288 WEBSTER STREET 4-LOT SUBDIVISION PLAN

SB# 04-24

STAFF REPORT

July 24, 2024

SITE: 288 Webster Street/ Map 128 / Lot 006

ZONING: Residential Two (R-2)

PURPOSE OF PLAN: To depict the subdivision of Map 128/lot 006 into four residential duplex lots with frontage on Webster Street.

PLANS UNDER REVIEW:

Subdivision Plan SB# 04-24, Map 128/Lot 006, 288 Webster Street, Hudson, New Hampshire; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road, Suite One, Salem, NH 03079; prepared for: K&M Developers, LLC 46 Lowell Road Hudson, NH 03051; consisting of eight sheets, and plan notes 1-16 on sheet 2; dated July 1, 2024.

ATTACHMENTS:

1) Subdivision Application, date stamped July 2, 2024 – Attachment "**A**".
2) Department Comments – Attachment "**B**".
3) Stormwater Management Report, prepared by GPI, dated July 2, 2024 – Attachment "**C**".
4) Public Comment – Attachment "**D**"
5) CAP fee worksheet – Attachment "**E**"
6) Subdivision plans, revised July 2, 2024.

APPLICATION TRACKING:

1. July 2, 2024 – Application received.
2. July 24, 2024 – Public hearing scheduled.

WAIVER REQUESTED:

- §193-10.H - Driveway Design Criteria

COMMENTS & RECOMMENDATIONS:

BACKGROUND:

The subject lot is approximately 16.59 acres with approximately 710 feet of frontage along Ledge Road. The lot is entirely within the R-2 zone. The site is nearly bisected north/south by a small stream that feeds into the Merrimack River, with wetland buffers notated on the site plan. In

addition, the majority of the site is within the .2pct flood zone, with sections adjacent to the stream being within the special flood hazard area. The site is intended to be served by municipal water, with septic systems for wastewater treatment. The applicant proposes subdividing Map 168 Lot 006 into four lots as follows:

Map/Lot	Lot Size*	Frontage on Webster Street
Minimum requirements	*60,000 sq. ft.*	*150 ft.*
168-006-000	128,900 sq. ft.	150 ft.
168-006-001	125,600 sq. ft.	166 ft.
168-006-002	88,400 sq. ft.	204 ft.
168-006-003	94,500 sq. ft.	193 ft.

**Staff notes that measurements listed are contiguous building area, as defined in §334-27*

DEPARTMENT COMMENTS:

Engineering has provided the following comment:

Driveway permits shall be obtained by NHDOT prior to building permits (Webster Street is a state road)

Fire has provided the following comments:

Add one fire hydrant on Webster Street between proposed Map 128 Lot 6-2 and proposed Map 128 Lot 6-1.

Zoning has provided the following comments:

I don't see that wetlands and steep slopes greater than 25% have been subtracted from the square footage per §334-27.1 (B) General Requirements. Please add this to the plan.

A driveway waiver would be required to have driveways in the setbacks.

STORMWATER REPORT:

The applicant has provided a stormwater management report (attachment "**C**"), dated July 2, 2024 as part of the submittal. The report details existing soil conditions, test pit logs, pre and post-development flow rates for the site, alongside proposed stormwater management measures. The full report may be found in attachment "**C**".

WAIVER REQUEST:

The applicant has submitted a waiver request from §193-10.H – Driveway design criteria, to allow for a driveway in side setbacks. The applicant states that this wavier is needed as to avoid wetland incursion on lot 006-001 and satisfy NHDOT requirements for only three curb-cuts on state roads.

STAFF COMMENTS:

Planning Staff notes that Map/Lot 128-006-001 is proposed to be accessed via an easement on Map/Lot 128-006-000. This is due to the presence of wetlands entirely cutting off access to the front of the lot. By utilizing an easement the applicant is able to avoid wetland encroachment or crossing. While the applicant has provided a copy of the deed showing 12 Autumn Drive being subject to the easement, they have not provided a copy of said recorded easement yet. No structures are proposed to fall within special flood hazard area boundaries.

A waiver from **§**193-10.H – Driveway Design Criteria has been proposed in conjunction with the easement proposal to facilitate the driveway crossing the lot line. Both Map/Lots 128-006-000 and 128-006-001 are accessed via an easement located on land owned by 12 Autumn Circle. This easement may be seen on sheet 4 of 8, and is part of a prior approval reference plan # 40481. At this time the applicant is still working on providing a copy of the recorded easement. Stipulation #5 has been added to the draft stipulations requiring a copy to be provided prior to final endorsement. Elsewise staff advises the Planning Board to accept the application, but withhold approval until it is provided.

RECOMMENDATIONS:

Staff recommend application acceptance and holding a public hearing, followed by deliberation and consideration of the requested waiver subdivision plan. Staff has not identified any additional studies that are recommended at this time. Staff recommends continuance until the required access easement on 12 Autumn Circle is provided.

DRAFT MOTIONS

MOTION TO ACCEPT:

I move to accept the subdivision application: Subdivision Plan SB# 04-24, Map 128/Lot 006, 288 Webster Street, Hudson, New Hampshire.

Motion by: _____Second: _____Carried/Failed: _____

MOTION TO DEFER:

I move to defer further review of the subdivision application: Subdivision Plan SB# 04-24, Map 128/Lot 006, 288 Webster Street, Hudson, New Hampshire, to date specific, _____, 2024.

Motion by: _____Second: _____Carried/Failed: _____

MOTION TO CONTINUE:

I move to continue further review of the subdivision application: Subdivision Plan SB# 04-24, Map 128/Lot 006, 288 Webster Street, Hudson, New Hampshire, to date specific, _____, 2024.

Motion by: _____Second: _____Carried/Failed: _____

MOTION TO GRANT WAIVER:

I move to grant a waiver from §193-10.H, Driveway Design Criteria, to allow the driveway associated with Map/Lot 128-006-001 to be partially located in side setbacks, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion by: _____Second: _____Carried/Failed: _____

MOTION TO APPROVE:

Subdivision Plan SB# 04-24, Map 128/Lot 006, 288 Webster Street, Hudson, New Hampshire; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road, Suite One, Salem, NH 03079; prepared for: K&M Developers, LLC 46 Lowell Road Hudson, NH 03051; consisting of eight sheets, and plan notes 1-16 on sheet 2; dated July 1, 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 Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of $5679.00 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lots. This fee is comprised of traffic, school, and recreation impact fees.
3. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to the Planning Board endorsement of the Plan, the applicant shall provide a copy of the recorded access easement located on Map/Lot 128-008-010.
6. The applicant shall add one fire hydrant on Webster Street between proposed Map 128 Lot 6-2 and proposed Map 128 Lot 6-1.
7. The applicant shall provide copies of driveway permits issued by NHDOT prior to building permit issuance.
8. Construction activities involving the proposed undeveloped lots 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.

Motion by: _____Second: _____Carried/Failed: _____

Town of Hudson
12 School Street
Hudson, NH 03501

SUBDIVISION APPLICATION

Revised April 2024

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.

2. One (1) full plan set *folded* (sheet size: 22" x 34").

3. One (1) original copy of the project narrative.

4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.

5. Subdivision Plan Review Checklist.

6. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

7. ***All plans shall be folded*** and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

Revised plans and other application material must 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 *folded*, revised if applicable.

2. Submission of one (1) full plan set *folded* (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.

SUBDIVISION APPLICATION

Date of Application: July 2, 2024 Tax Map #: 128 Lot #: 6

Site Address: 288 Webster Street

Name of Project: Subdivision Plan, 288 Webster Street

Zoning District: Residential 2 General SB#: _____
(For Town Use Only)

Z.B.A. Action: None

PROPERTY OWNER:	DEVELOPER:
Name: K&M Developers, LLC	Same as owner
Address: 46 Lowell Road	
Address: 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) 890-0720	(603) 890-0720
Email: djordan@gpinet.com	djordan@gpinet.com

PURPOSE OF PLAN:
A subdivision of land at 288 Webster Street to create four lots with frontage on Webster Street for duplex dwellings.

(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: ___

SUBDIVISION PLAN DATA SHEET

PLAN NAME: Subdivision Plan, 288 Webster Street

PLAN TYPE: Conventional Subdivision Plan or ~~Open Space Development~~ (Circle One)

LEGAL DESCRIPTION: MAP 128 LOT 6

DATE: July 2, 2024

Address: 288 Webster Street

Total Area: S.F. 722,800 +/- Acres: 16.59

Zoning: Residential 2

Required Lot Area: 60,000 square feet (duplex)

Required Lot Frontage: 150 feet

Number of Lots Proposed: 4

Water and Waste System Proposed: Municipal water, on-site septic systems

Area in Wetlands: 48,000 square feet

Existing Buildings To Be Removed: None

Flood Zone Reference: Zone AE

Proposed Linear Feet Of New Roadway: None

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/
Stipulations of ZBA,
Conservation Commission,
NH Wetlands Board Action:

(Attach Stipulations on
Separate Sheet)

List Permits Required:

NH DOT Driveway

NH DES State Subdivision

Waivers Requested:	Hudson Town Code Reference	Regulation Description
	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

(Left Column for Town Use)

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SUBDIVISION PLAN APPLICATION AUTHORIZATION

I hereby apply for *Subdivision 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 *Subdivision 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: Manuel Sousa Date: 6/26/24

Print Name of Owner: Manuel Sousa, K&M Developers, LLC

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

Signature of Developer: Manuel Sousa Date: 6/26/24

Print Name of Developer: Manuel Sousa, K&M Developers, LLC

- 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.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: _____

Street Address: _____

I _____ hereby request that the Planning Board waive the requirements of item _____ of the Hudson Land Use Regulations in reference to a plan presented by _____ _____ (name of surveyor and engineer) dated _____ for property tax map(s) _____ and lot(s) _____ in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

_____

_____

_____

_____

_____

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

_____

_____

_____

_____

_____

Signed:

_____

Applicant or Authorized Agent

SCHEDULE OF FEES

A. REVIEW FEES:

1. $170.00 per proposed lot $ 680.00

CONSULTANT REVIEW FEE: (Separate Check)

Total 16.59 acres @ $600.00 per acre, or $1,250.00, whichever is greater. $ 9,954.00

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.

B. POSTAGE:

17 Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @$5.08 **(or Current Certified Mail Rate)** $ 86.36

8 Indirect Abutters (property owners within 200 feet) @$0.68 **(or Current First Class Rate)** $ 5.44

C. TAX MAP UPDATE FEE

2 to 7 lots (# of lots x $30.00) + $25.00 (min. $85.00) $ 145.00
8 lots or more (min. $325.00) $ _____

TOTAL $ 10,870.80

(For Town Use Only)

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.*****

TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable

§ 276-11.1 General Plan Requirements

	Y	P	W	NA		Notes
1.	☑	☐	☐	☐	- A list of the names and addresses of the owner(s) of the property, the applicant(s), and all abutters as indicated in the office of the Town Assessor records not more than five (5) days prior to the day of filing [**§ 276-11.1.A.**]	
2	☑	☐	☐	☐	- One (1) set of Plans on size 22" x 34" sheet [**§ 276-11.1.B.(1)**]	
3.	☑	☐	☐	☐	- Scale no smaller than 50 feet to the inch (1" = 50') [**§ 276-11.1.B.(2)**]	
4.	☑	☐	☐	☐	- Title block in the lower right-hand corner of the plan, containing: [**§ 276-11.1.B.(3)**]	
5.	☑	☐	☐	☐	-Title, including the term "site plan" or "subdivision plan"	
6.	☑	☐	☐	☐	- The name for whom the plan was prepared	
7.	☑	☐	☐	☐	- Preparer of the plan	
8.	☑	☐	☐	☐	- The scale(s) of the plan	
9.	☑	☐	☐	☐	- Date of the plan	
10.	☑	☐	☐	☐	- Appropriate revision block	
11.	☑	☐	☐	☐	- Approval block located on the lower left corner of each sheet, with the require language and signature lines [**§ 276-11.1.B.(4)**]	
12.	☑	☐	☐	☐	- Owner's printed name and address and signature [**§ 276-11.1.B.(6)**]	
13.	☑	☐	☐	☐	- Name and address of all abutting property owners [**§ 276-11.1.B.(7)**]	
14.	☑	☐	☐	☐	- A locus plan at one inch equals 1,000 feet (1" = 1,000') [**§ 276-11.1.B.(8)**]	
15.	☑	☐	☐	☐	-Boundary of the entire parcel held in single ownership with boundary dimensions and bearings [**§ 276-11.1.B.(9)**]	
16.	☑	☐	☐	☐	- Error of closure shown and certified by a licensed land surveyor	
17.	☑	☐	☐	☐	- North point arrow	

18. ☑ ☐ ☐ ☐ - Zoning classification note of the tract and location of the zoning district boundaries if the property is located in two or more zoning district [**§ 276-11.1.B.(10)**]
19. ☑ ☐ ☐ ☐ - The location of all building setback lines as required by Chapter 334, Zoning, or as listed under **§ 276-11.1.B.(12)**, whichever is more stringent [**§ 276-11.1.B.(12)**].
20. ☐ ☐ ☐ ☑ - The location size and character of all signs or a note* stating "All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof." [**§ 276-11.1.B.(13)**] *The discrepancy on the note language is correct – reference to the Planning Board in the regulations is outdated.
21. ☑ ☐ ☐ ☐ - The location, detail and character of all exterior lighting or a note stating: "There will be no exterior lighting." [**§ 276-11.1.B.(14)**]
22. ☑ ☐ ☐ ☐ - The location of all buildings within 50 feet of the tract [**§ 276-11.1.B.(15)**]
23. ☑ ☐ ☐ ☐ - The location of roadways, driveways, travel areas or parking areas within 200 feet of the tract, with the use of an additional sheet, aerial photography, or Town topographic mapping as necessary [**§ 276-11.1.B.(16)**]
24. ☑ ☐ ☐ ☐ - Existing topography at two-foot contour intervals of that portion of the tract being proposed for development from a topographic survey and contours on the remainder of the tract from a reliable plan source [**§ 276-11.1.B.(17)**]
25. ☑ ☐ ☐ ☐ - Proposed topography at two-foot contour intervals [**§ 276-11.1.B.(18)**]
26. ☑ ☐ ☐ ☐ - A note identifying the Tax Map and Lot Number of the tract [**§ 276-11.1.B.(19)**]
27. ☑ ☐ ☐ ☐ - The location of all existing buildings (including size and height), driveways, sidewalks, parking spaces, loading area, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements landscaping and other pertinent items. [**§ 276-11.1.B.(20)**]

	Y	P	W	NA		Notes
28.	☑	☐	☐	☐	- The location of all proposed construction, buildings, structures, pavement, etc. [**§ 276-11.1.B.(21)**]	
29.	☑	☐	☐	☐	- A green area shown between the right-of-way line and any pavement, gravel or structure meeting the required minimum width [**§ 276-11.1.B.(22)**]	
30.	☐	☐	☐	☑	- Highway protects listed on the transportation improvement program adopted by the Nashua Regional Planning Commission, shown in the Hudson Master Plan, or listed in the Corridor Study adopted by the Hudson Planning Board [**§ 276-11.1.B.(23)**]	
31.	☑	☐	☐	☐	- Required open space, including the calculation showing the requirement is met [**§ 276-11.1.B.(24)**]	

§§ 275-8 – 275-9 Site Plan Requirements

(If this checklist is for a subdivision plan application, skip to the next section on page 5)

	Y	P	W	NA		Notes
33.	☐	☐	☐	☐	- Parking space calculation showing and a statement stating the required parking spaces are provided [**§ 275-8.C.(2) & (3)**]	
34.	☐	☐	☐	☐	- Required dimensions for parking space [**§ 275-8.C.(4)]**	
35.	☐	☐	☐	☐	- Required dimensions for aisle/access drive [**§ 275-8.C.(5)]**	
36.	☐	☐	☐	☐	- Required off-street loading spaces, including calculation showing the required loading spaces are provided [**§ 275-8.C.(6)]**	
37.	☐	☐	☐	☐	- Required landscaping for the parking lot, including calculation shown the planting requirement is met [**§ 275-8.C.(7)]**	
38.	☐	☐	☐	☐	- Required screening for visual separation of incompatible uses [**§ 275-8.C.(8)]**	

	Y	***P***	***W***	***NA***		***Notes***
39.	☐	☐	☐	☐	- Handicap accessibility provided in accordance with the latest ADA Regulations **[§ 275-8.C.(11)]**	
40.	☐	☐	☐	☐	- Stormwater Management Plan **[§ 275-9.A]**	
41.	☐	☐	☐	☐	- Traffic Study, if required **[§ 275-9.B]**	
42.	☐	☐	☐	☐	- Noise Study, if required **[§ 275-9.C]**	
43.	☐	☐	☐	☐	- Fiscal Impact Study, if required **[§ 275-9.D]**	
44.	☐	☐	☐	☐	- Utility Study **[§ 275-9.E]**	
45.	☐	☐	☐	☐	- Copies of any proposed or existing easements, covenants, deed restrictions or any other similar document pertinent to the Site Plan **[§ 275-9.F]**	
45.	☐	☐	☐	☐	- A copy of all applicable Town, state, county or federal approvals or permits **[§ 275-9.G]**	
46.	☐	☐	☐	☐	- Chapter 270, Sewers	
47.	☐	☐	☐	☐	- Floodplain permit	
48.	☐	☐	☐	☐	- Special exception to the Wetland Ordinance	
49.	☐	☐	☐	☐	- Septic system construction approval from the New Hampshire Water Supply and Pollution Control Commission	
50.	☐	☐	☐	☐	- Approval of the New Hampshire Wetland Bureau for relocation, filling, dredging or rechanneling	
51.	☐	☐	☐	☐	- Approval of the New Hampshire Department of Public Works and Highways for any required driveway permits or curb cuts	
52.	☐	☐	☐	☐	- NH RSA 149:9-a Permit	
53.	☐	☐	☐	☐	- Environmental Impact Study, if required **[§ 275-9.I]**	

(End here if this checklist is for a site plan application).

TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable

§§ 289-26 – 289-27 Subdivision Plan Requirements
(Not applicable if this checklist is for a site plan application)

	Y	***P***	***W***	***NA***		***Notes***
54.	☑	☐	☐	☐	- Proposed subdivision name [**§ 289-26.B.(1)]**	
55.	☑	☐	☐	☐	- Abutting subdivision names, streets, easements, setbacks, alleys, parks and public open spaces and similar facts regarding abutting property [**§ 289-26.B.(2)]**	

Attachment "A"

ABUTTERS & NOTIFICATION LIST
For
K & M DEVELOPERS, LLC
288 WEBSTER STREET
MAP 128 LOT 6
HUDSON, NH
GPI # NEX-2021143
AS OF 7/1/24

PARCEL ID #	**NAME & ADDRESS**
DIRECT ABUTTERS	
128-006-000	K & M DEVELOPERS, LLC 46 LOWELL ROAD HUDSON, NH 03051
128-008-008	ADAM J. ZAULYCZNY KIMBERLY A. ZAULYCZNY 40 AUTUMN CIRCLE HUDSON, NH 03051
128-008-009	CHRIS CONVERTITO MARISSA CONVERTITO 22 AUTUMN CIRCLE HUDSON, NH 03051
128-008-010	GEOFFREY ANDREW WHITE STEPHANIE RALSTON WHITE 12 AUTUMN CIRCLE HUDSON, NH 03051
128-010-000-001	ZHAO MOCHAO 299A WEBSTER STREET HUDSON, NH 03051
128-010-000-002	KESHAV CHITTIPOLU 299B WEBSTER STREET HUDSON, NH 03051
128-010-001-001	CHANTHA IM CYNTHIA HIN 289A WEBSTER STREET HUDSON, NH 03051
128-010-001-002	LAURIE ANNE MACNEILL 289B WEBSTER STREET HUDSON, NH 03051
128-010-002-001	TOMEKA ANDERSON DIERRE D. ANDERSON 285A WEBSTER STREET HUDSON, NH 03051

Attachment "A"

ABUTTERS & NOTIFICATION LIST
For
K & M DEVELOPERS, LLC
288 WEBSTER STREET
MAP 128 LOT 6
HUDSON, NH
GPI # NEX-2021143
AS OF 7/1/24

128-010-002-002	MIKHIL ASHTEKAR HARSHADA MARE 285B WEBSTER STREET HUDSON, NH 03051
128-011-000	THOMAS A. DEMBROWSKI ELIZABETH A. DEMBROWSKI 2 PLAZA AVENUE HUDSON, NH 03051
128-005-000	JAMES C. GOOD EVA E. GOOD 284 WEBSTER STREET HUDSON, NH 03051
128-001-000	MARK MCNULTY CYNTHIA LITTON 19 FARMINGTON DRIVE HUDSON, NH 03051
137-011-000	ROBERT SMALLEY HEATHER SMALLEY 18 FARMINGTON DRIVE HUDSON, NH 03051

INDIRECT ABUTTERS

128-002-000	KATLYN P. DELUCA NICHOLAS A. BURNS 17 FARMINGTON DRIVE HUDSON, NH 03051
128-004-000	MICHAEL E. LEACH PATRICIA R. LEACH 282 WEBSTER STREET HUDSON, MA 03051
128-008-000 1-2-1 (LITCHFIELD)	LEONARD A. VIGEANT, SR JANE M. VIGEANT 31 AUTUMN CIRCLE HUDSON, NH 03051

Attachment "A"

ABUTTERS & NOTIFICATION LIST
For
K & M DEVELOPERS, LLC
288 WEBSTER STREET
MAP 128 LOT 6
HUDSON, NH
GPI # NEX-2021143
AS OF 7/1/24

128-008-001	ANTHONY SESSA KATHERINE S. VACCARO 9 AUTUMN CIRCLE HUDSON, NH 03051
128-008-002	BRYCE MARBLE ANNIE XAYACHACK 17 AUTUMN CIRCLE HUDSON, NH 03051
128-008-007	MARY DESANTIS SCOTT DESANTIS 169 DANIEL WEBSTER HIGHWAY NASHUA, NH 03060
128-009-000	STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION P.O. BOX 483 CONCORD, NH 03302
137-010-000	KERRI I. BENINGO GEORGE J. BENINGO 16 FARMINGTON DRIVE HUDSON, NH 03051

TOWN OF NASHUA ABUTTER
DIRECT ABUTTERS

48-8	BEAZIER EAST INC. C/O MARVIN F POER & CO., SPS RE 3520 PIEDMONT ROAD 410 ATLANTA, GA 30305
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

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Subdivision Plan, 288 Webster Street

Street Address: 288 Webster Street

I Manny Sousa, K&M Developers, LLC hereby request that the Planning Board waive the requirements of item 193-10.H of the Hudson Land Use Regulations in reference to a plan presented by Greenman-Pedersen, Inc. _____ (name of surveyor and engineer) dated July 1, 2024 for property tax map(s) 128 and lot(s) 6 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The presence of a stream within a deep ravine and associated wetlands on map/lot 128-006-001 creates a significant hardship for accessing this lot through its frontage. Further, Webster Street is under the control of the NH DOT and because of their Driveway Policy, these four lots will only be granted three (3) curb cuts. By placing the driveways for lots 006 an 006-001 side by side on lot 006, the DOT limit on curb cuts can be met and the need to cross the stream and fill a wetland for a driveway avoided. This however results in the driveway for lo 006-001 crossing over the lot line with lot 006 and therefore through the side setbacks.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

The driveway for lot 006-001 is independent of the driveway for lot 006 and provides safe all-season access for that lot in compliance with the NH DOT Driveway Policy. The driveway will be within an access easement on Lot 006 to allow the use and maintenance of that driveway by the owner of lot 006-001 in perpetuity.

Signed: _____

Applicant or Authorized Agent
David R. Jordan, Greenman-Pedersen, Inc.
Applicant's Authorized Agent

Attachment "A"

E- Doc # 200029938 06/15/2020 01:41:49 PM
Book 9307 Page 1094 Page 1 of 3
Edward Sapienza
Register of Deeds, Hillsborough County
LCHIP HIA543214 25.00
TRANS TAX HI125623 8,099.00

TAX STAMP: $8,099.00

QUITCLAIM DEED

PEARSON HUDSON NH, LLC, a Limited Liability Company, with a principal place of business at 1266 Furnace Brook Parkway, Suite 300, Quincy, Massachusetts 02169,

for consideration paid and in full consideration of **FIVE HUNDRED THIRTY-NINE THOUSAND, NINE HUNDRED AND 00/100 ($539,900.00) DOLLARS**

grant to **GEOFFREY ANDREW WHITE** and **STEPHANIE RALSTON WHITE**, Husband and Wife, of 12 Autumn Circle, Hudson, Hillsborough County, New Hampshire 03051,

with Quitclaim Covenants

A certain tract or parcel of land, with the buildings thereon, situated on Webster Street in Hudson and Litchfield, County of Hillsborough and State of New Hampshire, and being shown as Map 128 Lot 8-10, on a plan of land entitled "Master Plan Autumn Circle, Owner of Record: Leonard A. Sr. & Jane M. Vigeant for Pearson Hudson NH, LLC" dated September 16, 2014, Scale 1″ = 100′ prepared by Keach-Nordstrom Associates, Inc., Civil Engineers, recorded in the Hillsborough County Registry of Deeds as Plan No. 40183.

Subject to restrictions as noted on Plan No. 15520 recorded in the Hillsborough County Registry of Deeds.

Subject to facts as depicted and noted on Plan #15520 and Plan #6896 of the Hillsborough County Registry of Deeds.

Subject to flowage rights, as recorded in said Hillsborough County Registry of Deeds in Book 558, Page 191.

Subject to Easement for a power line, as recorded in the Hillsborough County Registry of Deeds in Book 692, Page 89.

Subject to Application for Current Use to the Town of Hudson dated August 13, 1992 and recorded in the Hillsborough County Registry of Deeds in Volume 5361, Page 142 – about 15.45 acres including Litchfield, NH.

Property Address: 12 Autumn Circle, Hudson, New Hampshire 03051

Attachment "A"

Subject to Application for Current Use to the Town of Litchfield dated March 25, 1992 and recorded in the Hillsborough County Registry of Deeds in Volume 5325, Page 88 – about 16 acres including Hudson, NH.

Subject to Decisions to Grant a Wetlands Special Exception Permit as recorded in Book 8700, Page 2943, dated August 28, 2014 and in Book 8935, Page 1731, dated November 10, 2016.

Subject to Water Main Extension agreement recorded in Book 8764, Page 1912 dated February 10, 2015.

Subject to notes, easements, setbacks as noted on Plan No. 40183 and Plan No. 40481 recorded in the Hillsborough County Registry of Deeds.

Subject to utility easement to Public Service Company of New Hampshire, et al dated September 1, 2017, recorded in Book 9005, Page 2654.

Subject to Subdivision Development Agreement, recorded in Book 9175, Page 401, dated June 4, 2019.

Subject to the terms of Autumn Circle Homeowners Association recorded in Book 9175, Page 436 dated June 3, 2019.

Subject to Declaration of Sight Distance Easements recorded in Book 9175, Page 407, dated June 3, 2019.

Subject to Heritage Trail Pedestrian Easement recorded in Book 9175, Page 433, dated June 3, 2019.

Subject to Declaration of Slope and Drainage Easements recorded in Book 9175, Page 415, dated June 3, 2019.

Subject to Water Line Easement dated November 25, 2019, recorded in Book 9263, Page 1365.

This conveyance does not constitute a sale of all or substantially all of the assets of the Corporation located in the State of New Hampshire.

This is not homestead property of the Grantor and therefore no one is entitled to a homestead exemption on this property.

Being a portion of the premises conveyed to Grantor by Deed dated May 24, 2016, and recorded with the Hillsborough County Registry of Deeds in Book 8870, Page 2292 and as corrected by Deed dated June 3, 2019 and recorded in Book 9175, Page 328.

Attachment "A"

Executed as a sealed instrument this 12 day of June, 2020.

PEARSON HUDSON NH, LLC

STEPHEN VAZZA, MANAGER

COMMONWEALTH OF MASSACHUSETTS

COUNTY: Norfolk June 12, 2020

On this day, before me, the undersigned Notary Public, personally appeared the above-named **STEPHEN VAZZA,** Manager as foresaid, who proved to me through satisfactory evidence of identification, which was the presentation of a driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Notary Public:
My Commission Expires:

Ross D. Reale
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 21, 2026

Attachment "B"

From: Dhima, Elvis
To: Dubowik, Brooke; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim; Sullivan, Christopher; Malley, Tim; Twardosky, Jason
Cc: Gradert Benjamin
Subject: RE: Dept. Sign Off - 288 Webster St. 4-Lot Subd. Plan SB# 04-24
Date: Wednesday, July 3, 2024 3:41:45 PM
Attachments: image002.png
image003.png

Brooke

Please see below

1. Driveway permit shall be obtained by NHDOT prior to building permits (Wester Street is a state road)

E

Elvis Dhima, P.E.
Town Engineer

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

Town of Hudson
NEW HAMPSHIRE 03051

SUBDIVISION APPLICATION

Date of Application: July 2, 2024 Tax Map #: 128 Lot #: 6

Site Address: 288 Webster Street

Name of Project: Subdivision Plan, 288 Webster Street

Zoning District: Residential 2 General SB#: 04-24
(For Town Use Only)

Z.B.A. Action: None

PROPERTY OWNER:	DEVELOPER:
Name: K&M Developers, LLC	Same as owner
Address: 46 Lowell Road	
Address: 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) 890-0720	(603) 890-0720
Email: djordan@gpinet.com	djordan@gpinet.com

PURPOSE OF PLAN:
A subdivision of land at 288 Webster Street to create four lots with frontage on Webster Street for duplex dwellings.

(For Town Use Only)

Routing Date: 7/3/24 Deadline Date: 7/11/24 Meeting Date: 7/24/24

_____ I have no comments ✓ I have comments (attach to form)

DRH Title: Fire Marshal Date: 7/3/24
(Initials)

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ✓ DPW: ___ Consultant: ___

Attachment "B"

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: July 3, 2024

RE: 288 Webster Street

Add one fire hydrant on Webster Street between proposed Map128 Lot 6-2 and proposed Map 128 Lot 6-1.

David Hebert
Fire Marshal

SUBDIVISION APPLICATION

Date of Application: July 2, 2024 Tax Map #: 128 Lot #: 6

Site Address: 288 Webster Street

Name of Project: Subdivision Plan, 288 Webster Street

Zoning District: Residential 2 General SB#: 04-24
(For Town Use Only)

Z.B.A. Action: None

PROPERTY OWNER:	DEVELOPER:
Name: K&M Developers, LLC	Same as owner
Address: 46 Lowell Road	
Address: 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) 890-0720	(603) 890-0720
Email: djordan@gpinet.com	djordan@gpinet.com

PURPOSE OF PLAN:
A subdivision of land at 288 Webster Street to create four lots with frontage on Webster Street for duplex dwellings.

(For Town Use Only)

Routing Date: 7/3/24 Deadline Date: 7/11/24 Meeting Date: 7/24/24

____ I have no comments X I have comments (attach to form)

CJC Title: ZONING ADMINISTRATOR Date: 7/3/24
(Initials)

Department:

Zoning: X Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

Attachment "B"

Zoning Comments 7-3-24

288 Webster Street Subdivision

1. I don't see that wetlands and steep slopes greater than 25% have been subtracted from the square footage per **§334-27.1 (B) General Requirements.** Please add this to the plan
2. A driveway waiver would be required to have driveways in the setbacks.

SUBDIVISION APPLICATION

Date of Application: July 2, 2024 Tax Map #: 128 Lot #: 6

Site Address: 288 Webster Street

Name of Project: Subdivision Plan, 288 Webster Street

Zoning District: Residential 2 General SB#: 04-24
(For Town Use Only)

Z.B.A. Action: None

PROPERTY OWNER:	DEVELOPER:
Name: K&M Developers, LLC	Same as owner
Address: 46 Lowell Road	
Address: 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) 890-0720	(603) 890-0720
Email: djordan@gpinet.com	djordan@gpinet.com

PURPOSE OF PLAN:
A subdivision of land at 288 Webster Street to create four lots with frontage on Webster Street for duplex dwellings.

(For Town Use Only)

Routing Date: 7/3/24 Deadline Date: 7/11/24 Meeting Date: 7/24/24

X I have no comments ____ I have comments (attach to form)

SCM Title: Captain Steven McElhinney Date: 07/07/24
(Initials)

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: X Fire: ___ DPW: ___ Consultant: ___

SUBDIVISION APPLICATION

Date of Application: July 2, 2024 Tax Map #: 128 Lot #: 6

Site Address: 288 Webster Street

Name of Project: Subdivision Plan, 288 Webster Street

Zoning District: Residential 2 General SB#: 04-24
(For Town Use Only)

Z.B.A. Action: None

PROPERTY OWNER:	DEVELOPER:
Name: K&M Developers, LLC	Same as owner
Address: 46 Lowell Road	
Address: 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) 890-0720	(603) 890-0720
Email: djordan@gpinet.com	djordan@gpinet.com

PURPOSE OF PLAN:
A subdivision of land at 288 Webster Street to create four lots with frontage on Webster Street for duplex dwellings.

(For Town Use Only)

Routing Date: 7/3/24 Deadline Date: 7/11/24 Meeting Date: 7/24/24

X I have no comments ____ I have comments (attach to form)

(Initials) Title: Chief Assessor Date: 7-8-24

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

Attachment "C"

STORMWATER MANAGEMENT REPORT

PROPOSED RESIDENTIAL SUBDIVISION
ASSESSOR'S MAP 128 LOT 6
288 WEBSTER STREET
HUDSON, NEW HAMPSHIRE

GPI

44 Stiles Road, Suite One
Salem, NH 03079
(603) 893-0720

Prepared For:

K&M Developers, LLC
46 Lowell Road
Hudson, NH 03051

STATE OF NEW HAMPSHIRE
CORY N. MASON
No.17099
LICENSED
PROFESSIONAL ENGINEER

7/2/24

July 1, 2024

(GPI Project No.: NEX-2021143)

EXECUTIVE SUMMARY SECTION 1

This report contains a stormwater management analysis for the proposed 4-lot residential subdivision development located at 288 Webster Street in Hudson, New Hampshire. The analysis includes both pre- and post-development calculations of stormwater runoff rates and volumes at specific locations on the project site.

This analysis has been prepared in accordance with the Town of Hudson Stormwater Management regulations, the guidelines contained in the New Hampshire Department of Environmental Services (NHDES) New Hampshire Stormwater Manual.

The project site consists of a single parcel identified as Map 128 Lot 6 with an area of approximately 16.59 acres. The site is bordered by the Merrimack River to the southwest, private residences along Autumn Circle to the northwest, Webster Street to the east, and private residences along Farmington Drive and Webster Street to the south and southeast. The site is bisected by a large wetland system which discharges to the Merrimack River.

The applicant is proposing to develop the property with four (4) new residential lots each containing duplex residences and associated driveways.

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 rain gardens, stone drip edges, and stone filter strips.

Based on site topography and discharge points, one analysis point is identified for the purposes of this analysis. Design Point #1 represents the bordering Merrimack River at the southwest property boundary which receives flow from the majority of the site, including overland flow and flow from the wetlands central to the property.

The tables below summarize the comparative pre- and post-development peak rates and volumes of stormwater runoff at the design point.

TABLE 1: PEAK RATE ANALYSIS SUMMARY

Design Storm	Pre-Development (cfs)	Post-Development (cfs)	Change (cfs)
Design Point #1 – Merrimack River			
2-year	7.4	7.1	-0.3
10-year	18.3	17.1	-1.2
25-year	28.6	26.6	-2.0
50-year	39.6	37.6	-2.0

(All values shown are peak rates in CFS, cubic feet per second)

TABLE 2: VOLUME ANALYSIS SUMMARY

Design Storm	Pre-Development (cf)	Post-Development (cf)	Change (cf)
Design Point #1 – Wetland			
2-year	34,946	33,312	-1,634
10-year	76,546	71,001	-5,545
25-year	116,502	107,089	-9,413
50-year	158,420	145,326	-13,094

(All values shown are volumes in CF, cubic feet)

In conclusion, by incorporating a new on-site stormwater management system that includes provisions for stormwater treatment and recharge, there will be a decrease in the peak rates and volumes of stormwater runoff leaving the property at the design point during all storms analyzed.

Implementing the maintenance procedures outlined in the attached Inspection and Maintenance Manual (I&M) will ensure the long-term performance of the system.

Attachment "D"

From: Hudson New Hampshire <hudson-nh@municodeweb.com>
Sent: Tuesday, July 16, 2024 1:57 PM
To: Dhima, Elvis <edhima@hudsonnh.gov>
Subject: Form submission from: Contact a Board or Committee

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Thank you. Your submission has been received. Submitted on Tuesday, July 16, 2024 - 1:56pm Form: Contact a Board or Committee Form ID: 42624 Submission ID: 31679 Your Contact Information
First Name Marissa
Last Name Convertito
Phone Number 6034902001
Email marissajohnston92@gmail.com
Select the Board or Committee you would like to contact Conservation Commission
Question/Comments you'd like to share
Hello. I received a letter from the town stating there is a plan for a subdivision to be built at 288 Webster street. According to the NH wildlife action plan, this field is considered a highest ranked habitat in NH. Is anyone that can assist with looking into this further to prevent building on this land? Thank you.

Attachment "E"

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: 7-19-24 Zone # 1 Map/Lot: 128/006-000
288 Webster Street
Project Name: SB# 04-24 288 Webster Street 4-Lot Subdivision

Proposed ITE Use #1: Duplex 2- Family

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

CAP FEES: (ONE CHECK NEEDED)

1.	**(Bank 09) 2070-701**	**Traffic Improvements**	**$ 2,216.00**
2.	**(Bank 09) 2050-182**	**Recreation**	**$ 400.00**
3.	**(Bank 09) 2080-051**	**School**	**$ 3,063.00**
		Total CAP Fee	**$ 5,679.00**

****** CAP FEE AMOUNT IS PER UNIT ******

Check should be made payable to the Town of Hudson.

Thank you,

Brooke Dubowik

Planning Administrative Aid II

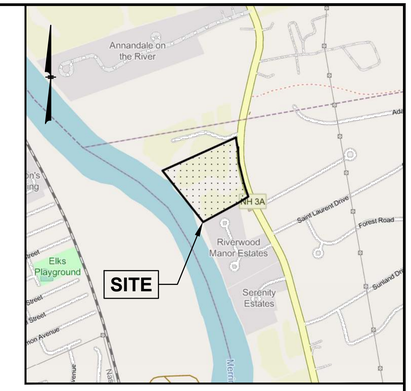
SUBDIVISION PLAN

ASSESSORS MAP 128 LOT 6
288 WEBSTER STREET
HUDSON, NEW HAMPSHIRE

ABUTTERS:

PARCEL ID #	NAME & ADDRESS
DIRECT ABUTTERS	
128-008-008	ADAM J. ZAULYCZNY KIMBERLY A. ZAULYCZNY 40 AUTUMN CIRCLE HUDSON, NH 03051
128-008-009	CHRIS CONVERTITO MARISSA CONVERTITO 22 AUTUMN CIRCLE HUDSON, NH 03051
128-008-010	GEOFFREY ANDREW WHITE STEPHANIE RALSTON WHITE 12 AUTUMN CIRCLE HUDSON, NH 03051
128-010-000-001	ZHAO MOCHAO 299A WEBSTER STREET HUDSON, NH 03051
128-010-000-002	KESHAV CHITTIPOLU 299B WEBSTER STREET HUDSON, NH 03051
128-010-001-001	CHANTHA IM CYNTHIA HIN 289A WEBSTER STREET HUDSON, NH 03051
128-010-001-002	LAURIE ANNE MACNEILL 289B WEBSTER STREET HUDSON, NH 03051
128-010-002-001	TOMEKA ANDERSON DIERRE D. ANDERSON 285A WEBSTER STREET HUDSON, NH 03051
128-010-002-002	MIKHIL ASHTEKAR HARSHADA MARE 285B WEBSTER STREET HUDSON, NH 03051
128-011-000	THOMAS A. DEMBROWSKI ELIZABETH A. DEMBROWSKI 2 PLAZA AVENUE HUDSON, NH 03051
128-005-000	JAMES C. GOOD EVA E. GOOD 284 WEBSTER STREET HUDSON, NH 03051
128-001-000	MARK MCNULTY CYNTHIA LITTON 19 FARMINGTON DRIVE HUDSON, NH 03051
137-011-000	ROBERT SMALLEY HEATHER SMALLEY 18 FARMINGTON DRIVE HUDSON, NH 03051

LOCATION MAP
1"=200'



LOCATION MAP
SCALE: 1"=1000'

Prepared for:
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH 03051

GRAPHIC SCALE
0 100 200 400
(IN FEET)
1 inch = 200 ft.

PERMITS AND APPROVALS

TYPE	PERMIT NUMBER	DATE:
NH DES STATE SUBDIVISION	PENDING	

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE_____DATE_____

SIGNATURE_____DATE_____

SUBDIVISION PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS, AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

_____
K&M DEVELOPERS, LLC DATE

SHEET INDEX

1. TITLE SHEET
2. GENERAL NOTES AND LEGEND
3. EXISTING CONDITIONS PLAN
4. SUBDIVISION PLAN
5. LOT DEVELOPMENT OVERVIEW PLAN
6-7. LOT DEVELOPMENT PLAN
8. CONSTRUCTION DETAILS

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

PREPARED FOR
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH

SUBDIVISION PLAN
ASSESSORS MAP 128 LOT 6
288 WEBSTER STREET
HUDSON, NH

STATE OF NEW HAMPSHIRE
DAVID R. JORDAN
No. 7778
LICENSED
PROFESSIONAL ENGINEER
7/1/24

REVISIONS

NO.	REVISION	DATE

JULY 1, 2024

DRAWN/DESIGN BY	CHECKED BY
DJT	DRJ

TITLE SHEET

SCALE: 1"=200'

PROJECT NO. NEX-2021143

F:\Projects\NEX-2021143 - Hudson, NH - 288 Webster St - K&M Developers\CAD Files\21143_CVR.dwg COVER 7/01/24 5:26pm dtarushka

LEGEND

- SGC — SLOPED GRANITE CURB
- VGC — VERTICAL GRANITE CURB
- SCC — SLOPED CONCRETE CURB
- VCC — VERTICAL CONCRETE CURB
- CCB — CAPE COD BERM
- DSLY — DOUBLE SOLID LINE YELLOW
- DDLY — DOUBLE DASHED LINE YELLOW
- SDLY — SINGLE DASHED LINE YELLOW
- SSLY — SINGLE SOLID LINE YELLOW
- SSLW — SINGLE SOLID LINE WHITE
- SDLW — SINGLE DASHED LINE WHITE
- G — GAS LINE
- T — UNDERGROUND TELEPHONE
- W — WATER LINE
- E — UNDERGROUND ELECTRIC
- WOOD GUARDRAIL
- METAL GUARDRAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- POST & RAIL FENCE
- x — WIRE FENCE
- 90 — CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TREELINE
- PB — PULL BOX
- SIGN
- x 100.00 — SPOT ELEVATION
- D — DRAIN MANHOLE
- CATCH BASIN
- RD — ROOF DRAIN
- CO — CLEANOUT
- V — VENT
- S — SEWER MANHOLE
- T — TELEPHONE MANHOLE
- E — ELECTRIC MANHOLE
- W — WATER MANHOLE
- MH — MANHOLE
- GV — GAS VALVE
- GAS SHUT OFF
- WV — WATER VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- BOLLARD
- GM — GAS METER
- EM — ELECTRIC METER
- MONITORING WELL
- LIGHT POLE
- BORING
- WETLAND LINE
- WATER FEATURE
- U/GAT — UNDERGROUND COMM
- DITCH LINE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SOIL TYPE LINE
- ZONE LINE
- FLOOD ZONE LINE
- TBR — TO BE REMOVED
- x x x x x x — TO BE REMOVED
- 1 — NUMBER OF PARKING SPACES
- T.D. — TIP DOWN CURB
- PROP. SLOPED GRANITE CURB (SGC)
- C.O. — PROP. CLEANOUT
- RG-1 — PROP. RAIN GUARDIAN
- CB-1 — PROP. CATCH BASIN
- DMH-1 — PROP. DRAIN MANHOLE
- MEG — MEET EXISTING GRADE
- 331.25 — PROP. SPOT ELEVATION
- 300 — PROP. CONTOUR ELEVATION
- TW= — TOP OF WALL ELEV.
- BW= — BOTTOM OF WALL ELEV.
- G.B. — GRADE BREAK
- TP — TEST PIT
- PROP. GATE VALVE
- PROP. STRAW WATTLE

PROJECT NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW A 4-LOT DUPLEX SUBDIVISION ON MAP 128 LOT 6.

2) ZONING DISTRICT: RESIDENTIAL 2 (R-2)

3) EXISTING LOT AREA = 722,830 SF (16.6 Ac.)

4) OWNER OF RECORD:
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH 03051
BOOK 9503 PAGE 2547

5) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JULY 26, 2021 AND MARCH 6, 2024.

6) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 29, 2021.

7) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 29, 2021.

8) 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).

9) A PORTION OF THE SURVEY TRACT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AE (1% CHANCE ANNUAL FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0512D, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

10) FEMA FLOOD BOUNDARIES SHOWN HEREON TAKEN FROM FEMA'S NATIONAL FLOOD HAZARD LAYER GIS DATA.

11) WETLAND LINES SHOWN HEREON DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 3, 2021.

12) NO EXTERNAL LIGHTING OR NEW STREET LIGHTING IS PROPOSED.

13) NO SIGNS ARE PROPOSED.

14) ALL ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE UNDERGROUND PER THE HUDSON LAND USE REGULATIONS.

15) THE USDA NRCS SOIL SURVEY FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE INDICATES THE FOLLOWING SOIL TYPES ON SITE:

OCCUM FINE SANDY LOAM
PODTATUCK FINE SANDY LOAM
RIPPOWAM FINE SANDY LOAM
WINDSOR LOAMY SAND

16) ALL LOTS ARE SERVICED BY MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEMS.

CONSTRUCTION NOTES:

1) ELEVATIONS ARE BASED ON NAVD88 DATUM.

2) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

3) 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.

4) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

5) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.

6) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 158,000 SF±).

7) 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.

8) CONTRACTOR TO REFER TO THE "INSPECTION AND MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS" (I&M) FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.

9) THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.

10) ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.

11) THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORMWATER RUN-OFF TO THEM.

12) 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.

13) 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):

14) SEE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.

15) 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.

16) 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.

17) 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.

18) CONTRACTOR SHALL VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.

19) THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.

20) 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.

21) CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL ONSITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

22) THE PROJECT MUST BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

23) ANY TREE STUMPS SHALL EITHER BE GROUND OR REMOVED AND DISPOSED OF AT A SOLID WASTE FACILITY.

24) 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 SWEPT 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, OR WHICH ARE DISTURBED AFTER 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) 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.

POST CONSTRUCTION PHASE:

SEE "INSPECTION AND MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS" (I&M) PREPARED BY GREENMAN-PEDERSEN, INC.

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE_____DATE_____

SIGNATURE_____DATE_____

SUBDIVISION PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS, AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

K&M DEVELOPERS, LLC DATE

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

PREPARED FOR
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH

SUBDIVISION PLAN ASSESSORS MAP 128 LOT 6
288 WEBSTER STREET HUDSON, NH

STATE OF NEW HAMPSHIRE — DAVID R. JORDAN No. 7778 LICENSED PROFESSIONAL ENGINEER
7/1/24

REVISIONS

NO.	REVISION	DATE

JULY 1, 2024

DRAWN/DESIGN BY: DJT
CHECKED BY: DRJ

GENERAL NOTES AND LEGEND

SCALE: NOT TO SCALE

PROJECT NO. NEX-2021143

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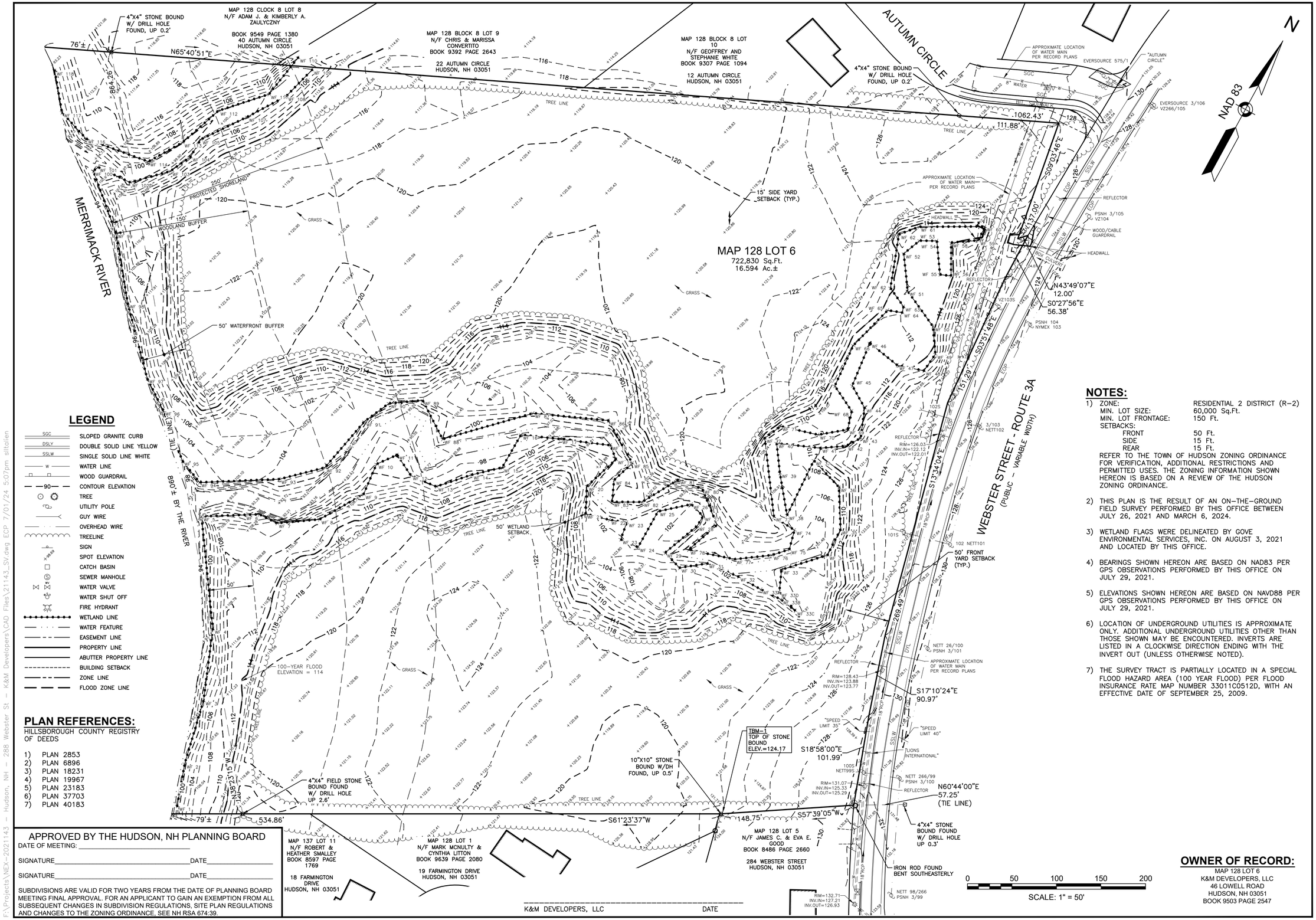

LEGEND

- SGC — SLOPED GRANITE CURB
- DSLY — DOUBLE SOLID LINE YELLOW
- SSLW — SINGLE SOLID LINE WHITE
- W — WATER LINE
- WOOD GUARDRAIL
- 90 — CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TREELINE
- SIGN
- SPOT ELEVATION
- CATCH BASIN
- SEWER MANHOLE
- WATER VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- WETLAND LINE
- WATER FEATURE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- ZONE LINE
- FLOOD ZONE LINE

PLAN REFERENCES:

HILLSBOROUGH COUNTY REGISTRY OF DEEDS

1) PLAN 2853
2) PLAN 6896
3) PLAN 18231
4) PLAN 19967
5) PLAN 23183
6) PLAN 37703
7) PLAN 40183

NOTES:

1) ZONE: RESIDENTIAL 2 DISTRICT (R-2)
   MIN. LOT SIZE: 60,000 Sq.Ft.
   MIN. LOT FRONTAGE: 150 Ft.
   SETBACKS:
   FRONT 50 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 JULY 26, 2021 AND MARCH 6, 2024.
3) WETLAND FLAGS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 3, 2021 AND LOCATED BY THIS OFFICE.
4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 29, 2021.
5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 29, 2021.
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) THE SURVEY TRACT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0512D, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

OWNER OF RECORD:

MAP 128 LOT 6
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH 03051
BOOK 9503 PAGE 2547

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE_____ DATE_____

SIGNATURE_____ DATE_____

SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

_____
K&M DEVELOPERS, LLC DATE

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

PREPARED FOR
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH

SUBDIVISION PLAN
ASSESSORS MAP 128 LOT 6
288 WEBSTER STREET
HUDSON, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 1019 — SCOTT M. L'ITALIEN
7/1/2024

REVISIONS		
NO.	REVISION	DATE

JULY 1, 2024

DRAWN/DESIGN BY	CHECKED BY
KAC	SML

EXISTING CONDITIONS PLAN

SCALE: 1"=50'

NEX-2021143

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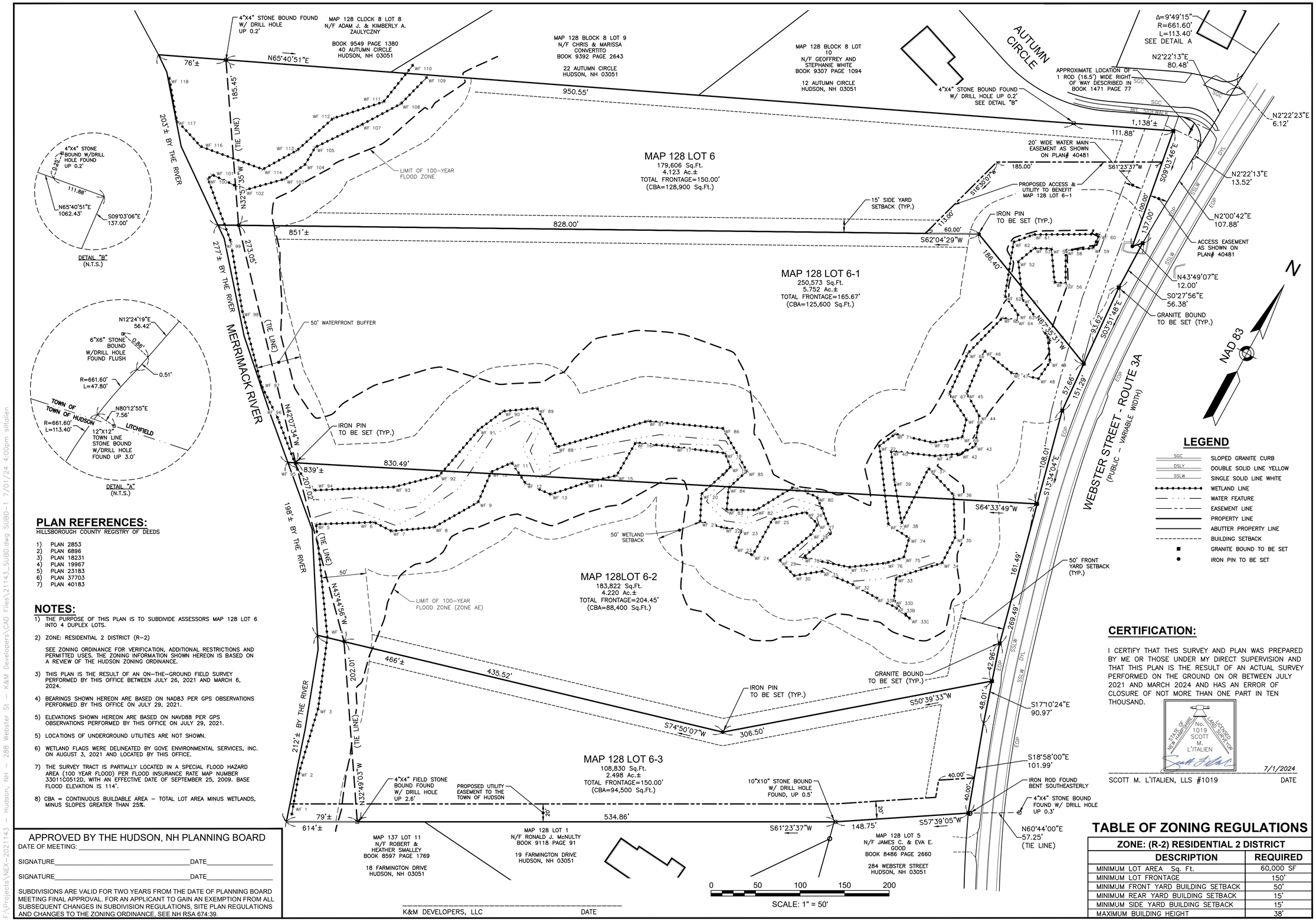

PLAN REFERENCES:

HILLSBOROUGH COUNTY REGISTRY OF DEEDS

1) PLAN 2853
2) PLAN 6896
3) PLAN 18231
4) PLAN 19967
5) PLAN 23183
6) PLAN 37703
7) PLAN 40183

NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSORS MAP 128 LOT 6 INTO 4 DUPLEX LOTS.

2) ZONE: RESIDENTIAL 2 DISTRICT (R-2)

   SEE 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 JULY 26, 2021 AND MARCH 6, 2024.

4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 29, 2021.

5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 29, 2021.

5) LOCATIONS OF UNDERGROUND UTILITIES ARE NOT SHOWN.

6) WETLAND FLAGS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 3, 2021 AND LOCATED BY THIS OFFICE.

7) THE SURVEY TRACT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0512D, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009. BASE FLOOD ELEVATION IS 114'.

8) CBA = CONTINUOUS BUILDABLE AREA – TOTAL LOT AREA MINUS WETLANDS, MINUS SLOPES GREATER THAN 25%.

LEGEND

SGC	SLOPED GRANITE CURB
DSLY	DOUBLE SOLID LINE YELLOW
SSLW	SINGLE SOLID LINE WHITE
	WETLAND LINE
	WATER FEATURE
	EASEMENT LINE
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	BUILDING SETBACK
■	GRANITE BOUND 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 ON OR BETWEEN JULY 2021 AND MARCH 2024 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

STATE OF NEW HAMPSHIRE No. 1019 SCOTT M. L'ITALIEN LICENSED LAND SURVEYOR

7/1/2024

SCOTT M. L'ITALIEN, LLS #1019 DATE

TABLE OF ZONING REGULATIONS

ZONE: (R-2) RESIDENTIAL 2 DISTRICT	
DESCRIPTION	REQUIRED
MINIMUM LOT AREA Sq. Ft.	60,000 SF
MINIMUM LOT FRONTAGE	150'
MINIMUM FRONT YARD BUILDING SETBACK	50'
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM SIDE YARD BUILDING SETBACK	15'
MAXIMUM BUILDING HEIGHT	38'

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE_____DATE_____

SIGNATURE_____DATE_____

SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

_____

K&M DEVELOPERS, LLC DATE

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

PREPARED FOR

K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH

SUBDIVISION PLAN
ASSESSORS MAP 128 LOT 6
288 WEBSTER STREET
HUDSON, NEW HAMPSHIRE

OWNER OF RECORD:

MAP 128 LOT 6
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH 03051
BOOK 9503 PAGE 2547

REVISIONS

NO.	REVISION	DATE

JULY 1, 2024

DRAWN/DESIGN BY	CHECKED BY
KAC	SML

SUBDIVISION PLAN

SCALE: 1"=50'

NEX-2021143

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NOTES:

1) SEE SHEET 2 FOR GENERAL NOTES.

OWNER OF RECORD:

K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH 03051

0 50 100 150 200

SCALE: 1" = 50'

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE_____DATE_____

SIGNATURE_____DATE_____

SUBDIVISION PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS, AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

K&M DEVELOPERS, LLC DATE

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

PREPARED FOR

K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH

SUBDIVISION PLAN ASSESSORS MAP 128 LOT 6

288 WEBSTER STREET HUDSON, NH

STATE OF NEW HAMPSHIRE
DAVID R. JORDAN
No. 7778
LICENSED
PROFESSIONAL ENGINEER
7/1/24

REVISIONS		
NO.	REVISION	DATE

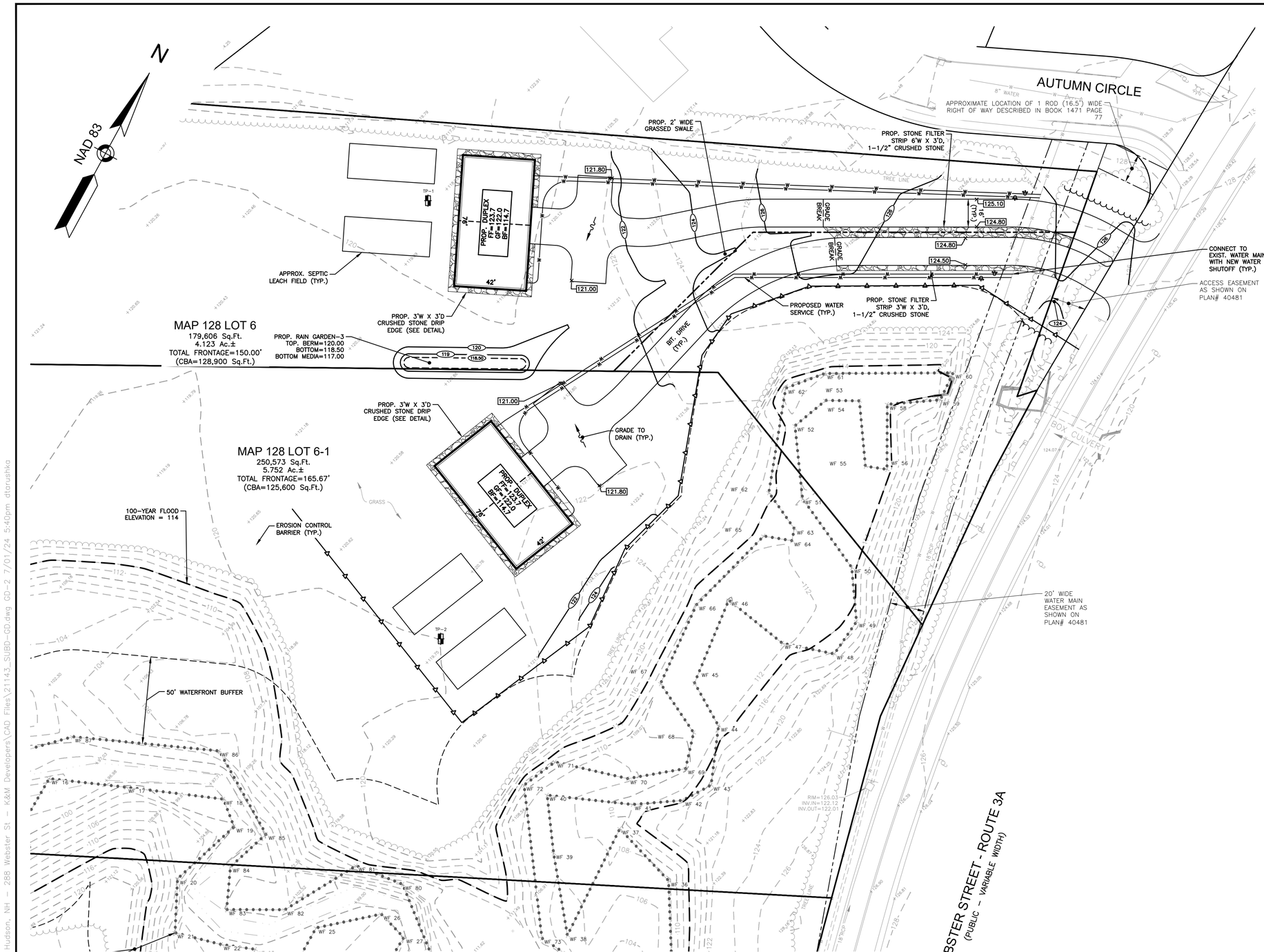
DRAWN/DESIGN BY	CHECKED BY
DJT	DRJ

LOT DEVELOPMENT OVERVIEW PLAN

SCALE: 1"=50'

PROJECT NO. NEX-2021143

F:\Projects\NEX-2021143 - Hudson, NH - 288 Webster St - K&M Developers\CAD Files\21143_SUBD-GD.dwg OVERVIEW 7/01/24 5:40pm dtarushko



NOTES:

1) SEE SHEET 2 FOR GENERAL NOTES.

APPROVED BY THE HUDSON, NH PLANNING BOARD

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_____
K&M DEVELOPERS, LLC DATE

811 DigSafe MA-ME-NH-RI-VT

OWNER OF RECORD:
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH 03051

0 30 60 100
SCALE: 1" = 30'

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603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH

SUBDIVISION PLAN
ASSESSORS MAP 128 LOT 6
288 WEBSTER STREET
HUDSON, NH

STATE OF NEW HAMPSHIRE
DAVID R. JORDAN
No. 7778
LICENSED
PROFESSIONAL ENGINEER
7/1/24

REVISIONS		
NO.	REVISION	DATE

JULY 1, 2024

DRAWN/DESIGN BY	CHECKED BY
DJT	DRJ

LOT DEVELOPMENT PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2021143

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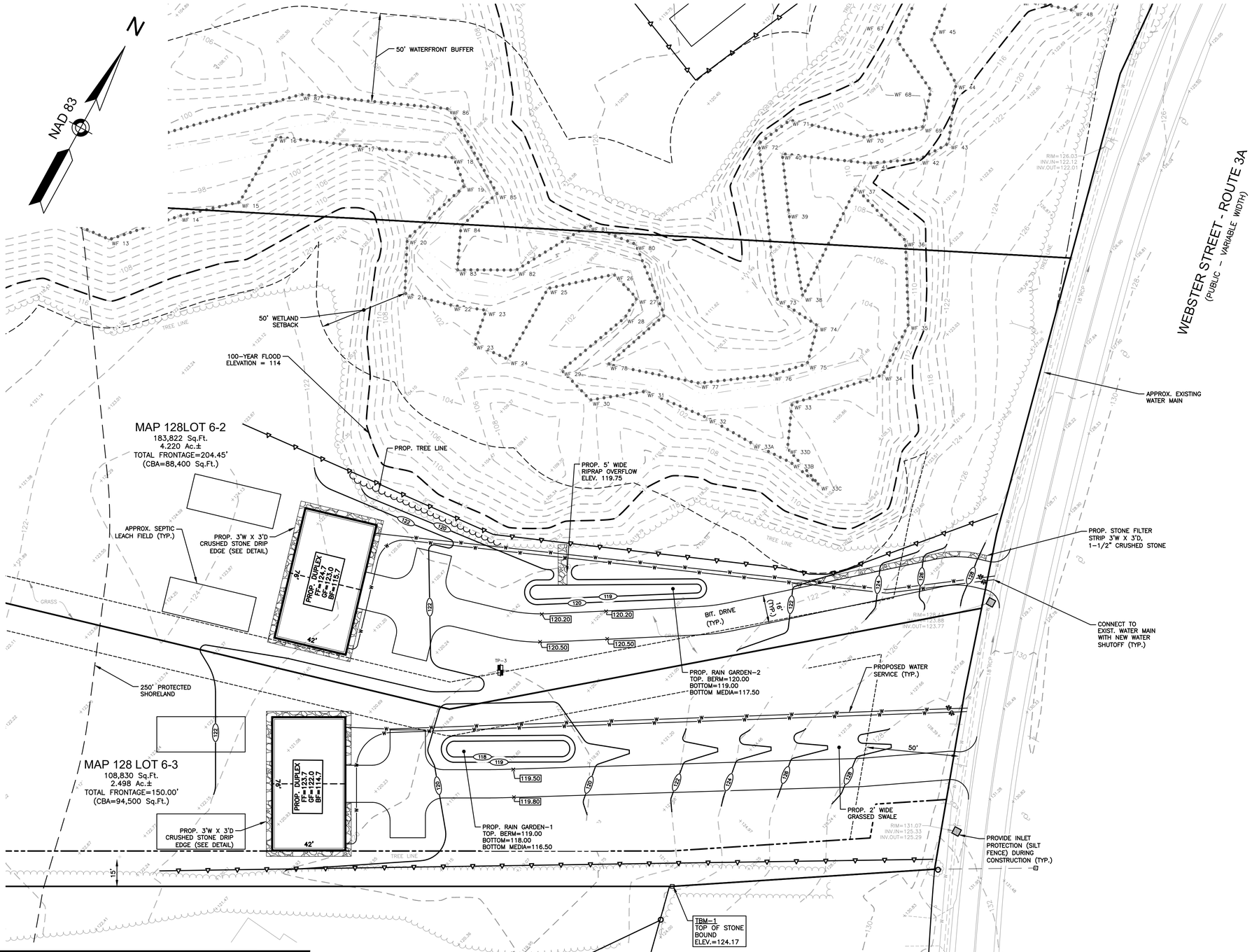

NOTES:

1) SEE SHEET 2 FOR GENERAL NOTES.

OWNER OF RECORD:
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH 03051

0 30 60 100
SCALE: 1" = 30'

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE_____DATE_____

SIGNATURE_____DATE_____

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K&M DEVELOPERS, LLC DATE

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603.893.0720 GPINET.COM
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44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH

SUBDIVISION PLAN ASSESSORS MAP 128 LOT 6
288 WEBSTER STREET HUDSON, NH

STATE OF NEW HAMPSHIRE - DAVID R. JORDAN No. 7778 LICENSED PROFESSIONAL ENGINEER
7/1/24

REVISIONS		
NO.	REVISION	DATE

JULY 1, 2024

DRAWN/DESIGN BY	CHECKED BY
DJT	DRJ

LOT DEVELOPMENT PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2021143

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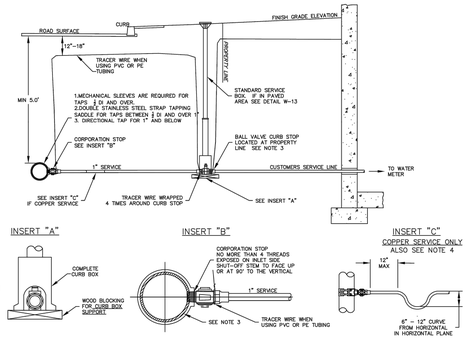
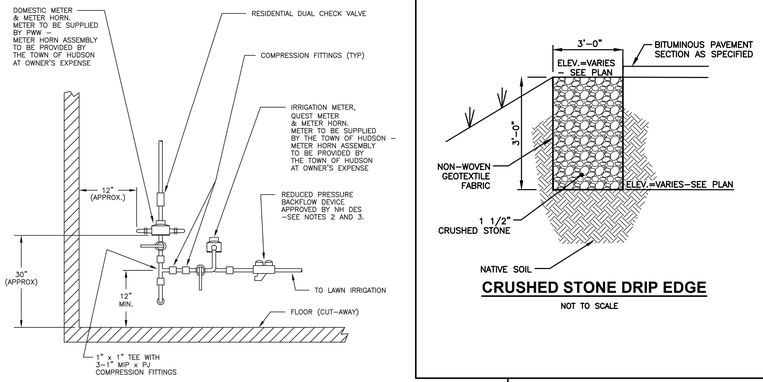


NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. IF WATER MAIN IS PVC OR TRANSITE, A DOUBLE STAINLESS STEEL STRAP TAPPING SADDLE MUST BE USED TO CONNECT THE CORPORATION TO THE WATER MAIN.
4. IF WATER MAIN IS PVC OR TRANSITE, AND THE NEW WATER SERVICE IS COPPER THEN SEE DETAIL W-19.
5. IF WATER MAIN IS A FIRE SERVICE, THEN SEE DETAIL W-24.

DRAWINGS COURTESY OF PENNICHUCK WATER WORKS.

TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051

DETAIL W-20
WATER SERVICE CONNECTION AND VALVE INSTALLATION
REV: 2019 SCALE: NTS



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO THE TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
2. REDUCED PRESSURE BACKFLOW DEVICE MUST BE INSTALLED OUTSIDE WHERE SERVICE EXITS HOUSE, OR A POSITIVE DRAIN BE INSTALLED IN BASEMENT.
3. A PRESSURE VACUUM BREAKER CAN BE INSTALLED INSTEAD OF A REDUCED PRESSURE BACKFLOW DEVICE, PROVIDED THE PRESSURE VACUUM BREAKER IS INSTALLED A MINIMUM OF 18" HIGHER THAN THE HIGHEST SPRINKLER HEAD.

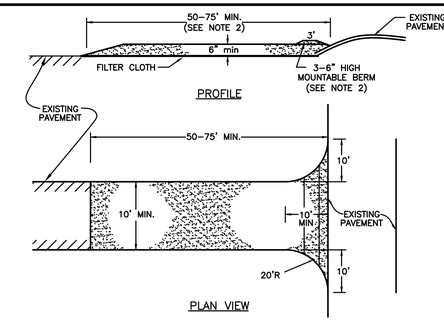
DRAWINGS COURTESY OF PENNICHUCK WATER WORKS.

TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051

DETAIL W-30
DOMESTIC IRRIGATION WATER SERVICE METER INSTALLATION
REV: 2019 SCALE: NTS

CRUSHED STONE DRIP EDGE

NOT TO SCALE



1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH CRUSHED STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.

2. 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.

3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.

4. 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.

5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.

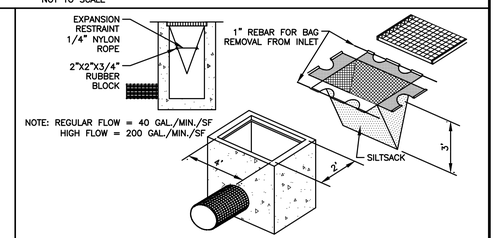
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.

7. 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.

8. 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.

STABILIZED CONSTRUCTION EXIT

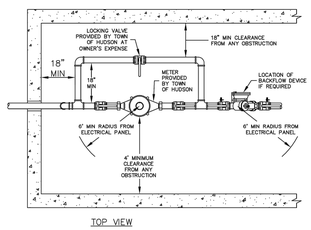
NOT TO SCALE



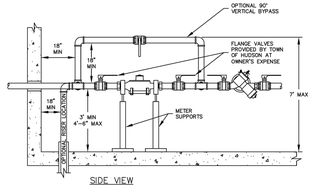
SILT SACK

NOT TO SCALE

NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TOWN OF HUDSON TECHNICAL SPECIFICATIONS.
2. PRV WHEN NECESSARY WILL BE INSTALLED AND PURCHASED BY OWNER OR CONTRACTOR.
3. 1 1/2" METER = 13" LAYING LENGTH.
4. 2" METER = 17" LAYING LENGTH.
5. SEE DETAIL W-27 FOR COMBINED FIRE AND DOMESTIC SERVICE ENTRANCE DETAIL.
6. ANY ELECTRICAL PANEL MUST MAINTAIN A 6' MINIMUM RADIUS FROM METER AND BACKFLOW.



TOP VIEW



SIDE VIEW

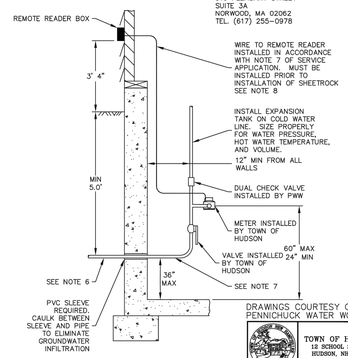
DRAWINGS COURTESY OF PENNICHUCK WATER WORKS.

TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051

DETAIL W-15
1 1/2" THRU 2" WATER SERVICE ENTRANCE
REV: 2019 SCALE: NTS

NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TOWN OF HUDSON SPECIFICATIONS.
2. SEE SERVICE APPLICATION REQUIREMENTS.
3. INSTALLATION UNDER FOOTING OR THROUGH FOUNDATION WALL AT OWNER'S EXPENSE.
4. OWNER MUST PROVIDE A CLEAN, DRY, ACCESSIBLE, AND WARM (CONTINUALLY ABOVE 45° F) LOCATION FOR THE WATER METER.
5. OUTSIDE READER MUST BE LOCATED ADJACENT TO DRIVEWAY.
6. SERVICE LINE FROM STREET, SIZE & MATERIALS TO BE APPROVED BY TOWN OF HUDSON. ONLY TYPE "K" COPPER TUBING OR 200 PSIG RATED CTS POLYETHYLENE TUBING ARE ACCEPTABLE FOR SERVICE LINES. SAND TO BE USED FOR BACKFILL FOR A MINIMUM OF 6" ABOVE AND BELOW THE SERVICE LINE.
7. PROVIDE A MINIMUM OF 24" OF STRAIGHT COPPER AT SERVICE ENTRANCE INSIDE OF BUILDING TO ALLOW FOR INSTALLATION OF TOWN OF HUDSON METER AND VALVES.
8. METER WIRE TO BE 22 AWG 3-STRAND (BLACK/RED/GREEN COLOR CODE) SOLID STRAND CABLE AVAILABLE FROM:

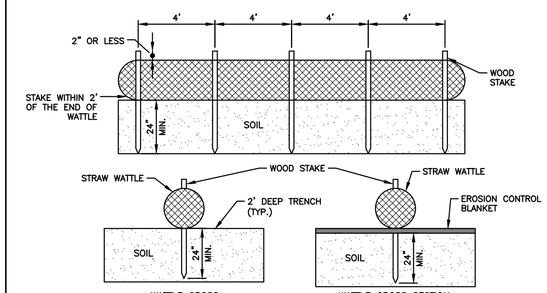
ACT SERVICES, INC.
916 PLEASANT STREET
SUITE 3A
NORWOOD, MA 02062
TEL. (617) 255-0978



DRAWINGS COURTESY OF PENNICHUCK WATER WORKS.

TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051

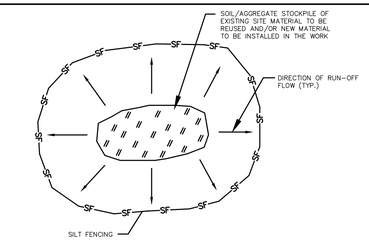
DETAIL W-14
WATER SERVICE METER INSTALLATION
REV: 2019 SCALE: NTS



NOTES:
1. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UP.
2. 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

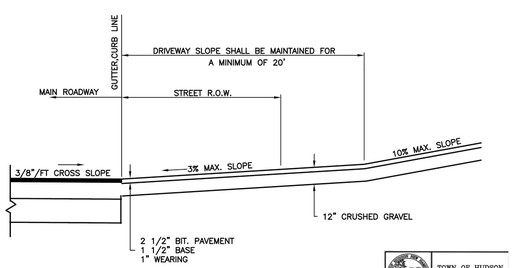
NOT TO SCALE



NOTES:
1. 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.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE

NOT TO SCALE



DRIVEWAY CROSS-SECTION

NOT TO SCALE

TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051

DETAIL R-6
DRIVEWAY CROSS-SECTION
TOWN OF HUDSON AUGUST-01
REV: 8/23/19 SCALE: NTS

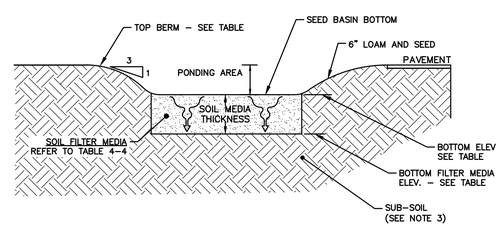
Table 4-4. Bioretention Filter Media			
Component Material	Percent of Mixture by Volume	Gradation of Material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15

NOTES:

FOR ADDITIONAL INFORMATION REFER TO THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 2, POST-CONSTRUCTION BEST MANAGEMENT PRACTICES, DECEMBER 2008.

NOTES:

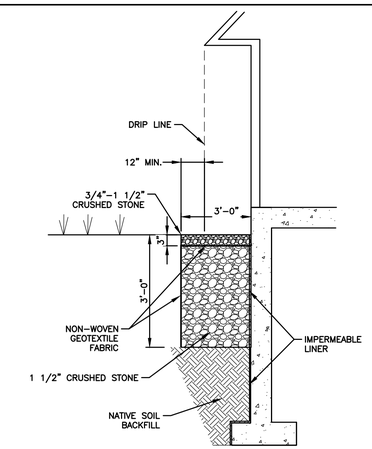
1. DO NOT PLACE THE BASINS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BASINS DURING ANY STAGE OF CONSTRUCTION.
3. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.



RAIN GARDEN	TOP BERM ELEVATION	BASIN BOTTOM ELEVATION	SOIL MEDIA THICKNESS	BOTTOM FILTER MEDIA ELEV.
#1	119.00	118.00	18"	116.50
#2	120.00	119.00	18"	117.50
#3	120.00	118.50	18"	117.00

RAIN GARDEN

NOT TO SCALE



STONE DRIP EDGE

NOT TO SCALE

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE_____DATE_____

SIGNATURE_____DATE_____

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K&M DEVELOPERS, LLC DATE

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603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR

K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, NH

SUBDIVISION PLAN ASSESSORS MAP 128 LOT 6

288 WEBSTER STREET HUDSON, NH

STATE OF NEW HAMPSHIRE – DAVID R. JORDAN No. 7778 LICENSED PROFESSIONAL ENGINEER
7/1/24

REVISIONS		
NO.	REVISION	DATE

JULY 1, 2024

DRAWN/DESIGN BY	CHECKED BY
DJT	DRJ

CONSTRUCTION DETAILS

SCALE: AS SHOWN

PROJECT NO. NEX-2021143

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