

BOND REDUCTION REQUEST

48 FRIARS DRIVE – WATER & SEWER

Attached, please find a request from the Town Engineer for the Planning Board to approve a bond reduction relative to the water and sewer infrastructure at 48 Friars Drive, Hudson NH. The request is to reduce the bond from \$1,659,268.00 to \$214,500 (\$1,444,768.00 difference).

SITE: 48 Friars Drive – Map 209/Lot 001-000

ATTACHMENTS:

- A. Memorandum from Elvis Dhima, dated January 25, 20204 – Attachment “**A**”
- B. First Republic Bank Irrevocable Letter of Credit dated September 15, 2022 – Attachment “**B**”
- C. Town of Hudson, NH Road Guarantee Estimate Form dated July 8, 2022 – Attachment “**C**”
- D. Town of Hudson, NH Road Guarantee Estimate Form dated January 10, 202 – Attachment “**D**”

DRAFT MOTION

I move to approve a bond reduction of \$1,444,768.00 leaving a balance of \$214,500.00 for the 48 Friars Drive Water & Sewer Infrastructure, in accordance with the recommendation of the Town Engineer, Elvis Dhima.

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



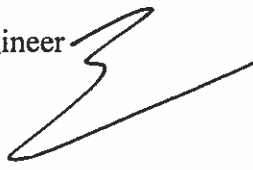
TOWN OF HUDSON
Engineering Department



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

INTEROFFICE MEMORANDUM

TO: Jay Minkarah, Acting Town Planner
Planning Department

FROM: Elvis Dhima P.E., Town Engineer 

DATE: 1/25/2024

RE: 48 Friar Drive– Water & Sewer Bond Reduction

The applicant's Engineer has submitted a bond reduction request for the remaining of the work related to water and sewer infrastructure at the site.

The request was reviewed, verified in the field and approved by the Engineering Department and is recommending the reduction from the current amount of \$1,659,268 to **\$214,500.**



FIRST REPUBLIC BANK
It's a privilege to serve you®
IRREVOCABLE STANDBY LETTER OF CREDIT

Letter of Credit No.: 211687590-26278701

Dated: **September 15, 2022**

Town of Hudson ("Beneficiary")
12 School Street
Hudson, NH 03051
Attn: Elvis Dhima, P.E.

Ladies and Gentlemen:

At the request and for the account of **CRE Management, LLC** ("Applicant"), we hereby establish in your favor our irrevocable standby letter of credit in an aggregate amount not to exceed **One Million Six Hundred Fifty-Nine Thousand Two Hundred Sixty-Eight and 00/100 US Dollars (US \$1,659,268.00)** available for payment by your draft upon presentation to us of the following:

1. This original letter of credit together with all executed written amendments hereto.
2. An original signed and dated drawing certificate from you addressed to us in the form annexed hereto as **Exhibit A** (after complying with all instructions in brackets contained therein).

Drawing certificates shall be drawn on us and presented to us at the Letter of Credit Office (as hereinafter defined) at or before 5:00 p.m., local time of the Letter of Credit Office, on a Business Day (as hereinafter defined) occurring not later than the Expiration Date (as hereinafter defined). As used herein: "**Letter of Credit Office**" means our office located at 160 Federal Street, 8th Floor, Boston, MA 02110, Attn: Business Banking; and "**Business Day**" means any day other than a Saturday, Sunday or other day on which the Letter of Credit Office is not open for business or on which commercial banks are authorized or required to close, or are in fact closed, under the laws of Massachusetts.

All drawing certificates drawn under this letter of credit shall contain the above-referenced letter of credit number. We agree that all drawing certificates drawn on us under and in compliance with the terms of this letter of credit will be duly honored by us not later than three (3) Business Days following presentation to the Letter of Credit Office. Our obligation hereunder is our individual obligation and is not contingent upon reimbursement. We will pay all drawings under this Letter of Credit with our own funds and not with funds derived from Applicant or a subsidiary or affiliate thereof.

This standby letter of credit expires on **September 15, 2023** (the "**Expiration Date**").

Partial and multiple drawings under this letter of credit are permitted. If a partial drawing is made, we will promptly return the original letter of credit to Beneficiary to facilitate subsequent drawings; we at our option may note on the letter of credit the amount of such partial drawing. The amount of this letter of credit shall be automatically and permanently reduced, without amendment by the amount of each drawing paid hereunder.

This letter of credit may be reduced at the written request of the Beneficiary. Upon our receipt of each reduction certificate in the form annexed hereto as **Exhibit B** (after complying with all instructions in brackets contained therein.) the amount of this letter of credit shall be automatically and permanently reduced, without amendment, by the amount of the reduction requested.

This letter of credit is transferable in the full amount available for drawing hereunder at the time of such transfer and only to a single transferee. Transfer of this letter of credit by the existing Beneficiary is subject to our receipt of Beneficiary's notice of transfer in the form annexed hereto as **Exhibit C** (after complying with all instructions in brackets contained therein) along with the original of this letter of credit (and any amendments thereto).

Notwithstanding the foregoing, no transfer of this letter of credit may be made to a person or entity (a "transferee") who is, and we may refuse to honor any attempted transfer to any proposed transferee whom we determine to be, a specially designated national terrorist or narcotics trafficker, a blocked entity, or a person or entity with respect to which transactions are prohibited or

otherwise restricted, or which is located in or a national of a country with respect to which transactions are prohibited or restricted, pursuant to the Foreign Assets Control Regulations of the United States Treasury Department.

Standard fees apply for each reduction, transfer, renewal and/or partial draw of this letter of credit (in each of the foregoing circumstances, solely to the extent expressly permitted hereby), which fees are payable by Applicant. Applicant's failure to pay such fees shall not delay or impede any of the above actions.

We may accept documents which appear on their face to be in order without responsibility for further investigation (even as regards any purported default by Applicant) regardless of any notice or information to the contrary.

This letter of credit is subject to and governed by the International Standby Practices 1998 of the International Chamber of Commerce, Publication 590 or to any subsequent version of such publication as in effect on the date hereof ("ISP98") and, as to matters not covered therein and not inconsistent therewith, the internal laws of Massachusetts, including, without limitation, the Uniform Commercial Code as from time to time in effect in such jurisdiction.

First Republic Bank

By: _____

Name: _____

Rovelyn Hathaway

Title: _____

Manager

**TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Lowell Road Property Owner, LLC

Date: 08 July, 2022

Project Name: Warehouse at 161 Lowell Rd (Friars Drive) - Swr & water only Map: 209

Lot: 001-000

Street Name: Friars Drive

Street Length: (Site Plan)

						Total	Bond Remaining	Date
Clearing, 50' width	A.C.	@	\$	8,000.00	=	_____	_____	_____
Excavation	C.Y.	@	\$	15.00	=	_____	_____	_____
Ledge Removal Mass	C.Y.	@	\$	45.00	=	_____	_____	_____
Trench Ledge	C.Y.	@	\$	65.00	=	_____	_____	_____
Drainage Swales	L.F.	@	\$	15.00	=	_____	_____	_____
Drainage Swale w/Riprap	L.F.	@	\$	15.00	=	_____	_____	_____
Hay Bale Dike	EA	@	\$	5.00	=	_____	_____	_____
Silt Fence	L.F.	@	\$	5.00	=	_____	_____	_____
Storm Drains Size/Type								
12" RCP	_____	L.F.	@	\$	40.00	=	_____	_____
15" RCP	_____	L.F.	@	\$	45.00	=	_____	_____
18" RCP	_____	L.F.	@	\$	48.00	=	_____	_____
21" RCP	_____	L.F.	@	\$	50.00	=	_____	_____
24" RCP	_____	L.F.	@	\$	60.00	=	_____	_____
30" RCP	_____	L.F.	@	\$	70.00	=	_____	_____
36" RCP	_____	L.F.	@	\$	90.00	=	_____	_____
6" PVC	_____	L.F.	@	\$	30.00	=	_____	_____
6" Underdrain	_____	L.F.	@	\$	25.00	=	_____	_____
8" Underdrain	_____	L.F.	@	\$	30.00	=	_____	_____
Additional Excavation for Structures	C.Y.	@	\$	15.00	=	_____	_____	_____
Catch Basin Grate	U	@	\$	1,000.00	=	_____	_____	_____
4' Catch Basins	V.F.	@	\$	400.00	=	_____	_____	_____
5' Catch Basins	V.F.	@	\$	500.00	=	_____	_____	_____
4' Drain Manholes	V.F.	@	\$	500.00	=	_____	_____	_____
5' Drain Manholes	V.F.	@	\$	550.00	=	_____	_____	_____
Drainage Manhole Covers	U	@	\$	750.00	=	_____	_____	_____
Headwalls	EA	@	\$	1,500.00	=	_____	_____	_____
Rip-Rap	S.Y.	@	\$	50.00	=	_____	_____	_____

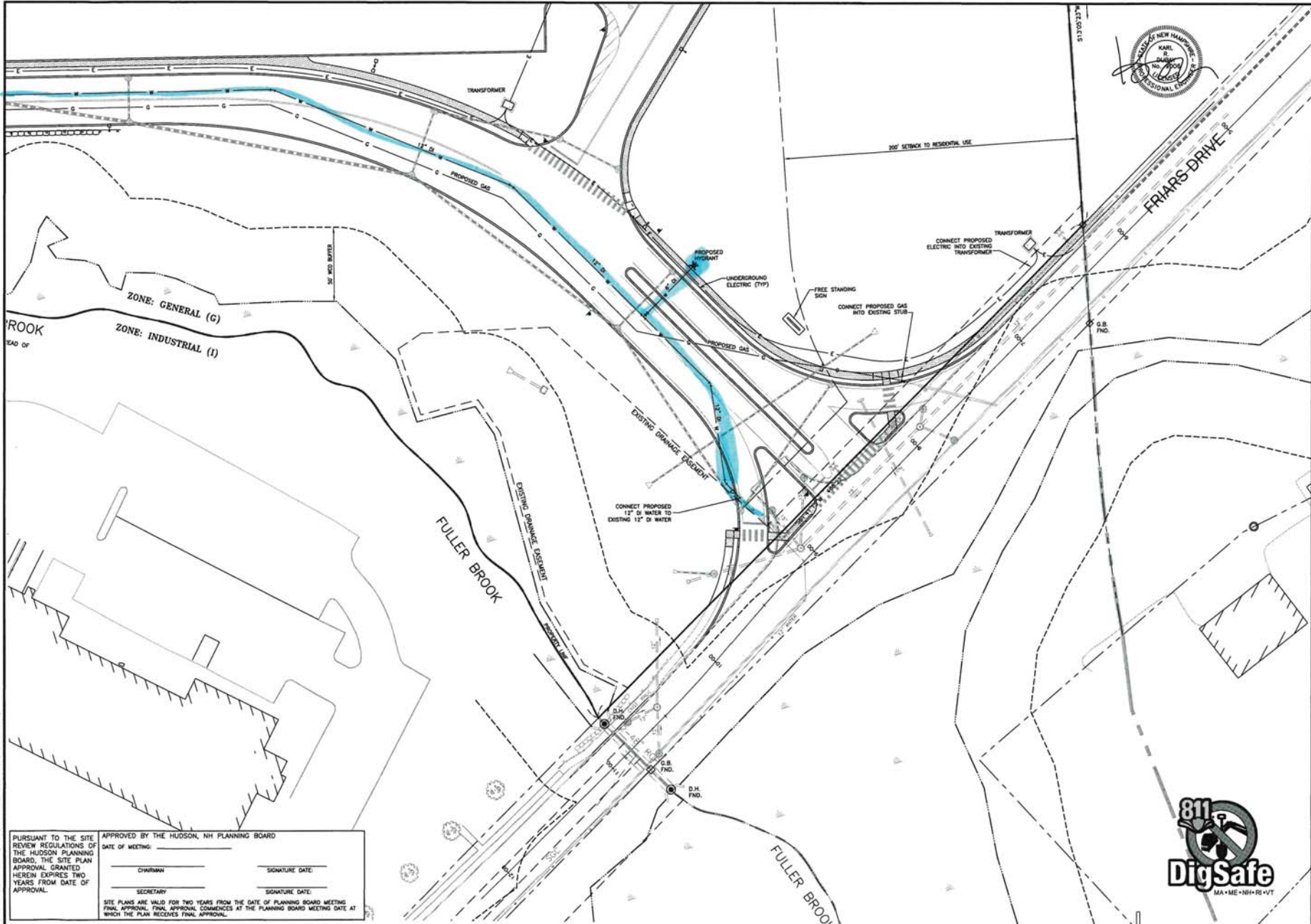
Subdivision Name: Warehouse at 161 Lowell Rd (Friars Drive) - Swr & water only

						Total	Bond Remaining	Date
Sanitary Sewer Size								
6" PVC Service Connection	_____	L.F.	@ \$	30.00	=	_____	_____	_____
8" PVC								
0' - 12' Depth	1504	L.F.	@ \$	80.00	=	\$ 120,320.00	_____	_____
12' - 18' Depth	620	L.F.	@ \$	90.00	=	\$ 55,800.00	_____	_____
10" PVC	_____	L.F.	@ \$	95.00		_____	_____	_____
Sewer Manhole Grate and Cover	11	E.A.	@ \$	750.00		\$ 8,250.00	_____	_____
Sanitary Sewer Manholes 4' dia.	114	V.F.	@ \$	450.00	=	\$ 51,300.00	_____	_____
Sanitary Sewer Manholes 5' dia.	_____	V.F.	@ \$	550.00	=	_____	_____	_____
Service Cleanout	_____	EA.	@ \$	350.00	=	_____	_____	_____
Water Main Size (valves included)								
4" DIP Class 52	_____	L.F.	@ \$	65.00	=	_____	_____	_____
6" DIP Class 52	415	L.F.	@ \$	75.00	=	\$ 31,125.00	_____	_____
8" DIP Class 52	_____	L.F.	@ \$	85.00	=	_____	_____	_____
10" DIP Class 52	678	L.F.	@ \$	95.00	=	\$ 64,410.00	_____	_____
12" DIP Class 52	4811	L.F.	@ \$	105.00	=	\$ 505,155.00	_____	_____
T/S&V	_____	L.F.	@	\$4,000.00	=	_____	_____	_____
Hydrants	13	EA	@ \$	5,000.00	=	\$ 65,000.00	_____	_____
1" Copper Service (stops included)	_____	EA.	@ \$	500.00	=	_____	_____	_____
Bank Run Gravel		C.Y.	@ \$	25.00	=	_____	_____	_____
Crushed Bank Run Gravel		C.Y.	@ \$	30.00	=	_____	_____	_____
Sand Cushion	_____	C.Y.	@	\$30.00	=	_____	_____	_____
Hot Bituminous Pavement 28' width								
2 1/2" or 2" Base Course		TONS	@ \$	100.00	=	_____	_____	_____
1 1/2" Wearing Course Type F		TONS	@ \$	110.00	=	_____	_____	_____
_____ Other			@		=	_____	_____	_____
Tack Coat		S.Y.	@ \$	75.00	=	_____	_____	_____
Curbing								
Granite	_____	L.F.	@ \$	50.00	=	_____	_____	_____
Cape Cod	_____	L.F.	@ \$	30.00	=	_____	_____	_____
Street Light & Foundation	_____	U	@ \$	2,000.00	=	_____	_____	_____
Sidewalks								
5' Wide bituminous	_____	S.Y.	@ \$	75.00	=	_____	_____	_____
Loam and Seed								
Easement areas	_____	L.F.	@ \$	10.00	=	_____	_____	_____
R.O.W. areas	_____	L.F.	@ \$	10.00	=	_____	_____	_____
Wetland Boundary Markers	_____	U	@ \$	10.00	=	_____	_____	_____

Subdivision Name: Warehouse at 161 Lowell Rd (Friars Drive) - Swr & water only

					Total	Bond Remaining	Date
Bounds and Pins							
Property Pins	_____	EA.	@	\$ 350.00 =	_____	_____	_____
Road Bounds	_____	EA.	@	\$ 500.00 =	_____	_____	_____
Stop Signs	_____	EA.	@	\$ 200.00 =	_____	_____	_____
Street Signs	_____	EA.	@	\$ 200.00 =	_____	_____	_____
As-Built Plans	_____	L.F.	@	\$ 10.00 =	_____	_____	_____
Landscaping							
Trees	_____	EA.	@	\$ 400.00 =	_____	_____	_____
Bushes	_____	EA.	@	\$ 250.00 =	_____	_____	_____
Guard Rails	_____	L.F.	@	\$ 60.00 =	_____	_____	_____
Utility Trench (Elec/Tel/TV)	_____	L.F.	@	\$50.00 =	_____	_____	_____
Other required improvements							
Water Facility	250000 GAL	@		\$1.50 = \$ 375,000.00	_____	_____	_____
Subtotal:					\$ 1,276,360.00	_____	_____
Mobilization (10% subtotal):					\$ 127,636.00	_____	_____
Engineering & Contingencies (10% subtotal):					\$ 127,636.00	_____	_____
Total Estimate					\$ 1,531,632.00	_____	_____
Maintenance Level (10% of the Original Amount):					\$ 127,636.00	_____	_____
Total Estimate:					\$ 1,659,268.00	_____	_____

Preparer Name: The Dubay Group, Inc. Date: 08 July, 2022



The Dubai Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com

1" = 30' FEET

E	F	G
D	B	H
C	A	I

SHEET INDEX

REVISIONS:

REV	DATE	COMMENT	BY

DRAWN BY: NIA
 CHECKED BY: KRD
 DATE: AUG. 3, 2021
 SCALE: 1" = 30'
 FILE: 475-UTILITY
 DEED REF:

PROJECT: **SITE PLAN**
 FRIARS DRIVE
 TAX MAP 209
 LOT 001-000
 161 LOWELL ROAD
 HUDSON, NH
 PREPARED FOR:

GFI PARTNERS

LOWELL ROAD
 PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER

5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

SHEET TITLE:

UTILITY PLAN - A

PROJECT #475 SHEET 50 of 80



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

APPROVED BY THE HUDSON, NH PLANNING BOARD

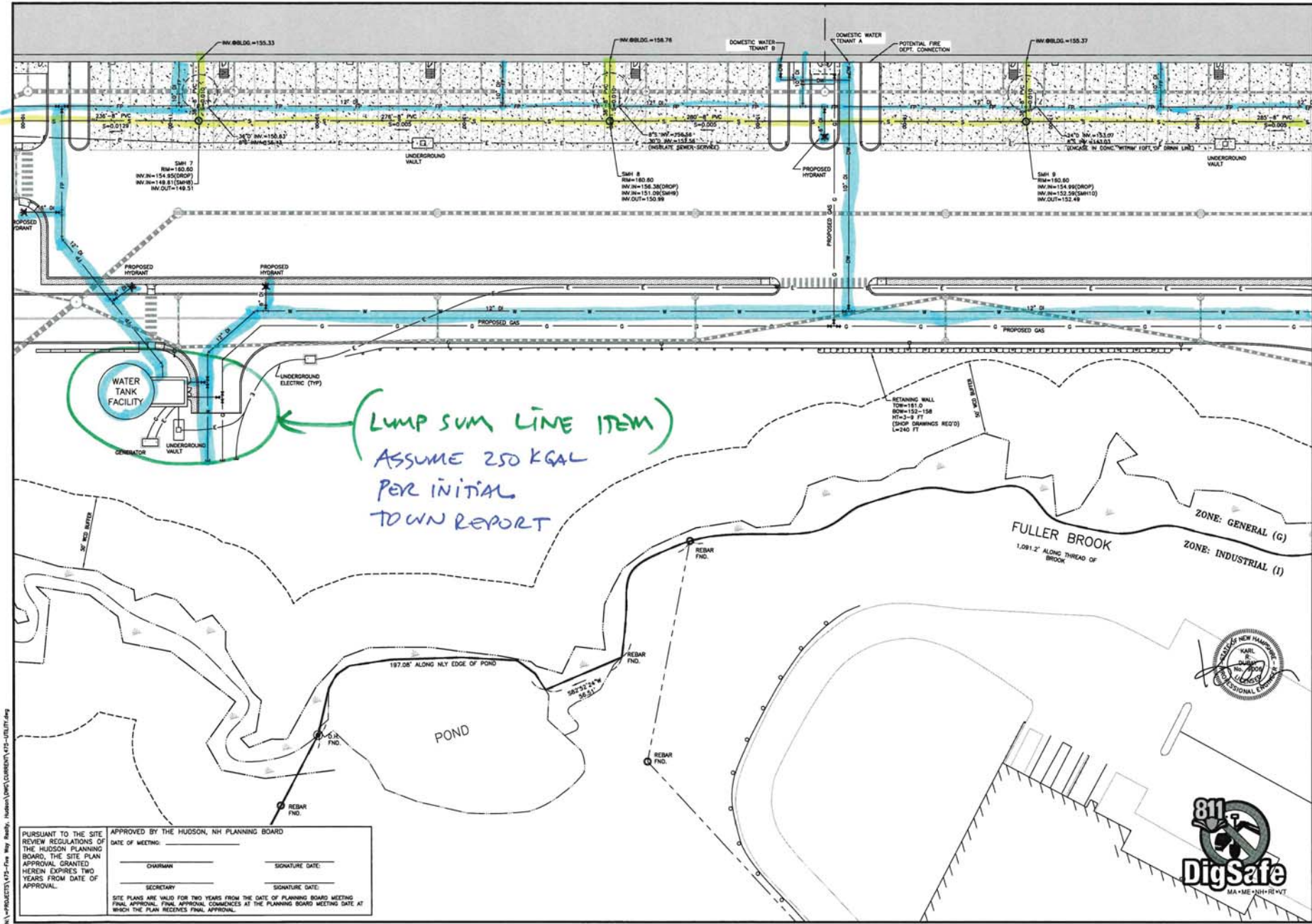
DATE OF MEETING: _____

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.

N:\PROJECTS\475-Friars Drive Rev2.dwg - Hudson\UNCD\CURRENT\475-UTILITY.dwg



The Dubai Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-4162

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 Planners
 Surveyors
 TheDubaiGroup.com

1" = 30 FEET

E	F	G
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C	B	I

SHEET INDEX

REV.	DATE	COMMENTS	BY
3	10/21	MISC. REVS	NA
5	11/23/21	MISC. REVS	NA

DRAWN BY: NA
 CHECKED BY: KRD
 DATE: AUG. 3, 2021
 SCALE: 1" = 30'
 FILE: 475-UTILITY
 DEED REF: NA

PROJECT: **SITE PLAN**
 FRIARS DRIVE
 TAX MAP 209
 LOT 001-000
 161 LOWELL ROAD
 HUDSON, NH
 PREPARED FOR: **GFI PARTNERS**

LOWELL ROAD
 PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER: **5 WAY REALTY TRUST**
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

811 DigSafe
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SHEET TITLE: **UTILITY PLAN - B**

PROJECT #475 SHEET 51 of 80

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

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

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K:\PROJECTS\475-Friars Way Realty, Hudson\DWG\CADD\DWG\475-UTILITY.dwg



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 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462
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 Planners
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SHEET INDEX		

REV	DATE	REVISIONS	BY
3	10/5/21	MISC. REVS	WA
2	11/23/21	MISC. REVS	WA

DRAWN BY: WA
 CHECKED BY: KRO
 DATE: AUG. 3, 2021
 SCALE: 1" = 30'
 FILE: 475-UTILITY
 DEED REF:

PROJECT: **SITE PLAN**
 FRIARS DRIVE
 TAX MAP 209
 LOT 001-000
 161 LOWELL ROAD
 HUDSON, NH
 PREPARED FOR:

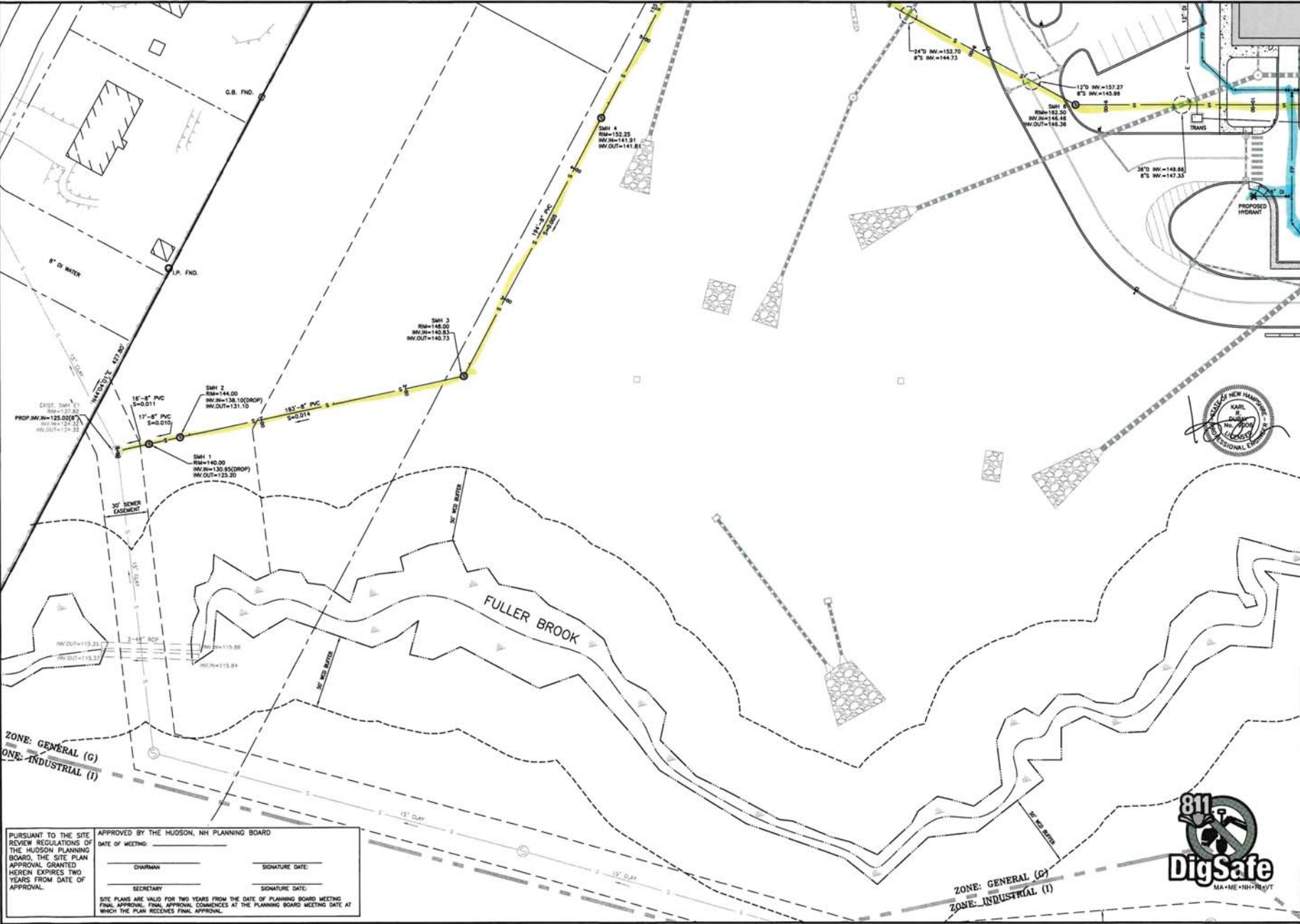


LOWELL ROAD PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER
5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

SHEET TITLE:

UTILITY PLAN - C

PROJECT #475 SHEET 52 OF 80

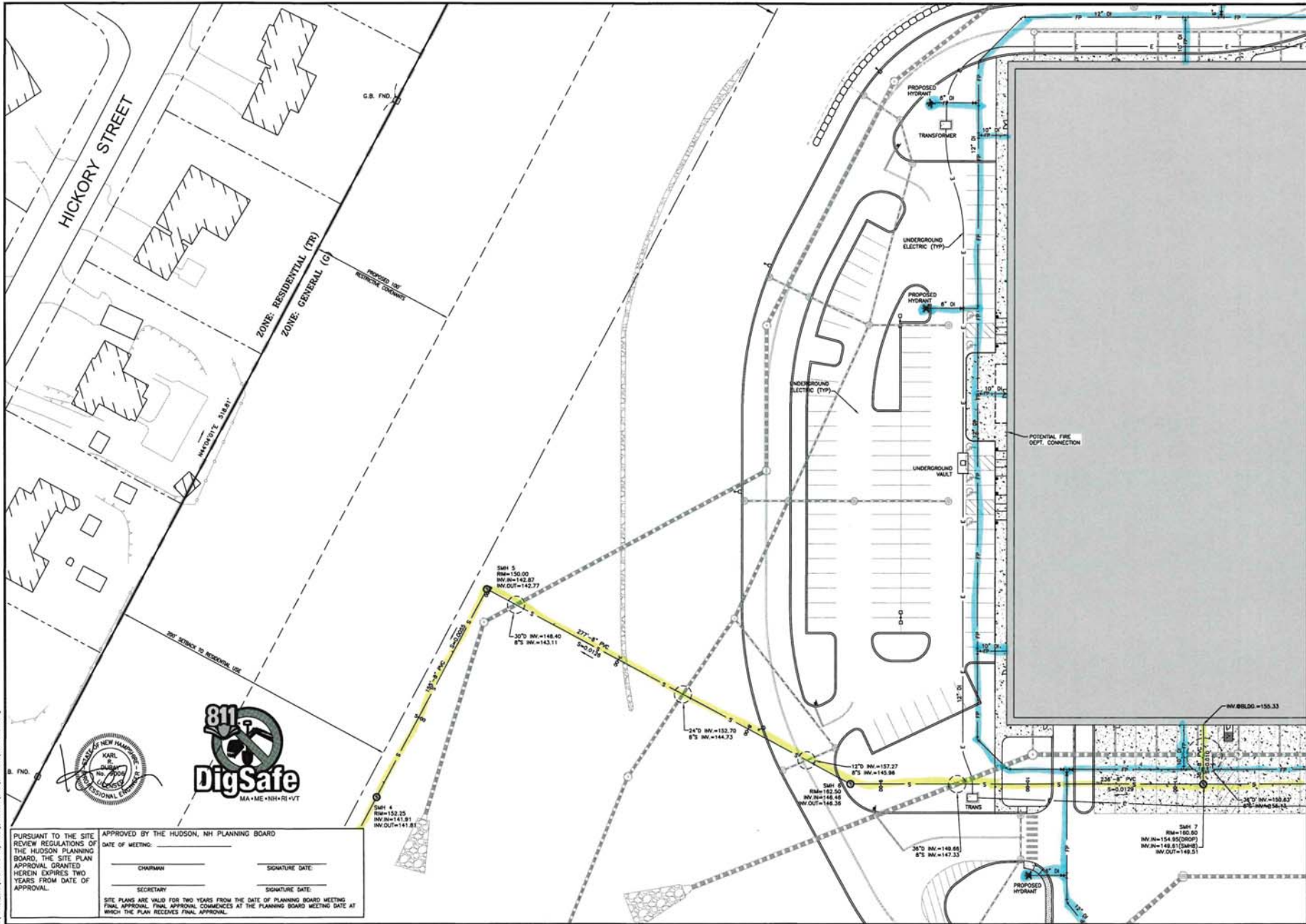


PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

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

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The Dubay Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

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1" = 30' FEET

SHEET INDEX

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C	B	A

REVISIONS:

REV	DATE	COMMENT:	BY:
3	10/5/21	MISC. REVS	WA
5	11/23/21	MISC. REVS	WA

DRAWN BY: WA
 CHECKED BY: KRD
 DATE: AUG. 3, 2021
 SCALE: 1" = 30'
 FILE: 475-UTILITY
 DEED REF:

SITE PLAN
 FRIARS DRIVE
 TAX MAP 209
 LOT 001-000
 161 LOWELL ROAD
 HUDSON, NH
 PREPARED FOR:

GFI PARTNERS
 LOWELL ROAD
 PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER:
 5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

SHEET TITLE:
UTILITY PLAN - D

PROJECT #475 SHEET 53 OF 80



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

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SECRETARY: _____ SIGNATURE DATE: _____

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K:\PROJECTS\475-Friars Way Realty, Hudson\DWG\CARDSON\475-UTILITY.dwg



The Dubai Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

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 Planners
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1 INCH = 30 FEET

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SHEET INDEX

REV	DATE	REVISIONS	COMMENT	BY
S	11/23/21	MISC. REV'S		WA

DRAWN BY: WA
 CHECKED BY: KRO
 DATE: AUG. 3, 2021
 SCALE: 1" = 30'
 FILE: 475-UTILITY
 DEED REF:

PROJECT
SITE PLAN
 FRIARS DRIVE
 TAX MAP 209
 LOT 001-009
 161 LOWELL ROAD
 HUDSON, NH
 PREPARED FOR



LOWELL ROAD
PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER

5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03852

SHEET TITLE:

UTILITY PLAN - E

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

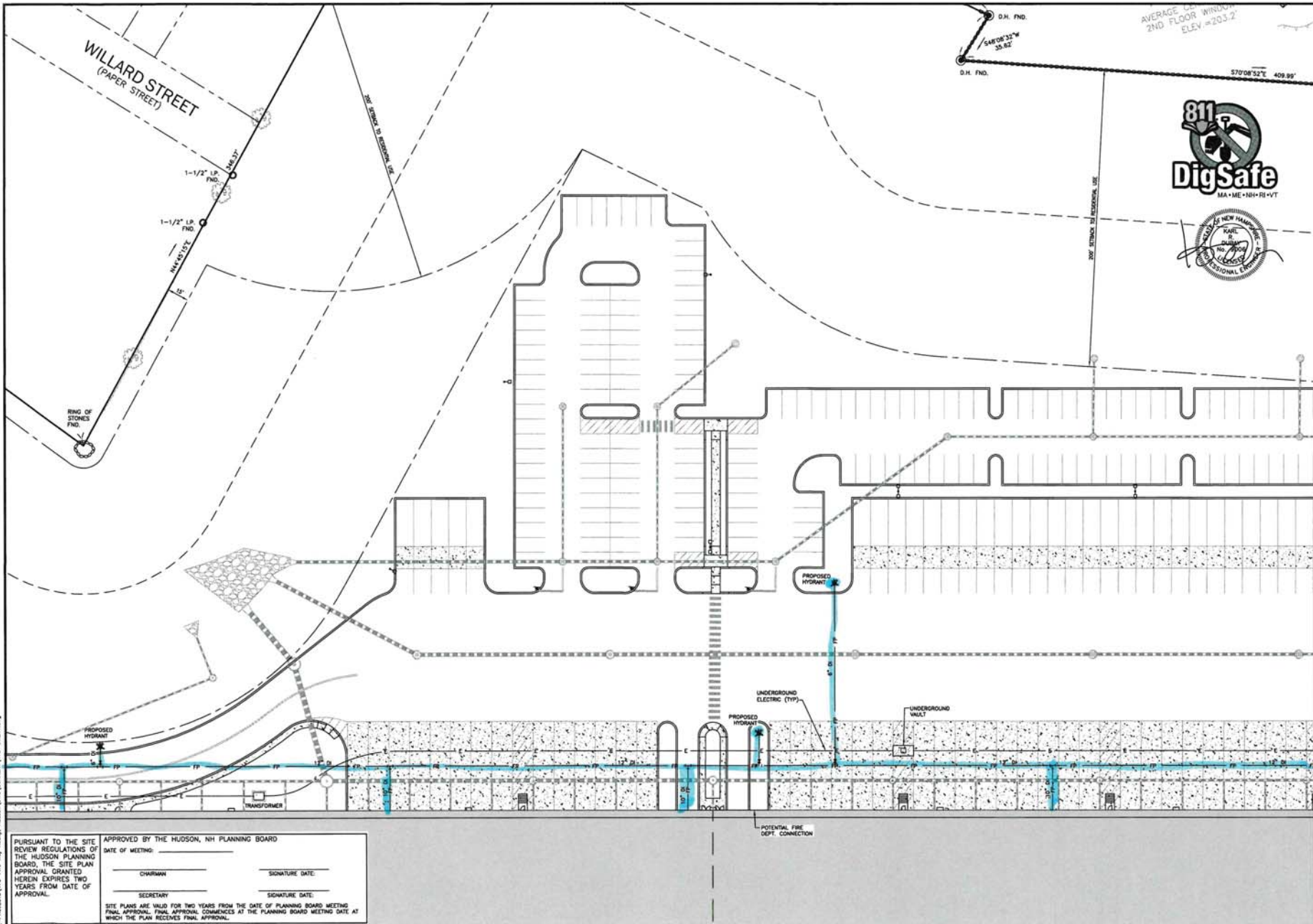
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CHURMAN _____ SIGNATURE DATE: _____

SECRETARY _____ SIGNATURE DATE: _____

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The Dubay Group, Inc.
 136 Harvey Rd. Bldg B121
 Londonderry, NH 03053
 603-458-6493

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 Planners
 Surveyors
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1" = 30' FEET

SHEET INDEX

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D		H
C	B	A

REVISIONS:

REV	DATE	COMMENT	BY
S	11/23/21	MISC. REVS	WA

DRAWN BY: WA
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PROJECT
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 FRIARS DRIVE
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 161 LOWELL ROAD
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 PREPARED FOR

GFI PARTNERS

LOWELL ROAD
PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER

5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

SHEET TITLE:
UTILITY PLAN - F

PROJECT #475 SHEET 55 OF 80

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

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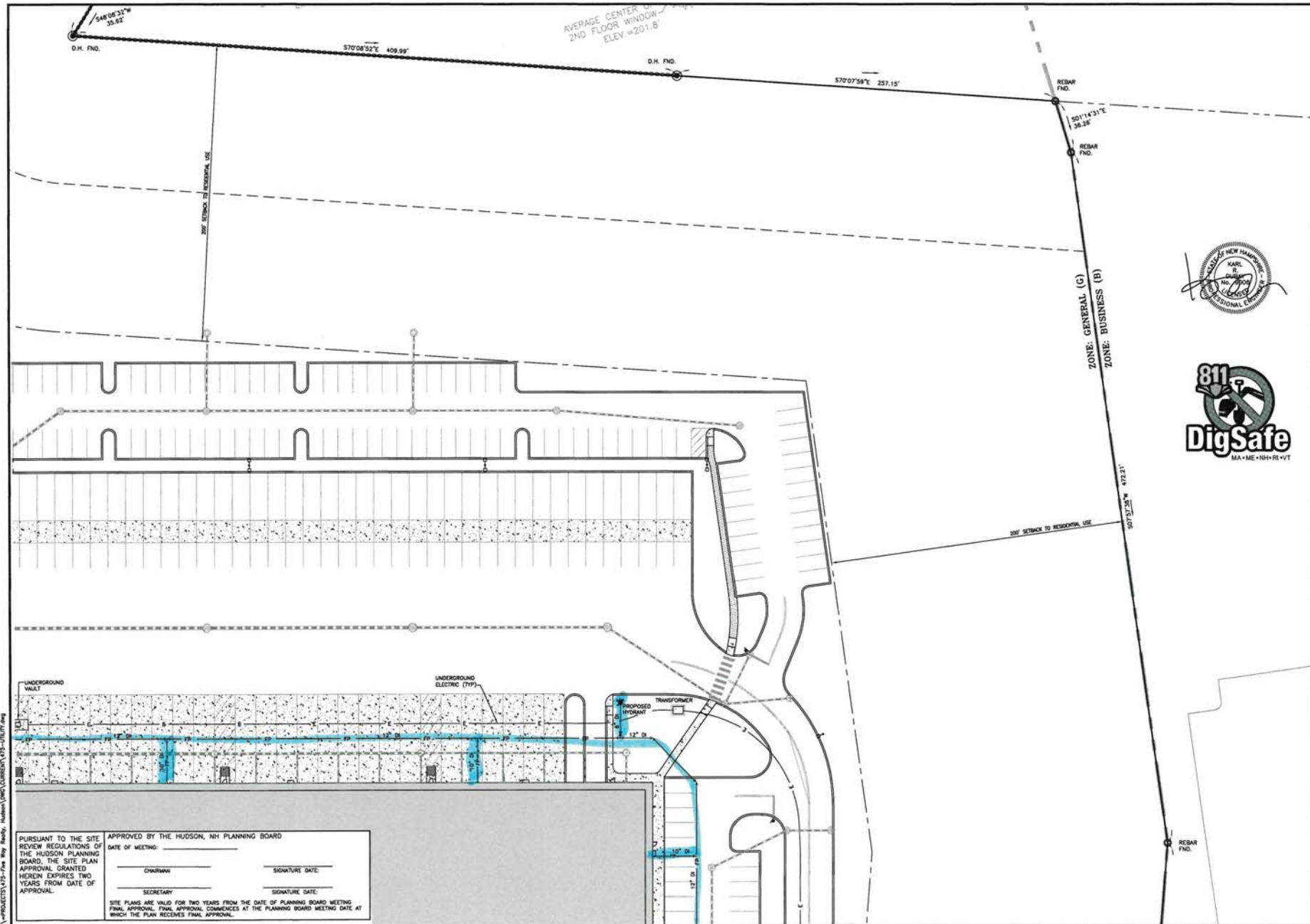
DATE OF MEETING: _____

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.

WA-PROJECTS\475-Friars Way Rev2.dwg, Hudson\GFI\CAMERON\475-UTILITY.dwg



The Dubay Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors

TheDubayGroup.com

1 INCH = 30 FEET

SHEET INDEX

E	F	
D	B	H
C	A	

REVISIONS:

REV	DATE	COMMENT	BY

DRAWN BY: MA
 CHECKED BY: KRO
 DATE: AUG. 3, 2021
 SCALE: 1" = 30'
 FILE: 475-UTILITY
 DEED REF:

PROJECT: **SITE PLAN**
 FRIARS DRIVE
 TAX MAP 299
 LOT 001-000
 181 LOWELL ROAD
 HUDSON, NH

PREPARED FOR:

GFI PARTNERS

LOWELL ROAD
 PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110

OWNER:

5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

SHEET TITLE:

UTILITY PLAN - G

W:\PROJECTS\475-Friars-Drive-Reddy-Hudson\DWG\CONSTRUCTION\UTLTY.dwg

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

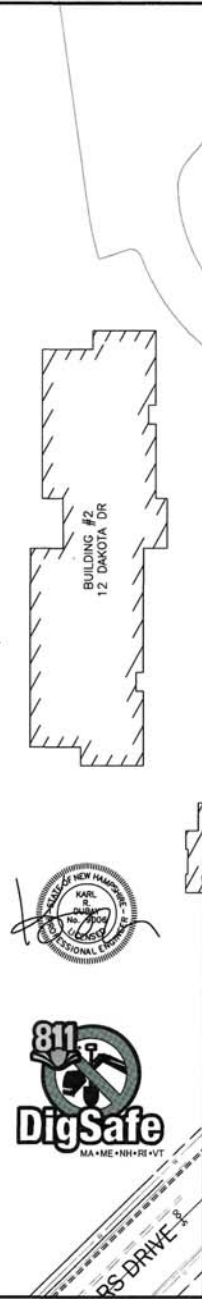
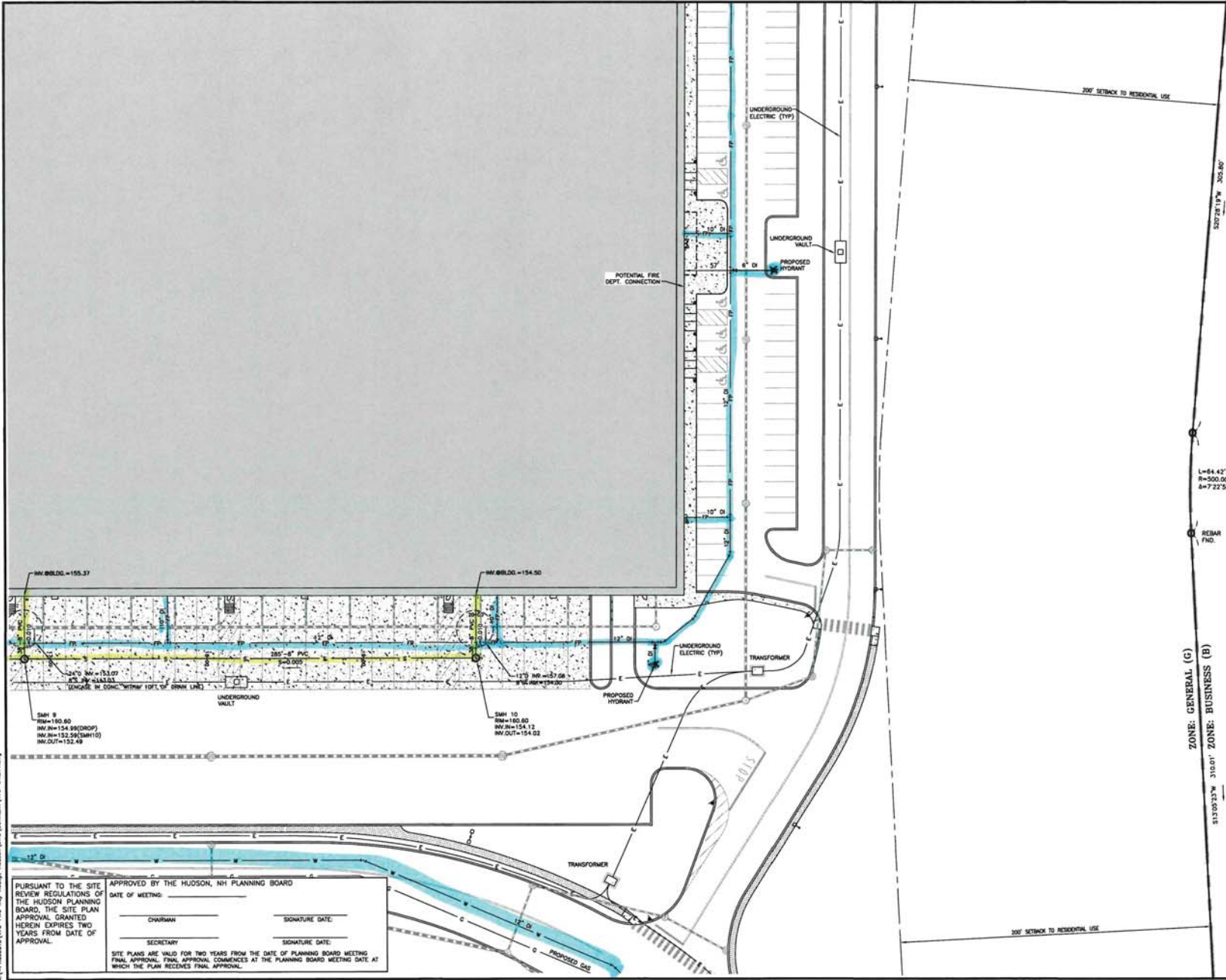
DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

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N:\PROJECTS\475-Friars-Drive-Hudson-Hudson\DWG\CONCRETE\475-UTILITY.dwg



The Dubay Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com

1" = 30' FEET

SHEET INDEX

E	F	G
D	B	A

REVISIONS:

REV	DATE	COMMENT	BY

DRAWN BY: WA
 CHECKED BY: KRO
 DATE: AUG. 3, 2021
 SCALE: 1" = 30'
 FILE: 475-UTILITY
 DEED REF:

PROJECT: **SITE PLAN**
FRIARS DRIVE
 TAX MAP 209
 LOT 001-000
 161 LOWELL ROAD
 HUDSON, NH
 PREPARED FOR:



LOWELL ROAD
PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER
5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

SHEET TITLE:

UTILITY PLAN - H

PROJECT #475 SHEET 57 of 80

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

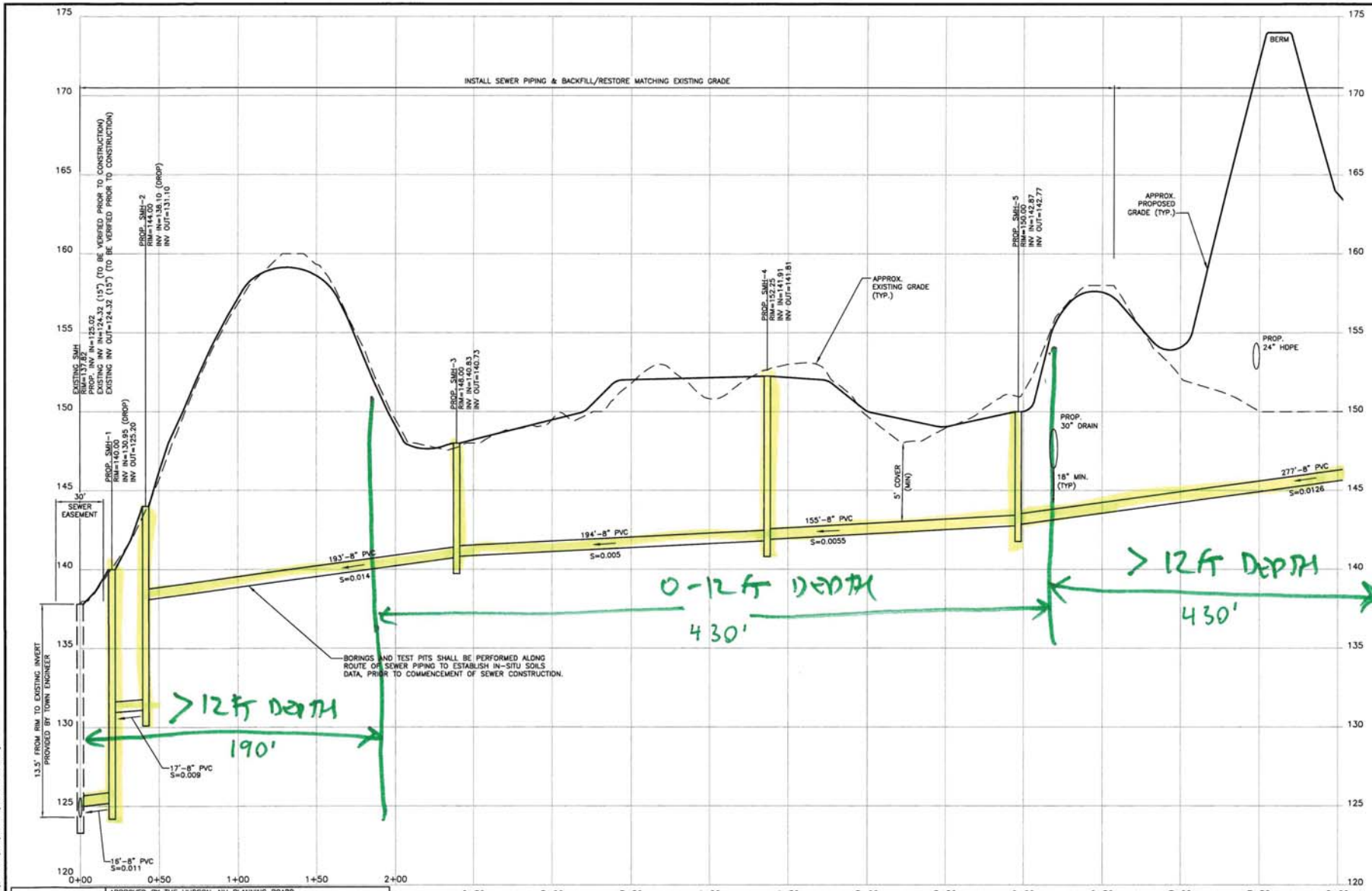
DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

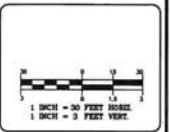
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The Dubay Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-6463

Engineers
 Planners
 Surveyors
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REV.	DATE	COMMENT	BY
1	8/20/21	MISC. REV.	JJD
3	10/5/21	MISC. REVS	WA
5	11/23/21	MISC. REVS	JJD

DRAWN BY: JJD
 CHECKED BY: KRD
 DATE: AUG. 3, 2021
 SCALE: 1"=50'H, 3"V
 FILE: 475-SEWERPROF
 DEED REF:

PROJECT: **SITE PLAN**
 FRIARS DRIVE
 TAX MAP 209
 LOT 001-000
 161 LOWELL ROAD
 HUDSON, NH
 PREPARED FOR:

GFI PARTNERS

LOWELL ROAD
 PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER

5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

SHEET TITLE:

SEWER PROFILE - A

PROJECT #475 SHEET 68 OF 80

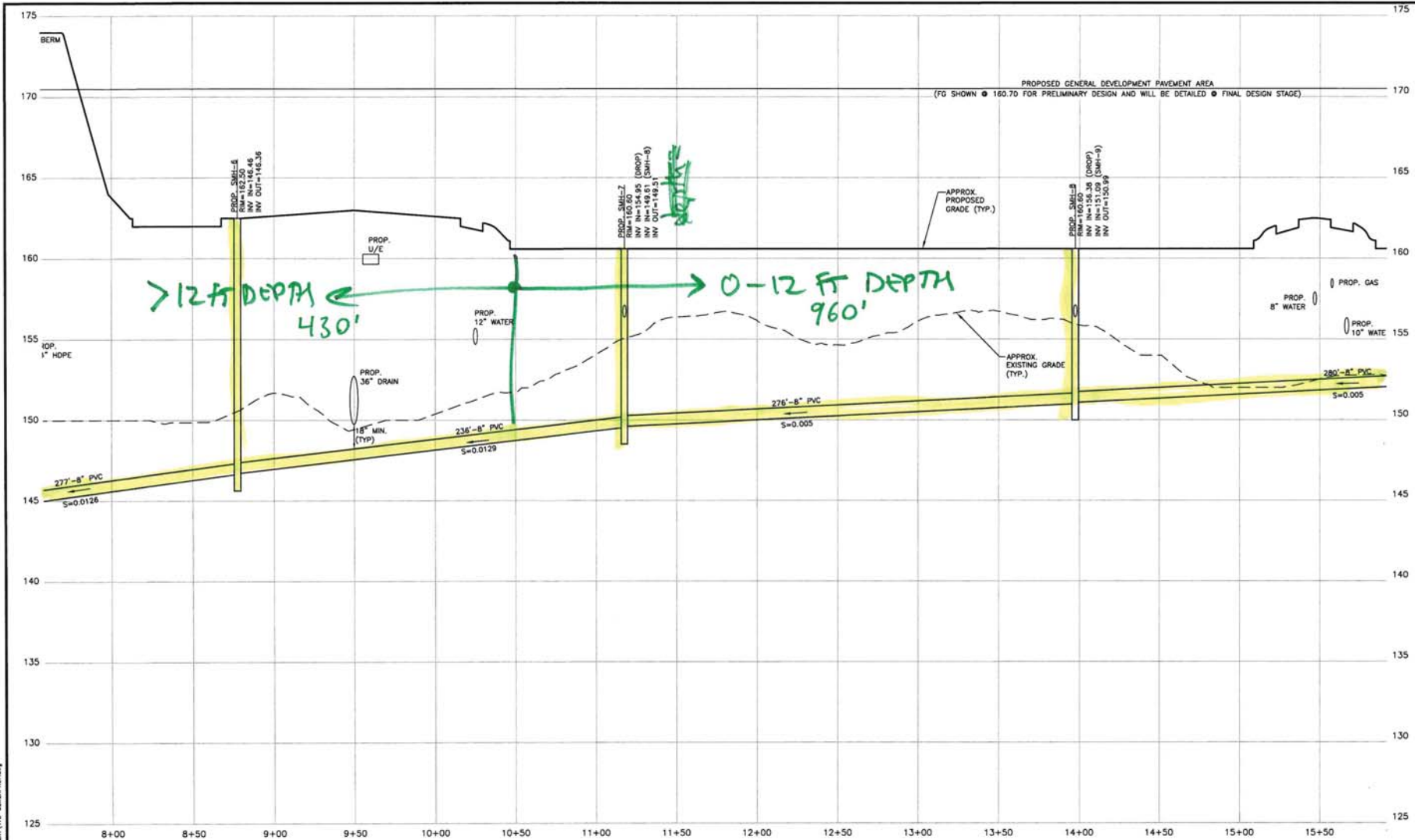
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

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

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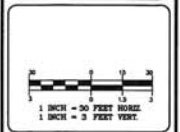
- NOTES:**
1. ALL ITEMS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK, INCLUDING SHOP DRAWINGS OF ALL MATERIALS, FOR REVIEW BY DESIGN ENGINEER AND TOWN.
 2. ALL ITEMS SHALL BE LAD OUT BY A LICENSED LAND SURVEYOR.

N:\PROJECTS\475-Five Way Realty, Hudson\DWG\CADD\DWG\475-SEWERPROF.dwg



The Dubai Group, Inc.
 136 Harvey Rd. Bldg B101
 Londonderry, NH 03053
 603-458-4462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REVISIONS:

REV.	DATE	COMMENT	BY
1	8/20/21	MSC. REV.	JUG
3	10/5/21	MSC. REVS	NA
5	11/23/21	MSC. REVS	JUG

DRAWN BY: _____
 CHECKED BY: _____
 DATE: AUG. 3, 2021
 SCALE: 1"=30', 3/4"
 FILE: 475-SEWERPROF
 DEED REF: _____

PROJECT: **SITE PLAN**
 FRIARS DRIVE
 TAX MAP: 209
 LOT: 001-000
 161 LOWELL ROAD
 HUDSON, NH
 PREPARED FOR: _____

GFI PARTNERS

LOWELL ROAD
 PROPERTY OWNER, LLC
 133 PEARL STREET #300
 BOSTON, MA 02110
 OWNER:
 5 WAY REALTY TRUST
 PETER HORNE, TRUSTEE
 PO BOX 1435
 N. HAMPTON, NH 03862

SHEET TITLE:
SEWER PROFILE - B

PROJECT #475 SHEET 69 OF 80

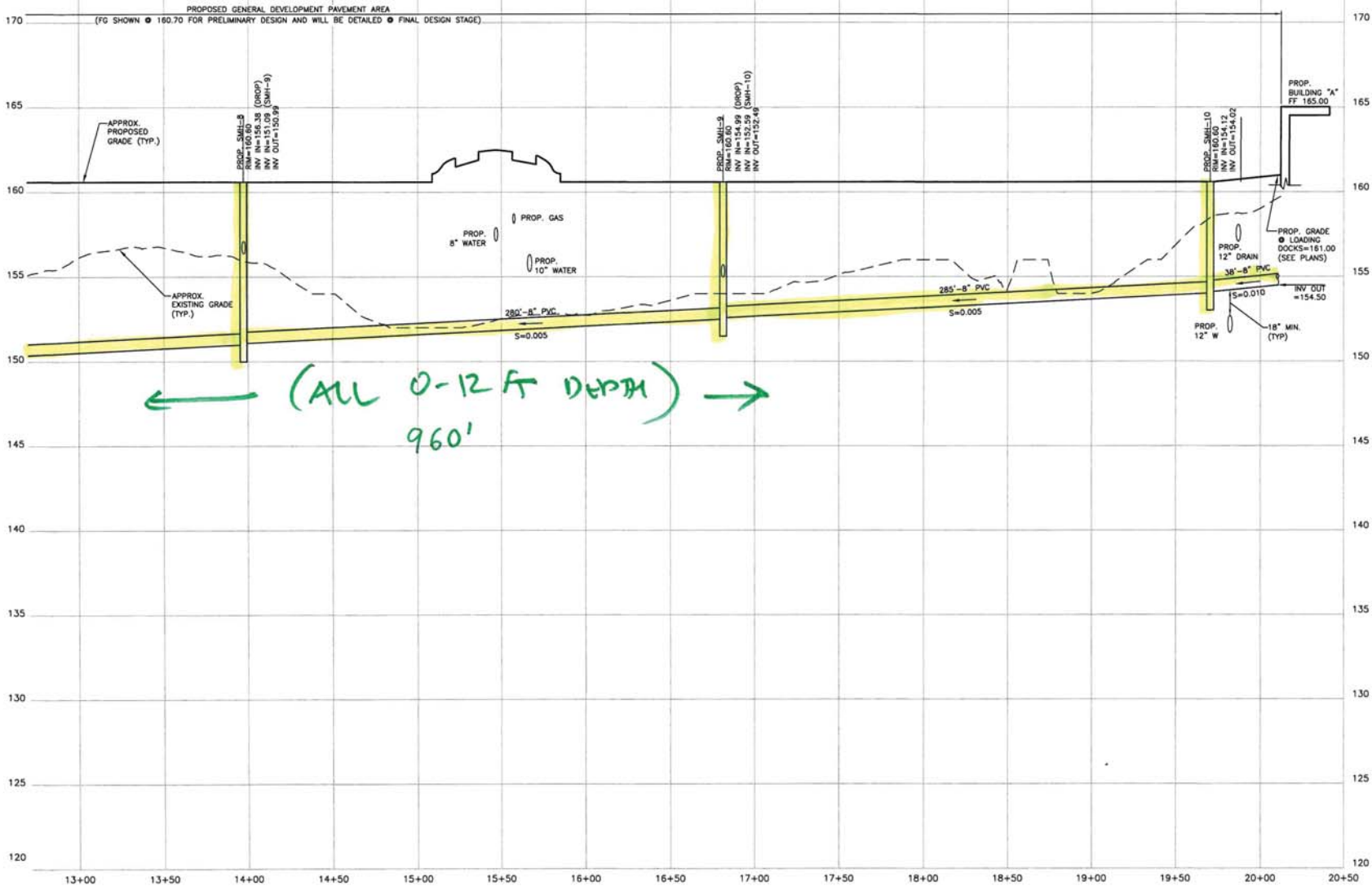
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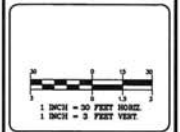
N:\PROJECTS\475-Fire-Way-Ready-Hudson\DWG\CADD\VT15-SEWERPROF.dwg



← (ALL 0-12 FT DEPTH) →
960'

The Dubai Group, Inc.
136 Harvey Rd. Bldg B101
Leedsbury, NH 03053
603-458-6492

Engineers
Planners
Surveyors
TheDubayGroup.com



REVISIONS:

REV	DATE	COMMENT	BY
1	8/30/21	MISC. REV.	JWG

DRAWN BY: JWG
CHECKED BY: KRD
DATE: AUG 3, 2021
SCALE: 1"=50'H, 1"V
FILE: 475-SEWERPROF
DEED REF:

PROJECT
SITE PLAN
FRIARS DRIVE
TAX MAP 299
LOT 001-000
161 LOWELL ROAD
HUDSON, NH
PREPARED FOR

GFI PARTNERS

LOWELL ROAD
PROPERTY OWNER, LLC
133 PEARL STREET #300
BOSTON, MA 02110
OWNER

5 WAY REALTY TRUST
PETER HORNE, TRUSTEE
PO BOX 1435
N. HAMPTON, NH 03862

SHEET TITLE:
**SEWER
PROFILE - C**

PROJECT #475 SHEET 70 OF 80

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

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

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W:\PROJECTS\475-Friars-Plan-Ready-Hudson\DWG\CAD\DWG\475-SEWERPROF.dwg

**TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Narr Lowell Road Property Owner LLC

Date: 1/10/2023

Project Name: 48 Friars Drive - Sewer & Water Only

Map: 209

Lot: 001

Street Name: Friar Drive

Street Length: N/A

	Amount			Total	Bond Remaining
Clearing, 50' width	A.C.	@	\$ 8,000.00 =	\$ -	_____
Excavation	C.Y.	@	\$ 15.00 =	_____	_____
Ledge Removal Mass	C.Y.	@	\$ 45.00 =	_____	_____
Trench Ledge	C.Y.	@	\$ 65.00 =	_____	_____
Drainage Swales	L.F.	@	\$ 15.00 =	_____	_____
Drainage Swale w/Riprap	L.F.	@	\$ 15.00 =	_____	_____
Hay Bale Dike	EA	@	\$ 5.00 =	_____	_____
Silt Fence	L.F.	@	\$ 5.00 =	\$ -	_____
Storm Drains Size/Type					
12" RCP	L.F.	@	\$ 55.00 =	_____	_____
12" HDPE	L.F.	@	\$ 50.00 =	\$ -	_____
15" RCP	L.F.	@	\$ 70.00 =	_____	_____
15" HDPE	L.F.	@	\$ 65.00 =	\$ -	_____
18" RCP	L.F.	@	\$ 48.00 =	_____	_____
21" RCP	L.F.	@	\$ 50.00 =	_____	_____
24" RCP	L.F.	@	\$ 60.00 =	_____	_____
30" RCP	L.F.	@	\$ 70.00 =	_____	_____
36" RCP	L.F.	@	\$ 90.00 =	_____	_____
6" PVC	L.F.	@	\$30.00 =	_____	_____
Stormtech Systems	U	@	\$85,000.00 =	\$ -	_____
6" Underdrain	L.F.	@	\$ 25.00 =	_____	_____
8" Underdrain	L.F.	@	\$ 30.00 =	_____	_____
Additional Excavation for Structures	C.Y.	@	\$ 15.00 =	_____	_____
Catch Basin Grate	U	@	\$ 1,000.00 =	\$ -	_____
4' Catch Basins	V.F.	@	\$ 400.00 =	_____	_____
5' Catch Basins	V.F.	@	\$ 500.00 =	\$ -	_____
4' Drain Manholes	V.F.	@	\$ 500.00 =	\$ -	_____
5' Drain Manholes	V.F.	@	\$ 550.00 =	\$ -	_____
Drainage Manhole Covers	U	@	\$ 800.00 =	\$ -	_____
Headwalls	EA.	@	\$ 1,500.00 =	\$ -	_____
Rip-Rap	S.Y.	@	\$ 50.00 =	\$ -	_____

Subdivision Name: _____

						Total	Bond Remaining
Sanitary Sewer Size							
6" PVC Service Connection		L.F.	@	\$ 30.00	= \$	-	_____
8" PVC							
0' - 12' Depth	0	L.F.	@	\$ 80.00	= \$	-	_____
12' - 18' Depth	0	L.F.	@	\$ 90.00	= \$	-	_____
10" PVC		L.F.	@	\$ 95.00	= \$	-	_____
Sewer Manhole Grate and Cover	0	U	@	\$ 750.00	= \$	-	_____
Sanitary Sewer Manholes 4' dia.	0	V.F.	@	\$ 450.00	= \$	-	_____
Sanitary Sewer Manholes 5' dia.		V.F.	@	\$ 550.00	= \$	-	_____
Service Cleanout		EA.	@	\$ 350.00	= \$	-	_____
Sewer Manhole Covers		U	@	\$ 800.00	= \$	-	_____
<i>Remaining Sewer Testing</i>						\$ 20,000.00	
Water Main Size (valves included)							
4" DIP Class 52		L.F.	@	\$ 65.00	=	_____	_____
6" DIP Class 52	0	L.F.	@	\$ 75.00	= \$	-	_____
8" DIP Class 52		L.F.	@	\$ 85.00	= \$	-	_____
10" DIP Class 52	0	L.F.	@	\$ 95.00	= \$	-	_____
12" DIP Class 52	0	L.F.	@	\$ 105.00	= \$	-	_____
T/S&V		L.F.	@	\$4,000.00	=	_____	_____
Hydrants	0	EA	@	\$ 5,000.00	= \$	-	_____
<i>Reset Hydrants /Hydrant Flags [Allowance]</i>						\$ 25,000.00	
1" Copper Service (stops included)		EA.	@	\$ 500.00	= \$	-	_____
Bank Run Gravel		C.Y.	@	\$ 25.00	= \$	-	_____
Crushed Bank Run Gravel		C.Y.	@	\$ 30.00	= \$	-	_____
Sand Cushion		C.Y.	@	\$30.00	=	_____	_____
Hot Bituminous Pavement 28' width							
2 1/2" or 2" Base Course		TONS	@	\$ 100.00	= \$	-	_____
1 1/2" Wearing Course Type F		TONS	@	\$ 110.00	= \$	-	_____
_____ Other			@		=		_____
Tack Coat		GAL	@	\$ 50.00	= \$	-	_____
Curbing							
Granite		L.F.	@	\$ 50.00	= \$	-	_____
Cape Cod		L.F.	@	\$ 30.00	=	_____	_____
Street Light & Foundation		U	@	\$ 2,000.00	=	_____	_____
Sidewalks							
5' Wide bituminous		S.Y.	@	\$ 75.00	= \$	-	_____

Loam and Seed							
Easement areas	L.F.	@	\$	10.00	=		_____
R.O.W. areas	L.F.	@	\$	10.00	=	\$	- _____
Wetland Boundary Markers	U	@	\$	250.00	=	\$	- _____

Town of Hudson Road Guarantee Estimate Page

Subdivision Name: _____

						Total		Bond Remaining
Bounds and Pins								
Property Pins	EA.	@	\$	350.00	=	\$	-	_____
Road Bounds	EA.	@	\$	500.00	=	\$	-	_____
Stop Signs	EA.	@	\$	200.00	=	\$	-	_____
Street Signs	EA.	@	\$	200.00	=	\$	-	_____
As-Built Plans	L.F.	@	\$	10.00	=	\$	20,000.00	_____
Landscaping								
Trees	EA.	@	\$	400.00	=	\$	-	_____
Bushes	EA.	@	\$	250.00	=			_____
Guard Rails	L.F.	@	\$	60.00	=			_____
Utility Trench (Elec/Tel/TV)	L.F.	@		\$50.00	=	\$	-	_____
Other required improvements								
Water Tank 250,000 Gall	U	@		\$1.50	=	\$	100,000.00	_____
Subtotal:						\$	165,000.00	_____
Mobilization (10% subtotal):						\$	16,500.00	
Engineering & Contingencies (10% subtotal):						\$	16,500.00	
Total Estimate						\$	198,000.00	_____
Maintenance Level (10% of the Original Amount):						\$	16,500.00	_____
Total Estimate:						\$	214,500.00	_____

Prepares Name: _____Elvis Dhima, Town Engineer _____ Date: ___1/10/2023___