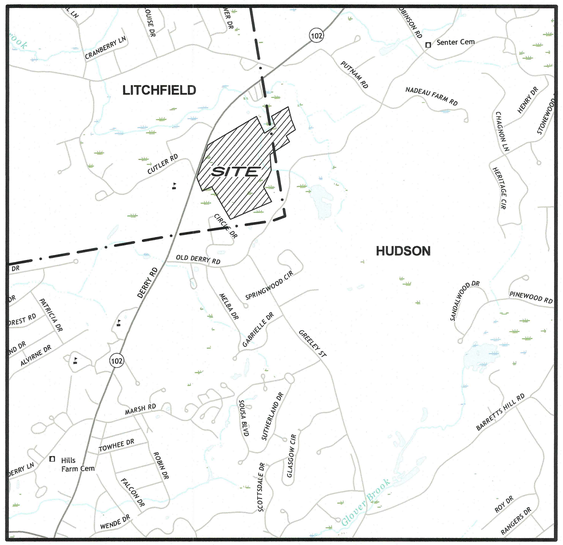
Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

LITCHFIELD
MAP 2, LOT 8
HUDSON
MAP 114, LOT 1
SITE PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE



VICINITY PLAN
SCALE: 1"=2,000'

PREPARED FOR/RECORD OWNER

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE
LONDONDERRY, NEW HAMPSHIRE 03053
(603) 437-5387

31 MAY 2023

INDEX OF PLANS		
SHEET No.	TITLE	
1 OF 43	MASTER SITE PLAN	1" = 150'
2 OF 43	NOTES, LEGEND AND ABUTTERS LIST	
3 - 6 OF 43	EXISTING CONDITIONS PLAN	1" = 60'
7 - 10 OF 43	SITE DEMOLITION PLAN	1" = 60'
11 - 16 OF 43	SITE GRADING & DRAINAGE PLAN	1" = 40'
17 - 22 OF 43	SITE LAYOUT & UTILITY PLAN	1" = 40'
23 - 24 OF 43	PLAN & PROFILE - OFF-SITE WATER	Hor 1" = 40' Vert 1" = 4'
25 - 28 OF 43	EROSION CONTROL PLAN - PHASE I	1" = 60'
29 - 32 OF 43	EROSION CONTROL PLAN - PHASE II	1" = 60'
33 - 37 OF 43	ROADWAY & UTILITY PROFILES	Hor 1" = 40' Vert 1" = 4'
38 - 39 OF 43	DETAIL SHEET - GENERAL SITE	
40 - 41 OF 43	DETAIL SHEET - DRAINAGE	
42 OF 43	DETAIL SHEET - EROSION CONTROL	
43 OF 43	DETAIL SHEET - WATER	
	SITE ELECTRICAL/PHOTOMETRIC LIGHTING PLAN	
	BUILDING ELEVATIONS	

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

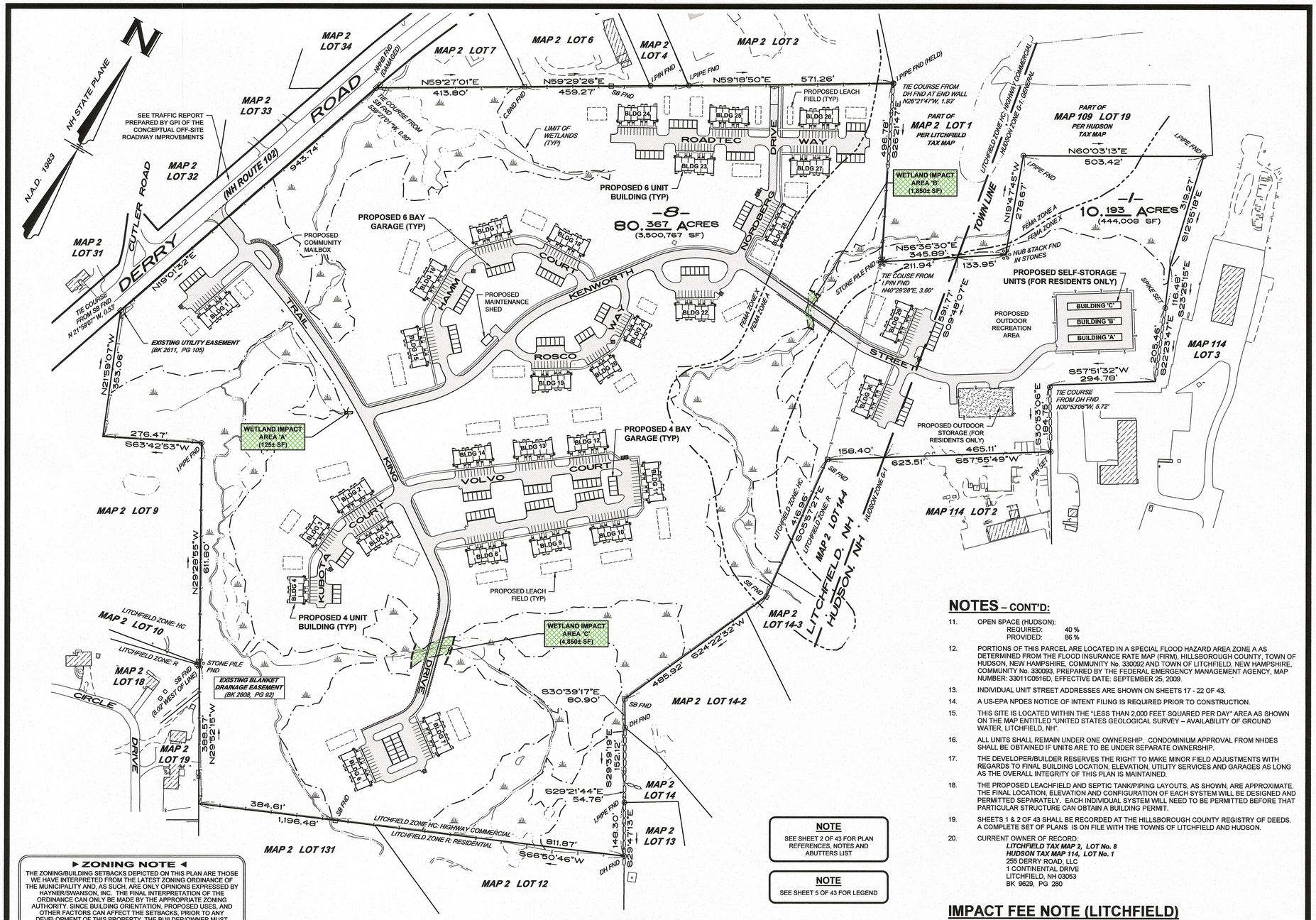
STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER
SIGNATURE

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03062
(603) 883-2057
131 Middlesex Turnpike
Burlington, MA 01803
(781) 203-1501
www.hayner-swanson.com

STATE OF NEW HAMPSHIRE
No. 855
DENNIS C. POLCOCK
LICENSED LAND SURVEYOR
SIGNATURE

© Hayner/Swanson, Inc.

FILE No. J:\5000\5432\DWG\5432 SITE\5432SITE-CV00



▶ ZONING NOTE ◀

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

NOTE
SEE SHEET 2 OF 43 FOR PLAN REFERENCES, NOTES AND ABUTTERS LIST

NOTE
SEE SHEET 5 OF 43 FOR LEGEND

FOR 255 DERRY ROAD, LLC — 5-31-23 DATE

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ *SIGNATURE DATE:* _____

SECRETARY: _____ *SIGNATURE DATE:* _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 — LICENSED PROFESSIONAL ENGINEER

CERTIFICATION

PURSUANT TO RSA 676:18,III AND RSA 672:14

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

I FURTHER CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

9/14/23 DATE

STATE OF NEW HAMPSHIRE — No. 855 — DENNIS C. POLLOCK — LICENSED LAND SURVEYOR

DENNIS C. POLLOCK, LLS

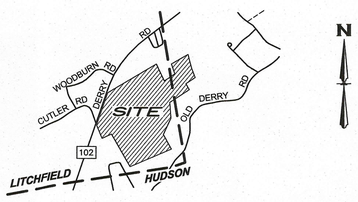
NOTES – CONT'D:

11. OPEN SPACE (HUDSON):
    REQUIRED: 40 %
    PROVIDED: 86 %
12. PORTIONS OF THIS PARCEL ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE A AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY No. 330092 AND TOWN OF LITCHFIELD, NEW HAMPSHIRE, COMMUNITY No. 330093, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0516D, EFFECTIVE DATE: SEPTEMBER 25, 2009.
13. INDIVIDUAL UNIT STREET ADDRESSES ARE SHOWN ON SHEETS 17 - 22 OF 43.
14. A US-EPA NPDES NOTICE OF INTENT FILING IS REQUIRED PRIOR TO CONSTRUCTION.
15. THIS SITE IS LOCATED WITHIN THE "LESS THAN 2,000 FEET SQUARED PER DAY" AREA AS SHOWN ON THE MAP ENTITLED "UNITED STATES GEOLOGICAL SURVEY – AVAILABILITY OF GROUND WATER, LITCHFIELD, NH".
16. ALL UNITS SHALL REMAIN UNDER ONE OWNERSHIP. CONDOMINIUM APPROVAL FROM NHDES SHALL BE OBTAINED IF UNITS ARE TO BE UNDER SEPARATE OWNERSHIP.
17. THE DEVELOPER/BUILDER RESERVES THE RIGHT TO MAKE MINOR FIELD ADJUSTMENTS WITH REGARDS TO FINAL BUILDING LOCATION, ELEVATION, UTILITY SERVICES AND GARAGES AS LONG AS THE OVERALL INTEGRITY OF THIS PLAN IS MAINTAINED.
18. THE PROPOSED LEACHFIELD AND SEPTIC TANK/PIPING LAYOUTS, AS SHOWN, ARE APPROXIMATE. THE FINAL LOCATION, ELEVATION AND CONFIGURATION OF EACH SYSTEM WILL BE DESIGNED AND PERMITTED SEPARATELY. EACH INDIVIDUAL SYSTEM WILL NEED TO BE PERMITTED BEFORE THAT PARTICULAR STRUCTURE CAN OBTAIN A BUILDING PERMIT.
19. SHEETS 1 & 2 OF 43 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. A COMPLETE SET OF PLANS IS ON FILE WITH THE TOWNS OF LITCHFIELD AND HUDSON.
20. CURRENT OWNER OF RECORD:
    LITCHFIELD TAX MAP 2, LOT No. 8
    HUDSON TAX MAP 114, LOT No. 1
    255 DERRY ROAD, LLC
    1 CONTINENTAL DRIVE
    LITCHFIELD, NH 03053
    BK 9629, PG 280

IMPACT FEE NOTE (LITCHFIELD)

IMPACT FEES IMPOSED PURSUANT TO THE LITCHFIELD ZONING ORDINANCE, SECTION 1300, PUBLIC CAPITAL FACILITIES IMPACT FEES AND PUBLIC SCHOOL IMPACT FEE SHALL BE ASSESSED BY THE PLANNING BOARD AT THE TIME OF SUBDIVISION OR SITE PLAN APPROVAL AND RECORDING AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. APPLICABLE IMPACT FEES SHALL BE SHOWN AS A NOTE ON THE APPROVED PLAT OR PLAN. IMPACT FEES ARE PAYABLE AT THE TIME A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE BUILDING DEPARTMENT.

IMPACT FEE (PER SQUARE FOOT)	MULTI FAMILY RESIDENTIAL (TOWNHOUSE)
PUBLIC ROAD	$1.02
POLICE	$0.19
FIRE	$0.52
TOWN OFFICE	$0.14
LIBRARY	$0.19
RECREATION	$0.62
PUBLIC SCHOOL	$2.11



VICINITY MAP — SCALE: 1" = 2,000'±

NOTES:

1. SITE AREA:
LITCHFIELD MAP 2 LOT 8	80.367 ACRES	(3,500,767 SF)
HUDSON MAP 114 LOT 1	10.193 ACRES	(444,008 SF)
TOTAL SITE AREA	90.560 ACRES	(3,944,775 SF)
2. PRESENT ZONING:
   LITCHFIELD: HIGHWAY COMMERCIAL (HC) MULTI-FAMILY OVERLAY DISTRICT
   WETLANDS CONSERVATION DISTRICT; AQUIFER PROTECTION DISTRICT
   MINIMUM LOT REQUIREMENTS:
   -LOT FRONTAGE 200 FT
   -LOT AREA (CONTIGUOUS DRY AREA) 1 ACRE
   MINIMUM BUILDING SETBACK REQUIREMENTS:
   -FRONT YARD 50 FT
   -SIDE YARD 20 FT
   -REAR YARD 20 FT
   SETBACKS FROM DELINEATED WETLAND
   -BUILDINGS 75 FT
   -LEACH FIELDS 100 FT
   -UNDISTURBED WETLAND BUFFER 50 FT
   HUDSON: GENERAL ONE (G-1)
   MINIMUM LOT REQUIREMENTS:
   -LOT FRONTAGE 200 FT
   -LOT AREA (CONTIGUOUS DRY AREA) 1 ACRE
   MINIMUM BUILDING SETBACK REQUIREMENTS:
   -FRONT YARD 50 FT
   -SIDE YARD 20 FT
   -REAR YARD 20 FT
   WETLAND CONSERVATION OVERLAY DISTRICT
   -WETLAND BUFFER 50 FT
3. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
4. PURPOSE OF PLAN:
   TO SHOW PROPOSED 172-UNIT MULTI-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT WITH ACCOMPANYING SITE IMPROVEMENTS.
5. SITE IS TO BE SERVICED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS, MUNICIPAL WATER BY PENNICHUCK WATER WORKS AND UNDERGROUND GAS, POWER AND TELECOMMUNICATIONS UTILITIES.
6. PARKING:
   REQUIRED: 2 SPACES UNIT x 172 UNITS = 344 SPACES
   PROVIDED: (INCLUDING 158 GARAGE SPACES) = 504 SPACES
7. DENSITY:
   REQUIRED: 2.5 UNITS/ACRE x 80.367 ACRES = 200 UNITS
   PROVIDED: = 172 UNITS
8. LOT NUMBERS REFER TO THE TOWN OF LITCHFIELD ASSESSORS MAP 2 AND THE TOWN OF HUDSON ASSESSORS MAPS 109 & 114.
9. BUILDING HEIGHT:
   MAXIMUM ALLOWED: 35 FT
   PROPOSED: 30 FT
10. IMPERVIOUS SURFACE COVERAGE:
    MAXIMUM: 65 %
    PROPOSED: 16 %

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

MASTER SITE PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437–5387

150 0 150 300 450 600 FEET

75 0 75 150 METERS

SCALE: 1"=150 Feet
1"=45.720 Meters

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE–F081	5432 File Number	1 OF 43 Sheet
DRAWING LOC: J: \5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 — LITCHFIELD TAX MAP 2 LOT No. 8

© Hayner/Swanson, Inc.

ABUTTERS:

LITCHFIELD ABUTTERS

MAP 2, LOT 1
LITCHFIELD LANDING COOPERATIVE, INC.
45 HORSESHOE DRIVE
LITCHFIELD, NH 03052
BK 7954, PG 1872
ZONE: HC
USE: RESIDENTIAL

MAP 2, LOT 2
LOBSTER BOAT PLAZA CONDOMINIUM
c/o BWSV, LLC
273 DERRY ROAD
LITCHFIELD, NH 03052
BK 7916, PG 1751
ZONE: HC
USE: COMMERCIAL

MAP 2, LOTS 4 & 6
IRWIN OF ALTON
P.O. BOX 6145
LACONIA, NH 03247
BK 7984, PG 1961 (4)
BK 5099, PG 1037 (6)
ZONE: HC
USE: COMMERCIAL

MAP 2, LOT 7
LUCY HAMM
259 DERRY ROAD
LITCHFIELD, NH 03052
BK 5529, PG 712
ZONE: HC
USE: RESIDENTIAL

MAP 2, LOTS 9, 10, 12, 13 & 32
STATE OF NEW HAMPSHIRE
P.O. BOX 483
1 HAZEN DRIVE
CONCORD, NH 03302
BK 4486, PG 107 (9)
BK 6799, PG 1825 (10)
BK 5274, PG 57 (12)
BK 5128, PG 445 (13)
ZONE: HC
USE: UNDEVELOPED/RESIDENTIAL

MAP 2, LOT 14
ADAM P. & DEBORAH A. FLETCHER
44 OLD DERRY ROAD
HUDSON, NH 03051
BK 8862, PG 2715
ZONE: R
USE: RESIDENTIAL

MAP 2, LOT 14-2
DOUGLAS N. SANDERS & ANGELA M. KILB
56 OLD DERRY ROAD
HUDSON, NH 03051
BK 8760, PG 1647
ZONE: R
USE: RESIDENTIAL

MAP 2, LOT 14-3
THE FIRST M.K. COULOMBE & M.A. COULOMBE
FAMILY REVOCABLE TRUST OF 2021
MARK K. & MELISSA S. COULOMBE, TRs.
60 OLD DERRY ROAD
HUDSON, NH 03051
BK 9501, PG 2425
ZONE: R
USE: RESIDENTIAL

MAP 2, LOT 14-4 & 131
JASPER CORPORATION
c/o SHAWN N. JASPER, PRES.
83 OLD DERRY ROAD
HUDSON, NH 03051
BK 862, PG 489 (14-4)
BK 1529, PG 273 (131)
ZONE: R
USE: RESIDENTIAL/COMMERCIAL

MAP 2, LOT 18
DAVID B. & KIMBERLEY A. BALCH
25 CIRCLE DRIVE
LITCHFIELD, NH 03052
BK 9180, PG 2855
ZONE: R
USE: RESIDENTIAL

MAP 2, LOT 19
WILLIAM & SAMARA PERRY LIVING
TRUST OF 2023
WILLIAM S, Sr. & SAMARA S. PERRY, Trs
21 CIRCLE DRIVE
LITCHFIELD, NH 03052
BK 9100, PG 2266
ZONE: R
USE: RESIDENTIAL

MAP 2, LOT 31
SYDILLA, LLC
39 TRIGATE ROAD
HUDSON, NH 03051
BK 8814, PG 2548
ZONE: HC
USE: RESIDENTIAL

MAP 2, LOT 33
WILLIAM E. PHILLIPS, JR.
252 DERRY ROAD
LITCHFIELD, NH 03052
BK 9652, PG 2713
ZONE: HC
USE: RESIDENTIAL

MAP 2, LOT 34
JAFAR & YVETTE M. SHOJA
449 SOUTH MAIN STREET
NASHUA, NH 03060
BK 9681, PG 1370
ZONE: HC
USE: RESIDENTIAL

HUDSON ABUTTERS

MAP 109, LOT 19
DAVID P. ROBINSON
14 KITTREDGE ROAD
MONT VERNON, NH 03057-1510
BK 9917, PG 1868
ZONE: G-1
USE: UNDEVELOPED

MAP 114, LOT 2
JASPER CORP.
83 OLD DERRY ROAD
HUDSON, NH 03051
BK 862, PG 152
ZONE: G-1
USE: RESIDENTIAL/COMMERCIAL

MAP 114, LOT 3
TB LEASING COMPANY
70 OLD DERRY ROAD
HUDSON, NH 03051
BK 2351, PG 11
ZONE: G-1
USE: COMMERCIAL

ADDITIONAL ALONG WATER MAIN EXTENSION

MAP 2, LOT 2-A
275 DERRY ROAD LLC
273 DERRY ROAD
LITCHFIELD, NH 03052
BK 9552, PG 1385
ZONE: HC
USE: COMMERCIAL

MAP 2, LOT 38
STEPHEN C. BEMISTER REVOCABLE TRUST OF 2012
STEPHEN C. BEMISTER, Tr.
31 FARMER ROAD
WINDHAM, NH 03087
BK 8556, PG 483
ZONE: HC
USE: COMMERCIAL

MAP 2, LOT 39
FORRENCE HERITAGE INC.
c/o GATE CITY FENCE CO.
11 LEDGE STREET
NASHUA, NH 03060
BK 2569, PG 278
ZONE: HC
USE: COMMERCIAL

MAP 2, LOT 40
MARK CHARBONNEAU REVOCABLE TRUST
AGREEMENT
MARK CHARBONNEAU, Tr.
14 HORNE ROAD
WINDHAM, NH 03087
BK 9259, PG 2411
ZONE: HC
USE: COMMERCIAL

MAP 2, LOTS 41 & 42
THOMPSON HOLDING, LLC
3 MARMON DRIVE
NASHUA, NH 03060
BK 9622, PG 142
ZONE: HC
USE: RESIDENTIAL

APPROVALS:

1. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES ALTERATION OF TERRAIN PERMIT No. AoT-_____, ISSUED: _____.
2. NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DRIVEWAY PERMIT PERMIT No. _____, ISSUED: _____.
3. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU PERMIT No. 2023-01463. ISSUED: SEPTEMBER 15, 2023.
4. ON JUNE 19, 2023 THE LITCHFIELD PLANNING OF ADJUSTMENT APPROVED A SPECIAL EXCEPTION FROM LZO ARTICLE 1208.00a TO CONSTRUCT STREETS, ROADS AND OTHER ACCESS WAYS AND UTILITY RIGHT OF WAY EASEMENTS WITHIN THE WETLAND CONSERVATION DISTRICT.
5. ON JUNE 19, 2023 THE LITCHFIELD PLANNING OF ADJUSTMENT APPROVED A SPECIAL EXCEPTION FROM LZO ARTICLE 1100.00 FLOOD PLAIN CONSERVATION DISTRICT, SECTION 1103.00a FOR THE ERECTION OF NEW RESIDENTIAL BUILDINGS AN STRUCTURES AND THE ALTERATION OF LAND WITHIN THE FLOODPLAIN CONSERVATION DISTRICT.

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ *SIGNATURE DATE:* _____

SECRETARY: _____ *SIGNATURE DATE:* _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

SITE LAYOUT NOTES:

1. PRIOR TO COMMENCEMENT OF MAJOR CONSTRUCTION ACTIVITIES, THE ENGINEER SHALL PROVIDE THE CONTRACTOR WITH A SITE PLAN BASE IN DWG FORMAT AND A COMPLETE SET OF PLANS AND PDF FORMAT. FURTHERMORE, THE ENGINEER SHALL PROVIDE HORIZONTAL AND VERTICAL CONTROL POINTS ON THE FIELD FOR USE BY THE CONTRACTOR. FROM THESE REFERENCE POINTS AND THE CAD FILES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AS REQUIRED TO BUILD THIS PROJECT.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT BUILDING DIMENSIONS AND DETAILS.
3. ALL DIMENSIONS ARE FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. STAIR AND DOORWAY LOCATIONS AS SHOWN ARE FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
5. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

PLAN REFERENCES:

1. ANTENNA – SITE PLAN, LITCHFIELD, N.H., PREPARED FOR: SANDERS ASSOCIATED, INC., SCALE: 1" = 100', DATED: MARCH 4, 1983 WITH REVISIONS THRU 5-20-85 AND PREPARED BY HAMILTON ENGINEERING ASSOCIATES, INC.
RECORDED: HCRD PLAN No. 15664.
2. TEST FACILITY SITE PLAN, MAP 2-LOT 29 LITCHFIELD, N.H., PREPARED FOR: SANDERS ASSOCIATED, INC., SCALE: 1" = 100', DATED: OCTOBER 12, 1988 WITH REVISIONS THRU 4-6-89 AND PREPARED BY HAMILTON ENGINEERING ASSOC., INC.
RECORDED: HCRD PLAN No. 23329.
3. PLAN OF LAND IN HUDSON & LITCHFIELD, N.H., BELONGING TO JASPER POULTRY FARMS, INC. & INDUSTRIAL REALTY CORPORATION, SCALE: 1" = 100', DATED: OCTOBER 27, 1967 AND PREPARED BY HAMILTON ENGINEERING ASSOCIATES.
RECORDED: HCRD PLAN No. 3719.
4. PLAN OF LAND IN HUDSON & LITCHFIELD, N.H., BELONGING TO JASPER POULTRY FARMS, INC. & INDUSTRIAL REALTY CORPORATION, SCALE: 1" = 100', DATED: OCTOBER 27, 1967 AND PREPARED BY HAMILTON ENGINEERING ASSOCIATES.
RECORDED: HCRD PLAN No. 3714.
5. SUBDIVISION PLAN, MAP 114/LOT 2 & MAP 122/ LOT 1 (HUDSON), MAP 2/LOT 14 (LITCHFIELD), 60 OLD DERRY ROAD, HUDSON, NEW HAMPSHIRE, OWNER OF RECORD: JASPER CORP., SCALE: 1" = 80', DATED: OCTOBER 22, 2012 WITH REVISIONS THRU 3/14/13 AND PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOATES, INC.
RECORDED: HCRD PLAN No. 37688.
6. CONDOMINIUM SITE PLAN – TAX MAP 2 / LOT 2, LOBSTER BOAT PLAZA CONDOMINIUM, 273 DERRY ROAD, N.H. ROUTE 102, LITCHFIELD, NEW HAMPSHIRE, OWNER OF RECORD: JEFF LOVEJOY, SCALE: 1" = 40', DATED: AUGUST 29, 2007 WITH REVISIONS THRU 2/13/2008 AND PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, INC.
RECORDED: HCRD PLAN No. 35975.
7. CONSOLIDATION/B/BOUNDARY PLAN, IRWIN MARINE, NEW HAMPSHIRE ROUTE 102, LITCHFIELD, NEW HAMPSHIRE, PREPARED FOR IRWIN MARINE, SCALE: 1" = 40', DATED: 16 MARCH 1989 AND PREPARED BY ALLAN H. SWANSON, INC.
RECORDED: HCRD PLAN No. 23166.
8. SUBDIVISION PLAN FOR ROBERT ROY, DERRY ROAD, LITCHFIELD, N.H., SCALE: 1" = 50', DATED: SEPT. 1976 AND PREPARED BY A.E. MAYNARD CIVIL ENGINEER.
RECORDED: HCRD PLAN No. 12350.
9. CONSOLIDATION PLAN OF LOTS 31/31, 29/29, 28/27, 27/25, 26/23, 24/21, DONALD ESTATES, CIRCLE DRIVE, LITCHFIELD, N.H., PREPARED FOR: DONALIER, INC., SCALE: 1" = 50', DATED: OCT. 1977 AND PREPARED BY A.E. MAYNARD CIVIL ENGINEER.
RECORDED: HCRD PLAN No. 11193.
10. PLAN OF DONALIER ESTATES, CIRCLE DRIVE, HUDSON, N.H., SCALE: 1" = 30', DATED: MAY 1963 AND PREPARED BY NED SPAULDING CIVIL ENGINEER.
RECORDED: HCRD PLAN No. 2493.
11. PLAN OF BORDEN PROPERTY IN HUDSON AND LITCHFIED, N.H., SCALE: 1" = 100', TRACED FEB. 3, 1949 BY W.H. DOLBIER.
RECORDED: HCRD PLAN No. 1245.

ABBREVIATIONS

GENERAL

APPROX	APPROXIMATE
BIT	BITUMINOUS
BM	BASEMENT FLOOR ELEVATOIN
BWL	BROKEN WHITE LINE
BYL	BROKEN YELLOW LINE
CONC	CONCRETE
DYL	DOUBLE YELLOW LINE
DH	DRILL HOLE
ELEV	ELEVATION
EXIST	EXISTING
FE	FLOOR ELEVATION
FF	FINISH/FIRST FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
I.PIN	IRON PIN
I.PIPE	IRON PIPE
MAX	MAXIMUM
MIN	MINIMUM
NHHB	NH HIGHWAY BOUND
N.T.S.	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
SB	STONE BOUND
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
TYP	TYPICAL
W/O	WALKOUT FLOOR ELEVATION

UTILITY

CB	CATCH BASIN
C.I.	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
C.O.	CLEANOUT
CU	COPPER TYPE K WATER PIPE
DB. GR.	DOUBLE GRATE
D.I.	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
FES	FLARED END SECTION
HW	HEAD WALL
FM	FORCE MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HYD	HYDRANT
INV	INVERT
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
SMH	SEWER MANHOLE
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELECOMMUNICATIONS
YD	YARD DRAIN

WETLAND MAPPING NOTES:

THIS SITE WAS INSPECTED IN OCTOBER & NOVEMBER 2022 BY BRENDAN J. QUIGLEY, C.W.S. OF GOVE ENVIRONMENTAL SERVICES, INC., EXETER, NH.

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST (REGION 2).

WETLAND DELINEATION PREPARED BY:
GOVE ENVIRONMENTAL SERVICES
BRENDAN J. QUIGLEY
CERTIFIED WETLAND SCIENTIST (#249)

STATE OF NEW HAMPSHIRE — BRENDAN J. QUIGLEY — No. 249 — CERTIFIED WETLAND SCIENTIST — 5-11-23

CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LITCHFIELD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION, IS HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL BLASTING, IF NECESSARY, SHALL BE PERFORMED BY A LICENSED BLASTING CONTRACTOR MEETING NHDOT AND LITCHFIELD FIRE DEPARTMENT REQUIREMENTS. A BLASTING PLAN SHALL BE SUBMITTED TO THE LITCHFIELD FIRE CHIEF FOR APPROVAL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT BLASTING MATERIALS DO NOT ENTER THE AQUIFER. THE NHDOT SHALL BE NOTIFIED IF ANY BLASTING IS TO OCCUR WITHIN 500 FT OF DANIEL WEBSTER HIGHWAY.
5. ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR EXCAVATION DEWATERING, IF NEEDED.
7. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.
8. PRIOR TO ANY WORK BEING PERFORMED IN HUDSON THE OWNER/DEVELOPER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE TOWN ENGINEER.
9. PROPOSED ROADWAY LIGHTING WILL BE ON DURING ALL NIGHTTIME HOURS.

SITE GRADING NOTES:

1. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ONLY AREAS DISTURBED BY GRADING OPERATIONS.
2. BLASTING, IF ANY, SHALL BE CONDUCTED IN CONFORMANCE SET FORTH BY THE TOWN OF LITCHFIELD FIRE DEPARTMENT.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLAN ALIGNMENT AND GRADE AT COMPLETION OF CONSTRUCTION.

DRAINAGE NOTES:

1. DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE TOWN OF LITCHFIELD REQUIREMENTS.
2. ALL DRAINAGE PIPES SHALL BE HDPE-ADS HP STORM OR RCP UNLESS OTHERWISE NOTED. CATCH BASINS SHALL HAVE TYPE B FRAME AND COVERS, AND HAVE 4 FT SUMPS UNLESS OTHERWISE NOTED.

POWER/TELECOMMUNICATIONS NOTES:

1. ALL POWER RELATED WORK SHALL COMPLY WITH EVERSOURCE STANDARDS AND SPECIFICATIONS.
2. UTILITY POLE AND OVERHEAD WIRE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE FINAL LOCATIONS WITH EVERSOURCE PRIOR TO ANY POWER WORK.
3. ALL PRIMARY AND SECONDARY SERVICE LOCATIONS ARE APPROXIMATE AND ARE SHOWN FOR COORDINATION PURPOSES ONLY.
4. THE SECONDARY POWER RUN FROM THE TRANSFORMER PAD TO THE BUILDING SHALL BE PERFORMED BY THE PROJECT'S ELECTRICAL CONTRACTOR.
5. ALL TELECOMMUNICATIONS RELATED WORK SHALL COMPLY WITH CONSOLIDATED COMMUNICATIONS STANDARDS AND SPECIFICATIONS. ALL TELECOMMUNICATIONS LINE LOCATIONS ARE APPROXIMATE AND SHOWN FOR COORDINATION PURPOSES ONLY.

WATER NOTES:

1. THE CONTRACTOR SHALL REFER TO PENNICHUCK WATER WORKS SPECIFICATIONS FOR INSTALLATION OF ALL WATER LINES.
2. ALL FIRE AND DOMESTIC LEADS TO BUILDING SHALL END 5'-0" OUTSIDE THE FACE OF BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
3. THRUST BLOCKS AND MEGALUG RESTRAINTS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
4. MINIMUM COVER ON ALL WATER LINES IS 5'-0".
5. CONTRACTOR SHALL MAINTAIN A 5'-0" HORIZONTAL (UNLESS OTHERWISE NOTED) AND 12" VERTICAL SEPARATION BETWEEN WATER SERVICE AND UTILITIES OTHER THAN SANITARY SEWER.
6. INSPECTIONS ON WATER SERVICE INSTALLATION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE SITE CONTRACTOR AND SHALL BE COORDINATED WITH PENNICHUCK WATER WORKS, AND ALL INSPECTION FEES SHALL BE PAID BY THE CONTRACTOR.
7. CONTRACTOR SHALL HAVE BACTERIOLOGICAL AND PRESSURE TESTING PERFORMED. CONTRACTOR SHALL GIVE PENNICHUCK WATER WORKS A COPY OF RESULTS. PENNICHUCK WATER WORKS SHALL BE ON-SITE TO WITNESS TEST.
8. ALL PIPE, VALVES, MISCELLANEOUS MATERIALS AND INSTALLATION SHALL CONFORM WITH THE PENNICHUCK WATER WORKS SPECIFICATIONS.
9. ALL FIRE HYDRANTS, VALVES, FITTINGS, PIPES, ETC. SHALL BE IN ACCORDANCE WITH PENNICHUCK WATER WORKS REQUIREMENTS.
10. METALLIC TAPE OR DETECTOR WIRE SHALL BE INSTALLED IN THE SAME TRENCH WITH ALL NONMETALLIC PIPE SUCH THAT THE PIPE MAY BE LOCATED WITH ELECTRONIC LOCATING EQUIPMENT. DETECTOR WIRE OR METALLIC TAPE SHALL BE INSTALLED APPROXIMATELY 12" TO 18" BELOW GRADE DIRECTLY ABOVE THE TOP OF THE PIPE. DETECTOR WIRE SHALL BE 14 - GAUGE SOLID COPPER, SIMPLEX BW3001, OR EQUAL. METALLIC TAPE SHALL BE 2" MINIMUM METALIZED TAPE, GRIFFOLYN COMPANY, INC. TERRATAPE OR EQUAL.
11. CONTRACTOR SHALL ENSURE ALL WATER VALVES ARE IN A FULLY-OPEN POSITION UPON COMPLETION OF PROJECT.
12. CONTRACTOR SHALL COORDINATE ALL WATER INTERRUPTIONS WITH PENNICHUCK WATER WORKS.

CERTIFICATION

PURSUANT TO RSA 676:18,III AND RSA 672:14

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

I FURTHER CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

9/14/23
DATE

STATE OF NEW HAMPSHIRE — No. 855 — DENNIS C. POLLOCK — LICENSED LAND SURVEYOR

DENNIS C. POLLOCK, LLS

TOWN OF LITCHFIELD CONTACTS

PLANNING DEPARTMENT
TOWN OF LITCHFIELD
PLANNING DEPARTMENT
2 LIBERTY WAY
LITCHFIELD, NH 03052
ATT: JOAN McKIBBEN
(603) 424-2131

HIGHWAY DEPARTMENT
TOWN OF LITCHFIELD
HIGHWAY DEPARTMENT
2 LIBERTY WAY
LITCHFIELD, NH 03052
ATT: KEVIN BROWN
(603) 424-4046

FIRE DEPARTMENT
TOWN OF LITCHFIELD
FIRE DEPARTMENT
257 CHARLES BANCROFT HIGHWAY
LITCHFIELD, NH 03052
ATT: DOUGLAS NICOLL, INTERIM FIRE CHIEF
(603) 424-8071

BUILDING
TOWN OF LITCHFIELD
BUILDING DEPARTMENT
2 LIBERTY WAY
LITCHFIELD, NH 03052
ATT: JEFFREY BLACKWELL
(603) 424-4046

TOWN OF HUDSON CONTACTS

PLANNING DEPARTMENT
HUDSON PLANNING DEPT.
12 SCHOOL STREET
HUDSON, NH 03051
ATT: BRIAN GROTH, AICP
LAND USE DIRECTOR
(603) 886-6008

ENGINEERING DEPARTMENT
HUDSON ENGINEERING DEPT.
12 SCHOOL STREET
HUDSON, NH 03051
ATT: ELVIS DHIMA, P.E.
TOWN ENGINEER
(603) 886-6008

FIRE DEPARTMENT
HUDSON FIRE DEPARTMENT
12 SCHOOL STREET
HUDSON, NH 03051
ATT: SCOTT TICE, FIRE CHIEF
(603) 886-6021

UTILITY COMPANY CONTACTS

WATER
PENNICHUCK WATER WORKS
25 MANCHESTER STREET
MERRIMACK, NH 03054
ATT: JOHN BOISVERT, PE
(603) 913-2300

GAS
LIBERTY UTILITIES
11 NORTHEAST BOULEVARD
SALEM, NH 03079
ATTN: ANDREW MORGAN
(603) 327-5357

ELECTRIC
EVERSOURCE
13 LEGENDS DRIVE
HOOOKSET, NH 03103
ATTN: RON PEPIN
(603) 327-5357

TELEPHONE
CONSOLIDATED COMMUNICATIONS
100 GAY STREET
MANCHESTER, NH 03103
ATT: JAY MULLEN
(603) 295-8260

811 DigSafe MA.ME.NH.RI.VT
CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
digsafe.com
DIAL 811 or
1-888-DIG-SAFE
1-888-344-7233

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

NOTES, LEGEND & ABUTTERS LIST

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102
LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

NO SCALE

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-F081	5432 File Number	2 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

© Hayner/Swanson, Inc.

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE

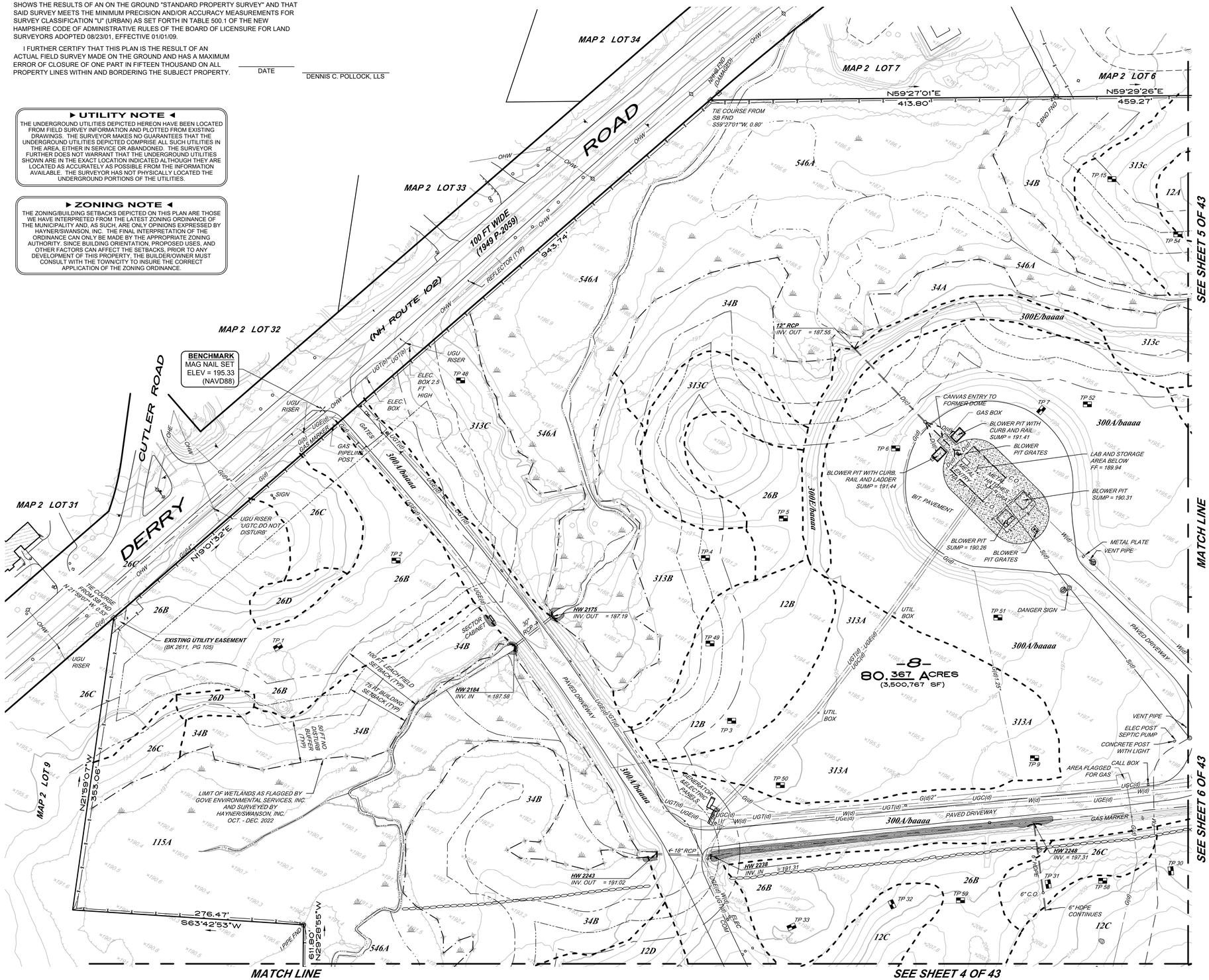
DENNIS C. POLLOCK, LLS

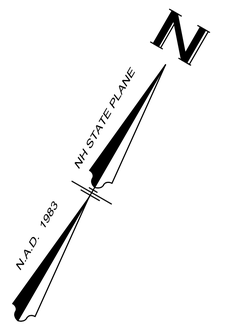
▶ UTILITY NOTE ◀

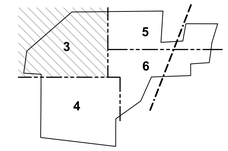
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

▶ ZONING NOTE ◀

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.







EXISTING CONDITIONS SHEET KEY

GENERAL SURVEY NOTES:

1. THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AERIAL PHOTO MAPPING DATED DECEMBER 4, 2021 AND LIMITED FIELD SURVEY MADE ON THE GROUND BETWEEN APRIL 2021 AND DECEMBER 2022.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
3. SURVEY CONTROL INFORMATION:
   HORIZONTAL DATUM: NAD83 — PROJECTION: NH STATE PLANE
   VERTICAL DATUM: NAVD88 — UNITS: US SURVEY FEET
4. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
5. TEST PITS WERE PERFORMED UNDER THE SUPERVISION OF HAYNER/SWANSON, INC. FOR TEST PIT LOGS SEE REPORT ENTITLED "TEST PIT LOGS, PROPOSED RESIDENTIAL DEVELOPMENT, 255 DERRY ROAD, LITCHFIELD, NH, PREPARED FOR 255 DERRY ROAD, LLC" AND PREPARED BY HAYNER-SWANSON, INC.

EASEMENTS, RIGHTS AND RESTRICTIONS:

EASEMENTS, RIGHTS AND RESTRICTIONS LISTED BELOW OR DEPICTED ON THIS PLAN ARE THOSE THAT WERE FOUND AT THE REGISTRY OF DEEDS FOR THE DETERMINATION AND LOCATION OF THE PROPERTY LINES OF THE SURVEYED PREMISES. THERE MAY BE OTHER EASEMENTS, RIGHTS AND RESTRICTIONS, INCLUDING, UNWRITTEN RIGHTS THAT MAY AFFECT THE PROPERTY, WHICH A THOROUGH TITLE EXAMINATION MAY DISCLOSE. THE SURVEYOR MAKES NO GUARANTEE AS TO TITLE, RIGHTS OR OWNERSHIP OF PROPERTY.

1. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN H.C.R.D. BK. 2611, PG. 105, AS DEPICTED HEREON.
2. THE PROPERTY IS SUBJECT TO THE BLANKET DRAINAGE EASEMENT IN FAVOR OF DONALIER, INC. AS DESCRIBED IN H.C.R.D. BK. 2608, PG. 92, AS GENERALLY DEPICTED HEREON.

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

EXISTING CONDITIONS PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-EC81	5432 File Number	3 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 — LITCHFIELD TAX MAP 2 LOT No. 8

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SEE SHEET 3 OF 43

MATCH LINE

SEE SHEET 6 OF 43

MATCH LINE

MAP 2 LOT 9

MAP 2 LOT 10

MAP 2 LOT 18

MAP 2 LOT 19

MAP 2 LOT 131

MAP 2 LOT 12

MAP 2 LOT 14-2

MAP 2 LOT 13

N22°25'55"W 611.80'

N12°52'51"W 598.51'

S30°39'17"E 80.90'

S29°39'19"E 152.12'

S29°21'44"E 148.30'

S29°47'13"E

384.61'

1,196.48'

811.67'

S66°50'46"W

-8-
80.367 ACRES
(3,500,767 SF)

EXIST. BLDG.

INFLATABLE BUBBLE

INFLATABLE BUBBLE

RADIO TOWER

METAL SURFACE

DUMPSTER

BIT. PAVEMENT

BIT.

APPROX. LEACH FIELD

WELL

WATER CONTROL BOX

CHIMNEY

PVC VENT & PIPES (TYP)

PVC VENT PIPES (TYP)

1-1/2" PLASTIC PIPE UNKNOWN

FES 2337
INV. = 208.65

FES 2334
INV. = 209.37

300A/baaaa
4" PVC (UNKOWN)

300A/baaaa

300E/baaaa

100B/ehacd

18" HDPE

HW 1191
INV. = 201.19

HW 1201
INV. = 201.57

STONE PILE FND

SB FND
(5.02' WEST OF LINE)

SB FND

DH FND

I PIPE FND

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

EXISTING BLANKET DRAINAGE EASEMENT (BK 2608, PG 92)

100 FT LEACH FIELD SETBACK (TYP)

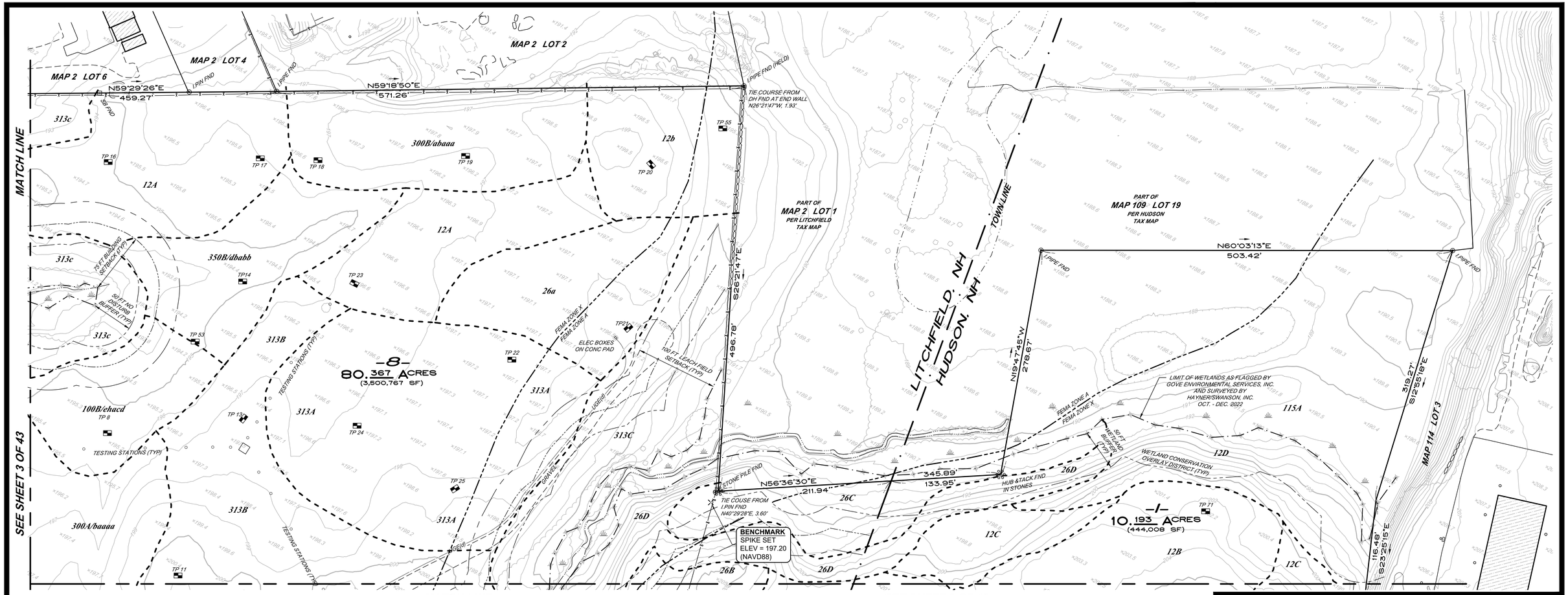
50 FT WD DISTURB BUFFER (TYP)

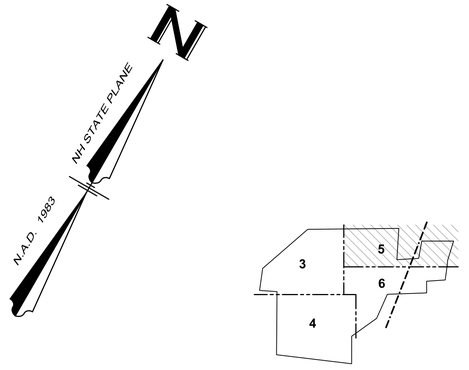
75 FT BUILDING SETBACK (TYP)

BENCHMARK
SPIKE SET
ELEV = 213.19
(NAVD88)

TP 39 TP 40 TP 41 TP 42 TP 43 TP 44 TP 45 TP 46 TP 47 TP 34 TP 35 TP 36 TP 37 TP 38 TP 64 TP 65 TP 73 TP 74 TP 75 TP 61 TP 62

34B 12D 12C 546A 313C 12A 12B 313B 313A 313D 26B 24D 546A 313B 34B 313C 313A 313B 313C 313B 34B 313C 313B 313C 313B 34B 313C 313B 313C 313B 34B 313C





EXISTING CONDITIONS SHEET KEY

LEGEND

- EXISTING GROUND CONTOUR (100)
- EXISTING SPOT ELEVATION (x100.5)
- PROPOSED GRADE (100)
- PROPOSED SPOT GRADE (+100.5)
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLES
- STORM DRAIN & HEADWALL
- STORM DRAIN & END SECTION
- SANITARY SEWER & MANHOLES
- W — WATER MAIN & HYDRANT
- W — WATER MAIN & GATE VALVE
- G — GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- UGE/T — UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- SB — STONE BOUND
- I PIPE — IRON PIPE
- CONC BND — CONCRETE BOUND
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- TBM 1 — TEMPORARY BENCHMARK
- TP-1 — TEST PIT LOCATION & IDENTIFIER
- 20+00 — CENTER LINE STATIONING
- LIMIT OF WORK
- TREE LINE
- PROPOSED TREE CLEARING LIMIT
- TBM 1 — TEMPORARY BENCHMARK
- BUILDING SETBACK LINE
- WETLAND FLAGGING LIMIT
- 50 FT WETLAND/NO DISTURB BUFFER/ CONSERVATION OVERLAY DISTRICT
- 100 FT LEACH FIELD SETBACK
- CHAINLINK FENCE
- CAPE COD BERM
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- F — STORMWATER RUNOFF DIRECTION
- (12) — PARKING SPACE COUNT
- GUARDRAIL
- PAVEMENT SAWCUT
- RETAINING WALL
- CONCRETE
- PROPOSED PAVEMENT
- RIPRAP / STONE
- WETLAND IMPACT AREA
- BUFFER IMPACT AREA

▶ UTILITY QUALITY LEGEND ◀

SUBSURFACE UTILITIES AS DEPICTED ON THIS PLAN ARE IDENTIFIED BY QUALITY LEVELS DEFINED BY CI/ASCE 38-02 "ASCE STANDARD GUIDELINE FOR COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

LEVEL A (a)	PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENTS OF SUBSURFACE UTILITIES.
LEVEL B (b)	INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. (IE. DIGSAFE)
LEVEL C (c)	INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
LEVEL D (d)	INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

DENNIS C. POLLOCK, LLS _____ DATE

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

EXISTING CONDITIONS PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-EC81	5432 File Number	5 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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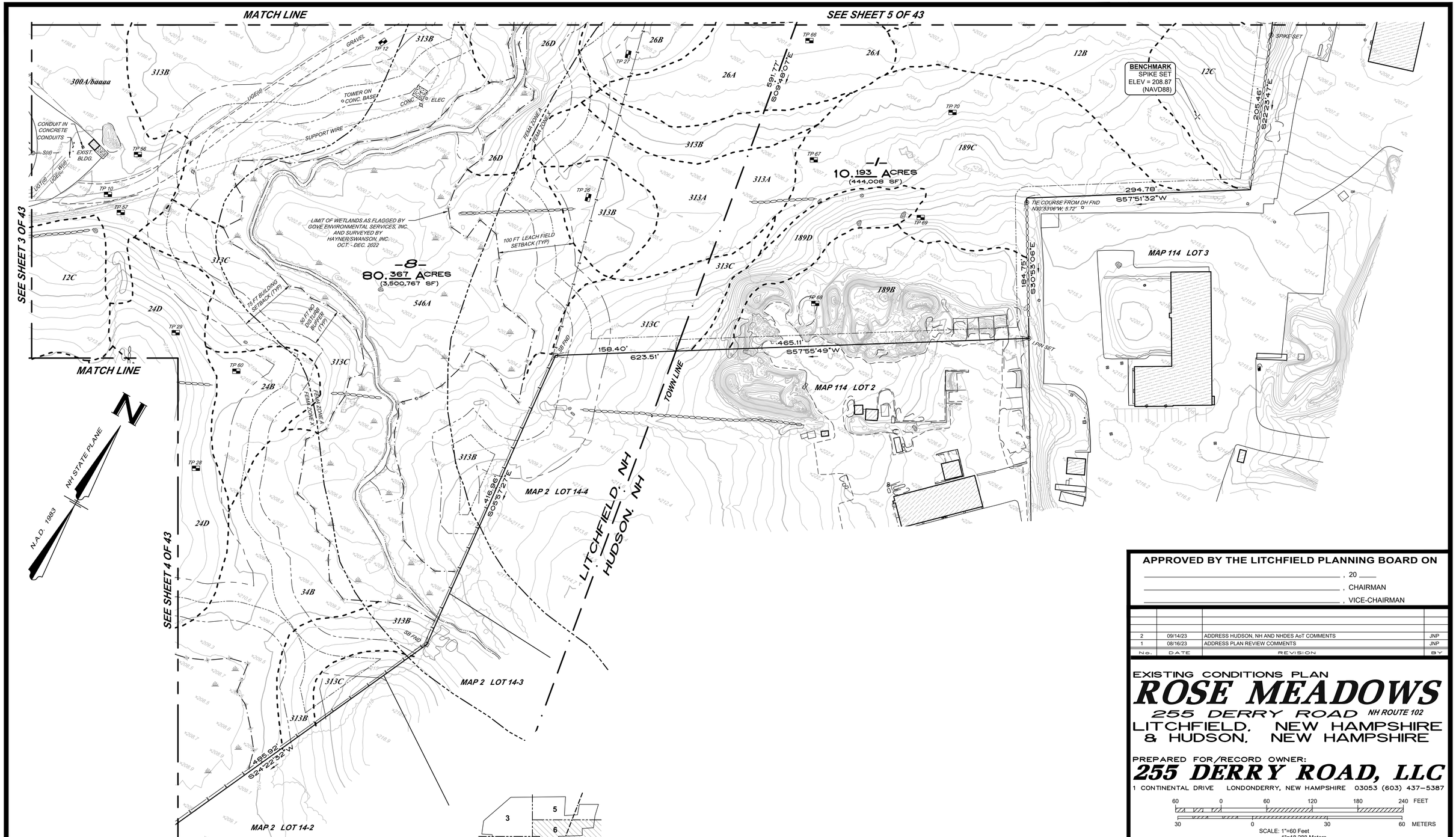

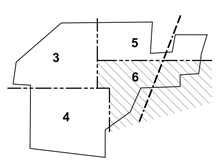

EXISTING CONDITIONS SHEET KEY

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

DENNIS C. POLLOCK, LLS _____ DATE

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

EXISTING CONDITIONS PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
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31 MAY 2023

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FIELD BOOK: 5432 | DRAWING NAME: 5432SITE-EC81 | 5432 (File Number) | 6 OF 43 (Sheet)

DRAWING LOC: J:\5000\5432\DWG\5432 SITE

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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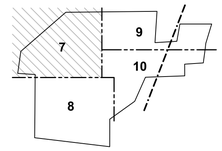
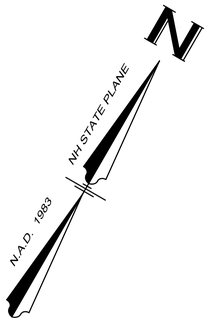
▶ UTILITY NOTE ◀

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



SITE DEMOLITION SHEET KEY



MAP 2 LOT 34

MAP 2 LOT 7

MAP 2 LOT 6

MAP 2 LOT 33

MAP 2 LOT 32

MAP 2 LOT 31

MAP 2 LOT 9

ROAD

(NH ROUTE 102)

CUTLER ROAD

DERRY

SEE SHEET 9 OF 43

MATCH LINE

SEE SHEET 10 OF 43

MATCH LINE

SEE SHEET 8 OF 43

REMOVE GATES

REMOVE SIGN

REMOVE FENCE

EXISTING SECTOR CABINET TO REMAIN

NOTE: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VIDEO THE EXISTING 30" RCP CULVERT TO DETERMINE THE CONDITION OF THE PIPE. THE INFORMATION SHALL BE PROVIDED TO THE ENGINEER. IF THE CULVERT IS IN GOOD CONDITION IT SHALL REMAIN. IF IT IS IN POOR CONDITION THE CULVERT SHALL BE REPLACED IN KIND.

50 FT NO DISTURB BUFFER (TYP)

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

REMOVE EXISTING CULVERT & HEADWALLS

REMOVE THE EXISTING CONCRETE PADS, BLOWER PITS AND SUBSURFACE WALLS AND FLOOR SLABS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS

REMOVE EXISTING UTILITIES

REMOVE PAVED DRIVEWAY

PROP TREE CUTTING LIMIT (TYP)

REMOVE EXISTING DRAINAGE

12" RCP INV. OUT = 187.65

HW 2175 INV. OUT = 187.19

HW 2184 INV. IN 187.58

HW 2238 INV. IN 191.31

HW 2243 INV. OUT = 191.02

HW 2248 INV. = 197.31

BLOWER PIT WITH CURB, RAIL AND LADDER SUMP = 191.44

BLOWER PIT SUMP = 190.26

BLOWER PIT WITH CURB AND RAIL SUMP = 191.41

BLOWER PIT SUMP = 190.31

LAB AND STORAGE AREA BELOW FF = 189.94

SITE DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR SITE DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. THE CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
6. PRIOR TO SITE DEMOLITION OCCURRING, APPROPRIATE EROSION CONTROL DEVICES ARE TO BE INSTALLED (SEE SHEETS 25-28 OF 43).
7. GIVEN THAT THE BUILDING AND SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN A PHASED MANNER, THE SITE DEMOLITION SHALL ALSO BE PHASED.

NOTE

THE CONTRACTOR SHALL REFER TO THE SITE ELECTRICAL PLAN PREPARED BY FITZMEYER & TOCCI FOR ADDITIONAL INFORMATION RELATED TO THE SITE DEMOLITION OF THE EXISTING UNDERGROUND ELECTRIC AND DATA SYSTEMS

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

SITE DEMOLITION PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DM81	5432 File Number	7 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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SEE SHEET 7 OF 43

MATCH LINE

SEE SHEET 10 OF 43

MATCH LINE

PROTECT WELL DURING CONSTRUCTION

REMOVE EXISTING PAVEMENT

REMOVE EXISTING RADIO TOWER AND GUY WIRES

REMOVE EXISTING STRUCTURE AND FOUNDATION IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS

REMOVE EXISTING DRAINAGE

REMOVE EXISTING DRAINAGE (UNKOWN)

REMOVE EXISTING FORCE MAIN

REMOVE EXISTING STRUCTURE AND FOUNDATION IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS

REMOVE EXISTING BUILDING AND FOUNDATION IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS (SEE NOTE)

REMOVE EXISTING SEPTIC SYSTEM

STOCKPILE/REUSE EXISTING FIELDSTONES

REMOVE EXISTING CULVERT & HEADWALLS

PROP TREE CUTTING LIMIT (TYP)

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

WELL

WATER CONTROL BOX

DUMPSTER

BIT. PAVEMENT

EXIST. BLDG.

INFLATABLE BUBBLE

METAL SURFACE

RADIO TOWER

GUY

BIT.

CHIMNEY

PVC VENT PIPES (TYP)

FES 2337 INV. = 208.65

FES 2334 INV. = 209.37

1-1/2" SEPTIC PIPE (UNKOWN)

APPROX LEACH FIELD

HW 1191 INV. = 201.19

HW 1201 INV. = 201.57

MAP 2 LOT 9

MAP 2 LOT 10

MAP 2 LOT 18

MAP 2 LOT 19

MAP 2 LOT 14-2

MAP 2 LOT 1

MAP 2 LOT 13

MAP 2 LOT 131

MAP 2 LOT 12

N.A.D. 1983

NH STATE PLANE

N

7 9 10 8

SITE DEMOLITION SHEET KEY

NOTE

THE DEVELOPER/CONTRACTOR SHALL USE THIS EXISTING BUILDING DURING THE EARLY PHASES OF THE PROJECT FOR STORAGE AND AS A TEMPORARY CONSTRUCTION OFFICE. THE BUILDING FOUNDATION WILL BE RAZED FOR THE EXTENSION OF TRAIL KING DRIVE AND THE COMPLETION OF VOLVO COURT.

STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

SITE DEMOLITION PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

31 MAY 2023

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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DM01	5432	8 OF 43
DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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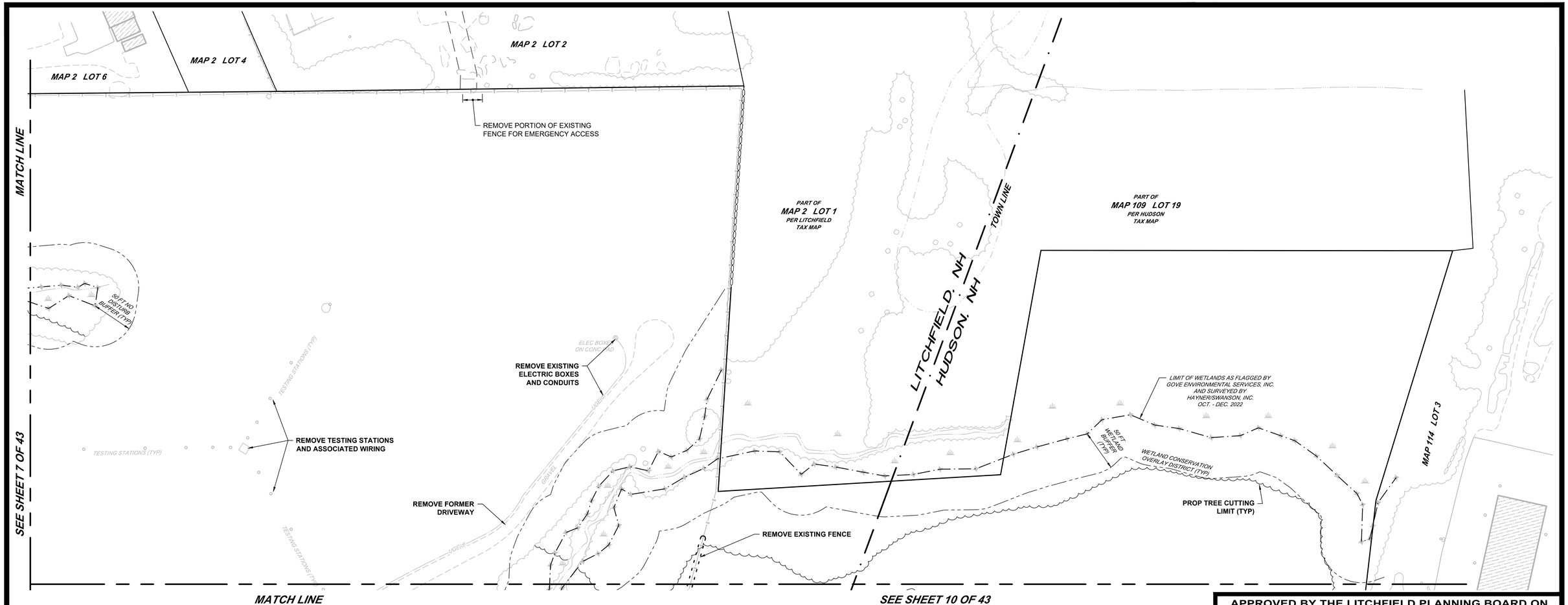

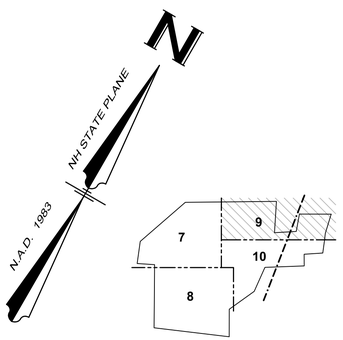

SITE DEMOLITION SHEET KEY

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
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1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

SITE DEMOLITION PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

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60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

31 MAY 2023

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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DM81	5432 File Number	9 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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MATCH LINE

SEE SHEET 9 OF 43

SEE SHEET 7 OF 43

REMOVE FORMER DRIVEWAY AND CONDUIT

REMOVE EXISTING PAD, POLES AND WIRES

REMOVE EXISTING PAVEMENT, BUILDING AND UTILITIES

REMOVE EXISTING TOWER AND BASE

REMOVE EXISTING FENCE

PROP TREE CUTTING LIMIT (TYP)

GRAVEL

(USE(s))

TOWER ON CONC. BASE

CONC. PAD W/ ELEC

SUPPORT WIRE

CONDUIT IN CONCRETE CONDUITS

S(s)

EXIST. BLDG.

ASPHALT

(USE(s))

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

50 FT NO DISTURB BUFFER (TYP)

STOCKPILE/REUSE EXISTING FIELDSTONES

MAP 114 LOT 3

MAP 114 LOT 2

TOWN LINE

MATCH LINE

N

NH STATE PLANE

N.A.D. 1983

SEE SHEET 8 OF 43

MAP 2 LOT 14-4

LITCHFIELD, NH

HUDSON, NH

MAP 2 LOT 14-3

MAP 2 LOT 14-2

7

9

10

8

SITE DEMOLITION SHEET KEY

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
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SITE DEMOLITION PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE

& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

31 MAY 2023

STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER

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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DM01	5432 File Number	10 OF 43 Sheet
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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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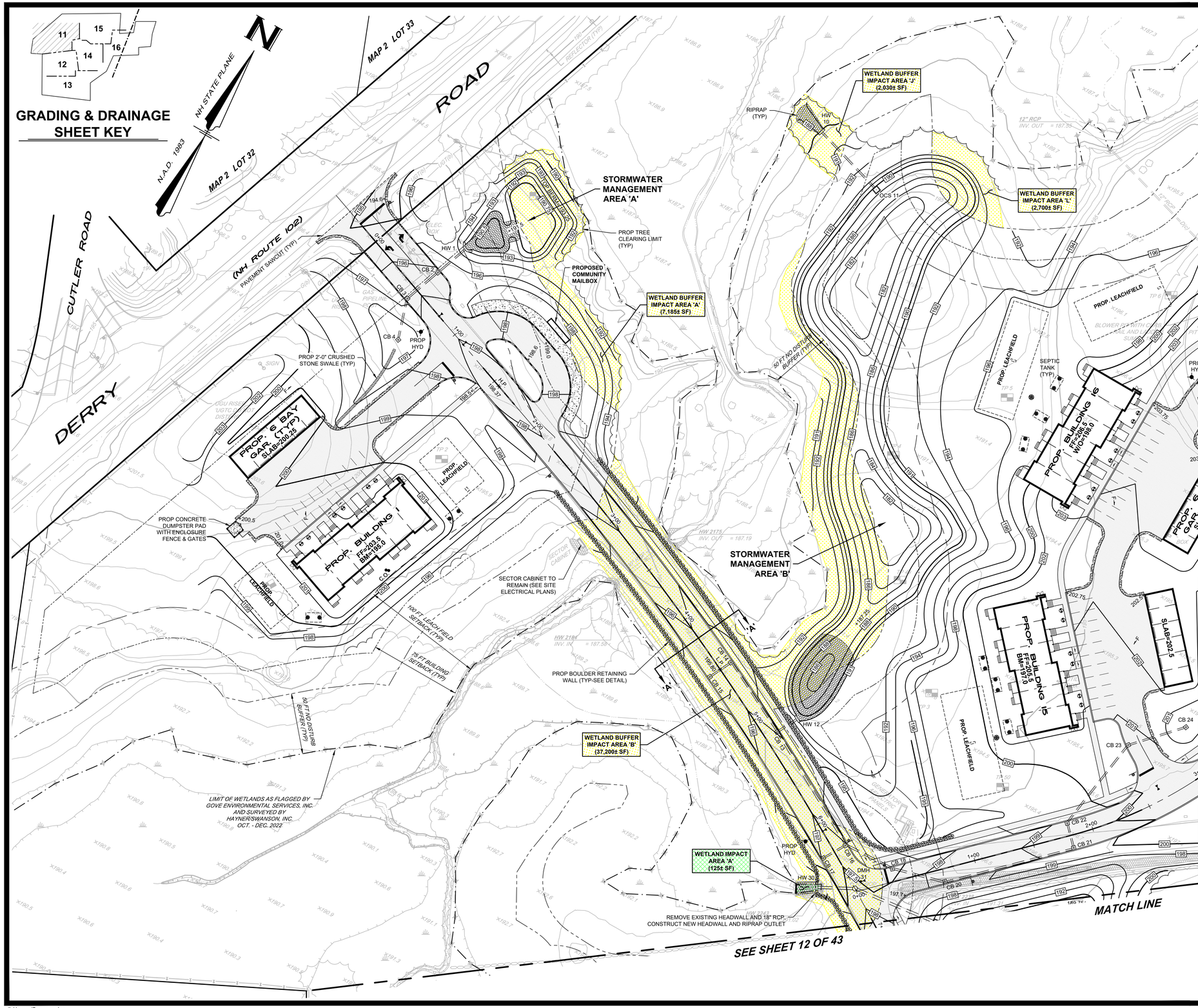

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

SITE GRADING & DRAINAGE PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET

20 0 20 40 METERS

SCALE: 1"=40 Feet
1"=12.192 Meters

31 MAY 2023

HSI
Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-FG41	5432	11 OF 43
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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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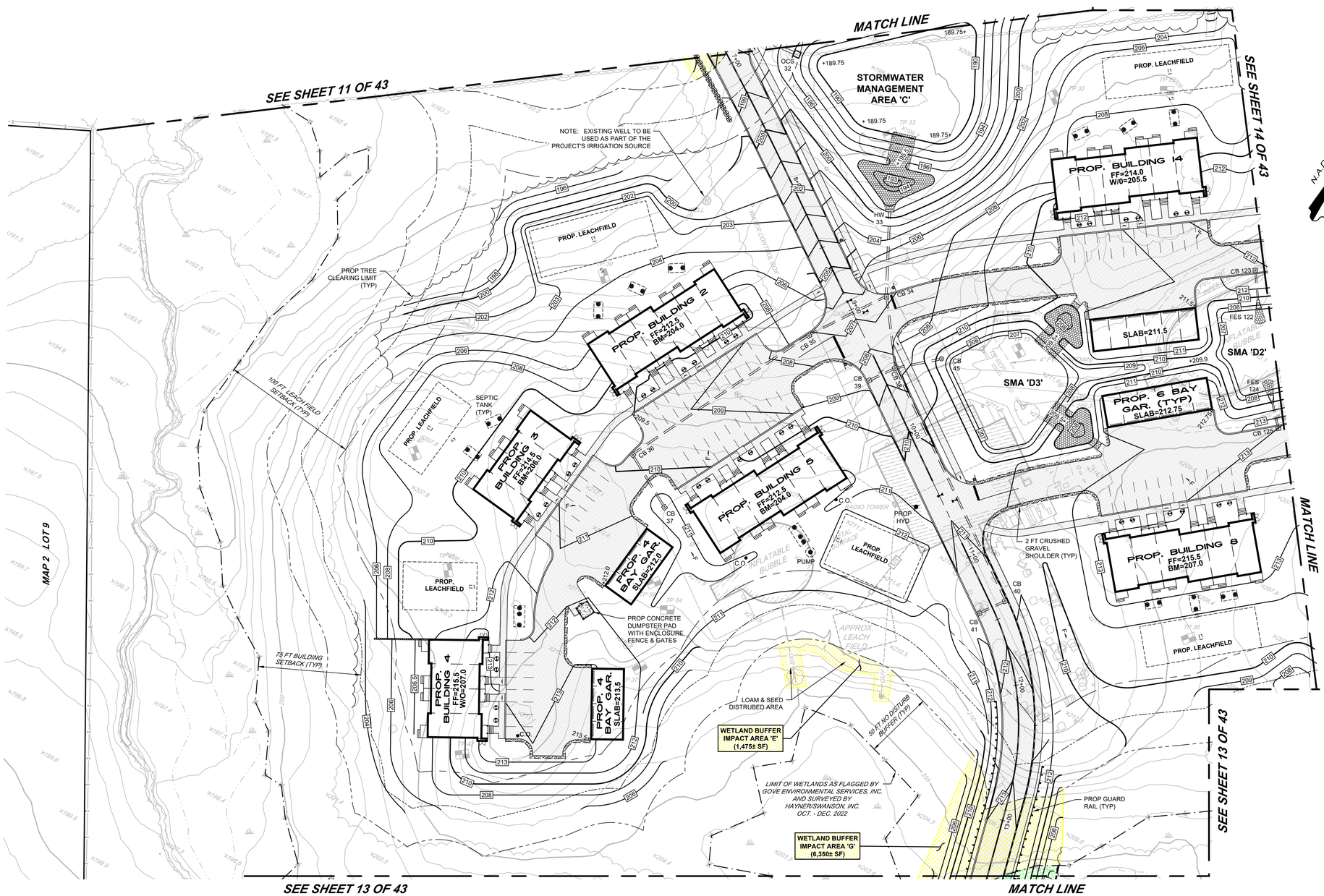
MATCH LINE
SEE SHEET 11 OF 43
SEE SHEET 14 OF 43
SEE SHEET 13 OF 43
MAP 2 LOT 9
STORMWATER MANAGEMENT AREA 'C'
NOTE: EXISTING WELL TO BE USED AS PART OF THE PROJECT'S IRRIGATION SOURCE
PROP. LEACHFIELD
PROP TREE CLEARING LIMIT (TYP)
100 FT. LEACH FIELD SETBACK (TYP)
SEPTIC TANK (TYP)
PROP. BUILDING 2 FF=212.5 BM=204.0
PROP. BUILDING 3 FF=214.5 BM=206.0
PROP. BUILDING 4 FF=215.5 W/O=207.0
PROP. BUILDING 5 FF=212.5 BM=204.0
PROP. BUILDING 14 FF=214.0 W/O=205.5
PROP. BUILDING 8 FF=215.5 BM=207.0
PROP. 4 BAY GAR. SLAB=212.0
PROP. 4 BAY GAR. SLAB=213.5
PROP. 6 BAY GAR. (TYP) SLAB=212.75
SLAB=211.5
SMA 'D2'
SMA 'D3'
PROP CONCRETE DUMPSTER PAD WITH ENCLOSURE FENCE & GATES
2 FT CRUSHED GRAVEL SHOULDER (TYP)
PROP GUARD RAIL (TYP)
75 FT BUILDING SETBACK (TYP)
LOAM & SEED DISTRUBED AREA
50 FT NO DISTURB BUFFER (TYP)
WETLAND BUFFER IMPACT AREA 'E' (1,475± SF)
WETLAND BUFFER IMPACT AREA 'G' (6,350± SF)
LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022
APPROX. LEACH FIELD
PROP. INFLATABLE BUBBLE
PROP HYD
PUMP
RADIO TOWER
CB 34
CB 35
CB 36
CB 37
CB 39
CB 40
CB 41
CB 45
CB 123
FES 122
FES 124
OCS 32
HW 33
TP 64
TP 66
TP 68
TP 69
TP 70
TP 71
TP 72
TP 73
TP 74
TP 75
TP 76
TP 77
TP 78
TP 79
TP 80
TP 81
TP 82
TP 83
TP 84
TP 85
TP 86
TP 87
TP

N

N.H. STATE PLANE

N.A.D. 1983

11 15 14 16 12 13

GRADING & DRAINAGE SHEET KEY

SEE SHEET 12 OF 43

SEE SHEET 14 OF 43

MATCH LINE

REMOVE CULVERT AND REPLACE WITH LOAM & SEED

HW 1191 INV. = 201.19

HW 1201 INV. = 201.57

HW 50

HW 51

WETLAND IMPACT AREA 'C' (4,850± SF)

WETLAND BUFFER IMPACT AREA 'F' (340± SF)

WETLAND BUFFER IMPACT AREA 'H' (9,670± SF)

PROP GUARD RAIL (TYP)

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

TOP OF BERM = 212.25

RIPRAP (TYP)

STORMWATER MANAGEMENT AREA 'H'

HW 52

PROP TREE CLEARING LIMIT (TYP)

CB 53

PROP. HYD.

PROP. BUILDING 7 FF=218.0 BM=209.5

PROP. LEACHFIELD

50 FT NO DISTURB BUFFER (TYP)

CB 54

SEPTIC TANK (TYP)

PROP. LEACHFIELD

100 FT. LEACH FIELD SETBACK (TYP)

PROP. 6 BAY GAR. (TYP) SLAB=215.25

PROP. BUILDING 6 FF=218.0 BM=209.5

C.O.

PROP CONCRETE DUMPSTER PAD WITH ENCLOSURE FENCE & GATE

75 FT BUILDING SETBACK (TYP)

MAP 2 LOT 14-2

MAP 2 LOT 131

MAP 2 LOT 12

JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

SITE GRADING & DRAINAGE PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET

20 0 20 40 METERS

SCALE: 1"=40 Feet
1"=12.192 Meters

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-FG41	5432 File Number	13 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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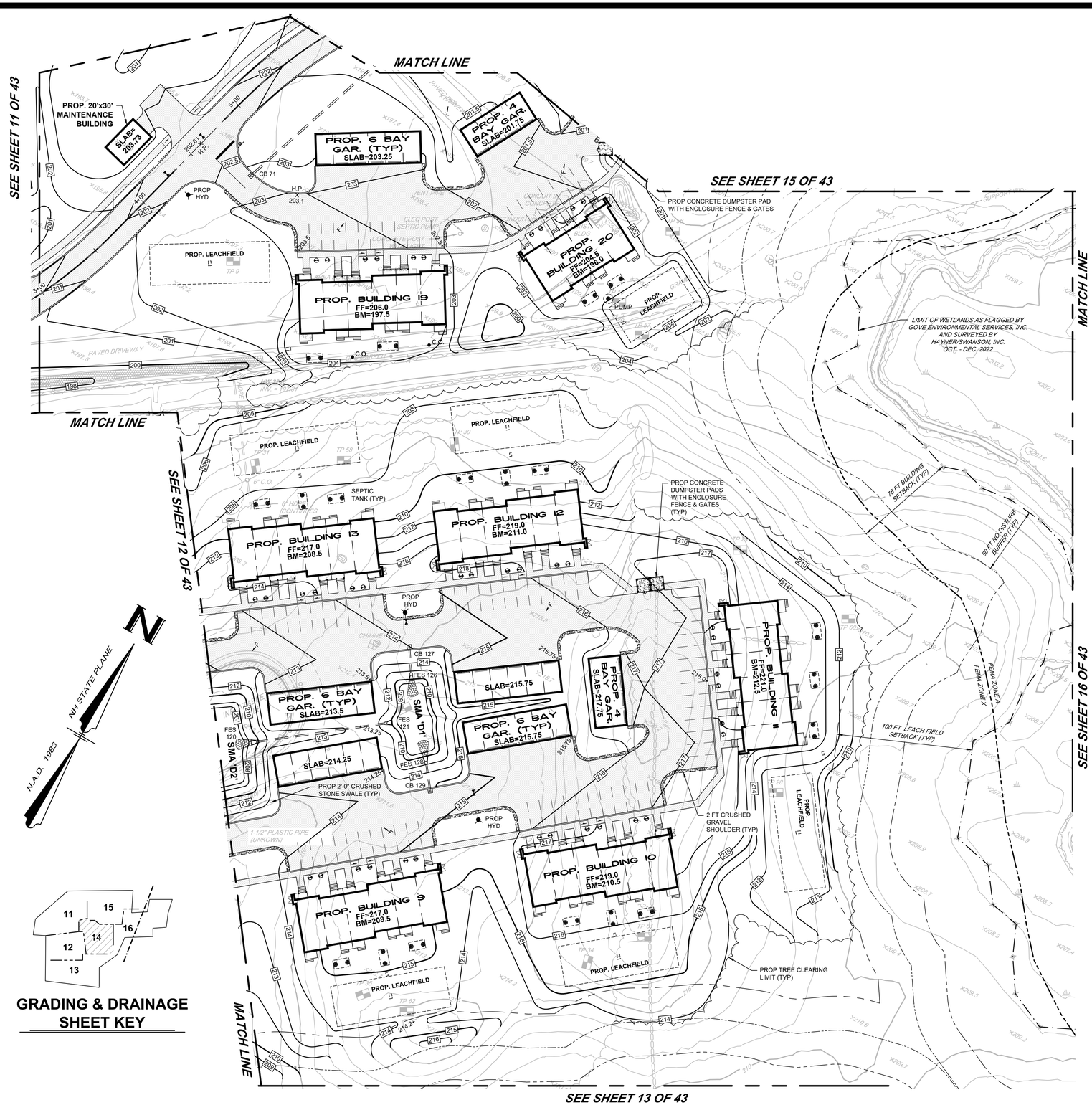
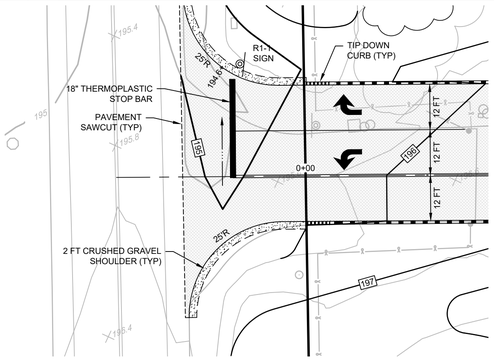
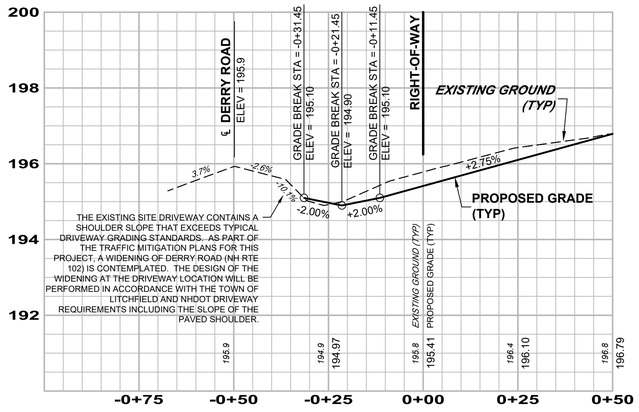




PLAN



PROFILE

ENTRANCE DRIVE DETAIL

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 4'

GRADING & DRAINAGE SHEET KEY

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

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31 MAY 2023

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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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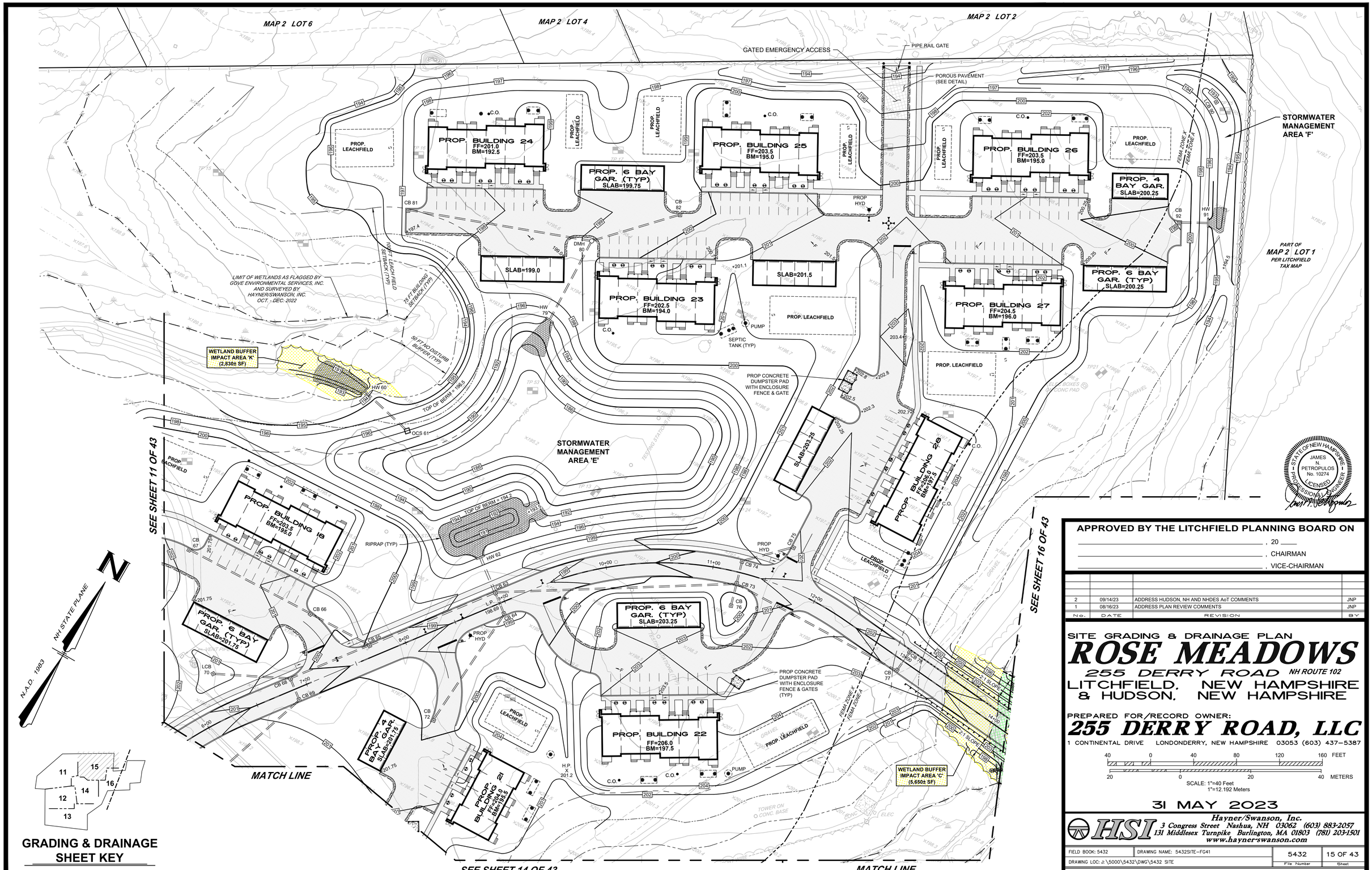

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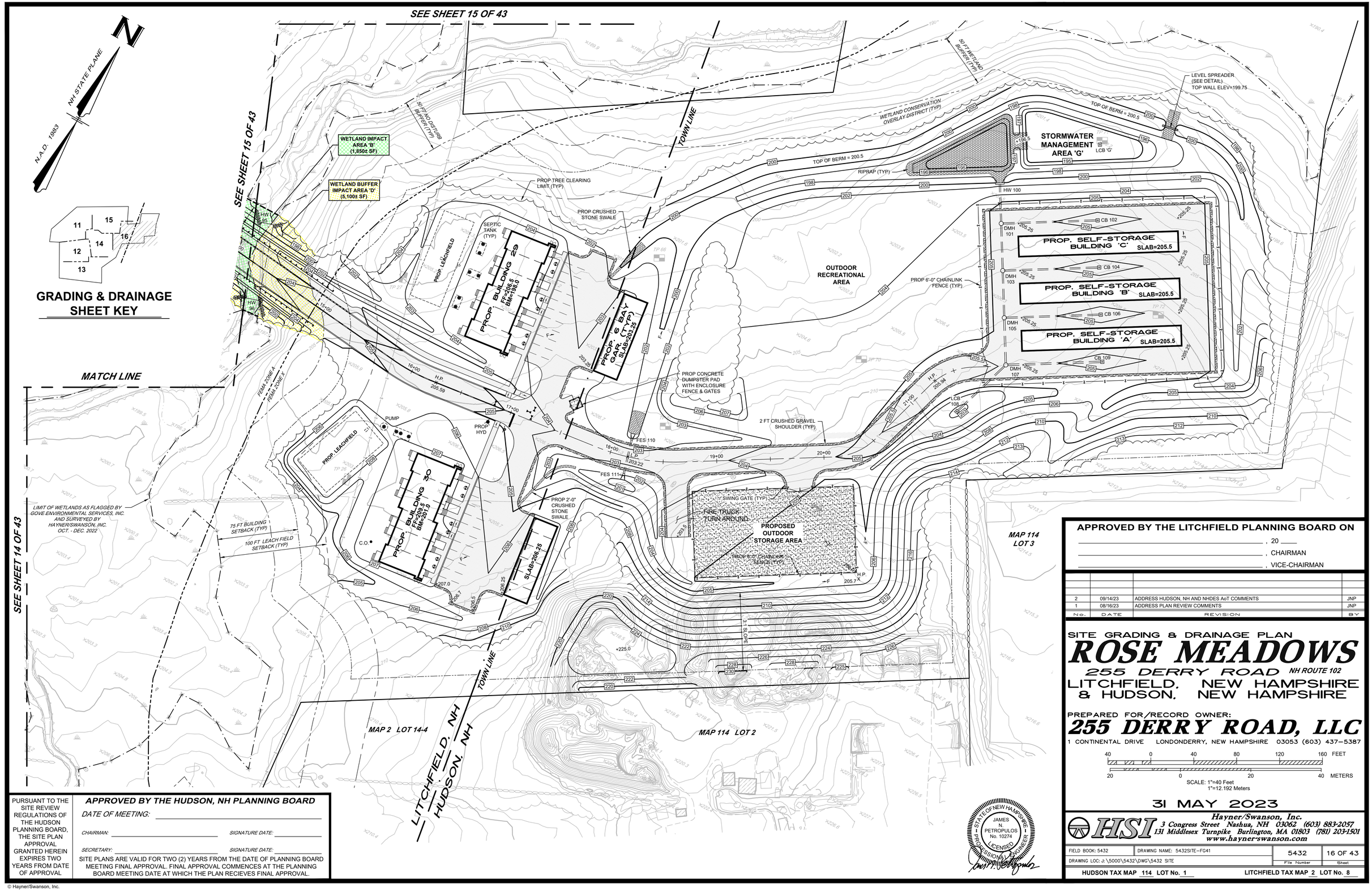

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STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 — LICENSED PROFESSIONAL ENGINEER

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DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

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

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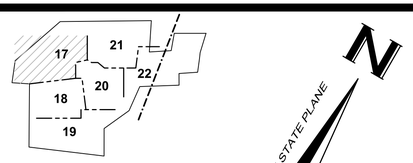

SITE LAYOUT & UTILITY SHEET KEY

N.A.D. 1983 NH STATE PLANE

MAP 2 LOT 32

MAP 2 LOT 33

ROAD

CUTLER ROAD

DERRY

(NH ROUTE 102)

18" STOP BAR

R1-1 SIGN

4" DYL

CONNECT TO EXIST 4" GAS MAIN

SLOPE GRANITE CURB (TYP)

CB 2

12" HDPE

15" HDPE

HW 1

ELEC. BOX 3 FT HIGH

PROP 8" D.I. CL52 WATER MAIN

STORMWATER MANAGEMENT AREA 'A'

PROP TREE CLEARING LIMIT (TYP)

PROPOSED COMMUNITY MAILBOX

WETLAND BUFFER IMPACT AREA 'A' (7,185± SF)

CB 4

12" HDPE

PROP HYD

18" STOP BAR

R1-1 SIGN

PROP 2'-0" CRUSHED STONE SWALE (TYP)

PROP 10'-0" REINFORCED CONCRETE SIDEWALK

VERTICAL GRANITE CURB (TYP)

TIP DOWN CURB (TYP)

CAPE COD BERM (TYP)

PROP. 6 BAY GAR. (TYP)

PROP 4" D.I. CL52 WATER MAIN

PROP 4"x1 1/2" STAINLESS STEEL SADDLE AND 1 1/2" CORPORATION (TYP)

END OF MAIN (TYP)

PROP CONCRETE DUMPSTER PAD WITH ENCLOSURE FENCE & GATES

PROP. BUILDING 1

PROP. LEACHFIELD

TP 2

PC: 2+16.25

R2-1 (20) SIGN

24 FT (TYP)

PROP GAS MAIN (TYP)

SECTOR CABINET TO REMAIN (SEE SITE ELECTRICAL PLANS)

100 FT LEACHFIELD SETBACK (TYP)

75 FT BUILDING SETBACK (TYP)

50 FT NO DISTURB BUFFER (TYP)

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

PROP BOULDER RETAINING WALL (TYP-SEE DETAIL)

WETLAND BUFFER IMPACT AREA 'B' (37,200± SF)

HW 2184 INV. IN = 187.58

HW 2115 INV. OUT = 187.19

HW 2116 INV. IN = 187.02

HW 3012

15" HDPE

0+00

REMOVE EXISTING HEADWALL AND 18" RCP. CONSTRUCT NEW HEADWALL AND RIPRAP OUTLET

WETLAND IMPACT AREA 'A' (125± SF)

℄ DATA
Δ=15°07'19"
R=2,200.00'
L=580.64'
T=292.02

RIPRAP (TYP)

HW 10

15" HDPE

OCS 11

WETLAND BUFFER IMPACT AREA 'J' (2,030± SF)

WETLAND BUFFER IMPACT AREA 'L' (2,700± SF)

12" RCP INV. OUT = 187.55

50 FT NO DISTURB BUFFER (TYP)

NOTE: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VIDEO THE EXISTING 30" RCP CULVERT TO DETERMINE THE CONDITION OF THE PIPE. THE INFORMATION SHALL BE PROVIDED TO THE ENGINEER. IF THE CULVERT IS IN GOOD CONDITION IT SHALL REMAIN. IF IT IS IN POOR CONDITION THE CULVERT SHALL BE REPLACED IN KIND.

STORMWATER MANAGEMENT AREA 'B'

PROP 8" D.I. CL52 WATER MAIN (TYP)

HW 12

PROP. LEACHFIELD

PROP. BUILDING 15

PROP. BUILDING 16

PROP. BUILDING 17

SEPTIC TANK (TYP)

PROP HYD

PROP 8" D.I. CL52 WATER MAIN

PROP GAS MAIN (TYP)

PROP GAS SERVICE (TYP)

PROP 5'-0" BITUMINOUS SIDEWALK (TYP)

PROP 8"x1-1/2" STAINLESS STEEL SADDLE AND 1-1/2" CORPORATION (TYP)

1-1/2" CURB STOP (TYP)

1-1/2" P.E. PIPE (CTS-200 PSI) WATER SERVICE (TYP)

PROP CONCRETE DUMPSTER PAD WITH ENCLOSURE FENCE & GATES

PROP. 6 BAY GAR. (TYP)

PROP 8"x8" TEE AND GATE VALVE & BOX

℄ DATA
Δ=31°01'05"
R=350.00'
L=189.48'
T=97.12

CB 24

12" HDPE

CB 23

CB 22

CB 21

DMH 31

CB 20

R2-1 (20) SIGN

18" STOP BAR

15" HDPE

MATCH LINE

SEE SHEET 21 OF 43

SEE SHEET 20 OF 43

SEE SHEET 18 OF 43

NOTE
SEE SHEET 20 OF 43 FOR BUILDING AND GARAGE DIMENSIONS

JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

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LITCHFIELD, NEW HAMPSHIRE
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DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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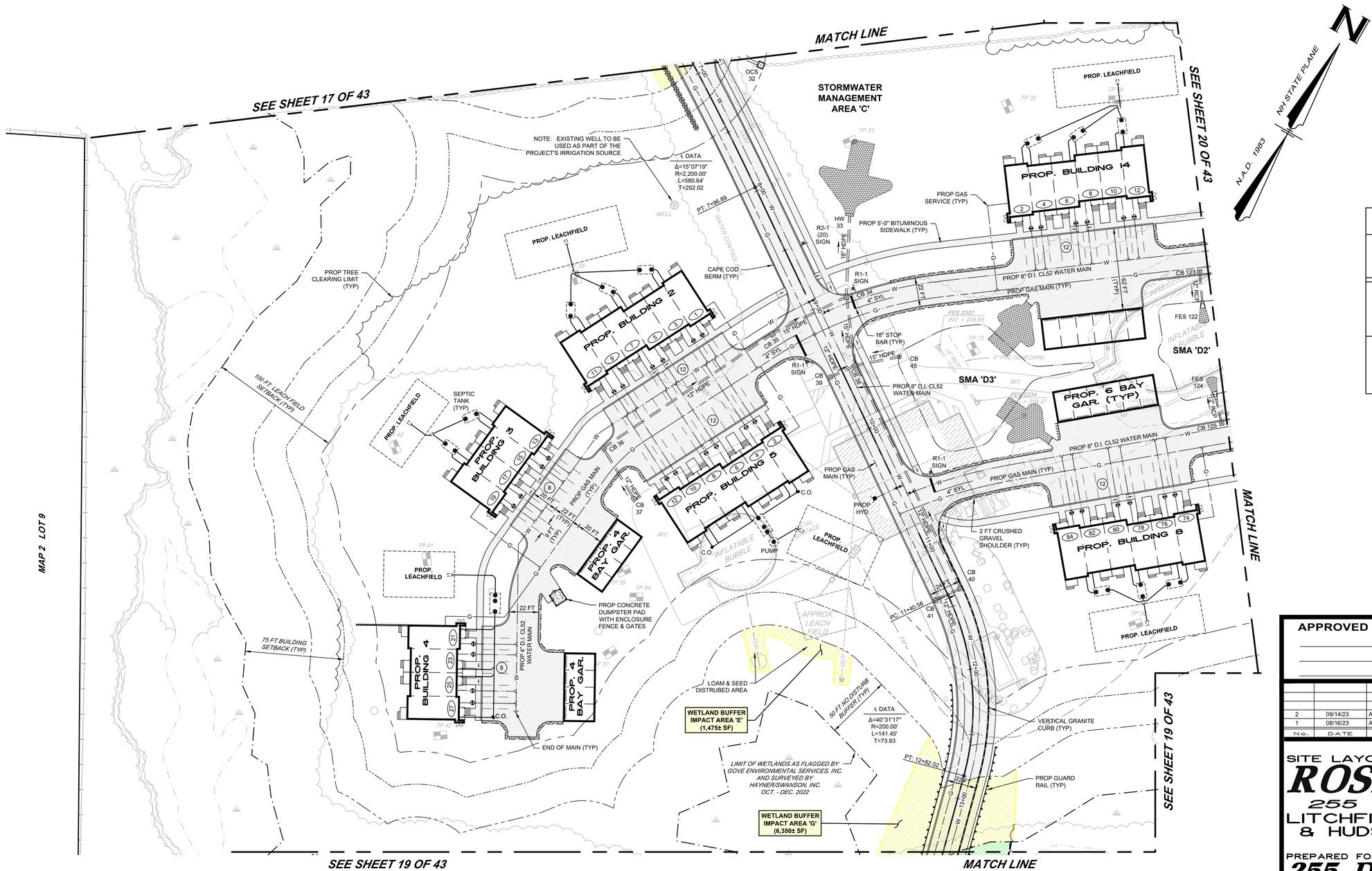

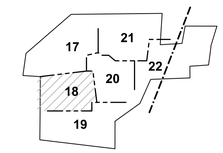

SITE LAYOUT & UTILITY SHEET KEY

SIGN LEGEND

TEXT SEE MUTCD FOR TEXT DIMENSIONS	IDENTIFICATION NUMBER	SIZE WIDTH/HEIGHT
	TEXT DIMENSIONS	
STOP	R1-1	30"/30"
	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	
SPEED LIMIT 20	R2-1 (20)	34"/30"
	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	

NOTE
SEE SHEET 20 OF 43 FOR BUILDING AND GARAGE DIMENSIONS

LEGEND

- VERTICAL GRANITE CURB
- SLOPE GRANITE CURB
- CAPE COD BERM
- CURB TRANSITION (TIP DOWN)
- RAMP SIDEWALK
- 4" DYL — DOUBLE YELLOW LINE
- 4" SYL — SINGLE YELLOW LINE
- 4" SWL — SINGLE WHITE LINE
- STOP — STOP BAR
- TRAFFIC SIGN

JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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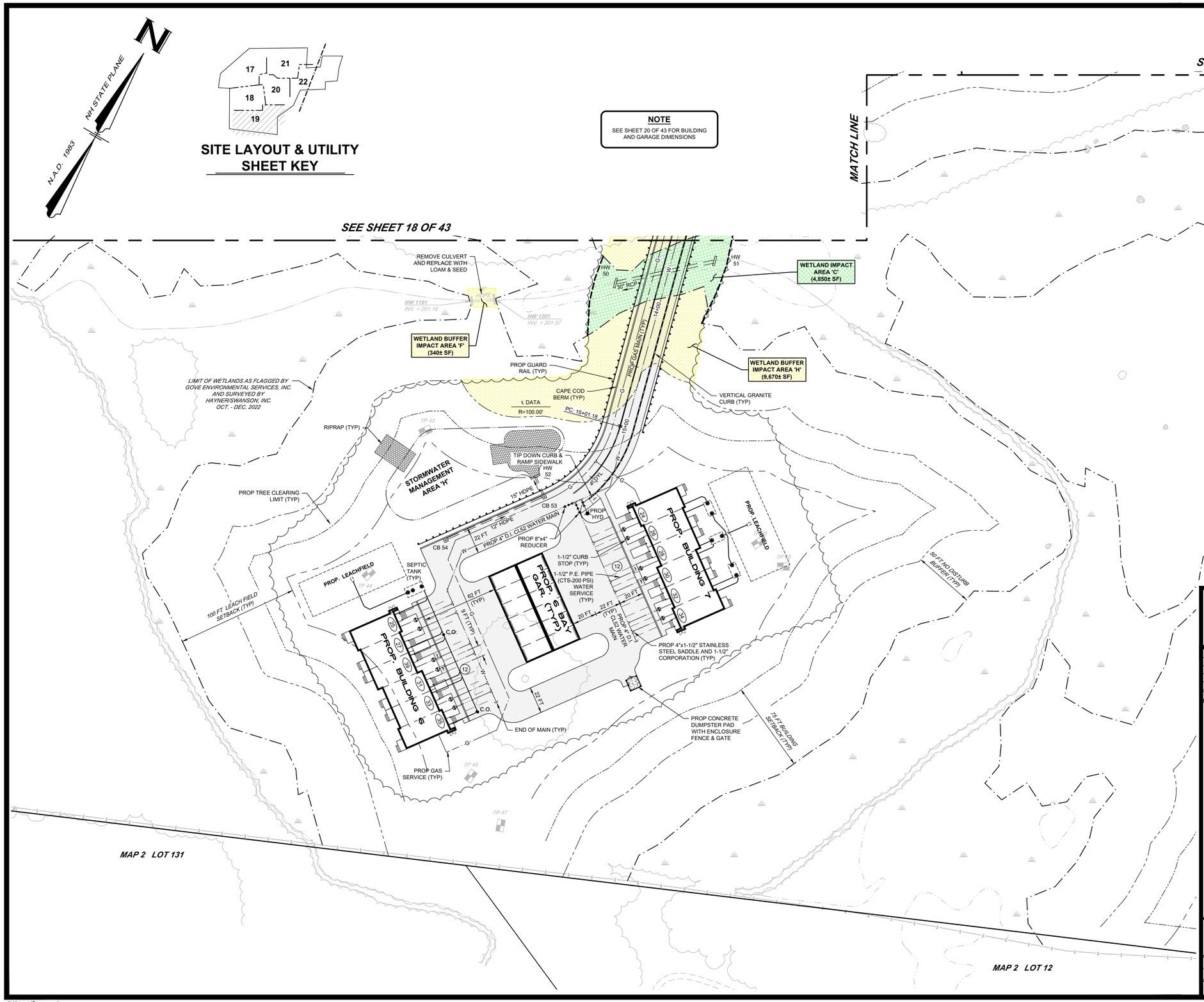

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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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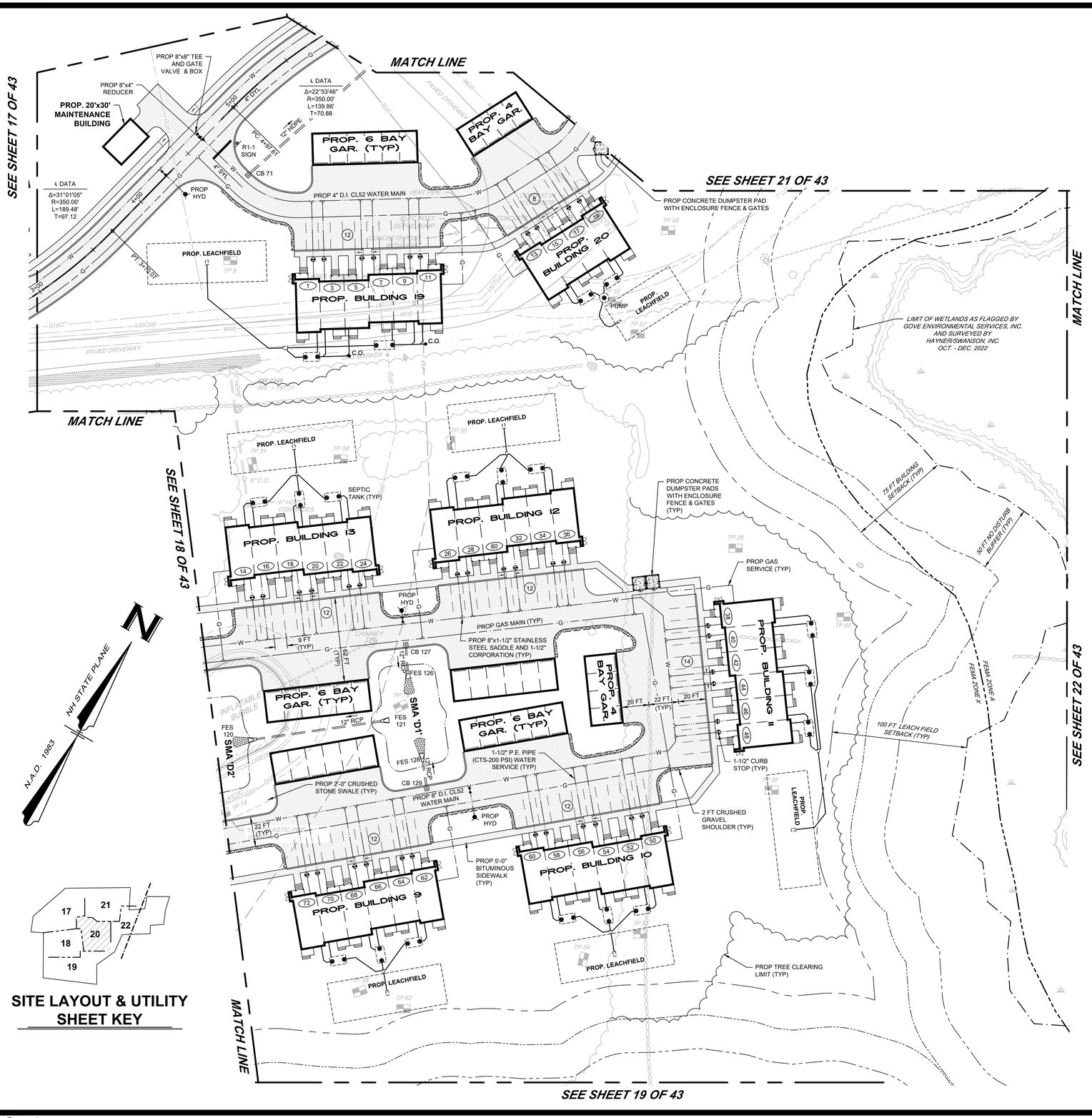
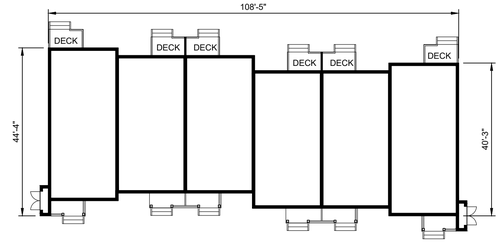
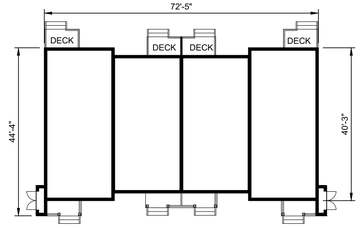


SITE LAYOUT & UTILITY SHEET KEY

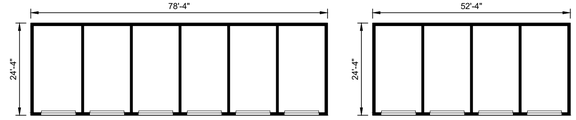


6 UNIT BUILDING



4 UNIT BUILDING

NOTE
STAIRS AS SHOWN ARE APPROXIMATE



6 UNIT GARAGE **4 UNIT GARAGE**

PROPOSED BUILDING DIMENSIONS

SCALE: 1" = 20'

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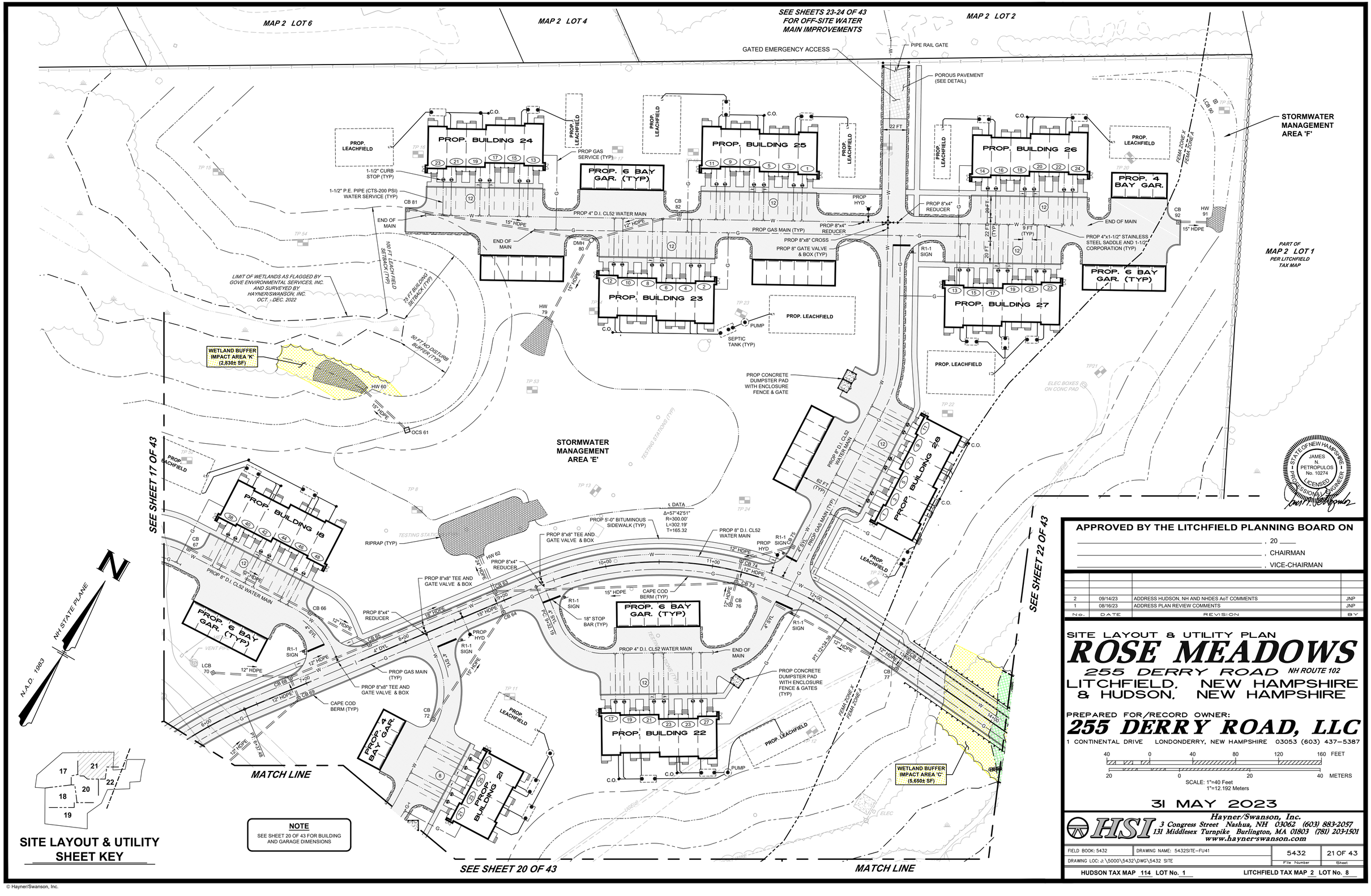

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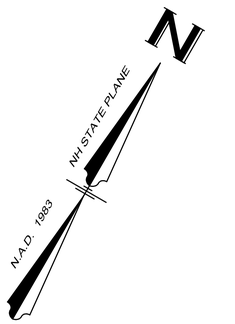

SITE LAYOUT & UTILITY SHEET KEY

SEE SHEET 21 OF 43
SEE SHEET 21 OF 43
SEE SHEET 20 OF 43
MATCH LINE

WETLAND IMPACT AREA 'B' (1,850± SF)
WETLAND BUFFER IMPACT AREA 'D' (5,100± SF)
50 FT NO DISTURB BUFFER (TYP)
50 FT WETLAND BUFFER (TYP)
WETLAND CONSERVATION OVERLAY DISTRICT (TYP)
TOWN LINE
PROP TREE CLEARING LIMIT (TYP)
PROP CRUSHED STONE SWALE
PROP 6'Hx12'W PRECAST BOX CULVERT
HW 100.95
HW 96
PROP 5'-0" BITUMINOUS SIDEWALK (TYP)
PROP. LEACHFIELD
SEPTIC TANK (TYP)
PROP. BUILDING 29
PROP. 6 BAY GAR. (TYP.)
℄ DATA
Δ=13°03'05"
R=175.00'
L=39.86'
T=20.02
PROP 8" D.I. CL52 WATER MAIN
PROP 8"x8" TEE
PROP 4" D.I. CL52 WATER MAIN
PROP 8"x4" REDUCER (TYP)
PROP CONCRETE DUMPSTER PAD WITH ENCLOSURE FENCE & GATES
PROP 8" GATE VALVE & BOX (TYP)
CAPE COD BERM (TYP)
PROP GAS MAIN (TYP)
PROP GAS SERVICE (TYP)
PUMP
1-1/2" P.E. PIPE (CTS-200 PSI) WATER SERVICE (TYP)
PROP HYD
R1-1 SIGN
18" STOP BAR
FES 110
FES 111
18" RCP
PROP. LEACHFIELD
PROP. BUILDING 30
1-1/2" CURB STOP (TYP)
PROP 2'-0" CRUSHED STONE SWALE
PROP 4"x1-1/2" STAINLESS STEEL SADDLE AND 1-1/2" CORPORATION (TYP)
END OF MAIN (TYP)
C.O.
LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022
75 FT BUILDING SETBACK (TYP)
100 FT LEACH FIELD SETBACK (TYP)
FEMA ZONE A
FEMA ZONE X
TP 26
TP 66
TP 67
TP 68
TP 70
TP 71
TP 72
RIPRAP (TYP)
STORMWATER MANAGEMENT AREA 'G'
LCB 'G'
LEVEL SPREADER (SEE DETAIL)
HW 100
15" HDPE
DMH 101
DMH 103
DMH 105
DMH 107
12" HDPE
CB 102
CB 104
CB 106
CB 109
PROP. SELF-STORAGE BUILDING 'C'
PROP. SELF-STORAGE BUILDING 'B'
PROP. SELF-STORAGE BUILDING 'A'
150 FT
30 FT
24 FT
20 FT
OUTDOOR RECREATIONAL AREA
PROP 6'-0" CHAINLINK FENCE (TYP)
℄ DATA
Δ=42°41'06"
R=60.00'
L=44.70'
T=23.44
2 FT CRUSHED GRAVEL SHOULDER (TYP)
LCB 108
PROPOSED GATE WITH KNOX LOCK ON GATE (KEY TO BE PROVIDED TO BOTH THE LITCHFIELD AND HUDSON FIRE DEPARTMENTS)
SWING GATE (TYP)
FIRE TRUCK TURN AROUND
PROPOSED OUTDOOR STORAGE AREA
PROP 6'-0" CHAINLINK FENCE (TYP)
MAP 114 LOT 3
MAP 2 LOT 14-4
MAP 114 LOT 2
LITCHFIELD, NH
HUDSON, NH

NOTE
SEE SHEET 20 OF 43 FOR BUILDING AND GARAGE DIMENSIONS

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER

SITE LAYOUT & UTILITY PLAN

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102
LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
255 DERRY ROAD, LLC
1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET
20 0 20 40 METERS
SCALE: 1"=40 Feet
1"=12.192 Meters

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-FU41	5432 File Number	22 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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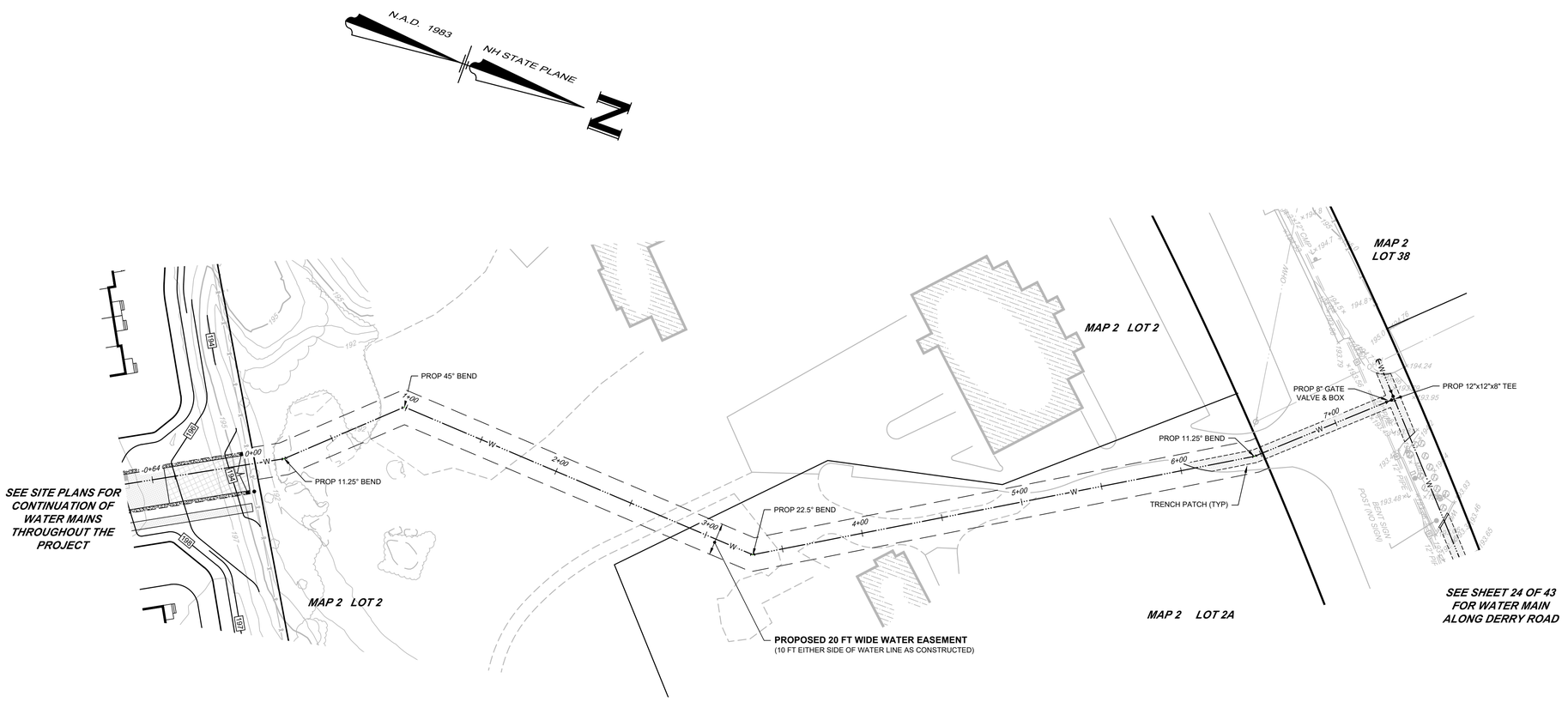

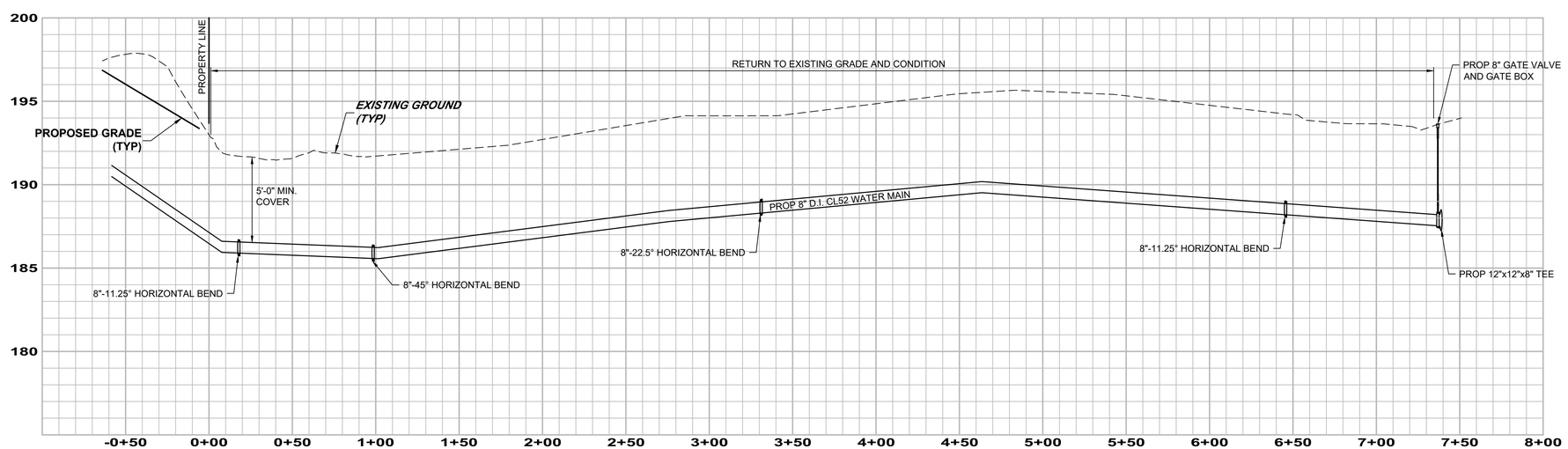

OFF-SITE WATER - CROSS COUNTRY

OFF-SITE WATER IMPROVEMENT NOTES:

1. ALL WORK WITHIN THE NHDOT RIGHT OF WAY SHALL REQUIRE A NHDOT EXCAVATION PERMIT PRIOR TO CONSTRUCTION.
2. ALL WATER MAIN WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PENNICHUCK WATER WORKS TECHNICAL SPECIFICATIONS.
3. EXISTING PLANTS IN FRONT OF MAP 2 LOT 39 THAT ARE DISTURBED AS PART OF THE WATER MAIN INSTALLATION SHALL BE REPLACED IN KIND. THE CONTRACTOR SHALL COORDINATE THIS EFFORT WITH THE PROPERTY OWNER PRIOR TO CONSTRUCTION.
4. PENNICHUCK WATER WORKS AND THE NHDOT SHALL BE NOTIFIED TWO WEEKS PRIOR TO THE START OF THE WORK.
5. SEE SHEET 43 OF 43 FOR ADDITIONAL WATER MAIN RELATED NOTES AND DETAILS.
6. THE SURFACE OF THE TRENCH SHALL BE RETURNED TO THE EXISTING GRADE AND CONDITION.
7. THE CONTRACTOR SHALL PROVIDE A WORK PLAN FOR TRAFFIC CONTROL AND EACH DIRECTIONAL BORE TO PENNICHUCK WATER WORKS AND THE NHDOT PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE ALL WATER INTERRUPTIONS WITH PENNICHUCK WATER WORKS.

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS No. 10274 LICENSED
PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
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PLAN & PROFILE - OFF-SITE WATER

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET

SCALE: HORIZ. 1" = 40 Feet
VERT. 1" = 4 Feet

31 MAY 2023

Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-PP WTR	5432	23 OF 43
DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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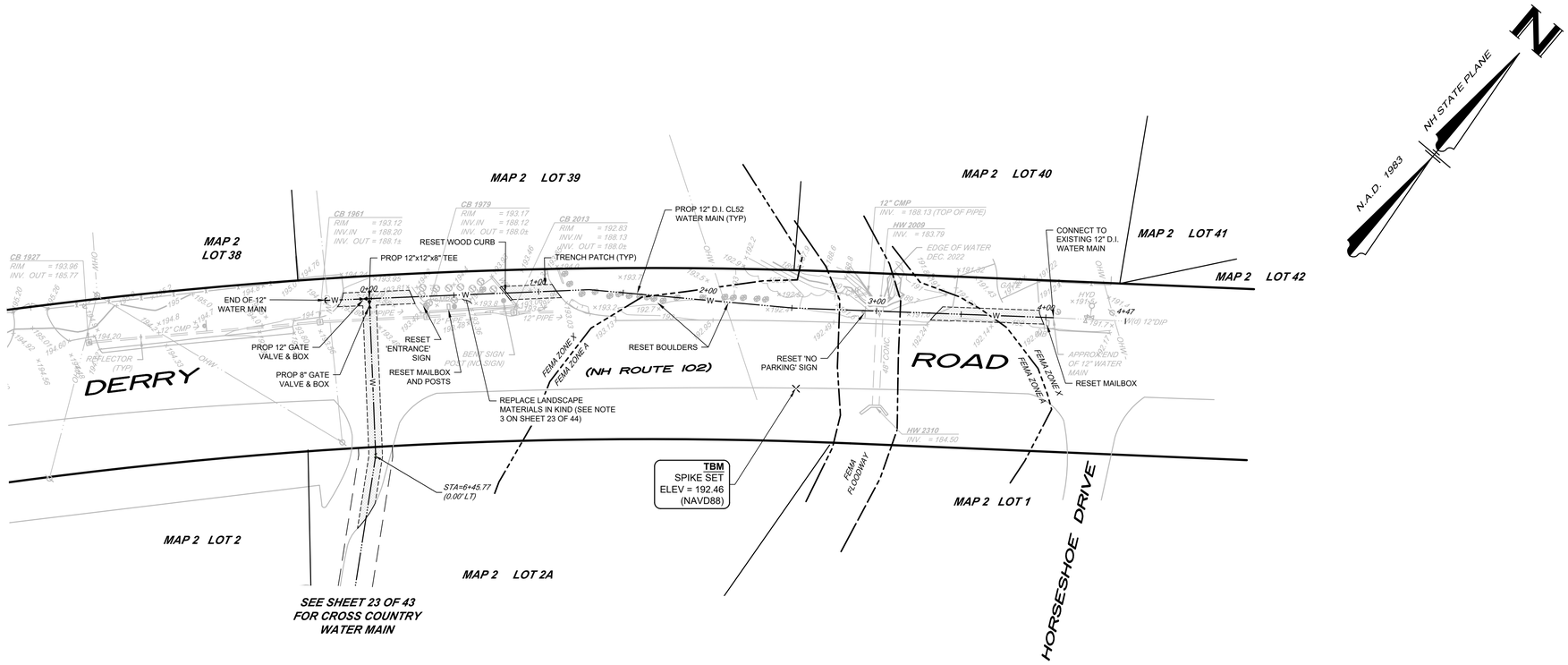

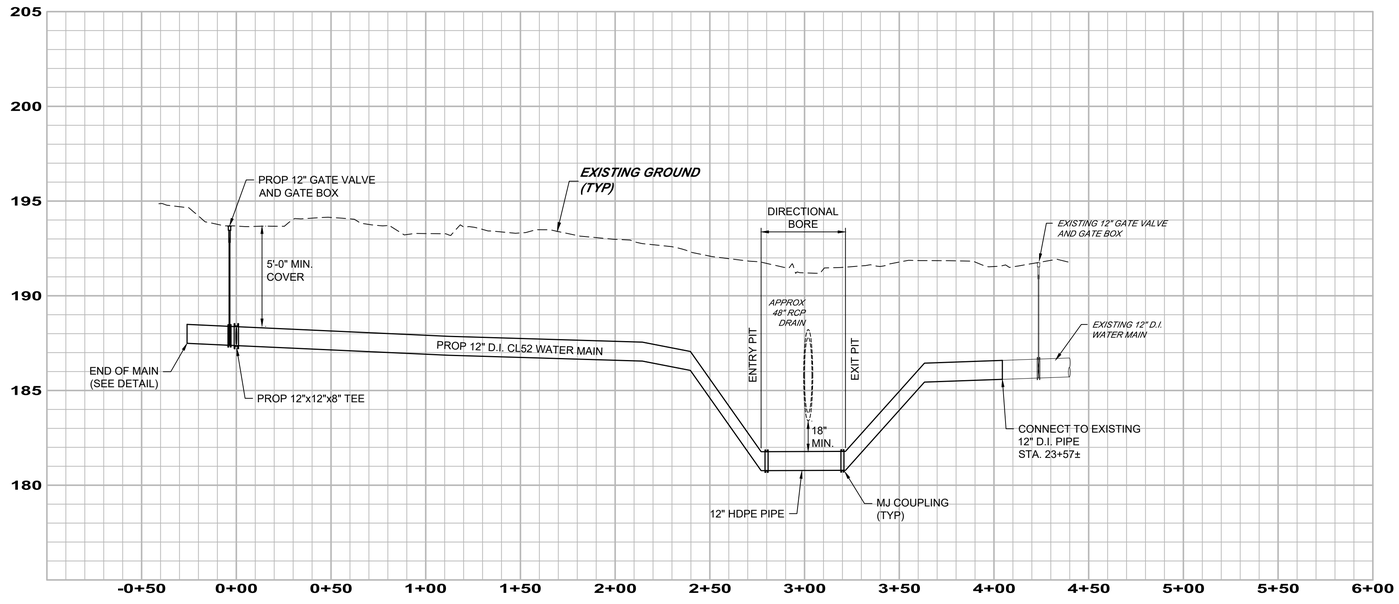

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

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_____, VICE-CHAIRMAN

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PLAN & PROFILE - OFF-SITE WATER

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

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1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET

SCALE: HORIZ. 1" = 40 Feet
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DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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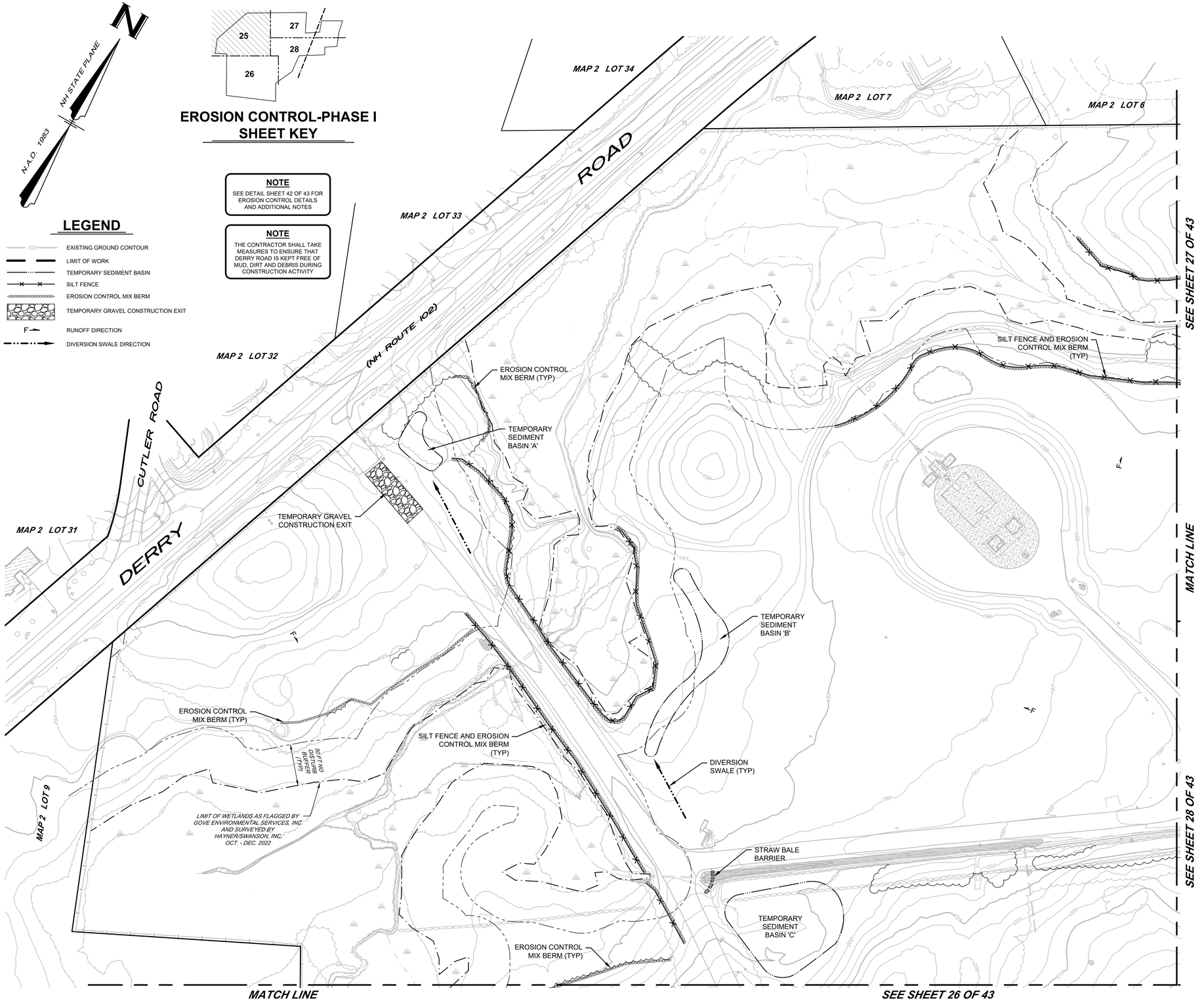

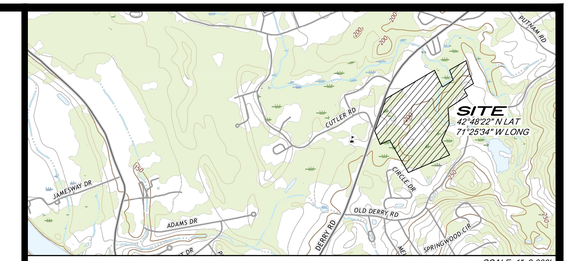

VICINITY MAP

CONSTRUCTION SEQUENCE: (PHASE I)

1. CLEAR SITE ACCORDING TO PLAN.
2. INSTALL TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCE, EROSION CONTROL MIX BERM, STABILIZED CONSTRUCTION EXIT AND TEMPORARY SEDIMENT BASINS IN ACCORDANCE WITH THE PLANS. PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO BEGINNING EARTH MOVING OPERATIONS.
3. GRUB SITE ACCORDING TO PLAN.
4. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
5. CONSTRUCT TEMPORARY SEDIMENT BASINS AND DIVERSION DITCHES PRIOR TO COMMENCING EARTH WORK. DITCHES/SWALES AND BASINS MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
6. STRIP/STOCKPILE TOPSOIL.
7. PERFORM SITE GRADING OF DRIVEWAYS AND BUILDING AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED AFTER BEING CONSTRUCTED..

GENERAL NOTES: (PHASE I)

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE EPA NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) AND BECOME FAMILIAR WITH THEIR CONTENTS.
2. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY SITE CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. STOCKPILE AREAS SHALL BE SURROUNDED BY PERIMETER CONTROLS AND RE-SEEDED IF THEY ARE LEFT UNTOUCHED FOR MORE THAN TEN (10) DAYS.

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20____
_____, CHAIRMAN
_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

EROSION CONTROL PLAN - PHASE I

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102
LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET
30 0 30 60 METERS
SCALE: 1"=60 Feet
1"=18.288 Meters

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-ER81	5432 File Number	25 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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SEE SHEET 25 OF 43

MATCH LINE

SEE SHEET 28 OF 43

MATCH LINE

EROSION CONTROL MIX BERM (TYP)

EROSION CONTROL MIX BERM (TYP)

SILT FENCE AND EROSION CONTROL MIX BERM (TYP)

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

TEMPORARY SEDIMENT BASIN 'H2'

TEMPORARY SEDIMENT BASIN 'H1'

MAP 2 LOT 9

MAP 2 LOT 10

MAP 2 LOT 18

MAP 2 LOT 19

MAP 2 LOT 131

MAP 2 LOT 12

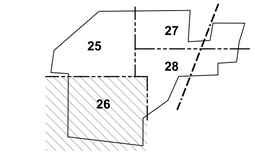
MAP 2 LOT 14-2

MAP 2 LOT 1-

MAP 2 LOT 13

N.A.D. 1983 NH STATE PLANE

N



EROSION CONTROL-PHASE I
SHEET KEY

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
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EROSION CONTROL PLAN - PHASE I

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

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1"=18.288 Meters

31 MAY 2023

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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-ER81	5432	26 OF 43
DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1

LITCHFIELD TAX MAP 2 LOT No. 8

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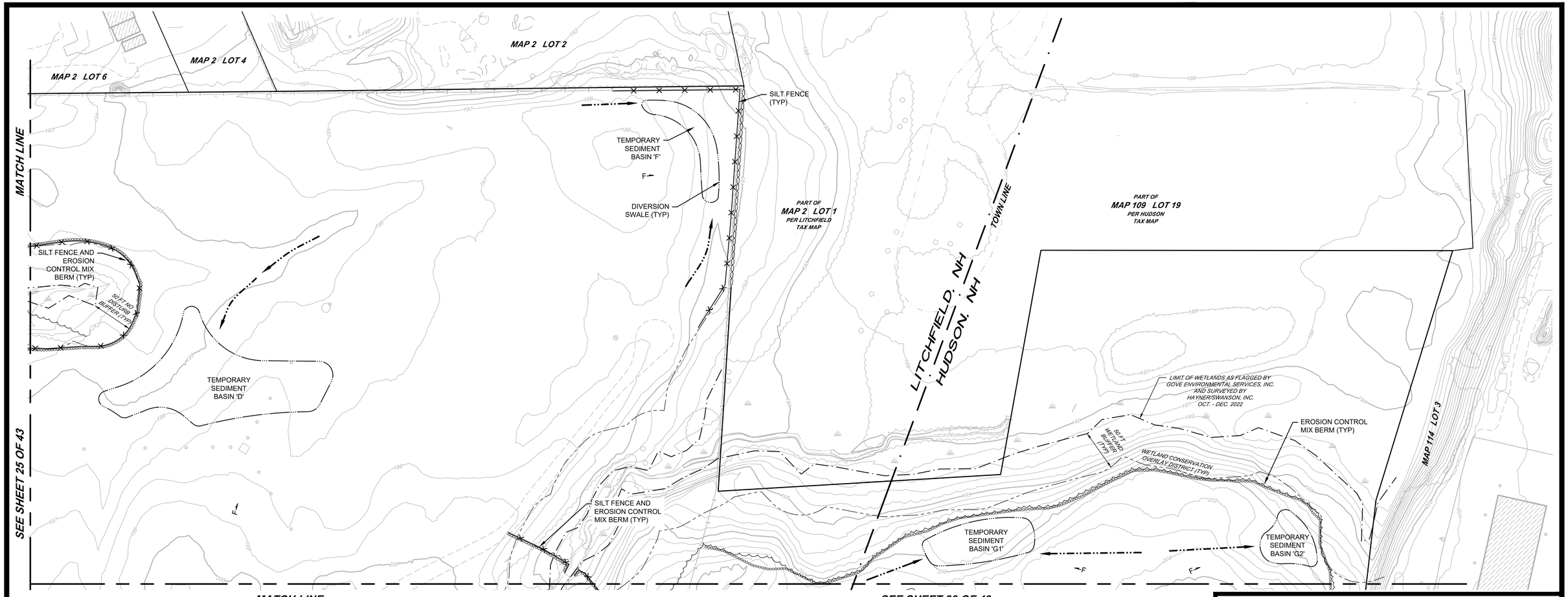
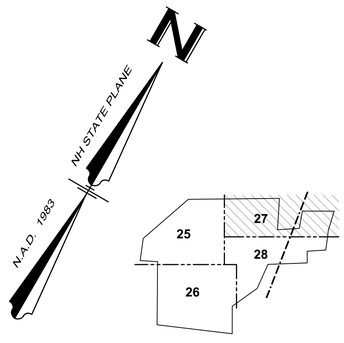




EROSION CONTROL-PHASE I SHEET KEY

Wood Turtle *(Glyptemys insculpta)*

(New Hampshire Species of Special Concern)

Turtles may be attracted to disturbed ground during nesting season (May 15th – June 30th)

Turtles are most active from April 15th - October 15th - maintain silt fences during this time

- Neck and forelimbs are orange.
- Characterized by its highly sculpted shell with each large scute taking on an irregular pyramidal shape.
- Adults can be 5-8 inches long.

Please report sightings to NH Fish and Game at RAARP@wildlife.nh.gov or at 603-271-2461. Photo documentation, location, and date/time of observation is helpful.

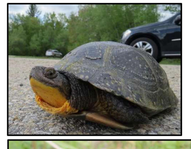
NOTE: It is illegal to remove a wood turtle from the wild (RSA 207:1, FIS 804.02). Fis 1401.03 (a) No person shall take or possess a...wood turtle (*Glyptemys insculpta*)...or any egg or part thereof.

PLEASE REPORT OBSERVATIONS OF RARE TURTLES

The NH Fish & Game Department is requesting observations of the following turtle species

Turtles may be attracted to disturbed ground during nesting season (May 15th – June 30th)

Turtles are most active from April 15th - October 15th - maintain silt fences during this time



Blanding's turtle
(State Endangered)

Large, dark/black domed shell with lighter speckles.

Distinct yellow throat/chin.

Aquatic but often moves on land.

Spotted turtle
(State Threatened)

Small, mostly aquatic with black or dark brown with yellow spots.

Fairly flat shell compared to Blanding's turtle.

Spots vary in color and number.

Fis 1401.03 (a) No person shall take or possess a spotted turtle (*Clemmys guttata*)...Blanding's turtle (*Emydoidea blandingii*)...or any egg or part thereof.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.

Please report promptly, noting specific location and date – Photographs strongly encouraged

REPORT EASTERN HOGNOSE SNAKE OBSERVATIONS

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (call or text) anytime.

Please report promptly, noting specific location and date – Photographs strongly encouraged

- Black, gray or patterned appearance
- upturned snout
- Adults are 2-3 ft. long
- May spread neck out or hiss
- May play dead if they feel threatened.
- Rarely bite – display is a defense strategy
- Can be found in a variety of habitats throughout the season

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

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STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

NO.	DATE	REVISION	BY
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EROSION CONTROL PLAN – PHASE I

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437–5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-ER81	5432 File Number	27 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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MATCH LINE

SEE SHEET 27 OF 43

SEE SHEET 25 OF 43

MATCH LINE

SEE SHEET 26 OF 43

EROSION CONTROL MIX BERM (TYP)

SILT FENCE AND EROSION CONTROL MIX BERM (TYP)

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

EROSION CONTROL MIX BERM (TYP)

50 FT NO DISTURB BUFFER (TYP)

EROSION CONTROL MIX BERM (TYP)

TOWN LINE

LITCHFIELD, NH

HUDSON, NH

MAP 114 LOT 3

MAP 114 LOT 2

MAP 2 LOT 14-4

MAP 2 LOT 14-3

MAP 2 LOT 14-2

N

NH STATE PLANE

N.A.D. 1983

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

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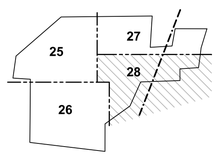

EROSION CONTROL-PHASE I SHEET KEY

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

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_____, VICE-CHAIRMAN

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EROSION CONTROL PLAN - PHASE I

ROSE MEADOWS

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LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

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30 0 30 60 METERS

SCALE: 1"=60 Feet
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31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-ER81	5432 File Number	28 OF 43 Sheet
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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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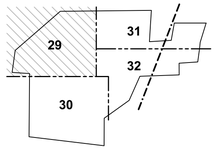
LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED GRADE
- LIMIT OF WORK
- TEMPORARY SEDIMENT BASIN
- SILT SOCK
- EROSION CONTROL MIX BERM
- SILT-SACK INLET PROTECTION DEVICES
- STABILIZATION MATTING (BIODEGRADABLE)
- STRAW BALE BARRIER
- TEMPORARY STONE CHECK DAM



EROSION CONTROL-PHASE II SHEET KEY

N

NH STATE PLANE

N.A.D. 1983

MAP 2 LOT 7

MAP 2 LOT 6

MAP 2 LOT 33

ROAD

(NH ROUTE 102)

MAP 2 LOT 32

CUTLER ROAD

DERRY

MAP 2 LOT 31

EROSION CONTROL MIX BERM (TYP)

STORMWATER MANAGEMENT AREA 'A'

SILT FENCE AND EROSION CONTROL MIX BERM (TYP)

SEE SHEET 31 OF 43

STORMWATER MANAGEMENT AREA 'B'

EROSION CONTROL MIX BERM (TYP)

SILT FENCE AND EROSION CONTROL MIX BERM (TYP)

SOFT NO DISTURB BUFFER (TYP)

MAP 2 LOT 9

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

SILTSAK INLET PROTECTION DEVICE (TYP)

MATCH LINE

SEE SHEET 32 OF 43

STORMWATER MANAGEMENT AREA 'C'

EROSION CONTROL MIX BERM (TYP)

MATCH LINE

SEE SHEET 30 OF 43

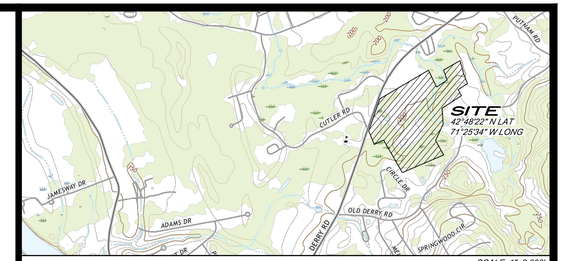
NOTE

SEE DETAIL SHEET 42 OF 43 FOR EROSION CONTROL DETAILS AND ADDITIONAL NOTES

NOTE

THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THAT DERRY ROAD IS KEPT FREE OF MUD, DIRT AND DEBRIS DURING CONSTRUCTION ACTIVITY

JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE



VICINITY MAP SCALE: 1"=2,000'

CONSTRUCTION SEQUENCE: (PHASE II)

1. INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IN ACCORDANCE WITH THE ' SILTSAK DETAIL '. THE INLET CONTROLS SHALL REMAIN UNTIL THE SITE IS SUFFICIENTLY STABILIZED. RIPRAP SHALL BE PLACED AT EACH HEADWALL OUTLET.
2. AS THE ROADWAY AND BUILDINGS ARE COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
3. NO PORTION OF THE PROJECT SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR A PERIOD OF GREATER THAN 45 DAYS. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED PRIOR TO WINTER CONDITIONS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR INSTALLATION OF EROSION CONTROL MATTING.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
   - B. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
   - C. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
   - D. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
5. COMPLETED AREAS SHALL BE STABILIZED 72 HOURS AFTER COMPLETION.
6. ALL PERMANENT STORMWATER MANAGEMENT MEASURES SHALL HAVE A HEALTHY STAND OF VEGETATION ESTABLISHED PRIOR TO DIRECTING RUNOFF INTO THEM
7. FINAL PAVING OF DRIVEWAYS.
8. LOAM AND SEED ALL DISTURBED AREAS.
9. INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
10. SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF ALL DISTURBED AREAS.
11. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.

GENERAL NOTES: (PHASE II)

1. ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT.
2. SILT FENCE AND EROSION CONTROL MIX BERM SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER.
3. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
4. ALL SEEDED AREAS SHALL BE CHECK REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT AS CONDITIONS DEMAND.

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

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EROSION CONTROL PLAN – PHASE II

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437–5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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SEE SHEET 29 OF 43

MATCH LINE

SEE SHEET 32 OF 43

MATCH LINE

EROSION CONTROL MIX BERM (TYP)

SMA 'D3'

SMA 'D2'

SMA 'D1'

STRAW BALE BARRIER

MAP 2 LOT 9

MAP 2 LOT 10

MAP 2 LOT 18

MAP 2 LOT 19

EROSION CONTROL MIX BERM (TYP)

SILT FENCE AND EROSION CONTROL MIX BERM (TYP)

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

STORMWATER MANAGEMENT AREA 'H'

SILTSAK INLET PROTECTION DEVICE (TYP)

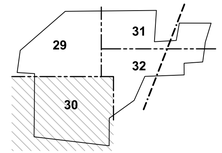
MAP 2 LOT 14-2

MAP 2 LOT 13

MAP 2 LOT 131

MAP 2 LOT 12

N.A.D. 1983 NH STATE PLANE



EROSION CONTROL-PHASE II SHEET KEY

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

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EROSION CONTROL PLAN - PHASE II

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

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255 DERRY ROAD, LLC

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30 0 30 60 METERS

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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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MAP 2 LOT 6

MAP 2 LOT 4

MAP 2 LOT 2

MATCH LINE

SEE SHEET 29 OF 43

SILT FENCE (TYP)

STORMWATER MANAGEMENT AREA 'F'

SILTSAK INLET PROTECTION DEVICE (TYP)

PART OF MAP 2 LOT 1 PER LITCHFIELD TAX MAP

SILT FENCE AND EROSION CONTROL MIX BERM (TYP)

50 FT. NO DISTURB BUFFER (TYP)

STORMWATER MANAGEMENT AREA 'E'

LITCHFIELD, NH — HUDSON, NH TOWN LINE

PART OF MAP 109 LOT 19 PER HUDSON TAX MAP

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

50 FT. WETLAND BUFFER (TYP)

EROSION CONTROL MIX BERM (TYP)

WETLAND CONSERVATION OVERLAY DISTRICT (TYP)

MAP 114 LOT 3

SILT FENCE AND EROSION CONTROL MIX BERM (TYP)

STORMWATER MANAGEMENT AREA 'G'

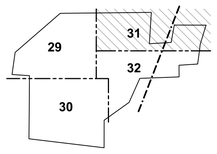
MATCH LINE

SEE SHEET 32 OF 43

N

NH STATE PLANE

N.A.D. 1983



EROSION CONTROL-PHASE II SHEET KEY

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 — LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

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EROSION CONTROL PLAN - PHASE II

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
1"=18.288 Meters

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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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MATCH LINE

SEE SHEET 31 OF 43

SEE SHEET 29 OF 43

MATCH LINE

SEE SHEET 30 OF 43

EROSION CONTROL MIX BERM (TYP)

SILT FENCE AND EROSION CONTROL MIX BERM (TYP)

SILTSAK INLET PROTECTION DEVICE (TYP)

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. OCT. - DEC. 2022

EROSION CONTROL MIX BERM (TYP)

50 FT NO DISTURB BUFFER (TYP)

EROSION CONTROL MIX BERM (TYP)

TOWN LINE

LITCHFIELD, NH / HUDSON, NH

MAP 114 LOT 3

MAP 114 LOT 2

MAP 2 LOT 14-4

MAP 2 LOT 14-3

MAP 2 LOT 14-2

N

NH STATE PLANE

N.A.D. 1983

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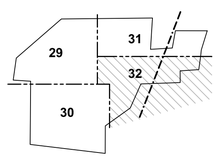
STATE OF NEW HAMPSHIRE · JAMES N. PETROPULOS No. 10274 · LICENSED PROFESSIONAL ENGINEER



EROSION CONTROL-PHASE II
SHEET KEY

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_____, VICE-CHAIRMAN

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EROSION CONTROL PLAN – PHASE II

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437–5387

60 0 60 120 180 240 FEET

30 0 30 60 METERS

SCALE: 1"=60 Feet
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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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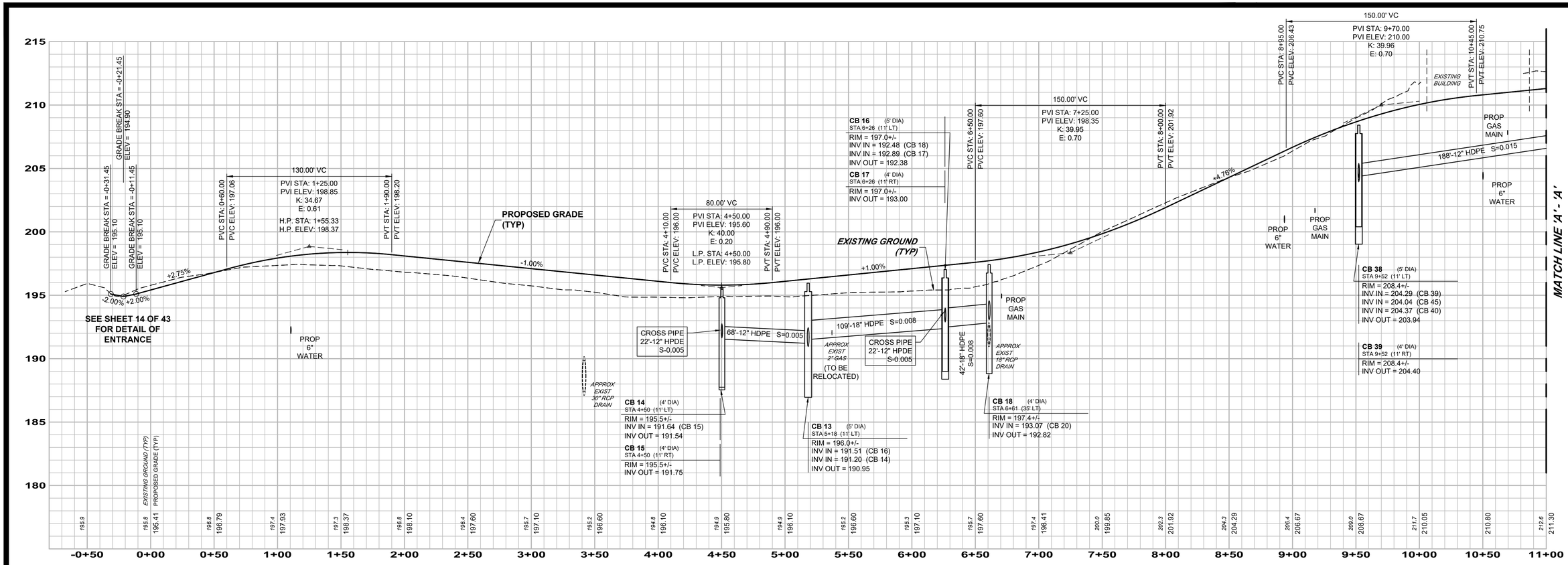
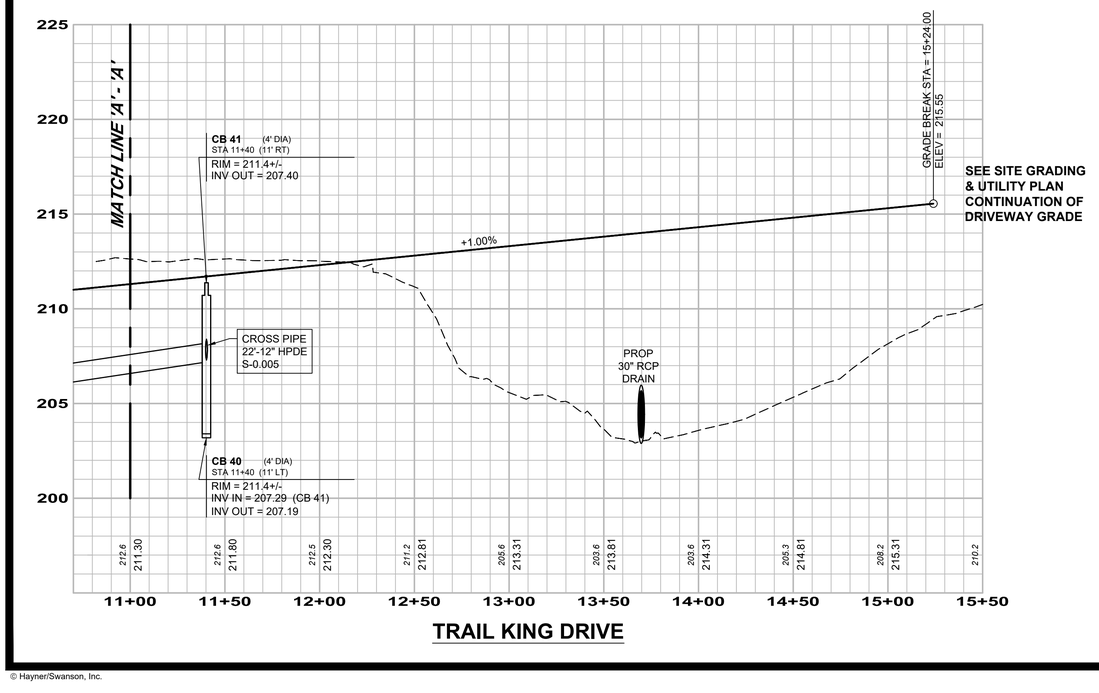


TRAIL KING DRIVE



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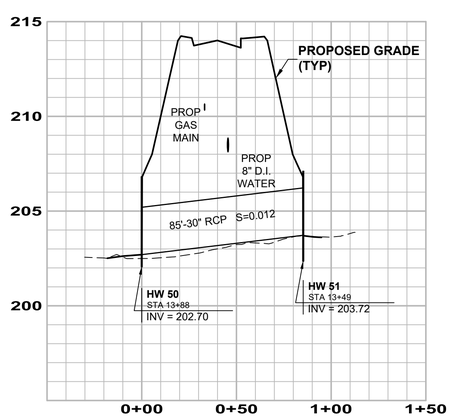

HW 50 TO HW 51

NOTES

1. STRUCTURE DIAMETERS AS SHOWN ON DRAINAGE PROFILES ARE CONSIDERED TO BE MINIMUM INSIDE DIMENSIONS. ALL STRUCTURES SHALL BE A MINIMUM INSIDE DIAMETER OF 48" UNLESS OTHERWISE INDICATED. LARGER STRUCTURES MAY BE NECESSARY DUE TO ALIGNMENT AND/OR PIPE SIZES. STRUCTURE MANUFACTURER SHALL DETERMINE FINAL SIZE.
2. PIPE LENGTHS ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
3. EXTERIOR FOUNDATION WALLS AND FOOTINGS AS SHOWN ARE APPROXIMATE.
4. SEE PLUMBING PLANS FOR A DETAIL OF THE ROOF DRAIN PIPE/STORM DRAIN DROP CONNECTION.

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER

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ROADWAY & UTILITY PROFILES

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET

SCALE: HORIZ. 1" = 40 Feet
VERT. 1" = 4 Feet

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HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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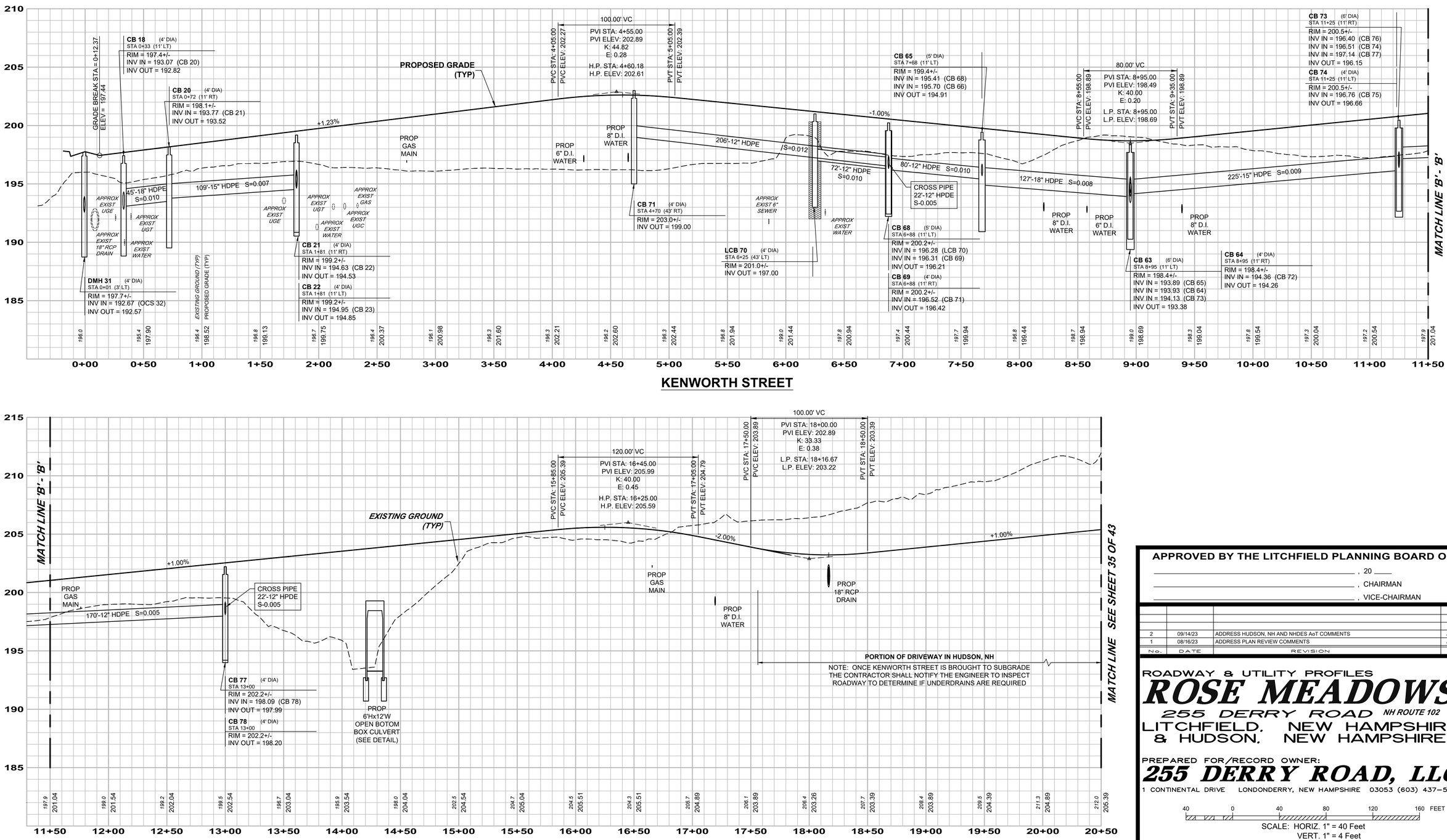

KENWORTH STREET

KENWORTH STREET

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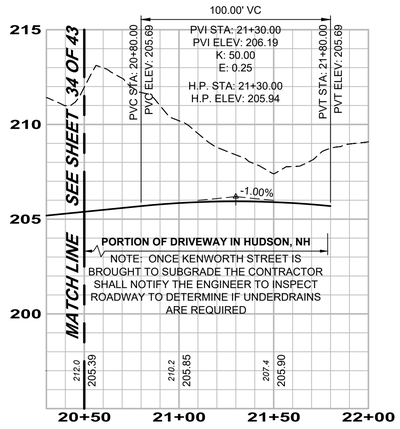
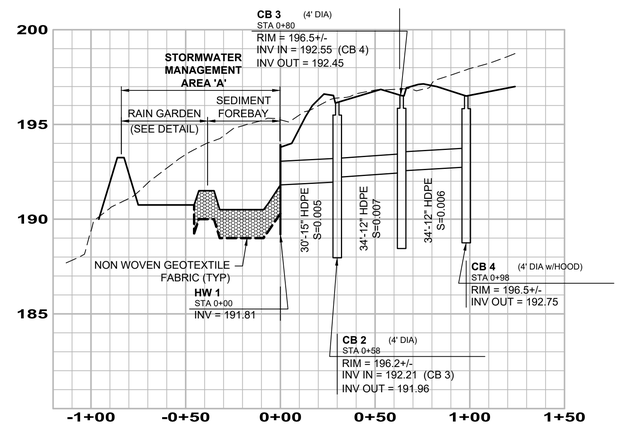
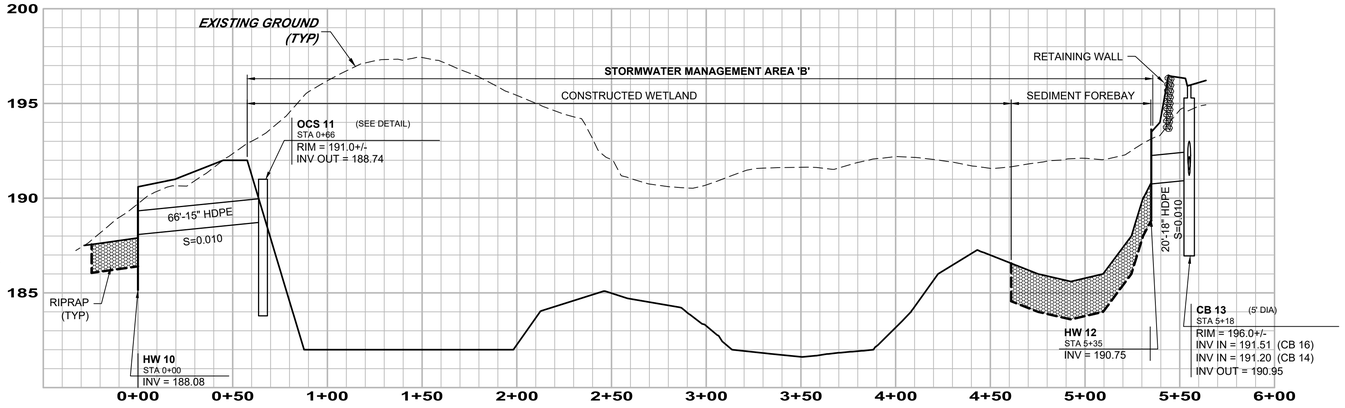


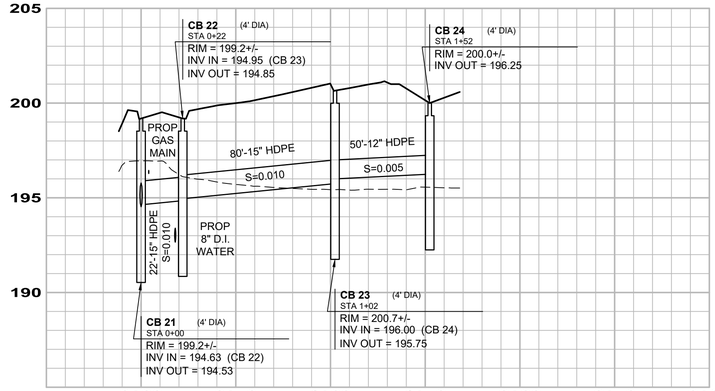
KENWORTH STREET



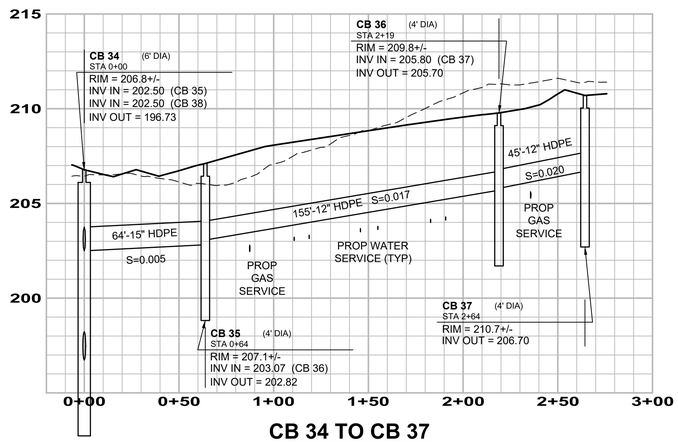
SMA 'A' TO HW 1 TO CB 4



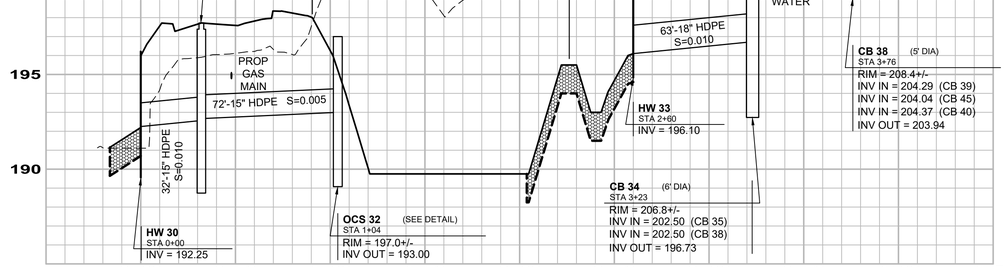
HW 10 TO SMA 'B' TO CB 13



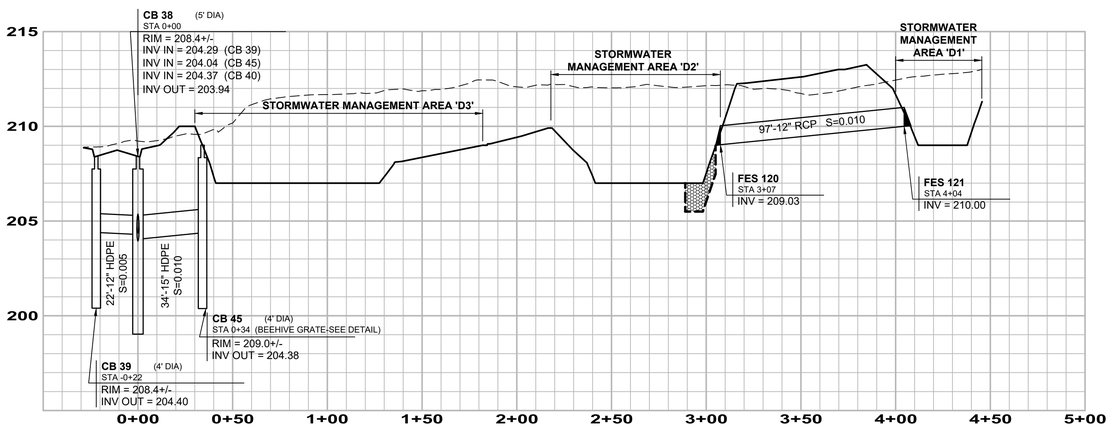
CB 21 TO CB 24



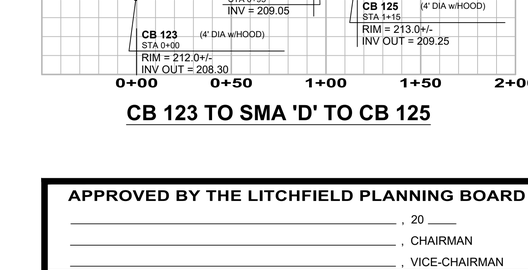
CB 34 TO CB 37



HW 30 TO SMA 'C' TO CB 38



CB 39 TO CB 38 TOSMA 'D' TO FES 121



CB 123 TO SMA 'D' TO CB 125

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

UTILITY PROFILES

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET

SCALE: HORIZ. 1" = 40 Feet
VERT. 1" = 4 Feet

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-FY41	5432 File Number	35 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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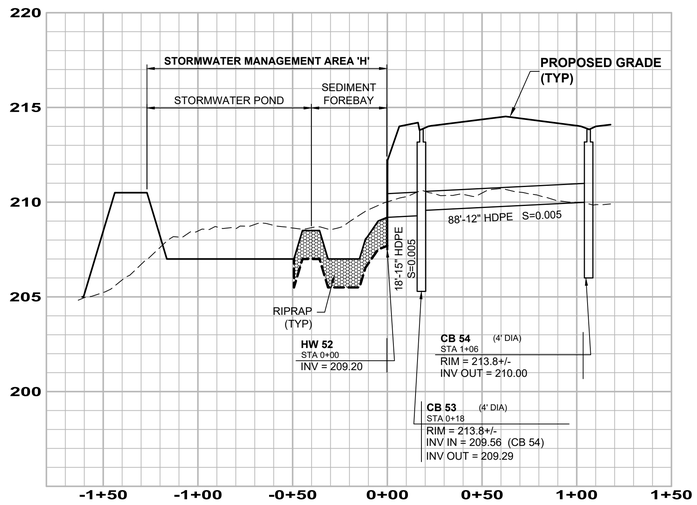
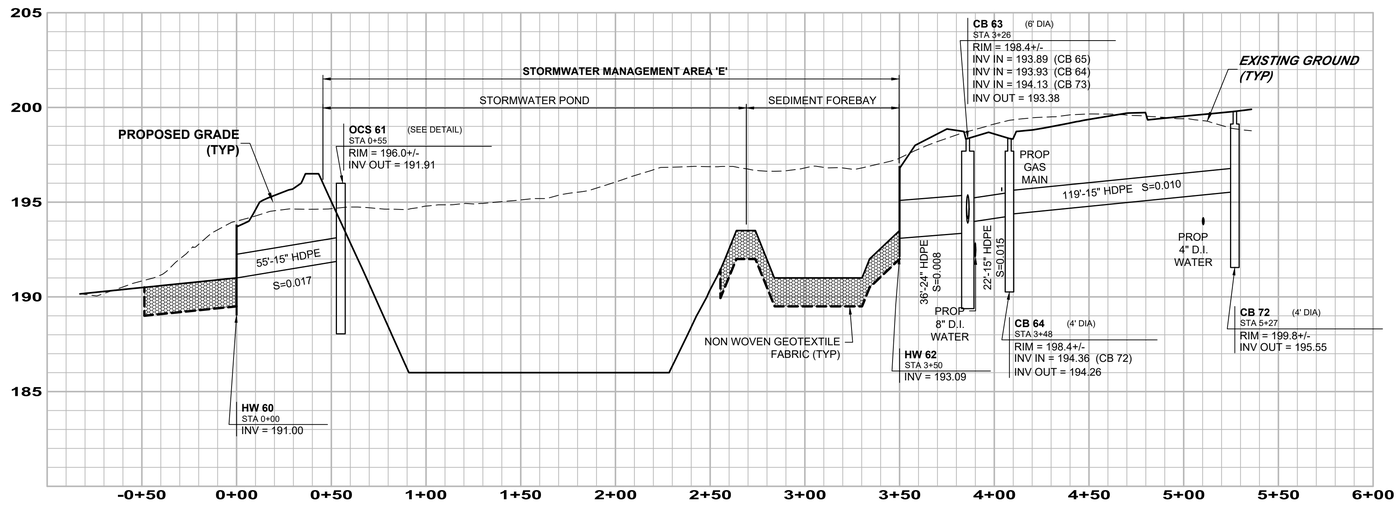
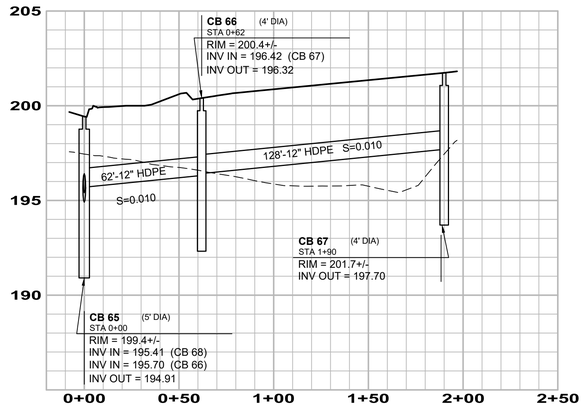


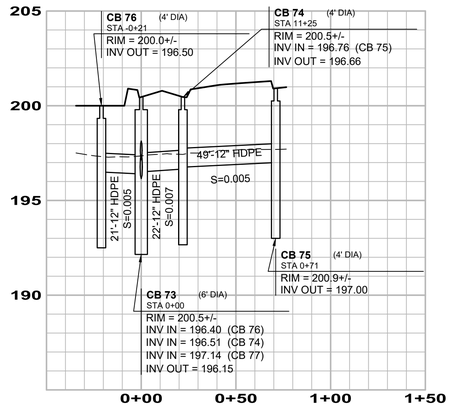
SMA 'H' TO HW 52 TP CB 54



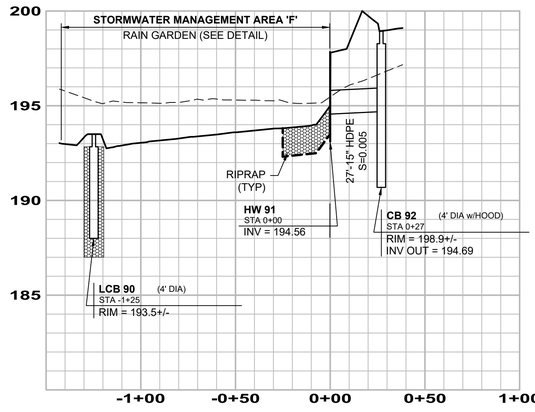
HW 60 TO SMA 'E' TO HW 62 TO CB 72



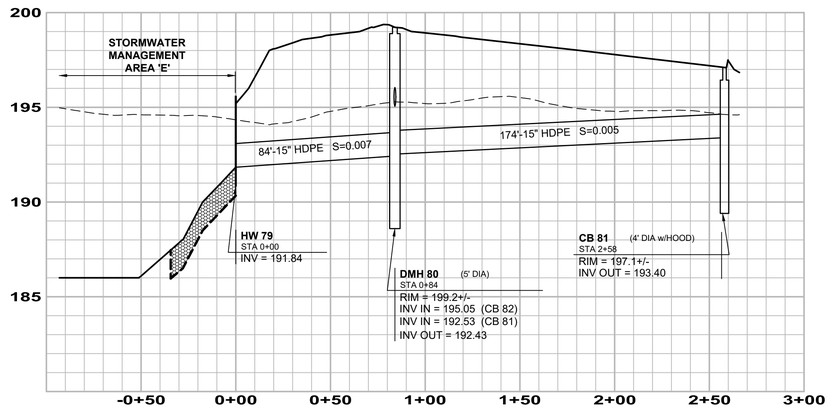
CB 65 TO CB 67



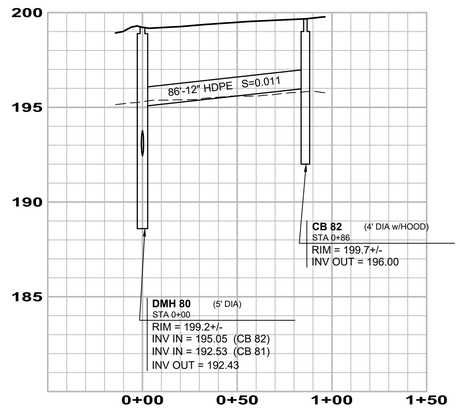
CB 76 TO CB 73 TO CB 75



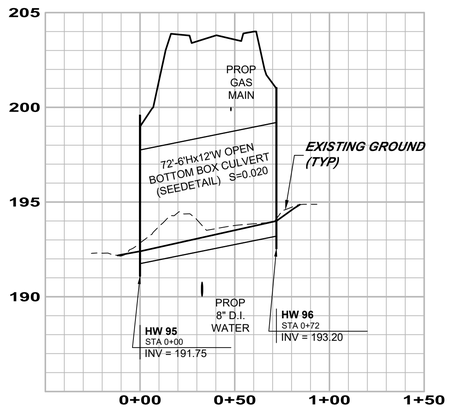
LCB 90 TO CB 92



HW 79 TO CB 81



DMH 80 TO CB 82



HW 95 TO HW 96

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JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
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UTILITY PROFILES

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255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET

SCALE: HORIZ. 1" = 40 Feet
VERT. 1" = 4 Feet

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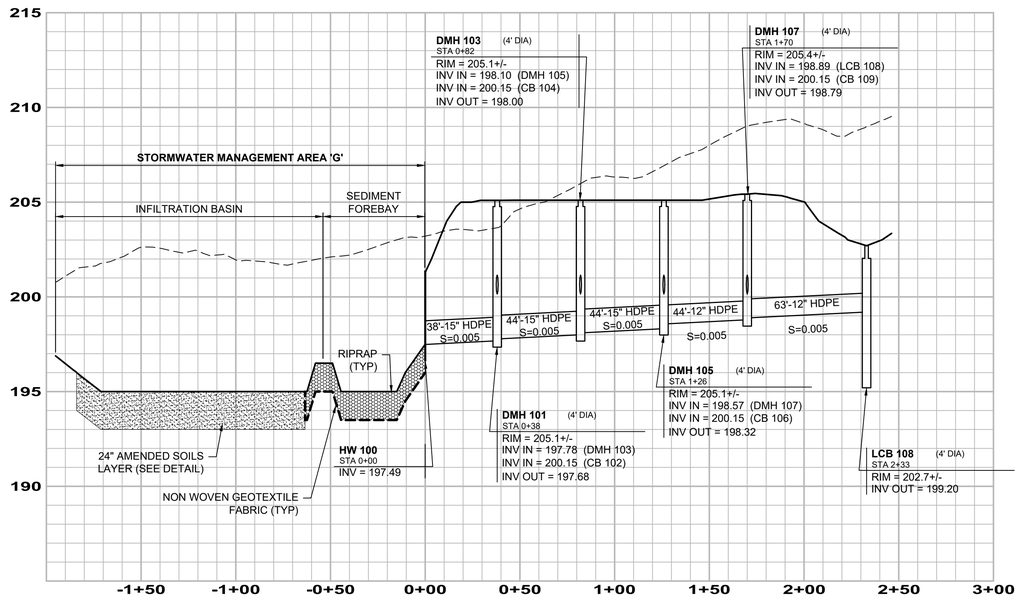
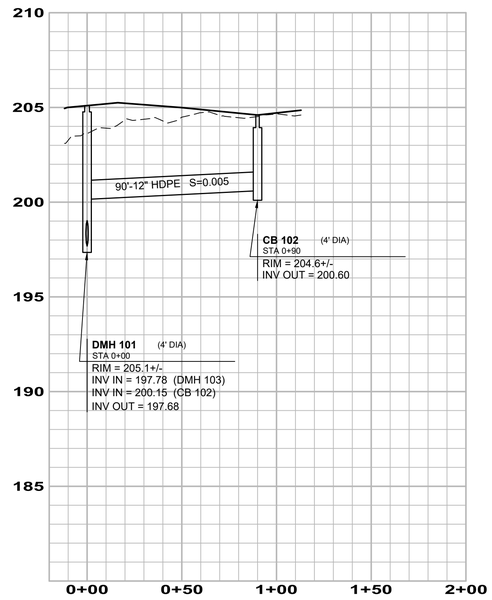
FIELD BOOK: 5432	DRAWING NAME: 5432SITE-FY41	5432	36 OF 43
DRAWING LOC: J: \5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8



SMA 'G TO HW 100 TO LCB 108



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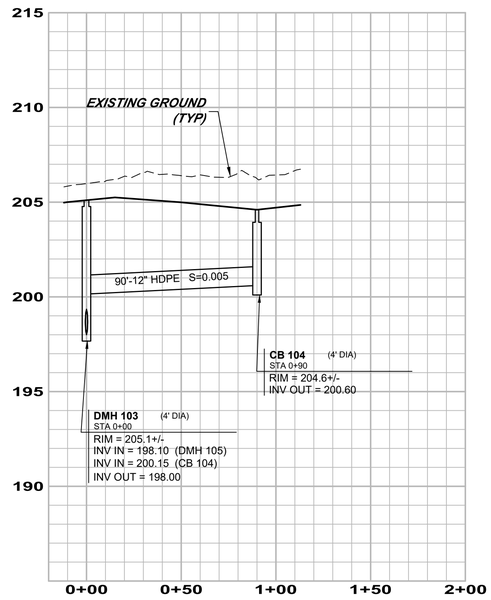

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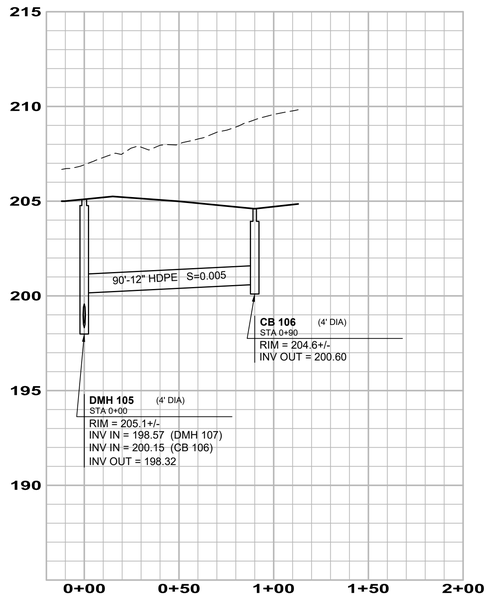

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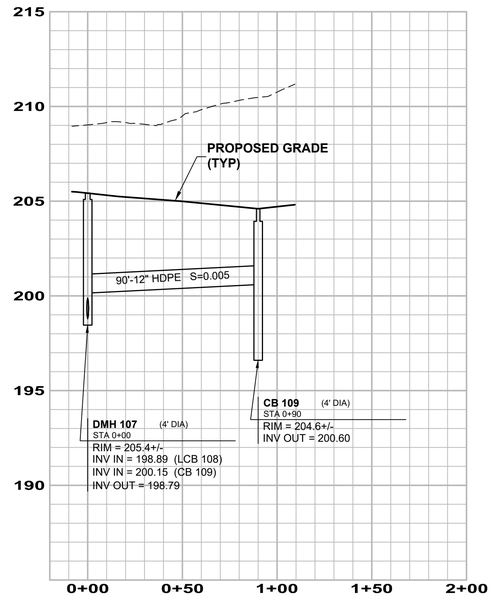

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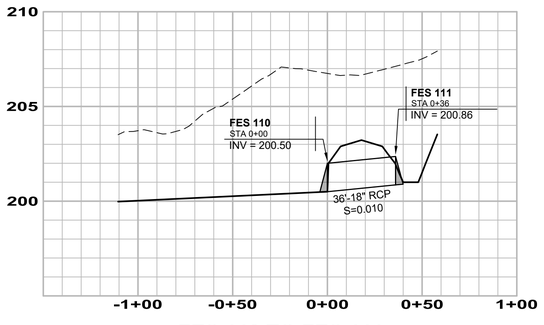
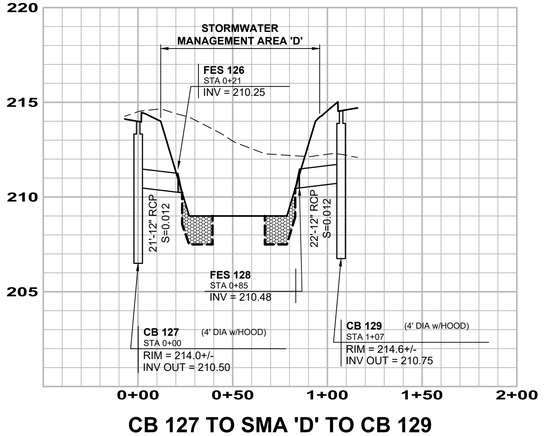


FES 110 TO FES 111



CB 127 TO SMA 'D' TO CB 129

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ *SIGNATURE DATE:* _____

SECRETARY: _____ *SIGNATURE DATE:* _____

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STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 — LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
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UTILITY PROFILES

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

40 0 40 80 120 160 FEET

SCALE: HORIZ. 1" = 40 Feet
VERT. 1" = 4 Feet

31 MAY 2023

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3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-FY41	5432	37 OF 43
DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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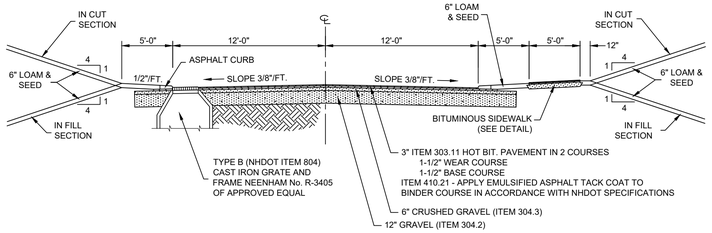
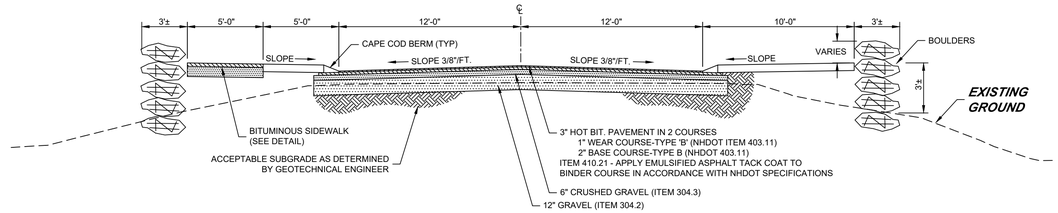


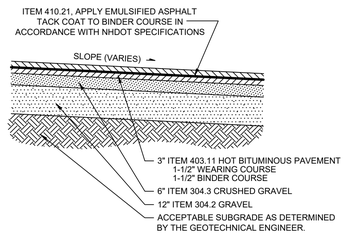
TYPICAL ROAD SECTION

NOT TO SCALE



CROSS - SECTION 'A' - 'A'

SCALE: 1" = 5'



TYPICAL PAVEMENT SECTION

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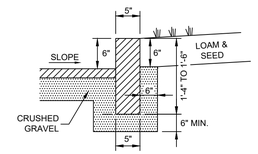
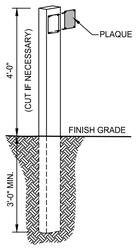


STRAIGHT OR CURVED GRANITE CURB

(ITEM 609.1 OR 609.2-MODIFIED)
NOT TO SCALE

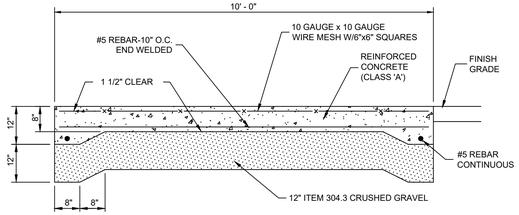


NOTES

1. PREFERRED POSTS SIZE: 4"x6"x8' TREX. OR ACQ PRESSURE TREATED POSTS.
2. MOUNTING FASTENERS: FOUR #8x3/4" LONG (OR EQUIVALENT) STAINLESS STEEL SCREWS.
3. WEATHER-RESISTANT METAL PLAQUES SHALL BE 3"x5" AND CONTAIN "NO-CUT, NO DISTURB BUFFER" WORDING.
4. POST AND PLAQUE SHALL BE INSTALLED EVERY 300 FEET ALONG WETLAND BUFFER ON SITE.
5. THE CONTRACTOR SHALL FURNISH AND INSTALL BUFFER AREA POSTS AND PLAQUES AS SHOWN ON THE SITE PLAN.

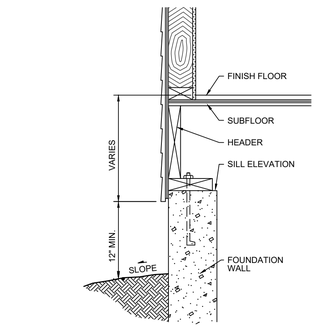
BUFFER AREA POST & PLAQUE DETAIL

NOT TO SCALE



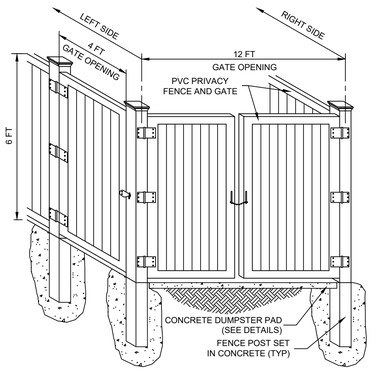
DUMPSTER PAD DETAIL

NOT TO SCALE



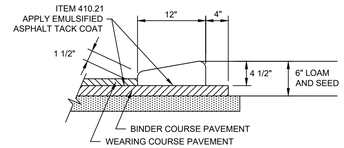
FOUNDATION REVEAL DESIGN DETAIL

NOT TO SCALE



SCREEN FENCE AND GATE FOR DUMPSTER PAD DETAIL

NOT TO SCALE



CAPE COD BERM DETAIL

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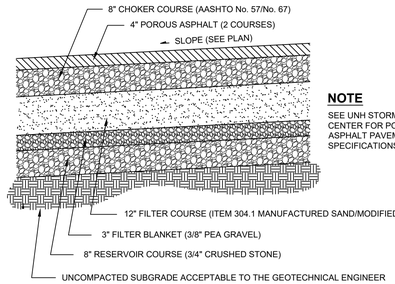
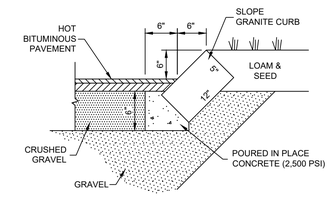


NOTE

SEE UNH STORMWATER CENTER FOR POROUS ASPHALT PAVEMENT DESIGN SPECIFICATIONS

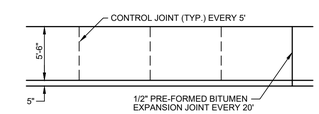
TYPICAL SECTION POROUS PAVEMENT

NOT TO SCALE

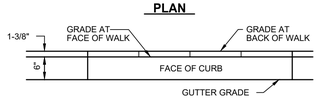


SLOPE GRANITE CURB DETAIL

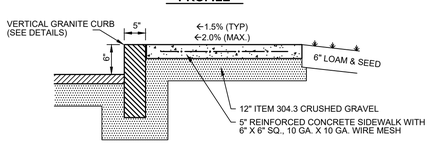
NOT TO SCALE



PLAN



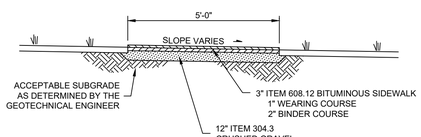
PROFILE



SECTION

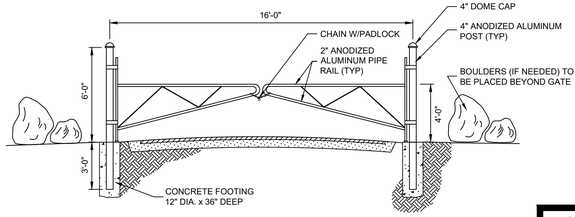
VERTICAL GRANITE CURB AND REINFORCED CONCRETE SIDEWALK DETAIL

NOT TO SCALE



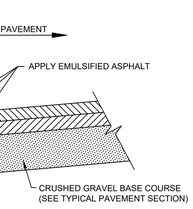
TYPICAL SECTION BITUMINOUS SIDEWALK

NOT TO SCALE



PIPE RAIL GATE-DETAIL

NOT TO SCALE



SAWCUT PAVEMENT DETAIL

NOT TO SCALE

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

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STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____ , 20 ____

_____ , CHAIRMAN

_____ , VICE-CHAIRMAN

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DETAIL SHEET - GENERAL SITE

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

SCALE AS SHOWN

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DET1	5432 (File Number)	38 OF 43 (Sheet)
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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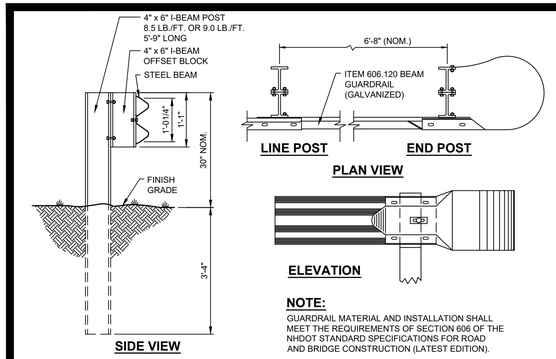
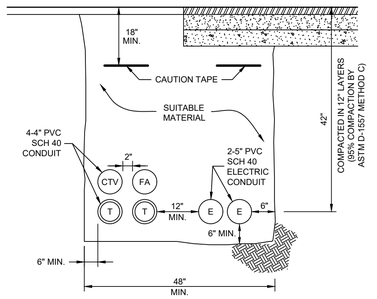


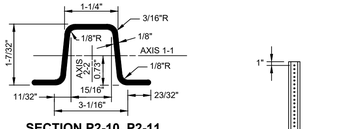
NOTE:
GUARDRAIL MATERIAL AND INSTALLATION SHALL MEET THE REQUIREMENTS OF SECTION 606 OF THE NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

STEEL POST GUARDRAIL DETAIL
NOT TO SCALE



NOTE:
ALL CONDUIT AND TRENCH WORK SHALL CONFORM TO THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS

TYPICAL UTILITY TRENCH
NOT TO SCALE

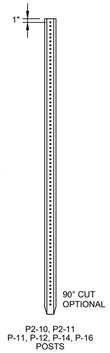


SECTION P2-10, P2-11

LENGTH: P2-10, 10'-0", P2-11, 11'-0"
WEIGHT PER LINEAR FOOT: 3.00 LBS
HOLES: 3/8" DIA. 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-5761 (GRADE 1070-1080).
FINISH: SHALL BE PAINTED WITH TWO COATS OF BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING. PAINT SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

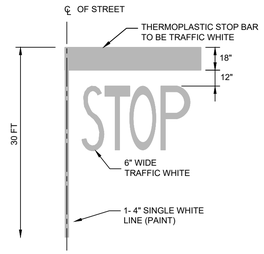
SECTION P-11 THRU P-16

LENGTH: P-11', 11'-0", P-12', 12'-0", P-14, 14'-0", P-16, 16'-0"
WEIGHT PER LINEAR FOOT: 3.00 LBS
STEEL: SAME AS FOR P2-10, P2-11
FINISH: SAME AS FOR P2-10, P2-11

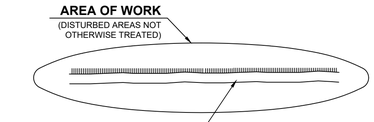


DIMENSIONS SHOWN ARE NOMINAL.
ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

TRAFFIC SIGN SUPPORT DETAIL
NOT TO SCALE



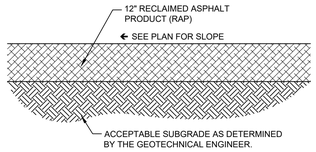
STOP BAR DETAIL
NOT TO SCALE



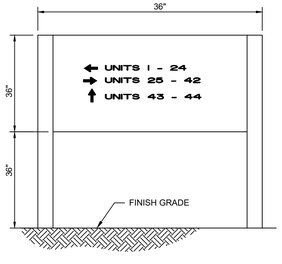
NHDOT ITEM	641.06	6 " LOAM
	642.	LIMESTONE
	643.11	FERTILIZER
	644.44	SLOPE SEED TYPE 44
	OR 644.15	PARK SEED TYPE 15
	645.1	MULCH

APPLICATION RATES
SEED: 60 LB./ACRE
FERTILIZER: 20 LB./1000 S.F. (10-10-10)
LIMESTONE: (PER NHDOT)
MULCH: 3 TONS/ACRE

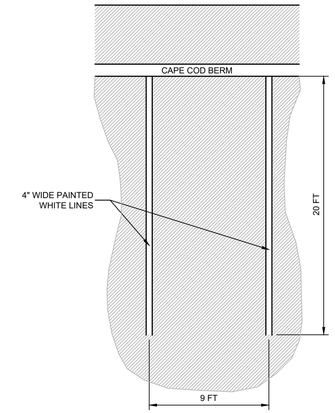
LOAM AND SEED DETAIL
NOT TO SCALE



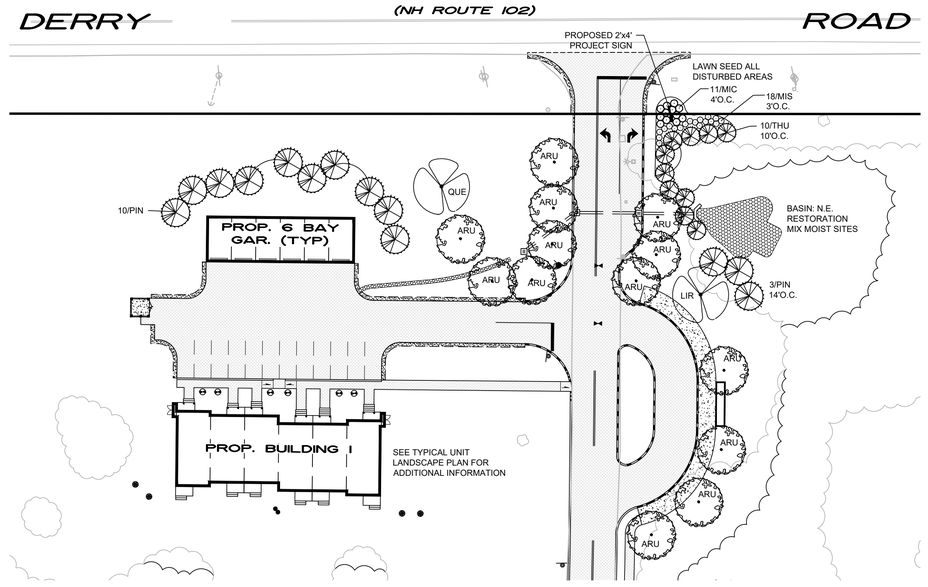
TYPICAL OUTDOOR STORAGE SECTION
NOT TO SCALE



DIRECTIONAL SIGN
NOT TO SCALE



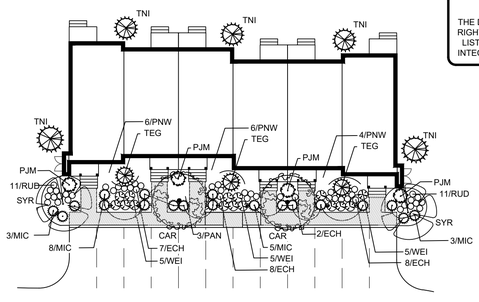
TYP. PARKING STALL DETAIL
NOT TO SCALE



FRONT ENTRANCE LANDSCAPE DETAIL
SCALE: 1" = 20'

PLANT LEGEND - TYPICAL UNIT:

2/CAR	CARPINUS BETULUS (EUROPEAN HORNBEAM)	3"-3.5"CAL.
23/ECH	ECHINACEA (SUNDOWN (ORANGE) CONEFLOWER)	#2GAL.
19/MIC	MICROBIOTA DECUSSATA (RUSSIAN CYPRESS)	#3GAL.
16/PNW	PANICUM V. (NORTHWIND SWITCH GRASS)	#3GAL.
3/PAN	PANICUM V. (SHENANDOAH SWITCH GRASS)	#3GAL.
4/PJM	RHODODENDRON PJM	2.5'-3'BB #7GAL.
22/RUD	RUDBECKIA F. (GOLDSTRUM BLACK-EYED SUSAN)	#2GAL.
2/SYR	SYRINGA RETICULATA (JAPANESE LILAC TREE)	10'-12' MULTI
3/TEG	THUJA O. SMARAGD (EMERALD GREEN ARBORVITAE)	8'-10'BB
5/TNI	THUJA O. NIGRA (DARK AMERICAN ARBORVITAE)	7'-8'BB
15/WEI	WEIGELA F. (MINUET WEIGELA)	#3GAL.



TYPICAL UNIT LANDSCAPE PLAN
NOT TO SCALE

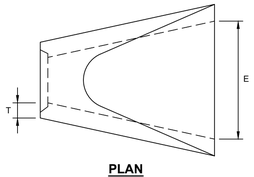
NOTE
THE DEVELOPER/BUILDER RESERVES THE RIGHT TO MAKE REVISIONS TO THE PLANT LIST/INSTALL AS LONG AS THE OVERALL INTEGRITY OF THIS DETAIL IS MAINTAINED

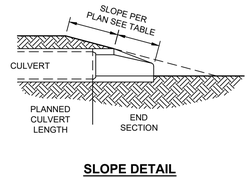
MATERIAL LIST

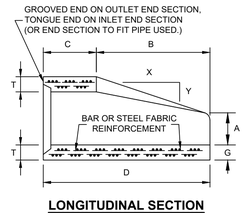
13/ARU	ACER RUBRUM (RED SWAMP MAPLE)	2.5"-3.CAL.
1/LIR	LIRIODENDRON TULIPIFERA)	3"-3.5"CAL.
11/MIC	MICROBIOTA DECUSSATA (CELTIC PRIDE RUSSIAN CYPRESS)	#3GAL.
18/MIS	MISCANTHUS SINENSIS STRICTUS (PORCUPINE GRASS)	#3GAL.
13/PIN	PINUS STROBUS FASTIGIATA (COLUMNAR EASTER WHITE PINE)	7'-8'BB
1/QUE	QUERCIS ALBA (WHITE OAK)	3"-3.5"CAL.
10/THU	THUJA PLICATA (GREEN GIANT WESTERN ARBORBIATAE)	8'-10'BB

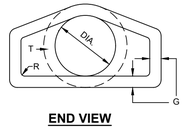
MISCELLANEOUS:

PINE BARK MULCH PREMIUM GRADE	ALL BEDS
NE. WETLANDS EROSION CONTROL MIX FOR MOIST SITES	BASIN
GENERAL DROUGHT TOLERANT/SAND SOIL N.E. LAWN SEED	ALL DISTURBED AREAS





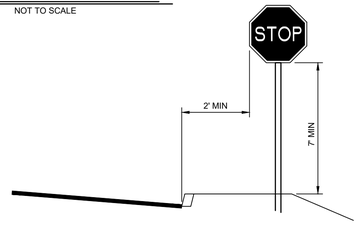




NOTE
DESIGN OF END SECTION SHALL CONFORM TO STANDARD REINFORCED CONCRETE PIPE, AASHTO CLASS III

DIA.	WEIGHT PER SECTION	APPROX. SLOPE X to Y	A	B	C	D	E	G	R	T
12"	530	3 TO 1	4"	24"	48 7/8"	72 7/8"	24"	2"	1 1/2"	2"
15"	740	3 TO 1	6"	27"	46"	73	30"	2 1/4"	1 1/2"	2 1/4"
18"	990	3 TO 1	9"	27"	46"	73	36"	2 1/2"	1 1/2"	2 1/2"
24"	1520	3 TO 1	9 1/2"	43 1/2"	30"	73 1/2"	48"	3"	1 1/2"	3"

CONCRETE END SECTION FOR R.C.P.
NOT TO SCALE



STOP SIGN LOCATION DETAIL
NOT TO SCALE

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ *SIGNATURE DATE:* _____

SECRETARY: _____ *SIGNATURE DATE:* _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____
_____, CHAIRMAN
_____, VICE-CHAIRMAN

NO.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

DETAIL SHEET - GENERAL SITE

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102
LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
255 DERRY ROAD, LLC
1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

SCALE AS SHOWN

31 MAY 2023

HSI
Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DET1	5432	39 OF 43
DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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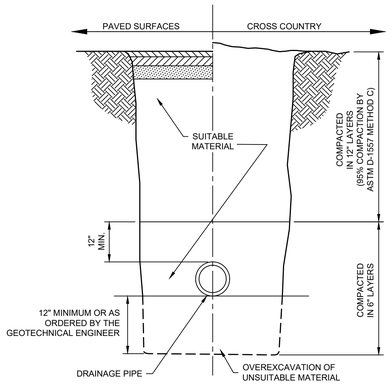
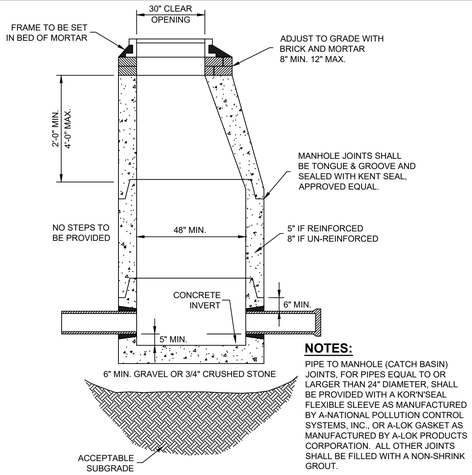


TYPICAL DRAINAGE TRENCH SECTION

NOT TO SCALE



NOTES:

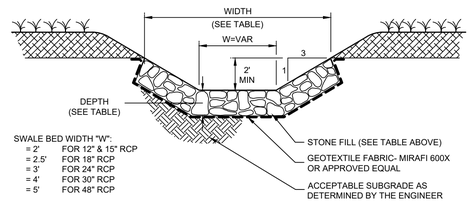
PIPE TO MANHOLE (CATCH BASIN) JOINTS, FOR PIPES EQUAL TO OR LARGER THAN 24" DIAMETER, SHALL BE PROVIDED WITH A KORN'SEAL FLEXIBLE SLEEVE AS MANUFACTURED BY A-NATIONAL POLLUTION CONTROL SYSTEMS, INC., OR A-LOK GASKET AS MANUFACTURED BY A-LOK PRODUCTS CORPORATION. ALL OTHER JOINTS SHALL BE FILLED WITH A NON-SHRINK GROUT.

DRAIN MANHOLE DETAIL

NOT TO SCALE

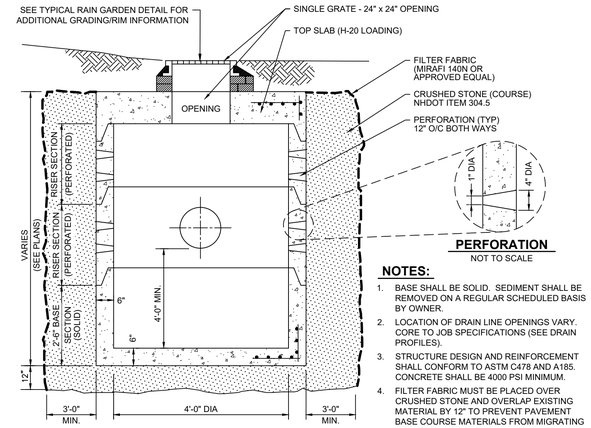
RIPRAP OUTLET PROTECTION SPECIFICATION TABLE

LOCATION	WIDTH (FT)	LENGTH (FT)	DEPTH (FT)	d50 (IN)	MATERIAL
HW 1	10	16	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 10	13	10	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 12	16	31	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 30	14	10	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 33	32	28	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 52	11	18	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
SMA H SPILLWAY	18	29	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 60	14	10	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 62	20	35	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 79	12	21	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
HW 100	11	19	1.5	12	ITEM 585.1 RIPRAP (CLASS III)
FES 110	13	21	1.5	12	ITEM 585.1 RIPRAP (CLASS III)



RIPRAP AT HEADWALL / OUTLET DETAIL

NOT TO SCALE



PERFORATION

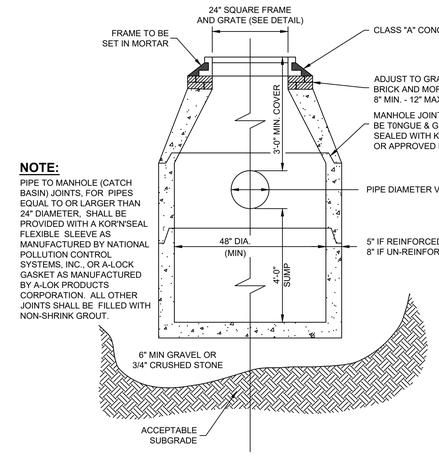
NOT TO SCALE

NOTES:

1. BASE SHALL BE SOLID. SEDIMENT SHALL BE REMOVED ON A REGULAR SCHEDULED BASIS BY OWNER.
2. LOCATION OF DRAIN LINE OPENINGS VARY. CORE TO JOB SPECIFICATIONS (SEE DRAIN PROFILES).
3. STRUCTURE DESIGN AND REINFORCEMENT SHALL CONFORM TO ASTM C478 AND A185. CONCRETE SHALL BE 4000 PSI MINIMUM.
4. FILTER FABRIC MUST BE PLACED OVER CRUSHED STONE AND OVERLAP EXISTING MATERIAL BY 12" TO PREVENT PAVEMENT BASE COURSE MATERIALS FROM MIGRATING INTO THE CRUSHED STONE.

LEACHING CATCH BASIN

NOT TO SCALE

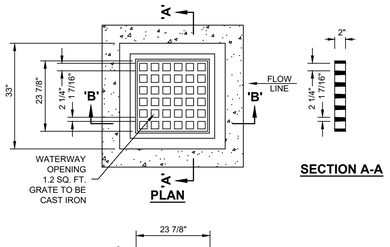


NOTE:

PIPE TO MANHOLE (CATCH BASIN) JOINTS, FOR PIPES EQUAL TO OR LARGER THAN 24" DIAMETER, SHALL BE PROVIDED WITH A KORN'SEAL FLEXIBLE SLEEVE AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC., OR A-LOCK GASKET AS MANUFACTURED BY A-LOK PRODUCTS CORPORATION. ALL OTHER JOINTS SHALL BE FILLED WITH NON-SHRINK GROUT.

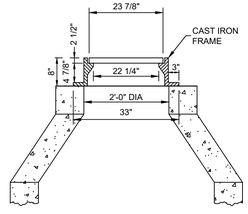
CATCH BASIN DETAIL

NOT TO SCALE



PLAN

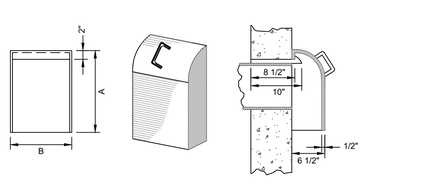
SECTION A-A



SECTION B-B

CATCH BASIN FRAME AND COVER DETAIL

NOT TO SCALE



NEENAH 3701 SERIES OR EQUAL

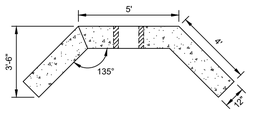
CATALOG No.	A	B	FOR PIPE SIZE	WEIGHT LBS	SETTING METHOD
R-3701-6	16	12	to 6	70	on 2 hooks
R-3701-8	18	12	8	75	on 2 hooks
R-3701-10	20	12	10	85	on 2 hooks
R-3701-12	22	16	12	100	on 2 hooks
R-3701-15	25	17	15	135	on 2 hooks
R-3701-18	28	20	18	155	on 2 hooks

CATCH BASIN HOOD DETAIL

NOT TO SCALE

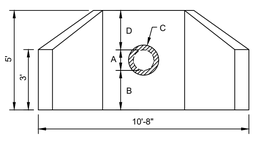
BEEHIVE GRATE DETAIL

NOT TO SCALE



GENERAL NOTES:

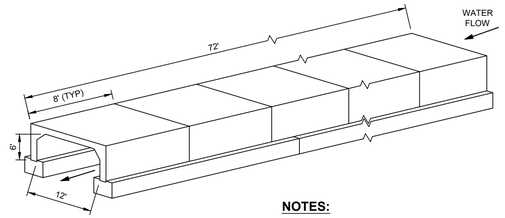
1. STEEL REINFORCEMENT CONFORMS TO LATEST ASTM SPECIFICATIONS: ASTM-A615 GRADE 60 BLACK DEFORMED BARS.
2. CONCRETE: Fc = 4,000 PSI @ 28 DAYS MINIMUM.

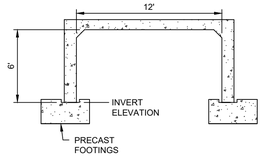


DIA. A	B	DIA. C	D	WEIGHT PER SECTION
12"	24"	18"	24"	8,175 LBS
15"	22.5"	22"	22.5"	8,050 LBS
18"	21"	26"	21"	7,900 LBS
24"	18"	34"	18"	7,600 LBS

PRECAST WINGED HEADWALL DETAIL

NOT TO SCALE





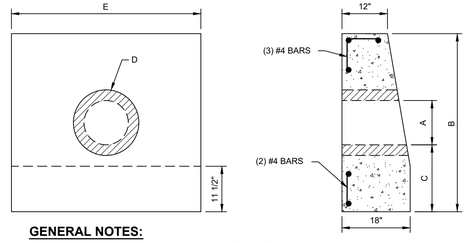
NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN PER ASTM C1504 SPECIFICATION FOR 3-SIDED CULVERT.
3. ALL REINFORCEMENT PER ASTM A615.
4. DESIGNED AASHTO HS-20 LOADING OR AS REQUIRED.
5. TONGUE AND GROOVE JOINT SEALED WITH BUTYL WRAP.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE A DETAILED SHOP DRAWING, STAMPED BY A NEW HAMPSHIRE STRUCTURAL PROFESSIONAL ENGINEER, TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.

OPEN BOTTOM BOX CULVERT DETAIL

NOT TO SCALE

DIA. A	B	C	DIA. D	E	WEIGHT PER SECTION
12"	4'-0"	18"	18"	4'-3"	3,000 LBS
15"	4'-3"	18"	22"	6'-0"	4,500 LBS
18"	4'-6"	18"	26"	7'-0"	5,530 LBS
24"	4'-6"	15"	34"	7'-0"	5,035 LBS



GENERAL NOTES:

1. STEEL REINFORCEMENT CONFORMS TO LATEST ASTM SPECIFICATIONS: ASTM-A615 GRADE 60 REBAR.
2. CONCRETE: Fc = 4,000 PSI @ 28 DAYS MINIMUM.
3. EST WEIGHT: 3,000 LBS.

PRECAST HEADWALL DETAIL

NOT TO SCALE

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ *SIGNATURE DATE:* _____

SECRETARY: _____ *SIGNATURE DATE:* _____

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECIEVES FINAL APPROVAL.

STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 — LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____ , 20 ____

_____ , CHAIRMAN

_____ , VICE-CHAIRMAN

NO.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

DETAIL SHEET - DRAINAGE

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

SCALE AS SHOWN

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DET1	5432 File Number	40 OF 43 Sheet
DRAWING LOC: J:\5000\5432\DWG\5432 SITE			

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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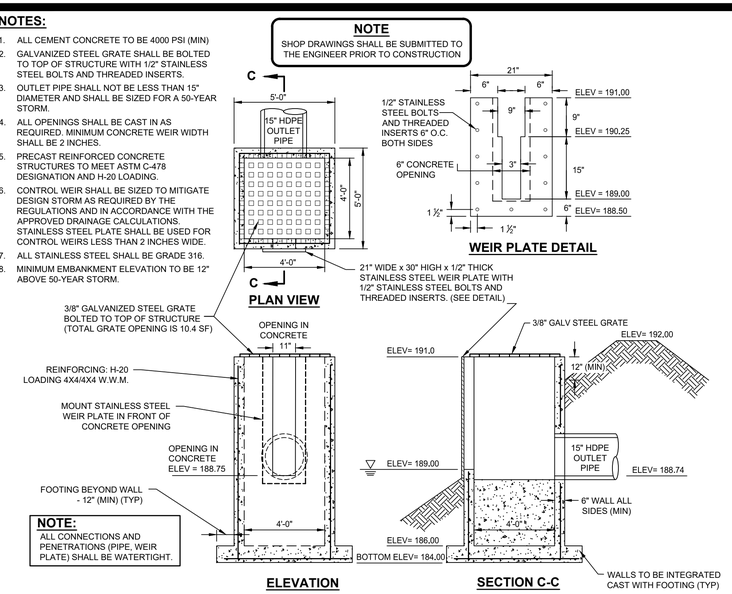
NOTES:

1. ALL CEMENT CONCRETE TO BE 4000 PSI (MIN)
2. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.
3. OUTLET PIPE SHALL NOT BE LESS THAN 15" DIAMETER AND SHALL BE SIZED FOR A 50-YEAR STORM.
4. ALL OPENINGS SHALL BE CAST IN AS REQUIRED. MINIMUM CONCRETE WEIR WIDTH SHALL BE 2 INCHES.
5. PRECAST REINFORCED CONCRETE STRUCTURES TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
6. CONTROL WEIR SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS AND IN ACCORDANCE WITH THE APPROVED DRAINAGE CALCULATIONS. STAINLESS STEEL PLATE SHALL BE USED FOR CONTROL WEIRS LESS THAN 2 INCHES WIDE.
7. ALL STAINLESS STEEL SHALL BE GRADE 316.
8. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM.

NOTE
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION



NOTE:
ALL CONNECTIONS AND PENETRATIONS (PIPE, WEIR PLATE) SHALL BE WATERTIGHT.

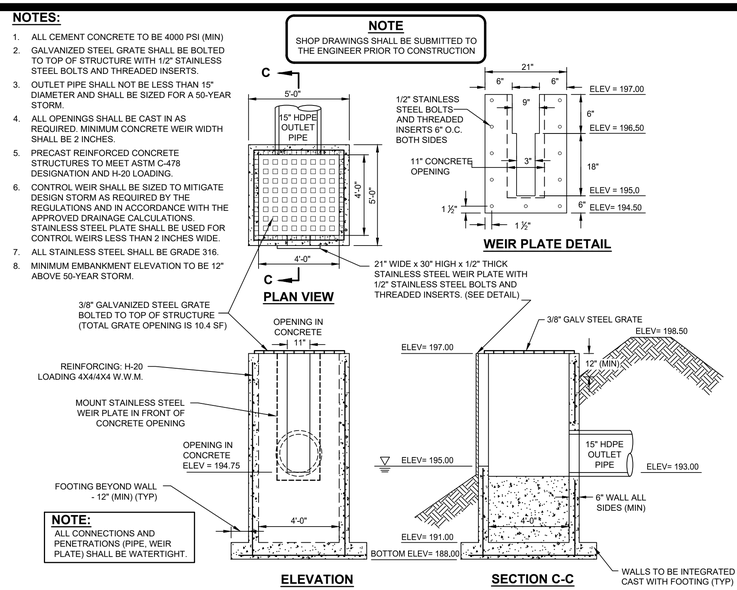
DOUBLE WEIR OUTLET CONTROL STRUCTURE 11 (OCS 11) DETAIL (SMA 'B')

NOT TO SCALE

NOTES:

1. ALL CEMENT CONCRETE TO BE 4000 PSI (MIN)
2. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.
3. OUTLET PIPE SHALL NOT BE LESS THAN 15" DIAMETER AND SHALL BE SIZED FOR A 50-YEAR STORM.
4. ALL OPENINGS SHALL BE CAST IN AS REQUIRED. MINIMUM CONCRETE WEIR WIDTH SHALL BE 2 INCHES.
5. PRECAST REINFORCED CONCRETE STRUCTURES TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
6. CONTROL WEIR SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS AND IN ACCORDANCE WITH THE APPROVED DRAINAGE CALCULATIONS. STAINLESS STEEL PLATE SHALL BE USED FOR CONTROL WEIRS LESS THAN 2 INCHES WIDE.
7. ALL STAINLESS STEEL SHALL BE GRADE 316.
8. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM.

NOTE
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION



NOTE:
ALL CONNECTIONS AND PENETRATIONS (PIPE, WEIR PLATE) SHALL BE WATERTIGHT.

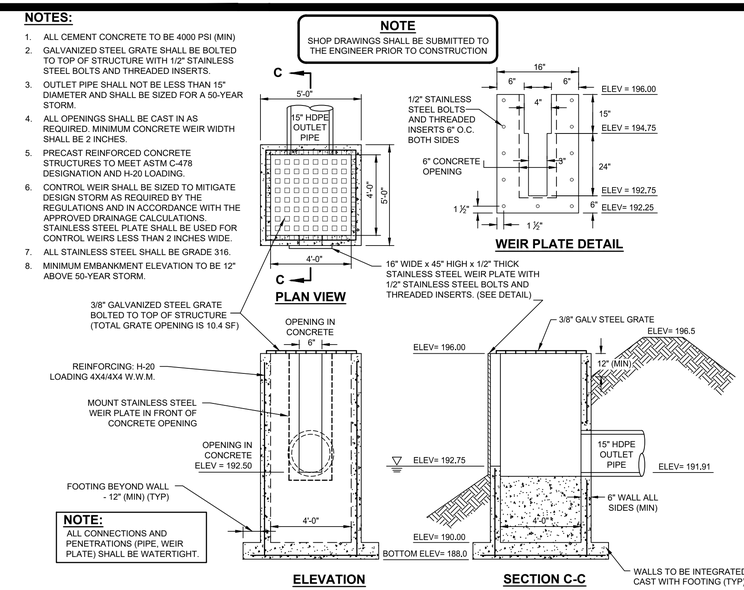
DOUBLE WEIR OUTLET CONTROL STRUCTURE 32 (OCS 32) DETAIL (SMA 'C')

NOT TO SCALE

NOTES:

1. ALL CEMENT CONCRETE TO BE 4000 PSI (MIN)
2. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.
3. OUTLET PIPE SHALL NOT BE LESS THAN 15" DIAMETER AND SHALL BE SIZED FOR A 50-YEAR STORM.
4. ALL OPENINGS SHALL BE CAST IN AS REQUIRED. MINIMUM CONCRETE WEIR WIDTH SHALL BE 2 INCHES.
5. PRECAST REINFORCED CONCRETE STRUCTURES TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
6. CONTROL WEIR SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS AND IN ACCORDANCE WITH THE APPROVED DRAINAGE CALCULATIONS. STAINLESS STEEL PLATE SHALL BE USED FOR CONTROL WEIRS LESS THAN 2 INCHES WIDE.
7. ALL STAINLESS STEEL SHALL BE GRADE 316.
8. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM.

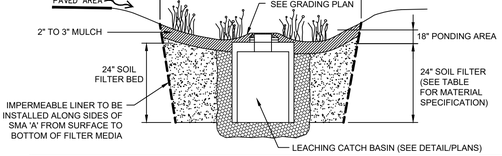
NOTE
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION



NOTE:
ALL CONNECTIONS AND PENETRATIONS (PIPE, WEIR PLATE) SHALL BE WATERTIGHT.

DOUBLE WEIR OUTLET CONTROL STRUCTURE 61 (OCS 61) DETAIL (SMA 'E')

NOT TO SCALE



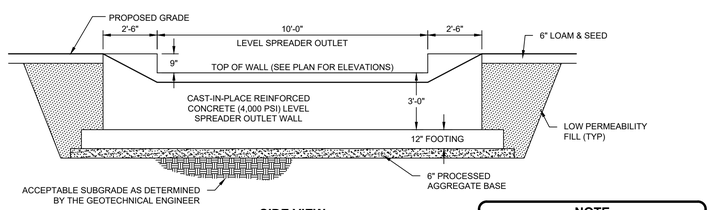
RAIN GARDEN MATERIAL TABLE FOR BIORETENTION FILTER MEDIA			
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE No.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 to 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15

RAIN GARDEN NOTES:

1. DO NOT PLACE THE RAIN GARDENS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE RAIN GARDEN DURING ANY STAGE OF CONSTRUCTION.
3. DO NOT EXPOSE SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
4. IF FINE MATERIAL THAT WOULD PERCH THE WATER TABLE IS ENCOUNTERED DURING THE CONSTRUCTION OF RAIN GARDEN, THE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH COARSE GRAVEL (NHDOT ITEM No. 304.2).

TYPICAL SECTION-RAIN GARDEN (SMA 'A' & SMA 'F')

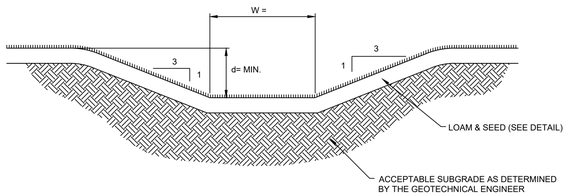
NOT TO SCALE



NOTE
LEVEL SPREADER OUTLET WALL DETAIL AS SHOWN BELOW IS FOR SCHEMATIC PURPOSES ONLY. THE LEVEL SPREADER OUTLET WALL SHALL BE POURED-IN-PLACE SYSTEM WITH STEEL REINFORCING DESIGNED BY A NH LICENSED STRUCTURAL ENGINEER. FINAL STAMPED DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

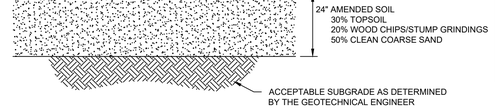
LEVEL SPREADER OUTLET DETAIL

NOT TO SCALE



TYPICAL SWALE SECTION

NOT TO SCALE



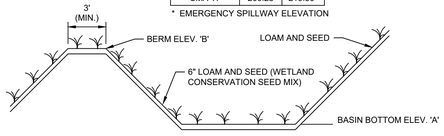
AMENDED SOILS WITHIN STORMWATER MANAGEMENT AREA 'G' DETAIL

NOT TO SCALE

NOTE
PRIOR TO INSTALLATION, THE CONTRACTOR SHALL PREPARE A 6-FOOT BY 6-FOOT TEST STRIP USING THE AMENDED SOILS WITHIN STORMWATER MANAGEMENT AREA DETAIL (SMA 'G'). AT THAT TIME THE ENGINEER SHALL BE NOTIFIED TO TEST THE STRIP. IF ACCEPTABLE THE AMENDED SOILS SHALL BE PLACED BENEATH THE STORMWATER MANAGEMENT AREA. IF THE TEST FAILS THE CONTRACTOR SHALL WORK WITH THE ENGINEER TO FURTHER AMEND THE SOIL UNTIL THE DESIRED RATE IS ACHIEVED.

LOCATION	ELEV 'A'	ELEV 'B'
SMA 'G'	195.00	207.00
SMA 'H'	200.25	210.50*

* EMERGENCY SPILLWAY ELEVATION



NOTE
A 24" AMENDED SOILS LAYER SHALL BE CONSTRUCTED BELOW SMA 'G'. SEE "AMENDED SOILS LAYER WITHIN STORMWATER MANAGEMENT AREA 'G' DETAIL"

NOTES:

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
3. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.
5. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

TYPICAL SECTION INFILTRATION BASIN (SMA 'G' & SMA 'H')

NOT TO SCALE

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

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STATE OF NEW HAMPSHIRE — JAMES N. PETROPULOS No. 10274 — LICENSED PROFESSIONAL ENGINEER

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

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_____ , CHAIRMAN

_____ , VICE-CHAIRMAN

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DETAIL SHEET - DRAINAGE

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

SCALE AS SHOWN

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FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DET1	5432	41 OF 43
DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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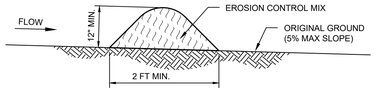
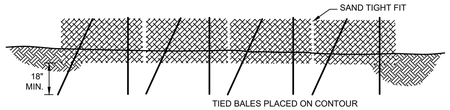


NOTES:

1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
2. EROSION CONTROL MIX SHOULD CONTAIN A WELL- GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHOULD MEET THE FOLLOWING STANDARDS:
   - THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 25 AND 65 %, DRY WEIGHT BASIS
   - PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING A 3' SCREEN, 90% TO 100% PASSING A 1-INCH SCREEN, 70%-100% PASSING A 0.75-INCH SCREEN, AND A MAXIMUM OF 30% TO 75%, PASSING A 0.25-INCH SCREEN.
   - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
   - THE MIX SHOULD NOT CONTAIN SILTS, CLAYS OR FINE SANDS.
   - SOLUBLE SALTS CONTENT SHOULD BE <4.0 MMHOS/CM
   - THE PH SHOULD BE BETWEEN 5.0 AND 8.0.
3. FILTER BERMS SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF BREACHING OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THEN THEY SHOULD BE REPLACED WITH OTHER MEASURES TO INTERCEPT AND TRAP SEDIMENT.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD OF THE HEIGHT OF THE BARRIER.
5. FILTER BERMS SHOULD BE RESHAPED OR REAPPLIED AS NEEDED.
6. EROSION CONTROL MIX TO BE REMOVED OR SPREAD OUT AS COMPOST UPON PROJECT COMPLETION.

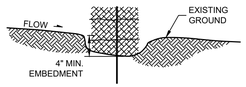
EROSION CONTROL MIX BERM

NOT TO SCALE



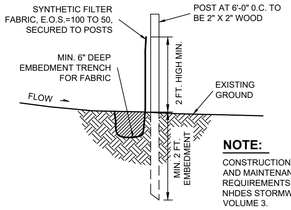
NOTES:

1. 2 STAKES PER BALE TO BE N0. 4 REBAR, STEEL PIPE, OR 2" X 2" WOOD.
2. ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE.
3. CONSTRUCTION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS SHOWN IN NHDES STORMWATER MANUAL VOLUME 3.



STRAW BALE BARRIER DETAIL

NOT TO SCALE



NOTE:
CONSTRUCTION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS SHOWN IN NHDES STORMWATER MANUAL VOLUME 3.

SILT FENCE DETAIL

NOT TO SCALE

STORMWATER MANAGEMENT AREAS 'A', 'D', 'F', 'G' & 'H' NOTES:

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
3. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.
5. DO NOT PLACE INFILTRATION OR FILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

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

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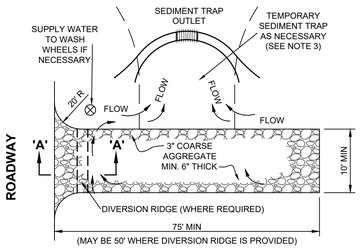
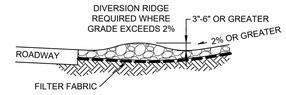


PLAN VIEW



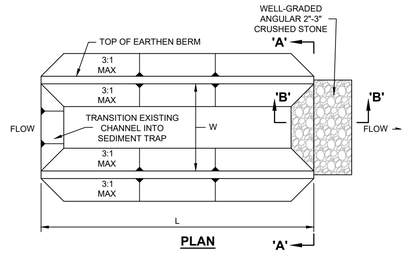
SECTION 'A'-'A' VIEW

NOTES:

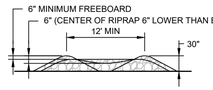
1. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXITING THE SITE ONTO A PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. CONSTRUCTION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS SHOWN IN NHDES STORMWATER MANUAL VOLUME 3.

TEMPORARY GRAVEL CONSTRUCTION EXIT

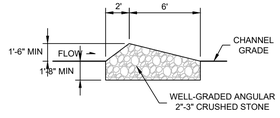
NOT TO SCALE



PLAN



SECTION A



SECTION B

SEDIMENT TRAP DETAIL

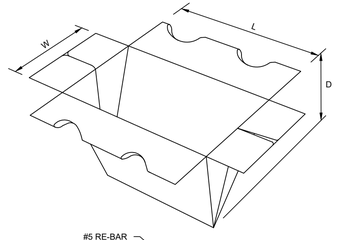
NOT TO SCALE

SEDIMENT TRAP INSTALLATION NOTES:

1. SEE PLAN VIEW FOR LOCATION, GENERAL SIZE AND SHAPE OF SEDIMENT TRAP.
2. SEDIMENT TRAPS SHALL BE SIZED TO PROVIDE A VOLUME OF 3,600 C.F. PER ACRE OF CONTRIBUTING DRAINAGE AREA.
3. SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
4. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
5. SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF WELL-GRADED ANGULAR 2"-3" CRUSHED STONE.
6. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE OUTLET STRUCTURE.
7. THE ENDS OF THE OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES:

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 1/2 THE HEIGHT OF THE OUTLET.
5. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE CONTRIBUTING DISTURBED AREA IS STABILIZED.
6. WHEN SEDIMENT TRAPS ARE REMOVED. THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED.



SILTSAK® NOTES:

1.0 THE SILTSAK® SHALL BE MANUFACTURED FROM WOVEN POLYPROPYLENE AND SEWN BY A DOUBLE NEEDLE MACHINE, USING A HIGH STRENGTH NYLON THREAD.

2.0 THE SILTSAK® SEAMS SHALL HAVE A CERTIFIED AVERAGE WIDE WIDTH STRENGTH PER ASTM D-4884 STANDARDS AS FOLLOWS:

SILTSAK® STYLE	*TEST METHOD*	*TEST METHOD*
REGULAR FLOW	ASTM D-4884	165.O LBS/IN
HI-FLOW	ASTM D-4884	114.6 LBS/IN

3.0 THE SILTSAK® WILL BE MANUFACTURED TO FIT THE OPENING OF THE CATCH BASIN OR DROP INLET. THE SILTSAK® WILL HAVE THE FOLLOWING FEATURES: TWO DUMP STRAPS ATTACHED AT THE BOTTOM TO FACILITATE THE EMPTYING OF THE SILTSAK®. THE SILTSAK® SHALL HAVE LIFTING LOOPS AS AN INTEGRAL PART OF THE SYSTEM TO BE USED TO LIFT THE SILTSAK® FROM THE BASIN; THE SILTSAK® SHALL HAVE A RESTRAINT CORD APPROXIMATELY HALFWAY UP THE SACK TO KEEP THE SIDES AWAY FROM THE CATCH BASIN WALLS, THIS YELLOW CORD IS ALSO A VISIBLE MEANS OF INDICATING WHEN THE SACK SHOULD BE EMPTIED, CLEANED, AND PLACED BACK INTO THE BASIN.

4.0 THE GEOTEXTILE FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC WITH THE FOLLOWING PROPERTIES:

SILTSAK® REGULAR FLOW

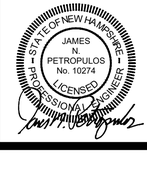
PROPERTY	*TEST METHOD*	*TEST RESULT*
GRAB TENSILE	ASTM D-4632	300 LBS
GRAB ELONGATION	ASTM D-4631	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4491	0.55 SEC

OR **SILTSAK® HI-FLOW**

PROPERTY	*TEST METHOD*	*TEST RESULT*
GRAB TENSILE	ASTM D-4632	265 LBS
GRAB 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	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/FT2
PERMITTIVITY	ASTM D-4491	1.5 SEC

SILTSAK® DETAIL

NOT TO SCALE



GENERAL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES STORMWATER MANUALS, VOLUME 1-3, LATEST EDITION.
2. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA. SILT FENCES, STRAW BALES AND/OR DETENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS END.
3. STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN ACCORDANCE WITH "TEMPORARY STABILIZATION OF DISTURBED AREAS", AS OUTLINED IN NOTE No. 4.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS:
   SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS PER 1,000 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1,000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.
   A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1"	08/15 TO 09/15
OATS	2.5 LBS	1"	04/15 TO 10/15
ANNUAL RYE GRASS	1.0 LBS	0.25"	08/15 TO 09/15

   B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODABLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE & COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE.
CRUSHED STONE ¼" TO 1 ½" DIA.	SPREAD TO GREATER THAN ½" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED.

5. PERMANENT STABILIZATION OF DISTURBED AREAS:
   A. ALL ROADWAYS SHALL BE STABILIZED WITH BINDER COURSE PAVEMENT WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
   B. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING COMPACTED TOP OF SUBBASE.
6. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
7. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
   C. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
   D. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
8. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. ALL AREAS WITHIN THE HUDSON PORTION OF THE PROJECT SHALL BE STABILIZED WITHIN 30 DAYS OF DISTURBANCE.
9. SITE LOCATION:
   42° 48' 22" N LATITUDE, 71° 25' 34" W LONGITUDE
10. TOTAL AREA OF DISTURBED SOILS: 2,038,250 SF±
11. REFERENCE IS MADE TO THE LATEST EDITION OF THE FEDERAL REGISTER (63 FR 7857), ENVIRONMENTAL PROTECTION AGENCY NPDES GENERAL PERMITS FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. FOR ADDITIONAL INFORMATION CONTACT (202) 564-9545 OR www.epa.gov/npdes/stormwater.
12. THE ENTIRE CONTENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE RETAINED ON-SITE FOR THE DURATION OF THE CONTRACT AND BE MADE AVAILABLE TO LOCAL, STATE AND FEDERAL CODE ENFORCEMENT PERSONNEL.
13. THIS PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:63 AND AGR 3800 RELATIVE TO INVASIVE SPECIES; AND FUGITIVE DUST IS CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
14. THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GRATER THAN 1/8 INCHES MATERIAL UTILIZED.
15. TURF REINFORCEMENT MATS, IF UTILIZED, SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

WINTER CONDITION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOR OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

NHDES EROSION CONTROL INSPECTION NOTES

AS THIS PROJECT WILL BE DISTURBING MORE THAN 5 ACRES AT ANY ONE TIME THE PERMIT FOR THIS PROJECT WILL INCLUDE THE FOLLOWING REQUIREMENTS:

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE ABOVE).
2. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR A PROFESSIONAL ENGINEER (PE) LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE ALTERATION OF TERRAIN PERMIT ("PERMIT").
3. DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY ½ INCH OR GREATER RAIN EVENT (i.e. ½ INCH OF PRECIPITATION OR MORE WITHIN A 2 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
4. THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RAS 485-1:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
5. WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO NHDES AoT (gloria.andrews@des.nh.gov) AND THE TOWN OF LITCHFIELD PLANNING DEPARTMENT VIA EMAIL.

WILDLIFE PROTECTION NOTES:

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME (NHF&G)DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT (603) 271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB23-0586 PROPOSED RESIDENTIAL DEVELOPMENT, WILDLIFE SPECIES OBSERVATION.
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE;
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
4. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

THE CONTRACTOR SHALL FILE THE EPA NOTICE OF INTENT (NOI) FORM AT LEAST 14 DAYS PRIOR TO CONSTRUCTION

SITE MAINTENANCE/INSPECTION PROGRAM

THE FOLLOWING PROVIDES AN ITEMIZATION OF SPECIFIC SITE MAINTENANCE PRACTICES THAT WILL BE EMPLOYED ON THE SITE TO MINIMIZE POLLUTANT GENERATION AND TRANSPORT FROM THE SITE. THE SITE MAINTENANCE PROGRAM INCLUDES ROUTINE INSPECTIONS, PREVENTATIVE MAINTENANCE AND "GOOD HOUSEKEEPING" PRACTICES.

ROUTINE INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT GREATER THAN 0.5 INCHES. THE INSPECTIONS WILL VERIFY THAT THE STRUCTURAL BMPs DESCRIBED IN THE PLANS ARE IN GOOD CONDITION AND ARE MINIMIZING EROSION. A MAINTENANCE INSPECTION REPORT WILL BE MADE WITH EACH INSPECTION. COMPLETED INSPECTION FORMS SHALL BE KEPT ON-SITE FOR THE DURATION OF THE PROJECT. FOLLOWING CONSTRUCTION, THE COMPLETED FORMS SHALL BE RETAINED AT THE CONTRACTOR'S OFFICE FOR A MINIMUM OF ONE YEAR.

PREVENTATIVE MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT CONTROLS THROUGHOUT THE DURATION OF THIS CONTRACT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO:

1. CLEANING OF CATCH BASINS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY QUARTERLY INSPECTIONS.
2. CLEANING OF SEDIMENT AND DEBRIS FROM STORMWATER MANAGEMENT AREA FOREBAY TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY MONTHLY INSPECTIONS.
3. IMPLEMENTATION OF OTHER MAINTENANCE OR REPAIR ACTIVITIES AS DEEMED NECESSARY BASED UPON WEEKLY INSPECTIONS.
4. REMOVAL OF BUILT UP SEDIMENT ALONG SILT FENCES AND/OR HAY BALE BARRIERS.
5. REMOVAL OF BUILT UP SEDIMENT IN BOTH TEMPORARY AND PERMANENT CONTROLS SUCH AS GRASS SWALES, SEDIMENT FOREBAYS AND RECHARGE/DETENTION BASINS.
6. RECONSTRUCTING THE TEMPORARY GRAVEL CONSTRUCTION EXIT IF NOT WORKING PROPERLY.
7. TREATMENT OF NON-STORM WATER DISCHARGES SUCH AS WATER FROM WATER LINE FLUSHINGS OR GROUNDWATER FROM DEWATERING EXCAVATIONS. SUCH FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR STORMWATER MANAGEMENT AREA.
8. SWEEP PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION. FREQUENCY WILL VARY SEASONALLY ACCORDING TO SEDIMENT ACCUMULATION ON PAVE SURFACES (E.G., MORE FREQUENT SWEEPING DURING THE WINTER AND SPRING).

GOOD HOUSEKEEPING PRACTICES

THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM AND WATER RUNOFF. THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO THE HANDLING, USE AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THE USE OF THESE PRODUCTS IS MINIMIZED. THE FOLLOWING "GOOD HOUSEKEEPING" PRACTICES SHALL BE FOLLOWED DURING CONSTRUCTION OF THE PROJECT:

A. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
B. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
C. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR MANUFACTURERS' LABELS.
D. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
E. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
F. THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

SPILL PREVENTION AND CLEANUP PRACTICES

A. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIAL WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

NO.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

DETAIL SHEET - EROSION CONTROL

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE & HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

SCALE AS SHOWN

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DET1	5432	42 OF 43
DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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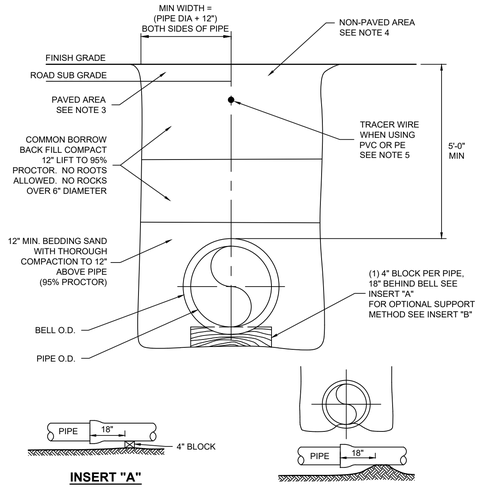
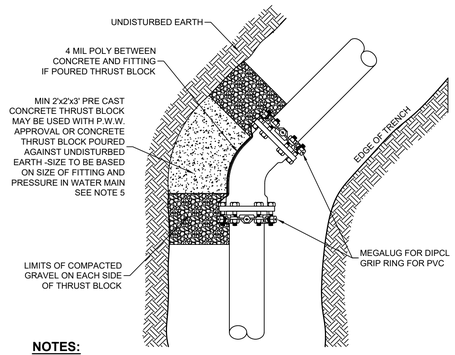


NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
5. USE 10-GAUGE SOLID-CORE COATED BLUE TRACER WIRE PER P.W.W. TECHNICAL SPECIFICATIONS.

TYPICAL TRENCH DETAIL

NOT TO SCALE



NOTES:

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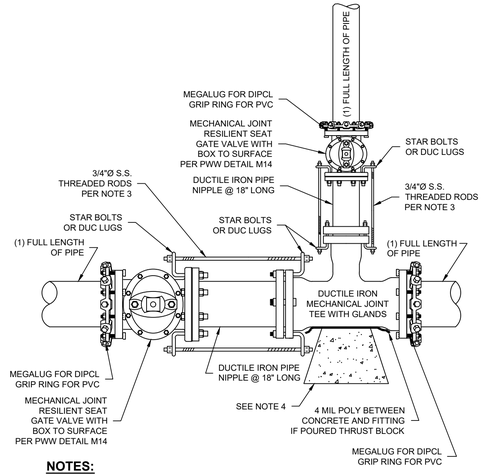
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"Ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
   10" FITTING OR SMALLER = (2) 3/4"Ø S.S. RODS & ASSOC. HARDWARE.
   12" FITTING OR LARGER = (4) 3/4"Ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 2'x2'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN.
5. VOID BETWEEN PRECAST THRUST BLOCK AND VIRGIN SOIL TO BE FILLED AND CHINKED WITH STONE.
6. THRUST BLOCKS SHALL BE CONSTRUCTED AT ALL HYDRANTS, BENDS, TEES, PLUGS, AND FITTINGS WHICH REQUIRE REACTION SUPPORT FORM THE LINE THRUST.

TYPICAL THRUST BLOCK BEHIND FITTINGS INSTALLATION

NOT TO SCALE



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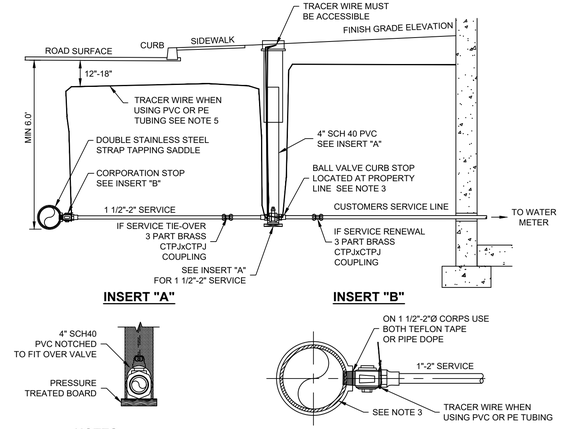
TYPICAL TEE INSTALLATION

NOT TO SCALE



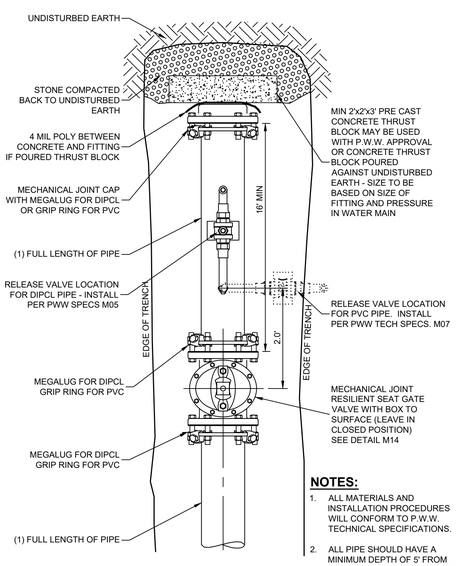
NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. IF WATER MAIN IS PVC OR TRANSITE, A DOUBLE STAINLESS STEEL STRAP TAPPING SADDLE MUST BE USED TO CONNECT THE CORPORATION TO THE WATER MAIN. CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
4. USE 10-GAUGE SOLID-CORE COATED BLUE TRACER WIRE PER P.W.W. TECHNICAL SPECIFICATIONS.

TYPICAL 1 1/2" - 2" SERVICE VALVE BOX INSTALLATION DETAIL

NOT TO SCALE

DETAILS SHOWN
SUPPLIED BY
PENNICHUCK WATER WORKS, INC.

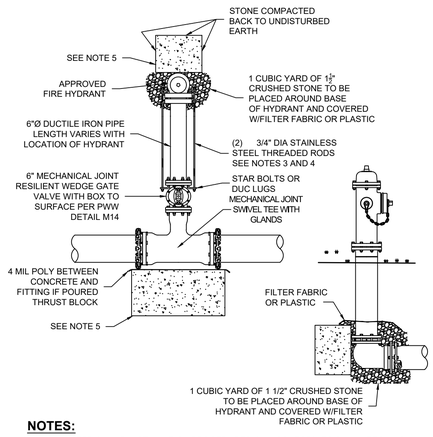


NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.

TYPICAL END OF MAIN W/GATE VALVE INSTALLATION

NOT TO SCALE

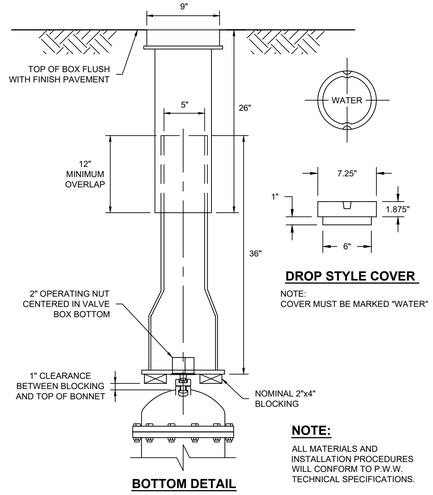


NOTES:

1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"Ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"Ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"Ø S.S. RODS & ASSOC. HARDWARE.
4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10' SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.
5. MIN 2'x2'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE PWW DETAIL M10.

TYPICAL HYDRANT INSTALLATION

NOT TO SCALE

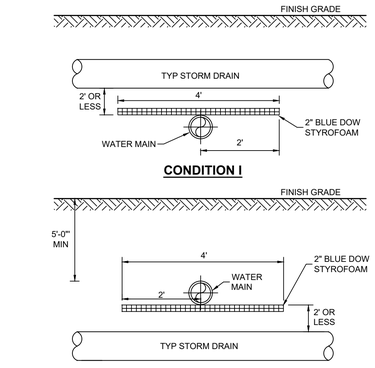


NOTE:

ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.

TYPICAL VALVE BOX DETAIL

NOT TO SCALE



NOTES:

1. PENNICHUCK WATER WORKS, INC. RESERVES THE RIGHT TO MODIFY INSULATION REQUIREMENTS AS NECESSARY BASED ON FIELD CONDITIONS, ETC.
2. THE LENGTH OR WIDTH OF INSULATION SHALL EXTEND 1 STORM DRAIN PIPE DIAMETER BEYOND THE EDGE OF STORM DRAIN PIPE IN EACH DIRECTION OR A MINIMUM OF 2' BEYOND THE CENTERLINE OF THE STORM DRAIN PIPE, WHICHEVER IS GREATER.
3. ALL BUTT JOINT SEAMS TO BE OVERLAPPED WITH A 1'-0" PIECE OF INSULATION CENTERED OVER SEAM.

STORM DRAIN / WATER MAIN INTERSECTION RUNS-ELEV. VIEW

NOT TO SCALE

APPROVED BY THE LITCHFIELD PLANNING BOARD ON

_____, 20 ____

_____, CHAIRMAN

_____, VICE-CHAIRMAN

No.	DATE	REVISION	BY
2	09/14/23	ADDRESS HUDSON, NH AND NHDES AoT COMMENTS	JNP
1	08/16/23	ADDRESS PLAN REVIEW COMMENTS	JNP

DETAIL SHEET - WATER

ROSE MEADOWS

255 DERRY ROAD NH ROUTE 102

LITCHFIELD, NEW HAMPSHIRE
& HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:

255 DERRY ROAD, LLC

1 CONTINENTAL DRIVE LONDONDERRY, NEW HAMPSHIRE 03053 (603) 437-5387

SCALE AS SHOWN

31 MAY 2023

HSI Hayner/Swanson, Inc.
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.hayner-swanson.com

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 10274
LICENSED PROFESSIONAL ENGINEER

FIELD BOOK: 5432	DRAWING NAME: 5432SITE-DET1	5432	43 OF 43
DRAWING LOC: J:\5000\5432\DWG\5432 SITE		File Number	Sheet

HUDSON TAX MAP 114 LOT No. 1 LITCHFIELD TAX MAP 2 LOT No. 8

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