

# SITE DEVELOPMENT PLAN SET

## MONUMENT CONSTRUCTION, LLC.

149 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 204 / LOT 003

### VARIANCE GRANTED

ON APRIL 27, 2023, THE HUDSON ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE TO MONUMENT CONSTRUCTION TO ALLOW THE PROPOSED USE (CONTRACTOR'S YARD & BUSINESS OFFICE), SUBJECT TO THE FOLLOWING STIPULATIONS:

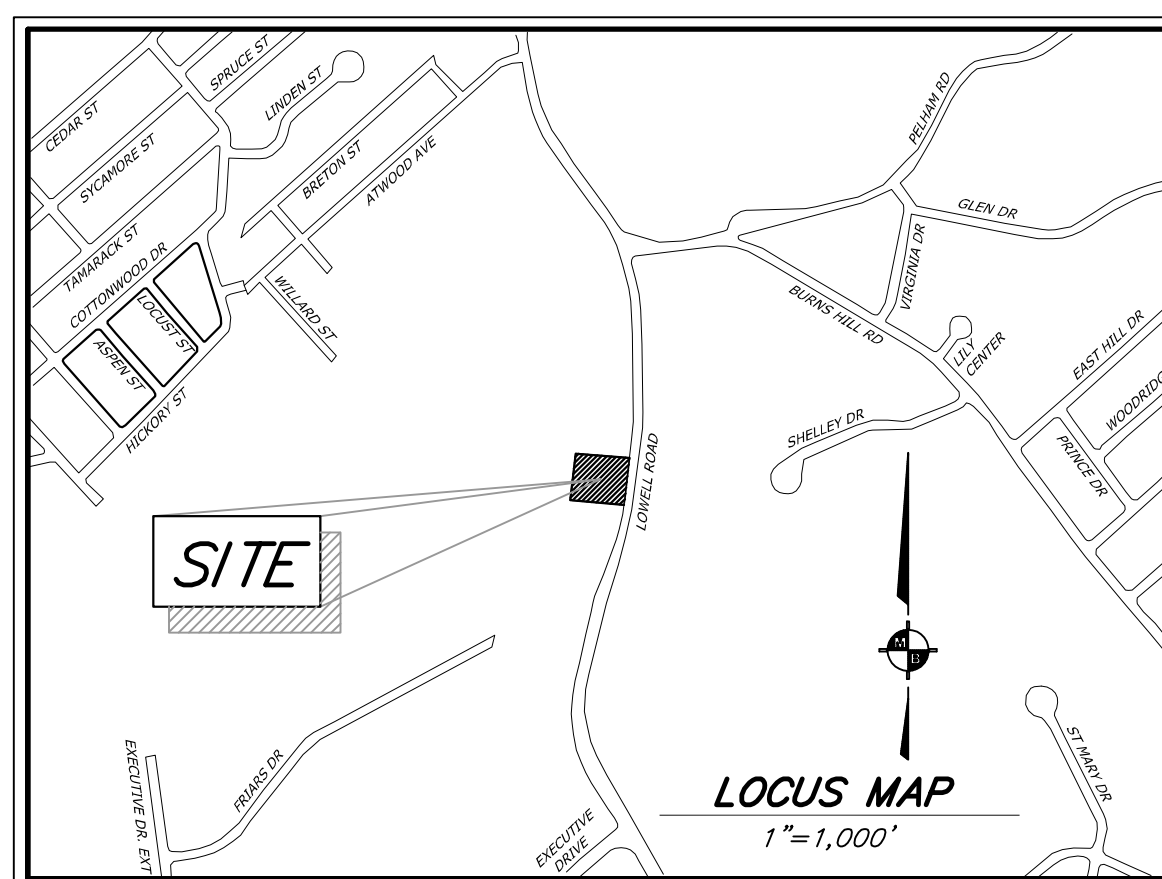
1. NO HEAVY EQUIPMENT (SUCH AS DUMP TRUCKS, LARGE TRAILERS, TRACTOR TRAILERS/VEHICLES >13,000 GVW) TO BE ON SITE, DAY OR NIGHT
2. NO MORE THAN 3 PEICES OF SMALLER EQUIPMENT TO BE ON SITE, DAY OR NIGHT
3. PROPOSED GRAVEL AREA, AS IDENTIFIED ON THE SITE PLAN PREPARED BY MEISNER BREM CORPORATION DATED NOVEMBER 9, 2022, TO BE PAVED UNLESS OTHERWISE DIRECTED BY THE PLANNING BOARD DURING SITE PLAN REVIEW.

### WAIVERS REQUESTED

1. A WAIVER IS REQUESTED FROM HR 275-8.C.(6)(a) OF THE HUDSON SITE PLAN REGULATIONS TO ALLOW FOR 0 LOADING SPACES, WHERE 1 LOADING SPACE IS REQUIRED.
2. A WAIVER IS REQUESTED FROM HR 276-11.1.B(12)(c) OF THE HUDSON LAND USE GENERAL & ADMINSTRATIVE REQUIREMENTS TO ALLOW FOR A SETBACK FROM RESIDENTIAL USES OF 15.5 FT, WHERE 100 FT IS REQUIRED.

### PERMITS AND PERMIT NUMBERS ARE AS FOLLOWS:

- SITE PLAN (PLANNING BOARD) ; DATED (PENDING)
- VARIANCE (ZONING BOARD) CASE 204-003 ; DATED 5/27/2023



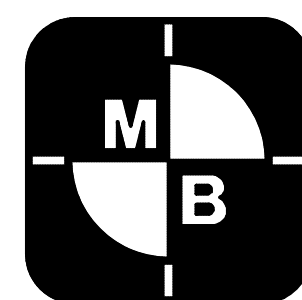
SHEET INDEX:	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	DETAIL SHEET
5	DETAIL SHEET

OWNER'S ACKNOWLEDGEMENT & AUTHORIZATION

OWNER Dud Pinsky

PREPARED FOR:  
**MONUMENT CONSTRUCTION, LLC.**  
21 FACTORY STREET, SUITE 1  
NASHUA, NH 03960

PREPARED BY:



**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 • (978) 692-1313  
202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

REV. 5	12/27/2023	ENLARGE EXISTING & SITE PLANS	BY: IA
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**SITE PLAN**  
**MONUMENT CONSTRUCTION, LLC.**  
149 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE ASSESSOR'S MAP 204 / LOT 003

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SCALE: 1" = 30 FT. SHEET: 1 OF 3 DATE: NOVEMBER 9, 2022

OWNER OF RECORD:  
**MONUMENT CONSTRUCTION, LLC.**  
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NASHUA, NH 03060  
BOOK: 9320 PAGE: 733

ZONING CLASS: B BUSINESS	JOB NO.: 8513	1 OF 5
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**"Approved by the HUDSON, NH PLANNING BOARD,"**

Date of Meeting: \_\_\_\_\_, \_\_\_\_\_

PLANNING BOARD Chairman \_\_\_\_\_ Signature Date \_\_\_\_\_

PLANNING BOARD Secretary \_\_\_\_\_ Signature Date \_\_\_\_\_

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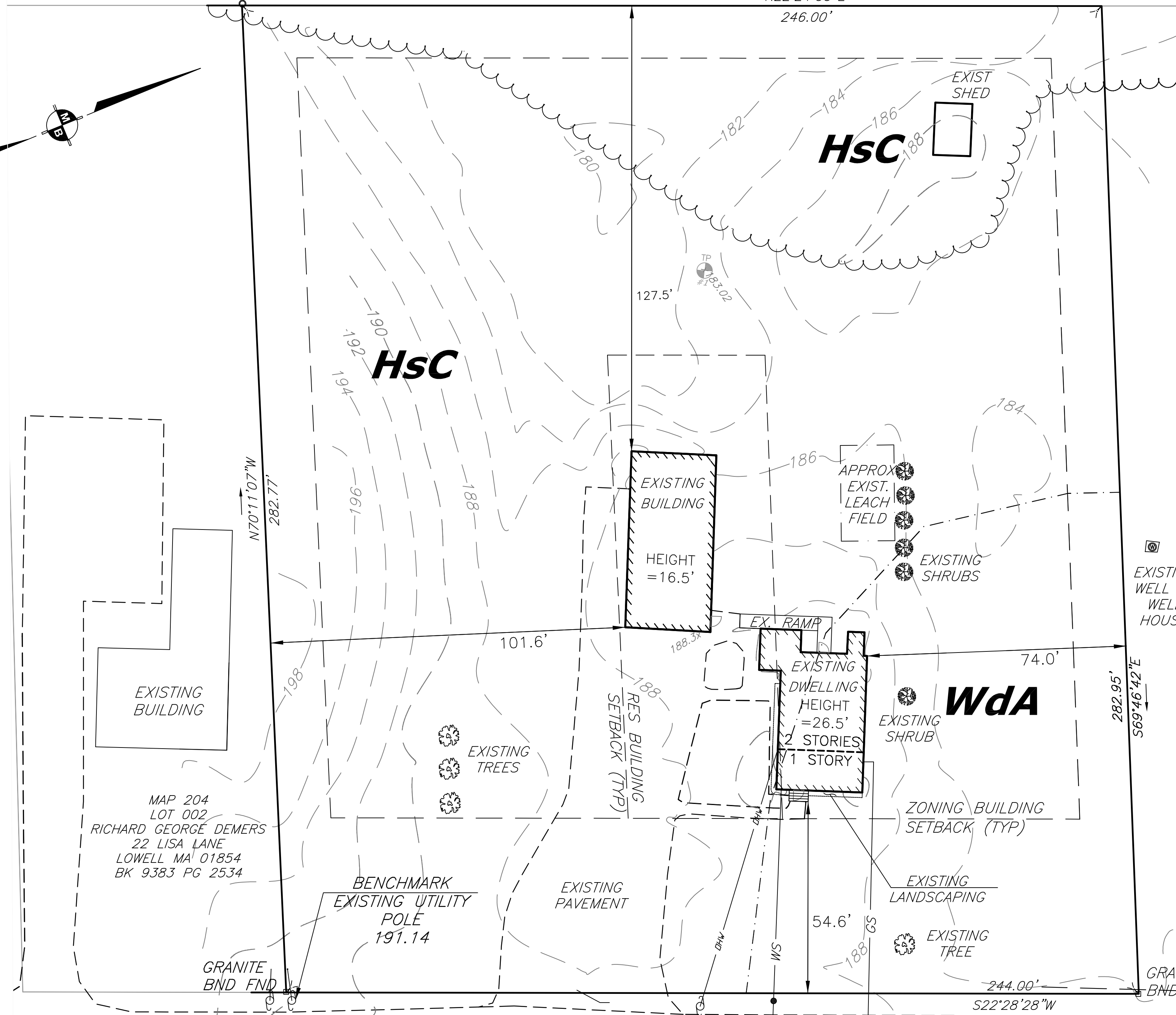
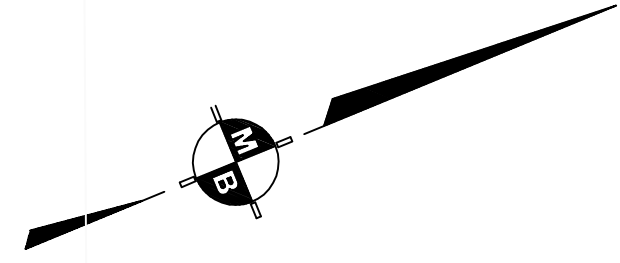
DATE: November 9, 2022 REVISION 1: July 26, 2023 REVISION 2: August 29, 2023 REVISION 3: OCTOBER 31, 2023 REVISION 4: DECEMBER 18, 2023

8513.00



MAP 209  
LOT 001-001  
FRIAR COURT CONDOMINIUM  
235 BEAR HILL ROAD, SUITE 400  
WALTHAM, MA 02451

N22°24'53"E  
246.00'



MAP 204  
LOT 002  
RICHARD GEORGE DEMERS  
22 LISA LANE  
LOWELL MA 01854  
BK 9383 PG 2534

BENCHMARK  
EXISTING UTILITY  
POLE  
191.14

EXISTING  
PAVEMENT

ZONING BUILDING  
SETBACK (TYP)

EXISTING  
LANDSCAPING

EXISTING  
TREE

EXISTING  
WELL IN  
WELL  
HOUSE

MAP 204  
LOT 004  
DBV, INC.  
P.O. BOX 1435  
NORTH HAMPTON,  
NH 03862  
BK 7389 PG 2100

- PLAN REFERENCES:**
1. LOT LINE REVISION PLAN LOTS 13-7 & 13-8 LOCATED AT 149 & 153 LOWELL ROAD HUDSON, NEW HAMPSHIRE. PREPARED FOR RUPERT E (JR) & ALICE E TATE AND ROBERT P BERUBE. SCALE: 1"=20', DEC. 18, 1984. PREPARED BY: DAVID M O'HARA, LLS. RECORDED AT TH HC RD AS PLAN # 17646.
  2. DEED REFERENCE: BOOK 9320 PAGE 773

# LOWELL ROAD

MAP 204  
LOT 074-1  
RICHARD CHARBONNEAU  
MARK CHARBONNEAU  
CONTINENTAL PAVING, INC.  
1 CONTINENTAL DRIVE  
LONDONDERRY, NH 03053  
BK 7767 PG 2549

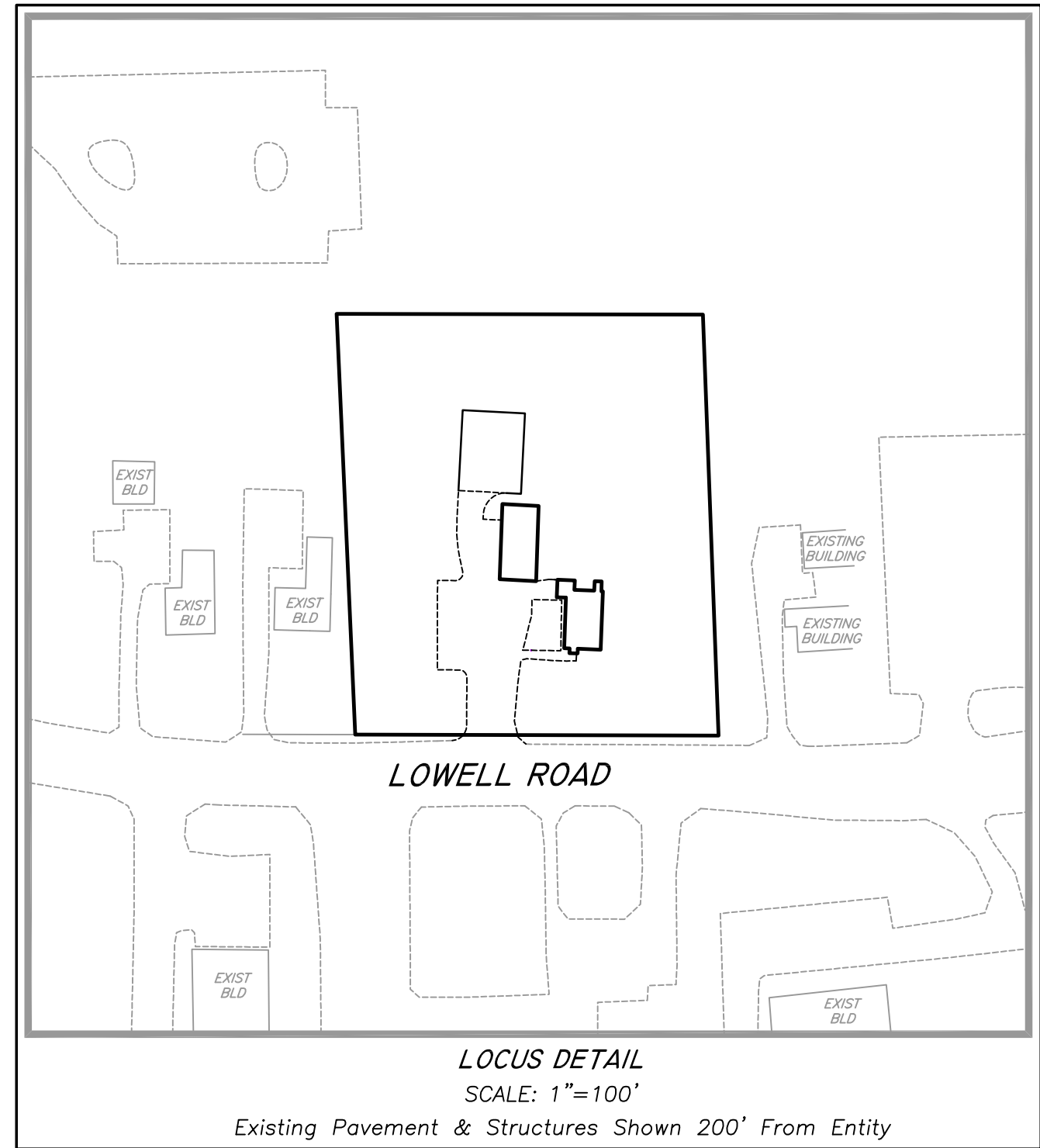
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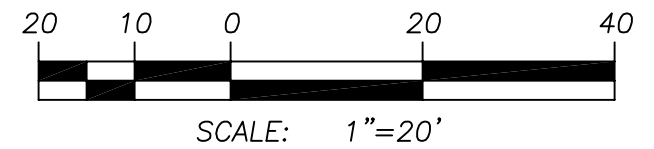
**SOILS:**

SCS SOILS: INFORMATION TAKEN FROM WEB SOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY.

Hsc - HINCKLEY LOAMY SAND, 8-15% SLOPES  
Wda - WINDSOR LOAMY SAND, 0-3% SLOPES

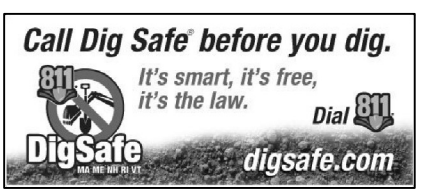
DEPTH	SOIL TYPE
0" - 10"	10YR 3/3 FINE SANDY LOAM GRANULAR, FRIABLE
10" - 36"	10YR 5/6 FINE SANDY LOAM GRANULAR, FRIABLE
36" - 50"	10YR 6/4 SAND MASSIVE, VERY FRIABLE
50" - 64"	10YR 5/2 GRAVELLY COARSE SAND SINGLE GRAIN, LOOSE

ROOT GROWTH: 32"  
E.S.H.W.T.: 50"  
OBSERVED WATER (SEEPS): 62"  
REFUSAL: ---  
PERC RATE: 4 MPI



**LEGEND**

- EXISTING TREELINE
- PORTION OF TREES TO BE REMOVED
- PROPOSED TREELINE
- PROPOSED 6" HIGH STOCKADE FENCE
- PROPOSED SECURITY LIGHTING
- EXISTING SOILS LINE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT EXPANSION
- PROPOSED AREA OF PAVEMENT TO BE REMOVED
- LIMIT OF DISTURBANCE
- EXISTING DOORWAY/ENTRANCE

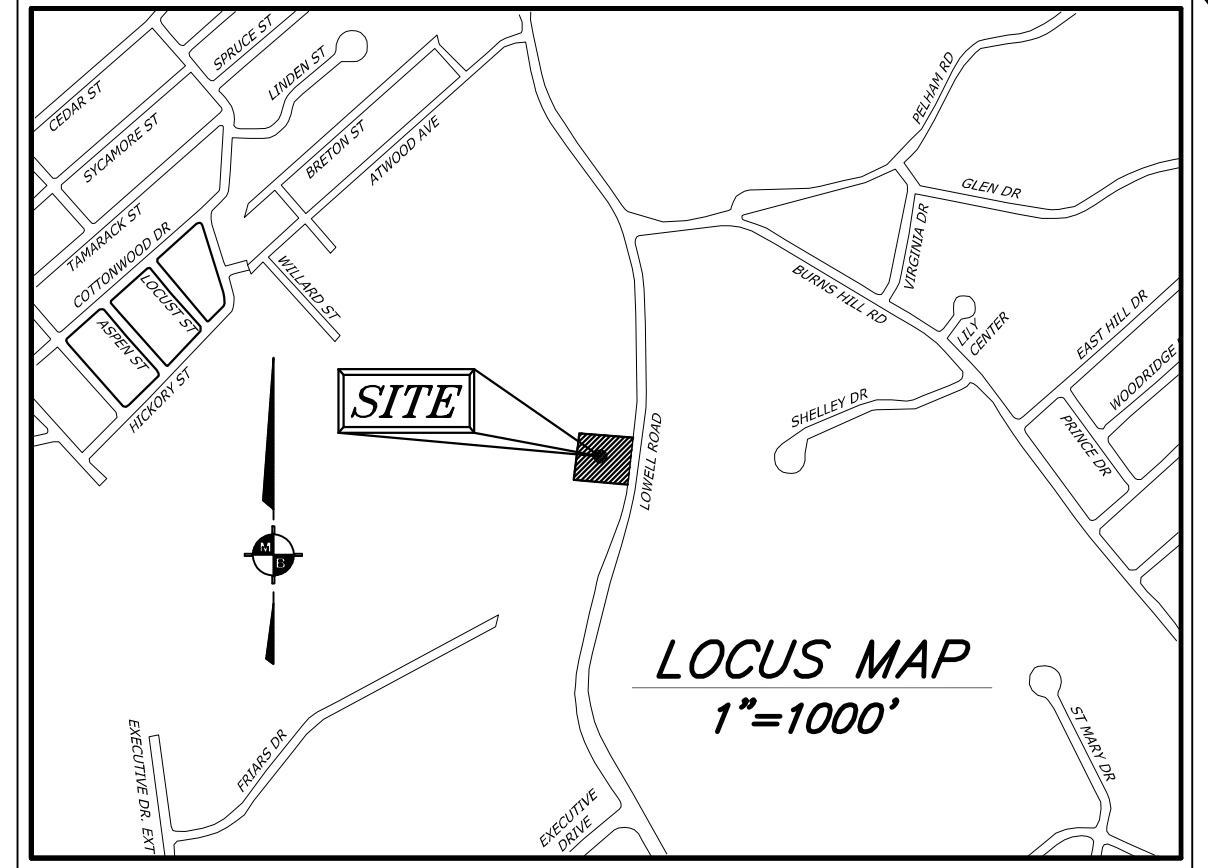


I CERTIFY THAT THE FIELD WORK NECESSARY FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000.

KURT D MEISNER L.L.S. #732

**OWNERS ACKNOWLEDGMENT**

DANIEL PROULX - MONUMENT CONSTRUCTION, LLC.  
21 FACTORY STREET, SUITE 1  
NASHUA, NH 03060



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITION OF THE SUBJECT PROPERTY.
  2. OWNER OF RECORD: MONUMENT CONSTRUCTION, LLC. 21 FACTORY STREET, SUITE 1 NASHUA, NH 03060 BOOK: 9320 PAGE: 733
  3. PRESENT ZONING: BUSINESS
  4. ORIGINAL LOT AREA: 69,238 S.F.± OR 1.59 AC.±
  5. MINIMUM BUILDING SETBACKS:  
FRONT = 50 FEET  
SIDE = 15 FEET  
REAR = 15 FEET  
WETLANDS = 50 FEET
  6. MINIMUM LOT SIZE REQUIRED: 43,560 S.F.
  7. MINIMUM LOT FRONTAGE REQUIRED: 150 FEET
  8. MAXIMUM BUILDING HEIGHT: 38 FEET
  9. SUBJECT PREMISES DOES NOT FALL WITHIN 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 33011C0656D DATED SEPTEMBER 25, 2009.
  10. PROPERTIES ARE SERVICED BY MUNICIPAL WATER AND ON SITE SEPTIC SYSTEM.
  11. BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES.
  12. ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD29 PER GPS OBSERVATIONS BY THIS OFFICE ON JULY 25, 2022, BEING TIED TO "MASSCORS" USING BASE STATION "WES2" WITH AN ELEVATION LISTED AT 374.18' (CONVERTED TO NGVD USING VERTCON).

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**EXISTING CONDITIONS PLAN**

MONUMENT CONSTRUCTION, LLC.  
149 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE ASSESSOR'S MAP 204 / LOT 003

OWNER/APPLICANT  
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SCALE: 1" = 20 FT. SHEET: 2 OF 3 DATE: NOVEMBER 9, 2022

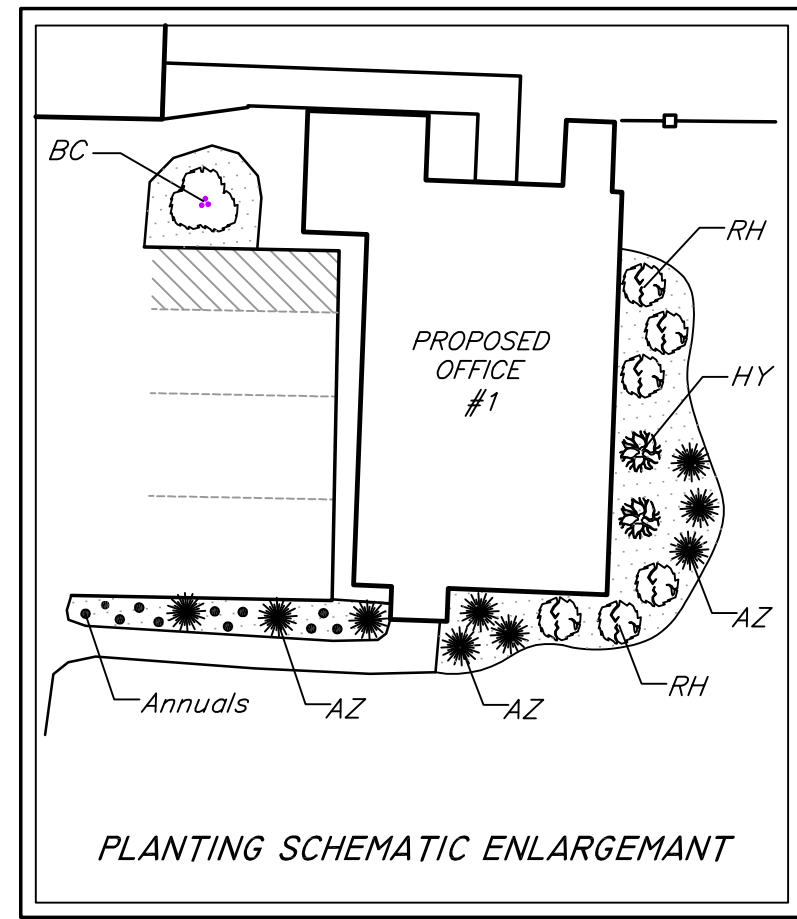
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JOB NO.: 8513  
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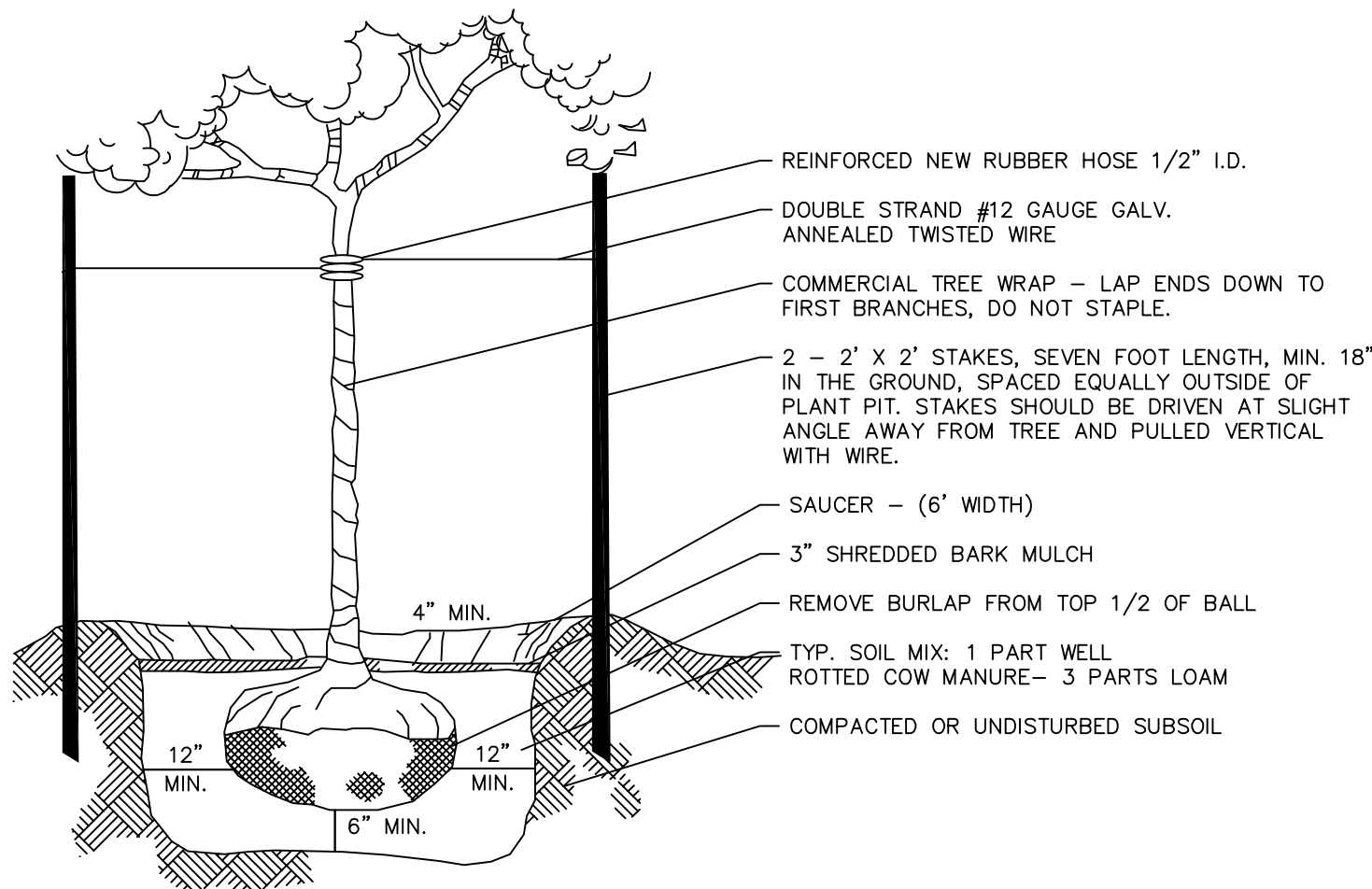
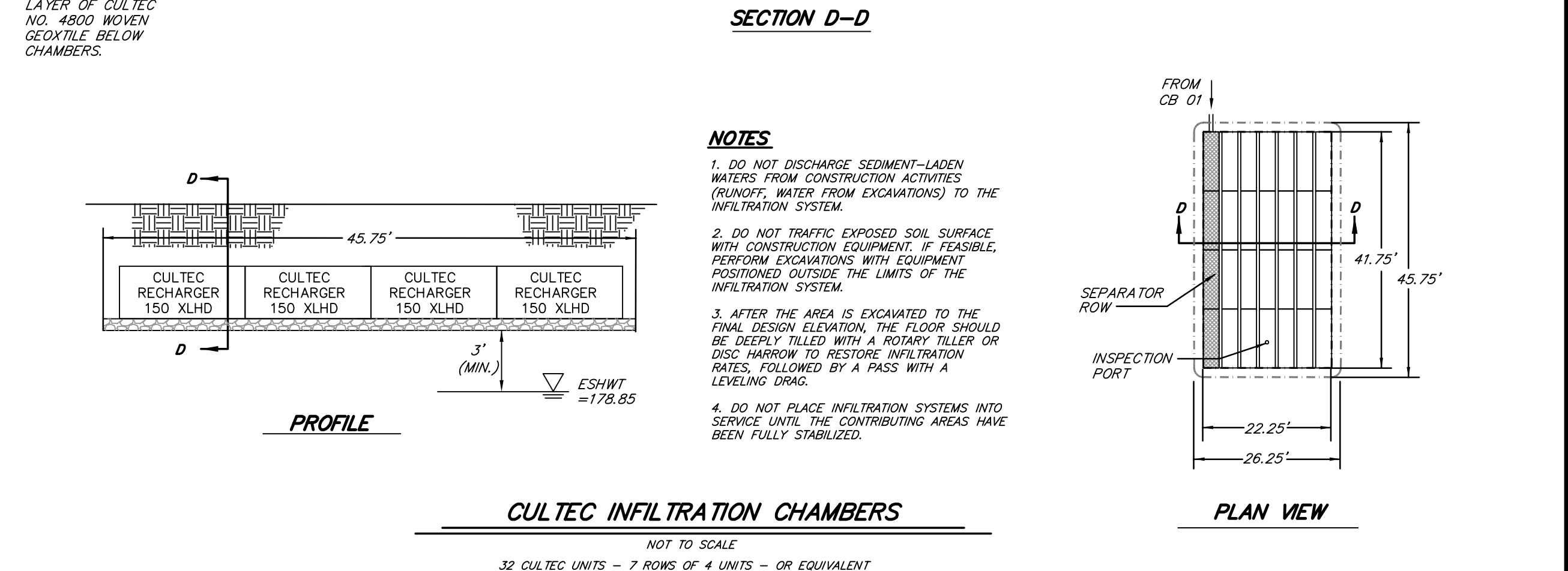
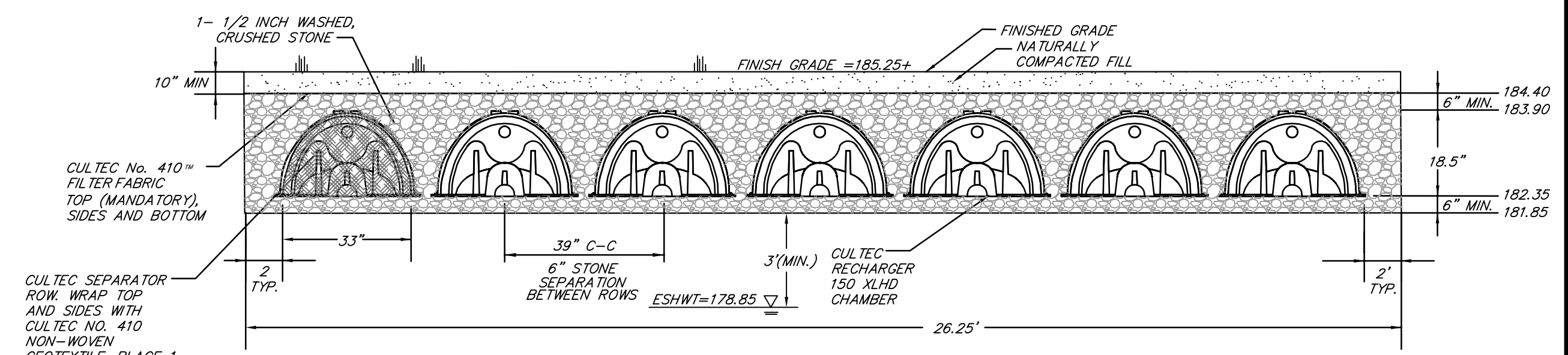
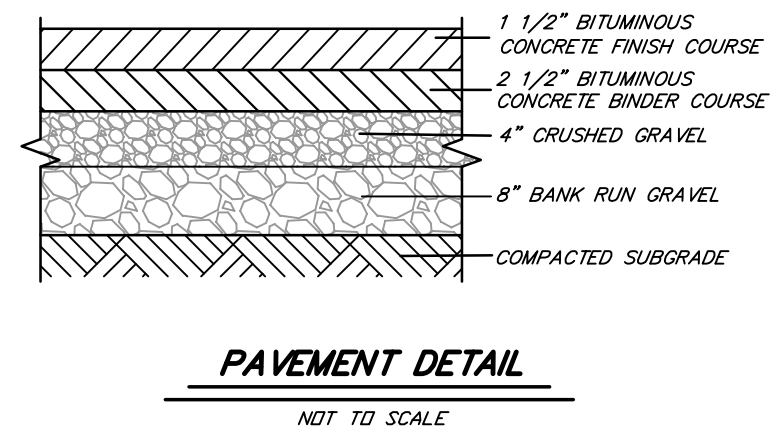




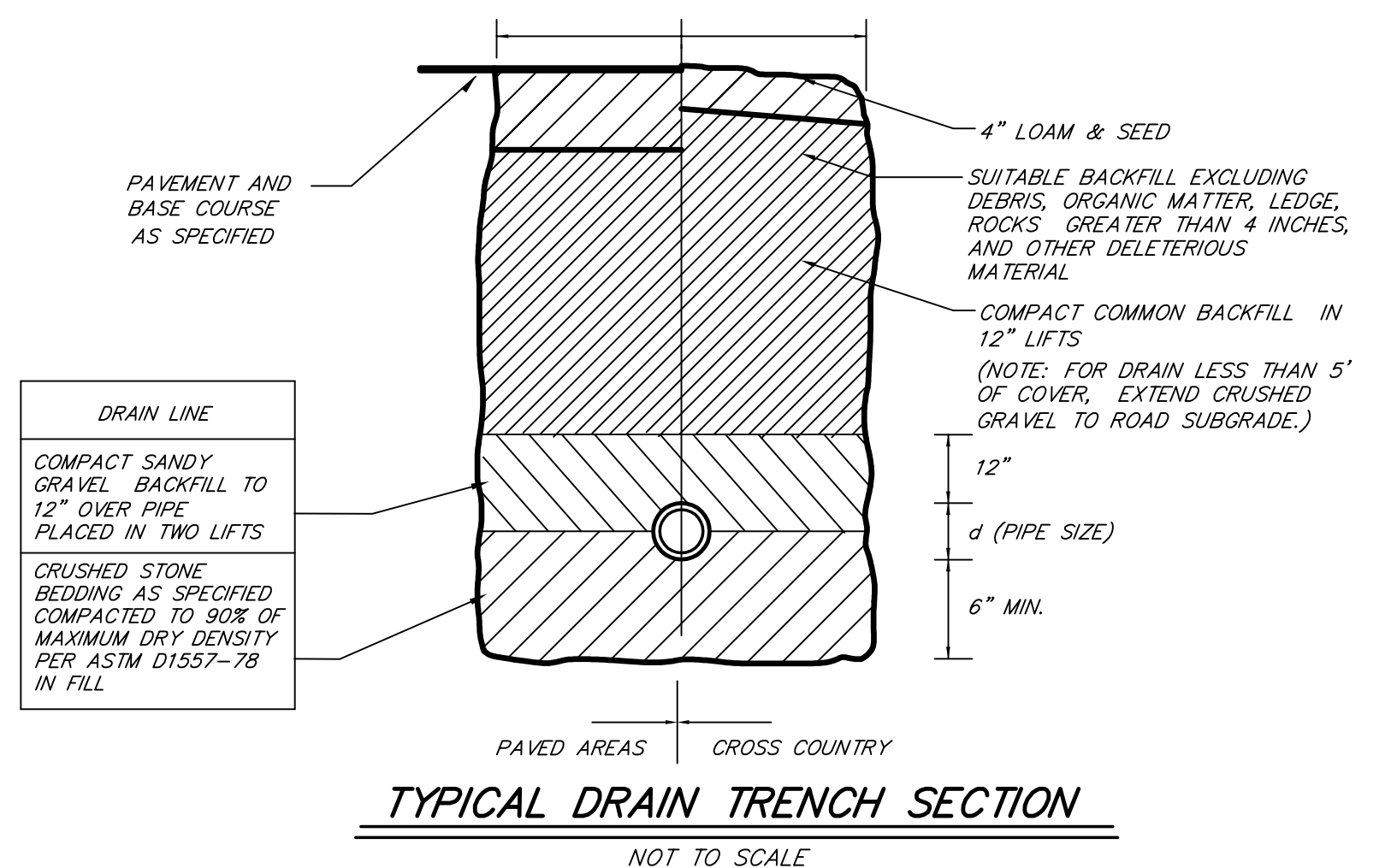
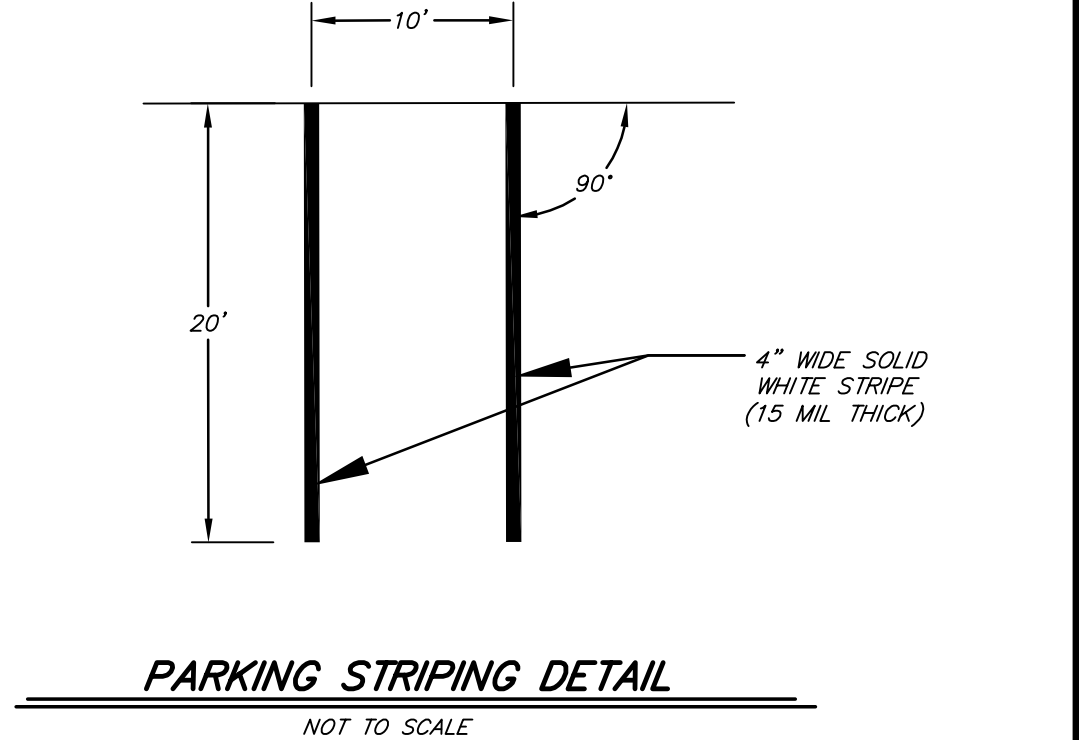
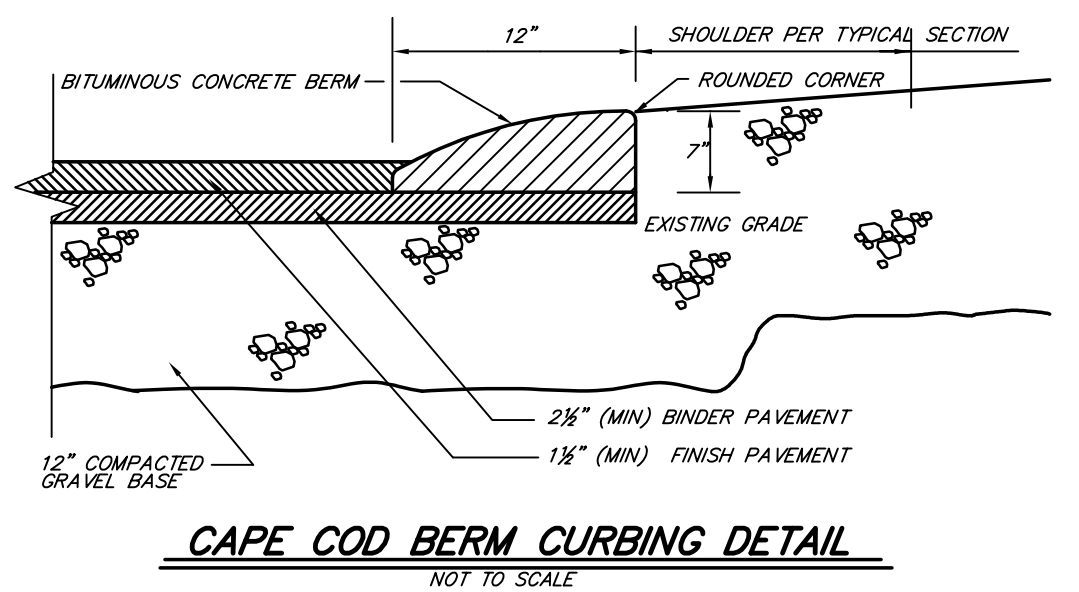
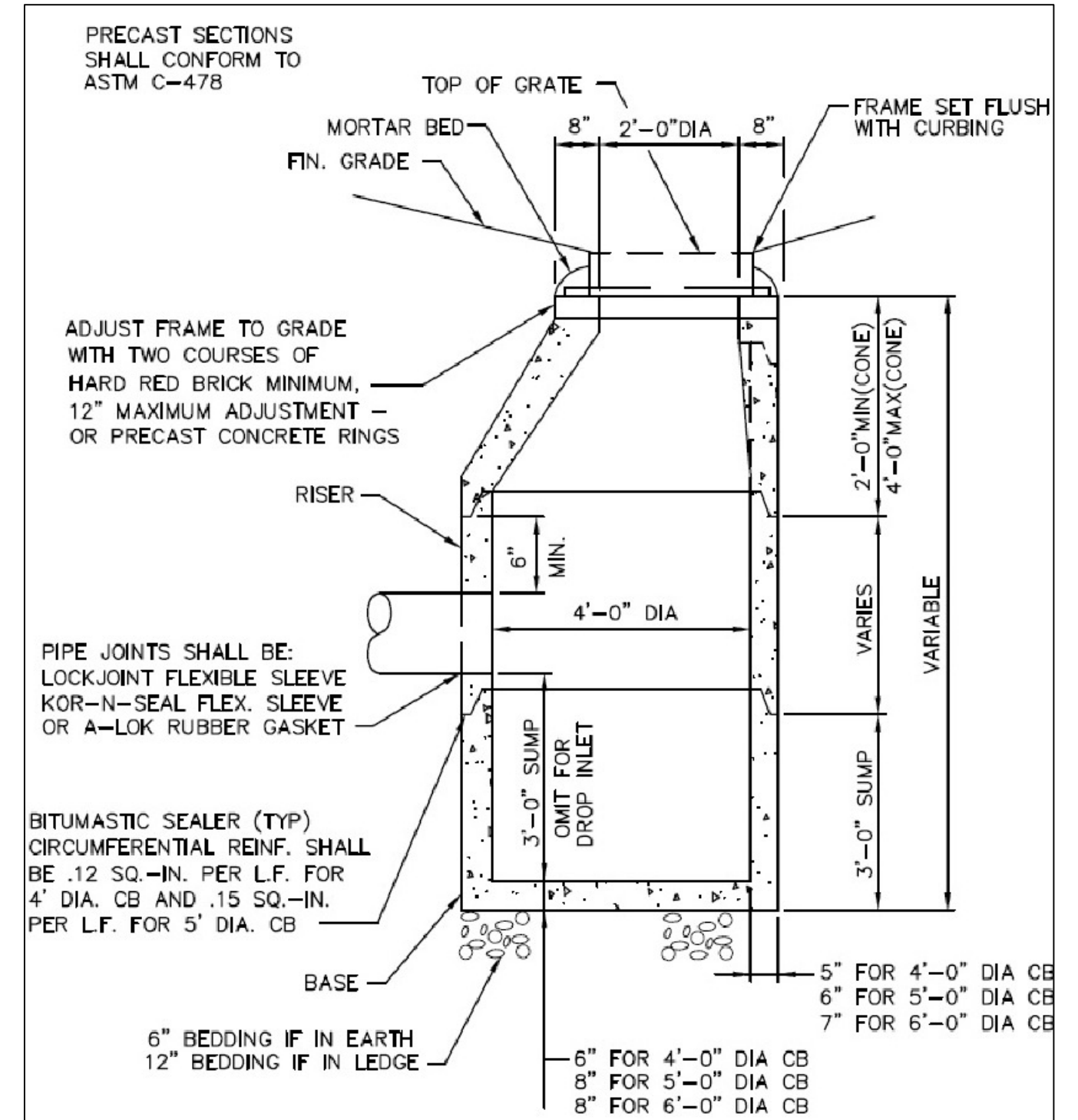
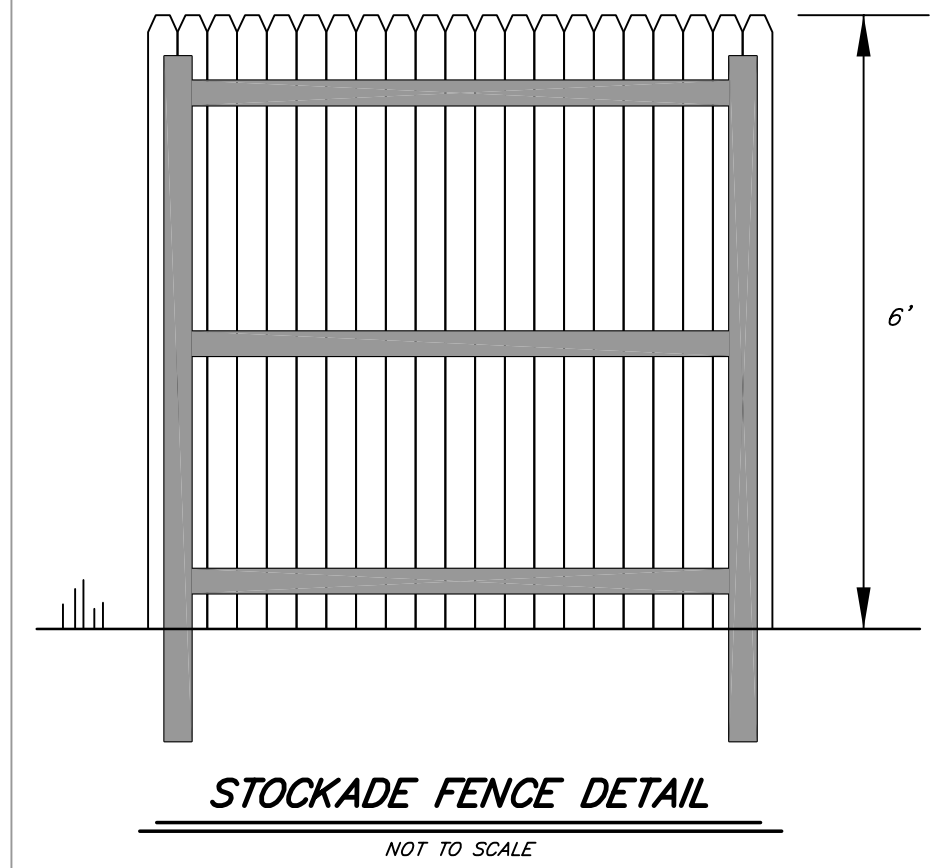
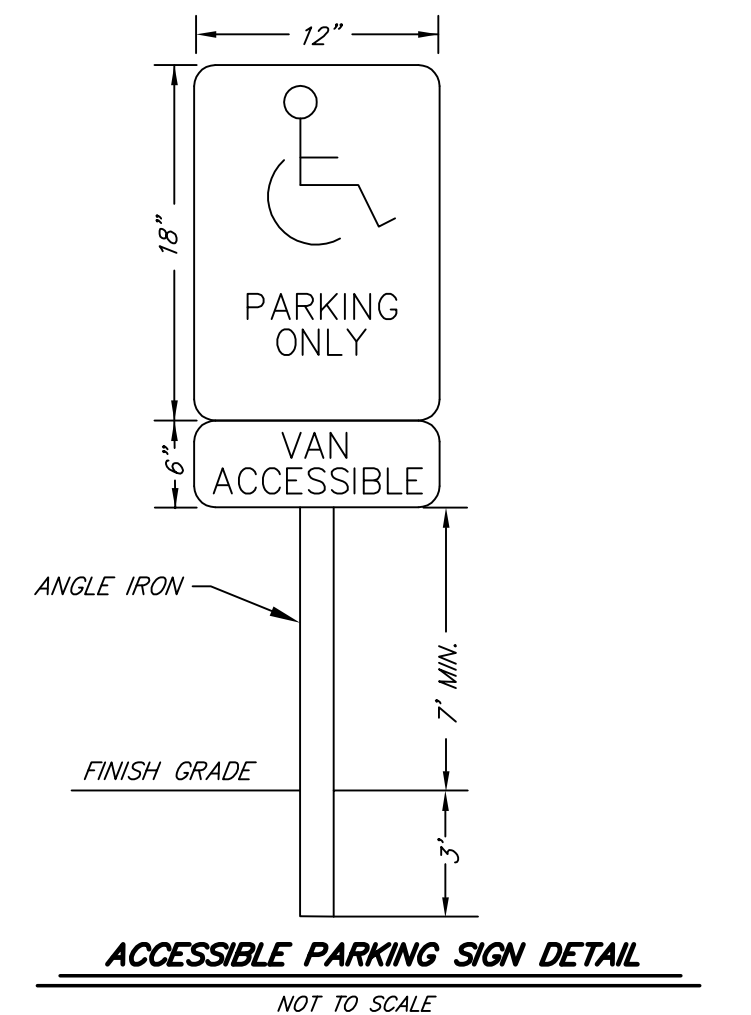
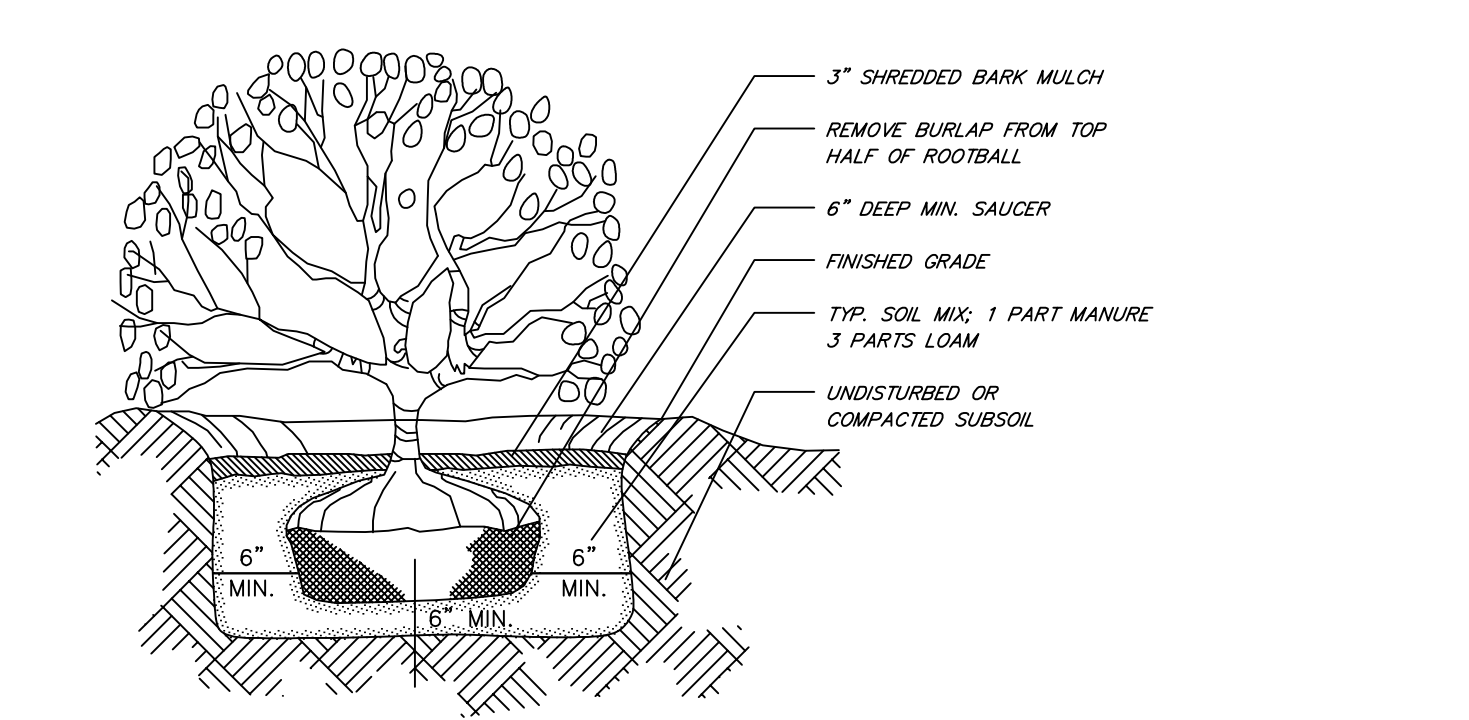




PLANTING SCHEDULE					
SYMBOL	QTY.	ABV.	BOTANICAL NAME	COMMON NAME	SIZE
TREES					
1	BC	River Birch (Clump)	Betula Nigra	B&B	
SHRUBS					
6	AZ	Azelea	Autumn Cheer 'compact'	2 Gal.	
6	RH	Rhododendron Carolinianum	Carolina Rhododendron	2 Gal.	
2	HY	Llex Opaca	American Holly	2 Gal.	
Annuals					
			Area of Bark Mulch		



- TREES EXCEEDING 3" CALIPER SHALL HAVE GUY WIRES (3 EQUALLY SPACED AND STAKED) INSTEAD OF TWO BY TWO STAKING.
- TREES SHALL BE WATERED TWICE BY FLOODING DURING FIRST 24 HOURS AFTER PLANTING.
- STAKES SHALL BE CYPRESS OR OTHER WOOD OF COMPARABLE WEATHERING RESISTANCE.



NOTE: CONTRACTOR SHALL ENSURE FULL COMPACTION AROUND THE BOTTOM SIDES OF THE PIPE BY HAND TAMPING AND OTHER ACCEPTABLE METHODS.

BEDDING	
PVC/ABS PIPE	RCP/DIP
100%	BANK RUN GRAVEL
90-100%	3/4"
20-55%	3/8"
0-10%	4 SIEVE
0-5%	8 SIEVE

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PLANNING BOARD Secretary \_\_\_\_\_ Signature Date \_\_\_\_\_

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**DETAIL SHEET**

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149 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE

ASSESSOR'S MAP 204 / LOT 003

OWNER/APPLICANT  
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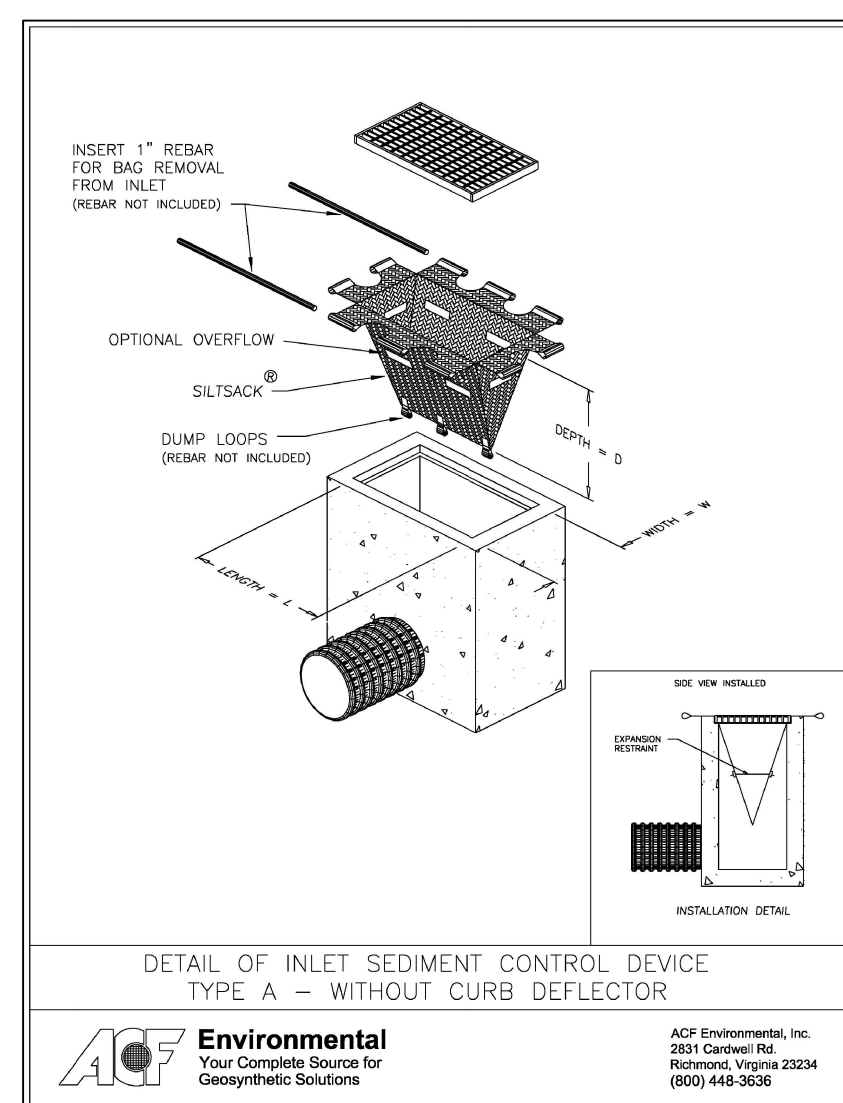
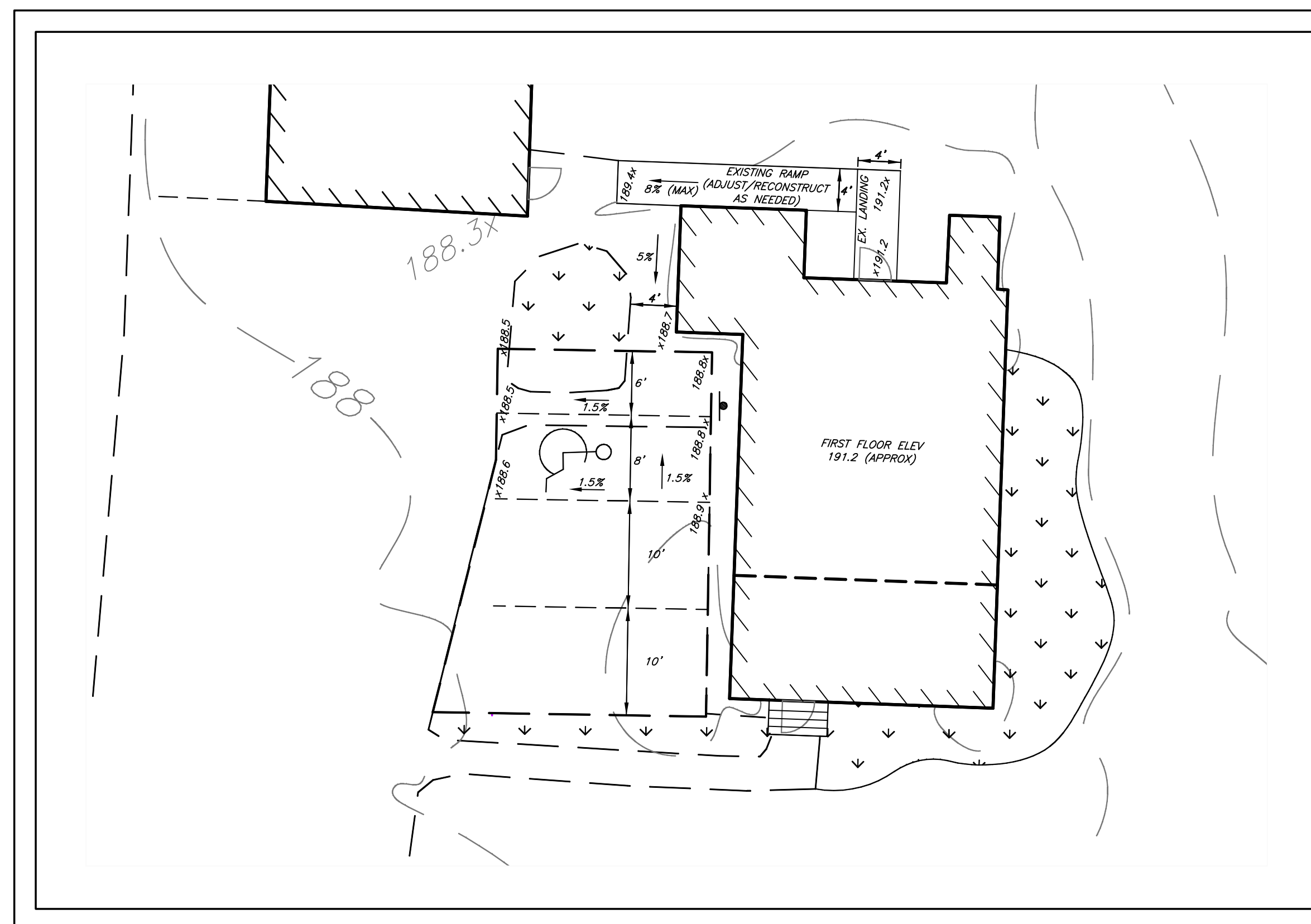
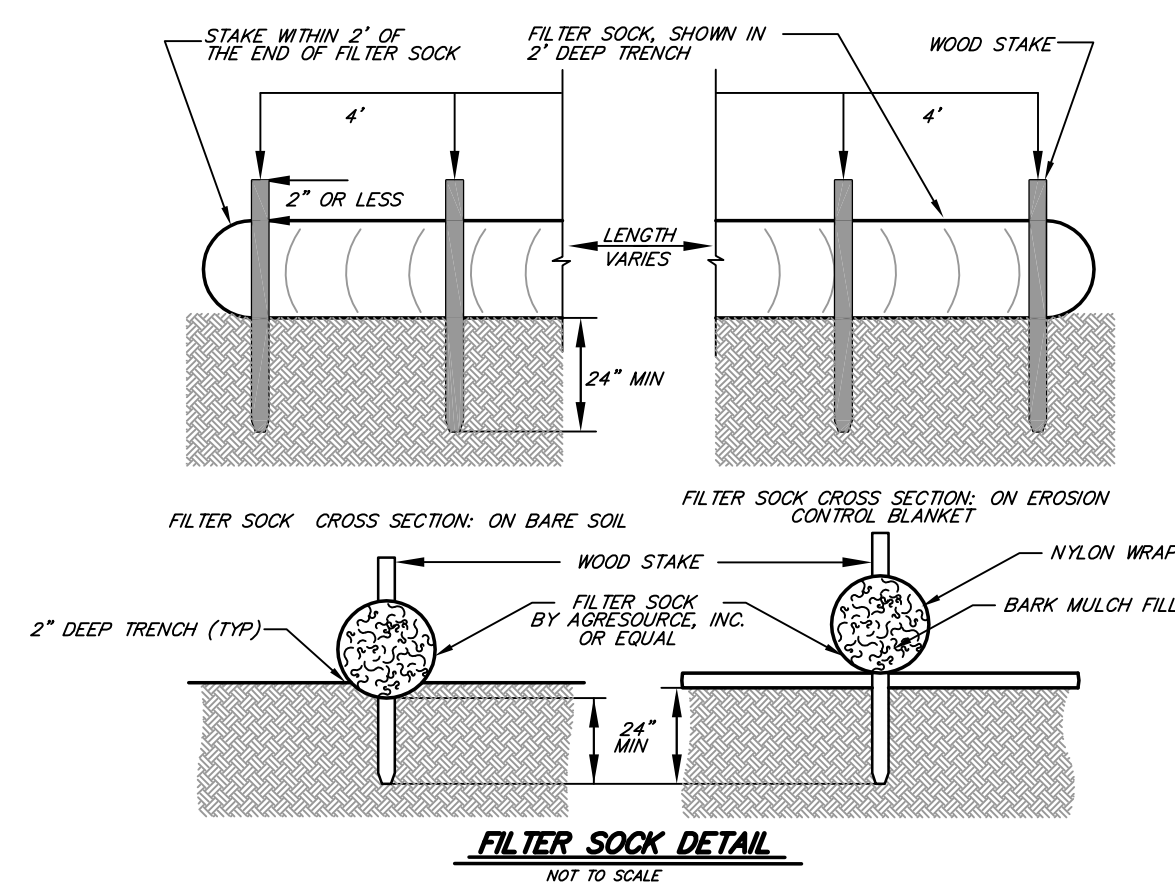
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ZONING CLASS: B BUSINESS JOB NO.: 8513

4 OF 5





**CATCH BASIN - SILT SACK**

NOTE: SILT SACK TO BE INSTALLED ON ALL CATCH BASINS FOR THE DURATION OF CONSTRUCTION.

**"Approved by the HUDSON, NH PLANNING BOARD,"**

Date of Meeting: \_\_\_\_\_

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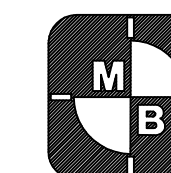
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