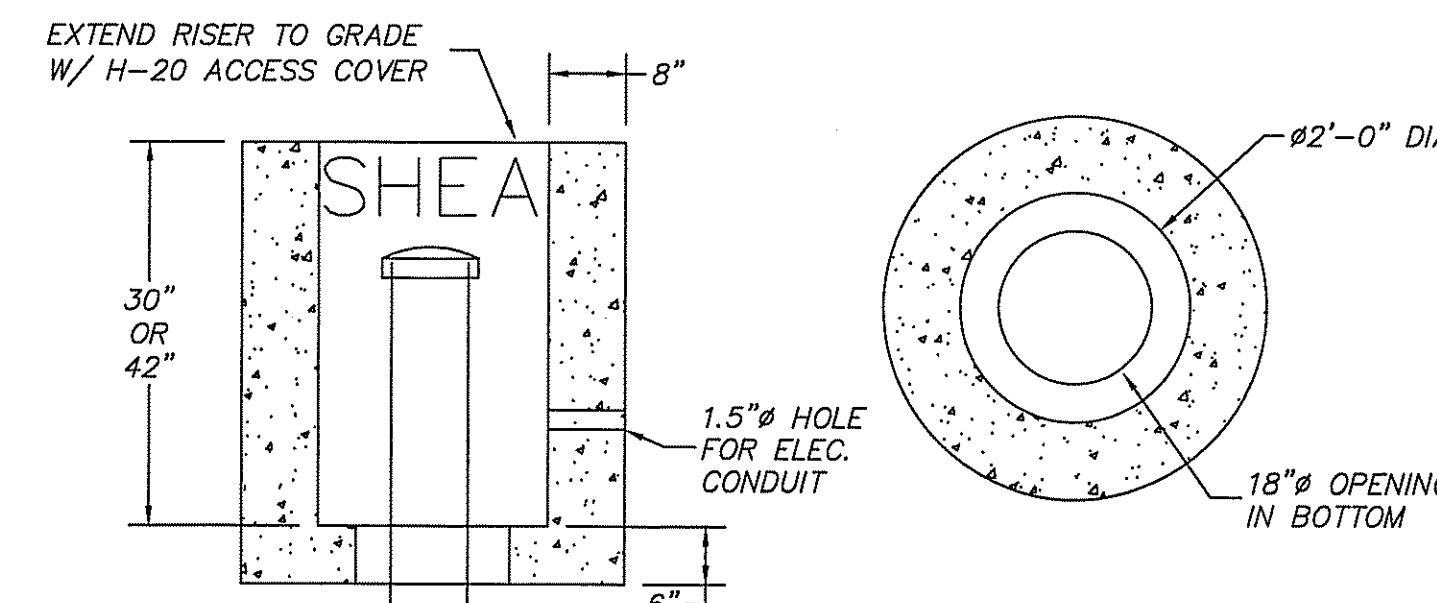
TYPICAL SWALE DETAIL 10 DT-2



INFILTRATION BASIN CONSTRUCTION NOTES

- REMOVE ALL ORGANIC MATERIAL FROM AREA BELOW PROPOSED INFILTRATION BASINS AND TO EXPOSE UNDERLYING SOILS.
- CARE SHALL BE TAKEN TO PROTECT THE UNDERLYING SOILS FROM CONSTRUCTION TRAFFIC AND THE DISCHARGE OF SEDIMENT LADEN RUNOFF.
- ONCE EXCAVATED AND PRIOR TO FILLING, THE UNDERLYING SOILS SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH LEVELING DRAG.
- FILL BELOW THE BASIN AND/OR LEACHING TRENCHES SHALL CONFORM TO THE SPECIFICATIONS FOR NHDOT ITEM 209.1, "GRANULAR BACKFILL".
- THE BASIN FLOOR OF THE INFILTRATION BASINS SHALL BE PREPARED USING ONE OF THE FOLLOWING METHODS:
 - 6" LAYER OF COURSE SAND OR 3/8" PEA GRAVEL;
 - ERIMX-126 RETENTION BASIN SEED MIX (OR EQUAL);
 - COARSE ORGANIC MATERIAL SUCH AS AN EROSION CONTROL MIX OR COMPOSTED MULCH THAT IS TILLED INTO THE SOIL, SOAKED, AND ALLOWED TO DRY.
- DO NOT PLACE INFILTRATION BASINS/TRENCHES INTO SERVICE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

TYPICAL INFILTRATION BASIN SECTION 11 DT-2



TYPICAL INFILTRATION BASIN SECTION 11 DT-2

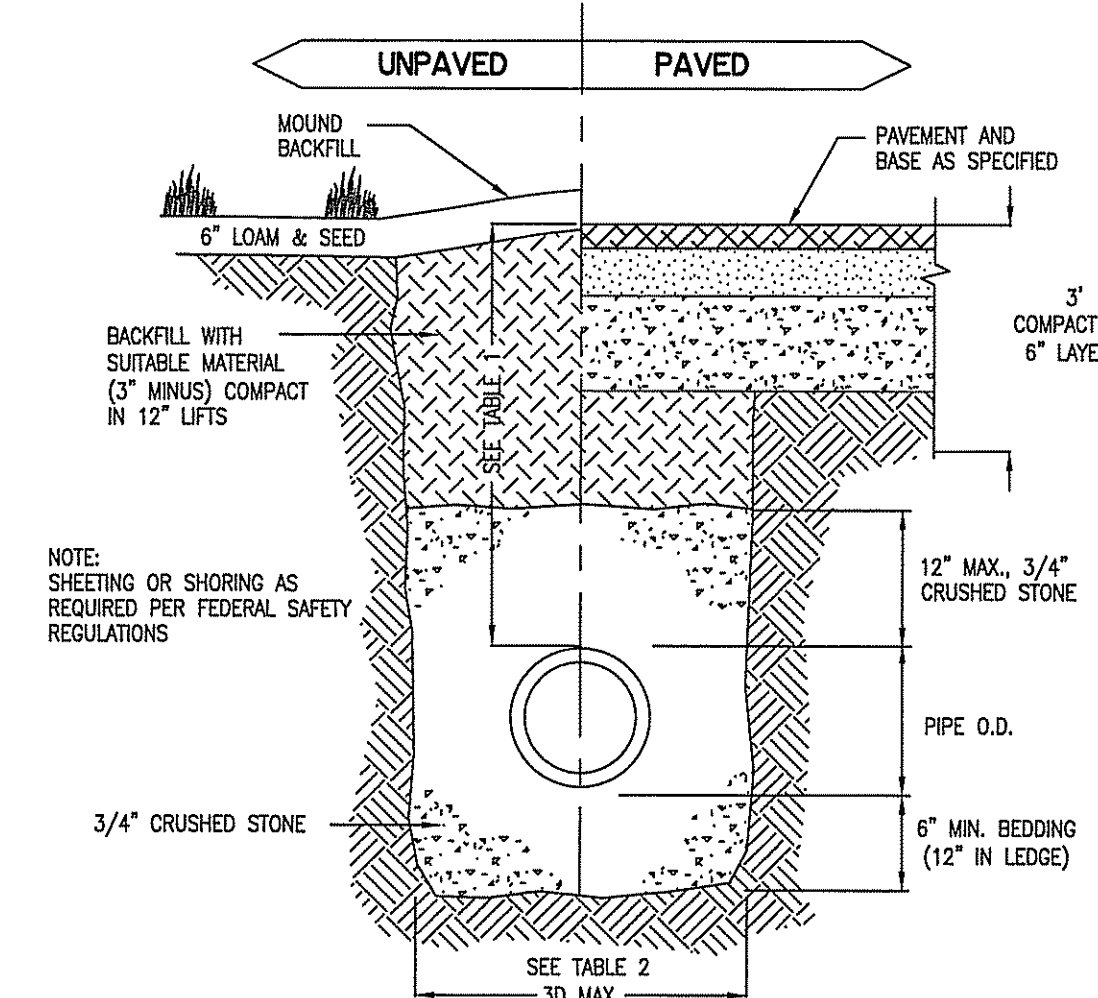
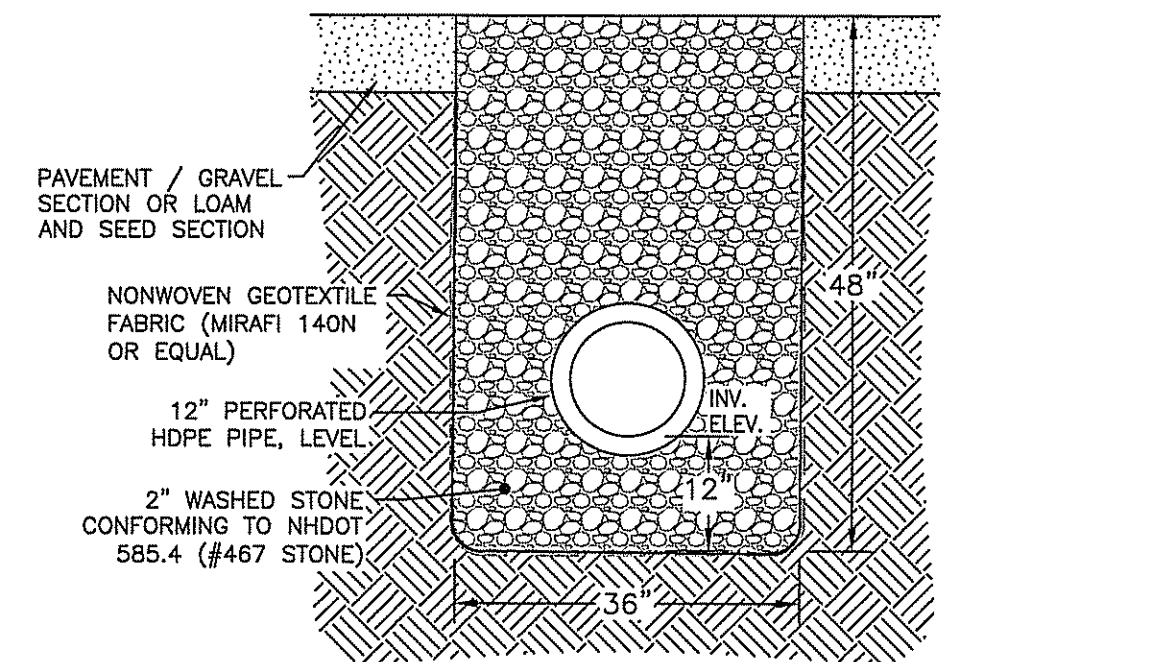
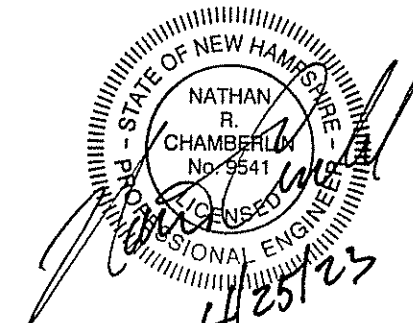


TABLE 1 (RECOMMENDED COVER)			TABLE 2 (RECOMMENDED TRENCH WIDTH)	
LOCATION	PIPE MATERIAL	MINIMUM COVER	INSIDE DIAMETER	TOTAL WIDTH
PAVED ROADS	ALL	3 FT.	12" TO 24"	I.D. + 24"
GRAVEL ROADS	ALL	2 FT.	OVER 24"	2 x I.D.
DRIVEWAYS	ALL	1 FT.		
UNPAVED AREAS	ALL	2 FT.		

DRAINAGE TRENCH (TYPICAL) 12 DT-2



LEACHING TRENCH 13 DT-2



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
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OR DIAL 8 1 1
CALL 811 - KNOW WHAT'S BELOW
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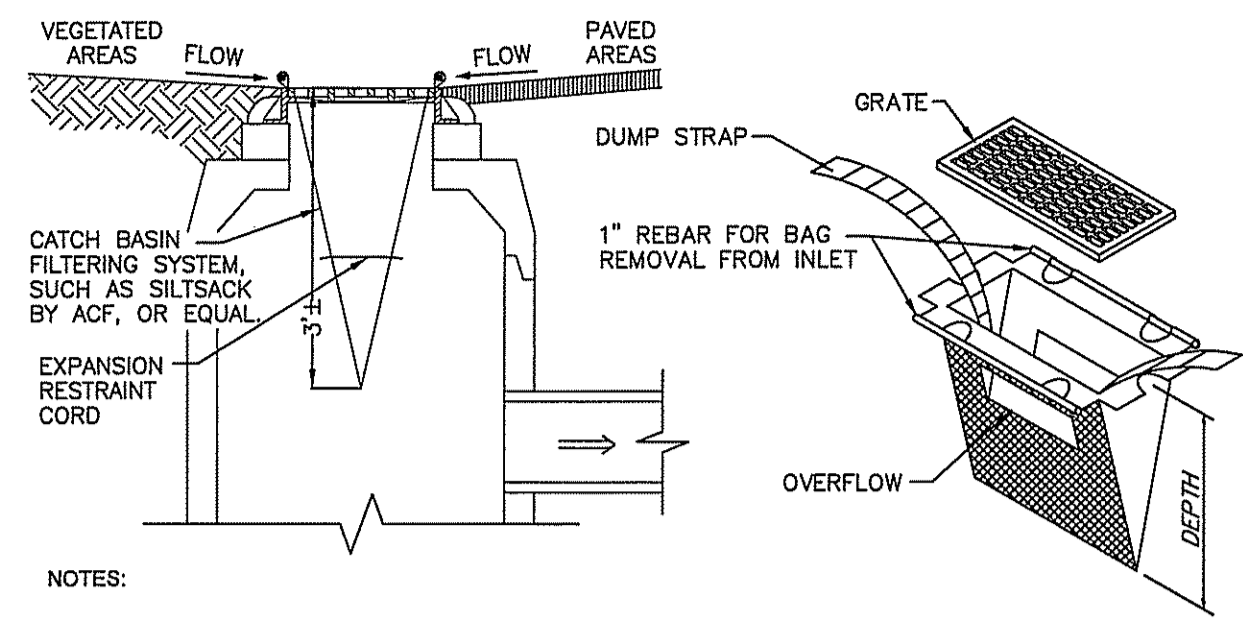
REV.	DATE	DESCRIPTION	C/O	DR	CK
C	4/25/23	ADD WELL MANHOLE DETAIL	---	CLR	CEB
B	12/28/22	REVISED PER STAFF & PEER REVIEW COMMENTS	---	CLR	CEB
A	11/18/22	REVISED PER CLIENT & FIRE REVIEW	---	CLR	CEB

CONSTRUCTION DETAILS
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
PREPARED FOR:
84 LUMBER COMPANY
1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: NOT TO SCALE JUNE 2, 2022

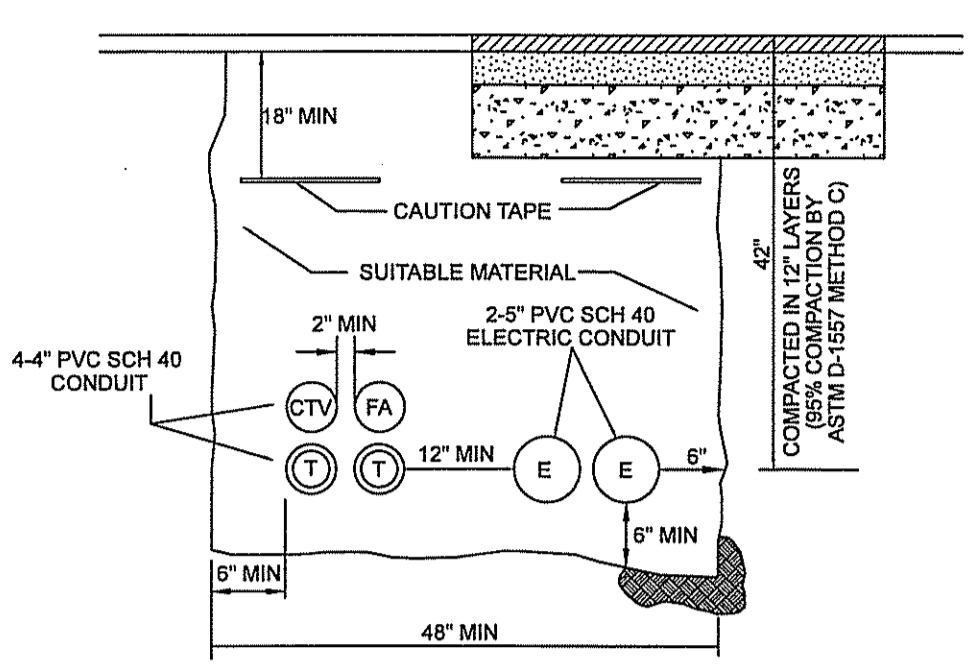
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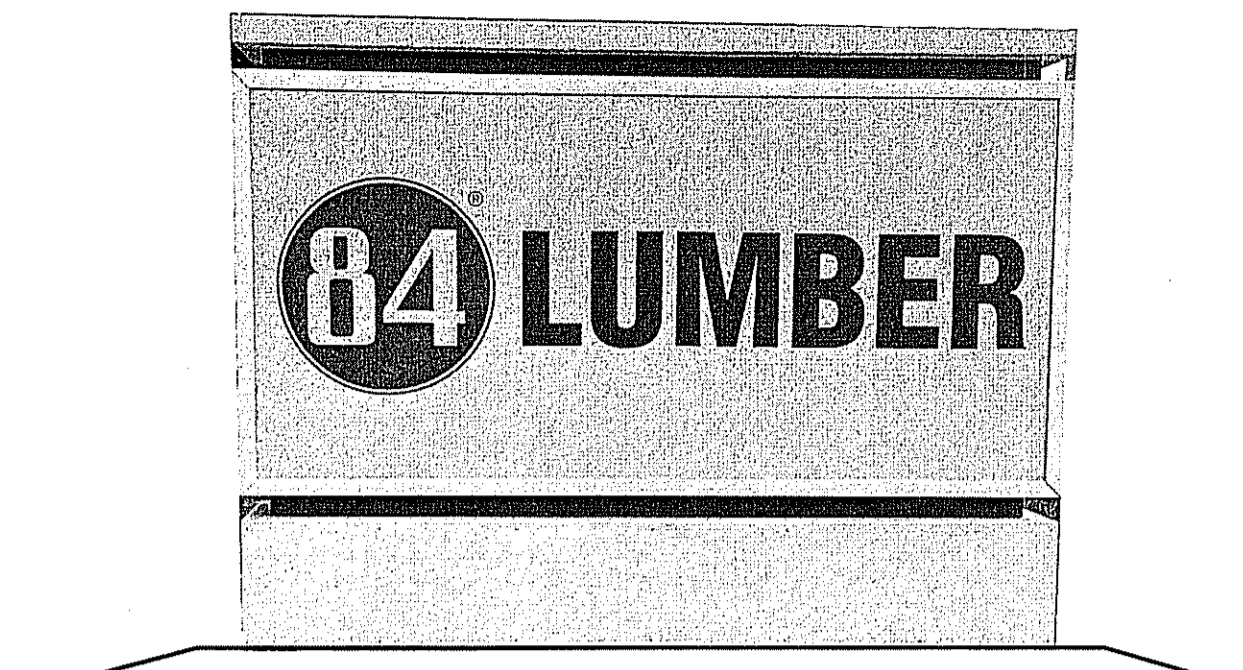
- NOTES:
1. INSTALL AND MAINTAIN SACKS IN ALL CATCH BASINS.
 2. TO INSTALL SACK, REMOVE CATCH BASIN GRATE AND PLACE SACK IN OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME FOR THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
 3. THE SACK SHOULD BE INSPECTED AFTER EVERY STORM, OR ONCE EVERY TWO WEEKS, WHICH EVER OCCURS FIRST.
 4. THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SACK SHOULD BE EMPTIED. EMPTY THE SACK AWAY FROM THE CATCH BASIN TO PREVENT SEDIMENT FROM RE-ENTERING THE CATCH BASIN. EMPTY THE SACK PER THE MANUFACTURER'S RECOMMENDATIONS.
 5. REPLACE THE SACK IN THE CATCH BASIN AFTER THE SACK HAS BEEN EMPTIED. ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED BY PAVING OR A HEALTHY VEGETATIVE COVER, REMOVE THE SACK FROM THE CATCH BASINS.

SILT SACK SEDIMENT FILTER 1 DT-3



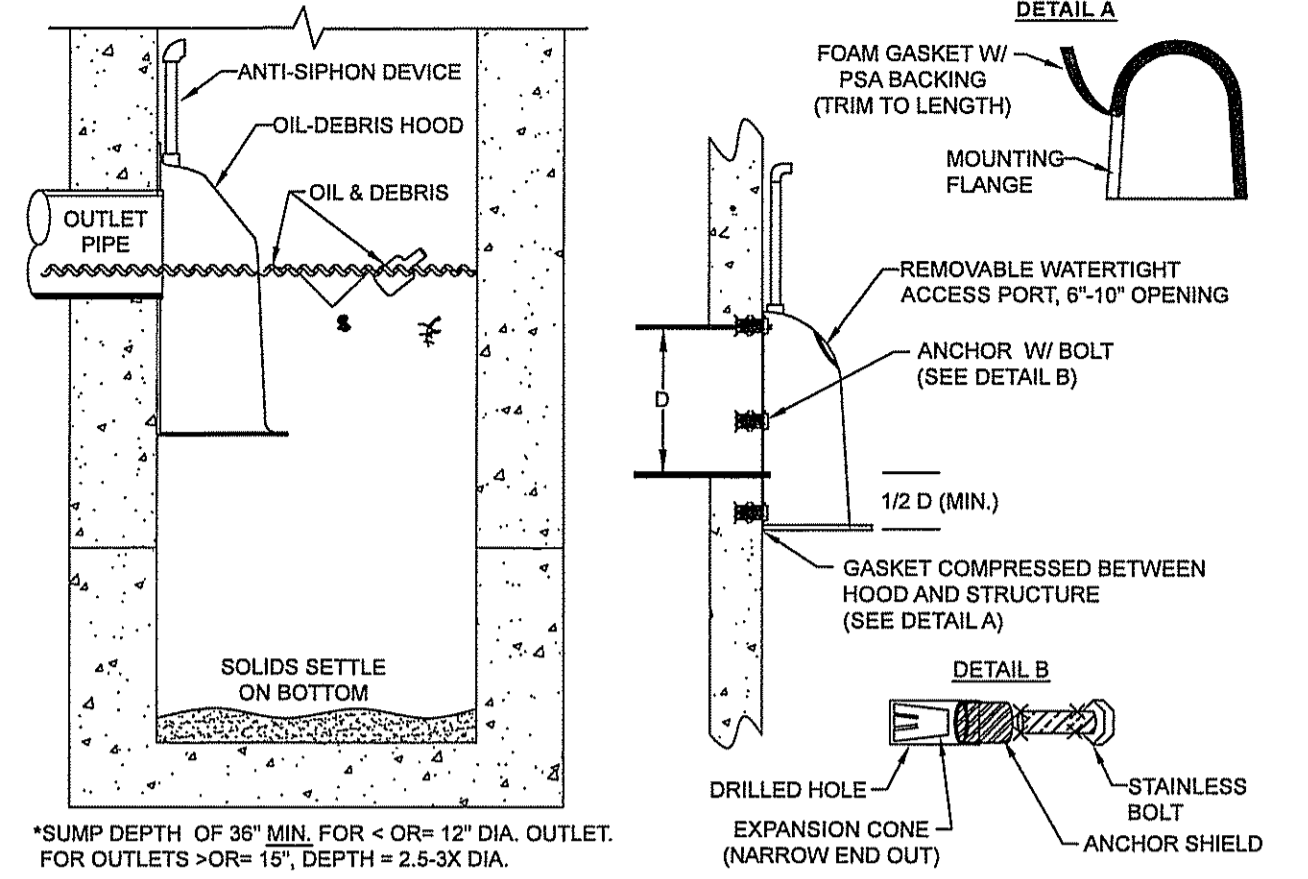
- NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS

TYPICAL UTILITY TRENCH 5 DT-3



- NOTES:
1. THE PROPOSED SIGN SHALL CONFORM TO ALL LOCAL REGULATIONS AND/OR ORDINANCES.
 2. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE INSTALLATION OF THE SIGN.

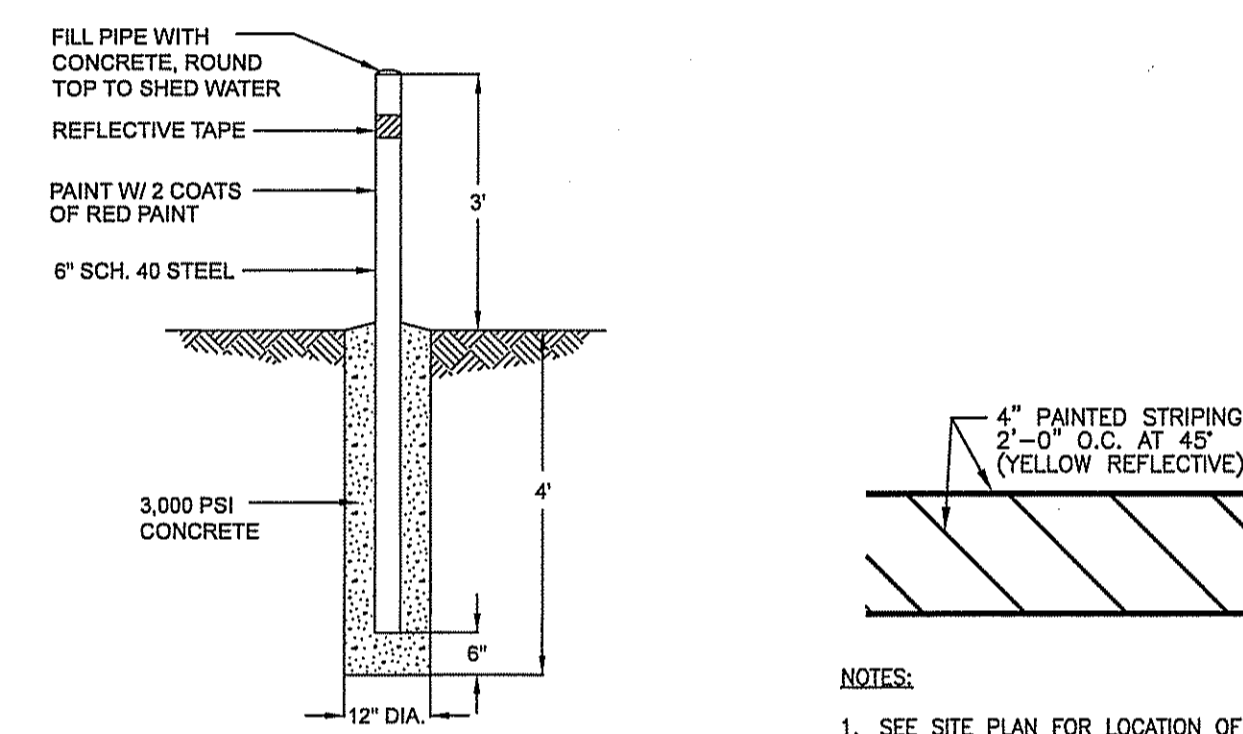
MONUMENT SIGN 6 DT-3



- STRUCTURE OUTLET HOLE SIZE
11.9\"/>
- HOOD SIZE
12 F or R
18 F or R
24 F or R
30 F or R
48 F
96 F
- INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES <12\"/>

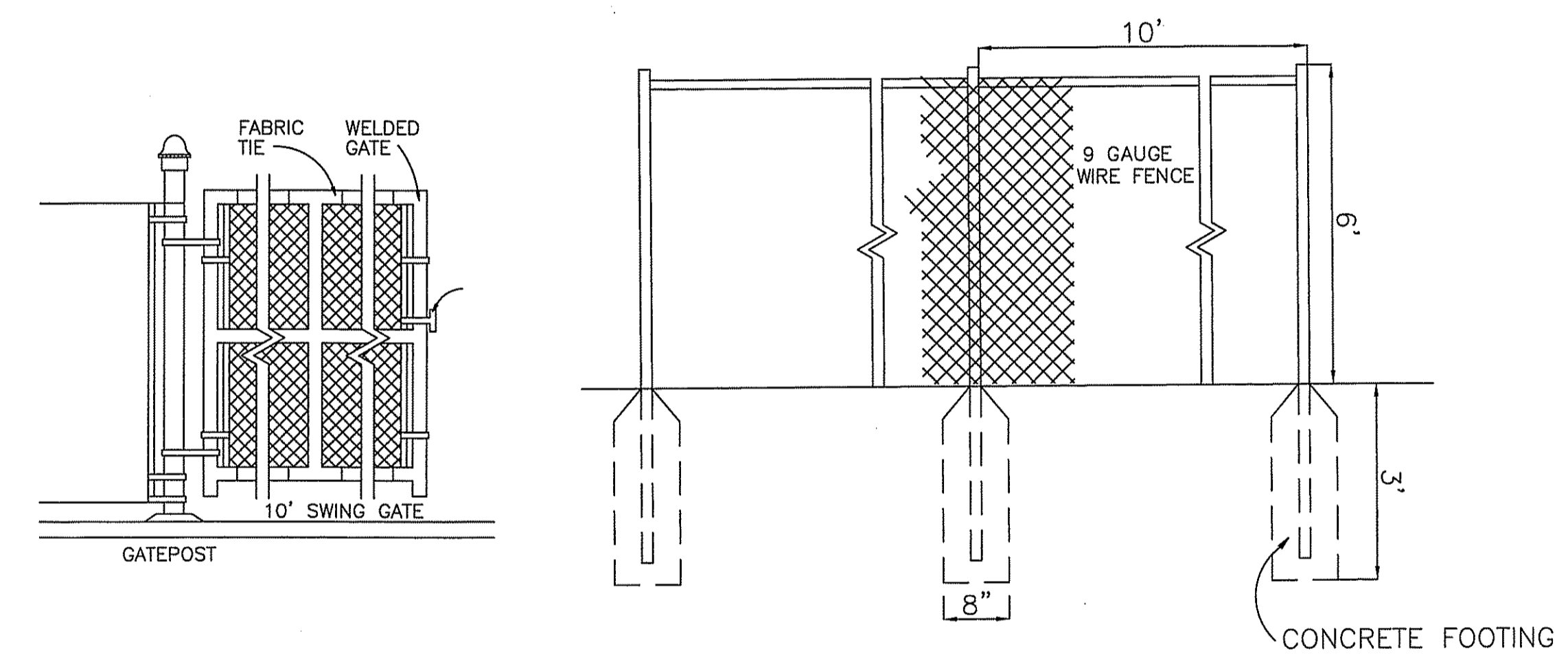
- NOTES:
1. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
 2. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
 3. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6\"/>

OIL-DEBRIS HOOD 9 DT-3

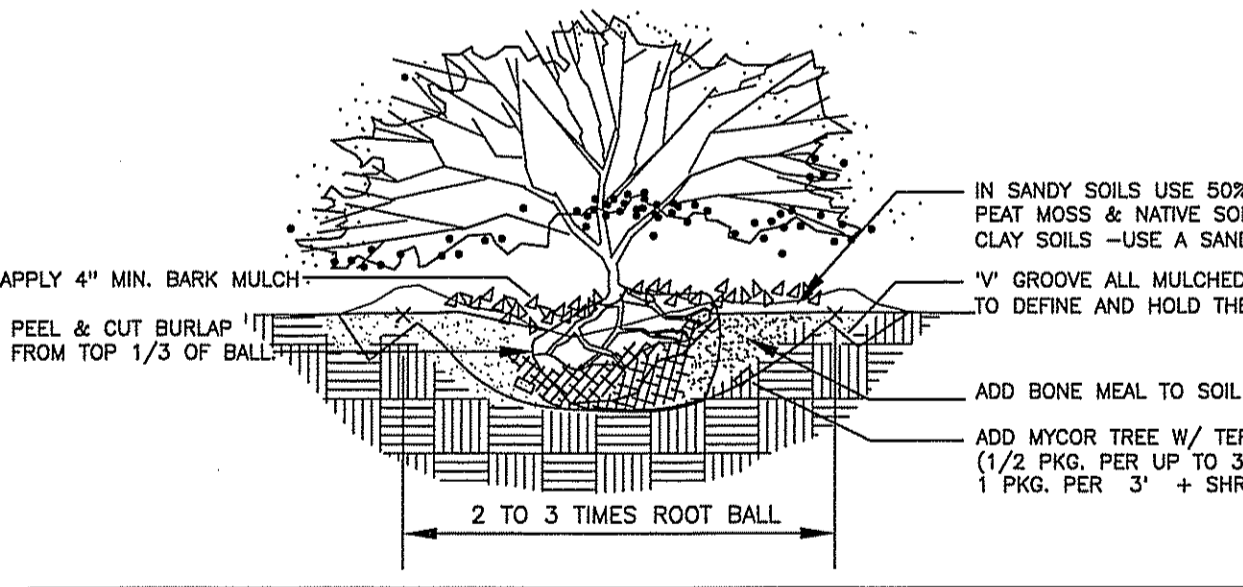


BOLLARD 2 DT-3

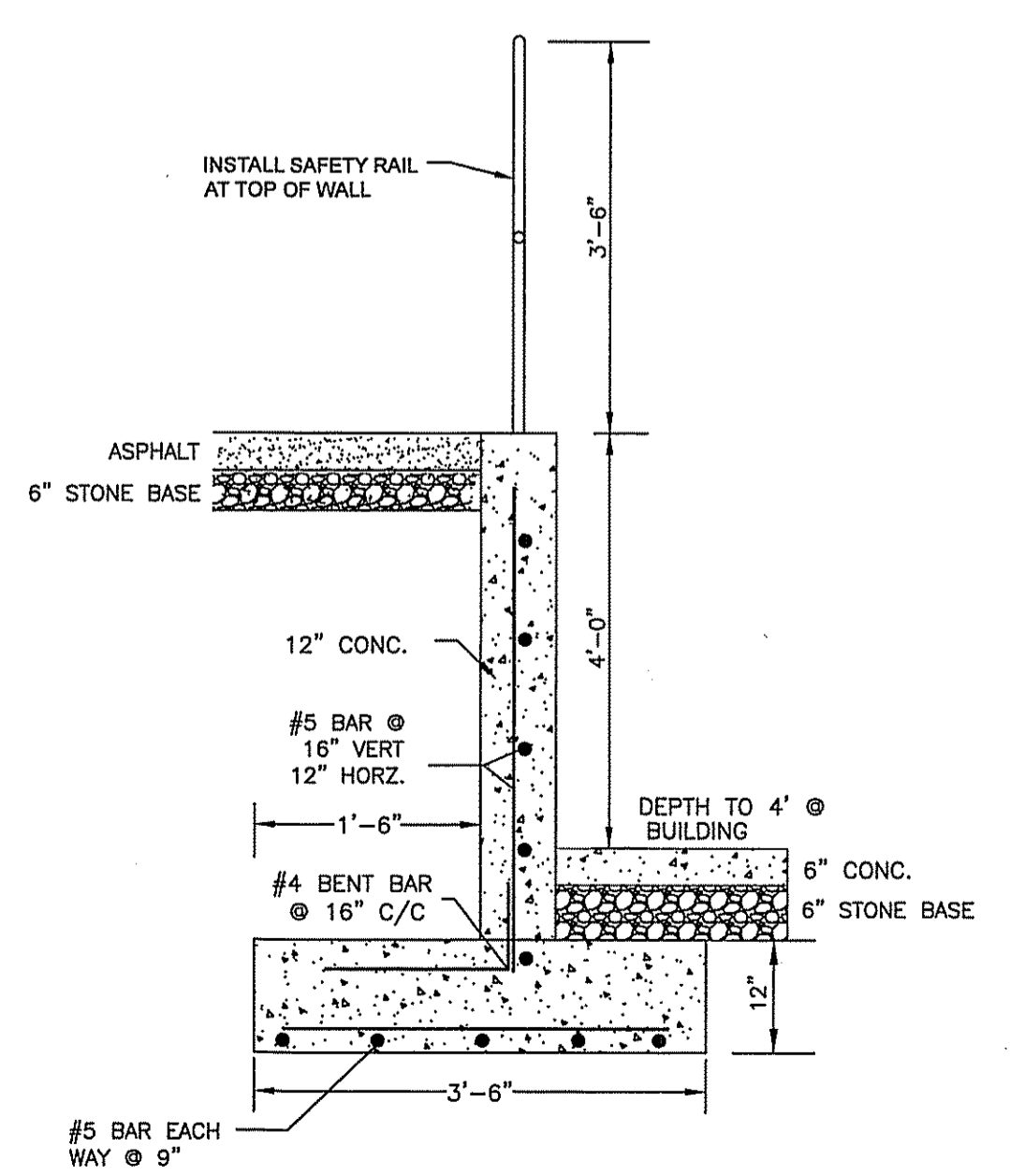
CROSSWALK 3 DT-3



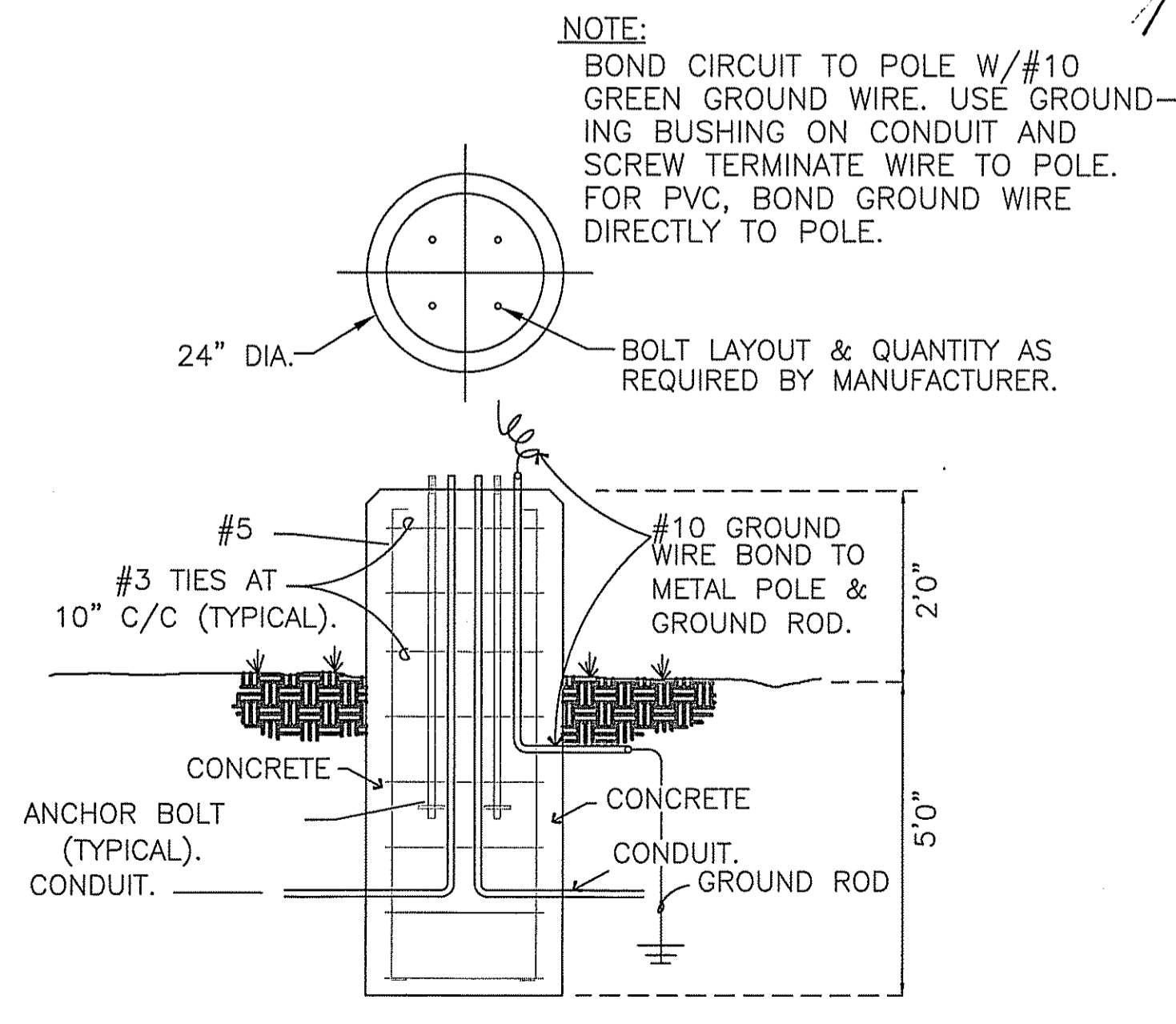
CHAIN LINK FENCE DETAIL 7 DT-3



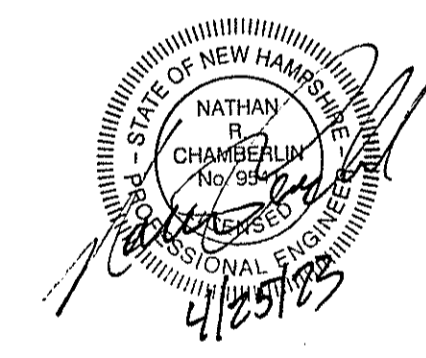
B & B SHRUB PLANTING DETAIL 4 DT-3



RETAINING WALL DETAIL 8 DT-3



LIGHT POLE CONCRETE DETAIL 8 DT-3



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DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

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

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

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	4/25/23	ADD RETAINING WALL DETAIL		DSL	NRC
C	2/08/23	ADD SIGN DETAIL		DSL	NRC
B	12/28/22	REVISED PER STAFF & PEER REVIEW COMMENTS		CLR	CEB
A	11/18/22	REVISED PER CLIENT & FIRE REVIEW		CLR	CEB

CONSTRUCTION DETAILS

TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
84 LUMBER COMPANY
1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

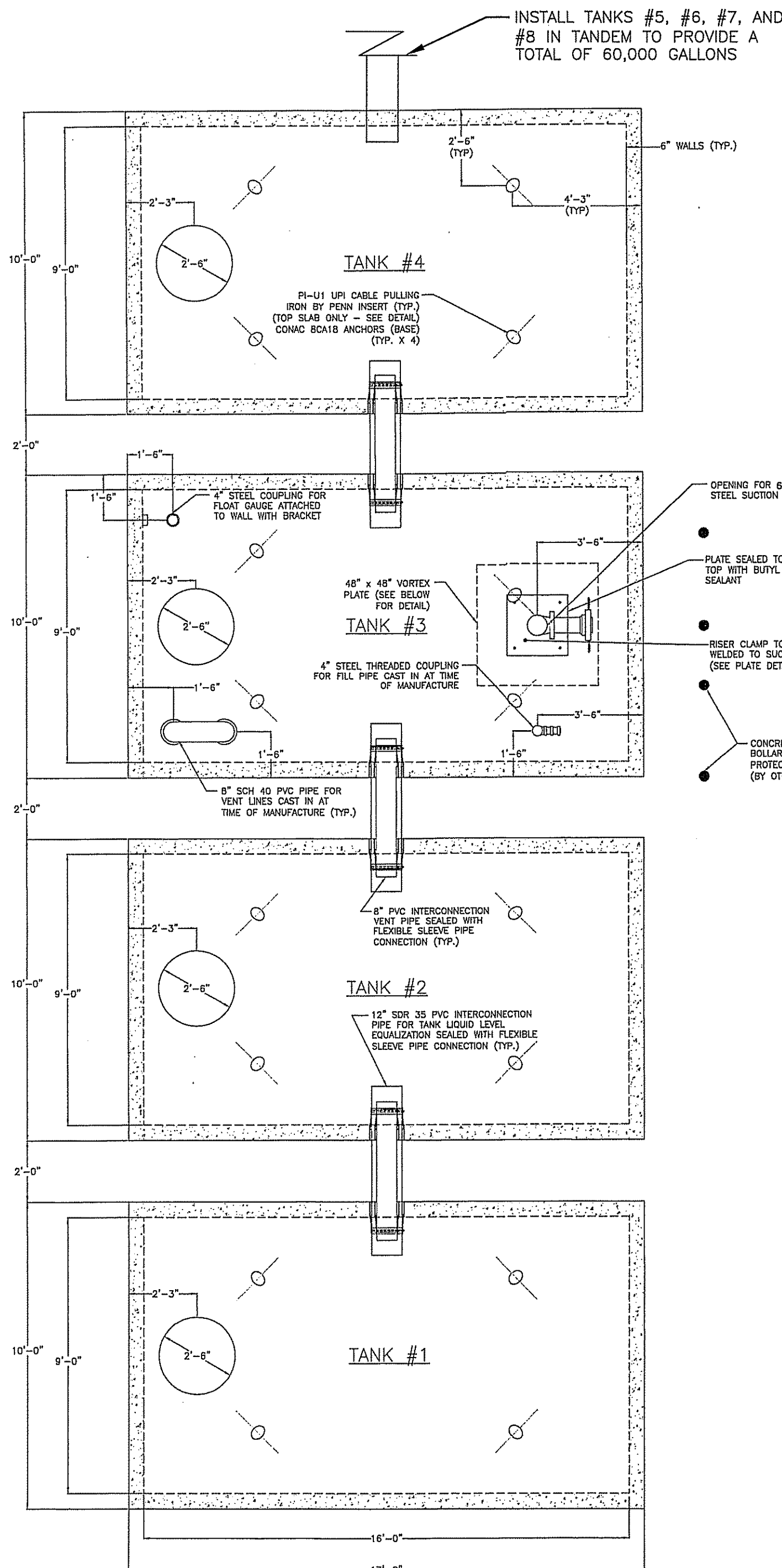
SCALE: NOT TO SCALE JUNE 2, 2022

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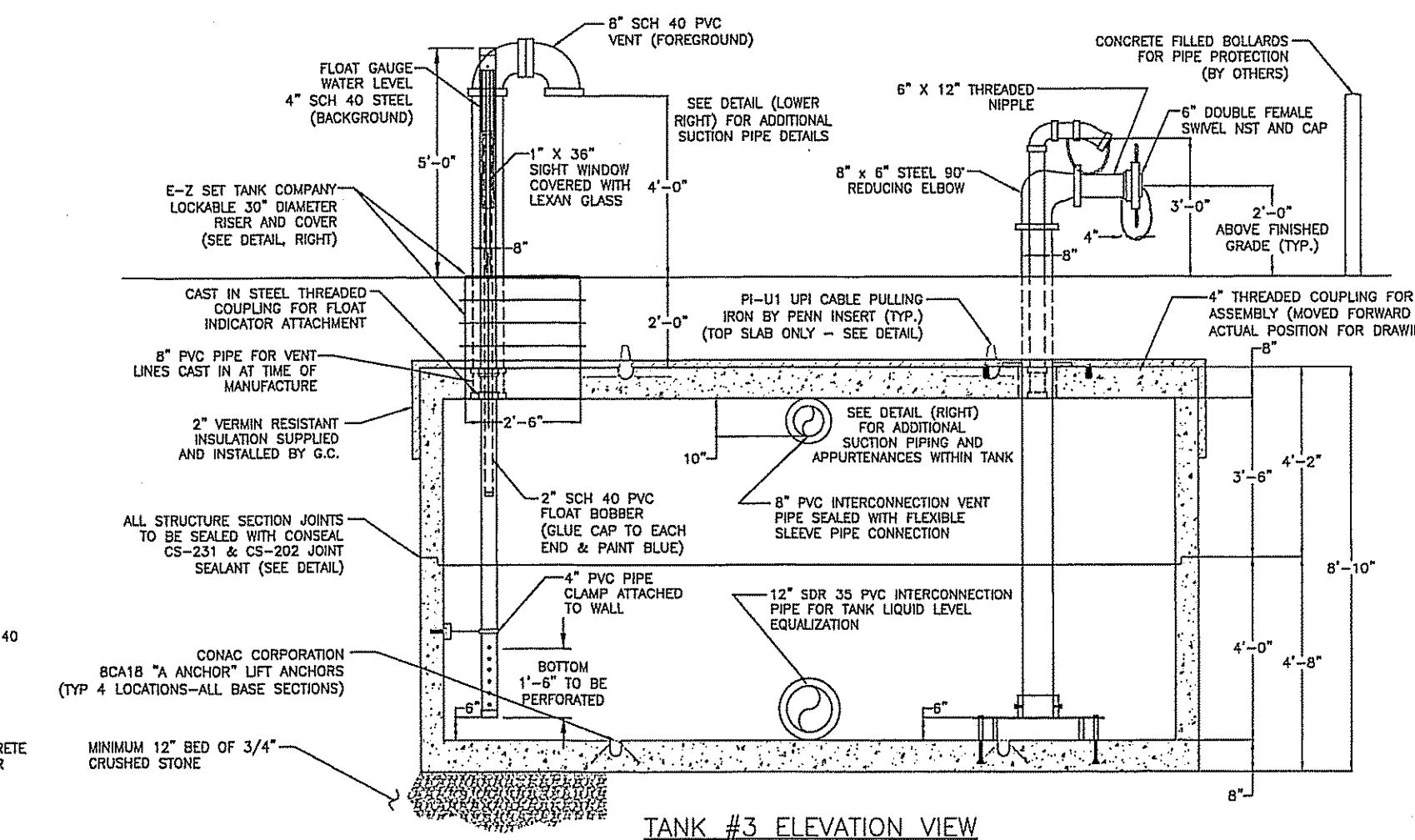
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INSTALL TANKS #5, #6, #7, AND #8 IN TANDEM TO PROVIDE A TOTAL OF 60,000 GALLONS

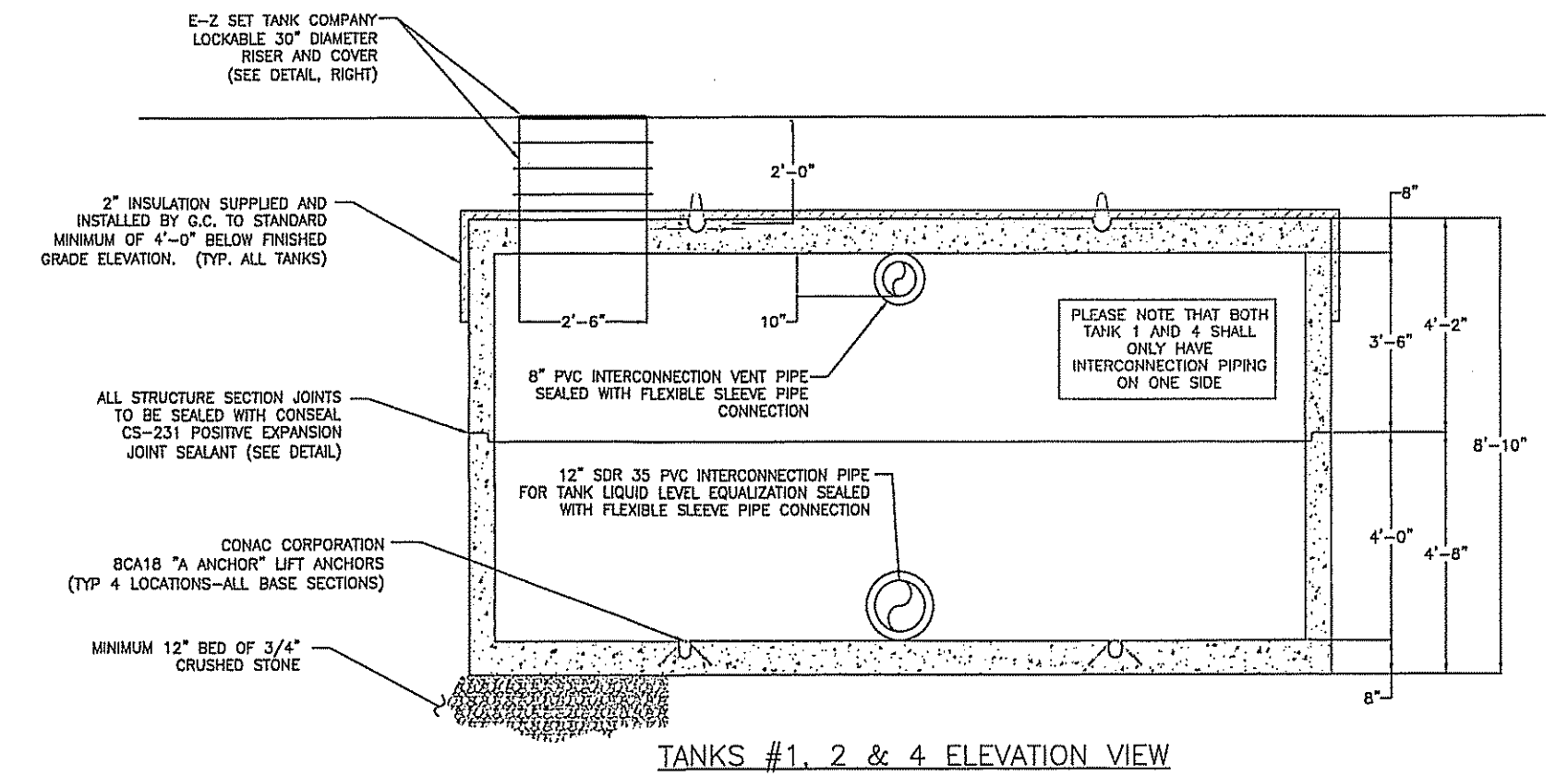
PLAN VIEW
SCALE: 3/8" = 1'-0"

- NOTES:
- CONCRETE: 5000 PSI @ 28 DAYS. CEMENT TO BE TYPE II PER ASTM C-150.
 - REINFORCING TO BE PER ASTM A-615, GRADE 60 DEFORMED BILLET STEEL WITH 1" MINIMUM COVER UNLESS OTHERWISE NOTED.
 - REINFORCING TO MEET OR EXCEED REQUIREMENTS OF AASHTO M-44, COVER: 1" - 5".
 - ALL SECTION JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT PER ASTM C-990 & AASHTO M-198.
 - EXTERIOR TO BE COATED WITH CONSEAL CS-55 ACROPLUM COATING OR SHORBARL LA-12 ASPHALT GLENNITE PAINT THAT MEETS THE REQUIREMENTS OF FEDERAL SPECIFICATION TT-C-494, TYPES I, II & III.
 - HIGHEST SECTION TO WEIGH: 33,785# (16.10 YDS³ TOTAL, 8.65 YDS³ PER SECTION).

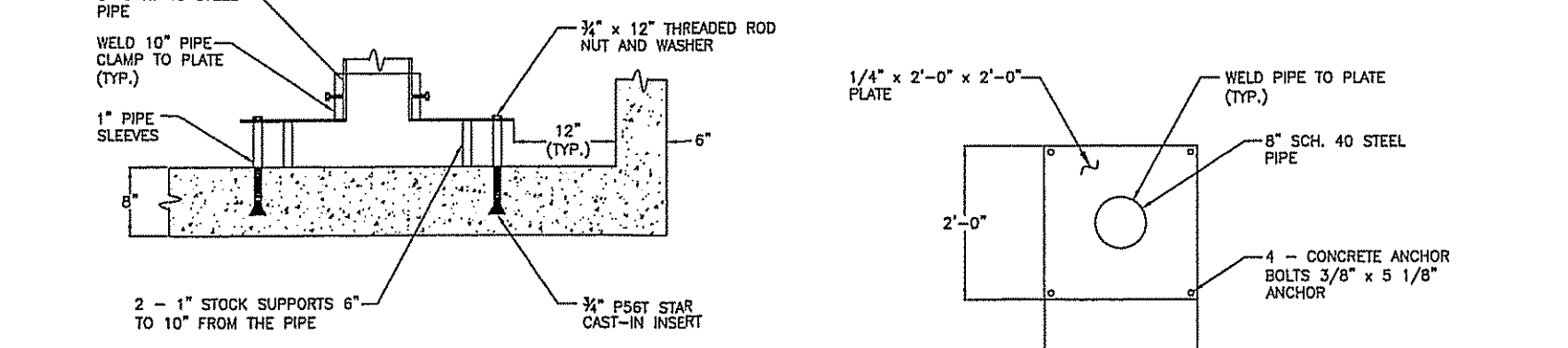


TANK #3 ELEVATION VIEW
SCALE: 3/8" = 1'-0"

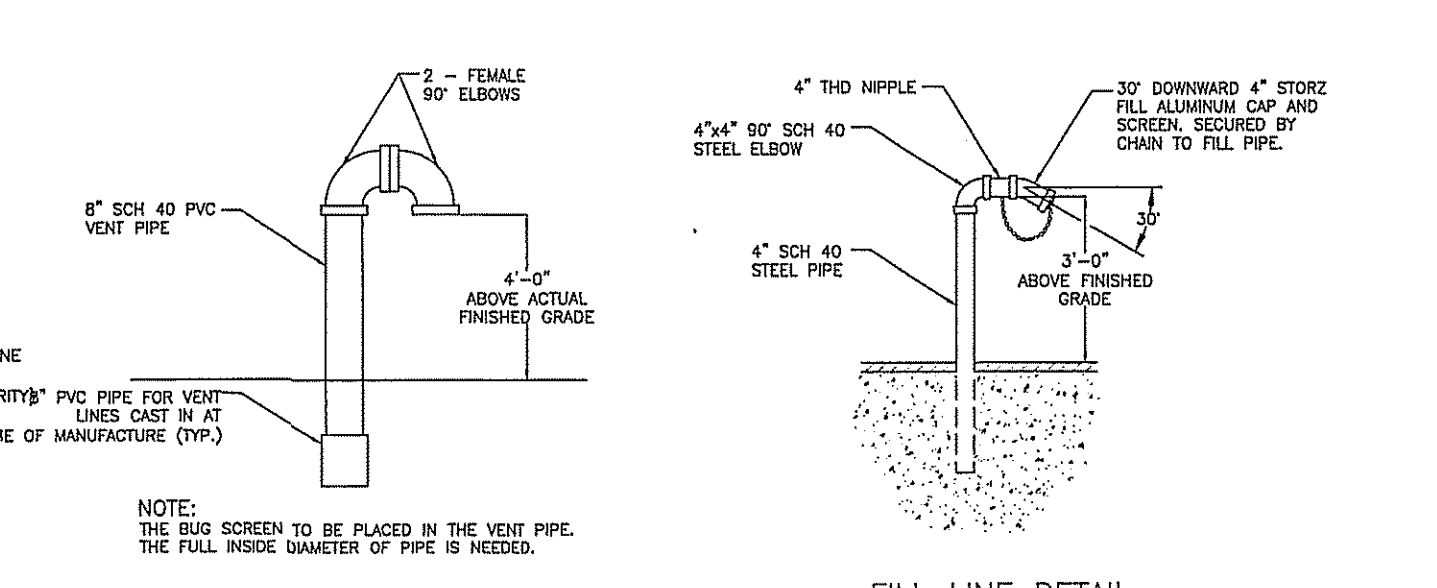
- FOUNDATION & BACKFILL NOTES:
- FOUNDATION MATERIAL SHALL BE 3/4" CRUSHED STONE, MINIMUM 12" THICK.
 - 1 1/2" BANK RUN GRAVEL SHALL BE USED FOR BACKFILL OPERATIONS SURROUNDING TANK. BACKFILL SHALL BE PLACED IN MAXIMUM 12" LOOSE LIFTS. IT SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY MODIFIED PROCTOR METHOD (ASTM 1557). ALL COMPACTON SHALL BE DONE WITH HAND-OPERATED COMPACTOR EQUIPMENT.
 - TANK EXCAVATION SHALL BE KEPT DEWATERED THROUGHOUT INSTALLATION AND BACKFILL OPERATIONS.
 - ALL AREAS BETWEEN TANKS SHALL BE FILLED TO A MINIMUM OF 12" ABOVE CROWN OF INTERCONNECTION PIPE WITH 3/4" CRUSHED STONE. 1 1/2" BANK RUN GRAVEL MAY BE USED ABOVE THIS ELEVATION, PROVIDED THAT PROPER COMPACTON AS STATED IN NOTE 2 ABOVE CAN BE ACHIEVED.
 - ALL BACKFILL MATERIAL BETWEEN TANKS SHALL BE PLACED IN 12" LIFTS AT THE SAME TIME AS THE MATERIAL SURROUNDING THE TANKS.



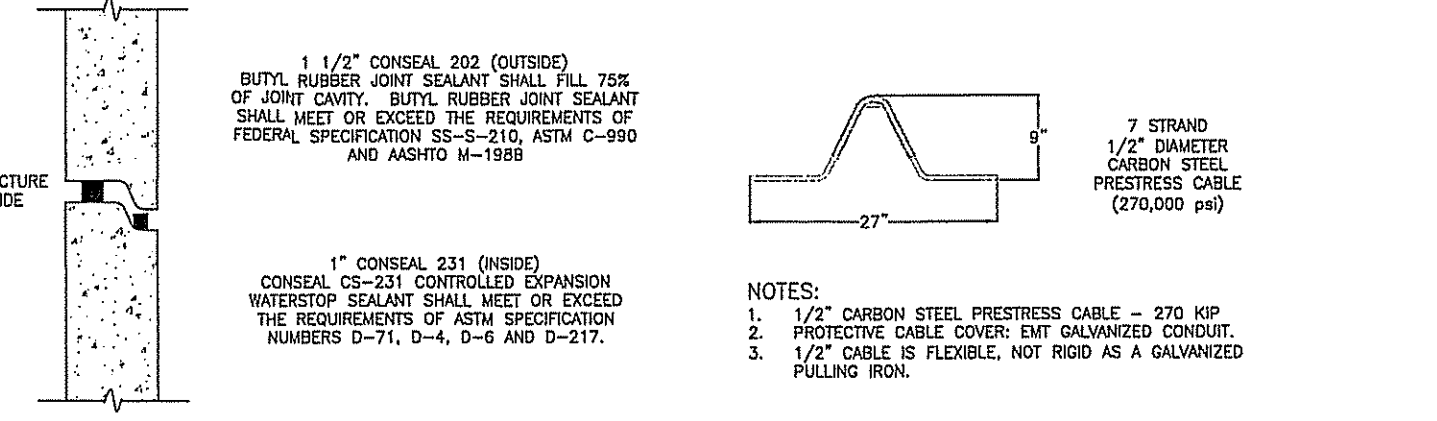
TANKS #1, 2 & 4 ELEVATION VIEW
SCALE: 3/8" = 1'-0"



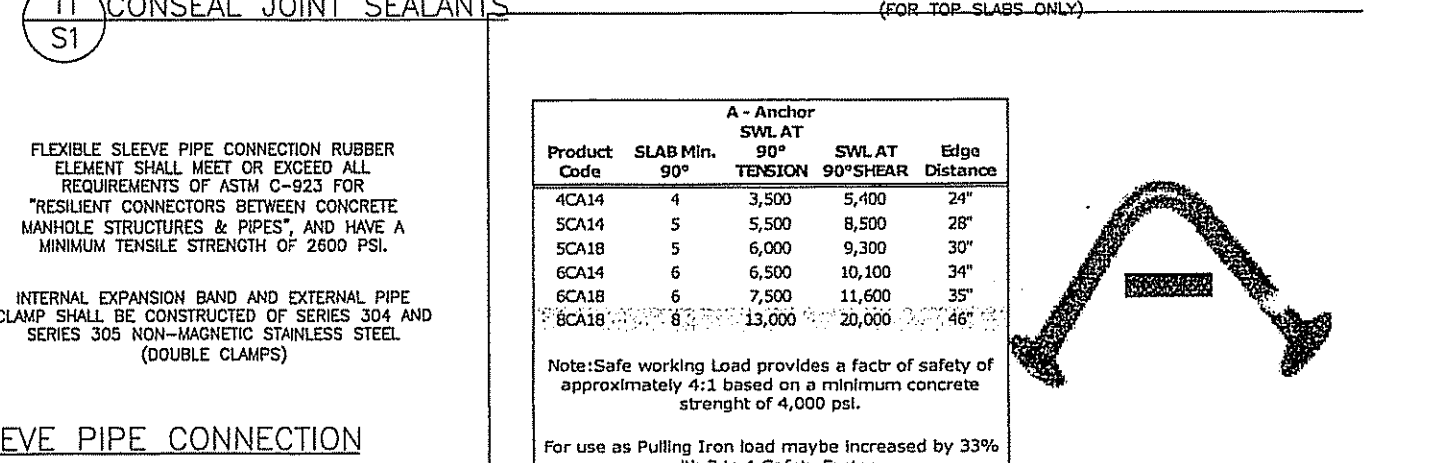
3 ANTIVORTEX PLATE
4 RISER CLAMP PLATE DETAIL



VENT PIPE DETAIL



FILL LINE DETAIL



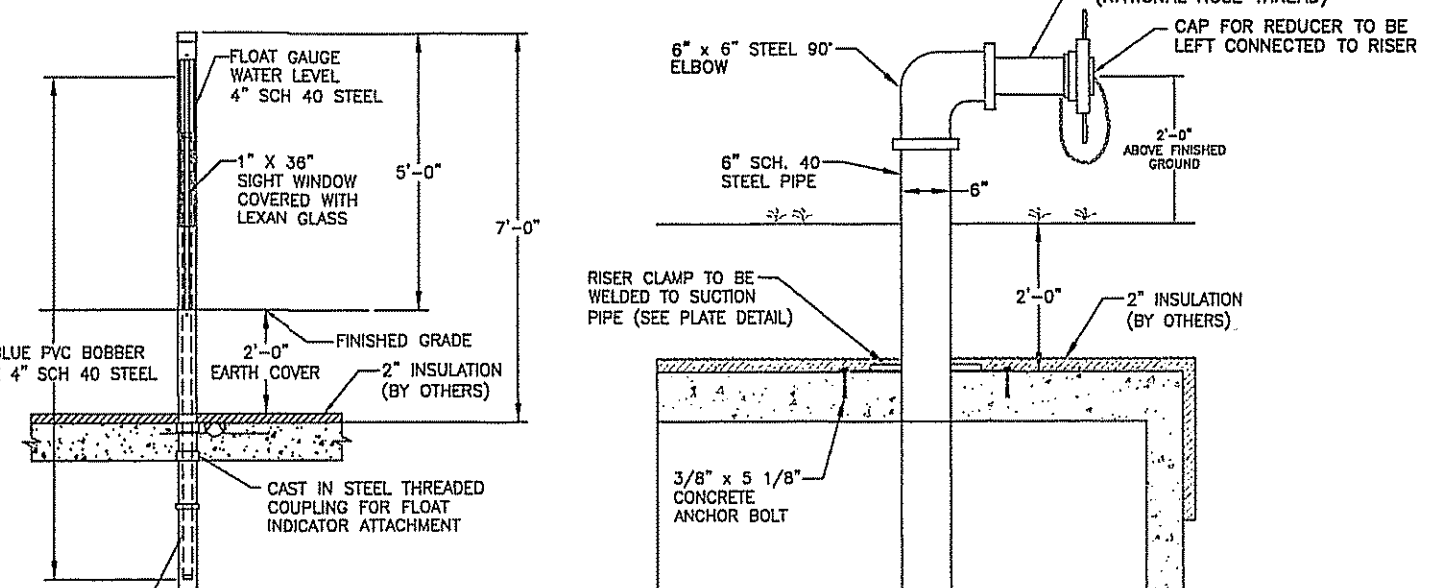
UPI PULLING CABLE IRON
(FOR TOP SLABS ONLY)

11 CONSEAL JOINT SEALANTS

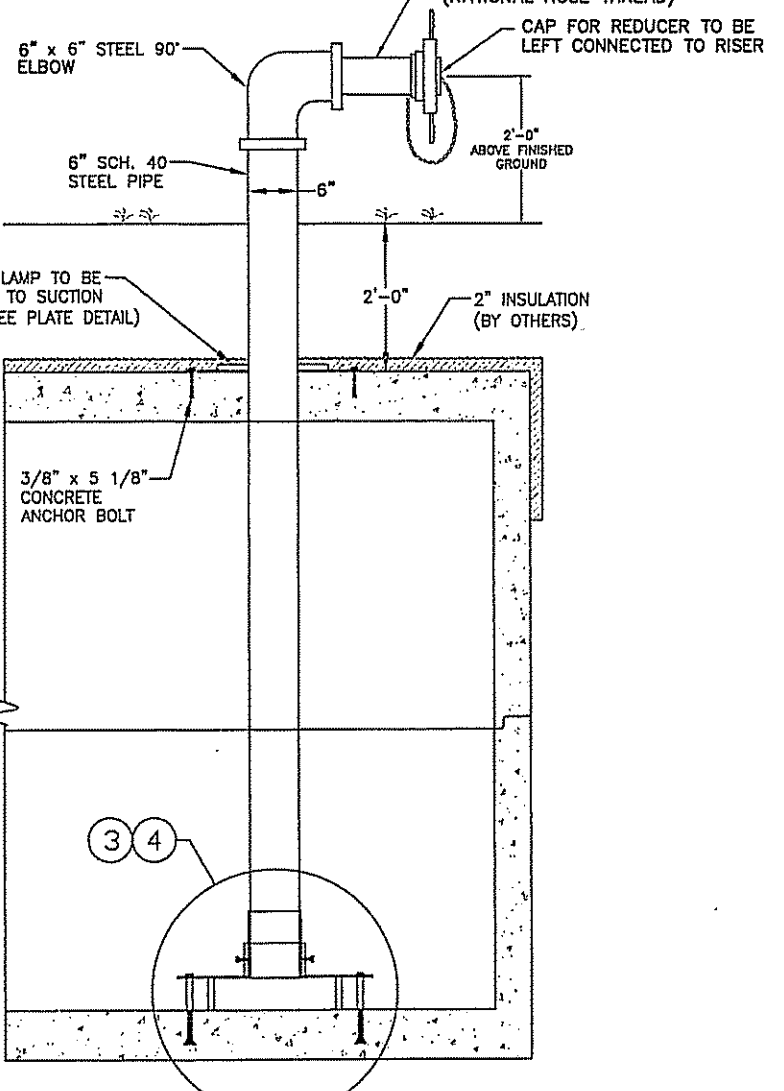
Product Code	SLAB Min. 90'	SWL AT 90'	SWL AT 180'	SWL AT 270'
4CA14	4	3,500	5,400	29"
SCA14	5	5,500	8,500	28"
SCA18	5	6,000	9,300	30"
6CA14	6	6,500	10,100	34"
6CA18	6	7,500	11,600	35"
8CA18	8	13,000	20,000	46"

Note: Safe working load provides a factor of safety of approximately 4:1 based on a minimum concrete strength of 4,000 psi.

For use as Pulling Iron load may be increased by 33% with 3 to 1 Safety Factor.



5 TYPICAL WATER LEVEL FLOAT INDICATOR DETAIL



SUCTION ASSEMBLY DETAIL



MICHE CORPORATION, INC.
11 BUXTON INDUSTRIAL DRIVE-PO BOX 970
HENNIKER, NH 03242
PHONE: 603-428-3218
FAX: 603-428-7426

OR EQUAL

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REV.	DATE	DESCRIPTION	C/O	DR	CK
A	12/28/22	REVISED PER STAFF & PEER REVIEW COMMENTS		CLR	CEB

CISTERN DETAILS
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
PREPARED FOR:
84 LUMBER COMPANY
1019 ROUTE 619, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: NOT TO SCALE
JUNE 2, 2022

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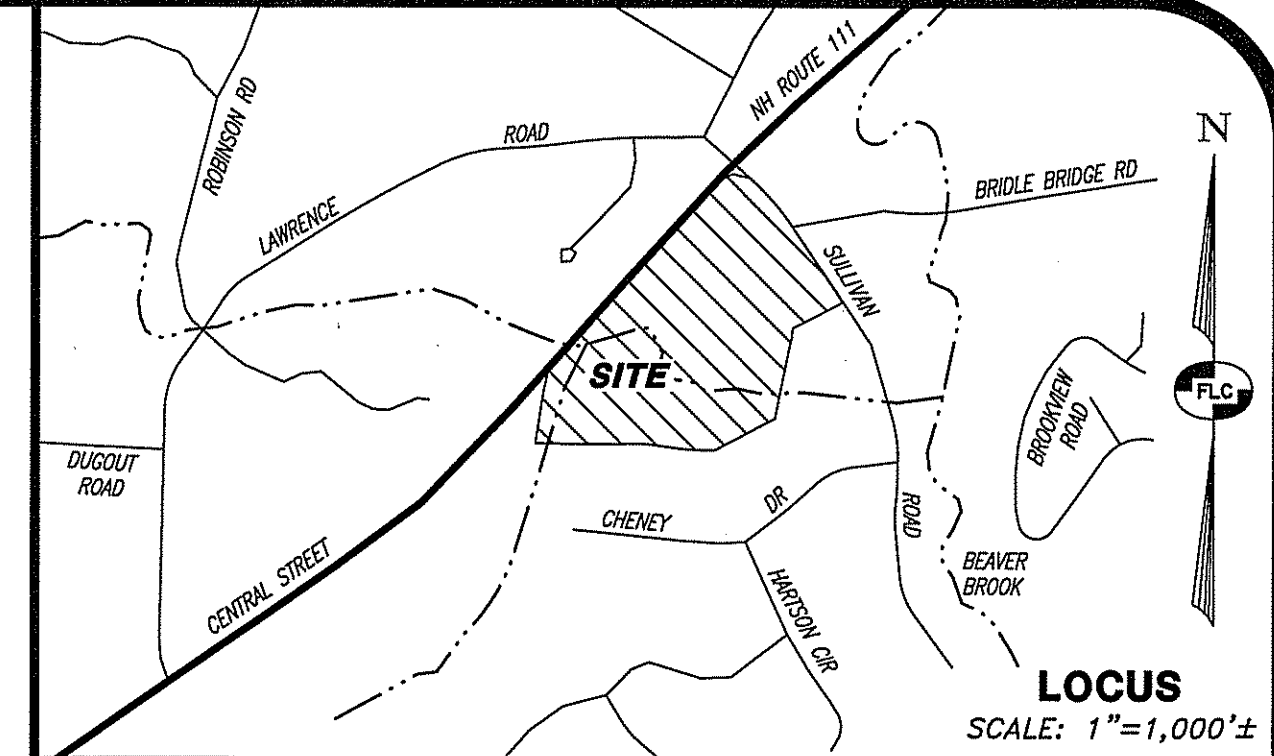
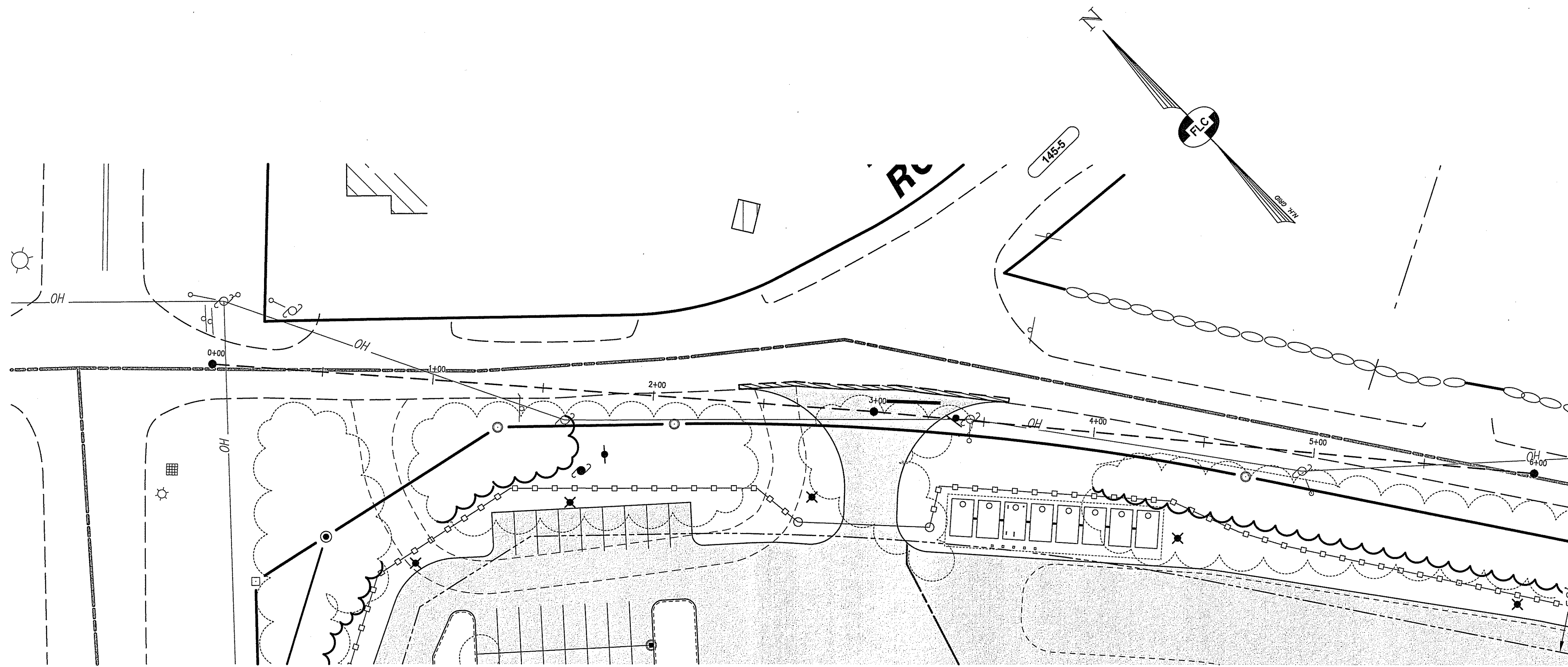
DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE _____

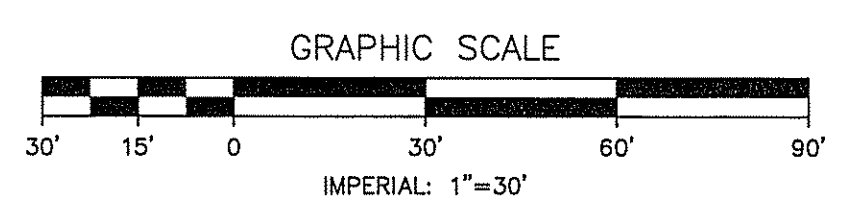
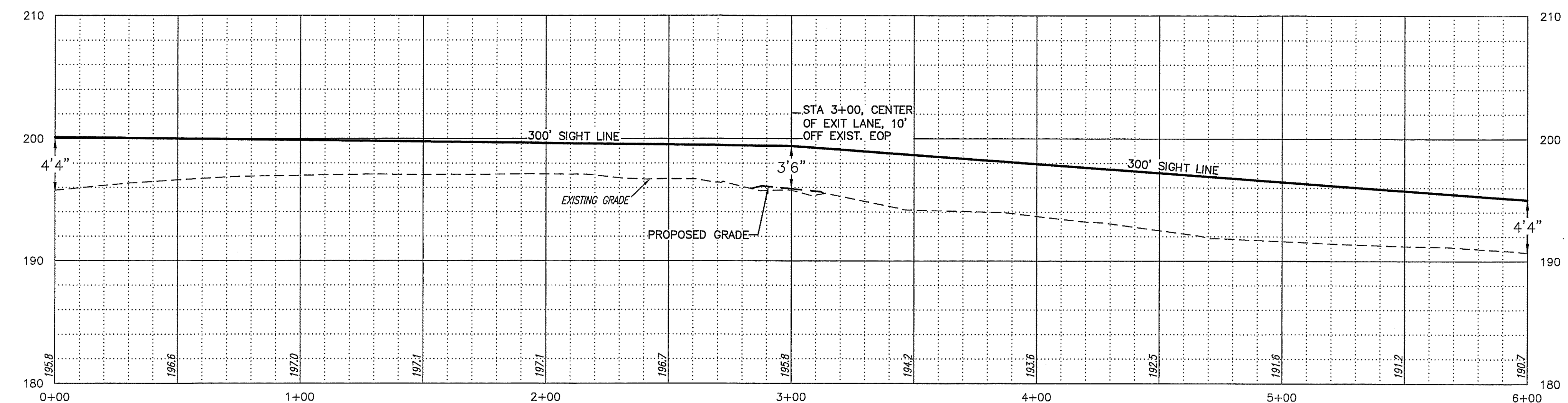
SECRETARY: _____ SIGNATURE DATE _____

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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.



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP LOT 145-15 IS POCOMO DEVELOPMENT LLC - PO BOX 642, WINDHAM, NH 03087. THE DEED REFERENCES FOR LOT 145-15 IS BK.8274 PG.2729 DATED DECEMBER 15, 2010 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LUMBER YARD AND ASSOCIATED SITE IMPROVEMENTS OVER TAX MAP 145 LOT 15.
 - THE TOTAL AREA OF TAX MAP LOT 145-15 IS 30.962 ACRES OR 1,348,707 SQ.FT. WITH 1390.64 FT. OF FRONTAGE ALONG CENTRAL STREET AND 907.23 FT. OF FRONTAGE ALONG SULLIVAN ROAD.
 - ZONING FOR THE PARCEL IS THE INDUSTRIAL DISTRICT (I).
- | INDUSTRIAL DISTRICT: | REQUIRED | EXISTING 145-15 | PROPOSED |
|----------------------|--------------------|-----------------|--------------|
| MIN LOT AREA | 43,560 SF W/O TOWN | 1,348,707 SF | 1,348,707 SF |
| MIN LOT FRONTAGE | 150 FT | 2,297.87 FT | 2,297.87 FT |
| MIN FRONT SETBACK | 50 FT | 73.5 FT. | 53.7 FT. |
| MIN REAR SETBACK | 15 FT | 647.2 FT | 207.0 FT |
| MIN SIDE SETBACK | 15 FT | N/A | N/A |
- THE SITE IS ALSO LOCATED IN THE WETLANDS CONSERVATION DISTRICT. A 50 FT. WETLAND BUFFER IS REQUIRED. IT IS PARTIALLY LOCATED IN THE 100-YEAR FLOOD HAZARD ZONE AND WITHIN AN AQUIFER AREA.
 - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN #1 CITED HEREON AND A PRECISE BOUNDARY SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022.
 - HORIZONTAL ORIENTATION IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL DATUM IS NAVD-83. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 - JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2022 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - THE SUBJECT PARCEL IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE 'A' AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY NUMBER 330082, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301100536D, EFFECTIVE DATE SEPTEMBER 25, 2009.
 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND A PRIVATE WELL AND SEPTIC SYSTEM.
 - ALL OTHER UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11/17/22	REVISED PER CLIENT & FIRE REVIEW	---	CLR	CEB

SIGHT DISTANCE EXHIBIT PLAN
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
 PREPARED FOR:
84 LUMBER COMPANY
 1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330
 SCALE: 1" = 30' MARCH 22, 2022

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE _____

SECRETARY _____ 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.



PHASING NOTE:
 PHASE 1 OF THIS PROJECT WILL CONSIST OF CONSTRUCTING THE MAIN BUILDING, DRIVE-THROUGH STORAGE, AND TWO STORAGE SHEDS. PAVEMENT WILL BE INSTALLED AS SHOWN TO THE LIMIT OF PHASE 1. ALL UTILITIES, LIGHTS, DRAINAGE FEATURES, AND LANDSCAPING WILL BE CONSTRUCTED IN THE FIRST PHASE AS WELL.
 PHASE 2 WILL CONSIST OF CONSTRUCTING THE ADDITION TO THE MAIN BUILDING AND THE ADDITION TO THE DRIVE-THROUGH STORAGE. ADDITIONAL PAVEMENT WILL ALSO BE INSTALLED AS SHOWN.

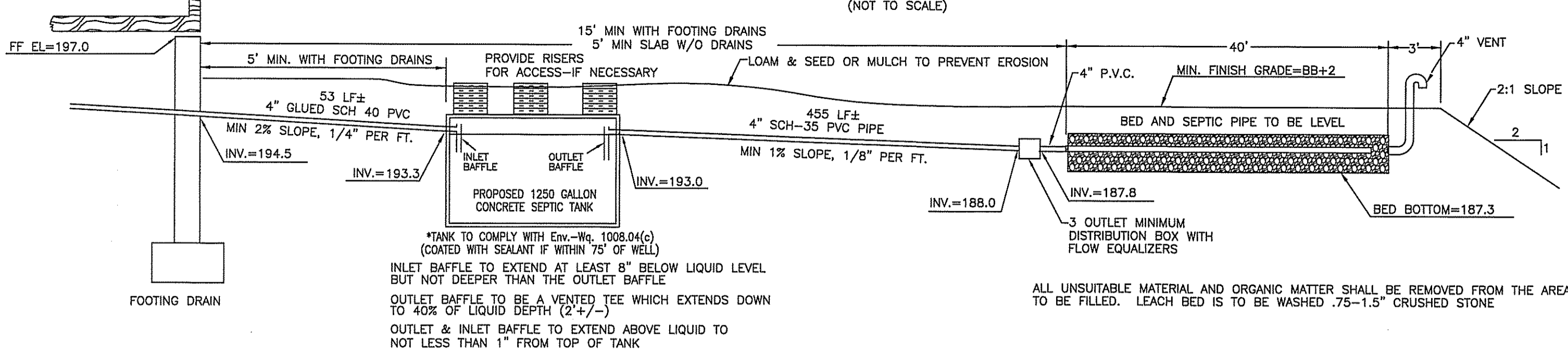
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FILE: 3184SP01B.dwg PROJ. NO. 3184.01 SHEET: EH-1 PAGE NO. 1 OF 1

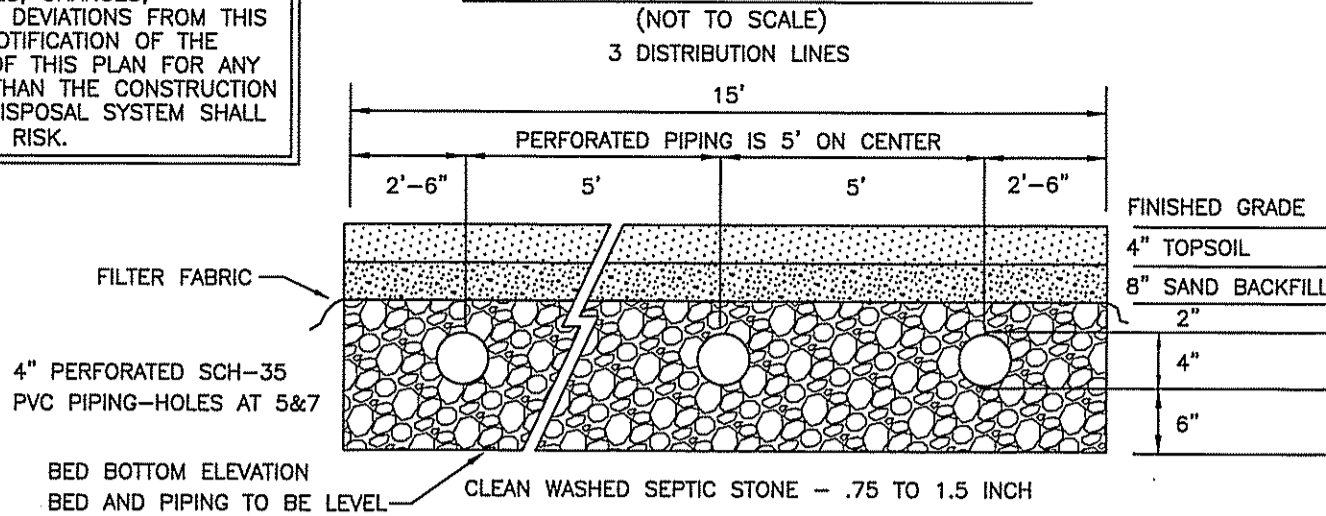
PROPOSED COMMERCIAL OFFICE & RETAIL SPACE

TYPICAL SECTION OF PROPOSED EFFLUENT DISPOSAL SYSTEM (NOT TO SCALE)



ANY DISCREPANCIES, CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN REQUIRES NOTIFICATION OF THE DESIGNER. USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL BE AT THE USER'S RISK.

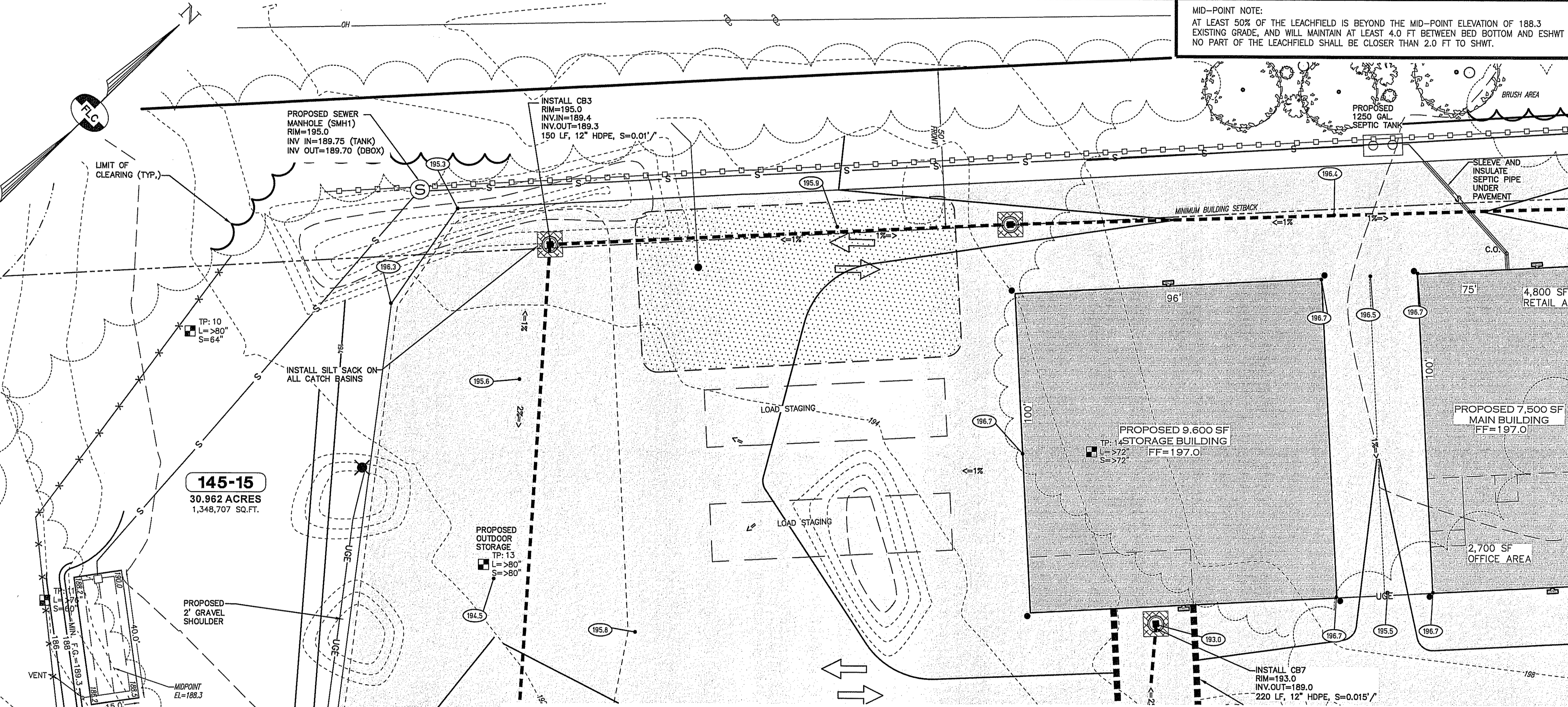
TYPICAL CROSS SECTION (NOT TO SCALE)



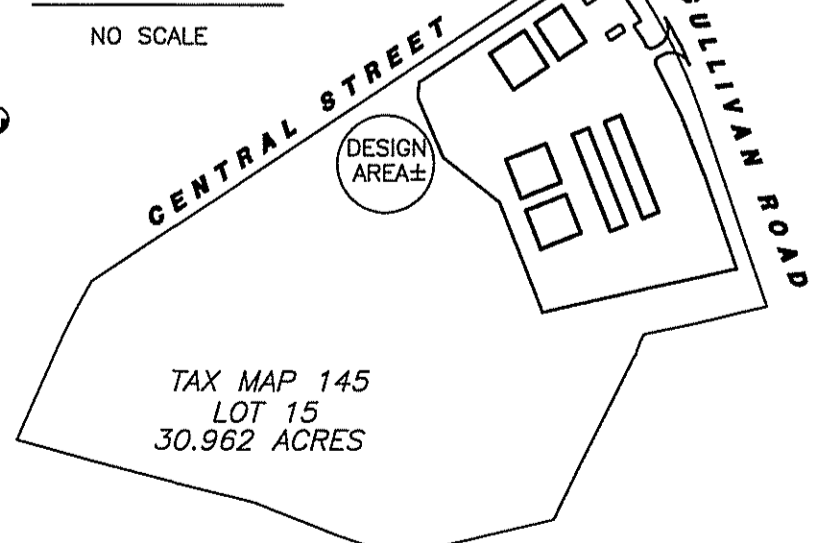
THE FIRST 6-INCHES DIRECTLY BENEATH THE BED SHALL CONSIST OF MEDIUM-TO-COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.25-TO-2.0 MM, NO GREATER THAN 5% PASSING THE NUMBER 200 SIEVE AND NO PARTICLE SIZE LARGER THAN 0.75-INCH; OR MATERIALS MEETING THE ASTM C-33 SPECIFICATION

MID-POINT NOTE:

AT LEAST 50% OF THE LEACHFIELD IS BEYOND THE MID-POINT ELEVATION OF 188.3 EXISTING GRADE, AND WILL MAINTAIN AT LEAST 4.0 FT BETWEEN BED BOTTOM AND ESHWT NO PART OF THE LEACHFIELD SHALL BE CLOSER THAN 2.0 FT TO SHWT.



PLOT PLAN (NO SCALE)



LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CULVERT
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- GAS LINE
- WATER LINE

NOTES

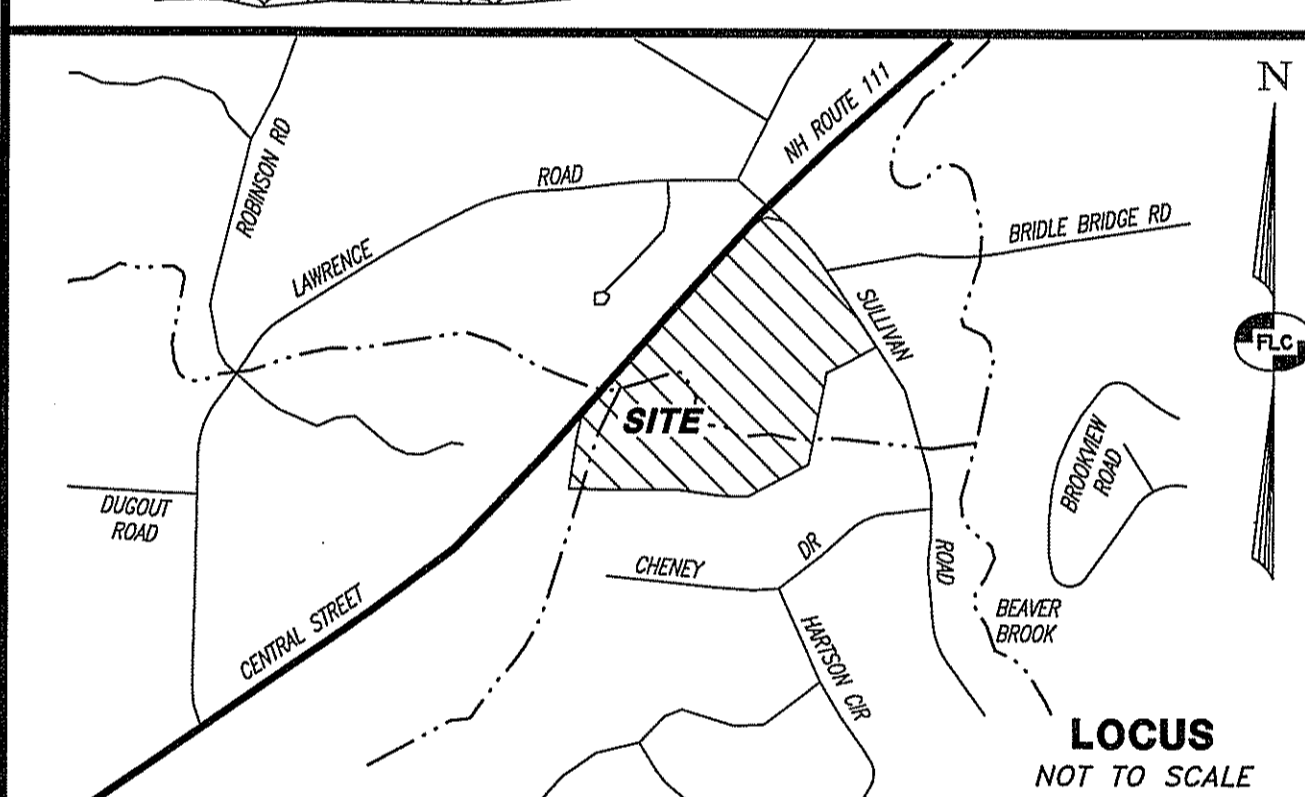
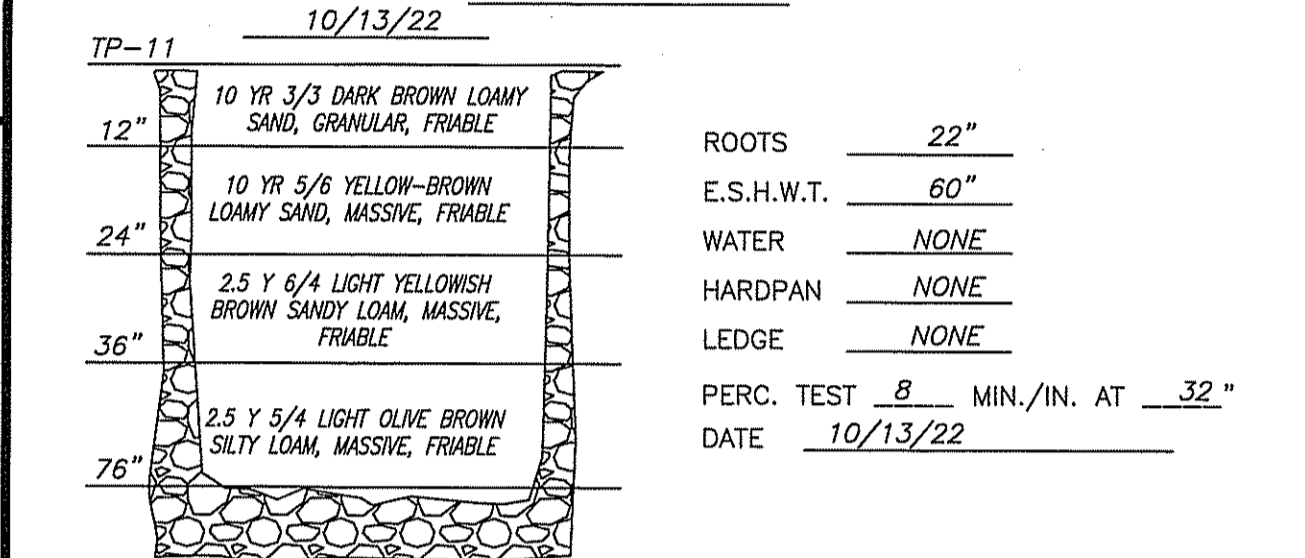
1. THIS IS NOT A PROPERTY LINE SURVEY. ALL PROPERTY LINES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR CONTACTING DIGSAFE FOR MARKING OF UNDERGROUND UTILITIES PRIOR TO BREAKING GROUND. ANY UTILITIES SHOWN HEREIN ARE APPROXIMATE ONLY.
3. THERE ARE NO POORLY DRAINED WETLANDS WITHIN 50 FEET OF THE LEACHFIELD.
4. THERE ARE NO VERY POORLY DRAINED WETLANDS, WELLS, OR SURFACE WATER WITHIN 75 FEET OF THE LEACHFIELD.
5. INSTALLER SHALL NOT ALLOW ANY VEHICULAR TRAVEL TO OCCUR OVER THE PROPOSED EFFLUENT DISPOSAL SYSTEM (EDS) EXCEPT DURING CONSTRUCTION.
6. ALL PIPE CONNECTIONS TO THE SEPTIC TANK SHALL BE SEALED WITH A WATER-TIGHT FLEXIBLE JOINT CONNECTOR IN ACCORDANCE WITH ENV-WQ 1010.08(A).
7. THIS DESIGN DOES NOT PROVIDE FOR THE USE OF A GARBAGE GRINDER IF A GARBAGE GRINDER IS INSTALLED THE SEPTIC TANK CAPACITY WOULD NEED TO BE INCREASED.
8. THIS SYSTEM IS NOT DESIGNED FOR DISCHARGES FROM WATER PURIFICATION SYSTEMS OR FLOOR DRAINS.
9. REPLACEMENT SYSTEM TO BE LOCATED IN THE SAME AREA WHEN OR IF NECESSARY.
10. CONTRACTOR SHALL USE CAUTION WHEN PREPARING THE SITE AND PLACING FILL MATERIALS TO AVOID COMPACTION AND/OR SMearing OF THE INFILTRATIVE SOILS.
11. ALL INVERT ELEVATIONS AND GRADES ARE REFERENCED FROM THE T.B.M.
12. DESIGNER SHALL BE NOTIFIED OF ANY CONDITIONS CONTRARY TO THOSE DEPICTED ON THIS PLAN.
13. EXISTING WATER SUPPLY IS ON SITE WELL.
14. ALL PIPING SHALL BE SCH 35 PVC UNLESS OTHERWISE SPECIFIED ON PLANS.
15. SEPTIC TANK SHALL BE PUMPED AND CLEANED A MINIMUM OF EVERY THREE YEARS OR AT MORE FREQUENT INTERVALS IF NEEDED.
16. SEPTIC TANK IS TO BE SUPPLIED BY LAMARRE CONCRETE CORP. OR EQUAL.
17. NO KNOWN BURIAL SITES OR CEMETERIES WITHIN 100' OF ANY SEPTIC SYSTEM COMPONENT, PER ENV.WQ 1003.13(A)3.

-WETLANDS WERE DELINEATED IN PROXIMITY TO THE LEACHFIELD AREA-
 -WETLANDS WERE DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.06
 DELINEATION OF WETLANDS: HYDRIC SOILS DETERMINATION

DESIGN INTENT

SEPTIC LOADING DATA

TEST PIT DATA



REV.	DATE	DESCRIPTION	DR	CK

GRAPHIC SCALE: 1" = 20' IMPERIAL

DESIGNER'S STAMP

PROPOSED SEWAGE DISPOSAL SYSTEM PLAN
 TAX MAP 145 LOT 15
 (3 SULLIVAN ROAD)
 HUDSON, NEW HAMPSHIRE
 PREPARED FOR:
84 LUMBER COMPANY
 1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

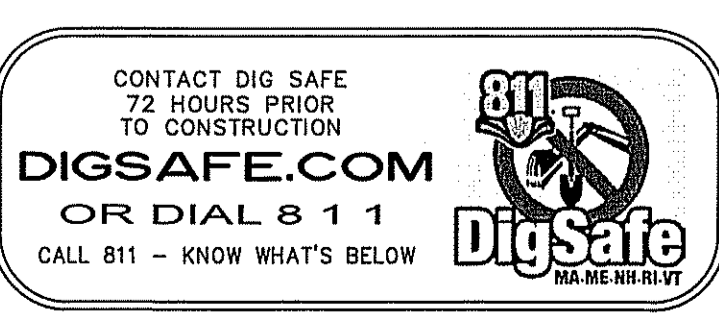
SCALE: 1" = 20' JANUARY 10, 2023

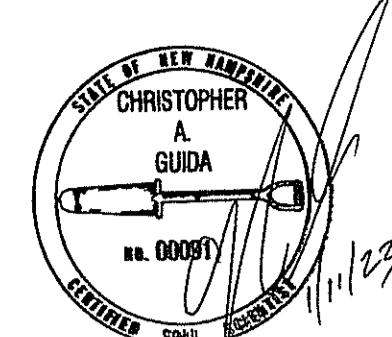
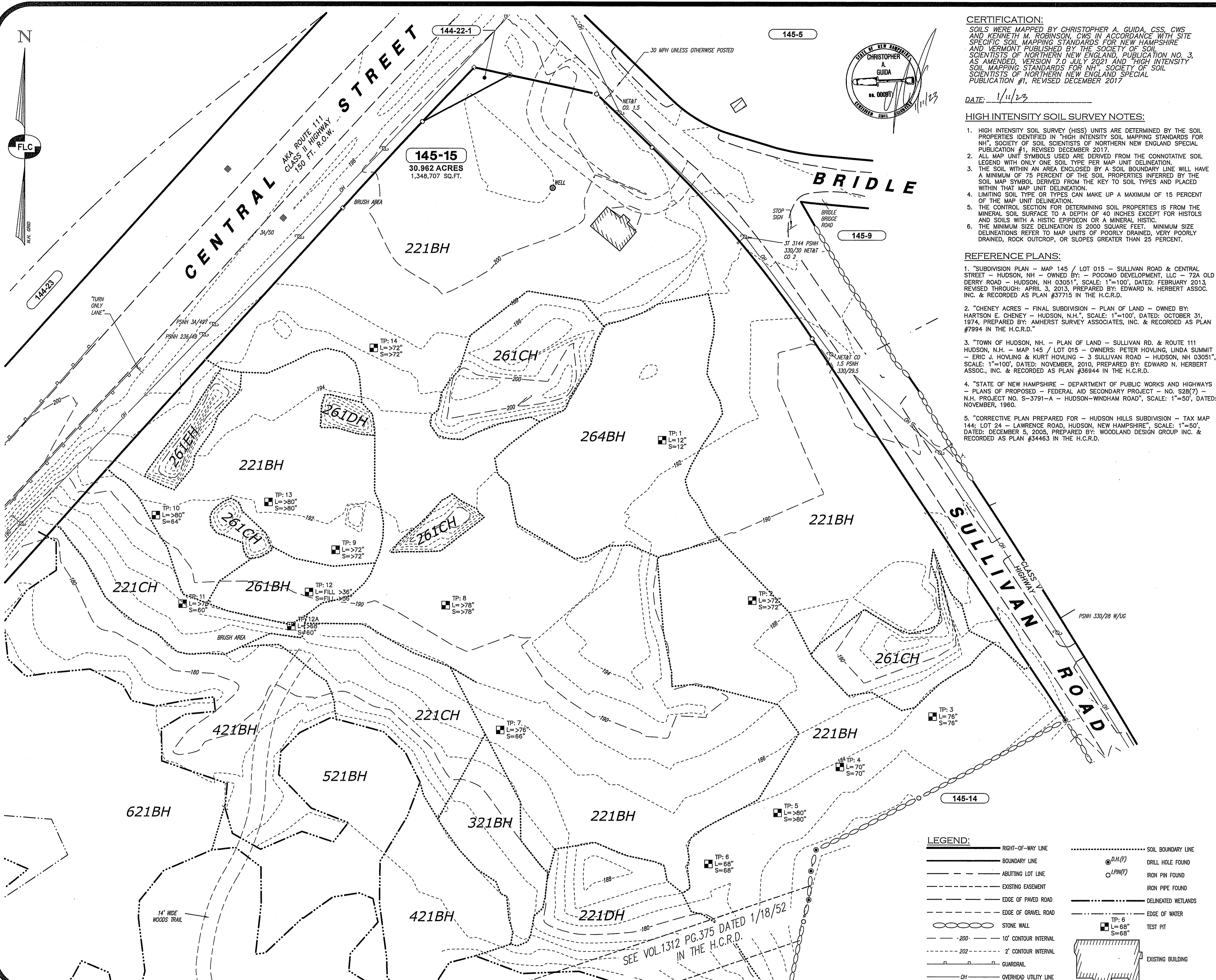
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FILE: 3184ST01.dwg PROJ. NO. 3184.01 SHEET: ST-1 SHEET NO. 1 OF 1





CERTIFICATION:
 SOILS WERE MAPPED BY CHRISTOPHER A. GUIDA, CSS CWS AND KENNETH W. ROBINSON, CWS IN ACCORDANCE WITH SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, PUBLICATION NO. 3, AS AMENDED, VERSION 7.0 JULY 2021 AND "HIGH INTENSITY SOIL MAPPING STANDARDS FOR NH" SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION #1, REVISED DECEMBER 2017.

DATE: 1/11/23

HIGH INTENSITY SOIL SURVEY NOTES:

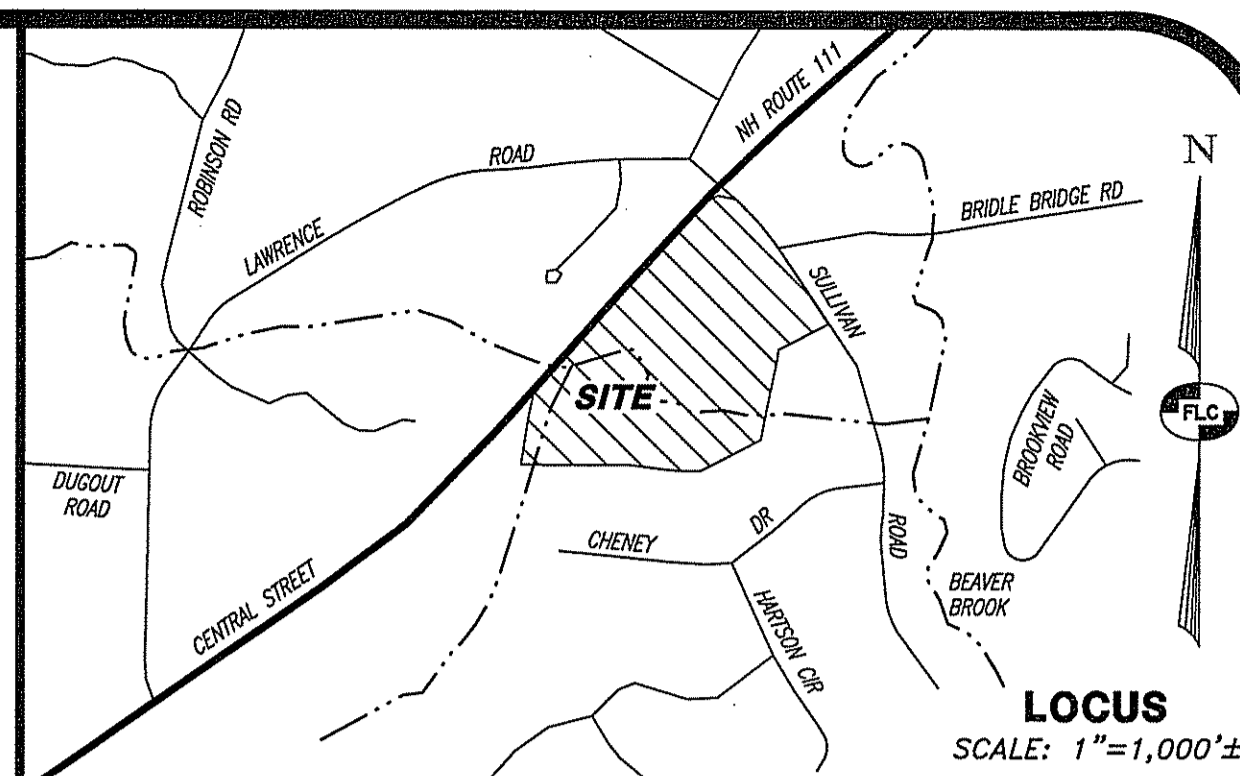
- HIGH INTENSITY SOIL SURVEY (HISS) UNITS ARE DETERMINED BY THE SOIL PROPERTIES IDENTIFIED IN "HIGH INTENSITY SOIL MAPPING STANDARDS FOR NH", SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION #1, REVISED DECEMBER 2017.
- ALL MAP UNIT SYMBOLS USED ARE DERIVED FROM THE CONNOTATIVE SOIL LEGEND WITH ONLY ONE SOIL TYPE PER MAP UNIT DELINEATION.
- THE SOIL WITHIN AN AREA ENCLOSED BY A SOIL BOUNDARY LINE WILL HAVE A MINIMUM OF 75 PERCENT OF THE SOIL PROPERTIES INFERRED BY THE SOIL MAP SYMBOL DERIVED FROM THE KEY TO SOIL TYPES AND PLACED WITHIN THAT MAP UNIT DELINEATION.
- LIMITING SOIL TYPE OR TYPES CAN MAKE UP A MAXIMUM OF 15 PERCENT OF THE MAP UNIT DELINEATION.
- THE CONTROL SECTION FOR DETERMINING SOIL PROPERTIES IS FROM THE MINERAL SOIL SURFACE TO A DEPTH OF 40 INCHES EXCEPT FOR HISTOLS AND SOILS WITH A HISTIC EPISODE OR A MINERAL HISTIC.
- THE MINIMUM SIZE DELINEATION IS 2000 SQUARE FEET. MINIMUM SIZE DELINEATIONS REFER TO MAP UNITS OF POORLY DRAINED, VERY POORLY DRAINED, ROCK OUTCROP, OR SLOPES GREATER THAN 25 PERCENT.

REFERENCE PLANS:

- "SUBDIVISION PLAN - MAP 145 / LOT 015 - SULLIVAN ROAD & CENTRAL STREET - HUDSON, NH - OWNED BY: - POCOMO DEVELOPMENT, LLC - 72A OLD DERRY ROAD - HUDSON, NH 03051", SCALE: 1"=100', DATED: FEBRUARY 2013, REVISED THROUGH: APRIL 3, 2013, PREPARED BY: EDWARD N. HERBERT ASSOC. INC. & RECORDED AS PLAN #37715 IN THE H.C.R.D.
- "CHENEY ACRES - FINAL SUBDIVISION - PLAN OF LAND - OWNED BY: HARTSON E. CHENEY - HUDSON, N.H.", SCALE: 1"=100', DATED: OCTOBER 31, 1974, PREPARED BY: AMHERST SURVEY ASSOCIATES, INC. & RECORDED AS PLAN #7994 IN THE H.C.R.D."
- "TOWN OF HUDSON, NH - PLAN OF LAND - SULLIVAN RD. & ROUTE 111 HUDSON, N.H. - MAP 145 / LOT 015 - OWNERS: PETER HOVLING, LINDA SUMMIT - ERIC J. HOVLING & KURT HOVLING - 3 SULLIVAN ROAD - HUDSON, NH 03051", SCALE: 1"=100', DATED: NOVEMBER, 2010, PREPARED BY: EDWARD N. HERBERT ASSOC. INC. & RECORDED AS PLAN #36944 IN THE H.C.R.D."
- "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID SECONDARY PROJECT - NO. S2B(7) - N.H. PROJECT NO. S-3791-A - HUDSON-WINDHAM ROAD", SCALE: 1"=50', DATED: NOVEMBER, 1960.
- "CORRECTIVE PLAN PREPARED FOR - HUDSON HILLS SUBDIVISION - TAX MAP 144; LOT 24 - LAWRENCE ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1"=50', DATED: DECEMBER 5, 2005, PREPARED BY: WOODLAND DESIGN GROUP INC. & RECORDED AS PLAN #34483 IN THE H.C.R.D."

LEGEND:

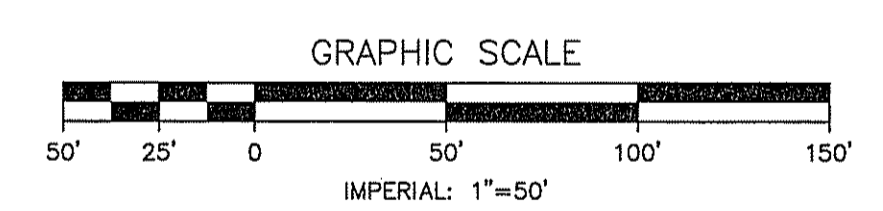
—	RIGHT-OF-WAY LINE	---	SOIL BOUNDARY LINE
—	BOUNDARY LINE	○ D.H.(f)	DRILL HOLE FOUND
—	ABUTTING LOT LINE	○ I.PIN(f)	IRON PIN FOUND
---	EXISTING EASEMENT	---	IRON PIPE FOUND
---	EDGE OF PAVED ROAD	---	DELINEATED WETLANDS
---	EDGE OF GRAVEL ROAD	---	EDGE OF WATER
○	STONE WALL	○	TEST PIT
---	10' CONTOUR INTERVAL	---	EXISTING BUILDING
---	2' CONTOUR INTERVAL		
---	GUARDRAIL		
OH	OVERHEAD UTILITY LINE		



321BH

DRAINAGE CLASS (3)	IDENTIFIER (H)	SLOPE CLASS (B)	RESTRICTIVE FEATURE (1)
1. EXCESSIVELY DRAINED	H. INDICATES HIGH INTENSITY SOIL MAP	B. 0 TO 8%	1. NONE
2. WELL DRAINED	P. INDICATES PRELIMINARY MAP	C. 8 TO 15%	2. BOULDERY, WITH MORE THAN 15% OF SURFACE COVERED
3. MODERATELY WELL DRAINED		D. 15 TO 25%	3. MINERAL RESTRICTIVE LAYER(S) ARE PRESENT AT LESS THAN 40" IN DEPTH
4. SOMEWHAT POORLY DRAINED		E. MORE THAN 25%	4. BEDROCK 20"-40" DEPTH
5. POORLY DRAINED			5. SUBJECT TO FLOODING
6. VERY POORLY DRAINED			6. DOES NOT MEET FILL STANDARDS
7. NOT DETERMINABLE			7. BEDROCK 0"-20" DEPTH

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 8 1 1
 CALL 811 - KNOW WHAT'S BELOW



REV.	DATE	DESCRIPTION	C/O	DR	CK

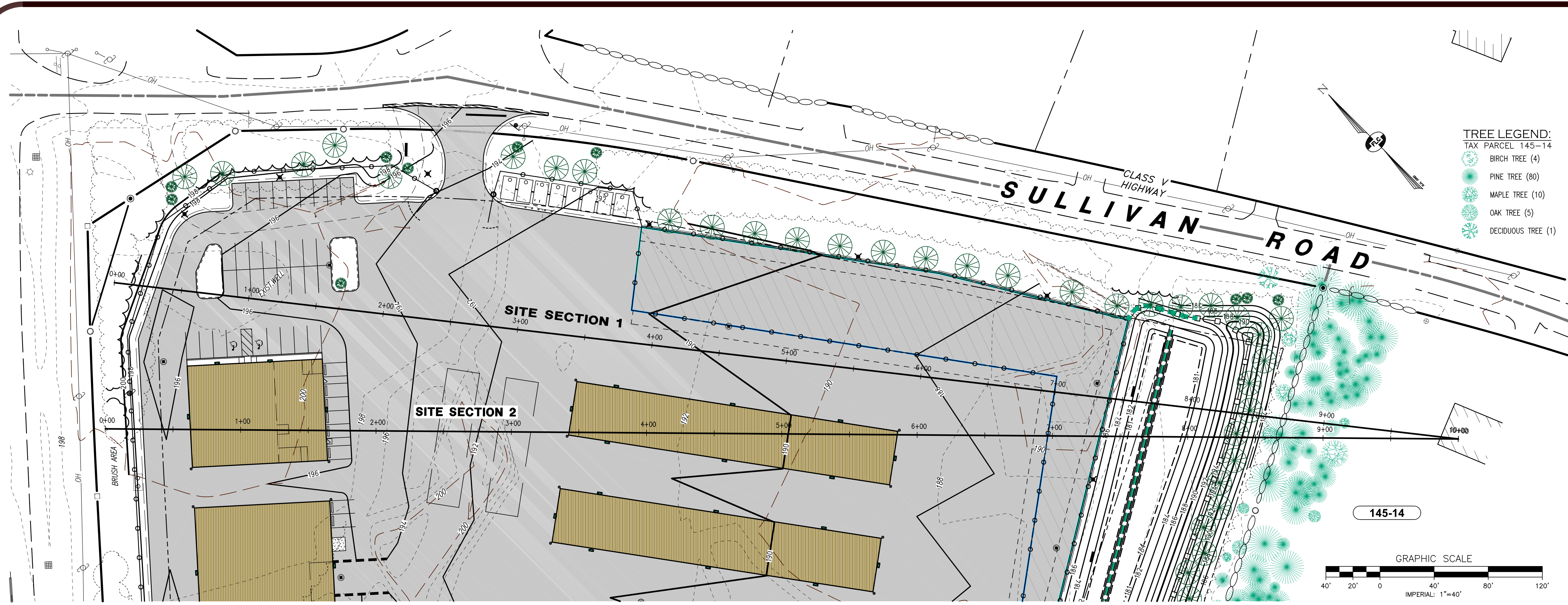
HIGH INTENSITY SOIL SURVEY PLAN
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
 PREPARED FOR:
84 LUMBER COMPANY
 1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: 1" = 50' JANUARY 11, 2023

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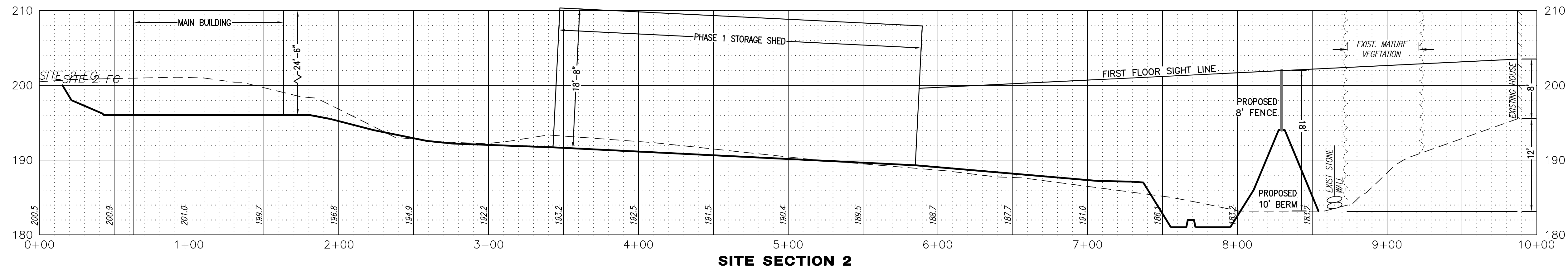
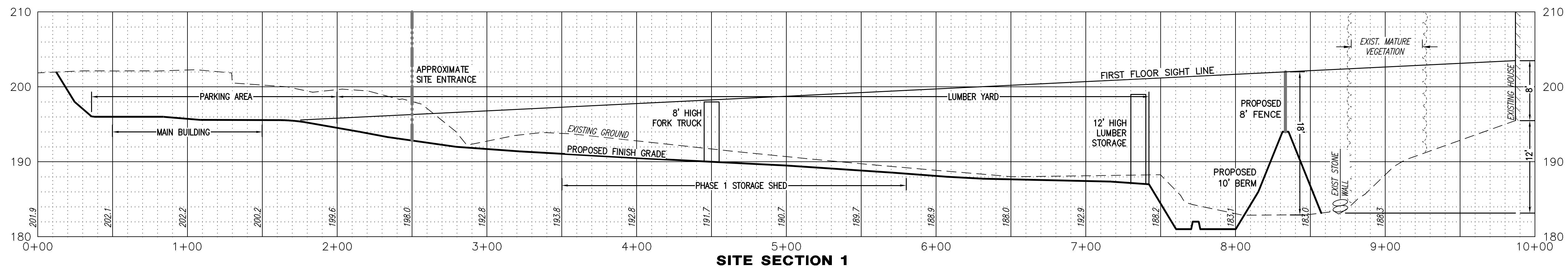


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 Email: FieldstoneLandConsultants@Comcast.net

NO.	DATE	DESCRIPTION	DR.	CK.
A	3/23/23	ADD SECTION 2 & LOT 145-14 TREES/LEGEND	NIRC	NIRC



84 LUMBER COMPANY
 1019 ROUTE 519, BUILDING 4
 EIGHTY FOUR, PA 15333

TAX MAP 145 LOT 15
SITE SECTION EXHIBIT PLAN

84 LUMBER CO.

PLANS ISSUED FOR:
REVIEW

TAX MAP 4 LOT 23
RINDGE, NEW HAMPSHIRE

FILE: 3184SP01E.dwg MARCH 22, 2023
 SCALE: 1" = 40' HORIZ. / 8' VERT.

EH-2
 SHEET

PROJECT NO. 3184.01
 SHEET NO. 1 OF 1

LEGEND:

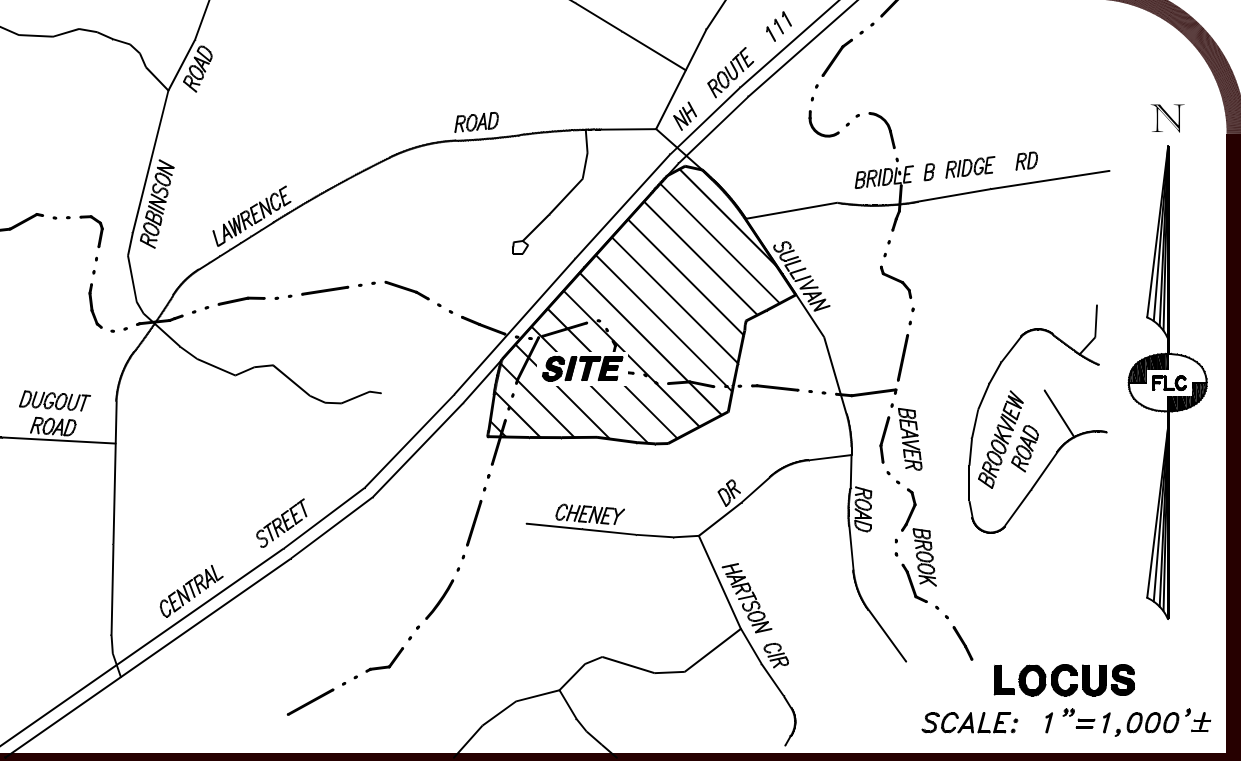
PROPOSED FEATURES

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SHOULDER
- SWALE
- LIMITS OF CLEARING
- W — WATER LINE
- UGE — UNDERGROUND UTILITY LINES AND UTILITY BOXES LOCATION
- X — WATER GATE VALVE
- X — WATER SERVICE SHUT-OFF
- SEPTIC AREA
- EARTHEN BERM
- RETAINING WALL
- TRAFFIC FLOW ARROWS (NOT PAINTED)
- PHASING LINE
- CB1 — STORM WATER DRAINAGE
- DRAIN INLET PROTECTION
- DRAIN MANHOLE
- BUILDING MOUNTED LIGHT
- HANDICAP PARKING STALL

SEE SHEET EX-1 FOR EXISTING FEATURES LEGEND.

- PAVED/GRAVEL AREA (PHASE 1)
- PAVED/GRAVEL AREA (PHASE 2)
- BUILDING (PHASE 1)
- BUILDING (PHASE 2)
- CONCRETE AREA
- STORAGE AREA

CONTACT DIG SAFE
72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 8 1 1
CALL 811 - KNOW WHAT'S BELOW

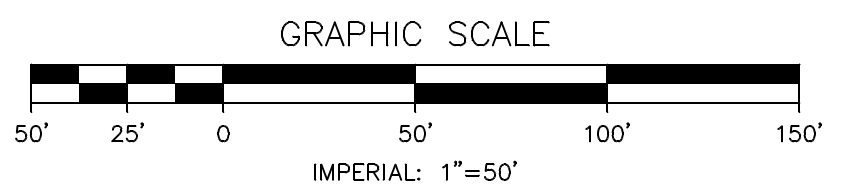


- NOTES:**
1. THE OWNER OF RECORD FOR TAX MAP LOT 145-15 IS POCOMO DEVELOPMENT LLC - PO BOX 642, WINDHAM, NH 03087. THE DEED REFERENCES FOR LOT 145-15 IS BK.8274 PG.2729 DATED DECEMBER 15, 2010 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LUMBER YARD AND ASSOCIATED SITE IMPROVEMENTS OVER TAX MAP 145 LOT 15.
 3. THE TOTAL AREA OF TAX MAP LOT 145-15 IS 30.962 ACRES OR 1,348,707 SQ.FT. WITH 1390.64 FT. OF FRONTAGE ALONG CENTRAL STREET AND 907.23 FT. OF FRONTAGE ALONG SULLIVAN ROAD.
 4. ZONING FOR THE PARCEL IS THE INDUSTRIAL DISTRICT (I).

INDUSTRIAL DISTRICT	REQUIRED	EXISTING 145-15	PROPOSED
MIN LOT AREA	43,560 SF W/O TOWN	1,348,707 SF	1,348,707 SF
MIN LOT FRONTAGE	150 FT	2,297.87 FT	2,297.87 FT
MIN FRONT SETBACK	50 FT	73.5 FT	53.7 FT
MIN REAR SETBACK	15 FT	647.2 FT	207.0 FT
MIN SIDE SETBACK	15 FT	N/A	N/A

THE SITE IS ALSO LOCATED IN THE WETLANDS CONSERVATION DISTRICT. A 50 FT. WETLAND BUFFER IS REQUIRED. IT IS PARTIALLY LOCATED IN THE 100-YEAR FLOOD HAZARD ZONE AND WITHIN AN AQUIFER AREA.

 5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN #1 CITED HEREON AND A PRECISE BOUNDARY SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022.
 6. HORIZONTAL ORIENTATION IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL DATUM IS NAVD-88. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 7. JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2022 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 8. THE SUBJECT PARCEL IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE "A" AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY NUMBER 330092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0536D, EFFECTIVE DATE SEPTEMBER 25, 2009.
 9. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND A PRIVATE WELL AND SEPTIC SYSTEM.
 10. ALL OTHER UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 11. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.



REV.	DATE	DESCRIPTION	C/O	DR	CK

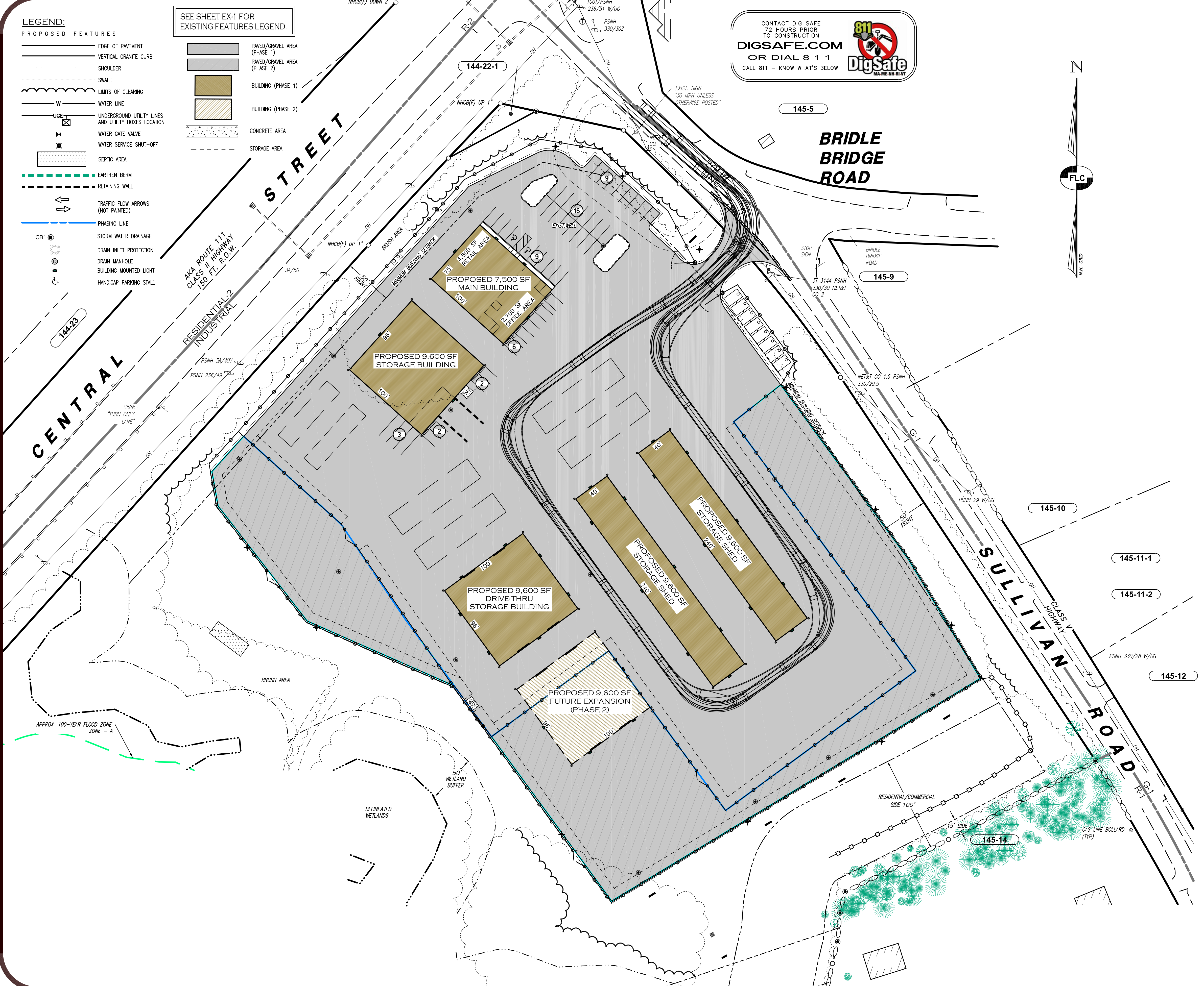
WB-50 TRUCK TRACKING EXHIBIT PLAN
TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE
 PREPARED FOR:
84 LUMBER COMPANY
 1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: 1" = 50' MARCH 23, 2023

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LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - EDGE OF GRAVEL ROAD
- - - CURB LINE
- - - STONE WALL
- - - EDGE OF TREE LINE
- - - 200' 10' CONTOUR INTERVAL
- - - 202' 2' CONTOUR INTERVAL
- - - GUARDRAIL
- - - OVERHEAD UTILITY LINE
- - - ZONE LINE
- - - EXISTING EASEMENT
- - - 50' WETLAND BUFFER LINE
- - - DELINEATED WETLANDS
- - - EDGE OF WATER
- - - APPROX. 100 YR FLOOD LINE

- 145-15** TAX MAP & LOT NUMBER
- G.B.(F) GRANITE BOUND FOUND
 - D.H.(F) DRILL HOLE FOUND
 - L.PIN(F) IRON PIN FOUND
 - L.PIPE(F) IRON PIPE FOUND
 - NHCB(F) NH CONCRETE BOUND FOUND
 - D.H.(*)/L.PIN(*) MONUMENT PER REFERENCE PLAN #1
 - ⊕ GAS LINE MARKER
 - UTILITY POLE & GUY
 - SINGLE SIGN POST
 - ★ LIGHT POST
 - SQUARE CATCH BASIN
 - MAILBOX
 - STREET ADDRESS
 - EXISTING BUILDING
 - TBR TO BE REMOVED

REFERENCE PLANS:

- "SUBDIVISION PLAN - MAP 145 / LOT 015 - SULLIVAN ROAD & CENTRAL STREET - HUDSON, NH - OWNED BY: - POCOMO DEVELOPMENT, LLC - 72A OLD DERRY ROAD - HUDSON, NH 03051", SCALE: 1"=100', DATED: FEBRUARY 2013, REVISED THROUGH: APRIL 3, 2013, PREPARED BY: EDWARD N. HERBERT ASSOC. INC. & RECORDED AS PLAN #37715 IN THE H.C.R.D.
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- "TOWN OF HUDSON, NH. - PLAN OF LAND - SULLIVAN RD. & ROUTE 111 HUDSON, N.H. - MAP 145 / LOT 015 - OWNERS: PETER HOVLING, LINDA SUMMIT - ERIC J. HOVLING & KURT HOVLING - 3 SULLIVAN ROAD - HUDSON, NH 03051", SCALE: 1"=100', DATED: NOVEMBER, 2010, PREPARED BY: EDWARD N. HERBERT ASSOC., INC. & RECORDED AS PLAN #36944 IN THE H.C.R.D.
- "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID SECONDARY PROJECT - NO. S28(7) - N.H. PROJECT NO. S-3791-A - HUDSON-WINDHAM ROAD", SCALE: 1"=50', DATED: NOVEMBER, 1960.
- "CORRECTIVE PLAN PREPARED FOR - HUDSON HILLS SUBDIVISION - TAX MAP 144; LOT 24 - LAWRENCE ROAD, HUDSON, NEW HAMPSHIRE", SCALE: 1"=50', DATED: DECEMBER 5, 2005, PREPARED BY: WOODLAND DESIGN GROUP INC. & RECORDED AS PLAN #34463 IN THE H.C.R.D.

NOTES (CONTINUED):

- LOT 145-15 IS SUBJECT TO AN EASEMENT TO THE NORTHERN GAS TRANSMISSION COMPANY, RECORDED IN VOL.1312 PG.375 DATED 1/21/52 IN THE H.C.R.D.
- DECISION TO GRANT A VARIANCE (BOOK 8537, PAGE 543): ON 12/13/12, THE MEMBERS OF THE HUDSON ZONING BOARD OF ADJUSTMENT, AS PART OF ITS REGULAR MEETING FOR THAT DATE, HEARD CASE 145-015, PERTAINING TO A REQUEST BY POCOMO DEVELOPMENT, LLC, PO BOX 642, WINDHAM NH, FOR A VARIANCE FOR PROPERTY LOCATED AT 3 SULLIVAN ROAD, HUDSON, TO ALLOW RESIDENTIAL USE WITHIN THE INDUSTRIAL ZONING DISTRICT. [MAP 145, LOT 015, ZONED INDUSTRIAL; H2O ARTICLE VII, SECTION 334-27, TABLE OF DIMENSIONAL REQUIREMENTS] WAS GRANTED WITH THE FOLLOWING STIPULATIONS:
 - THE DRIVEWAY SHALL BE PLACED ON THE MOST SOUTHERLY SIDE OF THE PROPERTY AS DELINEATED ON THE MAP "SHEET 3 OF 3" IN THE PLAN SUBMITTED TO THE ZONING BOARD AS EXHIBIT B.
 - STANDARD CONSERVATION COMMISSION MARKERS SHALL BE PLACED ON THE PROPERTY AT 50-FOOT INTERVALS AT THE WETLAND BUFFERS ON BUILDABLE SIDE OF LOT.

DECISION TO GRANT A VARIANCE (BOOK 8537, PAGE 545): ON 12/13/12, THE MEMBERS OF THE HUDSON ZONING BOARD OF ADJUSTMENT, AS PART OF ITS REGULAR MEETING FOR THAT DATE, HEARD CASE 145-015, PERTAINING TO A REQUEST BY POCOMO DEVELOPMENT, LLC, PO BOX 642, WINDHAM NH, FOR A VARIANCE FOR PROPERTY LOCATED AT 3 SULLIVAN ROAD, HUDSON, TO ALLOW RESIDENTIAL USE WITHIN THE INDUSTRIAL ZONING DISTRICT. [MAP 145, LOT 015, ZONED INDUSTRIAL; H2O ARTICLE VII, SECTION 334-27, TABLE OF DIMENSIONAL REQUIREMENTS] WAS GRANTED WITH THE FOLLOWING STIPULATIONS:

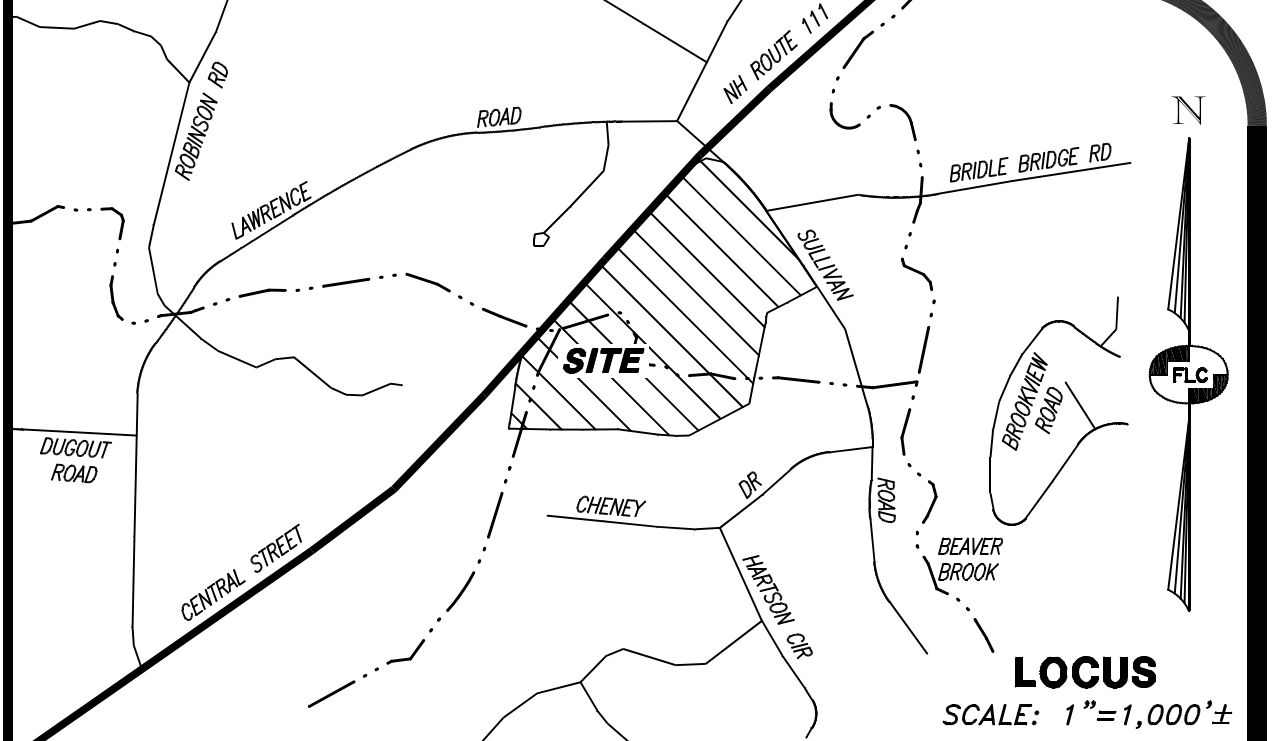
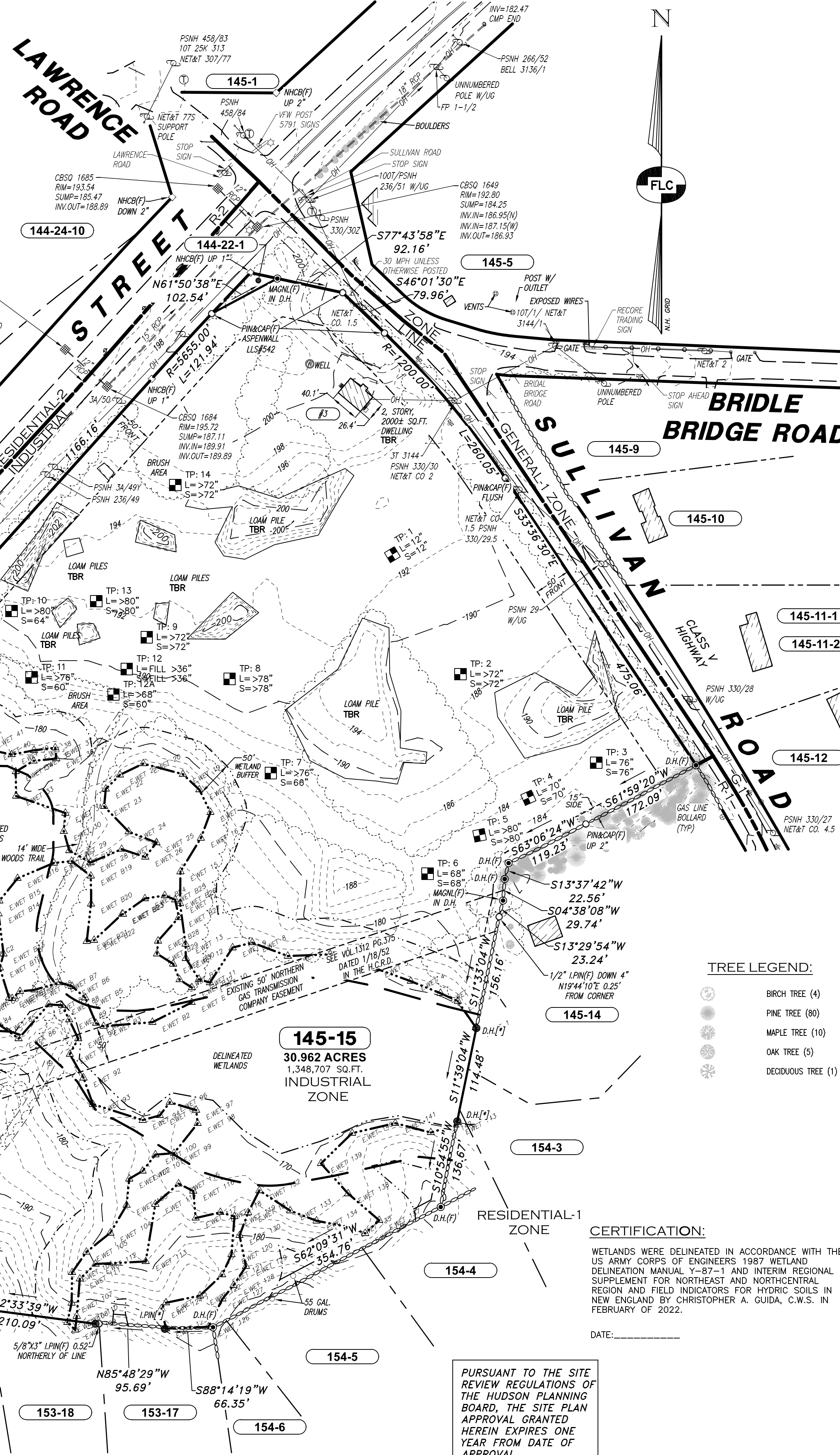
- A SINGLE-FAMILY DWELLING USE ONLY.

CERTIFICATION:

"I, HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

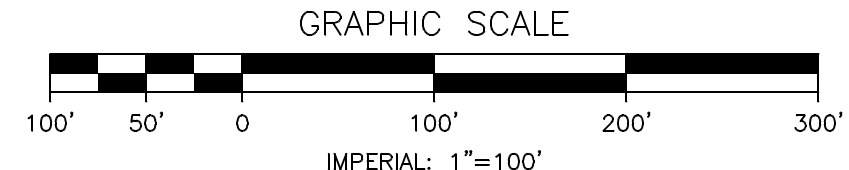
DATE: _____

SEE SHEET CV-1 (COVER SHEET) FOR: ABUTTER INFORMATION



NOTES:

- THE OWNER OF RECORD FOR TAX MAP LOT 145-15 IS PIERCE HARDY LIMITED PARTNERSHIP - 1019 RT. 519, BUILDING 4. THE DEED REFERENCES FOR LOT 145-15 IS BK 9655 PG 1574 DATED SEPTEMBER 14, 2022 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE EXISTING WETLANDS AND FLAG NUMBERS ON TAX MAP 145 LOT 15.
 - THE TOTAL AREA OF TAX MAP LOT 145-15 IS 30.962 ACRES OR 1,348,707 SQ.FT. WITH 1390.64 FT. OF FRONTAGE ALONG CENTRAL STREET AND 907.23 FT. OF FRONTAGE ALONG SULLIVAN ROAD.
 - ZONING FOR THE PARCEL IS THE INDUSTRIAL DISTRICT (I).
- INDUSTRIAL DISTRICT:**
- | REQUIRED * | EXISTING 145-15 | * W/O TOWN SEWER & WATER |
|-------------------|-----------------|--------------------------|
| MIN LOT AREA | 43,560 SF | 1,348,707 SF |
| MIN LOT FRONTAGE | 150 FT | 2,297.87 FT |
| MIN FRONT SETBACK | 50 FT | 73.5 FT. |
| MIN REAR SETBACK | 15 FT | 647.2 FT |
| MIN SIDE SETBACK | 15 FT | N/A |
- THE SITE IS ALSO LOCATED IN THE WETLANDS CONSERVATION DISTRICT. A 50 FT. WETLAND BUFFER IS REQUIRED. IT IS PARTIALLY LOCATED IN THE 100-YEAR FLOOD HAZARD ZONE AND WITHIN AN AQUIFER AREA.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM REFERENCE PLAN #1 CITED HEREON AND A PRECISE BOUNDARY SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022.
 - HORIZONTAL ORIENTATION IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL DATUM IS NAVD-88. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 - JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2022 IN ACCORDANCE WITH THE "CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - THE SUBJECT PARCEL IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE 'A' AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY NUMBER 330092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301C0536D, EFFECTIVE DATE SEPTEMBER 25, 2009.
 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES AND A PRIVATE WELL AND SEPTIC SYSTEM.
 - ALL OTHER UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY, 2022 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.



TREE LEGEND:

- BIRCH TREE (4)
- PINE TREE (80)
- MAPLE TREE (10)
- OAK TREE (5)
- DECIDUOUS TREE (1)

REV.	DATE	DESCRIPTION	C/O	DR	CK

WETLANDS WORKSHEET - EXHIBIT 4

TAX MAP 145 LOT 15
(3 SULLIVAN ROAD)
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
84 LUMBER COMPANY
1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

LAND OF:
PIERCE HARDY LIMITED PARTNERSHIP
1019 ROUTE 519, BUILDING 4 EIGHTY FOUR, PA 15330

SCALE: 1" = 100' MARCH 22, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

APPROVED BY THE HUDSON, NH PLANNING BOA

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

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

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