

HUDSON CAR WASH ADDITION
SITE PLAN SP #8-20
CONDITIONAL USE PERMIT CU #3-20
STAFF REPORT

SITE: Existing car wash located at 184 Central Street, Map 176 Lot 7

ZONING: Business (B)

PURPOSE OF PLANS: to propose a 160 square foot, single-story addition to the existing building and associated improvements.

PLANS UNDER REVIEW: Hudson Car Wash Site Plan; prepared by Granite Engineering, 250 Commercial Street, Suite 3008, Manchester, NH 03101; prepared for Travis Spaulding, Spaulding Investment Properties, LLC, 37 Ponemah Road, Amherst, NH 03031; consisting of 9 sheets with various notes on all sheets; dated August 4, 2020.

ATTACHMENTS:

- A. Site Plan Project Narrative
- B. Conditional Use Permit Narrative
- C. Motion to Recommendation CUP from Conservation Commission
- D. Determination Letter from NH Natural Heritage Bureau
- E. Wetlands Report from EcoSystems Land Planning
- F. Site Photos

APPLICATION TRACKING:

- August 4, 2020 – Application received.
- August 10, 2020 – Conservation Commission approves a Motion to Recommend CUP.
- September 19, 2020 – Public hearing scheduled.

STAFF COMMENTS:

Application Background

The applicant is seeking approval of a site plan and a conditional use permit to build a 160sf addition and to reconfigure internal circulation. The addition entails the installation of a computerized automatic car wash system (the 160sf addition), the relocation of a dumpster and dumpster pad, the restriping of the site, and landscaping.

In order accommodate the addition and the associated improvements, the work proposed is to be permanently impact 473 square feet, however, due to the proposed site improvements, there will be a decrease in the net impervious area. Therefore, no stormwater improvements are being proposed. Erosion control measures, including biodegradable silt fencing, turf stabilization, seeding, and mulching will be implemented to prevent sediment deposition and soil loss.

The application also shows a reciprocating easement with neighboring Lot 5. This easement allows the Car Wash to place their dumpster on Lot 5 and allows shared use of the driveway.

Wetlands Conservation Overlay District Conditional Use Permit

A portion of the site improvements are proposed within the Wetlands Conservations District and thus require a Wetlands Conditional Use Permit. While the site improvements will result in an overall decrease of impervious surface, there will be an increase in impervious surface are located in the wetland buffer.

As part of the permit requirements, the applicant's case has been heard by the Conservation Commission and recommended for approval. The permit was recommended 4 – 1. The dissenting vote's reason for denial was that they (the dissenting voter) didn't visit the site.

Attachment B.

Environmental Review

The NH Natural Heritage Bureau was also notified of the application and determined that “although there was a NHB record (e.g. rare wildlife, plant, and/or natural community) present in the vicinity, [the NH Natural Heritage Bureau] does not expect that it will be impacted by the proposed project”. **Attachment C.**

A Wetland Report from EcoSystems Land Planning addresses whether the wetlands in question are jurisdictional and therefore require a NHDES Wetlands Permit. The report states that the wetland is a “non-jurisdictional wetland” due to the existence of a “man-made nontidal drainage ditch” and basis its determination on language presented NH RSA 482-A.IV(b). **Attachment D.**

Vacuum Location

There a vacuum station proposed within the sideyard setback. While not initially noted in the Zoning Administrator's comments, it has been confirmed that this is a regulated structure subject to setbacks. This vacuum station should either be removed, relocated or receive a variance.

DRAFT MOTIONS

ACCEPT OR DEFER the site plan application:

I move to accept the conditional use permit application for the Hudson Car Was Addition located at 184 Central Street.

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

*[If the Board needs more information, move to **defer** the application and indicate why]*

APPROVE the conditional use permit application:

I move to approve the conditional use permit for Hudson Car Wash Site Plan; prepared by Granite Engineering, 250 Commercial Street, Suite 3008, Manchester, NH 03101; prepared for Travis Spaulding, Spaulding Investment Properties, LLC, 37 Ponemah Road, Amherst, NH 03031; consisting of 9 sheets with various notes on all sheets; dated August 4, 2020; subject to 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. Copies of the proposed access easements shall be submitted to the Town and properly recorded at the HCRD.
3. An as-built plan shall be provided to the Town prior to the issuance of a Certificate of Occupancy.
4. The site plan shall be subject to final engineering review and approval.
5. The vacuum station located within the setback shall be removed from the final plan.
6. Construction activities involving this plan 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: _____.



GRANITE ENGINEERING, LLC
civil engineering • land planning • municipal services

August 4, 2020

Town of Hudson
Planning Department
12 School Street
Hudson, New Hampshire 03051

RE: Site Plan Application – Spaulding Investment Properties, LLC
Hudson Car Wash
184 Central Street, Hudson, NH 03051
Granite Project #2006041

Dear Mr. Groth,

The following narrative is associated with the above-referenced project. The purpose of this narrative is to describe the site's existing conditions, explain the intent of the project, and summarize in detail all proposed changes to the site.

Existing Conditions

The subject property is listed on Hudson Tax Assessor's Map 176 as Lot 7. The parcel is 0.466 acres in area and is situated entirely within the Business Zoning District. The existing buildings on the parcel consist of the 2,038 square foot car wash and 172 square foot utility shed. The property derives access from Central Street and shares this driveway with adjacent Lot 6, owned by Tadros Real Estate, LLC. There are no jurisdictional wetlands on the property but there are jurisdictional wetlands immediately to the northwest, whose buffers reach within the site. The property is served by municipal water and sewer.

Project Intent

The applicant for this project is Spaulding Investment Properties, LLC. The proposal entails a 160 square foot single-story addition to the existing building and associated site improvements. The applicant endeavors to upgrade the car wash to allow for an automatic car wash on the rear bay of the building. Additional improvements to the site include the addition, the relocation of the dumpster and associated dumpster pad, restriping the site, landscaping, and proposing an access easement between adjacent Lot 6. The access easement will formalize a shared use that has existed for many years. It will also allow the continued shared use of new pavement to allow a new dumpster as well as a better turning radius existing the automatic car wash bay.

Proposed Site Work

Various materials on the site will be removed. This includes the crushed stone and stone to the south of the parcel and the fill to the north of the parcel. The proposed addition will be 16' by 10' and be attached to the north of the western side of the existing building. The proposed restriping will create three (3) parking spaces including one (1) handicap accessible parking space. This restriping will also include new arrows and a solid line indicating the direction to access the facility. The dumpster on adjacent Lot 6 is also being relocated and the surrounding area will be paved. Please refer to the Site Plan to see all proposed changes.

Stormwater Management and Erosion Control Practices

Due to the proposed site improvements, which include grassing an area along the frontage, there is a decrease in the net impervious area of the site therefore no stormwater improvements are being proposed.

Erosion control measures will be implemented to prevent sediment deposition and soil loss, both during and following construction activities. Methods of erosion control proposed for this site include silt fencing, and turf stabilization practices, including seeding and mulching.



GRANITE ENGINEERING, LLC

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August 4, 2020

Town of Hudson
Planning Department
12 School Street
Hudson, New Hampshire 03051

**RE: Conditional Use Permit Application – Spaulding Investment Properties, LLC
Hudson Car Wash
184 Central Street, Hudson, NH 03051
Granite Project #2006041**

Dear Mr. Groth,

The subject property is listed on Hudson Tax Assessor's Map 176 as Lot 7. The parcel is 0.466 acres in area and is situated entirely within the Business Zoning District. The existing buildings on the parcel consist of the 2,038 square foot car wash and 172 square foot utility shed. The property derives access from Central Street and shares this driveway with adjacent Lot 6, owned by Tadros Real Estate, LLC. There are no jurisdictional wetlands on the property but there are jurisdictional wetlands immediately to the northwest, whose buffers reach within the site.

The applicant for this project is Spaulding Investment Properties, LLC. The proposal entails a 160 square foot single-story addition to the existing building and associated site improvements. The applicant endeavors to upgrade the car wash to allow for an automatic car wash on the rear bay of the building. Additional improvements to the site include the addition, the relocation of the dumpster and associated dumpster pad, restriping the site, and landscaping. In order to modify the site to accommodate upgrades to an old facility, the work proposed is within the wetland buffer located on Lot 6. There is existing development within this area and the area disturbed was once disturbed to create the original development. The permanent impact will total a minimal amount equaling 473-sf. The temporary impact to the area already impacted will be 338-sf. There is no wetland impacts as a result of this project. Due to the proposed site improvements, which include grassing an area along the frontage, there's a decrease in the net impervious area of the site therefore no stormwater improvements are being proposed. Erosion control measures will be implemented to prevent sediment deposition and soil loss, both during and following construction activities. Methods of erosion control proposed for this site include bio-degradable silt fencing and turf stabilization practices, including seeding and mulching.

Conditional Use Criteria

1. The proposed activity minimizes degradation of land situated within the District and offsets potential adverse impacts to functions and values of wetlands, surface waters, and vernal pools including but not limited to their capacity to:
 - a) Support fish and wildlife;
 - b) Attenuate flooding;
 - c) Supply and protect surface and ground water resources;
 - d) Remove sediments;
 - e) Remove pollutants;
 - f) Support wetland vegetation;
 - g) Promote public health and safety; and
 - h) Moderate fluctuations in surface water levels.

The area draining to this wetland includes an area of gravel situated along the frontage of the property. This gravel area is visible in aerial photos dating back to at least 1992. The owner proposes converting this gravel area to lawn and landscaping. The conversion of this to lawn will result in a net decrease in impervious area on the overall property. Since the additional area of proposed impervious is so minimal, that coupled with the reduction in gravel shall prove to benefit the wetland function and values and associated buffer. Therefore, we expect no adverse impacts to the wetlands and their capacity as listed above.

2. The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water and/or wetland resources, including:
 - a) Increased potential for erosion, siltation, and turbidity of surface waters;
 - b) Loss of fish and wildlife habitat;
 - c) Loss of unique habitat having demonstrable natural, scientific, or
 - d) educational value;
 - e) Loss or decrease of beneficial aquatic organisms and wetland plants and
 - f) their habitat;
 - g) Increased danger of flooding and/or transport of pollutants; and
 - h) Destruction of the economic, aesthetic, recreational, and other public and
 - i) private uses and values of the wetland to the community.

As explained in #1, the area draining to the wetland from this property has been historically impervious and gravel surfaces. The proposed project reduces the amount of impervious area, therefore we expect a positive environmental impact on the downstream properties and wetland resources. Erosion control practices such as bio-degradable silt fencing will be used to prevent erosion to the wetland during construction.

3. The proposed activity or use cannot practicably be located otherwise on the site to

eliminate or reduce impact to the Wetland Conservation Overlay District.

In order to upgrade the old car wash, an automatic bay is proposed which is necessary and common for all car washes to meet current public demand. The existing wash bay is not long enough to accommodate the automatic wash equipment as well as vehicles of larger size, i.e. trucks. The expansion of this bay will allow a reasonable upgrade to the old facility while helping the car wash become a viable business in this area of Hudson. The expansion of car wash requires vehicles to exit the wash bay and maneuver toward the driveway exit. In order to make this maneuver, the old dumpster and vacuum will need to be removed and relocated. The exiting maneuver requires minimal amount of pavement on the subject property as well the neighbor's property. The existing dumpster will be relocated to remain within the buffer but will be upgraded with a fence to prevent visibility from the public. This project provides a huge benefit to both properties with minimum or no impact on the overlay district.

4. The proposed activity incorporates the use of those Best Management Practices recommended by the New Hampshire Department of Environmental Services and/or other State agencies having jurisdiction.

Erosion control measures will be implemented to prevent sediment deposition and soil loss, both during and following construction activities. Methods of erosion control proposed for this site include bio-degradable silt fencing and turf stabilization practices, including seeding and mulching.

5. All applicable Federal and/or State permit(s) have been received for the proposed activity in accordance with New Hampshire Code of Administrative Rules – Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended.

The project does not require any federal or state permits.

6. Where applicable, proof of application to all required State and/or Federal permits.

The project does not require any federal or state permits.

7. Prior to making a decision on any Conditional Use Permit pursuant to the Wetland Conservation Overlay District, the Planning Board shall receive a written comment from the Conservation Commission. The Conservation Commission may recommend the Planning Board impose conditions of approval is deemed necessary to mitigate the potential for adverse effects of the proposed activity or use.

The project has been submitted to the Conservation Commission for review and comment.



TOWN OF HUDSON

Conservation Commission



Ken Dickinson, Chairman Nancy Brucker, Selectmen Liaison

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

Conservation Commission Motion to Recommend Conditional Use Permit Application

Date: August 10, 2020

Case: Hudson Car Wash, 184 Central Street
Map 176, Lot 007

Description of work to be performed:

Applicant representative Brent Cole of Granite Engineering, LLC presented information on behalf of Spaulding Investment Properties pertaining to site improvements of their property located at 184 Central Street. The owner of the property looks to add 160 square feet to an existing carwash bay to create a more modern touchless wash system. Mr. Cole explained that creating this extension and better organizing the site would have a minor impact on the wetland buffer, which exists nearby. He further explained that the total permanent impact of the project would be 473 square feet.

Members Present:

Randy Brownrigg William Collins Ken Dickinson Brett Gagnon
Elliott Veloso Paula Hubert Jennifer Parkhurst (Remote)

Conservation Members Stepping Down: None
Alternates Seated: None

Motion: Unfavorable 1
 Favorable 4

With Stipulations:

1. Construction and restoration shall comply with: *BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS* (NH Dept of Environmental Services – Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

Motion By: Mr. Brownrigg

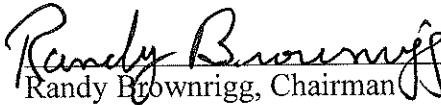
Second By: Mr. Veloso

Vote: Favorable 4 Unfavorable 1 Abstain 0

Dissent Reason(s)

Mr. Gagnon voted against the motion, as he did not have a chance to review the site prior to the meeting.;

Approved

 Aug 20, 2020
Randy Brownrigg, Chairman



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: John Wichert, Granite Engineering
803 Amherst St.

Manchester, NH 03104

From: NH Natural Heritage Bureau

Date: 7/30/2020 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau of request submitted 7/27/2020

NHB File ID: NHB20-2232

Applicant: John Wichert

Location: Hudson
Tax Maps: 176-7

Project Description: The project consists of constructing an addition on the rear of the existing car wash.

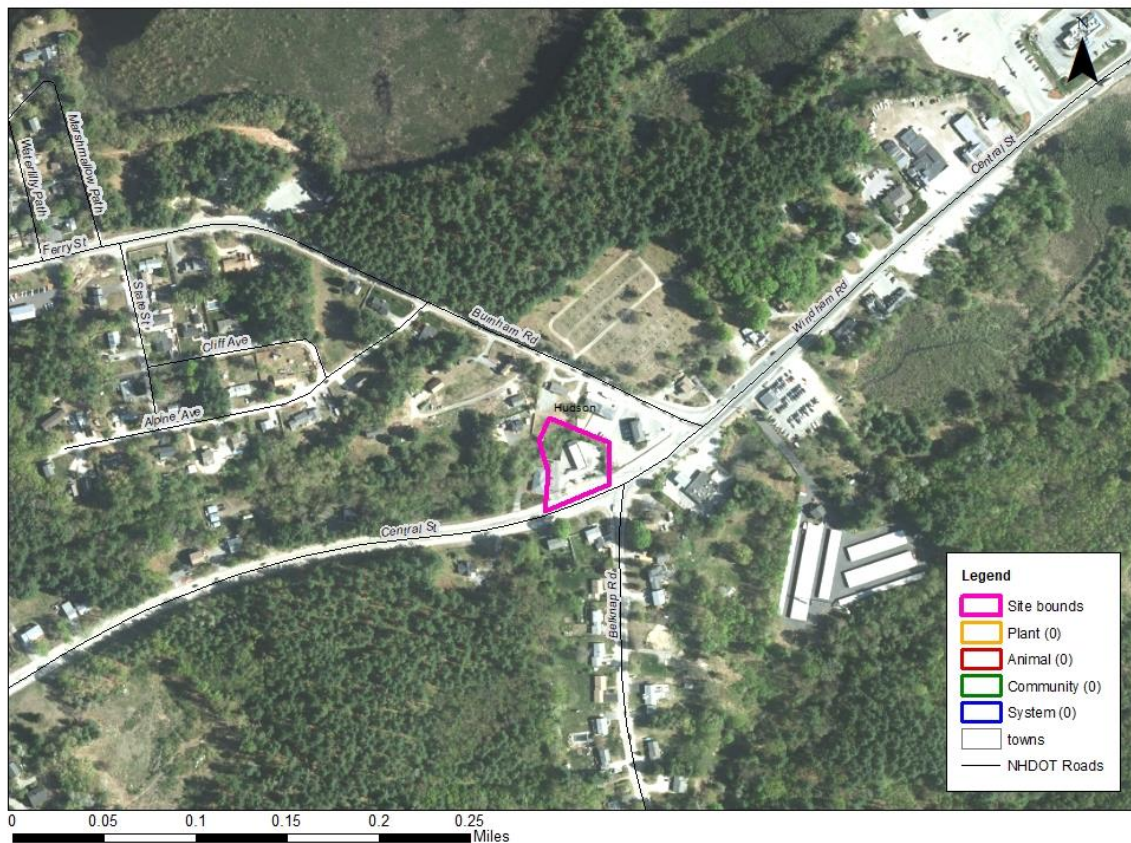
The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 7/27/2020, and cannot be used for any other project.

 New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB20-2232**

NHB20-2232





June 18, 2020

Brenton Cole, P.E.
Granite Engineering, LLC
250 Commercial Street, Suite 3008
Manchester, NH 03101

Re: Wetland Delineation/Evaluation
184 Central Street, Hudson, NH

Brent,

Ecosystems Land planning visited the subject parcel at 184 Central Street, in Hudson, NH on June 17, 2020. Wetland delineation was performed according to the methods outlined in the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1), and using the 2018 National Wetland Plant List (NWPL). Wetlands on the subject and adjoining parcel (with owners consent) were identified with a Series of Flags labeled NJW 1, thru NJW6.

The following professional opinion regarding whether these wetlands are “jurisdictional or non-jurisdictional” is based on an assessment of the apparent age of vegetation, degree of wetland soil development, and by comparing site conditions to the field survey on the 1984 site plan, by Maynard & Paquette.

It appears there has been extensive legal filling of the original wetland and natural drainage course in this area, to accommodate development that took place prior the enactment of RSA 482-A; which gave the state “jurisdiction” to regulate dredge and fill in wetlands, in 1990.

The area within the closed polygon defined by the wetland flags meets the 1987 USACE definition of “Wetland”. But, this area also appears to be a “Non-Jurisdictional Wetland (NJW), because it is also appears to be a “man-made nontidal drainage ditch”....., and therefore exempt from permitting requirements, as defined by law. (The applicable portion of NH State statute can be found excerpted below).

Surface water drainage for this site is conveyed via a man-made drainage swale on the subject parcel, to a much wetter NJW on Lot 7, and eventually enters what appears to be a remnant jurisdictional wetland area on Lot 5-1.

Please also, see the attached field worksheet, provided to help your surveyor locate the flags.

Wetland Delineation for 184 Central Street, Hudson, NH

If you have any questions or concerns, please don't hesitate to contact us.

Sincerely,



John St. John, CWS

482-A:3 Excavating and Dredging Permit; Certain Exemptions
482-A:3 IV(b) Man-made nontidal drainage ditches, roadside and railroad ditches, detention basins, ponds, and wetlands that have been legally constructed to collect, convey, treat, or control storm water and spring runoff,may be maintained, repaired, replaced, or modified as necessary to preserve their usefulness without a permit under this chapter; provided, that the exempted facility, area, or feature is not extended into any area of wetlands jurisdiction of the department of environmental services.



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PHOTO #1



**View of Existing Light, Dumpster, and Location of Jurisdictional Wetlands
(Northwest Face)**

PHOTO #2



**View of Location of Proposed Addition and Location of Jurisdictional Wetlands
(North Face)**

PHOTO #3



**View of Jurisdictional Wetlands
(West Face)**

PHOTO #4



**View of Jurisdictional Wetlands from Behind Utility Shed
(West Face)**

PHOTO #5



**View of Jurisdictional Wetlands
(Northwest Face)**

SITE PLAN APPLICATION

Date of Application: August 04, 2020 Tax Map #: 176 Lot #: 7

Site Address: 184 Central Street, Hudson, NH 03051

Name of Project: Hudson Car Wash

Zoning District: Business General SP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Spaulding Investment Properties, LLC

Address: 37 Ponemah Road

Address: Amherst, NH 03031

Telephone # (603) 620-9734

Email: _____

DEVELOPER:

PROJECT ENGINEER:

Name: Granite Engineering, LLC

Address: 250 Commercial Street

Address: Manchester, NH 03101

Telephone # (603) 518-8030

Email: _____

SURVEYOR:

Promised Land Survey, LLC

PO Box 447

Derry, NH 03038

(603) 432-2112

PURPOSE OF PLAN:

Construct a 160-SF addition to the existing car wash and other site improvements

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

SITE DATA SHEET

PLAN NAME: Hudson Car Wash

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 176 LOT 7

DATE: August 4, 2020

Location by Street: 184 Central Street

Zoning: Business

Proposed Land Use: Car Wash

Existing Use: Car Wash

Surrounding Land Use(s): Business/Residential

Number of Lots Occupied: 1

Existing Area Covered by Building: 2210 SF

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 2370 SF

Open Space Proposed: 6976 SF or 34.4%

Open Space Required: 7099 SF or 35%

Total Area: S.F.: 20283 Acres: 0.466

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 30000 SF

Existing Frontage: 162 FT

Required Frontage: 150 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>52.97</u>
Side:	<u>15</u>	<u>20.76</u>
Rear:	<u>15</u>	<u>17.79</u>

SITE DATA SHEET
(Continued)

Flood Zone Reference: Zone X

Width of Driveways: 28 FT

Number of Curb Cuts: 1

Proposed Parking Spaces: 3

Required Parking Spaces: N/A

Basis of Required Parking (Use): Car Wash / N/A

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

Waiver Requests

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

(For Town Use Only)
Data Sheets Checked By: _____ Date: _____

SITE PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner:  Date: 7/27/2020

Print Name of Owner: Travis Spaulding

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

Signature of Developer: _____ Date: _____

Print Name of Developer: _____

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

SCHEDULE OF FEES

A. REVIEW FEES:

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

CONSULTANT REVIEW FEE: (Separate Check)

Total 0.466 acres @ \$600.00 per acre, or \$1,250.00,
whichever is greater. \$ _____

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

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

(continued on next page)

SCHEDULE OF FEES

(Continued)

B. POSTAGE:

<u>14</u> Direct Abutters @\$6.85 (or Current Certified Mail Rate)	\$ <u>96.60</u>
<u>6</u> Indirect Abutters (property owners within 200 feet) @\$0.55 (or Current First Class Rate)	\$ <u>3.30</u>

C. ON SITE SIGNAGE: \$ 15.00

D. ADVERTISING: (PUBLIC NOTICE) per notification, per hearing \$ ~~80.00~~

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

TOTAL \$ 489.90

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

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

F. RECORDING FEES:

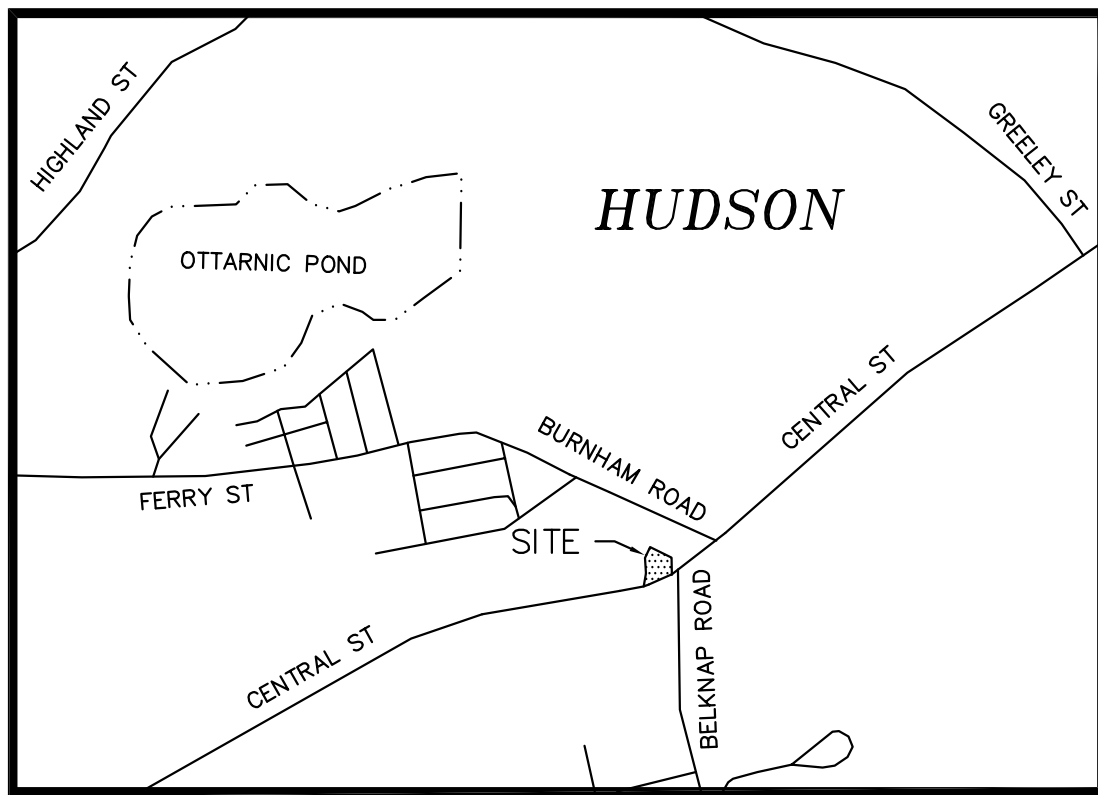
The applicant shall pay the costs of recording the final site plan layout prior to final site plan approval, in accordance with fees established by the County. Recording fees must be paid prior to recording.

Recording of Plan @ \$24.00/sheet + \$2.00/surcharge plan
Land & Community Heritage Investment Program (LCHIP) fee @ \$25.00
Easements/Agreements @\$10.00/first sheet, \$4.00/each sheet thereafter +
\$2.00/surcharge/doc. + First Class return postage rate

G. 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.*****



VICINITY MAP
SCALE: ±1"=1,000'

NON-RESIDENTIAL SITE PLAN

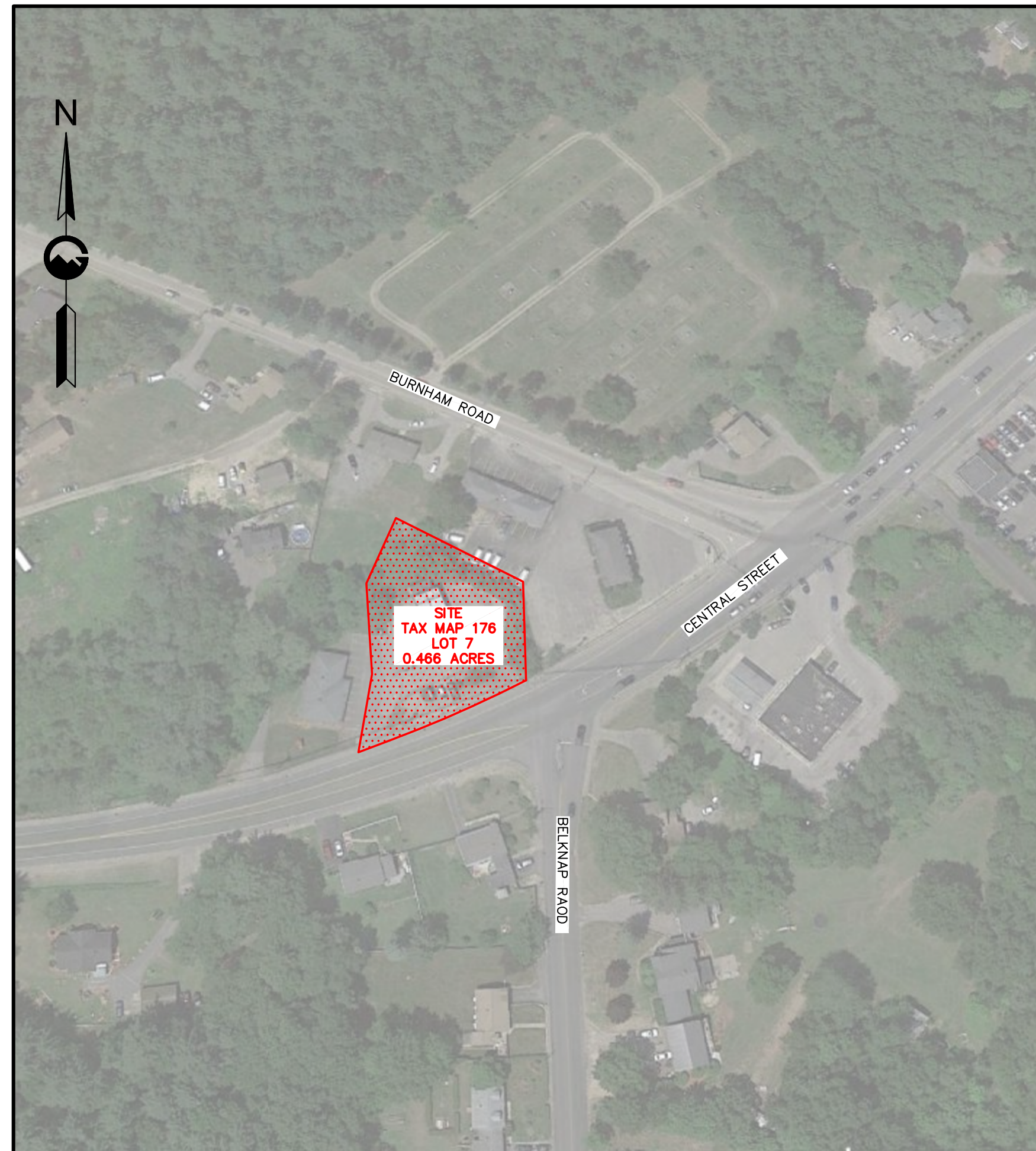
HUDSON CAR WASH

TAX MAP 176 LOT 7

184 CENTRAL STREET

HUDSON, NEW HAMPSHIRE

SHEET NO.	INDEX OF PLANS
1	MASTER PLAN
2	EXISTING CONDITIONS PLAN
3	REMOVALS PLAN
4	SITE PLAN
5	GRADING, UTILITY & EROSION CONTROL PLAN
6	LIGHTING PLAN
7 - 8	DETAILS

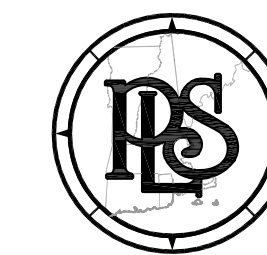


AERIAL MAP
SCALE: ±1"=100'

OWNER/APPLICANT:
 TRAVIS SPAULDING
 SPAULDING INVESTMENT PROPERTIES, LLC.
 37 PONEMAH ROAD
 AMHERST, NH 03031
 (603) 620-9734



CIVIL ENGINEER:
 GRANITE ENGINEERING, LLC
 250 COMMERCIAL STREET, STE 3008
 MANCHESTER, NH 03101
 (603) 518-8030



SURVEYOR:
 PROMISED LAND SURVEY, LLC.
 PO BOX 447
 DERRY, NH 03038
 (603) 432-2112

**GRANITE
ENGINEERING**

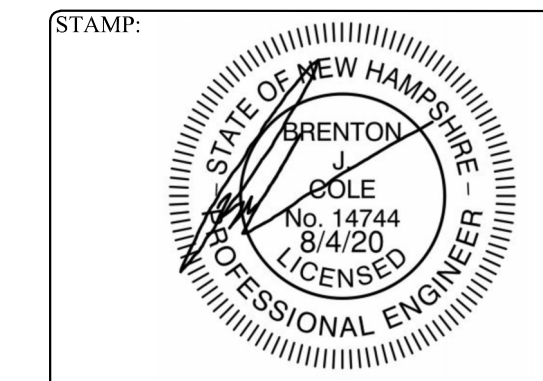
civil engineering • land planning •
municipal services

250 Commercial Street, Suite 3008
Manchester,
New Hampshire 03101

603.518.8030

www.GraniteEng.com

STAMP:



REVISIONS			
No.	DATE	COMMENTS	BY
0	08/04/20	PROJECT SUBMITTAL	BJC

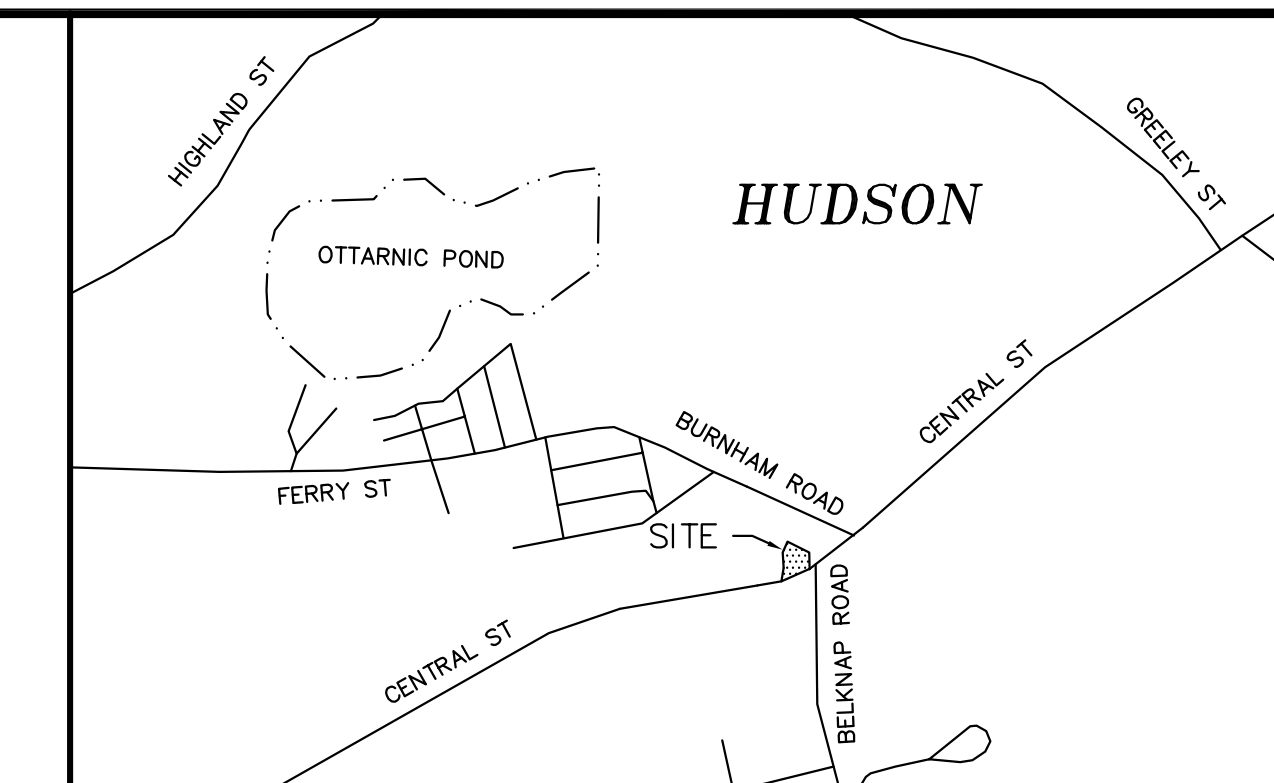
PURSUANT TO THE
SITE REVIEW
REGULATIONS OF
THE HUDSON
PLANNING BOARD,
THE SITE PLAN
APPROVAL
GRANTED HEREIN
EXPIRES TWO
YEARS FROM DATE
OF APPROVAL.

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

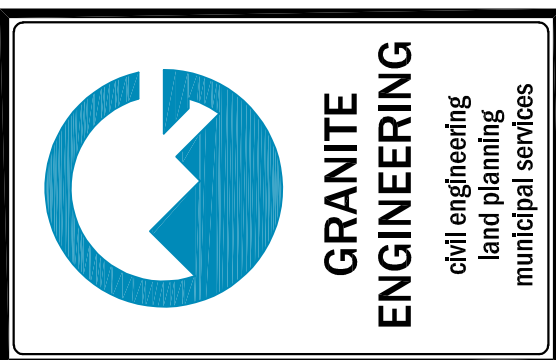
SIGNATURE DATE: _____

SIGNATURE DATE: _____

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



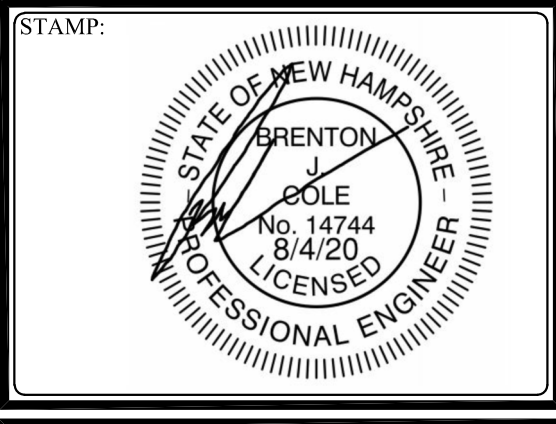
LOCUS MAP
SCALE: ±1"=1,000'



NO.	DATE	REVISIONS
0	08/04/20	PROJECT SUBMITTAL

OWNER (APPLICANT):
SPAULDING INVESTMENT PROPERTIES, LLC
37 PONEWAH ROAD
AMHERST, NH 03031
BOOK 9294, PAGE 0608

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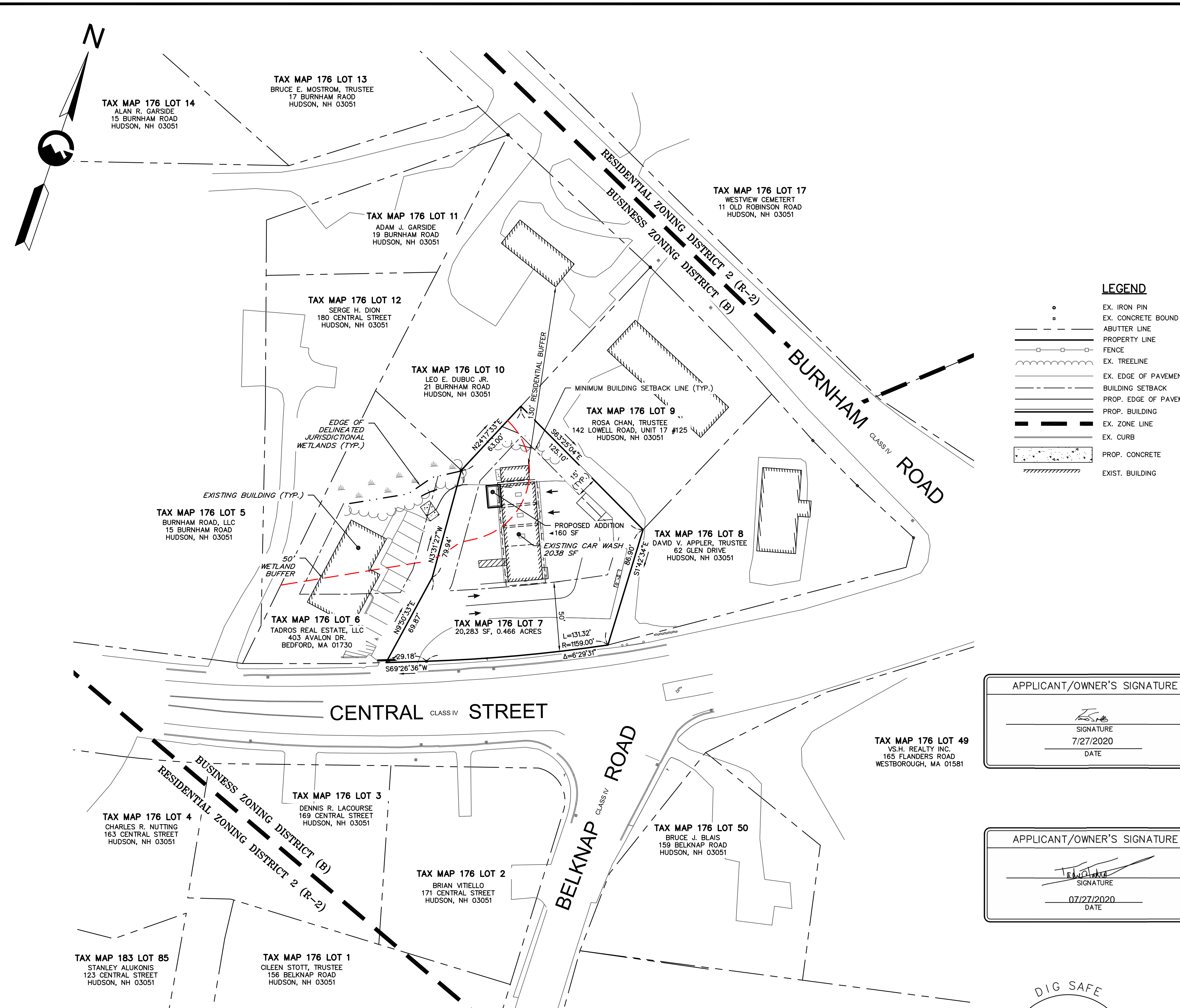


LOCATION: **TAX MAP 176 LOT 7**
184 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PROJECT: **HUDSON CAR WASH**

TITLE: **MASTER PLAN**

PROJECT No: 20-0604-1 DATE: AUGUST 4, 2020 SCALE: HORIZ. 1"=40'
SHEET: 1 OF 8



LEGEND

- EX. IRON PIN
- EX. CONCRETE BOUND
- ABUTTER LINE
- PROPERTY LINE
- FENCE
- EX. TREELINE
- EX. EDGE OF PAVEMENT
- BUILDING SETBACK
- PROP. EDGE OF PAVEMENT
- PROP. BUILDING
- EX. ZONE LINE
- EX. CURB
- PROP. CONCRETE
- EXIST. BUILDING

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A PROPOSED ADDITION TO AN EXISTING CAR WASH AND ASSOCIATED SITE IMPROVEMENTS AT 184 CENTRAL STREET IN HUDSON, NH. THE PROPOSED ADDITION IS TO RETROFIT THE EXISTING MANUAL WASH BAY TO A TOUCHLESS AUTOMATIC WASH BAY.
 - AREA OF PARCEL = 20,283 SF OR 0.466 ACRES.
 - OWNERS OF RECORD: SPAULDING INVESTMENT PROPERTIES, LLC
184 CENTRAL STREET
HUDSON, NH 03051
 - PROPERTY ACCOUNT NUMBER 1865
 - THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE BUSINESS DISTRICT (B) ZONING DISTRICT, AND A PORTION OF THE WETLAND CONSERVATION OVERLAY DISTRICT. THE PROPERTY IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

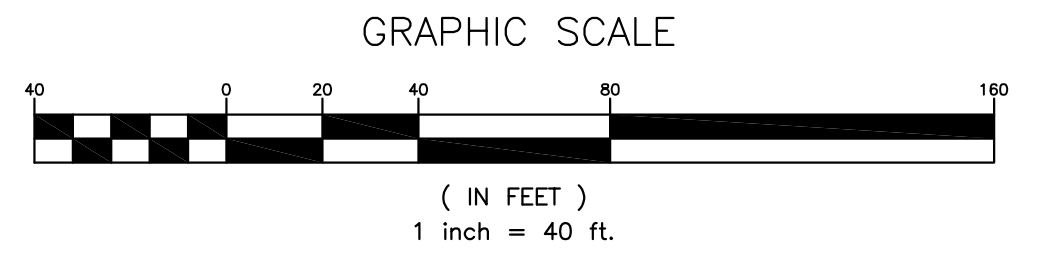
TABLE OF ZONING REQUIREMENTS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	30,000 SF	20,283 SF	20,283 SF
MINIMUM LOT FRONTAGE	150 FT	162 FT	162 FT
FRONT YARD SETBACK	50 FT	52.97 FT	52.97 FT
SIDE YARD SETBACK	15 FT	25.28 FT	20.76 FT
REAR YARD SETBACK	15 FT	18.05 FT	17.79 FT
BUILDING HEIGHT	50 FT	14 FT	14 FT
OPEN SPACE	35%	36.4%	35.7%
INTERNAL LANDSCAPING	10%	N/A*	N/A*
GREEN SPACE	35 FT	18.84 FT	18.84 FT

- * SINGLE ACCESS DRIVEWAYS ARE EXEMPT FROM INTERNAL LANDSCAPING REQUIREMENT.
- A CONDITIONAL USE PERMIT FOR WORK WITHIN THE WETLANDS BUFFER IS REQUIRED FROM THE PLANNING BOARD.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC IN JULY OF 2020.
 - HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD83. VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MAY 30, 2019.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301C05180, PANEL NUMBER 518 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE X, "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD."
 - LOT IS SERVED BY MUNICIPAL WATER AND SEWER.
 - PARKING CALCULATIONS:
REQUIRED PARKING: CAR WASH: N/A
PROPOSED PARKING: CAR WASH: N/A
TOTAL SPACES PROVIDED = 3 SPACES (INCLUDES 1 HANDICAP SPACE)
 - BUILDING ADDITION IS TO BE 10' WIDE BY 16' LONG
 - LOADING SPACES REQUIRED: 1 LOADING SPACE REQUIRED
LOADING SPACES EXISTING: 0 LOADING SPACES EXISTING
LOADING SPACES PROVIDED: 0 LOADING SPACES PROVIDED
 - SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON REGULATIONS.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
 - EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
 - IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
 - HOURS OF REFUSE REMOVAL AND DELIVERIES OF SUPPLIES SHALL BE NO EARLIER THAN 7:00 AM AND NO LATER THAN 5:00 PM.
 - HOURS OF OPERATION: 24 HOURS A DAY 7 DAYS A WEEK
 - PLOWED SNOW FROM THE FACILITIES DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - THE APPLICANT'S CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
 - ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
 - ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-28, SHALL BE COMPLETED IN THEIR ENTIRETY AT THE EXPENSE OF APPLICANT OR HIS ASSIGNS.
 - ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.
 - THIS PLAN SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW AND APPROVAL.
 - THE TOWN SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
 - WETLANDS WERE DELINEATED BY JOHN ST. JOHN FROM ECOSYSTEMS LAND PLANNING ON JUNE 17, 2020.

APPLICANT/OWNER'S SIGNATURE
[Signature]
SIGNATURE
7/27/2020
DATE

APPLICANT/OWNER'S SIGNATURE
[Signature]
SIGNATURE
07/27/2020
DATE



- PLAN REFERENCES:**
- "CONSOLIDATION PLAN, LOTS 5-2 & 5-3 / MAP 58 CENTRAL STREET, HUDSON, N.H."; PREPARED FOR: EARL BURTON; PREPARED BY: MAYNARD & PAQUETTE, INC.; DATED: OCTOBER, 1984; SCALE: 1"=20'. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN No. 18043
 - "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, R.O.W. PLANS OF PROPOSED FEDERAL AND URBAN SYSTEM PROJECT M-5229 (003), M-5229 (005), AND N.H. PROJECT No. C-243-2-B & D, CENTRAL STREET"; DRAWN: JAN. 30, 1984; SCALE: 1"=20'. SEE HCRD PLAN No. 19222
 - "EXISTING CONDITIONS SITE PLAN" MAP 176 LOT 7, 184 CENTRAL STREET, HUDSON N.H. SCALE: 1"=20', DATED JULY 13, 2020. PREPARED BY PROMISED LAND SURVEY, LLC.

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

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

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

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS OF MAP 176 LOT 7, LOCATED AT 184 CENTRAL STREET IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JULY OF 2020.
- 3) THIS PARCEL OF LAND (MAP 176 LOT 7) DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33011C0518D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- 4) THE TOPOGRAPHY DEPICTED ON THIS PLAN IS BASED ON AN EXISTING CONDITIONS FIELD SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC ON JULY 1ST AND 2ND, 2020.
- 5) UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON OBSERVED FIELD EVIDENCE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. CONTACT DIGSAFE (811) PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.

PLANS OF REFERENCE

- 1) "CONSOLIDATION PLAN, LOTS 5-2 & 5-3 / MAP 58, CENTRAL STREET, HUDSON, N.H."; PREPARED FOR: EARL BURTON; PREPARED BY: MAYNARD & PAQUETTE, INC.; DATED: OCTOBER, 1984; SCALE: 1"=20'. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN No. 18043.
- 2) "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, R.O.W. PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM PROJECT M-5229 (003), M-5229 (005), AND N.H. PROJECT No. C-243-2-B & D, CENTRAL STREET"; DRAWN: JAN. 30, 1984; SCALE: 1"=20'. SEE HCRD PLAN No. 19222.

DATUM

HORIZONTAL: NH NAD83-2011
VERTICAL: NAVD88-GEOD 12A

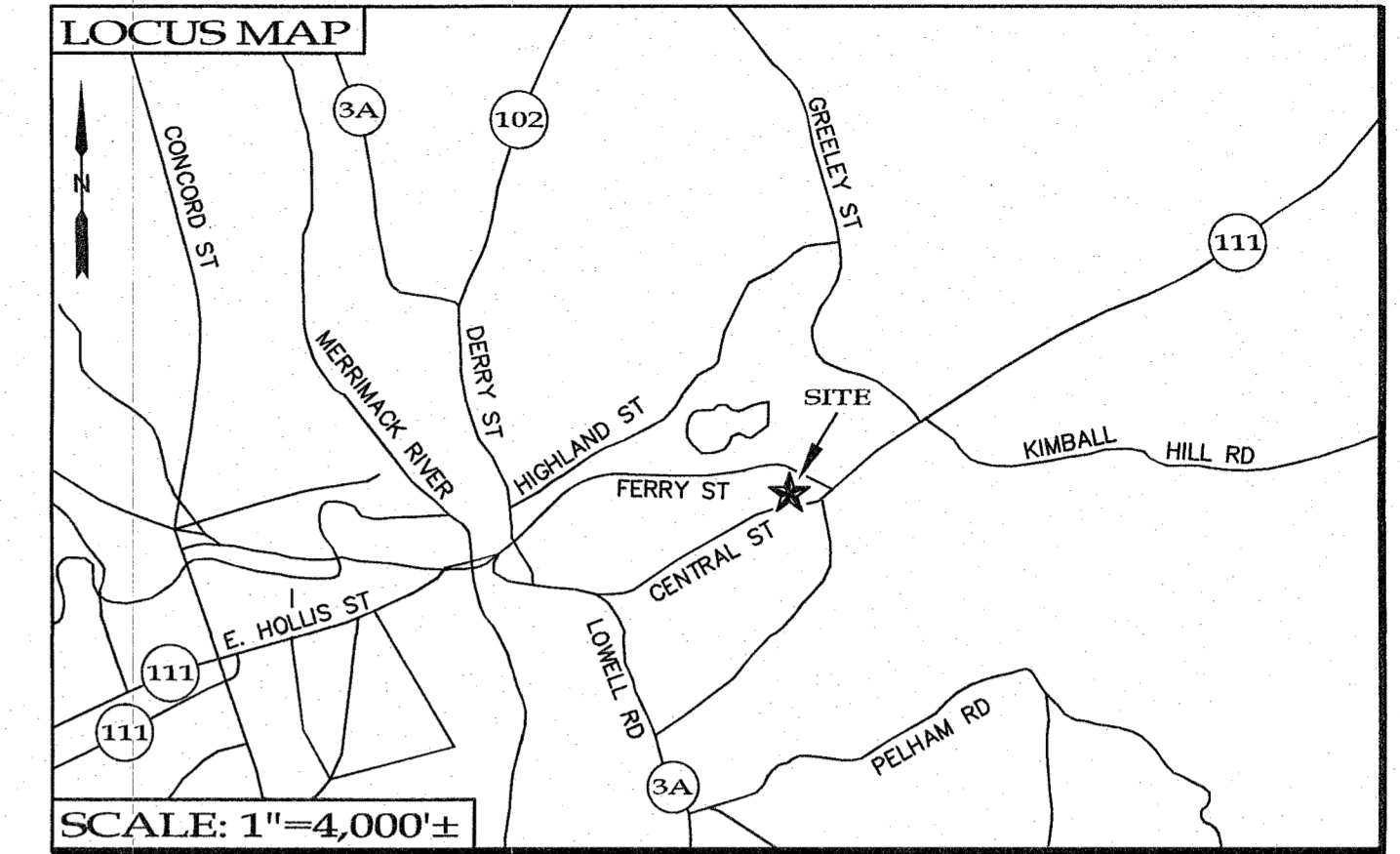
VERTICAL AND HORIZONTAL DATA SHOWN BASED ON GPS OBSERVATIONS BY PROMISED LAND SURVEY, LLC ON MAY 30, 2019 USING LEICA GS15 RTK GPS. OBSERVATIONS WERE POST PROCESSED USING SMARTNET STATION NNHU (NASHUA, NH - LEICA GRX1200+GNSS RECEIVER; LEIAR10 ANTENNA) WITH A LISTED ELLIPSOID ELEVATION OF 35.0101m. ALL GPS CONTROL POINTS HAD A "PHASE FIXED" SOLUTION AND WERE INSTRUMENT (LEICA TS12) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD A CLOSURE OF 1:40,407.

WETLAND NOTE:

WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON JUNE 17, 2020, BY JOHN ST. JOHN, CWS #221, ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. DOMINANT HYDRIC SOILS WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" VERSION 8.1, 2017, AND, HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016, VERSION 3.3.

ZONING

B (BUSINESS ZONING DISTRICT) MINIMUM:
AREA: 30,000 Sq. Ft. (W/ WATER & SEWER)
FRONTAGE: 150' (ARTERIAL)
SETBACKS:
FRONT - 50'
SIDE - 15'
REAR - 15'
WETLANDS BUFFER - 50'



LEGEND

- BOUND
- BOLLARD
- CATCH BASIN
- CLEAN OUT
- DRAIN MANHOLE
- ELECTRIC METER
- FLAG
- GAS GATE
- GAS METER
- GUYWIRE
- IRON PIPE/REBAR
- CONTOUR MAJOR
- CONTOUR MINOR
- CURBING
- DELINEATED WETLAND
- DRAINAGE LINE
- EDGE OF PAVEMENT
- GAS LINE
- OVERHEAD ELECTRIC
- RETAINING WALL
- SEWER LINE
- TREE LINE
- WATER LINE
- BRICK
- BUILDING
- CONCRETE
- CRUSHED STONE
- LANDSCAPING
- LIGHT
- LIGHT POST
- POST
- SEWER MANHOLE
- SIGN
- TREE - CONIFEROUS
- UTILITY POLE
- WATER GATE
- WATER SHUTOFF
- WETLAND

LAND OWNER OF RECORD
SPAULDING INVESTMENT PROPERTIES, LLC
37 PONEMAH ROAD
AMHERST, NEW HAMPSHIRE
HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK 9294 / PAGE 0608

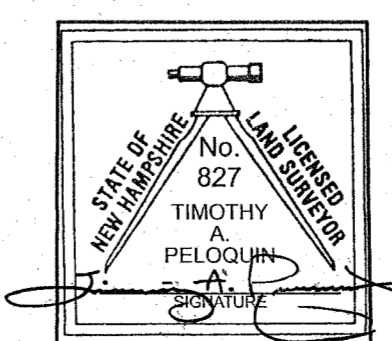
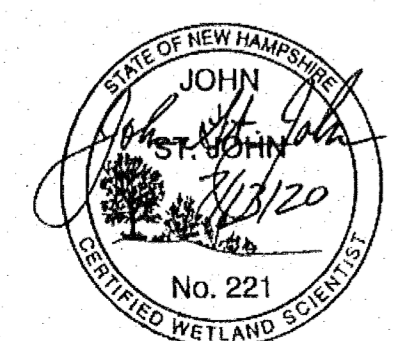
EXISTING CONDITIONS PLAN
MAP 176 LOT 7
CLEAN MONSTER CAR WASH
184 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
JULY 13, 2020

LAND OWNER/
PREPARED FOR: SPAULDING INVESTMENT PROPERTIES, LLC
37 PONEMAH ROAD
AMHERST, NEW HAMPSHIRE 03031

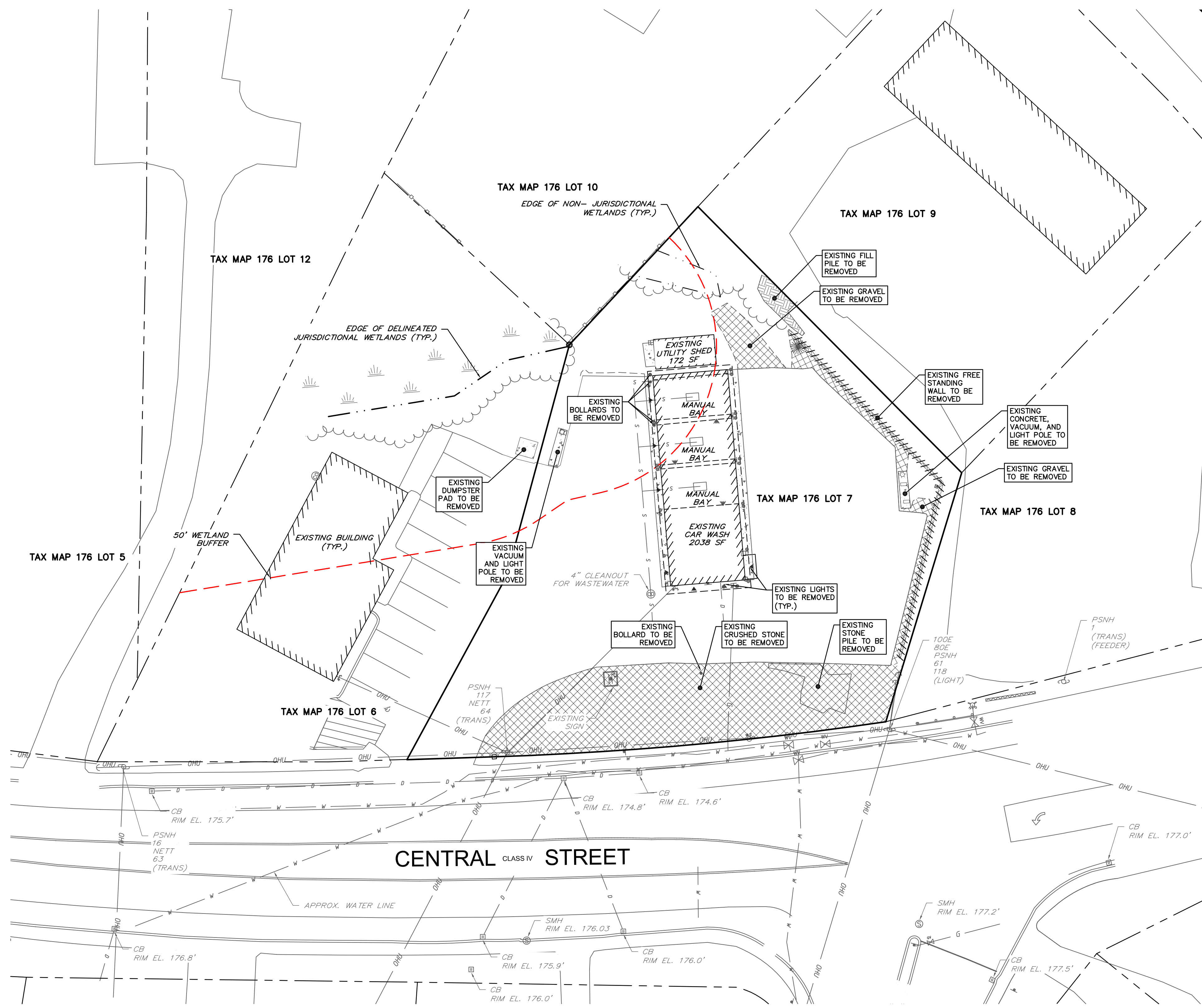
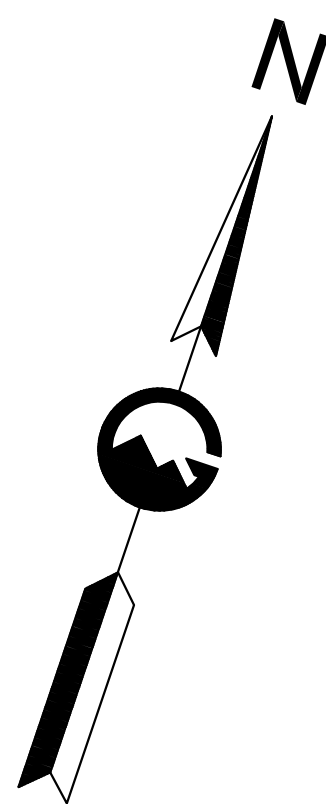
SCALE: 1"=20' SHEET 1 OF 1

PREPARED BY:
Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/28/2020	ADD WETLANDS INFORMATION
		BY: BJW



N:\Carlson\2020\2898\DWG\d2898s1.dwg

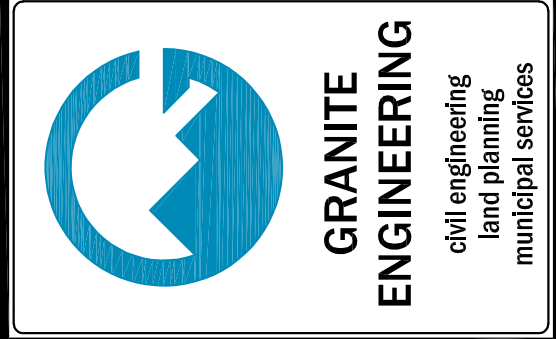


REMOVALS NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED, OR REPLACED.
2. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
3. ANY MONUMENTS DISTURBED DURING CONSTRUCTION, WHICH AREN'T CALLED OUT FOR REMOVAL, SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTOR'S EXPENSE.
4. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. GRANITE ENGINEERING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811.
5. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS, AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE REMOVED FROM THE SITE. ALL LOCAL, STATE AND FEDERAL REGULATIONS PERTAINING TO DISPOSAL OF STUMPS AND SOLID WASTE SHALL BE ADHERED TO.
6. STRIP, STOCKPILE, AND REUSE ONSITE GRAVEL AND FILL AREAS WHERE APPROPRIATE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DESIGN ENGINEER.
7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
8. ALL WORK PERFORMED ON BEHALF OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HUDSON'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
9. SITE CONTRACTOR SHALL ESTABLISH TEMPORARY PERIMETER CONTROLS PRIOR TO THE START OF SITE EXCAVATION.
10. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDERS DURING SHUT DOWN AND REMOVAL EFFORTS.

LEGEND

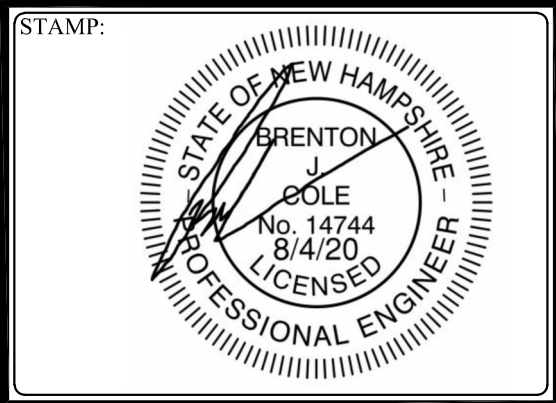
- UTILITY POLE
- SIGN
- WATER VALVE
- GAS VALVE
- EX. GUY WIRE
- ELECTRIC METER
- GAS METER
- ELECTRIC RECEPTACLE
- BOLLARD
- SEWER MANHOLE
- FIRE HYDRANT
- CLEAN OUT
- WATER SHUT OFF
- CAMERA
- CATCH BASIN
- EX. IRON PIN
- EX. CONCRETE BOUND
- ABUTTER LINE
- PROPERTY LINE
- EX. TREELINE
- EX. EDGE OF PAVEMENT
- EX. CURB
- EX. GRAVEL
- EX. FENCE
- EX. OVERHEAD UTILITIES
- EX. WATER LINE
- EX. GAS LINE
- EX. DRAINAGE LINE
- EX. SEWER LINE
- FILL TO BE REMOVED
- STONE/GRAVEL TO BE REMOVED



NO.	DATE	COMMENTS
0	08/04/20	PROJECT SUBMITTAL

OWNER (APPLICANT):
 SPALDING INVESTMENT
 PROPERTIES, LLC
 37 PONEWAH ROAD
 AMHERST, NH 03031
 BOOK 9294, PAGE 0608

GRANITE ENGINEERING
 civil engineering • land planning • municipal services
 250 Commercial Street, Suite 3008
 Manchester, New Hampshire 03101
 603.518.8030
 www.GraniteEng.com



LOCATION: TAX MAP 176 LOT 7
 184 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

PROJECT: HUDSON CAR WASH

TITLE: REMOVALS PLAN

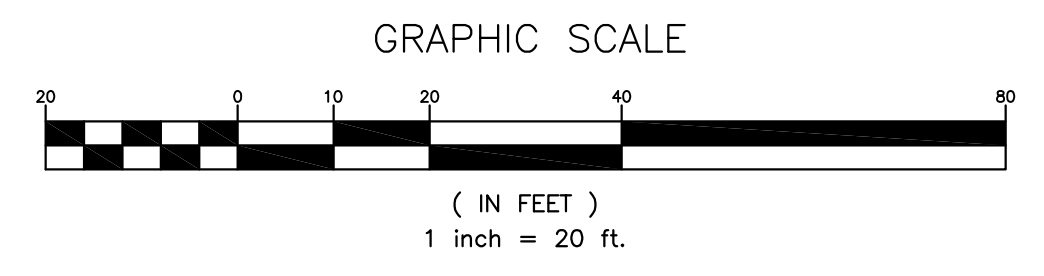
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

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

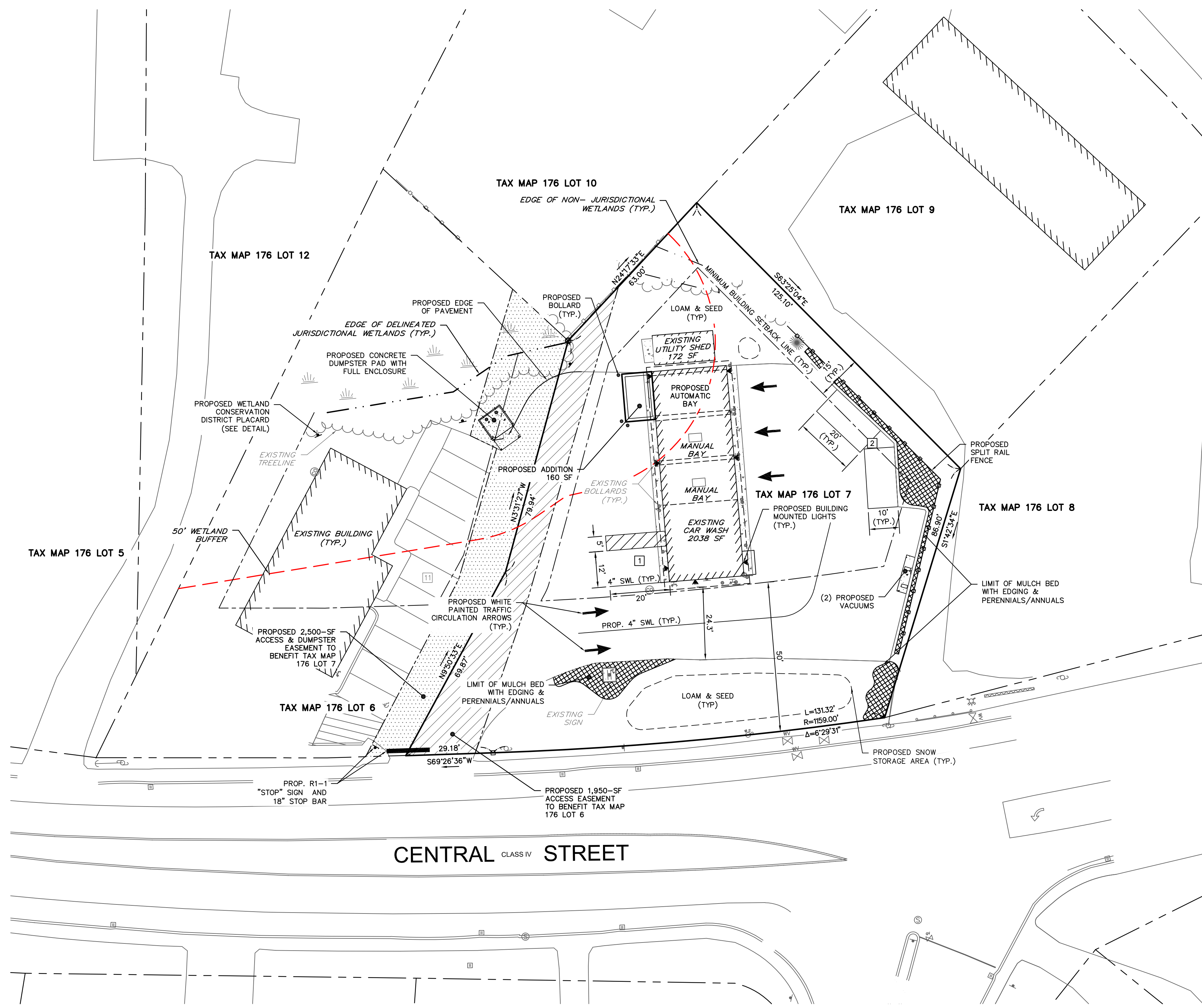
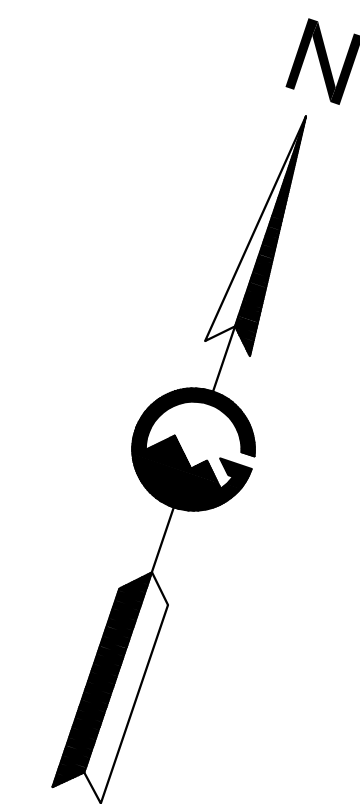
 SIGNATURE DATE: _____

 SIGNATURE DATE: _____

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



PROJECT No. 20-0604-1	DATE: AUGUST 4, 2020	SCALE: 1"=20'
SHEET: 3 OF 8		



PLANTING NOTES:

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY OWNER ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY OWNER. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY OWNER.
6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO COORDINATE LIMITS OF IRRIGATION WITH OWNER.

LANDSCAPE CALCULATIONS

TREES REQUIRED:
 * ACCORDING TO SECTION 275-8 (7) e, LANDSCAPING REQUIREMENTS SHALL NOT APPLY TO PARKING AREAS CONSISTING OF A SINGLE ACCESS LANE.

IRRIGATION NOTES:

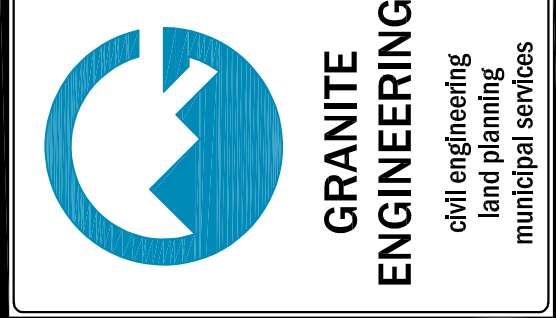
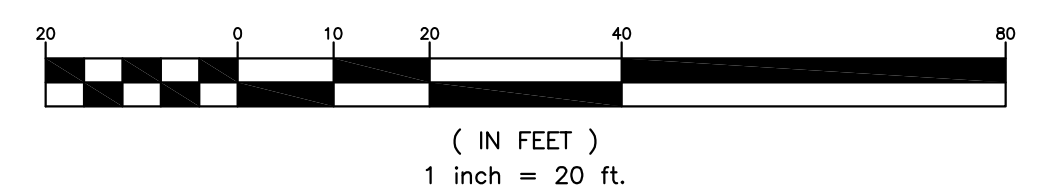
1. IRRIGATION SHALL BE PROVIDED AT THE OWNER'S DIRECTION.
2. UNDERGROUND IRRIGATION SYSTEM SHALL BE GOVERNED BY RAIN SENSORS.
3. PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM, LANDSCAPE/IRRIGATION SYSTEM CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF THE SYSTEM TOGETHER WITH CATALOGUE CUTS OF ALL HEADS, VALVING, CONTROLLER EQUIPMENT, PIPING AND BACKFLOW PREVENTIONS EQUIPMENT AND APPURTENANCES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL.
4. BACKFLOW PREVENTION AND WATER SUPPLY CONNECTIONS TO CONFORM TO THE REQUIREMENTS OF THE TOWN OF HUDSON.

LEGEND

- UTILITY POLE
- SIGN
- WATER VALVE
- GAS VALVE
- EX. GUY WIRE
- ELECTRIC METER
- GAS METER
- ELECTRIC RECEPTACLE
- BOLLARD
- SEWER MANHOLE
- FIRE HYDRANT
- CLEAN OUT
- WATER SHUT OFF
- CAMERA
- CATCH BASIN
- EX. IRON PIN
- EX. CONCRETE BOUND
- ABUTTER LINE
- PROPERTY LINE
- PROP. SNOW STORAGE
- EX. FENCE
- EX. EDGE OF PAVEMENT
- BUILDING SETBACK
- PROP. EDGE OF PAVEMENT
- PROP. BUILDING
- EX. CURB
- EX. TREELINE
- EX. EDGE OF WETLAND
- EX. EDGE OF NON-JURISDICTIONAL WETLAND
- PROP. EASEMENT
- PROP. SPLIT RAIL FENCE
- PROP. CONCRETE
- PROP. EASEMENT FOR TAX MAP 176 LOT 6
- PROP. EASEMENT FOR TAX MAP 176 LOT 7
- PROP. MULCH BED
- PROP. CIRCULATION ARROWS

SEE SHEET 1 FOR REFERENCE PLANS & GENERAL NOTES

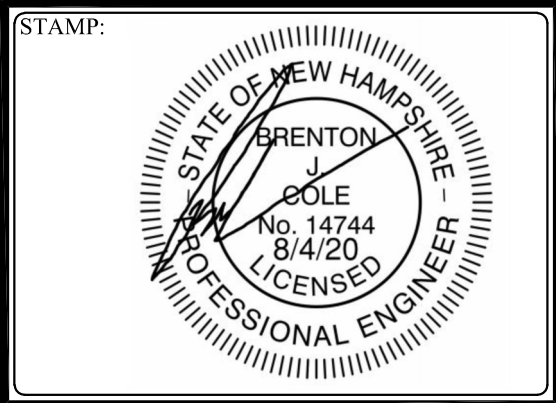
GRAPHIC SCALE



NO.	DATE	COMMENTS
0	08/04/20	PROJECT SUBMITTAL

OWNER (APPLICANT):
 SPALDING INVESTMENT PROPERTIES, LLC
 37 PONEWAH ROAD
 AMHERST, NH 03031
 BOOK 9294, PAGE 0608

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LOCATION: TAX MAP 176 LOT 7
 184 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

PROJECT: HUDSON CAR WASH

TITLE: SITE PLAN

PROJECT No. 20-0604-1 DATE: AUGUST 4, 2020 SCALE: HORIZ. 1"=20'
 SHEET: 4 OF 8

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

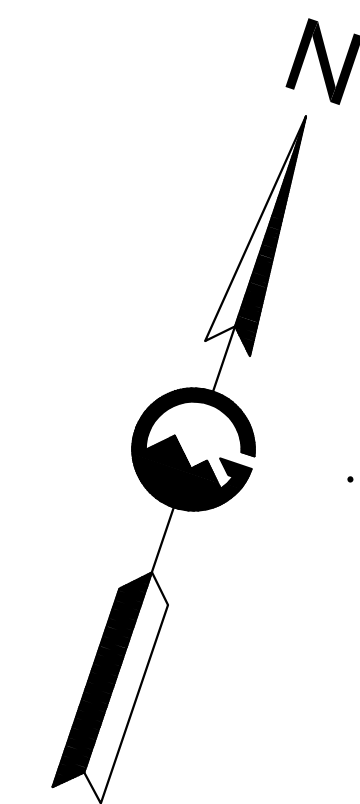
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

 SIGNATURE DATE: _____

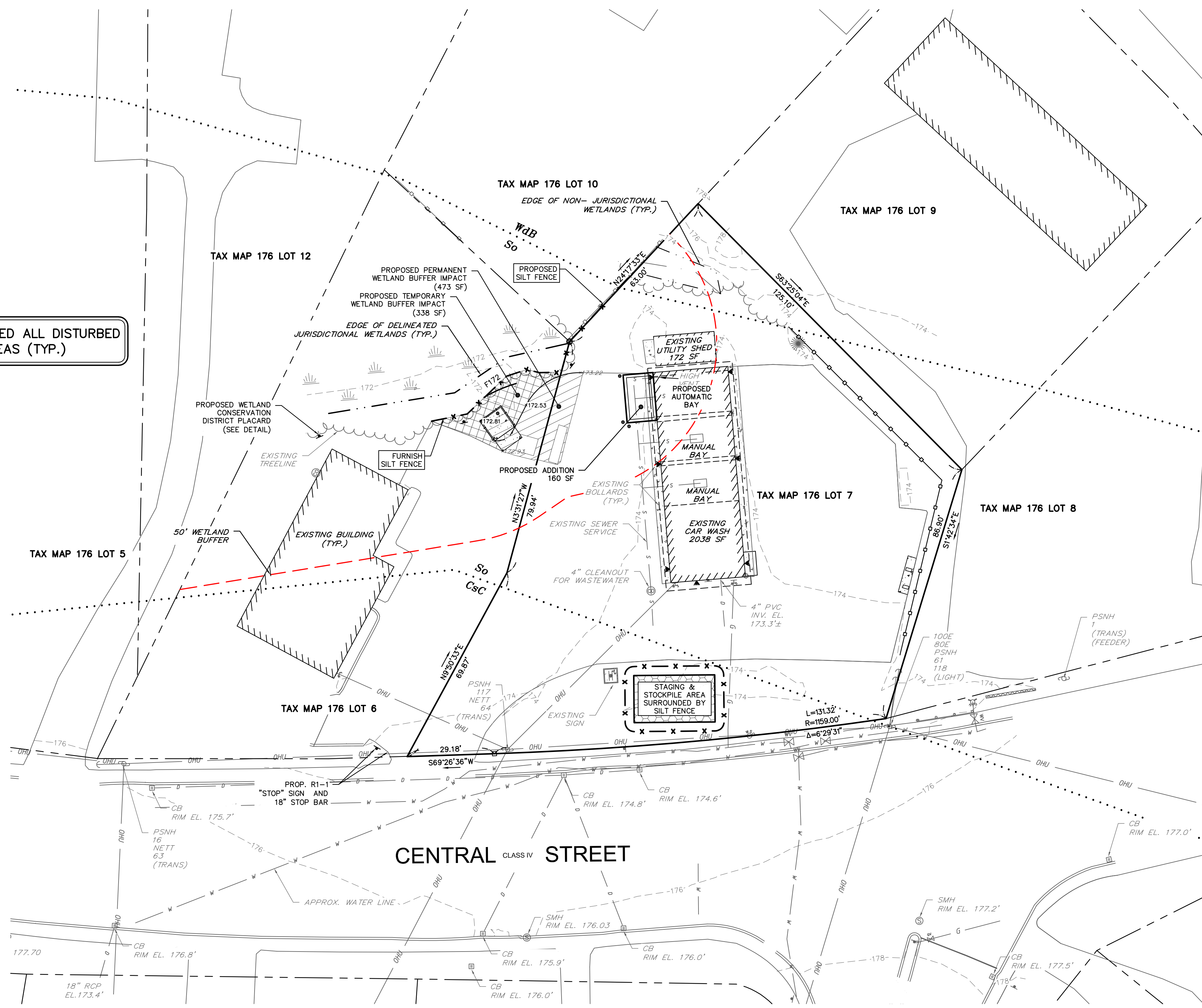
 SIGNATURE DATE: _____

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





LOAM & SEED ALL DISTURBED AREAS (TYP.)



CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE SYSTEMS FOR THIS PROJECT.
2. ALL WORK ON THE SUBJECT PROPERTY AND WITHIN THE TOWN OF HUDSON RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HUDSON'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION. IN THE ABSENCE OF A SPECIFIC TOWN SPECIFICATION, CONTRACTOR SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016.
3. 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 TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEED.
5. MATERIAL STOCKPILES SHALL BE ON LEVEL SITES WITH SILT FENCE INSTALLED AROUND THE PILE. STOCKPILES MUST BE SEED AND MULCHED IF STORED MORE THAN 14 DAYS.
6. THE RUNOFF FROM THE ENTIRE SITE DRAINS TO THE DELINEATED WETLAND.

EROSION CONTROL NOTES:

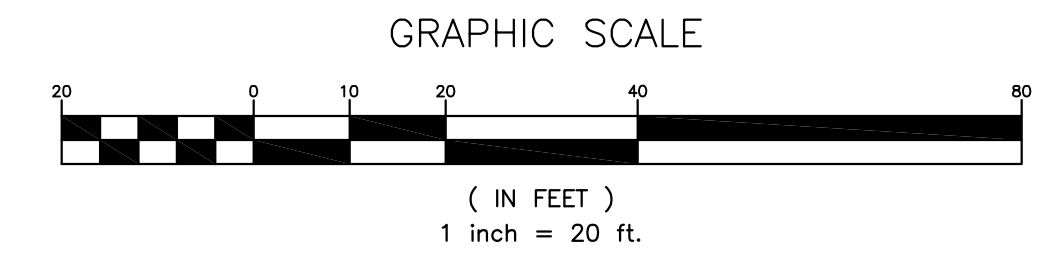
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES.
2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
3. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
4. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
5. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
6. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
7. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
10. SNOW ACCUMULATION DURING THE WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING AND STOCKPILE AREA SURROUNDED BY SILT FENCE.
11. ALL REMOVED STUMPS ARE TO BE GROUND.
12. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
13. THE RESPONSIBLE PARTY SHALL INSTALL, INSPECT, REPORT, OPERATE AND MAINTAIN ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES REQUIRED BY THESE PLANS.
14. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT.
15. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
16. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
17. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
18. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.

LEGEND

- UTILITY POLE
- SIGN
- WATER VALVE
- GAS VALVE
- EX. GUY WIRE
- ELECTRIC METER
- GAS METER
- ELECTRIC RECEPTACLE
- BOLLARD
- SEWER MANHOLE
- FIRE HYDRANT
- CLEAN OUT
- WATER SHUT OFF
- CAMERA
- CATCH BASIN
- EX. IRON PIN
- EX. CONCRETE BOUND
- ABUTTER LINE
- PROPERTY LINE
- EX. TREELINE
- EX. EDGE OF PAVEMENT
- EX. CURB
- EX. GRAVEL
- EX. FENCE
- SCS SOILS LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROP. SILT FENCE
- EX. OVERHEAD UTILITIES
- EX. WATER LINE
- EX. GAS LINE
- EX. DRAINAGE LINE
- EX. SEWER LINE
- EX. EDGE OF WETLAND
- EX. EDGE OF NON-JURISDICTIONAL WETLAND
- PROP. PERMANENT WETLAND IMPACT AREA
- PROP. TEMPORARY WETLAND IMPACT AREA
- PROP. STAGING AND STOCKPILE AREA

SCS LEGEND

- CsC CHATFIELD-HOLLIS COMPLEX, ROCKY, 8-15% SLOPES
- So SCARBORO MUCKY FINE SANDY LOAM, 0-3% SLOPES
- WdB WINDSOR LOAMY SAND, 3-8% SLOPES

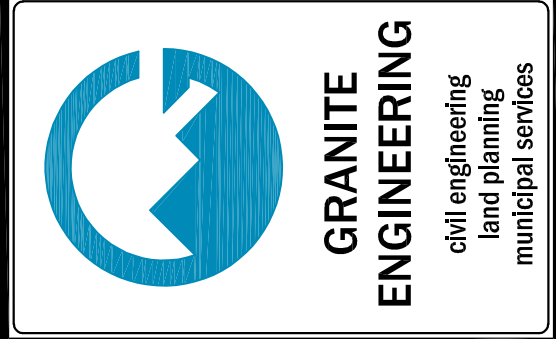


PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

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

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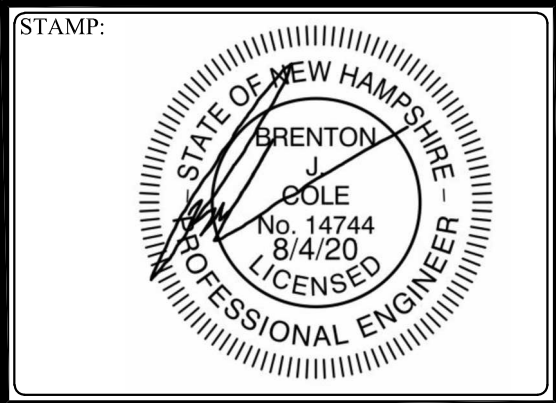
NO.	DATE	COMMENTS
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OWNER (APPLICANT):
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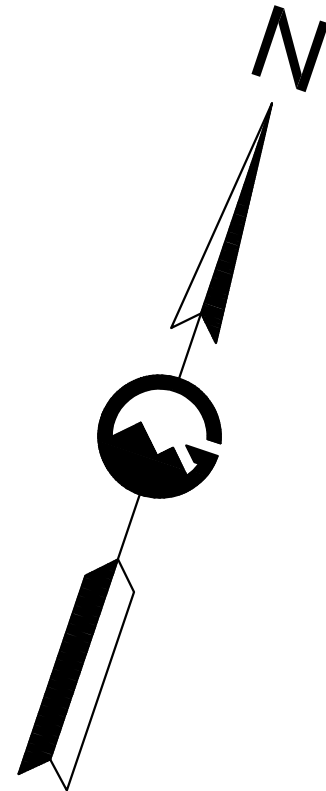


LOCATION: TAX MAP 176 LOT 7
184 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

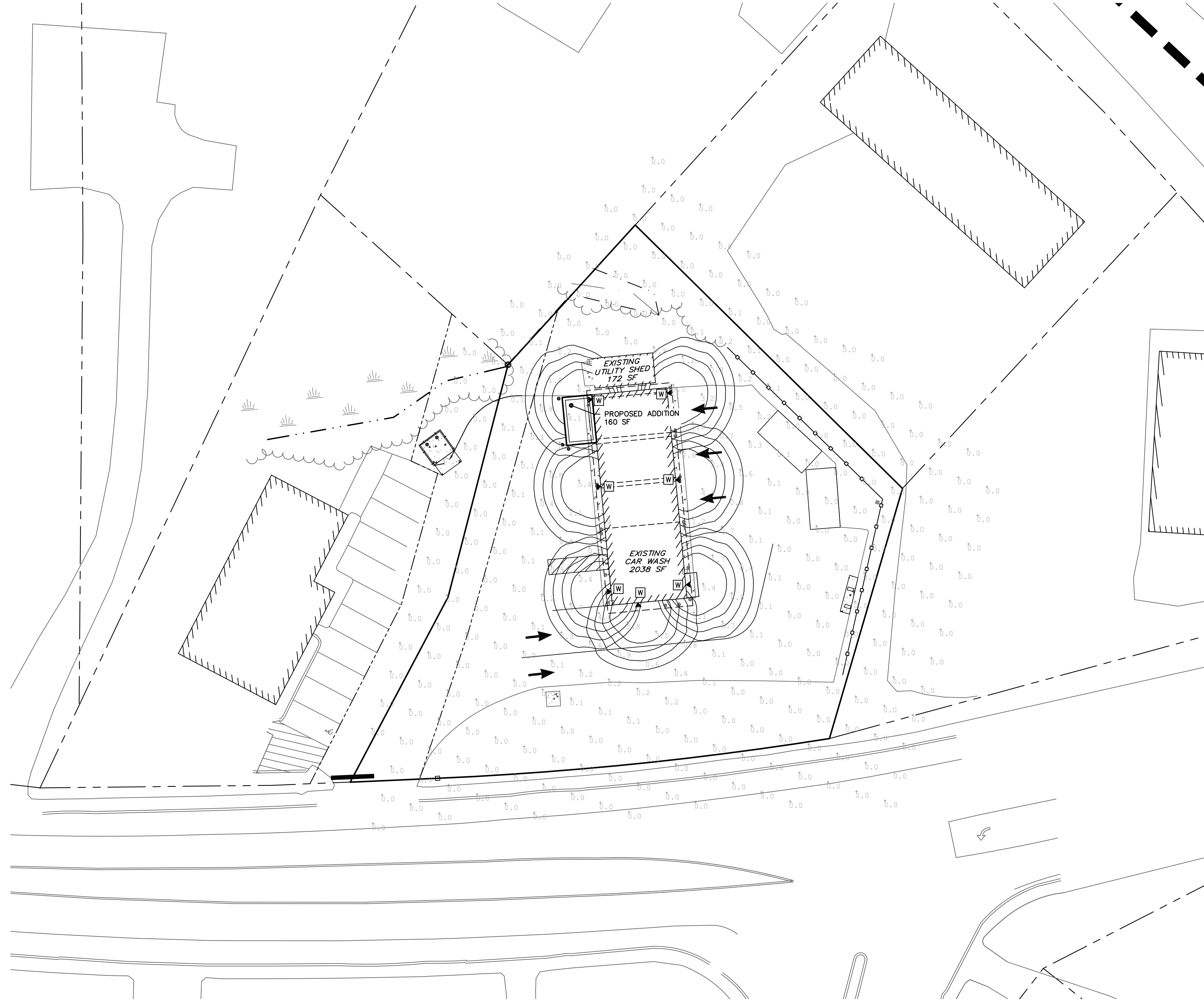
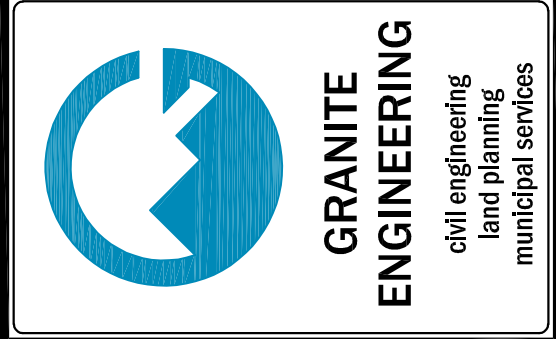
PROJECT: HUDSON CAR WASH

TITLE: GRADING, UTILITY & EROSION CONTROL PLAN

PROJECT No. 20-0604-1 DATE: AUGUST 4, 2020 SCALE: HORIZ. 1"=20'
SHEET: 5 OF 8

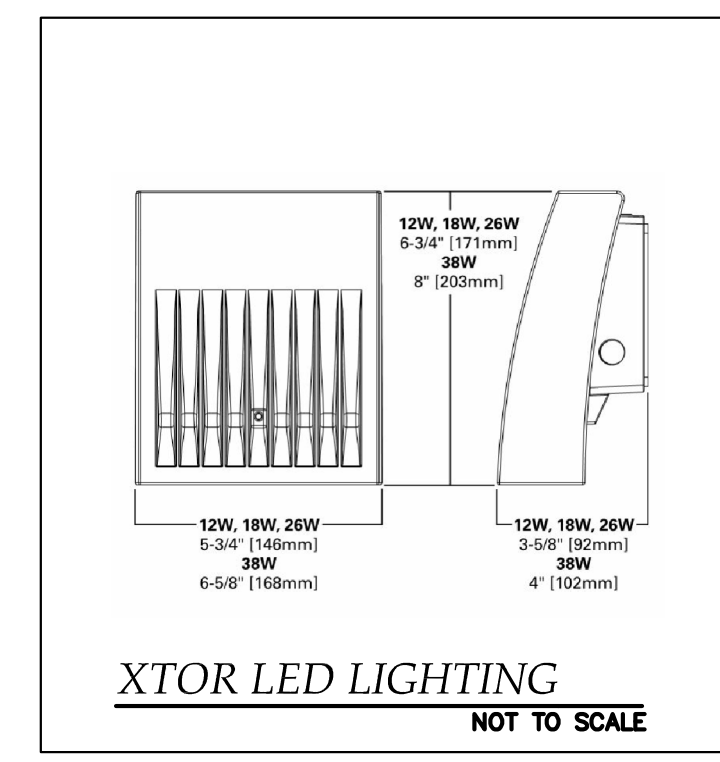


- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED LIGHTING FOR THE PROJECT.
 2. ALL FIXTURES SHALL BE AS SPECIFIED BY CHARRON, LLC.
 3. ALL PROPOSED FIXTURES ARE FULL CUTOFF FIXTURES.
 4. SITE LIGHTING SHALL OPERATE DURING HOURS OF DARKNESS.



STATAREA_1
CAR WASH LOT
ILLUMINANCE (FC)
MAXIMUM = 7.5
MINIMUM = 0.0

LUMINAIRE SCHEDULE				
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
W			SINGLE	XTOR2B / WALL MTD 9' AFG



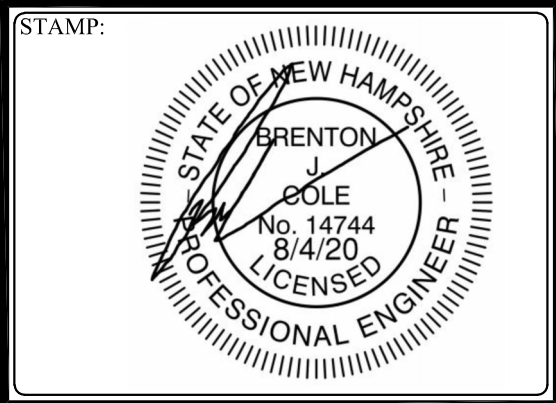
No.	DATE	REVISIONS	COMMENTS	
			BY	B/C
0	08/04/20		PROJECT SUBMITTAL	

OWNER (APPLICANT):
SPALDING INVESTMENT
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37 PONEWAH ROAD
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LOCATION:
TAX MAP 176 LOT 7
184 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PROJECT:
HUDSON CAR WASH

TITLE:
LIGHTING PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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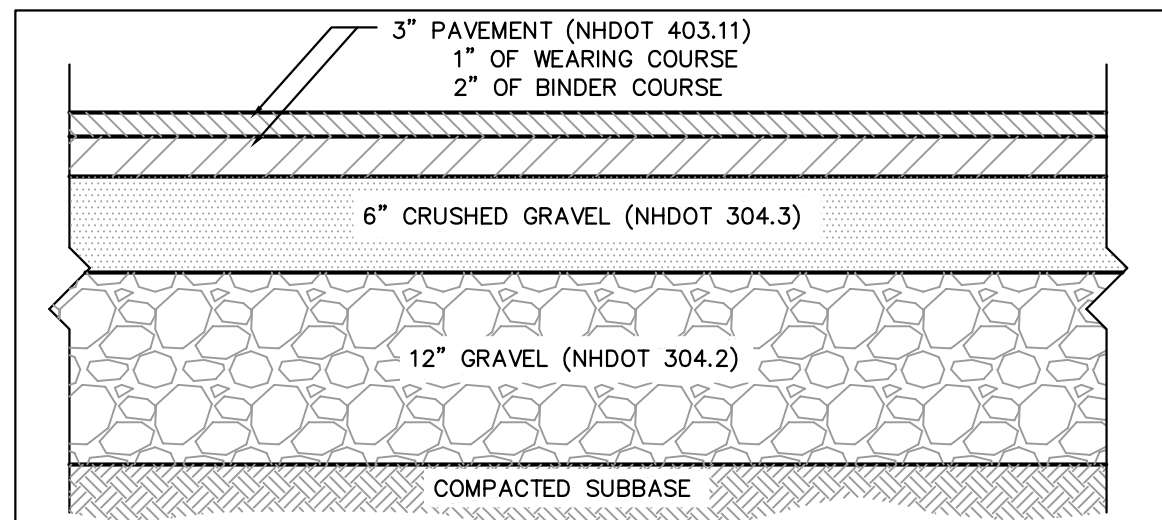
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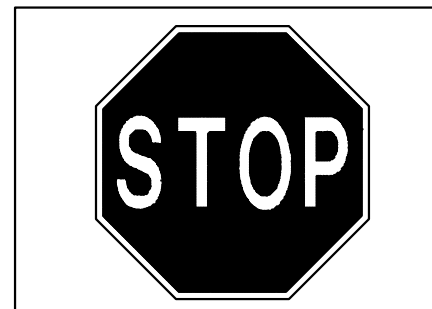
PROJECT No. 20-0604-1 DATE: AUGUST 4, 2020 SCALE: 1"=20'

SHEET: 6 OF 8



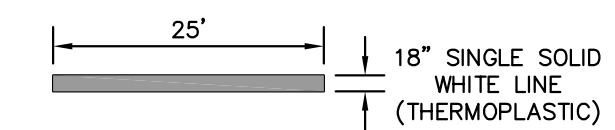
NOTES:
1. ALL GRAVELS AND SUBBASE TO BE COMPACTED TO 95%.

PARKING LOT AND DRIVEWAY PAVEMENT SECTION
NOT TO SCALE

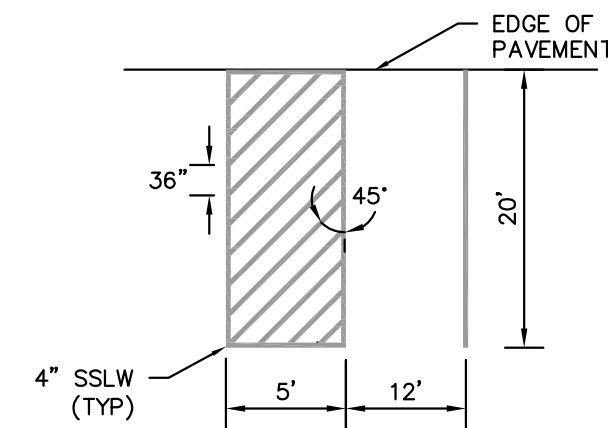


R1-1
30" X 30"

STOP SIGN DETAIL
NOT TO SCALE

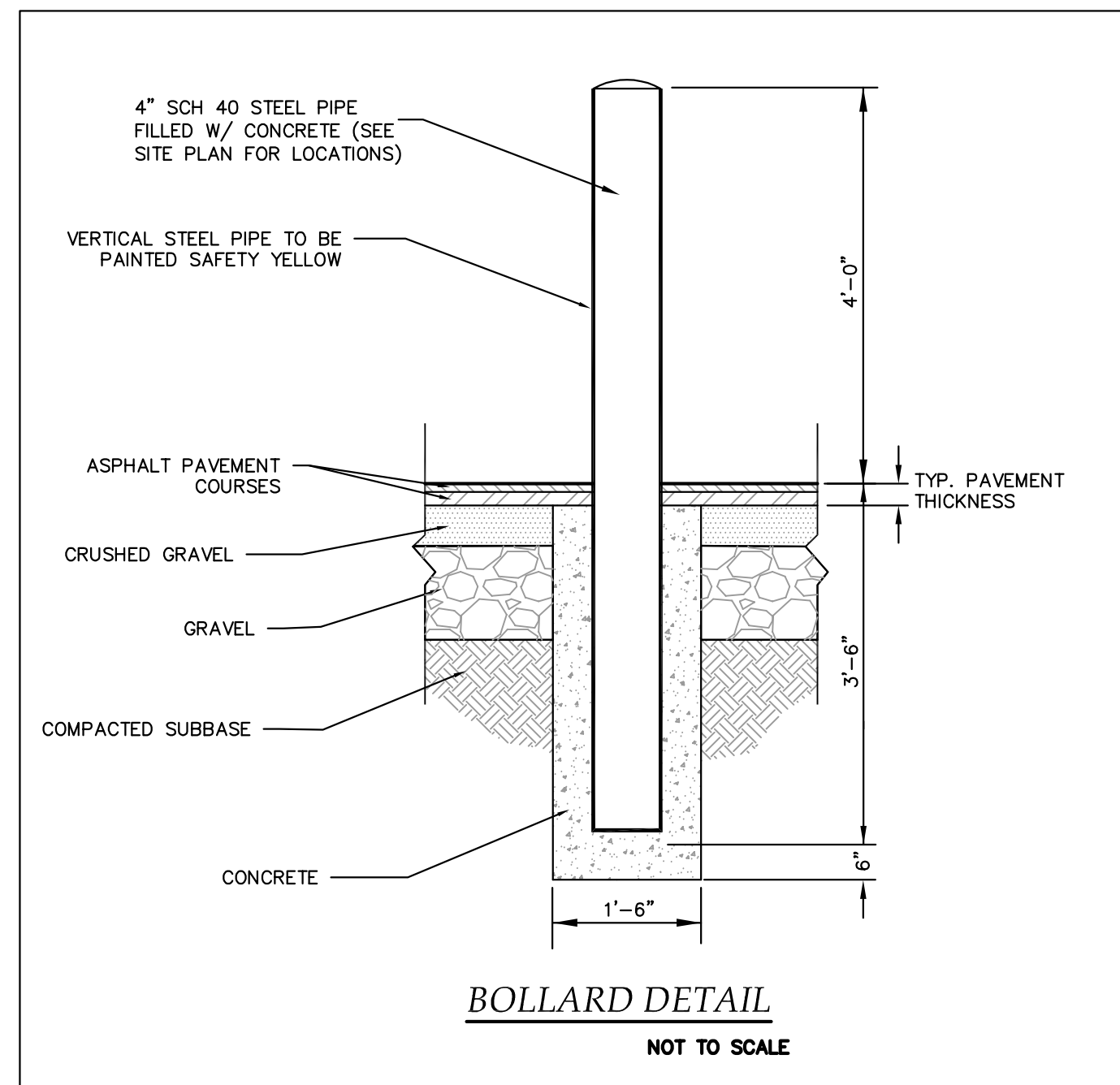


STOP BAR DETAIL
NOT TO SCALE

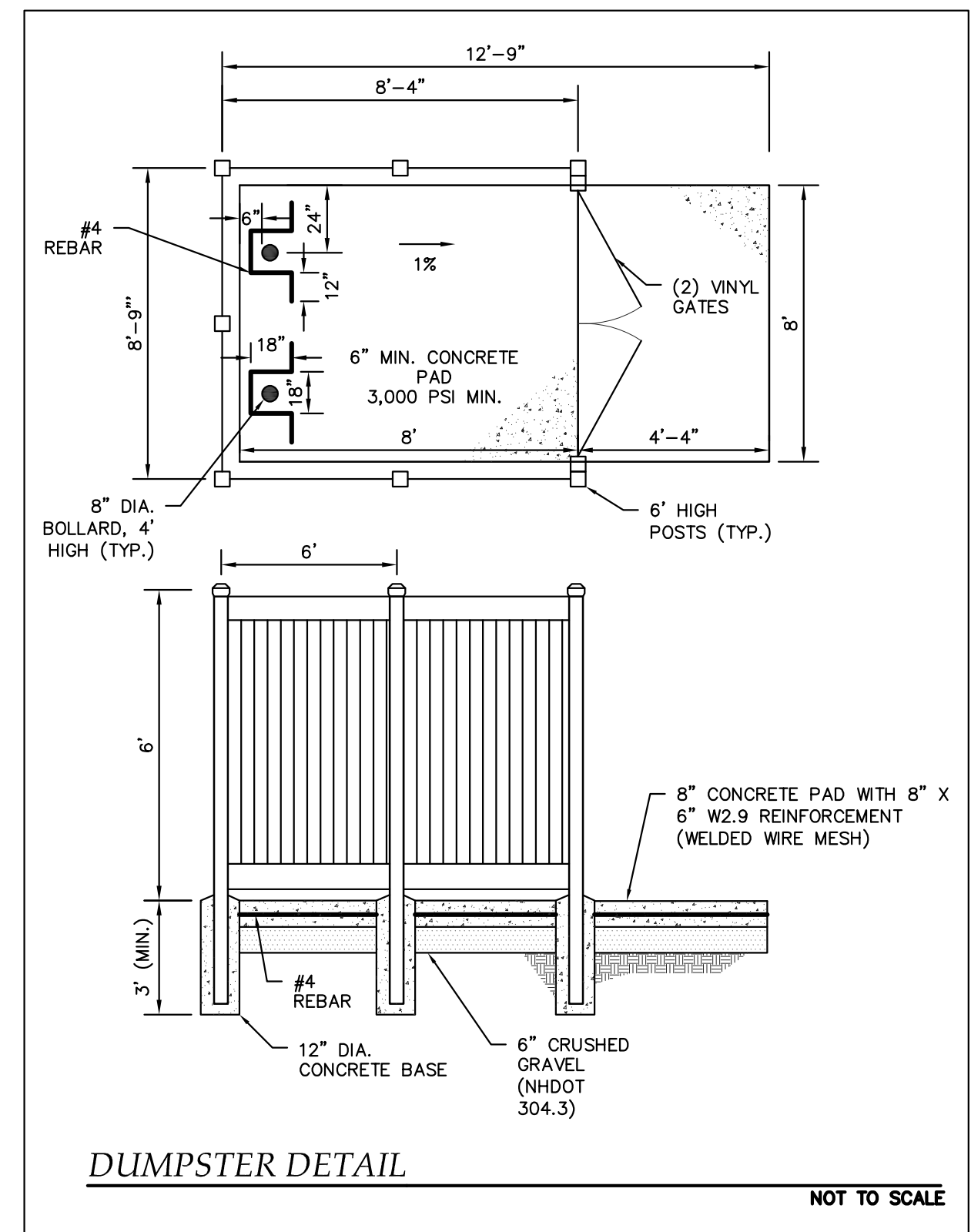


NOTES:
1. VAN ACCESS AISLE SHALL BE A MINIMUM 8' WIDE.

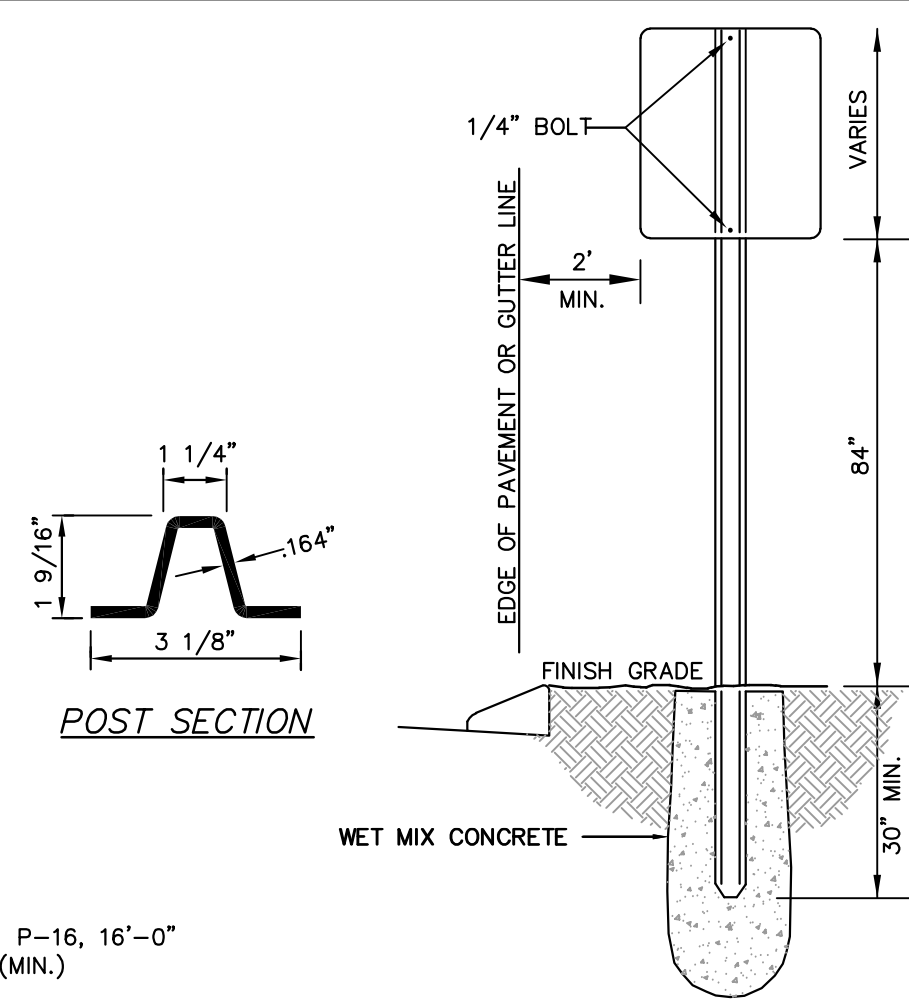
PERPENDICULAR ACCESSIBLE PARKING AND STRIPING DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



DUMPSTER DETAIL
NOT TO SCALE



NOTES:
LENGTH: P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0"
WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)
HOLES: 3/8" DIA. 1' C-O FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) or ASTM A-576 (GRADE 1070-1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON or AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

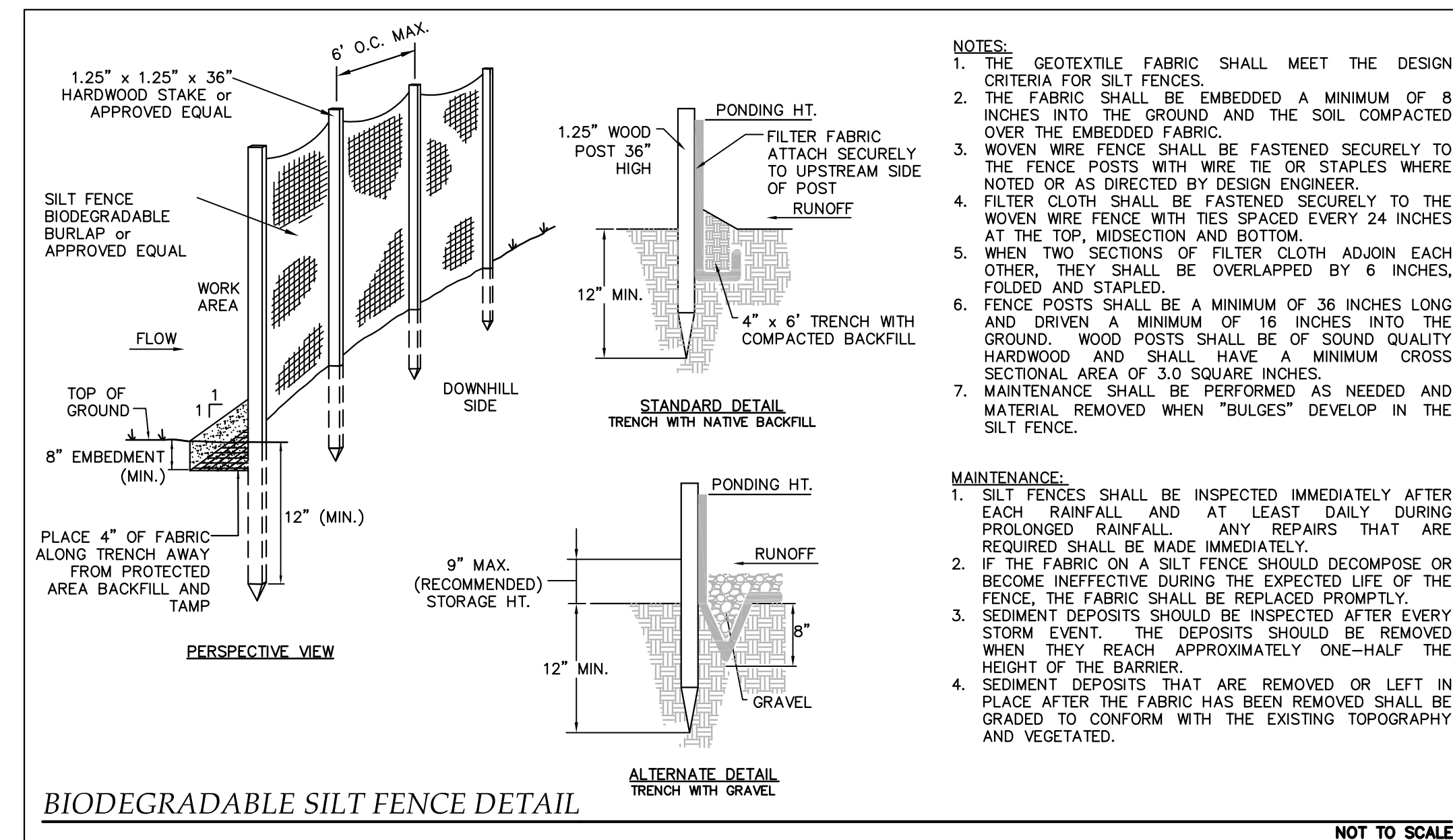
GENERAL NOTES:

- POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OF DRIVEN.
- WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH AFTER INSERTING POSTS, THE HOLES SHALL BE BACK FILLED WITH SUITABLE MATERIAL IN LAYERS NO TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
- WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
- POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
- SIGNS SHALL BE ERRECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
- WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.
- DIMENSIONS SHOWN ARE NOMINAL
- ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

SIGN POST DETAIL
NOT TO SCALE



WETLAND CONSERVATION DISTRICT BOUNDARY MARLER
NOT TO SCALE



NOTES:
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE:
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

BIODEGRADABLE SILT FENCE DETAIL
NOT TO SCALE

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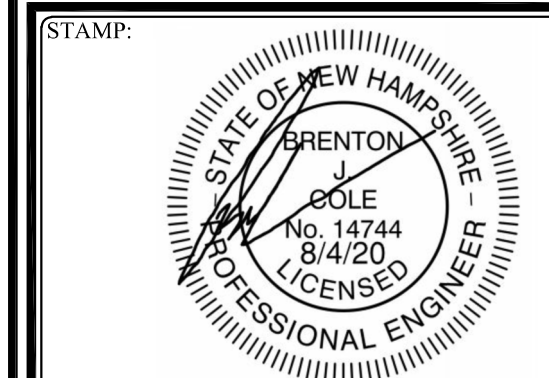
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LOCATION:
TAX MAP 176 LOT 7
184 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PROJECT:
HUDSON CAR WASH

TITLE:
DETAILS

PROJECT No. 20-0604-1 DATE: AUGUST 4, 2020 SCALE: AS SHOWN
SHEET: 7 OF 8

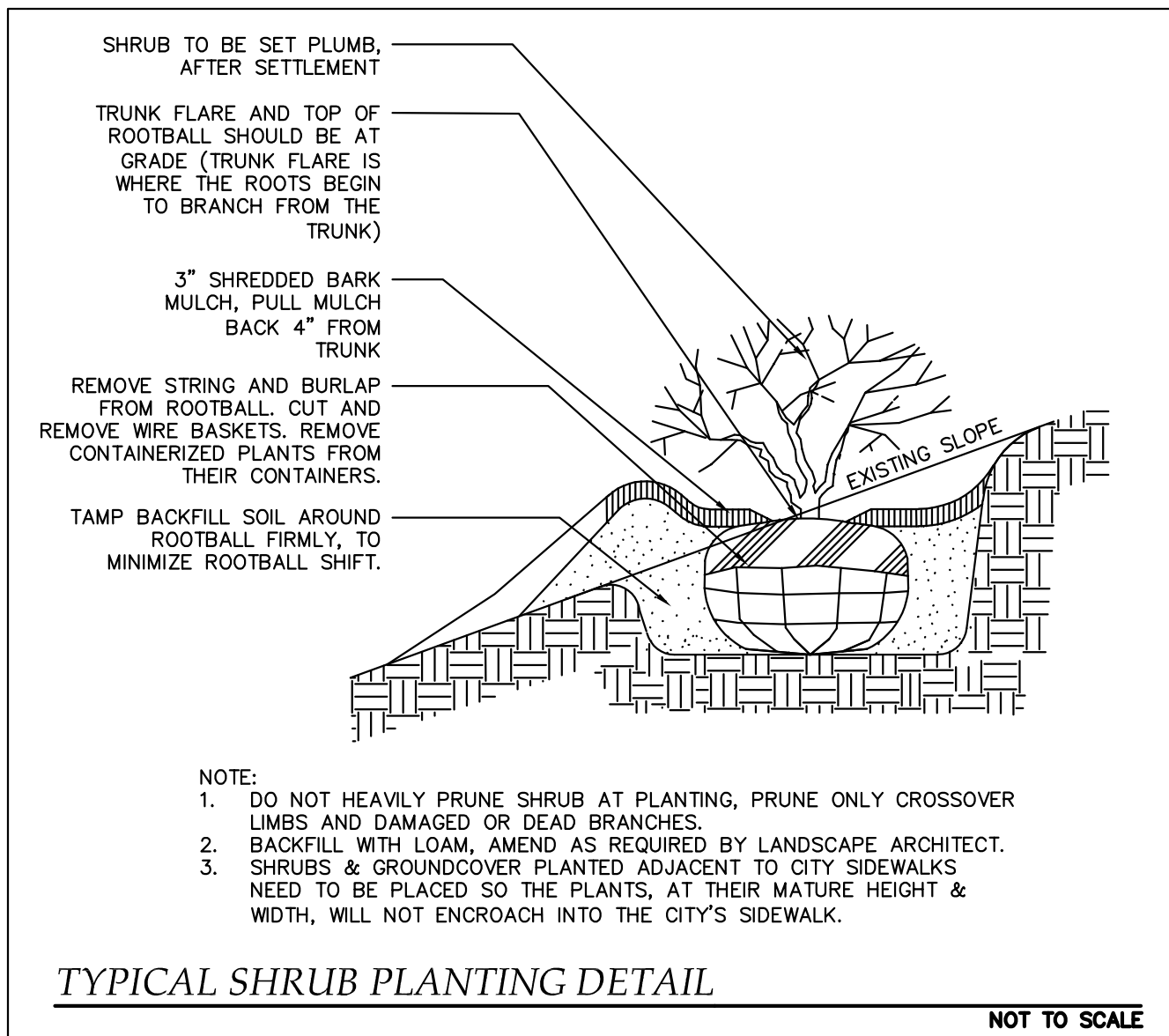
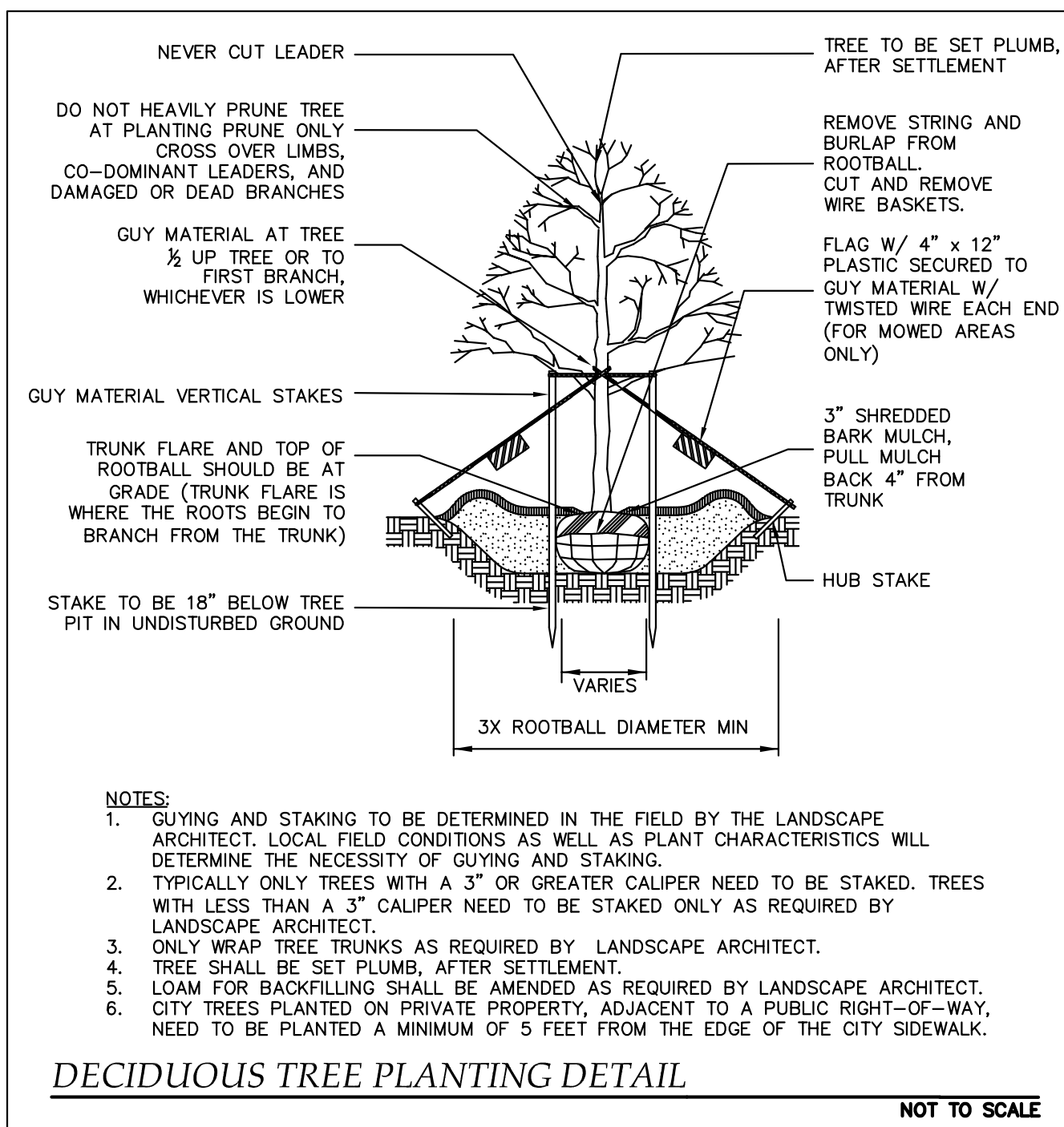
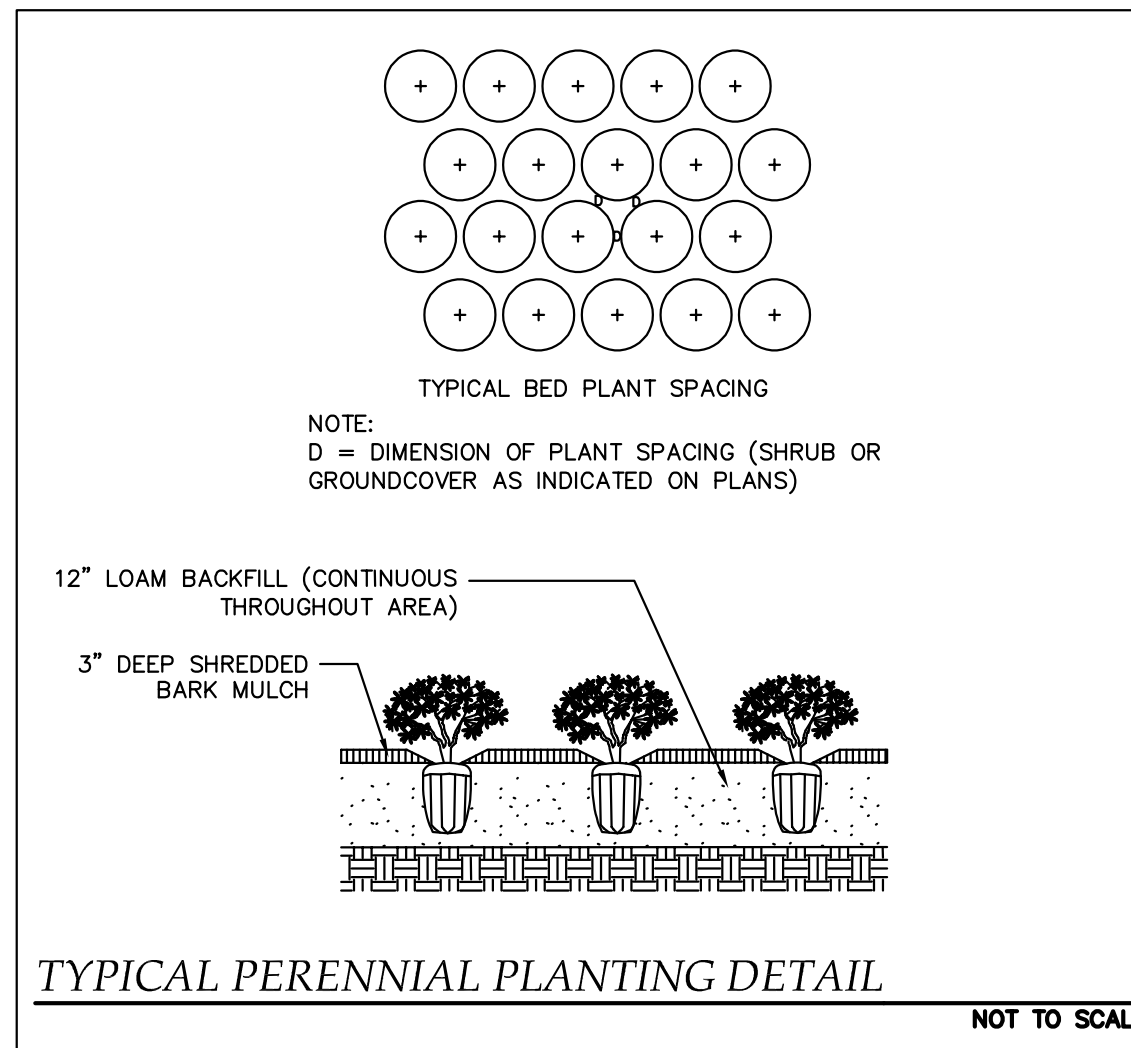
- ALL AREAS TO BE SEEDED SHALL BE PREPARED TO PROVIDE A REASONABLY FIRM BUT FRIABLE SEED BED.
- SLOPED AREAS SHALL NOT BE LEFT TOO SMOOTH; THE SURFACE SHALL BE LEFT IN A RUFFLED CONDITION SUCH AS MAY BE PRODUCED BY THE USE OF TRACKED VEHICLES RUN UP AND DOWN THE SLOPES. SMOOTH, COMPACTED SLOPES, SUCH AS FROM BLADING, WHICH MIGHT ALLOW THE FREE FLOW OF WATER DOWN THEM SHALL BE DISKED, HARROWED, DRAGGED WITH A CHAIN OR MAT, MACHINE-RAKED, OR HAND-WORKED TO GIVE THE EFFECT OF MINIATURE TERRACES, PARTICULARLY IN SILTY OR CLAYEY SOILS. THE SLOPES SHALL BE LEFT SMOOTH ENOUGH TO ENABLE MOWING.
- LAWN AREAS, SUCH AS WHERE LOAM HAS BEEN SPREAD, SHALL BE PREPARED FOR SEEDING. THE LOAM SHALL BE SPREAD UPON THE PREVIOUSLY PREPARED SUBGRADE SURFACE TO THE DEPTH OF 4" ± 1/2" UNLESS OTHERWISE SPECIFIED AND SHALL BE RAKED CAREFULLY TO REMOVE ALL OBJECTIONABLE MATERIALS. LOAM SHALL BE SPREAD IN SUCH A MANNER AS TO ESTABLISH A LOOSE, FRIABLE SEEDBED. IN ORDER TO MAINTAIN A CONSISTENT GRADE, LOAM PLACED ADJACENT TO LAWNS OR WHERE DIRECTED SHALL BE COMPACTED WITH A ROLLER WEIGHING APPROXIMATELY 100 POUNDS PER FOOT OF ROLLER WIDTH. ALL DEPRESSIONS EXPOSED DURING THE ROLLING PROCEDURE SHALL BE FILLED WITH ADDITIONAL LOAM, AND ROLLED.
- LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE OF VIABLE PARTS OF PROHIBITED INVASIVE PLANTS LISTED IN TABLE 3800.1 OF PART AGR 3800. LOAM SHALL BE GENERALLY FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN 2" IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.6. LOAM SHALL CONTAIN A MINIMUM OF 3 PERCENT AND A MAXIMUM OF 10 PERCENT OF ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. NOT MORE THAN 65 PERCENT SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D 1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE NO. 4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
- ALL AREAS TO BE SEEDED SHALL MEET THE SPECIFIED GRADES AND SHALL BE FREE OF GROWTH AND DEBRIS. CARE SHALL BE TAKEN TO PREVENT THE FORMATION OF LOW PLACES AND POCKETS WHERE WATER WILL STAND.
- WHERE RYEGRASS HAS BEEN PLANTED FOR TEMPORARY EROSION CONTROL AND HAS NOT BEEN ELIMINATED PRIOR TO THE COMPLETION OF THE WORK, SUCH AREAS SHALL BE DISC-HARROWED AT LEAST 3" DEEP AND SEEDED WITH PERMANENT GRASSES TO PREVENT THE RYEGRASS FROM RESEEDING AND BECOMING COMPETITIVE WITH AND RETARDING DEVELOPMENT OF THE PERMANENT COVER.
- SEEDING AND INITIAL FERTILIZING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1, BETWEEN AUGUST 15 AND OCTOBER 14, OR AS PERMITTED. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET, OR OTHERWISE UNTILLABLE. IF SEEDING IS DONE DURING JULY OR AUGUST, ADDITIONAL MULCH MATERIAL MAY BE REQUIRED BY THE ENGINEER.
- FERTILIZER SHALL BE UNIFORMLY APPLIED. THE RATE OF APPLICATION SHALL BE A RATE OF 2.0 POUNDS OF NITROGEN PER 1,000 SQUARE FEET. NOT LESS THAN THREE MONTHS SHALL ELAPSE BETWEEN THE INITIAL FERTILIZATION AND THE REFERTILIZATION. NO REFERTILIZATION WILL BE ALLOWED BETWEEN NOVEMBER 1, OR WHEN THE GROUND HAS FROZEN, AND THE FOLLOWING APRIL 1, OR BETWEEN JUNE 1 AND THE FOLLOWING SEPTEMBER 1. REFERTILIZATION WILL BE ALLOWED BETWEEN AUGUST 15 AND 31 ONLY WHEN IT IS DETERMINED THAT THE PERMANENT GRASSES HAVE DEVELOPED WELL AND FEW WEEDS HAVE APPEARED, AND SUCH REFERTILIZATION WILL NOT TEND TO PROMOTE THE GROWTH OF NOXIOUS WEEDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR SEEDED AREAS UNTIL ACCEPTANCE OF THE WORK. CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO SEEDED AREAS CAUSED BY PEDESTRIAN OR VEHICULAR TRAFFIC OR OTHER CAUSES.
- THE SEEDED AREAS SHALL BE CAREFULLY AND SUITABLY WATERED AS NECESSARY TO PRODUCE A SATISFACTORY GROWTH.
- AREAS SEEDED WITH PARK SEED SHALL BE MOWED WHENEVER NECESSARY TO KEEP THE GROWTH BETWEEN 3 AND 6" IN ORDER TO ALLOW LIGHT TO PENETRATE TO THE SHORTER, SLOWER GROWING SPECIES IN THE MIXTURE.
- AREAS SEEDED WITH SLOPE SEED MAY BE ORDERED MOWED WHENEVER THE CONTRACT EXTENDS INTO A SECOND GROWING SEASON. WEEDS GROWING IN AREAS SEEDED WITH THE SLOPE SEED SHALL BE CUT BACK TO PREVENT THEM FROM DOMINATING THE DESIRED GRASS PLANTS.
- ACCEPTABLE SEED MIXTURES ARE AS FOLLOWS:

TYPICAL LAWN MIX			
KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 120 LBS)
CREeping RED FESCUE	96	85	40
PERENNIAL RYEGRASS	98	90	50
KENTUCKY BLUEGRASS	97	85	25
	95	80	5

WILDFLOWER SLOPE SEED (3:1 OR GREATER NHDOT TYPE 45)			
KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 95 LBS)
CREeping RED FESCUE	96	85	35
PERENNIAL RYEGRASS	98	90	30
	95	80	5
	97	90	5
BIRDSFOOT TREFOL	98	80	5
LANGE-LEAVED COREOPSIS	95	80	4
	95	80	3
BLACKEYED SUSAN	95	80	4
	95	80	4

TYPICAL SLOPE SEED (3:1 OR GREATER NHDOT TYPE 44)			
KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 80 LBS)
CREeping RED FESCUE	96	85	35
PERENNIAL RYEGRASS	98	90	30
	95	80	5
	97	90	5
BIRDSFOOT TREFOL	98	80	5

TURF ESTABLISHMENT SPECIFICATIONS



- ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, 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 PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT BE DONE 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% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL (NHDOT 304.3).

WINTER CONSTRUCTION NOTES

- THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES CONTROL.
- EARTHWORK SHALL BE LIMITED TO THE AREAS WITHIN THE LIMITS OF CLEARING AS SHOWN ON THE PLAN. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDARIAN DAYS.
- 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.
- PERMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- EROSION CONTROL MEASURES USED SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER 0.25\"/>

EROSION CONTROL NOTES

- CONTACT DIG SAFE AT LEAST 72 HOURS BEFORE ANY EXCAVATION WORK.
- CUT AND CLEAR TREES AND BRUSH WITHIN LIMITS OF CLEARING SHOWN ON PLAN.
- INSTALL ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS. THE STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
- REMOVE STUMPS FROM THE SITE FOR SITE GRADING TO COMMENCE. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR UNLESS A STUMP DUMP IS NOTED ON THE PLAN. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTIONS ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED BY PERIMETER CONTROLS TO PREVENT EROSION.
- COMMENCE EARTHWORK OPERATIONS. ALL PERMANENT EROSION CONTROL MEASURES AND DETENTION FACILITIES SHOULD BE INSTALLED PRIOR TO GRADING FOR PROJECT.
- ALL DRAINAGE SYSTEMS AND OTHER UTILITIES SHOULD BE CONSTRUCTED FROM LOW GRADE TO HIGH GRADE. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF PERIMETER CONTROLS UNTIL THE SITE HAS BECOME FULLY STABILIZED.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3\"/>
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE REQUIRED, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY DEVICES OR CONSULT WITH THE ENGINEER.
- ALL STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE STORMWATER MEASURES UNTIL ALL CONTRIBUTING AREA HAVE BEEN DEEMED STABLE.
- BEGIN THE CONSTRUCTION OF GRAVEL AND CRUSHED GRAVEL COURSES OVER PROPOSED DRIVEWAY, WALKS, AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS AND COMPACTION RATES.
- COMPLETE GRADING ACTIVITIES AND WHEN COMPLETE, BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE THE SPECIFIED THICKNESS.
- FINE GRADE ALL TURF AREAS AND COMPLETE PERMANENT SEEDING AND LANDSCAPING BY HYDROSEEDING WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- INSTALL THE FINAL BINDER COURSE OF PAVEMENT.
- INSTALL THE FINAL WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
- COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE, AND OTHER SITE AMENITIES.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE ESTABLISHED THEMSELVES.

CONSTRUCTION SEQUENCE

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

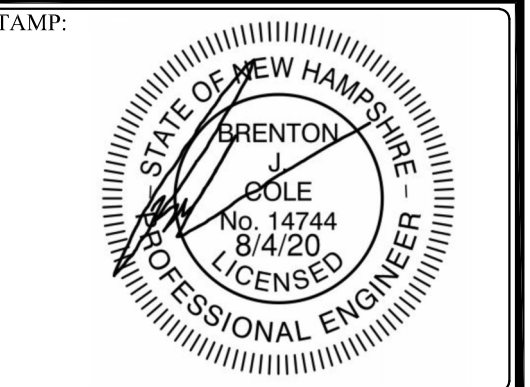
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

NO.	DATE	REVISIONS
0	08/04/20	PROJECT SUBMITAL

OWNER (APPLICANT):
SPAULDING INVESTMENT PROPERTIES, LLC
37 FOWNAH ROAD
AMHERST, NH 03031
BOOK 9294, PAGE 0608

250 Commercial Street, Suite 3008
Manchester,
New Hampshire 03101
603.518.8030

www.GraniteEng.com



LOCATION:
TAX MAP 176 LOT 7
184 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PROJECT:
HUDSON CAR WASH

TITLE:
DETAILS

PROJECT No. 20-0604-1 DATE: AUGUST 4, 2020 SCALE: AS SHOWN
SHEET: 8 OF 8