

# **CAMPBELLO STREET EXTENSION**

## **SITE PLAN**

SP# 05-24

### **STAFF REPORT**

April 24, 2024

**SITE:** 36 Campbello Street/ Map 165 / Lot 049

**ZONING:** Town Residential (TR)

**PURPOSE OF PLAN:** to depict the layout of eleven (11) single-family residential condominium units on a private right-of-way, and all associated site improvements. Ten (10) units will be newly developed, and one (1) unit is existing.

#### **PLANS UNDER REVIEW:**

Subdivision Plan Campbello Street Extension SB# 05-24, Map 165 Lot 049, 36 Campbello Street, Hudson, NH; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road Suite One, Salem, NH 03079; prepared for: Sousa Realty & Development Corporation, 46 Lowell Road, Hudson, NH 03051; consisting of sheets 1-16 and general notes 1-11 on Sheet 2; dated November 20, 2023; last revised April 15, 2024.

#### **ATTACHMENTS:**

- 1) Site Plan Application with Waivers, date received April 2, 2024 – Attachment “A”.
- 2) Department Comments – Attachment “B.”
- 3) Peer Review, prepared by Fuss & O’Neill, dated December 29, 2023 – Attachment “C”
- 4) Applicant Response to Peer Review, prepared by Greenman-Pedersen, Inc. (GPI), dated March 1, 2024 – Attachment “D”.
- 5) Applicant Response to Town Engineer, prepared by Greenman-Pedersen, Inc. (GPI), dated March 1, 2024 – Attachment “E”
- 6) CAP Fee Worksheet – Attachment “F.”
- 7) Conservation Commission Motion to Recommend CUP Approval. – Attachment “G.”
- 8) Zoning Determination #24-037 dated April 18, 2024 – Attachment “H”
- 9) Site Plan dated November 20, 2023, last revised April 15, 2024.

#### **APPLICATION TRACKING:**

- April 16, 2024 – Revised Site Plan received.
- April 24, 2024 – Public hearing scheduled.

#### **COMMENTS & RECOMMENDATIONS:**

##### **BACKGROUND**

The site is a 4.74-acre lot in the Town Residential district with one single family home on the parcel. Access to the site is provided via a paved road on Campbello Street. The property is

currently serviced by Town sewer, with water to be connected via extension of pre-existing lines on Federal and Merrimack Street. The site directly abuts the Merrimack River and is entirely within the 500-year flood plain, with an approximately 25 foot wide band of high flood risk area spanning the direct riverfront.

**STAFF COMMENTS**

The lot meets all site plan requirements of the town but does not meet all requirements established in the Zoning Ordinance. The applicant states on Sheet 4 Note 11 that the right of way established within the plan is intended to remain a private right of way, with maintenance/control of the drive presumably falling under a Condo Association to be established. Staff recommends the Town Attorney review the Condo Association documents and make such recommendation a condition of approval. The applicant has not applied to the Zoning Board of Adjustment for a Variance pertaining to the inadequate public frontage the site contains. A Variance granting an allowed reduced frontage of 30.37’, where 90’ is required, will be needed in order for the project to move forward.

**DEPARTMENT COMMENTS**

*ENG & DPW have no objections to the private road approach.*

**Fire** has provided the following comments:

*1. The proposed fire hydrants shown on the site plan at the intersection of Campbello Street Extension/Merrimack Street to the proposed fire hydrant at the end of the proposed cul-de-sac shall to exceed 800 feet. If the distance exceeds 800 feet a fire hydrant will need to be added into the proposed site.*

**Assessing** has provided the following comment:

*In reviewing the proposed site plan, now showing all 11 units as part of a Condo Association, I would offer the following map/lot/sublot numbers to be utilized, if the proposed layout of the “lots” does not change further after Planning Board consideration. The submitted plan proposes Tax Map 165 Lot 049 Sublot 000 to be approved for a total of 11 units, recommended map/lot assignments as per below.*

<b>CURRENT-From Plan</b>	<b>Assigned Map/Lot to be used on plan</b>
Map 165 Unit 1	Map 165 Lot 049 Sublot 001
Map 165 Unit 2	Map 165 Lot 049 Sublot 002
Map 165 Unit 3	Map 165 Lot 049 Sublot 003
Map 165 Unit 4	Map 165 Lot 049 Sublot 004
Map 165 Unit 5	Map 165 Lot 049 Sublot 005
Map 165 Unit 6	Map 165 Lot 049 Sublot 006
Map 165 Unit 7	Map 165 Lot 049 Sublot 007
Map 165 Unit 8	Map 165 Lot 049 Sublot 008
Map 165 Unit 9	Map 165 Lot 049 Sublot 009
Map 165 Unit 10	Map 165 Lot 049 Sublot 010

Map 165 Unit 11	Map 165 Lot 049 Sublot 011
Map 165 Lot 11	<b>Master Condo Card Map 165 Lot 049</b>

Full comments are provided in **Attachment “B.”**

**PEER REVIEW**

Fuss & O’Neill reviewed the subdivision plan on December 29, 2023 (**Attachment “C”**). The Applicant responded on March 1, 2024 to the Peer Review comments in **Attachment “D”**. Additionally, the Applicant has provided a response to engineering comments (**Attachment “E”**).

The Applicant has submitted a revised plan set addressing comments provided by Fuss & O’Neill as well as Town comments, alongside their response letters. Though the current site plan is a new application, the engineering issues are largely unchanged.

**RECOMMENDATIONS**

Staff does not recommend that the Planning Board accept a plan/application that has been determined to be out of compliance with the Zoning Ordinance. We cannot know whether a Variance would be granted, and if one were to be granted, whether conditions would be imposed that would substantially alter the proposal.

**DRAFT MOTIONS:**

**ACCEPT the Site Plan Application:**

I move to accept the Site Plan Application for the Campbello Street Extension Site Plan, SP# 05-24, 36 Campbello Street, Hudson, NH, Map 165 Lot 049.

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

**DENY the Site Plan Application:**

I move to deny the Site Plan Application for the Campbello Street Extension Site Plan, SP# 05-24, 36 Campbello Street, Hudson, NH, Map 165 Lot 049.

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

**CONTINUE the public hearing on the Site Plan Application:**

I move to defer further consideration of the Site Plan Application, Campbello Street Extension Site Plan, SP# 05-24, 36 Campbello Street, Hudson, NH, Map 165 / Lot 049, to date specific, \_\_\_\_\_, 2024.

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

**APPROVE the Site Plan Application:**

I move to approve the Site Plan entitled: Site Plan Campbello Extension SP# 05-24, Map 165 / Lot 049, 36 Campbello Street, Hudson, NH; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road Suite One, Salem, NH 03079; prepared for: Sousa Realty & Development Corporation, 46 Lowell Road, Hudson, NH 03051; consisting of sheets 1-16 and general notes 1-11 on Sheet 2; dated November 20, 2023; last revised April 15, 2024; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; and for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant during the public hearing;

Subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably review and recommend the Development Agreement and Municipal Water and Drainage Easement Deeds pertaining to such easements as shown on the Plan.
3. Upon the appropriate surety sum receiving a majority vote of the board, the Applicant, or his assigns, shall submit the surety in the form of an irrevocable letter of credit to the Planning Board. This action shall be completed prior to the Final Plat and Development Agreement being endorsed and recorded at the HCRD.
4. A cost allocation procedure (CAP) amount of \$6,194.00 per single-family residential unit, shall be paid prior to the issuance of a Certificate of Occupancy for each unit.
5. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner and Town Engineer.
7. Construction activities involving the proposed undeveloped lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
8. The roadway shown on the Plan is approved, herein, as a private road and shall remain as such in perpetuity, and under no circumstances shall the Town be responsible for any repairs, maintenance, or snow plowing thereto.
9. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland, and wetland buffer area, during construction and report any finding to the applicant and the Conservation Commission for remediation.
10. Prior to the Planning Board endorsement of the Plan, all documents related to the establishment of a Condominium Association shall be subject to final administrative review by the Interim Town Planner and Town Engineer.
11. Prior to the Planning Board endorsement of the Plan, the applicant shall apply for, and receive from the Zoning Board of Adjustment, a variance from §334-27 – Dimensional Requirements.
12. For the purpose of this Site Plan, the term “active and substantial development” shall mean that underground utilities shall be installed, and the roadway shall be brought to subgrade per Town standards.

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



*Town of Hudson  
12 School Street  
Hudson, NH 03501*

## **SITE PLAN APPLICATION**

Revised July 24, 2023

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

1. One (1) original completed application with original signatures, and one (1) copy.
2. Three (3) full plan sets (sheet size: 22" x 34").
3. One (1) original copy of the project narrative, and one (1) copy.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
6. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.*

1. Submission of fifteen (15) 11" X 17" plan sets, revised if applicable.
2. Submission of two (2) full plan sets (sheet size: 22" x 34"), if revised.
3. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

*Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.*

**SITE PLAN APPLICATION**

Date of Application: March 26, 2024 Tax Map #: 165 Lot #: 49

Site Address: 36 Campbello Street

Name of Project: Campbello Street Extension

Zoning District: Town Residence (TR) General SP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: \_\_\_\_\_

**PROPERTY OWNER:**

Name: A. Jack Atkinson, Trustee

Address: 36 Campbello Street

Address: Hudson, NH 03051

Telephone # \_\_\_\_\_

Email: \_\_\_\_\_

**DEVELOPER:**

Sousa Realty & Development Corp.

46 Lowell Road

Hudson, NH 03051

(603) 880-7799

msousa@sousarealtynh.com

**PROJECT ENGINEER:**

Name: Greenman-Pedersen, Inc.

Address: 44 Stiles Road, Suite One

Address: Salem, NH 03079

Telephone # (603) 893-0720

Email: djordan@gpinet.com

**SURVEYOR:**

Greenman-Pedersen, Inc.

44 Stiles Road, Suite One

Salem, NH 03079

(603) 893-0720

djordan@gpinet.com

**PURPOSE OF PLAN:**

A site plan at 36 Campbello Street to construct a private road and 10 additional single family residential units.

**(For Town Use Only)**

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

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

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

(Initials)

Department:

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

SITE DATA SHEETPLAN NAME: Campbello Street SubdivisionPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 165 LOT 49DATE: March 26, 2024-----  
Location by Street: 36 Campbello StreetZoning: Town Residence (TR)Proposed Land Use: ResidentialExisting Use: ResidentialSurrounding Land Use(s): ResidentialNumber of Lots Occupied: 1 existing lot to be subdivided into 11 lotsExisting Area Covered by Building: 2,415 sf (one dwelling)Existing Buildings to be removed: 0Proposed Area Covered by Building: 15,595 sf (11 dwellings)Open Space Proposed: NoneOpen Space Required: NoneTotal Area: S.F.: 206,400 Acres: 4.74Area in Wetland: 6,126 sf Area Steep Slopes: 9,235 sfRequired Lot Size: 10,000 sf required per lotExisting Frontage: 30.37'Required Frontage: 90' per lot min.

Building Setbacks:	Required*	Proposed
Front:	<u>30' per lot</u>	<u>TBD - min. 30' per lot</u>
Side:	<u>15' per lot</u>	<u>TBD - min. 15' per lot</u>
Rear:	<u>15' per lot</u>	<u>TBD - min. 15' per lot</u>

**SITE DATA SHEET**  
(Continued)

Flood Zone Reference: Flood Insurance Rate Map number 33011C0514E

Width of Driveways: TBD

Number of Curb Cuts: 11 proposed on the private road.

Proposed Parking Spaces: 4 per unit

Required Parking Spaces: 2 per unit

Basis of Required Parking (Use): Residential units

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

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

**SITE PLAN APPLICATION AUTHORIZATION**

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

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

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name of Owner: \_\_\_\_\_

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

Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name of Developer: \_\_\_\_\_

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

**SCHEDULE OF FEES**

**A. REVIEW FEES:**

<b>1. <u>Site Plan Use</u></b>	<b><u>Project Size/Fee</u></b>	<b>\$105.00 x 10 new units =</b>
Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	<b>\$ <u>1,050.00</u></b>
Commercial/Semi Public/Civic or Recreational	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	<b>\$ _____</b>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	<b>\$ _____</b>
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	<b>\$ _____</b>

**CONSULTANT REVIEW FEE: (Separate Check)**

Total 4.74 acres @ \$600.00 per acre, or \$1,250.00, whichever is greater. **\$ \_\_\_\_\_**

*This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.*

**LEGAL FEE:**

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents. **\$5.08 x (11 direct abutters + 1 applicant + 2 professionals) =**

**B. POSTAGE:**

_____ Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.01 (or <b>Current Certified Mail Rate</b> )	<b>\$ <u>71.12</u></b>
_____ Indirect Abutters (property owners within 200 feet) @\$0.66 (or <b>Current First Class Rate</b> )	<b>\$ <u>14.28</u></b>

**C. TAX MAP UPDATING FEE: (FLAT FEE)** **\$ 275.00**

**TOTAL** **\$ 1,410.40**

**SCHEDULE OF FEES**  
(Continued)

<b>(For Town Use)</b>	
AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____

*NOTE: fees below apply only upon plan approval, not collected at time of application.*

**D. RECORDING:**

**\*\*\*The applicant shall be responsible for the recording of the approved plan, and all documents as required by an approval, at the Hillsborough County Registry of Deeds (HCRD), located at 19 Temple Street, Nashua, NH 03061. Additional fees associated with recording can be found at HCRD.\*\*\***

**E. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:**

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

**\*\*\*The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant’s application, plan and related materials.\*\*\***

**ABUTTERS & NOTIFICATION LIST**

**Attachment "A"**

**For  
SOUSA REALTY  
36 CAMPBELLO STREET  
MAP 165 LOT 49  
HUDSON, NH  
GPI # NEX-2300191  
AS OF 3/28/24**

**MAP-LOT #**

**NAME & ADDRESS**

*DIRECT ABUTTERS*

165-049 (SUBJECT PARCEL)

JACK A. ATKINSON TRUSTEE  
ATKINSON REVOCABLE TRUST  
36 CAMPBELLO STREET  
HUDSON, NH 03051

165-050

EDWARD J. WELSH II TRUSTEE  
JOYCE M. WELSH TRUSTEE  
38 CAMPBELLO STREET  
HUDSON, NH 03051

165-048

JOSELITO MANGUAL  
DANIEL R. JOWDERS  
32 MERRIMACK STREET  
HUDSON, NH 03051

165-047

ROBERT A. MILLER  
SYLVIA E. MILLER  
28 MERRIMACK STREET  
HUDSON, NH 03051

165-046

RICHARD H. MORROW  
20 MERRIMACK STREET  
HUDSON, NH 03051

165-044

CHESTER E. HURD TRUSTEE

165-045

JOYCE M. HURD TRUSTEE

165-073

18 MERRIMACK STREET

165-074

HUDSON, NH 03051

165-039

DONALD R. FITZGERALD

LISA Y. FITZGERALD

100 WEBSTER STREET

HUDSON, NH 03051

165-036

JOHN R. COLBY

SONYA J. COLBY

11 KENYON STREET

HUDSON, NH 03051

**ABUTTERS & NOTIFICATION LIST**

**Attachment "A"**

**For  
SOUSA REALTY  
36 CAMPBELLO STREET  
MAP 165 LOT 49  
HUDSON, NH  
GPI # NEX-2300191  
AS OF 3/28/24**

165-035 CYNTHIA TUTON  
JOHN TUTON  
13 KENYON STREET  
HUDSON, NH 03051

165-034 FABIAN GALINDO TRUJILLO  
ROSALVA GALINDO  
15 KENYON STREET  
HUDSON, NH 03051

165-033 WILLIAM R. KILLINGSWORTH  
165-032 JOAN E. KILLINGSWORTH  
28 CAMPBELLO STREET  
HUDSON, NH 03051

*INDIRECT ABUTTERS*  
**TOWN OF HUDSON ABUTTERS**

165-006 PAUL D. THORN  
165-010 DONNA L. THORN  
12 GROUSE LANE  
LITCHFIELD, NH 03052

165-007 DONNA I. THORN, TRUSTEE  
THORN REV. TRUST OF 2013  
12 GROUSE LANE  
LITCHFIELD, NH 03052

165-008 ERIC A. BATES  
TINA L. BATES  
10 KENYON STREET  
HUDSON, NH 03051

165-009 JEFFREY E. HUDGINS  
KAREN J. HUDGINS  
12 KENYON STREET  
HUDSON, NH 03051

165-011 STANLEY KAZLOUSKAS  
GAIL KAZLOUSKAS  
18 KENYON STREET  
HUDSON, NH 03051

**ABUTTERS & NOTIFICATION LIST**

**Attachment "A"**

**For  
SOUSA REALTY  
36 CAMPBELLO STREET  
MAP 165 LOT 49  
HUDSON, NH  
GPI # NEX-2300191  
AS OF 3/28/24**

165-031	BRIAN BRIGHT TRUSTEE BRIGHT LIVING TRUST 26 CAMPBELLO STREET HUDSON, NH 030514
165-037	ALEXANDER C. GALLOWAY 3 KENYON STREET HUDSON, NH 03051
165-042	AARON IVES 6 MERRIMACK STREET HUDSON, NH 03051
165-043	SANDRA CAMBRIA CHARLES CAMBRIA 8 MERRIMACK STREET HUDSON, NH 03051
165-051	MICHAEL J. GALANTE JOSEPH P. KINNEY 40 CAMPBELLO STREET HUDSON, NH 03051
165-064	JEFFREY J. PEPE CHRISTINA E. LEIGHTON 14 FEDERAL STREET HUDSON, NH 03051
165-064-001	OXANA SAVGACHEVA VADYM IAMTSUN 19 MERRIMACK STREET HUDSON, NH 03051
165-068	PAUL F. TRAVERS TRUSTEE ELIZABETH R. TRAVERS 41 CAMPBELLO STREET HUDSON, NH 03051
165-069	ROBERT C. SCIRE TRUSTEE JACQUELINE SCIRE TRUSTEE 6 SCHAEFER CIRCLE HUDSON, NH 03051

**ABUTTERS & NOTIFICATION LIST**

**Attachment "A"**

**For  
SOUSA REALTY  
36 CAMPBELLO STREET  
MAP 165 LOT 49  
HUDSON, NH  
GPI # NEX-2300191  
AS OF 3/28/24**

165-070                      ALTAGRACIA M. VAZQUEZ  
                                    JOSE A. COLON  
                                    29 MERRIMACK STREET  
                                    HUDSON, NH 03051

165-071                      SCOTT P. SLATTERY  
                                    27 MERRIMACK STREET  
                                    HUDSON, NH 03051

165-072                      ALAN E. GLYNN  
                                    DEBRALEE E. GLYNN  
                                    23 MERRIMACK STREET  
                                    HUDSON, NH 03051

**CITY OF NASHUA ABUTTERS**

41-12                         THOREAU'S LANDING CONDOMINIUM  
                                    C/O ELAINE DEVLIN  
                                    EVERGREEN HARVARD GROUP  
                                    17 COMMERCE DRIVE  
                                    BEDFORD, NH 03110

**BOARD OF DIRECTORS**

ROY KETTLER, PRESIDENT  
17 WALDEN POND DRIVE  
NASHUA, NH 03064

KIM CAMPBELL, TREASURER  
28 WALDEN POND DRIVE  
NASHUA, NH 03064

MICHAEL MOSHER  
42 WALDEN POND DRIVE  
NASHUA, NH 03064

DOREEN O'BRIEN  
C/O EVERGREEN HARVARD GROUP  
17 COMMERCE DRIVE  
BEDFORD, NH 03110

**ABUTTERS & NOTIFICATION LIST**

**Attachment "A"**

**For  
SOUSA REALTY  
36 CAMPBELLO STREET  
MAP 165 LOT 49  
HUDSON, NH  
GPI # NEX-2300191  
AS OF 3/28/24**

STACEY O'KEEFE  
C/O EVERGREEN HARVARD GROUP  
17 COMMERCE DRIVE  
BEDFORD, NH 03110

APPLICANT

SOUSA REALTY  
46 LOWELL ROAD  
HUDSON, NH 03051

ENGINEER/SURVEYOR

GREENMAN-PEDERSEN, INC.  
44 STILES ROAD, SUITE ONE  
SALEM, NH 03079

WETLAND/SOIL SCIENTIST

GOVE ENVIRONMENTAL SERVICES, INC.  
8 CONTINENTAL DRIVE, BLDG 2, UNIT H  
EXETER, NH 03833-7507

April 2, 2024

Hudson Planning Board  
12 School Street  
Hudson, NH 03051

RE: Site Plan Application  
Campbello Road Extension  
Map 165, Lot 49  
Sousa Realty & Development Corp.

Dear Members of the Hudson Planning Board:

Greenman-Pedersen, Inc. (GPI), on behalf of the project applicant, Sousa Realty & Development Corp., is submitting an application for Site Plan Approval for the parcel at 36 Campbello Street identified as Map 165, Lot 49. The applicant is proposing to develop the property with a new private road from Campbello Street and ten (10) new residential units while retaining the existing house on it's own reduced size parcel (11 total units). Campbello Street will be improved from the intersection of Merrimack Street through the site approximately 800 linear feet. The new paved road will be 24-feet-wide with sloped granite curbing and will terminate in a cul-de-sac with a center landscaped island.

Water service to the new houses will be provided via an extension of the existing municipal services in Federal Street and Merrimack Street, which will run along the new private road and be looped at the cul-de-sac. Sewer will run within the private road and tie into the existing municipal sewer line which runs through the property within an existing easement. Electric service will be underground from an existing on-site utility pole. Gas will be provided via a new extension to the site.

In order to mitigate increases in peak discharge rates and volumes of stormwater runoff as a result of the new impervious surfaces, a comprehensive stormwater management system has been designed that includes two Rain Guardian Turret inlet structures, deep sump catch basins with hooded outlets, a First Defense hydrodynamic particle separator unit, three above ground infiltration basins, and underground Stormtech infiltration chambers.

If you have any questions or need additional information, please feel free to contact me at (603) 374-7912 or by email to [djordan@gpinet.com](mailto:djordan@gpinet.com).

Sincerely,  
**Greenman-Pedersen, Inc.**



David R. Jordan, P.E., L.L.S., LEED AP  
Vice President  
Director of Project Delivery – Land Development

F:\Projects\NEX-2300191 - Hudson, NH - Sousa Realty\Applications\Site Plan Narrative.docx

**Dubowik, Brooke**

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**From:** Sullivan, Christopher  
**Sent:** Tuesday, April 9, 2024 12:05 PM  
**To:** Dubowik, Brooke  
**Subject:** RE: Dept. Sign Off - SP#05-24 Campbello St. Residential Site Plan

Brook Zoning has no comment.

Chris

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SITE PLAN APPLICATION

Date of Application: March 26, 2024 Tax Map #: 165 Lot #: 49

Site Address: 36 Campbello Street

Name of Project: Campbello Street Extension

Zoning District: Town Residence (TR) General SP#: 05-24  
(For Town Use Only)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: A. Jack Atkinson, Trustee

Sousa Realty & Development Corp.

Address: 36 Campbello Street

46 Lowell Road

Address: Hudson, NH 03051

Hudson, NH 03051

Telephone # \_\_\_\_\_

(603) 880-7799

Email: \_\_\_\_\_

msousa@sousarealtynh.com

PROJECT ENGINEER:

SURVEYOR:

Name: Greenman-Pedersen, Inc.

Greenman-Pedersen, Inc.

Address: 44 Stiles Road, Suite One

44 Stiles Road, Suite One

Address: Salem, NH 03079

Salem, NH 03079

Telephone # (603) 893-0720

(603) 893-0720

Email: djordan@gpinet.com

djordan@gpinet.com

PURPOSE OF PLAN:

A site plan at 36 Campbello Street to construct a private road and 10 additional single family residential units.

(For Town Use Only)

Routing Date: 4/8/24 Deadline Date: 4/12/24 Meeting Date: 4/24/24

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

SCM Title: Captain Steven McElhinney Date: 04/12/24

(Initials)

Department:

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

**SITE PLAN APPLICATION**

Date of Application: March 26, 2024 Tax Map #: 165 Lot #: 49

Site Address: 36 Campbello Street

Name of Project: Campbello Street Extension

Zoning District: Town Residence (TR) General SP#: 05-24  
(For Town Use Only)

Z.B.A. Action: \_\_\_\_\_

**PROPERTY OWNER:**

Name: A. Jack Atkinson, Trustee

Address: 36 Campbello Street

Address: Hudson, NH 03051

Telephone # \_\_\_\_\_

Email: \_\_\_\_\_

**DEVELOPER:**

Sousa Realty & Development Corp.

46 Lowell Road

Hudson, NH 03051

(603) 880-7799

msousa@sousarealtynh.com

**PROJECT ENGINEER:**

Name: Greenman-Pedersen, Inc.

Address: 44 Stiles Road, Suite One

Address: Salem, NH 03079

Telephone # (603) 893-0720

Email: djordan@gpinet.com

**SURVEYOR:**

Greenman-Pedersen, Inc.

44 Stiles Road, Suite One

Salem, NH 03079

(603) 893-0720

djordan@gpinet.com

**PURPOSE OF PLAN:**

A site plan at 36 Campbello Street to construct a private road and 10 additional single family residential units.

**(For Town Use Only)**

Routing Date: 4/8/24 Deadline Date: 4/12/24 Meeting Date: 4/24/24

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

DRH Title: Fire Marshal Date: 4/10/24  
(Initials)

Department: \_\_\_\_\_

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



# TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



---

12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911  
Business 603-886-6005  
Fax 603-594-1142

Scott Tice  
Chief of Department

TO: Acting Town Planner

FR: David Hebert  
Fire Marshal

DT: April 10, 2024

RE: 36 Campbello Street

The proposed fire hydrant shown on the site plan at the intersection of Campbello Street Extension/Merrimack Street to the proposed fire hydrant at the end of the proposed cul-de-sac shall not exceed 800 feet. If the distance exceeds 800 feet a fire hydrant will need to be added into the proposed site.

David Hebert  
Fire Marshal

**Dubowik, Brooke**

---

**From:** Dhima, Elvis  
**Sent:** Monday, April 8, 2024 2:22 PM  
**To:** Dubowik, Brooke; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim; Sullivan, Christopher; Malley, Tim; Twardosky, Jason  
**Subject:** RE: Dept. Sign Off - SP#05-24 Campbello St. Residential Site Plan

Brooke

All the comments from Engineering Department have been addressed and I have no objections to the proposed private road approach

E

*Elvis Dhima, P.E.*  
*Town Engineer*

12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008  
Mobile: (603) 318-8286





# TOWN OF HUDSON

Office of the Chief Assessor



Jim Michaud  
Chief Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)  
[www.hudsonnh.gov](http://www.hudsonnh.gov)

---

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6009 • Fax: 603-598-6481

---

To: Planning

April 17, 2024

From: Jim Michaud, Chief Assessor

Re: Campbello Street Extension SITE Plan - Tax Map 165 Lot 049- REVISED

In reviewing the proposed site plan, now showing all 11 units as part of a condo association, I would offer the following map/lot/sublot numbers to be utilized, if the proposed layout of the "lots" does not change further after Planning Board consideration. The submitted plan proposes Tax Map 165 Lot 049 Sublot 000 to be approved for a total of 11 units, recommended map/lot assignments as per below.

<b>CURRENT-From Plan</b>	<b>Assigned Map/Lot to be used on plan</b>
Map 165 Unit 1	Map 165 Lot 049 Sublot 001
Map 165 Unit 2	Map 165 Lot 049 Sublot 002
Map 165 Unit 3	Map 165 Lot 049 Sublot 003
Map 165 Unit 4	Map 165 Lot 049 Sublot 004
Map 165 Unit 5	Map 165 Lot 049 Sublot 005
Map 165 Unit 6	Map 165 Lot 049 Sublot 006
Map 165 Unit 7	Map 165 Lot 049 Sublot 007
Map 165 Unit 8	Map 165 Lot 049 Sublot 008
Map 165 Unit 9	Map 165 Lot 049 Sublot 009
Map 165 Unit 10	Map 165 Lot 049 Sublot 010
Map 165 Unit 11	Map 165 Lot 049 Sublot 011
Map 165 Lot 11	<b>Master Condo Card Map 165 Lot 049</b>



December 29, 2023

Mr. Jay Minkarah  
Acting Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Re: Town of Hudson Planning Board Review  
Campbello Street Subdivision Plan  
Tax Map 165, Lot 49; Acct. #1350-133  
Reference No. 20030249.2320

Dear Mr. Minkarah:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on November 28, 2023, related to the above-referenced project. Authorization to proceed was received on December 15, 2023. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

We have included a copy of Fuss & O'Neill's evaluation of the checklist for your reference. We note that several items could not be verified by Fuss & O'Neill and require action by the Town.

The project appears to consist of subdividing the existing 4.74-acre existing lot to create an eleven (11)-lot subdivision. A new roadway with a cul-de-sac is proposed as part of the subdivision. The new subdivision lots are proposed to be serviced by public water and sewer.

The following items are noted:

**1. Administrative and Subdivision Review Codes (HR 276 & HR 289)**

- a. Hudson Regulation (HR)276-11.1.B.(6). The owner's signature was not provided on the plan set.
- b. HR 276-11.1.B.(13). The applicant has not shown any sign locations or details on the plan set other than traffic signs.
- c. HR 276-11.1.B.(14). The applicant has not shown any lighting on the plan set. The applicant should confirm if any lighting is proposed and provide locations and details, or add the required note if lighting is not proposed.
- d. HR 276-11.1.B.(16). The applicant has not included information on driveways, parking areas and travel ways within 200 feet of the site.

The Gateway Building  
50 Commercial Street  
Manchester, NH  
03101  
† 603.668.8223  
800.286.2469  
[www.fando.com](http://www.fando.com)

California  
Connecticut  
Maine  
Massachusetts  
New Hampshire  
Rhode Island  
Vermont

Mr. Jay Minkarah  
December 29, 2023  
Page 2 of 6

- e. HR 276-11.1.B.(20). The applicant has not noted existing building heights on the plan set.
- f. HR 289-15. & 334-83. The applicant had noted that a portion of the site is located within the flood hazard area along the Merrimack River. We note that no proposed development is within this area.
- g. HR 289-26.B.(3). The applicant has shown an existing sewer easement on the plan set. A copy of this easement was not included in the review documents. No other existing are shown. Also, the applicant is proposing drainage easements, which should be provided to the Town for their review.
- h. HR 289-27.A.(2). The applicant has noted the Subdivision is valid for one year instead of the two noted in the Regulation.
- i. HR 289-28.A. The applicant should provide a detail for the proposed granite bounds to be set.
- j. HR 289-37.A. The applicant has not provided any information on the phasing of subdivision construction on the plan set. We note that subdivisions with six or more lots must be developed over two years per the Regulation.

## **2. Driveway Review Codes (HR 193-10)**

- a. HR 193-10. The applicant has not provided any proposed driveway locations for the new lots.
- b. HR 193-10.E. The applicant should provide sight distance information for the existing reconfigured driveway on the plan set.

## **3. Roadway Design**

- a. HR 289-18.A. The applicant has requested a waiver to reduce the required Right-of-Way width from 50 feet to 40 feet. We note the this would allow eight feet from the front of the curb to be within the Town Right-of-Way.
- b. HR 289-18.B.(5). The applicant should add the dead-end sign location to the plan set. Sign details should also be provided.
- c. The applicant should show a stop bar location and detail on the plan set along with a stop sign detail.
- d. HR 289-18.C.(1). The applicant should show horizontal curve information on the plan set.
- e. HR 289-18.R.(b). & 289-28.G. The applicant has requested a waiver from providing sidewalks.
- f. HR 289-28.F. The applicant has provided a detail for sloped granite curb and noted it on the Typical Roadway Profile. The applicant should revise the driveway cross sections to show sloped granite curb and revise the Typical Roadway Profile as well because it appears to show bituminous curb graphically.
- g. HR 289-Attachment 3. The applicant should review the gravel subbase requirement and revise the Typical Roadway Section accordingly. The applicant has shown two nine-inch lifts of crushed gravel while the Regulation requires six inches of crushed gravel and 12 inches of gravel. The applicant should also review the proposed cross slope of the roadway as it does not meet the slope required.

Mr. Jay Minkarah  
December 29, 2023  
Page 3 of 6

- h. The applicant should label the curb curve radii on the plan set.

**4. Drainage Design /Stormwater Management (HR 289-20.C. /Chapter 290)**

- a. HR 290-7.B.21. The site should not negatively affect the downstream system. The existing HydroCAD model does not consider two low points located on the site. The applicant should include the low points in the model, as this may reduce the existing peak flows. The low points may not have an impact for larger storm events, but this should be confirmed.
- b. It is general engineering practice to provide one foot of freeboard for stormwater ponds. The proposed design provides the following freeboard for each BMP for the 50-year event. The applicant should confirm with the Town that the proposed freeboard is adequate.
  - i. Infiltration Basin 1 – 3.25” freeboard
  - ii. Infiltration Basin 2 – 2.4” freeboard
  - iii. Infiltration Basin 3 – 3.7” freeboard
- c. It is general engineering practice to use a minimum time of concentration of 6 minutes. The applicant should update the HydroCAD models accordingly.
- d. Per Env-Wq 1508.02, Infiltration System #2 is located within a well protection zone. The applicant should confirm that the intent is to connect the existing home to the new waterline and that the well will be abandoned.
- e. The applicant is proposing to remove trees within the 150’ Woodland Buffer. The applicant should confirm that the existing Woodland buffer contains more than 25% Natural Woodland and that the existing trees can be removed.
- f. The applicant should update Note 3 under the Inspection & Maintenance Plan For Stormwater System on sheet 2 to say Town of Hudson, rather than the City of Methuen.
- g. HR 290.6.A.8. The applicant should add a note to the plans stating that, “An on-site preconstruction 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.”
- h. HR 290.6.A.5. The applicant should add a note to the plans stating, “Disturbed soil areas that will remain idle for more than 30 days shall be temporarily stabilized as soon as practicable but no later than five days from the initial disturbance with seed and mulch, erosion control blankets or crushed stone or other suitable measures approved by the TOWN ENGINEER or designated representative. All disturbed soil areas that have achieved final grading shall be permanently stabilized within three days following final grading.”
- i. HR 290.6.A.9. The applicant should add note stating that, “Disturbed area not to exceed 30 Days, temporary stabilized within 5 days of initial disturbance.”
- j. HR 290.6.A.12. The applicant should add a note stating, “Disturbed areas that will remain idle over the winter period shall employ winter stabilization measures as described in Section 4-3 of the NH Stormwater Manual, Volume 3, as amended.”
- k. HR 290.7.A.6 The applicant should provide calculations that account for frozen ground conditions, when these devices may not function at their optimal design.

Mr. Jay Minkarah  
December 29, 2023  
Page 4 of 6

- l. HR 290.7.B.16. The applicant should show locations of post-construction snow storage areas and temporary snow storage areas during construction.
- m. Hudson Engineering Technical Guidelines Typical Details (ETGTD) Section 920.3.13 The minimum velocity in a closed drainage system for the design storm is 2 fps. The applicant should revise the pipe from CB#1 to CB#2, as it currently has a velocity of 1.02 fps.
- n. ETGTD 920.4.2. The applicant should show the area for equipment storage, including refueling areas on the plans.
- o. ETGTD 920.4.3. The applicant should note the method of stump disposal.
- p. ETGTD 920.4.6/7. The applicant should confirm that all areas of poorly/very poorly drained soils are depicted on the plans.
- q. ETGTD 920.4.17. The applicant should provide a proposed schedule for the inspection and maintenance of all erosion control measures. The only measure that currently specifies an inspection frequency is the erosion control blanket.
- r. ETGTD 920.4.20. The applicant should show all temporary solid waste and sanitary waste storage and disposal locations.
- s. ETGTD 930.1. All stormwater drainage pipes shall have a minimum cover of four (4) feet, over the top of the bell, under pavement. All the pipes in the proposed system have less than 4 feet of cover. The pipe from CB-1 to CB-2 only has 1.5 feet of cover. The applicant should revise the design accordingly.
- t. ETGTD 930.4. All stormwater drainage pipes shall be 2% or greater, unless otherwise approved by the Town Engineer. All the pipes in the proposed system have less than a 2% slope. The applicant should revise the design or obtain approval from the Town Engineer.
- u. ETGTD 930.10. A curb inlet drainage structure is required in the low point of the proposed roadway. The applicant is proposing the use of a Rain Guardian Turret, in combination with a curb cut. The applicant should confirm with the Town that the use of the Rain Guardian Turret is adequate in the locations proposed.
- v. ETGTD 930.15. The applicant should provide a note or detail stating that all drain manhole covers shall be East Jordan Iron Works 30-Inch cover, or approved equal, and have "DRAIN" imprinted into the cover.
- w. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements.
- x. Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state or local laws, rules or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O'Neill be liable for any of these changed conditions that may impact the review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.

Mr. Jay Minkarah  
December 29, 2023  
Page 5 of 6

**5. Zoning (HR 334)**

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted the maximum proposed building heights on the plan set. The applicant should note the maximum building height of 38 feet on the plan set.
- b. HR 334-20. The site is located in the Town Residence (TR) District. The applicant has noted that single family homes are the proposed use.
- c. HR 334-27. We note that the subdivision design appears to meet the lot size requirements for the district. The applicant should include the required table with calculations illustrating that each lot meets the contiguous lot requirements excluding wetland areas and slopes greater than 25%.
- d. HR 334-27. The lots do not all appear to meet the 90-foot lot frontage requirement. We note that lot 10 and lot 5 appear to be under the minimum required frontage.
- e. HR 334-35. The applicant should clearly show the fifty-foot wetlands buffer on the plan set. We note that the applicant has submitted a Conditional Use Permit for a stormwater infiltration basin located within the wetlands buffer.

**6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)**

- a. HR 276-13. The applicant has proposed one fire hydrant within the subdivision. The applicant should coordinate with the Hudson Fire Department to verify that there is adequate fire protection coverage for the proposed lots. We also note that the applicant is proposing an extension of the existing Federal Street and Campbello Street water mains to connect to the new subdivision. The applicant should coordinate with the Fire Department to determine if additional off-site fire hydrants are required.
- b. HR 289-27.B.(5). The applicant should show proposed water and sewer service connections for each lot, including curb stop and sewer cleanout locations.
- c. ETGTD Section 801. The applicant should verify with the Town that the existing water mains in Campbello Street and Federal Street have adequate flow and pressure to meet both domestic and fire hydrant requirements for the proposed subdivision.
- d. ETGTD Section 825.2.13. The fire hydrant detail should state the specific Mueller hydrant model required by the Town standard (Mueller Super Centurion A-423).
- e. The applicant has not shown all utility service connections to Lot 11. The applicant should verify if this lot is already connected to Town sewer and show any new service locations on the plan set. We note that the lot has an existing well. The applicant should confirm if the well will be capped or if it is proposed to still be used and therefore a protective well radius should be shown. We also note that the apparent sewer connection for this lot is proposed to have drainage built on top of it. The applicant should review this conflict.
- f. The applicant is connecting the proposed water service to existing mains on Campbello Street and Federal Street. We note that the plans do not show proposed connections to any of the existing lots along Campbello Street that are not currently connected to Town water. The applicant should coordinate with the Town to determine if facilities for future

Mr. Jay Minkarah  
December 29, 2023  
Page 6 of 6

connections (corporations/piping/curbstops) should be provided for these lots on the new water main.

**7. Erosion Control/Wetland Impacts**

- a. The Town should reserve the right to require additional erosion control measures.

**8. State and Local Permits**

- a. The applicant has noted that NHDES Shoreland Protection and Alteration of Terrain permits are required on the plan.
- b. HR 290-10.B. The applicant has noted the need for an NPDES Notice of Intent and a SWPPP on the plan.
- c. The applicant should review the need for a NHDES Sewer Connection permit and list the requirement on the plan.
- d. Additional local permitting may be required.

**9. Other**

- a. ETGTD Section 565.1.1. The applicant is reminded that the Town of Hudson has specific requirements for the importing of off-site fill materials for use in constructing this project. We recommended that these requirements be stated on the plans for the Contractors attention.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

SWR:elc

Enclosure

cc: Town of Hudson Engineering Division – File  
Greenman-Pedersen, Inc. - djordan@gpinet.com

March 1, 2024

Mr. Jay Minkarah  
Acting Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051

SUBJECT: Fuss & O'Neill Peer Review Comments  
Campbello Street Subdivision Plan  
36 Campbello Street  
Map 165 Lot 49

Dear Mr. Minkarah:

**Greenman-Pedersen, Inc. (GPI)** is in receipt of review comments from Steven W. Reichert, PE of Fuss & O'Neill, Inc. dated December 29, 2023 regarding the above referenced subdivision application. Our responses to the comments contained in that letter are as follows:

#### 1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. Hudson Regulation (HR)276-11.1.B.(6). The owner's signature was not provided on the plan set.  
**The owner's signature will be added to the final plan prior to endorsement by the Town.**
- b. HR 276-11.1.B.(13). The applicant has not shown any sign locations or details on the plan set other than traffic signs.  
**No other signs are proposed other than traffic signs.**
- c. HR 276-11.1.B.(14). The applicant has not shown any lighting on the plan set. The applicant should confirm if any lighting is proposed and provide locations and details, or add the required note if lighting is not proposed.  
**There is an existing streetlight at the intersection of Campbello Street and Merrimack Street. A proposed streetlight has been added at the cul-de-sac. A detail of the streetlight has been added to sheet 11.**
- d. HR 276-11.1.B.(16). The applicant has not included information on driveways, parking areas and travel ways within 200 feet of the site.  
**In accordance with HR 276-11.1.B.(16), an aerial image at a scale of one inch equals one hundred feet has been added to the title sheet.**
- e. HR 276-11.1.B.(20). The applicant has not noted existing building heights on the plan set.  
**The only existing building on the property is a 2-story residential dwelling. While not measured, the height is less than the 38-foot maximum height requirement.**
- f. HR 289-15. & 334-83. The applicant had noted that a portion of the site is located within the flood hazard area along the Merrimack River. We note that no proposed development is within this area.  
**Informational only, no response needed.**
- g. HR 289-26.B.(3). The applicant has shown an existing sewer easement on the plan set. A copy of this easement was not included in the review documents. No other existing are shown. Also, the applicant is proposing drainage easements, which should be provided to the Town for their review.  
**As noted on the plan, the existing sewer easement is shown was taken from HCRD Plan No. 13132 along with the location of the existing sewer manholes. No recorded easement document was found. To address this, the plans have been revised to show a proposed sewer easement to be conveyed to the Town of Hudson. Draft easement documents for all proposed easements will be provided to the Town for review prior to endorsement of the subdivision plan.**

- h. HR 289-27.A.(2). The applicant has noted the Subdivision is valid for one year instead of the two noted in the Regulation.

**The signature block has been revised to state two years as noted in the Regulation.**

- i. HR 289-28.A. The applicant should provide a detail for the proposed granite bounds to be set.

**HR 289-28.A. does not require providing a detail. We have noted on the plan that the granite bounds are to be 4" x 4" x 3 feet.**

- j. HR 289-37.A. The applicant has not provided any information on the phasing of subdivision construction on the plan set. We note that subdivisions with six or more lots must be developed over two years per the Regulation.

**By necessity, the entire road and all associated infrastructure will be constructed at one time. Lots will be developed in accordance with the requirements set forth by the town.**

## 2. Driveway Review Codes (HR 193-10)

- a. HR 193-10. The applicant has not provided any proposed driveway locations for the new lots.

**Driveway locations will be provided at time of building permit application.**

- b. HR 193-10.E. The applicant should provide sight distance information for the existing reconfigured driveway on the plan set.

**A site distance exhibit plan for the reconfigured driveway has been added to the plan set.**

## 3. Roadway Design

- a. HR 289-18.A. The applicant has requested a waiver to reduce the required Right-of-Way width from 50 feet to 40 feet. We note the this would allow eight feet from the front of the curb to be within the Town Right-of-Way.

**Informational only, no response needed.**

- b. HR 289-18.B.(5). The applicant should add the dead-end sign location to the plan set. Sign details should also be provided.

**A Dead End sign has been added where Campbello Street meets Merrimack Street. Details of all proposed signs have been added to Sheet 7.**

- c. The applicant should show a stop bar location and detail on the plan set along with a stop sign detail.

**A stop bar has been added to the plans on Sheet 7 and a detail provided on Sheet 16.**

- d. HR 289-18.C.(1). The applicant should show horizontal curve information on the plan set.

**Horizontal curve information has been added on Sheet 7 as requested.**

- e. HR 289-18.R.(b). & 289-28.G. The applicant has requested a waiver from providing sidewalks.

**Informational only, no response needed.**

- f. HR 289-28.F. The applicant has provided a detail for sloped granite curb and noted it on the Typical Roadway Profile. The applicant should revise the driveway cross sections to show sloped granite curb and revise the Typical Roadway Profile as well because it appears to show bituminous curb graphically.

**The intent of the applicant is that the road remain a private road. For that reason, the curbing type proposed is cape cod berm. We have labeled the curbing shown on the Roadway Cross Sections and the Typical Roadway Section detail as "Cape Cod Berm (Typ.)" and have provided a corresponding detail.**

- g. HR 289-Attachment 3. The applicant should review the gravel subbase requirement and revise the Typical Roadway Section accordingly. The applicant has shown two nine-inch lifts of crushed gravel while the Regulation requires six inches of crushed gravel and 12 inches of gravel. The applicant should also review the proposed cross slope of the roadway as it does not meet the slope required.

**The Typical Roadway Section detail has been revised to match the information shown on Attachment 3. A slope of 3/8" per foot is 3.125% as shown on the detail.**

- h. The applicant should label the curb curve radii on the plan set.

**The centerline curve information has been added to the plans. The curb line is consistently 12 feet off centerline. Adding the curb radii information just clutters the plan further.**

#### 4. Drainage Design /Stormwater Management (HR 289-20.C. /Chapter 290)

- a. HR 290-7.B.21. The site should not negatively affect the downstream system. The existing HydroCAD model does not consider two low points located on the site. The applicant should include the low points in the model, as this may reduce the existing peak flows. The low points may not have an impact for larger storm events, but this should be confirmed.

**The HydroCAD model has been updated to account for the two low points located on site. An updated stormwater report has been prepared and still indicates a reduction in peak runoff rates and volumes at each design point for all design storms.**

- b. It is general engineering practice to provide one foot of freeboard for stormwater ponds. The proposed design provides the following freeboard for each BMP for the 50-year event. The applicant should confirm with the Town that the proposed freeboard is adequate.
- i. Infiltration Basin 1 – 3.25" freeboard
  - ii. Infiltration Basin 2 – 2.4" freeboard
  - iii. Infiltration Basin 3 – 3.7" freeboard

**Unlike stormwater detention basins, the New Hampshire Stormwater Manual does not require one foot of freeboard for the 50-year storm. For infiltration basins the design discharge capacity is stated as "50-year, 24-hour storm without overtopping".**

- c. It is general engineering practice to use a minimum time of concentration of 6 minutes. The applicant should update the HydroCAD models accordingly.

**HydroCAD allows for the computation of actual times of concentration, which results in a more accurate stormwater model (the 6 minute minimum is a holdover from TR-20 when calculations were done manually and the table with the shortest Tc values was 0.1 hours).**

- d. Per Env-Wq 1508.02, Infiltration System #2 is located within a well protection zone. The applicant should confirm that the intent is to connect the existing home to the new waterline and that the well will be abandoned.

**That is correct, the existing well will be abandoned and a note stating such has been added to the plans. The existing house will be connected to the new waterline.**

- e. The applicant is proposing to remove trees within the 150' Woodland Buffer. The applicant should confirm that the existing Woodland buffer contains more than 25% Natural Woodland and that the existing trees can be removed.

**Compliance with the Shoreland regulations is demonstrated in the Shoreland Permit Application, which is currently under review by the NHDES.**

- f. The applicant should update Note 3 under the Inspection & Maintenance Plan For Stormwater System on sheet 2 to say Town of Hudson, rather than the City of Methuen.

**Note 3 has been corrected as requested.**

- g. HR 290.6.A.8. The applicant should add a note to the plans stating that, "An on-site preconstruction 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 requested note has been added as Note 1 under Construction Sequence on Sheet 2.**

- h. HR 290.6.A.5. The applicant should add a note to the plans stating, "Disturbed soil areas that will remain idle for more than 30 days shall be temporarily stabilized as soon as practicable but no later than five days from the initial disturbance with seed and mulch, erosion control blankets or crushed stone or other suitable measures approved by the TOWN ENGINEER or designated representative. All disturbed soil areas that have achieved final grading shall be permanently stabilized within three days following final grading."

**Notes 5, 6, and 9 under Temporary Erosion Control Measures on Sheet 2 have been removed and replaced with the requested note.**

- i. HR 290.6.A.9. The applicant should add note stating that, "Disturbed area not to exceed 30 Days, temporary stabilized within 5 days of initial disturbance."

**This note is covered by the note that we added above.**

- j. HR 290.6.A.12. The applicant should add a note stating, "Disturbed areas that will remain idle over the winter period shall employ winter stabilization measures as described in Section 4-3 of the NH Stormwater Manual, Volume 3, as amended."

**The requested wording has been added to the end of what is now Note 8 under Temporary Erosion Control Measures on Sheet 2.**

- k. HR 290.7.A.6 The applicant should provide calculations that account for frozen ground conditions, when these devices may not function at their optimal design.  
**If the review engineer can point us to a method for providing such calculations, we would be happy to do so.**
- l. HR 290.7.B.16. The applicant should show locations of post-construction snow storage areas and temporary snow storage areas during construction.  
**Post-construction the snow will be plowed by the Town to the edge of the road. During construction, snow will be moved as needed from whatever are is being worked on at the time.**
- m. Hudson Engineering Technical Guidelines Typical Details (ETGTD) Section 920.3.13 The minimum velocity in a closed drainage system for the design storm is 2 fps. The applicant should revise the pipe from CB#1 to CB#2, as it currently has a velocity of 1.02 fps.  
**Based on a meeting with the Town Engineer, with the road remaining a private road, the pipe velocity noted is not a concern for the Town.**
- n. ETGTD 920.4.2. The applicant should show the area for equipment storage, including refueling areas on the plans.  
**The area for equipment storage and refueling is now shown on Sheet 6.**
- o. ETGTD 920.4.3. The applicant should note the method of stump disposal.  
**Construction Note 28 has been added on Sheet 2 stating the methods for stump disposal.**
- p. ETGTD 920.4.6/7. The applicant should confirm that all areas of poorly/very poorly drained soils are depicted on the plans.  
**The Existing Conditions Plan, Sheet 3, has been updated to include the applicable wetland delineation notes and the stamp of the Certified Wetland Scientist who flagged the wetlands.**
- q. ETGTD 920.4.17. The applicant should provide a proposed schedule for the inspection and maintenance of all erosion control measures. The only measure that currently specifies an inspection frequency is the erosion control blanket.  
**This information will be included in the Storm Water Pollution Prevention Plan (SWPPP) that will be prepared prior to construction as required by the US EPA 2022 CGP.**
- r. ETGTD 920.4.20. The applicant should show all temporary solid waste and sanitary waste storage and disposal locations.  
**These areas are now shown on Sheet 6.**
- s. ETGTD 930.1. All stormwater drainage pipes shall have a minimum cover of four (4) feet, over the top of the bell, under pavement. All the pipes in the proposed system have less than 4 feet of cover. The pipe from CB-1 to CB-2 only has 1.5 feet of cover. The applicant should revise the design accordingly.  
**Based on a meeting with the Town Engineer, with the road remaining a private road, the pipe cover provided due to the topographic constraints of the property is not a concern for the Town.**
- t. ETGTD 930.4. All stormwater drainage pipes shall be 2% or greater, unless otherwise approved by the Town Engineer. All the pipes in the proposed system have less than a 2% slope. The applicant should revise the design or obtain approval from the Town Engineer.  
**Based on a meeting with the Town Engineer, with the road remaining a private road, the pipe slopes provided due to the topographic constraints of the property is not a concern for the Town.**
- u. ETGTD 930.10. A curb inlet drainage structure is required in the low point of the proposed roadway. The applicant is proposing the use of a Rain Guardian Turret, in combination with a curb cut. The applicant should confirm with the Town that the use of the Rain Guardian Turret is adequate in the locations proposed.  
**Based on a meeting with the Town Engineer, with the road remaining a private road, the use of rain guardian turrets is not a concern for the Town.**
- v. ETGTD 930.15. The applicant should provide a note or detail stating that all drain manhole covers shall be East Jordan Iron Works 30-Inch cover, or approved equal, and have "DRAIN" imprinted into the cover.  
**A note has been added to the Standard Drainage Manhole detail on Sheet 16.**
- w. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements.  
**Informational only, no response needed.**

- x. Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state or local laws, rules or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O'Neill be liable for any of these changed conditions that may impact the review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.  
**Informational only, no response needed.**

## 5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted the maximum proposed building heights on the plan set. The applicant should note the maximum building height of 38 feet on the plan set.  
**The Zoning Table on Sheet 4 has been revised to include the maximum building height requirement.**
- b. HR 334-20. The site is located in the Town Residence (TR) District. The applicant has noted that single family homes are the proposed use.  
**Informational only, no response needed.**
- c. HR 334-27. We note that the subdivision design appears to meet the lot size requirements for the district. The applicant should include the required table with calculations illustrating that each lot meets the contiguous lot requirements excluding wetland areas and slopes greater than 25%.  
**The contiguous buildable area of each lot has been added to Sheet 5.**
- d. HR 334-27. The lots do not all appear to meet the 90-foot lot frontage requirement. We note that lot 10 and lot 5 appear to be under the minimum required frontage.  
**Lots 5 and 10 have been revised to provide the proper frontage.**
- e. HR 334-35. The applicant should clearly show the fifty-foot wetlands buffer on the plan set. We note that the applicant has submitted a Conditional Use Permit for a stormwater infiltration basin located within the wetlands buffer.  
**The wetland and the 50' buffer are shown on Sheets 5, 6, and 7. This information has also been added to Sheet 4.**

## 6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)

- a. HR 276-13. The applicant has proposed one fire hydrant within the subdivision. The applicant should coordinate with the Hudson Fire Department to verify that there is adequate fire protection coverage for the proposed lots. We also note that the applicant is proposing an extension of the existing Federal Street and Campbello Street water mains to connect to the new subdivision. The applicant should coordinate with the Fire Department to determine if additional off-site fire hydrants are required.  
**The applicant is coordinating the review of these plans by the Hudson Fire Department.**
- b. HR 289-27.B.(5). The applicant should show proposed water and sewer service connections for each lot, including curb stop and sewer cleanout locations.  
**Sewer and water service locations for each lot have been added to Sheet 7 as requested.**
- c. ETGTD Section 801. The applicant should verify with the Town that the existing water mains in Campbello Street and Federal Street have adequate flow and pressure to meet both domestic and fire hydrant requirements for the proposed subdivision.  
**The applicant is verifying this information with the Town.**
- d. ETGTD Section 825.2.13. The fire hydrant detail should state the specific Mueller hydrant model required by the Town standard (Mueller Super Centurion A-423).  
**This is already noted on the town standard detail.**
- e. The applicant has not shown all utility service connections to Lot 11. The applicant should verify if this lot is already connected to Town sewer and show any new service locations on the plan set. We note that the lot has an existing well. The applicant should confirm if the well will be capped or if it is proposed to still be used

and therefore a protective well radius should be shown. We also note that the apparent sewer connection for this lot is proposed to have drainage built on top of it. The applicant should review this conflict.

**The existing sewer service for the house on Lot 11 is to remain. The drainage has been adjusted to avoid any conflict with the existing service. The existing well has been noted a being abandoned and a new water service location shown.**

- f. The applicant is connecting the proposed water service to existing mains on Campbello Street and Federal Street. We note that the plans do not show proposed connections to any of the existing lots along Campbello Street that are not currently connected to Town water. The applicant should coordinate with the Town to determine if facilities for future connections (corporations/piping/curbstops) should be provided for these lots on the new water main.

**The applicant will coordinate with the Town regarding the need for providing service laterals for the existing homes.**

**7. Erosion Control/Wetland Impacts**

- a. The Town should reserve the right to require additional erosion control measures.

**Informational only, no response needed.**

**8. State and Local Permits**

- a. The applicant has noted that NHDES Shoreland Protection and Alteration of Terrain permits are required on the plan.

**Informational only, no response needed.**

- b. HR 290-10.B. The applicant has noted the need for an NPDES Notice of Intent and a SWPPP on the plan.

**Informational only, no response needed.**

- c. The applicant should review the need for a NHDES Sewer Connection permit and list the requirement on the plan.

**This project will require a NHDES Sewer Connection Permit. This has been noted on the Title Sheet.**

- d. Additional local permitting may be required.

**Informational only, no response needed.**

**9. Other**

- a. ETGTD Section 565.1.1. The applicant is reminded that the Town of Hudson has specific requirements for the importing of off-site fill materials for use in constructing this project. We recommended that these requirements be stated on the plans for the Contractors attention.

**The requirements related to the import of off-site fill material have been added as Construction Note 29 on Sheet 2.**

If you have any questions or need additional information, please do not hesitate to contact me either by phone at (603) 374-7912 or by email at djordan@gpinet.com.

Sincerely,

**GREENMAN-PEDERSEN, INC.**



David R. Jordan, P.E., L.L.S., LEED AP  
Vice President  
Director of Project Delivery – Land Development

Cc: Manny Sousa, Sousa Realty & Development Corp.

March 1, 2024

Mr. Jay Minkarah  
Acting Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051

SUBJECT: Response to Engineering Department Review Comments  
Campbello Street Subdivision Plan  
36 Campbello Street, Map 165 Lot 49

Dear Mr. Minkarah:

**Greenman-Pedersen, Inc. (GPI)** is in receipt of review comments from Elvis Dihma, P.E. contained in an email dated November 29, 2023 regarding the above referenced subdivision application. Our responses to the comments contained in that email are as follows:

1. Applicant shall increase the sewer slope. There is room to provide more than minimum 0.005 ft/ft slope.  
**The sewer slope has been increased to 0.010 ft/ft.**
2. Applicant shall add the proposed water main to the profile sheets.  
**The proposed water main has been added to the profile sheet.**
3. All utilities shall be 5' minimum in separation, except water and sewer (10' min). DMH 1 to DMH 2 pipe layout needs to be revised.  
**The utility layout has been revised to provide the required separations.**
4. Fire hydrant location shall be determined by the FH prior to final approval and will include one at the end of the cul-de-sac for flushing purposes.  
**A fire hydrant has been provided at the end of the cul-de-sac as requested.**
5. Drainage pipe will be no less than 2 foot of cover and no less than 2% slope on proposed Right of Way.  
**It is the intent of the applicant that the new road remain private. We have provided the maximum drainage pipe cover and slope given the topographic restraints of this property.**
6. Stop signs at Campello/ Merrimack Street intersection and Campello/ Federal Street intersection.  
**The plans have been revised to specify a stop sign at the Campbello / Merrimack Street intersection. The applicant will coordinate with the town to provide stop signs at additional locations as appropriate.**

If you have any questions or need additional information, please do not hesitate to contact me either by phone at (603) 374-7912 or by email at [djordan@gpinet.com](mailto:djordan@gpinet.com).

Sincerely,  
**GREENMAN-PEDERSEN, INC.**



David R. Jordan, P.E., L.L.S., LEED AP  
Vice President  
Director of Project Delivery – Land Development

Cc: Manny Sousa, Sousa Realty & Development Corp.

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# TOWN OF HUDSON

## Planning Board

Timothy Malley, Chairman



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

### CAP FEE WORKSHEET - 2024

Date: 03-21-24 Zone # 1 Map/Lot: 165/049-000

36 Campbello Street

Project Name: SP# 07-23 Campbello Street Extension Subdivision

Proposed ITE Use #1: Single Family

Proposed Building Area (square footage): N/A S.F.

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

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>2,216.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		<b>Total CAP Fee</b>	\$ <u>6,194.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

*Brocke Dubowik*

Planning Administrative Aid II



# TOWN OF HUDSON

## Conservation Commission

William Collins, Chairman

Dave Morin, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

### Motion to Recommend Conditional Use Application Approval

**Date:** January 08, 2024

**Application:** Campbello Street Extension  
36 Campbello Street  
Map 165, Lot 049

**Description of work to be performed:** The proposed project entails subdividing a 4.74 acre lot into 11 single family house lots, extending the existing Campbello Street roadway which terminates into a Cul-de-Sac and constructing three storm water infiltration features. As presented the applicant is proposing a permanent wetland buffer impact of approximately 4,500 square feet where the majority of which will effect the wetland buffer along the easterly side of proposed Lot 6.

In brief, on December 16, 2023 members of the Hudson Conservation Commission along with applicant representatives visited the property located at 36 Campbello Street to review the proposed areas where wetland buffer areas would be impacted. It was noted during the site walk that the proposed construction area is currently maintained as an open field which is mowed on a regular basis. The topography of the land is very flat with very little change in elevation from west to east or North to South. The wetland feature on the east side of the property drains southerly along Webster Street into a larger wetland complex that then flows into the Merrimack River. At proposed Lots 5 and 6 a significant area of standing water was observed indicating well saturated soils and slow evaporation rates. Typical wetland and wetland buffer vegetation at these locations was non-existent as both the applicant's property and the abutting neighbor's properties the wetland buffers were being mowed on a regular basis. As this project will create a significant amount of impervious surfaces and after site review it is the opinion of the Conservation Commission that careful consideration should be given to restoring the wetland buffer areas at proposed lot 5 and 6 to aid in Stormwater filtration, infiltration and to enhance evaporation rates to minimize flooding which would be a potential concern during extended rain events.

Members Present during the site walk: Carl Murphy, Ken Dickinson, William Collins, Linda Krisciunas

Applicant Representatives present: David Jordan, Greenman-Pedersen, Inc. And Manny Sousa Jr. Sousa Realty and Development Corp.

Conservation Members Stepping Down: None

Alternates Seated: Linda Krisciunas

**Commission member Ken Dickinson moved to Recommend approval of the Conditional Use Application filed on behalf of A. Jack Atkinson, Trustee by representatives of Greenman-Pedersen, Inc. and Sousa Realty & Development Corp. for the purpose of constructing Stormwater Infiltration Basins to meet storm water treatment requirements which will permanently impact 4,500 square feet of wetland buffer along the back of proposed Lot 6 at the property located at 36 Campbello Street map 165, Lot 049 with the following stipulations as noted below.**

1. During Construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
2. It is recommended that the outflow from Outlet Apron noted as FES-1 shown on sheet 7 of 16 of the plan set be redirected into Infiltration Basin-3.
3. It is recommended that the applicant create and implement a wetland buffer restoration plan for the disturbed buffer areas existing on the easterly side of proposed Lot 5 and Lot 6 as part of site plan approval. The details and implementation of said Restoration Plan to be added to the General Notes and Legend found on sheet 2 of 16 of the plan set.
4. It is recommended to have the applicant install approved "Do not cut/Do Not Disturb" town conservation markers along the conservation districts boundaries. Furthermore, Post and Rail fence sections could be erected and maintained to aid in delineating the wetland buffer boundary as is typical on other excepted residential developments. If this recommendation is accepted by the Planning Board details of the Do Not Cut/ Do Not Disturb Markers and Post and Rail Fencing shall be added to the General Notes and Legend found on sheet 2 of 16 of the plan set.
5. It is recommended that efforts be made to save three trees on the site. One Japanese Red Maple tree lies in the middle of the proposed roadway but could be relocated and incorporated into the landscaping of the Cul-de-Sac Island. The other two trees to be saved lie near Infiltration Basin-1 and Infiltration Basin-2, careful excavation to minimize tree root damage could be implemented during their construction.

**Second By: Commission member Carl Murphy**

**Vote:** Favorable: 5 Unfavorable: 0 Abstaining: 0

**Dissent Reason(s):** (see below) n/a

*William G Collins*

---

William Collins, Chairman



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #24-037

April 18, 2024

Sousa Realty & Development Corp  
46 Lowell Rd  
Litchfield, NH 03052

Re: **36 Campbello Street** **Map 165 Lot 049-000**  
**District: Town Residence (TR)**

Dear Mr. Jeffrey,

**Your request:** You are proposing an 11 unit single family development with a proposed private roadway.

**Zoning Review / Determination:**

After reviewing your most recent plan we have noticed that your proposed development lacks the frontage required per **§334-27 Table of Minimum Dimensional Requirements**. The project proposes 30.37. feet where 90' is required in the (TR) Zone

Due to the lack of frontage, the proposed plan would need a variance from the Zoning Board of Adjustment for frontage per **§334-27 Table of Minimum Dimensional Requirements**.

Sincerely,

Chris Sullivan  
Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

cc: Public File  
Brooke Dubowik (Planning Dept. Admin)  
Jay Minkarah (  
Sara Simon and David Jordon (GPI)  
Owner  
File

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

**ABUTTERS:**

MAP/LOT #	NAME & ADDRESS
165-049 (SUBJECT PARCEL)	A. JACK ATKINSON REVOCABLE TRUST AGREEMENT OF FEBRUARY 25, 1983 A. JACK ATKINSON, TRUSTEE 36 CAMPBELLO STREET HUDSON, NH 03051
165-050	EDWARD J. WELSH II TRUSTEE JOYCE M. WELSH TRUSTEE 38 CAMPBELLO STREET HUDSON, NH 03051
165-048	JOSELITO MANGUAL DANIEL R. JOWDERS 32 MERRIMACK STREET HUDSON, NH 03051
165-047	ROBERT A. MILLER SYLVIA E. MILLER 28 MERRIMACK STREET HUDSON, NH 03051
165-046	RICHARD H. MORROW 20 MERRIMACK STREET HUDSON, NH 03051
165-044	CHESTER E. HURD TRUSTEE
165-045	JOYCE M. HURD TRUSTEE
165-073	18 MERRIMACK STREET
165-074	HUDSON, NH 03051
165-039	DONALD R. FITZGERALD LISA Y. FITZGERALD 100 WEBSTER STREET HUDSON, NH 03051
165-036	JOHN R. COLBY SONYA J. COLBY 11 KENYON STREET HUDSON, NH 03051
165-035	CYNTHIA TUTON JOHN TUTON 13 KENYON STREET HUDSON, NH 03051
165-034	FABIAN GALINDO TRUJILLO ROSALVA GALINDO 15 KENYON STREET HUDSON, NH 03051
165-033	WILLIAM R. KILLINGSWORTH
165-032	JOAN E. KILLINGSWORTH 28 CAMPBELLO STREET HUDSON, NH 03051

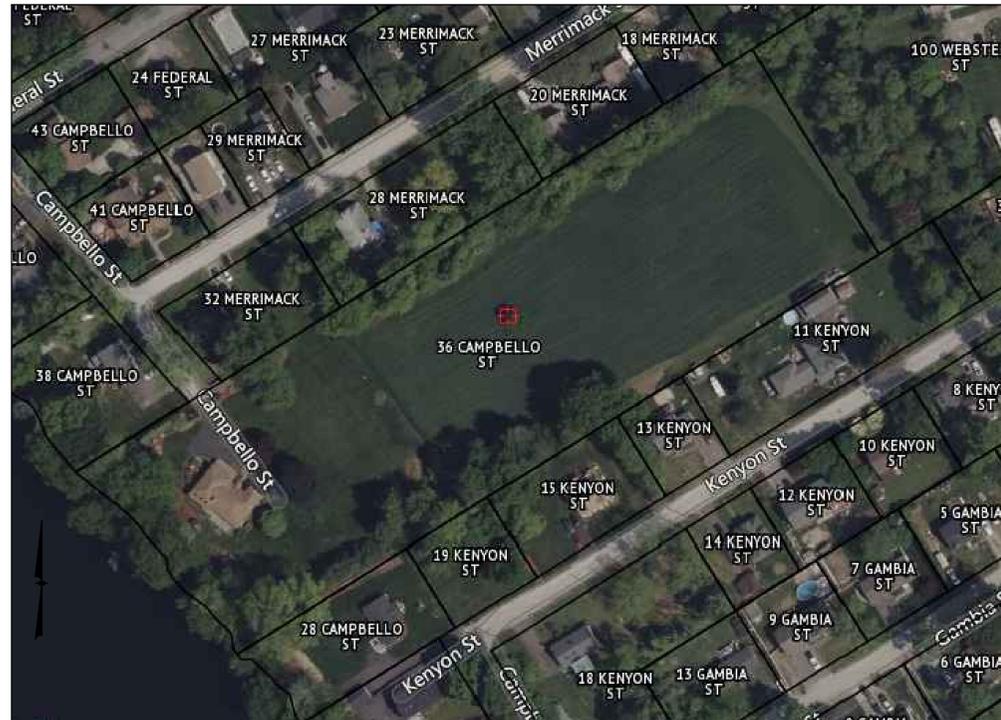
# SITE PLAN

# CAMPBELLO STREET

## ASSESSORS MAP 165 LOT 49

## 36 CAMPBELLO STREET

## HUDSON, NEW HAMPSHIRE



**LOCATION MAP**  
1"=100'

Prepared for:

# SOUSA REALTY & DEVELOPMENT CORP.

## 46 LOWELL ROAD

## HUDSON, NH 03051

**SHEET INDEX**

1. TITLE SHEET
2. GENERAL NOTES AND LEGEND
3. EXISTING CONDITIONS PLAN
4. UNIT LAYOUT PLAN
5. GRADING & DRAINAGE PLAN
6. EROSION & SEDIMENT CONTROL PLAN
7. ROADWAY PLAN & PROFILE
8. OFF-SITE UTILITY EXTENSION PLAN
- 9-10. ROADWAY CROSS SECTIONS
- 11-16. CONSTRUCTION DETAILS
- 1 OF 1 SIGHT LINE PLAN & PROFILE (36 CAMPBELLO STREET)

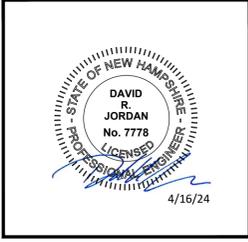


PREPARED FOR  
SOUSA REALTY & DEVELOPMENT CORP.  
46 LOWELL ROAD  
HUDSON, NH 03051

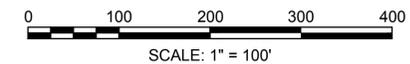
**ASSESSOR MAP 165 LOT 49**

**36 CAMPBELLO STREET**

**HUDSON, NEW HAMPSHIRE**



REVISIONS		
NO.	REVISION	DATE
3	REV. SHEETS 2, 4-7	4/15/24
4	REV. FOR SITE PLAN SUBMISSION	4/2/24
3	REV. TITLE	4/2/24
2	REV. SHEETS 1-16, ADD SIGHT LINE PLAN	3/1/24
1	REV. SHEET 2	1/4/24
NOVEMBER 20, 2023		
DRAWN/DESIGN BY	CNM	CHECKED BY
		DRJ



**PERMITS AND APPROVALS**

TYPE	PERMIT NUMBER	DATE
NH DES ALTERATION OF TERRAIN	#2024-00179	
NH DES SHORELAND	#240123-011	
NH DES SEWER CONNECTION		

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL ALL SHEETS APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

TITLE SHEET

SCALE: 1"=100'

PROJECT NO.  
NEX-2300191

1 OF 16

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### LEGEND

- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- SLOPED CONCRETE CURB
- VERTICAL CONCRETE CURB
- CAPE COD BERM
- DOUBLE SOLID LINE YELLOW
- DOUBLE DASHED LINE YELLOW
- SINGLE DASHED LINE YELLOW
- SINGLE SOLID LINE WHITE
- SINGLE DASHED LINE WHITE
- GAS LINE
- UNDERGROUND TELEPHONE
- WATER LINE
- UNDERGROUND ELECTRIC
- WOOD GUARDRAIL
- METAL GUARDRAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- POST & RAIL FENCE
- WIRE FENCE
- CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TRELLINE
- PULL BOX
- SIGN
- SPOT ELEVATION
- DRAIN MANHOLE
- CATCH BASIN
- ROOF DRAIN
- CLEANOUT
- VENT
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- MANHOLE
- GAS VALVE
- GAS SHUT OFF
- WATER VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- BOLLARD
- GAS METER
- ELECTRIC METER
- MONITORING WELL
- LIGHT POLE
- BORING
- WETLAND LINE
- WATER FEATURE
- UNDERGROUND COMM
- DITCH LINE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SOIL TYPE LINE
- ZONE LINE
- FLOOD ZONE LINE
- TO BE REMOVED
- TO BE REMOVED
- NUMBER OF PARKING SPACES
- TIP DOWN CURB
- PROP. SLOPED GRANITE CURB (SGC)
- PROP. CLEANOUT
- PROP. RAIN GUARDIAN
- PROP. CATCH BASIN
- PROP. DRAIN MANHOLE
- MEET EXISTING GRADE
- PROP. SPOT ELEVATION
- PROP. CONTOUR ELEVATION
- TOP OF WALL ELEV.
- BOTTOM OF WALL ELEV.
- GRADE BREAK
- TEST PIT
- PROP. GATE VALVE
- PROP. STRAW WATTLE

### PROJECT NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW AN 11-UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON MAP 165 LOT 49. THE PROPOSED ROADWAY SHOWN ON THIS PLAN IS INTENDED TO BE PRIVATE.
- 2) ZONING DISTRICT: TOWN RESIDENCE (TR)
- 3) EXISTING LOT AREA = 206.400 SF  
4.74 Ac.±
- 4) OWNER OF RECORD:  
A. JACK ATKINSON REVOCABLE TRUST AGREEMENT OF FEBRUARY 25, 1983  
A. JACK ATKINSON, TRUSTEE  
36 CAMPBELLO STREET  
HUDSON, NH 03051  
BOOK 9180 PAGE 1549
- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 4, 2023 AND AUGUST 10, 2023.
- 3) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 4, 2023.
- 4) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 4, 2023.
- 5) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
- 6) A PORTION OF THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE (1% CHANCE ANNUAL FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0514E, WITH AN EFFECTIVE DATE OF APRIL 18, 2011.
- 7) FEMA FLOOD BOUNDARIES SHOWN HEREON TAKEN FROM FEMA'S NATIONAL FLOOD HAZARD LAYER GIS DATA.
- 8) WETLAND LINES SHOWN HEREON DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 7, 2023.
- 9) A SITE SPECIFIC SOIL SURVEY WAS CONDUCTED BY GOVE ENVIRONMENTAL SERVICES, INC. ON OCTOBER 3, 2023.
- 10) THE PROJECT REQUIRES STATE ALTERATION OF TERRAIN (AOT) AND SHORELAND PERMITS FROM NHDES.

### CONSTRUCTION NOTES:

- 1) ALL DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR, AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLAN.
- 2) ELEVATIONS ARE BASED ON NAVD88 DATUM.
- 3) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
- 4) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 5) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- 6) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.
- 7) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 165,000 SF±). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE EPA AT LEAST 14 CALENDAR DAYS PRIOR TO CONSTRUCTION. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO THE EPA WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- 8) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND THE TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 9) ALL PROPOSED CATCH BASINS SHALL HAVE 4' SUMPS AND OUTLETS EQUIPPED WITH "ELIMINATOR" OIL HOODS OR APPROVED EQUAL.
- 10) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
- 11) CONTRACTOR TO REFER TO THE "INSPECTION AND MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS" (I&M) FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.
- 12) THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- 13) ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- 14) THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORMWATER RUN-OFF TO THEM.
- 15) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT HE HAS THE MOST RECENT SET OF PLANS. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- 16) CONTRACTOR SHALL CONFIRM WITH ENGINEER ALL LAYOUT ITEMS NOT SHOWN OR ANNOTATED. THE LOCATION OF ALL STRUCTURES AND UTILITIES SHALL BE CONFIRMED PRIOR TO LAYOUT OF PAVED AREAS. EXACT LOCATION OF PAVEMENT SHALL BE CONFIRMED WITH ENGINEER PRIOR TO PLACEMENT OF BINDER COURSE PAVEMENT.

### CONSTRUCTION NOTES (CONT'D):

- 17) SEE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- 18) ROOF RUNOFF FROM ALL HOMES SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS CONNECTED TO STORMTECH CHAMBERS (SEE DETAIL SHEET 13). THE ROOF INFILTRATION UNITS SHALL BE MAINTAINED BY THE HOMEOWNER.
- 19) ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- 20) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE STANDARDS. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY.
- 21) CONTRACTOR SHALL VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- 22) THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- 23) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIG SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.
- 24) CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL ONSITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- 25) STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO TOWN OF HUDSON STANDARDS.
- 26) ALL RIMS AND GRATES TO BE SET AT FINISH PAVEMENT GRADE REGARDLESS OF STATED RIM ELEVATIONS.
- 27) THE PROJECT MUST BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- 28) ANY TREE STUMPS SHALL EITHER BE GROUND OR REMOVED AND DISPOSED OF AT A SOLID WASTE FACILITY.
- 29) 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 REPORTS, CERTIFICATIONS AND SIEVE ANALYZES OF FILL SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO TRANSPORTING THE MATERIAL TO HUDSON.

### CONSTRUCTION SEQUENCE:

- 1) AN ON-SITE PRECONSTRUCTION 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.
- 2) INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED.
- 3) CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.
- 4) REMOVE AND STOCKPILE TOPSOIL. STOCKPILE SHALL BE SEEDED TO PREVENT EROSION.
- 5) CONSTRUCT CLOSED DRAINAGE SYSTEM. PROTECT CULVERT INLETS AND CATCH BASINS WITH SEDIMENTATION BARRIERS.
- 6) PERFORM SITE GRADING, PLACING SEDIMENT CONTROL BARRIERS AS REQUIRED TO CONTROL SOIL EROSION.
- 7) INSTALL UNDERGROUND UTILITIES.
- 8) BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- 9) DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT STRAW WATTLE, COMPOST FILTER SOCK, EROSION CONTROL BLANKET, TEMPORARY BERMS, DRAINS, DITCHES, SEDIMENT CONTROL FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING. REFER TO "INSPECTION AND MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS" (I&M) FOR ADDITIONAL REQUIREMENTS AND INFORMATION. COPIES OF ALL INSPECTION REPORTS ARE TO BE PROVIDED TO THE CONSERVATION COMMISSION DURING CONSTRUCTION AND AVAILABLE UPON REQUEST AFTER CONSTRUCTION IS COMPLETED.
- 10) BEGIN EXCAVATION FOR AND CONSTRUCTION OF HOMES.
- 9) FINISH PAVING ALL ROADWAYS. AFTER PAVING IS INSTALLED, IT SHALL BE SWEEP CLEAN AS NEEDED.
- 10) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 11) AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

### TEMPORARY EROSION CONTROL MEASURES:

- 1) PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
  - 2) TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
  - 3) PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
  - 4) ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
  - 5) DISTURBED SOIL AREAS THAT WILL REMAIN IDLE FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN FIVE DAYS FROM THE INITIAL DISTURBANCE WITH SEED AND MULCH, EROSION CONTROL BLANKETS OR CRUSHED STONE OR OTHER SUITABLE MEASURES APPROVED BY THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE. ALL DISTURBED SOIL AREAS THAT HAVE ACHIEVED FINAL GRADING SHALL BE PERMANENTLY STABILIZED WITHIN THREE DAYS FOLLOWING FINAL GRADING.
  - 6) ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
  - 7) THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
    - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
    - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED.
    - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
  - 8) WINTER CONSTRUCTION NOTES:
    - ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY 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 ON 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 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
    - AFTER OCTOBER 15, 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 PER NHDOT ITEM 304.3.
    - DISTURBED AREAS THAT WILL REMAIN IDLE OVER THE WINTER PERIOD SHALL EMPLOY WINTER STABILIZATION MEASURES AS DESCRIBED IN SECTION 4-3 OF THE NH STORMWATER MANUAL VOLUME 3, AS AMENDED.
  - 9) LOT DISTURBANCE, OTHER THAN THAT 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.
  - 10) SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
  - 11) MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
  - 12) FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
  - 13) STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SEDIMENT CONTROL FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
  - 14) ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 6 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
  - 15) SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUEGRASS, REDTOP, PERENNIAL RYEGRASS.
  - 16) PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. PROVIDE SWEEPING ON A DAILY BASIS OR AS DIRECTED BY THE TOWN.
  - 17) ALL CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION - SEE DETAIL.
  - 18) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
  - 19) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
- ### INSPECTION & MAINTENANCE PLAN FOR STORMWATER SYSTEM:
- CONSTRUCTION PHASE:**
- 1) THE CONTRACTOR IS TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE SITE PLANS BY GREENMAN-PEDERSEN, INC.
  - 2) PRIOR TO CONSTRUCTION, ALL EROSION/SEDIMENT CONTROL CONTROL DEVICES SHOWN ON ABOVE PLAN ARE TO BE INSTALLED. TO PREVENT SEDIMENT CONTROL INTRUSION INTO SURROUNDING AREAS DURING CONSTRUCTION, THE CONTRACTOR IS TO SET SEDIMENT CONTROL FENCING AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES OR ABUTTING PROPERTY. SUCH PREVENTIVE MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
  - 3) ALL CONSTRUCTION OF DRAINAGE FACILITIES IS TO BE INSPECTED BY INSPECTORS FROM THE TOWN OF HUDSON AND BY AN AUTHORIZED AGENT TO VERIFY CONFORMANCE TO THE DESIGN PLAN.
  - 4) THE SEQUENCE OF DRAINAGE CONSTRUCTION SHALL BE AS FOLLOWS:
    - A) CLEAR, GRUB, EXCAVATE AREAS FOR STORMWATER BASINS.
    - B) INSTALL CATCH BASINS, PIPES AND MANHOLES.
  - 5) ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY.
  - 6) UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION - AS DESCRIBED ON AFOREMENTIONED PLAN - SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.
  - 7) PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF OTHER SITE FEATURES, ALL DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.
  - 8) INSPECTIONS ARE TO BE PERFORMED AND INSPECTION LOGS FILLED OUT IN ACCORDANCE WITH US EPA CGP REQUIREMENTS FROM THE START OF CONSTRUCTION THROUGH FINAL STABILIZATION. THE START OF CONSTRUCTION MEANS THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CONSTRUCTION. FINAL STABILIZATION MEANS 85% VEGETATIVE GROWTH FOR UNPAVED AREAS.
- POST CONSTRUCTION PHASE:**
- SEE "INSPECTION AND MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS" (I&M) PREPARED BY GREENMAN-PEDERSEN, INC.

**GPI** Engineering  
Design  
Planning  
Construction Management

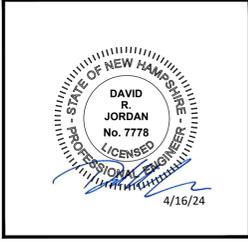
603.893.0720    GPINET.COM

Greenman-Pedersen, Inc.  
44 Stiles Road, Suite One  
Salem, NH 03079

PREPARED FOR  
SOUSA REALTY &  
DEVELOPMENT CORP.  
46 LOWELL ROAD  
HUDSON, NH 03051

ASSESSOR MAP 165 LOT 49

36 CAMPBELLO STREET  
HUDSON, NEW HAMPSHIRE



REVISIONS		
NO.	REVISION	DATE
4	REV. PER TOWN COMMENTS	4/15/24
3	REV. FOR SITE PLAN SUBMISSION	4/2/24
2	REVISE NOTES	3/1/24
1	REVISE NOTES	1/4/24
NOVEMBER 20, 2023		
DRAWN/DESIGN BY		CHECKED BY
CNM		DRJ

## GENERAL NOTES AND LEGEND

SCALE: NOT TO SCALE

PROJECT NO. NEX-2300191

2 OF 16

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

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

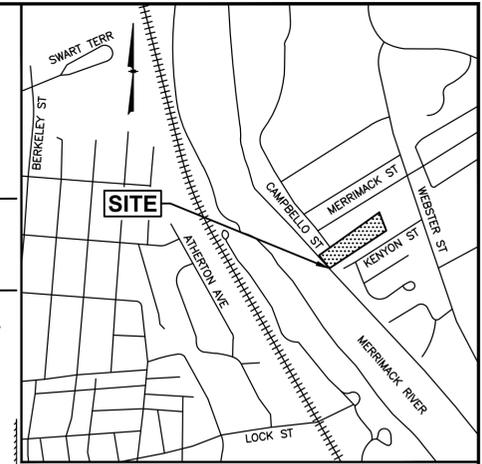
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

PREPARED FOR  
 SOUSA REALTY &  
 DEVELOPMENT CORP.  
 46 LOWELL ROAD  
 HUDSON, NH 03051

**ASSESSOR MAP 165 LOT 49**  
**36 CAMPBELLO STREET**  
**HUDSON, NEW HAMPSHIRE**



- NOTES:**
- 1) ZONE: TOWN RESIDENTIAL DISTRICT (TR)  
 MIN. LOT SIZE: 10,000 Sq.Ft.  
 MIN. LOT FRONTAGE: 90 Ft.  
 SETBACKS:  
 FRONT 30 Ft.  
 SIDE 15 Ft.  
 REAR 15 Ft.  
 REFER TO THE TOWN OF HUDSON ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE HUDSON ZONING ORDINANCE.
  - 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 4, 2023 AND AUGUST 10, 2023.
  - 3) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 4, 2023.
  - 4) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 4, 2023.
  - 5) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
  - 6) A PORTION OF THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0514E, WITH AN EFFECTIVE DATE OF APRIL 18, 2011.
  - 7) FEMA FLOOD BOUNDARIES SHOWN HEREON TAKEN FROM FEMA'S NATIONAL FLOOD HAZARD LAYER GIS DATA.
  - 8) WETLAND LINES SHOWN HEREON DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 7, 2023.

**SOIL MAPPING NOTES**

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL MAP (SSSM) WAS PRODUCED 10-03-2023, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT 36 CAMPBELLO STREET, HUDSON, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

SSSM SYM.	SSSM MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
313	DEERFIELD LOAMY SAND	311	B
400/DBBBB	UDORTMENTS, SANDY	361	B
D	MODERATELY WELL DRAINED, B = GLACIAL SANDS, B = BOULDERY SURFACE, B = MODERATE KSAT, B = HYDROLOGIC GROUP B		
699	URBAN LAND	N/A	IMPERVIOUS
W	WATER		
<b>SLOPE PHASE:</b>			
0-8% - B	8-15% - C	15-25% - D	25%+ - E

**REVISIONS**

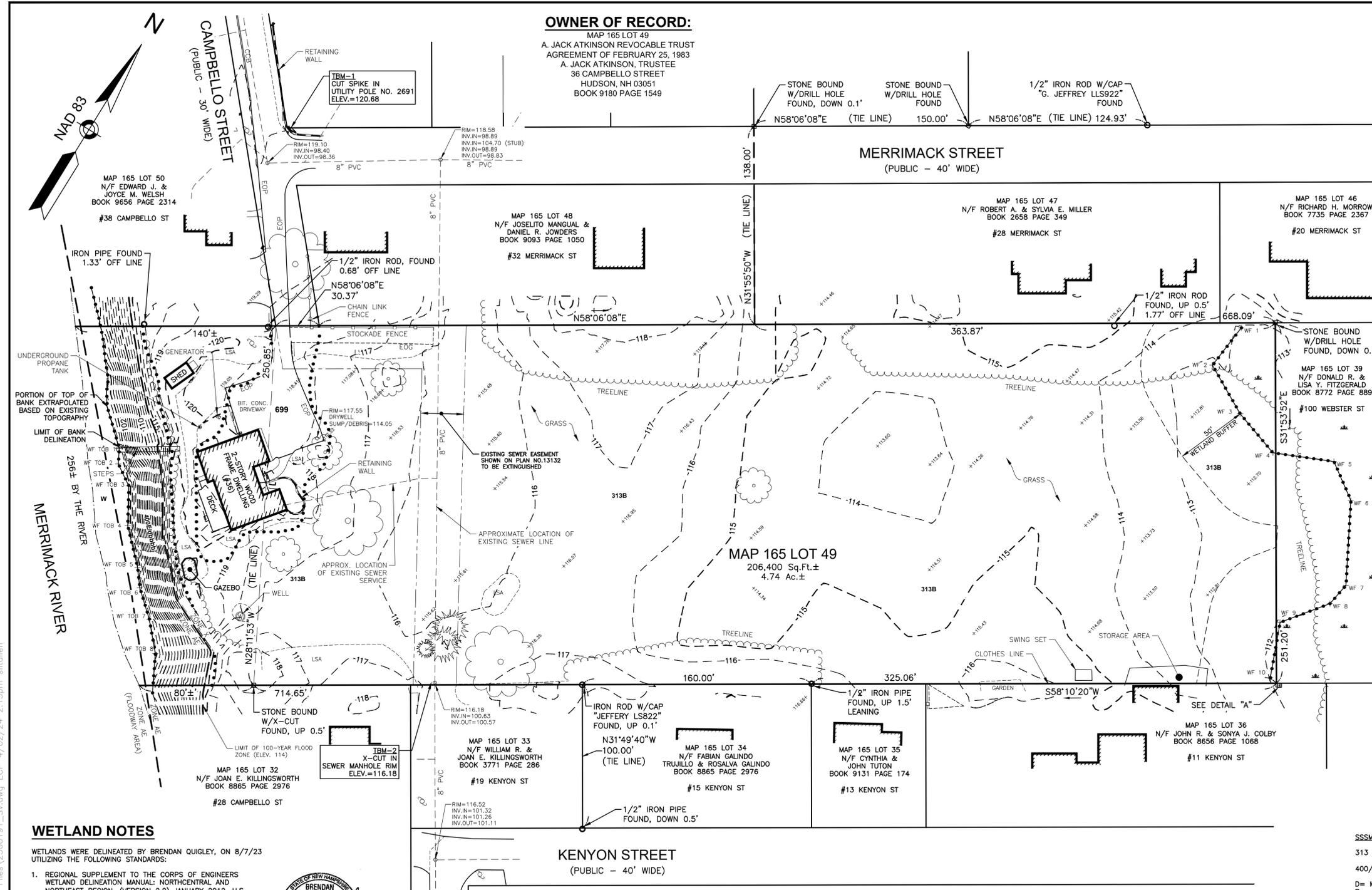
NO.	REVISION	DATE
2.	REV. FOR SITE PLAN SUBMISSION	4/2/24
1.	MISC. REVISIONS	3/1/24

NOVEMBER 20, 2023  
 DRAWN/DESIGN BY: KAC  
 CHECKED BY: SML

**EXISTING CONDITIONS PLAN**

SCALE: 1"=40'  
 PROJECT NO. NEX-2300191  
 3 OF 16

**OWNER OF RECORD:**  
 MAP 165 LOT 49  
 A. JACK ATKINSON REVOCABLE TRUST  
 AGREEMENT OF FEBRUARY 25, 1983  
 A. JACK ATKINSON, TRUSTEE  
 36 CAMPBELLO STREET  
 HUDSON, NH 03051  
 BOOK 9180 PAGE 1549

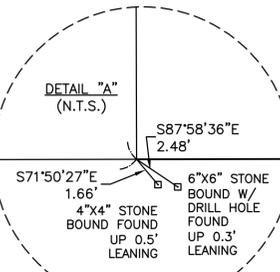


**WETLAND NOTES**

- WETLANDS WERE DELINEATED BY BRENDAN QUIGLEY, ON 8/7/23 UTILIZING THE FOLLOWING STANDARDS:
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
  2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
  3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  4. U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5, (2020)
  5. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFW MANUAL FWS/OBS-79/31 (1979).



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



**LEGEND**

- |      |                       |                       |
|------|-----------------------|-----------------------|
| CCB  | CAPE COD BERM         | MANHOLE               |
| G    | GAS LINE              | WATER VALVE           |
| T    | UNDERGROUND TELEPHONE | WATER SHUT OFF        |
| W    | WATER LINE            | FIRE HYDRANT          |
| E    | UNDERGROUND ELECTRIC  | BOLLARD               |
| CL   | CHAIN LINK FENCE      | GAS METER             |
| CF   | STOCKADE FENCE        | ELECTRIC METER        |
| 90   | CONTOUR ELEVATION     | MONITORING WELL       |
| T    | TREE                  | LIGHT POLE            |
| U    | UTILITY POLE          | BORING                |
| GW   | GUY WIRE              | WETLAND LINE          |
| OW   | OVERHEAD WIRE         | WATER FEATURE         |
| TR   | TREELINE              | EASEMENT LINE         |
| S    | SIGN                  | PROPERTY LINE         |
| SE   | SPOT ELEVATION        | ABUTTER PROPERTY LINE |
| CB   | CATCH BASIN           | BUILDING SETBACK      |
| SM   | SEWER MANHOLE         | FLOOD ZONE LINE       |
| 313B | SOIL CLASSIFICATION   | SOIL BOUNDARY         |



**CERTIFICATION:**

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN AUGUST 2023 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



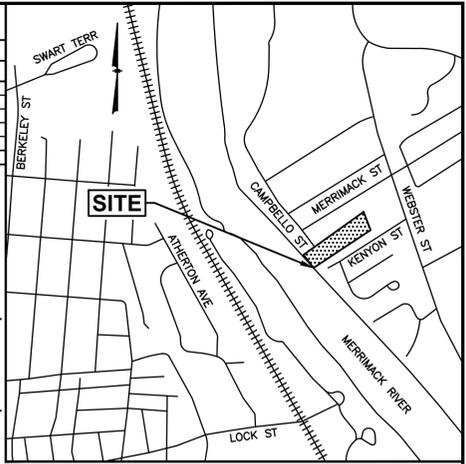
SCOTT M. L'ITALIEN, LLS #1019 DATE 4/2/2024

**PLAN REFERENCES:**

- HILLSBOROUGH COUNTY REGISTRY OF DEEDS
- 1) PLAN NO. 13132
  - 2) PLAN NO. 407
  - 3) PLAN NO. 511
  - 4) PLAN NO. 12135
  - 5) PLAN NO. 13134
  - 6) PLAN NO. 13218
  - 7) PLAN NO. 25875
  - 8) PLAN NO. 30647
  - 9) PLAN NO. 31388
  - 10) PLAN NO. 39078

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TABLE OF ZONING REGULATIONS - HUDSON, NH		
ZONE: (TR) TOWN RESIDENTIAL DISTRICT		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	10,000 SF	10,000 SF MIN.
MINIMUM LOT FRONTAGE	90'	90' MIN.
MINIMUM FRONT YARD BUILDING SETBACK	30'	TBD (30' MIN.)
MINIMUM REAR YARD BUILDING SETBACK	15'	TBD (15' MIN.)
MINIMUM SIDE YARD BUILDING SETBACK	15'	TBD (15' MIN.)
MAXIMUM BUILDING HEIGHT	38'	TBD (38' MIN.)



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Salem, NH 03079  
603.893.0720  
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PREPARED FOR  
SOUSA REALTY &  
DEVELOPMENT CORP.  
46 LOWELL ROAD  
HUDSON, NH 03051

**ASSESSOR MAP 165 LOT 49**  
**36 CAMPBELLO STREET**  
**HUDSON, NEW HAMPSHIRE**

**OWNER OF RECORD:**  
MAP 165 LOT 49  
A. JACK ATKINSON  
REVOCABLE TRUST AGREEMENT OF  
FEBRUARY 25, 1983  
A. JACK ATKINSON, TRUSTEE  
36 CAMPBELLO STREET  
HUDSON, NH 03051  
BOOK 9180 PAGE 1549

REVISIONS		
3.	REV. PER TOWN COMMENTS	4/15/24
2.	REV. FOR SITE PLAN SUBMISSION	4/2/24
1.	MISC. REVISIONS	3/1/24
NO.	REVISION	DATE

NOVEMBER 20, 2023

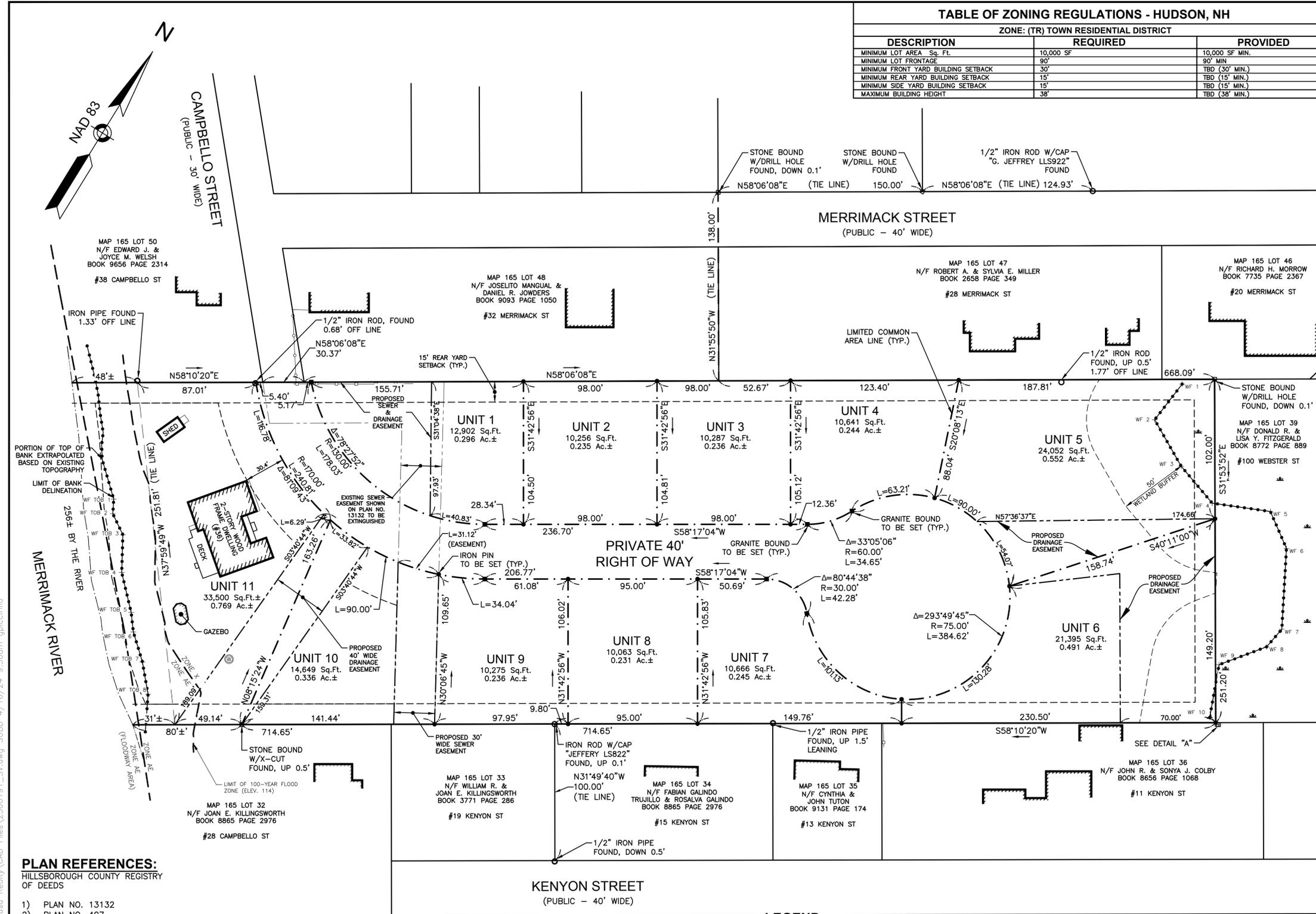
DRAWN/DESIGN BY KAC	CHECKED BY SML
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**UNIT LAYOUT PLAN**

SCALE: 1"=40'

PROJECT NO. NEX-2300191

**4 OF 16**

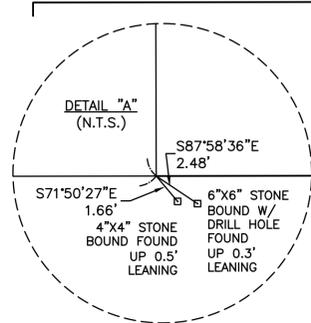


- NOTES:**
- 1) ZONE: TOWN RESIDENTIAL DISTRICT (TR)
  - 2) REFER TO THE TOWN OF HUDSON ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE HUDSON ZONING ORDINANCE.
  - 3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 4, 2023 AND AUGUST 10, 2023.
  - 4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 4, 2023.
  - 5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 4, 2023.
  - 6) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
  - 7) A PORTION OF THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0514E, WITH AN EFFECTIVE DATE OF APRIL 18, 2011.
  - 8) FEMA FLOOD BOUNDARIES SHOWN HEREON TAKEN FROM FEMA'S NATIONAL FLOOD HAZARD LAYER GIS DATA.
  - 9) WETLAND LINES SHOWN HEREON DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 7, 2023.
  - 10) THE EXISTING SEWER EASEMENT SHOWN ON HCRD PLAN NO. 13132 IS BEING MODIFIED AND REPLACED WITH THE EASEMENTS AS SHOWN ON THIS PLAN.
  - 11) ALL GRANITE BOUNDS TO BE SET SHALL BE 4"x4"x3".
  - 12) THE PROPOSED RIGHT OF WAY SHOWN HEREON IS INTENDED TO REMAIN A PRIVATE WAY.

**PLAN REFERENCES:**  
HILLSBOROUGH COUNTY REGISTRY OF DEEDS

- 1) PLAN NO. 13132
- 2) PLAN NO. 407
- 3) PLAN NO. 511
- 4) PLAN NO. 12135
- 5) PLAN NO. 13134
- 6) PLAN NO. 13218
- 7) PLAN NO. 25875
- 8) PLAN NO. 30647
- 9) PLAN NO. 31388
- 10) PLAN NO. 39078

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



**LEGEND**

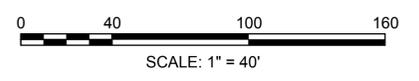
—●—	CAPE COD BERM
—○—	CHAIN LINK FENCE
—□—	STOCKADE FENCE
—●●●●—	WETLAND LINE
—○—	WATER FEATURE
— - - -	EASEMENT LINE
— — — —	PROPERTY LINE
— · · · ·	LIMITED COMMON AREA LINE
— — — —	ABUTTER PROPERTY LINE
— — — —	BUILDING SETBACK
— · · · ·	FLOOD ZONE LINE
— — — —	CONTIGUOUS BUILDABLE AREA
—●—	GRANITE BOUND W/ DRILL HOLE TO BE SET
—●—	IRON PIN TO BE SET

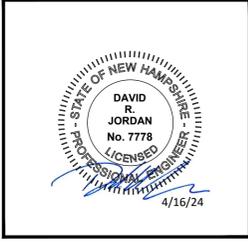
**CERTIFICATION:**

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN AUGUST 2023 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



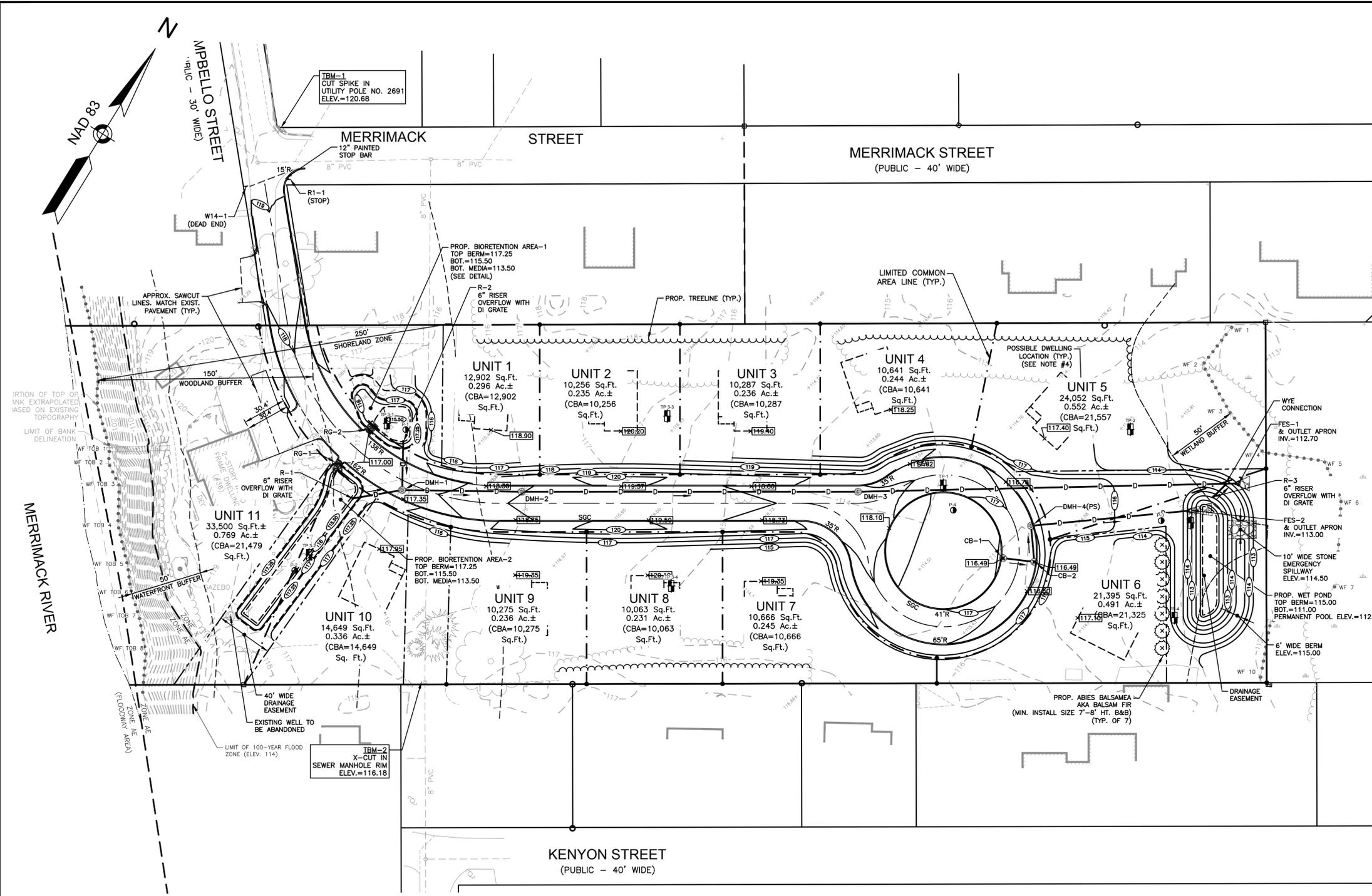
SCOTT M. L'ITALIEN, LLS #1019  
DATE: 4/15/2024





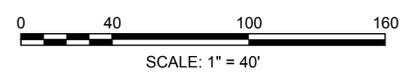
**NOTES:**

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) SEE SHEETS 9 AND 10 FOR CROSS-SECTIONS.
- 3) SEE SHEETS 11 THRU 16 FOR CONSTRUCTION DETAILS.
- 4) THE SIZE AND LOCATION OF THE FUTURE DWELLINGS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE.



DRAINAGE PIPE SCHEDULE					
FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
CB-1	12	HDPE	22	0.005	CB-2
CB-2	12	HDPE	25	0.006	DMH-4(PS)
DMH-1	12	HDPE	83	0.004	DMH-2
DMH-2	12	HDPE	235	0.004	DMH-3
DMH-3	12	HDPE	266	0.004	FES-1
DMH-4(PS)	12	HDPE	113	0.005	FES-2
R-1	6	DI	35	0.007	DMH-1
R-2	6	DI	34	0.004	DMH-1
R-3	6	DI	13	0.004	WYE

DRAINAGE STRUCTURES		
CB-1*	DMH-4(PS)	R-1
RIM=116.49	RIM=116.55	GRATE = 116.50
INV.OUT=114.00	INV.IN=113.65(CB-2)	INV. = 115.80
	INV.OUT=113.55	
CB-2*	RG-1	R-2
RIM=116.49	RIM=117.00	GRATE = 116.75
INV.IN=113.90(CB-1)		INV. = 115.70
INV.OUT=113.80	RG-2	R-3
	RIM=117.00	GRATE = 114.50
DMH-1*		INV. = 112.75
RIM=117.47	FES-1	
INV.IN=115.55(R-2)	INV.=112.70	
INV.IN=115.55(R-1)		
INV.OUT=115.45	FES-2	
DMH-2	INV.=113.00	
RIM=118.95		
INV.IN=115.10(DMH-1)	* DENOTES LOW PROFILE FRAME, COVER AND TOP SLAB	
INV.OUT=115.00		
DMH-3	RG DENOTES RAIN GUARDIAN TURRET (SEE DETAIL)	
RIM=118.18		
INV.IN=113.97(DMH-2)	(PS) DENOTES FIRST DEFENSE FD-4HC HYDRODYNAMIC PARTICLE SEPARATOR OR APPROVED EQUAL. (SEE DETAIL)	
INV.OUT=113.87		



APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL ALL SHEETS APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



REVISIONS		
NO.	REVISION	DATE
3	REV. PER TOWN COMMENTS	4/15/24
2	REV. FOR SITE PLAN SUBMISSION	4/2/24
1	MISC. REVISIONS	3/1/24

NOVEMBER 20, 2023  
 DRAWN/DESIGN BY: CNM  
 CHECKED BY: DRJ

**GRADING & DRAINAGE PLAN**  
 SCALE: 1"=40'  
 PROJECT NO. NEX-2300191  
 5 OF 16

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APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINALS APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

**GPI** Engineering  
 Design  
 Planning  
 Construction Management  
 603.893.0720 GPINET.COM  
 Greenman-Pedersen, Inc.  
 44 Stiles Road, Suite One  
 Salem, NH 03079

PREPARED FOR  
 SOUSA REALTY &  
 DEVELOPMENT CORP.  
 46 LOWELL ROAD  
 HUDSON, NH 03051

ASSESSOR MAP 165 LOT 49  
 36 CAMPBELLO STREET  
 HUDSON, NEW HAMPSHIRE

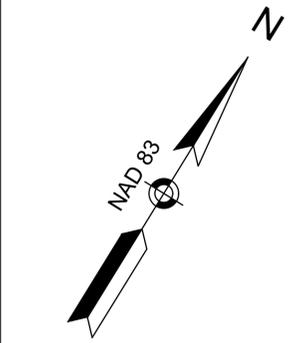
DAVID R. JORDAN  
 No. 7778  
 LICENSED PROFESSIONAL ENGINEER  
 4/16/24

REVISIONS		
NO.	REVISION	DATE
3	REV. PER TOWN COMMENTS	4/15/24
2	REV. FOR SITE PLAN SUBMISSION	4/2/24
1	MISC. REVISIONS	3/1/24

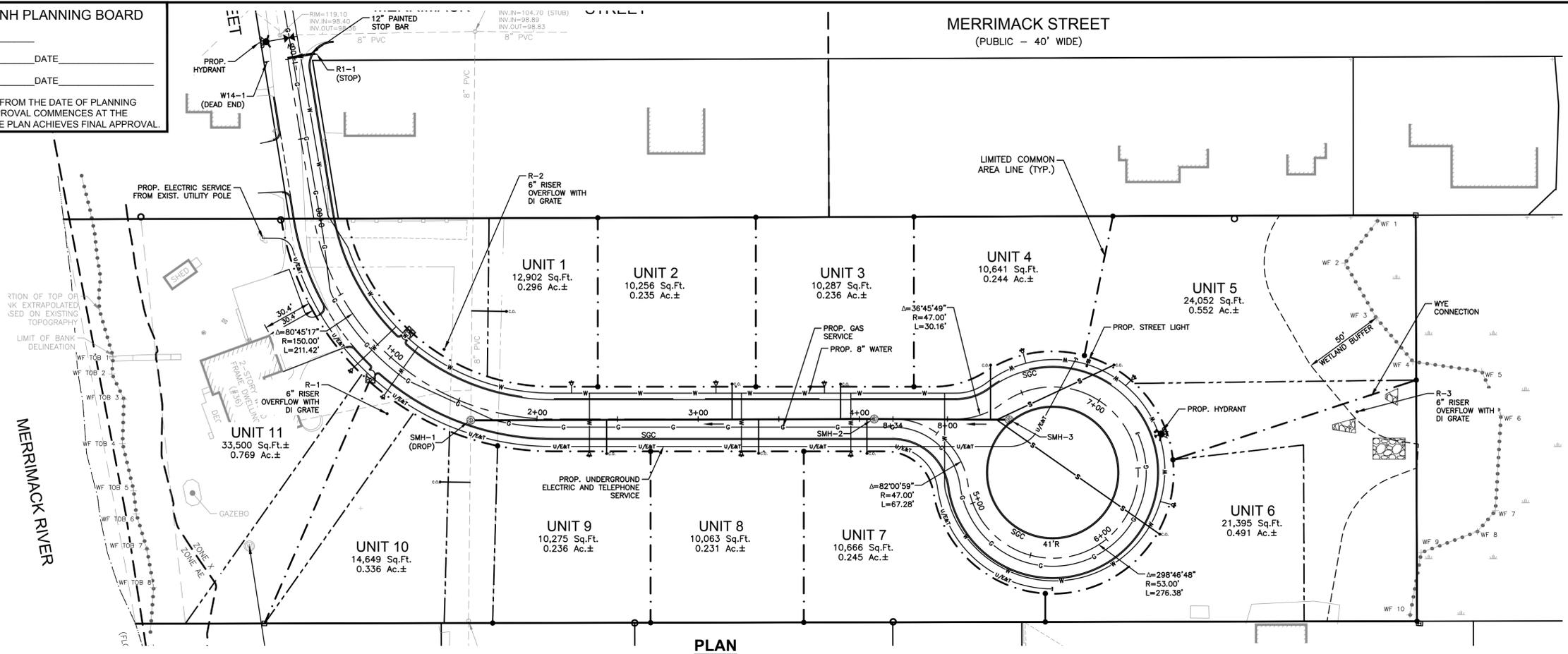
NOVEMBER 20, 2023  
 DRAWN/DESIGN BY: CNM  
 CHECKED BY: DRJ

ROADWAY  
 PLAN &  
 PROFILE

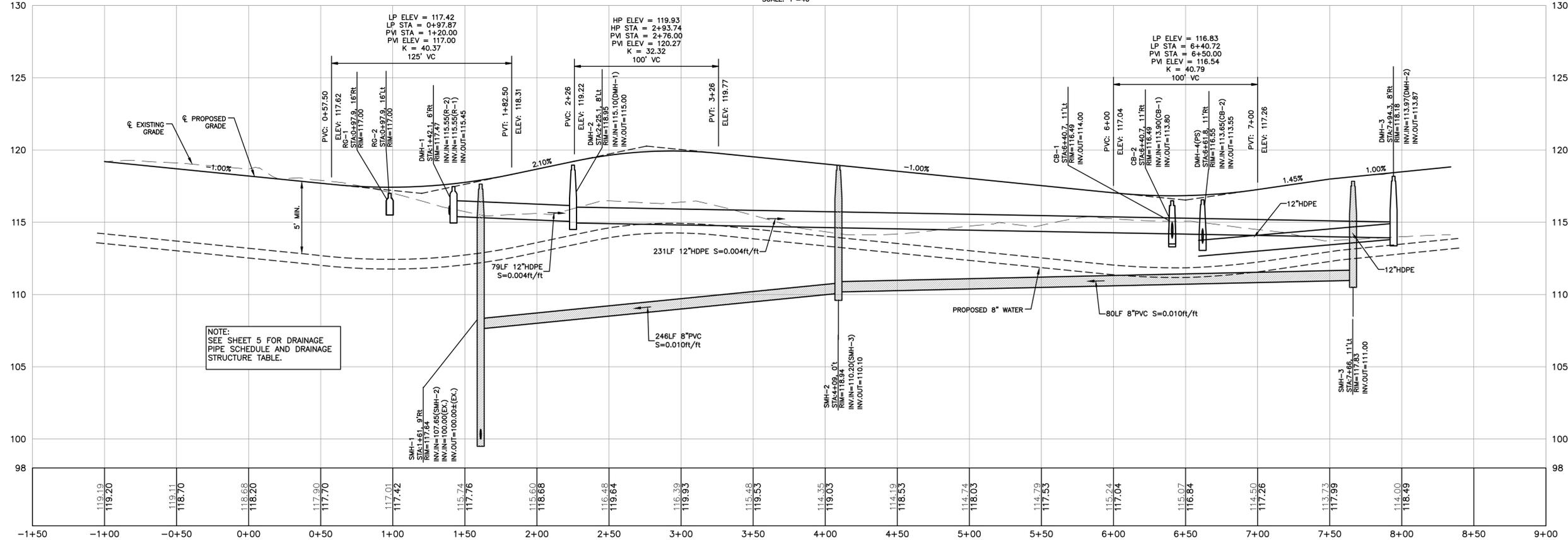
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 7 OF 16



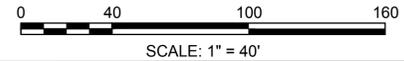
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SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	STOP	30" x 30" NEW SIGN WITH POST
W14-1	DEAD END	24" x 24" NEW SIGN WITH POST



PLAN  
 SCALE: 1"=40'

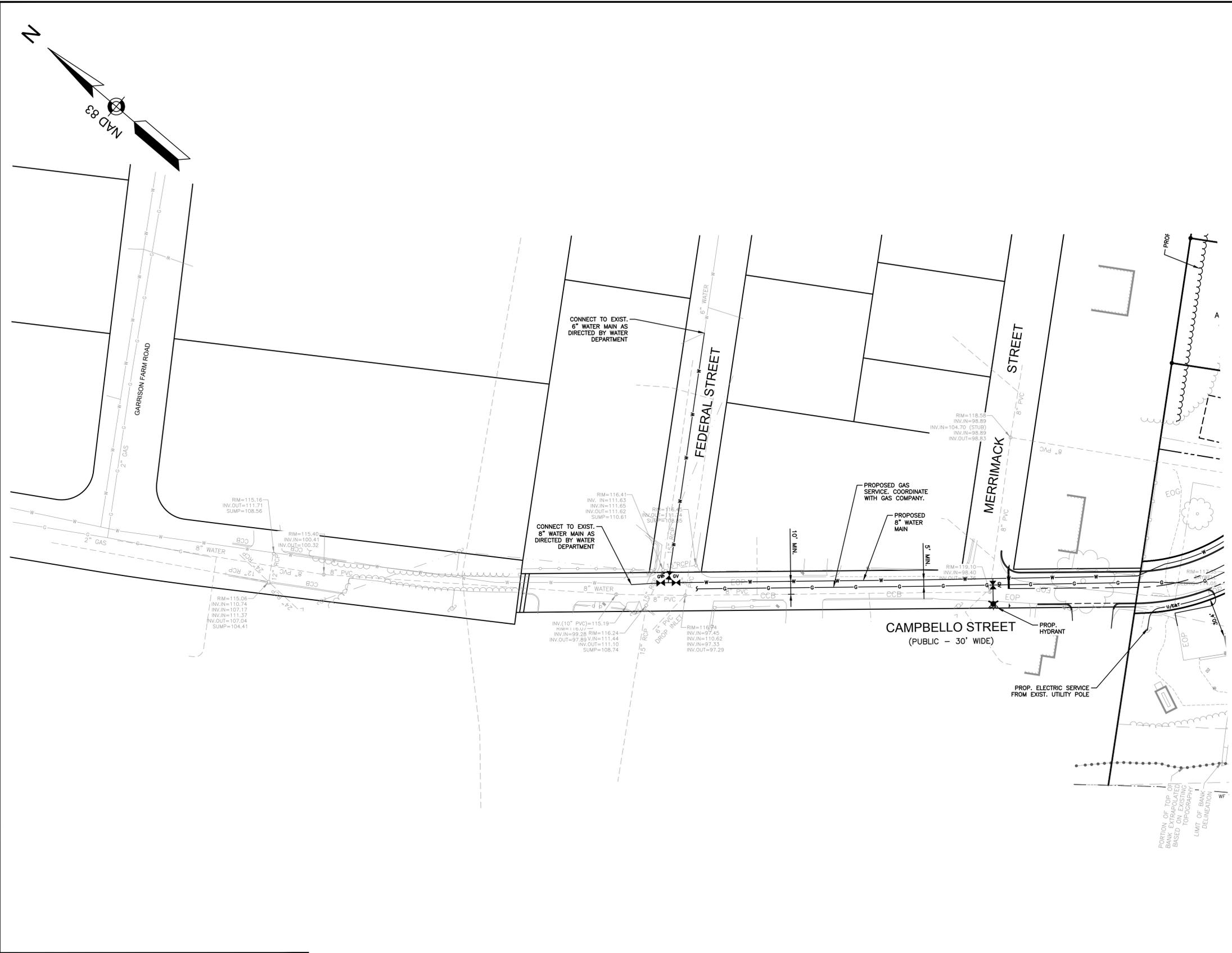


PROFILE  
 SCALE: 1"=40'H/4'V

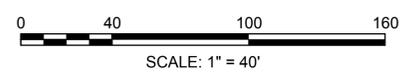


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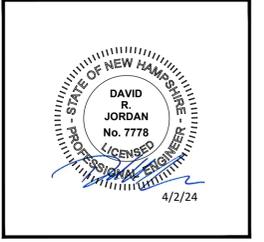
APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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PREPARED FOR  
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 46 LOWELL ROAD  
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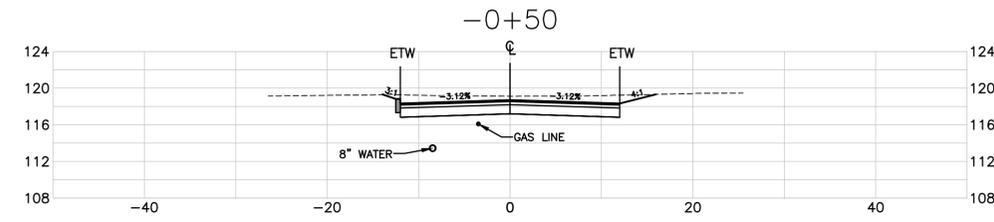
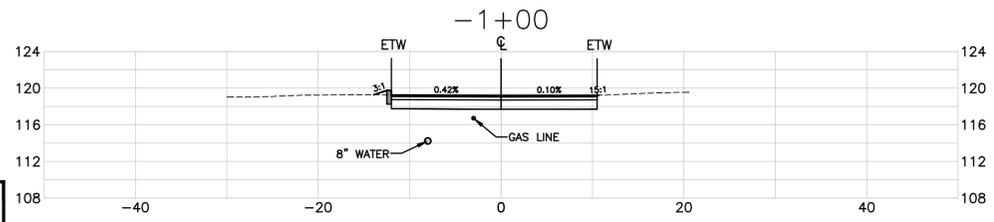
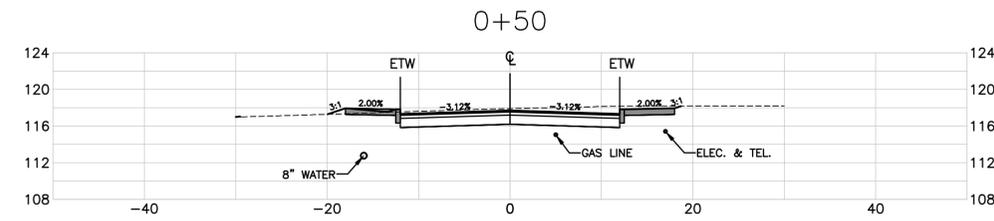
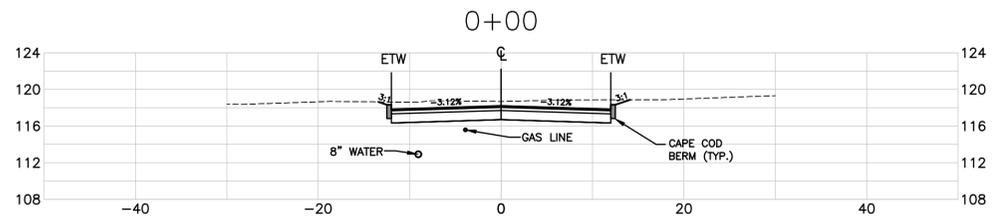
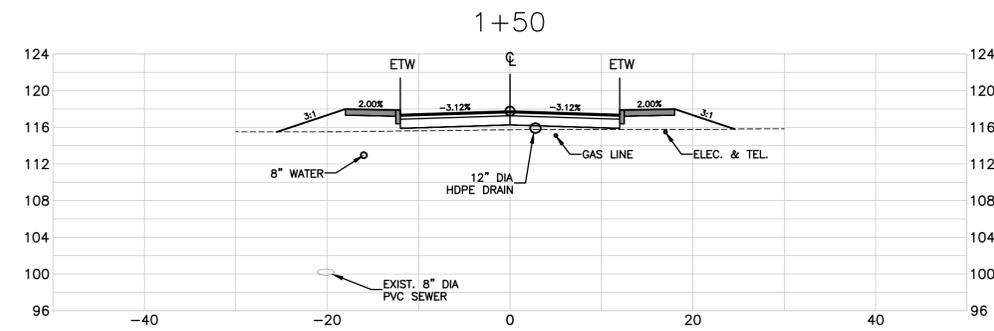
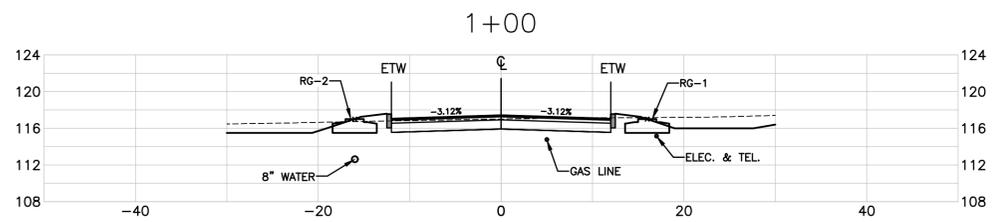
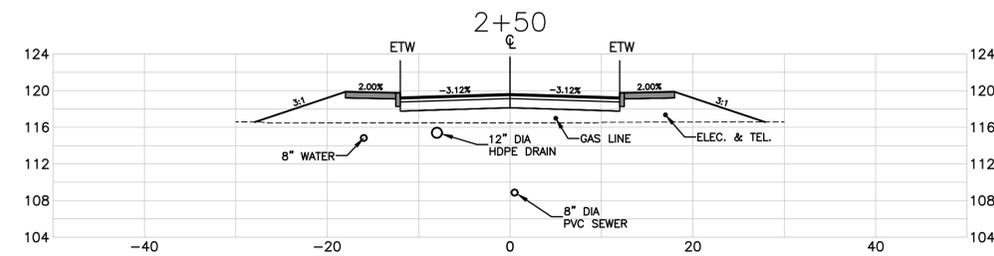
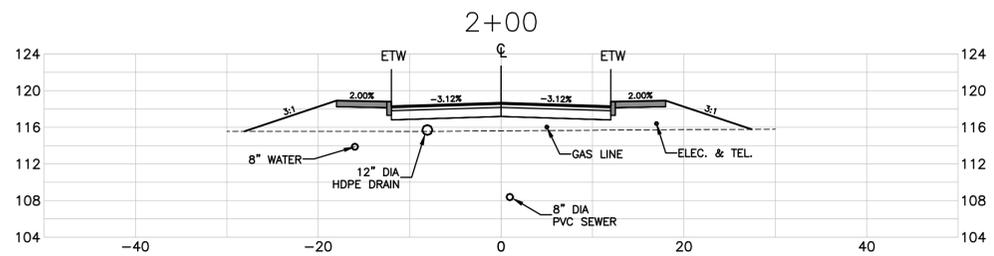
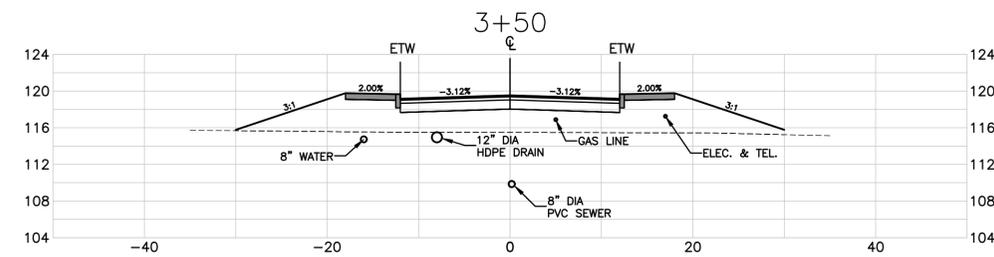
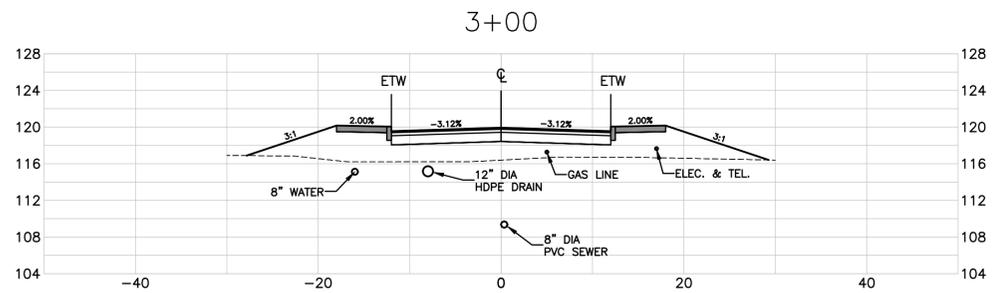
**ASSESSOR MAP 165 LOT 49**  
**36 CAMPBELLO STREET**  
**HUDSON, NEW HAMPSHIRE**



REVISIONS		
NO.	REVISION	DATE
2	REV. FOR SITE PLAN SUBMISSION	4/2/24
1	ADD HYDRANT	3/1/24
NO.	REVISION	DATE

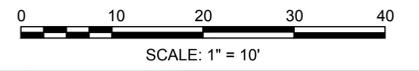
NOVEMBER 20, 2023  
 DRAWN/DESIGN BY: CNM  
 CHECKED BY: DRJ

**OFF-SITE  
 UTILITY  
 EXTENSION  
 PLAN**  
 SCALE: 1"=40'  
 PROJECT NO. NEX-2300191  
**8 OF 16**



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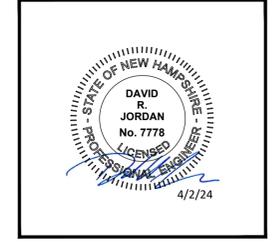
**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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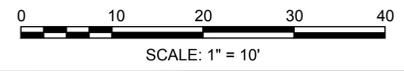
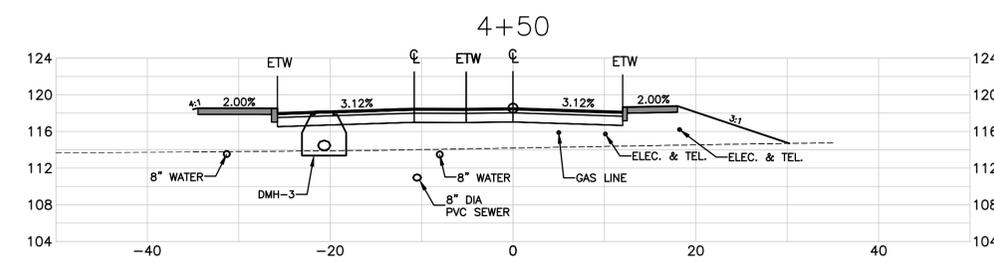
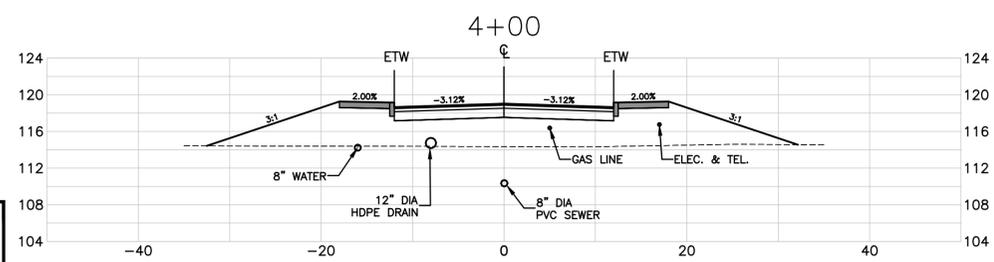
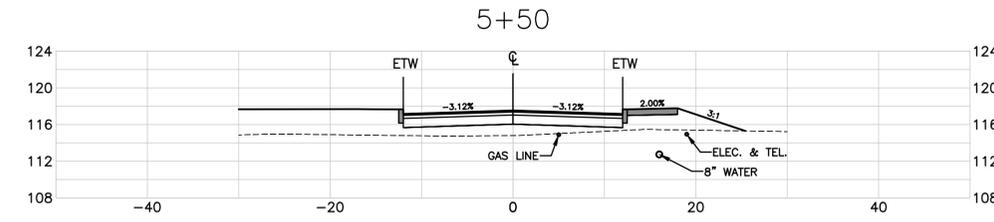
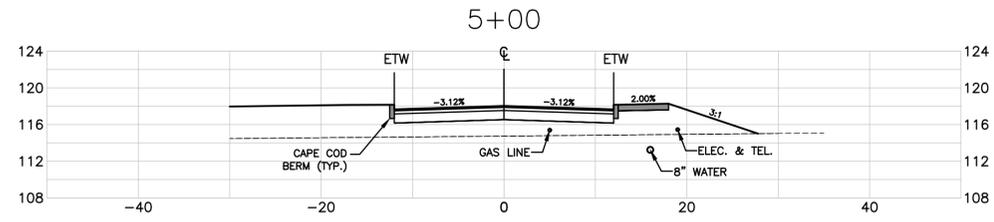
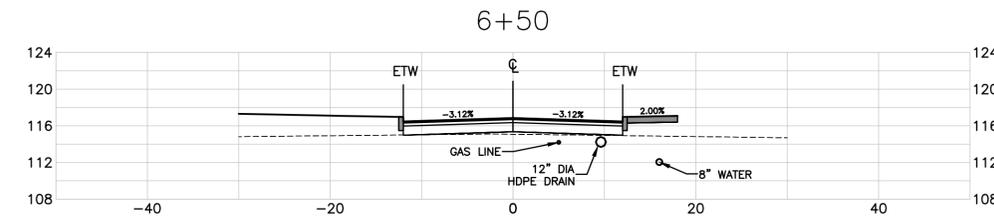
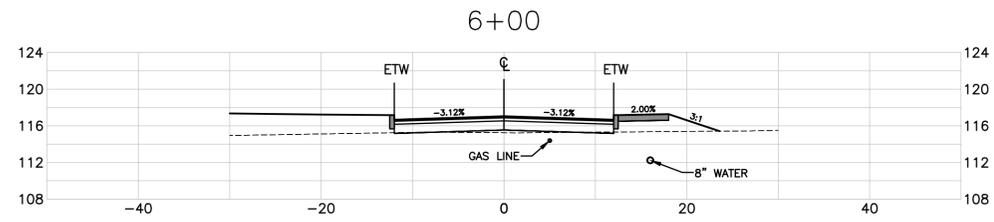
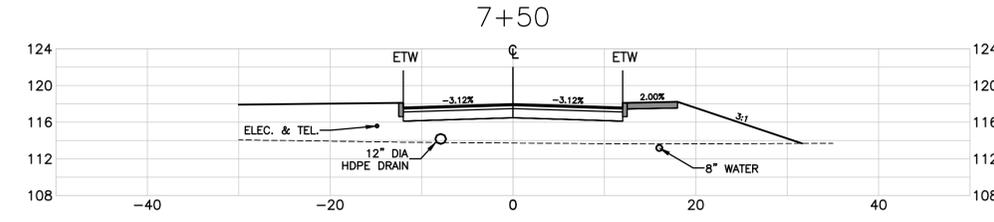
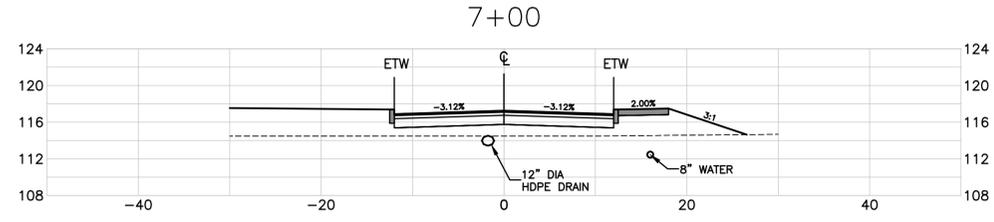
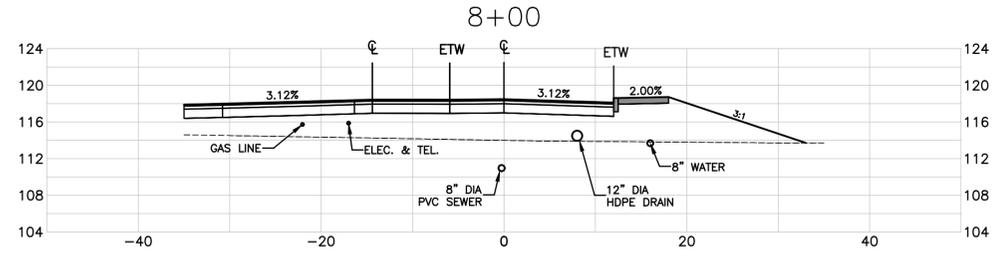
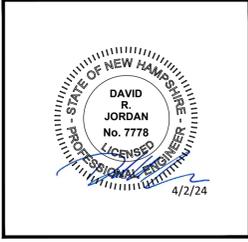
**ASSESSOR MAP 165 LOT 49**  
**36 CAMPBELLO STREET**  
**HUDSON, NEW HAMPSHIRE**



REVISIONS		
NO.	REVISION	DATE
2	REV. FOR SITE PLAN SUBMISSION	4/2/24
1	MISC. REVISIONS	3/1/24
NOVEMBER 20, 2023		
DRAWN/DESIGN BY	CNM	CHECKED BY
		DRJ

**ROADWAY CROSS SECTIONS (1 OF 2)**  
 SCALE: 1"=10'  
 PROJECT NO. NEX-2300191  
**9 OF 16**

**ASSESSOR MAP 165 LOT 49**  
**36 CAMPBELLO STREET**  
**HUDSON, NEW HAMPSHIRE**



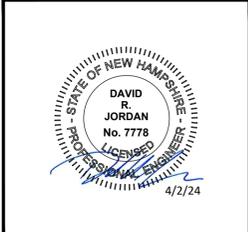
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**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 DATE OF MEETING: \_\_\_\_\_  
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 SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL ALL SHEETS APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

REVISIONS		
NO.	REVISION	DATE
2	REV. FOR SITE PLAN SUBMISSION	4/2/24
1	MISC. REVISIONS	3/1/24

NOVEMBER 20, 2023  
 DRAWN/DESIGN BY: CNM  
 CHECKED BY: DRJ

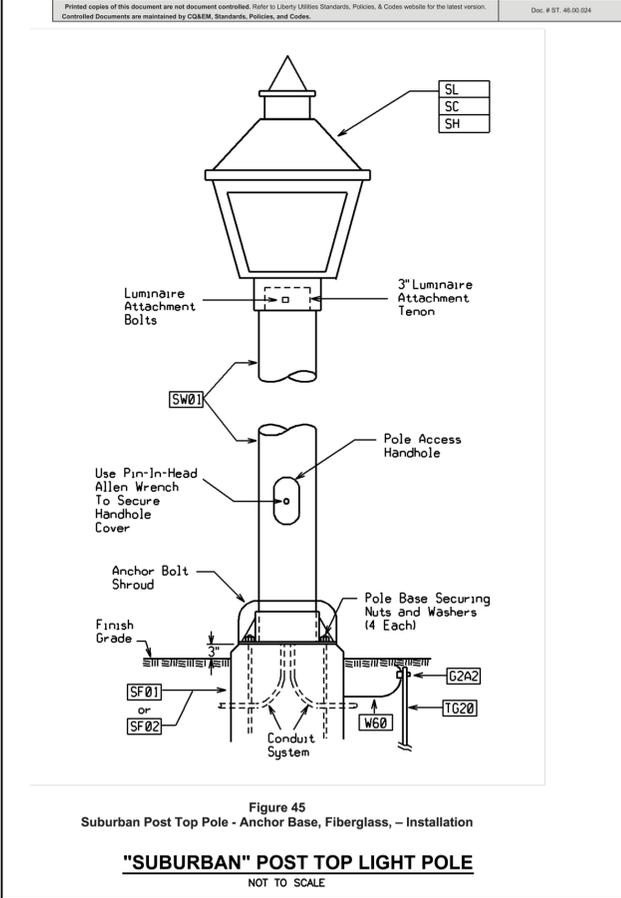
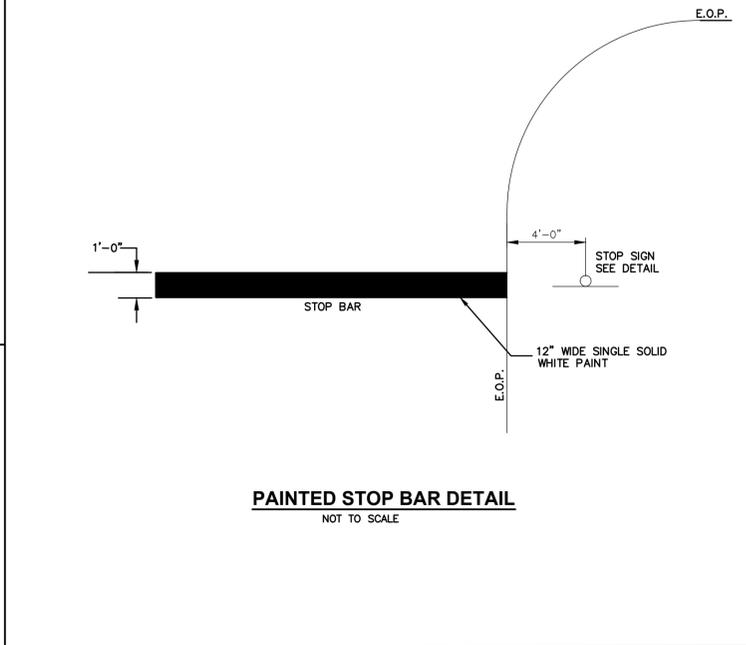
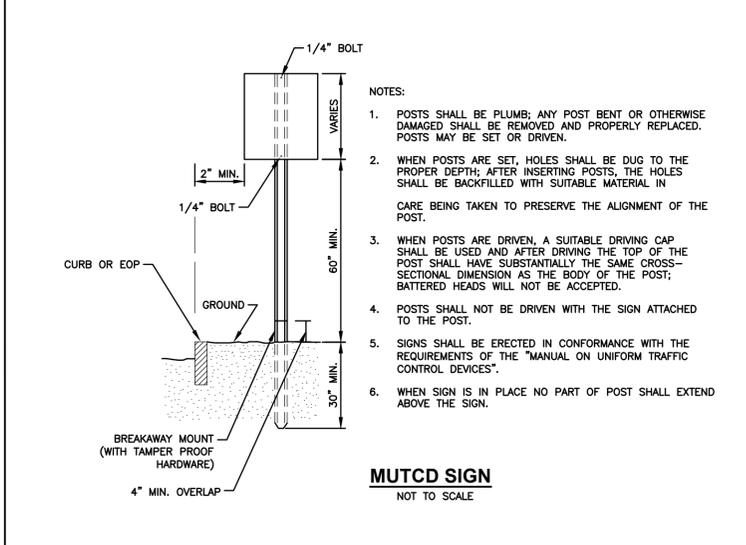
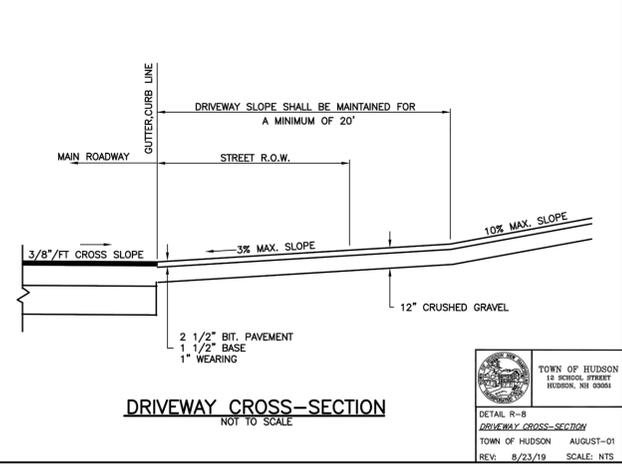
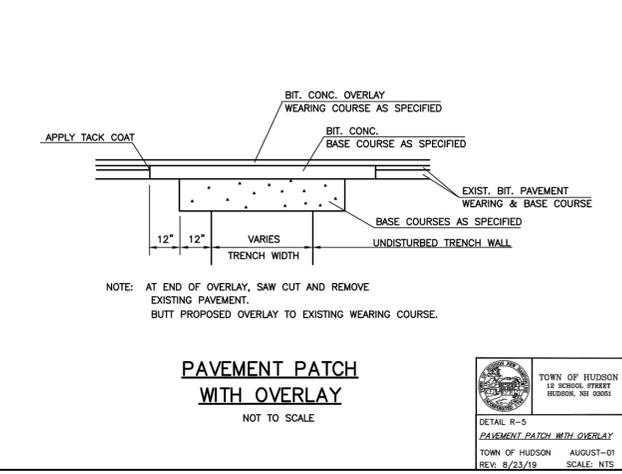
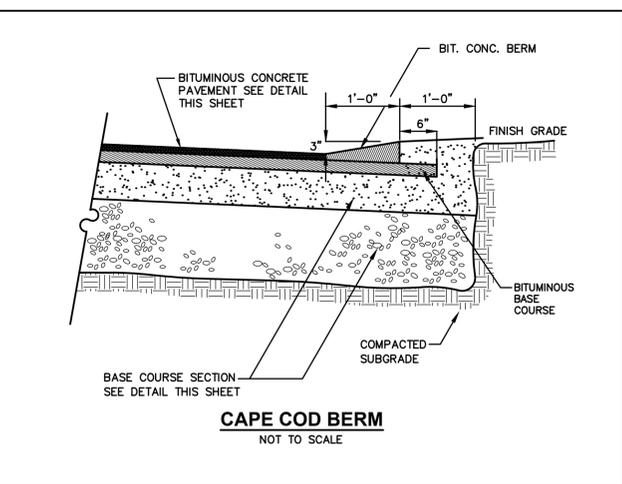
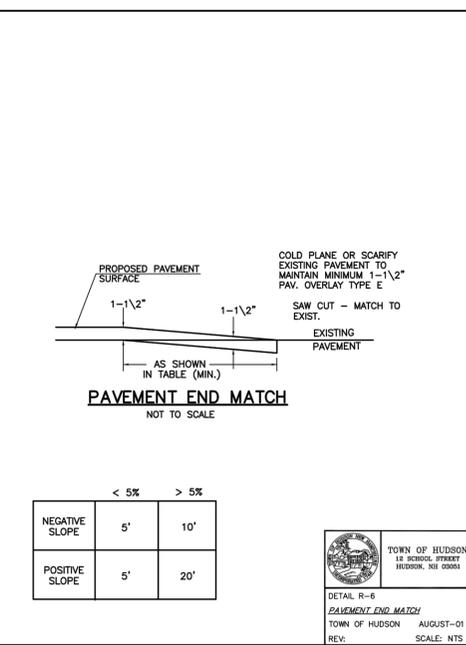
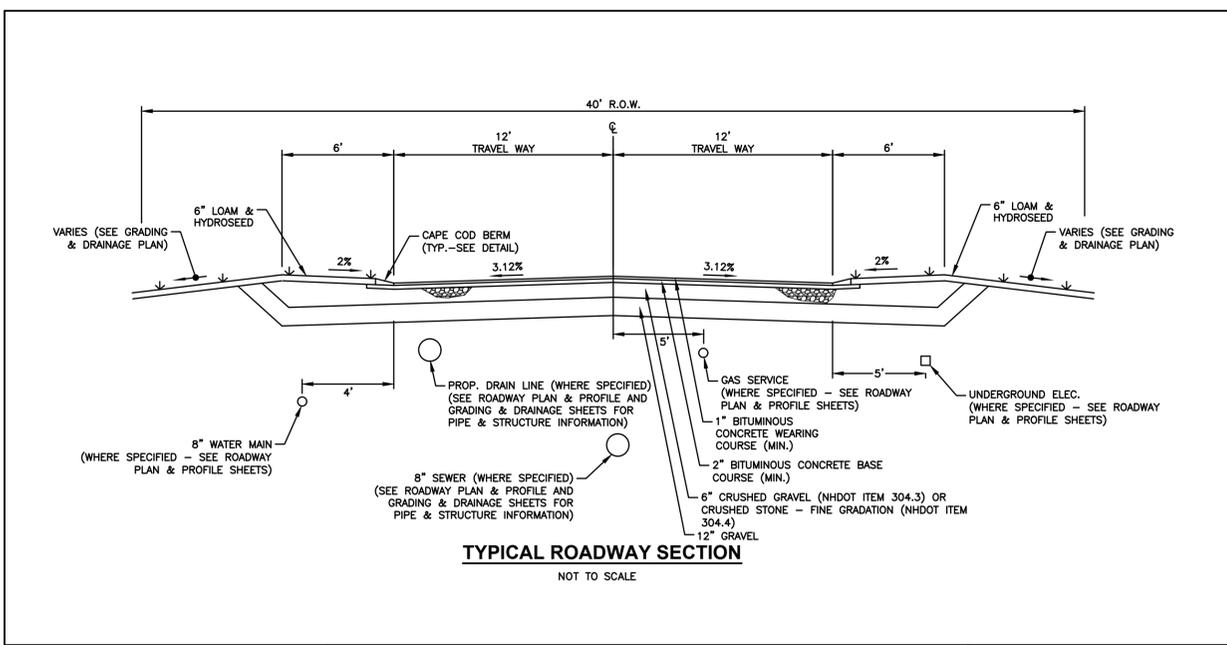
**ROADWAY CROSS SECTIONS (2 OF 2)**  
 SCALE: 1"=10'  
 PROJECT NO. NEX-2300191  
**10 OF 16**



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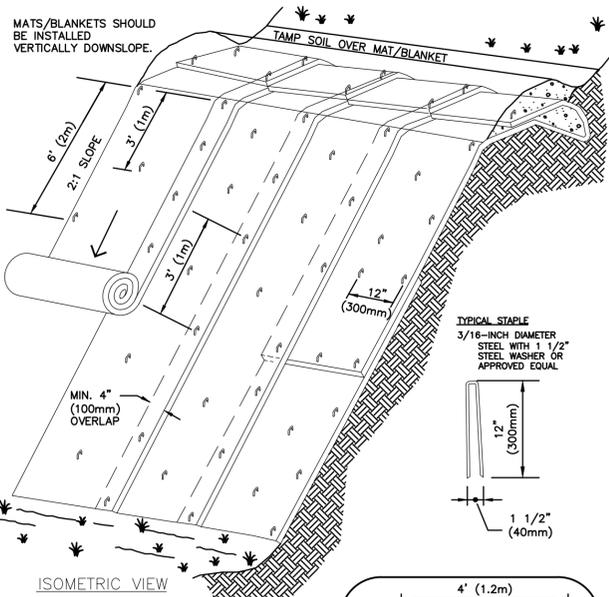
**CONSTRUCTION DETAILS**

SCALE: AS SHOWN  
 PROJECT NO. NEX-2300191  
 11 OF 16

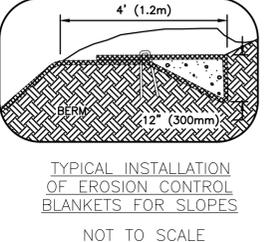


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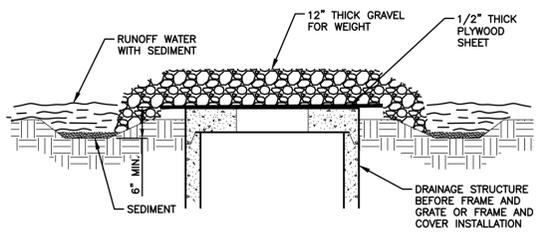
- TYPICAL SLOPE SOIL STABILIZATION**
- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH, BACKFILL AND COMPACT TRENCH AFTER STAPLING.
  - ROLL THE BLANKET DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW. LAY BLANKETS LOOSELY & MAINTAIN DIRECT CONTACT WITH SOIL - DO NOT STRETCH.
  - THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
  - WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE.
  - BLANKETS SHALL BE STAPLED ENOUGH TO ANCHOR BLANKET WHILE MAINTAINING CONTACT WITH SOIL. STAPLES SHALL BE PLACED DOWN THE CENTER & STAGGERED WITH THE STAPLES PLACED ALONG EDGES. PATTERN & AMOUNT OF STAPLES VARIES BY MANUFACTURER, SO FOLLOW MANUFACTURER'S RECOMMENDATIONS.
  - BLANKET SHALL BE NORTH AMERICAN GREEN SC-150 BN OR APPROVED EQUAL.
- MAINTENANCE & MATS**
- BLANKETS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION & AFTER A RAINFALL IN EXCESS OF 1/2" IN A 24-HOUR PERIOD.
  - FAILURES SHALL BE REPAIRED IMMEDIATELY. IF ANY OF THE FOLLOWING OCCUR: SLOPE WASHOUT, MAT DISPLACEMENT, DAMAGE TO MAT, THE AFFECTED AREA SHALL BE REPAIRED & RESEEDED & MAT SHALL BE REPLACED OR RE-INSTALLED.



- TYPICAL INSTALLATION OF EROSION CONTROL BLANKETS FOR SLOPES**
- NOTE:
- DO NOT USE PRODUCTS THAT CONTAIN WELDED PLASTIC OR THAT ARE "PHOTODEGRADABLE". USE PRODUCTS WITH BIODEGRADABLE NETTING AND NATURAL FIBER MATERIAL (I.E. STRAW OR COCONUT FIBER).
  - THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONO-FILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED.

**BLANKET SLOPE PROTECTION FOR EROSION CONTROL**

NOT TO SCALE

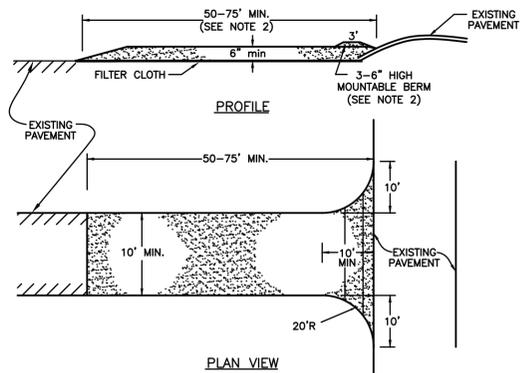


- MAINTENANCE**
- ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY.
  - SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF OF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DEPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS.
  - THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.
  - ALL STRUCTURES WITH INLET PROTECTION MUST BE CLEANED AT THE END OF CONSTRUCTION AND WHEN THE SITE IS FULLY STABILIZED.

**INLET PROTECTION**

NOT TO SCALE

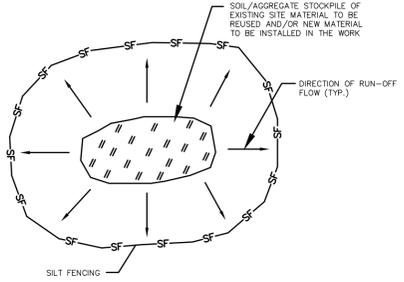
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**STABILIZED CONSTRUCTION EXIT**

NOT TO SCALE

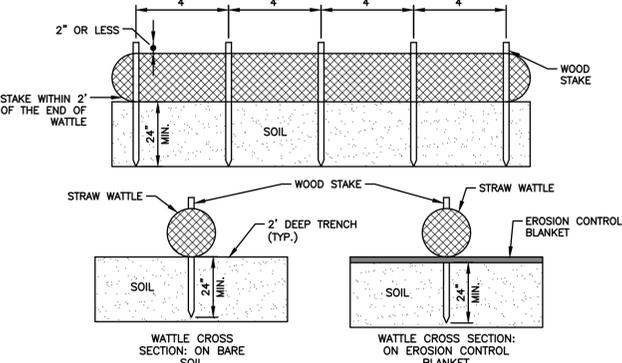
- STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH CRUSHED STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE MINIMUM LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 75 FEET, UNLESS A MOUNTABLE BERM IS INSTALLED AT THE EXIT, THEN THE LENGTH MAY BE REDUCED TO 50 FEET.
- THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY. CONTRACTOR SHOULD SWEEP THE EXISTING PAVEMENT AREA ANY TIME SEDIMENT IS TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PREVENT ANY SEDIMENT FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.



- NOTES:
- ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
  - SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
  - RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
  - STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

**MATERIALS STOCKPILE**

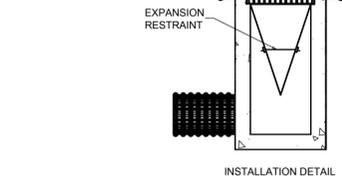
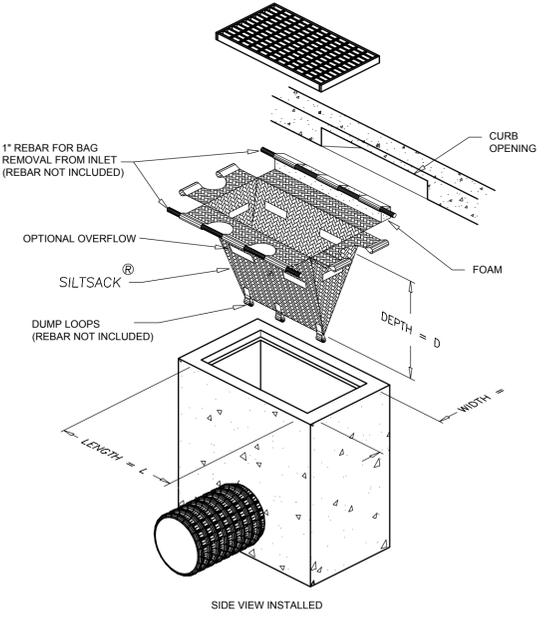
NOT TO SCALE



- NOTES:
- ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UP.
  - RECOMMENDED STAKES ARE 1 1/8" WIDE x 1 1/8" THICK x 30" LONG. STAKES SHALL NOT EXCEED ABOVE THE STRAW WATTLE MORE THAN 2".

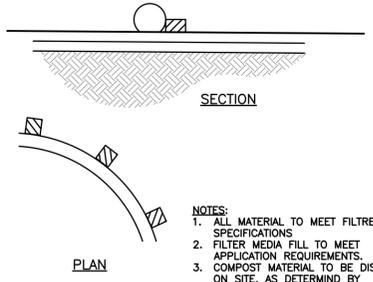
**STRAW WATTLE**

NOT TO SCALE



**SILT SACK**

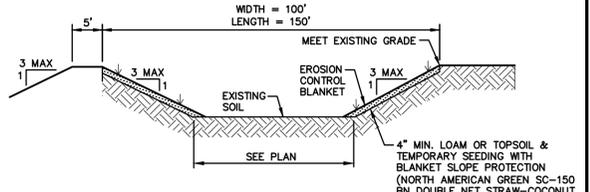
NOT TO SCALE



**COMPOST FILTER SOCK ON PAVEMENT**

NOT TO SCALE

- NOTES:
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  - FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
  - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

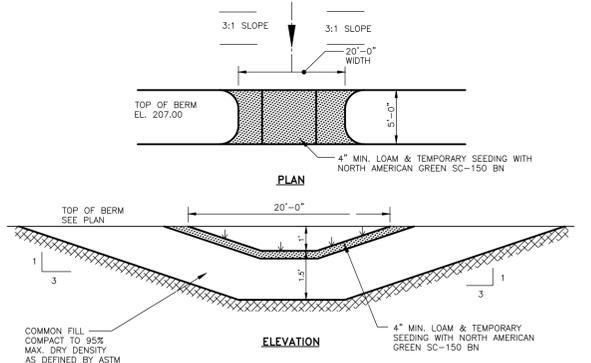


- NOTES:
- SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION.
  - THE SPILLWAY ON THE TRAP SHOULD BE A MINIMUM OF 1 FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
  - THE TRAP SHALL BE CLEANED WHEN 50% OF THE ORIGINAL VOLUME IS FILLED. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

**TEMPORARY SEDIMENT TRAP**

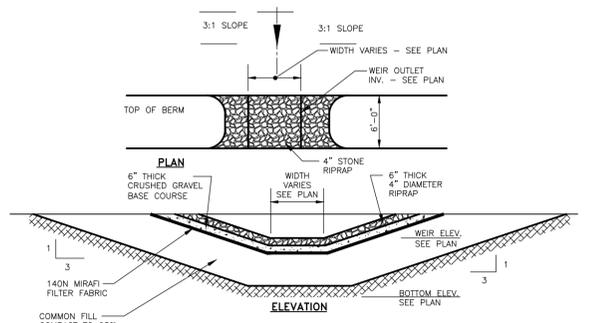
TYPICAL CROSS SECTION

NOT TO SCALE



**SEDIMENT TRAP SPILLWAY**

NOT TO SCALE



**EMERGENCY OVERFLOW SPILLWAY**

CROSS SECTION

NOT TO SCALE

**GPI** Engineering  
 Design  
 Planning  
 Construction Management  
 603.893.0720  
 Greenman-Pedersen, Inc.  
 44 Stiles Road, Suite One  
 Salem, NH 03079  
 GPINET.COM

PREPARED FOR  
 SOUSA REALTY &  
 DEVELOPMENT CORP.  
 46 LOWELL ROAD  
 HUDSON, NH 03051

ASSESSOR MAP 165 LOT 49  
 36 CAMPBELLO STREET  
 HUDSON, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE  
 DAVID R. JORDAN  
 No. 7778  
 LICENSED PROFESSIONAL ENGINEER  
 4/2/24

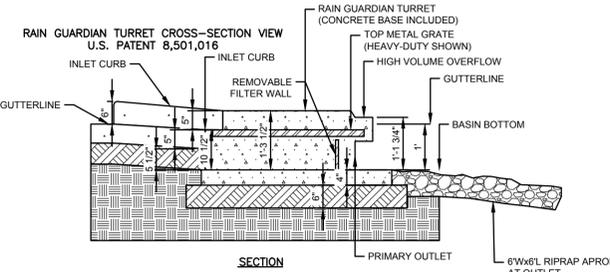
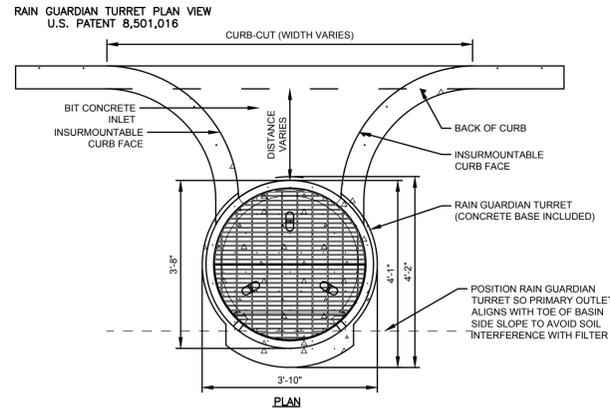
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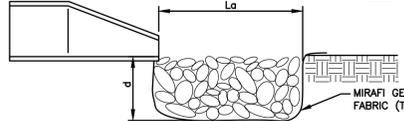
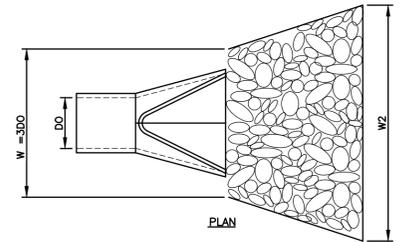
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**RAIN GUARDIAN TURRET**  
NOT TO SCALE



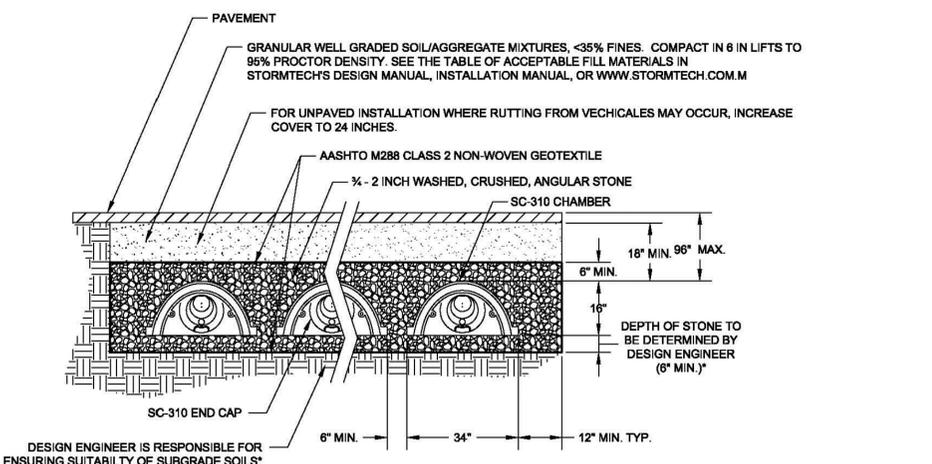
OUTLET	Do	Lo	W1	W2	d50	d
FES-1	12"	7.5'	3'	10.5'	3"	8"
FES-2	12"	14'	3'	9'	3"	8"

ROCK RIP-RAP GRADATION	
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE IN INCHES
100	4.5 TO 6.0
85	3.9 TO 5.4
50	3.0 TO 4.5
15	0.9 TO 1.5

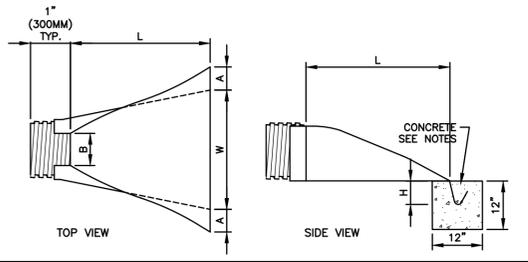
- CONSTRUCTION NOTES:**
1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
  2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
  3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
  4. STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
  5. THE MEDIAN STONE DIAMETER FOR THE RIP-RAP APRON IS 450. FIFTY PERCENT BY WEIGHT OF THE RIP-RAP MIXTURE SHALL BE SMALLER THAN THE MEDIAN STONE SIZE. THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 x D50.

**STONE OUTLET APRON**  
NOT TO SCALE

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**STORMTECH SC-310 CHAMBER SYSTEM**  
TYPICAL CROSS SECTION  
(FOR ROOF RECHARGE)  
NOT TO SCALE \* SEE STORMTECH'S DESIGN MANUAL



PIPE DIAMETER	PART NO.	DIMENSIONS, INCHES (mm)				
		A, ±1 (25)	B MAX	H, ±1 (25)	L, ±1/2 (13)	W, ±2 (50)
12", 15" (300,375)	1210 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)
18" (450)	1810 NP	7.5 (190)	15 (380)	6.5 (168)	32 (812)	35 (890)
24" (600)	2410 NP	7.5 (190)	18 (450)	6.5 (165)	36 (900)	45 (1140)
30" (750)	3010 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)
36" (900)	3610 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)

- CONSTRUCTION SPECIFICATIONS:**
- PREPARE BEDDING:**  
BACKFILL MATERIAL AROUND THE END SECTION MAY BE THE SAME AS THE MATERIAL AROUND THE PIPE. PLACE A FEW INCHES OF BACKFILL MATERIAL IN THE TRENCH OR DITCH WHERE THE END SECTION WILL BE PLACED. COMPACT AND CONTOUR THIS BEDDING MATERIAL TO GENERALLY MATCH THE END SECTION. EXCAVATE AN AREA IN THE BEDDING WHERE THE TROUGH WILL SEAT SO THAT THE END SECTION WILL BE LEVEL WITH THE BOTTOM OF THE TRENCH OR DITCH IN THE FINISHED INSTALLATION.
- PLACE END SECTION OF PIPE:**  
OPEN THE END SECTION COLLAR AND SEAT IT OVER THE TWO PIPE CONNECTIONS. ONCE THE END SECTION IS POSITIONED, CHECK TO MAKE SURE THAT THE INVERT OF THE END SECTION MATCHES THE INVERT OF THE PIPE AND THAT THE END SECTION IS LEVEL WITH THE TRENCH OR DITCH BOTTOM.
- SECURE THE END SECTION:**  
SLIP THE STAINLESS STEEL ROD THROUGH THE PRE-DRILLED HOLES AT THE TOP OF THE COLLAR. THE ROD SHOULD BE BETWEEN THE CROWNS OF THE TWO PIPE CONNECTIONS. PLACE A WASHER ON EITHER END OF THE ROD. PLACE A NUT ON EITHER END OF THE ROD AND TIGHTEN WITH A WRENCH.
- SECURE THE TOE TROUGH:**  
TO PREVENT WASHOUTS FROM HIGH VELOCITY FLOW, IT IS RECOMMENDED THAT THE TROUGH BE SECURED WITH CONCRETE. POUR CONCRETE IN THE TROUGH UP TO THE LEVEL OF THE TRENCH OR DITCH BOTTOM AND ALONG THE ENTIRE LENGTH OF THE TROUGH.
- FINISH BACKFILL:**  
SHOVEL BACKFILL AROUND THE END SECTION IN 6 TO 9 INCH LAYERS EQUALLY ON BOTH SIDES, KNIFING IT TO ELIMINATE VOIDS. TAMP WITH A SMALL-FACED COMPACTOR OR OTHER EQUIPMENT SUITABLE FOR SMALL AREAS. CONTINUE PLACING, KNIFING, AND COMPACTING BACKFILL LAYERS TO THE TOP OF THE END SECTION TO SEAT IT WELL INTO THE BACKFILL.

**FLARED END SECTION**  
**HIGH DENSITY POLYETHYLENE (HDPE)**  
NOT TO SCALE

**RECOMMENDED MINIMUM TRENCH WIDTHS**

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	38"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

**MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-20	HEAVY CONSTRUCTION (75T AXLE LOAD)
12" - 48"	12"	48"
54" - 60"	24"	60"

**MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS**

PIPE DIAM.	COVER	
	EMT	EMT
UP TO 24"	24"	36"
30" - 36"	36"	48"
42" - 60"	48"	60"

**NOTES:**

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

**REVISED DRAWING**

REV	DESCRIPTION	DATE	BY	CHECKED
2	ADDED E-80 INFORMATION	1/8/18	WMOODY	CHD

**DESIGNER'S SEAL:** ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO CHECK THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOTING AND RECOMMENDING THE APPROVAL OF THE DESIGN ENGINEER. THE DESIGNER SHALL BE RESPONSIBLE FOR GENERAL RECOMMENDATIONS AND NOT BE SPECIFIC TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEED THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

**DESIGNER'S SEAL:** ADS 4540 TRUMAN BLVD HULLAND, OHIO 43026

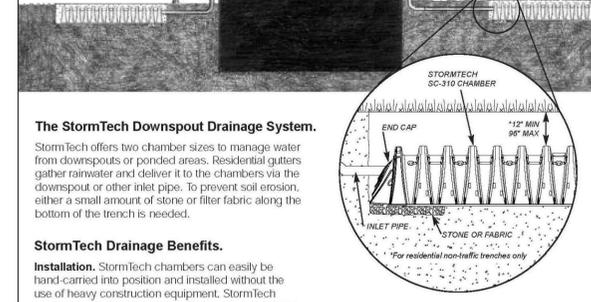
**DRAWING NUMBER:** STD-101

**HDPE PIPE TRENCH**  
NOT TO SCALE

**StormTech Chambers**  
For Residential Downspout Drainage Systems.

**Solve Your Puddle Problems Today!**

Keep your yard free from puddles and ponding during heavy rain storms with StormTech chambers. The chambers can store water from roofs or other problem areas underground, eliminating water logged or slippery frozen water conditions. Constructed of polypropylene plastic, StormTech chambers are lightweight and inherently resistant to environmental stress, cracking and chemicals typically found in stormwater runoff.



- The StormTech Downspout Drainage System.**
- StormTech offers two chamber sizes to manage water from downspouts or ponded areas. Residential gutters gather rainwater and deliver it to the chambers via the downspout or other inlet pipe. To prevent soil erosion, either a small amount of stone or filter fabric along the bottom of the trench is needed.
- StormTech Drainage Benefits.**
- Installation.** StormTech chambers can easily be hand-carried into position and installed without the use of heavy construction equipment. StormTech chambers require an excavated area, piping material and filter fabric.
- Aesthetics.** Runoff can be diverted away and stored safely and neatly underground. No more ponding water, frozen walkways or soil erosion contributing to the negative aesthetics of your yard.
- Environmental.** The chambers help recharge groundwater resources by replicating nature's own process of infiltration.
- Safety.** Because the chambers are underground, they eliminate erosion ditches and potential hazards caused by conventional roof drains and ice build-up in the winter.
- Versatility.** StormTech chambers are ideal for storing water from residential rooftops, driveways, tennis courts or ponded areas in the yard.

- NOTE:**
- 1) PROVIDE ONE STORMTECH SC-310 CHAMBER FOR EVERY 220 SF OF ROOF AREA
  - 2) THE INSTALLATION AND MAINTENANCE OF THE ROOF INFILTRATION UNITS IS A REQUIREMENT PURSUANT TO THE ALTERATION OF TERRAIN PERMIT.
  - 3) EACH ROW OF CHAMBERS SHALL BE SET ON A 6 INCH STONE BASE WITH 12 INCHES OF STONE ON ALL SIDES AND 6 INCHES OF STONE OVER THE TOP OF THE CHAMBERS.
  - 4) THE BASE STONE SHALL BE INSTALLED AT LEAST ONE FOOT ABOVE THE SEASONAL HIGH WATER TABLE. WATER TABLE SHALL BE CONFIRMED WITH A TEST PIT PRIOR TO CONSTRUCTION.

**STORMTECH ROOF RECHARGE**  
NOT TO SCALE

**GPI** Engineering  
Design  
Planning  
Construction Management  
603.893.0720 GPINET.COM  
Greenman-Pedersen, Inc.  
44 Stiles Road, Suite One  
Salem, NH 03079

PREPARED FOR  
**SOUZA REALTY & DEVELOPMENT CORP.**  
46 LOWELL ROAD  
HUDSON, NH 03051

**ASSESSOR MAP 165 LOT 49**  
**36 CAMPBELLO STREET**  
**HUDSON, NEW HAMPSHIRE**

STATE OF NEW HAMPSHIRE  
DAVID R. JORDAN  
No. 7778  
LICENSED PROFESSIONAL ENGINEER  
4/2/24

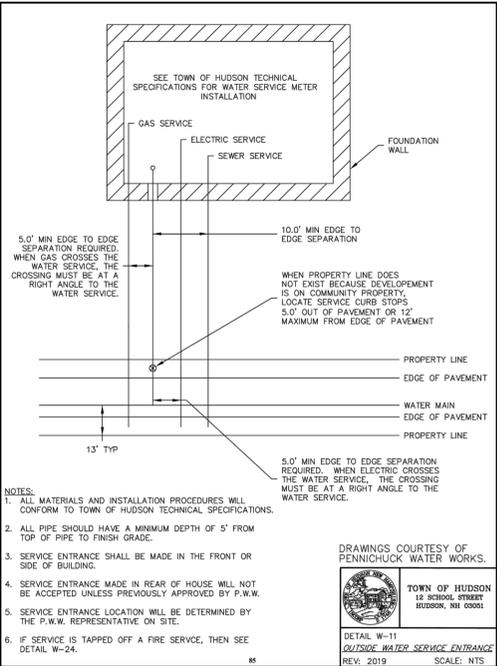
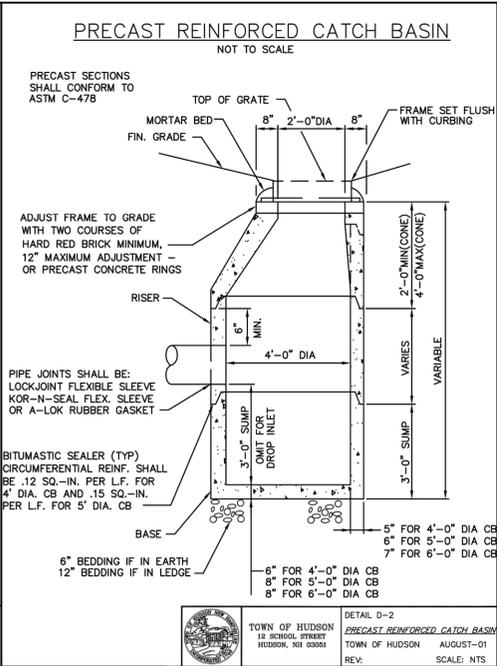
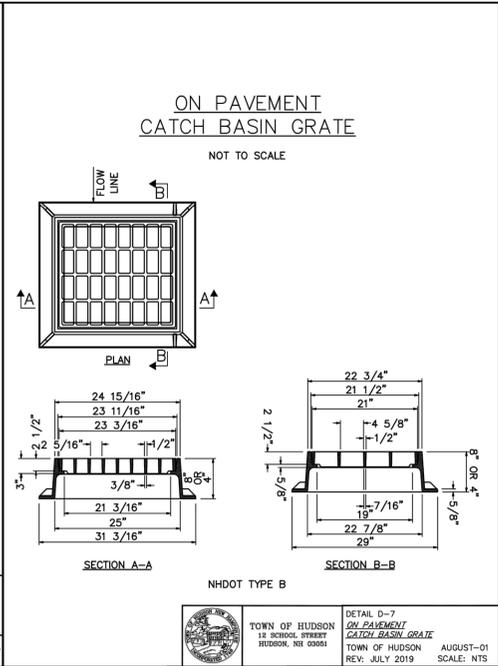
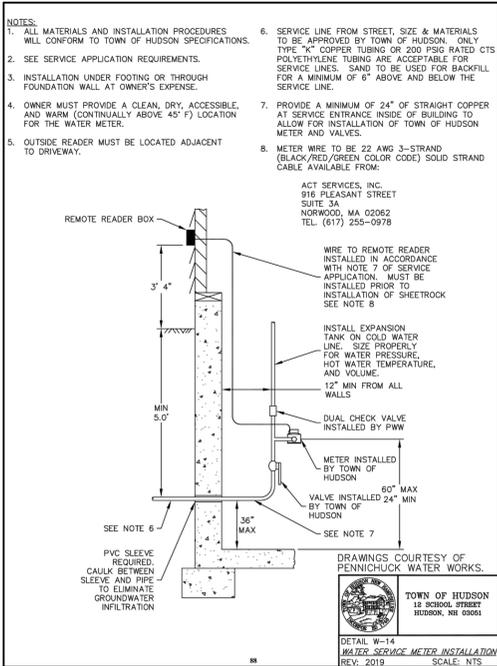
REVISIONS		
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2	REV. FOR SITE PLAN SUBMISSION	4/2/24
1	MISC. REVISION	3/1/24

NOVEMBER 20, 2023  
DRAWN/DESIGN BY: CNM  
CHECKED BY: DRJ

**CONSTRUCTION DETAILS**

SCALE: AS SHOWN  
PROJECT NO. NEX-2300191  
13 OF 16

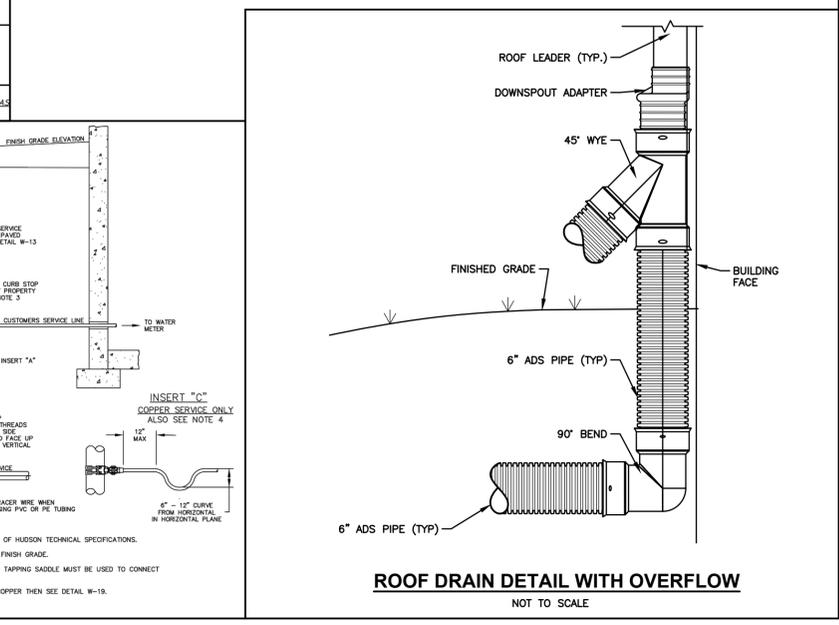
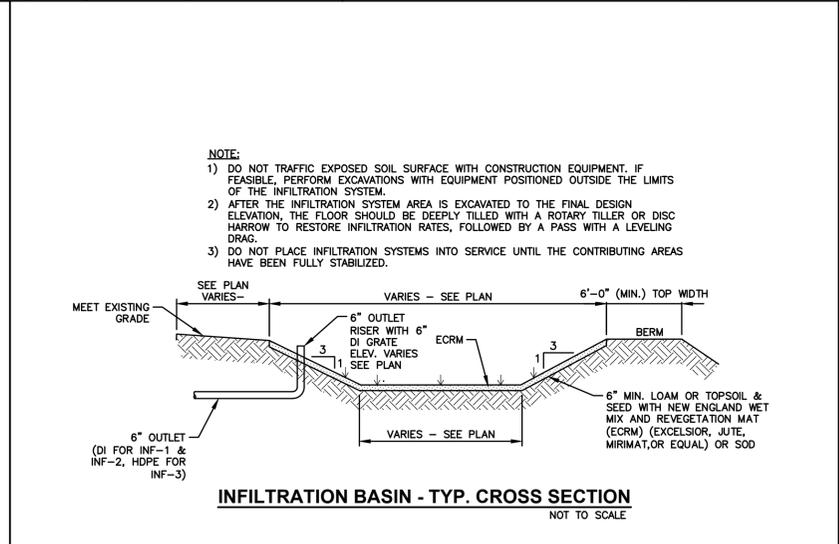
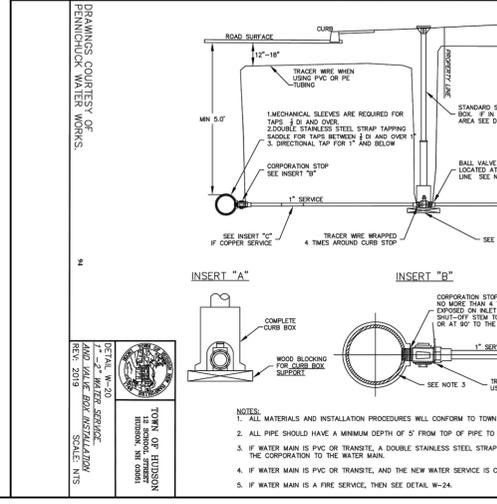
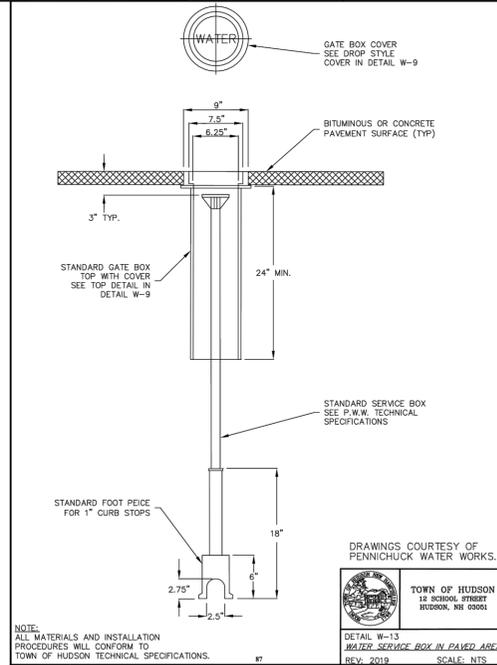
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**Client:** Sousa Realty  
**Project Address:** 36 Campbell Street  
**Town, State:** Hudson, NH  
**Job Number:** NEX-2300191  
**Date:** September 28, 2023  
**Performed by:** Diane Pantemoller

Test Pit No.	Depth	Horizon	Soil Texture	Color	Consistence	SCS Soil:	Standing Water:	Roots:	Layer Description (Gravel, Stones, Fill, etc)
1	0-15"	A	Loamy Sand	10yr 3/4	Friable	Occum Fine Sandy Loam	90"	None	
	15-25"	B	Loamy Sand	10yr 5/6	Friable				
	25-94"	C	Loamy Sand	2.5y 6/3	Friable				
2	0-14"	A	Loamy Sand	10yr 3/2	Friable	Occum Fine Sandy Loam	60"	None	
	14-26"	B	Loamy Sand	10yr 5/6	Friable				
	26-60"	C1	Loamy Sand	2.5y 6/3	Friable				
	60-84"	C2	Sand	7.5yr 6/8	Loose				
3	0-14"	A	Loamy Sand	10yr 3/2	Friable	Occum Fine Sandy Loam	48"	None	
	14-28"	B	Loamy Sand	10yr 5/6	Friable				
	28-84"	C	Fine Sand	2.5y 6/3	Friable				
4	0-12"	A	Loamy Sand	10yr 3/2	Friable	Occum Fine Sandy Loam	54"	None	
	12-24"	B	Loamy Sand	10yr 5/6	Friable				
	24-78"	C	Loamy Sand	2.5y 6/3	Friable				
5	0-18"	A	Loamy Sand	10yr 3/4	Friable	Occum Fine Sandy Loam	None	None	
	18-40"	B	Loamy Sand	10yr 5/6	Friable				
	40-90"	C	Loamy Sand	2.5y 6/3	Friable				

**TEST PIT LOGS**



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

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

PREPARED FOR  
**SOUSA REALTY & DEVELOPMENT CORP.**  
 46 LOWELL ROAD  
 HUDSON, NH 03051

**ASSESSOR MAP 165 LOT 49**  
**36 CAMPBELLO STREET**  
**HUDSON, NEW HAMPSHIRE**

STATE OF NEW HAMPSHIRE  
 DAVID R. JORDAN  
 No. 7778  
 LICENSED PROFESSIONAL ENGINEER  
 4/2/24

**REVISIONS**

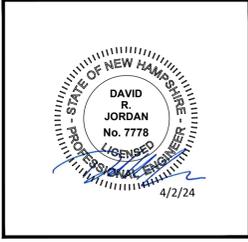
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NOVEMBER 20, 2023  
 DRAWN/DESIGN BY: CNM  
 CHECKED BY: DRJ

**CONSTRUCTION DETAILS**

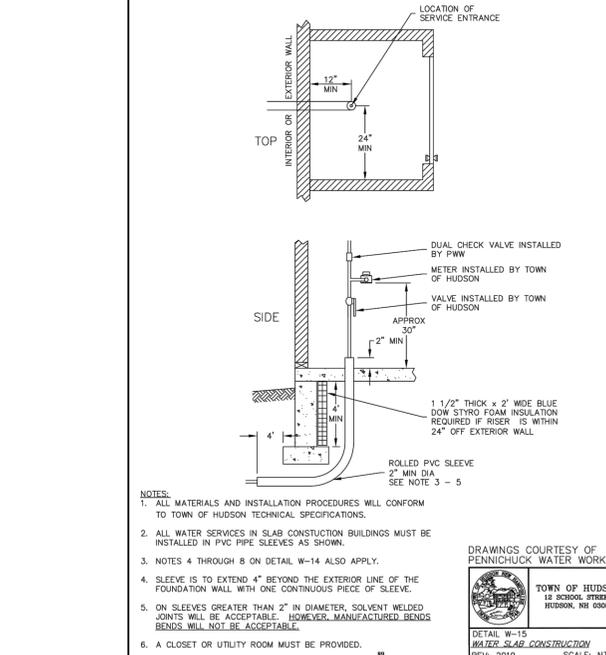
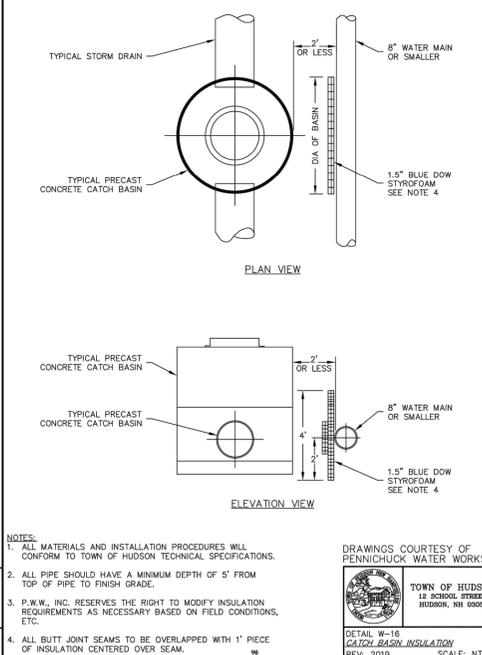
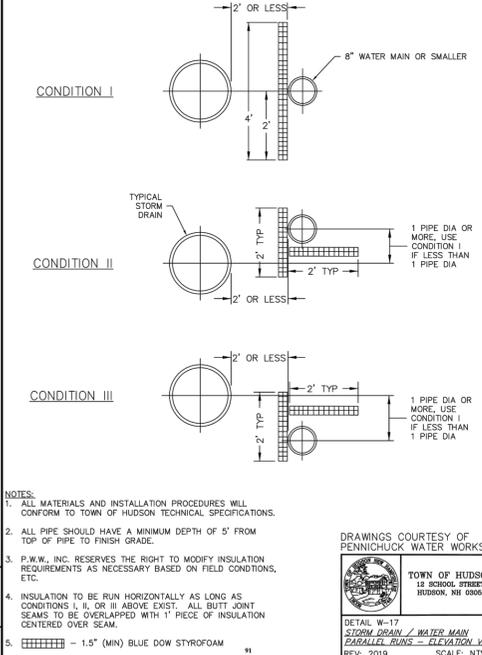
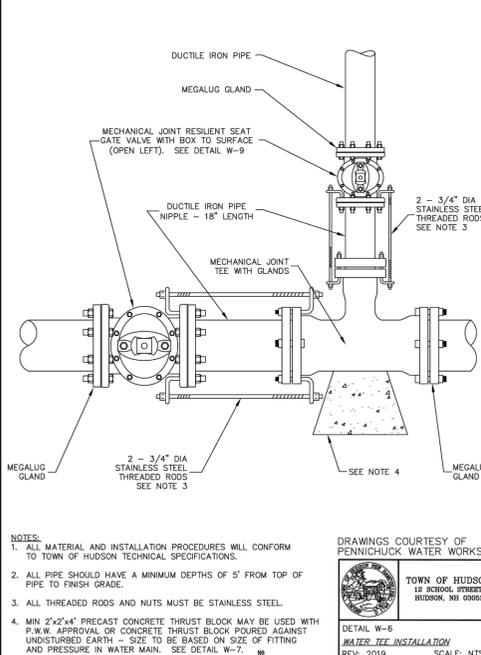
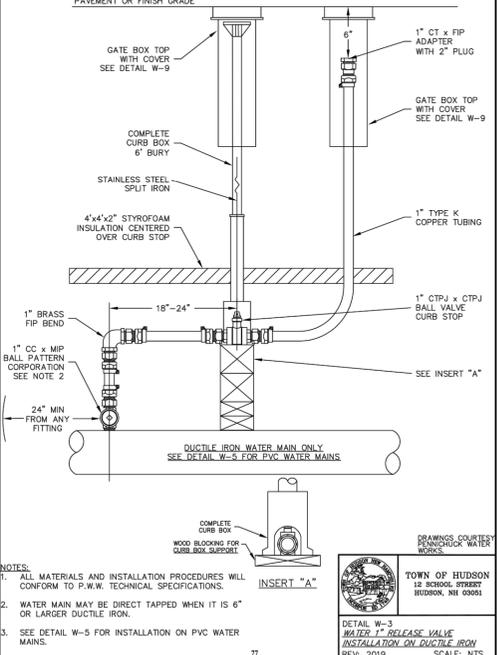
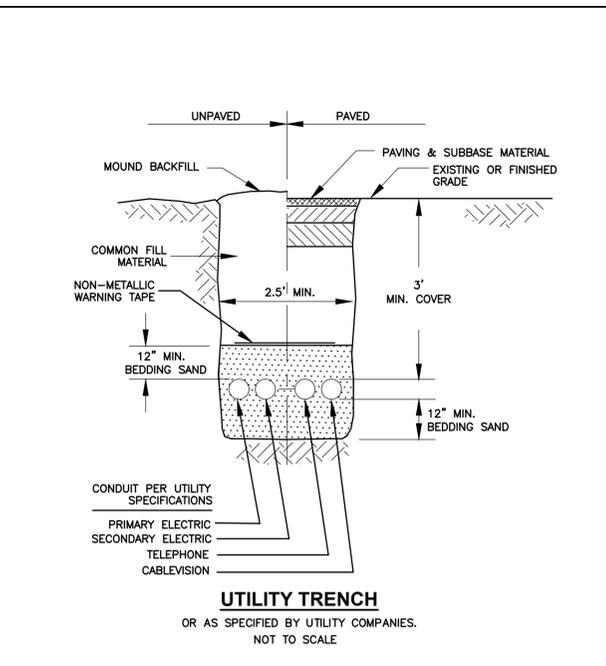
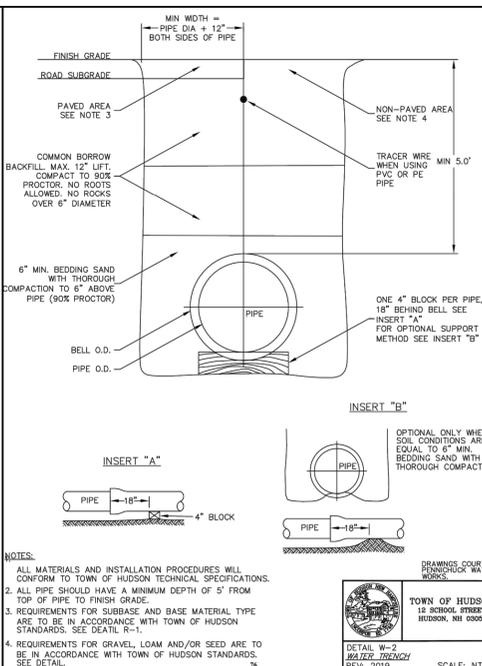
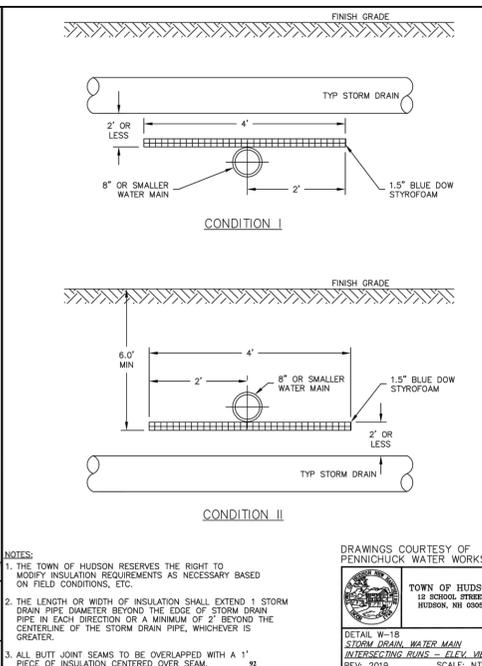
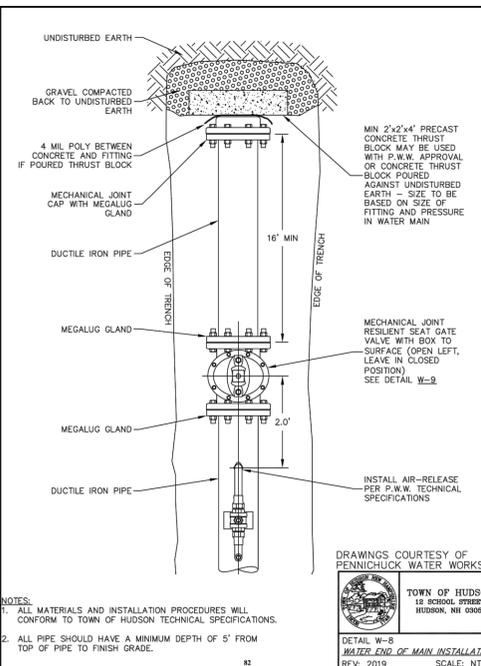
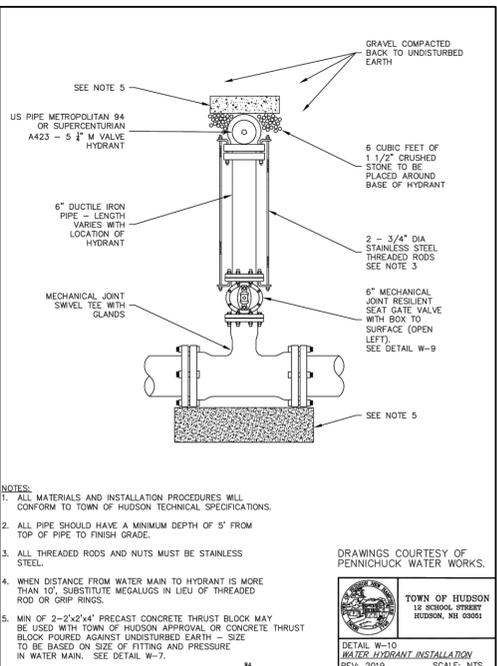
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 PROJECT NO. NEX-2300191  
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DRAWN/DESIGN BY	CNM	CHECKED BY
		DRJ

**CONSTRUCTION DETAILS**



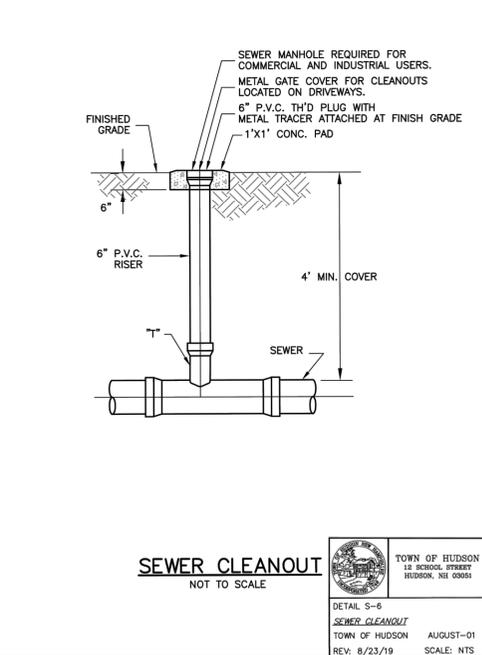
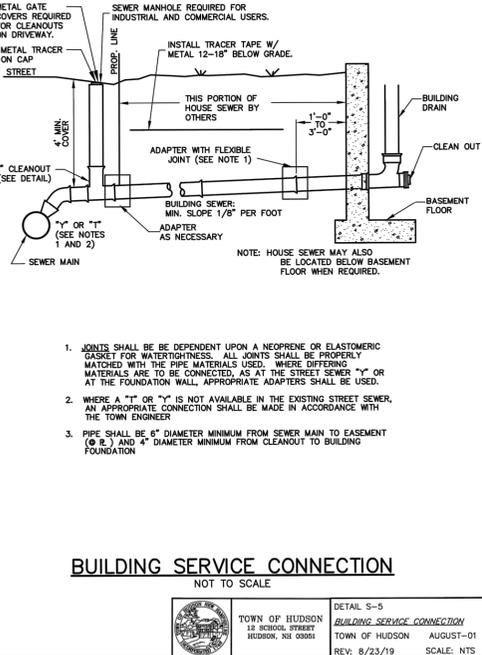
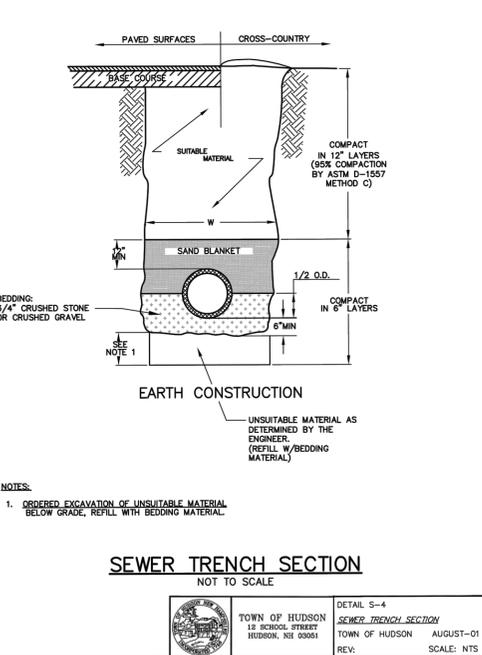
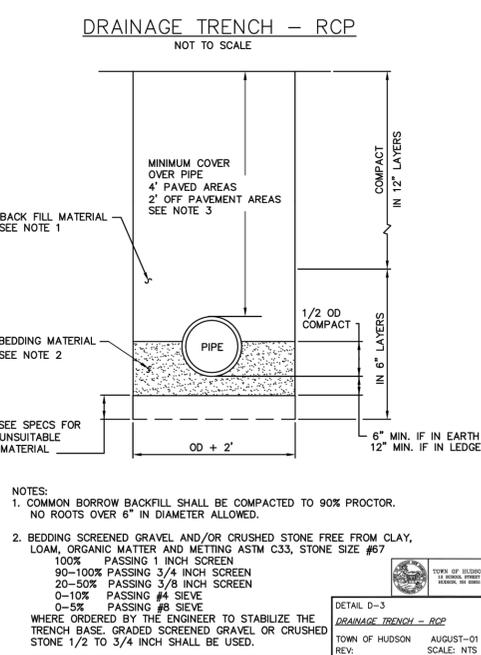
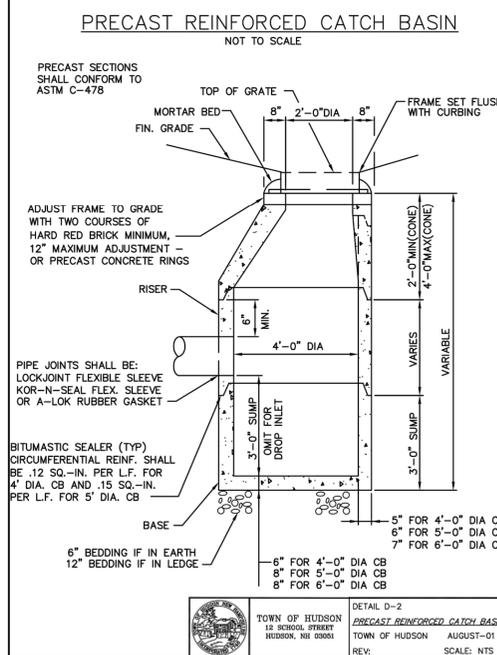
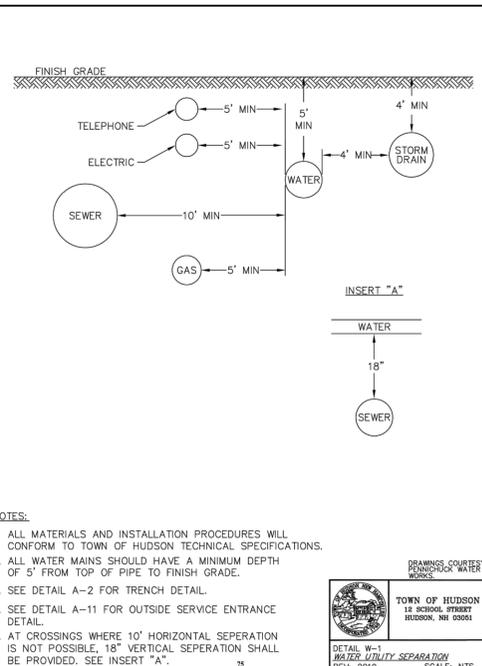
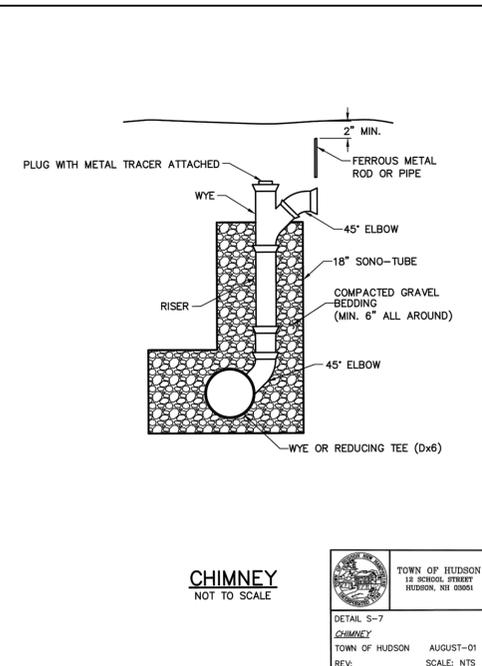
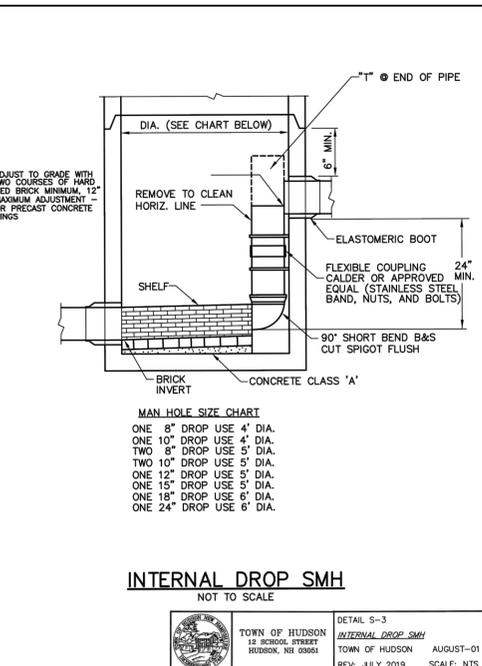
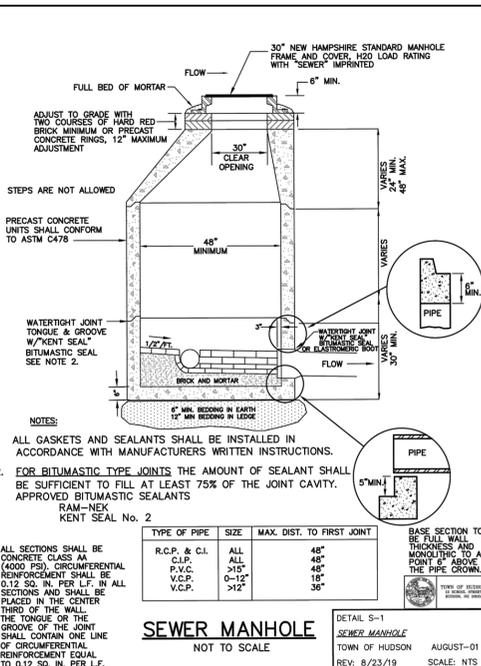
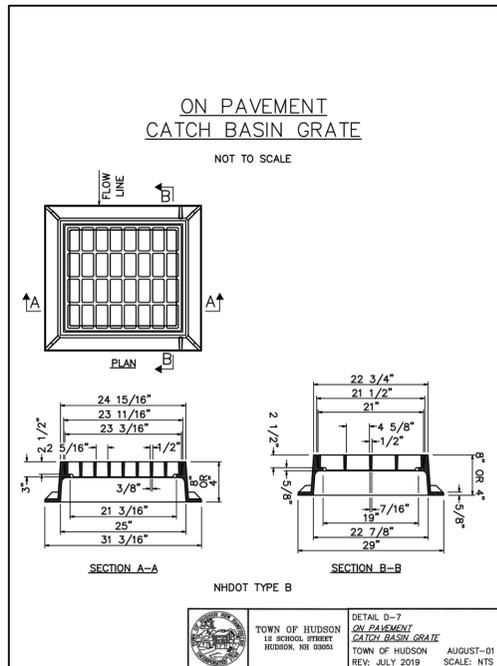
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NO.	REVISION	DATE
2	REV. FOR SITE PLAN SUBMISSION	4/2/24
1	REV. DRAINAGE MANHOLE	3/1/24
NO.	REVISION	DATE

NOVEMBER 20, 2023

DRAWN/DESIGN BY	CNM	CHECKED BY	DRJ
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DATE OF MEETING: \_\_\_\_\_

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**KOR-N-SEAL I & II**  
 FLEXIBLE PIPE-TO-MANHOLE CONNECTORS  
 SPECIFICATION SHEET

**KOR-N-SEAL I - WEDGE KORBANDED CONNECTOR ASSEMBLY**  
 NOT TO SCALE

### STANDARD MANHOLE - PART A

NOT TO SCALE

TOWN OF HUDSON  
 18 SCHOOL STREET  
 HUDSON, NH 03051  
 REV. 8/23/19  
 SCALE: NTS

### STANDARD DRAINAGE MANHOLE

NOT TO SCALE

TOWN OF HUDSON  
 18 SCHOOL STREET  
 HUDSON, NH 03051  
 REV. JULY 2019  
 SCALE: NTS

### GENERAL NOTES FOR MAINS AND C&S

- REINFORCING STEEL SHALL CONFORM TO THE LATEST ASTM A183 SPECIFICATIONS.
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM.
- DESIGN SPECIFICATIONS SHALL CONFORM TO ASTM C478 LATEST EDITION.
- BASE SECTIONS SHALL BE POURED MONOLITHICALLY.
- PIPE JOINTS SHALL BE LOCK JOINT, FLEXIBLE SLEEVE KOR-N-SEAL FLEXIBLE SLEEVE A-LOK RUBBER GASKET.
- A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
 

PIPE SIZE	ALL SIZES	DI	ALL SIZES	NONE REQUIRED
4"-0" DIA	0.12 SQIN./L.F.	4"-0"	4"-0"	
5"-0" DIA	0.15 SQIN./L.F.	5"-0"	5"-0"	
6"-0" DIA	0.18 SQIN./L.F.	6"-0"	6"-0"	
8"-0" DIA	0.24 SQIN./L.F.	8"-0"	8"-0"	

UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CANNOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY. OTHER PLASTIC PIPES SHALL BE REVIEWED ON A CASE BY CASE BASIS.

TOWN OF HUDSON  
 18 SCHOOL STREET  
 HUDSON, NH 03051  
 REV. 8/23/19  
 SCALE: NTS

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