

B & H OIL COMPANY

SITE PLAN APPLICATION #11-20

CONDITIONAL USE PERMIT #4-21

MAY 26, 2021

SITE: 19 Constitution Drive; Map 170 Lot 042-000

ZONING: Industrial (I)

PURPOSE OF PLANS: Proposed non-residential mixed-use development consisting of a 4-bay garage (3,200 sf) for repairs of cars and trucks with associated office, a 3,315-sf area for above ground oil fuel storage tanks for distribution/sale to customers off-site, and associated site improvements.

PLANS UNDER REVIEW: Site Plan, B & H Fuel Storage Tank Farm; prepared by Edward N. Herbert Assoc., Inc., 1 Frost Road, Windham, NH 03087; prepared for B & H Oil Company, Inc., 6 Starwood Drive, Hampstead, NH 03841; consisting of 18 sheets, with terms and conditions 1-8 on Sheet 1 and fourteen unnumbered general notes on Sheet 2; latest revision dated April 9, 2021.

ATTACHMENTS:

- A. Peer Review Comments, by Fuss & O'Neill, dated January 8, 2021
- B. Applicant response to peer review comments, by Edward N. Herbert Asso., Inc., received April 16, 2021.
- C. Conservation Commission Decision, dated May 17, 2021
- D. CAP fee worksheet

APPLICATION TRACKING:

- October – Conceptual Design Review
- December 4, 2020 – Application received.
- May 17, 2021 – Conservation Commission voted in support of the Conditional Use Permit application.
- May 26, 2021 – Public hearing scheduled.

WAIVER REQUESTED:

- §193-10.F – Maximum Driveway Width

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The existing site is vacant and undeveloped. The eastern portion of the site has a low vegetative cover consisting of bushes and shrubs and is clear of tall trees. The western portion of the site,

along Wall street and including an identified wetland area, is heavily wooded. The proposed development will be confined to the eastern portion of the site and no development will take place within the wetland area, as well as the 50-ft setback area surrounding the wetland.

The applicant is proposing to develop the vacant property into a vehicle repair and fuel storage facility consisting of two structures – a vehicle repair garage and an above-ground oil fuel storage facility. The vehicle repair garage will include office space, totaling 3,200 sf, with 4 garage bays opening toward the rear side of the lot, away from Constitution Drive.

The site is located within the Clement Road Industrial Park Economic Revitalization Zone, which would allow companies to apply to the state for tax credits against their annual business profits and enterprise taxes as an incentive to move into unused and underutilized industrial parks.

STAFF COMMENTS

Summary: The proposed development conforms with use and dimensional requirements. The proposed driveway width requires relief, for which the applicant has submitted a waiver request. The parking count also requires relief, for which the Applicant should file a waiver request.

1. **Use (§334-21):** The proposed uses – automotive repair and fuel storage, are both permitted in the Industrial (I) zone.
2. **Dimensional Requirements (§334-27):** The proposed site plan conforms to the dimensional requirements for the Industrial (I) zone and the 40% open space requirement under §276-11.1.B.(24)(b).
3. **Off-Site Parking (§275-8):** 7 spaces provided including 1 ADA space; requires a waiver.
 - a. Parking Requirements:
 - i. §275-8.C.(2)(a) – Automotive fuel stations: one space for each fuel dispenser, plus two spaces for each working bay, plus one space per employee on the largest shift.
 - ii. §275-8.C.(2)(m) – Professional offices and business services: one for every 300 square feet of gross leasable area.
 - b. Proposed Use:
 - i. Automotive Repair with 4 Working Bays, maximum 4 employees anticipated*
 - ii. Proposed fuel storage facility (assumes 2 dispensers)
 - iii. Proposed Office Space (floor area unknown; applicant indicates 2 office employees)

* The revised Site plan indicate a maximum of 4 employees working at the repair bay, however the applicant’s response to the peer review comments indicates a maximum of 6 employees on vehicle repair. Staff assumes 2 of the latter are office employees. If this is incorrect, then the required parking spaces should increase by 2.
 - c. Calculation

- i. 4 bays x 2 spaces per bay + 2 dispensers x 1 space per dispenser +
 (6 employees + 2 employees for the office*) x 1 space per employee on the
 largest shift = 18 spaces required
 * The proper parking calculation for office use should be based on the office’s gross
 floor area. Without such information, staff opts to base the calculation on the number
 of office employee.

4. **Driveway (§193-10):** Single 120’ driveway entrance/curb cut

- a. The applicant has requested a waiver for §193-10.F – Maximum Driveway Width

Conditional Use Permit

The Conservation Commission heard this Conditional Use Permit application and voted in support of the application on May 17, 2021. **See Attachment C.**

PEER REVIEW AND APPLICANT RESPONSES

The peer review reviewed the originally submitted Site Plan, dated November 25, 2020, and provided 65 comments. The applicant had responded to these comments, and addressed a majority of them through making corresponding modifications to the Site Plan.

DRAFT MOTIONS

ACCEPT the site plan & conditional use permit application:

I move to accept the site plan & conditional use permit applications for B & H Oil Company at 19 Constitution Drive; Map 170 Lot 042-000.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan and conditional use permit applications for B & H Oil Company at 19 Constitution Drive; Map 170 Lot 042-000, to date certain,

_____, _____.

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

*[If the Board needs more time to deliberate, move to **continue** the hearing]*

APPROVE the site plan application:

I move to approve the Conditional Use Permit and Site Plan applications entitled: Site Plan, B & H Fuel Storage Tank Farm; prepared by Edward N. Herbert Assoc., Inc., 1 Frost Road, Windham, NH 03087; prepared for B & H Oil Company, Inc., 6 Starwood Drive, Hampstead, NH 03841; consisting of 18 sheets, with terms and conditions 1-8 on Sheet 1 and fourteen

unnumbered general notes on Sheet 2; latest revision dated April 9, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan.
2. A CAP fee amount of \$8,990.70 shall be paid prior to issuance of a Certificate of Occupancy.
3. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control.
4. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission.
5. The Engineering Department shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any findings to the applicant and the Conservation Commission for immediate remediation.
6. Stockpiling of construction materials is not allowed in the wetland buffer areas during construction.
7. The BioNet Erosion Control Blanket shown on sheet 7 of 18 shall be extended beyond the area shown to include coverage on all slopes 2:1 or greater near the wetland area to aid in slope stabilization.
8. Two to three additional shrubs or trees be planted in the area of the wetland buffer disturbance to aid in slope stabilization.
9. The Applicant make a best effort at preserving the large Mable Tree at the bottom of the buffer area to be impacted.
10. Final administrative review by Town Planner and Town Engineer.
11. Construction activities 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 Sundays.
12. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday.

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

COPY

RECEIVED

DEC 04 2020

SITE PLAN APPLICATION

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 12-2-20 Tax Map #: 170 Lot #: 042-000

Site Address: 19 Constitution Drive

Name of Project: Site Plan B & H Fuel Storage Tank Farm

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

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Richard Conley

Ralph Glynn

Address: Constitution Drive, LLC

B & H Oil Company, Inc.

Address: 24 Wisteria Dr., Dover, NH 03820

6 Starwood Drive, Hampstead, NH 03841

Telephone # _____

603-893-8882

Email: _____

rglynn108@comcast.net

PROJECT ENGINEER:

SURVEYOR:

Name: Michael Gospodarek

Paul Zarnowski

Address: Edward N. Herbert Assoc. Inc.

Edward N. Herbert Assoc., Inc.

Address: 1 Frost Road, Windham, NH

1 Frost Road, Windham, NH 03087

Telephone # 603-432-2462

603-432-2462

Email: engineering@enhinc.net

paul@enhinc.net

PURPOSE OF PLAN:

Is to show a 4 bay garage for service/repairs of cars and trucks and a portion for
an office, as well as a proposed area on site for oil fuel storage tanks

(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: Site Plan B & H Fuel Storage Tank Farm

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 170 LOT 042-000

DATE: 12-2-20

Location by Street: 19 Constitution Drive

Zoning: Industrial

Proposed Land Use: Fuel Storage with repair garage

Existing Use: Vacant

Surrounding Land Use(s): Woodworking and Ice rink

Number of Lots Occupied: 0

Existing Area Covered by Building: 0

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 3,200 s.f.

Open Space Proposed: 67.4% +/-

Open Space Required: 60%

Total Area: S.F.: 108,030 Acres: 2.48

Area in Wetland: 4,160 Area Steep Slopes: 0

Required Lot Size: 30,000 s.f.

Existing Frontage: 226.78 ft.

Required Frontage: 150.0 ft.

Building Setbacks: Required* Proposed

Front: 50 50

Side: 15 15

Rear: 15 15

SITE PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner: _____ Date: _____

Print Name of Owner: _____

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

Signature of Developer: *Ralph G Lynn* Date: *11/25/20*

Print Name of Developer: *Ralph G Lynn*

- ❖ 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.

We are requesting a waiver to Section 193-10.F. which states: "Maximum DRIVEWAY width of 50 feet, except that a DRIVEWAY may be flared beyond the width of 50 feet, at and near its junction with the HIGHWAY, to accommodate the turning radius of vehicles expected to use the particular DRIVEWAY".

In the above case, HIGHWAY means "Constitution Drive". This project requires large trucks to enter the site to off load its product. As we apply a turning template to this right turn entering maneuver, we found that if the truck stays within its lane on Constitution Drive the sidewalk in front of the site would become an obstacle. We are therefore requesting a waiver to allow us to remove the sidewalk and replace the sidewalk with dedicated striping. We have enclosed a downsize turning maneuver to help understand this turn.

Permitting and Approval Notice

May 28, 2020

RE: 19 Constitution Drive
Map 170, Lot 042
Hudson, NH 03051

To whom it may concern,
Buyer and its agents, at Buyer's expense, may file in Buyer's name for any zoning, permitting or necessary municipal approvals. If required by any government agency, I hereby sign to provide my authorization for Buyer to appear before said agency and file application(s) for all necessary municipal Approvals. This notice is effective throughout the length of the sales and purchase agreement dated 23 May 2020.

SELLER:

19 CONSTITUTION DRIVE, LLC

By: 

Name: Janet F. Conley

Title: Manager

05/28/2020

Dated

BUYER:

32 IRR REALTY LLC

By: 

Name: Ralph A. Glynn

Title: Manager

5/28/2020

Dated







January 8, 2021

Mr. Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
B & H Oil Site Plan, 19 Constitution Drive
Tax Map 170, Lot 1; Acct. #1350-957
Reference No. 03-0249.1970

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received on December 11, 2020, related to the above-referenced project. Authorization to proceed was received on December 22, 2021. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of the development of fuel storage, a car and truck repair garage and an associated office. Proposed improvements to the site also include the construction of a driveway, parking areas, drainage improvements, landscaping, and other associated site improvements. The proposed buildings will be serviced by Municipal water and sewer.

The following items are noted:

1. Site Plan Review Codes (HR 275)

- a. Hudson Regulation (HR) 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed buildings. Fuss & O'Neill defers to the Hudson Fire Department for review of proposed fire protection for this facility.
- b. HR 275-6.C. The existing site has sidewalk along Constitution Drive. The applicant has proposed a driveway that is over 100 feet wide. The proposed design does not provide any pedestrian delineation or access path across where the new site driveway will be located. The applicant should review the need to provide markings across the driveway to delineate a pedestrian path and alert site vehicles to this large crossing area.
- c. HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set requiring 9 spaces. The applicant has noted 11 spaces are proposed but has only shown 10 spaces. We note that the applicant did not take into consideration the number of employees working in the garage and only accounted for 1

50 Commercial Street
Manchester, NH
03101
t 603.668.8223
800.286.2469
www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

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employee working in the office. The applicant should review the parking calculations to take into account the number of employees proposed to be working in the garage. The applicant should also provide information about any trucks that are proposed to be parking on site regularly to be sure there is ample space for those vehicles.

- d. HR 275-8.C.(4). The applicant should label the size of the proposed parking spaces on the site.
- e. HR 275-8.C.(5). The applicant should label the size of the proposed parking aisle width on the site.
- f. HR 275-8.C.(6). The applicant should show the proposed off-street loading spaces on the plan set. We note that there are concrete aprons on the sides of the fuel tanks. The applicant should label these areas if they are intended to be the loading areas. We also note that the labels within this area are not legible on the plan set.
- g. HR 275-9.C.(11). The applicant should review the handicap space location relative to the building entrance. We note it appears that the entrance is located at the opposite side of the building. No walkway is currently proposed as well. A sign should also be added for the space and details for the striping and signage should be added to the plans.
- h. HR 275-9.F. The applicant did not provide copies of any easements or deeds as part of the package received for review.

2. Administrative Review Codes (HR 276)

- a. HR 276-7. The applicant did not list any waivers on the plan set or provided any waiver request forms as part of the package received for review.
- b. HR 276-11.1.B.(4).(a). The applicant should review and update the approval block on the plan set to match the regulation.
- c. HR 276-11.1.B.(6) and 289-27.B.(2). The owner's signature is not shown on the plan set.
- d. HR 276-11.1.B.(9). The applicant has not shown an error closure on the plan set certified by a licensed land surveyor.
- e. HR 276-11.1.B.(13). The applicant has not included details for any proposed business signage. The applicant has shown a note regarding the placement and location of the sign. And has included the note stating that, "All signs are subject to approval by the Hudson PLANNING BOARD prior to installation thereof."
- f. HR 276-11.1.B.(17). We were unable to locate any benchmarks within the Site plan.
- g. HR 276-11.1.B.(18). The applicant should add spot grades to the plan set to clarify the pavement elevations around the buildings.
- h. HR 276-11.1.B.(21).(a). The applicant should provide pavement dimensions and radii on the plan set.
- i. HR 276-11.1.B.(21). The applicant has not provided copies of any proposed easements.
- j. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.

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3. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. HR 193.10.E. The applicant has not shown sight distances for the proposed driveway on the plan set.
- b. HR 193.10.F. The applicant has proposed a driveway width that exceeds the maximum width allowed by the Regulation. The applicant should review the need for and submit a waiver from the Regulation for driveway width for the site.

4. Traffic

- a. HR 275-9.B. The applicant has not provided any traffic information as part of their review package.

5. Utility Design/Conflicts

- a. HR 275-9.E, 276-13, and 289-27.B.(4). The applicant should review the proposed water and sewer service installations and the requirements for protecting those services from contamination in the event of an oil spill at the storage tank area.
- b. Hudson Engineering Technical Guidelines & Typical Details (ETGTD) Section 720.8.3. The applicant is proposing a sewer manhole approximately six feet from the property line. The applicant should confirm with the Town that this is acceptable.
- c. ETGTD Section 720.8.5. The applicant is reminded that no non-sanitary sewerage drains can be connected to the building's sewer service connection.
- d. ETGTD Section 720. The applicant has proposed the sewer service installation with a minimum cover of less than four feet.
- e. ETGTD Section 830.1. The applicant is proposing a transition from 2" copper to 1" PVC piping for the site water service connection. The applicant should review this sizing with the Hudson Water Utility and note the requirement for a minimum size of 1 1/4" for the plastic pipe.

6. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 290-5.A.5. The applicant has proposed a slight increase from the pre to post conditions in the Drainage Report for the 2 year storm event. The applicant should review this increase with the Town to determine if a waiver is necessary.
- b. HR 290-5.A.5. The applicant has created a watershed at the driveway, which creates a secondary discharge point onto the Town Right Of Way. This discharge point causes runoff to exit the site at a point that is not analyzed. The applicant should provide additional information and/or calculations at this location to ensure this discharge does not create unforeseen issues with stormwater.
- c. HR 290-5.A.11. The applicant should provide additional information illustrating that the design meets NHDES stormwater requirements (BMP worksheets).
- d. HR 290-6. Erosion Control Note #3 on Details Plan sheet 10 references Silt Fence. The applicant should revise the note or add a Silt Fence Detail to the plan set.

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- e. HR 290-6.A. The applicant should update the drainage plans to clearly show the Tc Path for both the Existing and Proposed Subcatchments and illustrate the use of a 13 minute Tc in the E1 subcatchment as compared to the 12.1 minutes utilized within the P2.
- f. HR 290-6.A.8. The applicant should note on the plan the requirement for a pre-construction meeting with the Town Engineer.
- g. HR 290-6.A.9. The applicant should add the required note to the plan set.
- h. HR 290-7.A.5. The applicant should update the SMECP (Drainage Report) to note the required information.
- i. HR 290-7.A.6. The Drainage Report illustrates a proposed infiltration rate of 1.0 inch per hour. The applicant should provide additional conversion calculations to support the use of the infiltration rate. The applicant should also provide information as to how the stormwater system is designed to account for frozen ground conditions.
- j. HR 290-7.A.8. The applicant should have the SMECP (Drainage Report) stamped by a Professional Engineer.
- k. HR 290-7.B.15. Due to the proposed use of the site and the potential for regulated substances to enter the drainage system and discharge from the site, the applicant should at a minimum install oil hoods/snouts within all catch basins to prevent oils and other floatables to the exit the catch basins and enter the stormwater system. The applicant should also keep the Town informed of any other requirements of the NHDES in relation to required permits for the oil storage installation.
- k. HR 290-7.B.16. The applicant should add snow storage areas to the plan set.
- l. HR 290-7.B.18. The applicant should provide the date and name of the person who performed the test pits.
- m. HR 290-8.A.4. & 5. We note the requirement for the applicant to coordinate the need for a Bond or Escrow with the Town Engineer for work within the ROW.
- n. HR 290-10.B. The applicant should review the need to note the requirement for EPA GCP, E-NOI, and/or SWPPP be added to the plan set.
- o. Hudson Engineering Technical Guidelines & Technical Details (ETGTD) Section 920.6. The applicant should add a rip rap outlet detail to the plan set and design calculations to the Drainage Report.
- p. ETGTD 920.4. The applicant should add information related to stockpile locations and erosion control to the plan set.
- q. ETGTD 920.4.17. The applicant should add a note to the plan, referencing the I&M manual within the Drainage Report, as to ensure this item is not overlooked. Often contractors and owners do not obtain the Drainage Report.
- r. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements.
- s. The scope of this review does not take into account any considerations associated with future climate change other than as currently required by the New Hampshire Stormwater Manual. If future precipitation/storm intensity increases are to be considered then additional comments/recommendations may be provided by Fuss & O'Neill.
- t. The drainage design

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7. Zoning (ZO 334)

- a. Zoning Ordinance (ZO) 334-14.A. The applicant has not provided any building height information on the plan set.
- b. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Industrial zoning district. The proposed uses are permitted by the Ordinance.
- c. ZO 334-20. The applicant should confirm that the intended use for this facility is for the storage and sale of heating oil which is a permitted use with the Industrial zoning district. The other proposed use for the site (car and truck repair with associated office) is a permitted use within this district.
- d. ZO 334-33. The applicant has shown wetlands and associated buffers on site. The applicant has not proposed any disturbance within the wetland or buffer area.
- e. ZO 334-60. The applicant has not provided detail information for any signs on site, including traffic or parking signage.
- f. ZO 334-84 and HR 218-4.E. The applicant has noted that the site is not located in the flood hazard area.

8. Erosion Control/Wetland Impacts

- a. ETGTD 565.1.1. The applicant has not indicated the proposed method of stump disposal on the Site plans.
- b. ETGTD 910.12. The applicant should add wetland delineation data to the plan set.
- c. The Town of Hudson should reserve the right to require any additional erosion control measures as needed.

9. Landscaping (HR 275.8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. HR 276-11.1.B.(14). The applicant has shown lighting fixture locations on the plans but has not provided details or photometric information for review. The applicant should also provide information detailing the proposed hours of operation for the site lighting (i.e. what are the proposed hours of operation for the facility; will the lights operate only during those prescribed hours; will they operate during all night time hours; etc.).

10. State and Local Permits (HR 275-9.G.)

- a. HR 275-9.G. The applicant should list all required permits and their status on the plan set.
- b. HR 275-9.G. The applicant has not provided any information or details related to sizing or containment design for the fuel tanks, nor provided any information about state and local permitting for these structures.
- c. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
- d. Additional local permitting may be required.

11. Other

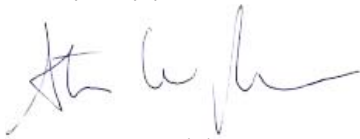
- a. The applicant should review the labels on the site plan for clarity. It appears many of them

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- overwrite lines and are not clear (i.e.: the lot information on the site plan and the labels in the concrete slabs). The applicant should consider breaking up the plans for further clarity by showing certain features on separate sheets.
- b. The applicant has not included any provisions for dumpsters on the plans. The applicant should verify that a dumpster is not needed for the proposed use.
 - c. The applicant should review the plan set for spelling errors. We note that “Geneareal Notes” is spelled wrong on the title block on sheet 2.
 - d. The applicant should add a scale and scale bar to sheet 9.
 - e. ETGTD Section 565.1.1. The applicant is reminded of the Town of Hudson’s requirements for the importing of off-site fill materials to the site.
 - f. The plans show what appears to be an unconnected drainage structure in the northeast corner of the site near the tree clearing line. The applicant should review and remove as applicable.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.

Steven W. Reichert, PE
Digitally signed by Steven W. Reichert, PE
DN: cn=Steven W. Reichert, PE, c=US, o=Fuss & O'Neill, Inc., ou=Fuss & O'Neill, Inc., email=sreichert@fando.com
Date: 2021.01.08 14:58:29 -05'00'

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File
Edward N. Herbert Associates, Inc.
One Frost Road
Windham, NH 03087
engineering@enhinc.net

<p><i>One Frost Road Windham, NH 03087</i></p>	<p><i>EDWARD N. HERBERT ASSOCIATES, INC.</i> <i>Land Surveyors & Consulting Engineers</i></p>	<p><i>Telephone: (603) 432-2462 Fax: (603) 425-2519 Email: engineering@enhinc.net</i></p>
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Re: B & H Oil Company Site Plan Revision 1
Map 170, Lot 042-000
19 Constitution Drive

1. Site Plan Review Codes (HR 275)

- a. Hudson Regulation (HR) 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed buildings. Fuss & O'Neill defers to the Hudson Fire Department for review of proposed fire protection for this facility.

Based on our video conference with the Town Planner, Fire Chief and Assistant Planner we have modified the plan set to include an on site hydrant and the fire department may have additional requests at the time of building permit.

- b. HR 275-6.C. The existing site has sidewalk along Constitution Drive. The applicant has proposed a driveway that is over 100 feet wide. The proposed design does not provide any pedestrian delineation or access path across where the new site driveway will be located. The applicant should review the need to provide markings across the driveway to delineate a pedestrian path and alert site vehicles to this large crossing area.

A waiver has been requested for the driveway width. Pedestrian delineation along with warning signs have been added.

- c. HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set requiring 9 spaces. The applicant has noted 11 spaces are proposed but has only shown 10 spaces. We note that the applicant did not take into consideration the number of employees working in the garage and only accounted for 1 employee working in the office. The applicant should review the parking calculations to take into account the number of employees proposed to be working in the garage. The applicant should also provide information about any trucks that are proposed to be parking on site regularly to be sure there is ample space for those vehicles.

Currently no employees are proposed for the site. Based on video conference the number of spaces provided will be the maximum anticipated use for the site. In the future a max. of six employees is anticipated which could be performing minor repair work on vehicles. The number of parking spaces have been reduced to seven which are in front of the back building. No onsite vehicle parking is proposed.

- d. HR 275-8.C.(4). The applicant should label the size of the proposed parking spaces on the site.

Parking space size has been added.

- e. HR 275-8.C.(5). The applicant should label the size of the proposed parking aisle width on the site.

Aisle widths have been added.

- f. HR 275-8.C.(6). The applicant should show the proposed off-street loading spaces on the plan set. We note that there are concrete aprons on the sides of the fuel tanks. The applicant should label these areas if they are intended to be the loading areas. We also note that the labels within this area are not legible on the plan set.

Plans have been modified.

- g. HR 275-9.C.(11). The applicant should review the handicap space location relative to the building entrance. We note it appears that the entrance is located at the opposite side of the building. No walkway is currently proposed as well. A sign should also be added for the space and details for the striping and signage should be added to the plans.

Plans have been modified.

- h. HR 275-9.F. The applicant did not provide copies of any easements or deeds as part of the package received for review.

Plan set has been updated with a 10' utility easement along Constitution Drive property, per recorded plan.

2. Administrative Review Codes (HR 276)

- a. HR 276-7. The applicant did not list any waivers on the plan set or provided any waiver request forms as part of the package received for review.

Plan note has been added for 193-10.f.

- b. HR 276-11.1.B.(4).(a). The applicant should review and update the approval block on the plan set to match the regulation.

Plans have been modified.

- c. HR 276-11.1.B.(6) and 289-27.B.(2). The owner's signature is not shown on the plan set.

Plans have been modified.

- d. HR 276-11.1.B.(9). The applicant has not shown an error closure on the plan set certified by a licensed land surveyor.

Plans have been modified.

- e. HR 276-11.1.B.(13). The applicant has not included details for any proposed business signage. The applicant has shown a note regarding the placement and location of the sign. And has included the note stating that, "All signs are subject to approval by the Hudson PLANNING BOARD prior to installation thereof."

As I understand this process, the issue will be handled by Town staff at the time of Building Permit application. Note has been modified to reflect this.

- f. HR 276-11.1.B.(17). We were unable to locate any benchmarks within the Site plan.

Plans have been modified.

- g. HR 276-11.1.B.(18). The applicant should add spot grades to the plan set to clarify the pavement elevations around the buildings.

Additional spot elevations have been added.

- h. HR 276-11.1.B.(21).(a). The applicant should provide pavement dimensions and radii on the plan set.

Plans have been modified.

- i. HR 276-11.1.B.(21). The applicant has not provided copies of any proposed easements.

No easements are proposed.

- j. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.

Discussions with Town Planner indicated no projects need to be listed.

3. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. HR 193.10.E. The applicant has not shown sight distances for the proposed driveway on the plan set.

Plans have been modified.

- b. HR 193.10.F. The applicant has proposed a driveway width that exceeds the maximum width allowed by the Regulation. The applicant should review the need for and submit a waiver from the Regulation for driveway width for the site.

Plan note has been added for 193-10.f.

4. Traffic

- a. HR 275-9.B. The applicant has not provided any traffic information as part of their review package.

It is anticipated the site will have about 20 delivery trips per day.

5. Utility Design/Conflicts

- a. HR 275-9.E, 276-13, and 289-27.B.(4). The applicant should review the proposed water and sewer service installations and the requirements for protecting those services from contamination in the event of an oil spill at the storage tank area.

All oils spills are contained within the storage tank area.

- b. Hudson Engineering Technical Guidelines & Typical Details (ETGTD) Section 720.8.3. The applicant is proposing a sewer manhole approximately six feet from the property line. The applicant should confirm with the Town that this is acceptable.

Sewer manhole location is acceptable to the Town.

- c. ETGTD Section 720.8.5. The applicant is reminded that no non-sanitary sewerage drains can be connected to the building's sewer service connection.

No comment.

- d. ETGTD Section 720. The applicant has proposed the sewer service installation with a minimum cover of less than four feet.

Plans have been modified.

- e. ETGTD Section 830.1. The applicant is proposing a transition from 2" copper to 1" PVC piping for the site water service connection. The applicant should review this sizing with the Hudson Water Utility and note the requirement for a minimum size of 1 1/4" for the plastic pipe.

Plans have been modified.

6. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 290-5.A.5. The applicant has proposed a slight increase from the pre to post conditions in the Drainage Report for the 2 year storm event. The applicant should review this increase with the Town to determine if a waiver is necessary.

Design has been modified and flows have been reduced.

- b. HR 290-5.A.5. The applicant has created a watershed at the driveway, which creates a secondary discharge point onto the Town Right Of Way. This discharge point causes runoff to exit the site at a point that is not analyzed. The applicant should provide additional information and/or calculations at this location to ensure this discharge does not create unforeseen issues with stormwater.

Additional catchbasin has been added at the end of the driveway to pick up flows for the area in question.

- c. HR 290-5.A.11. The applicant should provide additional information illustrating that the design meets NHDES stormwater requirements (BMP worksheets).

BMP work sheet has been enclosed.

- d. HR 290-6. Erosion Control Note #3 on Details Plan sheet 10 references Silt Fence. The applicant should revise the note or add a Silt Fence Detail to the plan set.

Note has been modified.

- e. HR 290-6.A. The applicant should update the drainage plans to clearly show the Tc Path for both the Existing and Proposed Subcatchments and illustrate the use of a 13 minute Tc in the E1 subcatchment as compared to the 12.1 minutes utilized within the P2.

Drainage maps have been updated.

- f. HR 290-6.A.8. The applicant should note on the plan the requirement for a preconstruction meeting with the Town Engineer.

Note has been added.

- g. HR 290-6.A.9. The applicant should add the required note to the plan set.

Note has been added.

- h. HR 290-7.A.5. The applicant should update the SMECP (Drainage Report) to note the required information.

Report has been revised.

- i. HR 290-7.A.6. The Drainage Report illustrates a proposed infiltration rate of 1.0 inch per hour. The applicant should provide additional conversion calculations to support the use of the infiltration rate. The applicant should also provide information as to how the stormwater system is designed to account for frozen ground conditions.

Canton soil has been identified as the leaching medium. The chart provided in the drainage calculations indicated a range of 2 inches/hour to as high as 20 inches/hr. This design uses a 1 inch/hr. rate. Frozen conditions should have no effect on the system due to its depth.

- j. HR 290-7.A.8. The applicant should have the SMECP (Drainage Report) stamped by a Professional Engineer.

Stamp has been added.

- k. HR 290-7.B.15. Due to the proposed use of the site and the potential for regulated substances to enter the drainage system and discharge from the site, the applicant should at a minimum install oil hoods/snout within all catch basins to prevent oils and other floatables to the exit the catch basins and enter the stormwater system. The applicant should also keep the Town informed of any other requirements of the NHDES in relation HR 290-7.B.16. The applicant should add snow storage areas to the plan set.

Oil hoods and detail along with note has been added to the plans. No specific snow storage area has been indicated. Snow will be plowed to the side with snow being removed from site as necessary.

- l. HR 290-7.B.18. The applicant should provide the date and name of the person who performed the test pits.

Information has been added to the plan set.

- m. HR 290-8.A.4. & 5. We note the requirement for the applicant to coordinate the need for a Bond or Escrow with the Town Engineer for work within the ROW.

No Comment.

- n. HR 290-10.B. The applicant should review the need to note the requirement for EPA GCP, E-NOI, and/or SWPPP be added to the plan set.

Extra note has been added to the plan set.

- o. Hudson Engineering Technical Guidelines & Technical Details (ETGTD) Section 920.6. The applicant should add a rip rap outlet detail to the plan set and design calculations to the Drainage Report.

Rip-rap outlet detail has been added to the plan set with design calculations to the drainage report.

- p. ETGTD 920.4. The applicant should add information related to stockpile locations and erosion control to the plan set.

This project is a small project that requires fill material. It is anticipated that the entire site will be influx with various small stockpiles over the entire site. Erosion control has been shown on the plan set.

- q. ETGTD 920.4.17. The applicant should add a note to the plan, referencing the I&M manual within the Drainage Report, as to ensure this item is not overlooked. Often contractors and owners do not obtain the Drainage Report.

A plan note has been added.

- r. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements.

An additional plan note has been added.

- s. The scope of this review does not take into account any considerations associated with future climate change other than as currently required by the New Hampshire Stormwater Manual. If future precipitation/storm intensity increases are to be considered then additional comments/recommendations may be provided by Fuss & O'Neill.

No Comment.

7. Zoning (ZO 334)

- a. Zoning Ordinance (ZO) 334-14.A. The applicant has not provided any building height information on the plan set.

Building height to be 20 feet.

- b. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Industrial zoning district. The proposed uses are permitted by the Ordinance.

No Comment.

- c. ZO 334-20. The applicant should confirm that the intended use for this facility is for the storage and sale of heating oil which is a permitted use with the Industrial zoning district. The other proposed use for the site (car and truck repair with associated office) is a permitted use within this district.

Discussed with the Board at time of conceptual meeting.

- d. ZO 334-33. The applicant has shown wetlands and associated buffers on site. The applicant has not proposed any disturbance within the wetland or buffer area.

The plans have been revised removing the retaining wall along the wetland buffer. We are requesting this small area be regraded and landscaped, thus resulting in a buffer impact.

- e. ZO 334-60. The applicant has not provided detail information for any signs on site, including traffic or parking signage.

Wall signage has been added for the handicap parking space, stop sign with pedestrian warning are now included.

f. ZO 334-84 and HR 218-4.E. The applicant has noted that the site is not located in the flood hazard area.

No Comment.

8. Erosion Control/Wetland Impacts

a. ETGTD 565.1.1. The applicant has not indicated the proposed method of stump disposal on the Site plans.

Stumps shall be removed from site for disposal.

b. ETGTD 910.12. The applicant should add wetland delineation data to the plan set.

Methodology has been added.

c. The Town of Hudson should reserve the right to require any additional erosion control measures as needed.

No Comment.

9. Landscaping (HR 275.8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

a. HR 276-11.1.B.(14). The applicant has shown lighting fixture locations on the plans but has not provided details or photometric information for review. The applicant should also provide information detailing the proposed hours of operation for the site lighting (i.e. what are the proposed hours of operation for the facility; will the lights operate only during those prescribed hours; will they operate during all night time hours; etc.).

Hour of operation for the business and lighting has been added to the plans. Photometric information has been added.

10. State and Local Permits (HR 275-9.G.)

a. HR 275-9.G. The applicant should list all required permits and their status on the plan set.

Known permits have been listed and are all pending, EPA NPDES stormwater, NHDES, and any local permits needed for the building permit.

b. HR 275-9.G. The applicant has not provided any information or details related to sizing or containment design for the fuel tanks, nor provided any information about state and local permitting for these structures.

Cut sheets have been enclosed, tank size is approximately 30,000 gallons. The NHDES needs to issue a permit and any local permitting will be obtained as necessary at time of building.

c. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.

No Comment, these are pending.

d. Additional local permitting may be required.

No Comment.

11. Other

a. The applicant should review the labels on the site plan for clarity. It appears many of them overwrite lines and are not clear (i.e.: the lot information on the site plan and the labels in the concrete slabs). The applicant should consider breaking up the plans for further clarity by showing certain features on separate sheets.

We have tried to tighten up the notes on the plans to help with clarity.

b. The applicant has not included any provisions for dumpsters on the plans. The applicant should verify that a dumpster is not needed for the proposed use.

Dumpster has been added to the plan.

c. The applicant should review the plan set for spelling errors. We note that "Genearreal Notes" is spelled wrong on the title block on sheet 2.

Spelling has been corrected.

d. The applicant should add a scale and scale bar to sheet 9.

Scale Bar has been added.

e. ETGTD Section 565.1.1. The applicant is reminded of the Town of Hudson's requirements for the importing of off-site fill materials to the site.

A plan note has been added to the plan set.

f. The plans show what appears to be an unconnected drainage structure in the northeast corner of the site near the tree clearing line. The applicant should review and remove as applicable.

Plan has been modified.



TOWN OF HUDSON

Conservation Commission



William Collins, Chairman Dave Morin, Selectmen Liaison

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

Date: May 17, 2021 Site Walk/Meeting

Case: 19 Constitution Drive, Oil Storage Facility and Repair Shop
Hudson, New Hampshire
Map 170, Lot 042
Zone: Industrial (I)

Description of work to be performed: The project proposes construction of a 4 bay garage with office area and an above ground fuel storage area, a new access driveway, storm water treatment and other features typical to such a development. During the initial presentation to the conservation commission the applicant said that the site currently slopes downhill away from Constitution Drive and that some fill and grading would have to be completed in the wetland buffer area along the North Westerly edge affecting approximately 1,332 square feet (0.03 acres) of the wetland buffer.

Site Walk/Meeting Called to order at 6:40 p.m.

Members present at the site walk: William Kallgren X , Randy Brownrigg E ,
Ken Dickinson X , William Collins X

Applicant representative(s) present: Shayne Gendron, Ralph Glynn and Howie Glynn

Public present: None

Conservation Members Stepping Down: None

After a review of the site and some discussion Mr. Kallgren moved to recommend acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for the proposed “B & H Fuel Storage Tank Farm” reference Tax Map 170, Lot 42 by representatives of B & H Oil Company Inc., dated April 01, 2021. After application review, and a site walk of the property the Hudson Conservation Commission finds that the scope of work presented has no significant impact to the existing wetland buffer area and will not result in degradation to the abutting wetland. Furthermore, for this application, members of the Conservation Commission ask that the Hudson Planning board consider recommendations 1 through 7 listed below which could be added to the final plan set if not already listed.

1. The commission recommends that a stipulation and or note be added to the final plan set that states “Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control”.
2. The commission recommends that a stipulation and or note be added to the final plan set that states “During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission”.
3. The commission recommends that a stipulation and or note be added to the final plan set that states “The Engineering Department shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any findings to the applicant and the Conservation Commission for immediate remediation”.
4. The commission recommends that a stipulation and or note be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer areas during construction”.
5. The commission recommends that the BioNet Erosion Control Blanket shown on the revised General Site Plan drawing, sheet 7 of 18 (presented last night) be extended beyond the area shown to include coverage on all slopes 2:1 or greater near the wetland area to aid in slope stabilization.
6. The commission recommends that 2 to 3 additional shrubs or trees be planted in the area of the wetland buffer disturbance to aid in slope stabilization.
7. The commission recommends that the applicant make a best effort at preserving the large Mable Tree at the bottom of the buffer area to be impacted.

Motion second Mr. Dickinson

Vote: Mr. Dickinson Yes, Mr. Kallgren Yes, Mr. Collins Yes, motion carried 3/0/0

Note: This motion is based on the plan(s) and/or application submitted by the applicant. It is recommended that if additional impacts are requested that the plan and application be returned to the Conservation Commission for further review.

Motion to adjourn by Mr. Kallgren, second by Mr. Dickinson. Site Walk/Meeting adjourned at 7:07 p.m.

William Collins

William Collins
HCC Chairman

SITE PLAN
B & H FUEL STORAGE TANK FARM
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

LIST OF ABUTTERS

161-053-00014	CLEMENT ROAD, LLC. 5694-291 1 WALL ST. HUDSON, NH 03051
161-054-00014	CLEMENT ROAD, LLC. 5694-291 1 WALL ST. HUDSON, NH 03051
170-031-000	TSD HOCKEY GROUP, LLC. 7566-1574 20 CONSTITUTION DR., HUDSON, NH 03051
170-034-000	PRINCECAPE REALTY, LLC. 8242-2550 33 CONSTITUTION DR., HUDSON, NH 03051
170-038-000	JOHN JAMER 7186-2629 97 SHADOW LAKE RD., SALEM, NH 03079
170-040-000	CENTURY PARK, LLC. 5682-964 1 WALL ST., HUDSON, NH 03051
170-041-00014	CLEMENT ROAD, LLC. 5694-291 1 WALL ST. HUDSON, NH 03051
170-042-00019	CONSTITUTION DRIVE, LLC. 7134-1135 C/O RICHARD CONLEY 24 WISTERIA DR., DOVER, NH 03820
170-043-000	RONALD & PATRICIA MERRITT 7112-2854 15 HAYNES RD., DEERFIELD, NH 03037

ADDITIONAL PEOPLE TO NOTIFY:

PAUL ZARNOWSKI, LLS EDWARD N. HERBERT ASSOC., INC. 1 FROST ROAD WINDHAM, NH 03087	MICHAEL GOSPODAREK, PE EDWARD N. HERBERT ASSOC., INC. 1 FROST ROAD WINDHAM, NH 03087
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SHAYNE GENDRON EDWARD N. HERBERT ASSOC., INC. 1 FROST ROAD WINDHAM, NH 03087	LUKE HURLEY, CWS, CSS GOVE ENVIRONMENTAL SERVICES, INC. 8 CONTINENTAL DRIVE - UNIT H EXETER, NH 03833-7507
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RALPH GLYNN
B & H OIL COMPANY, INC.
6 STARWOOD ROAD
HAMPSTEAD, NH 03841

OPEN SPACE CALCULATIONS:

PER SECTION 276-11.1(24) FORTY PERCENT, OF THE AREA OF THE LOT IS LOCATED OUTSIDE OF THE AREA BOUNDED BY THE CORRIDOR OR RIGHT-OF-WAY OF THE NASHUA-HUDSON CIRCUMFERENTIAL HIGHWAY AND THE MERRIMACK RIVER.

TOTAL LOT AREA = 108,030 SF OR 2.480 AC.

TOTAL PROPOSED BUILDING AREA INCLUDING GARAGE/OFFICE, FUEL STORAGE TANK AREA, PAVEMENT AND MINOR LANDSCAPING AROUND STRUCTURES = 35,253 SF

35,253 SF / 108,030 SF = 0.326
(1 - 0.326) X 100 = 67.4 OPEN SPACE PROVIDED

PARKING CALCULATIONS:

PROPOSED AUTOMOTIVE REPAIR WITH 4 WORKING BAYS = 4 SPACES
PROPOSED OFFICE SPACE = 2 EMPLOYEE = 2 SPACE

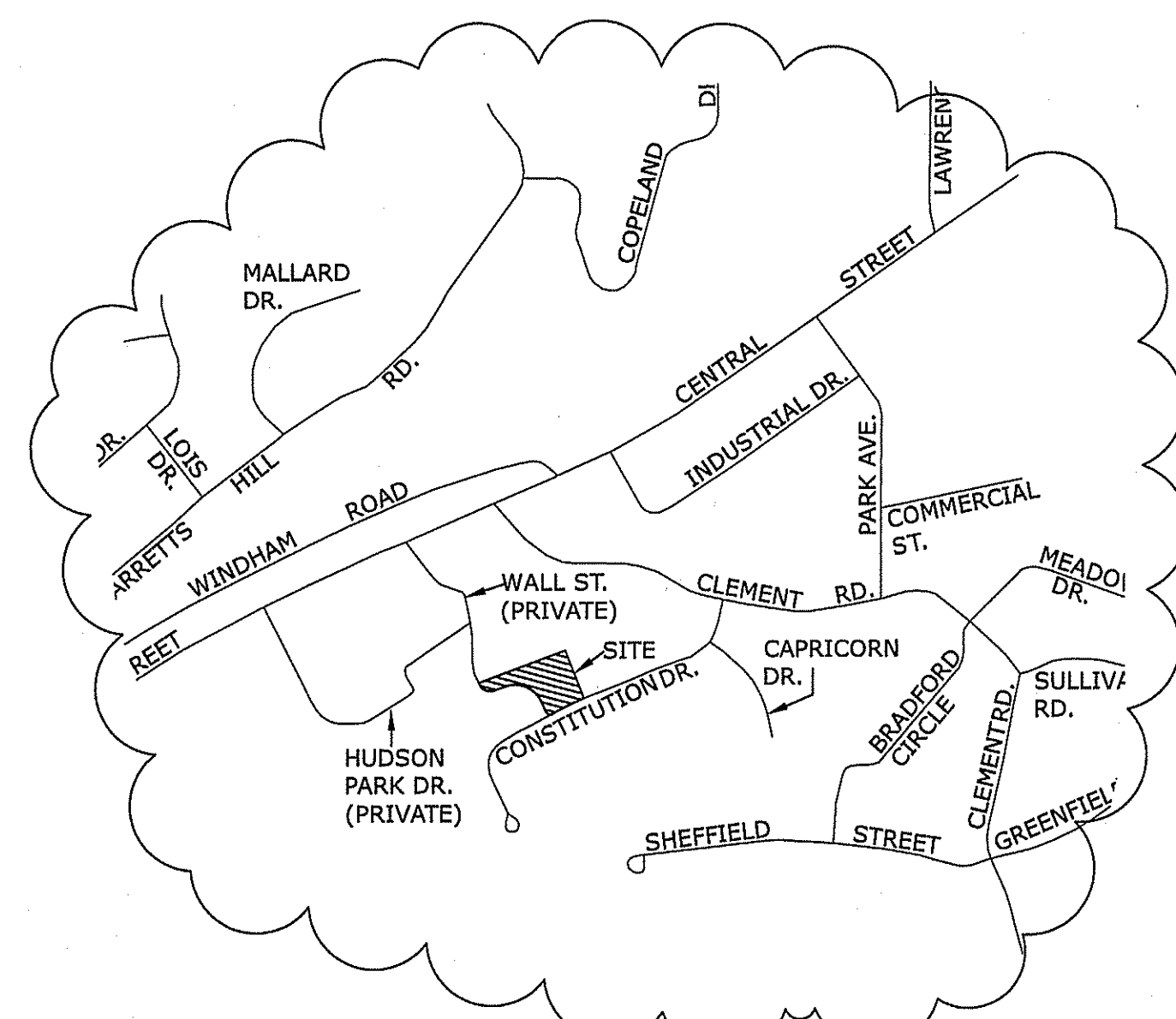
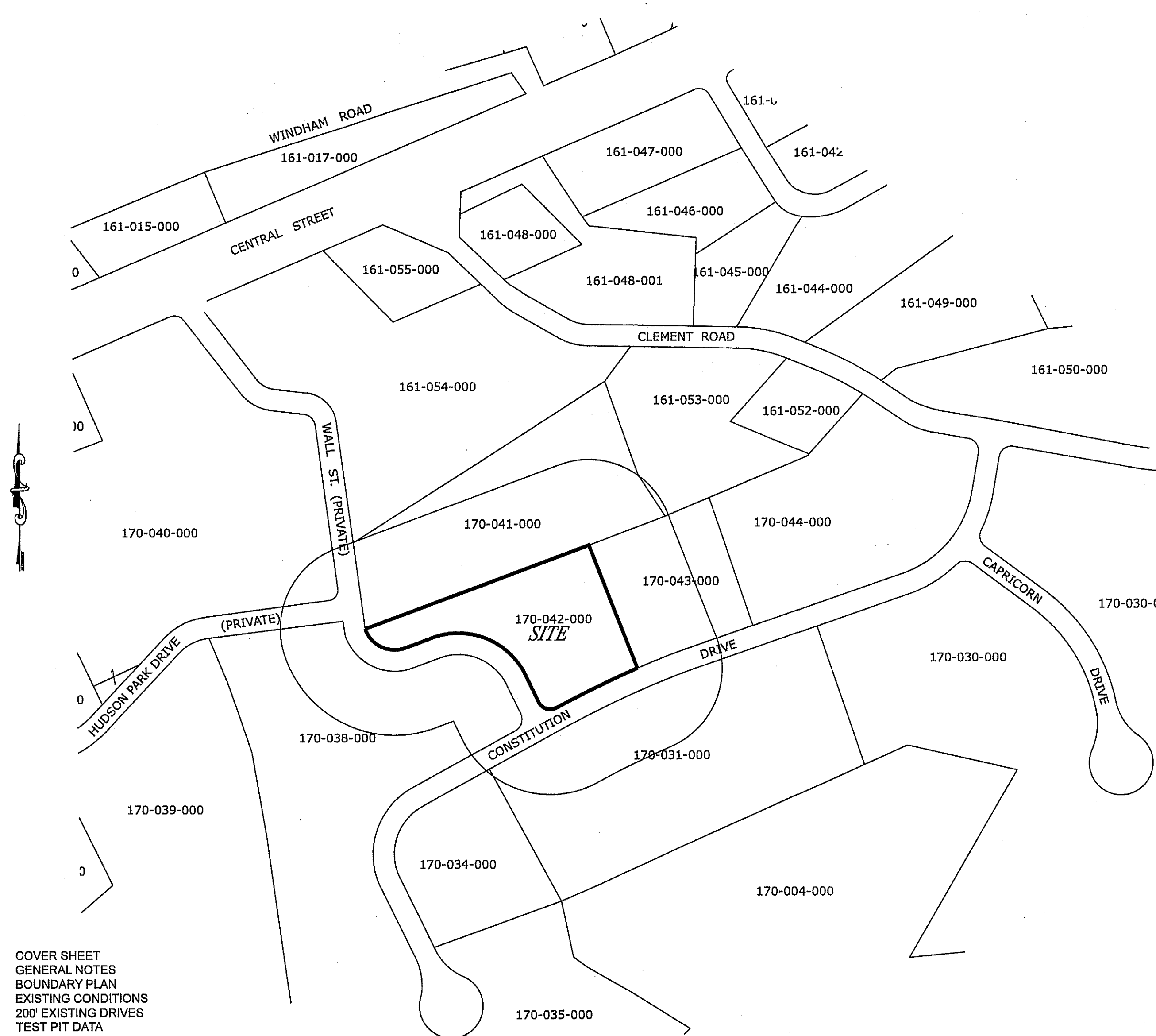
TOTAL SPACES PROVIDED = 6

TO THE BEST OF OUR KNOWLEDGE THIS PLAN COMPLIES WITH THE LATEST ADA REQUIREMENTS AS PUBLISHED IN THE LATEST REVISION DATE OF 2010.

FINAL SITE PLAN APPROVAL IS GRANTED FOR THE SITE PLAN ENTITLED: B & H OIL FUEL STORAGE TANK FARM, 19 CONSTITUTION DRIVE, HUDSON, NH, MAP 170, LOT 042, PREPARED BY EDWARD N. HERBERT ASSOC., INC. 1 FROST ROAD, WINDHAM, DATED MAY 2020, (LAST REVISED), CONSISTING OF SHEETS 1- AND NOTES 1 - ON SHEET 1 HILLSBOROUGH COUNTY REGISTRY OF DEEDS PLAN NO. HCRD# _____, IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

1. ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HCRD, TOGETHER WITH THE SITE PLAN-OF-RECORD.
2. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
3. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A LLS/ CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON LAND USE DEVELOPMENT, CONFIRMING THAT THE SITE CONFORMS TO THE PLANNING BOARD APPROVED SITE.
4. THE ONSITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
5. PRIOR TO PLANNING BOARD ENDORSEMENT OF THE PLAN, IT SHALL BE SUBJECT TO FINAL REVIEW BY THE TOWN ENGINEER.
6. CONSTRUCTION ACTIVITIES INVOLVING THE SUBJECT LOT SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 7:00 P.M. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS.
7. HOURS OF REFUSE REMOVAL SHALL BE EXCLUSIVE TO THE HOURS BETWEEN 6:00 A.M. AND 5:00 P.M. MONDAY THROUGH SATURDAY ONLY.
8. HOURS OF OPERATION SHALL BE EXCLUSIVE TO THE HOURS BETWEEN 6:00 A.M. AND 5:00 P.M. MONDAY THROUGH SATURDAY ONLY.

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	GENERAL NOTES
SHEET 3	BOUNDARY PLAN
SHEET 4	EXISTING CONDITIONS
SHEET 5	200' EXISTING DRIVES
SHEET 6	TEST PIT DATA
SHEET 7	GENERAL SITE PLAN WITH LANDSCAPING & LIGHTING
SHEET 8	SITE PLAN
SHEET 9	PLAN AND PROFILE
SHEET 10-17	CONSTRUCTION DETAILS
SHEET 18	400' SIGHT LINE FOR DRIVEWAY



LOCUS MAP
SCALE: 1" = 1000'

PLAN REFERENCES:
 1) MAP 26, LOT 18 SUBDIVISION PLAN-UNICORN INDUSTRIAL PARK II, CONSTITUTION DRIVE, HUDSON, NH, DATED: JULY 7, 1999. SCALE: 1"=100'. BY: EDWARD N. HERBERT ASSOC., INC. RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS PLAN #30872.

THE PURPOSE OF THIS PLAN IS TO SHOW A 4 BAY GARAGE FOR SERVICE/REPAIRS OF CARS AND TRUCKS AND A PORTION FOR AN OFFICE, AS WELL AS A PROPOSED AREA ON SITE FOR OIL FUEL STORAGE TANKS.

- 1) THIS SITE IS CONTAINED WITHIN THE I - INDUSTRIAL DISTRICT
- 2) LOT AREA: 108,030 S.F. OR 2.480 ACRES.
- 3) THE OWNER OF RECORD: B & H OIL COMPANY, INC. 6 STARWOOD DRIVE, HAMPSTEAD, NH 03841
- 4) DEED REFERENCE: HCRD BOOK 7134 PAGE 1135
- 5) THE BUILDING LOCATIONS SHOWN FOR ABUTTING LOTS WERE DIGITIZED FROM THE TOWN OF HUDSON TAX MAPS #170.
- 6) BEARINGS SHOWN HEREON ARE BASED ON PLAN REFERENCE #1.
- 7) ALL BENCHMARKS ARE BASED ON NGVD 1929.
- 8) THIS LOT IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY MAPS 33011C0518D & 33011C0519D, EFFECTIVE DATE: SEPTEMBER 25, 2009.
- 9) THE APPROVED SITE PLAN IS VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL, PROVIDED THAT:
 - (a) ACTIVE AND SUBSTANTIAL DEVELOPMENT OR CONSTRUCTION SHALL HAVE COMMENCED ON THE SITE BY THE OWNER, IN ACCORDANCE WITH THE APPROVED PLAN, WITHIN SAID ONE-YEAR PERIOD.
 - (b) IF NO ACTIVE AND SUBSTANTIAL DEVELOPMENT OR CONSTRUCTION OCCURS AS SPECIFIED IN HUDSON TOWN CODE 275-13A(1) ABOVE, THE SITE PLAN APPROVAL BECOMES NULL AND VOID AND EXPIRES AT THE END OF ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. A SITE PLAN SUBMITTED FOR APPROVAL OR REAPPROVAL AFTER HAVING EXPIRED AS SPECIFIED IN HUDSON TOWN CODE 275-13A(2) ABOVE SHALL BE SUBJECT TO SITE PLAN REGULATIONS AND ZONING ORDINANCES IN EFFECT AT THE TIME OF ANY SUBSEQUENT SUBMISSION.
- 10) THERE ARE NO PERTINENT HIGHWAY PROJECTS WITHIN THE VICINITY OF THIS PROJECT SITE LISTED IN THE 2006 MASTER PLAN.
- 11) OWNER SHALL PROVIDE AN INDOOR GREASE/OIL SEPARATOR FOR THE PROPOSED GARAGE TO BE REVIEWED BY THE TOWN PRIOR TO PERMIT APPLICATION.

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

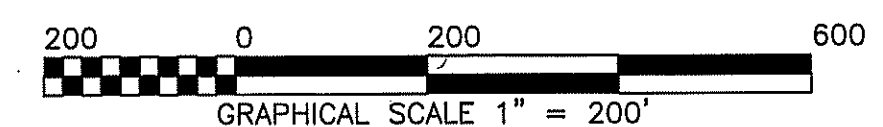
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO YEAR 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.

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

OWNER NAME PRINTED: Ralph Glynn DATE: 4/18/21
 OWNER SIGNATURE: [Signature]
 RALPH GLYNN
 B & H OIL CO.



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER COVER SHEET SITE PLAN MAP 170 / LOT 042-000 19 CONSTITUTION DRIVE HUDSON, NH PREPARED FOR: B & H OIL COMPANY, INC. 6 STARWOOD DRIVE HAMPSTEAD, NH 03841 SCALE: 1" = 200' DATE: NOVEMBER, 2020 EDWARD N. HERBERT ASSOC., INC LAND SURVEYORS - CIVIL ENGINEERS 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462 Sheet 1 of 18

GENERAL NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW A 4 BAY GARAGE FOR SERVICE/REPAIRS OF CARS AND TRUCKS AND A PORTION FOR AN OFFICE, AS WELL AS A PROPOSED AREA ON SITE FOR OIL FUEL STORAGE TANKS.

THIS PROJECT WILL BE SUPPLIED BY TOWN WATER AND SANITARY SEWER. BOTH TOWN CONNECTIONS ARE SHOWN ON THE PLANS. CONTRACTOR SHALL PRIOR TO CONSTRUCTION, FIELD VERIFY LOCATION AND ELEVATION.

A CULTEC RECHARGER 902HD UNDERGROUND SYSTEM IS PROPOSED. CONTRACTOR SHALL CO-ORDINATE WITH CULTEC, INC. FOR FINAL DESIGN, MATERIAL SPECIFICATIONS AND INSTALLATION PROCEDURES PRIOR TO ORDERING PRODUCT TO ENSURE CULTEC'S MINIMUM REQUIREMENTS ARE MET.

CONCRETE PAD DESIGN SHALL BE INCLUDED WITH THE DESIGN OF THE FUEL STORAGE TANKS.

THIS PROJECT IS A MATERIAL FILL PROJECT. CONTRACTOR SHALL CO-ORDIANTE WITH A LICENSED SOIL PROFESSIONAL TO ENSURE THAT THE FILL PLACED WITHIN THE PROJECT METS THE STURCTURAL OBJECTEDS FOR THE SITE INCLUDING MATERIALS AND COMPACTION.

NO NON-SANITARY SEWERAGE DRAINS CAN BE CONNECTED TO THE BUILDING'S SEWER SERVICE CONNECTION.

CANOPY LIGHTS SHALL BE ON DUSK TILL DAWN AND AS NECESSARY DUE TO WEATHER.

A MINIMUM OF 2 WEEKS PRIOR TO START OF CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL OCCUR WITH THE TOWN ENGINEER TO GO OVER THE PROJECT.

STUMPS SHALL BE REMOVED FROM SITE.

PERMITS PENDING EPA NPDES STORMWATER, NHDES, AND LOCAL PERMITS IDENTIFIED AT TIME OF BUILDING PERMIT.

THE OWNER AND HIS CONTRACTOR SHALL BE AWARE OF THE I AND M MANUAL SUBMITTED WITHIN THE DRAINAGE CALCULATIONS FOR THIS PROJECT. THEY SHALL CONTACT EDWARD N. HERBERT ASSOC. INC. AS NECESSARY FOR THIS DOCUMENT.

THE OWNER WILL BE REQUIRED TO COMPLY WITH ALL PROVISIONS OF THE TOWN OF HUDSON MS4 PERMIT TO ENSURE THE SITE DOES NOT VIOLATE THE TOWNS PERMIT. ANNUAL REPORTING, CONSTRUCTION SITE STORMWATER RUNOFF CONTROL, INSPECTIONS AND MAINTANENCE ALONG WITH RECORD KEEPING WILL BE REQUIRED.

WAIVERS REQUESTED: 193-10.F DRIVEWAY WIDTH.

THE OWNER AND ITS CONTRACTOR SHALL REVIEW SECTION 665 WITHIN THE TOWN OF HUDSON 'ENGINEERING TECHNICAL GUIDELINES AND TYICAL DETAILS PRIOR TO PRE-CONSTRUCTION MEETING WITH THE TOWN.

REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

GENERAL NOTES

SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = 300'

DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN

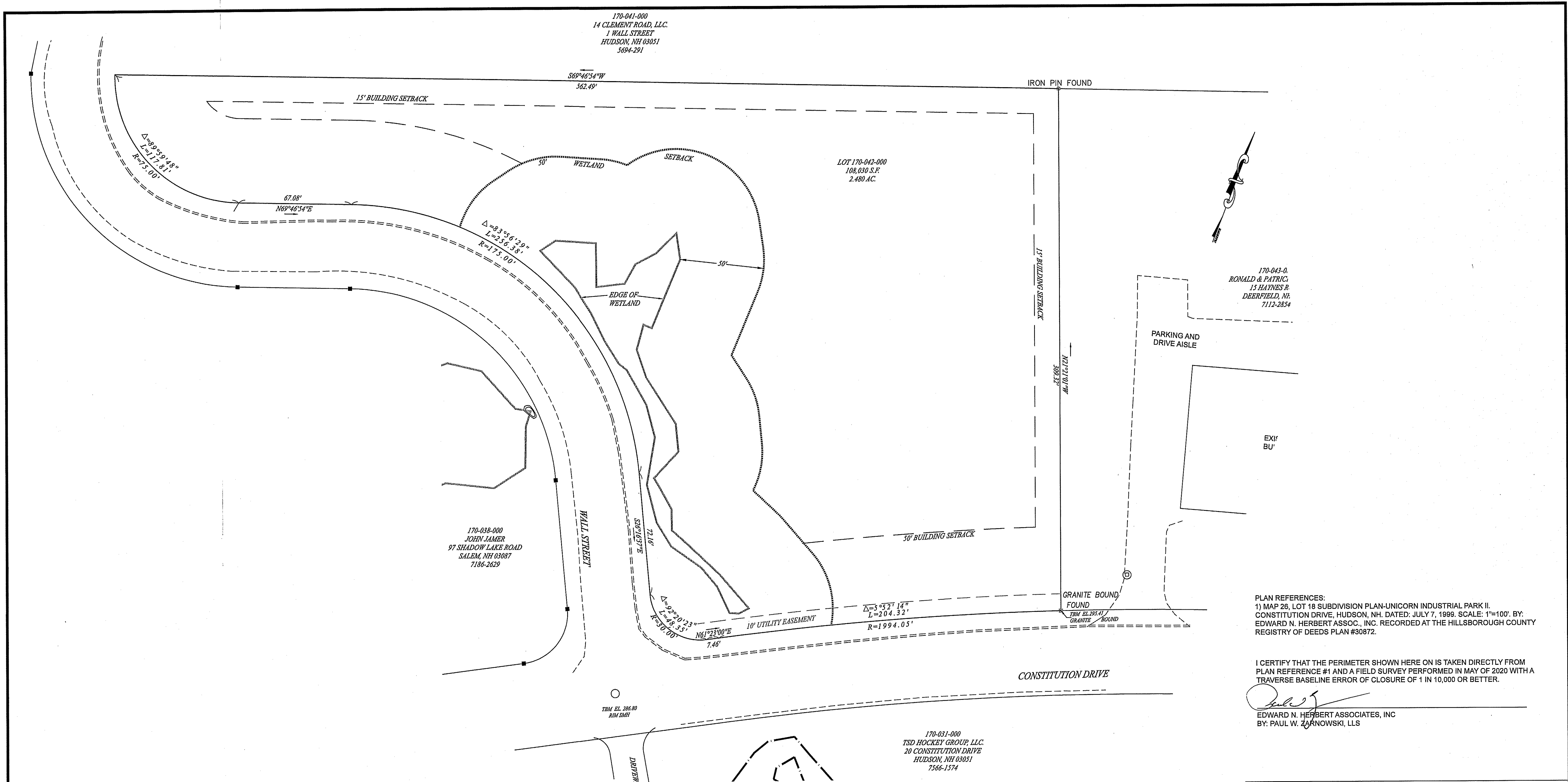
SECRETARY

SITE PLANS ARE VALID FOR TWO YEAR 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.

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

OWNER NAME PRINTED: _____
OWNER SIGNATURE: *Ralph Glynn*
DATE: 11/18/20

RALPH GLYNN
B & H OIL CO.



PLAN REFERENCES:
 1) MAP 26, LOT 18 SUBDIVISION PLAN-UNICORN INDUSTRIAL PARK II, CONSTITUTION DRIVE, HUDSON, NH, DATED: JULY 7, 1999. SCALE: 1"=100'. BY: EDWARD N. HERBERT ASSOC., INC. RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS PLAN #30872.

I CERTIFY THAT THE PERIMETER SHOWN HERE ON IS TAKEN DIRECTLY FROM PLAN REFERENCE #1 AND A FIELD SURVEY PERFORMED IN MAY OF 2020 WITH A TRAVERSE BASELINE ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

Edward N. Herbert
 EDWARD N. HERBERT ASSOCIATES, INC
 BY: PAUL W. ZARNOWSKI, LLS

REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

BOUNDARY PLAN

SITE PLAN
 MAP 170 / LOT 042-000
 19 CONSTITUTION DRIVE
 HUDSON, NH

PREPARED FOR:
 B & H OIL COMPANY, INC.
 6 STARWOOD DRIVE
 HAMPSTEAD, NH 03841

SCALE: 1" = 30' DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

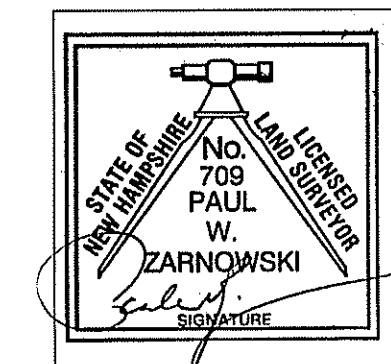
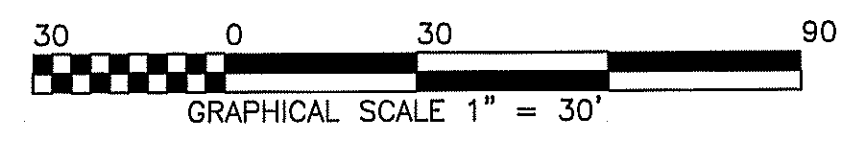
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

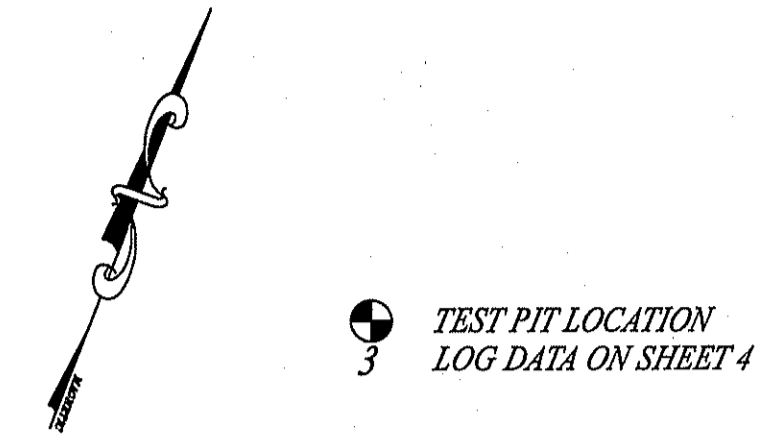
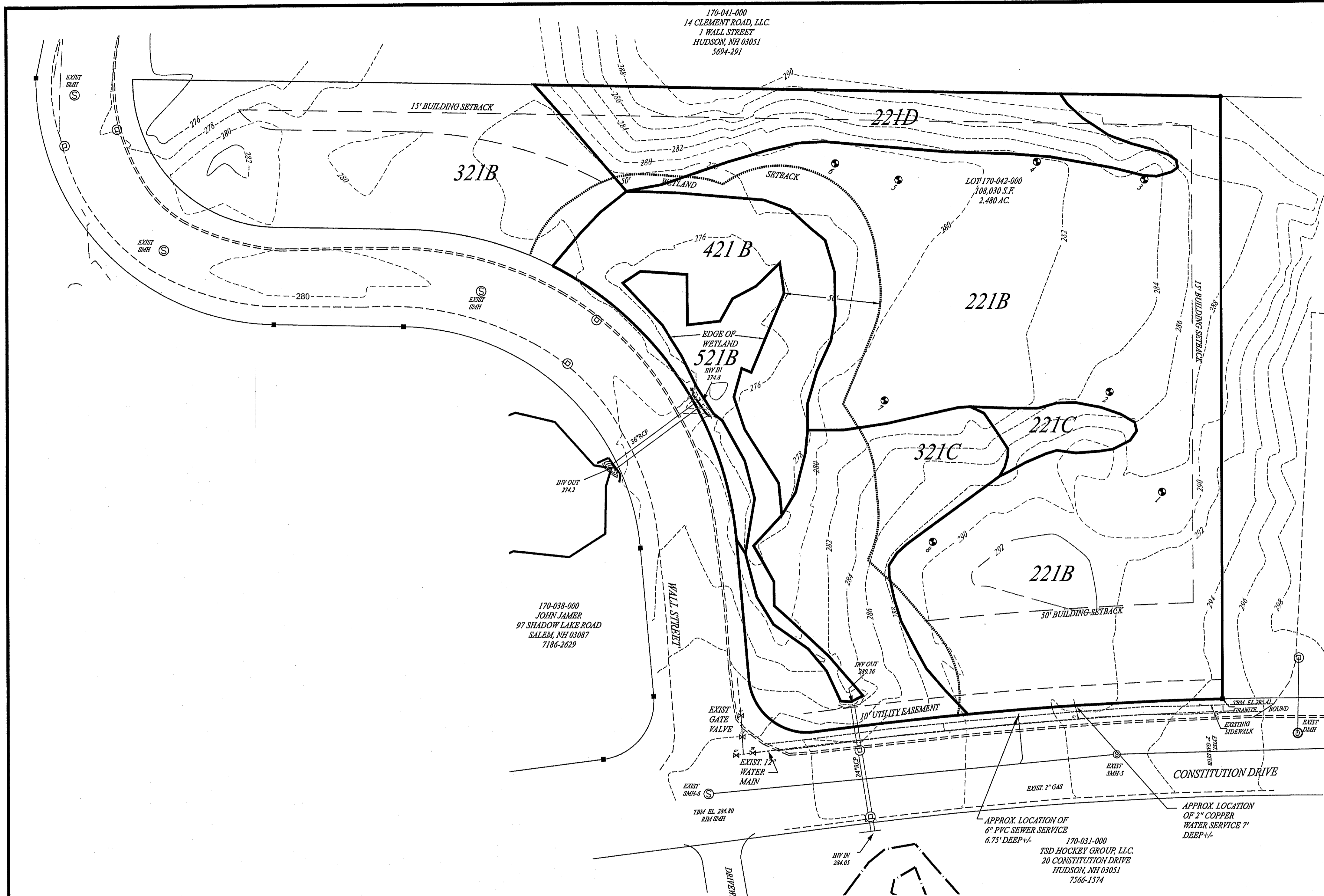
SECRETARY _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO YEAR 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.

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

OWNER NAME PRINTED: *Ralph Glynn*
 OWNER SIGNATURE: *Ralph Glynn* DATE: 4/16/21
 RALPH GLYNN
 B & H OIL CO.





SOIL MAPPED BY GOVE ENVIRONMENTAL SERVICES, INC. 9-20-20

MAPPING STANDARDS

SITE-SPECIFIC SOIL MAPPING STANDARDS OF NEW HAMPSHIRE AND VERMONT. SSSNNE SPECIAL PUBLICATION NO. 3, VERSION 5.0, DECEMBER 2017. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PRODUCT, INTENDED FOR THE SITE SPECIFIC SOIL SURVEY. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE.

HISS SYMBOL	NRCS SYMBOL	SOIL TAXONOMIC NAME	AREA S.F.
221	42	CANTON	62,974
321		NEWFIELDS	30,473
421	921	NEWFIELDS VARIANT	10,425
521	656P	RIDGEBURY	4,160

WETLAND NOTES:

- 1) WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC.
- 2) U.S. ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-09-19 (OCT 2009).
- 3) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- 4) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
- 5) WETLANDS SHALL BE CLASSIFIED BY THE APPLICANT IN ACCORDANCE WITH US FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL, 1979.

APPROVED BY THE HUDSON PLANNING BOARD

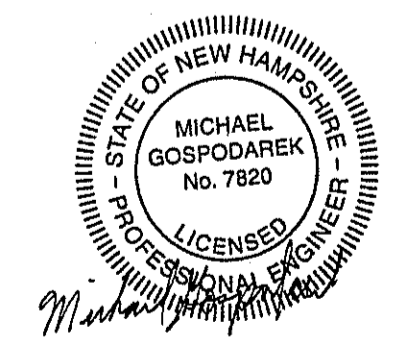
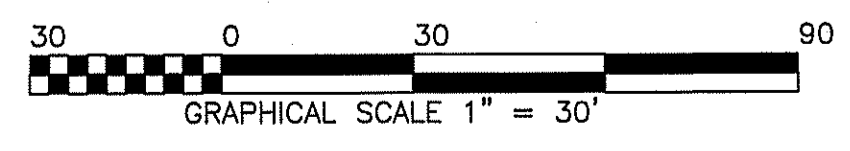
DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

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

OWNER NAME PRINTED: RALPH GLYNN
 OWNER SIGNATURE: *Ralph Glynn* DATE: 4/8/21
 B & H OIL CO.



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

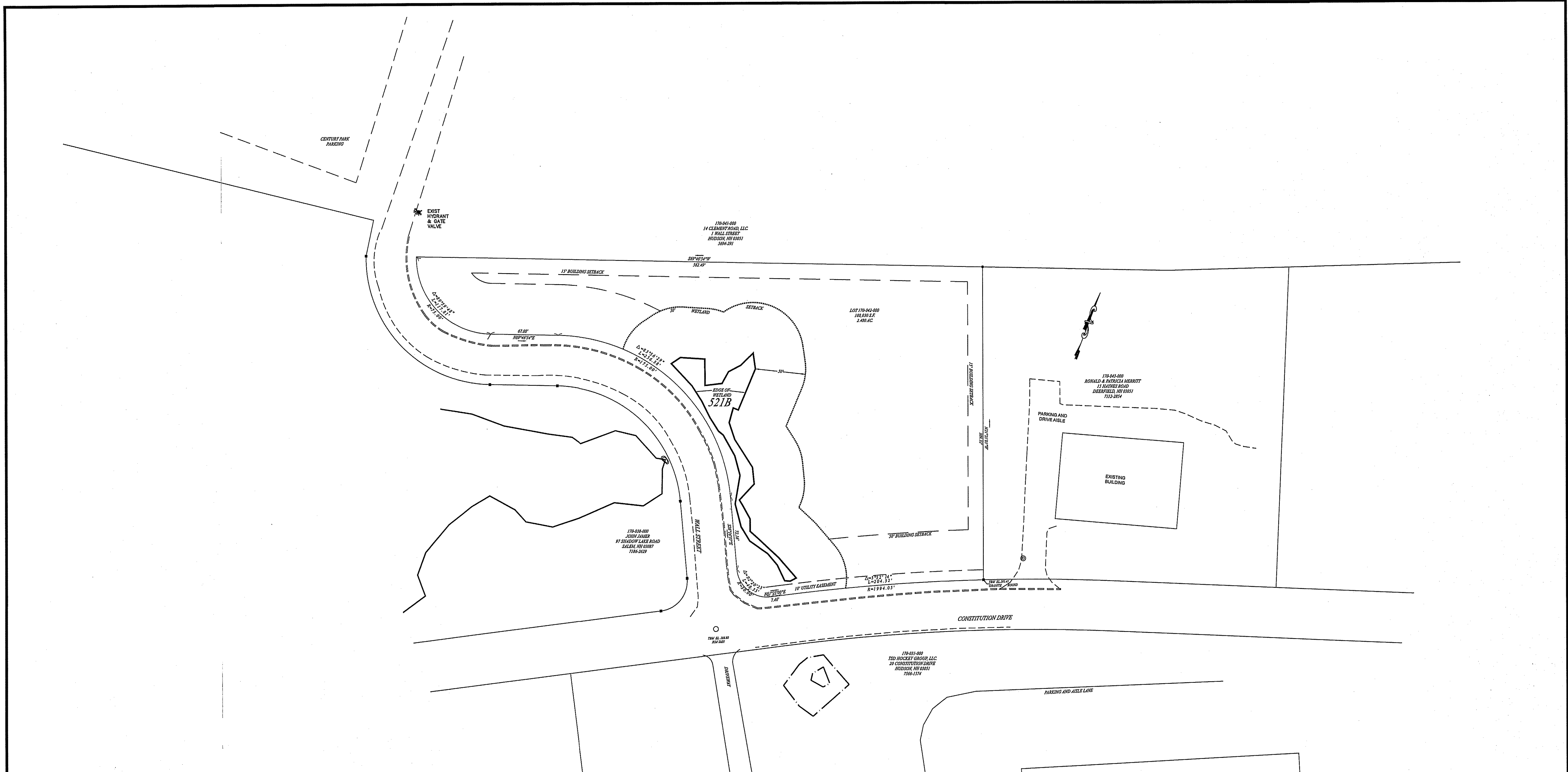
EXISTING CONDITIONS

SITE PLAN
 MAP 170 / LOT 042-000
 19 CONSTITUTION DRIVE
 HUDSON, NH

PREPARED FOR:
 B & H OIL COMPANY, INC.
 6 STARWOOD DRIVE
 HAMPSTEAD, NH 03841

SCALE: 1" = 30' DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
 LAND SURVEYORS - CIVIL ENGINEERS
 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462



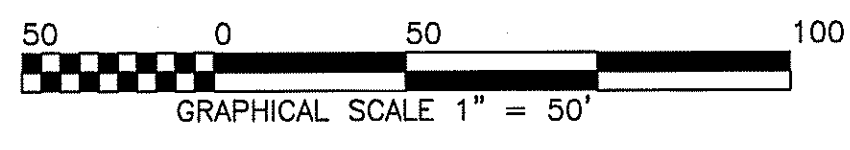
APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____
 SIGNATURE DATE _____
 PLANNING BOARD CHAIRMAN _____
 SIGNATURE DATE _____
 SECRETARY _____

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

OWNER NAME PRINTED: Ralph Glyn
 OWNER SIGNATURE: [Signature] DATE: 11/18/20
 RALPH GLYNN
 B & H OIL CO.



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

200' EXISTING DRIVES

SITE PLAN
 MAP 170 / LOT 042-000
 19 CONSTITUION DRIVE
 HUDSON, NH

PREPARED FOR:
 B & H OIL COMPANY, INC.
 6 STARWOOD DRIVE
 HAMPSTEAD, NH 03841
 SCALE: 1" = 50' DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
 LAND SURVEYORS - CIVIL ENGINEERS
 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Test Pit #	Date	Perc rate min/in	Top soil	SHWT	Water	Ledge	Description
1	09-02-20		4"	4.2' ROOTS	NONE ENC.	5.0'	0-4" 10YR 3/2 FINE SANDY LOAM 0.4"-24" 10Y 5/6 LOAMY SAND, MEDIUM FRIABLE 24"-50" 2.5Y 6/3 STONY LOAMY SAND, MEDIUM FRIABLE 50"-63" 2.5Y 6/4 FINE SANDY LOAM MEDIUM, FRIABLE
2	09-02-20		2.5"	NONE	NONE ENC.	4.2'	0-2.5" 2.5YR 6/3 STONY LOAME SAND 2.5"-42" 10 Y 5/6 LOAMY SAND MEDIUM FRIABLE 42"-50" 2.5 Y 6/4 LOAMY SAND MEDIUM FRIABLE
3	09-02-20		3"	4.6' ROOTS	NONE ENC.	6.7'	0-3" 10YR 3/2 FINE SANDY LOAM 0.3"-38" 2.5Y 6/4 STONY LOAMY SAND, MEDIUM FRIABLE 38"-55" 2.5Y 6/3 STONY LOAMY SAND, MEDIUM FRIABLE 55"-80" 2.5Y 5/3 STONY LOAMY SAND MEDIUM, FRIABLE
4	09-02-20		3"	3.5' ROOTS	NONE ENC.	4.7'	0-3" 10YR 3/2 FINE SANDY LOAM GRANULAR, FRIABLE 0.3"-30" 2.5Y 5/3 STONY LOAMY SAND, MEDIUM FRIABLE 30"-42" 2.5Y 6/3 STONY LOAMY, MEDIUM FRIABLE 42"-56" 2.5Y 6/4 LOAMY SAND MEDIUM, FRIABLE
5	09-02-20		3"	3.4'	NONE ENC.	5.8'	0-3" 10YR 3/2 FINE SANDY LOAM GRANULAR, FRIABLE 0.3"-40" 2.5Y 6/4 SANDY LOAM, MEDIUM, FRIABLE 40"-52" 2.5Y 6/3 VERY FINE SAND, (RESTRICTED) FIRM 52"-70" 2.5Y 6/4 LOAMY SAND MEDIUM, FRIABLE
6	09-02-20		2"	3.2' ROOTS	NONE ENC.	4.3'	0-2" 10YR 3/2 FINE SANDY LOAM GRANULAR, FRIABLE 0.2"-38" 2.5Y 6/3 SANDY LOAM SINGLE GRAIN, MEDIUM, FRIABLE 38"-51" 2.5Y 6/4 LOAMY SAND, MEDIUM FRIABLE
7	09-02-20		---	5.4' ROOTS	NONE ENC.	NONE ENC.	0-65" 2.5Y 6/4 FILL, SANDY LOAM SINGLE GRAIN, FRIABLE 65"-85" 2.5Y 5/3 LOAMY SAND, MEDIUM, FRIABLE
8	09-02-20		2.0'	NONE	NONE ENC.	2.0'	0-24" 2.5Y 5/3 COARSE SAND, FRIABLE

TEST PIT DAY: 9-2-20 BY SHAYNE GENDRON

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

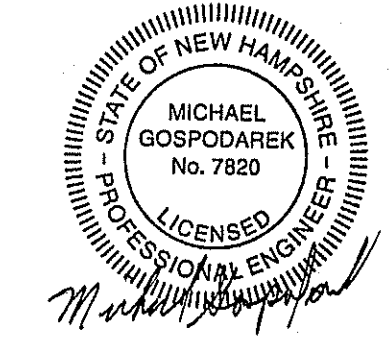
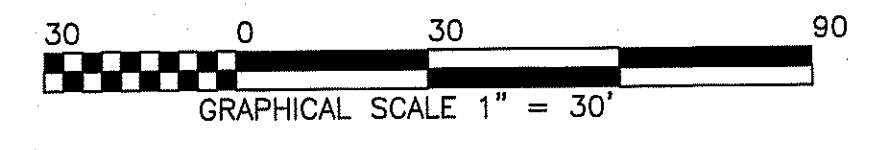
SIGNATURE DATE _____
PLANNING BOARD CHAIRMAN

SIGNATURE DATE _____
SECRETARY

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

OWNER NAME PRINTED: Ralph Glynn
OWNER SIGNATURE: [Signature] DATE: 4/12/21
RALPH GLYNN
B & H OIL CO.



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

TEST PIT DATA

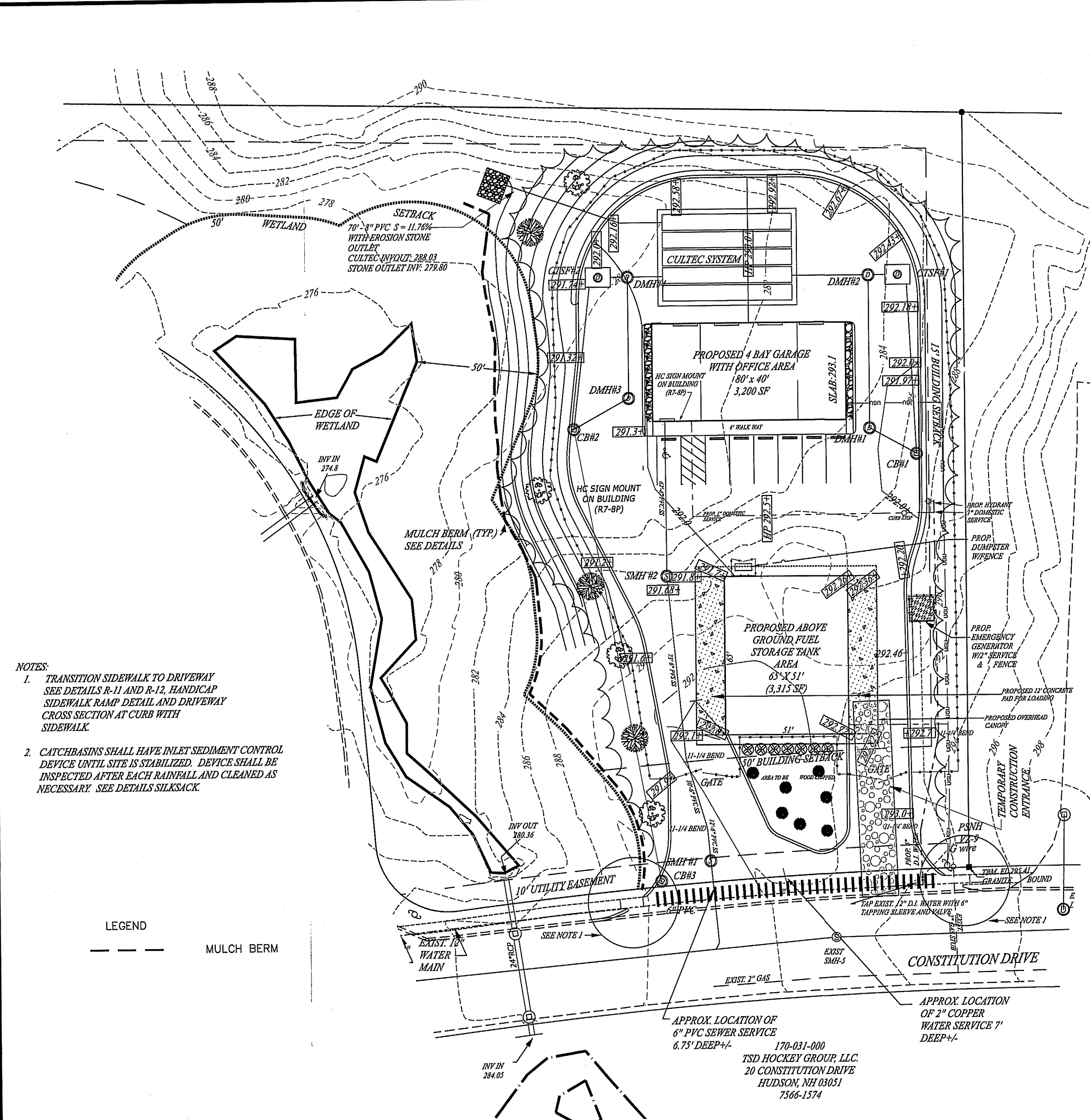
SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = 30' DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 6 of 18



- NOTES:
- TRANSITION SIDEWALK TO DRIVEWAY SEE DETAILS R-11 AND R-12, HANDICAP SIDEWALK RAMP DETAIL AND DRIVEWAY CROSS SECTION AT CURB WITH SIDEWALK.
 - CATCHBASINS SHALL HAVE INLET SEDIMENT CONTROL DEVICE UNTIL SITE IS STABILIZED. DEVICE SHALL BE INSPECTED AFTER EACH RAINFALL AND CLEANED AS NECESSARY. SEE DETAILS SILKSACK.

LEGEND
 --- MULCH BERM

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

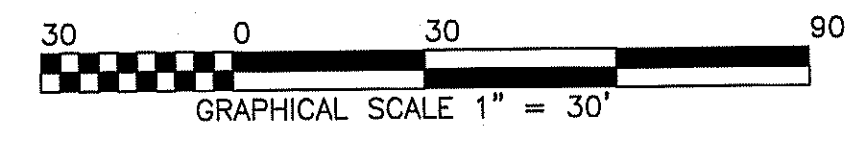
 SIGNATURE DATE _____
 PLANNING BOARD CHAIRMAN

 SIGNATURE DATE _____
 SECRETARY

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

OWNER NAME PRINTED: Ralph Glynn
 OWNER SIGNATURE: [Signature] DATE: 4/1/21
 RALPH GLYNN
 B & H OIL CO.



STRUCTURE NAME	LOCATION STA.:	RIM ELEV.	INVERT OUT	PIPE SIZE	PIPE LENGTH	SLOPE %	INVERT IN
CB #1	2+00	291.70	287.50	12"	18'	1.0	287.32 to DMH #1
CB #1	2+00	291.70	286.80	8"	67'	1.0	286.13 to CTSF #1
DMH #1	2+09	292.1	287.10	12"	59'	1.0	286.51 to DMH #2
CTSF #1	2+69	292.4	286.13	12"	5'	1.0	286.08 to DMH #2
DMH #2	2+75	290.90	284.57	12"	30'	1.0	284.27 to STRUCTURE
CB #3	6+41.9	290.60	286.4	12"	185'	0.4	285.66 to CB #2
CB #2	4+50	290.90	286.80	12"	22'	1.0	286.58 to DMH #3
CB #2	4+50	290.90	285.20	8"	56'	1.0	284.64 to CTSF #2
DMH #3	4+35.6	291.1	286.4	12"	46'	1.0	285.94 to DMH #4
CTSF #2	3+89.7	291.8	284.64	12"	5'	1.0	284.59 to DMH #4
DMH #4	3+83.6	292.0	284.40	12"	13'	1.0	284.27 to STRUCTURE

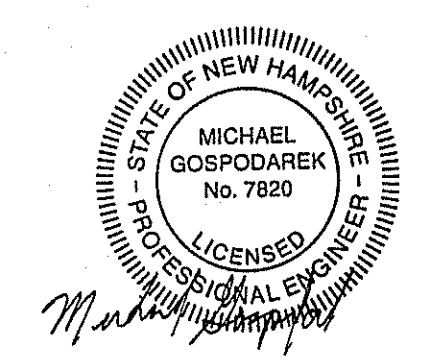
NOTE: ALL CATCHBASINS TO HAVE GREASE TRAPS, SEE DETAILS

PROPOSED SANITARY SEWER SYSTEM

EXISTING SANITARY SEWER 6" PVC STUB ELE: 282.2 +/- ATTACH ELEVATION CHIMNEY TO BRING NEW 6" ELEV: TO 285.2
 CHIMNEY TO SMH #1 10'-6" PVC @2.0% CHIMNEY ELE: 285.2

SMH #1 STA: 6+35.25 RIM = 291.7
 6" PVC PASS THRU WITH 6" BACKWATER VALVE AND 6" CLEANOUT
 INV.IN: 285.3
 INV.OUT: 285.5

SMH #1 TO 11-1/4 DEGREE BEND STA. 6+21.7
 12' - 6" S = 1.0% BEND INV. = 285.62
 BEND @ STA. 6+21.7 TO 11-1/4 DEGREE BEND STA. 5+92.1
 30' - 6" PVC S = 1.0% BEND INV. = 285.92
 BEND @ STA. 5+92.1 TO SMH #2
 73' - 6" S = 1.0%
 SMH #2 STA. 5+15.75 RIM = 291.7
 INV.IN: 286.65
 INV.OUT: 286.8
 SMH#2 TO BUILDING
 62' - 6" PVC S = 1.0%
 6" UNDER SLAB ELE: 287.27 BUILDING SLAB 293.0



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

SITE PLAN

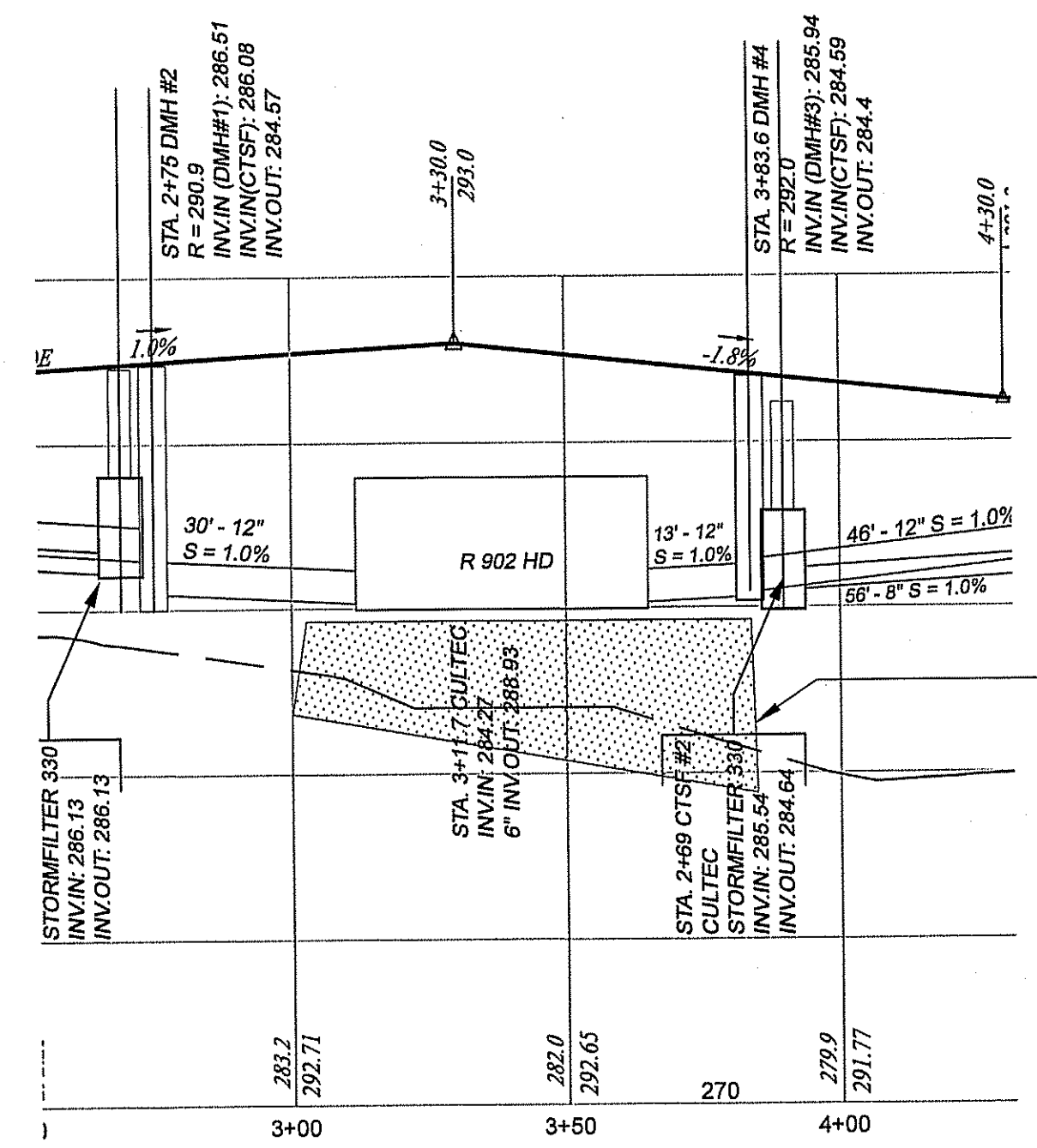
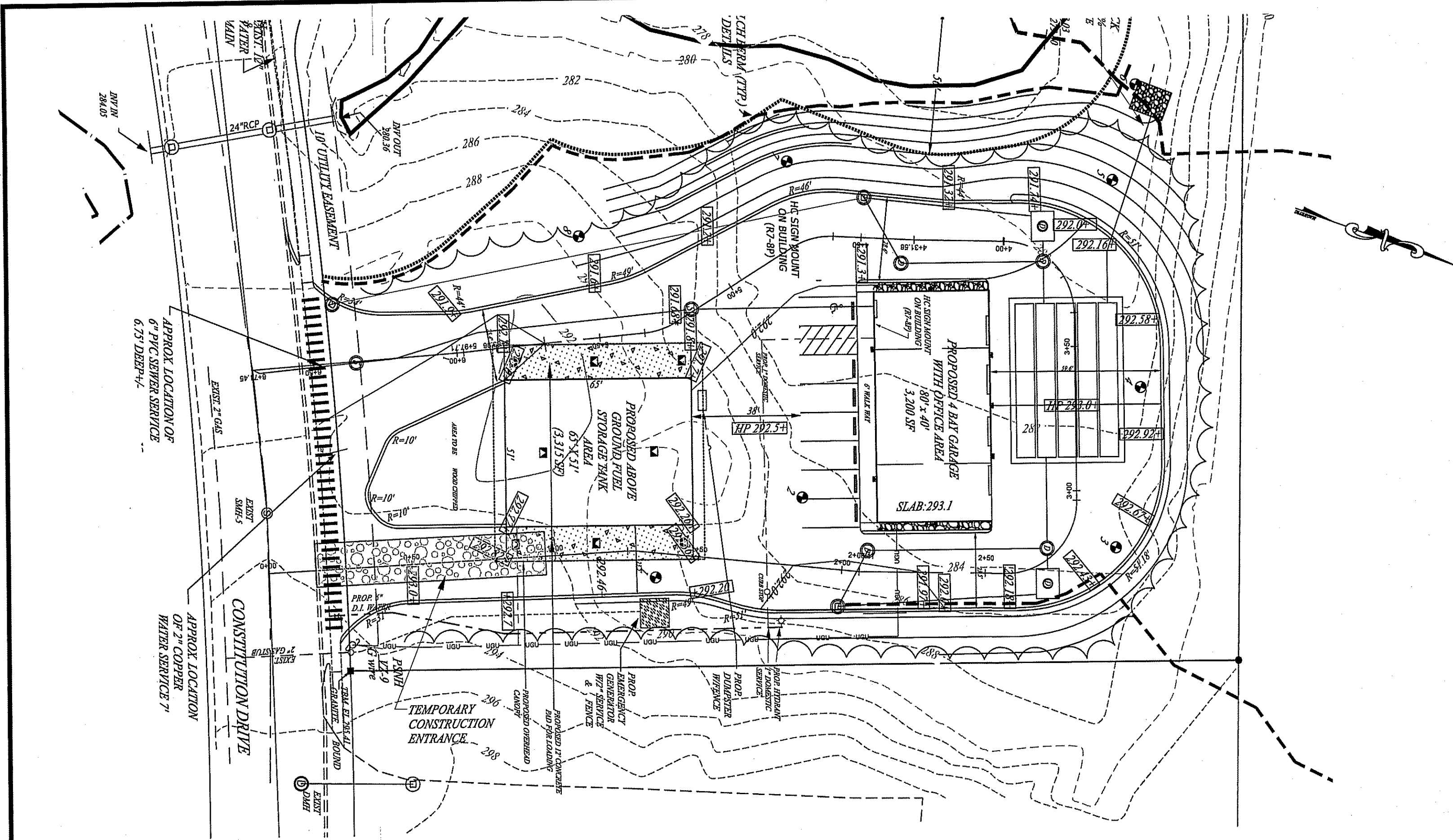
SITE PLAN
 MAP 170 / LOT 042-000
 19 CONSTITUTION DRIVE
 HUDSON, NH

PREPARED FOR:
 B & H OIL COMPANY, INC.
 6 STARWOOD DRIVE
 HAMPSTEAD, NH 03841

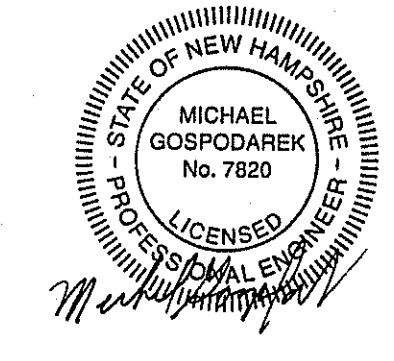
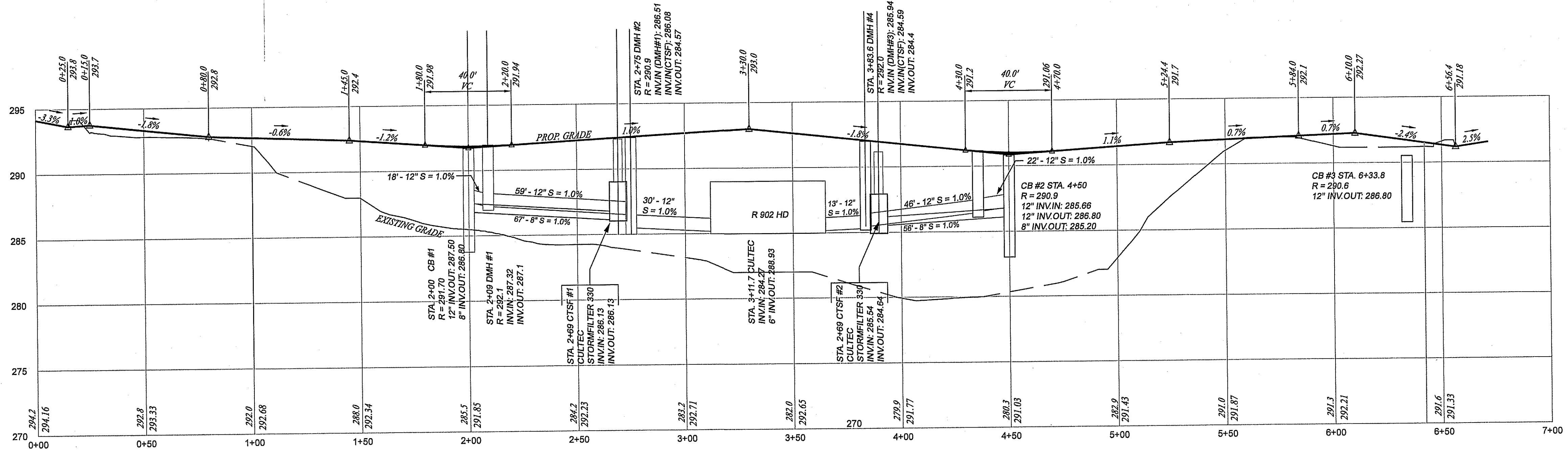
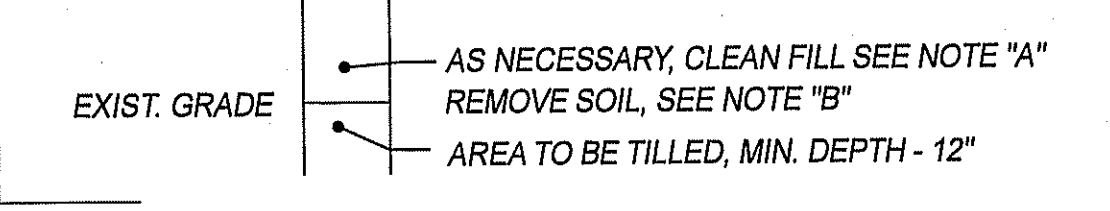
SCALE: 1" = 30' DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
 LAND SURVEYORS - CIVIL ENGINEERS
 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 8 of 18



NOTES:
 A. CLEAN FILL SHALL HAVE A PERMEABILITY RATE OF 6"-9" PER HOUR. CONTRACTOR SHALL SUBMIT SOIL TESTING RESULTS FOR APPROVAL TO TOWN ENGINEER PRIOR TO FILLING. THE LABORATORY METHOD FOR DETERMINING THE DESIGN INFILTRATION RATE FOR PROPOSED FILL SOILS SHALL BE AS FOLLOWS: DETERMINE THE KSAT OF THE PROPOSED FILL IN ACCORDANCE WITH TEST METHODS DESCRIBED IN ASTM D-5856, "STANDARD TEST METHOD FOR MEASUREMENT OF HYDRAULIC CONDUCTIVITY OF POROUS MATERIAL USING A RIGID-WALL, COMPACTION-MOLD PERMAMETER", JUNE 2015.
 B. REMOVE SOIL DOWN TO THE C HORIZON, CONTRACTOR SHALL WORK WITH GOVE ENVIRONMENTAL TO ENSURE EXCAVATION DEPTH IS ACHIEVED.



APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

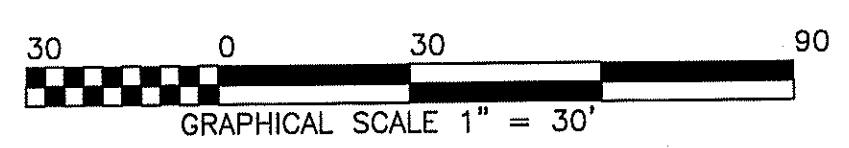
PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE _____

SECRETARY: _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO YEAR 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.

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

OWNER NAME PRINTED: RAMA
 OWNER SIGNATURE: [Signature] DATE: 4/8/20
 RALPH GLYNN
 B & H OIL CO.



NOTE:
 CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



CALL BEFORE YOU DIG!

REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

SITE PLAN
 MAP 170 / LOT 042-000
 19 CONSTITUTION DRIVE
 HUDSON, NH

PREPARED FOR:
 B & H OIL COMPANY, INC.
 6 STARWOOD DRIVE
 HAMPSTEAD, NH 03841

SCALE: 1" = 30'
 DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
 LAND SURVEYORS - CIVIL ENGINEERS
 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 9 of 18

EROSION CONTROL NOTES

- EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OF THE NHDOT". EROSION CONTROL SHALL BE INSTALLED DOWNHILL OF ALL AREAS WHERE WORK WILL EXPOSE UNPROTECTED SOIL TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS, DRAINAGE STRUCTURES AND/OR DRAINAGEWAYS.
- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. IF AREAS ARE TO BE LEFT EXPOSED LONGER THAN 15 DAYS THEN THESE AREAS SHALL BE MULCHED AND SEEDED. IN ALL CASES THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME. LAND SHALL NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
- MULCH BERM SHALL BE INSTALLED WHERE SHOWN, OR AS DIRECTED BY THE TOWN ENGINEER PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING DEVELOPMENT AND SHALL BE CHECKED PERIODICALLY AND EXCESS SILT SHALL BE REMOVED.
- ALL DISTURBED AREAS AND SLOPES WHICH ARE FINISH GRADED SHALL BE LOAMED (2" COMPACTED MINIMUM) AND SEEDED. SEE SEEDING AND FERTILIZER SPECIFICATION.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER SHALL BE MACHINED HAY MULCHED AND SEEDED WITH SLOPE STABILIZATION SEED MIXTURE TO PREVENT EROSION HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
- ALL DITCHES, SWALES, AND PONDS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- CONTRACTOR SHALL REDUCE AIR BORNE PARTICLES THROUGH THE USE OF WATER, CALCIUM CHLORIDE (OR EQUIVALENT) AND STREET SWEEPING.
- ALL EROSION CONTROL SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL.
- CONTRACTOR SHALL LIMIT THE AREA OF DISTURBANCE TO LESS THAN 6 ACRES OPEN AT ANY ONE TIME.
- ALL ROADWAYS, CUT AND FILL SLOPES SHALL BE STABILIZED AND/OR SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED, A MINIMUM OF 65% VEGETATED GROWTH HAS BEEN ESTABLISHED, A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED, OR EROSION CONTROL BARRIERS HAVE BEEN PROPERLY INSTALLED.
- DISTURBED SOIL AREAS THAT WILL REMAIN IDLE FOR MORE THAN 90 DAYS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN FIVE DAYS FROM THE INITIAL DISTURBANCE WITH SEED AND MULCH. EROSION CONTROL BARRIERS OR CRUSHED STONE OR OTHER SUITABLE MEASURES APPROVED BY THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE. ALL DISTURBED SOIL AREAS THAT HAVE ACHIEVED FINAL GRADING SHALL BE PERMANENTLY STABILIZED WITHIN THREE DAYS FOLLOWING FINAL GRADING.

SEQUENCE OF MAJOR ACTIVITIES

- INSTALL TEMPORARY EROSION CONTROL SILT BARRIERS, CONSTRUCT STABILIZED ENTRANCES.
- CLEAR & CRUB SITE
- EXCAVATION FOR CUTS AND FILLS, SWALES AND DETENTION AREAS; ALL BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
- INSTALL DRAINAGE AND UTILITIES
- PLACE SELECT GRAVELS, FINE GRADE AND PAVE, LOAM AND SEED.
- WHEN ALL CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL SILT BARRIERS AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.
- All control measures will be inspected at least once each week and following any storm event of 1/2 inch or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Build up sediment will be removed from silt fences or siltsock barriers when it has reached one third the height of the fence or dike.
- All diversion dikes will be inspected and any breaches promptly repaired.
- Temporary seeding and planting will be inspected for bare spots, washouts, and unhealthy growth.

B. Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

C. Maintenance

- Inlet Protection and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
- Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one third (1/3) the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

D. TEMPORARY GRASS COVER

1. Seeded Preparation

Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding

- Utilize annual rye grass at a rate of 40 lbs./acre.
- Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
- Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. PERMANENT SEEDING

- Bedding - stones larger than 1 1/2", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
- Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10-20-20 Fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended)

Rate:

Type	LBS. per Acre	LBS. per 1,000 s.f.
Tall Fescue	20	0.45
Creeping Red Fescue	20	0.45
Birdsfoot Trifolium	0	0.20
Total	40	1.10

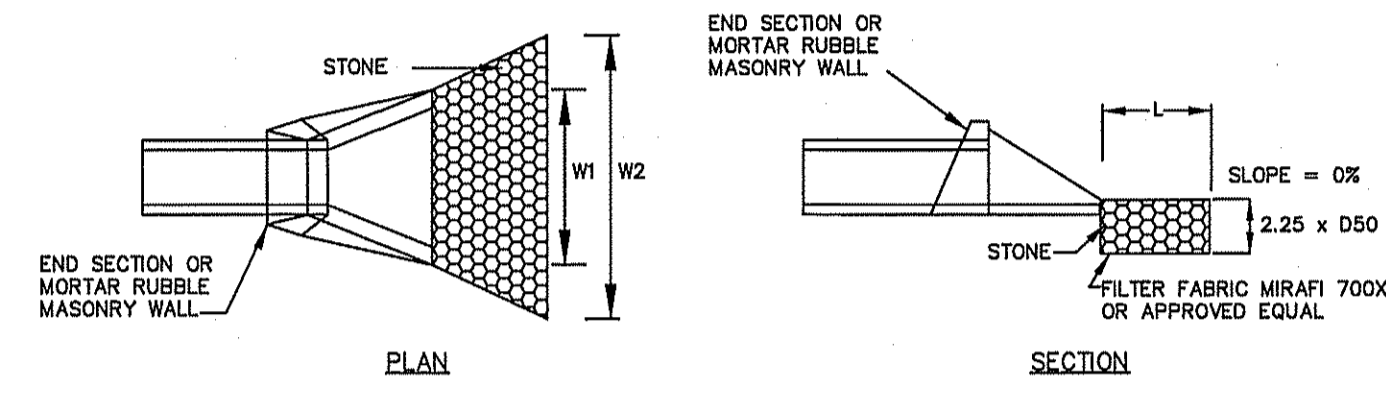
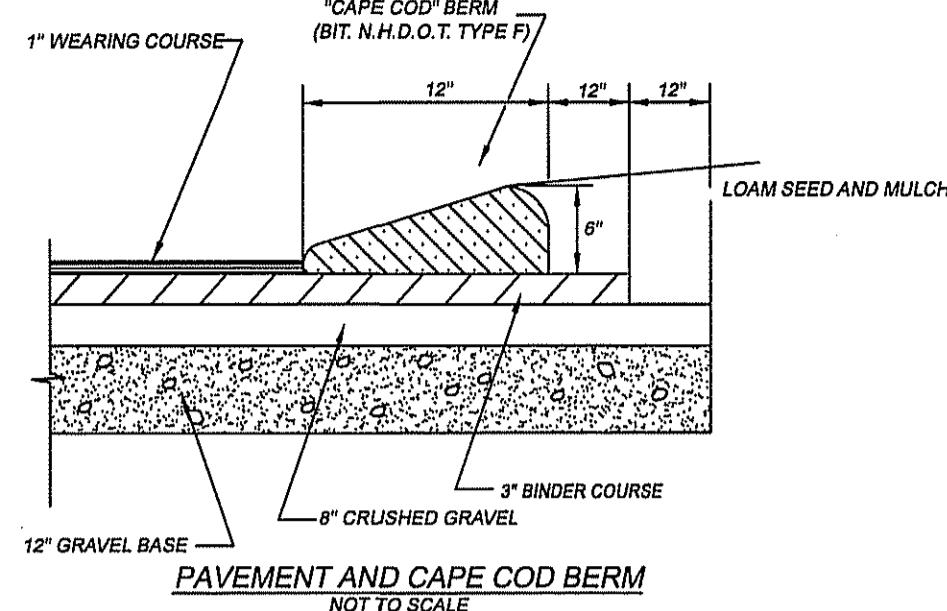
- Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook.

Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.

- Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

- When seeded areas are mulched, seeding may be made from early spring to early October.

- When seeded areas are not mulched, seeding should be made from early spring to May 20th or August 10 to September 30.



STONE APRON OUTLET PROTECTION DETAIL
OUTLET TO FLAT AREA, NON DEFINED CHANNEL

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR FLOW DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

CONSTRUCTION SPECIFICATIONS

- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
- APRON DEPTH SHALL BE 2.25 TIMES D50.

PIP ENDS SHALL HAVE:

D50 = 4.8"
L = 10'
W1 = 2'
W2 = 12'

STONE GRADATION

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.3 TO 0.5 D50

ITEM NO. B-885F WT=270L

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. PINS AVAILABLE.
3. APPROXIMATE WEIGHT: 265 LBS.

ISHEA Concrete Products
New England's Premier Precaster
800-898-7432 (SHEA)
www.sheaconcrete.com
160 Old Turnpike Road
Nottingham, NH 03320
Page: J2
1/12/00
BUMPER CURBING SINGLE FACE

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____
SIGNATURE DATE _____
PLANNING BOARD CHAIRMAN _____
SIGNATURE DATE _____
SECRETARY _____

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

OWNER NAME PRINTED: Ralph Lynn
OWNER SIGNATURE: [Signature] DATE: 4/16/20
RALPH LYNN
B & H OIL CO.

NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

DETAILS

SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = _____ DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

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TEMPORARY CONSTRUCTION ENTRANCE/EXIT

A. GENERAL NOTES:

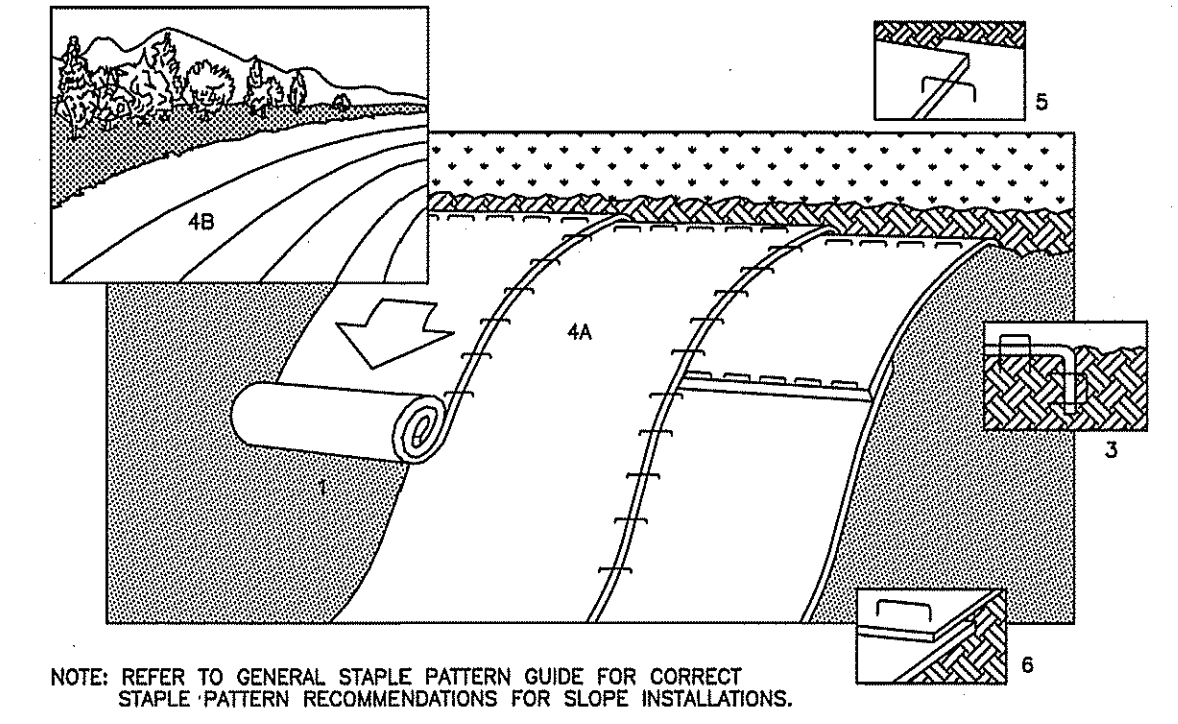
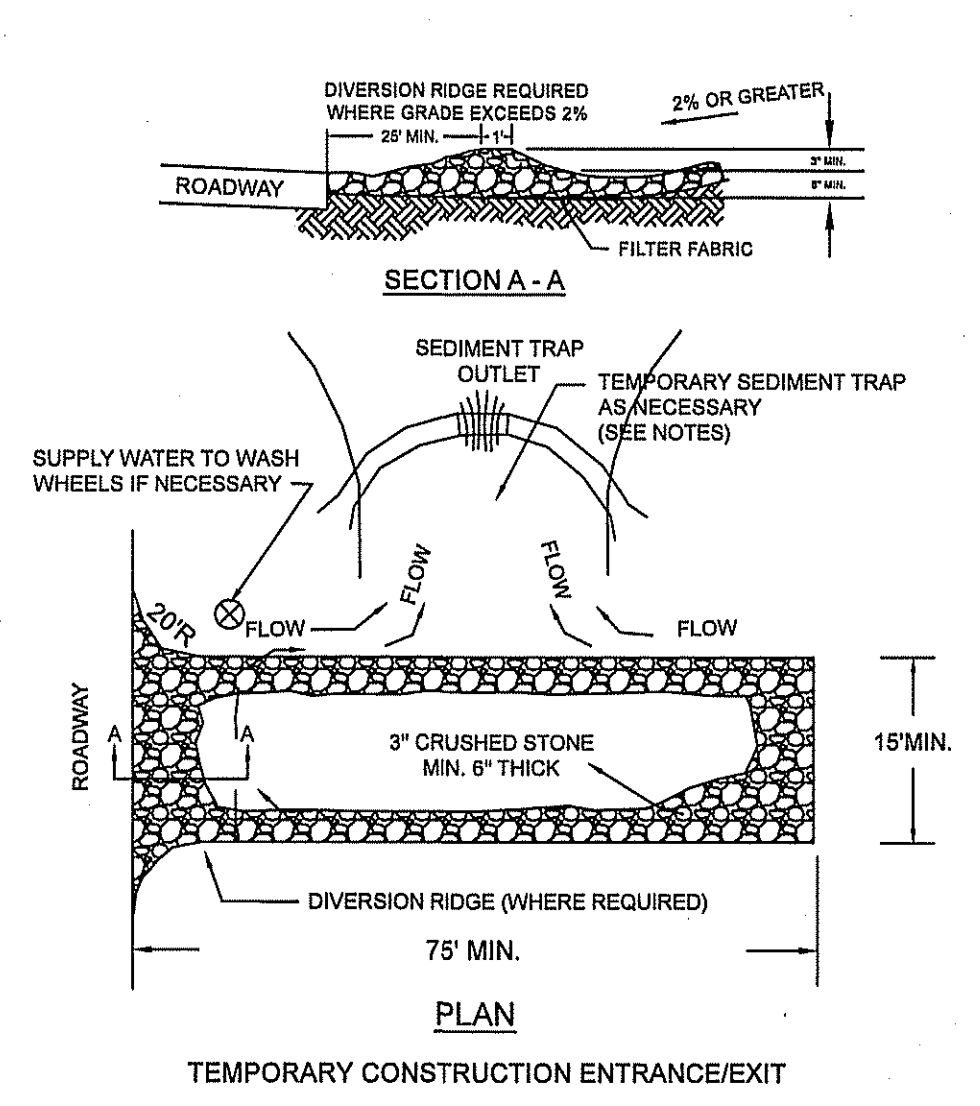
1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT CONSISTS OF A PAD OF STONE AGGREGATE PLACED ON A GEOTEXTILE FILTER FABRIC, LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO AN EXISTING ACCESS ROAD WAY OR OTHER PAVED SURFACE. ITS PURPOSE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES. THIS HELPS PROTECT RECEIVING WATERS FROM SEDIMENT CARRIED BY STORM WATER RUNOFF FROM ROADS
2. ONLY CONSTRUCTION TRAFFIC LEAVING THE SITE IS REQUIRED TO USE THE TEMPORARY STABILIZED EXIT. CONSIDER PROVIDING A SEPARATE, UNPROTECTED ENTRANCE FOR TRAFFIC ENTERING THE SITE. THIS WILL INCREASE THE LONGEVITY OF THE STABILIZED EXIT BY ELIMINATING HEAVY LOADS ENTERING THE SITE AND REDUCING THE TOTAL TRAFFIC OVER THE DEVICE.
3. LOCATE THE CONSTRUCTION ENTRANCES AND EXITS, A MINIMUM OF 100 FEET FROM INTERSECTIONS, TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES THAT HAVE STEEP GRADES AND ENTRANCES AT CURVES IN ROADS.
4. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.

B. SPECIFICATIONS (TEMPORARY CONSTRUCTION ENTRANCE/EXITS SHOULD MEET THE FOLLOWING REQUIREMENTS).

1. STONE SIZE MINIMUM: USE SHOULD BE 3" CRUSHED STONE.
2. THE MINIMUM LENGTH OF THE PAD SHOULD BE 75 FEET.
3. THE MINIMUM WIDTH OF THE PAD SHOULD BE 15 FEET.
4. THE PAD SHOULD SLOPE AWAY FROM THE EXISTING ROADWAY.
5. THE PAD SHOULD BE AT LEAST 6" THICK.
6. A GEOTEXTILE FILTER FABRIC SHOULD BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
7. THE PAD SHOULD BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
8. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.

C. MAINTENANCE REQUIREMENTS (THE ENTRANCE/EXIT SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT).

1. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHOULD BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED.
2. THE CONTRACTOR SHOULD SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WHEEL WASHING IS REQUIRED, IT SHOULD BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.

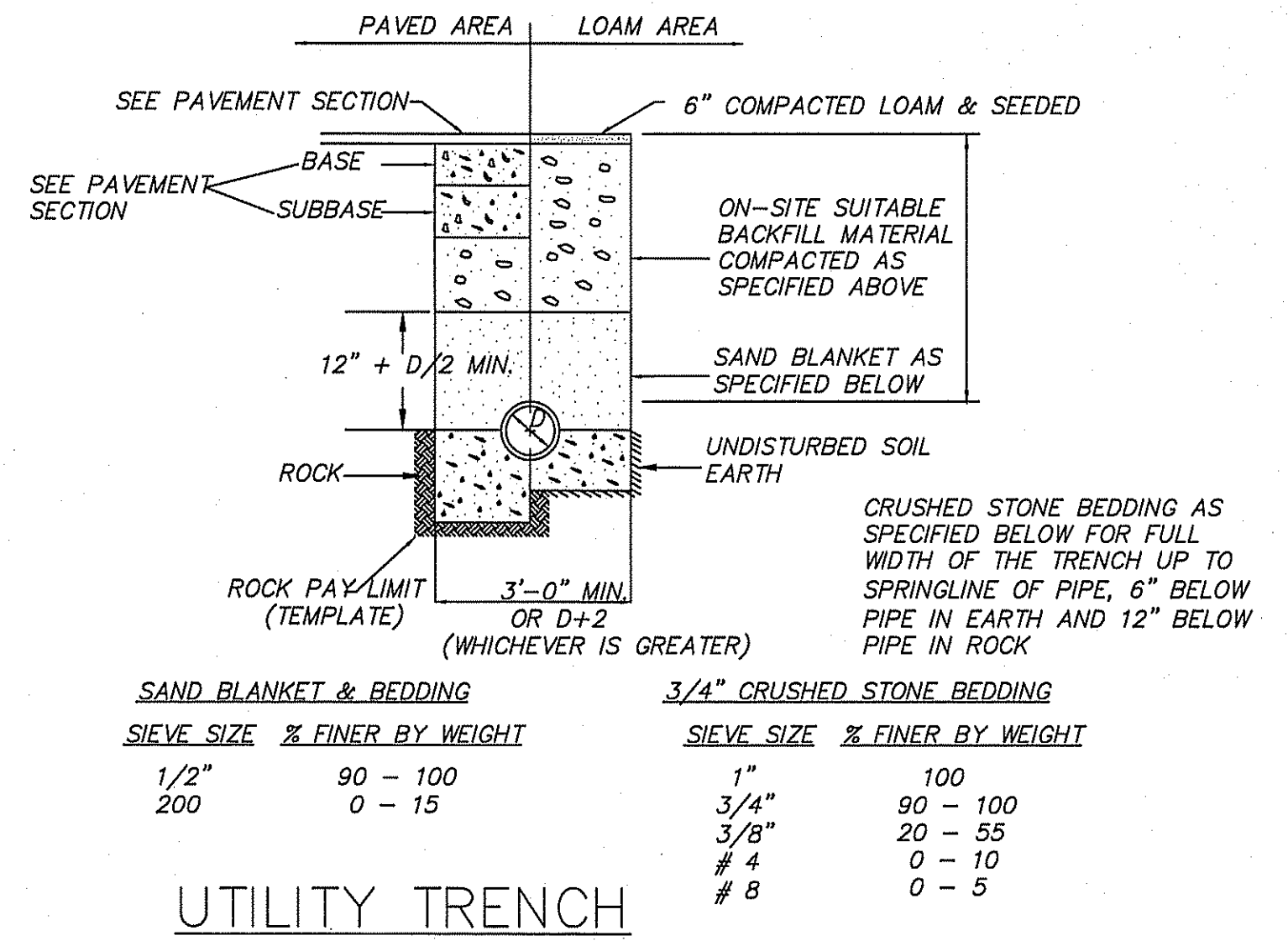


1. TO BE PLACED ON ALL DETENTION POND SIDE SLOPES, POND BOTTOM, AND ALL SIDE SLOPES 3:1 OR GREATER.
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARE AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
4. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE, WITH THE DIRECTION OF FLOW.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
6. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
7. NORTH AMERICAN GREEN SC150 1-800-772-2040.

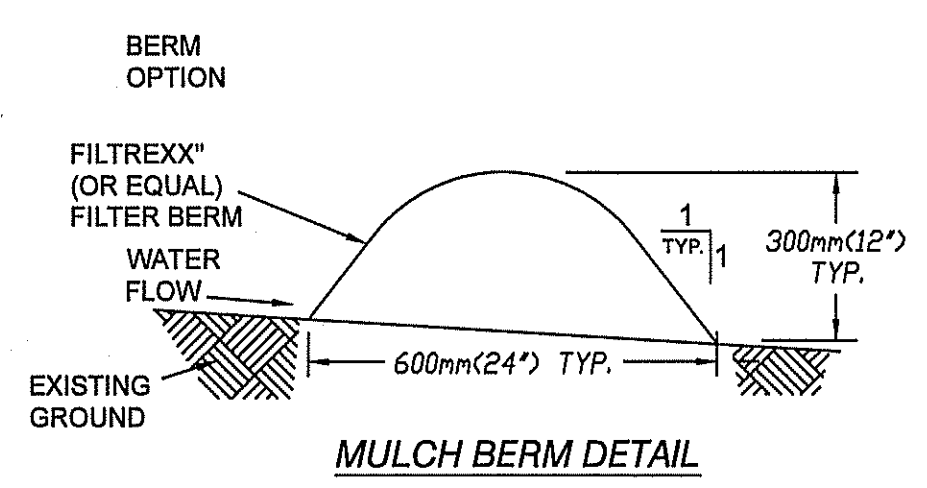
SLOPE INSTALLATION

EROSION CONTROL BLANKETS

NOT TO SCALE

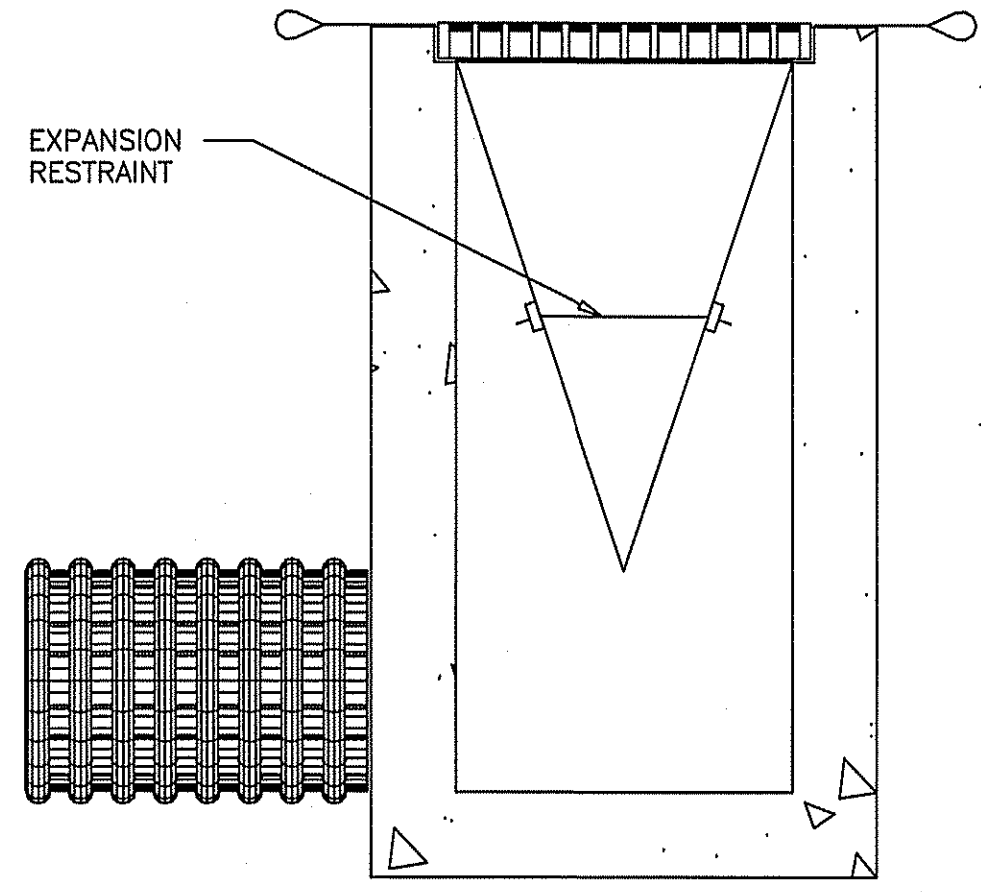


UTILITY TRENCH



MULCH BERM DETAIL

- NOTES:
1. CONTRACTOR SHALL DISCUSS THE APPLICATION OF THIS PRODUCT WITH MANUFACTURE TO ENSURE PROPER PRODUCT SPECIFICATIONS.
 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS OR EQUAL.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTER BERM IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
 4. WHERE THE BERM REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
 5. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE BERM WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE BERM, OR AS DIRECTED BY THE ENGINEER.
 6. THE COMPOST FILTER BERM WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.



INSTALLATION DETAIL
DETAIL OF INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS, AS SUPPLIED BY AH HARRIS OF PORTSMOUTH OR APPROVED EQUAL

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC-1

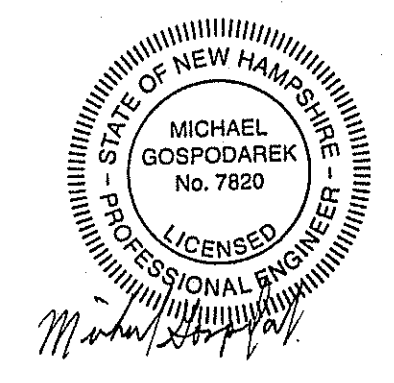
REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC-1

OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK, WITH A WOVEN PILLOW INSERT.

NOTE: CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO YEAR 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.

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

OWNER NAME PRINTED: Ralph Glynn DATE: 4/16/21

OWNER SIGNATURE: [Signature]

RALPH GLYNN
B & H OIL CO.

REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

DETAILS

SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = _____ DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

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NOTES

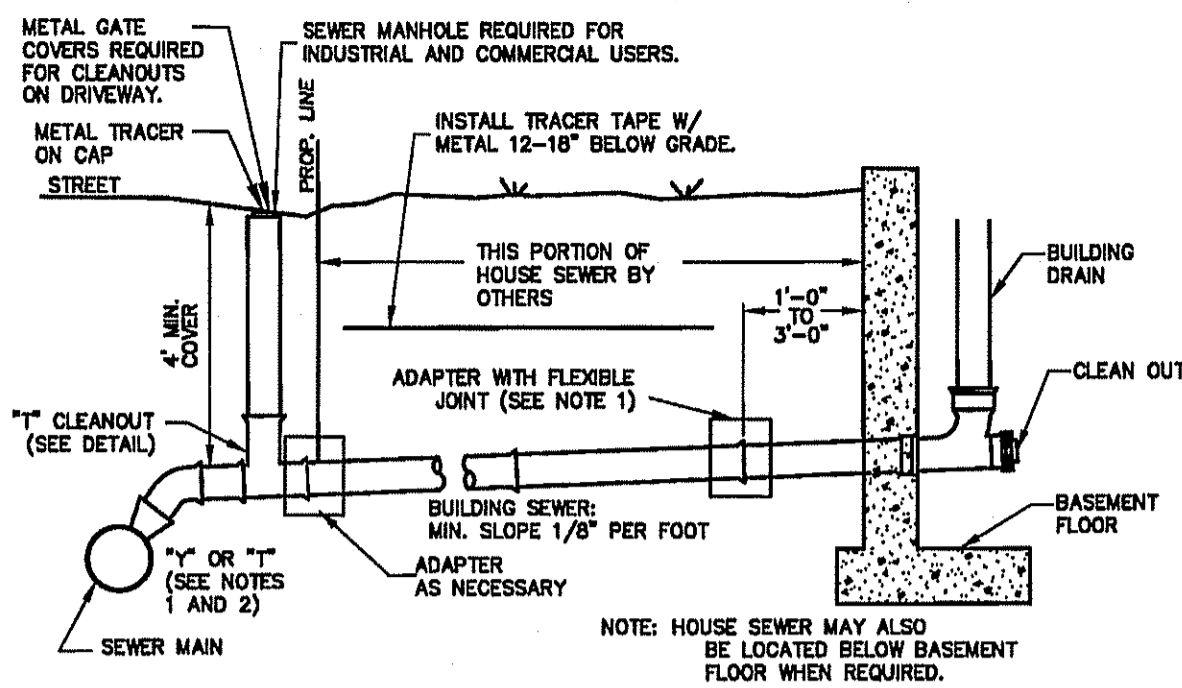
- ALL MANHOLES, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE ENGINEER FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED OR NON-REINFORCED CONCRETE, OR Poured IN PLACE REINFORCED OR NON-REINFORCED CONCRETE.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C 478.
- LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS (5 POUNDS FOR 5 MINS, NO DROP BELOW 4 POUNDS).
- INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE. CROWN AND SLOPE TO DRAIN TOWARD THE FLOW THROUGH CHANNEL UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
- FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL PROVIDE A 30 INCH CLEAR OPENING. A 3 INCH (MINIMUM HEIGHT) LETTER "S" OR THE WORD "SEWER" SHALL BE CAST INTO THE TOP SURFACE. CASTINGS SHALL BE EVEN-GRAINED CAST IRON AND SHALL BE EQUAL TO CLASS 30, CONFORMING TO ASTM A 48.
- BEDDING SLOPED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 100 PASSING 1 INCH SCREEN
 90-100 PASSING 3/4 INCH SCREEN
 20-50 PASSING 3/8 INCH SCREEN
 0-10 PASSING #4 SIEVE
 0-5 PASSING #8 SIEVE
 WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE. SLOPED GRAVEL OR CRUSHED STONE 1/2 TO 1-1/2 INCH SHALL BE USED.
- FLEXIBLE JOINT A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
 RCP & CI PIPE (ALL SIZES): 48"
 AC & VC PIPE (UP THROUGH 12" DIA): 18"
 AP & VC PIPE (LARGER THAN 12" DIA): 36"
- SHALLOW MANHOLE IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED. IT MUST HAVE AN ECCENTRIC ENTRANCE OPENING AND BE CAPABLE OF SUPPORTING H-20 LOADS.
- BLINDS - NONE REQUIRED
 PVC (ASTM 3034) - UP THROUGH 15" DIA - NONE REQUIRED
 PVC (ASTM F 875) - LARGER THAN 15" DIA - 48" - 60"
 PVC (ASTM F 793) - ALL SIZES - 48" - 60"
 ABS (ASTM D 2890) - ALL SIZES - SAME AS PVC ABOVE
- UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CANNOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY OTHER PLASTIC PIPES SHALL BE REVEALED ON A CASE BY CASE BASIS.
- MANHOLE STEPS ARE NOT PERMITTED.
- MAXIMUM DISTANCE BETWEEN SEWER MANHOLES SHALL BE 300 FEET.
- SEWER MANHOLE SHALL BE REQUIRED FOR ALL (EXISTING AND NEW) INDUSTRIAL AND COMMERCIAL USERS AND WILL BE LOCATED AT ROW/PROPERTY LINE.

NOTE:
SEPARATE CONSTRUCTION SPECIFICATIONS MUST BE ATTACHED OR INCLUDED IN THE CONTRACT DOCUMENTS. THESE STANDARD DRAWINGS ARE NOT COMPLETE WITHOUT THESE SPECIFICATIONS.



TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
DETAIL S-2
STANDARD MANHOLE - PART A
TOWN OF HUDSON AUGUST-01
REV: 8/23/19 SCALE: NTS

STANDARD MANHOLE - PART A

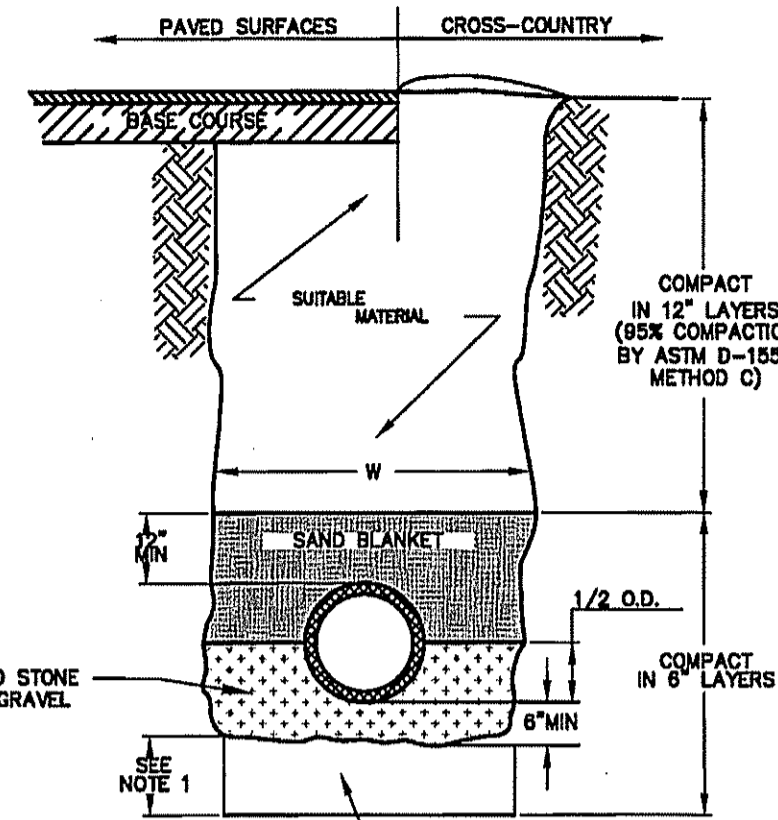


- JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER "Y" OR AT THE FOUNDATION WALL, APPROPRIATE ADAPTERS SHALL BE USED.
- WHERE A "Y" OR "Y" IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE IN ACCORDANCE WITH THE TOWN ENGINEER.
- PIPE SHALL BE 6" DIAMETER MINIMUM FROM SEWER MAIN TO EASEMENT (Ø 8.1) AND 4" DIAMETER MINIMUM FROM CLEANOUT TO BUILDING FOUNDATION.

BUILDING SERVICE CONNECTION
NOT TO SCALE



TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
DETAIL S-5
BUILDING SERVICE CONNECTION
TOWN OF HUDSON AUGUST-01
REV: 8/23/19 SCALE: NTS

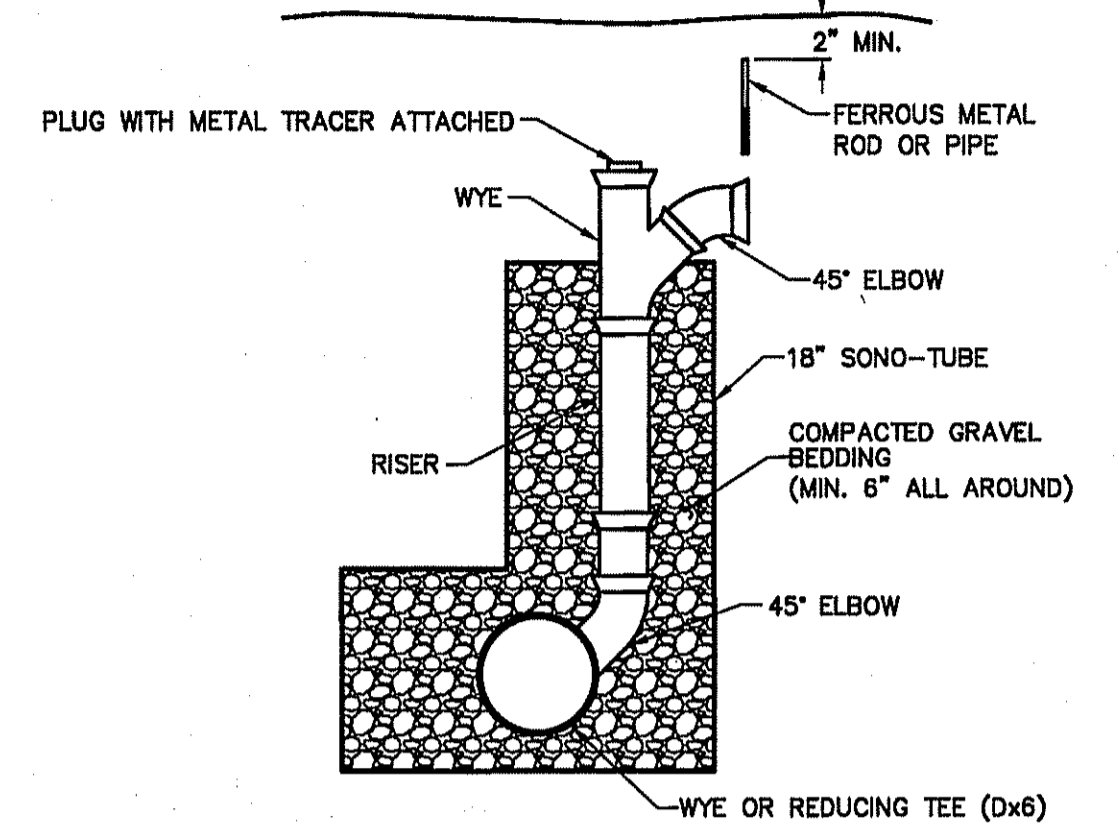


- NOTES:
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE, REFILL WITH BEDDING MATERIAL.

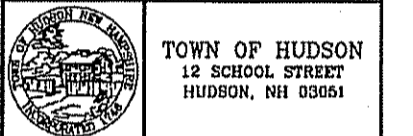
SEWER TRENCH SECTION
NOT TO SCALE



TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
DETAIL S-4
SEWER TRENCH SECTION
TOWN OF HUDSON AUGUST-01
REV: SCALE: NTS



CHIMNEY
NOT TO SCALE



TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
DETAIL S-7
CHIMNEY
TOWN OF HUDSON AUGUST-01
REV: SCALE: NTS

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN SIGNATURE DATE _____

SECRETARY SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO YEAR 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.

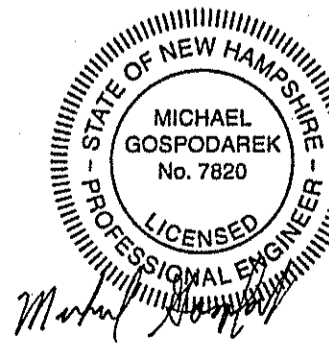
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEAR FROM DATE OF APPROVAL.

OWNER NAME PRINTED: Ralph Glynn DATE: 4/8/20
 OWNER SIGNATURE: [Signature]
 RALPH GLYNN
 B & H OIL CO.

NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



CALL BEFORE YOU DIG!



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

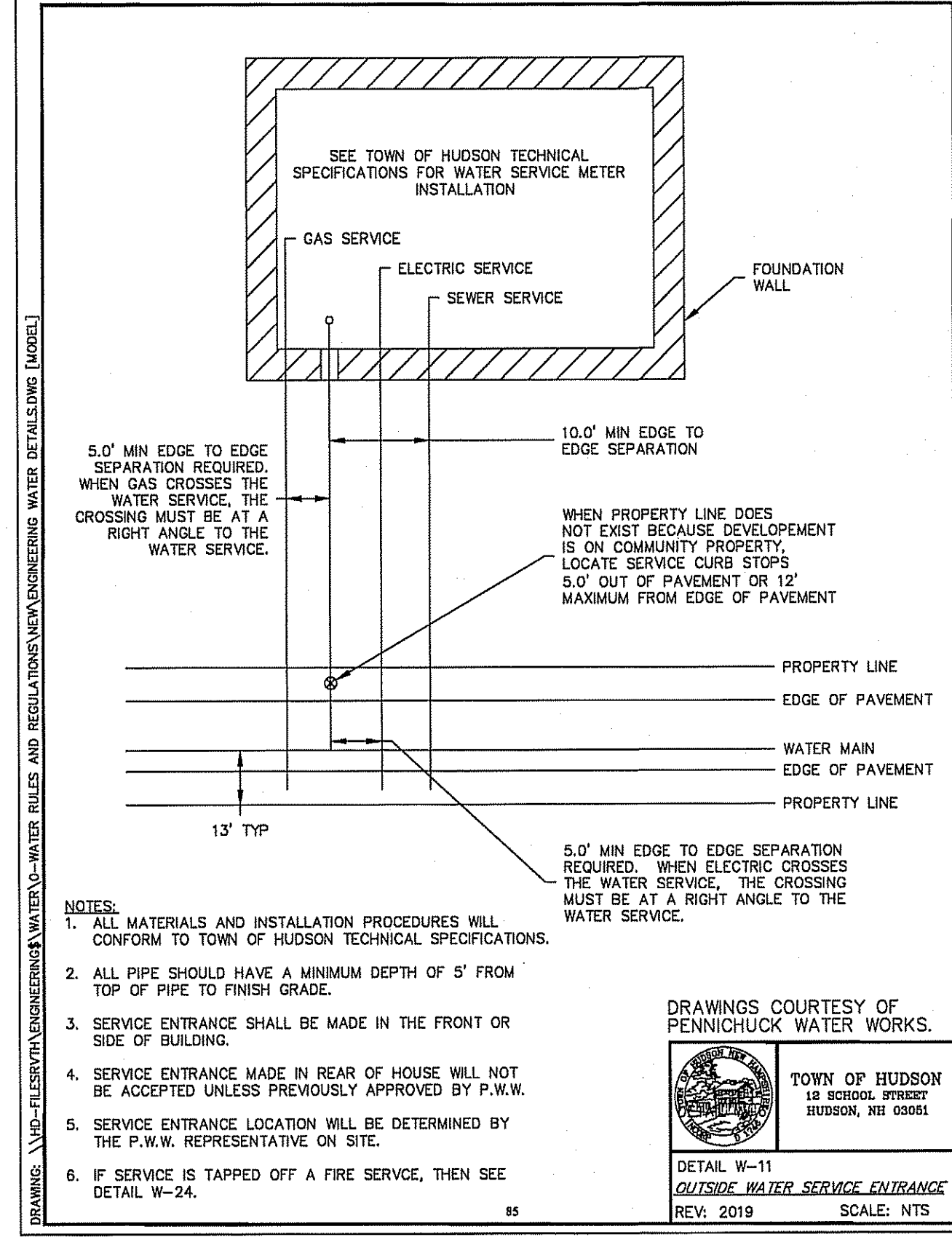
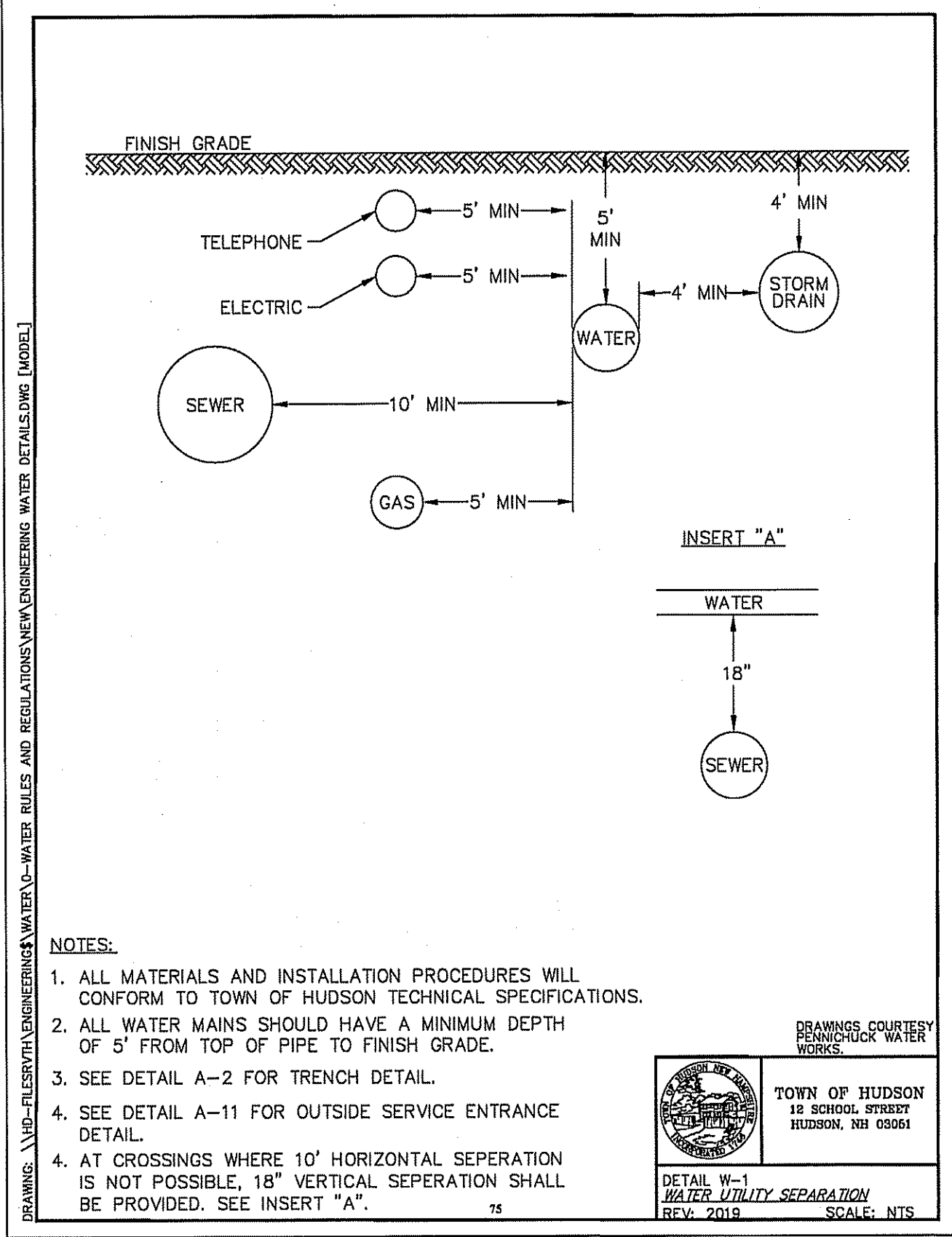
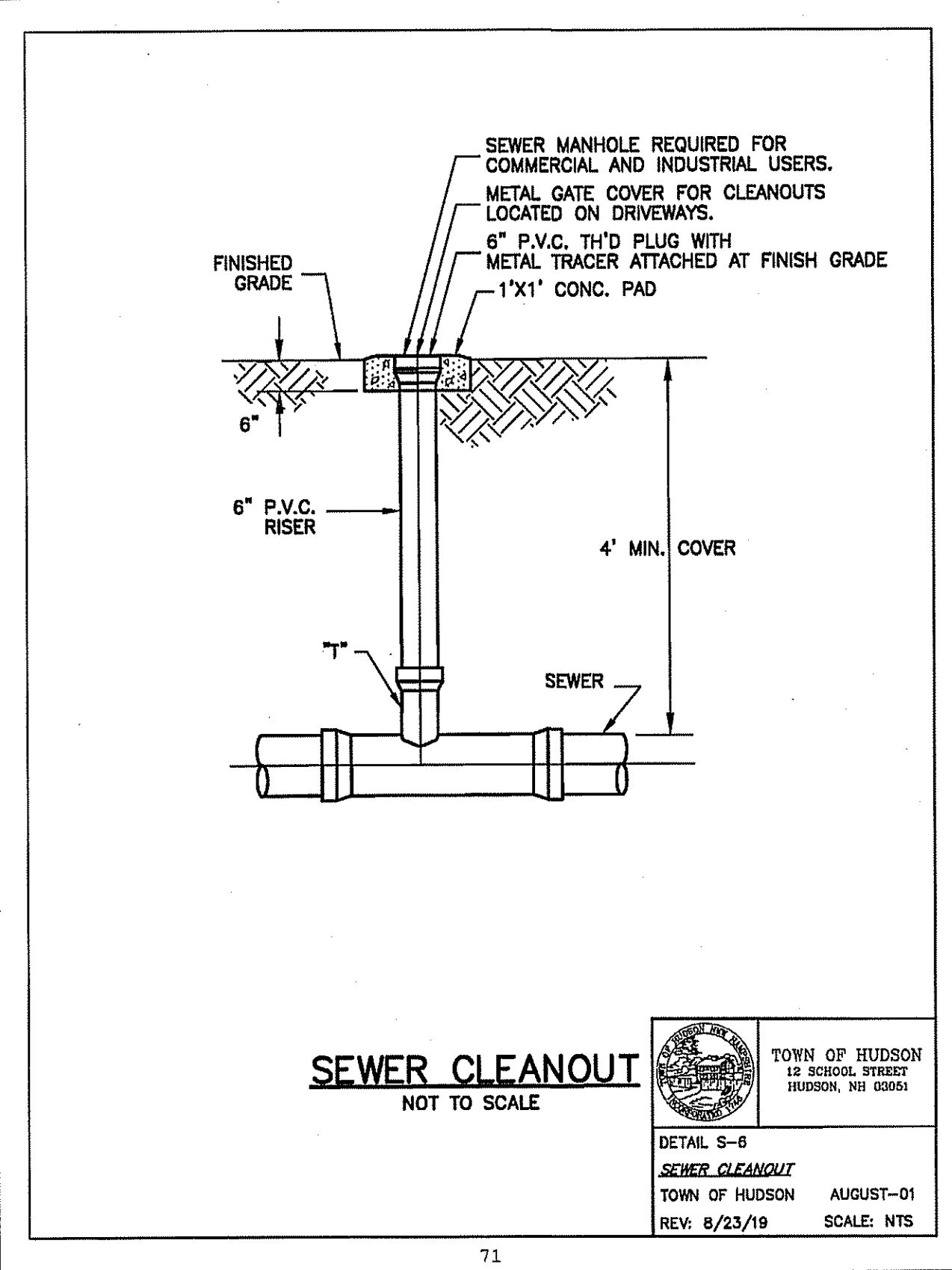
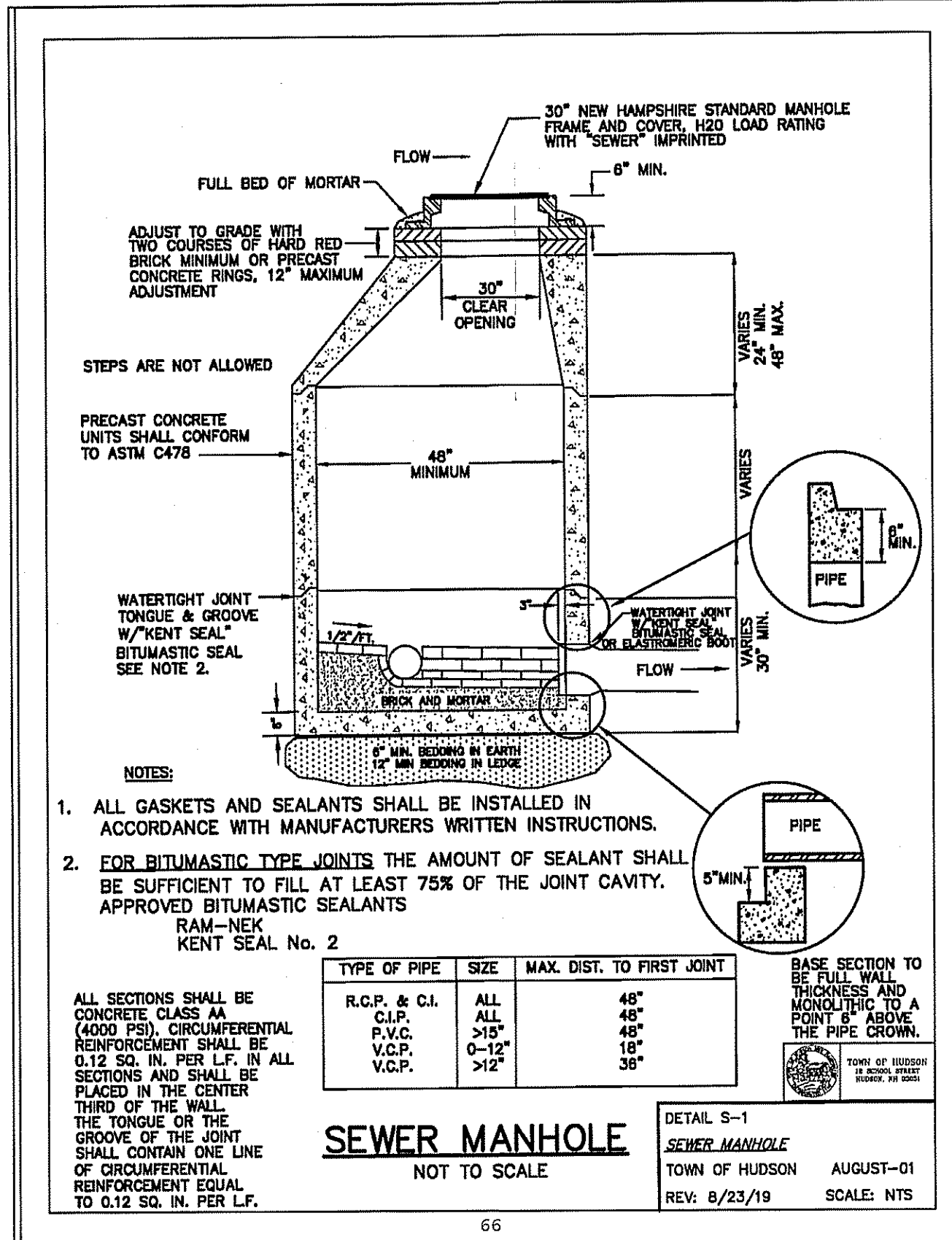
DETAILS

SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = _____ DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462



APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

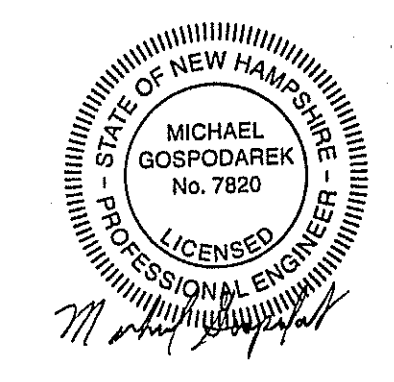
SECRETARY: _____ SIGNATURE DATE: _____

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OWNER SIGNATURE: [Signature] DATE: 4/16/20
RALPH GLYNN
B & HOIL CO.

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REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

DETAILS

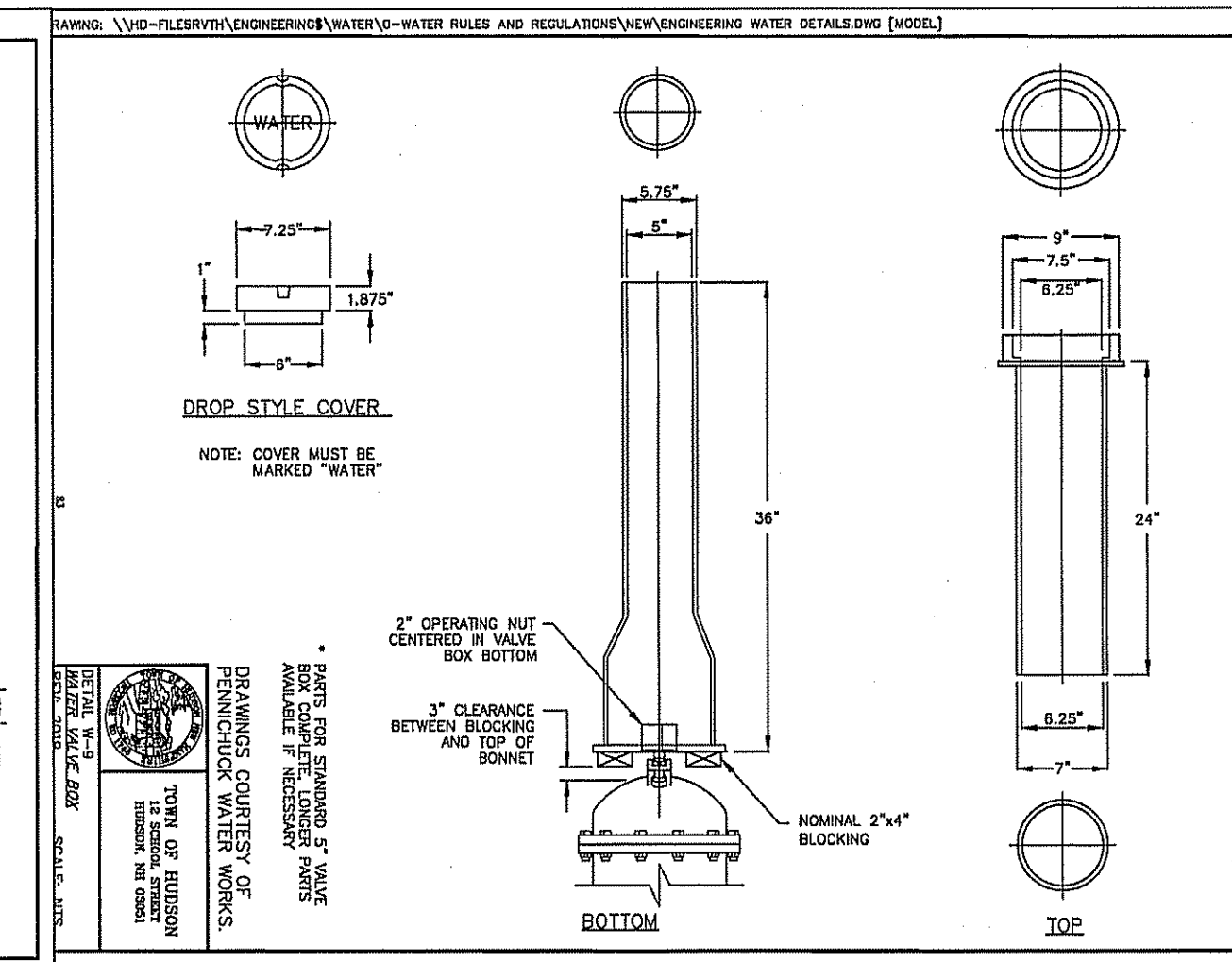
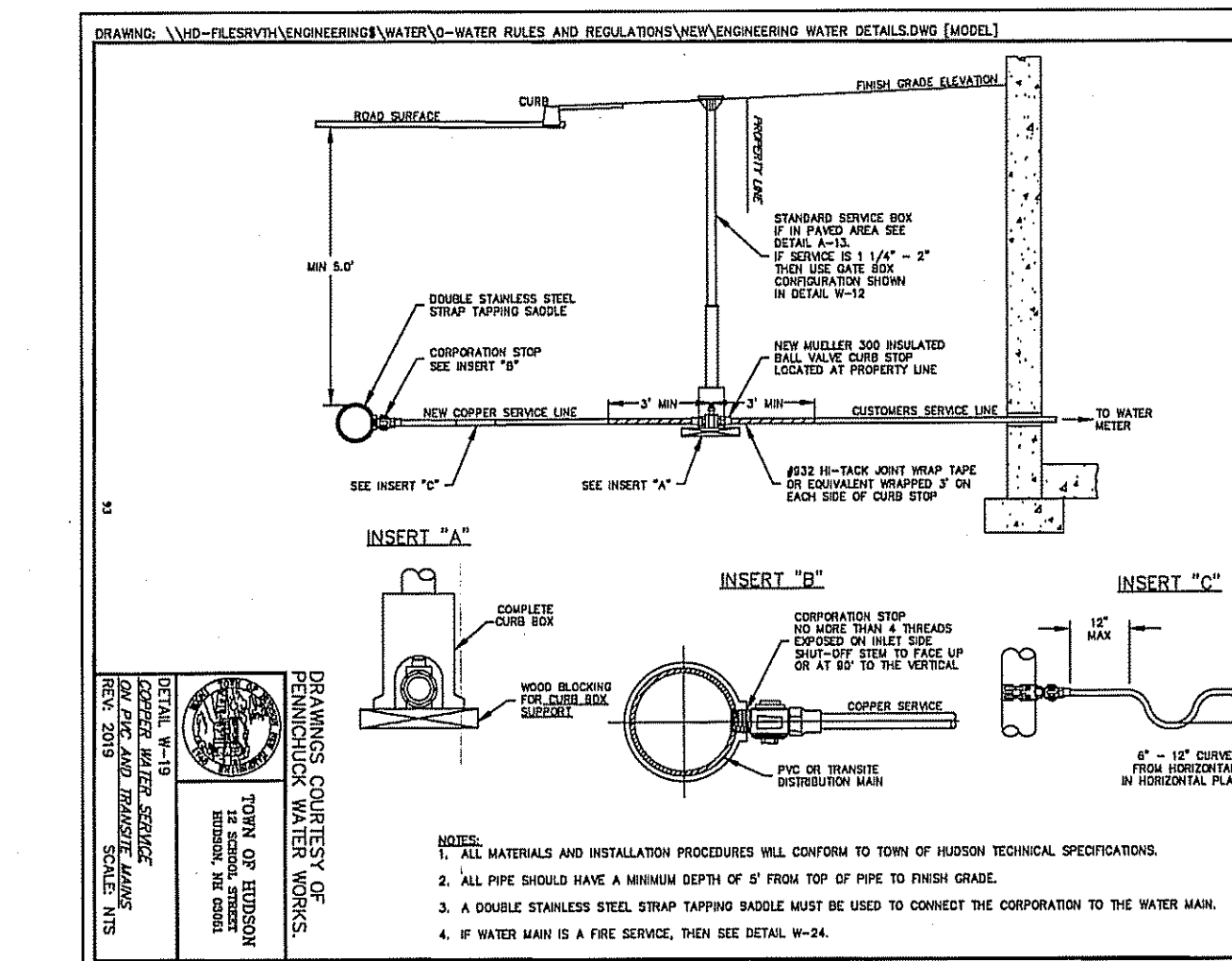
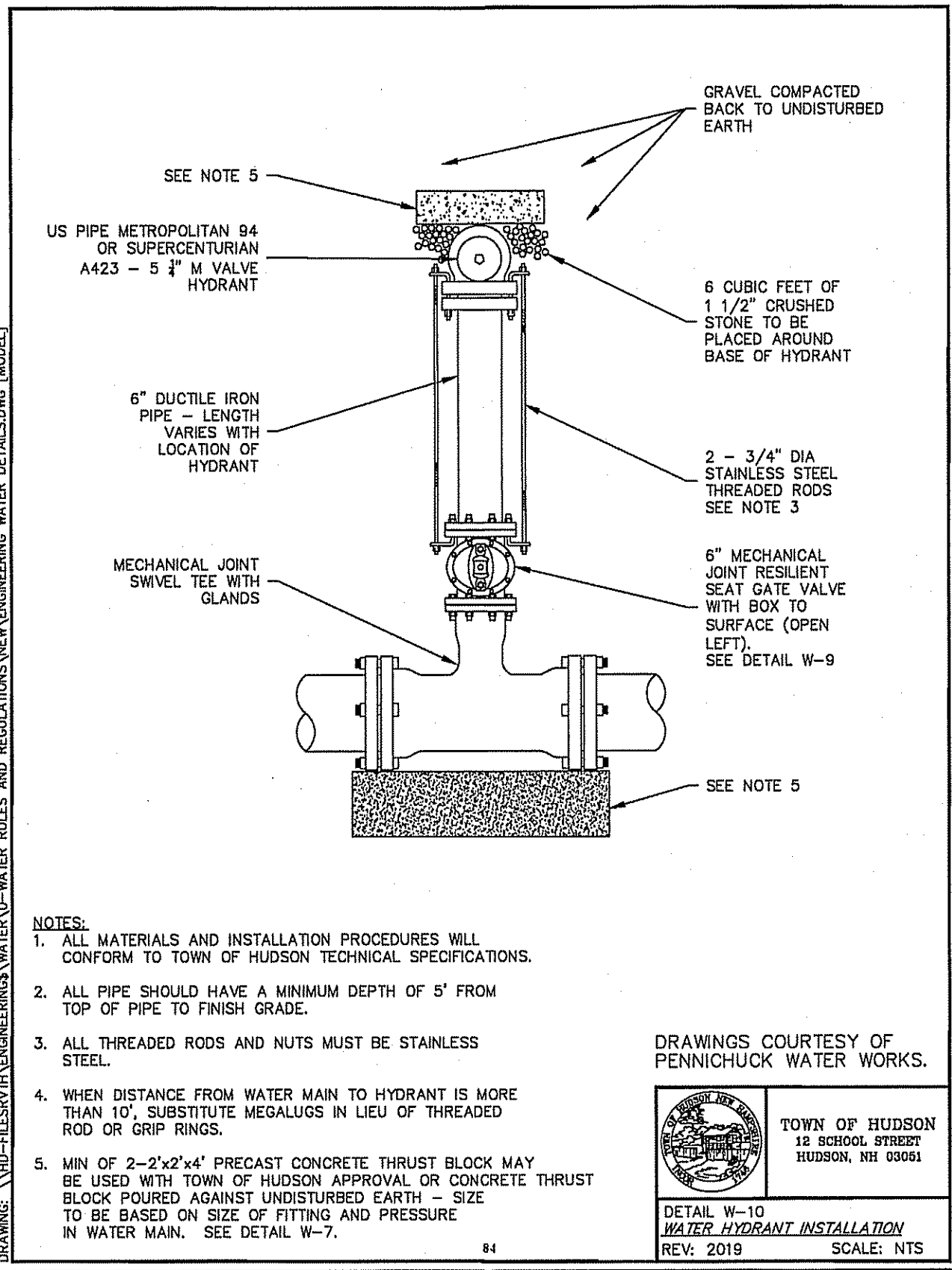
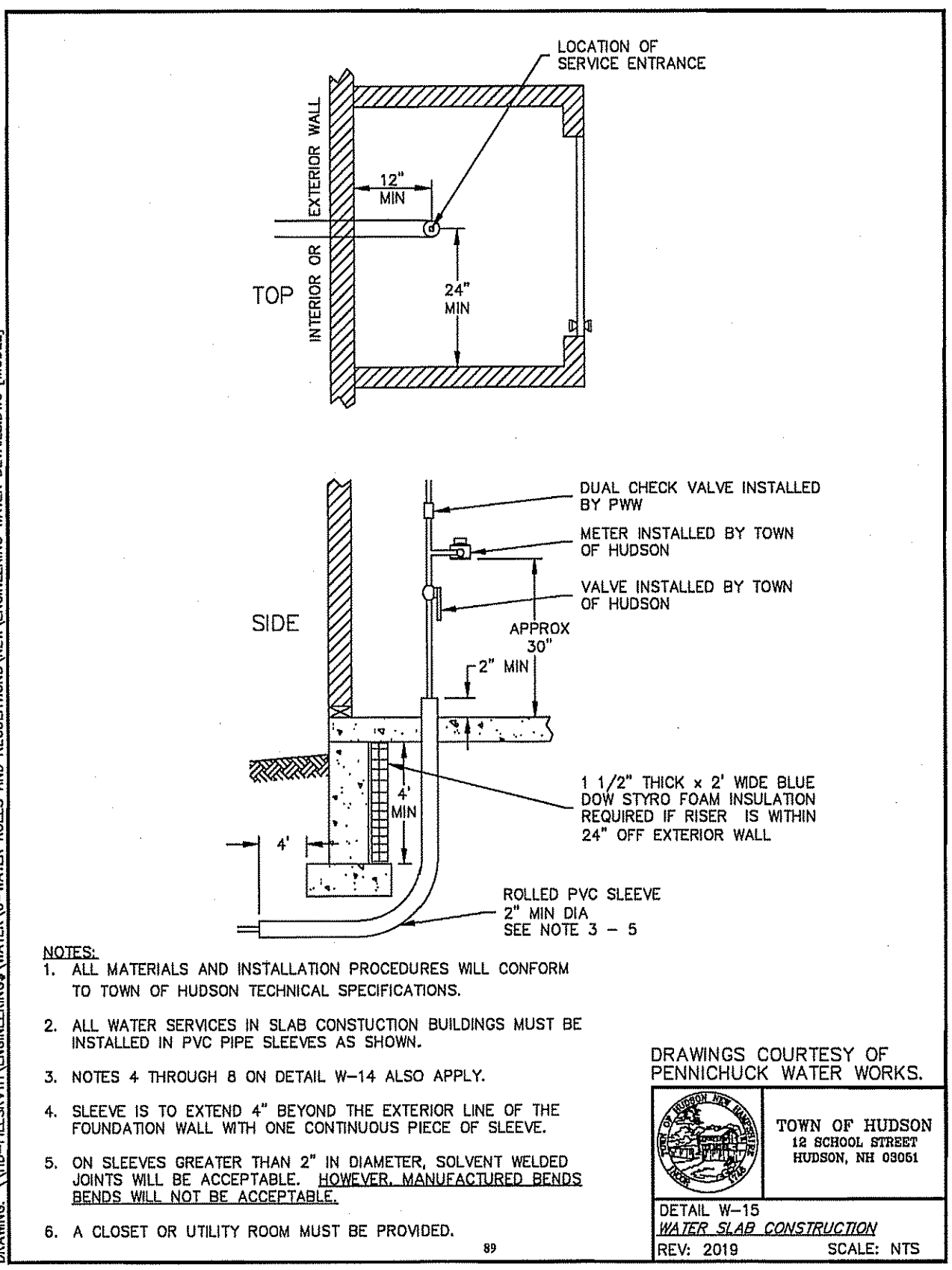
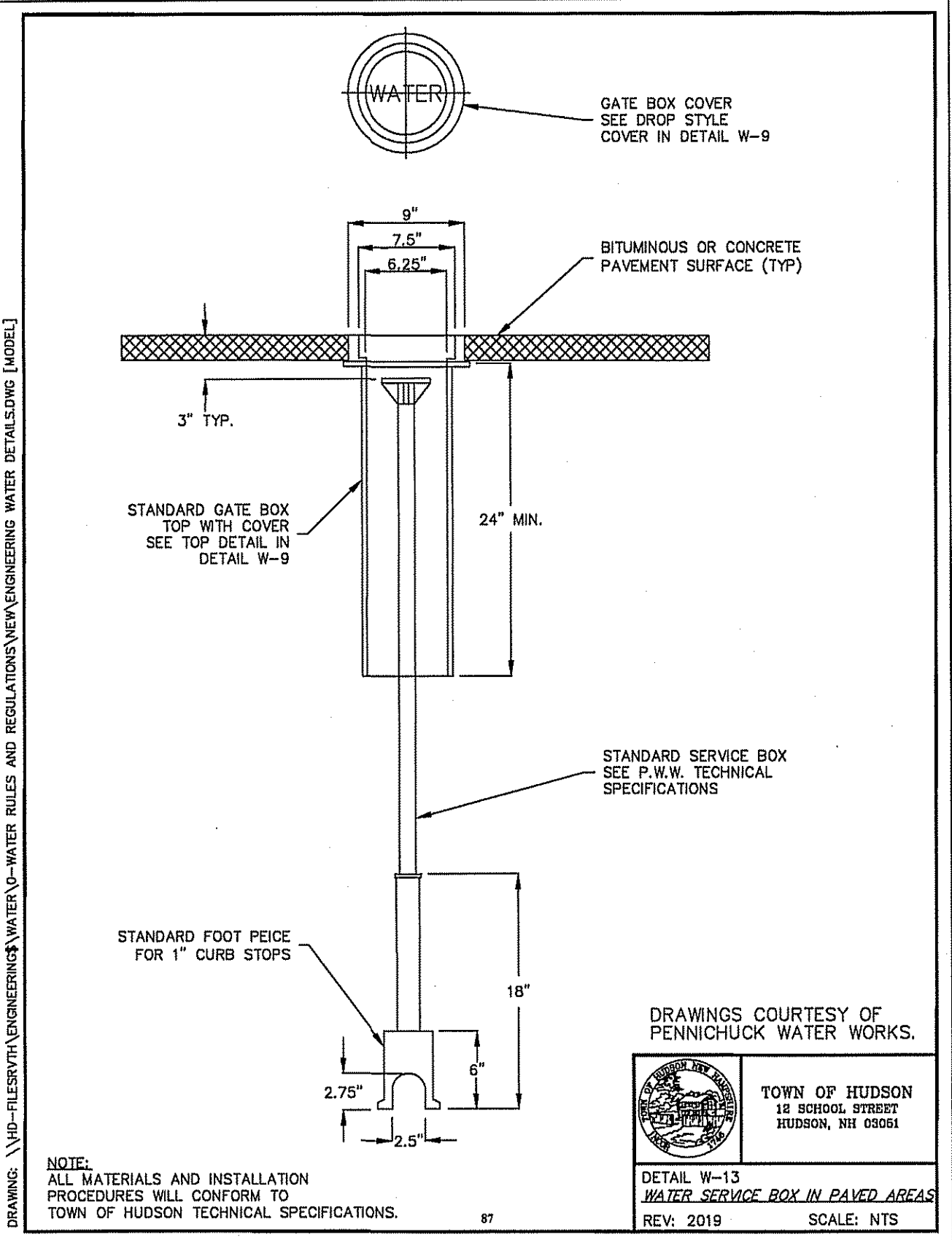
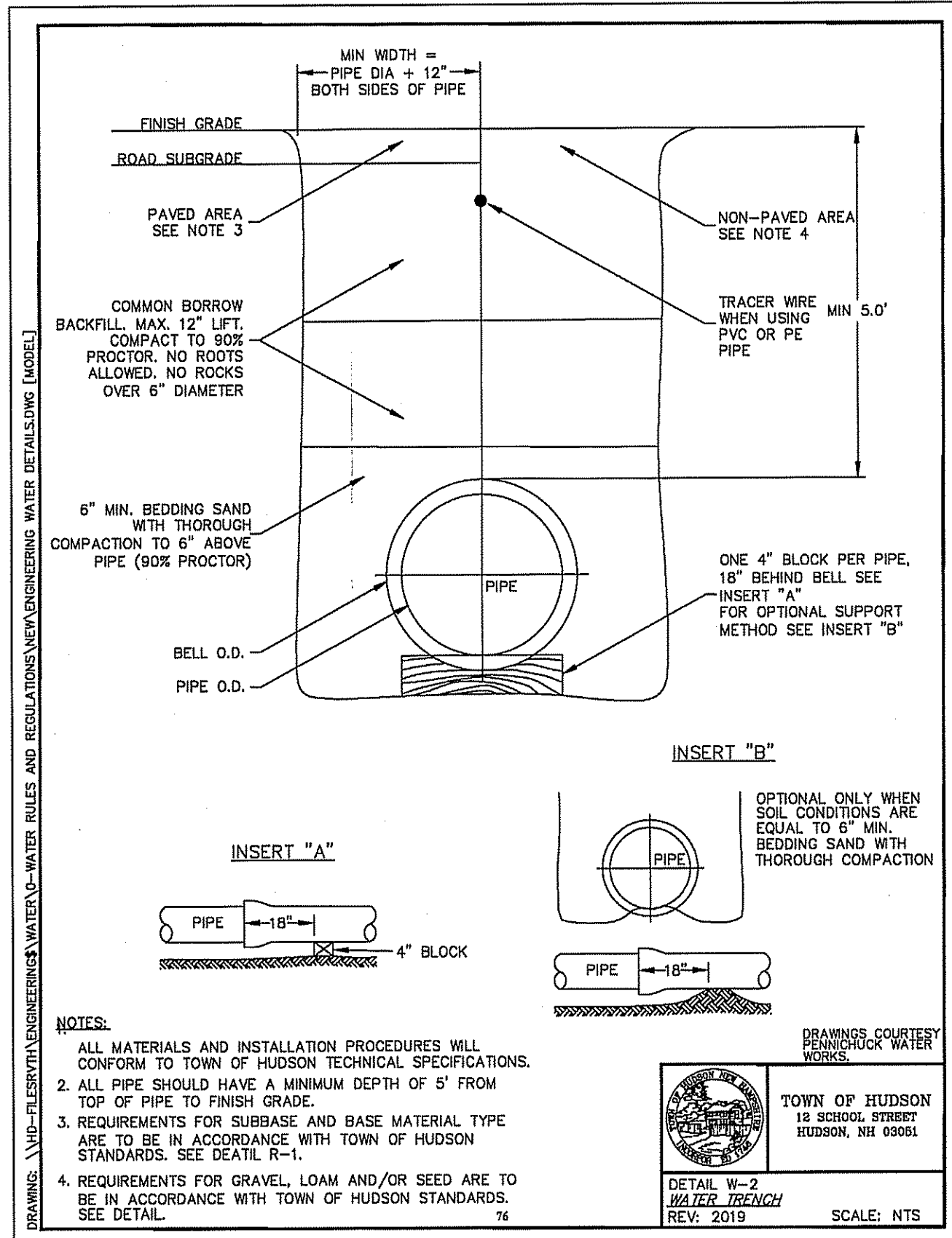
SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & HOIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = _____ DATE: NOVEMBER 2020

EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 13 of 18



APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE _____

SECRETARY: _____ SIGNATURE DATE _____

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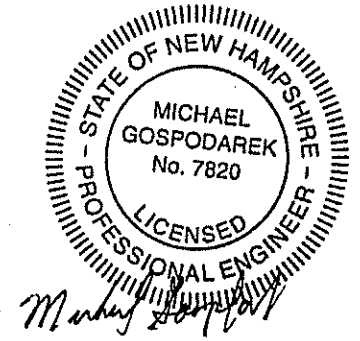
OWNER NAME PRINTED: Ralph Glyn

OWNER SIGNATURE: [Signature] DATE: 4/8/21

RALPH GLYN
B & H OIL CO.

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DIG SAFE
1-888-DIG-SAFE
CALL BEFORE YOU DIG!



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

DETAILS

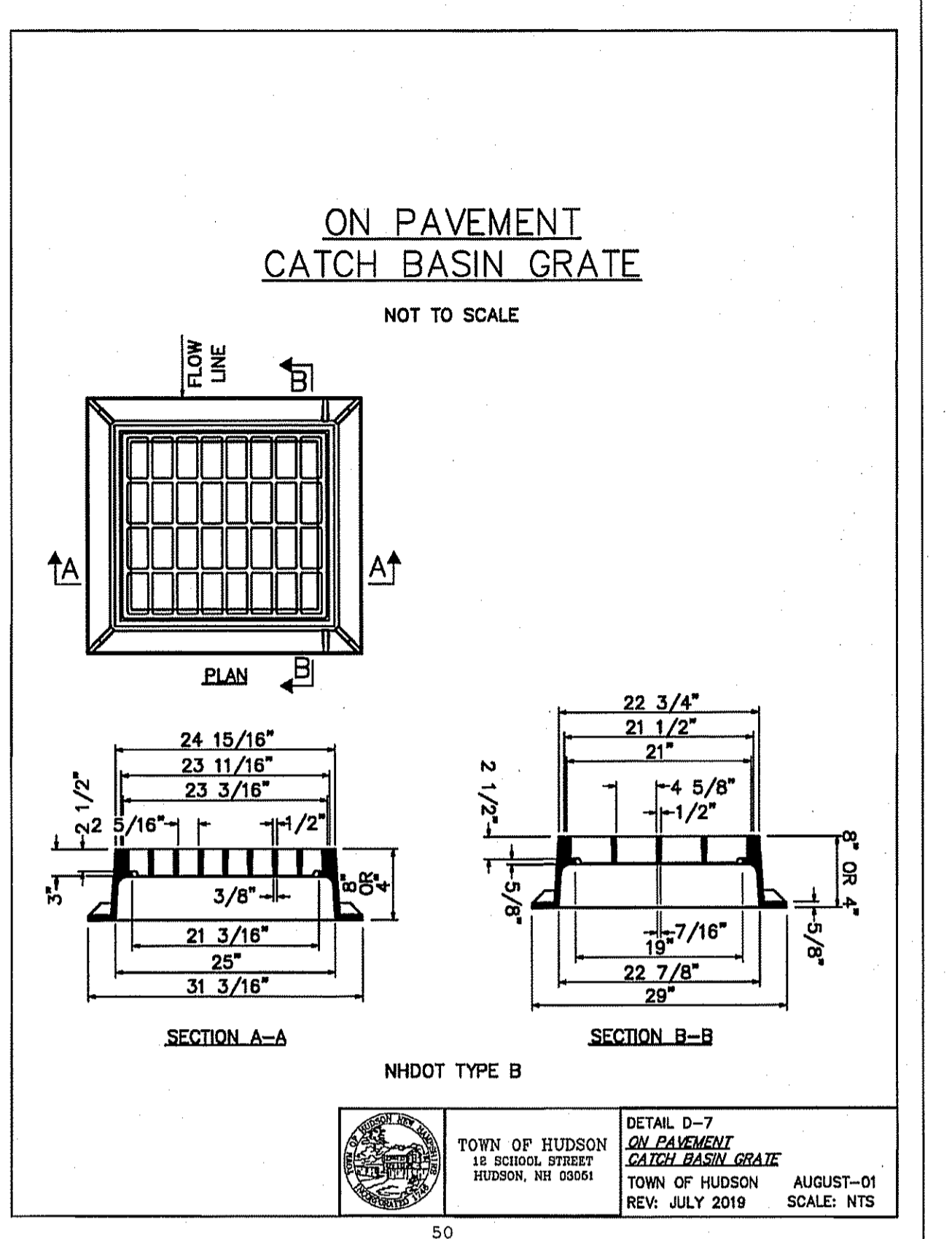
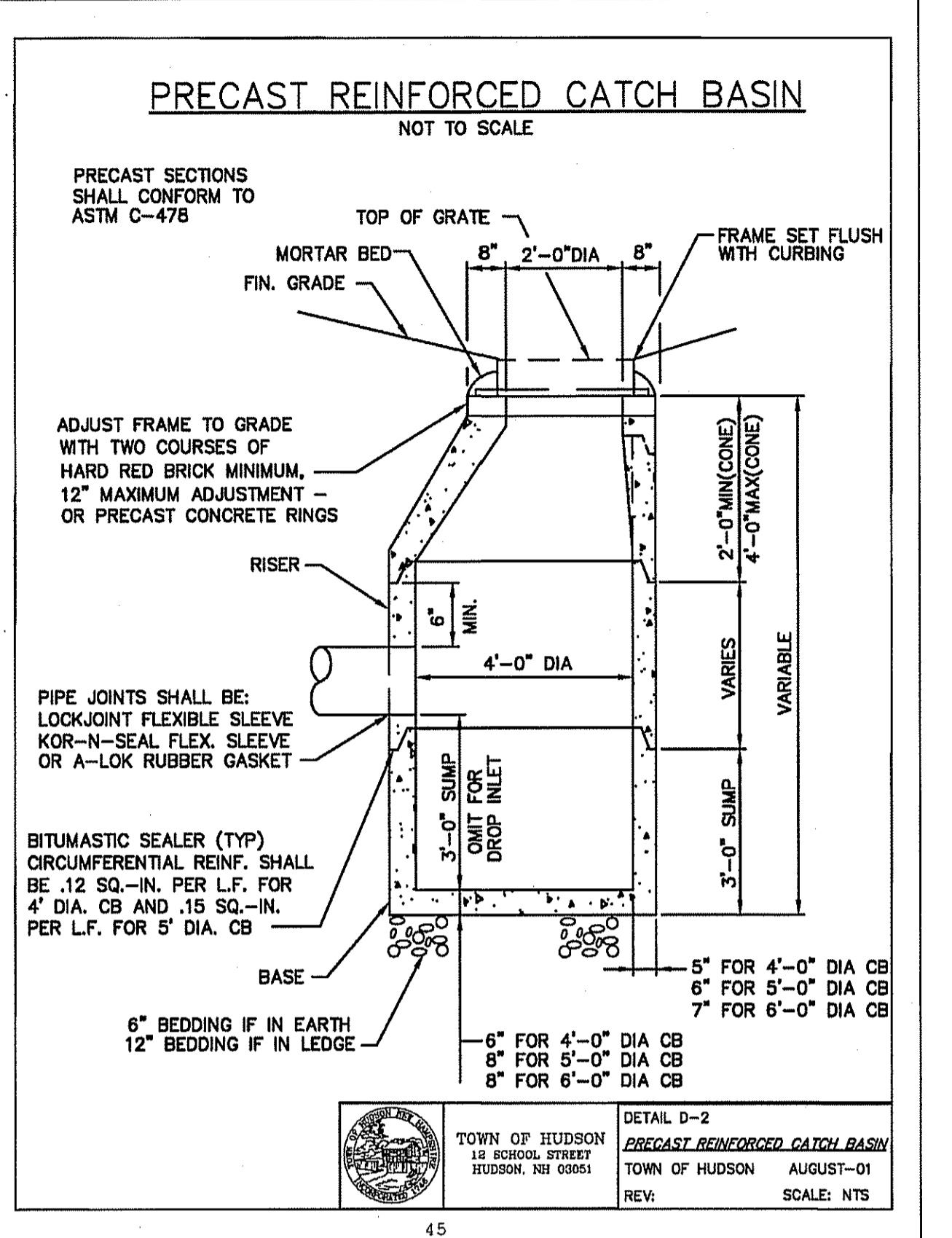
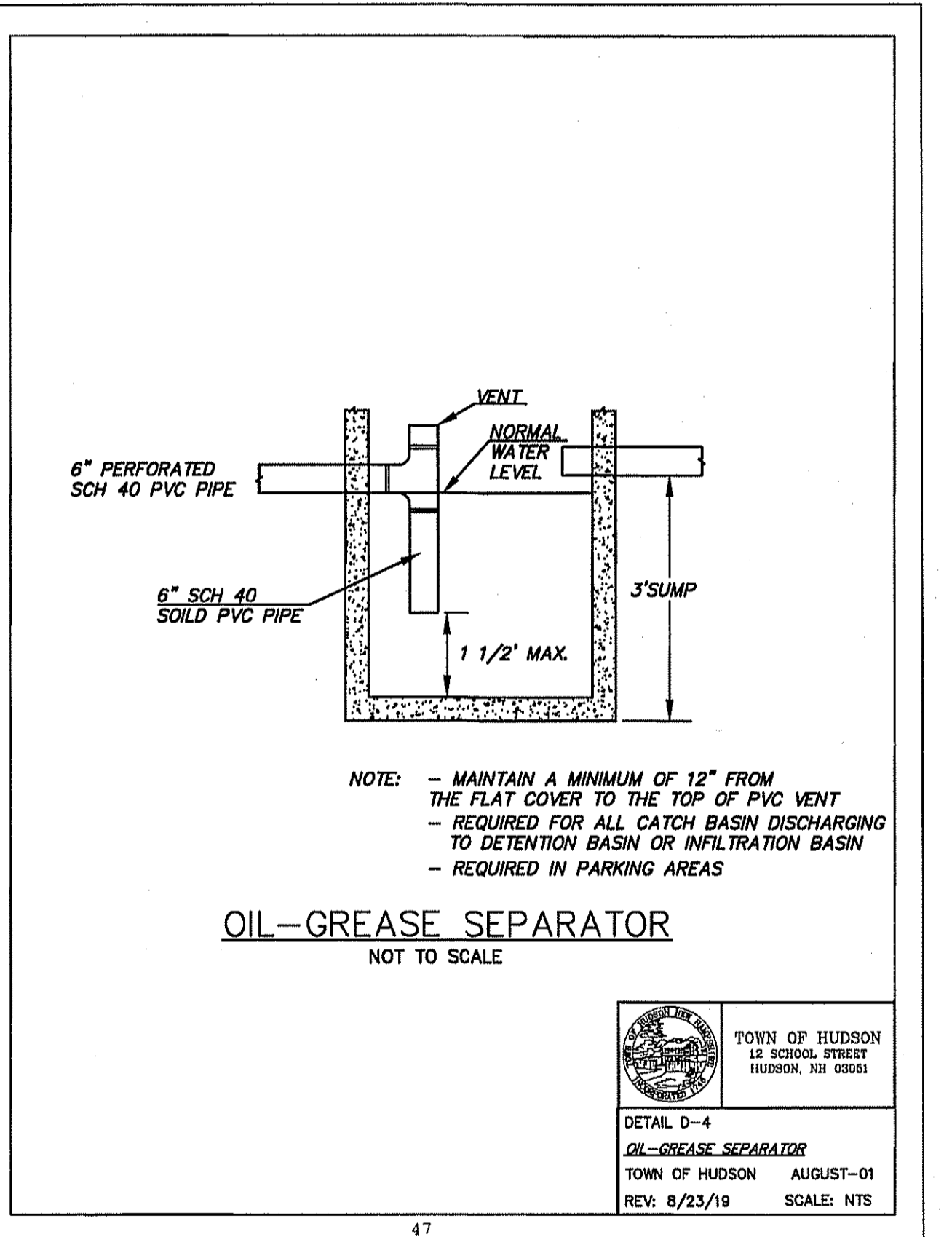
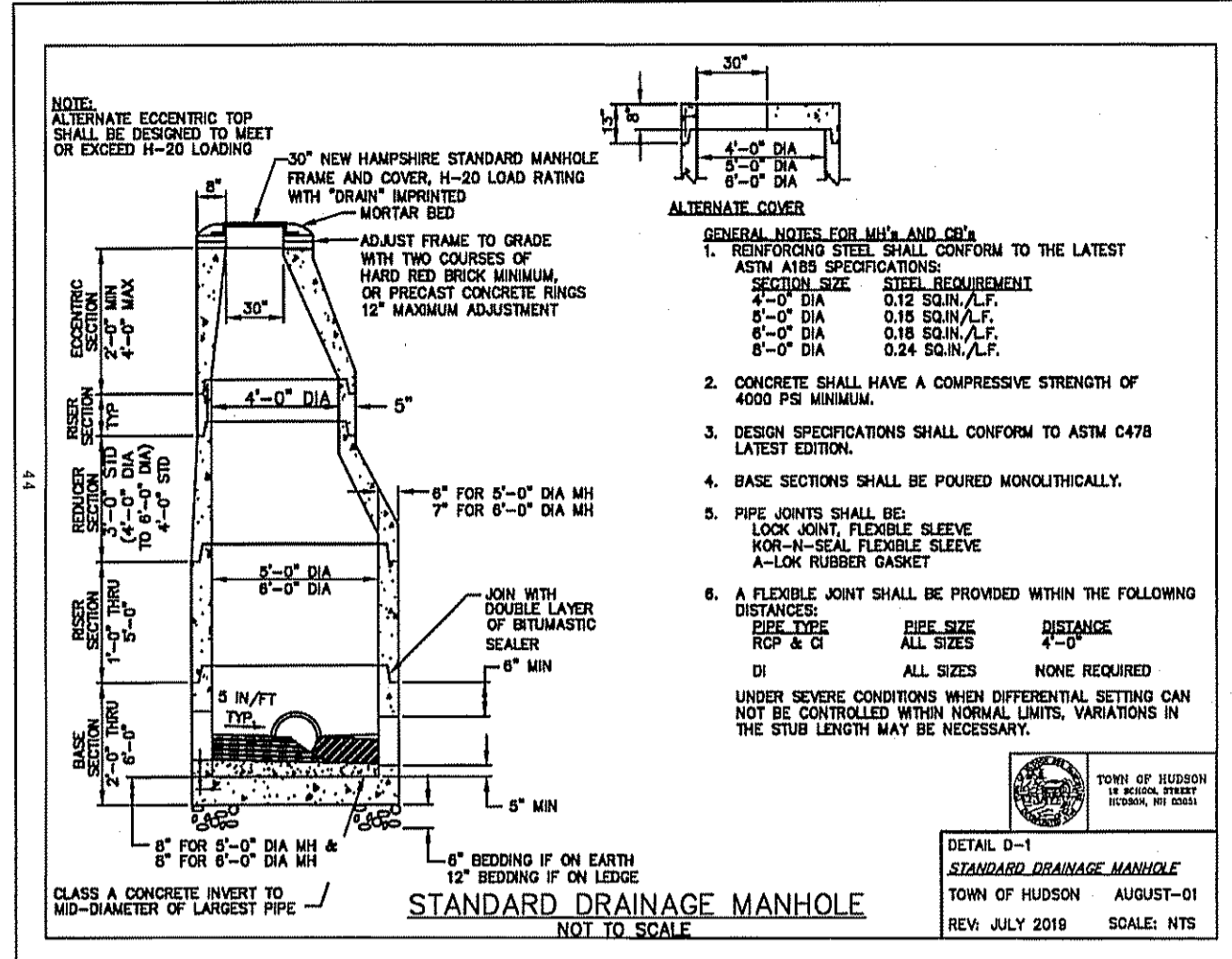
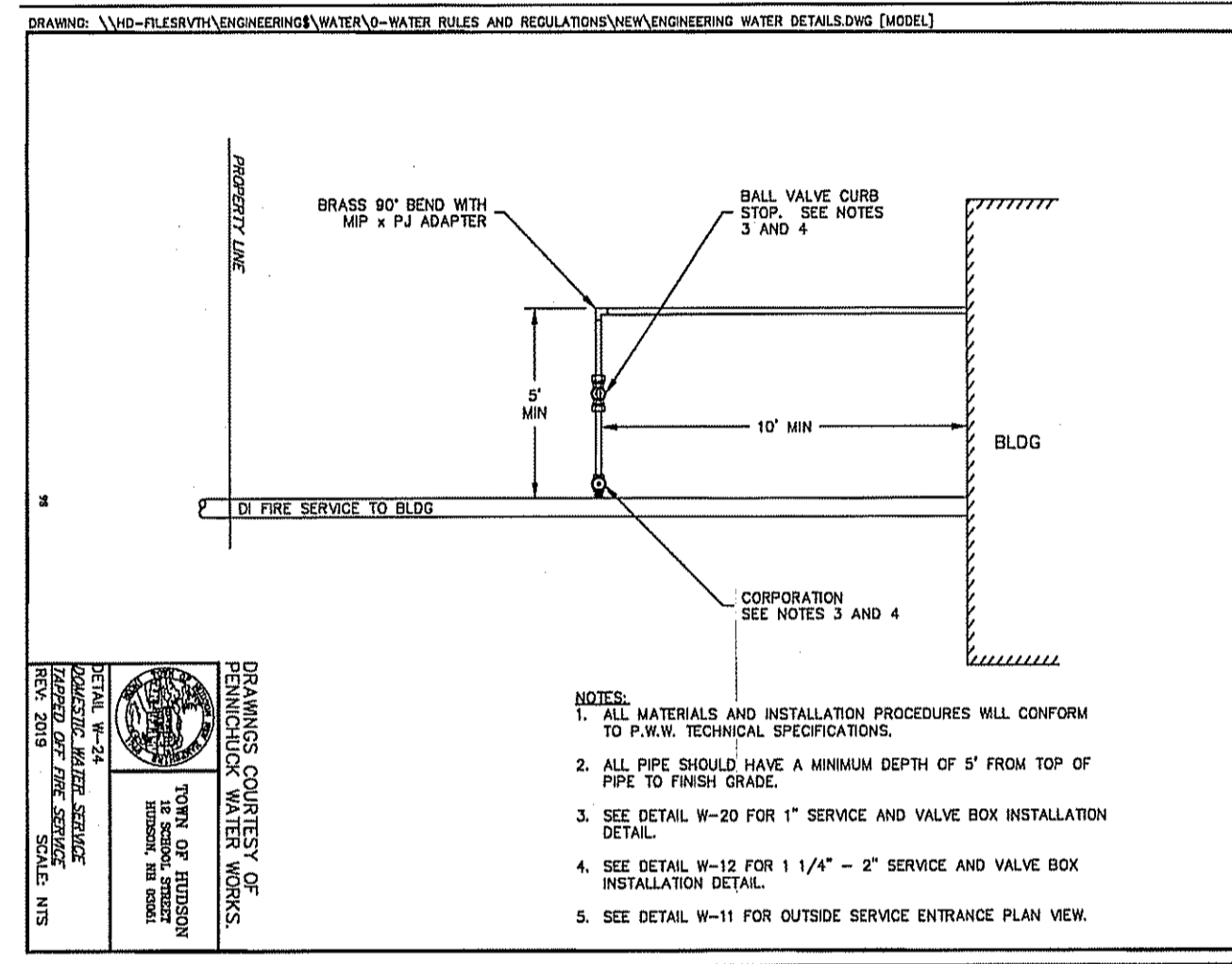
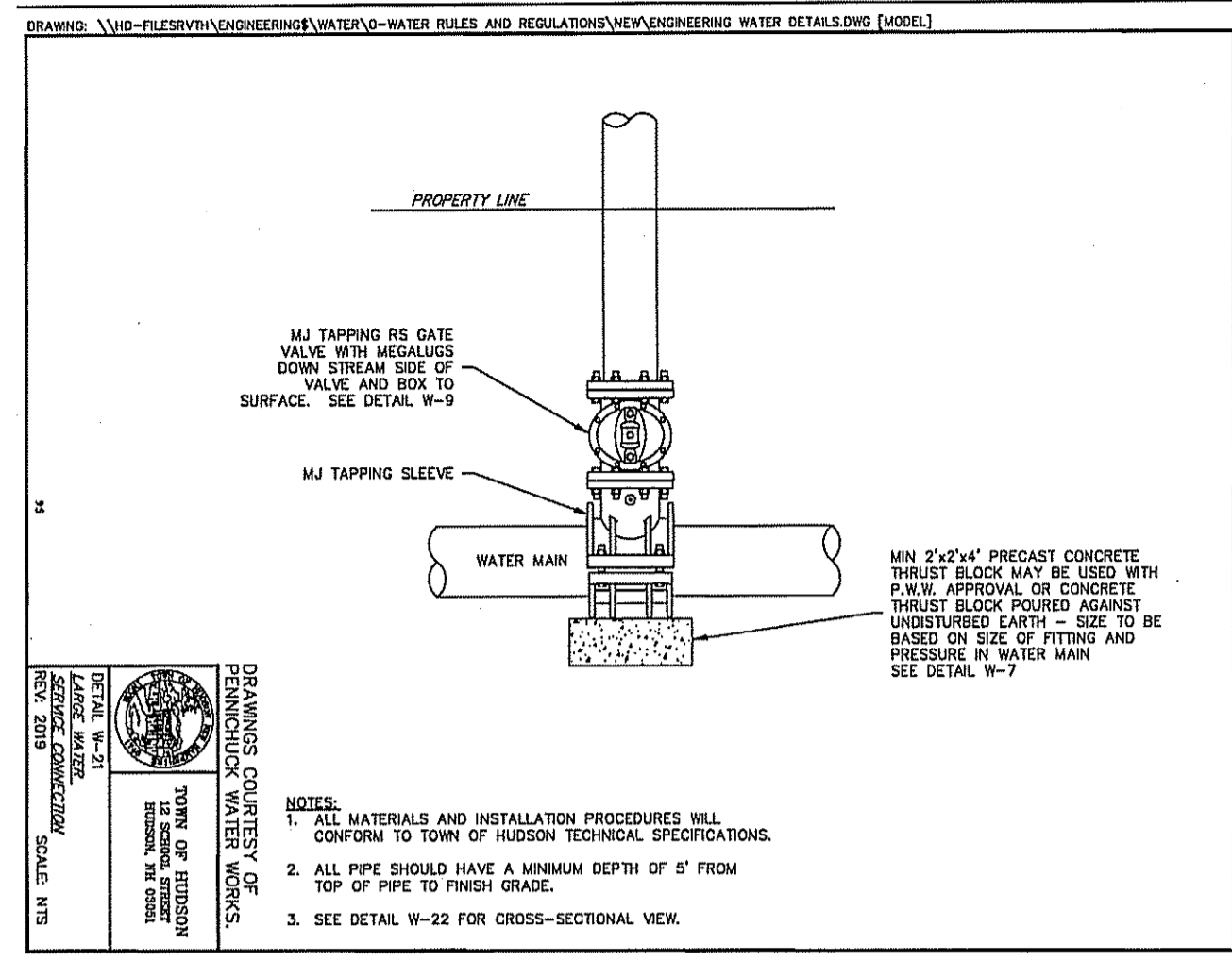
SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = _____ DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 14 of 18



APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

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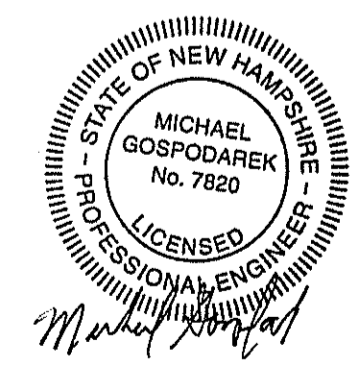
OWNER NAME PRINTED: Ralph Glyn

OWNER SIGNATURE: [Signature] DATE: 9/16/21

RALPH GLYN
B & H OIL CO.

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DIG SAFE
1-800-DIG-SAFE
CALL BEFORE YOU DIG!



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

DETAILS

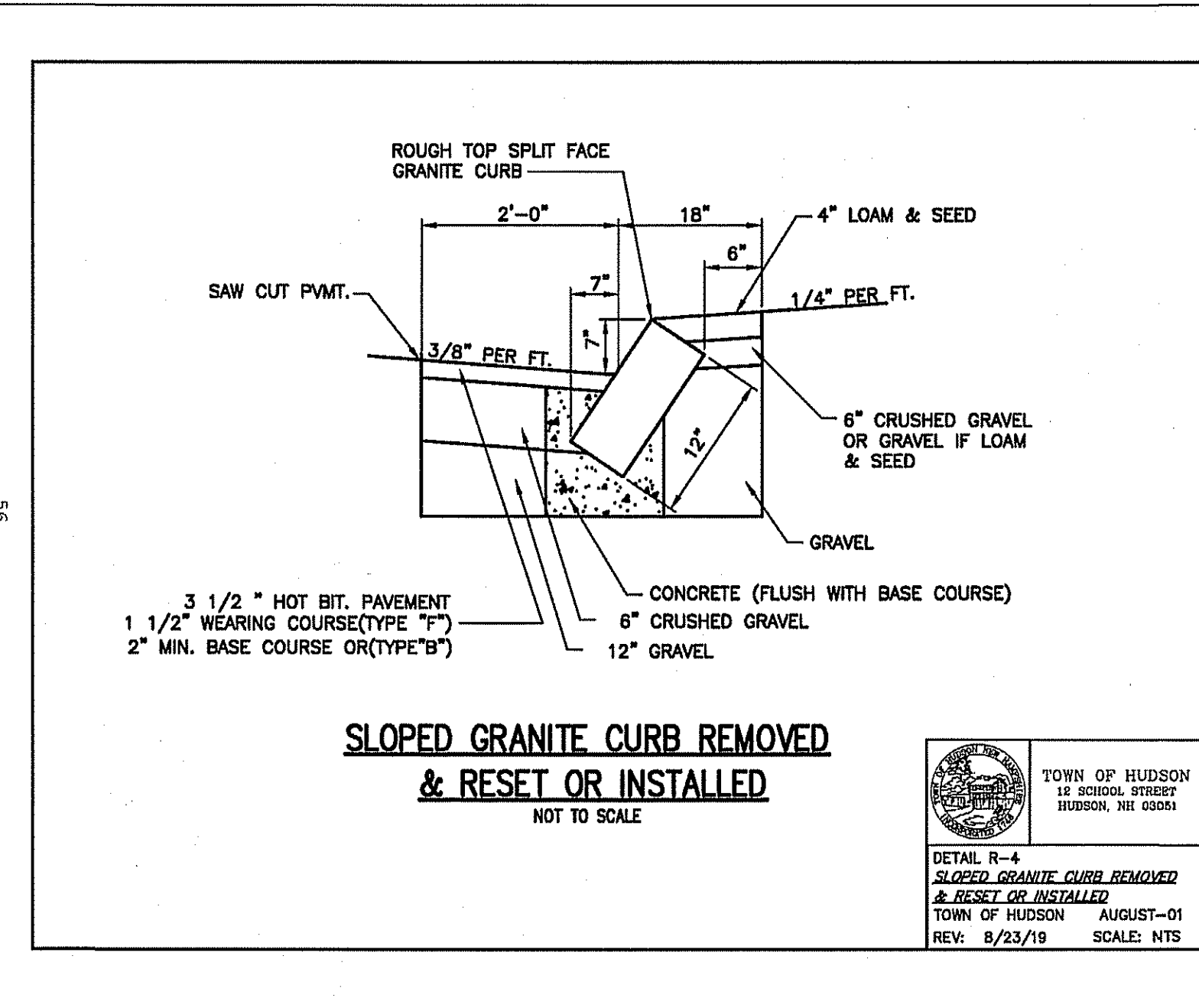
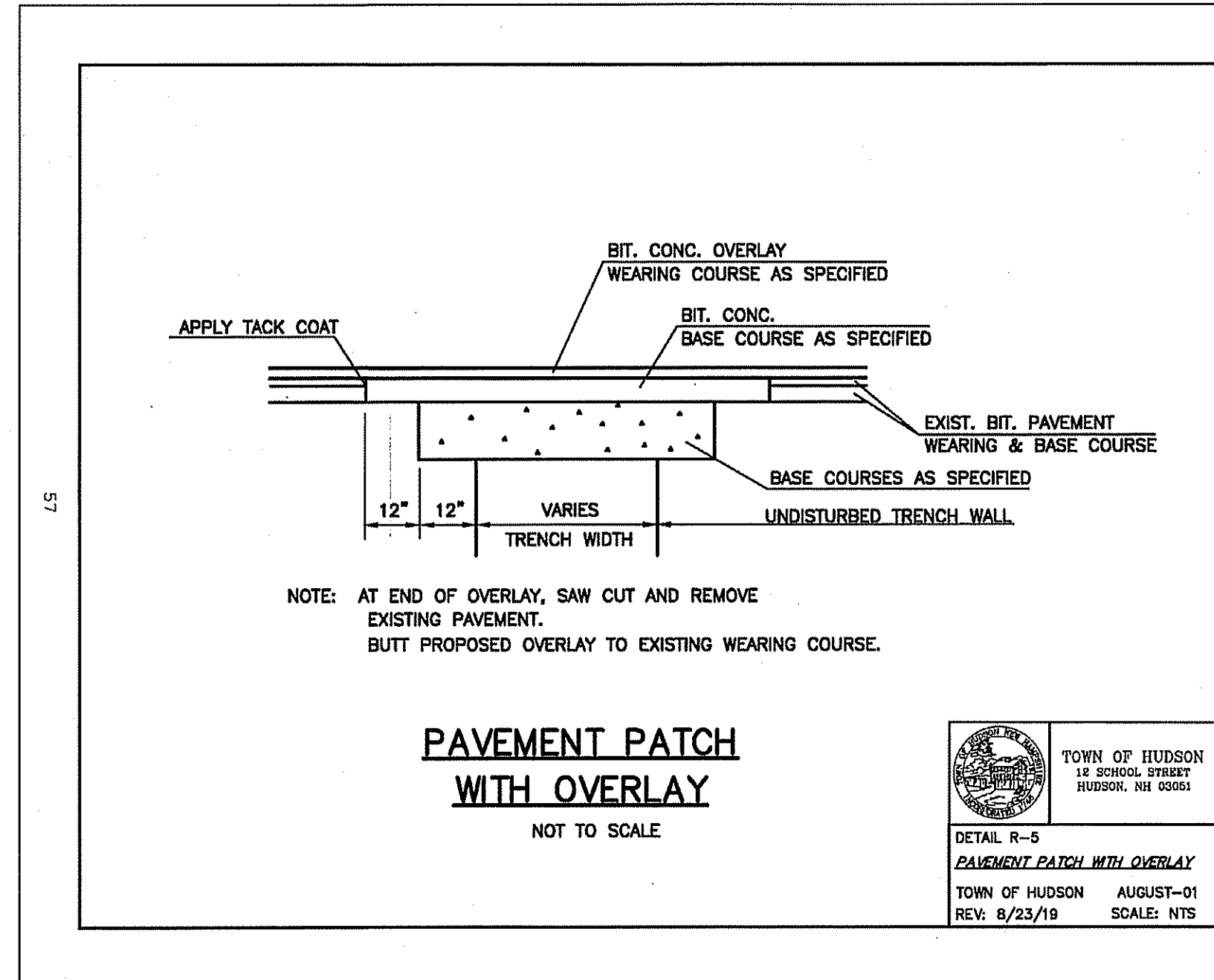
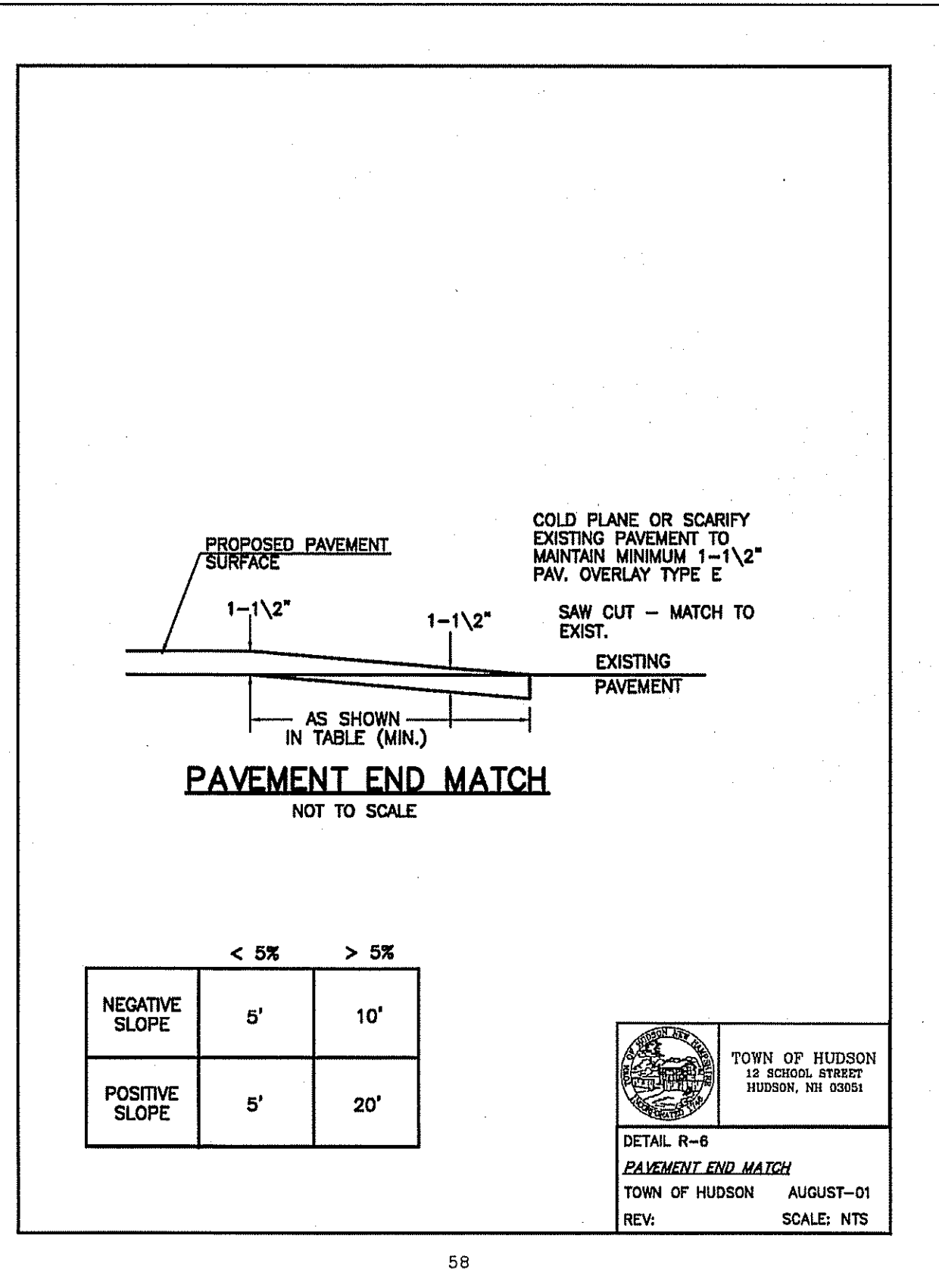
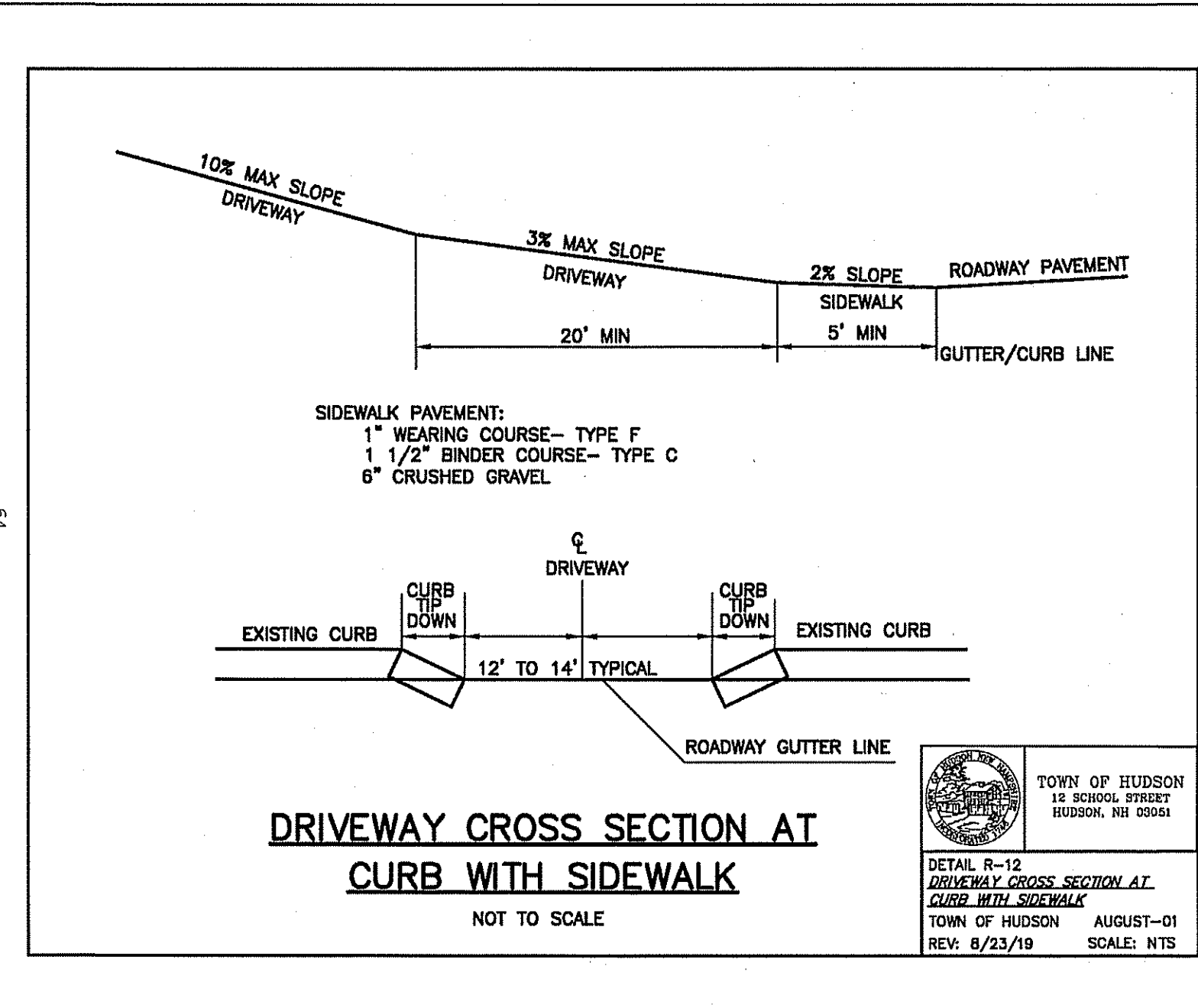
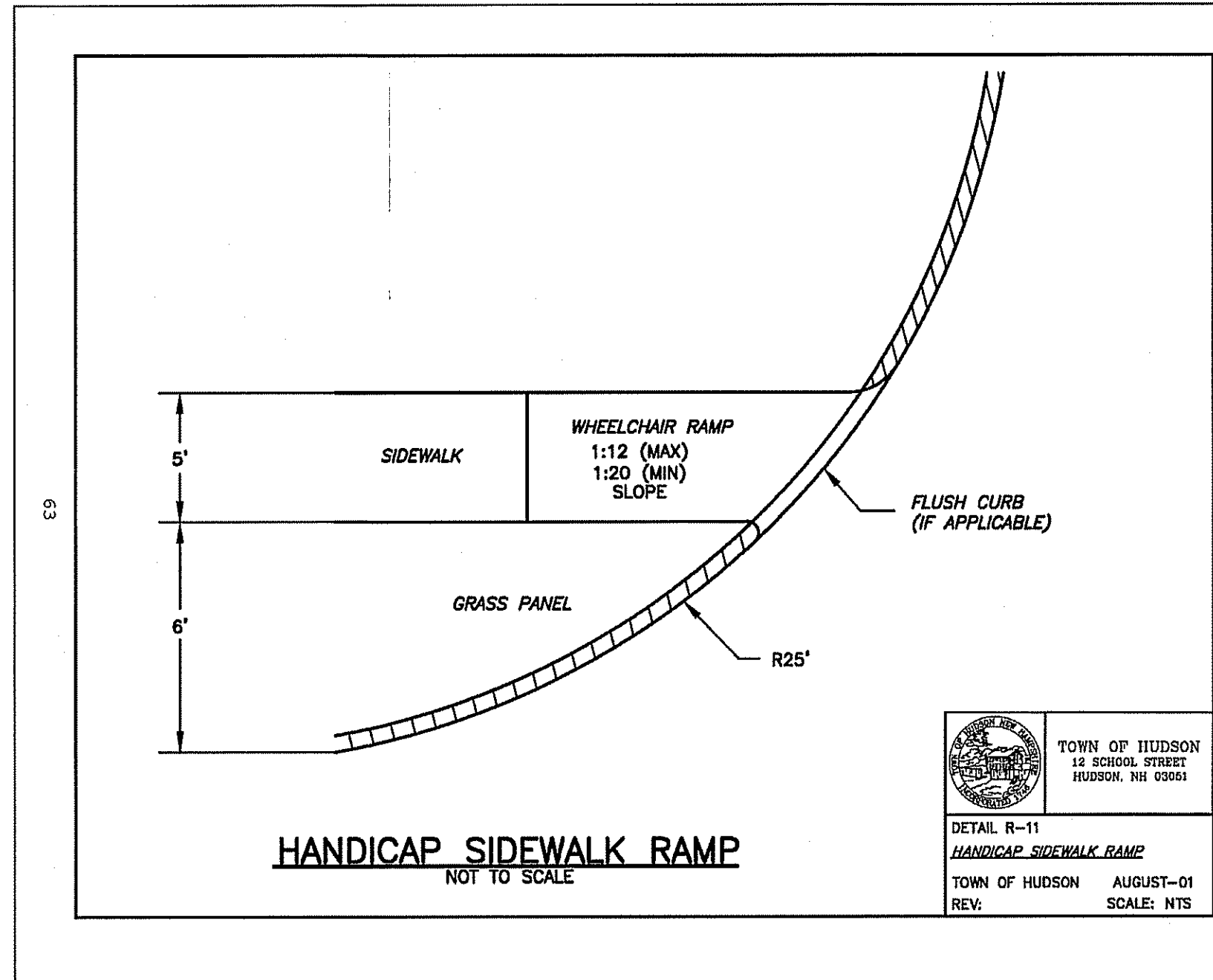
SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = _____ DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 15 of 18



APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

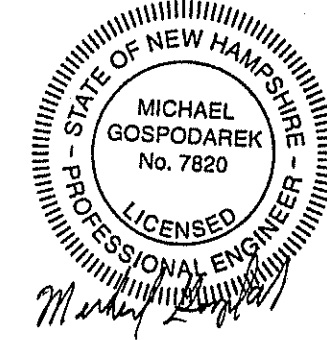
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OWNER NAME PRINTED: Ralph Glynn
OWNER SIGNATURE: [Signature] DATE: 4/16/20
RALPH GLYNN
B & H OIL CO.

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DIG SAFE
CALL BEFORE YOU DIG!



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

DETAILS

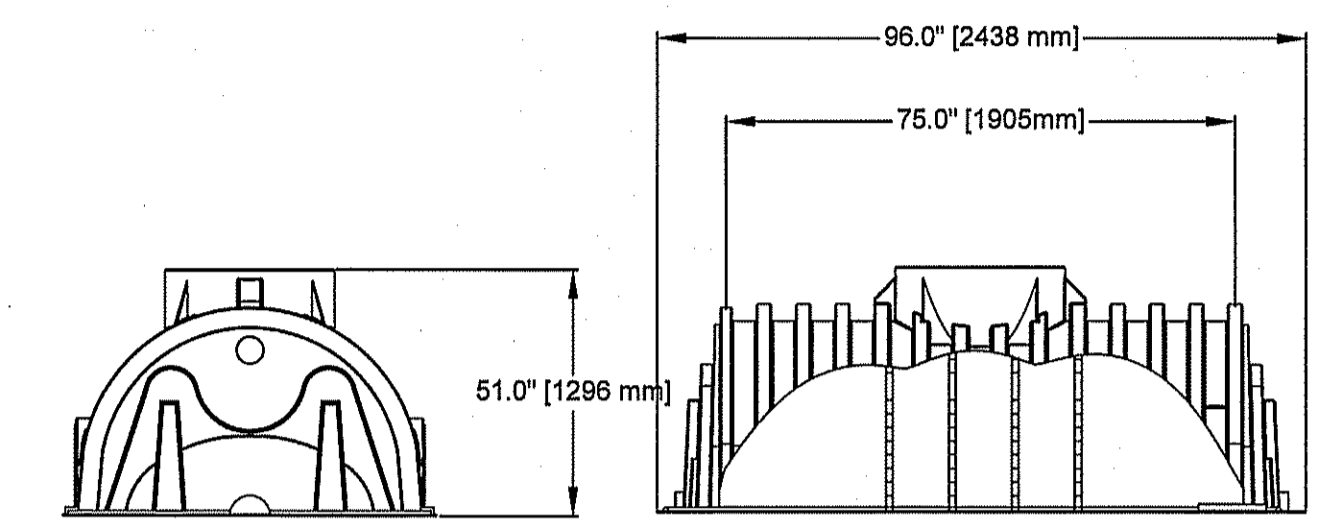
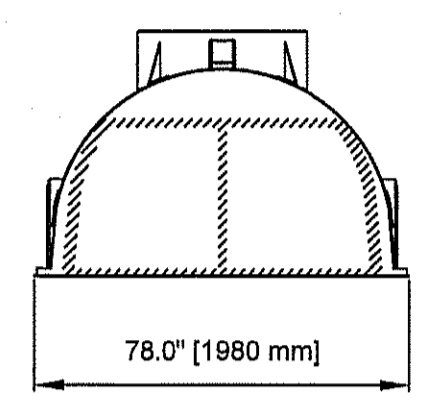
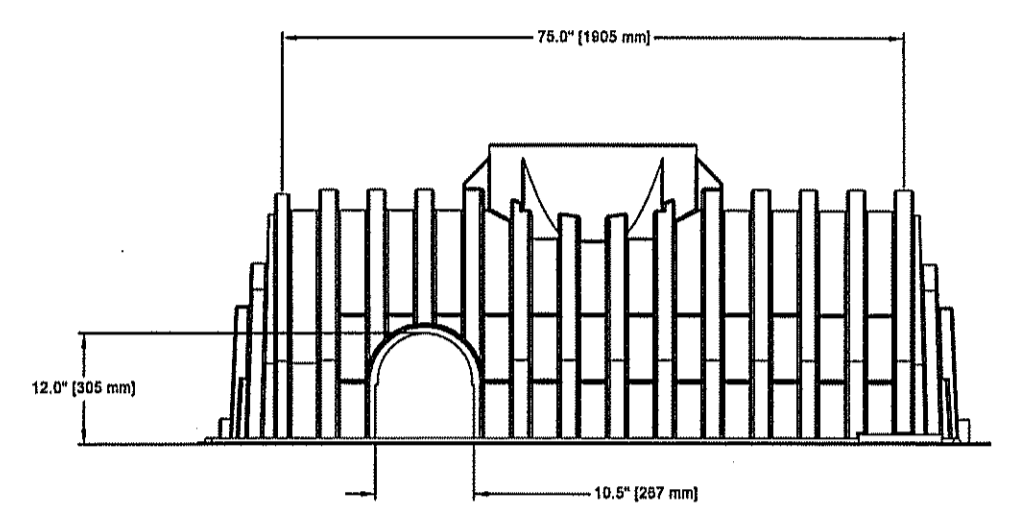
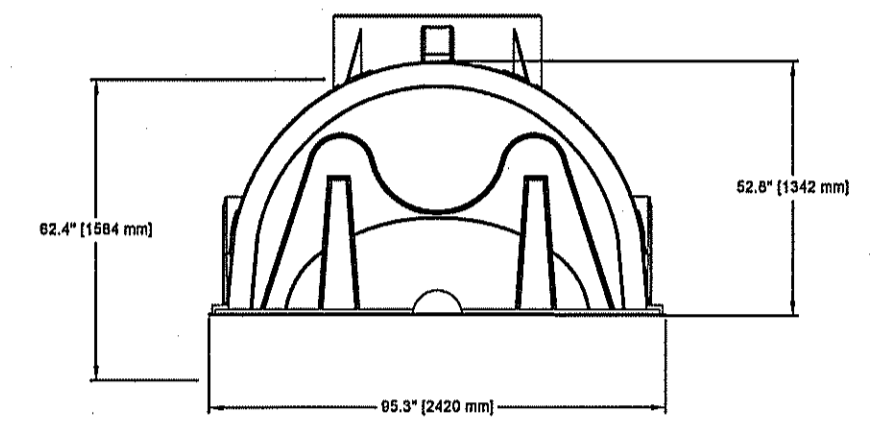
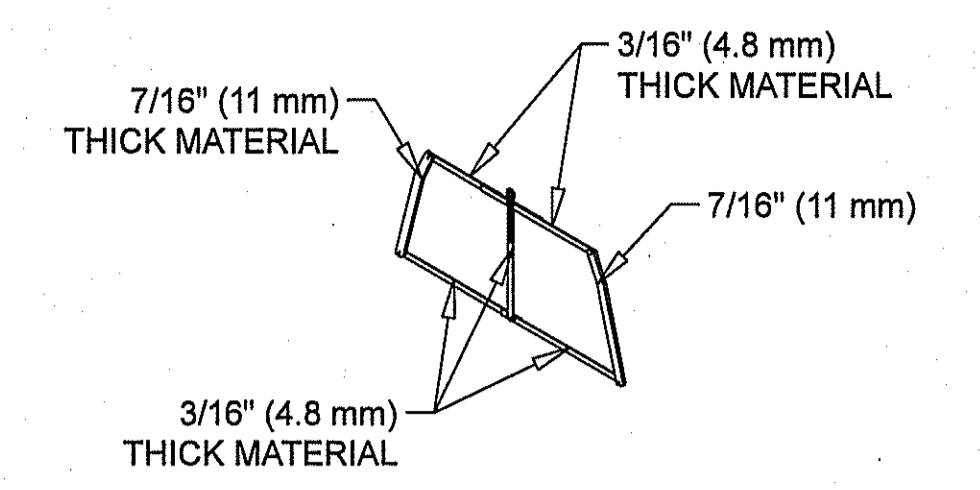
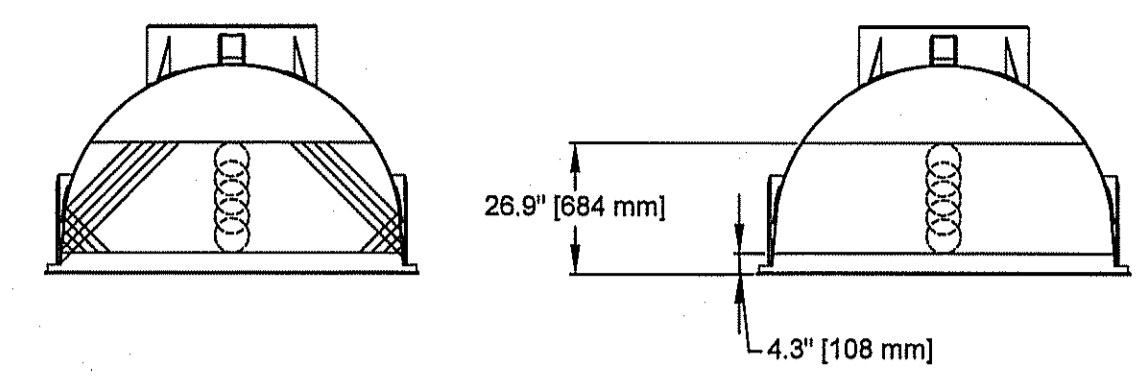
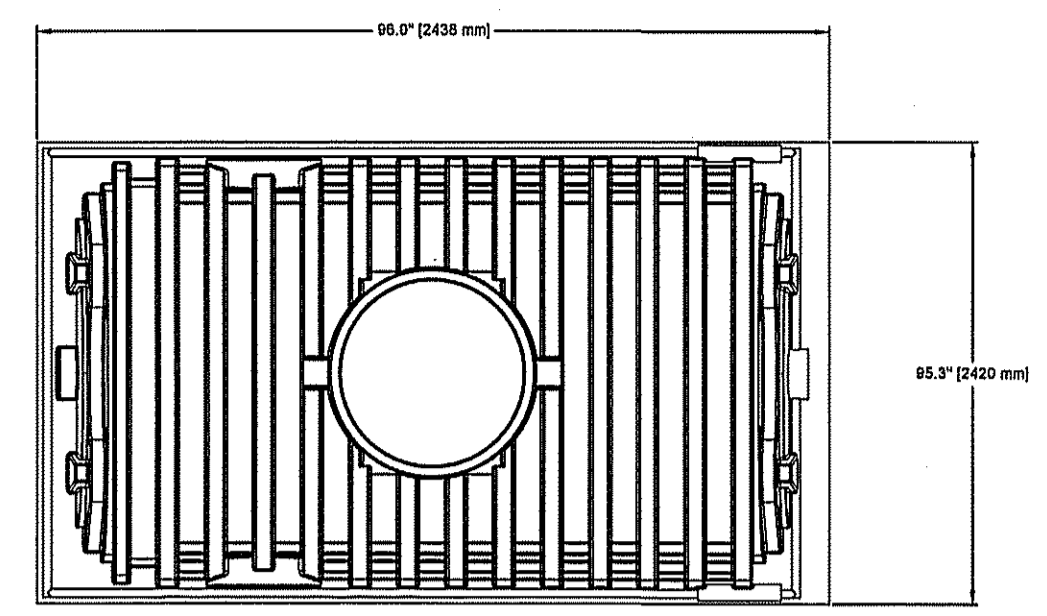
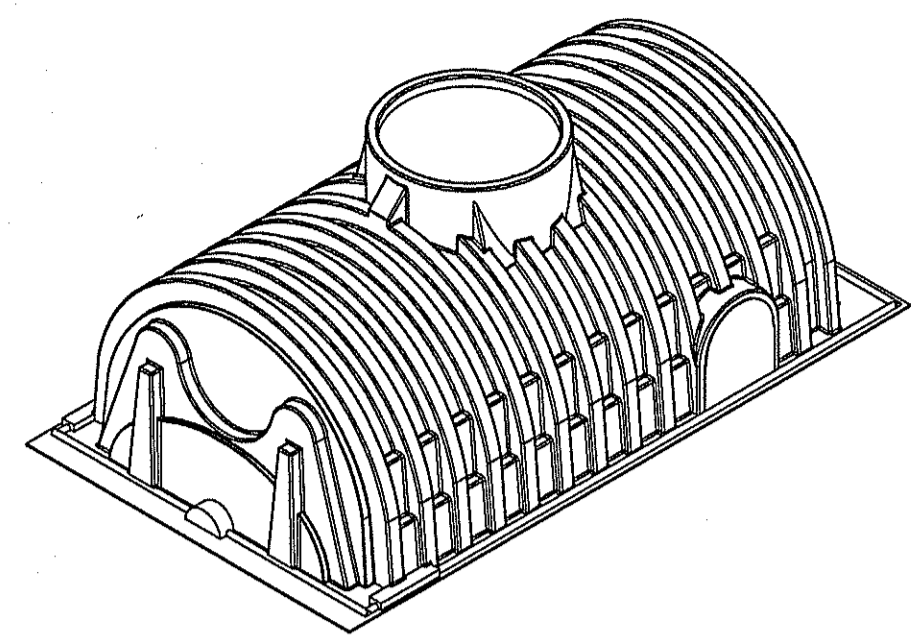
SITE PLAN
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1" = _____ DATE: NOVEMBER, 2020

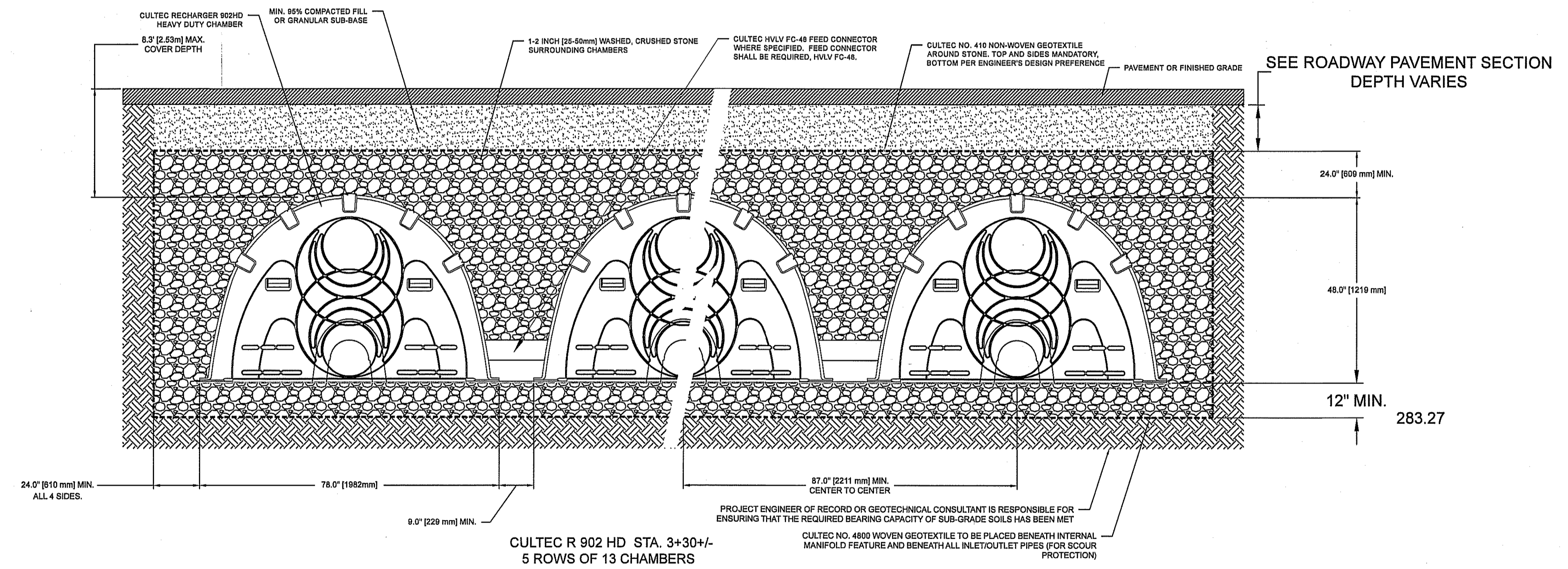
EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 16 of 18



CULTEC STORMFILTER 330 THREE VIEW WQU

CULTEC FILTER FRAME DETAIL



CULTEC R 902 HD STA. 3+30+/- 5 ROWS OF 13 CHAMBERS

CULTEC R 902 HD DETAIL

- NOTES:**
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
 - INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
 - MAXIMUM PERMANENT (50-YEAR) COVER LOAD
 - 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
 - THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
 - THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

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APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

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OWNER NAME PRINTED: Ralph Glynn DATE: 4/18/21

OWNER SIGNATURE: [Signature]

RALPH GLYNN
B & H OIL CO.

REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

DETAILS

SITE PLAN

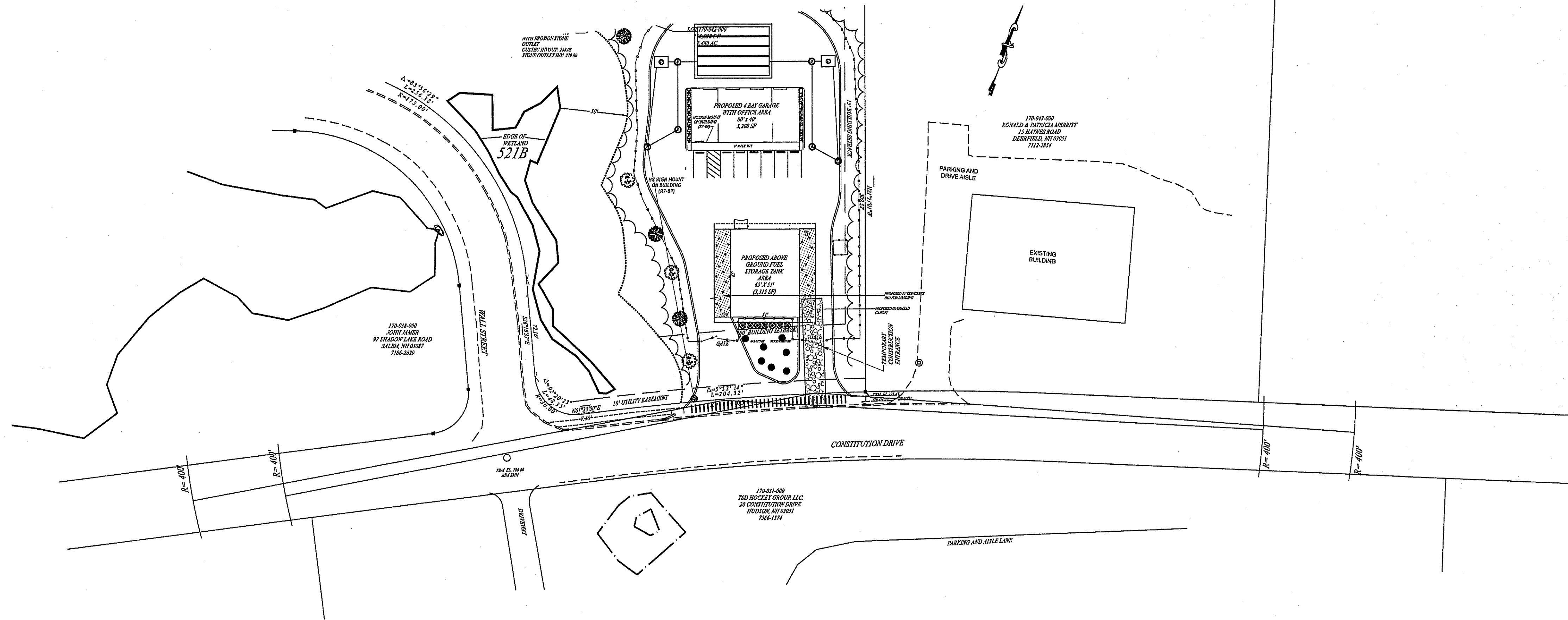
MAP 170 / LOT 042-000
19 CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

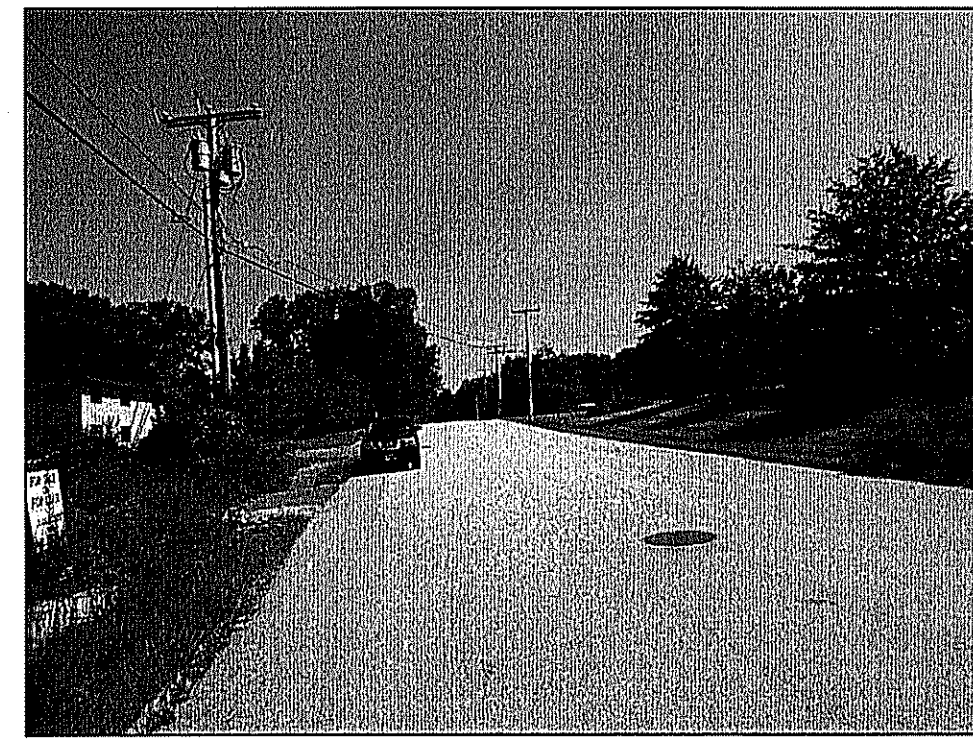
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EDWARD N. HERBERT ASSOC., INC
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 17 of 18



LOOKING WEST



LOOKING EAST

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN SIGNATURE DATE _____

SECRETARY SIGNATURE DATE _____

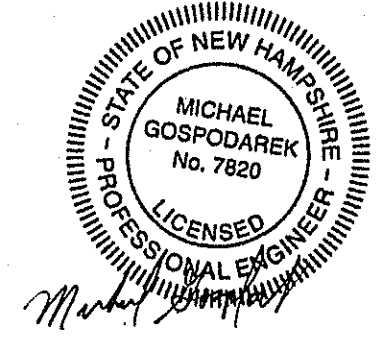
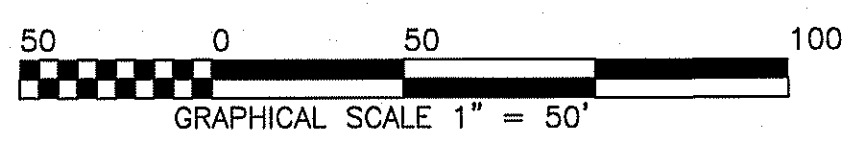
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RALPH GLYNN
B & H OIL CO.



REVISIONS: 4-9-21 TOWN COMMENTS, WETLAND BUFFER

400' SIGHT LINE FOR DRIVEWAYS

SITE PLAN
 MAP 170 / LOT 042-000
 19 CONSTITUTION DRIVE
 HUDSON, NH

PREPARED FOR:
 B & H OIL COMPANY, INC.
 6 STARWOOD DRIVE
 HAMPSTEAD, NH 03841

SCALE: 1" = 50' DATE: NOVEMBER, 2020

EDWARD N. HERBERT ASSOC., INC
 LAND SURVEYORS - CIVIL ENGINEERS
 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

Sheet 18 of 18