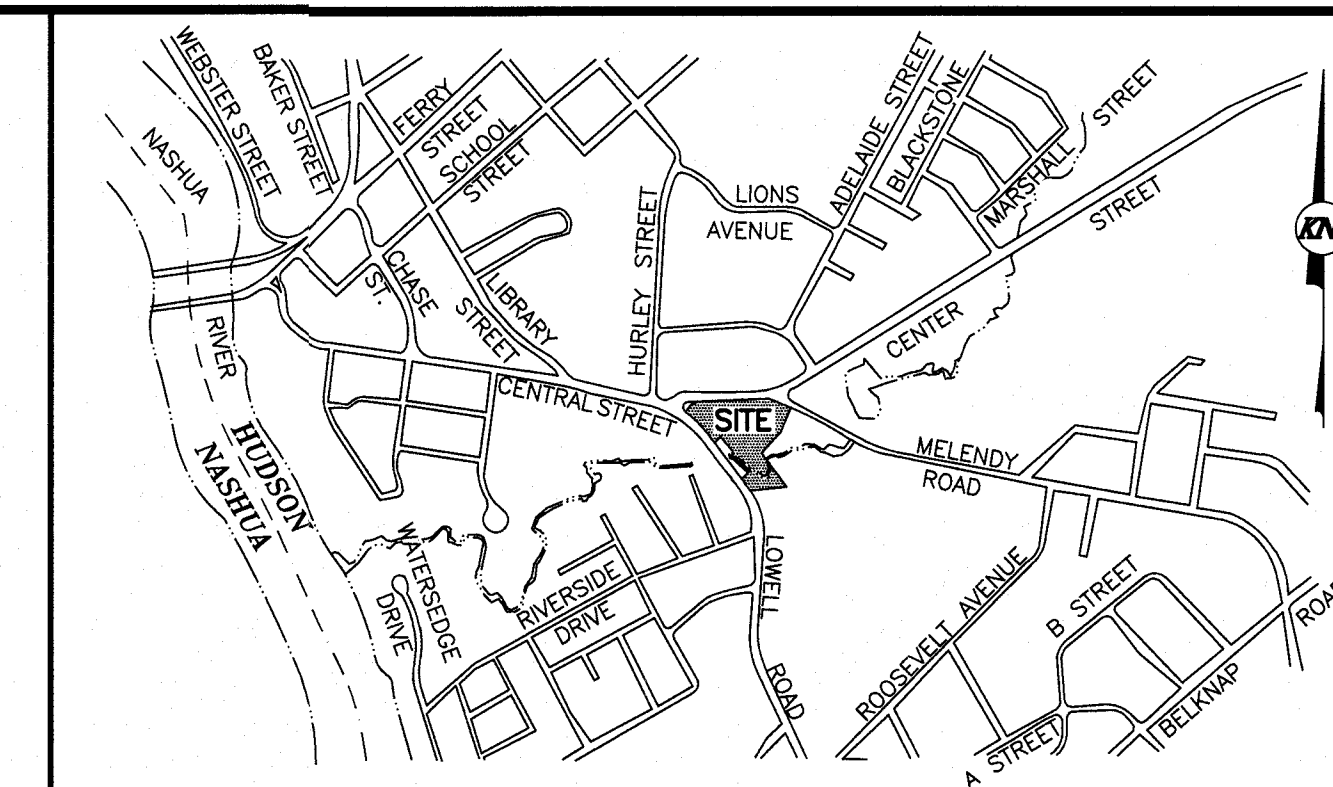


VICINITY PLAN  
NOT TO SCALE



VICINITY PLAN  
SCALE: 1" = 1,000±

# NON-RESIDENTIAL SITE PLAN

## CENTRAL GAS

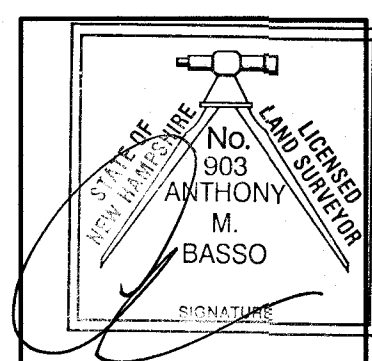
### MAP 182 LOT 217

### LOWELL ROAD & CENTRAL STREET

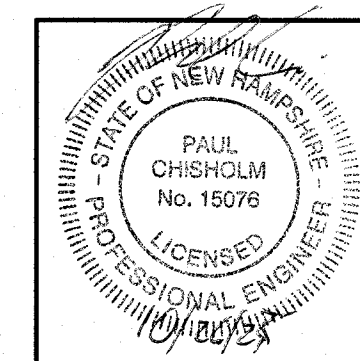
### HUDSON, NEW HAMPSHIRE

**OWNER / APPLICANT:**  
**NOTTINGHAM SQUARE CORPORATION**  
 46 LOWELL ROAD  
 HUDSON, NH 03051

**PREPARED BY:**  
**KEACH-NORDSTROM ASSOCIATES, INC.**  
 10 COMMERCE PARK NORTH, SUITE 3B  
 BEDFORD, NEW HAMPSHIRE 03110  
 (603) 627-2881



10/26/23



**KMA**  
 KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

JULY 10, 2023  
 REVISED: OCTOBER 25, 2023  
 PROJECT NO. 18-0612-3

SHEET TITLE

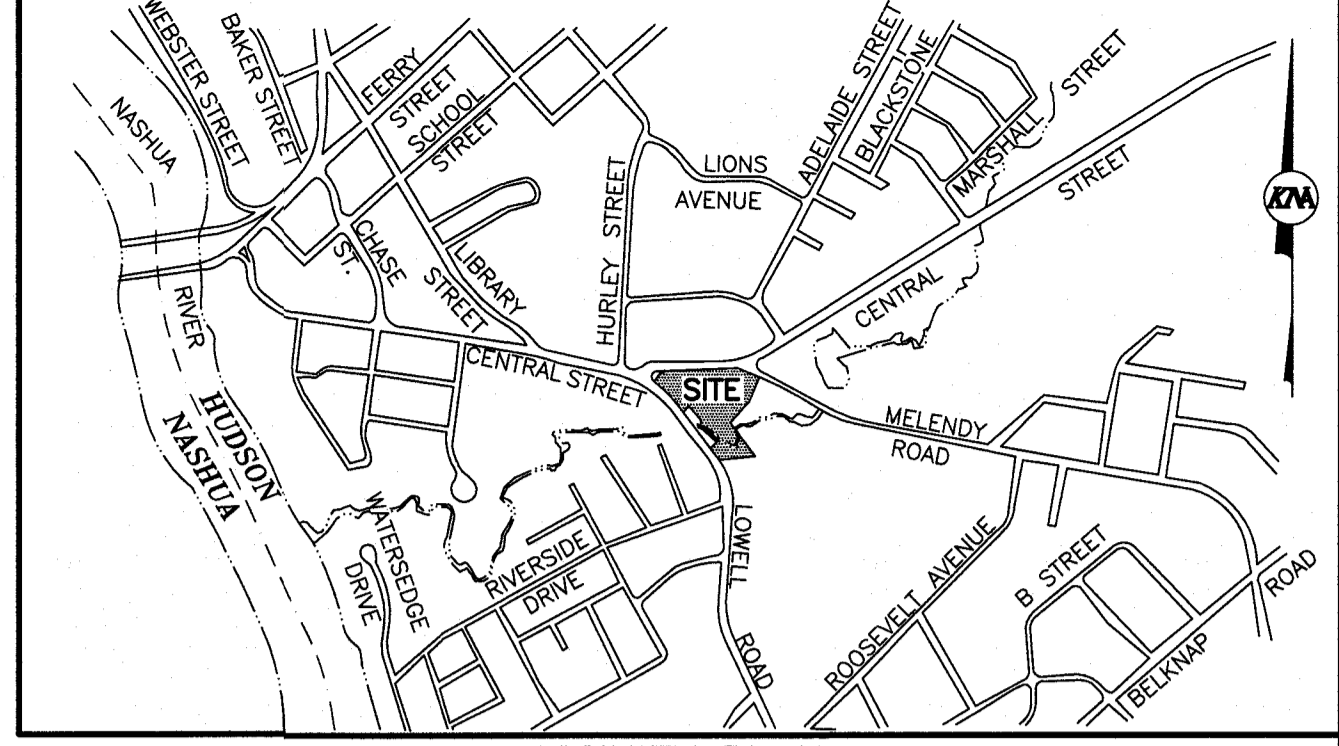
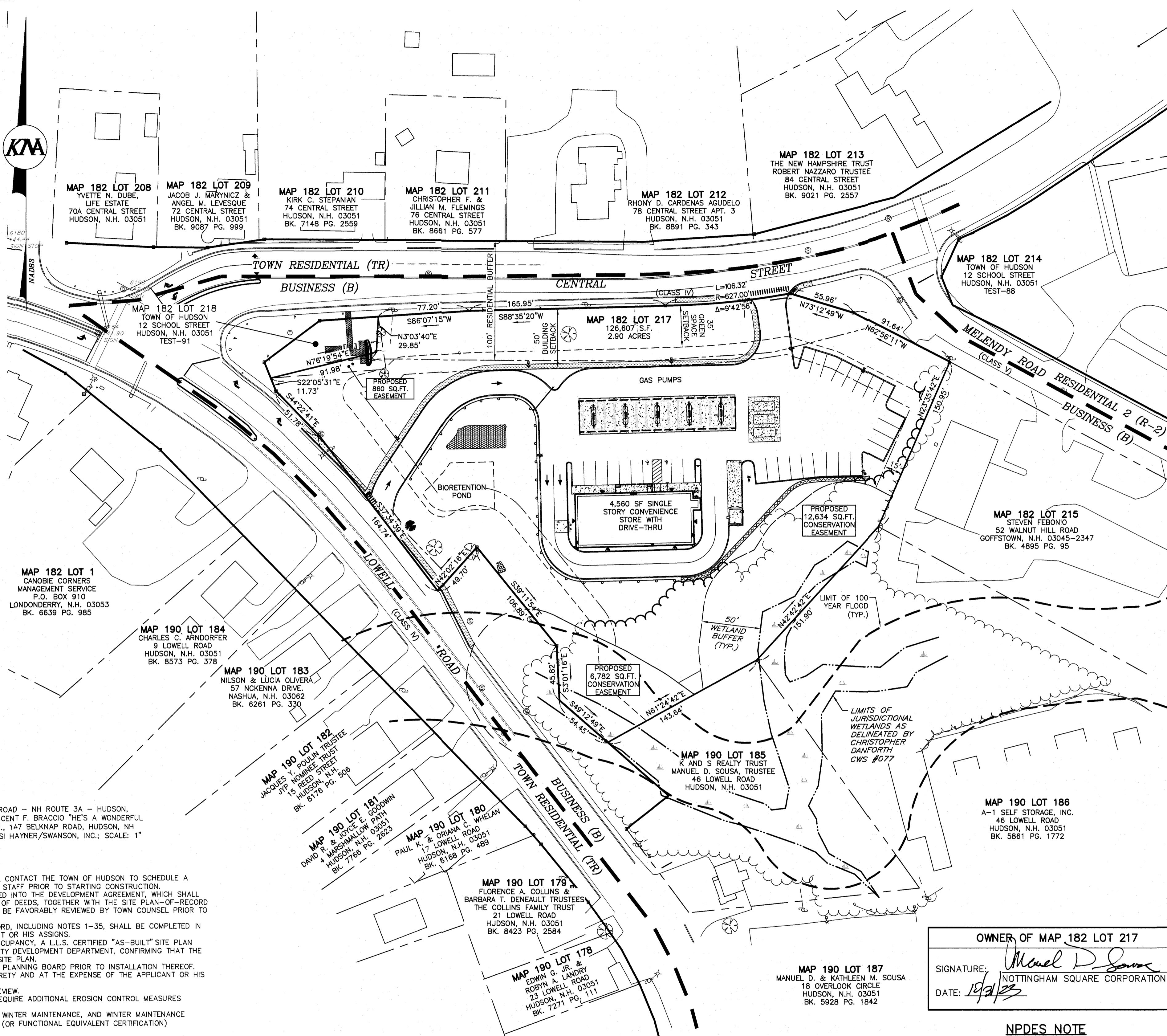
SHEET No.

MASTER PLAN	1
LOT CONSOLIDATION PLAN	2
EXISTING CONDITIONS PLAN	3
REMOVALS/DEMOLITION PLAN	4
NON-RESIDENTIAL SITE PLAN	5
GRADING AND DRAINAGE PLAN	6
UTILITY PLAN	7
EROSION CONTROL PLAN	8
LANDSCAPE PLAN	9
LIGHTING PLAN	10
TRUCK TURNING PLAN	11
EASEMENT PLAN	12
LOWELL ROAD ENTRANCE - DRIVEWAY PROFILE	13
SIGHT DISTANCE PLAN & PROFILE	14
SEWER PROFILE	15
CONSTRUCTION DETAILS	16 - 20

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.	APPROVED BY THE HUDSON, NH PLANNING BOARD DATE OF MEETING: _____ _____ SIGNATURE DATE: _____ _____ SIGNATURE DATE: _____ SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.
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**LEGEND**

■ NH&B-F	N.H. HIGHWAY BOUND FOUND
■ FSB-F	FIELD STONE BOUND FOUND
■ GB-F	GRANITE BOUND FOUND
● IPIN-F	IRON PIN FOUND
● DH-F	DRILL HOLE FOUND
● IPP-F	IRON PIPE FOUND
○	STREET LIGHT
○	UTILITY POLE
○	SIGN
○	HYDRANT
○	WATER SHUT OFF
○	SEWER MANHOLE
○	DRAINAGE MANHOLE
○	CATCH BASIN
○	ABUTTER LINE
○	PROPERTY LINE
○	WETLAND
○	CHAIN LINK FENCE
○	OVERHEAD UTILITIES
○	TREELINE
○	EDGE OF PAVEMENT
○	VERTICAL GRANITE CURB
○	BUILDING SETBACK
○	EASEMENT
○	100 YEAR FLOOD
○	ZONE LINE
○	PROPOSED EDGE OF PAVEMENT
○	PROPOSED GRANITE CURB



**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE LAYOUT OF A PROPOSED GAS STATION AND ACCOMPANYING 4,560 SQUARE FOOT CONVENIENCE STORE WITH A COFFEE DRIVE-THRU WINDOW ON MAP 182 LOT 217 IN HUDSON, NEW HAMPSHIRE AND NO OTHER PURPOSE.
- MAP 182 LOT 217 INDICATES TOWN OF HUDSON, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBER.
- AREA OF PARCEL = 126,607 SF OR 2.90 ACRES
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

**TABLE OF ZONING REQUIREMENTS**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	30,000 SF	126,607 SF	126,607 SF
MINIMUM LOT FRONTAGE	150 FT	982.2 FT	982.2 FT
FRONT YARD SETBACK	50 FT	N/A	72.7 FT
SIDE YARD SETBACK	15 FT	N/A	N/A
REAR YARD SETBACK	15 FT	N/A	331.6 FT
MAXIMUM BUILDING HEIGHT	38 FT	N/A	<=38 FT

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018.
- HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD83 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301C0308D, PANEL NUMBER 518 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A ZONE A, AREA OF 1% ANNUAL CHANCE OF FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- THE LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- OPEN SPACE REQUIRED = 40%
- OPEN SPACE PROPOSED = 62%
- PARKING CALCULATIONS:  
REQUIRED PARKING:  
GAS PUMPS @ 1 SPACE/PUMP X 10 PUMPS = 10 SPACES  
CONVENIENCE STORE:  
1 SPACE/EMPLOYEE ON THE LARGEST SHIFT X 4 EMPLOYEES = 4 SPACES  
1 SPACE/200 SF OF GROSS LEASABLE AREA X 3,780 SF = 19 SPACES  
DRIVE-THRU @ 1 SPACE/100 SF OF GROSS LEASABLE AREA X 800 SF = 8 SPACES  
TOTAL REQUIRED PARKING SPACES = 10 SPACES + 4 SPACES + 19 SPACES + 8 SPACES = 41 SPACES  
PROVIDED PARKING:  
10 PUMP SPACES + 31 SPACES = 41 PROPOSED SPACES (INCLUDES 2 HANDICAP SPACES)
- ONE LOADING SPACE IS REQUIRED FOR NON-RESIDENTIAL BUILDINGS UNDER 5,000 SF AND HAS BEEN PROVIDED.
- PERMITS REQUIRED:  
-NHOT DRIVEWAY  
-NHOT EXCAVATION PERMIT  
-NHDES NOTICE OF INTENT  
-NHDES UST REGISTRATION
- A WAIVER IS REQUIRED FROM SECTION 276-11.1.B.(12)(c) TO ALLOW A PROPOSED DRIVEWAY, DRIVE ALLEY AND PARKING WITHIN 100' OF THE ABUTTING RESIDENTIAL PROPERTIES, AND 193.10.G TO ALLOW FOR SECOND DRIVEWAY.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH 2010 TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
- CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS.
- IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
- SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
- HOURS FOR REFUSE REMOVAL AND DELIVERIES OF SUPPLIES SHALL BE NO EARLIER THAN 7:00 AM AND NO LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY. SAID ACTIVITIES SHALL BE PROHIBITED ON SATURDAY AND SUNDAY.
- THE GAS STATION AND CONVENIENCE STORE WILL BE OPEN 24/7.
- PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. SNOW MAY BE PLOWED OR STORED ON THE ABUTTING PARCELS, WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**REFERENCE PLANS:**

- SUBDIVISION PLAN (MAP 240, LOT 13) - 27 RIVER ROAD - NH ROUTE 3A - HUDSON, NEW HAMPSHIRE - PREPARED FOR/RECORD OWNER: VINCENT F. BRACCIO "HE'S A WONDERFUL FATHER" REVOCABLE TRUST - KENNETH J. BRACCIO, TR., 147 BELKNAP ROAD, HUDSON, NH 03051; DATED: FEBRUARY 24, 2016; PREPARED BY: HSI HAYNER/SWANSON, INC.; SCALE: 1" = 100'; H.C.R.D. PLAN NO. 38855

**NOTES (CONTINUED):**

- THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
- ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD AND ALL AGREED UPON EASEMENT DEEDS, WHICH SHALL BE FAVORABLY REVIEWED BY TOWN COUNSEL PRIOR TO PLANNING BOARD ENDORSEMENT OF PLAN.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-35, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.
- ALL IMPROVEMENTS SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
- THIS PLAN SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW.
- THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
- NO SALT OR CHEMICAL DE-ICERS ARE TO BE USED FOR WINTER MAINTENANCE, AND WINTER MAINTENANCE SHALL BE PERFORMED BY A GREEN SNO-PRO CERTIFIED (OR FUNCTIONAL EQUIVALENT CERTIFICATION) CONTRACTOR.
- THE RESPONSIBILITY OF MAINTAINING THE STORMWATER FEATURES ON-SITE SHALL BE SOLELY THE OWNER'S.
- THE OWNER WILL BE REQUIRED TO COMPLY WITH ALL PROVISIONS OF THE TOWN OF HUDSON'S MSA PERMIT, INCLUDING BUT NOT LIMITED TO ANNUAL REPORTING REQUIREMENTS, CONSTRUCTION SITE STORMWATER RUNOFF CONTROL, AND RECORD KEEPING REQUIREMENTS.
- CONTRACTOR SHALL FOLLOW THE TOWN OF HUDSON'S REQUIREMENTS FOR THE IMPORTING OF OFFSITE FILL MATERIALS.

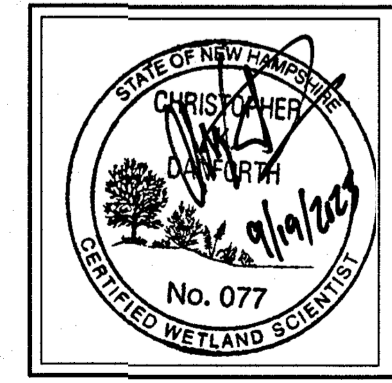
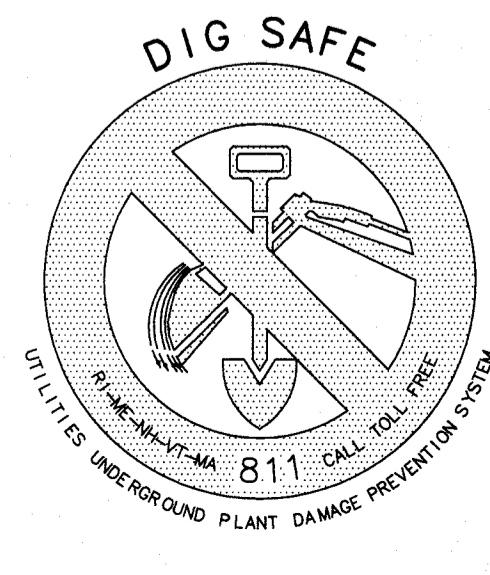
**PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL**

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_

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



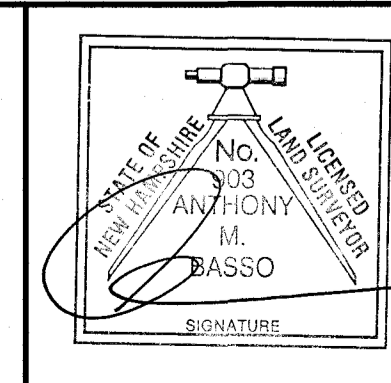
JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN JUNE OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

\_\_\_\_\_  
LICENSED LAND SURVEYOR

10/31/23  
DATE



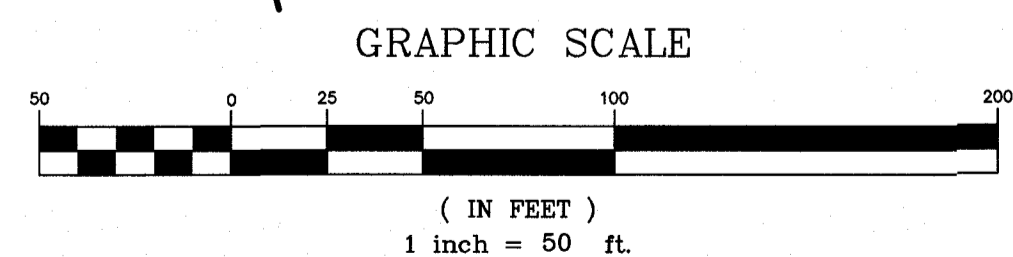
**OWNER OF MAP 182 LOT 217**

SIGNATURE: *Manuel D. Sousa*  
NOTTINGHAM SQUARE CORPORATION

DATE: 10/31/23

**NPDES NOTE**

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



**MASTER PLAN**  
**CENTRAL GAS**  
MAP 182; LOT 217  
LOWELL ROAD & CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
NOTTINGHAM SQUARE CORPORATION  
46 LOWELL ROAD  
HUDSON, N.H. 03051

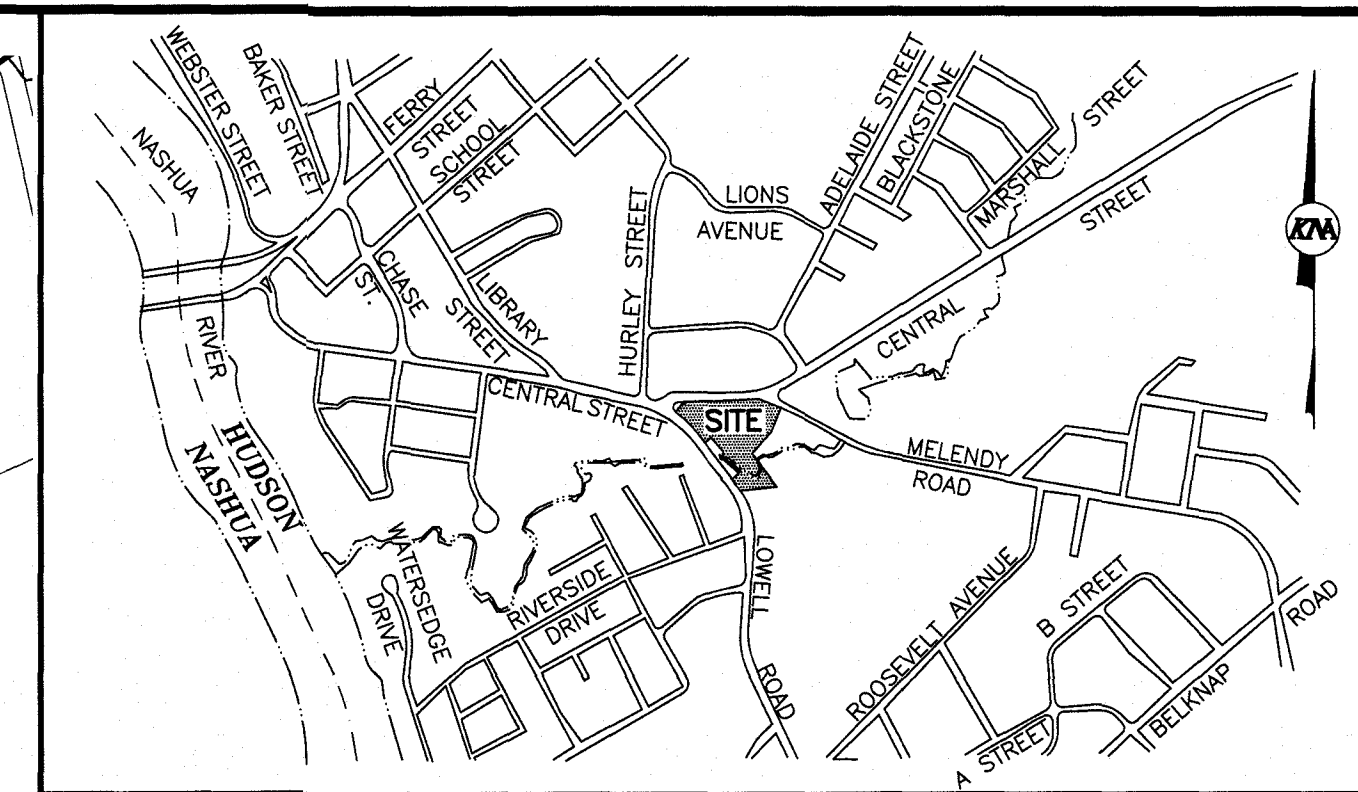
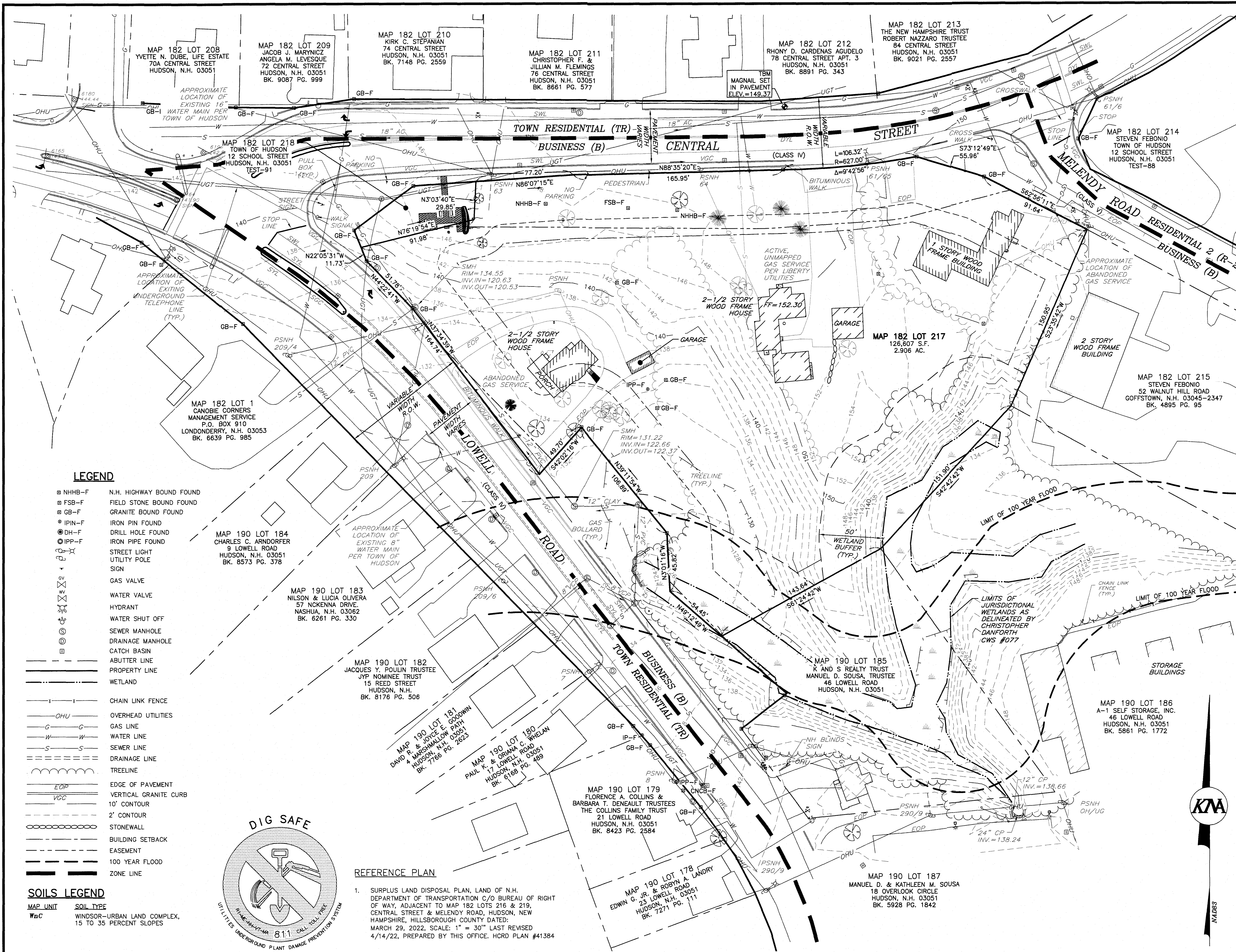
**KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC

DATE: JULY 10, 2023  
PROJECT No: 18-0612-3  
SCALE: 1" = 50'  
SHEET 1 OF 20





VICINITY PLAN  
SCALE: 1" = 1,000±

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR CONSOLIDATED ASSESSOR'S MAP 182 LOT 217 IN HUDSON, NEW HAMPSHIRE.
- TOTAL SITE AREA: 126,607 OR 2.906 ACRES.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
MINIMUM BUILDING SETBACKS:  
- FRONT 50 FT  
- SIDE 15 FT  
- REAR 15 FT
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018.
- HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD88 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301005100, PANEL NUMBER 518 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A ZONE A, AREA OF 1% ANNUAL CHANCE OF FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- WATER AND SEWER INFORMATION PROVIDED BY THE TOWN OF HUDSON.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

**LEGEND**

- NHHB-F N.H. HIGHWAY BOUND FOUND
- FSB-F FIELD STONE BOUND FOUND
- GB-F GRANITE BOUND FOUND
- IRIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- IPP-F IRON PIPE FOUND
- STREET LIGHT UTILITY POLE SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
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- WETLAND
- CHAIN LINK FENCE
- OHU OVERHEAD UTILITIES
- G GAS LINE
- W WATER LINE
- S SEWER LINE
- D DRAINAGE LINE
- T TREELINE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- 100 YEAR FLOOD
- ZONE LINE

**SOILS LEGEND**

- MAP UNIT SOIL TYPE
- WuC WINDSOR-URBAN LAND COMPLEX, 15 TO 35 PERCENT SLOPES

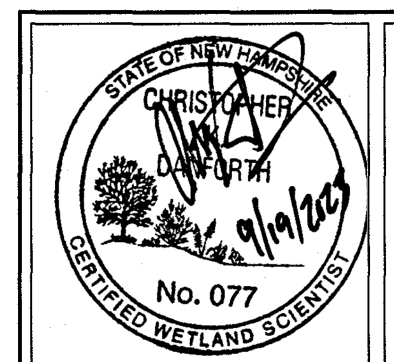


**REFERENCE PLAN**

- SURPLUS LAND DISPOSAL PLAN, LAND OF N.H. DEPARTMENT OF TRANSPORTATION C/O BUREAU OF RIGHT OF WAY, ADJACENT TO MAP 182 LOTS 216 & 219, CENTRAL STREET & MELENDY ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY DATED: MARCH 29, 2022, SCALE: 1" = 30' LAST REVISED 4/14/22, PREPARED BY THIS OFFICE. HCRO PLAN #41384

**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. 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. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

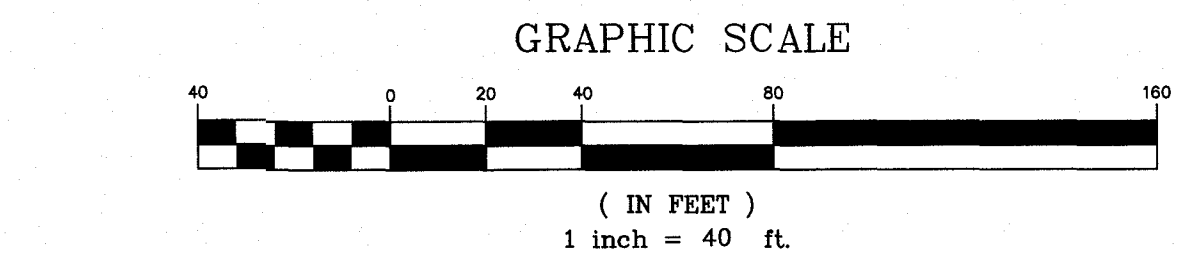


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*[Signature]*  
10/26/23  
LICENSED LAND SURVEYOR DATE



**EXISTING CONDITIONS PLAN  
CENTRAL GAS  
MAP 182; LOT 217  
LOWELL ROAD & CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY**

**OWNER/APPLICANT:**  
NOTTINGHAM SQUARE CORPORATION  
46 LOWELL ROAD  
HUDSON, N.H. 03051

**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

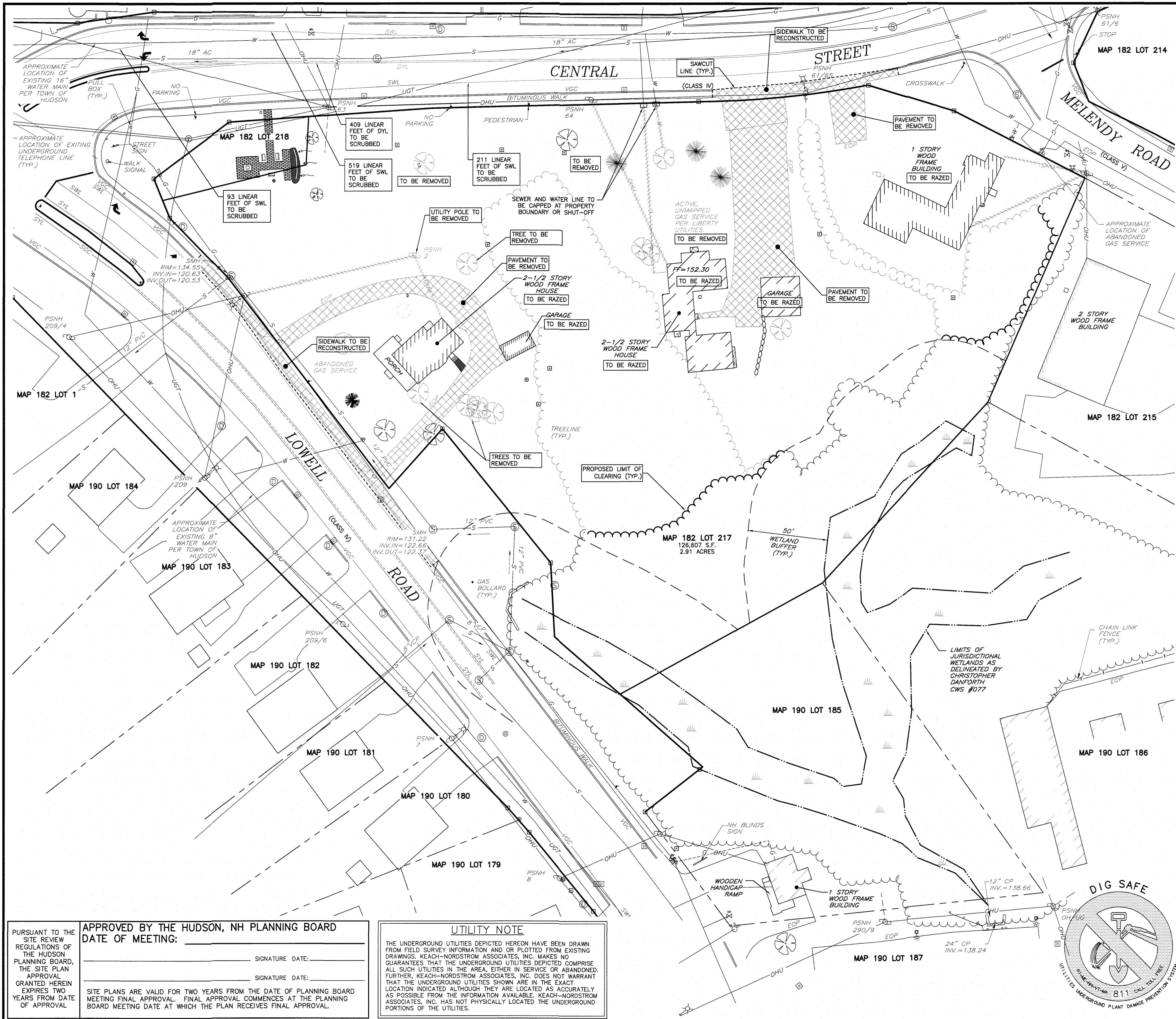
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SIGNATURE DATE: \_\_\_\_\_

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

REVISIONS				
No.	DATE	DESCRIPTION	BY	
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES	
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC	

DATE: JULY 10, 2023 SCALE: 1" = 40'  
PROJECT NO: 18-0612-3 SHEET 3 OF 20



- REMOVALS/DEMOLITION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED, OR REPLACED.
  2. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
  3. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
  4. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
  5. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
  6. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
  8. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
  9. CONTRACTOR SHALL PROVIDE TIES AND GPS LOCATIONS FOR UTILITY CAPS.

- LEGEND**
- NHFB-F N.H. HIGHWAY BOUND FOUND
  - FSB-F FIELD STONE BOUND FOUND
  - GB-F GRANITE BOUND FOUND
  - IPIN-F IRON PIN FOUND
  - DH-F DRILL HOLE FOUND
  - IPP-F IRON PIPE FOUND
  - ⊕ STREET LIGHT
  - ⊕ UTILITY POLE
  - ⊕ SIGN
  - ⊕ GAS VALVE
  - ⊕ WATER VALVE
  - ⊕ HYDRANT
  - ⊕ WATER SHUT OFF
  - ⊕ SEWER MANHOLE
  - ⊕ DRAINAGE MANHOLE
  - ⊕ CATCH BASIN
  - ⊕ ABUTTER LINE
  - ⊕ PROPERTY LINE
  - ⊕ WETLAND
  - ⊕ CHAIN LINK FENCE
  - ⊕ OHU OVERHEAD UTILITIES
  - ⊕ G-G GAS LINE
  - ⊕ W-W WATER LINE
  - ⊕ S-S SEWER LINE
  - ⊕ DRAINAGE LINE
  - ⊕ TREELINE
  - ⊕ EOP EDGE OF PAVEMENT
  - ⊕ VGC VERTICAL GRANITE CURB
  - ⊕ STONEWALL
  - ⊕ BUILDING SETBACK
  - ⊕ EASEMENT
  - ⊕ PAVEMENT OR GRAVEL TO BE REMOVED
  - ⊕ UTILITY TO BE REMOVED



**REMOVALS/DEMOLITION PLAN**  
**CENTRAL GAS**  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
 NOTTINGHAM SQUARE CORPORATION  
 46 LOWELL ROAD  
 HUDSON, N.H. 03051

**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
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2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC

DATE: JULY 10, 2023 SCALE: 1" = 30'  
 PROJECT NO: 18-0612-3 SHEET 4 OF 20

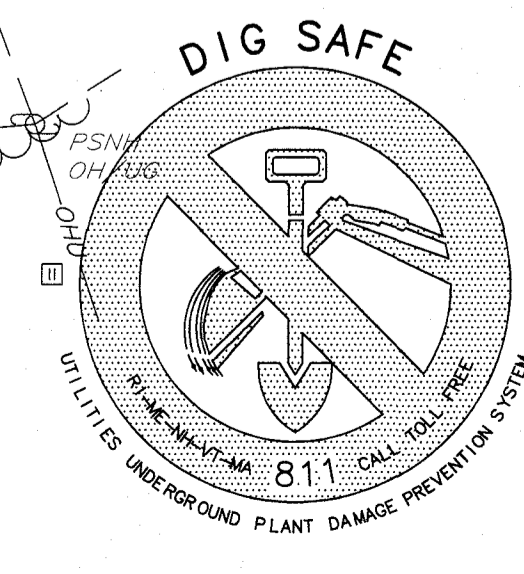
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

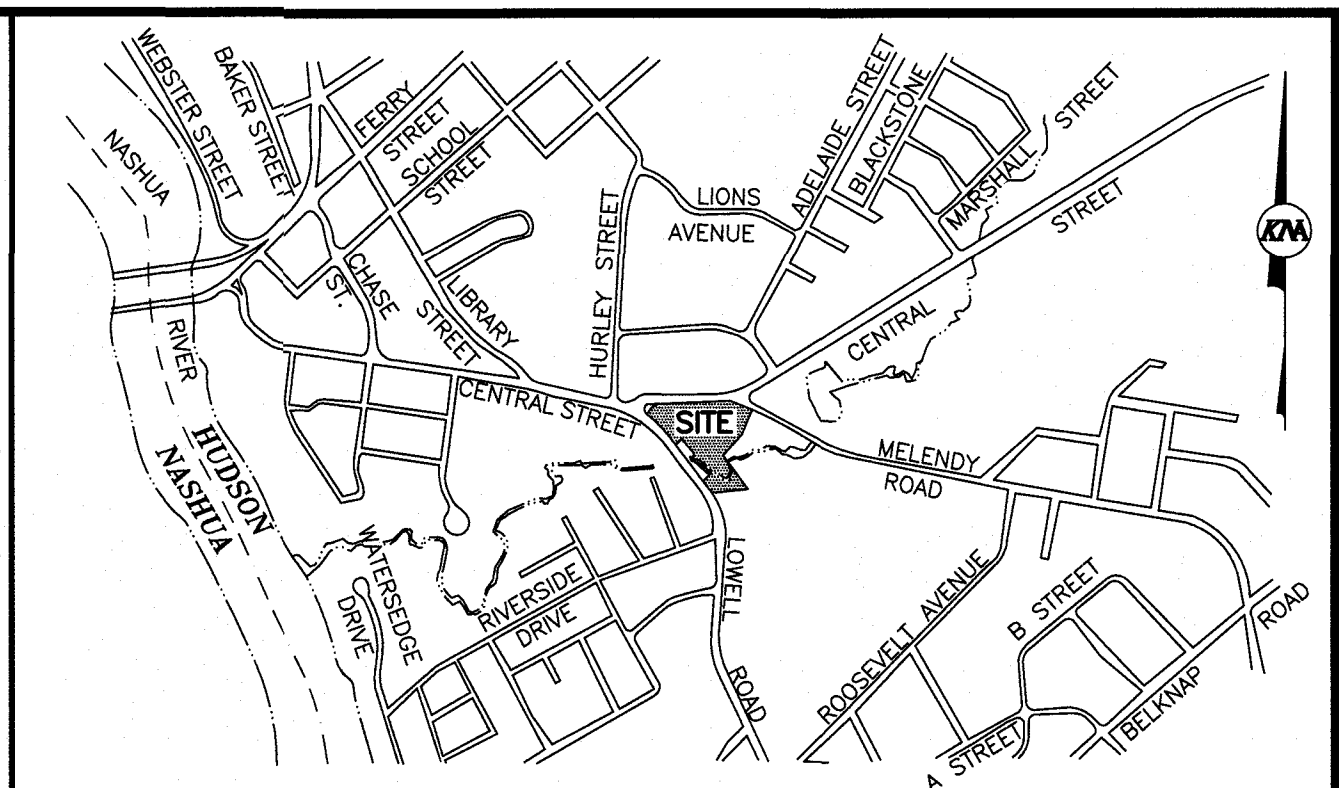
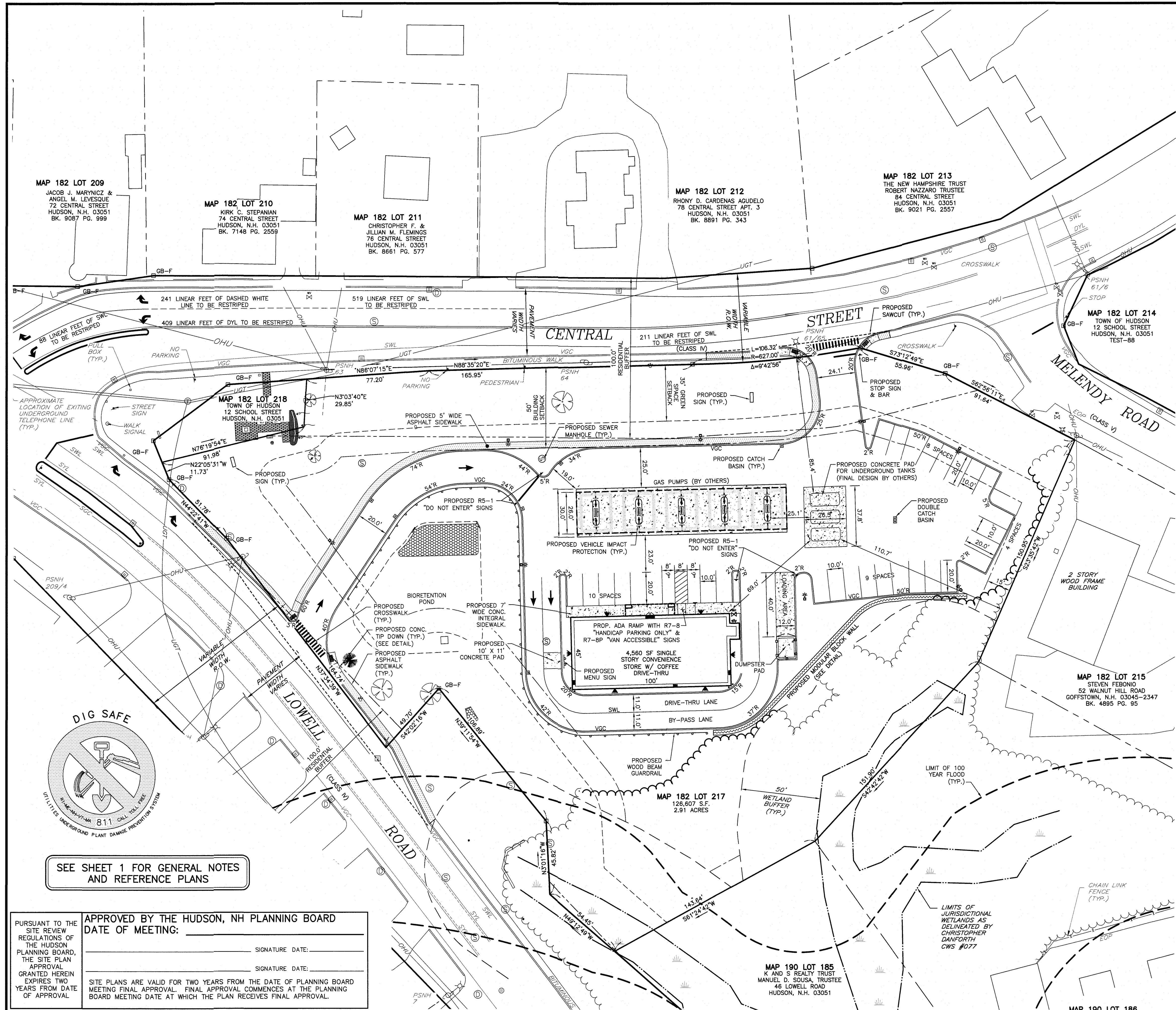
APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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

**UTILITY NOTE**

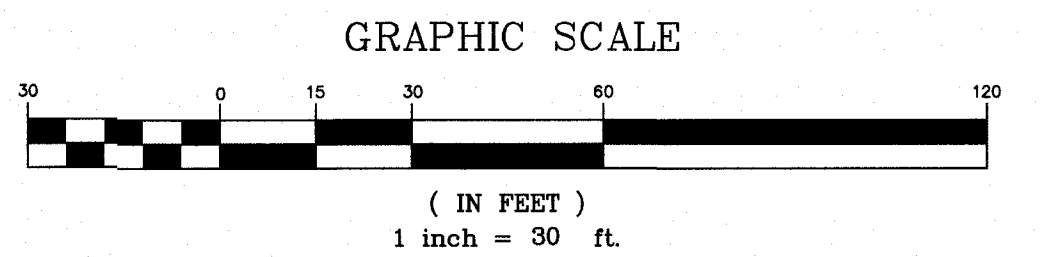
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. 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. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.





VICINITY PLAN  
SCALE: 1" = 1,000±

- LEGEND**
- NHHB-F N.H. HIGHWAY BOUND FOUND
  - FSB-F FIELD STONE BOUND FOUND
  - GB-F GRANITE BOUND FOUND
  - IPIN-F IRON PIN FOUND
  - DH-F DRILL HOLE FOUND
  - IPP-F IRON PIPE FOUND
  - STREET LIGHT
  - UTILITY POLE
  - SIGN
  - GAS VALVE
  - WATER VALVE
  - HYDRANT
  - WATER SHUT OFF
  - SEWER MANHOLE
  - DRAINAGE MANHOLE
  - CATCH BASIN
  - ABUTTER LINE
  - PROPERTY LINE
  - WETLAND
  - CHAIN LINK FENCE
  - OHU OVERHEAD UTILITIES
  - TREELINE
  - EOP EDGE OF PAVEMENT
  - VGC VERTICAL GRANITE CURB
  - STONEWALL
  - BUILDING SETBACK
  - EASEMENT
  - 100 YEAR FLOOD
  - PROPOSED TREELINE
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED VERTICAL GRANITE CURB
  - PROPOSED RETAINING WALL



**NON-RESIDENTIAL SITE PLAN**  
**CENTRAL GAS**  
MAP 182; LOT 217  
LOWELL ROAD & CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
NOTTINGHAM SQUARE CORPORATION  
46 LOWELL ROAD  
HUDSON, N.H. 03051

**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
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DATE: JULY 10, 2023 SCALE: 1" = 30'  
PROJECT NO: 18-0612-3 SHEET 5 OF 20

MAP 182 LOT 209  
JACOB J. MARYNICZ &  
ANGEL M. LEVESQUE  
72 CENTRAL STREET  
HUDSON, N.H. 03051  
BK. 9087 PG. 999

MAP 182 LOT 210  
KIRK C. STEPANIAN  
74 CENTRAL STREET  
HUDSON, N.H. 03051  
BK. 7148 PG. 2559

MAP 182 LOT 211  
CHRISTOPHER F. &  
JILLIAN M. FLEMINGS  
76 CENTRAL STREET  
HUDSON, N.H. 03051  
BK. 8661 PG. 577

MAP 182 LOT 212  
RHONY D. CARDENAS AGUDELO  
78 CENTRAL STREET APT. 3  
HUDSON, N.H. 03051  
BK. 8891 PG. 343

MAP 182 LOT 213  
THE NEW HAMPSHIRE TRUST  
ROBERT NAZZARO TRUSTEE  
84 CENTRAL STREET  
HUDSON, N.H. 03051  
BK. 9021 PG. 2557

MAP 182 LOT 214  
TOWN OF HUDSON  
12 SCHOOL STREET  
HUDSON, N.H. 03051  
TEST-88

MAP 182 LOT 215  
STEVEN FEBONIO  
52 WALNUT HILL ROAD  
GOFFSTOWN, N.H. 03045-2347  
BK. 4895 PG. 95

MAP 182 LOT 217  
126,607 S.F.  
2.91 ACRES

MAP 190 LOT 185  
K AND S REALTY TRUST  
MANUEL D. SOUSA, TRUSTEE  
48 LOWELL ROAD  
HUDSON, N.H. 03051



SEE SHEET 1 FOR GENERAL NOTES AND REFERENCE PLANS

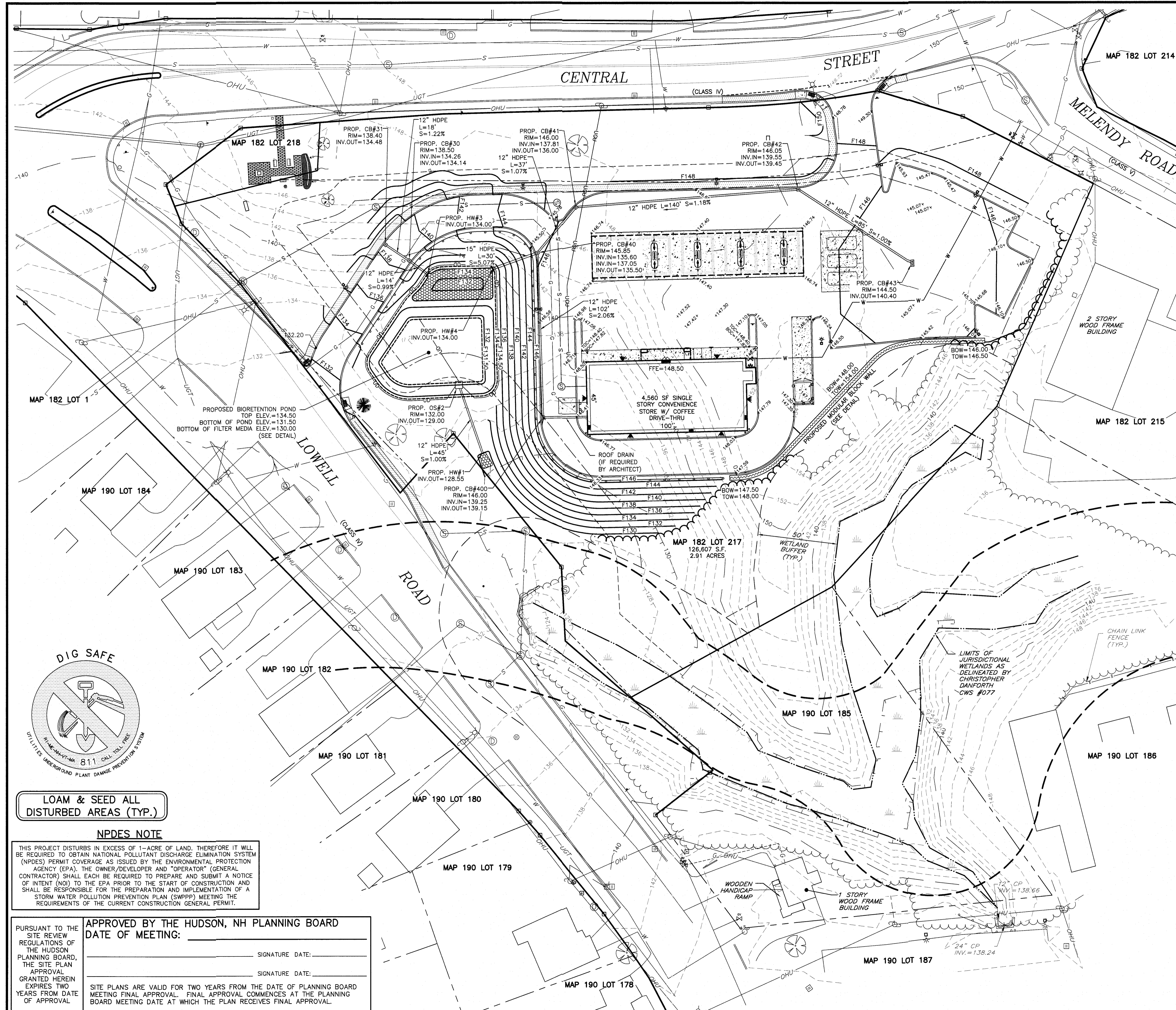
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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

\_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_

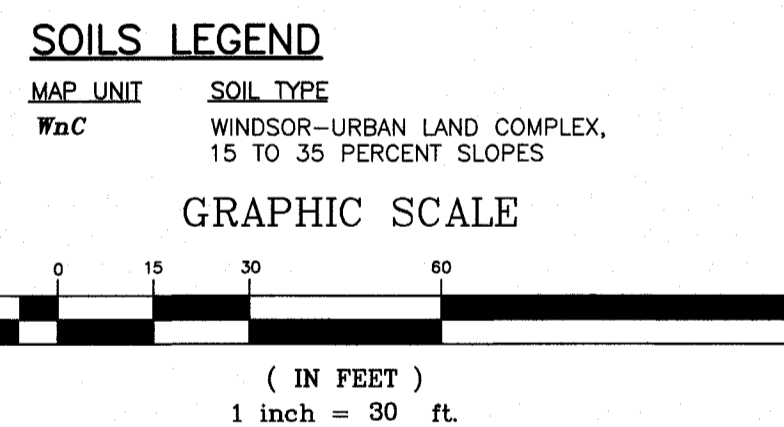
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- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING, DRAINAGE AND UTILITY SYSTEMS FOR THIS SITE.
  2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
  3. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
  4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED.
  5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
  6. ALL CATCH BASINS SHALL BE EQUIPPED WITH SNOUT DEBRIS AND OIL WATER SEPARATORS.
  7. THE ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.

- LEGEND**
- ▣ NHHB-F N.H. HIGHWAY BOUND FOUND
  - ▣ FSB-F FIELD STONE BOUND FOUND
  - ▣ GB-F GRANITE BOUND FOUND
  - IPIN-F IRON PIN FOUND
  - ⊙ DH-F DRILL HOLE FOUND
  - ⊙ IPP-F IRON PIPE FOUND
  - ⊙ SLF STREET LIGHT
  - ⊙ UPF UTILITY POLE
  - ⊙ SIGN
  - ⊙ GAS VALVE
  - ⊙ WATER VALVE
  - ⊙ HYDRANT
  - ⊙ WSO WATER SHUT OFF
  - ⊙ SMH SEWER MANHOLE
  - ⊙ DM DRAINAGE MANHOLE
  - ⊙ CB CATCH BASIN
  - ⊙ AL ABUTTER LINE
  - ⊙ PL PROPERTY LINE
  - ⊙ WETLAND
  - ⊙ CLF CHAIN LINK FENCE
  - ⊙ OHU OVERHEAD UTILITIES
  - ⊙ GL GAS LINE
  - ⊙ WL WATER LINE
  - ⊙ SL SEWER LINE
  - ⊙ TL TREELINE
  - ⊙ EOP EDGE OF PAVEMENT
  - ⊙ VGC VERTICAL GRANITE CURB
  - ⊙ 10' CONTOUR
  - ⊙ 2' CONTOUR
  - ⊙ STW STONEWALL
  - ⊙ BS BUILDING SETBACK
  - ⊙ EASEMENT
  - ⊙ 100 YEAR FLOOD
  - ⊙ UGU PROPOSED UNDERGROUND UTILITIES
  - ⊙ GL PROPOSED GAS LINE
  - ⊙ WL PROPOSED WATER LINE
  - ⊙ SL PROPOSED SEWER LINE
  - ⊙ DL PROPOSED DRAINAGE LINE
  - ⊙ TL PROPOSED TREELINE
  - ⊙ EOP PROPOSED EDGE OF PAVEMENT
  - ⊙ VGC PROPOSED SLOPED GRANITE CURB
  - ⊙ 10' CONTOUR
  - ⊙ 2' CONTOUR
  - ⊙ RW RETAINING WALL



**GRADING AND DRAINAGE PLAN**  
**CENTRAL GAS**  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
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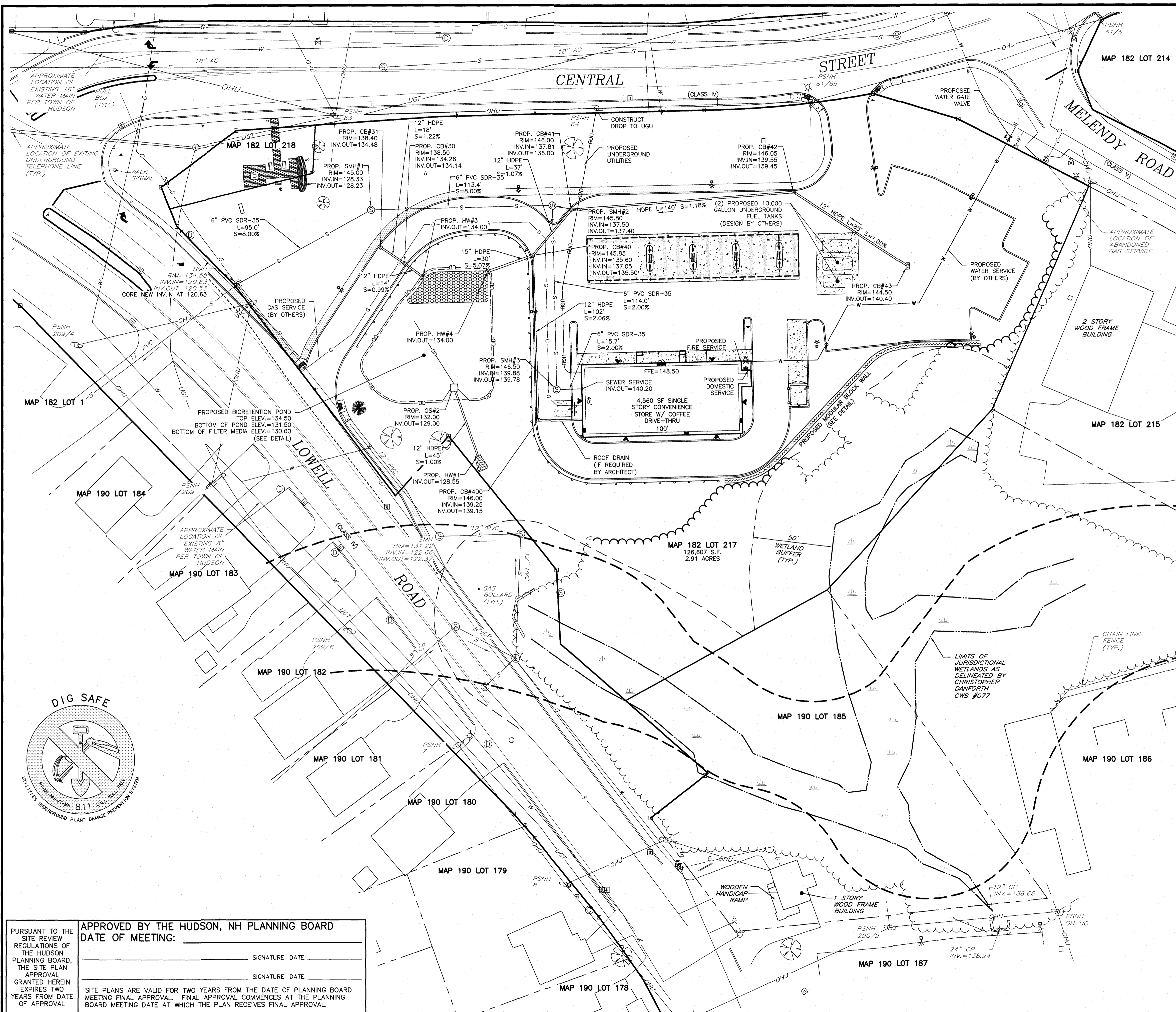
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PROJECT NO: 18-0612-3		SHEET 6 OF 20	



**LOAM & SEED ALL DISTURBED AREAS (TYP.)**

**NPDES NOTE**  
 THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 DATE OF MEETING: \_\_\_\_\_  
 \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
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- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING, DRAINAGE AND UTILITY SYSTEMS FOR THIS SITE.
  2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED IN 2016 ARE HEREBY INCORPORATED BY REFERENCE.
  3. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
  4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDDED.
  5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
  6. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
  7. ALL CATCH BASINS SHALL BE EQUIPPED WITH SNOOT DEBRIS AND OIL WATER SEPARATORS.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
  9. FINAL WATER, ELECTRICAL, GAS UTILITIES AND OTHER ASSOCIATED PIPING SHALL BE DESIGNED BY OTHERS AND ANY UTILITIES OR CHANGES SHALL BE COORDINATED WITH KNA PRIOR TO ORDERING MATERIALS.

- LEGEND**
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  - IRIN-F IRON PIN FOUND
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  - GAS VALVE
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  - OHU GAS LINE
  - W-W WATER LINE
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  - TREELINE
  - EOP EDGE OF PAVEMENT
  - VGC VERTICAL GRANITE CURB
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  - S-S PROPOSED SEWER LINE
  - PROPOSED DRAINAGE LINE
  - PROPOSED TREELINE
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED SLOPED GRANITE CURB
  - PROPOSED RETAINING WALL



**GRAPHIC SCALE**  
 0 15 30 60 90 120  
 ( IN FEET )  
 1 inch = 30 ft.

**UTILITY PLAN  
 CENTRAL GAS  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY**

**OWNER/APPLICANT:**  
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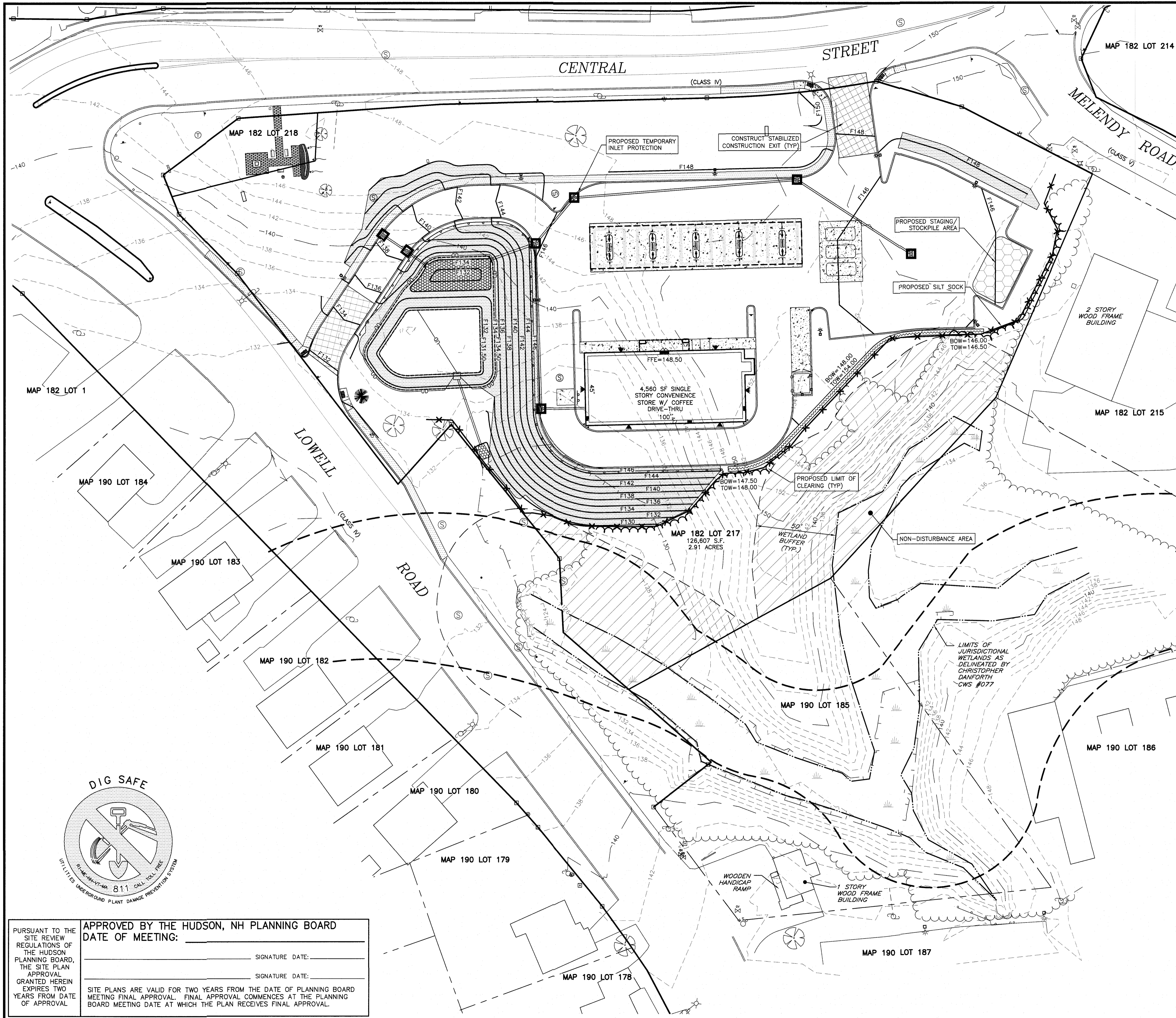


PURSUANT TO THE REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
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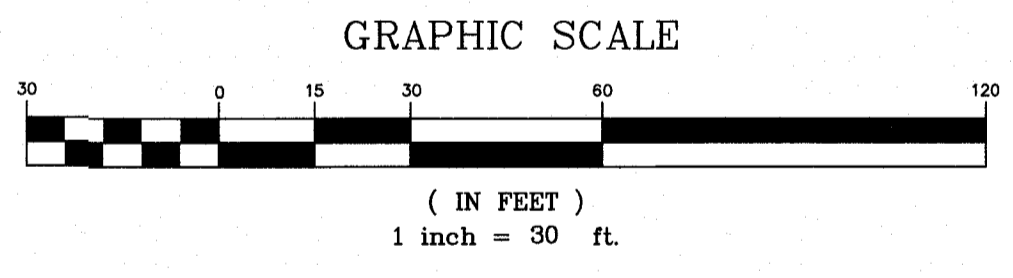
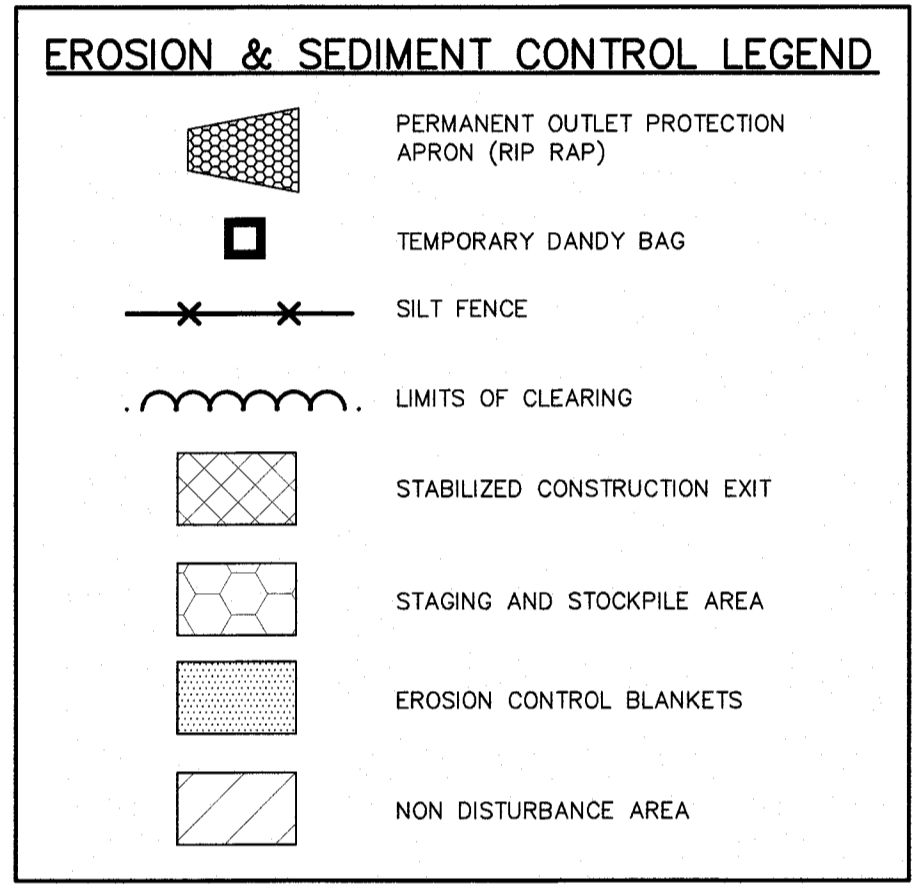
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- EROSION CONTROL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
  2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
  3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
  4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
  5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
  6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
  7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
  8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
  9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
  10. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
  11. SNOW ACCUMULATED DURING THE WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING & STOCKPILE AREA DETERMINED BY THE CONTRACTOR, SURROUNDED BY SILT FENCE.

LOAM & SEED ALL DISTURBED AREAS (TYP.)



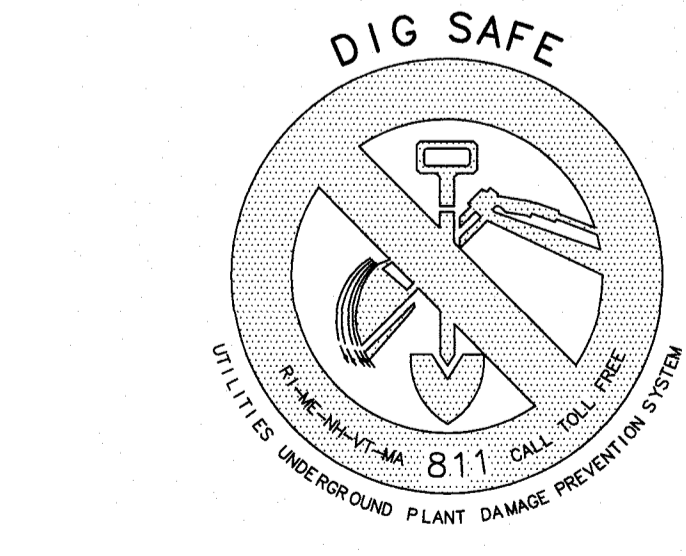
**EROSION CONTROL PLAN**  
**CENTRAL GAS**  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
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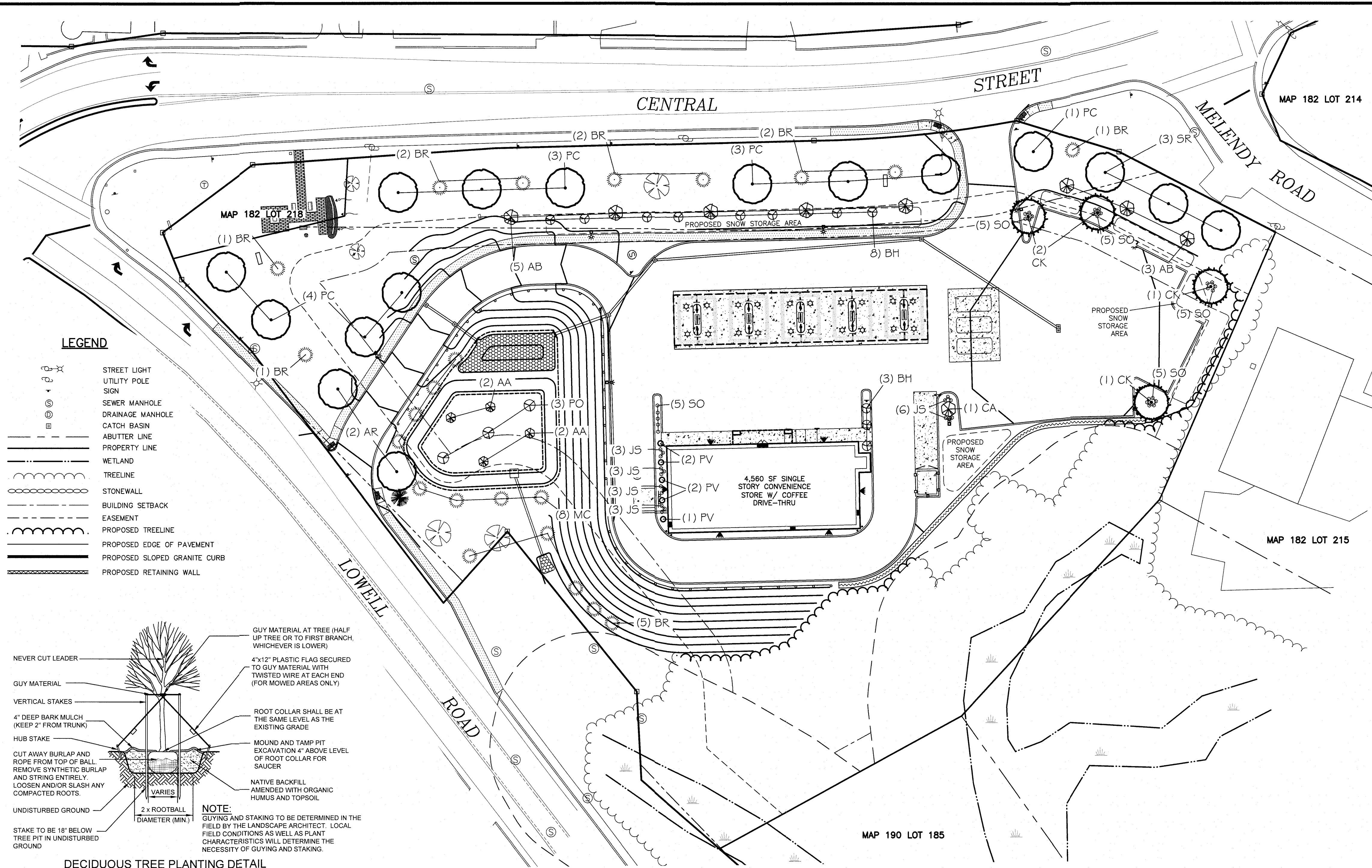
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 PROJECT NO: 18-0612-3 SHEET 8 OF 20



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

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

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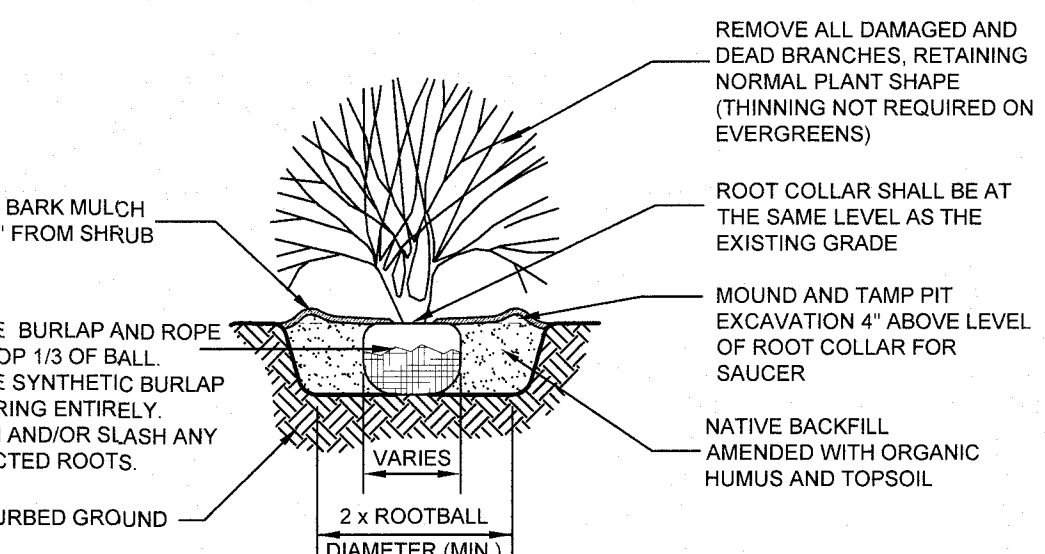
**LANDSCAPE NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
5. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
6. PLANT TYPES SHOWN ARE SUBJECT TO AVAILABILITY. SUBSTITUTE MATERIALS CAN BE IMPLEMENTED WITH APPROVAL FROM KEACH NORDSTROM ASSOCIATES PRIOR TO CONSTRUCTION.

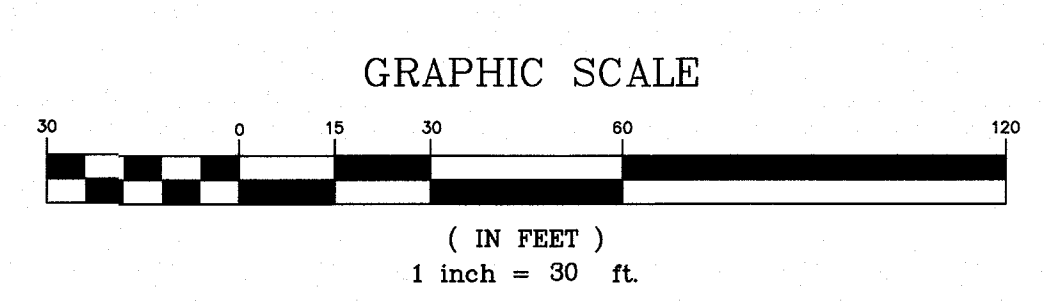
**LANDSCAPE CALCULATIONS**  
 REQUIRED PARKING LOT INTERIOR LANDSCAPE AREA: 4,112 SF  
 PROPOSED PARKING AREA PAVED: 4,112 SF  
 10% REQUIRED LANDSCAPE AREA: 4,111 SF  
 PROVIDED LANDSCAPE AREA: 1,496 SF

**REQUIRED PARKING LOT SHADE TREES AND SHRUBS**  
 PROPOSED PAVED AREA: 4,112 SF  
 SHADE TREES REQUIRED (41,112/1,600): 26 TREES REQUIRED  
 (OR 1 TREE/75 PROP. PARKING SPACES) 6 TREES EXISTING  
 EXISTING TREES: 6 TREES EXISTING  
 SHADE TREES PROPOSED: 20 TREES PROPOSED  
 TOTAL TREES PROVIDED: 26 TREES PROVIDED  
 SHRUBS REQUIRED (41,112/200): 205 SHRUBS, OR  
 (OR 1.8 x 31' PROP. PARKING SPACES) 19 SHRUBS REQUIRED  
 SHRUBS PROVIDED: 20 SHRUBS PROPOSED

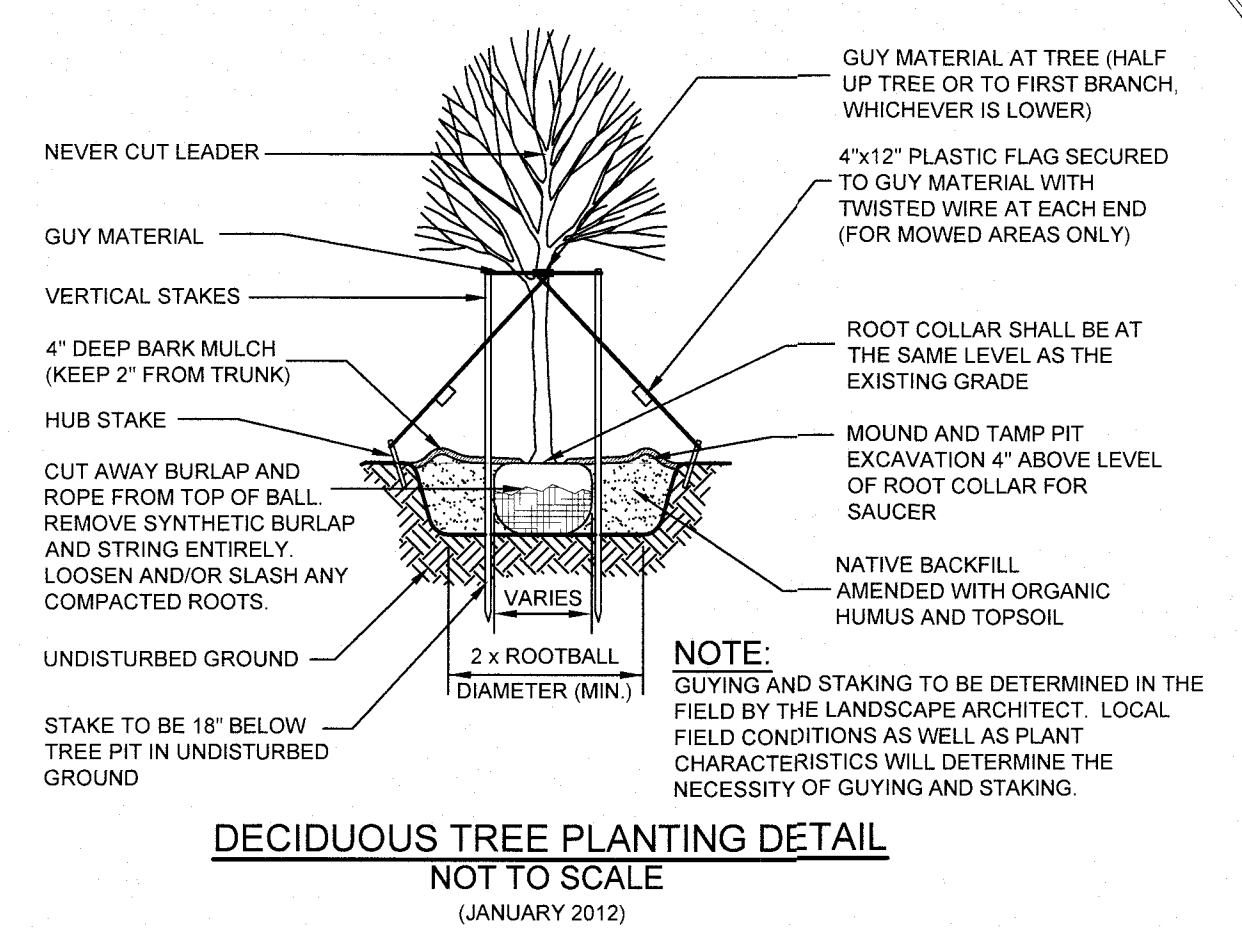
**LOAM & SEED ALL DISTURBED AREAS (TYP.)**



**BALLED & BURLAP SHRUB PLANTING DETAIL**  
 NOT TO SCALE  
 (JANUARY 2012)



- LEGEND**
- STREET LIGHT
  - UTILITY POLE
  - SIGN
  - SEWER MANHOLE
  - DRAINAGE MANHOLE
  - CATCH BASIN
  - ABUTTER LINE
  - PROPERTY LINE
  - WETLAND
  - TREELINE
  - STONEWALL
  - BUILDING SETBACK
  - EASEMENT
  - PROPOSED TREELINE
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED SLOPED GRANITE CURB
  - PROPOSED RETAINING WALL



**DECIDUOUS TREE PLANTING DETAIL**  
 NOT TO SCALE  
 (JANUARY 2012)

PLANTING SCHEDULE					
Botanical Name/ Common Name	Size	Label	Quantity	Mature Height	
<b>Trees</b>					
<i>Acer rubrum</i> 'Autumn Radiance' / Autumn Radiance Red Maple	2.5-3" CAL.	AR	2	40-60'	
<i>Cornus kousa</i> / Kousa Dogwood	2.5-3" CAL.	CK	5	20-30'	
<i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Flowering Pear	2.5-3" CAL.	PC	9	30-40'	
<i>Syringa reticulata</i> / Japanese Lilac Tree	2.5-3" CAL.	SR	3	20-30'	
<b>Shrubs</b>					
<i>Azalea</i> 'Bloom A Thon Lavender' / Bloom A Thon Lavender Azalea	#3	AB	8	4-5'	
<i>Hydrangea paniculata</i> 'Bomshell' / Bomshell Panicle Hydrangea	#3	BH	9	3-4'	
<i>Pieris japonica</i> 'Cavatine' / Cavatine Andromeda	#3	CA	27	3-4'	
<i>Rhododendron</i> 'Boule de Neige' / Boule de Neige Rhododendron	#3 Gal.	BR	14	6-8'	
<b>Grasses</b>					
<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#2 Gal.	PV	18	3-4'	
<b>Perennials</b>					
<i>Hemerocallis</i> 'Joan Senior' / Joan Senior	#1 Gal.	JS	18	18-24"	
<i>Hemerocallis</i> 'Stella de Oro' / Stella de Oro	#1 Gal.	SO	18	18-24"	
<b>BIORETENTION PLANTINGS</b>					
<b>Shrubs</b>					
<i>Aronia arbutifolia</i> / Red Chokeberry	#3	AA	4	6-10'	
<i>Physocarpus opulifolius</i> / Eastern Ninebark	#3	PO	3	5-8'	
<i>Morella carolinensis</i> / Small Bayberry	#3	MC	3	5-10'	



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**LANDSCAPE PLAN**  
**CENTRAL GAS**  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

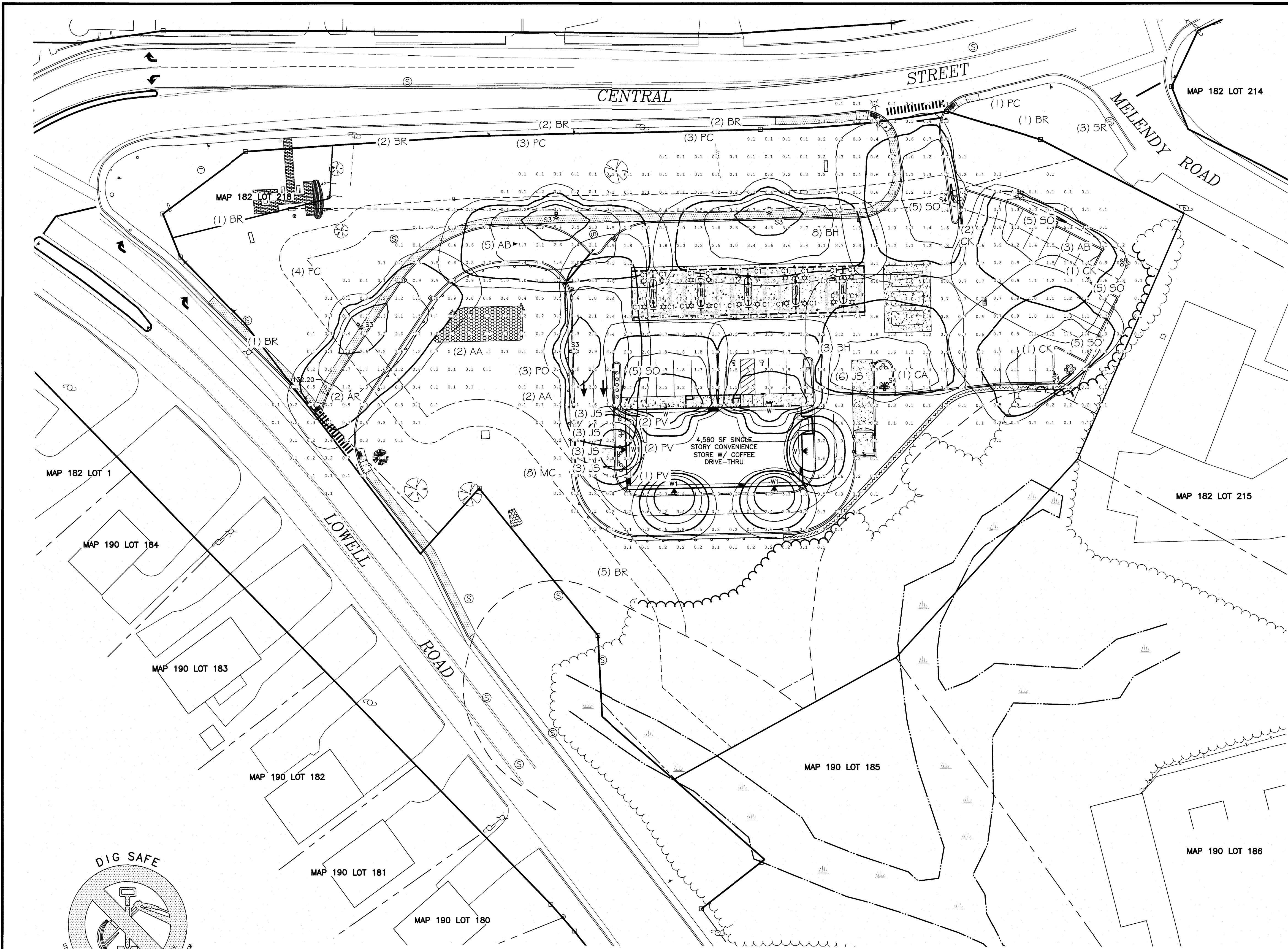
**OWNER/APPLICANT:**  
 NOTTINGHAM SQUARE CORPORATION  
 46 LOWELL ROAD  
 HUDSON, N.H. 03051

**KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

**PAUL CHISHOLM**  
 No. 15076  
 LICENSED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC

DATE: JULY 10, 2023 SCALE: 1" = 30'  
 PROJECT NO: 18-0612-3 SHEET 9 OF 20

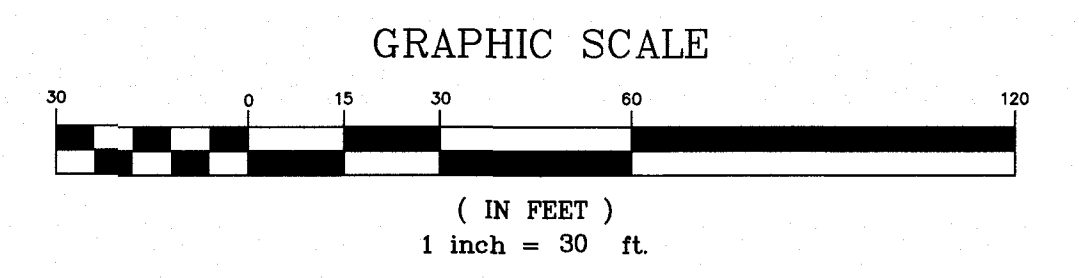
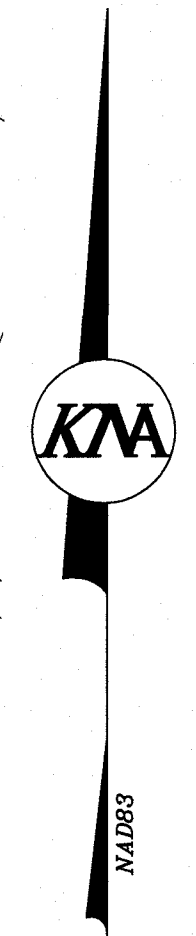


**LIGHTING NOTES:**  
 1. ALL LIGHTS/FIXTURES SHALL BE AS SPECIFIED BY CHARRON LIGHTING.  
 2. ALL PROPOSED LIGHTS/FIXTURES ARE TO BE FULL CUTOFF.  
 3. FIXTURES SHALL BE MOUNTED AT HEIGHTS AS SPECIFIED IN TABLE.  
 4. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ELECTRICIAN FOR THE EXACT LOCATION, LAYOUT, CONDUIT SIZE AND CIRCUITS ASSOCIATED WITH THE SITE LIGHTING.

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
☆	20	C1	SINGLE	LRC-B16-7-LED-E1-MST / CANOPY LIGHT
☆	4	S3	SINGLE	GLEON-SA1C-740-U-SL3 / SSS4A20SFN1 (20' AFG)
☆	4	S4	SINGLE	GLEON-SA1C-740-U-T4FT-HSS / SSS4A20SFN1 (20' AFG)
◀	2	W	SINGLE	GWC-SA1B-740-U-T4FT / WALL MTD 12' AFG
◀	4	W1	SINGLE	AXCS2A / WALL MTD 12' AFG

**LEGEND**

- ▣ NHBB-F N.H. HIGHWAY BOUND FOUND
- ▣ FSB-F FIELD STONE BOUND FOUND
- ▣ GB-F GRANITE BOUND FOUND
- ⊙ IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ IPP-F IRON PIPE FOUND
- ⊙ SLT STREET LIGHT
- ⊙ UP UTILITY POLE
- ⊙ SIG SIGN
- ⊙ GV GAS VALVE
- ⊙ WV WATER VALVE
- ⊙ HSD HYDRANT
- ⊙ WSO WATER SHUT OFF
- ⊙ SM SEWER MANHOLE
- ⊙ DM DRAINAGE MANHOLE
- ⊙ CB CATCH BASIN
- ⊙ AL ABUTTER LINE
- ⊙ PL PROPERTY LINE
- ⊙ WET WETLAND
- ⊙ CLF CHAIN LINK FENCE
- ⊙ OHU OVERHEAD UTILITIES
- ⊙ TR TREELINE
- ⊙ EOP EDGE OF PAVEMENT
- ⊙ VGC VERTICAL GRANITE CURB
- ⊙ SW STONEWALL
- ⊙ BS BUILDING SETBACK
- ⊙ EASE EASEMENT
- ⊙ 100 100 YEAR FLOOD
- ⊙ PRP PROPOSED TREELINE
- ⊙ PEP PROPOSED EDGE OF PAVEMENT
- ⊙ PSC PROPOSED SLOPED GRANITE CURB
- ⊙ PRW PROPOSED RETAINING WALL



IN ASSOCIATION WITH:

P.O. BOX 4550  
 MANCHESTER, NH 03108  
 (603) 624-4827  
 FAX (603) 624-9764  
 SALES@CHARRONINC.COM

**LIGHTING PLAN**  
**CENTRAL GAS**  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
 NOTTINGHAM SQUARE CORPORATION  
 46 LOWELL ROAD  
 HUDSON, N.H. 03051

**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
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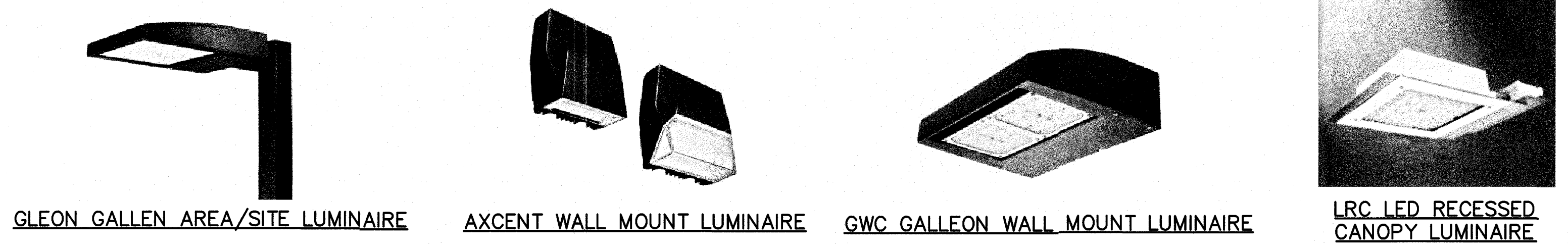
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DATE: JULY 10, 2023 SCALE: 1" = 30'  
 PROJECT NO: 18-0612-3 SHEET 10 OF 20

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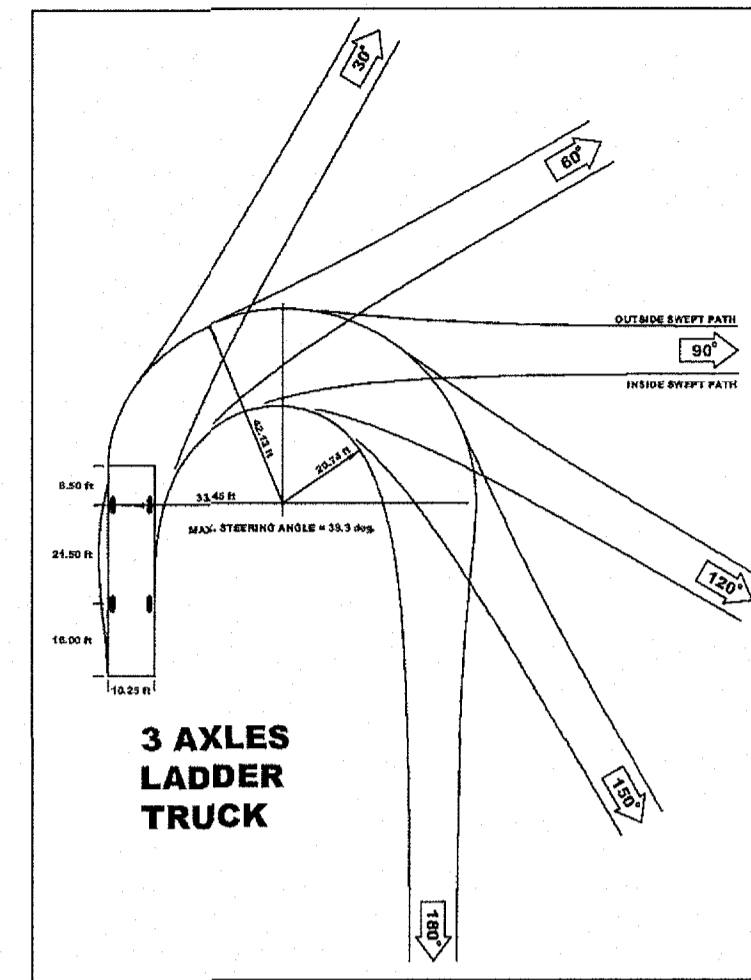
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GLEON GALLEN AREA/SITE LUMINAIRE    AXCENT WALL MOUNT LUMINAIRE    GWC GALLEN WALL MOUNT LUMINAIRE    LRC LED RECESSED CANOPY LUMINAIRE

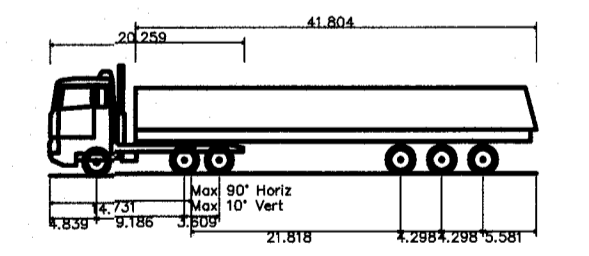


**NOTES:**  
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE TURNING MOTION OF A FIRE TRUCK AND FUEL DELIVERY TRUCK THROUGH THE PROPOSED SITE.



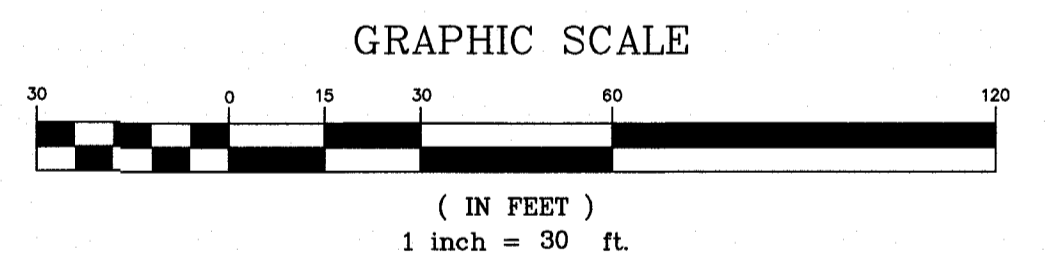
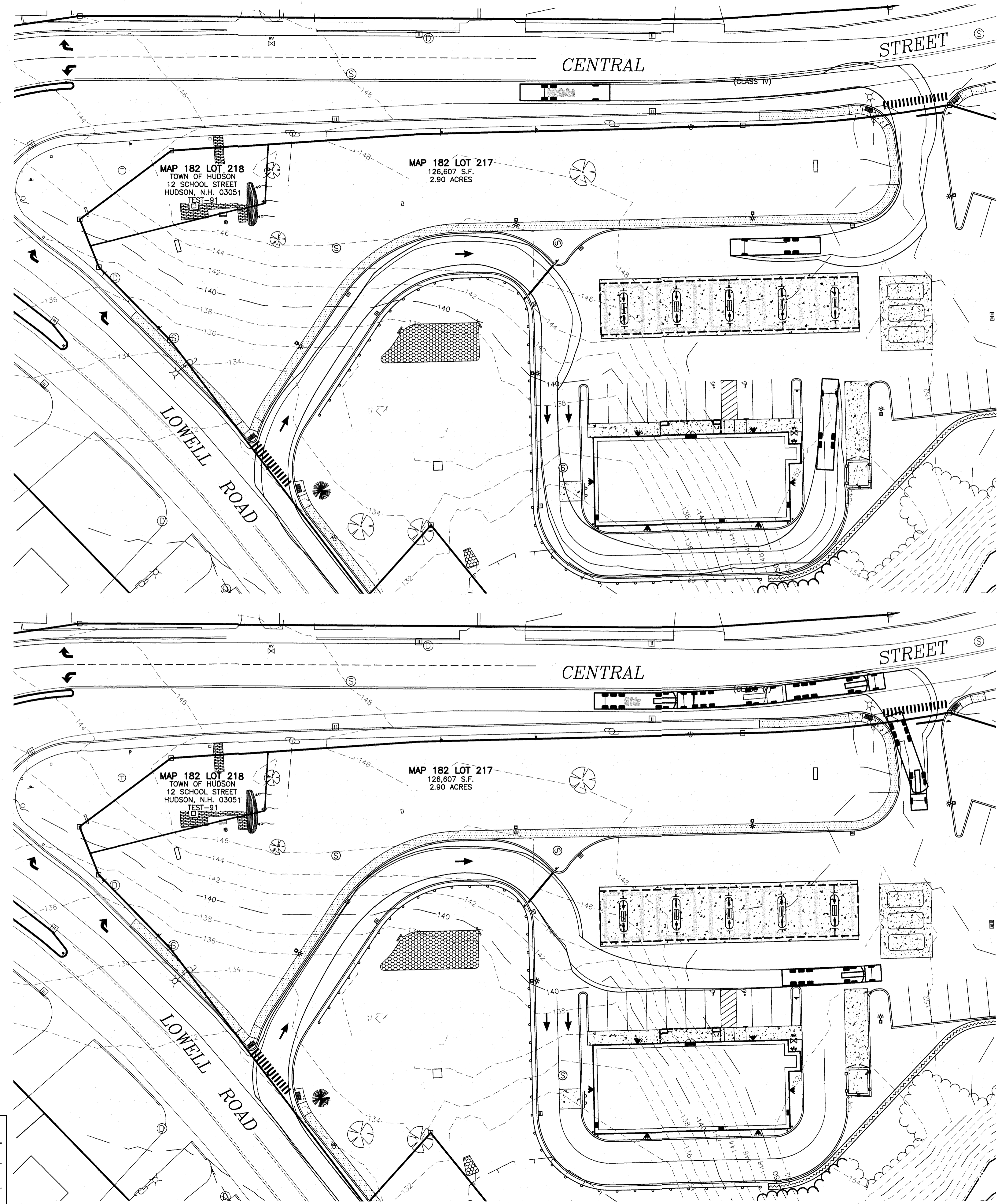
**3 AXLE LADDER TRUCK**

Width	: 8.50
Track	: 10.25
Lock to Lock Time	: 6.00
Steering Angle	: 40.00



**Oil Tanker**

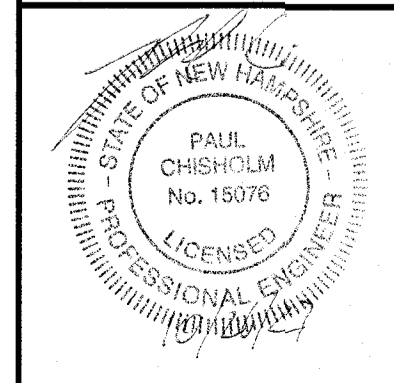
Overall Length	: 50.725ft
Overall Width	: 8.203ft
Overall Body Height	: 11.141ft
Min Body Ground Clearance	: 1.043ft
Max Track Width	: 8.202ft
Lock-to-lock time	: 4.00s
Curb to Curb Turning Radius	: 21.325ft



**TRUCK TURNING PLAN**  
**CENTRAL GAS**  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
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 PROJECT NO: 18-0612-3      SHEET 11 OF 20

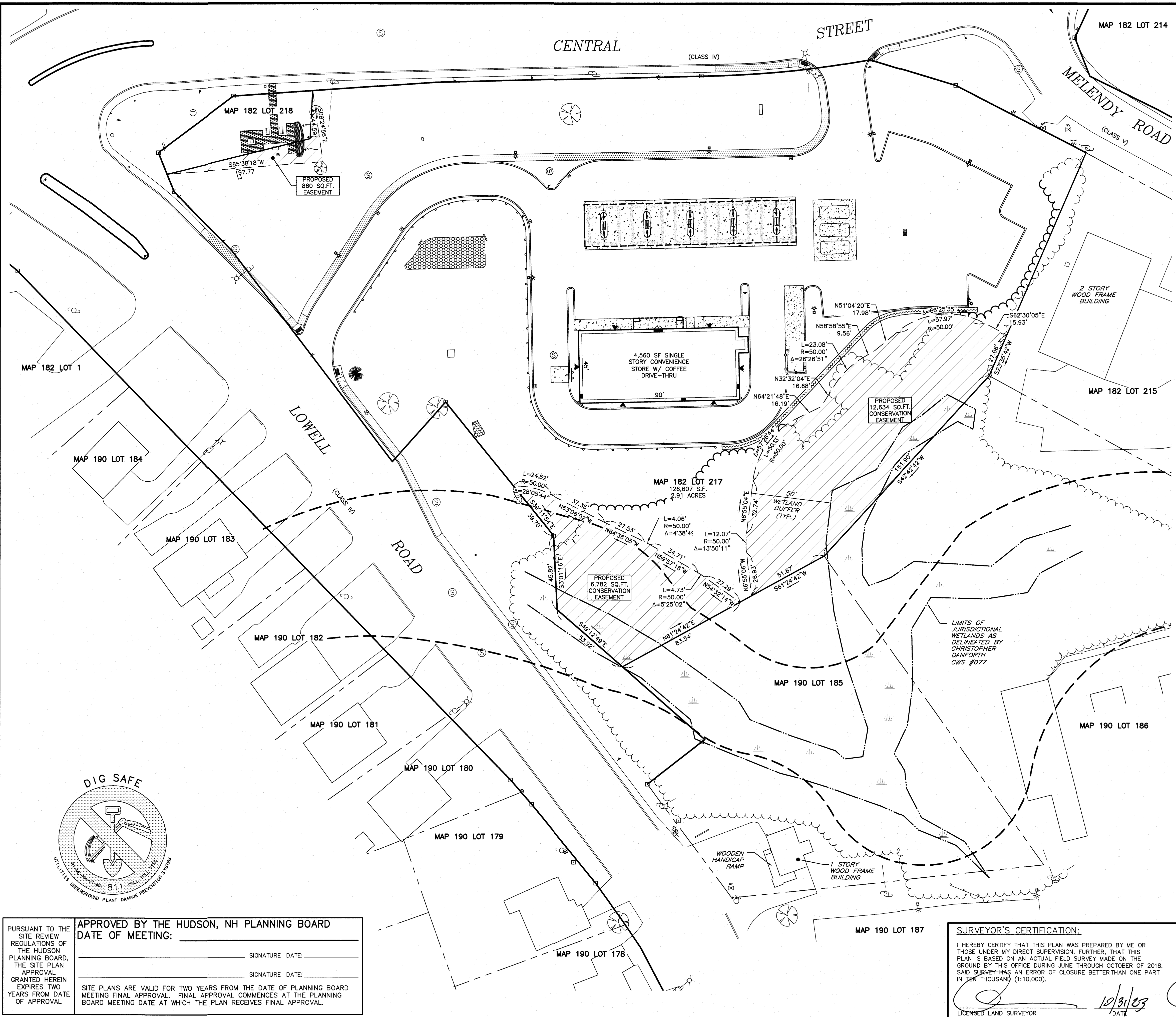
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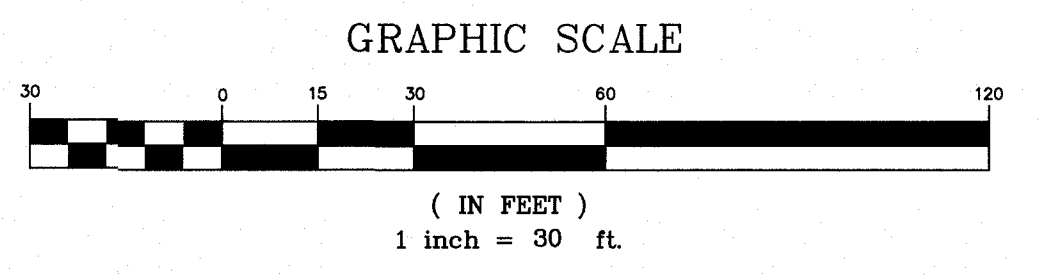
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**NOTES:**  
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT TWO EASEMENTS; A PROPOSED CONSERVATION EASEMENT OVER THE WETLAND AND WETLAND BUFFER AREAS ON SITE AND AN EASEMENT AREA FOR LOT 218.



**EASEMENT PLAN**  
**CENTRAL GAS**  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
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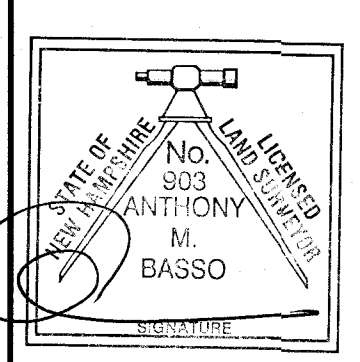
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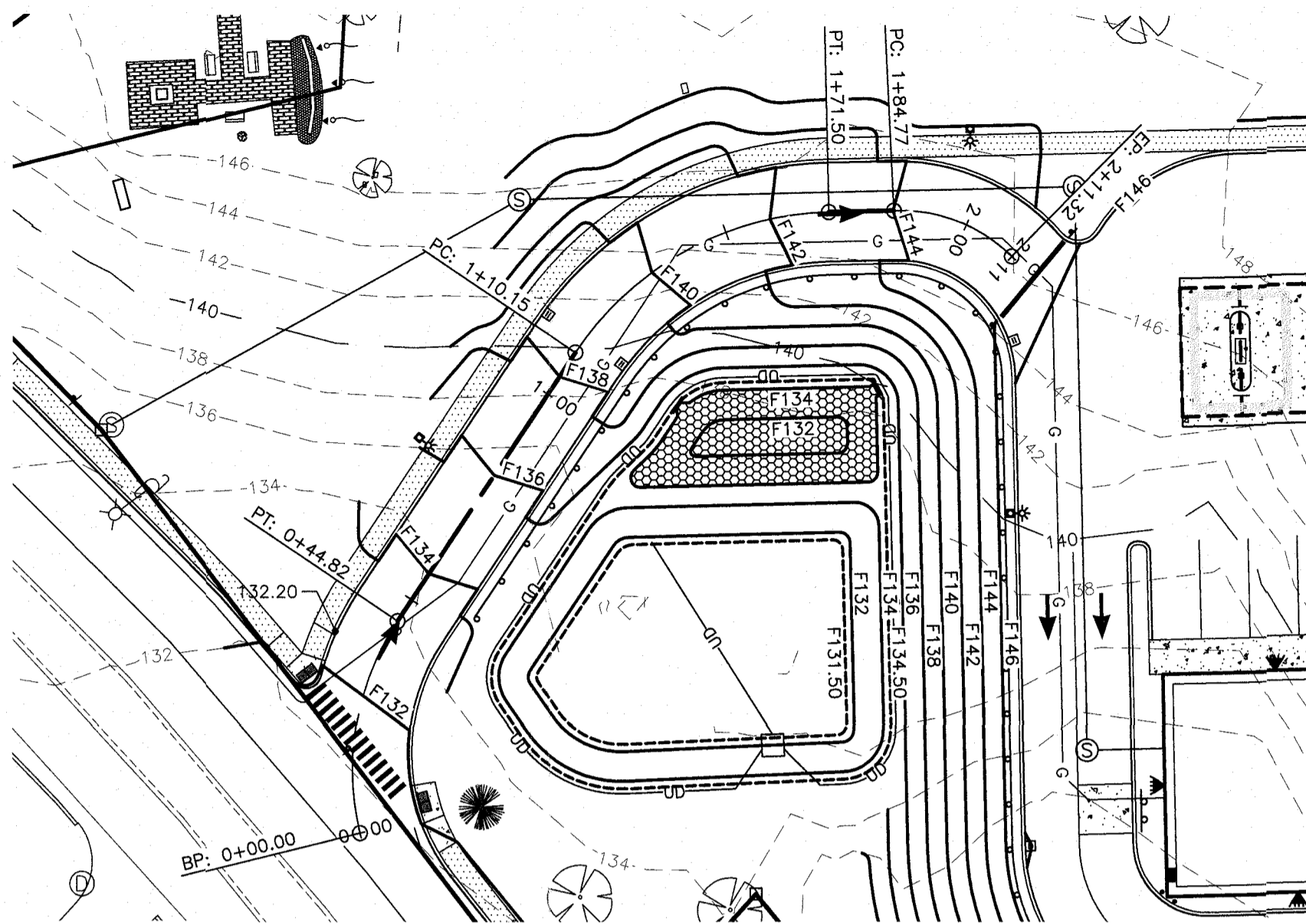
**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

*[Signature]* 12/31/23  
 LICENSED LAND SURVEYOR DATE

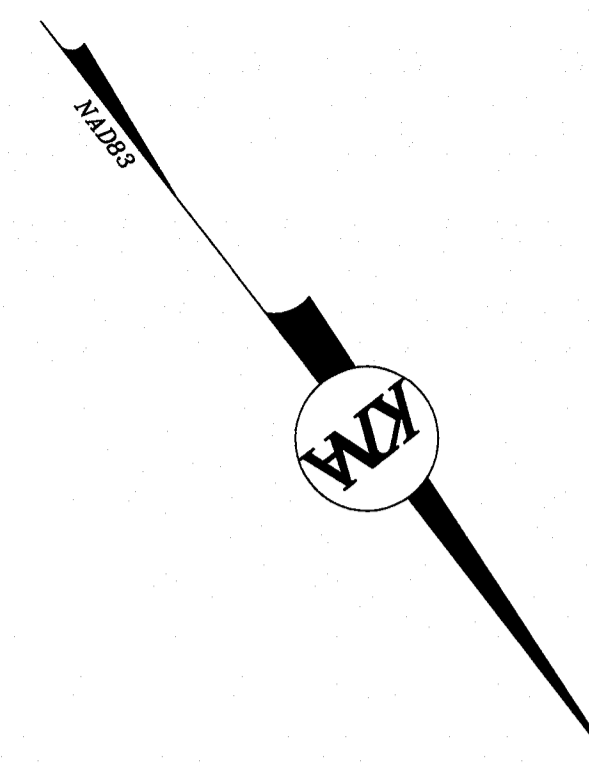


REVISIONS			
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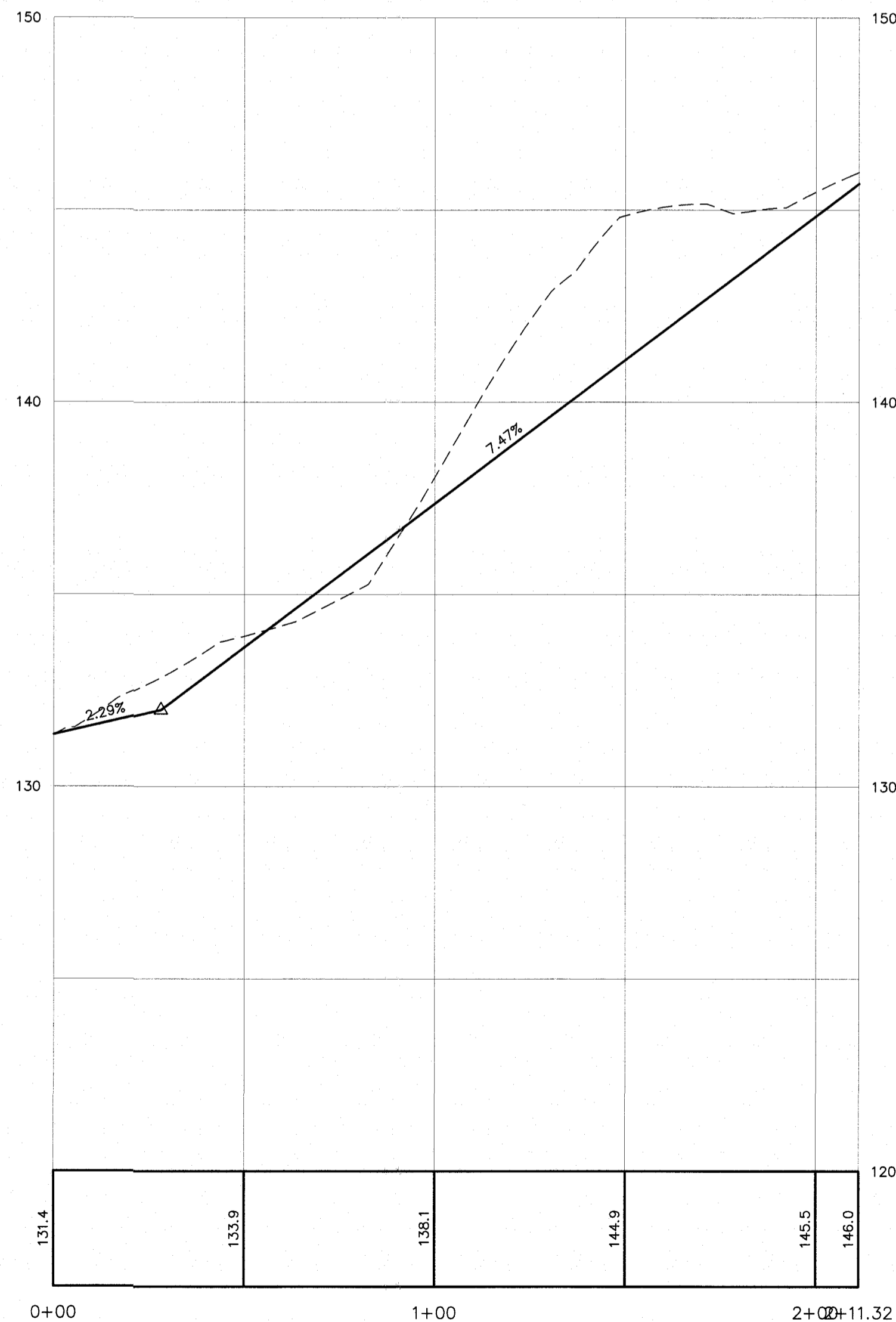


LOWELL ROAD SITE ENTRANCE - DRIVEWAY PLAN  
SCALE: 1" = 30'



**LEGEND**

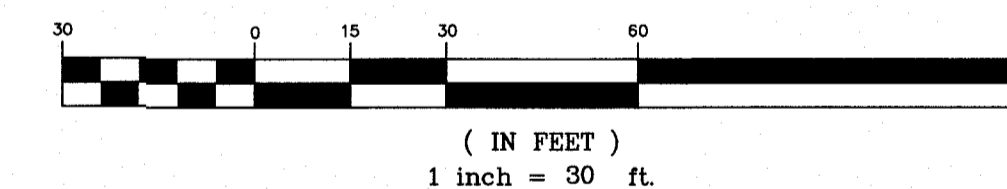
- ▣ NHHB-F N.H. HIGHWAY BOUND FOUND
- ▣ FSB-F FIELD STONE BOUND FOUND
- ▣ GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
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- ⊙ GAS VALVE
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- ⊙ ABUTTER LINE
- ⊙ PROPERTY LINE
- ⊙ OVERHEAD UTILITIES
- ⊙ TREELINE
- ⊙ EDGE OF PAVEMENT
- ⊙ VERTICAL GRANITE CURB
- ⊙ 10' CONTOUR
- ⊙ 2' CONTOUR
- ⊙ PROPOSED EDGE OF PAVEMENT
- ⊙ PROPOSED SLOPED GRANITE CURB
- ⊙ PROPOSED 2' CONTOUR



LOWELL ROAD SITE ENTRANCE - DRIVEWAY PLAN  
SCALE: 1" = 30' (HORIZ.)  
1" = 3' (VERT.)



**GRAPHIC SCALE**



LOWELL ROAD ENTRANCE - DRIVEWAY PROFILE  
**CENTRAL GAS**  
MAP 182; LOT 217  
LOWELL ROAD & CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
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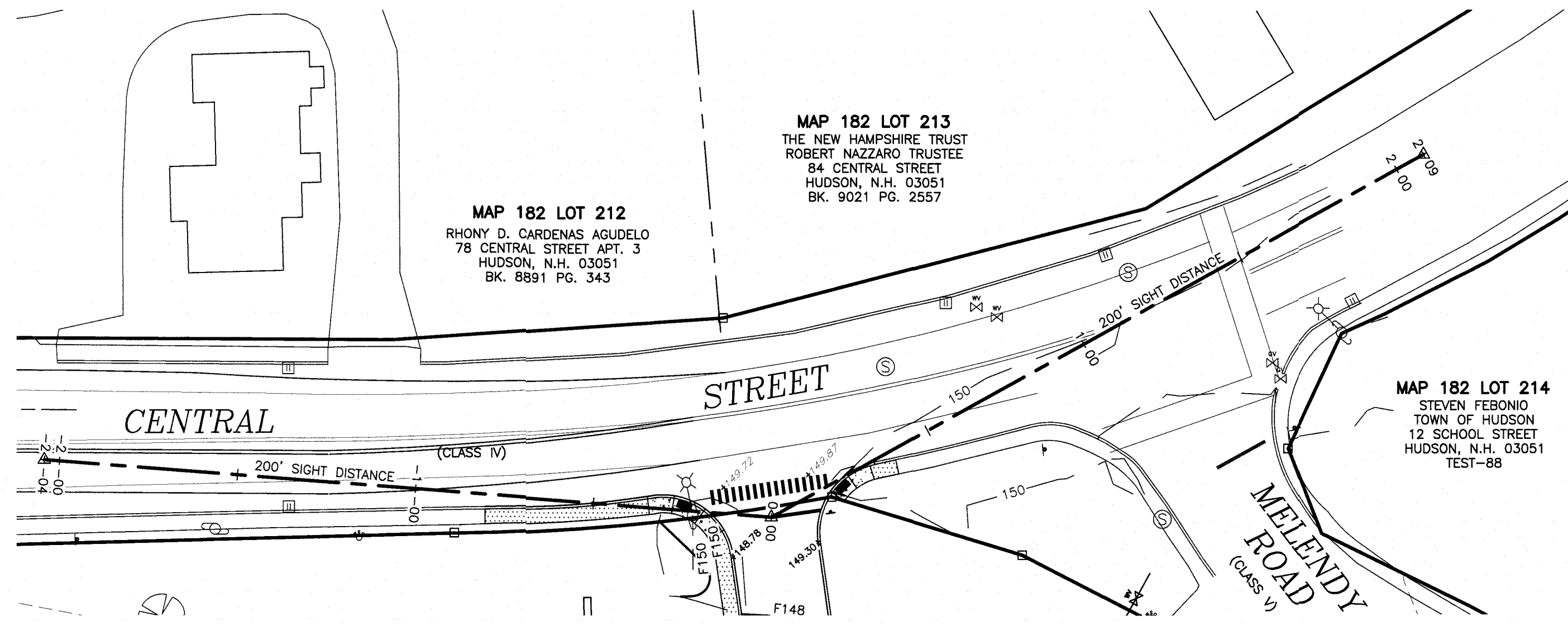
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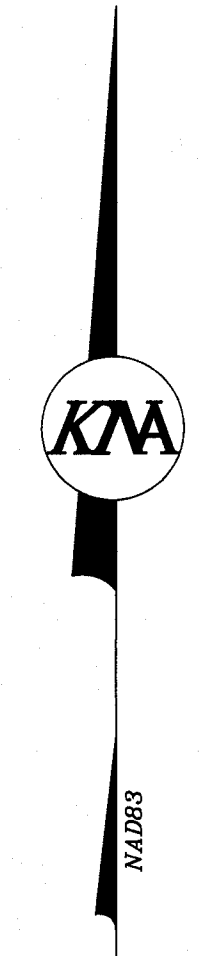
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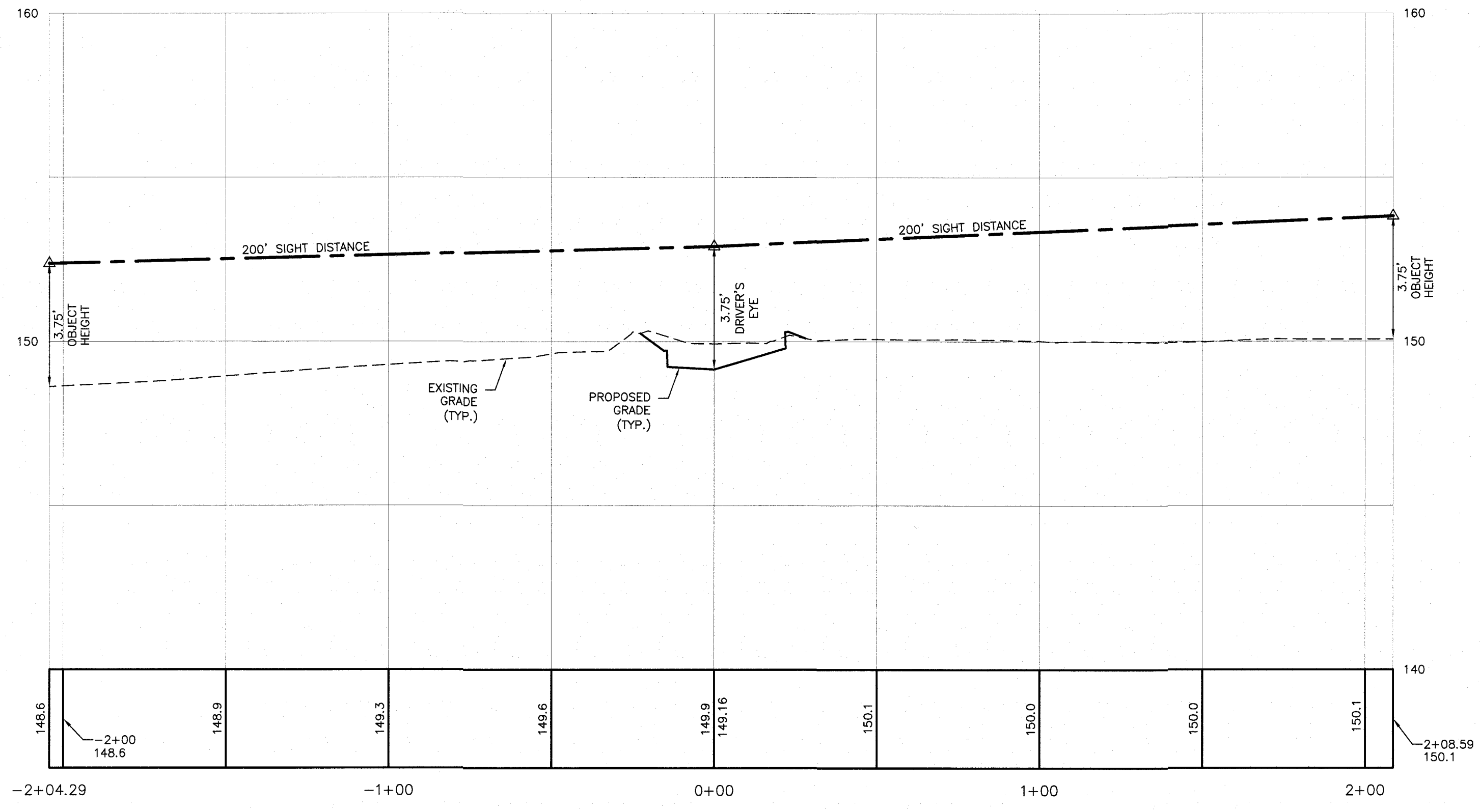


**CENTRAL STREET SIGHT DISTANCE PLAN**  
SCALE: 1" = 30'

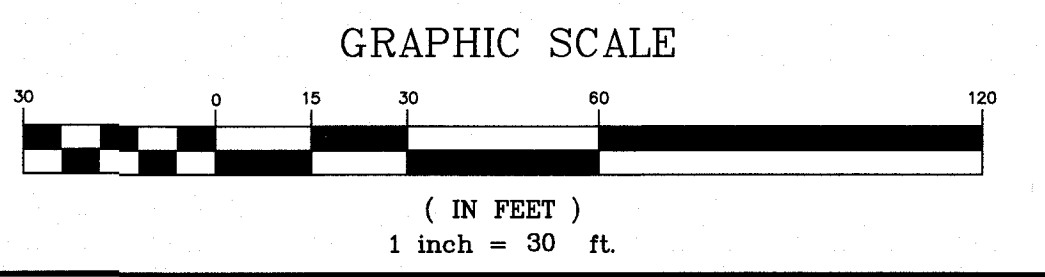


**LEGEND**

- ▣ NHHB-F N.H. HIGHWAY BOUND FOUND
- ▣ FSB-F FIELD STONE BOUND FOUND
- ▣ GB-F GRANITE BOUND FOUND
- ⊙ IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ IPP-F IRON PIPE FOUND
- ⊙ SLT STREET LIGHT
- ⊙ UP UTILITY POLE
- ⊙ SIGN
- ⊙ GV GAS VALVE
- ⊙ WV WATER VALVE
- ⊙ HYDRANT
- ⊙ WSO WATER SHUT OFF
- ⊙ SM SEWER MANHOLE
- ⊙ DM DRAINAGE MANHOLE
- ⊙ CB CATCH BASIN
- ⊙ AL ABUTTER LINE
- ⊙ PL PROPERTY LINE
- OHU — OVERHEAD UTILITIES
- TREELINE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- 10' CONTOUR
- 2' CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR



**CENTRAL STREET SIGHT DISTANCE PROFILE**  
SCALE: 1" = 30' (HORIZ.)  
1" = 3' (VERT.)



**SIGHT DISTANCE PLAN & PROFILE**  
**CENTRAL GAS**  
MAP 182; LOT 217  
LOWELL ROAD & CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
NOTTINGHAM SQUARE CORPORATION  
46 LOWELL ROAD  
HUDSON, N.H. 03051

**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

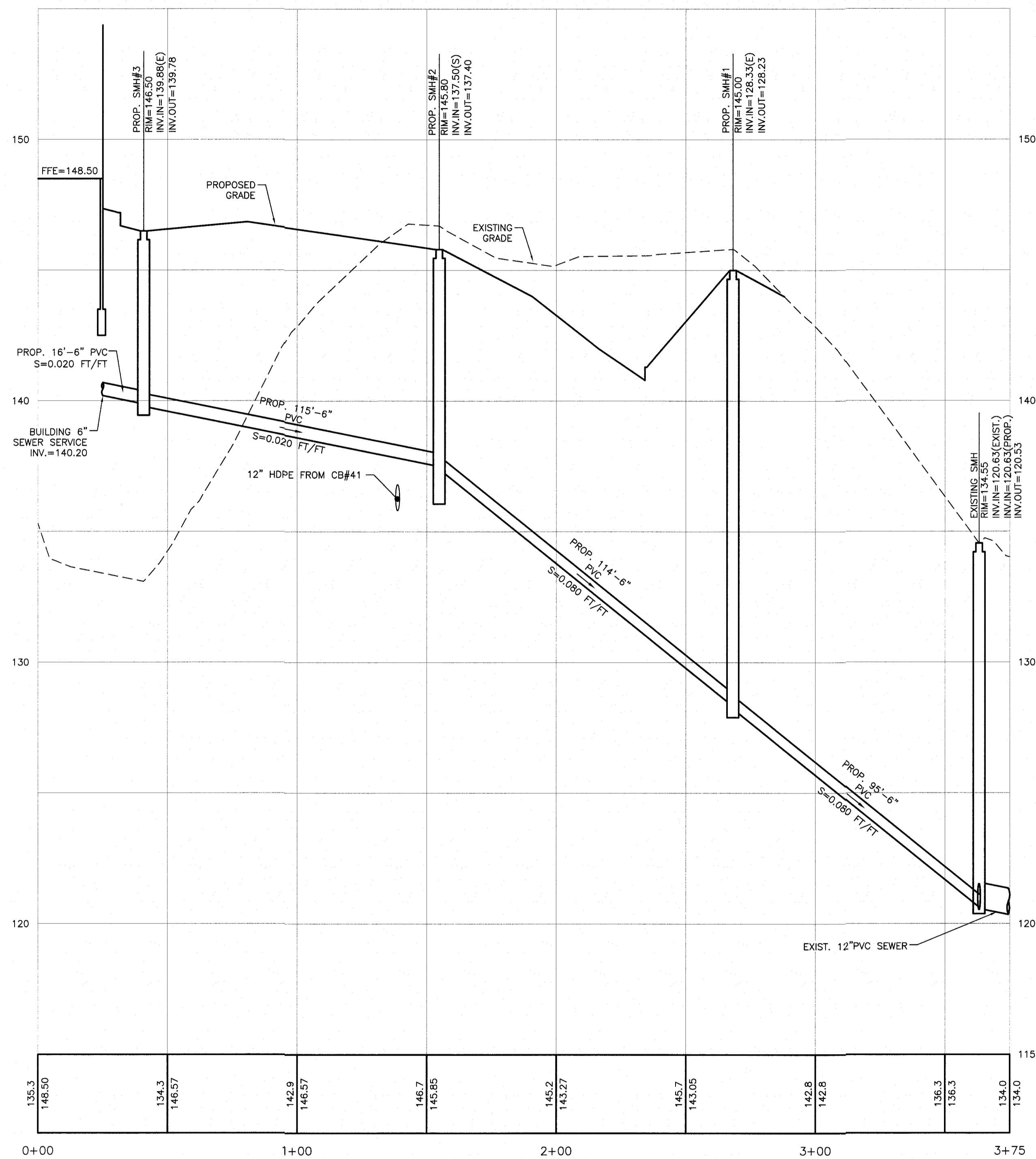
\_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_

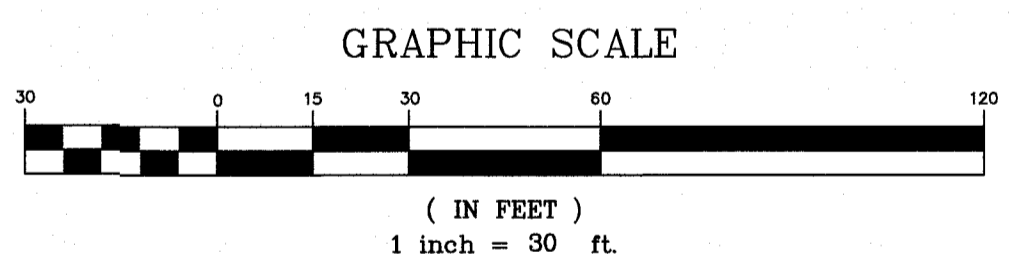
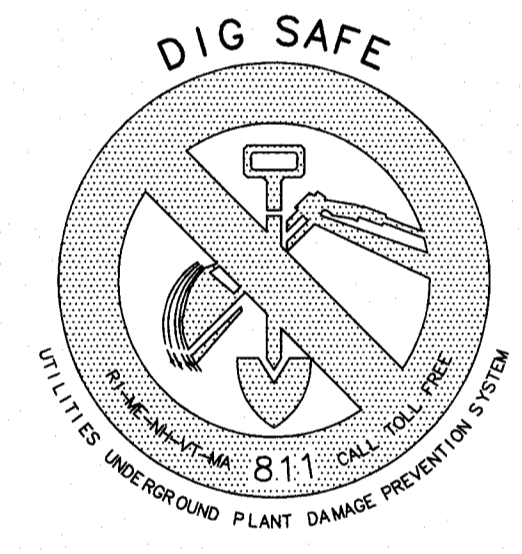
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-26-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC

DATE: JULY 10, 2023      SCALE: 1" = 30'  
PROJECT NO: 18-0612-3      SHEET 14 OF 20



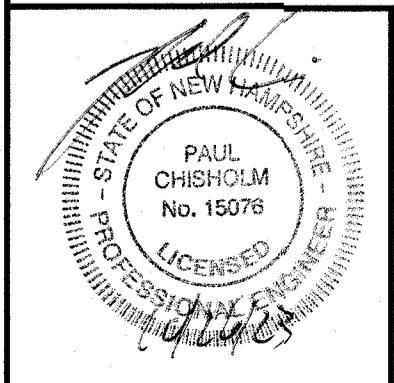
**SEWER PROFILE**  
 SCALE: 1" = 30' (HORIZ.)  
 1" = 3' (VERT.)



**SEWER PROFILE**  
**CENTRAL GAS**  
 MAP 182; LOT 217  
 LOWELL ROAD & CENTRAL STREET  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

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REVISIONS			
No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC
DATE: JULY 10, 2023		SCALE: 1" = 30'	
PROJECT NO: 18-0612-3		SHEET 15 OF 20	

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

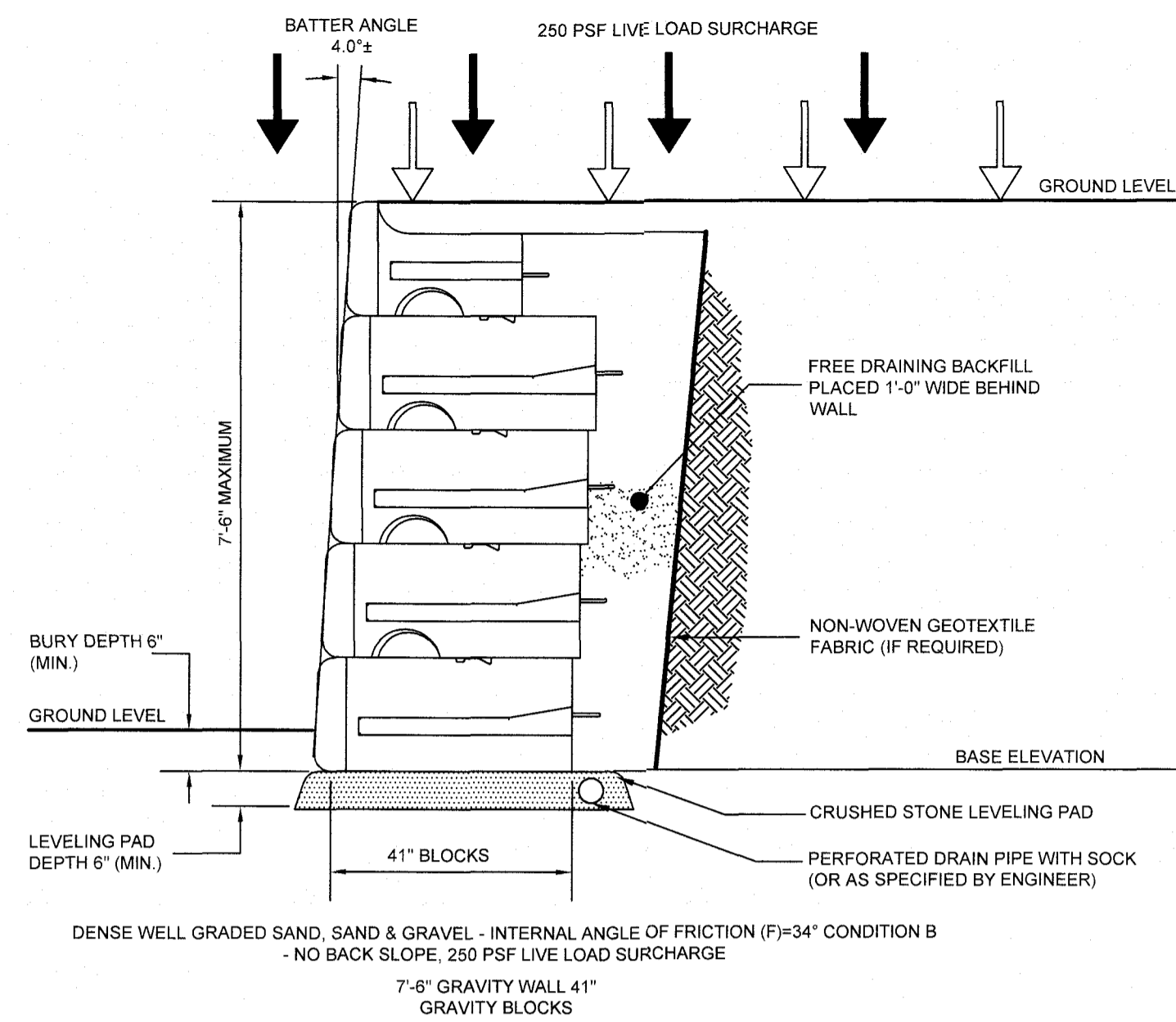
**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 DATE OF MEETING: \_\_\_\_\_

\_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_

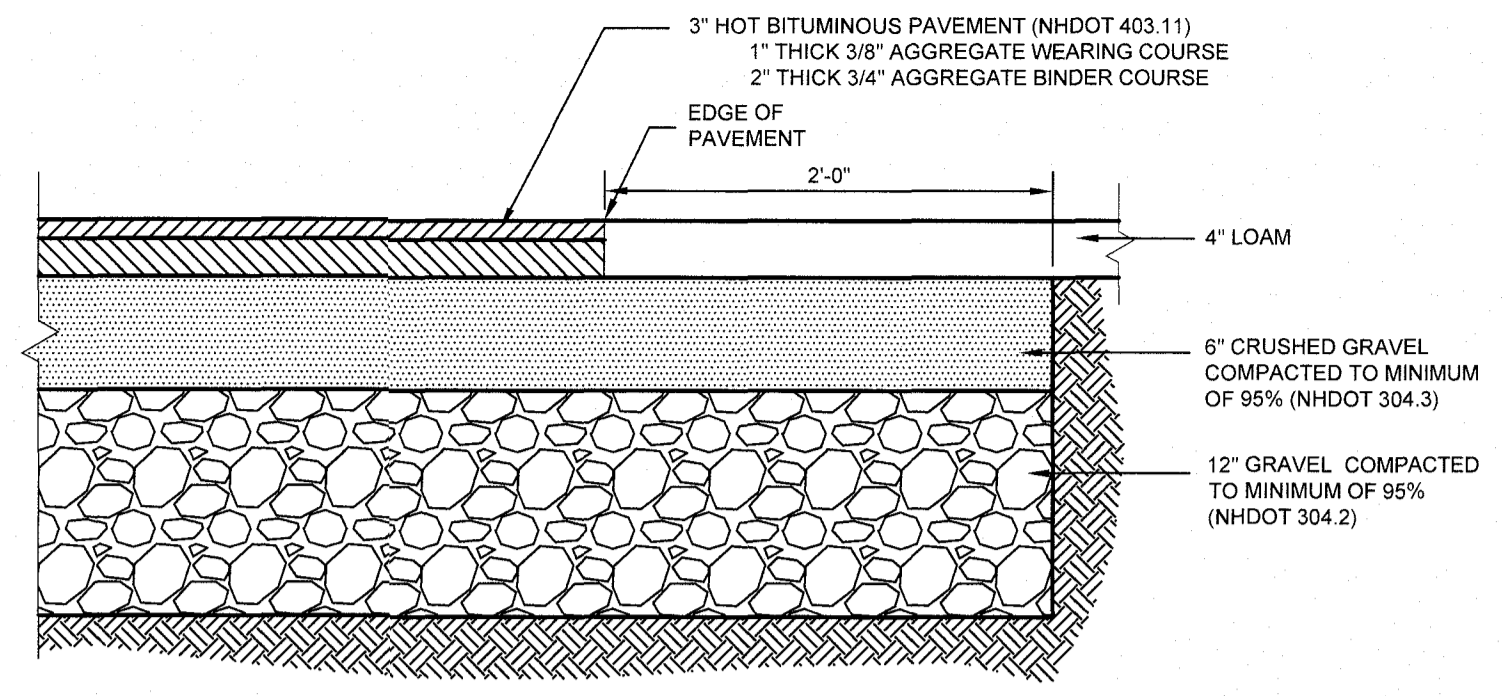
\_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_

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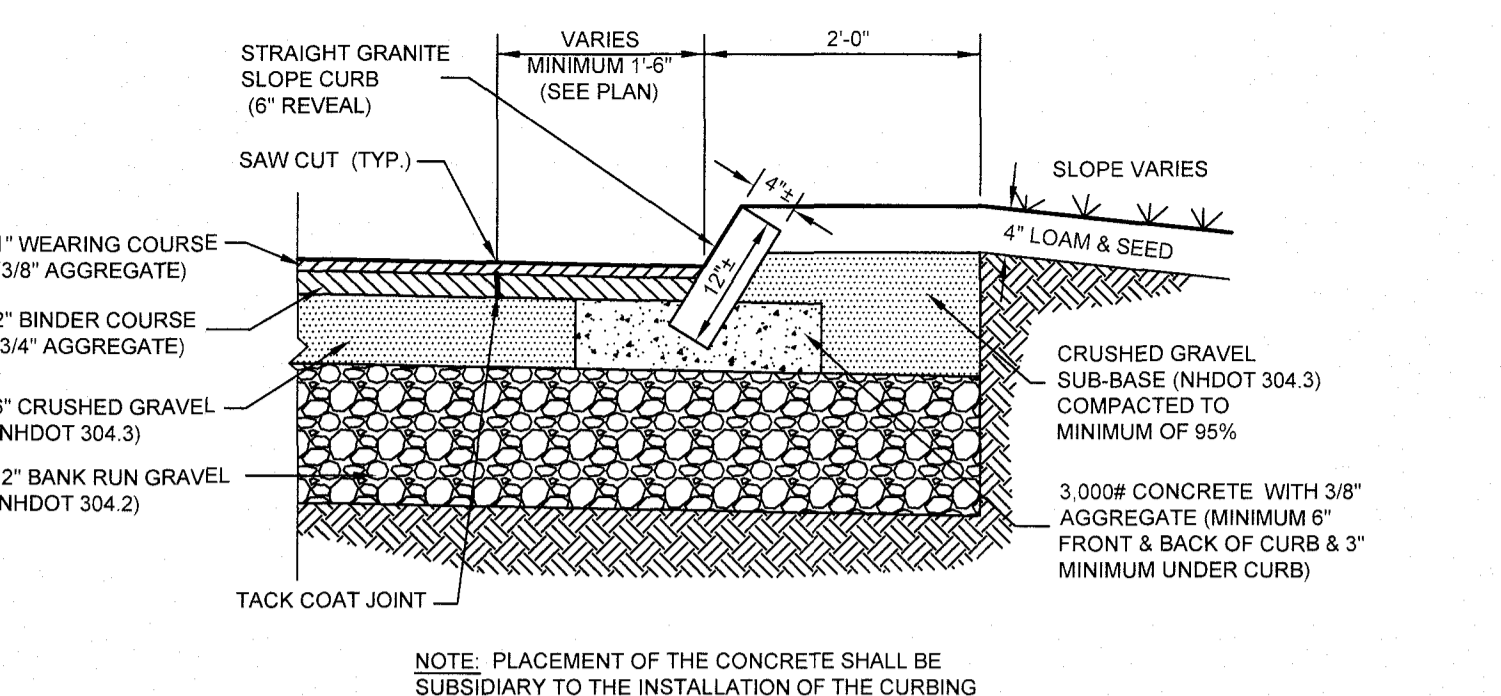




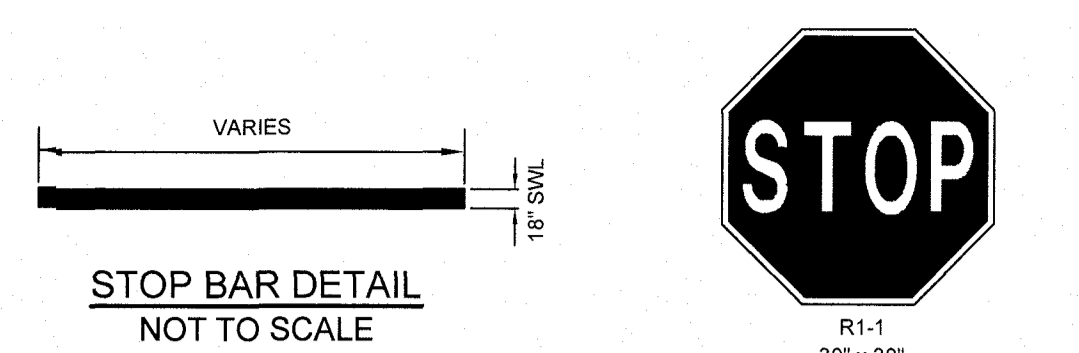
**REDI-ROCK WALL**  
NOT TO SCALE  
(AUGUST 2011)



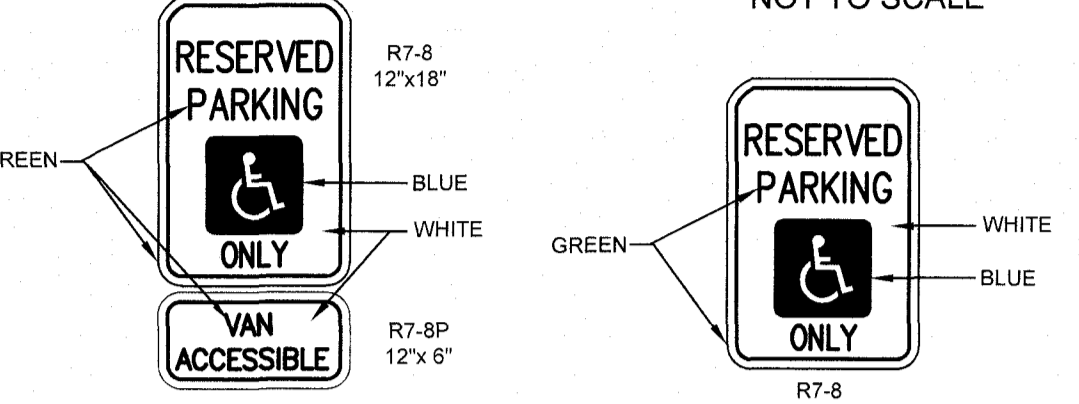
**DRIVEWAY AND PARKING LOT SECTION**  
NOT TO SCALE  
(MARCH 2008)



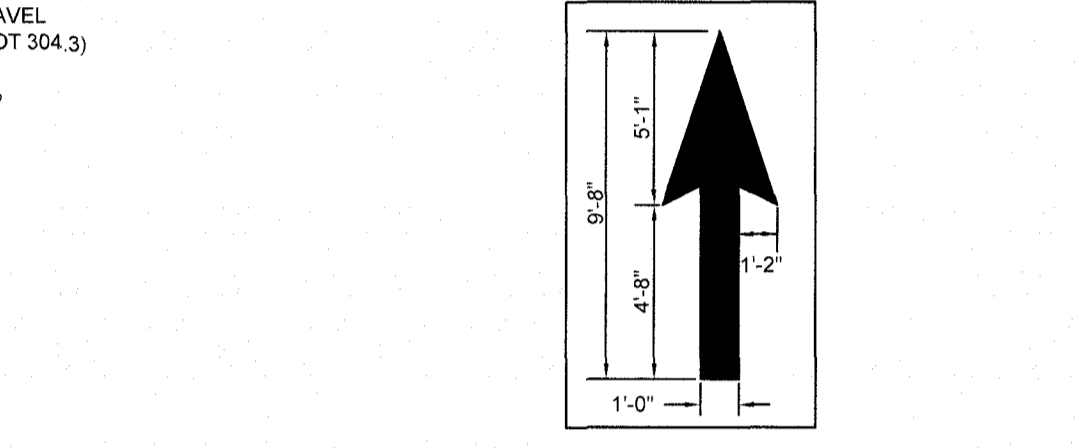
**STRAIGHT GRANITE SLOPE CURB DETAIL**  
NOT TO SCALE



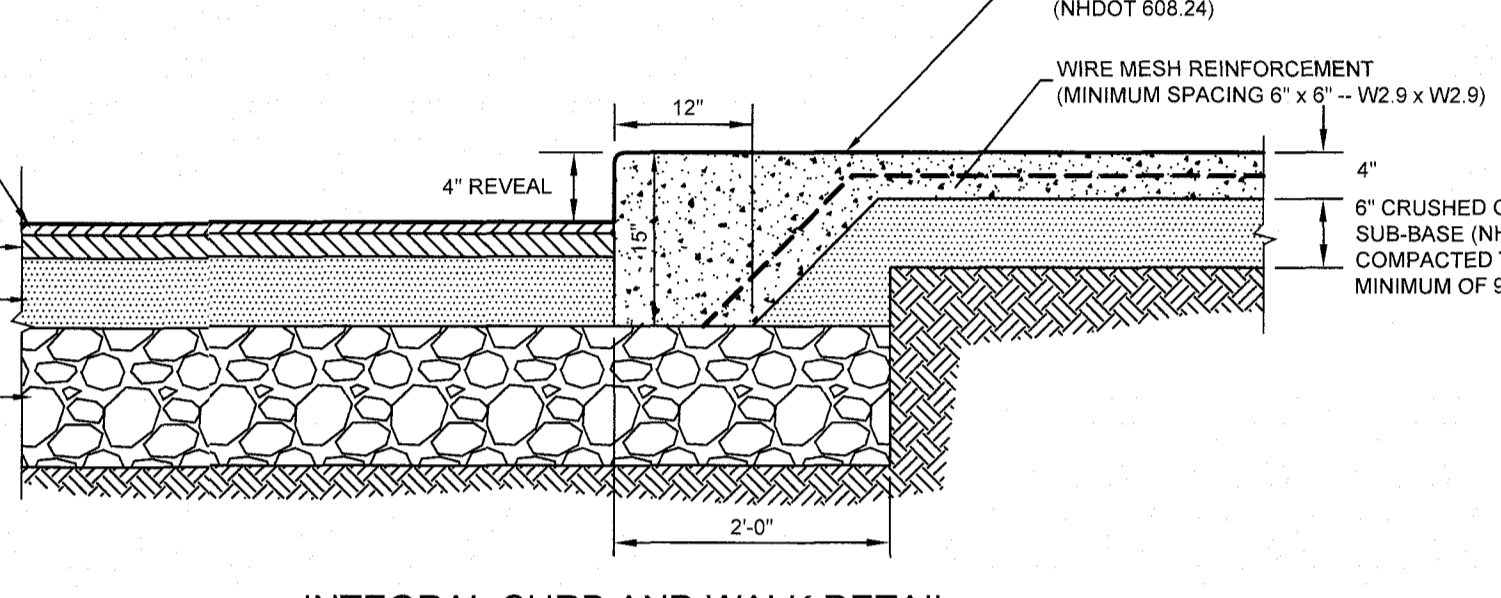
**STOP SIGN DETAIL**  
NOT TO SCALE



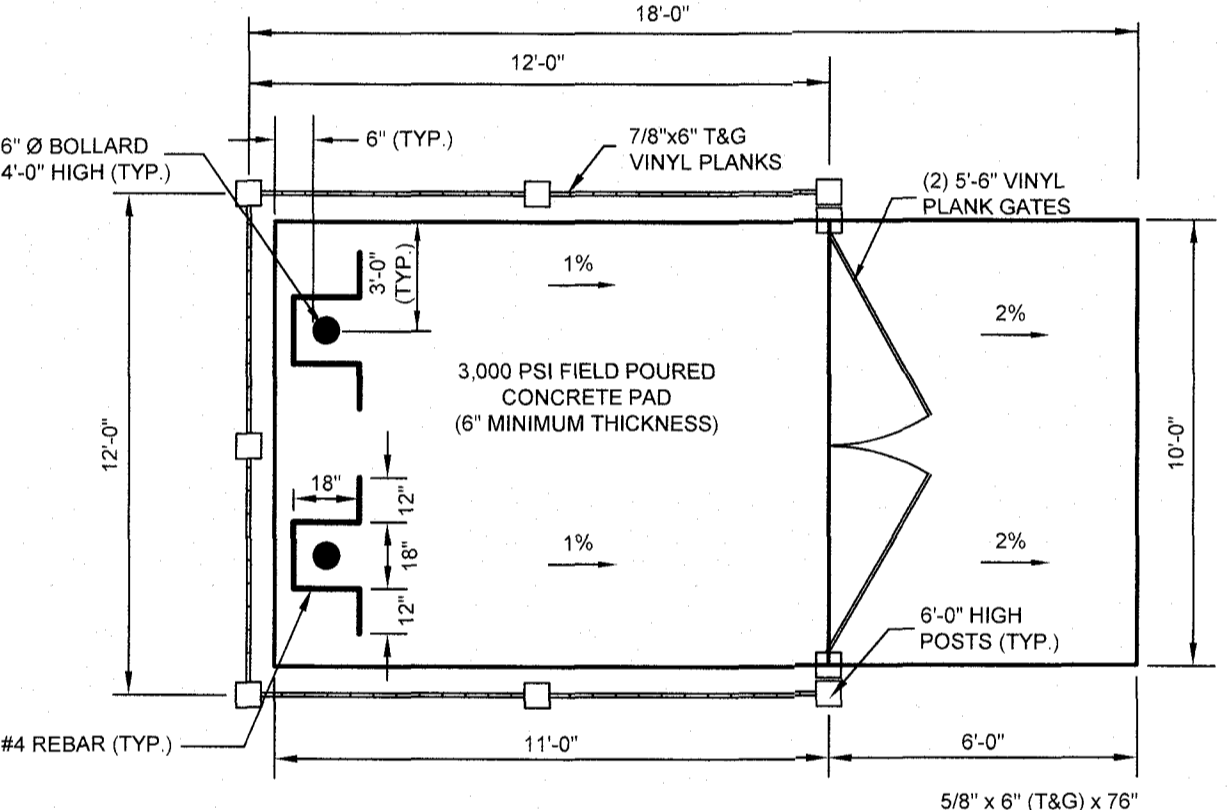
**RESERVED PARKING SIGN DETAIL**  
NOT TO SCALE



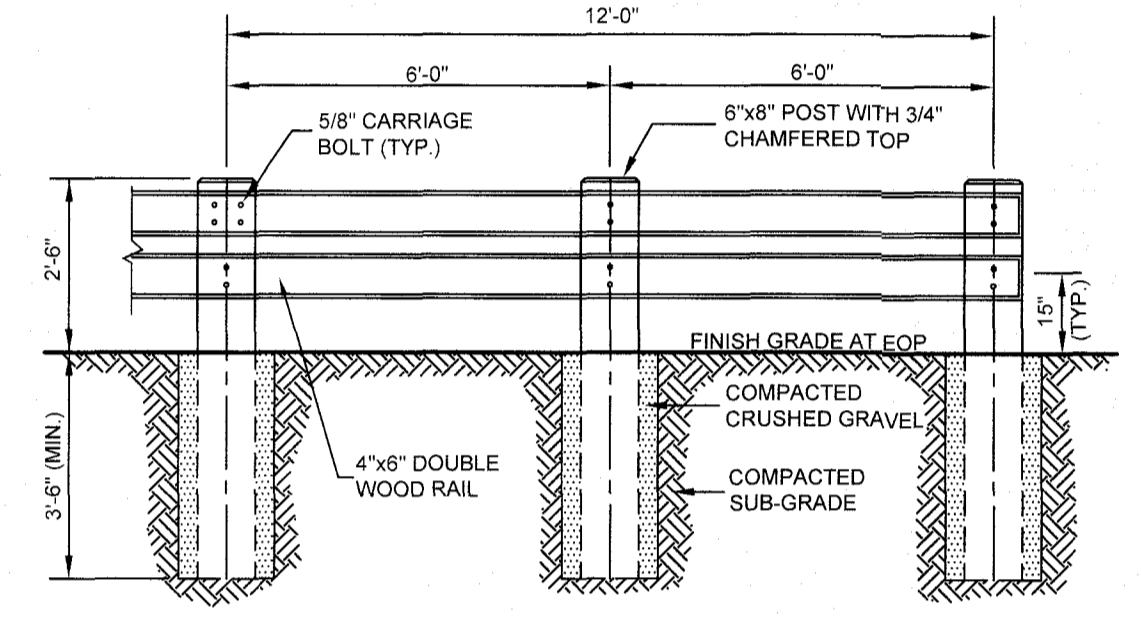
**VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL**  
NOT TO SCALE  
(NOVEMBER 2016)



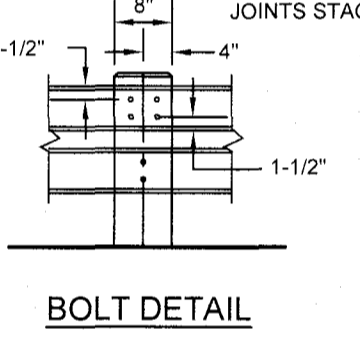
**INTEGRAL CURB AND WALK DETAIL**  
NOT TO SCALE  
(MARCH 2008)



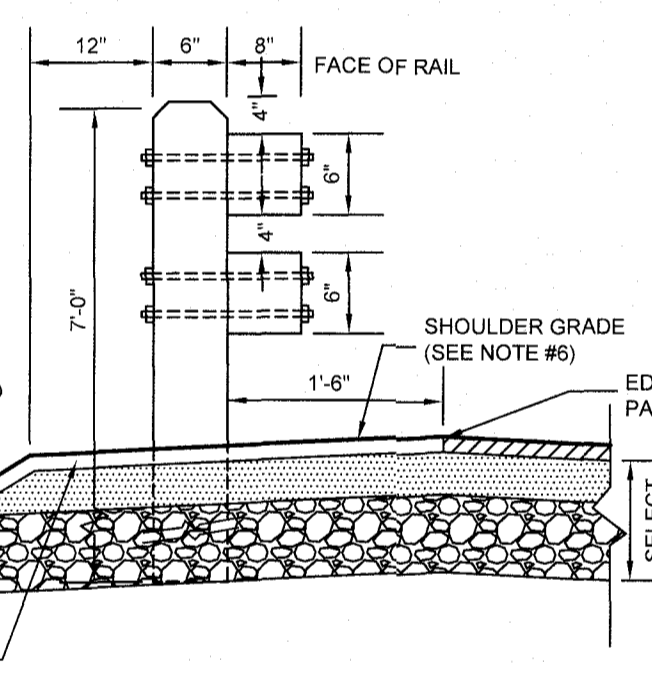
**VINYL TRASH ENCLOSURE DETAIL**  
NOT TO SCALE  
(MARCH 2008)



**ELEVATION**



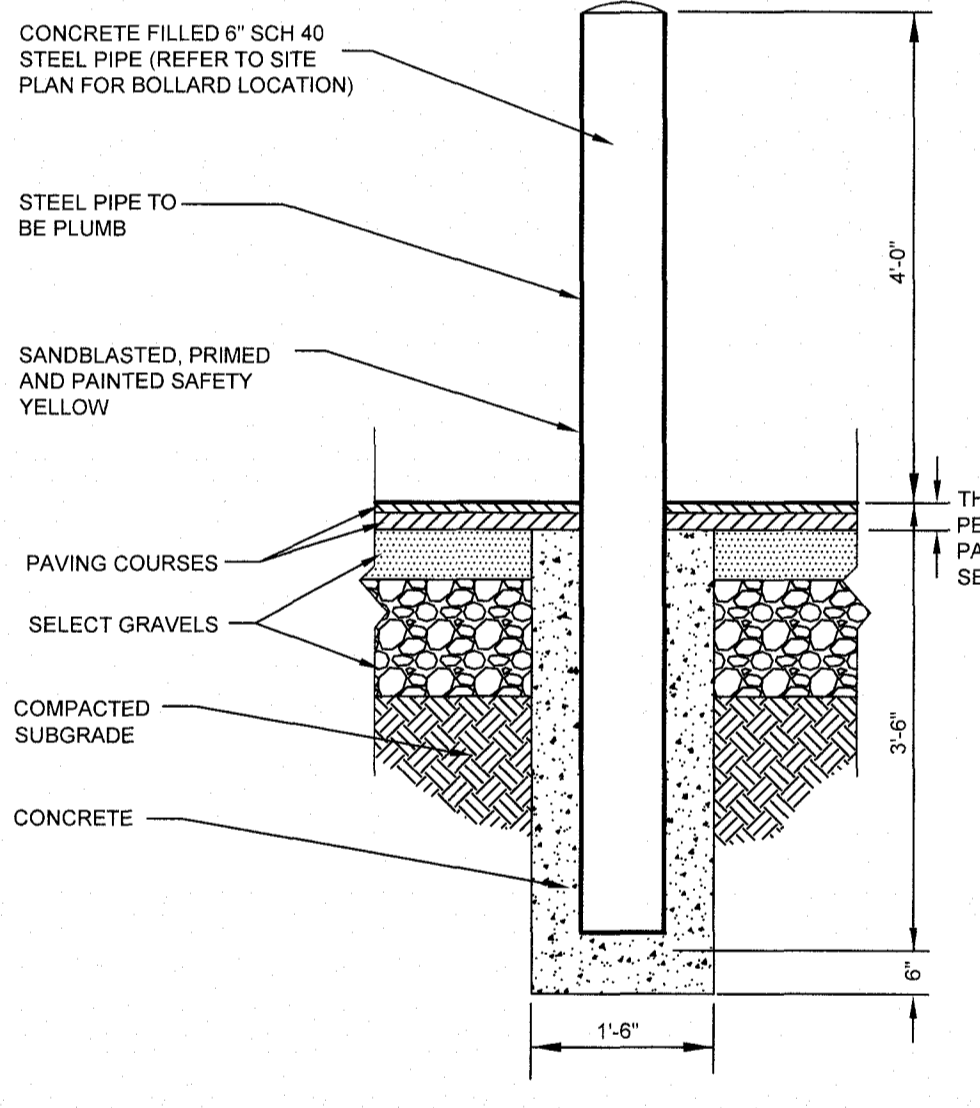
**BOLT DETAIL**



**SIDE VIEW**

**NOTES:**  
1. ALL TIMBERS SHALL BE PRESSURE TREATED.  
2. PAY LIMIT = PER LINEAR FOOT INCLUDING END SECTION.  
3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.

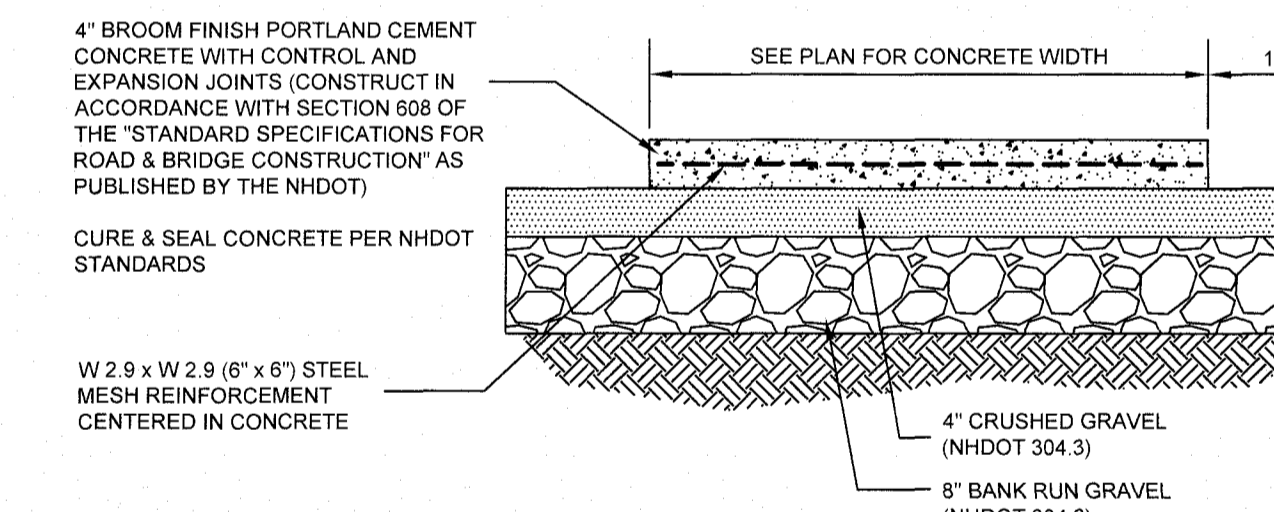
**WOOD BEAM GUARDRAIL**  
NOT TO SCALE



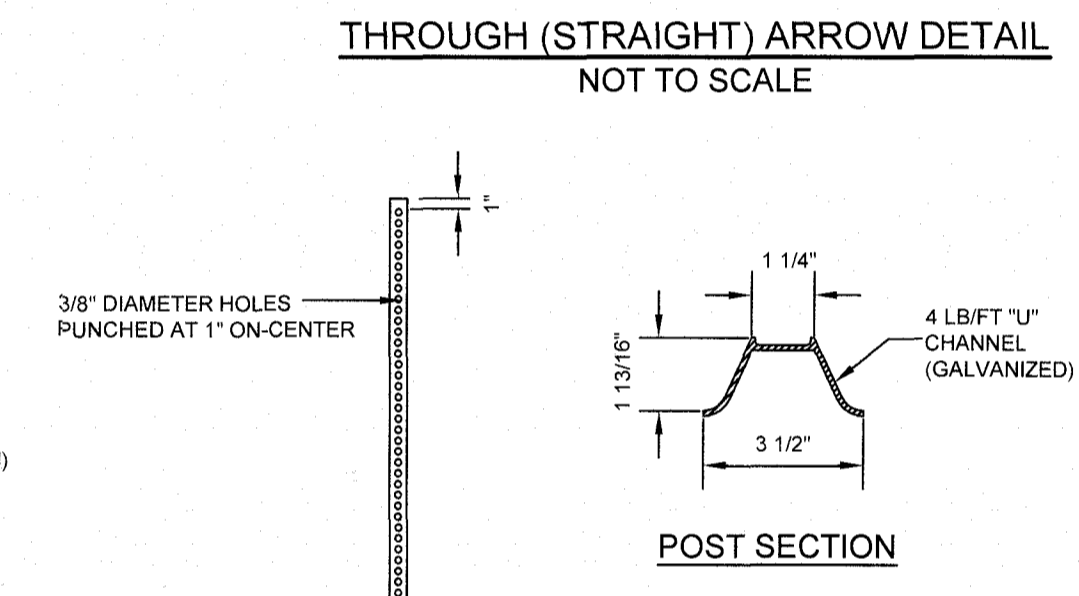
**BOLLARD DETAIL**  
NOT TO SCALE  
(MARCH 2008)



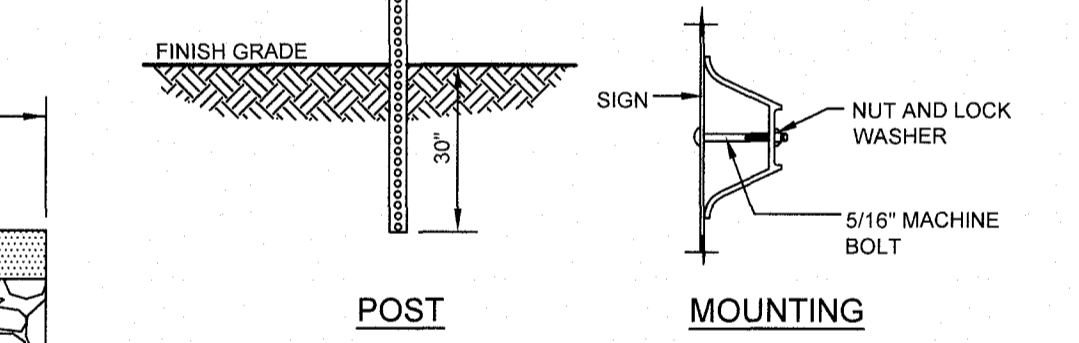
**HANDICAP STRIPING DETAIL**  
NOT TO SCALE



**CONCRETE WALK DETAIL**  
NOT TO SCALE



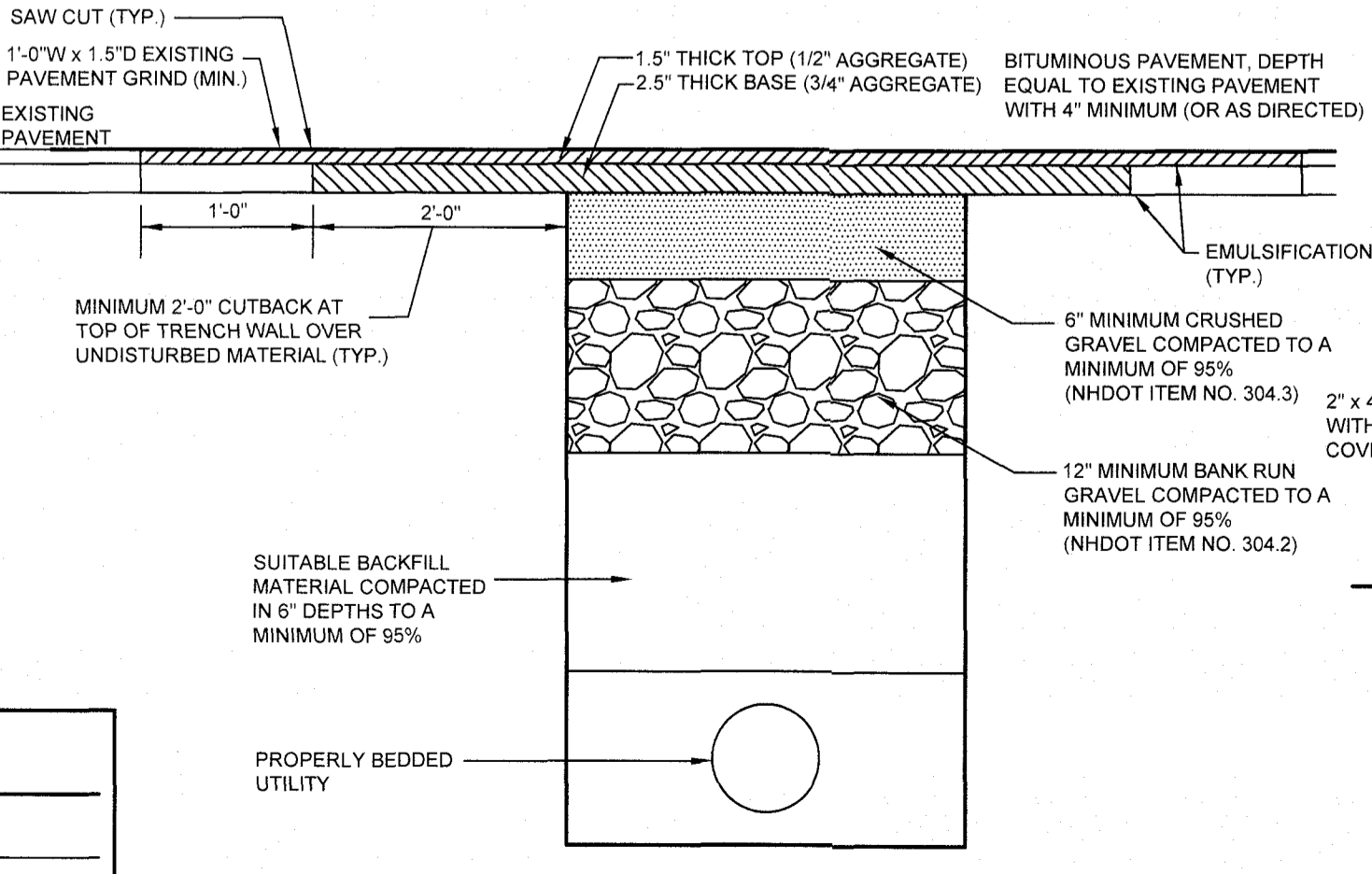
**THROUGH (STRAIGHT) ARROW DETAIL**  
NOT TO SCALE



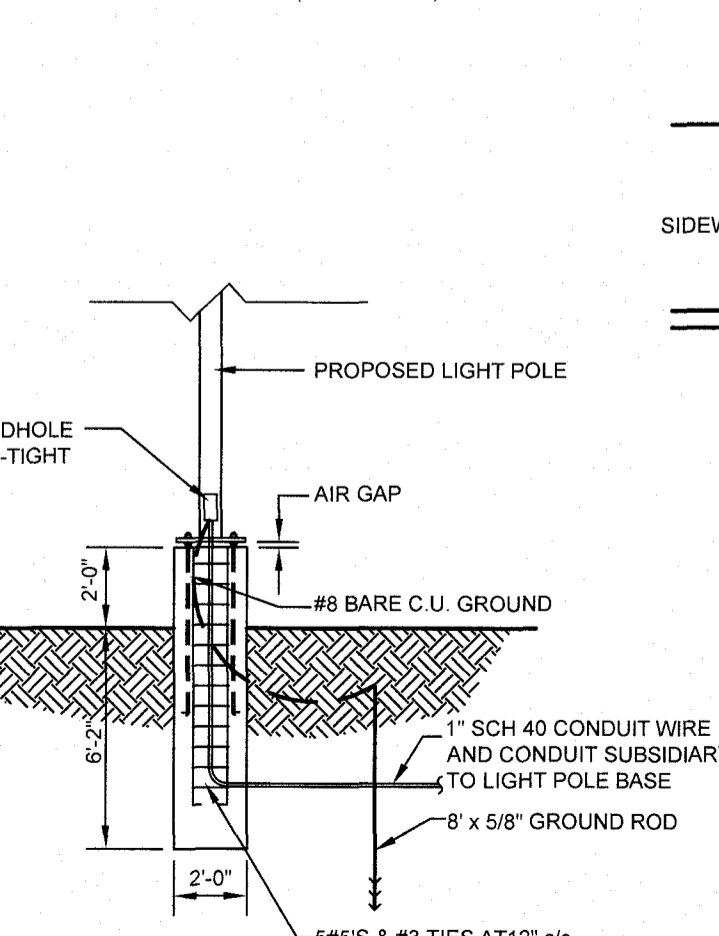
**POST SECTION**  
**MOUNTING**

**NOTE:**  
POST SHALL CONFORM TO NHDOT 615.2.5.3

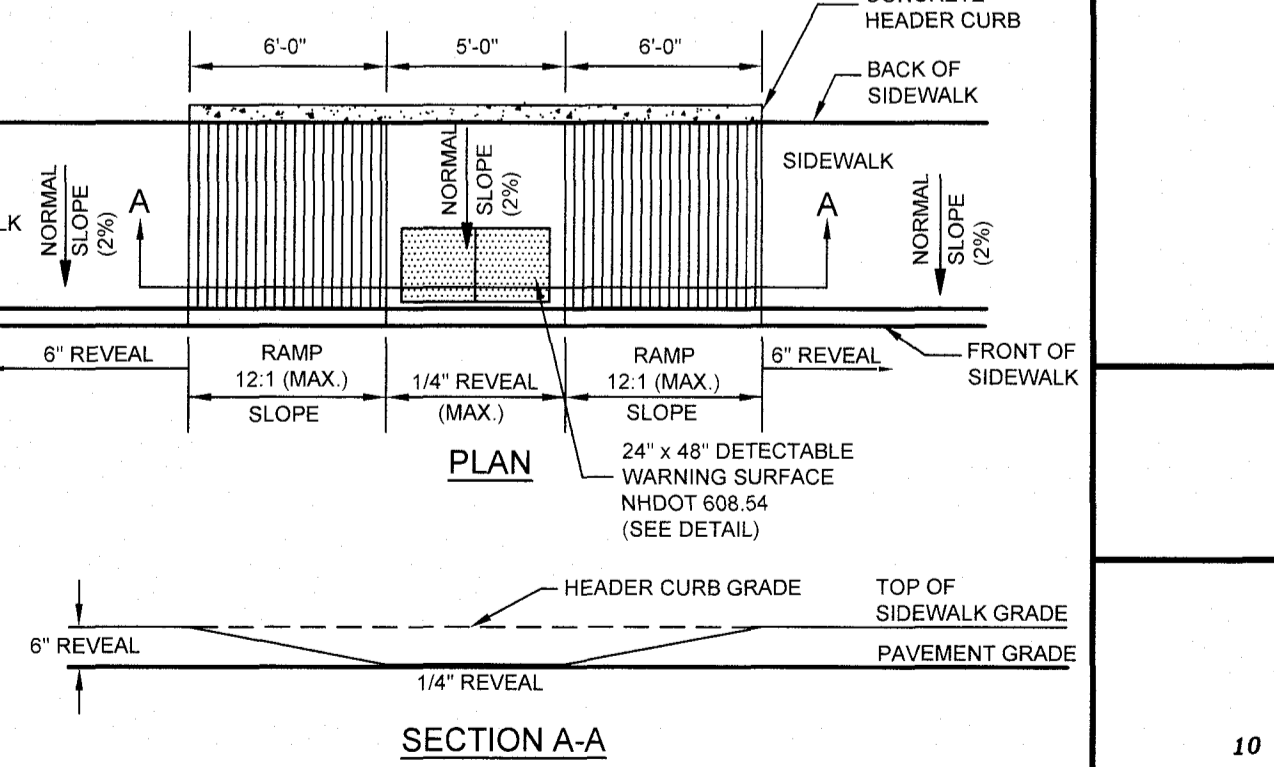
**STEEL SIGN POST DETAIL**  
NOT TO SCALE  
(MARCH 2008)



**PERMANENT PAVEMENT REPAIR**  
NOT TO SCALE

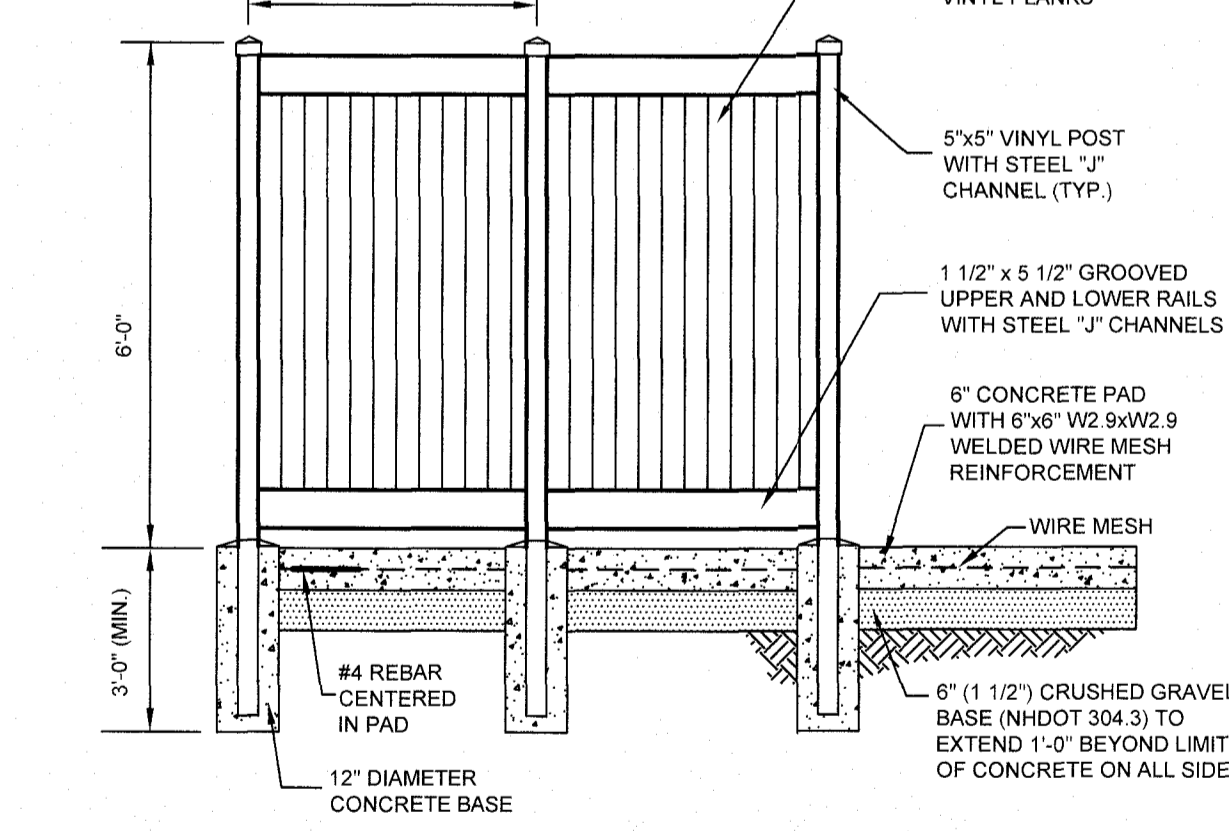


**CONCRETE LIGHT POLE BASE DETAIL**  
NOT TO SCALE  
(MARCH 2008)



**NOTES:**  
1. TEXTURED WALK SURFACE TO CONSIST OF CAST TRUNCATED DOMES SUPPLIED BY THE NEEMAH FOUNDRY COMPANY, OR APPROVED EQUAL.  
2. A BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP SHALL BE USED ON PORTLAND CEMENT CONCRETE RAMP SURFACES.  
3. MAINTAIN THE NORMAL PAVEMENT PROFILE THROUGHOUT THE RAMP AREA.  
4. MAINTAIN A MAXIMUM 1/4\"/>

**SIDEWALK RAMP WITH DETECTABLE WARNING SURFACE**  
NOT TO SCALE



**VINYL TRASH ENCLOSURE DETAIL**  
NOT TO SCALE  
(MARCH 2008)

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DATE OF MEETING: \_\_\_\_\_

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**CONSTRUCTION DETAILS**  
**CENTRAL GAS**  
MAP 182; LOT 217  
LOWELL ROAD & CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

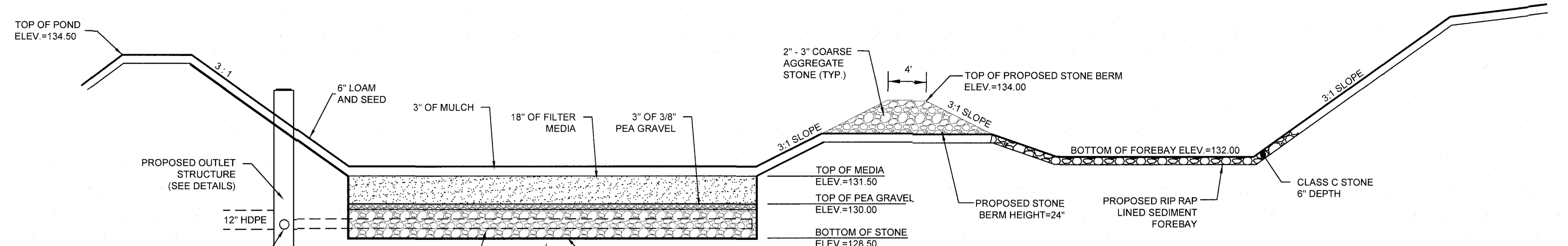
**OWNER/APPLICANT:**  
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DATE: JULY 10, 2023 SCALE: 1" = 40'  
PROJECT NO: 18-0612-3 SHEET 16 OF 20

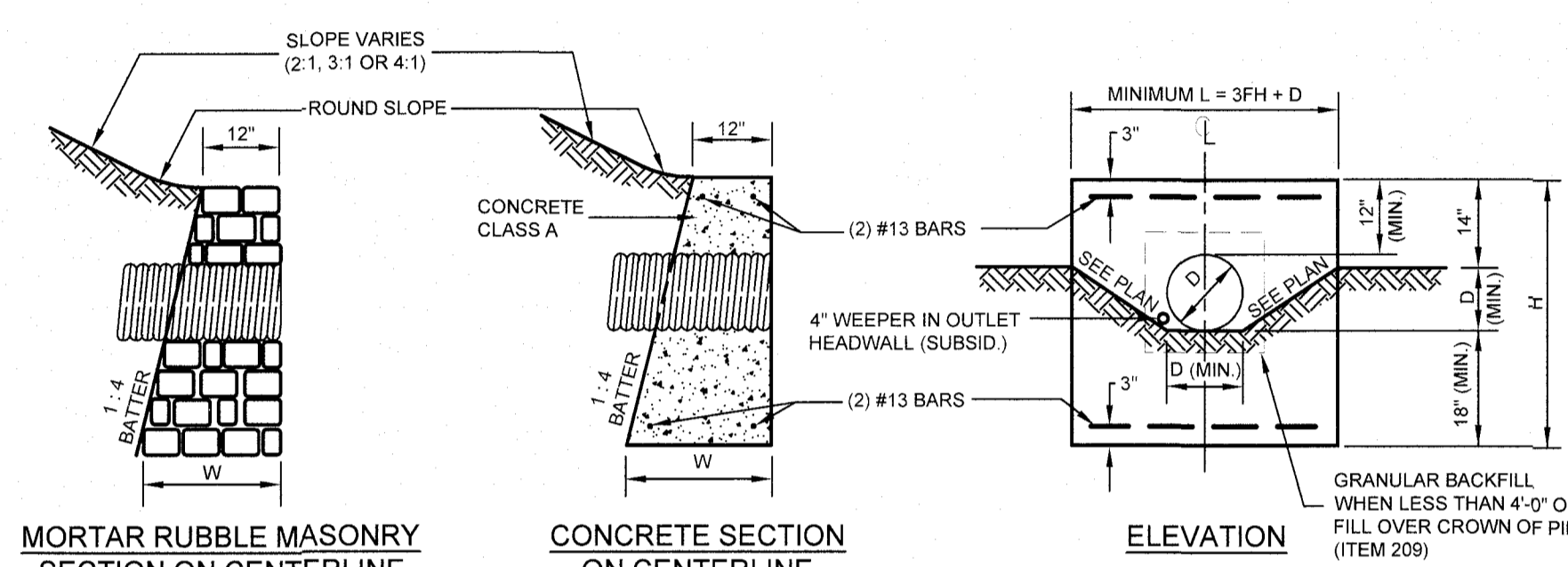


TYPICAL BIORETENTION POND SECTION  
NOT TO SCALE

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
<b>FILTER MEDIA OPTION A</b>			
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
<b>FILTER MEDIA OPTION B</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

**CONSTRUCTION PRACTICE REQUIREMENTS:**

- STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING TO SITE.
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
- STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- AFTER THE INFILTRATION SYSTEM AREA 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.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- INFILTRATION BASIN FLOOR PREPARATION WILL INCLUDE GRASS TURF THAT CAN BE INUNDATED FOR UP TO 72 HOURS.
- INFILTRATION AREAS ARE TO BE PROTECTED FROM OVER-COMPACTION DURING CONSTRUCTION.



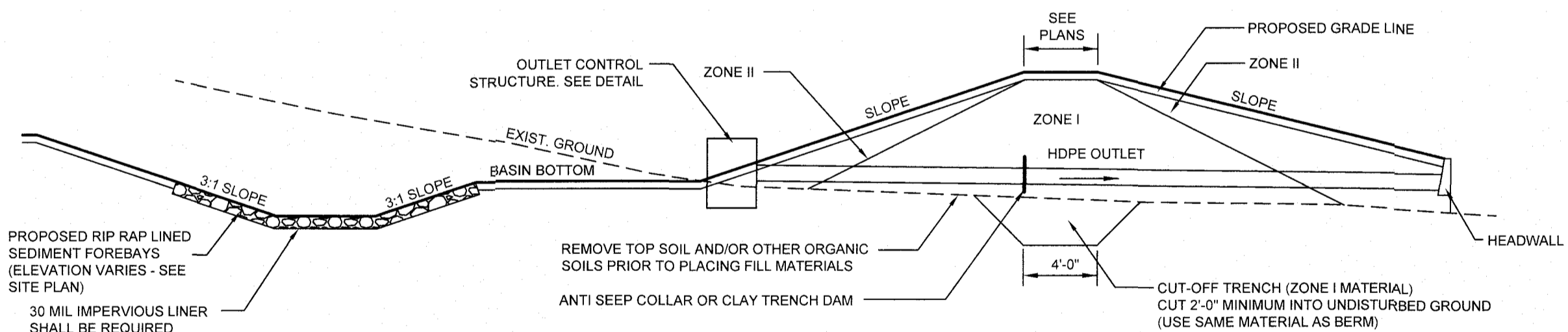
MORTAR RUBBLE MASONRY SECTION ON CENTERLINE  
CONCRETE SECTION ON CENTERLINE  
ELEVATION

NOTE: DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

DIAMETER D (INCH)	AREA OF PIPE (SQ. FT.)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	STANDARD HEAD (CU. YD.)	STEEL PER STANDARD HEAD (LB)	LENGTH OF BARS	PIPE EXC. 1' DEPTH (CU. YD.)	HEADER EXC. PER LINEAR FOOT (CU. YD.)	ITEM 209 PER FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W	"L" HEADWALL	
														MASONRY IN CORNER FRUSTRUM (CU. YD.)	HEADER EXC. PER FOOT (CU. YD.)
12"	0.79	0.186	1.08	0.61	9	3'-2"	0.111	0.789	0.30	3'-6"	3'-6"	10"	11'-10" 1/2"	0.28	1.057
15"	1.23	0.202	1.73	0.85	11	3'-10"	0.120	0.947	0.35	4'-6"	3'-9"	1'-1"	11'-11" 1/4"	0.31	1.232
18"	1.77	0.222	2.52	1.13	14	5'-2"	0.130	1.111	0.39	5'-6"	4'-0"	1'-4"	12'-0"	0.35	1.406

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

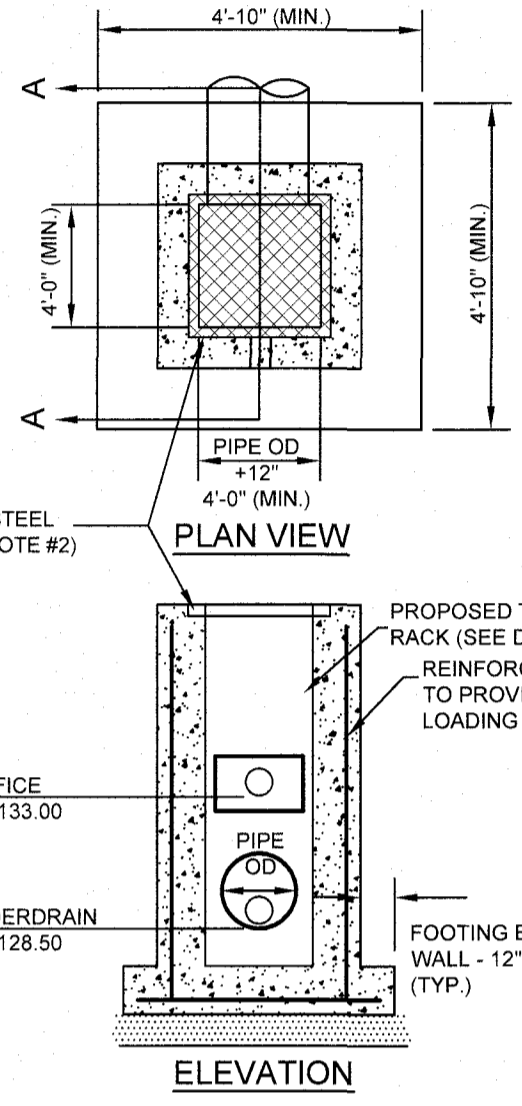
MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS  
NOT TO SCALE



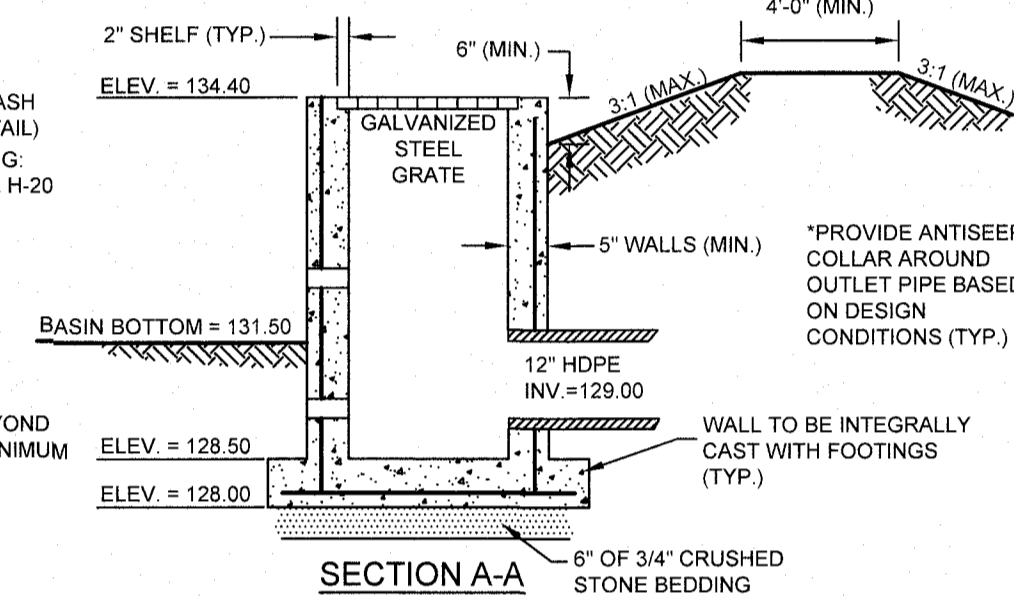
**NOTES**

- THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
- FOR HDPE OR PVC PIPE, BEDDING SHALL BE 3/4" STONE TO THE TOP OF THE PIPE.

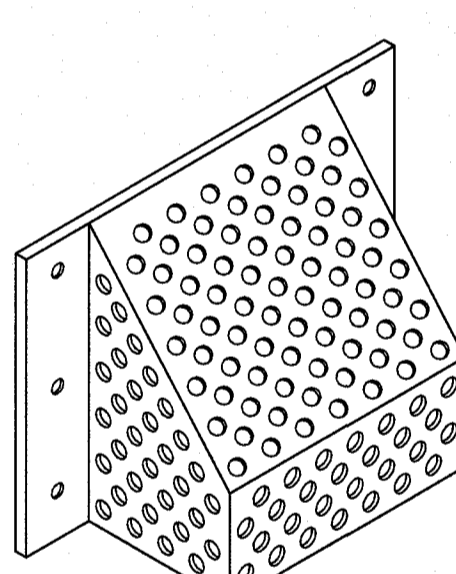
STORM DRAINAGE TRENCH DETAIL  
NOT TO SCALE (MARCH 2008)



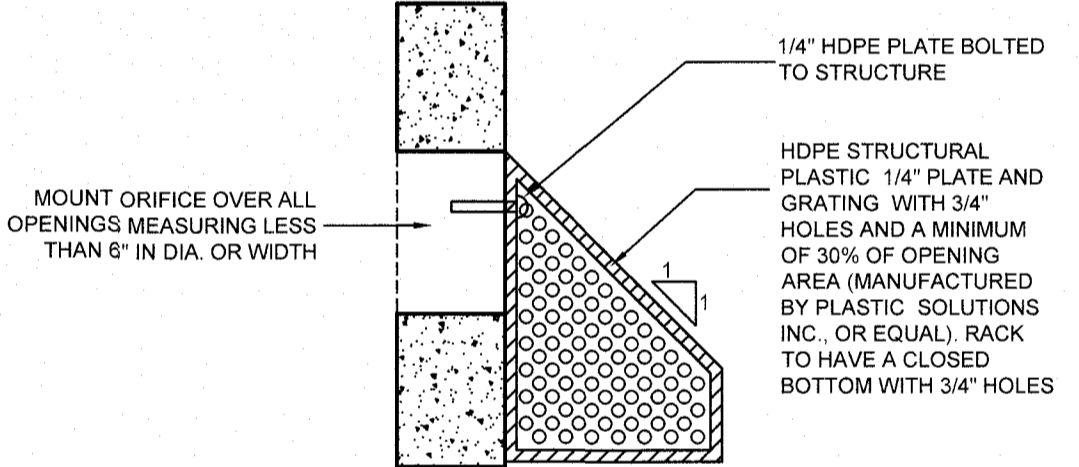
OUTLET STRUCTURE #2 AT BIORETENTION POND #1  
NOT TO SCALE



SECTION A-A  
NOT TO SCALE



ISOMETRIC



TRASH RACK DETAIL  
NOT TO SCALE

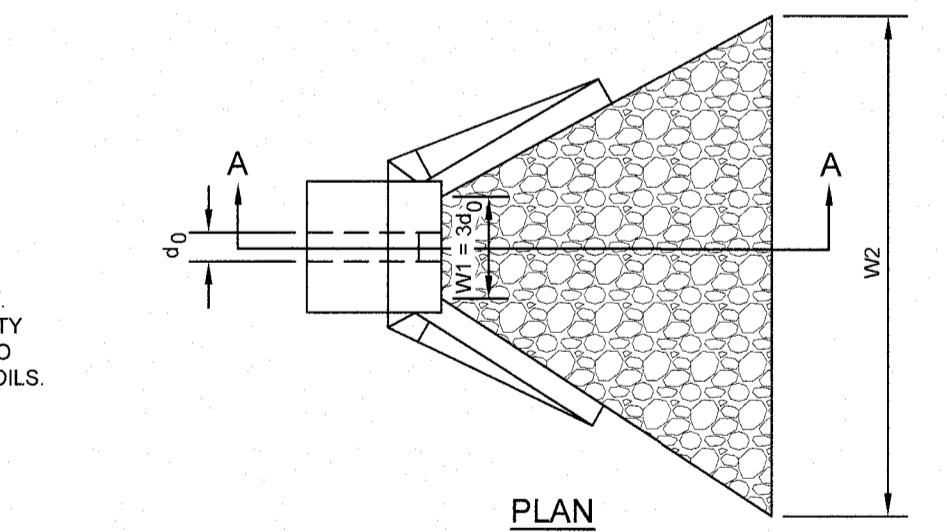
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 d50
85%	1.3 TO 1.8 d50
50%	1.0 TO 1.5 d50
15%	0.3 TO 0.5 d50

**CONSTRUCTION SPECIFICATIONS:**

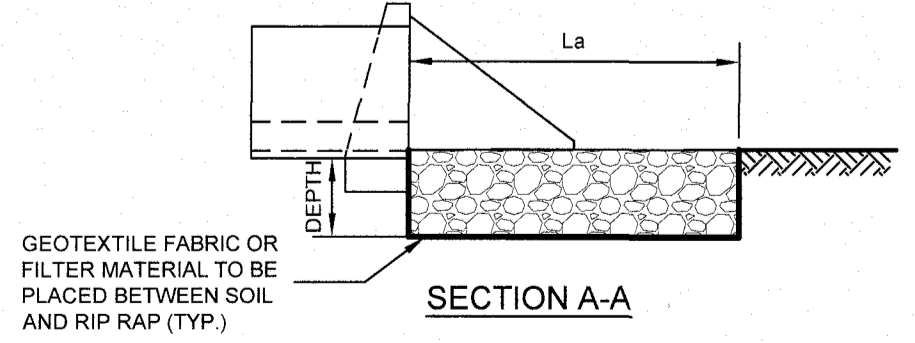
- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT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

**MAINTENANCE:**

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



PLAN



SECTION A-A

PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL  
NOT TO SCALE (MARCH 2008)

LOCATION	La	W1	W2	d50	DEPTH
PROP. HW#1	9'	3'	7'	4"	10"
PROP. HW#2	8'	3'	6'	4"	10"
PROP. HW#3	17'	4'	11'	4"	10"

**STORMWATER PONDS CONSTRUCTION SEQUENCE**

- CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
- PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS.
- COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEED WITH WINTER RYE AND, IF NECESSARY, SURROUNDED WITH HAY BALES IN ORDER TO PREVENT LOSS DUE TO EROSION.
- CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH HAY BALE BARRIERS TO LIMIT EROSION.
- CONSTRUCT CUT-OFF TRENCH (PART OF ZONE I).
- CONSTRUCT OUTLET AND OVERFLOW STRUCTURE, CULVERT, ANTI SEEP COLLARS, HEADWALL, AND RIP RAP OUTLET PROTECTION AS SHOWN ON PLANS.
- CONSTRUCT ZONE I PORTION OF EARTH EMBANKMENT.
- CONSTRUCT ZONE II PORTION OF EARTH EMBANKMENT.
- APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL, SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDED AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
- MAINTAIN, REPAIR, AND REPLACE AS NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE CONSTRUCTION AREA HAS BEEN STABILIZED (A MINIMUM OF ONE WINTER SHALL HAVE PASSED).
- AFTER STABILIZATION, REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.
- MONITOR CONSTRUCTION ACTIVITIES TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF EARTH EMBANKMENTS, STORMWATER CONTROL STRUCTURE, CULVERT AND RIP RAP OUTLET PROTECTION.

**MATERIAL TYPE/SPECIFICATIONS**

**ZONE I**  
WELL GRADED MIXTURE OF GRAVEL, SAND, SILT OR CLAY WITH MAX. 6-INCH SIZE STONE AND GRADATION AS INDICATED BELOW. PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557. SCARIFY SURFACE PRIOR TO PLACING SUBSEQUENT LIFT. IN ADDITION, REMOVE ORGANIC SOILS.

SIEVE SIZE	PERCENT BY WEIGHT PASSING
6-INCH	100
NO. 4	50 TO 100
NO. 40	30 TO 70
NO. 200	20 TO 40

**ZONE II**  
DRAINAGE LAYER: PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

SIEVE SIZE	PERCENT BY WEIGHT PASSING
1-INCH	100
NO. 4	70-100
NO. 200	0-12 (IN SAND PORTION ONLY)

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

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

SIGNATURE DATE: \_\_\_\_\_

SIGNATURE DATE: \_\_\_\_\_

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

**CONSTRUCTION DETAILS**  
**CENTRAL GAS**  
MAP 182; LOT 217  
LOWELL ROAD & CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

OWNER/APPLICANT:  
NOTTINGHAM SQUARE CORPORATION  
46 LOWELL ROAD  
HUDSON, N.H. 03051

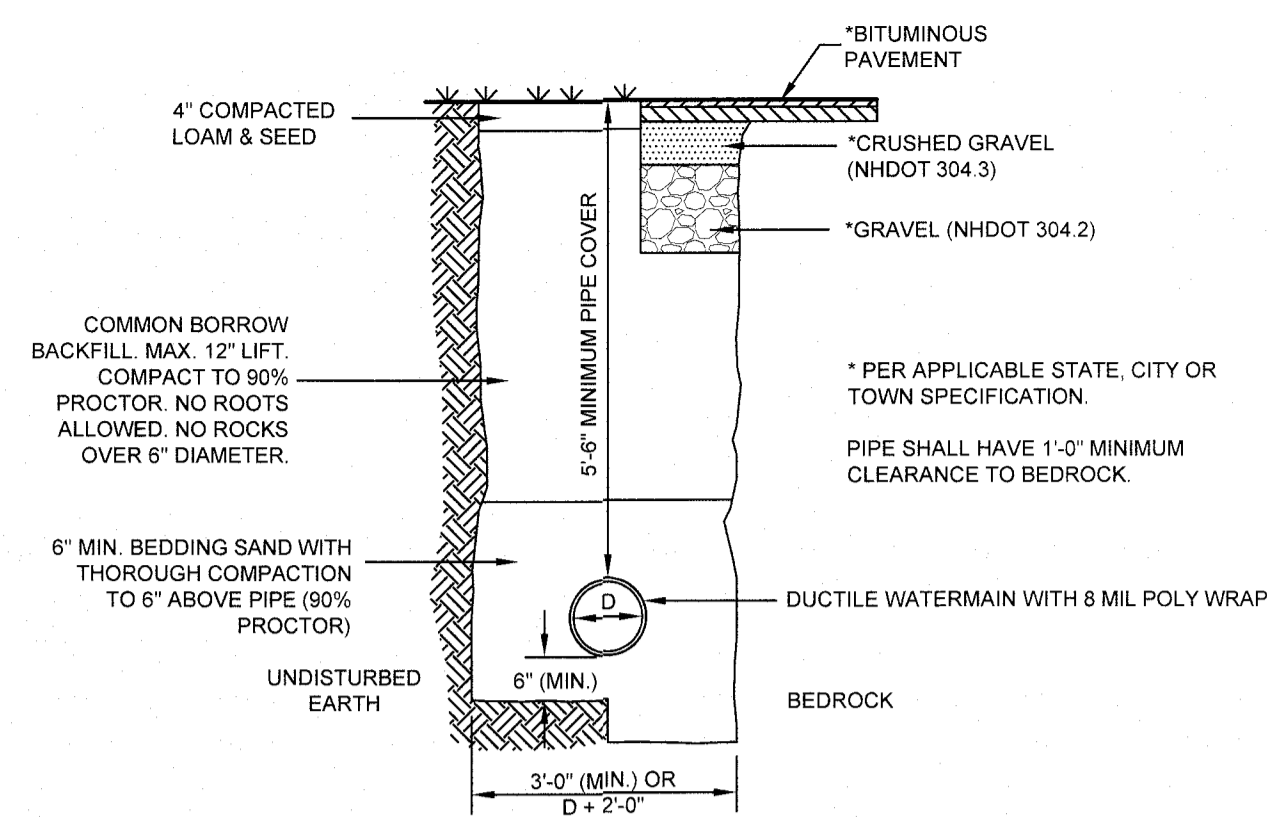
**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

PAUL CHISHOLM  
No. 15076  
LICENSED PROFESSIONAL ENGINEERING

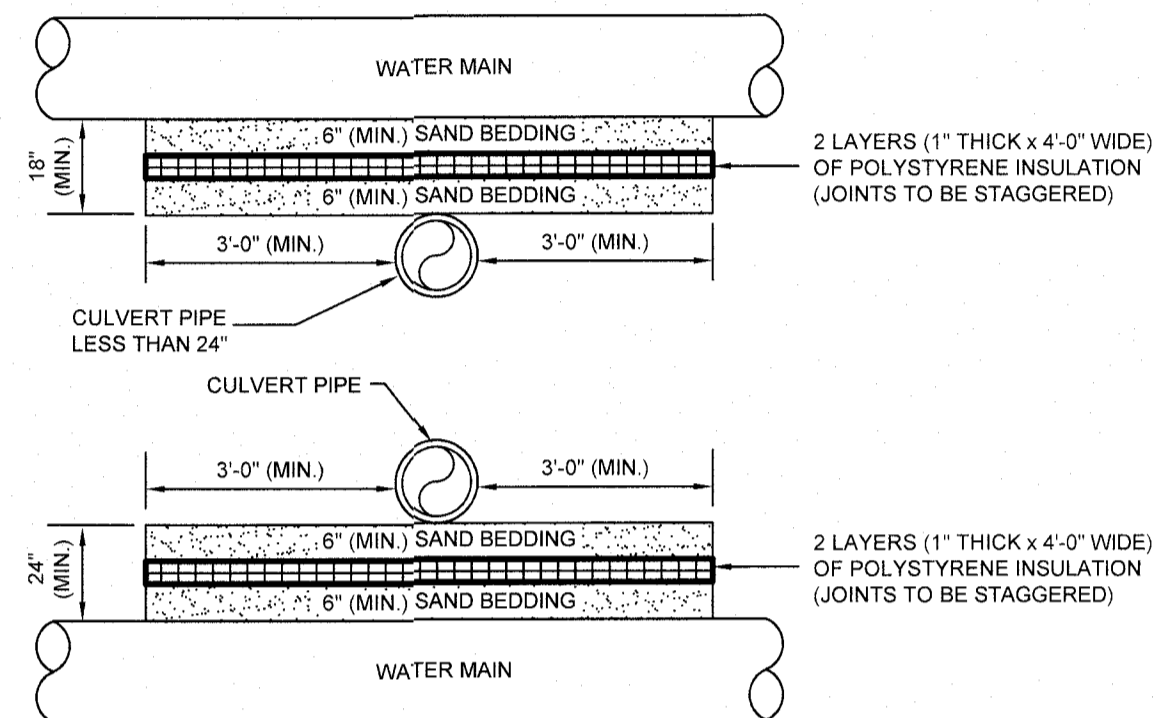
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC

DATE: JULY 10, 2023      SCALE: 1" = 4'  
PROJECT NO: 18-0612-3      SHEET 17 OF 20

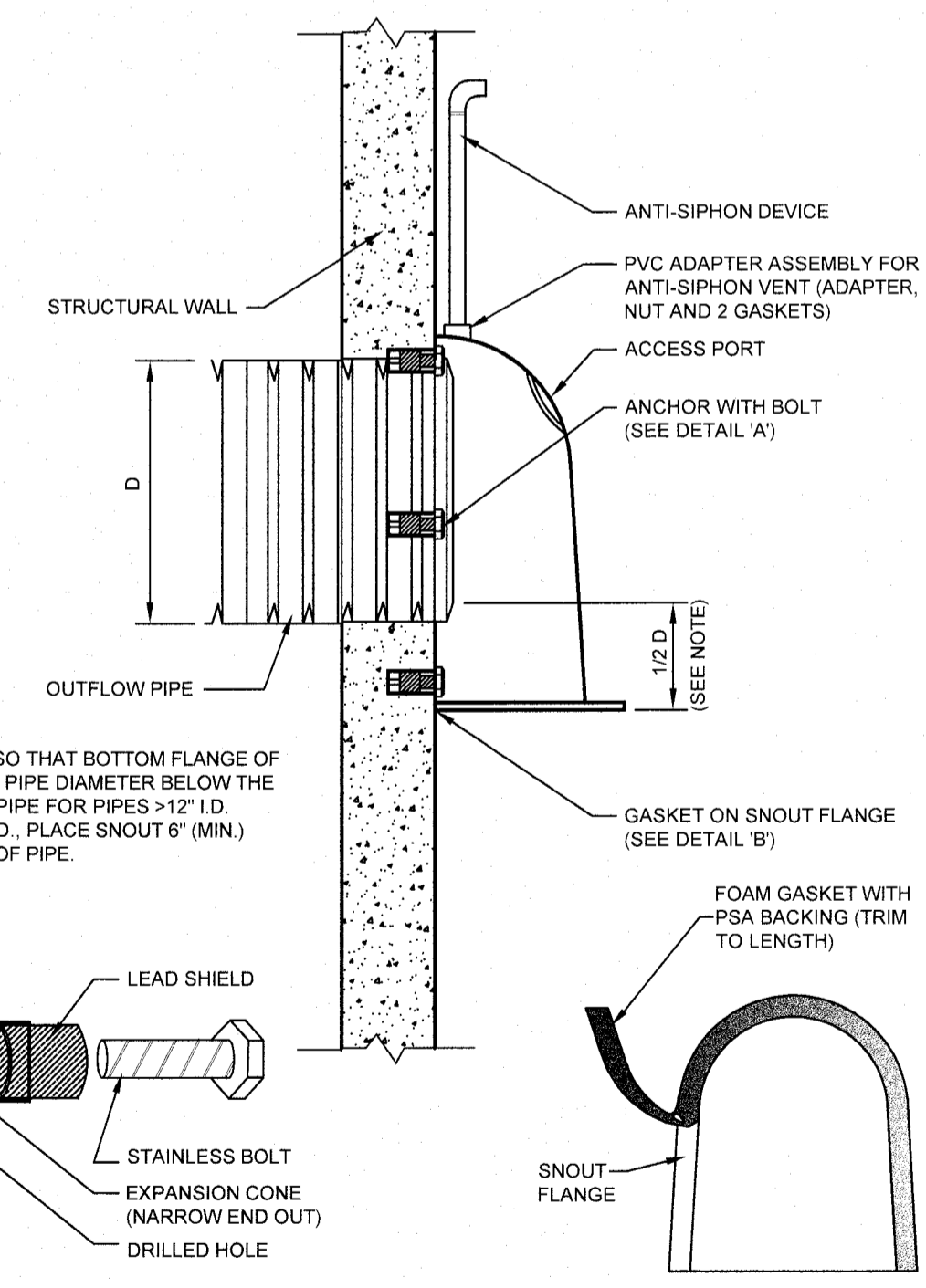




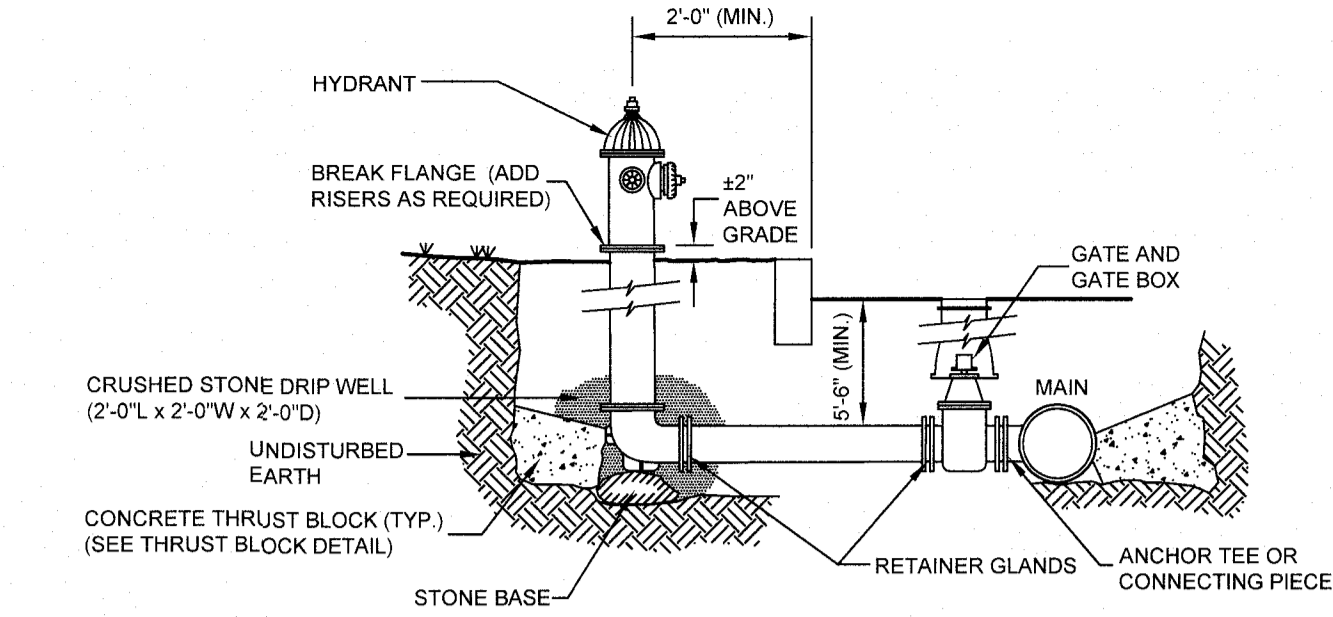
**WATER LINE TRENCH DETAIL**  
NOT TO SCALE  
(MARCH 2008)



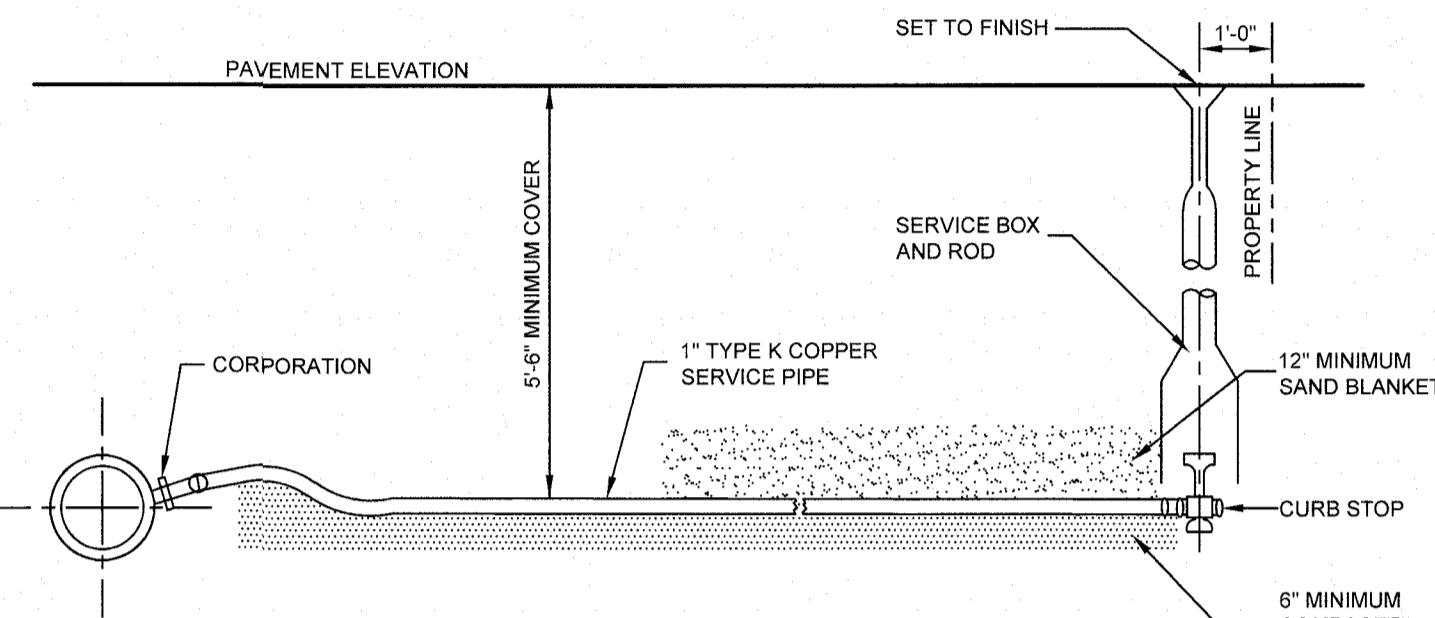
**WATER PIPE CROSSING INSULATION DETAIL**  
NOT TO SCALE  
(JUNE 2012)



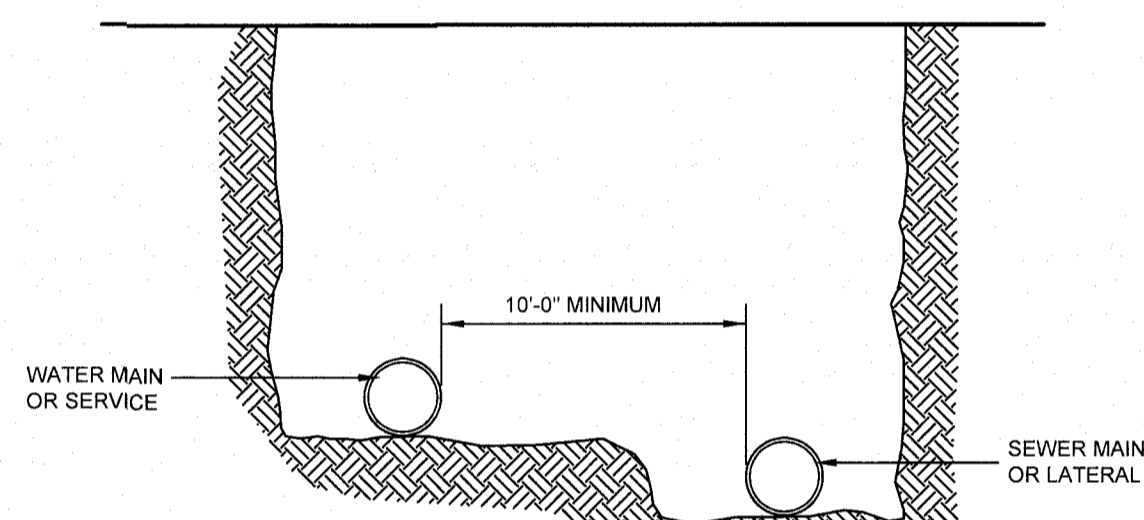
**SNOUT OIL AND DEBRIS STOP DETAIL (OR EQUAL)**  
NOT TO SCALE



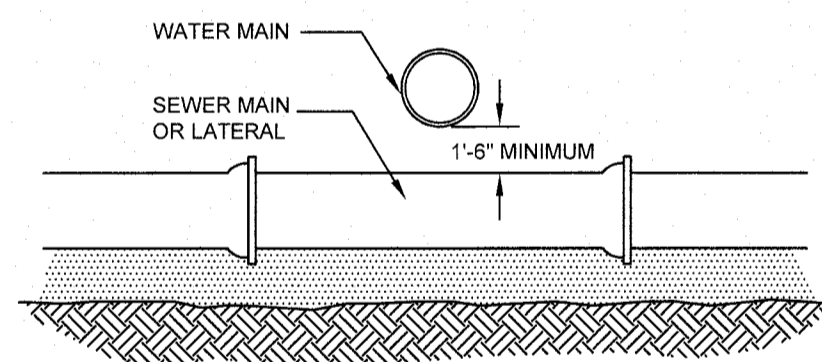
**HYDRANT INSTALLATION**  
NOT TO SCALE



**WATER SERVICE CONNECTION**  
NOT TO SCALE  
(MARCH 2008)

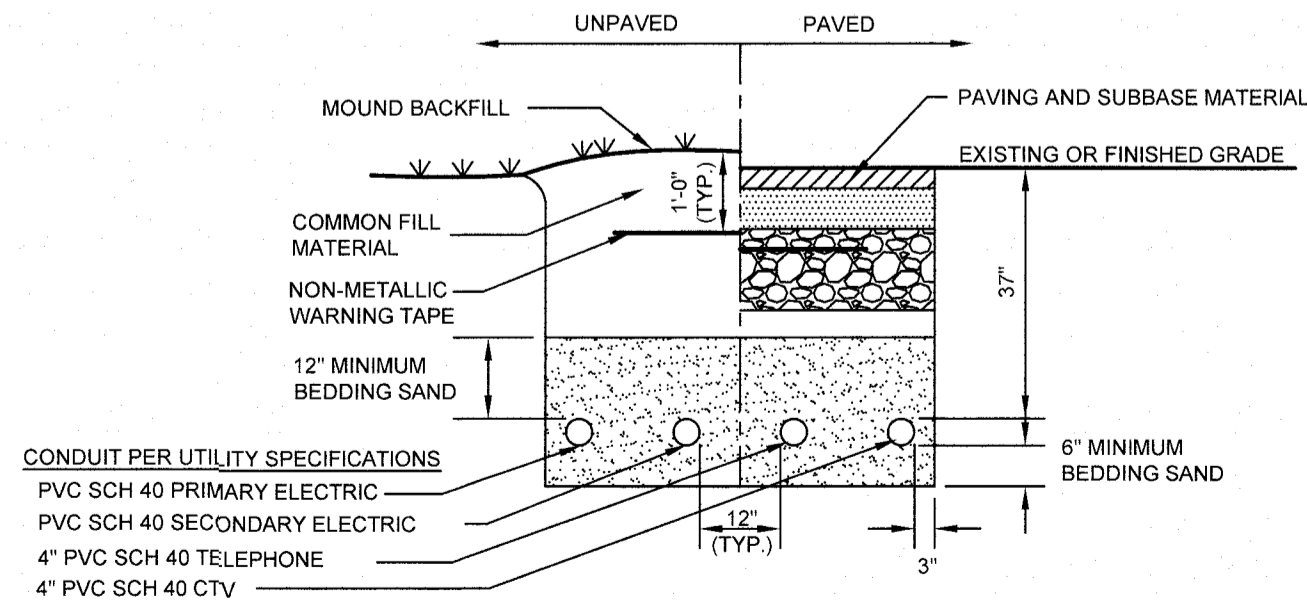


**PARALLEL INSTALLATION**

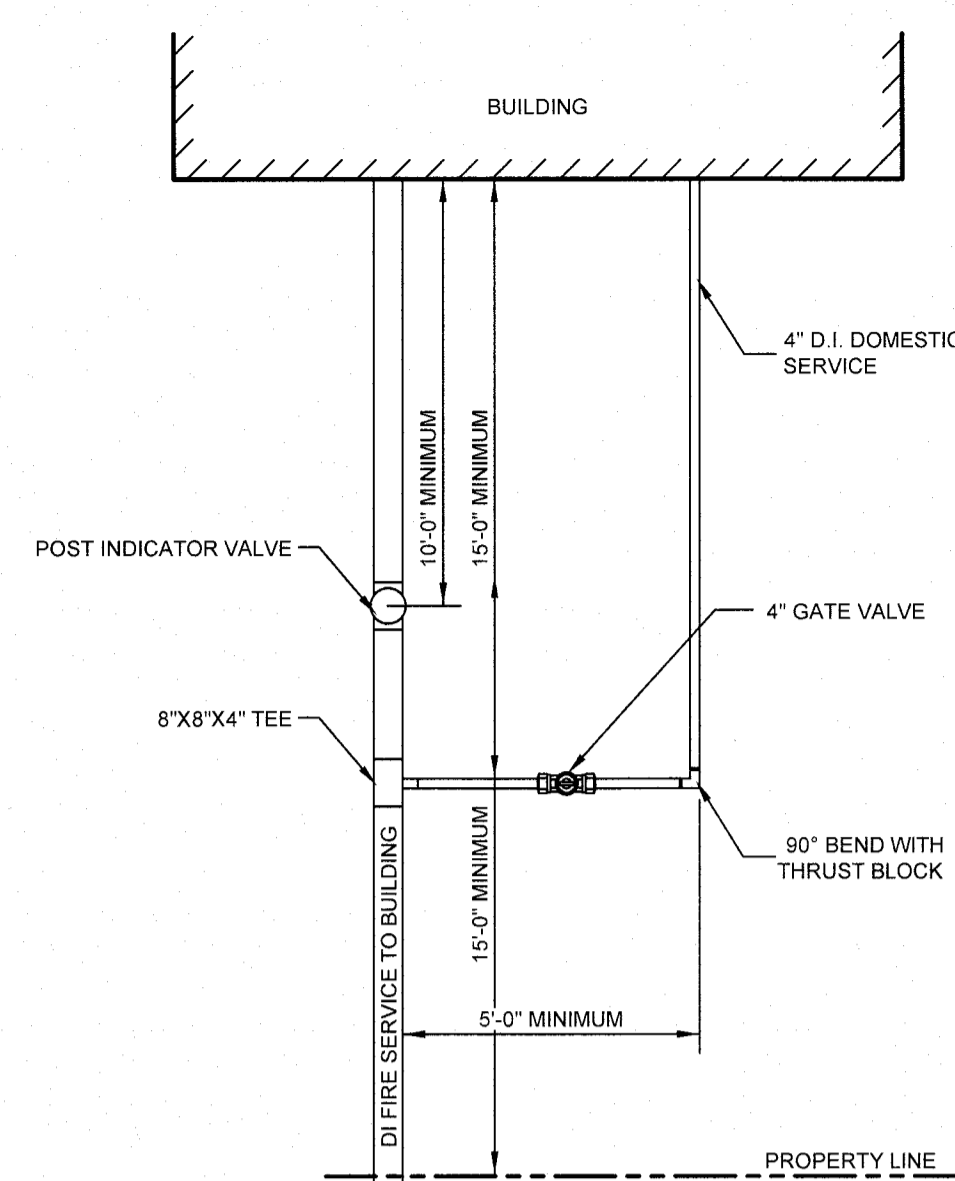


**MAIN CROSSINGS**

**WATER MAIN/SEWER MAIN SEPARATION**  
NOT TO SCALE  
(AUGUST 2011)

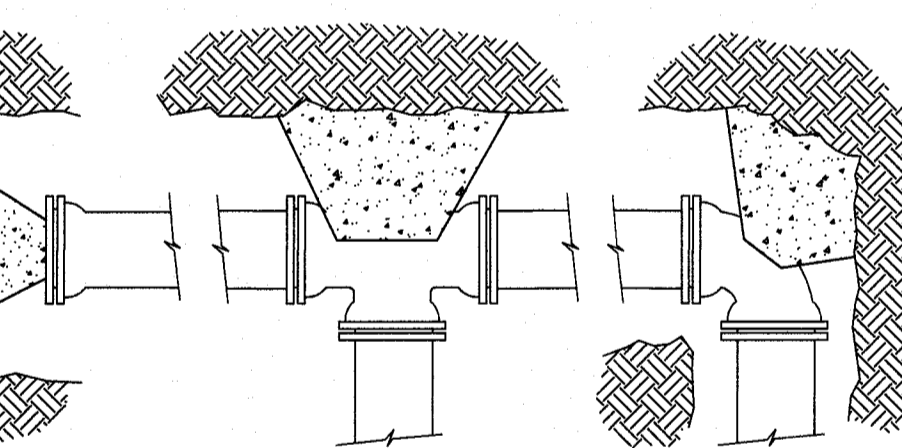


**UTILITY TRENCH DETAIL**  
NOT TO SCALE

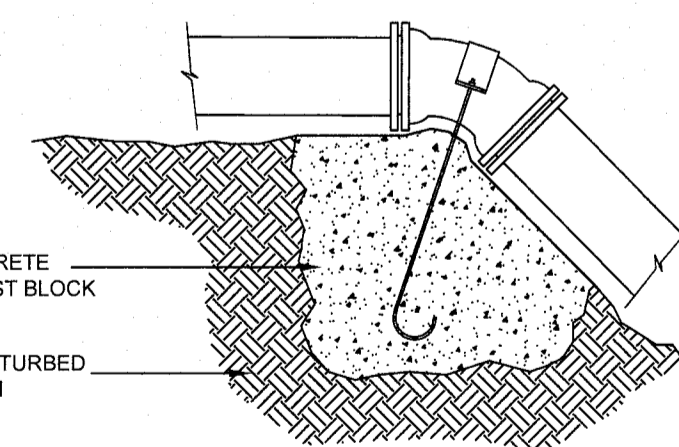


**DOMESTIC SERVICE TAPPED OFF FIRE SERVICE**  
(A-24)  
NOT TO SCALE  
(MARCH 2008)

**DOMESTIC SERVICE TAPPED OFF FIRE SERVICE**  
(A-24)  
NOT TO SCALE  
(MARCH 2008)



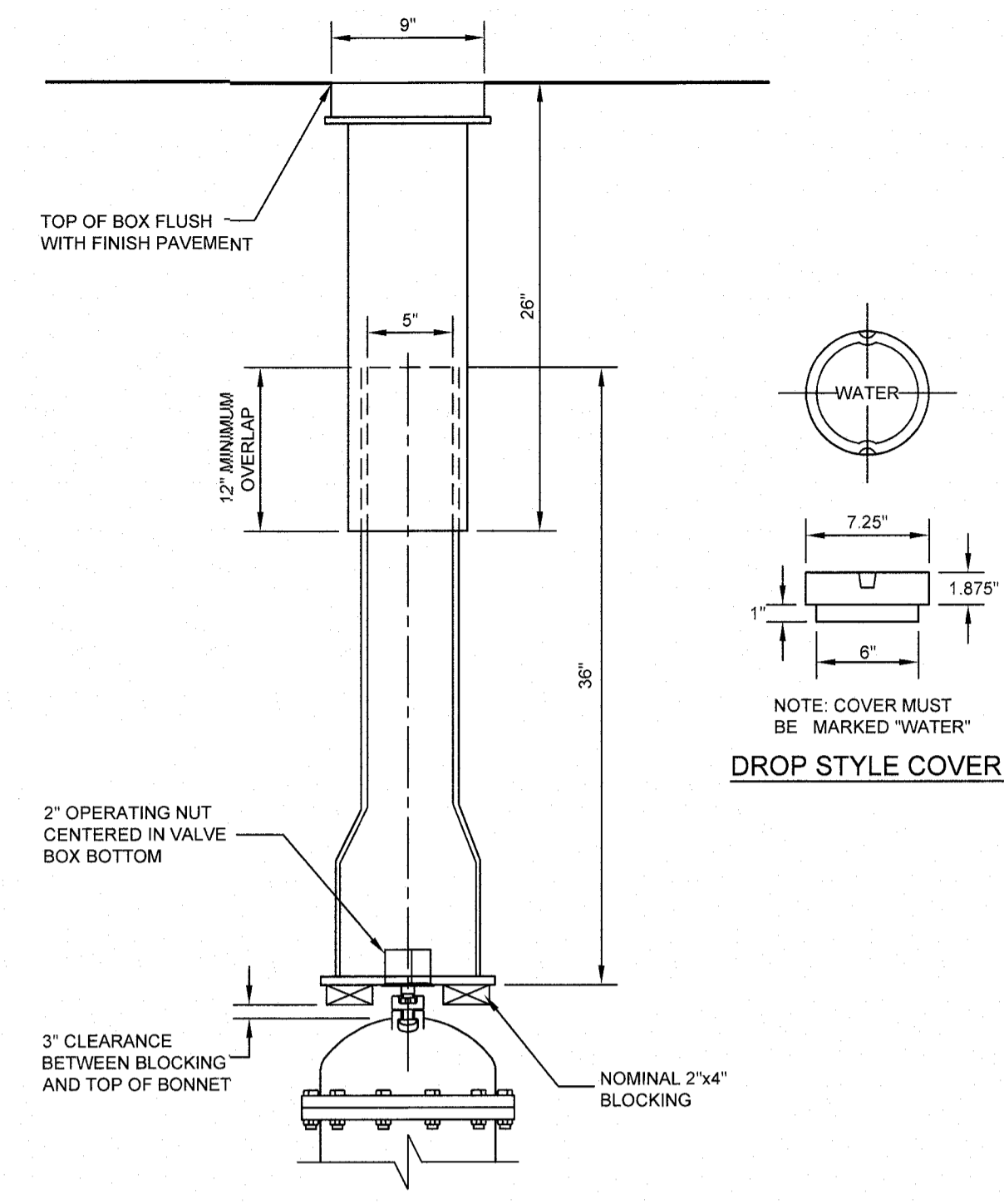
**PLAN - HORIZONTAL BENDS, TEES AND PLUGS**



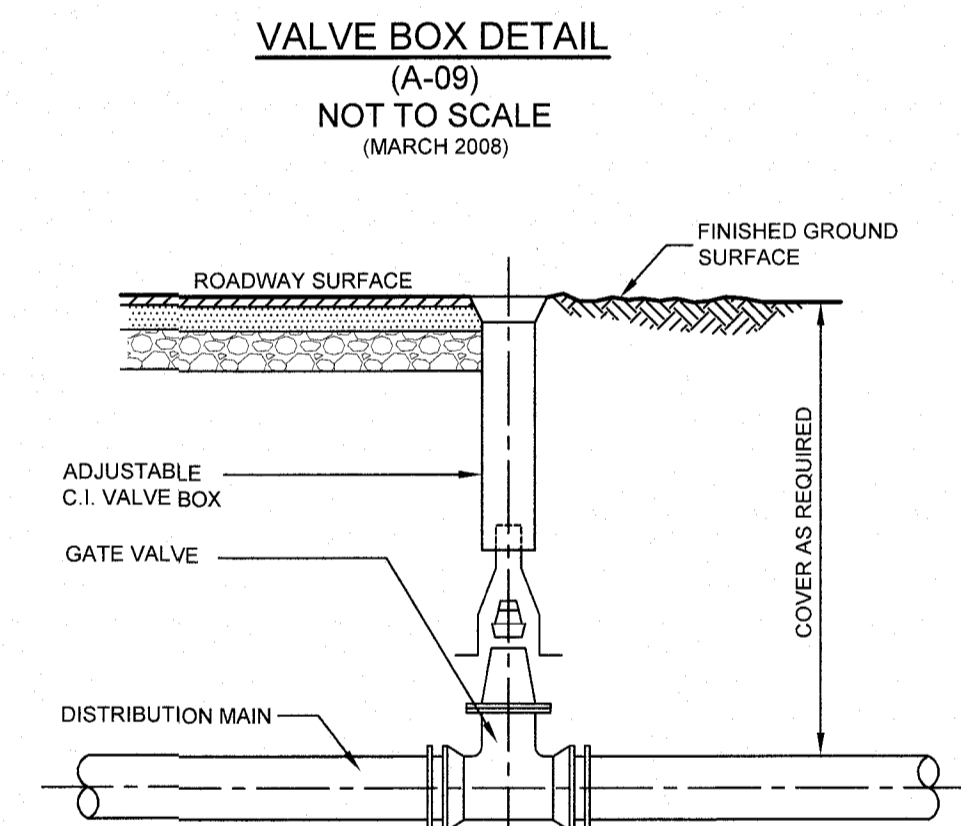
**ELEVATION - VERTICAL BENDS**

**NOTES:**  
1. THRUST BLOCK DIMENSIONS TO BE DETERMINED IN FIELD BY ENGINEER BASED ON PIPE SIZE, WATER PRESSURE AND SOIL TYPE.  
2. STONE BACKING MAY BE SUBSTITUTED FOR CONCRETE THRUST BLOCKS PROVIDED THE STONE(S) ARE OF EQUAL SIZE AND BEAR ON UNDISTURBED EARTH.  
3. USE OF JOINT RESTRAINT SYSTEMS SHALL NOT ELIMINATE THRUST BLOCK REQUIREMENTS (WHERE POSSIBLE).

**THRUST BLOCKS**  
NOT TO SCALE  
(MARCH 2008)



**VALVE BOX DETAIL**  
(A-09)  
NOT TO SCALE  
(MARCH 2008)



**WATER AND GAS GATE VALVE**  
NOT TO SCALE  
(MARCH 2008)

**CONSTRUCTION DETAILS**  
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MAP 182; LOT 217  
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DATE: JULY 10, 2023 SCALE: 1" = 40'  
PROJECT NO: 18-0612-3 SHEET 19 OF 20

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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DATE OF MEETING: \_\_\_\_\_  
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