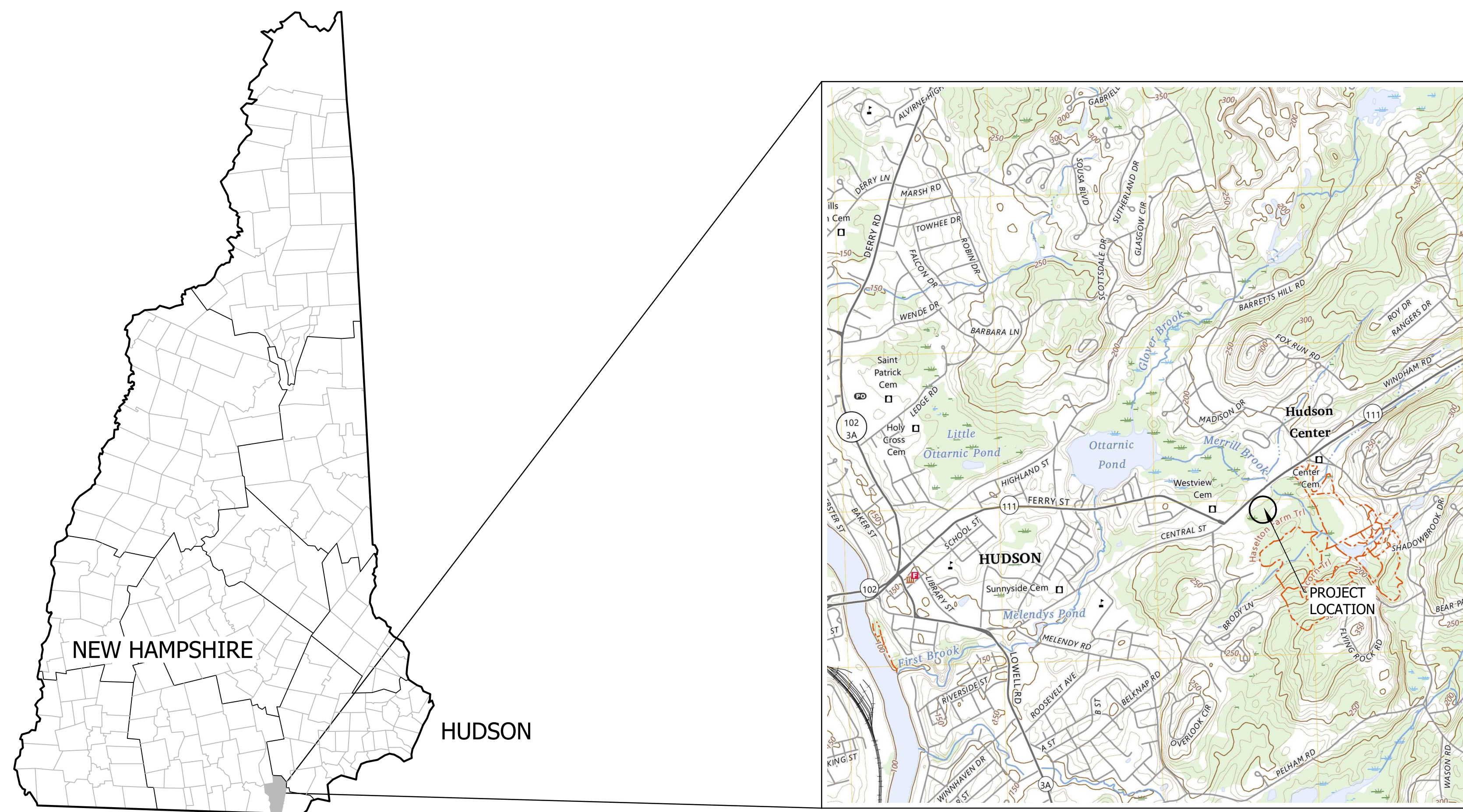


207 CENTRAL STREET - THE MEADOWS

CONCEPT APPLICATION

HUDSON, NEW HAMPSHIRE
 JANUARY 2025



LOCATION PLAN

SCALE: 1" = 2000'

OWNER:

MEADOWS PROPERTY, LLC.
 195 R. CENTRAL STREET
 HUDSON, NH 03501
 (603) 231-7344

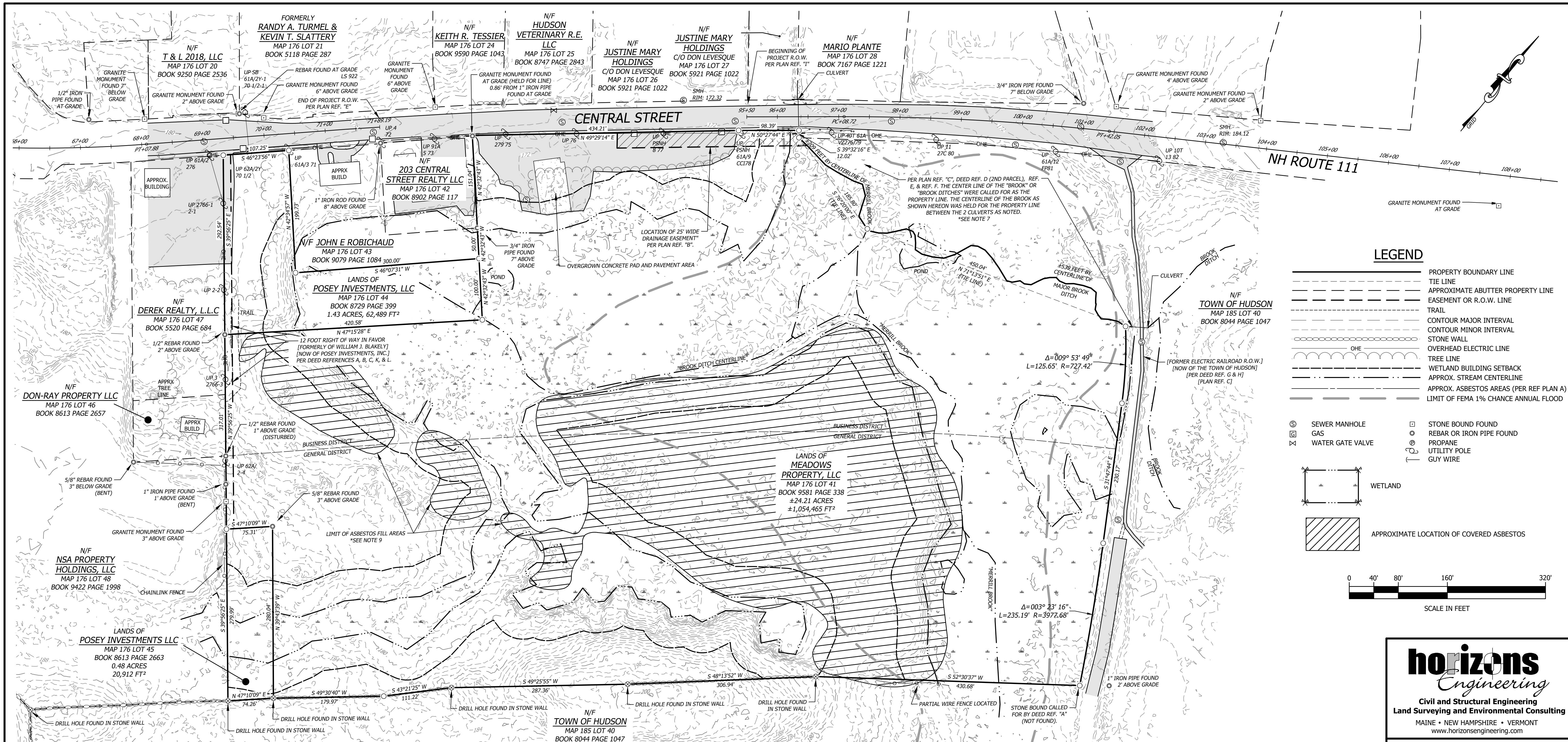
ENGINEER & SURVEYOR:

horizons
Engineering

34 SCHOOL STREET
 LITTLETON, NH 03561
 (603) 444-4111

SHEET INDEX

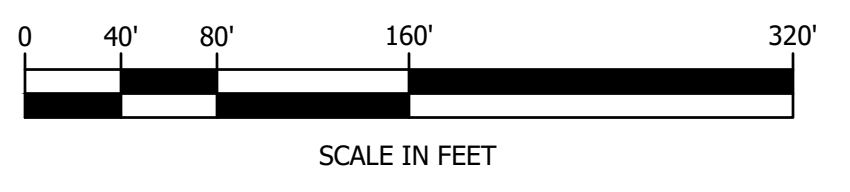
- COVER
- C1.0 OVERALL EXISTING CONDITIONS PLAN
- C1.1 CONCEPT SITE PLAN
- C1.2 CONCEPT GRADING & WETLAND IMPACT PLAN
- C1.3 CONCEPT UTILITY PLAN
- C1.4 FLOODPLAIN ELEVATION EXHIBIT



LEGEND

	PROPERTY BOUNDARY LINE
	TIE LINE
	APPROXIMATE ABUTTER PROPERTY LINE
	EASEMENT OR R.O.W. LINE
	TRAIL
	CONTOUR MAJOR INTERVAL
	CONTOUR MINOR INTERVAL
	STONE WALL
	OVERHEAD ELECTRIC LINE
	TREE LINE
	WETLAND BUILDING SETBACK
	APPROX. STREAM CENTERLINE
	APPROX. ASBESTOS AREAS (PER REF PLAN A)
	LIMIT OF FEMA 1% CHANCE ANNUAL FLOOD

	SEWER MANHOLE		STONE BOUND FOUND
	GAS		REBAR OR IRON PIPE FOUND
	WATER GATE VALVE		PROPANE
			UTILITY POLE
			GUY WIRE
	WETLAND		
	APPROXIMATE LOCATION OF COVERED ASBESTOS		



REFERENCE DEEDS

- A. "KONIS CORPORATION TO POSEY INVESTMENTS, LLC" DATED FEBRUARY 19 2015 AND RECORDED IN THE H.C.R.D. BOOK 8729 PAGE 399.
- B. "BDK DEVELOPERS TO POSEY INVESTMENTS, LLC" DATED OCTOBER 18, 2013 AND RECORDED IN THE H.C.R.D. BOOK 8613 PAGE 2663.
- C. "GPR REALTY, LLC TO MEADOWS PROPERTY, LLC" DATED JANUARY 9, 2022 AND RECORDED IN THE H.C.R.D. BOOK 9581 PAGE 338.
- D. "HENRY C. BROWN TO JOHN T. BENSON & WINNIFRED V. GRIFFIN" DATED NOVEMBER 2, 1934 AND RECORDED IN THE H.C.R.D. BOOK 934 PAGE 558.
- E. "BENSON WILD ANIMAL FARM, INC. TO ARTHUR J. PROVENCHER" DATED DECEMBER 30, 1986 AND RECORDED IN THE H.C.R.D. BOOK 2888 PAGE 380.
- F. "JOSEPH BOULANGER TO JOHN WOLLEN" DATED NOVEMBER 28, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 177.
- G. "LEWIS E. MOORE TO JOHN T. BENSON & WINNIFRED V. GRIFFIN" DATED MAY 13, 1933 AND RECORDED IN THE H.C.R.D. BOOK 943 PAGE 146.
- H. "MASSACHUSETTS TRANSPORTATION COMPANY TO JOHN T. BENSON, INC." DATED NOVEMBER 6, 1943 AND RECORDED IN THE H.C.R.D. BOOK 1055 PAGE 138.
- I. "UNITED STATES OF AMERICA & STATE OF NEW HAMPSHIRE V. JOHNS-MANVILLE SALES CORPORATION, ET AL." DATED OCTOBER 7, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5479 PAGE 890.
- J. "KONIS CORPORATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY & THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES" DATED OCTOBER 19, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5482 PAGE 1734.
- K. "PERLEY B. SMITH TO WILLIAM J. BLAKELY" DATED SEPTEMBER 17, 1948 AND RECORDED IN THE H.C.R.D. BOOK 1200 PAGE 281.
- L. "PERLEY B. SMITH & CLARA E. SMITH TO JOHN WOLLEN" DATED NOVEMBER 15, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 183.

REFERENCE PLANS

- A. "FIGURE 2 DETAILED SITE PLAN 207 CENTRAL STREET HUDSON, NEW HAMPSHIRE", DATED SEPTEMBER 28 2021, PREPARED BY CREDERE ASSOCIATES LLC, PROJECT NUMBER 21001634, AND ON FILE AT HORIZONS ENGINEERING, INC.
- B. "PLAN OF A 25' WIDE EASEMENT ON LAND OF ARTHUR BURSEY JR. - 207 CENTRAL STREET", DATED MAY 1981, PREPARED BY FRANK G. SPRAGUE R.L.S., AND RECORDED AT THE H.C.R.D. PLAN BOOK #14141.
- C. "PLAN BENSON'S WILD ANIMAL FARM HUDSON, N.H.", DATED DECEMBER 2, 1943, SCALE: 1"=200', PREPARED BY S. C. CALDWELL ENGINEER, AND RECORDED AT THE H.C.R.D. PLAN BOOK #697.
- D. "PLAN OF LAND OF THE MEADOWS, INC., JOHN WOLLEN, L. J. & R. M. PELLETIER, A. & M. PELLETIER, EVANGELIA DOURIS, PERLEY SMITH AND PART OF THE BENSON WILD ANIMAL FARM", DATED MARCH 1955, PREPARED BY NED SPALDING C.E., SCALE: 1"=100', AND RECORDED AT THE H.C.R.D. PLAN BOOK #1144.
- E. "R.O.W. PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM, PROJECT M-5229 (003), PROJECT M-5229 (005)", DATED JANUARY 31, 1984, PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDORF, SCALE: 1"=20', N.H. PROJECT #C-2432-B & D, AND RECORDED AT THE H.C.R.D. PLAN BOOK #19222.
- F. "OVERALL CONSULTATION & SUBDIVISION PLAN LOT 25 MAP 20 LOT 1-1 MAP 21 THURSTON'S LANDING (WEST) BUSH HILL ROAD HUDSON, NH", DATED NOVEMBER 1987, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22833.
- G. "SEWER EASEMENT PLAN LOT 25 MAP 20 THURSTON'S LANDING CROSS COUNTRY SEWER HUDSON, NH", DATED MAY 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22834.
- H. "PLAN OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. 528(6)", DATED JANUARY 19, 1960, SCALE: 1"=50', AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S 3791-B.
- I. PLAN OF PROPOSED FEDERAL AID URBAN PROJECT #G-M-5229 (011)", DATED JULY 20, 1984, AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S-3961.
- J. "SITE PLAN - MAP 20 LOT 12 'TIME SQUARE' CENTRAL STREET HUDSON, N.H.", DATED SEPTEMBER 15, 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=20', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22877.

GENERAL NOTES

1. OWNERS OF RECORD: TAX MAP 176 LOT 41 MEADOWS PROPERTY, LLC BOOK 9581 PAGE 338; TAX MAP 176 LOT 44 POSEY INVESTMENTS, LLC BOOK 8729 PAGE 399; TAX MAP 176 LOT 45 POSEY INVESTMENTS, LLC BOOK 8613 PAGE 2663.
 2. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN MAY & JUNE 2024 USING A CARLSON BRX-7 GNSS.
 3. THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM NAD83. ELEVATIONS ARE BASED ON NAVD83 VERTICAL DATUM.
 4. TOPOGRAPHY AS SHOWN HEREON IS BASED UPON BARE EARTH DEM FILES PROVIDED BY THE STATE OF NEW HAMPSHIRE DATED 2012.
 5. THE SURVEYED PARCEL IS MAPPED AS LYING PARTIALLY INSIDE OF THE 1% CHANCE ANNUAL FLOOD ZONE A (NO BASE FLOOD ELEVATION DETERMINED) PER FEMA FLOOD MAP NUMBER 33011C0518D DATED SEPTEMBER 25, 2009. THE APPROXIMATE FLOOD ZONE A LIMITS AS SHOWN HEREON ARE BASED UPON INTERPOLATION OF SAID FEMA MAP AND FEMA GIS.
 6. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INTERPOLATION OF SURFACE STRUCTURES & RECORD PLANS.
 7. AS NOTED HEREON, THE CENTER OF BROOK IS CALLED FOR AS THE BOUNDARY BETWEEN LAND NOW OWNED BY THE TOWN OF HUDSON AND MEADOWS PROPERTY, LLC. THE BROOK AND WETLANDS WERE IMPASSABLE AT THE TIME OF FIELD SURVEY. ORTHOIMAGERY DATED APRIL 2018 AND LIDAR DATED 2012 WERE USED TO APPROXIMATE THE CENTERLINES OF MERRILL BROOK AND THE BROOK DITCHES AS SHOWN HEREON.
 8. WETLANDS AS SHOWN HEREON WERE DELINEATED BY CAITLIN BANASZAK, CWS OF HORIZONS ENGINEERING, INC. IN MAY 2024 AND LOCATED DURING FIELD SURVEY.
 9. PER DEED REFERENCES A, C, I, & J THERE IS COVERED ASBESTOS MATERIAL ON THE SURVEYED PREMISES. THE APPROXIMATE AREAS OF SAID MATERIAL ARE SHOWN PER PLAN REFERENCE A. PER SAID DEED REFERENCES I & J THERE ARE NUMEROUS RESTRICTIONS AND COVENANTS REGARDING SAID MATERIAL AND THE SURVEYED PREMISES.
 10. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 11. PER THE TOWN OF HUDSON ZONING MAP (LAST AMENDED AUGUST 2, 2021) THE SURVEYED PREMISES LIES WITHIN THE GENERAL DISTRICT, BUSINESS DISTRICT, AND WETLANDS CONSERVATION DISTRICT. THE FOLLOWING ARE A LIST OF ZONING REGULATIONS FROM THE TOWN OF HUDSON ZONING ORDINANCE (LAST AMENDED JULY 28, 2022) WHICH AFFECT THE SURVEYED PREMISES:
 - MAXIMUM BUILDING HEIGHT: 38 FEET
 - WETLAND BUFFER: 50 FEET
 - FRONT BUILDING SETBACK: 50 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - SIDE/REAR BUILDING SETBACK: 15 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - MINIMUM LOT FRONTAGE: 150 FEET
 - MINIMUM LOT AREA: 43,560 SQ. FT. (BUSINESS WITHOUT WATER AND SEWER AND GENERAL), 30,000 SQ. FT. (BUSINESS WITH WATER AND SEWER)
- *SEE THE TOWN OF HUDSON ZONING ORDINANCE FOR FURTHER INFORMATION AND APPLICATION

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A PRECISION GPS SURVEY AND IS CLASSIFIED URBAN.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO RSA TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Andrew J. Nadeau
 ANDREW J. NADEAU, LLS 947
 DATE 06/25/2024

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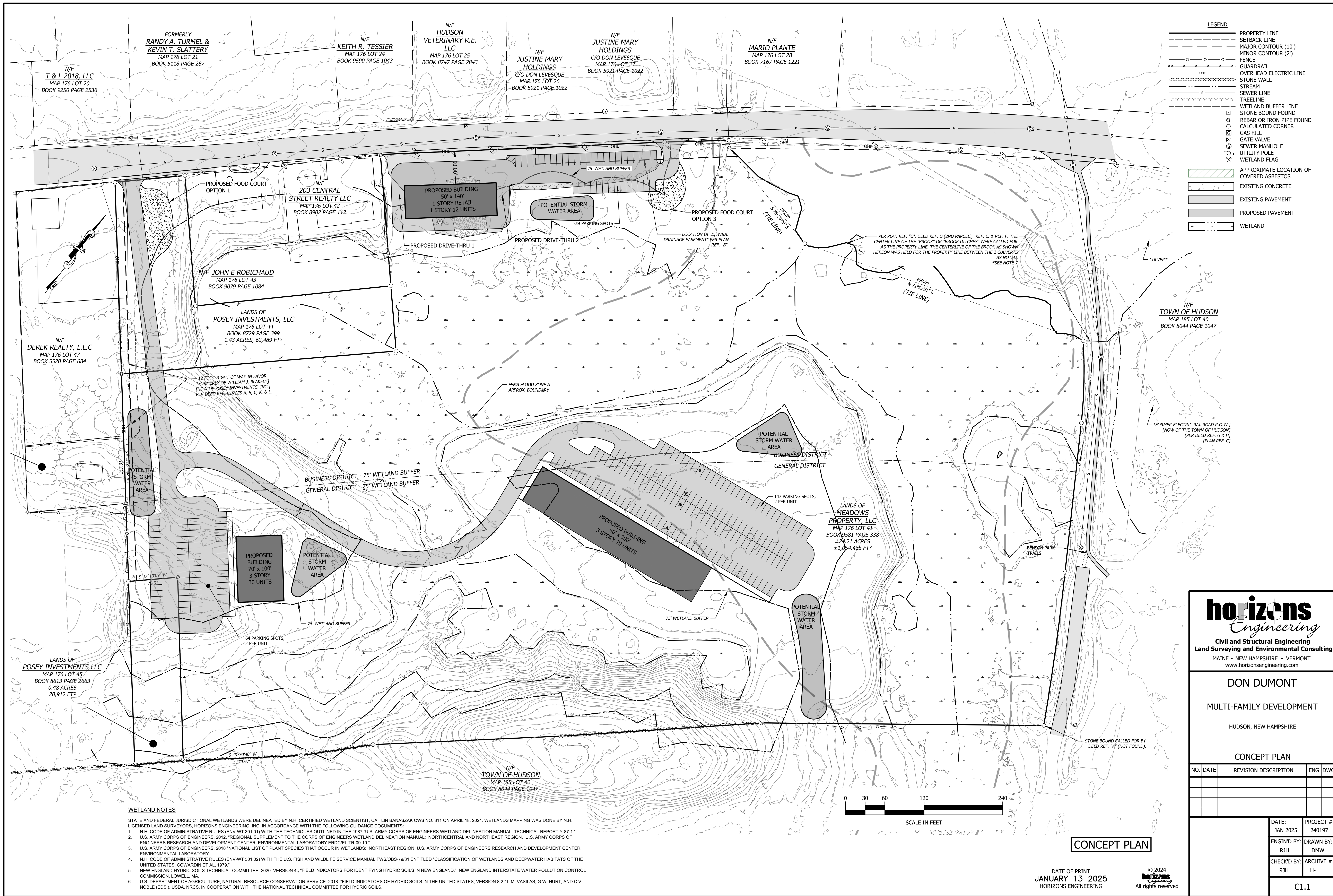
BOUNDARY AND EXISTING CONDITIONS PLAN MADE FOR
DONALD DUMONT
 OF LAND OWNED BY
POSEY INVESTMENTS, LLC & MEADOWS PROPERTY, LLC
 197 & 207 CENTRAL STREET
 HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

	DATE:	PROJECT #:
	JUNE 2024	240197
	SURV'D BY:	DRAWN BY:
	NFN/JDN	NJV/DWM
CHECK'D BY:	ARCHIVE #:	
NJV/AJN	H-	
SHEET 1 OF 1		

DATE OF PRINT
JUNE 26 2024
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LEGEND

---	PROPERTY LINE
- - - -	SETBACK LINE
---	MAJOR CONTOUR (10')
---	MINOR CONTOUR (2')
---	FENCE
---	GUARDRAIL
---	OVERHEAD ELECTRIC LINE
---	STONE WALL
---	STREAM
---	SEWER LINE
---	TREELINE
---	WETLAND BUFFER LINE
---	STONE BOUND FOUND
---	REBAR OR IRON PIPE FOUND
---	CALCULATED CORNER
---	GAS FILL
---	GATE VALVE
---	SEWER MANHOLE
---	UTILITY POLE
---	WETLAND FLAG
---	APPROXIMATE LOCATION OF COVERED ASBESTOS
---	EXISTING CONCRETE
---	EXISTING PAVEMENT
---	PROPOSED PAVEMENT
---	WETLAND

WETLAND NOTES

STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, CAITLIN BANASZAK CWS NO. 311 ON APRIL 18, 2024. WETLANDS MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:

- N.H. CODE OF ADMINISTRATIVE RULES (ENH-AWT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1.
- U.S. ARMY CORPS OF ENGINEERS, 2012, "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHCENTRAL AND NORTHEAST REGION," U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19.
- U.S. ARMY CORPS OF ENGINEERS, 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS," NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY.
- N.H. CODE OF ADMINISTRATIVE RULES (ENH-AWT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL., 1979."
- 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.
- U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, 2018, "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2," L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

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HUDSON, NEW HAMPSHIRE

CONCEPT PLAN

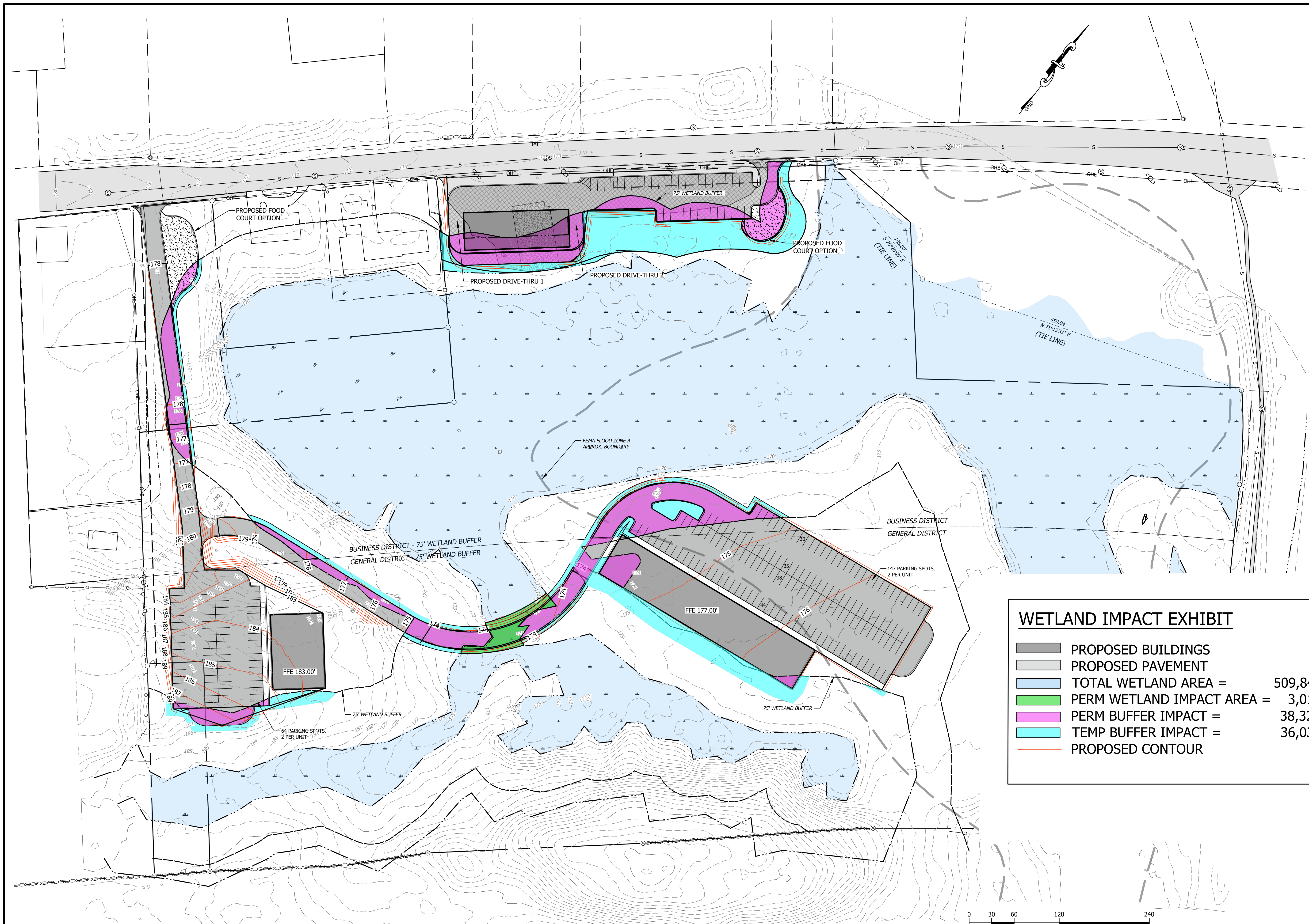
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JAN 2025	240197
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RJH	DMW
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LEGEND

---	PROPERTY LINE
- - -	SETBACK LINE
---	MAJOR CONTOUR (10')
---	MINOR CONTOUR (2')
○ ○ ○	FENCE
—○—	GUARDRAIL
—○—	OVERHEAD ELECTRIC LINE
—○—	STONE WALL
—○—	STREAM
—○—	SEWER LINE
—○—	TREELINE
—○—	WETLAND BUFFER LINE
□	STONE BOUND FOUND
○	REBAR OR IRON PIPE FOUND
○	CALCULATED CORNER
□	GAS FILL
□	GATE VALVE
○	SEWER MANHOLE
○	UTILITY POLE
×	WETLAND FLAG

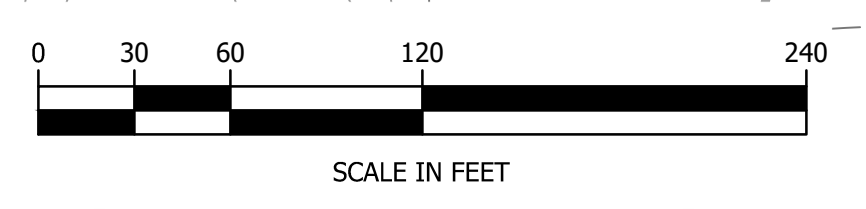
WETLAND IMPACT EXHIBIT

■	PROPOSED BUILDINGS	
■	PROPOSED PAVEMENT	
■	TOTAL WETLAND AREA =	509,843 S.F.
■	PERM WETLAND IMPACT AREA =	3,015 S.F.
■	PERM BUFFER IMPACT =	38,327 S.F.
■	TEMP BUFFER IMPACT =	36,039 S.F.
—	PROPOSED CONTOUR	

WETLAND NOTES

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CONCEPT PLAN

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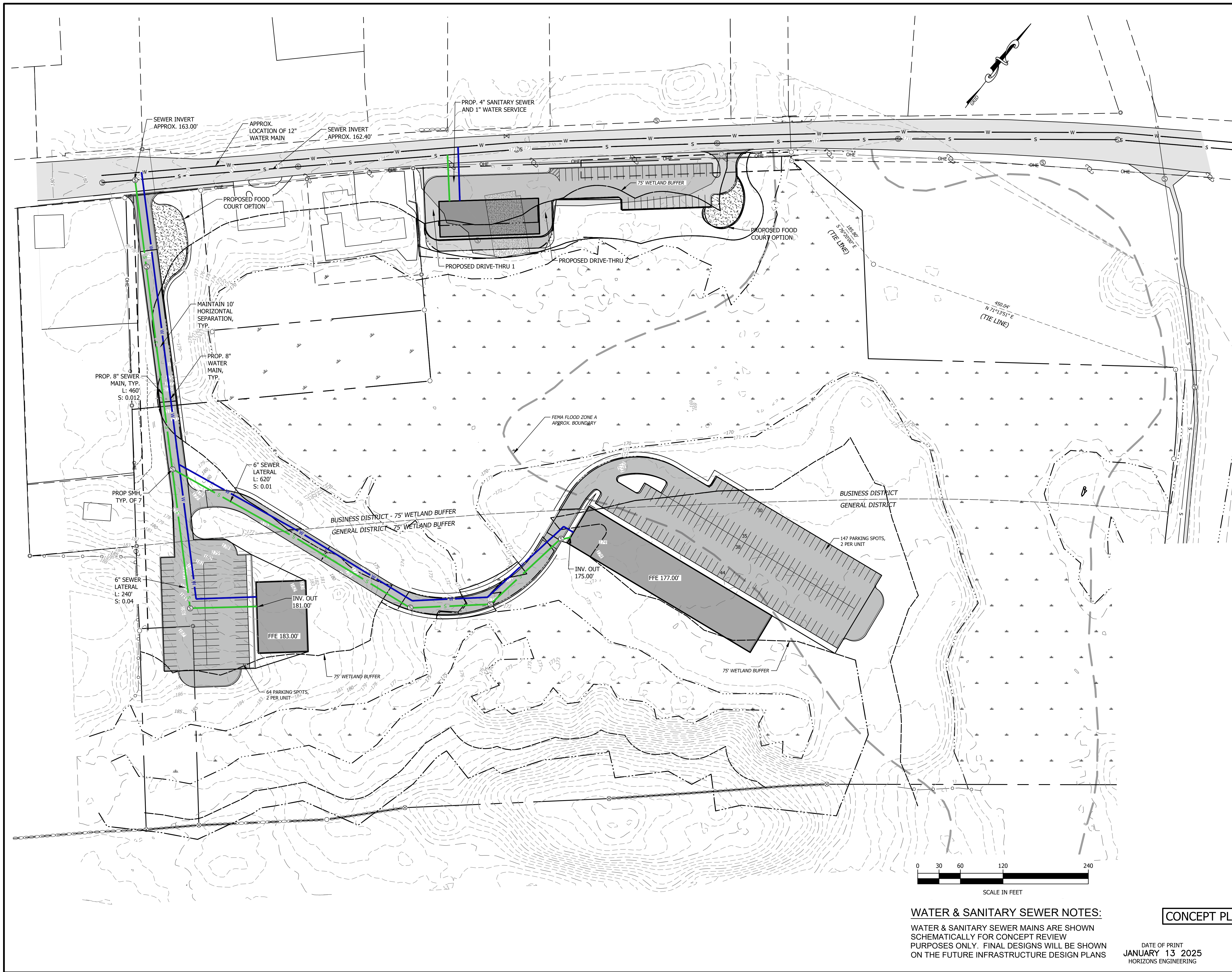
MULTI-FAMILY DEVELOPMENT

HUDSON, NEW HAMPSHIRE

CONCEPT GRADING & WETLAND IMPACT PLAN

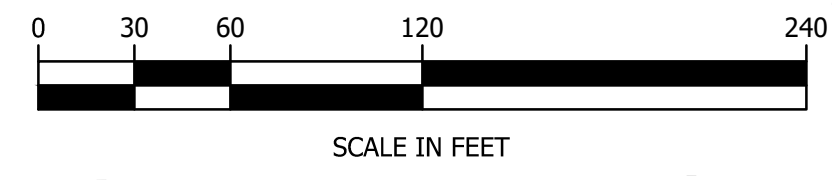
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RJH	DMW
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RJH	H---
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LEGEND

---	PROPERTY LINE
- - - -	SETBACK LINE
---	MAJOR CONTOUR (10')
---	MINOR CONTOUR (2')
---	FENCE
---	GUARDRAIL
---	OVERHEAD ELECTRIC LINE
---	STONE WALL
---	STREAM
---	EX. SEWER LINE
---	EX. WATER LINE
---	TREELINE
---	WETLAND BUFFER LINE
---	STONE BOUND FOUND
○	REBAR OR IRON PIPE FOUND
○	GAS FILL
□	CALCULATED CORNER
⊕	GATE VALVE
⊕	SEWER MANHOLE
⊕	UTILITY POLE
⊕	WETLAND FLAG
---	PROP. SEWER LINE
---	PROP. WATER LINE



WATER & SANITARY SEWER NOTES:
 WATER & SANITARY SEWER MAINS ARE SHOWN SCHEMATICALLY FOR CONCEPT REVIEW PURPOSES ONLY. FINAL DESIGNS WILL BE SHOWN ON THE FUTURE INFRASTRUCTURE DESIGN PLANS

CONCEPT PLAN

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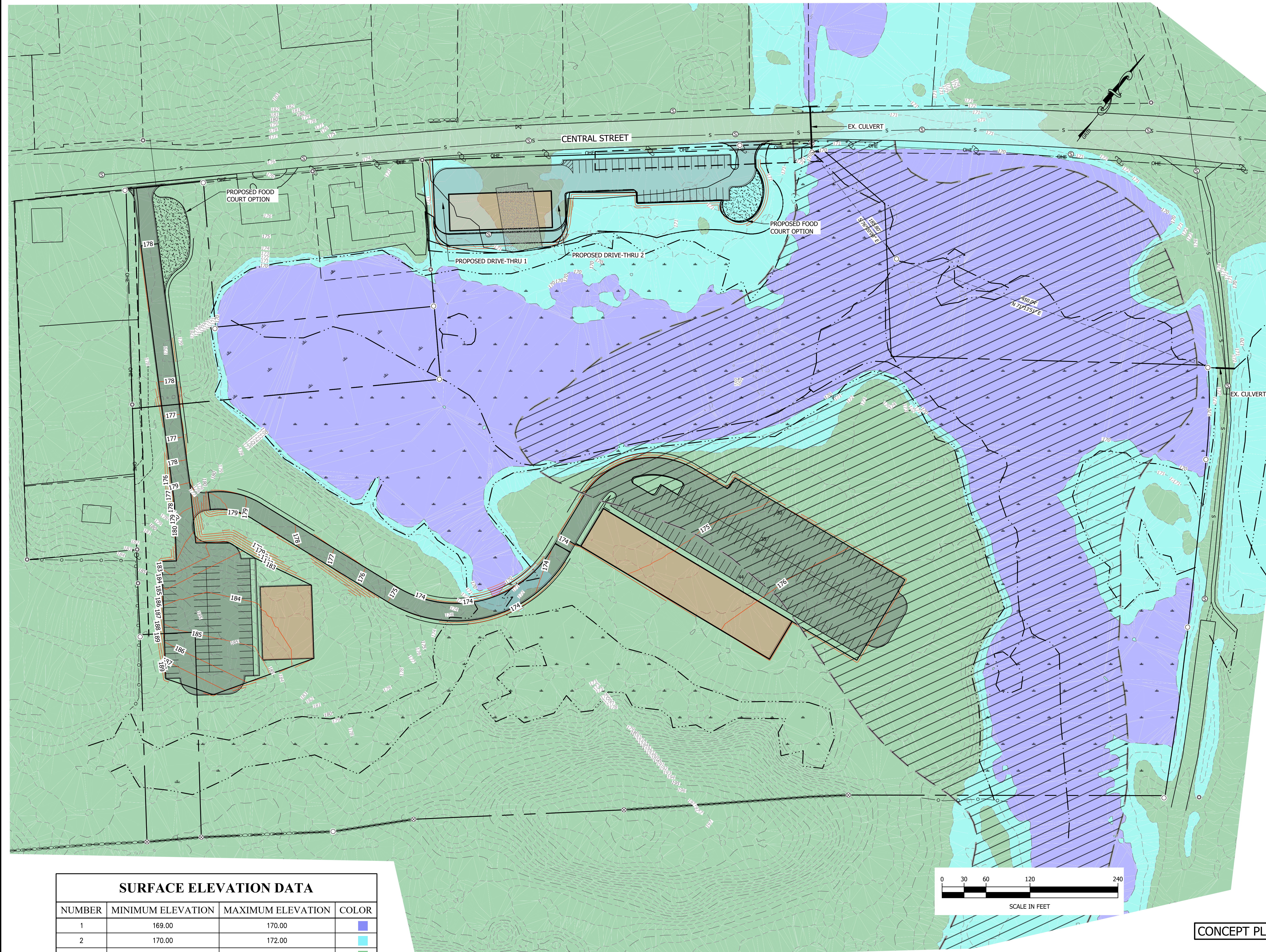
CONCEPT UTILITY PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

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CHECK'D BY:	ARCHIVE #:
RJH	H---

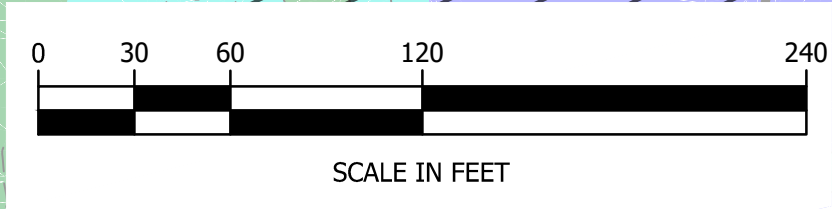
C1.3

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- LEGEND**
- PROPERTY LINE
 - - - SETBACK LINE
 - - - MAJOR CONTOUR (10')
 - - - MINOR CONTOUR (2')
 - FENCE
 - GUARDRAIL
 - OVERHEAD ELECTRIC LINE
 - STONE WALL
 - STREAM
 - SEWER LINE
 - TREELINE
 - WETLAND BUFFER LINE
 - STONE BOUND FOUND
 - REBAR OR IRON PIPE FOUND
 - CALCULATED CORNER
 - GAS FILL
 - GATE VALVE
 - SEWER MANHOLE
 - UTILITY POLE
 - WETLAND FLAG
- ▨ APPROXIMATE ZONE A FEMA FLOODPLAIN

SURFACE ELEVATION DATA			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	169.00	170.00	Blue
2	170.00	172.00	Cyan
3	172.00	>172.00	Green



CONCEPT PLAN

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 MULTI-FAMILY DEVELOPMENT
 HUDSON, NEW HAMPSHIRE

FLOODPLAIN ELEVATION EXHIBIT

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE:	JAN 2025	PROJECT #:	240197
ENG'ND BY:	RJH	DRAWN BY:	DMW
CHECK'D BY:	RJH	ARCHIVE #:	H-___
C1.4			

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