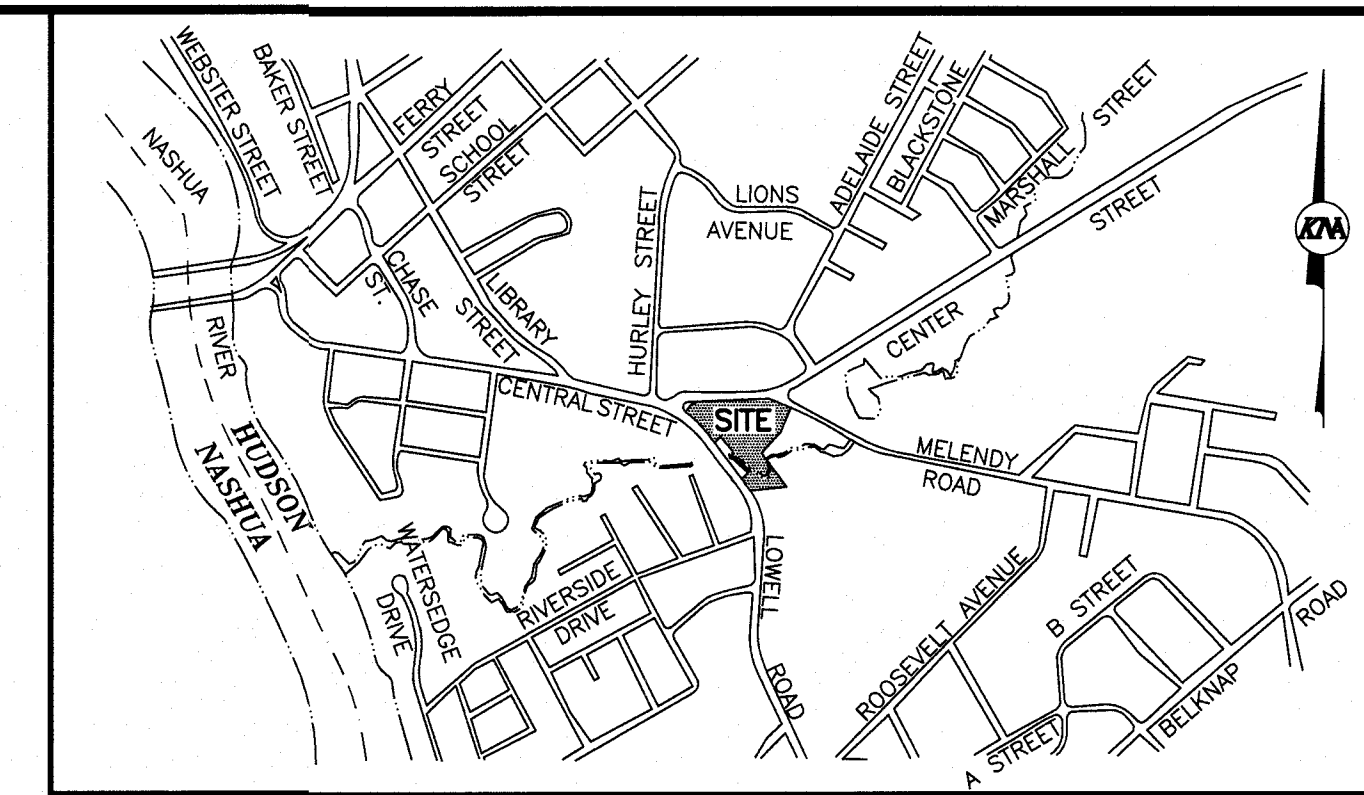


VICINITY PLAN
NOT TO SCALE



VICINITY PLAN
SCALE: 1" = 1,000±

NON-RESIDENTIAL SITE PLAN

CENTRAL GAS

MAP 182 LOT 217

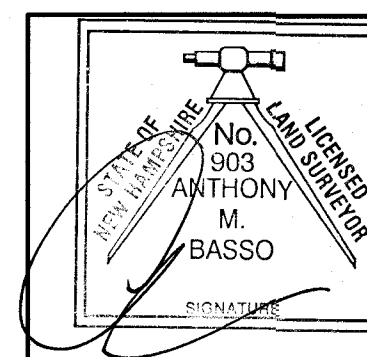
LOWELL ROAD & CENTRAL STREET

HUDSON, NEW HAMPSHIRE

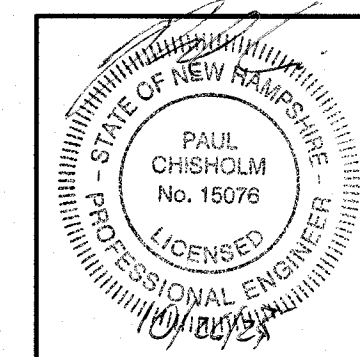
SHEET TITLE	SHEET No.
MASTER PLAN	1
LOT CONSOLIDATION PLAN	2
EXISTING CONDITIONS PLAN	3
REMOVALS/DEMOLITION PLAN	4
NON-RESIDENTIAL SITE PLAN	5
GRADING AND DRAINAGE PLAN	6
UTILITY PLAN	7
EROSION CONTROL PLAN	8
LANDSCAPE PLAN	9
LIGHTING PLAN	10
TRUCK TURNING PLAN	11
EASEMENT PLAN	12
LOWELL ROAD ENTRANCE - DRIVEWAY PROFILE	13
SIGHT DISTANCE PLAN & PROFILE	14
SEWER PROFILE	15
CONSTRUCTION DETAILS	16 - 20

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



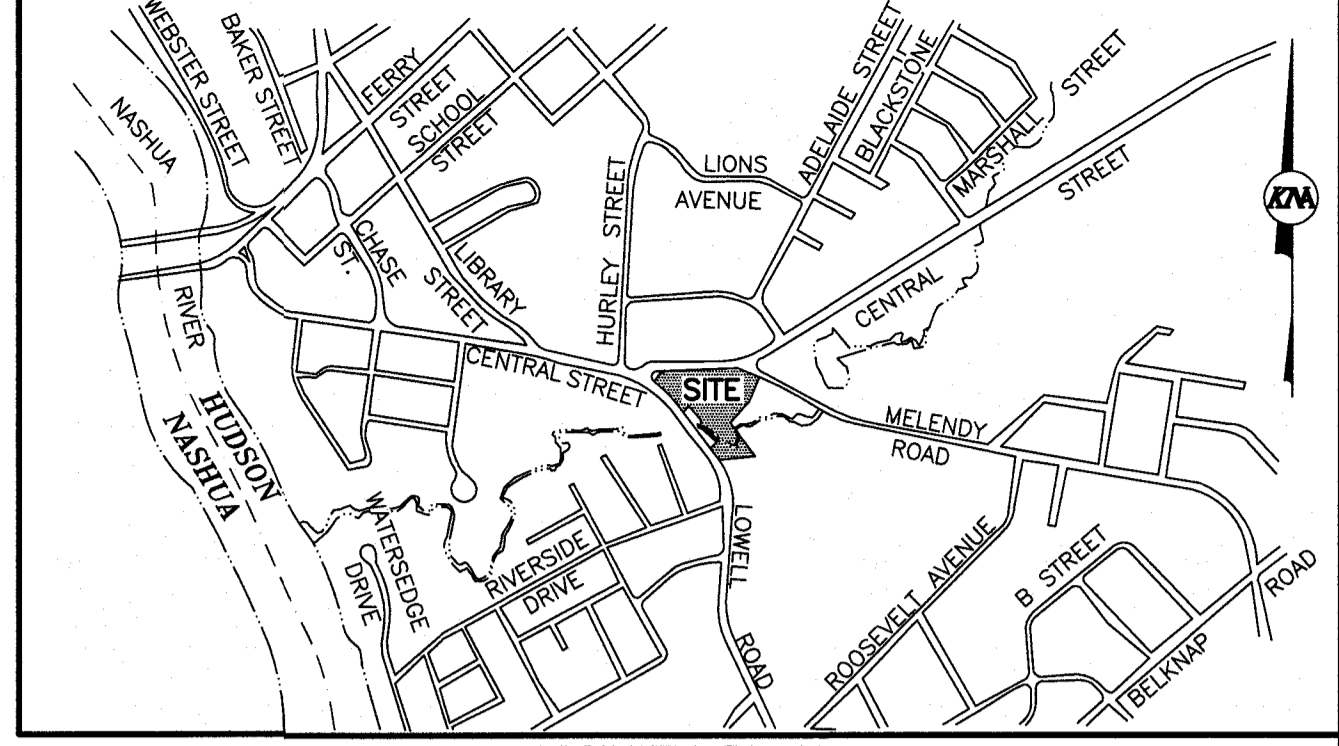
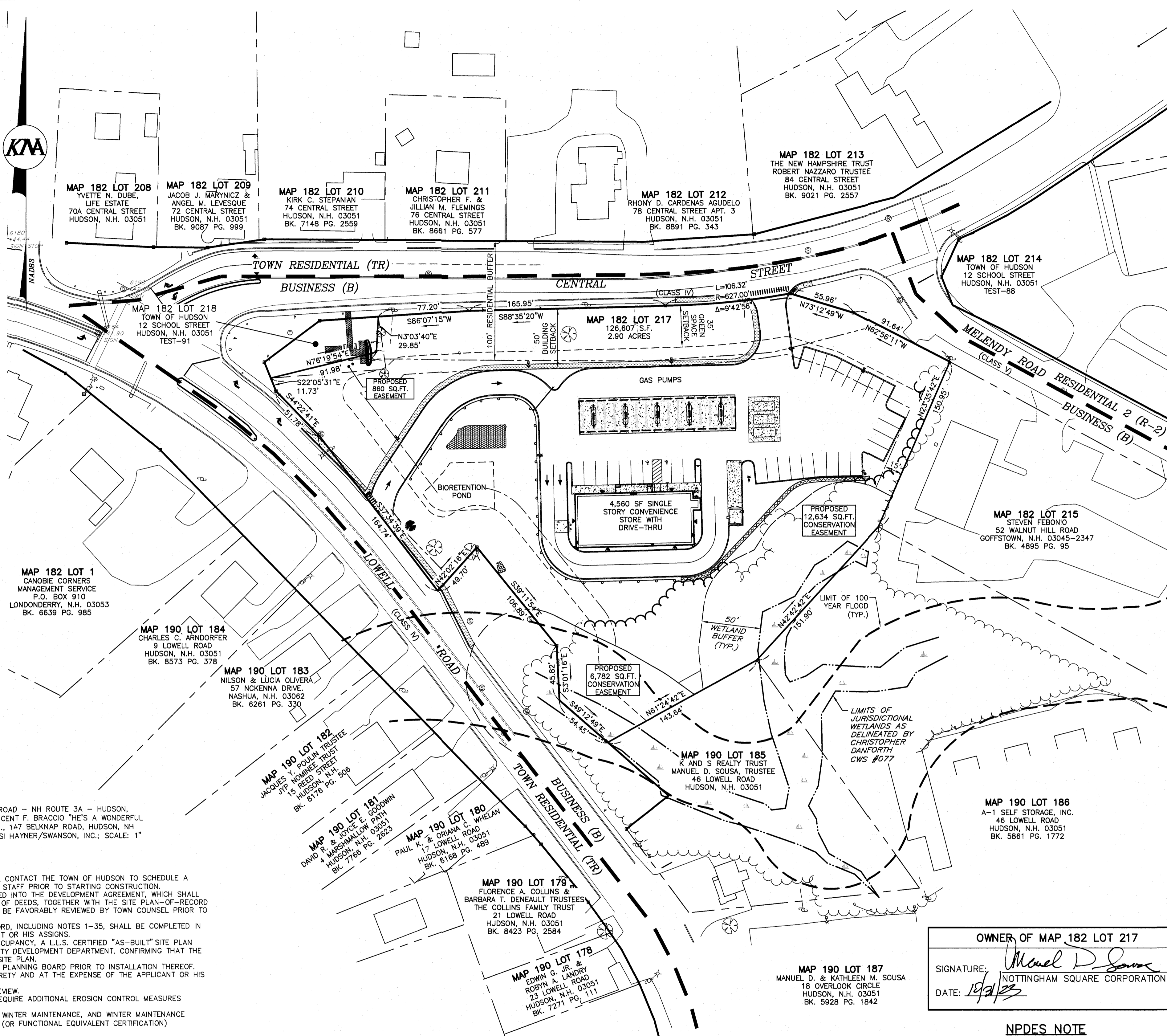
KMA
 KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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

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.
--	--

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 3,760 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:
-NHDOT DRIVEWAY
-NHDOT 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):

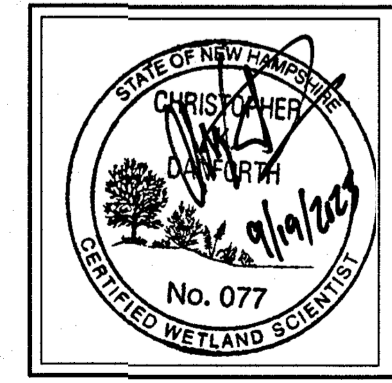
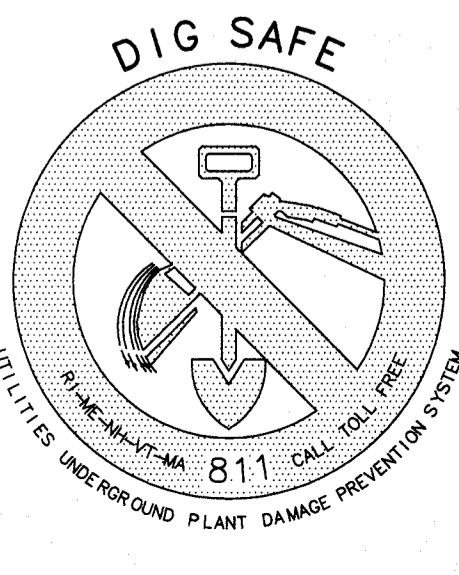
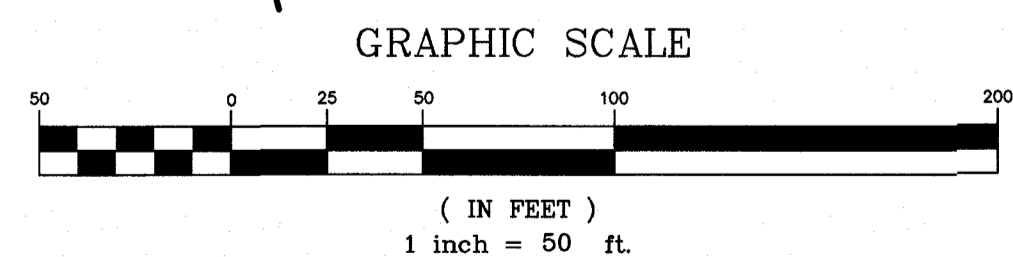
- THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
- ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH 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.

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.

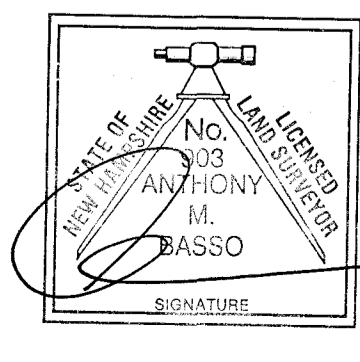


JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN JUNE OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN 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, 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).

10/31/23
 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: _____

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.

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

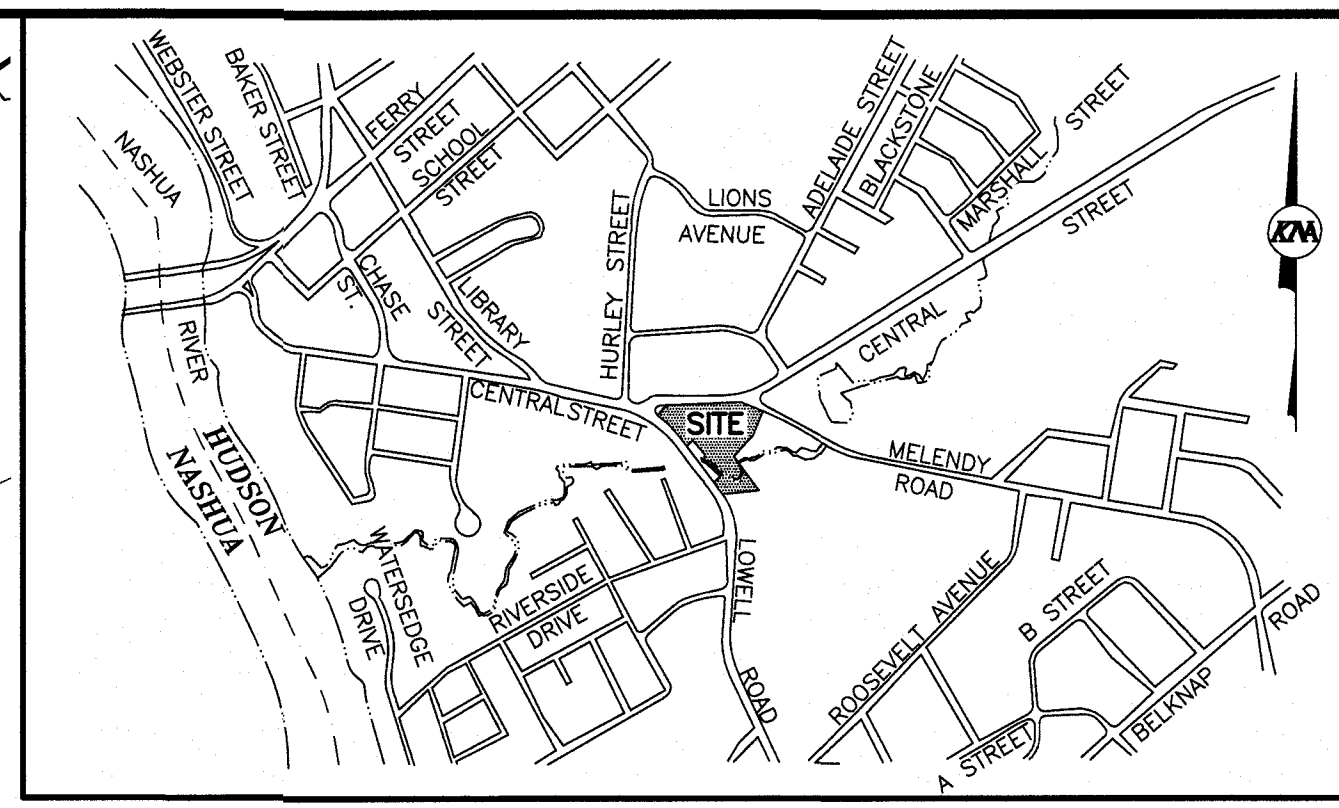
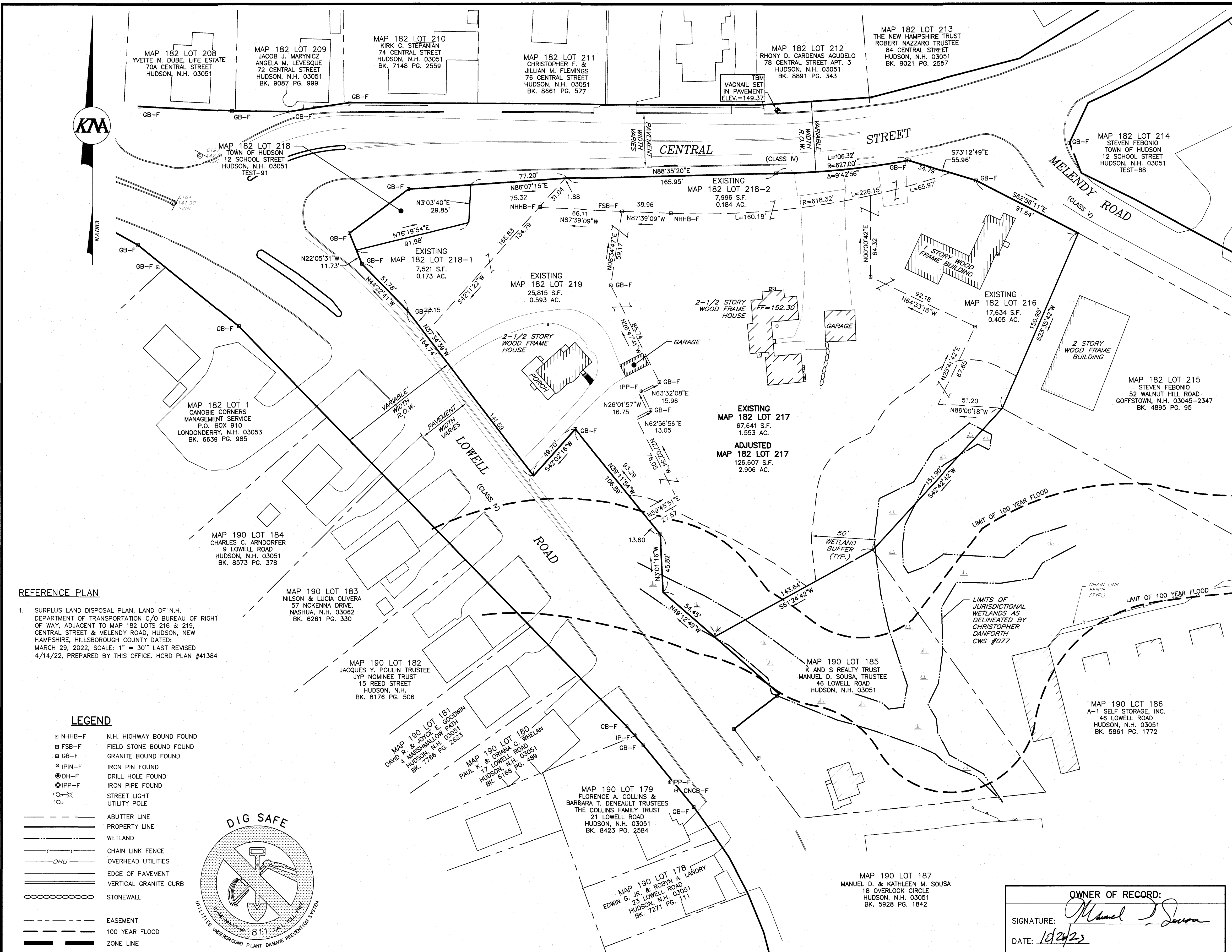
OWNER/APPLICANT:
 NOTTINGHAM SQUARE CORPORATION
 46 LOWELL ROAD
 HUDSON, N.H. 03051

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 SCALE: 1" = 50'
 PROJECT No: 18-0612-3 SHEET 1 OF 20

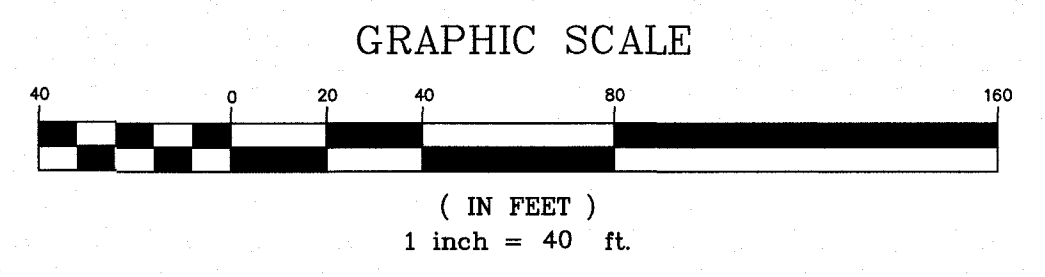


VICINITY PLAN
SCALE: 1" = 1,000±

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOT CONSOLIDATION OF ASSESSOR'S MAP 182 LOTS 216, 217, 218-1, 218-2 & 219 INTO ONE LOT 217 IN HUDSON, NEW HAMPSHIRE.
 - LOT AREAS:

LOT	EXISTING	PROPOSED
LOT 216	= 17,634 S.F.	= 126,607 S.F.
LOT 217	= 67,641 S.F.	= 126,607 S.F.
LOT 218-1	= 7,521 S.F.	-----
LOT 218-2	= 7,996 S.F.	-----
LOT 219	= 25,815 S.F.	-----
 - 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 INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018.
 - HORIZONTAL DATUM IS NAD83 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 33011C0518D, 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 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.
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 - EXISTING BUILDING HEIGHTS:
LOT 216 HOUSE - LESS THAN 40 FEET
LOT 217 HOUSE - LESS THAN 40 FEET
LOT 219 HOUSE - LESS THAN 40 FEET

OWNERS OF RECORD	OWNERS OF RECORD
MAP 182 LOT 216 NOTTINGHAM SQUARE CORPORATION 46 LOWELL ROAD HUDSON, N.H. 03051 HCRD BK. 9129 PG. 0164	MAP 182 LOT 217 CENTRAL HUDSON, LLC 48 LOWELL ROAD HUDSON, N.H. 03051 HCRD BK. 9113 PG. 1183
MAP 182 LOT 218-1 & 218-2 NOTTINGHAM SQUARE CORPORATION 46 LOWELL ROAD HUDSON, N.H. 03051 HCRD BK. 9625 PG. 252	MAP 182 LOT 219 NOTTINGHAM SQUARE CORPORATION 46 LOWELL ROAD HUDSON, N.H. 03051 HCRD BK. 9129 PG. 0167



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. HC RD PLAN #41384

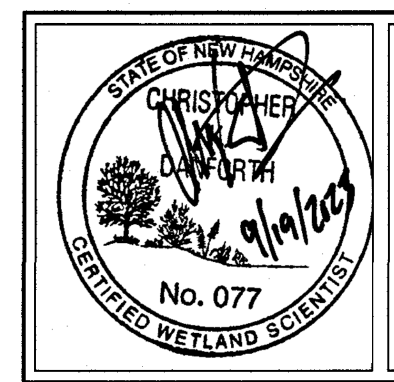
LEGEND

- ▣ 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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- ABUTTER LINE
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- CHAIN LINK FENCE
- OHU OVERHEAD UTILITIES
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- STONEWALL
- EASEMENT
- 100 YEAR FLOOD
- ZONE LINE



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 ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



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 SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, 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.

OWNER OF RECORD:
SIGNATURE: *Manuel D. Sousa*
DATE: 12/24/22

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).
Manuel D. Sousa
LICENSED LAND SURVEYOR DATE: 12/26/22

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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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.

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

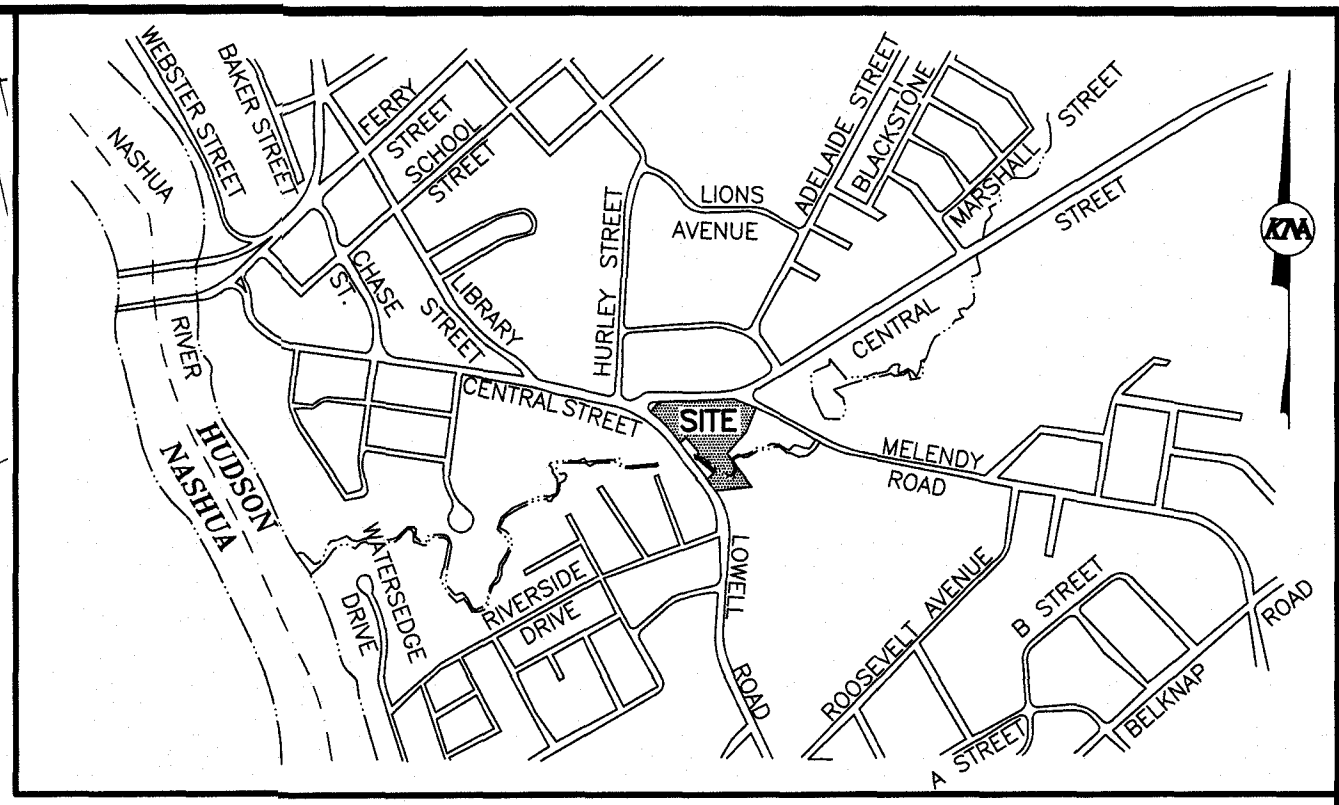
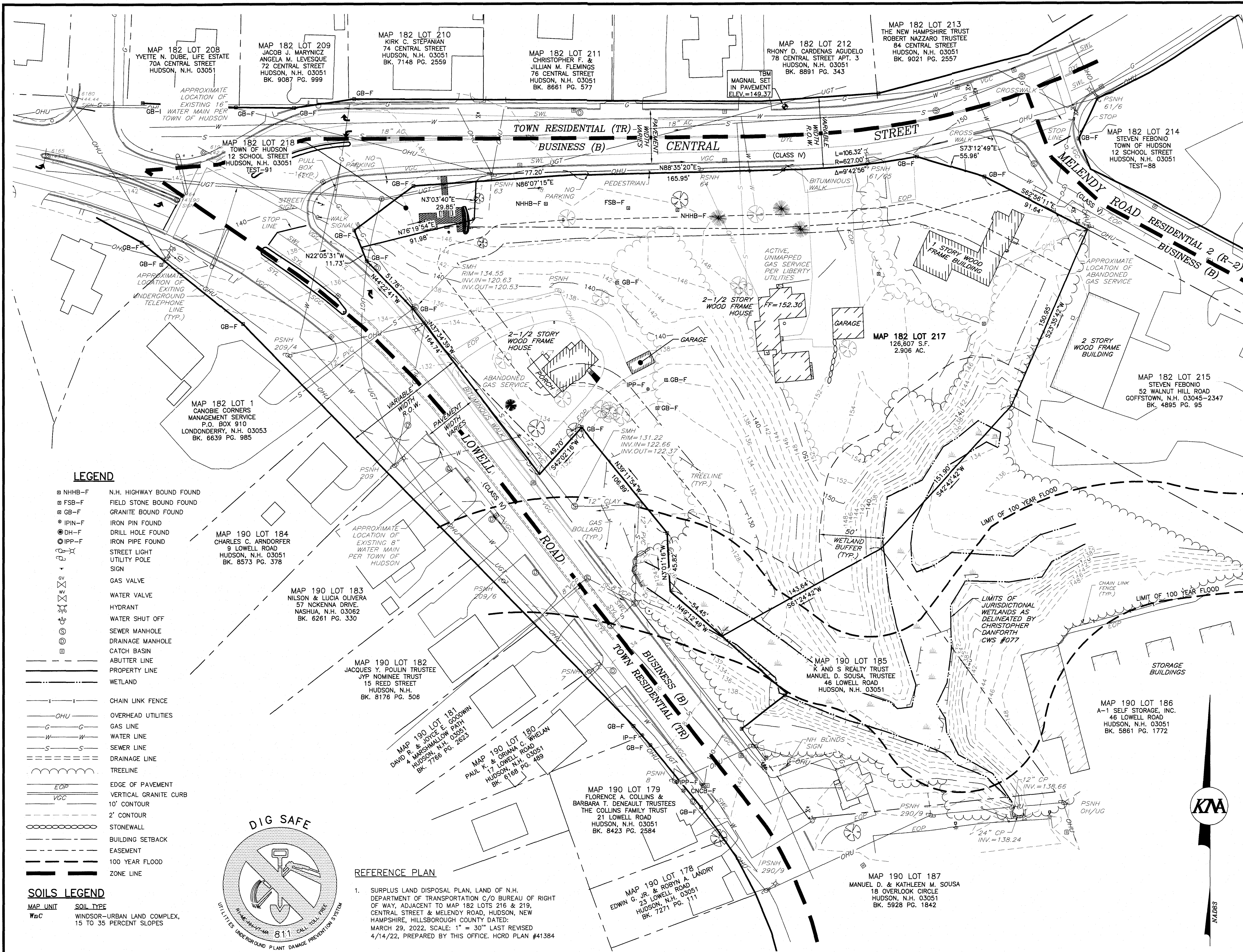
OWNER/APPLICANT:
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OWNER OF RECORD:
NOTTINGHAM SQUARE CORPORATION
46 LOWELL ROAD
HUDSON, N.H. 03051

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

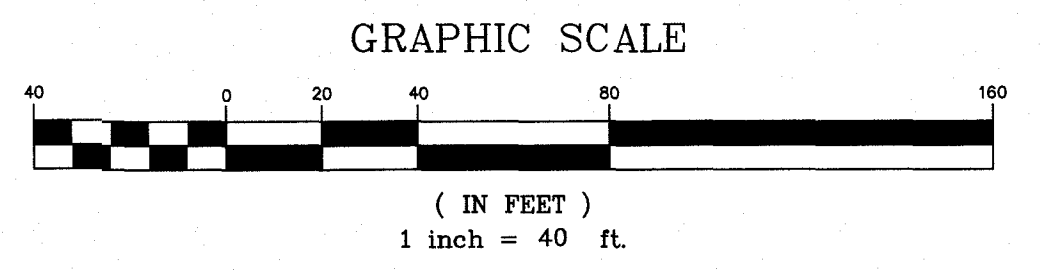
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC

DATE: JULY 10, 2023 SCALE: 1" = 40'
PROJECT NO: 18-0612-3 SHEET 2 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
- ⊙ ABUTTER LINE
- ⊙ PROPERTY LINE
- ⊙ 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

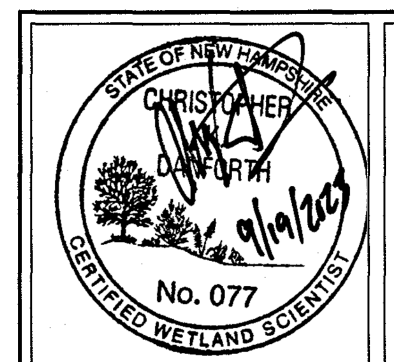


REFERENCE PLAN

- 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 COMPREHEND 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.



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 SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND Delineation Manual: Northcentral 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).

[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
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REVISIONS

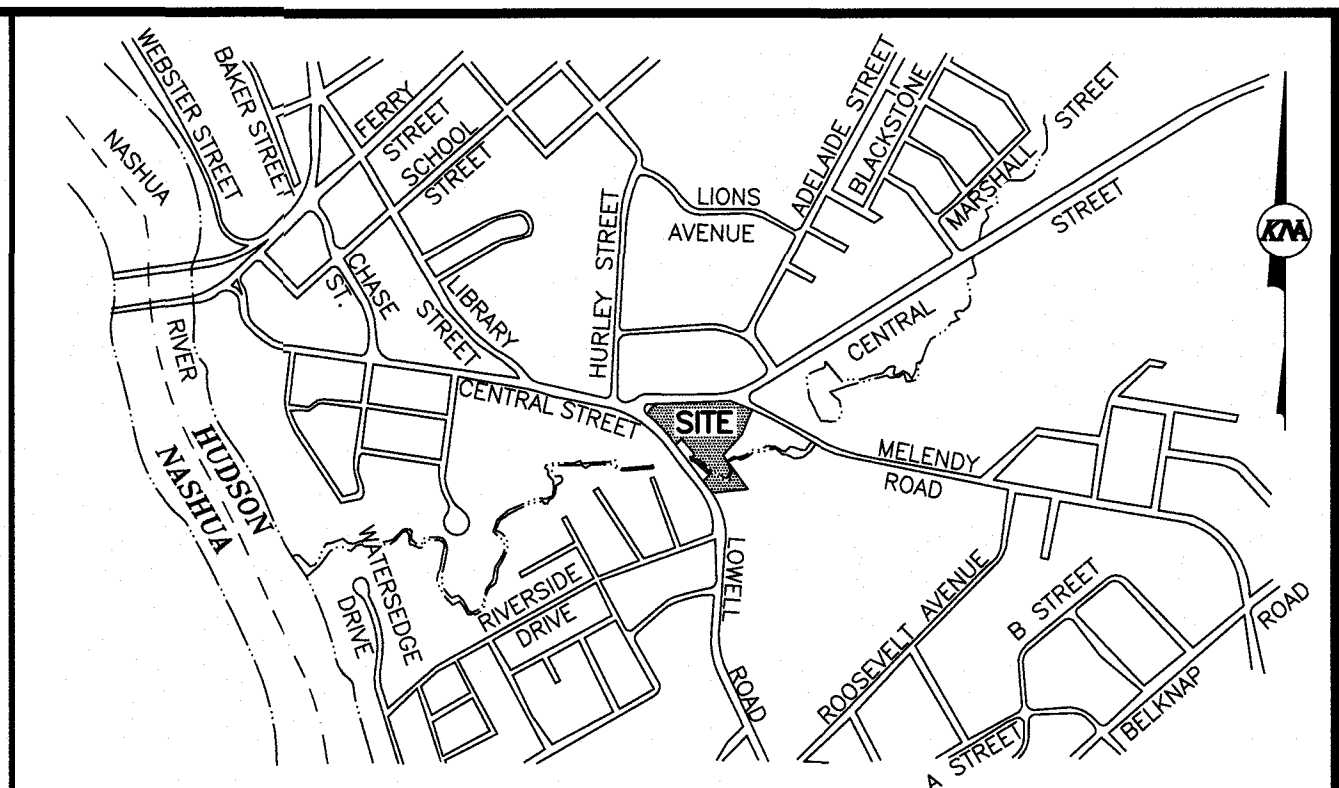
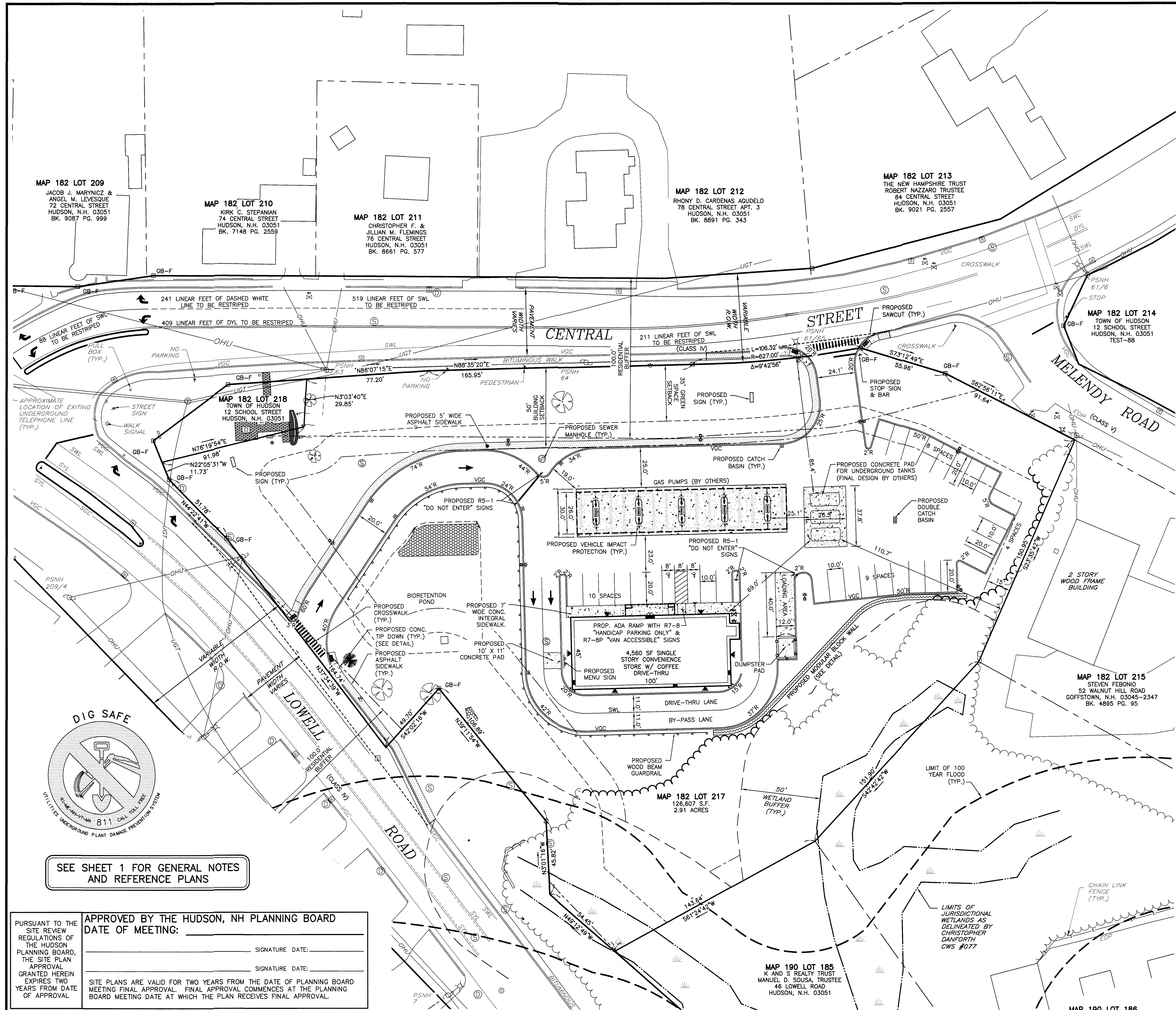
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DATE: JULY 10, 2023 SCALE: 1" = 40'
PROJECT NO: 18-0612-3 SHEET 3 OF 20

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

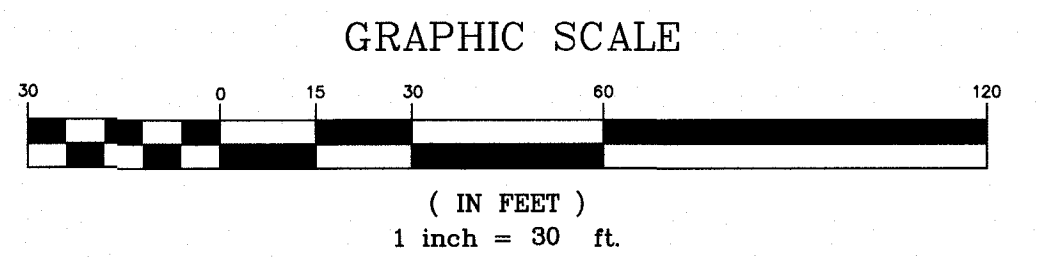
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____

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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

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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

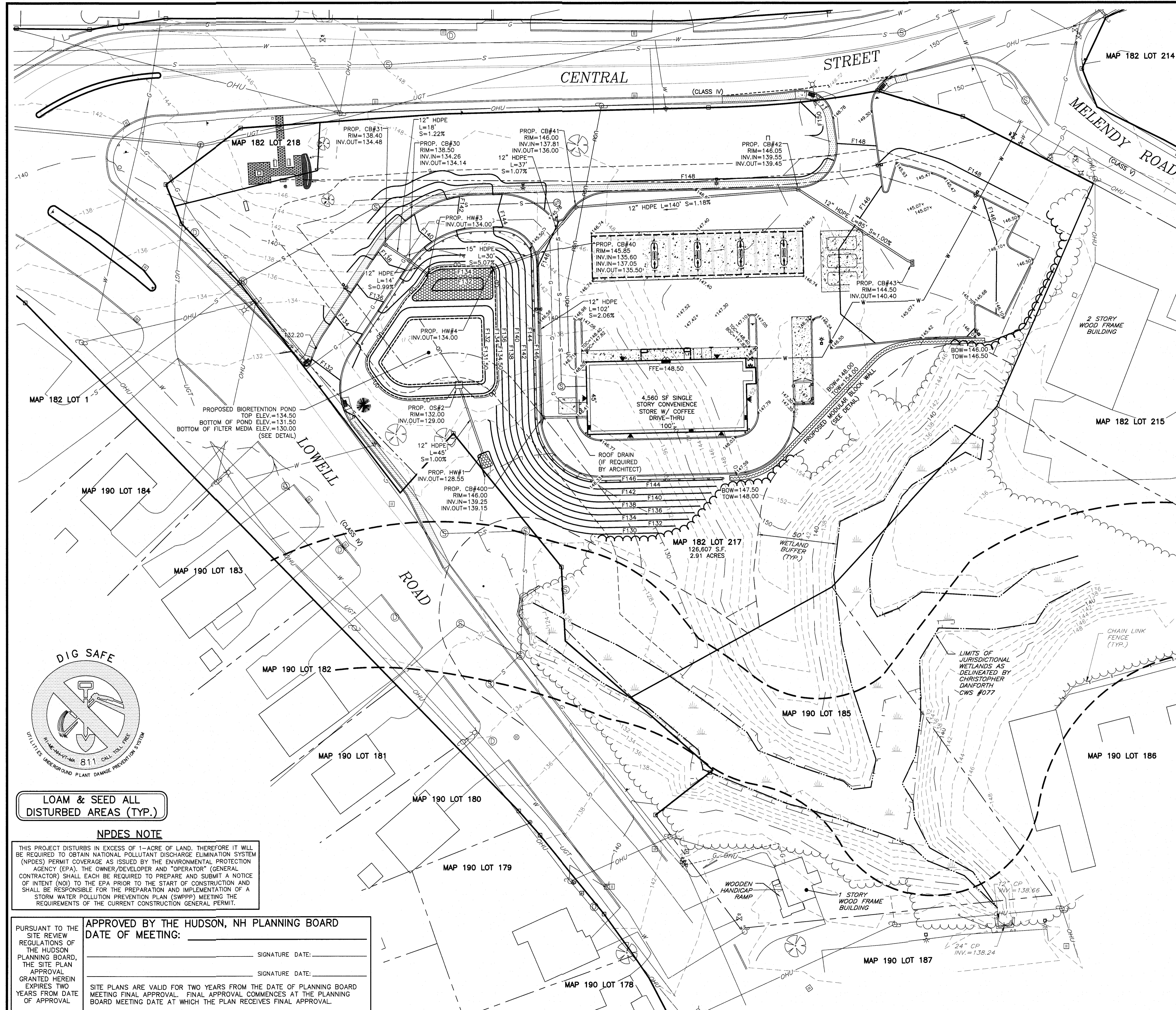
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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

SIGNATURE DATE: _____

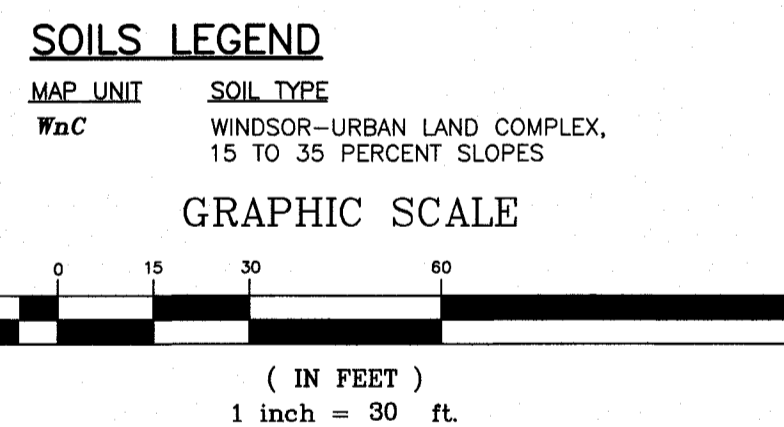
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- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING, DRAINAGE AND UTILITY SYSTEMS FOR THIS SITE.
 2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE 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
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 - IPIN-F IRON PIN FOUND
 - ⊙ DH-F DRILL HOLE FOUND
 - ⊙ IPP-F IRON PIPE FOUND
 - ⊙ SLF STREET LIGHT
 - ⊙ ULP UTILITY POLE
 - ⊙ SGN SIGN
 - ⊙ GAV GAS VALVE
 - ⊙ WLV WATER VALVE
 - ⊙ HYD HYDRANT
 - ⊙ WSO WATER SHUT OFF
 - ⊙ SMH SEWER MANHOLE
 - ⊙ DMH 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:
 NOTTINGHAM SQUARE CORPORATION
 46 LOWELL ROAD
 HUDSON, N.H. 03051

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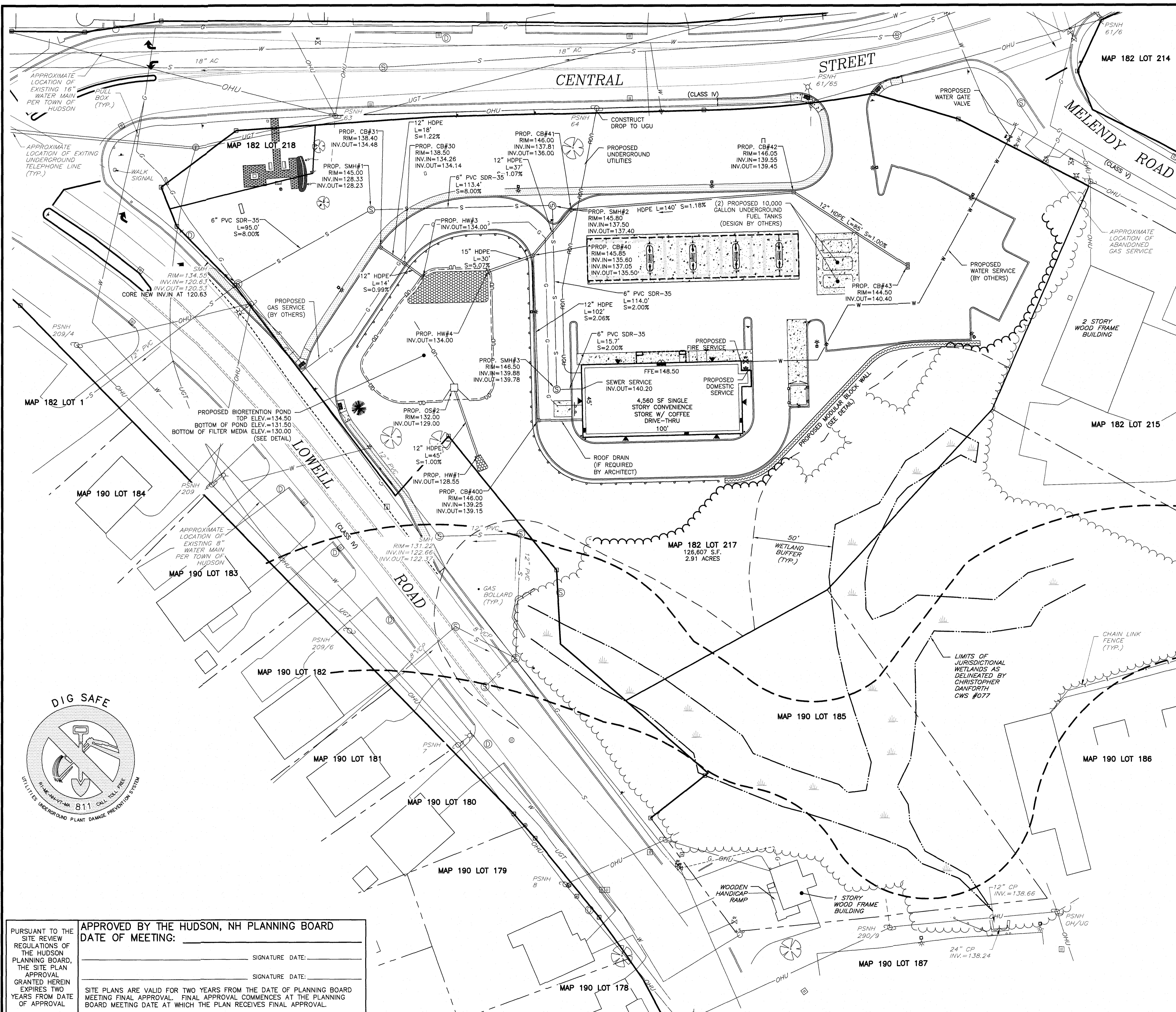
DATE: JULY 10, 2023 **SCALE:** 1" = 30'
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LOAM & SEED ALL DISTURBED AREAS (TYP.)

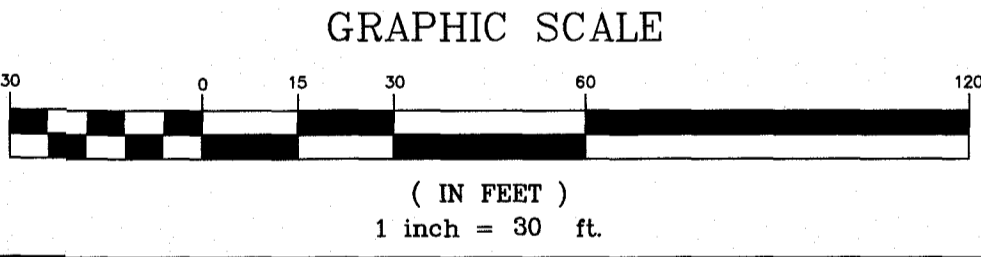
NPDES NOTE
 THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE 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 SEEDED.
 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.

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

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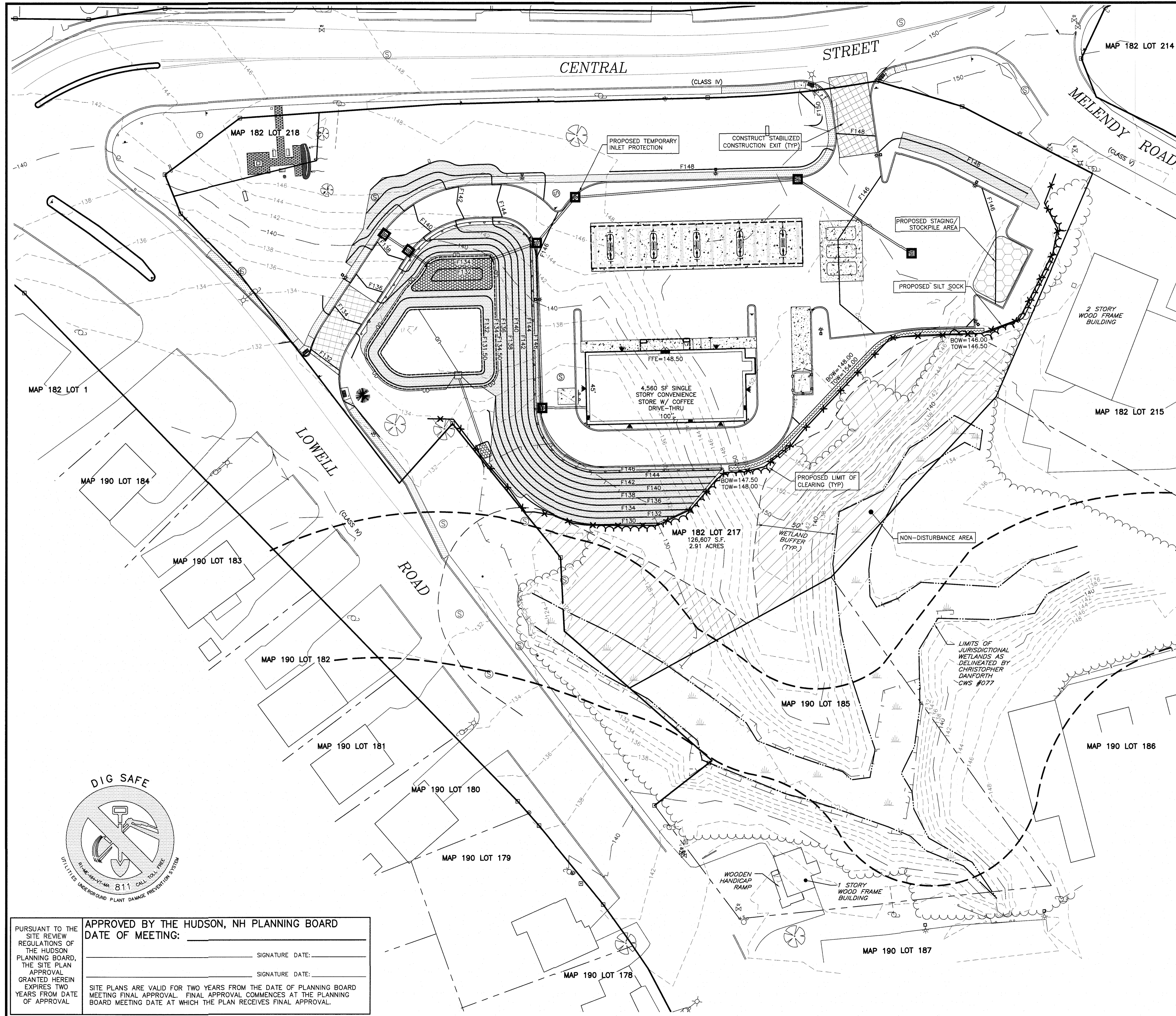
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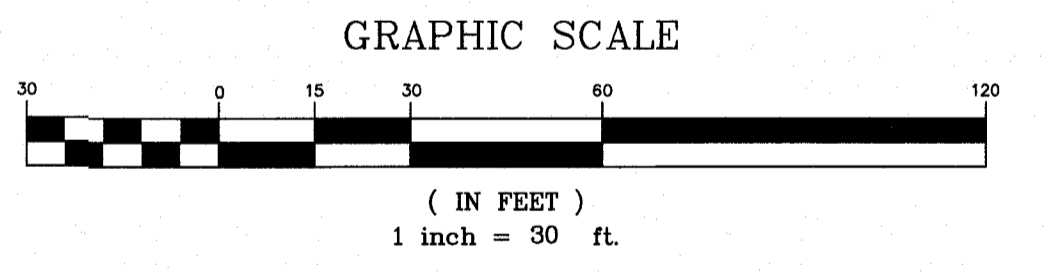
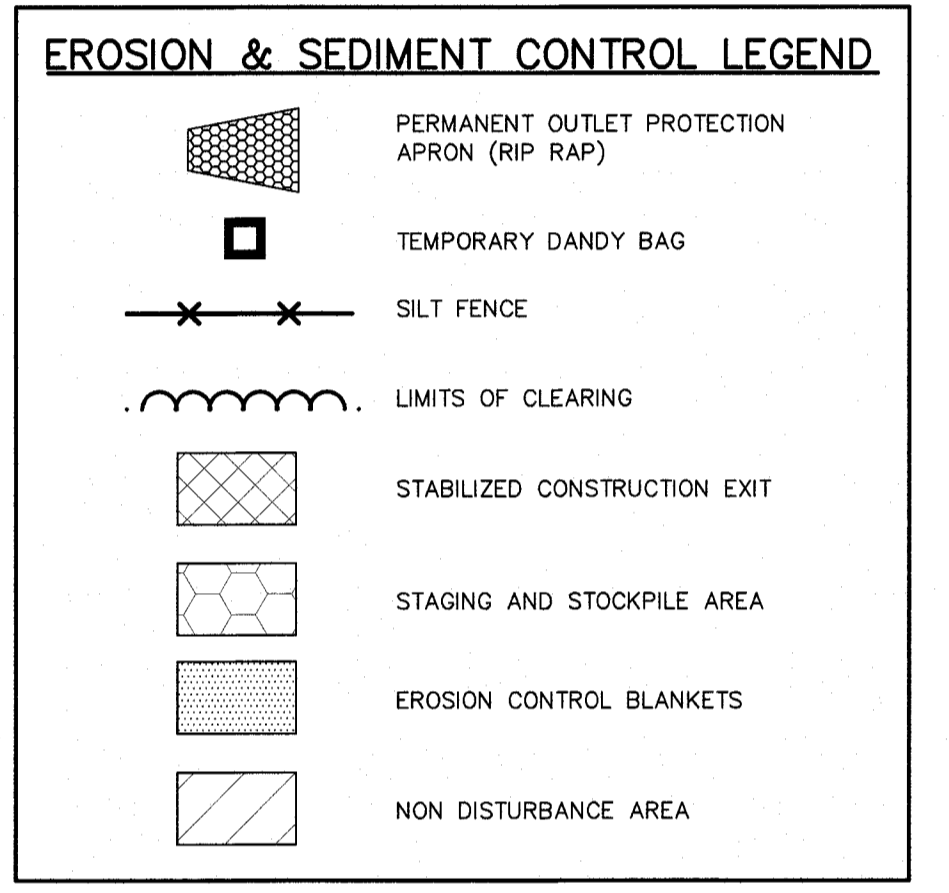
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- EROSION CONTROL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST 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:
 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

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 8 OF 20

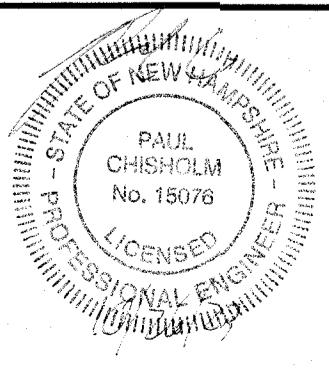
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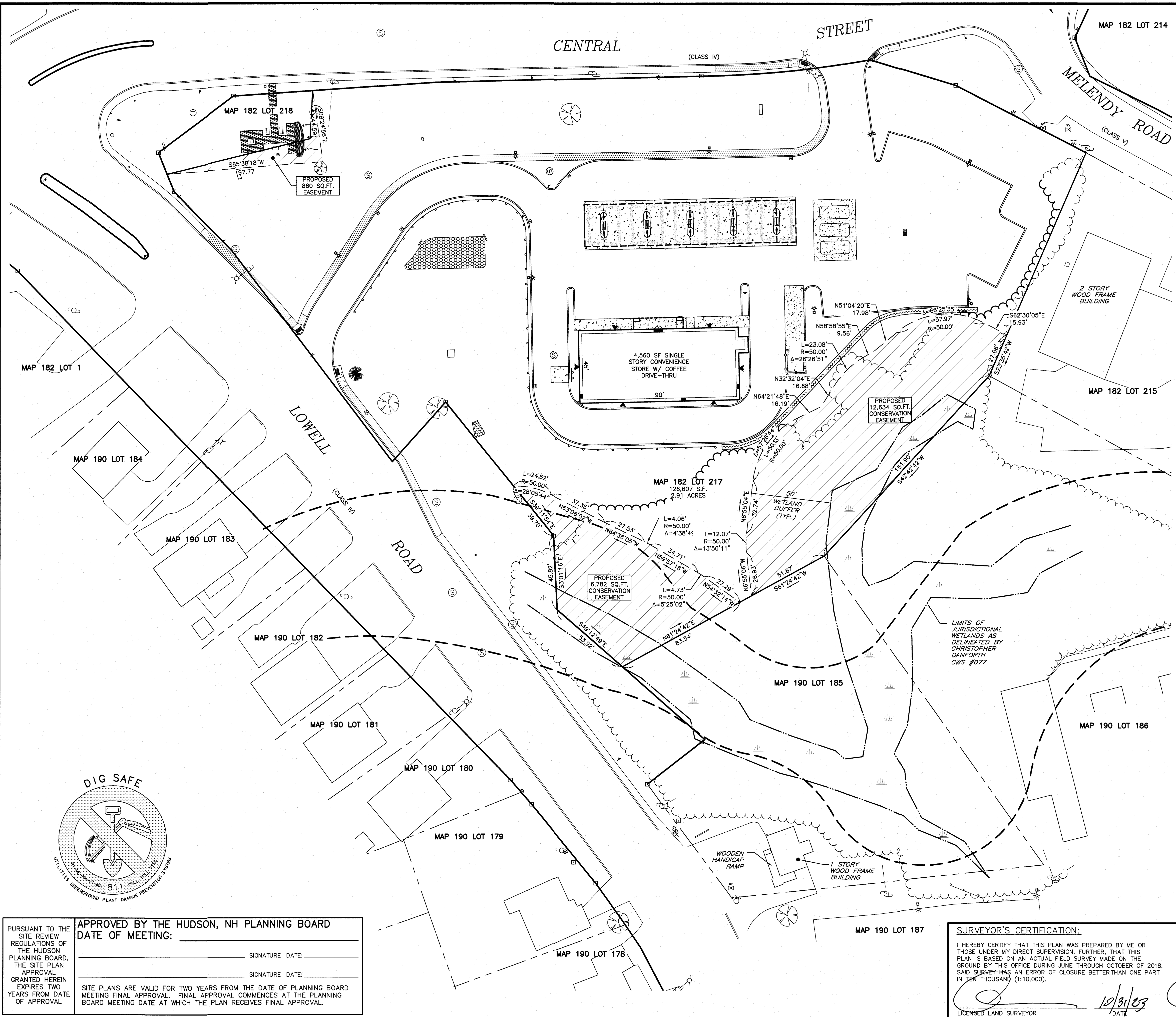
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

 SIGNATURE DATE: _____

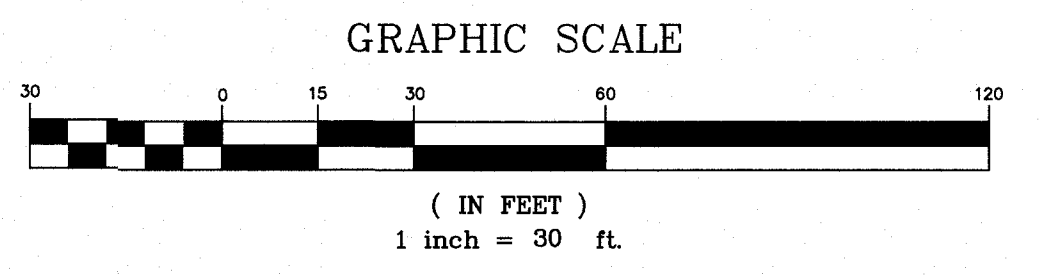
 SIGNATURE DATE: _____

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





NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT 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

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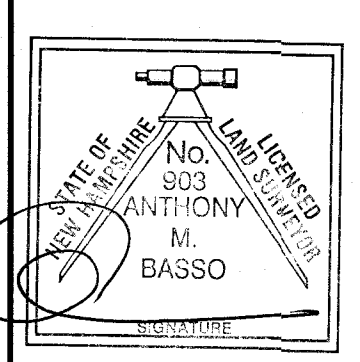
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

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 _____ SIGNATURE DATE: _____

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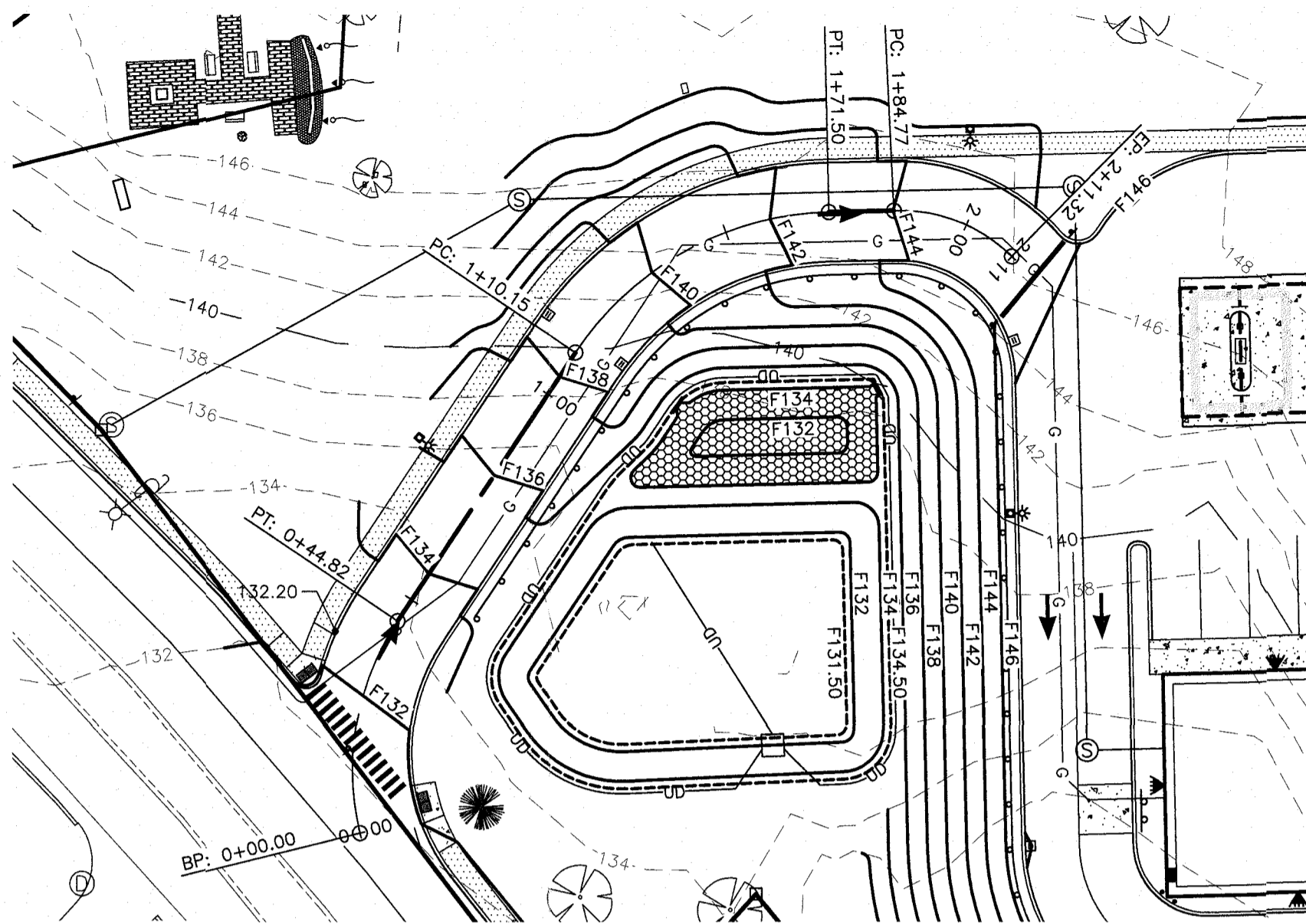
SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART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

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

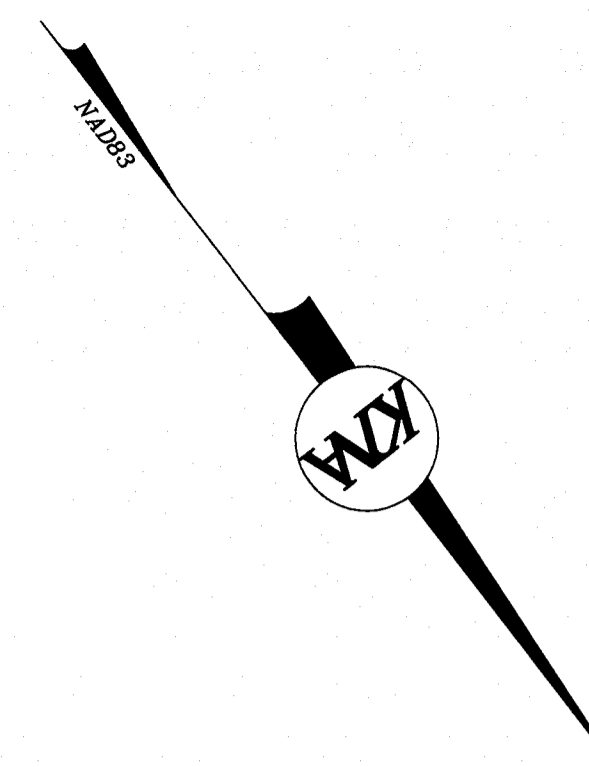


REVISIONS			
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2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC

DATE: JULY 10, 2023 SCALE: 1" = 30'
 PROJECT NO: 18-0612-3 SHEET 12 OF 20

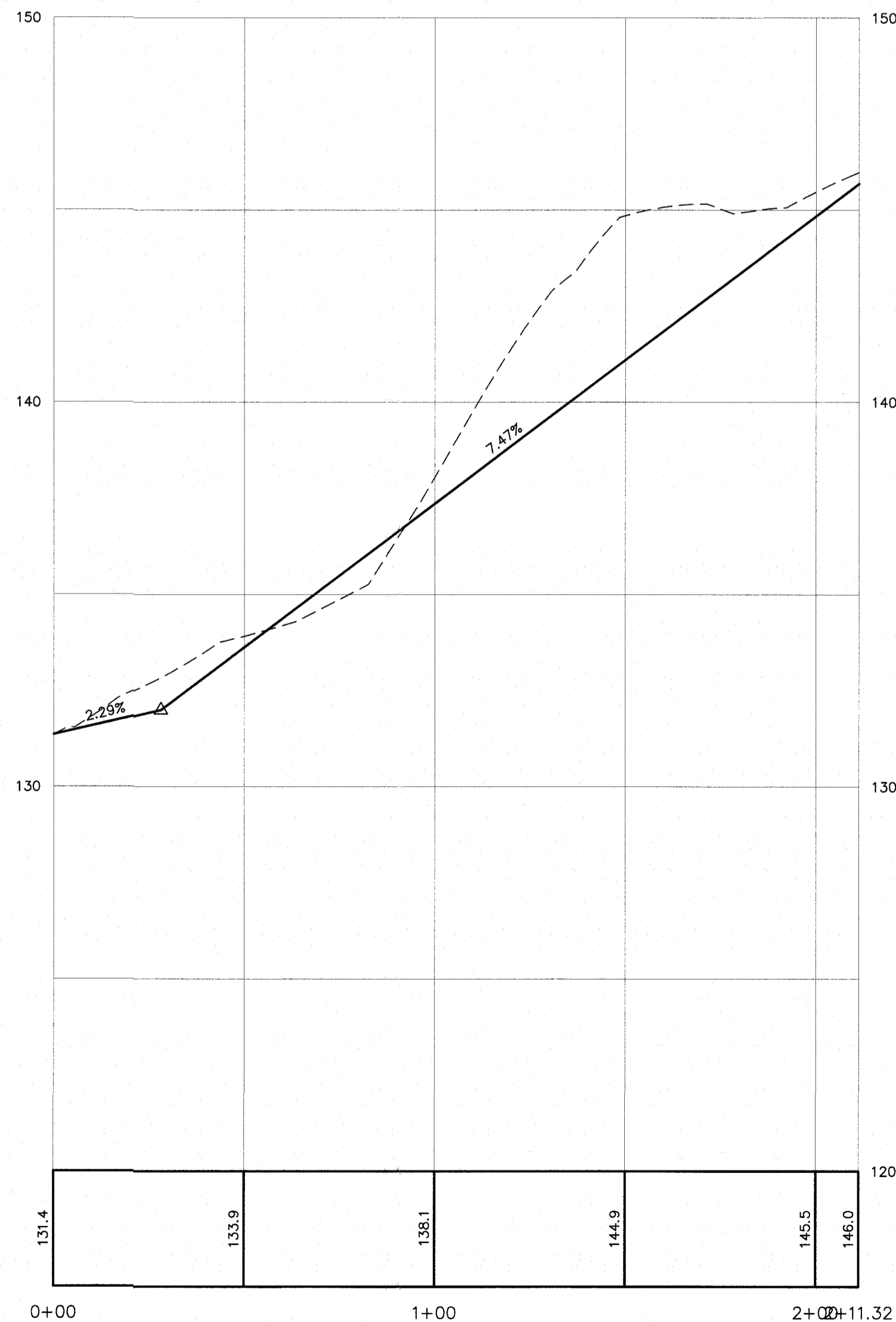


LOWELL ROAD SITE ENTRANCE - DRIVEWAY PLAN
SCALE: 1" = 30'



LEGEND

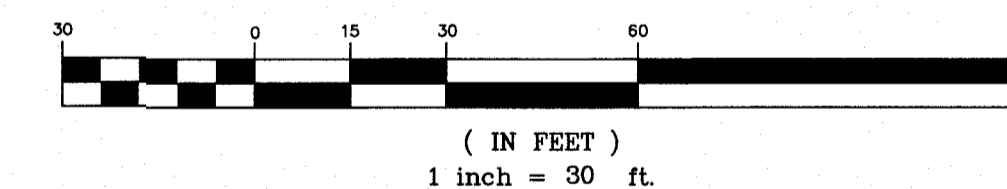
- ▣ NHHB-F N.H. HIGHWAY BOUND FOUND
- ▣ FSB-F FIELD STONE BOUND FOUND
- ▣ GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ IPP-F IRON PIPE FOUND
- ⊙ STREET LIGHT
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER SHUT OFF
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
- ⊙ ABUTTER LINE
- ⊙ PROPERTY LINE
- ⊙ 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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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

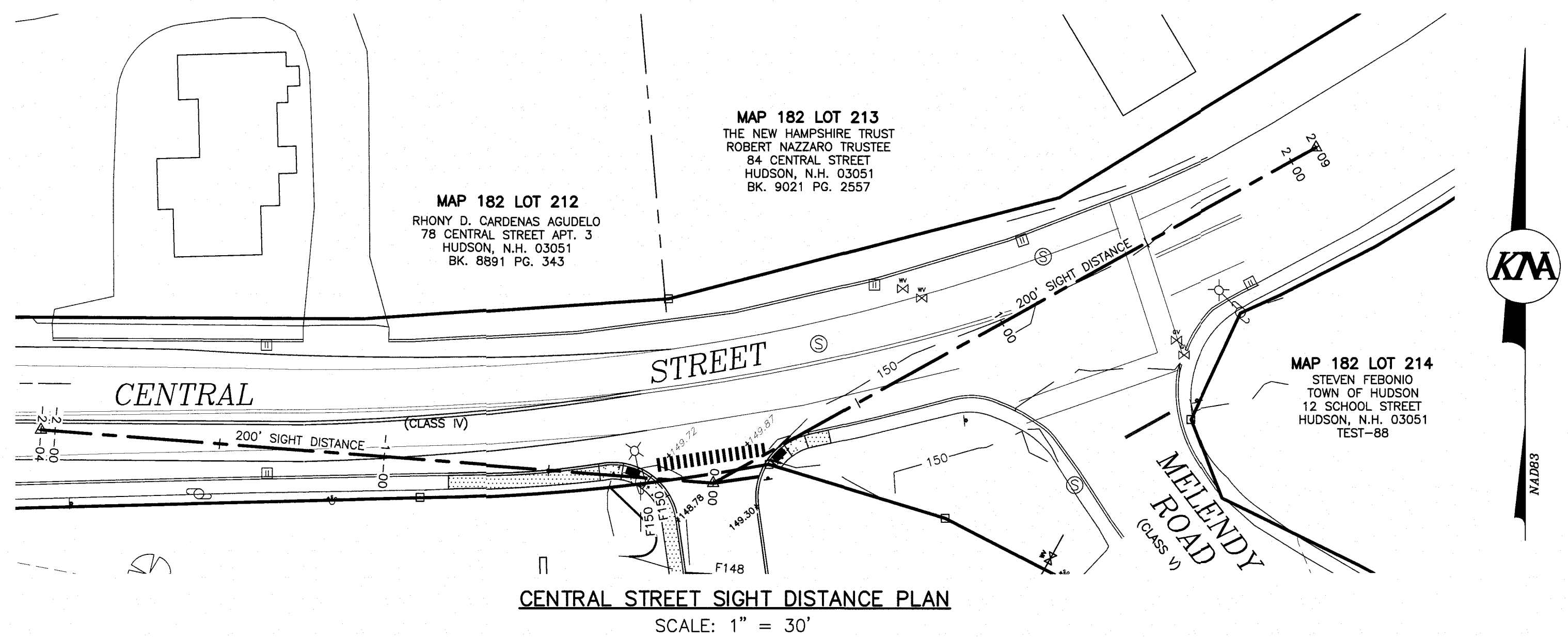
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

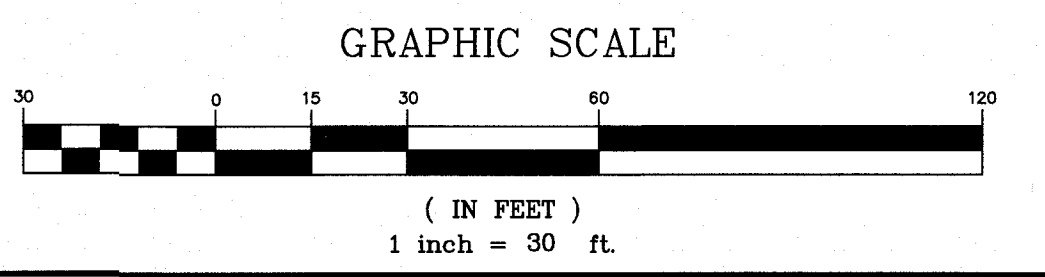
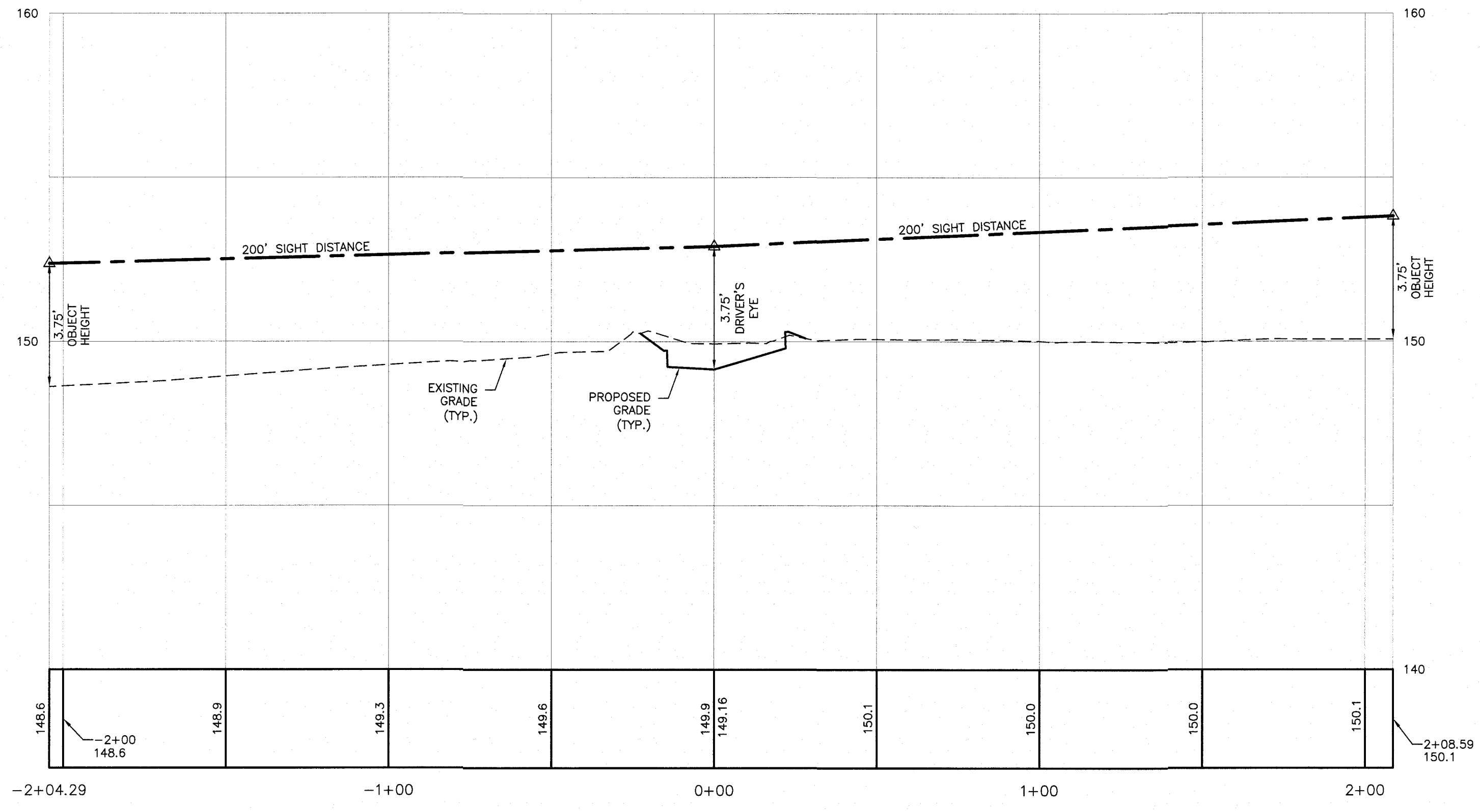
SIGNATURE DATE: _____

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DATE: JULY 10, 2023		SCALE: 1" = 30'	
PROJECT NO: 18-0612-3		SHEET 13 OF 20	



- 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
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 - ⊙ PL PROPERTY LINE
 - ⊙ OHU OVERHEAD UTILITIES
 - ⊙ TL TREELINE
 - ⊙ EOP EDGE OF PAVEMENT
 - ⊙ VGC VERTICAL GRANITE CURB
 - ⊙ 10' CONTOUR
 - ⊙ 2' CONTOUR
 - ⊙ PEPA PROPOSED EDGE OF PAVEMENT
 - ⊙ PSGC PROPOSED SLOPED GRANITE CURB
 - ⊙ PC2 PROPOSED 2' CONTOUR



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

OWNER/APPLICANT:
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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**

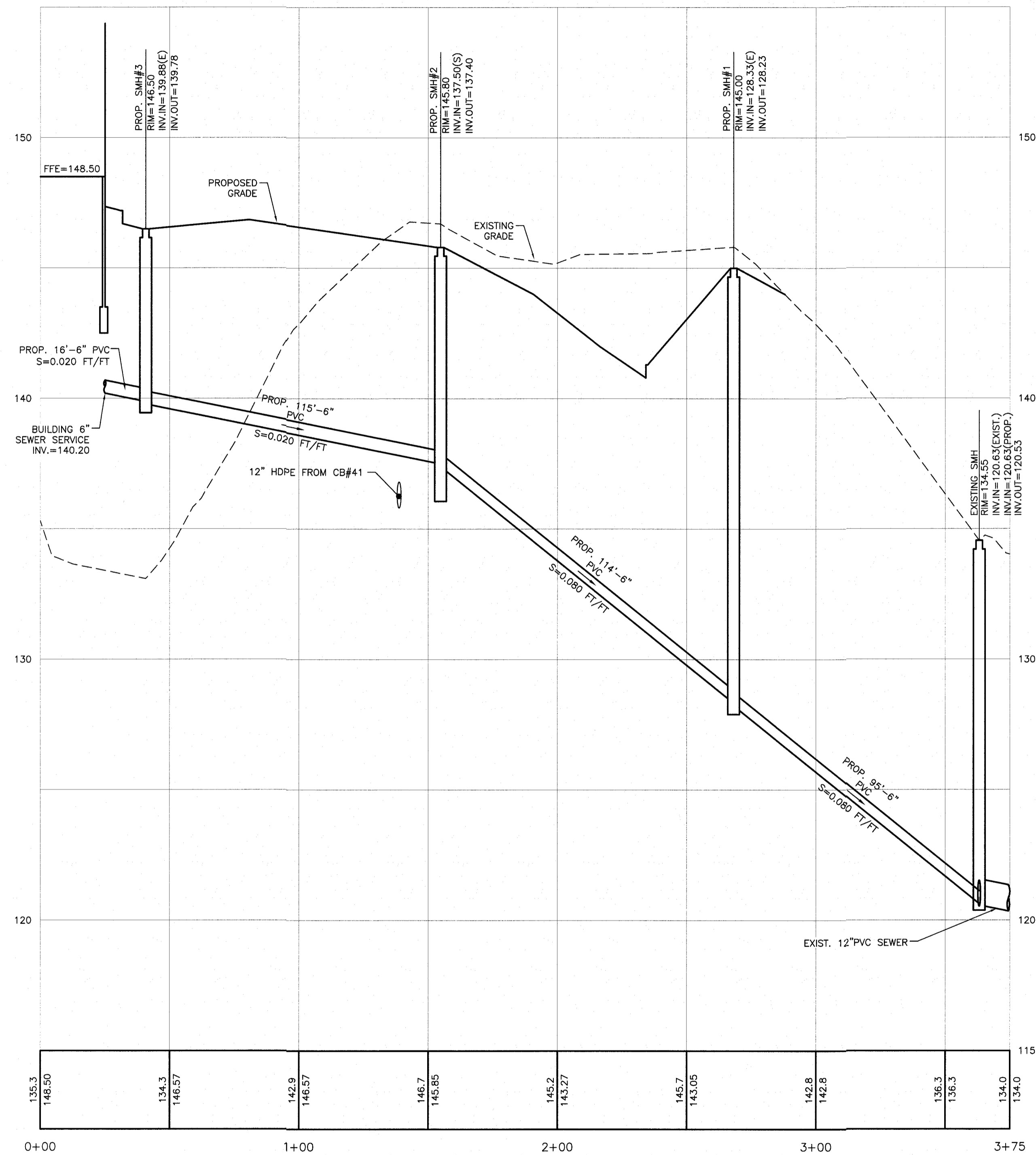
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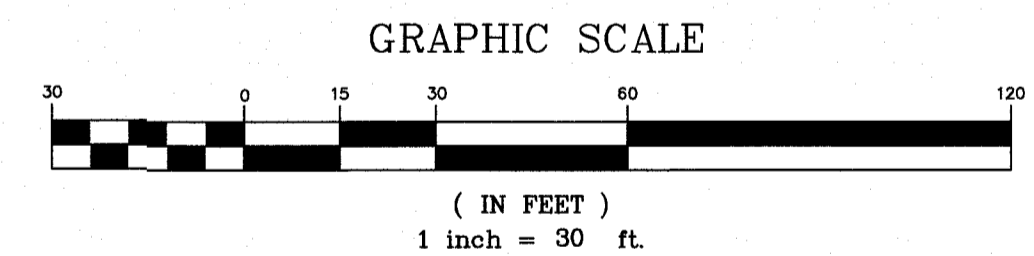
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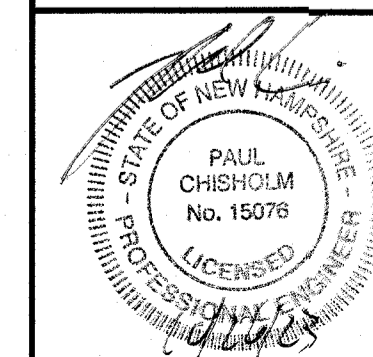
SEWER PROFILE
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (VERT.)



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

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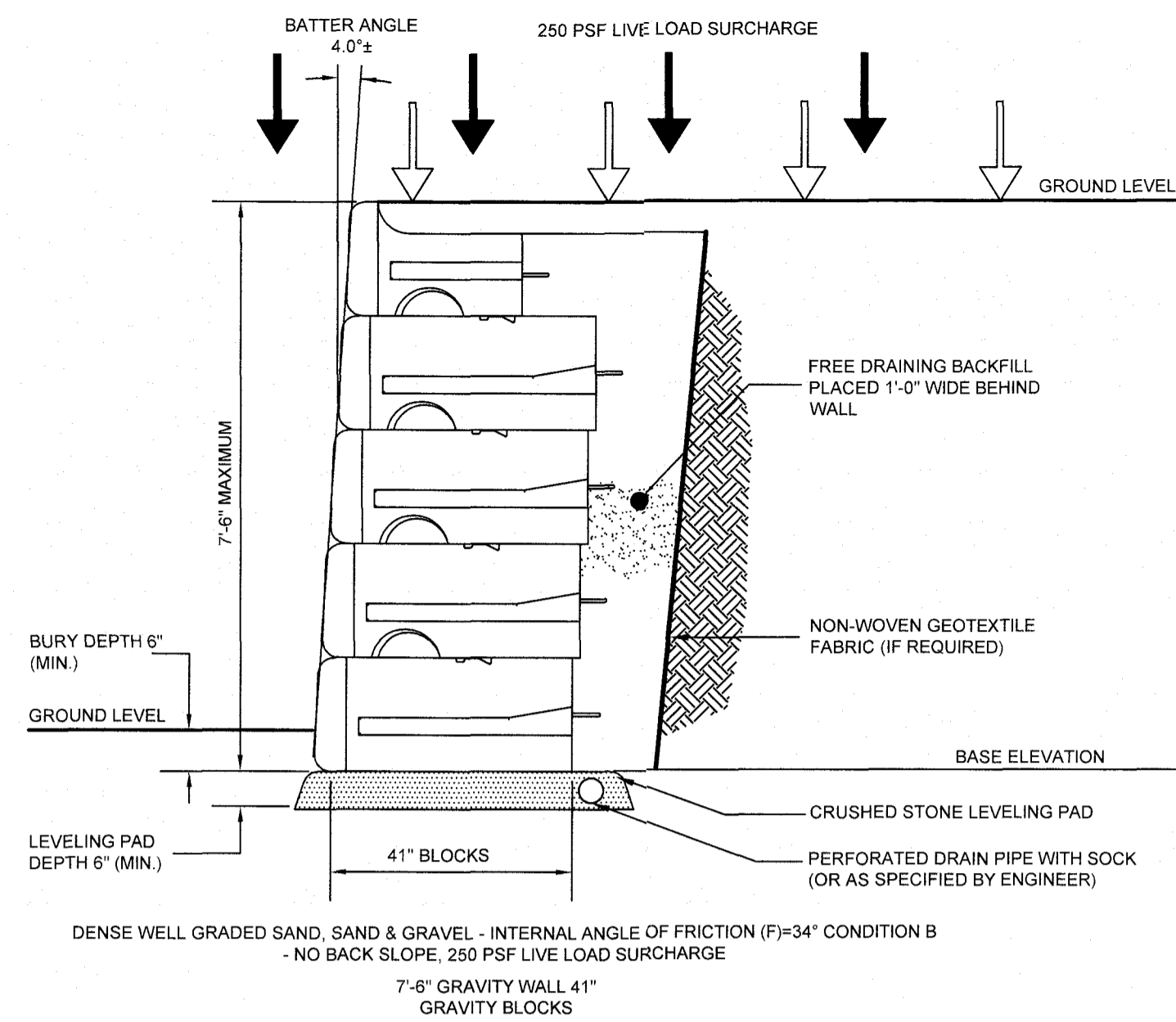
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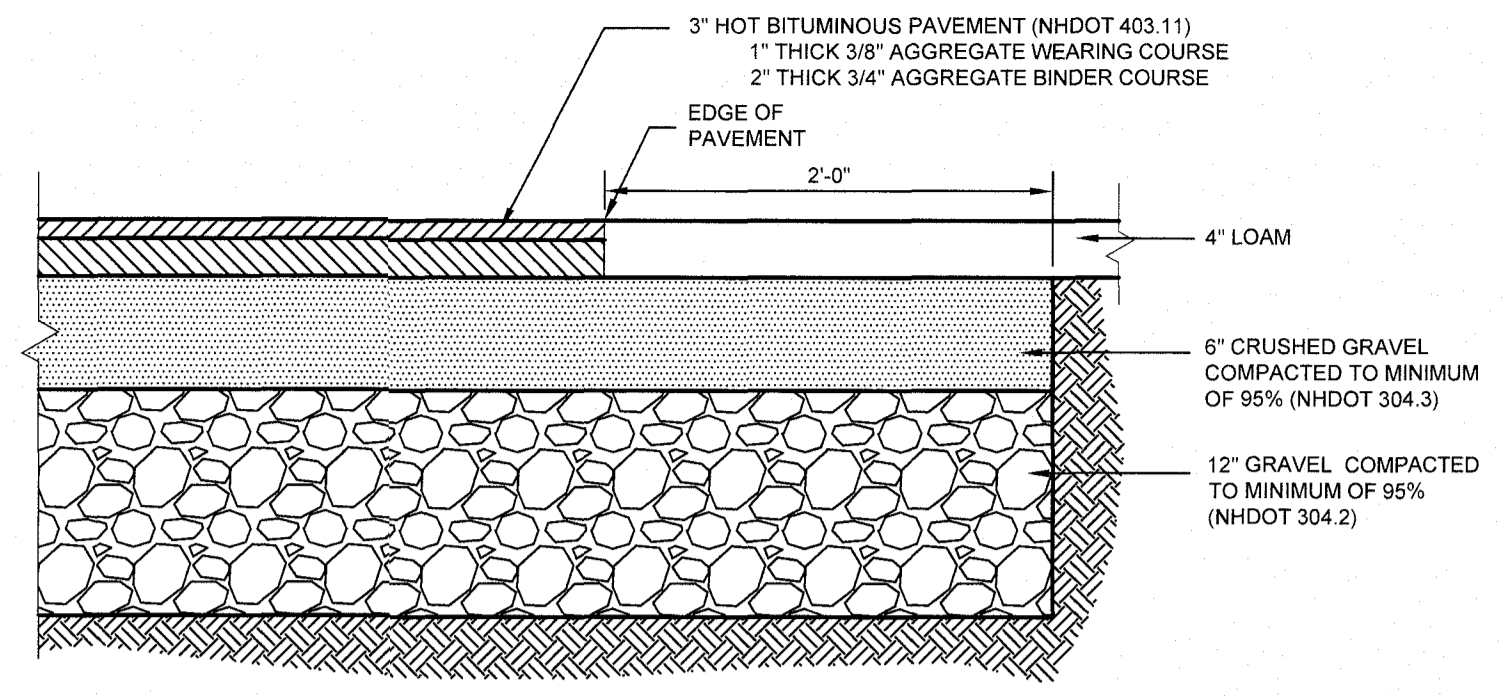
 SIGNATURE DATE: _____

 SIGNATURE DATE: _____

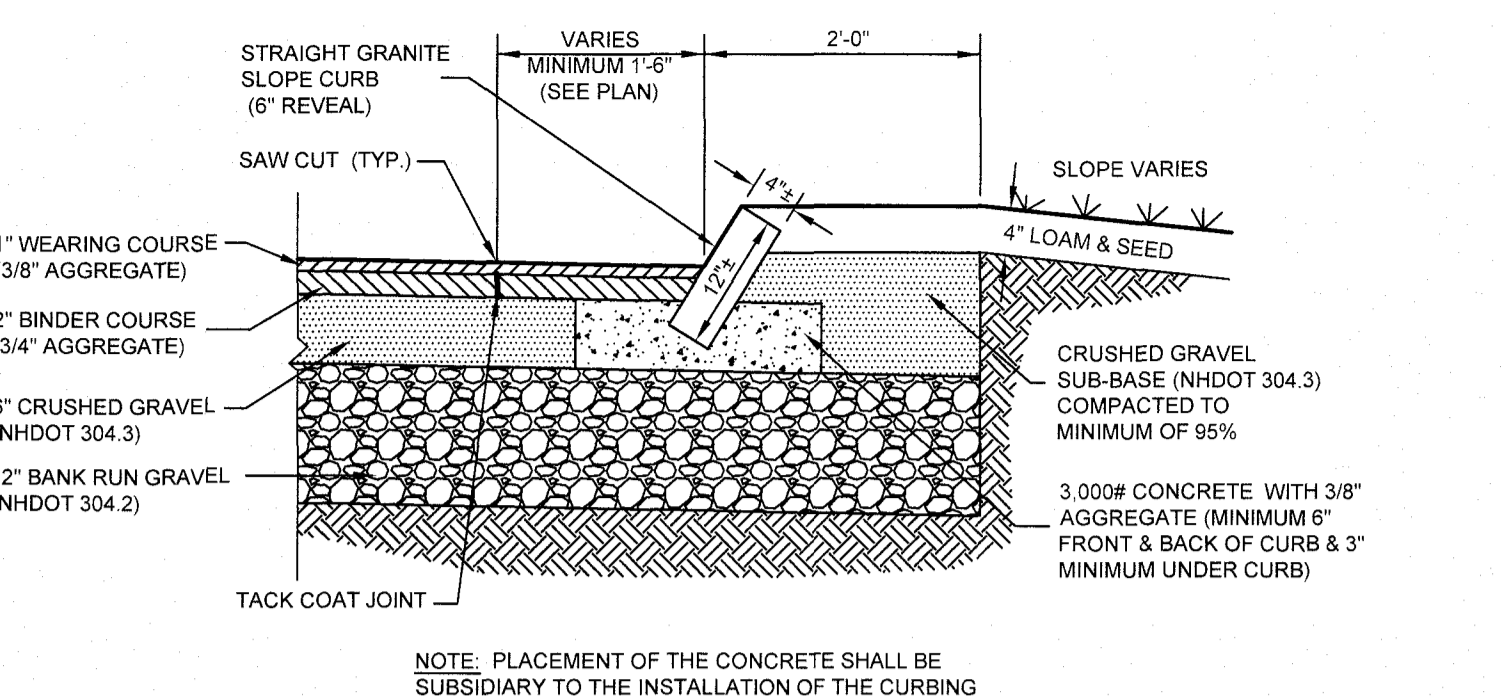
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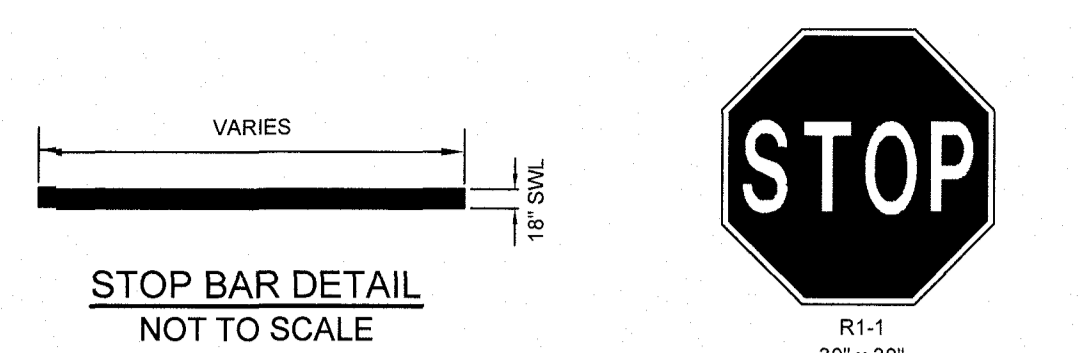
REDI-ROCK WALL
NOT TO SCALE
(AUGUST 2011)



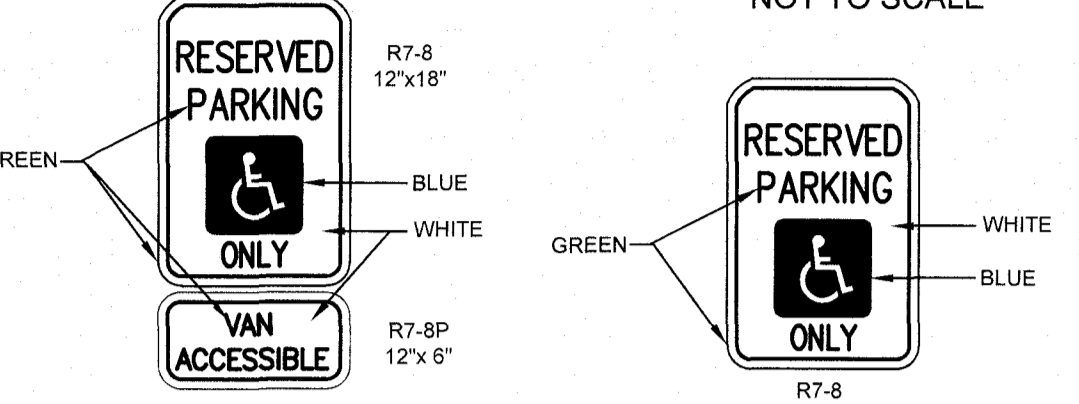
DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



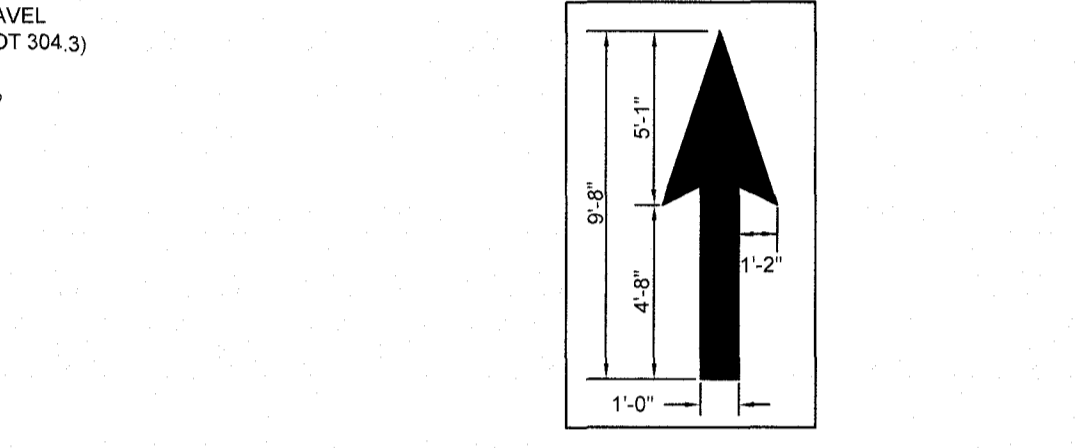
STRAIGHT GRANITE SLOPE CURB DETAIL
NOT TO SCALE



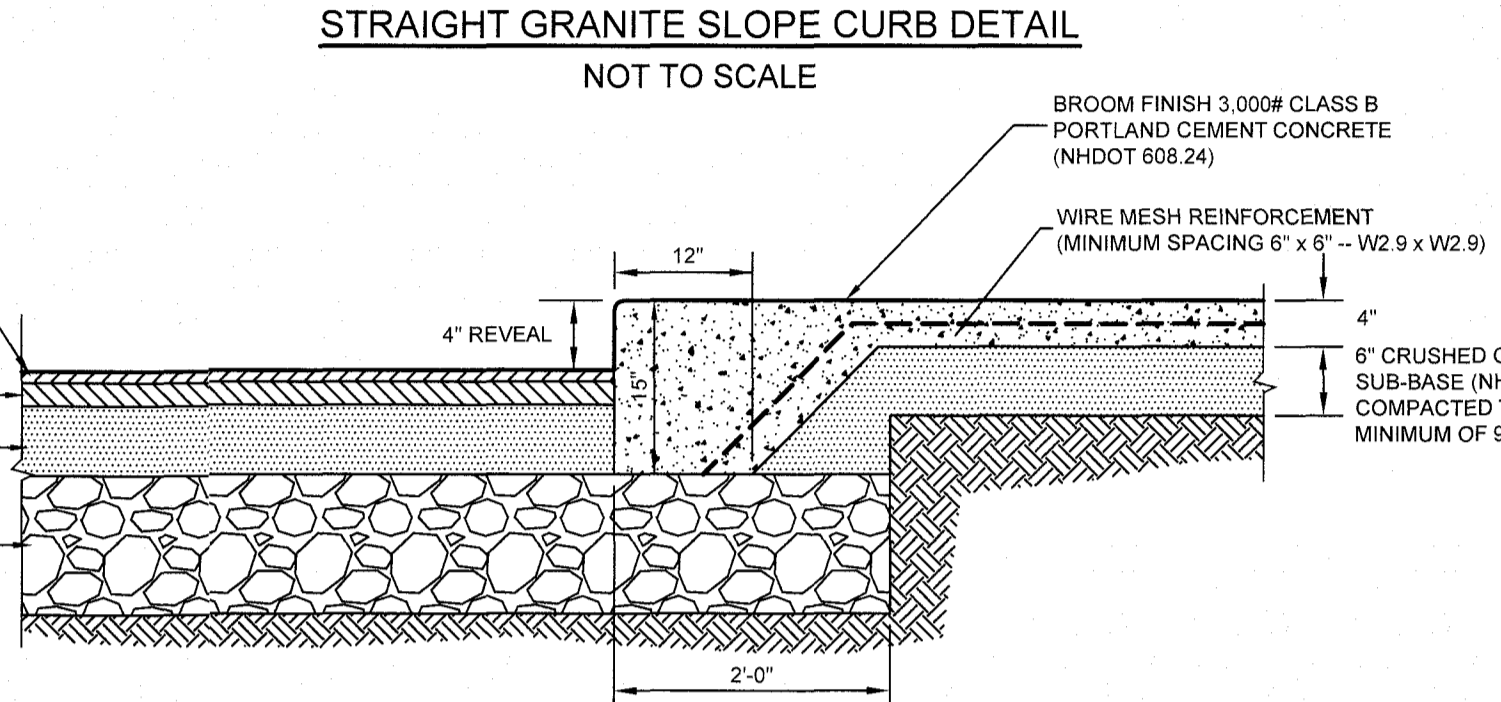
STOP SIGN DETAIL
NOT TO SCALE



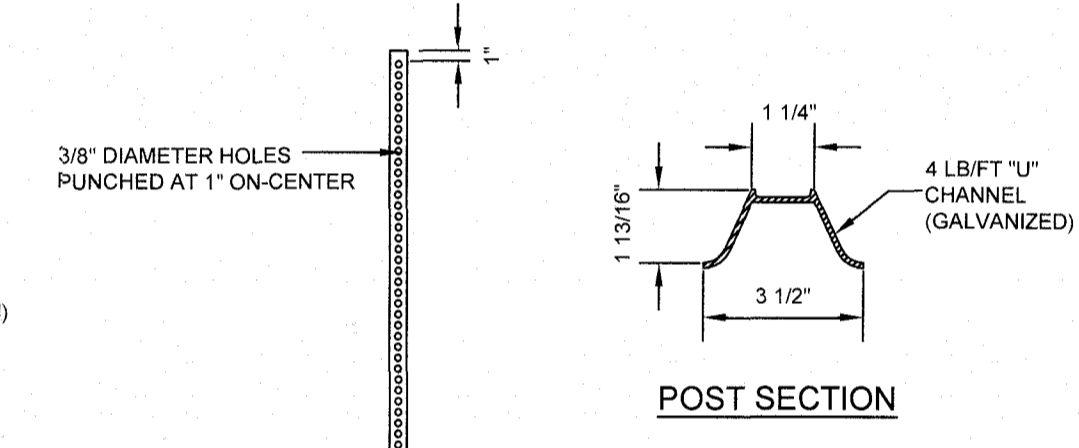
RESERVED PARKING SIGN DETAIL
NOT TO SCALE



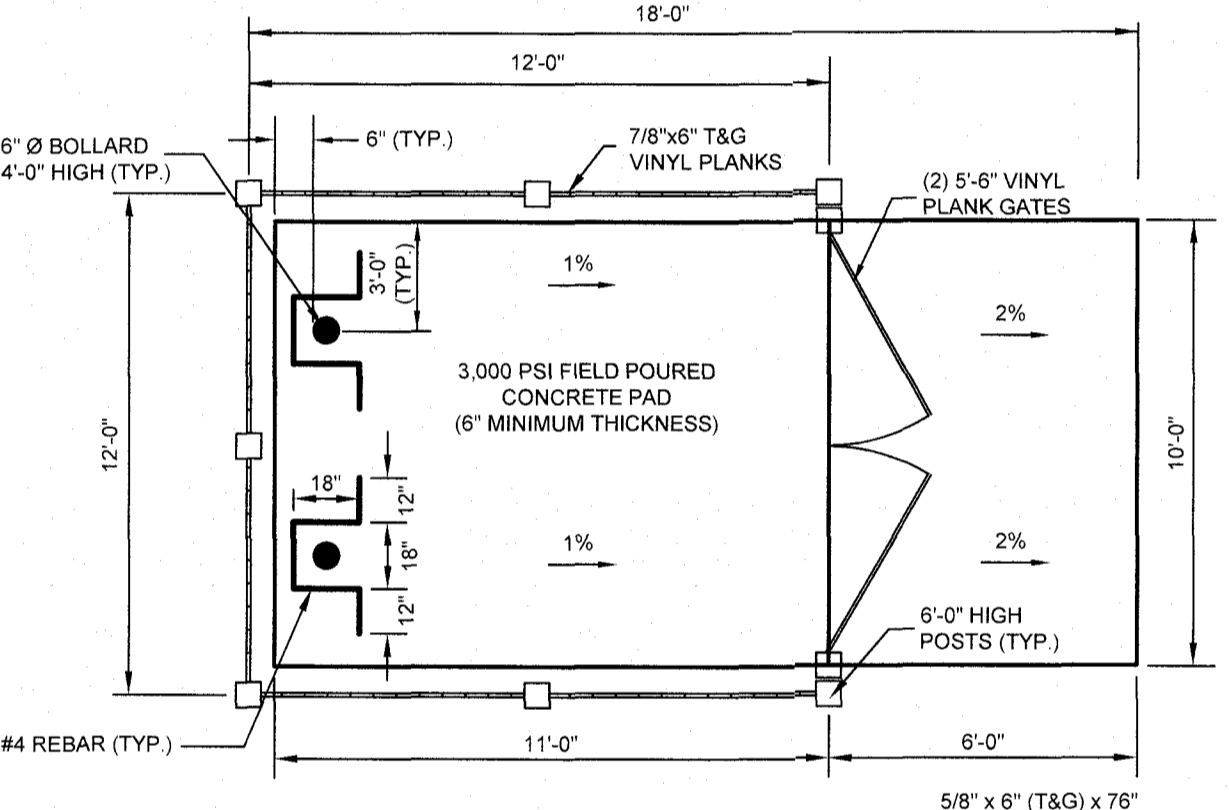
VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(NOVEMBER 2016)



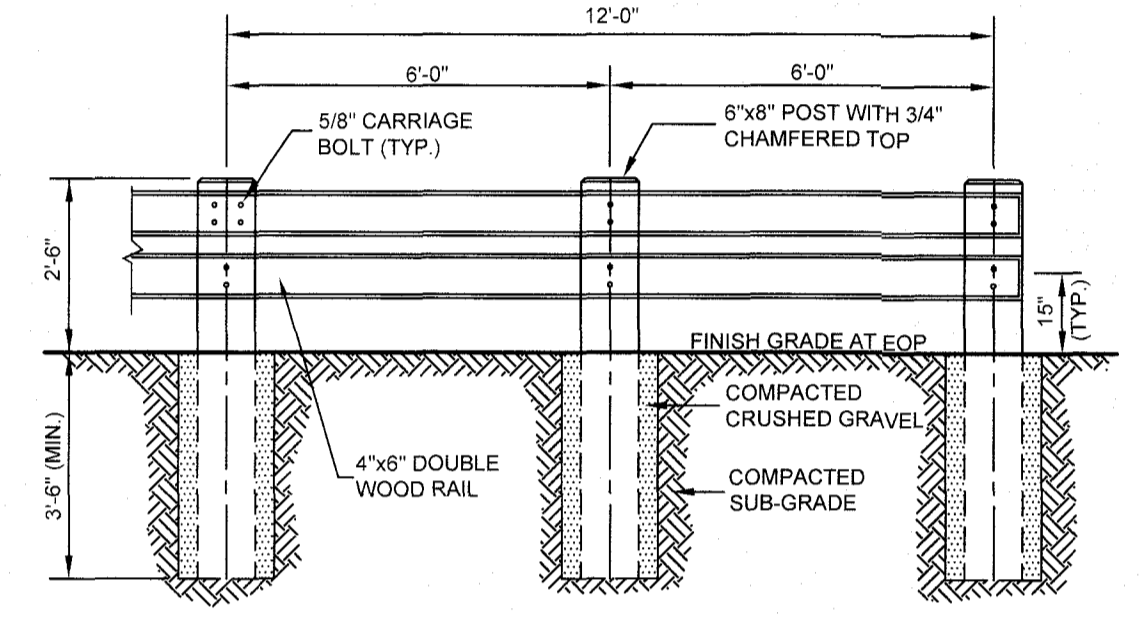
INTEGRAL CURB AND WALK DETAIL
NOT TO SCALE
(MARCH 2008)



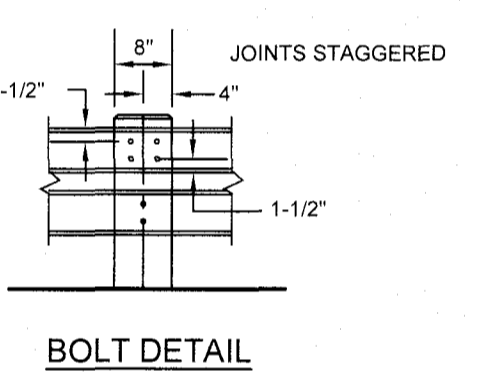
THROUGH (STRAIGHT) ARROW DETAIL
NOT TO SCALE



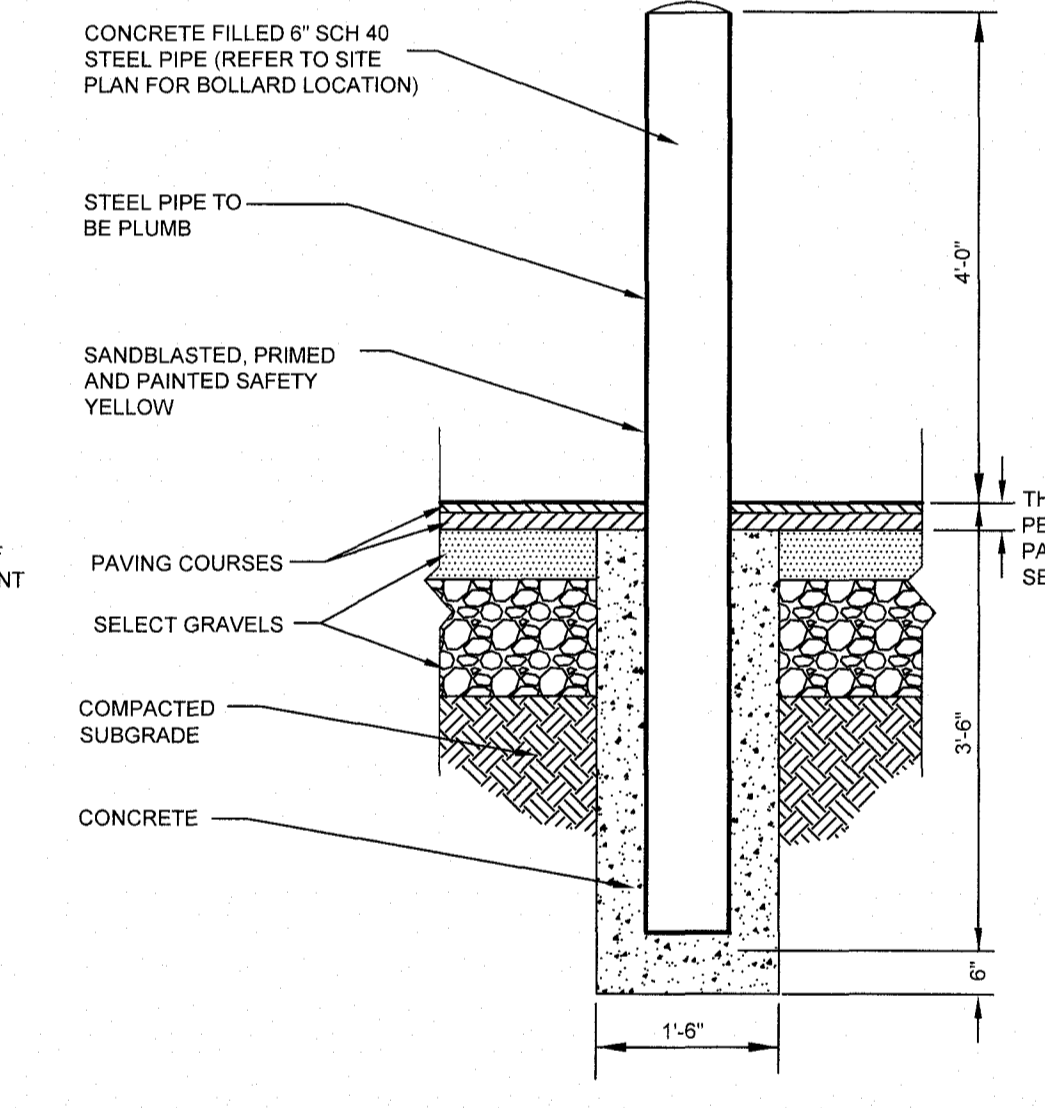
VINYL TRASH ENCLOSURE DETAIL
NOT TO SCALE
(MARCH 2008)



WOOD BEAM GUARDRAIL
NOT TO SCALE



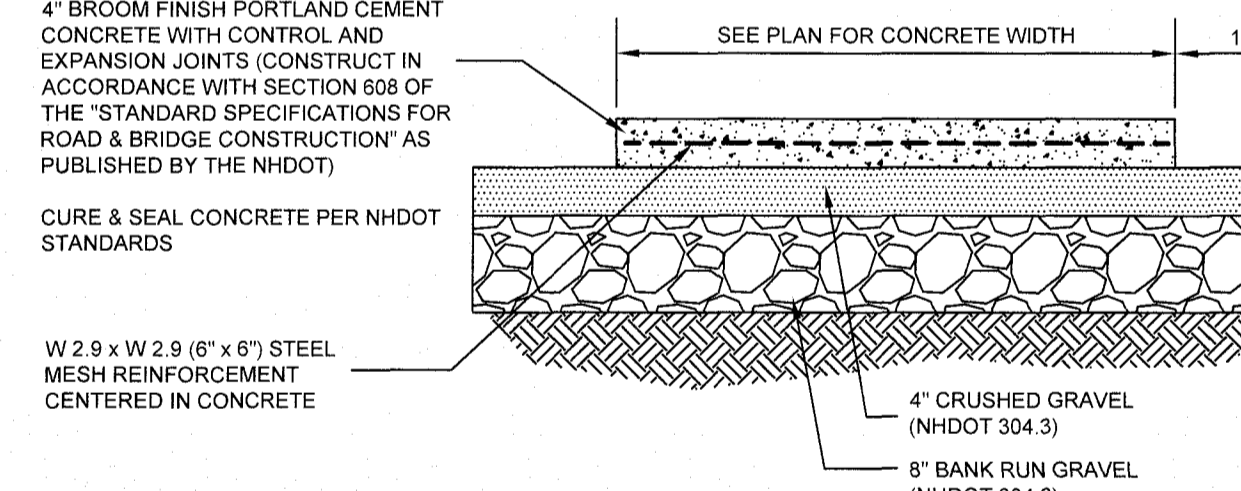
BOLT DETAIL



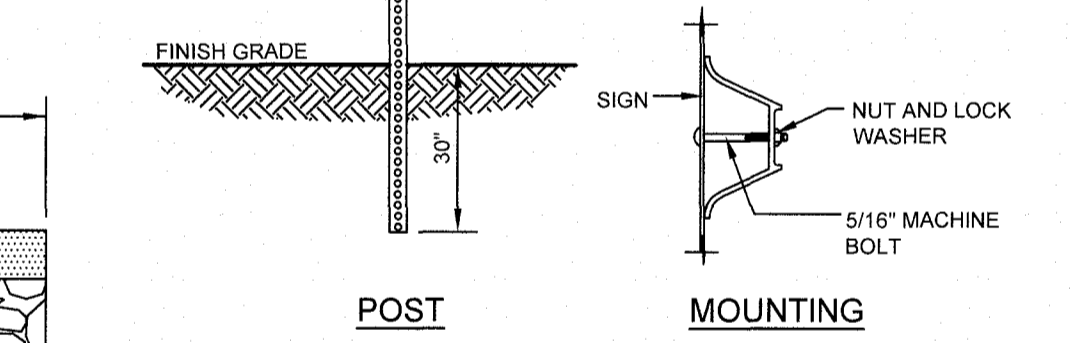
BOLLARD DETAIL
NOT TO SCALE
(MARCH 2008)



HANDICAP STRIPING DETAIL
NOT TO SCALE

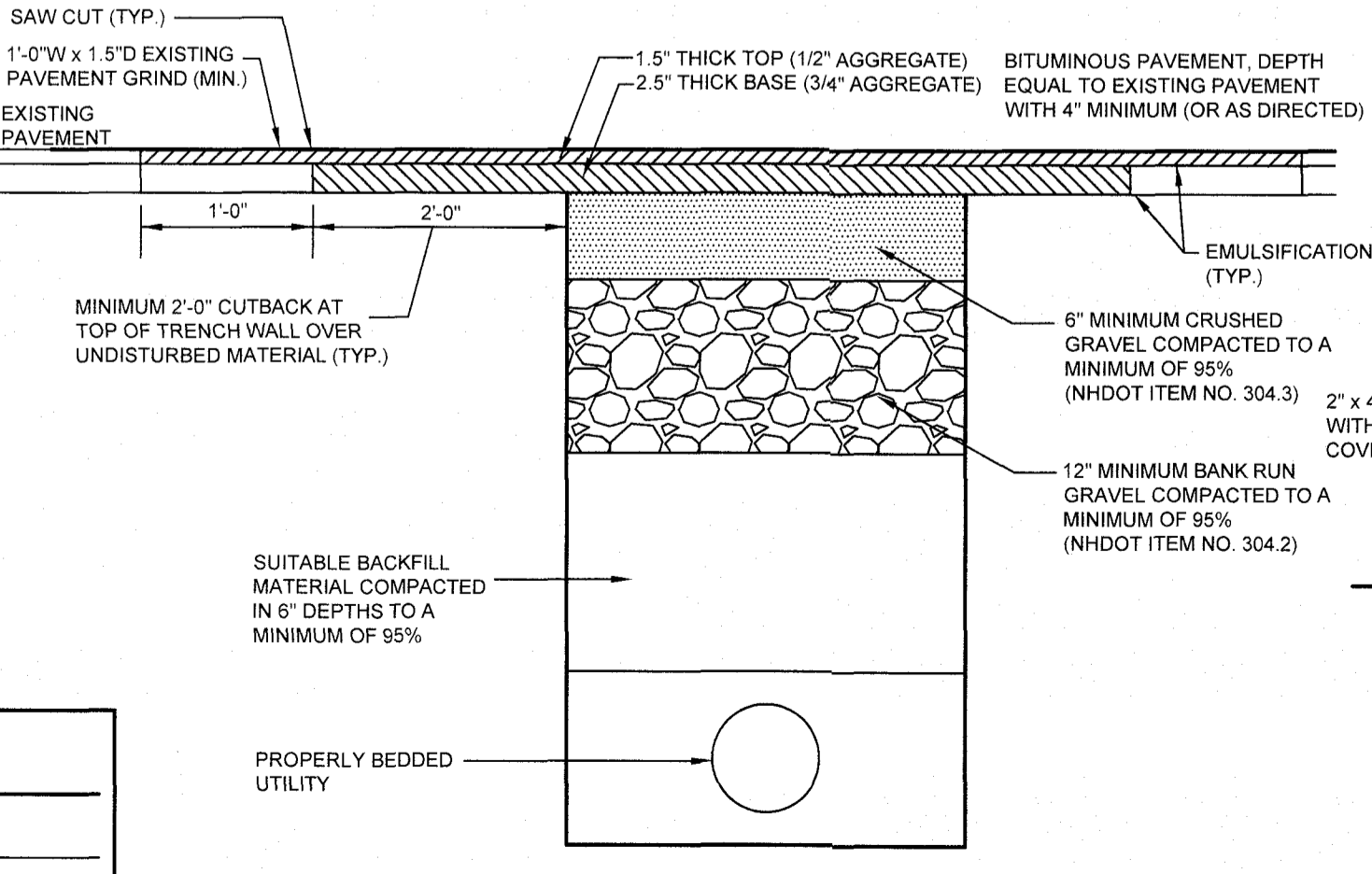


CONCRETE WALK DETAIL
NOT TO SCALE

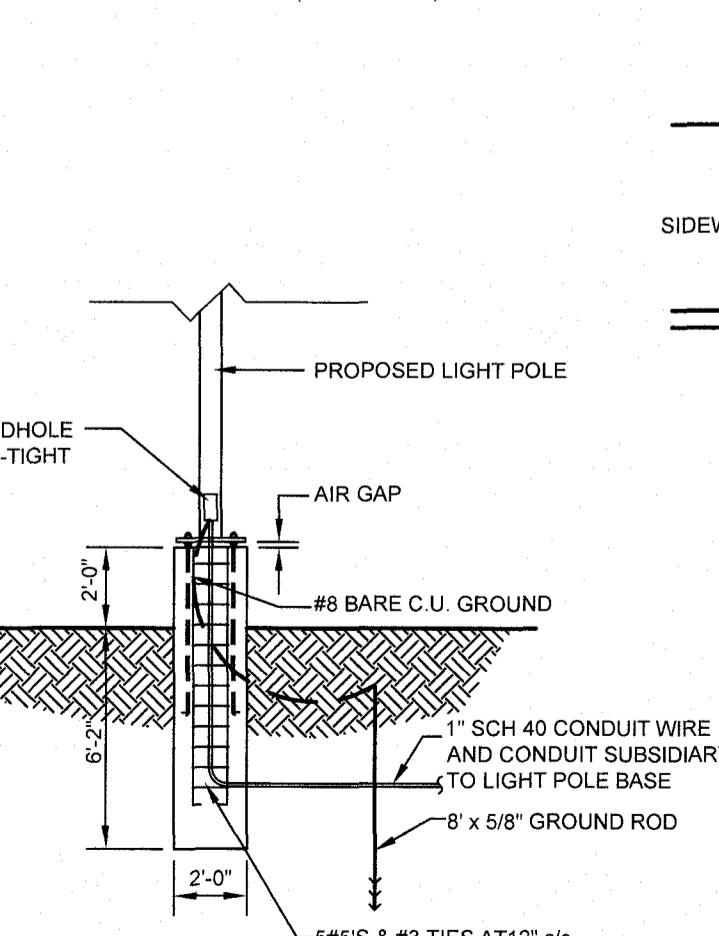


POST SECTION

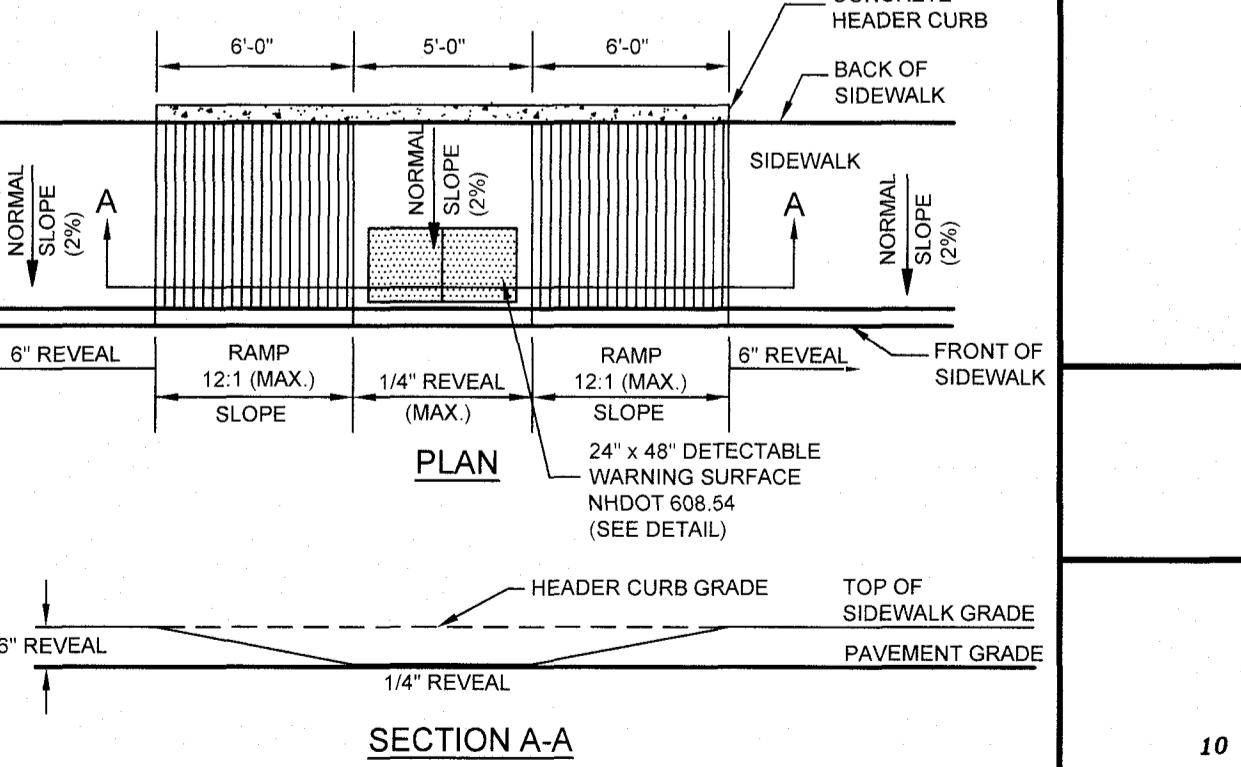
STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)



PERMANENT PAVEMENT REPAIR
NOT TO SCALE



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



SIDEWALK RAMP WITH DETECTABLE WARNING SURFACE
NOT TO SCALE

- 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.
 3. MAINTAIN THE NORMAL PAVEMENT PROFILE THROUGHOUT THE RAMP AREA.
 4. MAINTAIN A MAXIMUM 1/4\"/>

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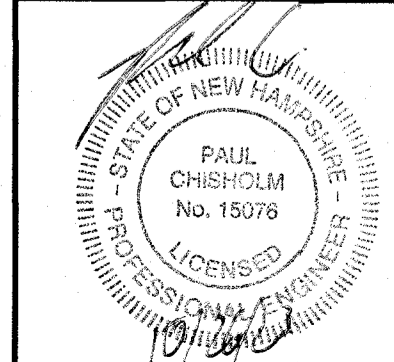
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CONSTRUCTION DETAILS
CENTRAL GAS
MAP 182; LOT 217
LOWELL ROAD & CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

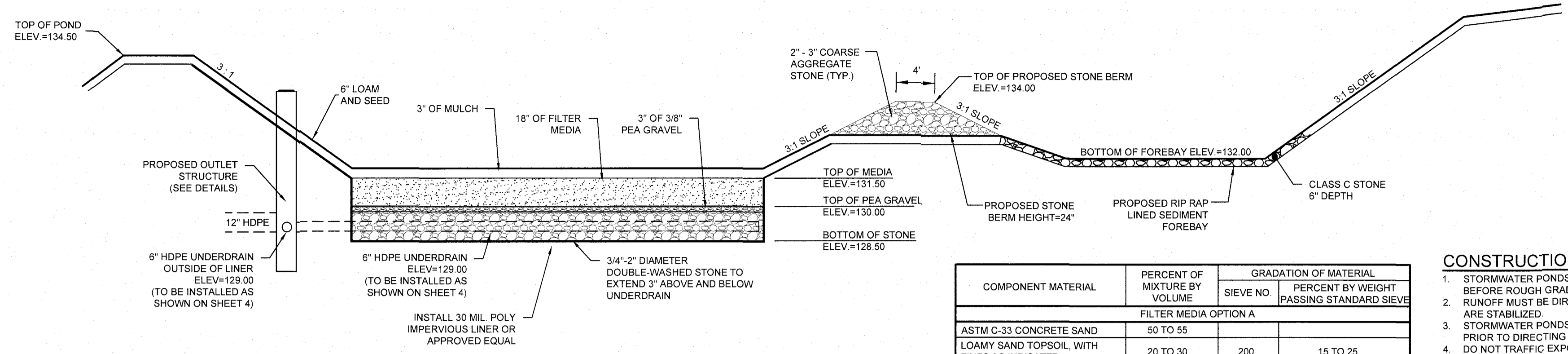
OWNER/APPLICANT:
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DATE: JULY 10, 2023 SCALE: 1" = 40'
PROJECT NO: 18-0612-3 SHEET 16 OF 20

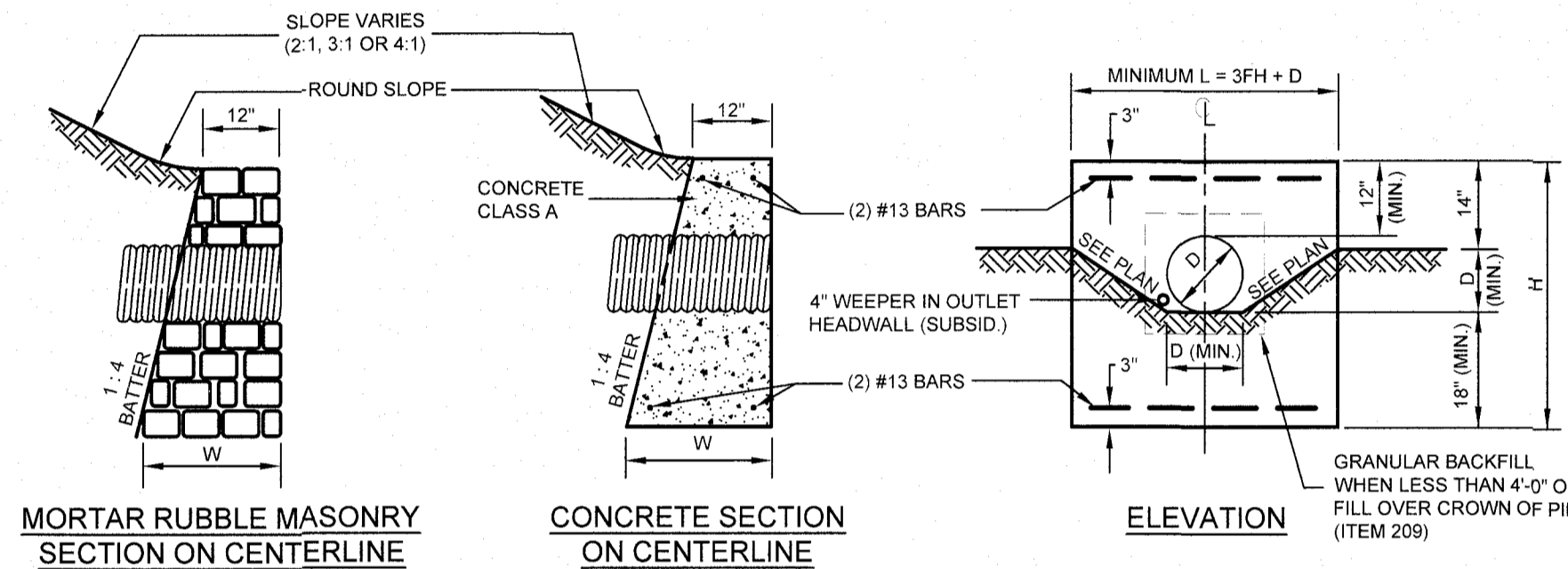


TYPICAL BIORETENTION POND SECTION
NOT TO SCALE

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
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
	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

- MAINTENANCE REQUIREMENTS:**
- SEDIMENT FOREBAYS:**
- INSPECT AT LEAST ANNUALLY.
 - CONDUCT PERIODIC MOWING OF EMBANKMENTS (GENERALLY TWO TIMES PER YEAR) TO CONTROL GROWTH OF WOODY VEGETATION ON EMBANKMENTS.
 - REMOVE DEBRIS FROM OUTLET STRUCTURES AT LEAST ONCE ANNUALLY.
 - REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION.
 - INSTALL AND MAINTAIN A STAFF GAGE OR OTHER MEASURING DEVICE, TO INDICATE DEPTH OF SEDIMENT ACCUMULATION AND LEVEL AT WHICH CLEAN-OUT IS REQUIRED.
- BIORETENTION PONDS:**
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
 - TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
 - INLET AND OUTLET STRUCTURES SHOULD BE REPAIRED AT EACH INSPECTION AND ANY DEBRIS REMOVED.
 - INSPECTION OF PRE-TREATMENT MEASURES AT LEAST TWICE ANNUALLY AND REMOVAL OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
 - PHOTOS OF PRACTICES SHALL BE TAKEN AND STORED DURING EACH INSPECTION.
 - AT LEAST ONCE ANNUALLY, THE SYSTEM SHOULD BE INSPECTED FOR DROWNDOWN TIME. IF THE POND DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE BASIN BOTTOM.

- 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.

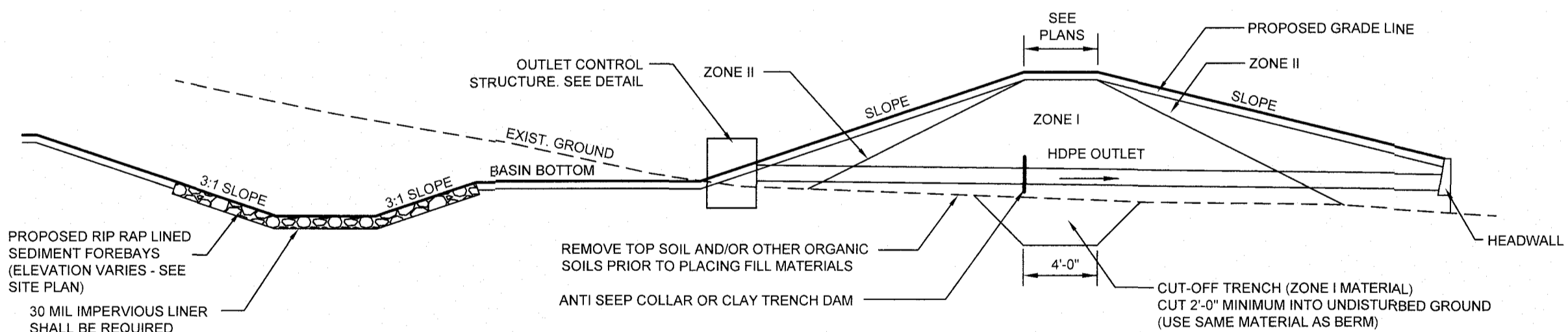


NOTE: DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

DIAMETER D (INCH)	AREA OF PIPE (SF)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	PIPE EXC. 1' DEPTH (CU. YD.)	HEADER EXC. PER HEADER 1' DEPTH (CU. YD.)	ITEM 209 PER LINEAR 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 HEADER 1' DEPTH (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"	2'-0"	0.35	1.406

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS
NOT TO SCALE



STORMWATER PONDS CONSTRUCTION SEQUENCE

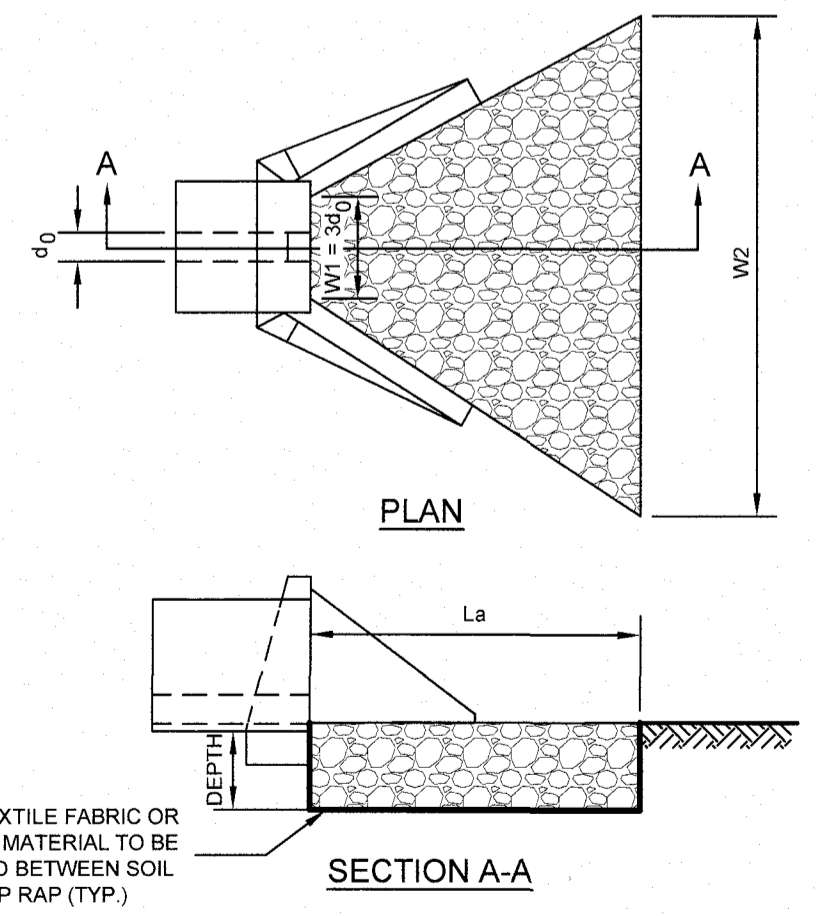
- CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
- PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED 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) |

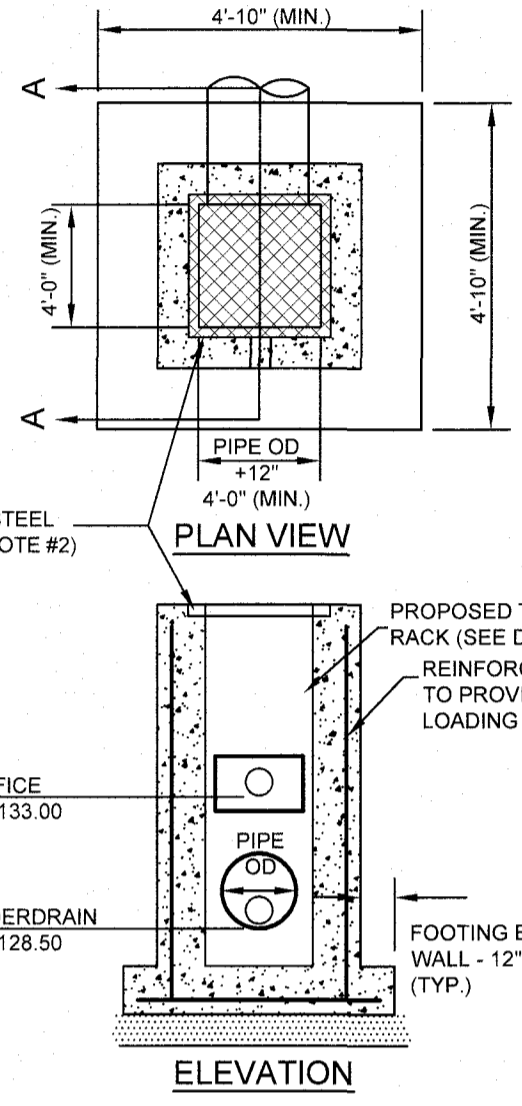
PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL
NOT TO SCALE
(MARCH 2008)

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"



- 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 ROCK 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.



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



TRASH RACK DETAIL
NOT TO SCALE

- NOTES**
- ALL CEMENT CONCRETE TO BE 4000 PSI MINIMUM.
 - GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE. GRATE OPENINGS TO BE A MAXIMUM SIZE OF 2"x2".
 - OUTLET PIPE SHALL NOT BE LESS THAN 15" MINIMUM.
 - ALL OPENINGS CAST IN AS REQUIRED.
 - PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.

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

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

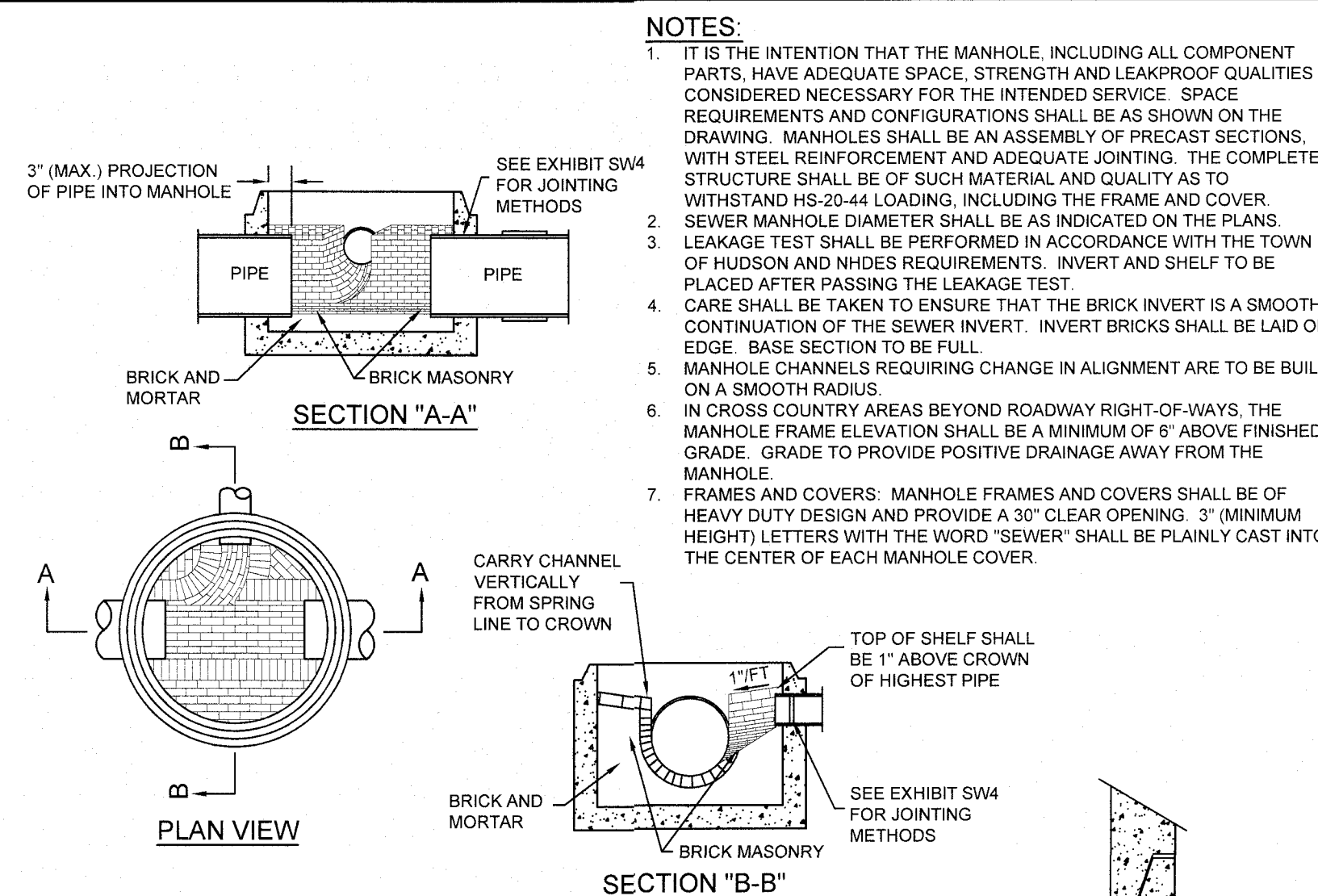
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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

SIGNATURE DATE: _____

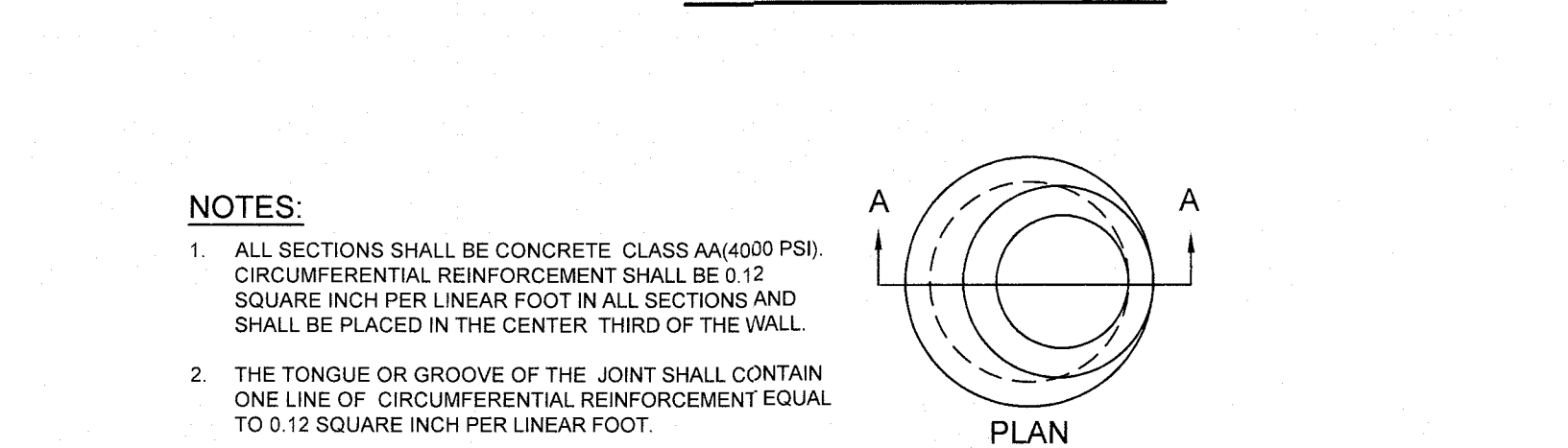
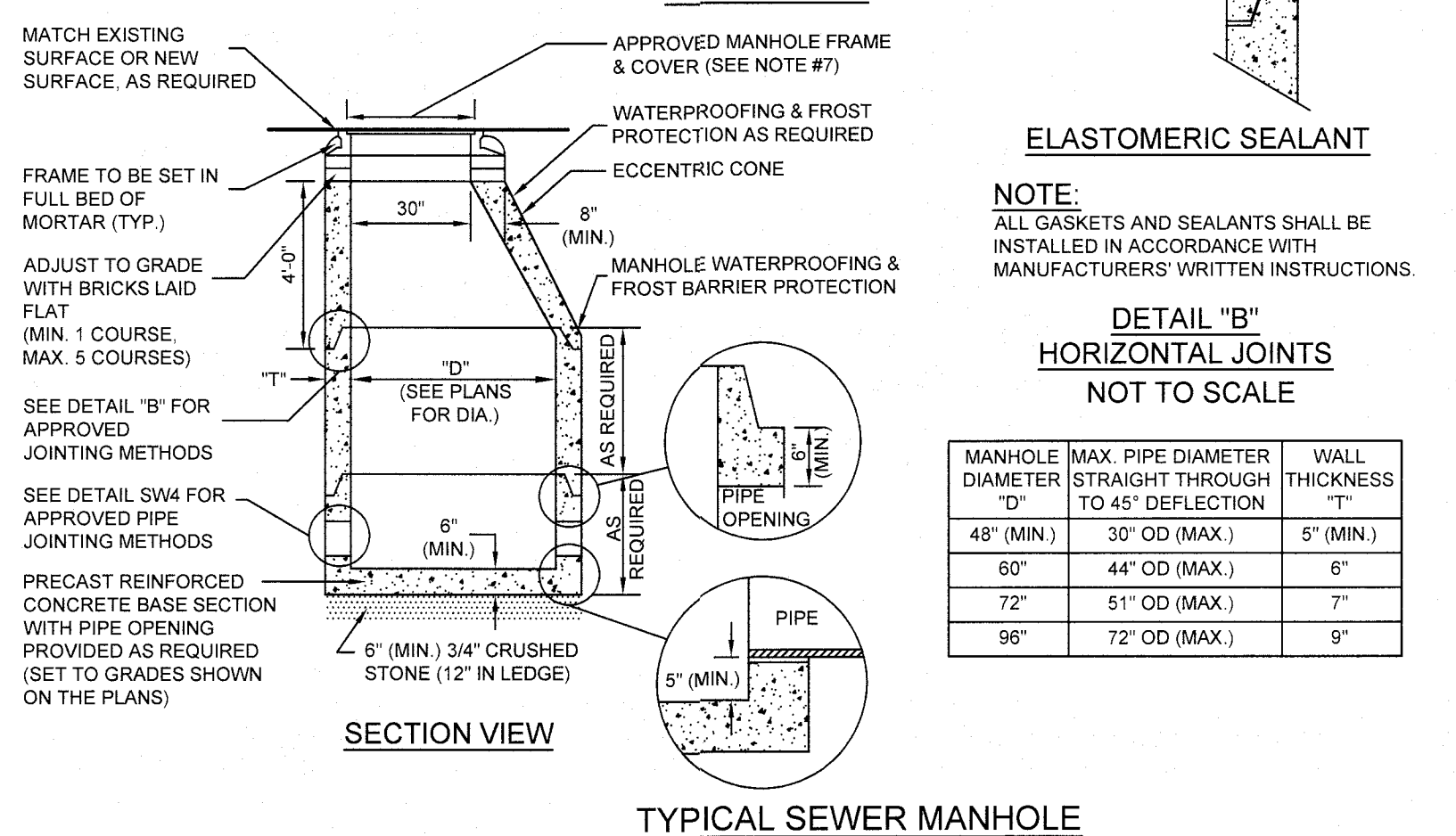
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SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

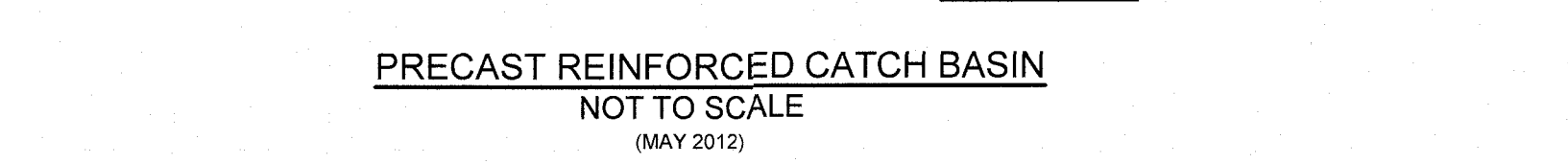
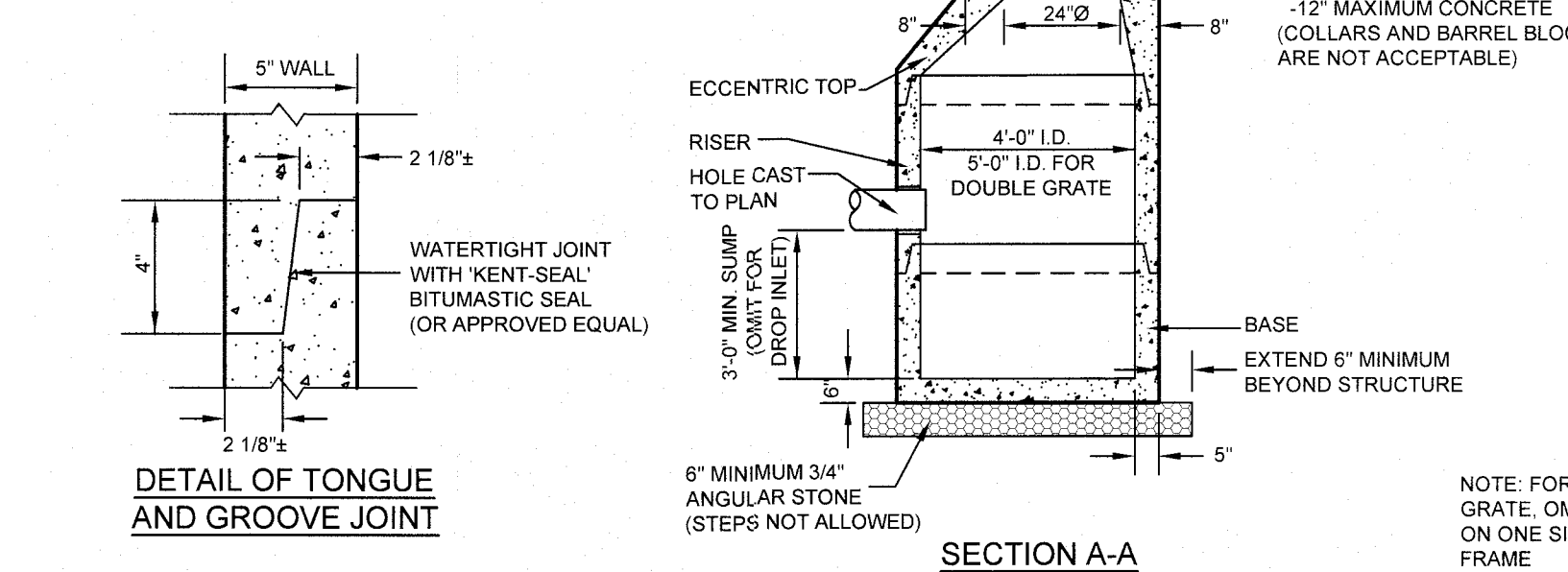


- NOTES:**
- IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK-PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING.
 - MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS WITH STEEL REINFORCEMENT AND ADEQUATE JOINTING. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND HS-20-44 LOADING, INCLUDING THE FRAME AND COVER. SEWER MANHOLE DIAMETER SHALL BE AS INDICATED ON THE PLANS.
 - LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HUDSON AND NHDES REQUIREMENTS. INVERT AND SHELF TO BE PLACED AFTER PASSING THE LEAKAGE TEST.
 - CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE. BASE SECTION TO BE FULL.
 - MANHOLE CHANNELS REQUIRING CHANGE IN ALIGNMENT ARE TO BE BUILT ON A SMOOTH RADIUS.
 - IN CROSS COUNTRY AREAS BEYOND ROADWAY RIGHT-OF-WAYS, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE.
 - FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30" CLEAR OPENING. 2" (MINIMUM HEIGHT) LETTERS WITH THE WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH MANHOLE COVER.

- SANITARY SEWER MANHOLE NOTES: (NHDES ENV WQ700 - 2015)**
- ALL COMPONENT PARTS OF MANHOLE STRUCTURES SHALL HAVE THE STRENGTH, LEAK RESISTANCE AND SPACE NECESSARY FOR THE INTENDED SERVICE.
 - MANHOLE STRUCTURES SHALL HAVE A LIFE EXPECTANCY IN EXCESS OF 25 YEARS.
 - MANHOLE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 LOADING AND SHALL NOT LEAK IN EXCESS OF ONE GPD PER VERTICAL FOOT OF MANHOLE FOR THE LIFE OF THE STRUCTURE.
 - BARRELS, CONCRETE GRADE RINGS AND CONES SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE AND SHALL CONFORM TO ASTM C478.
 - BEDDING: CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 100% PASSING 1" INCH SCREEN 90% PASSING 3/4" INCH SCREEN 20-55% PASSING 3/8" INCH SCREEN 0-10% PASSING #4 SIEVE 0-5% PASSING #8 SIEVE
- WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.
- BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.
- HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATER-TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
- PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
- ELASTOMERIC RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES.
 - CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS.
 - ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING, AND
 - NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
- MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.
- ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.
- ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.
- MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
- MATERIALS OF CONSTRUCTION FOR MANHOLES SHALL BE AS FOLLOWS:
- CONCRETE FOR PRECAST BASES OR GRADE RINGS SHALL CONFORM TO THE REQUIREMENTS FOR CLASS AA CONCRETE IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION";
 - REINFORCING FOR PRECAST CONCRETE SHALL BE STEEL OR STRUCTURAL FIBERS THAT CONFORM TO THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION";
 - PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL BE CERTIFIED BY THEIR MANUFACTURE(S) AS CONFORM TO ASTM C478;
 - THE MANHOLE FRAME AND COVER SHALL PROVIDE A 30-INCH DIAMETER CLEAR OPENING;
 - THE MANHOLE COVER SHALL HAVE THE WORD "SEWER" IN 3-INCH LETTERS CAST INTO THE TOP SURFACE;
 - THE CASTINGS SHALL BE OF EVEN-GRAINED CAST IRON, SMOOTH AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES AND DEFECTS;
 - CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION;
 - CASTINGS SHALL BE EQUAL TO CLASS 30, BE CERTIFIED BY THEIR MANUFACTURE(S) AS CONFORMING TO ASTM A48/A48M;
 - BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL BE CERTIFIED BY THEIR MANUFACTURE(S) AS COMPOSING TO ASTM C32, CLAY OR SHALE, FOR GRADE SS HARD BRICK;
 - MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION;
 - PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
 - 4.5 PARTS SAND AND 1.5 PARTS CEMENT. OR
 - 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PARTS HYDRATED LIME;
 - CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150/C150M;
 - HYDRATED LIME SHALL BE TYPE S CONFORMING TO THE ASTM C207 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES";
 - SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO THE ASTM C33 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES";
 - CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION";
 - SUBJECT TO (Q) BELOW, A FLEXIBLE PIPE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION:
 - WITHIN 48 INCHES FOR REINFORCED CONCRETE (RC) PIPE; AND
 - WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15-INCH DIAMETER;
 - NO FLEXIBLE JOINT SHALL BE REQUIRED FOR D.I. PIPE OR FOR PVC PIPE UP THROUGH 15-INCH DIAMETER; AND
 - WHEN MANHOLE DEPTH IS LESS THAN 8 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED IN LIEU OF A CONE SECTION, PROVIDED THE SLAB HAS AN ECCENTRIC ENTRANCE OPENING AND IS CAPABLE OF SUPPORTING H-20 LOADS.



- NOTES:**
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 - THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
 - RISER OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
 - MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.
 - ALL CATCH BASINS SHALL BE EQUIPPED WITH A SNOOT DEBRIS/OIL SEPARATOR.



APPROVED BY THE HUDSON, NH PLANNING BOARD

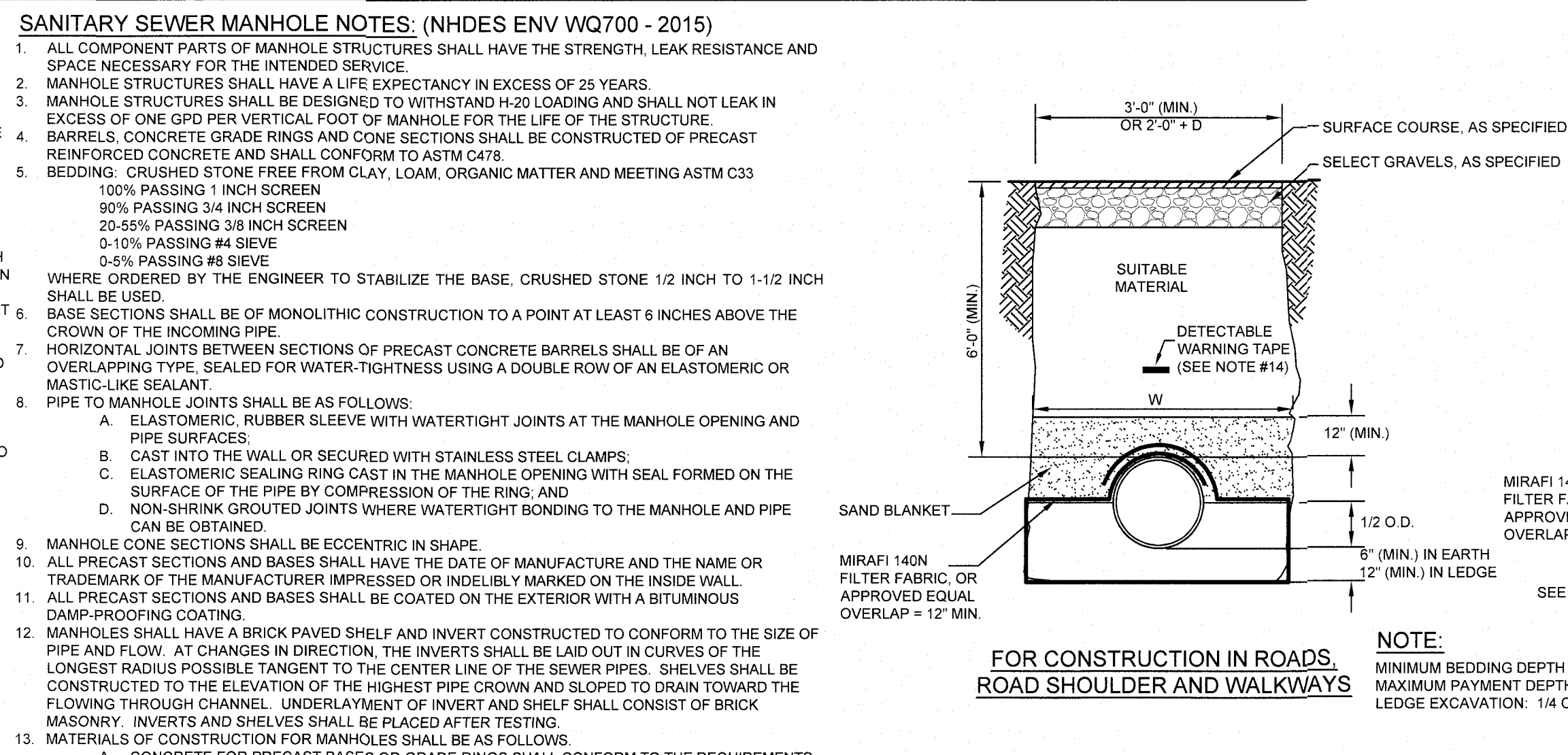
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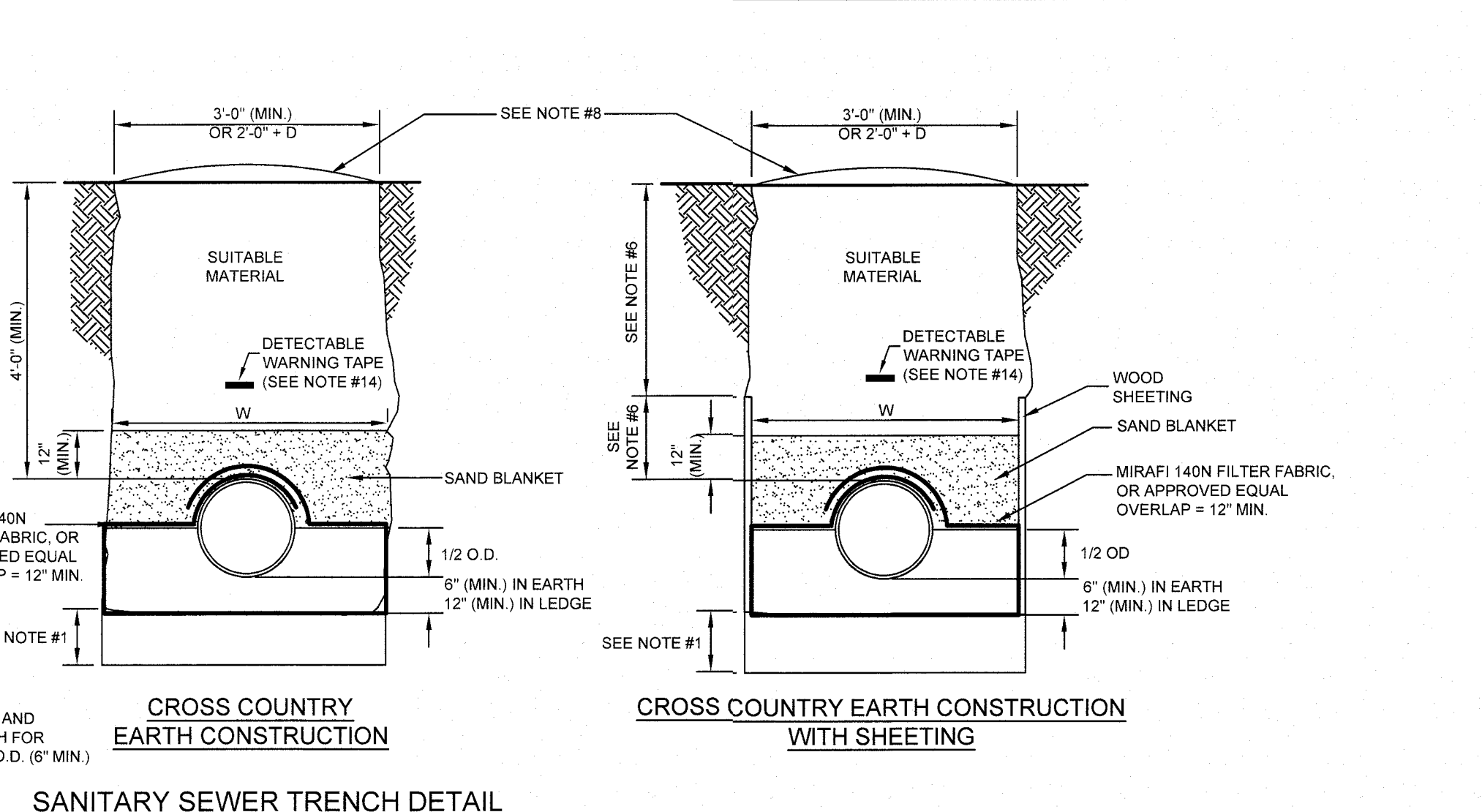
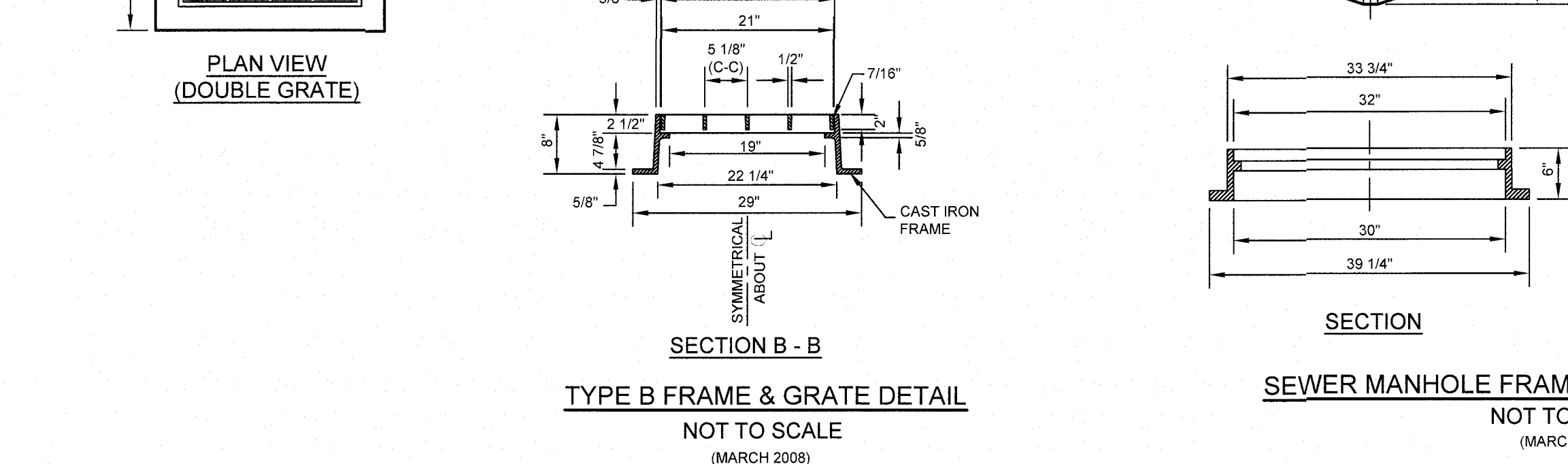
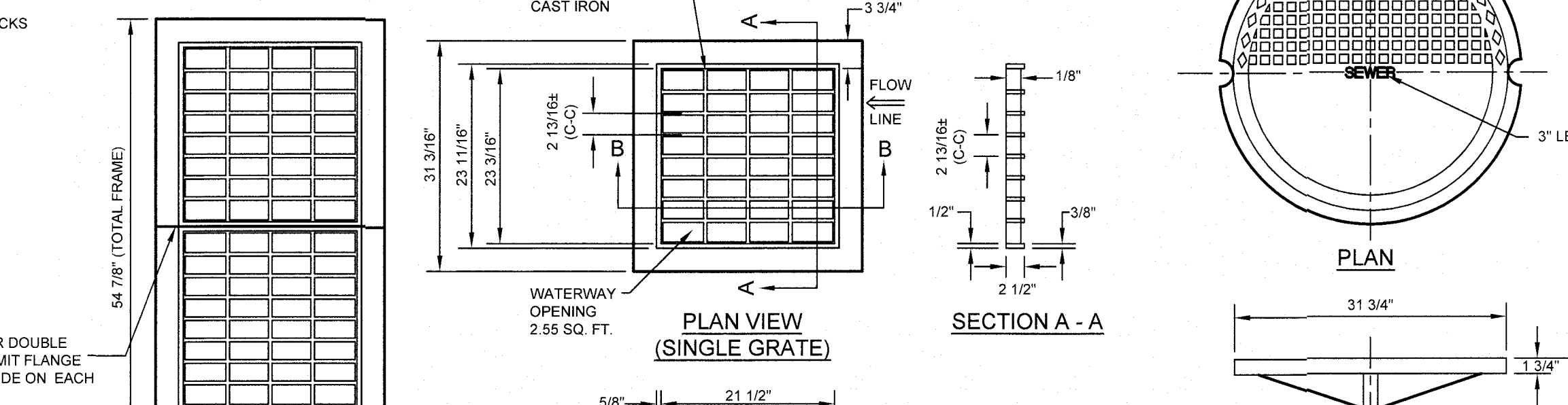
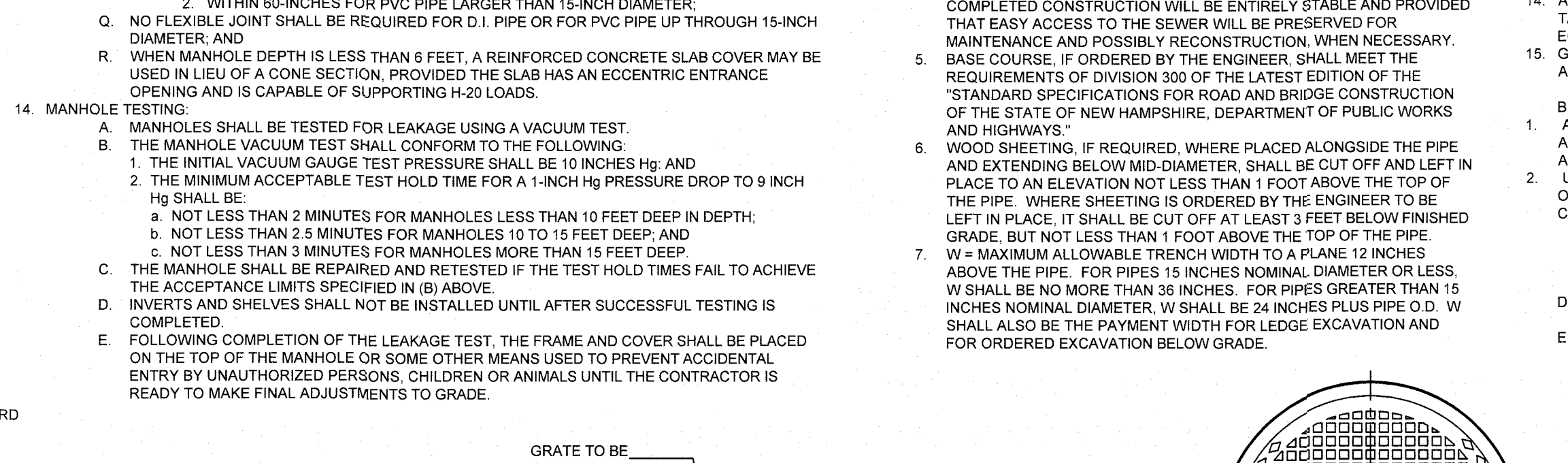
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SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

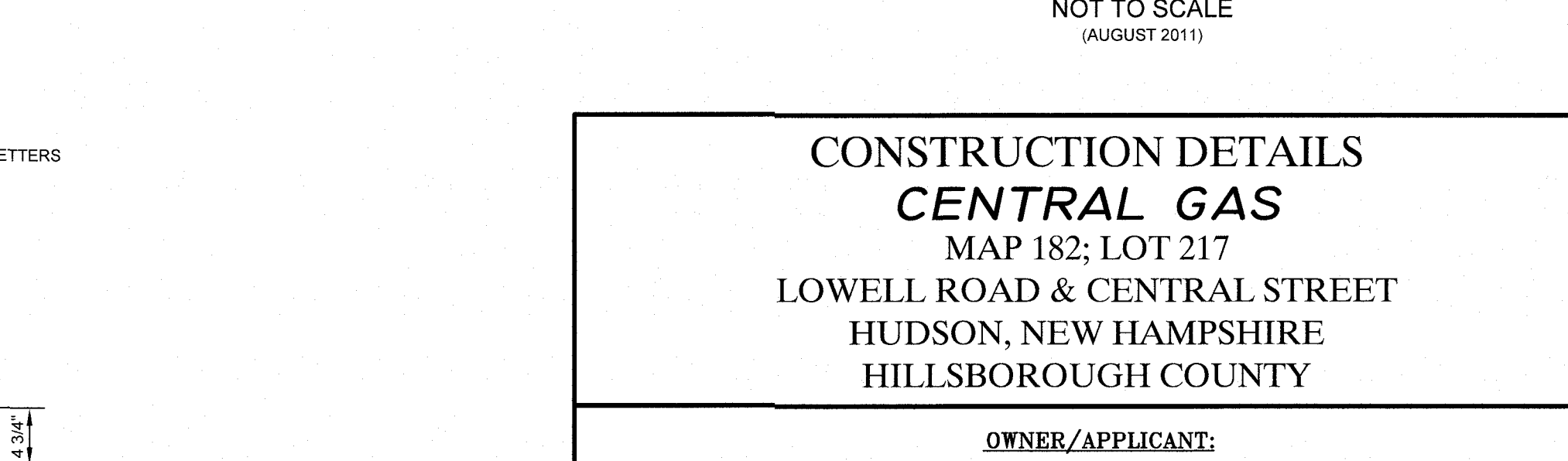
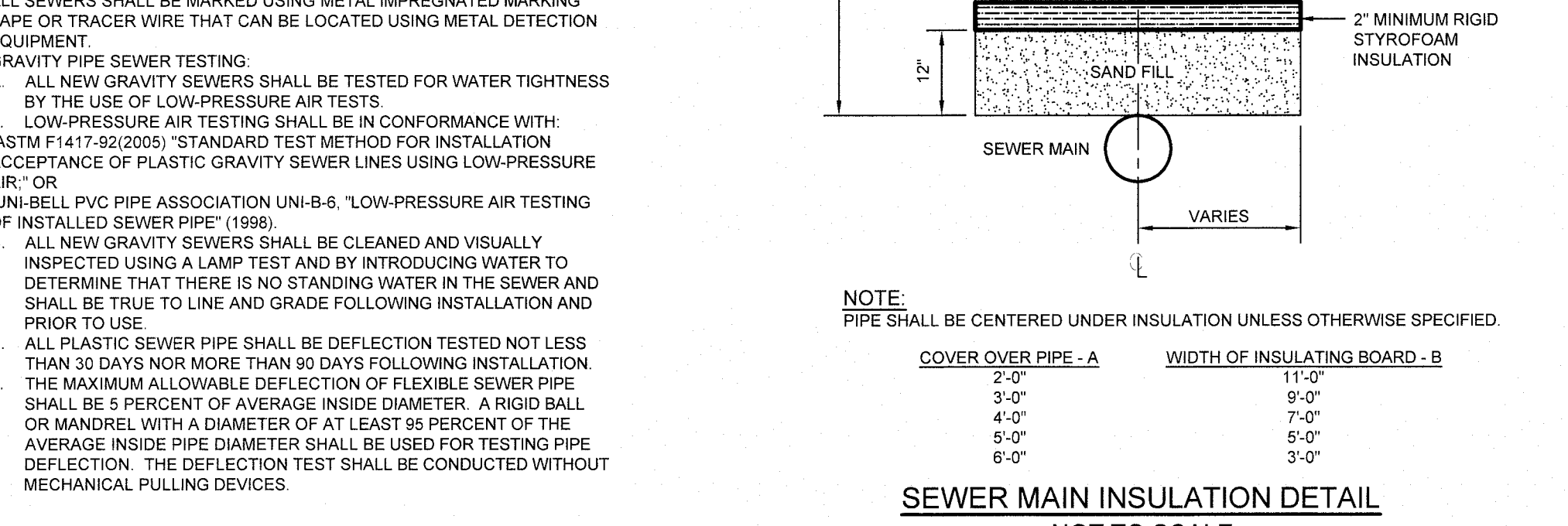
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.



- NOTES:**
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. ALSO SEE NOTE #7.
 - BEDDING: CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33/C33M STONE SIZE NO. 67. 100% PASSING 1" INCH SCREEN 90 - 100% PASSING 3/4" INCH SCREEN 20 - 55% PASSING 3/8" INCH SCREEN 0 - 10% PASSING #4 SIEVE 0 - 5% PASSING #8 SIEVE
 - WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED CRUSHED STONE 1/2 INCH TO 1-1/2 INCHES SHALL BE USED.
 - SAND BLANKET: GRADED CLEAN SAND FREE FROM ORGANIC MATTER, SO THAT 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #20 SIEVE. BLANKET MAY BE OMITTED FOR CAST IRON, DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED, HOWEVER, THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.
 - MIRAFI 140N FILTER FABRIC, OR APPROVED EQUAL, SHALL BE INSTALLED ABOVE PIPE.
 - SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF THE CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL AND ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
 - IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER WILL BE PRESERVED FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY.
 - BASE COURSE, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS".
 - WOOD SHEETING, IF REQUIRED, WHERE PLACED ALONGSIDE THE PIPE AND EXTENDING BELOW MID-DIAMETER, SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.



- NOT TO SCALE**
- SANITARY SEWER TRENCH DETAIL**
- (NOVEMBER 2016)
- NOTES:**
- FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE 10 FEET OF SEPARATION BETWEEN WATER AND SEWER. HOWEVER, SHOULD CONSTRUCTION REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FEET HORIZONTALLY FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICAL TO RELOCATE THE SEWER, A DEVIATION MAY BE GRANTED PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENT SPECIFIED BELOW.
 - FORCE MAINS SHALL BE CONSTRUCTED FROM DUCTILE IRON, HIGH DENSITY POLYETHYLENE, OR PVC PER ENV-WQ 704.06.
 - PVC SHALL CONFORM TO ASTM D2241-05 OR ASTM D1785-05. HDPE SHALL CONFORM TO ASTM D3035-03a.
 - D.I. SHALL BE CORROSION PROTECTED IN CORROSIVE ENVIRONMENTS.
 - WHERE WATER LINES AND SEWER LINES CROSS, THEY SHOULD CROSS AS PERPENDICULAR AS POSSIBLE AND THE WATER MAIN SHALL CROSS AT LEAST 18" INCHES ABOVE THE SEWER. FURTHER, THE SEWER JOINTS SHALL BE LOCATED AT LEAST 5 FEET HORIZONTALLY FROM THE WATER MAIN.
 - ALL SEWERS AT 8 PERCENT SLOPE, OR GREATER, SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET.
 - UNLESS OTHERWISE NOTED, ALL GRANULAR MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR TEST.
 - WHERE WATER MAINS CROSS UNDER SEWER MAINS, BOTH THE SEWER AND WATER MAINS SHALL BE PRESSURE RATED PIPE PER ENV-WQ 704.06 AND TESTED PER AWWA C600-05 AT 1.5 TIMES DESIGN PRESSURE OR 100 PSI, WHICHEVER IS GREATER, WITH NO JOINTS WITHIN 9 FEET OF THE CROSSING POINT AND 18" MINIMUM VERTICAL SEPARATION.
 - ALL SEWERS SHALL BE MARKED USING METAL IMPREGNATED MARKING TAPE OR TRACER WIRE THAT CAN BE LOCATED USING METAL DETECTION EQUIPMENT.
 - GRAVITY PIPE SEWER TESTING:
 - ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.
 - LOW-PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:
 - ASTM F1417-92/2005, "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR"; OR
 - UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" (1999).
 - ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED USING A LAMP TEST AND BY INTRODUCING WATER TO DETERMINE THAT THERE IS NO STANDING WATER IN THE SEWER AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
 - ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS NOR MORE THAN 90 DAYS FOLLOWING INSTALLATION, THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5 PERCENT OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95 PERCENT OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.



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

KEACH-NORDSTROM ASSOCIATES, INC.

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

NOTES:

NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30" FOR ITS MANHOLE CASTINGS.

FEATURES:

- 3" LETTERING
- COVERS MARKED SEWER
- NONROCKING COVER
- DIAMOND SURFACE DESIGN

SPECIFICATIONS:

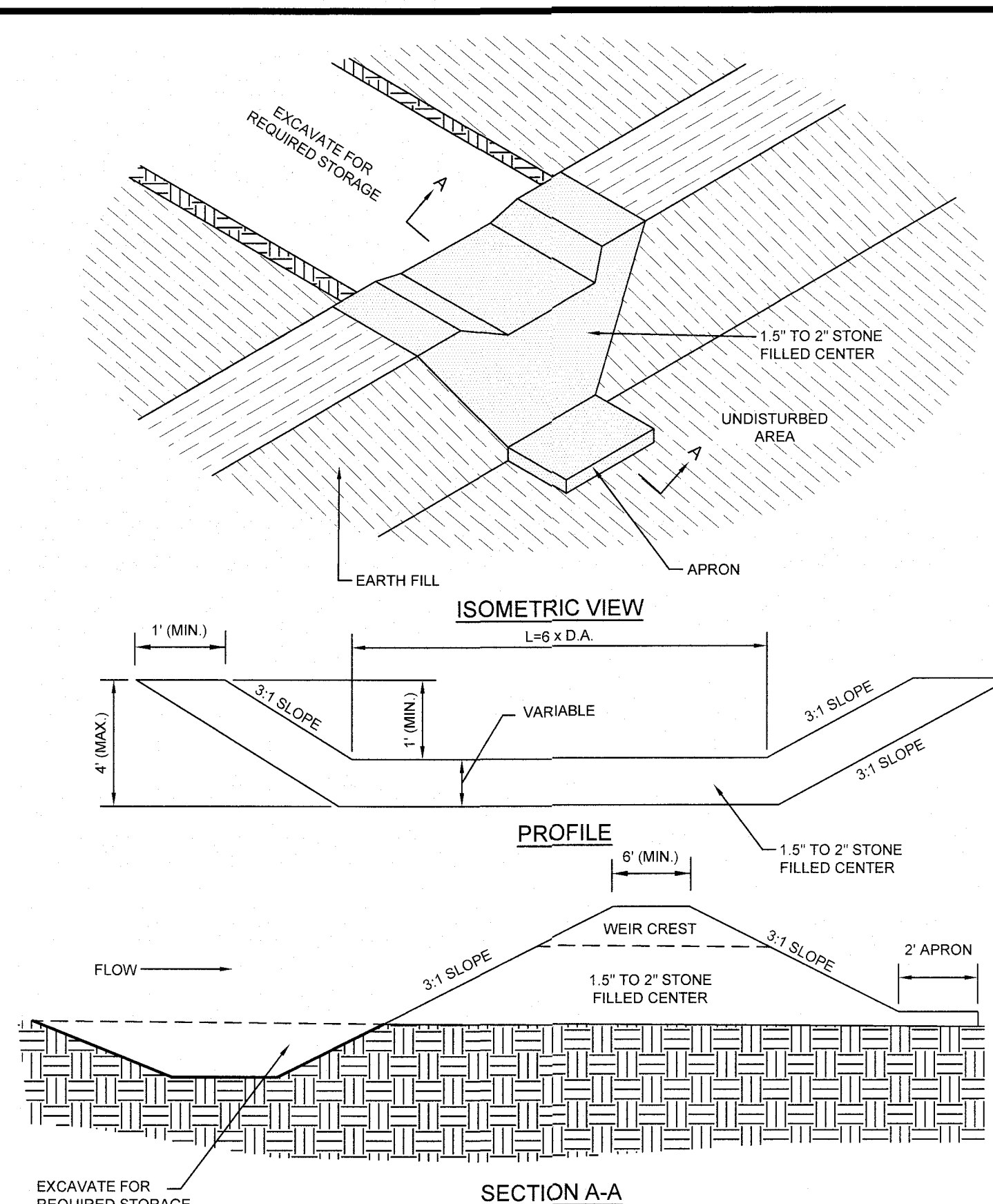
- FULLY MACHINED FRAME AND COVER
- H2O LOAD RATED
- GRAY CAST IRON MEETS ASTM A48 CLASS 30

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 18 OF 20



- NOTES:**
1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
 2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
 3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
 4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
 5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
 6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
 7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
 8. SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.

TEMPORARY SEDIMENT TRAP DETAIL
NOT TO SCALE

TURF ESTABLISHMENT SCHEDULE

PURPOSE:
TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

1. RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
2. PLACE LOAM OVER AREAS TO BE SEEDED AND SPREAD.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED. TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
4. APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
5. APPLY NO PHOSPHATE, SLOW RELEASE FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
6. DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
7. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNTILABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH STRAW. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3:1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
9. PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDED.
10. WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

MAINTENANCE:
ALL SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

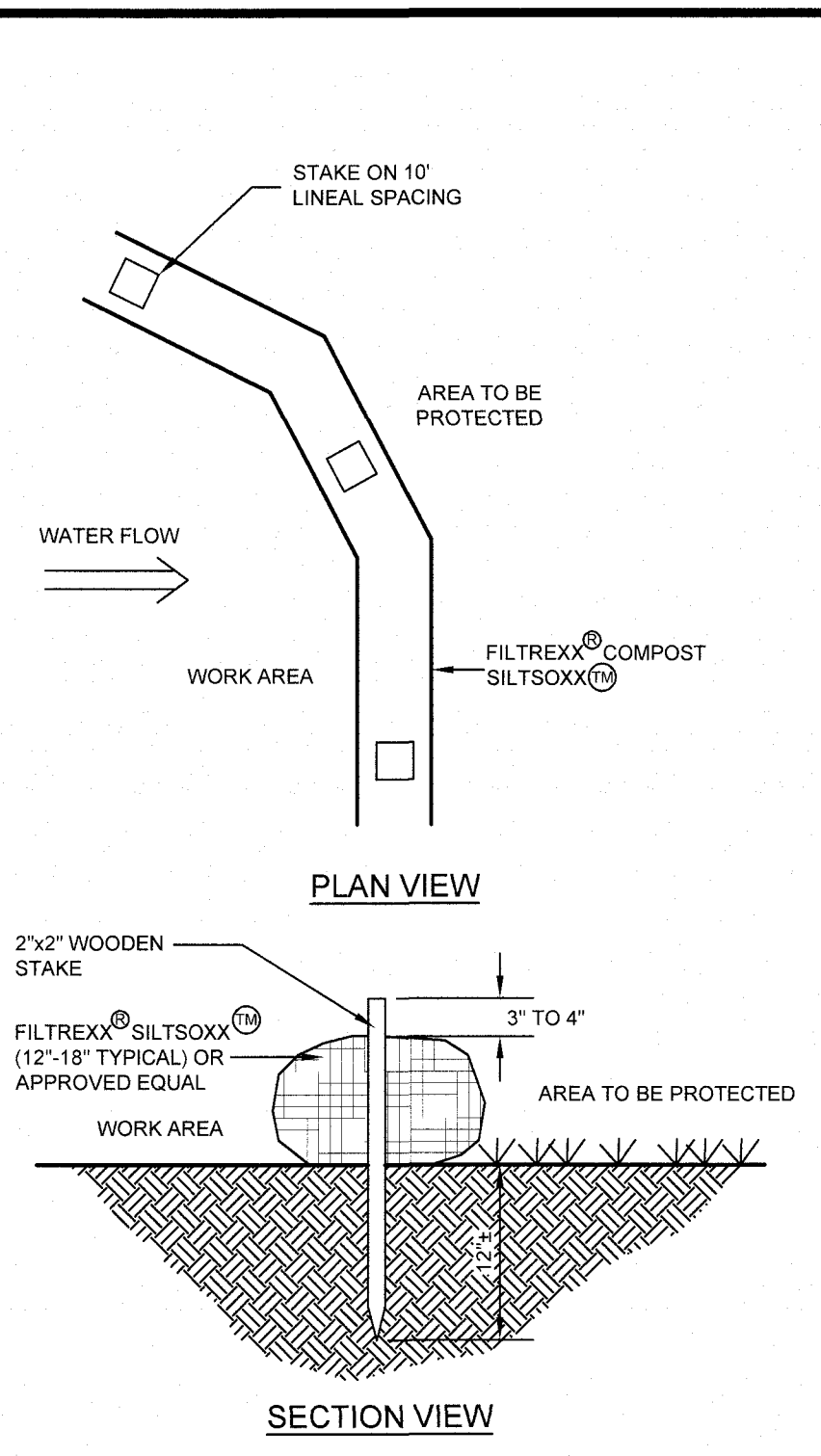
APPLICATION RATES:

1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
2. LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
3. FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F. IT IS RECOMMENDED THAT THE SOIL BE TESTED PRIOR TO APPLYING ANY FERTILIZERS TO DETERMINE WHAT LEVELS AND RATES ARE NECESSARY.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
5. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.6 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

- MATERIALS:**
1. LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM, FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOD LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
 2. LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
 3. FERTILIZER SHALL BE NO PHOSPHORUS, SLOW RELEASE.
 4. SEED MIXTURE FOR LAWN AREAS SHALL BE 99% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
 - 25% CREEPING RED FESCUE
 - 25% KENTUCKY BLUEGRASS
 - 25% REDTOP
 - 25% MANHATTAN PERENNIAL RYEGRASS
 5. TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
 - 15% BLACKWELL OR SHELTER SWITCHGRASS
 - 30% NIAGRA OR KAWI BIG BLUESTEM
 - 30% CAMPER OR BLAZE LITTLESTEM
 - 15% NE-27 OR BLAZE SAND LOVEGRASS
 - 10% VIKING BIRDSFOOT TREFLOIL
 - INOCULUM SPECIFIC TO BIRDSFOOT TREFLOIL MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
 6. SEED MIXTURE FOR SLOPE AREAS SHALL BE 99% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
 - 30% CREEPING RED FESCUE
 - 40% PERENNIAL RYE GRASS
 - 15% REDTOP
 - 15% BIRDSFOOT TREFLOIL
 7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
 - 25% CREEPING RED FESCUE
 - 15% SWITCH GRASS
 - 15% FOX SEDGE
 - 15% CREEPING BENTGRASS
 - 10% FLATPEA
 - 20% WILDLOWER VARIETY
 8. STRAW USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND NOT OF MOLD.
 9. NATIVE PLANTINGS SHOULD BE USED FOR ALL NEW GREENSCAPES.
 10. ALL WILDFLOWER SEEDING MIXES SHOULD BE FREE OF INVASIVE SPECIES.

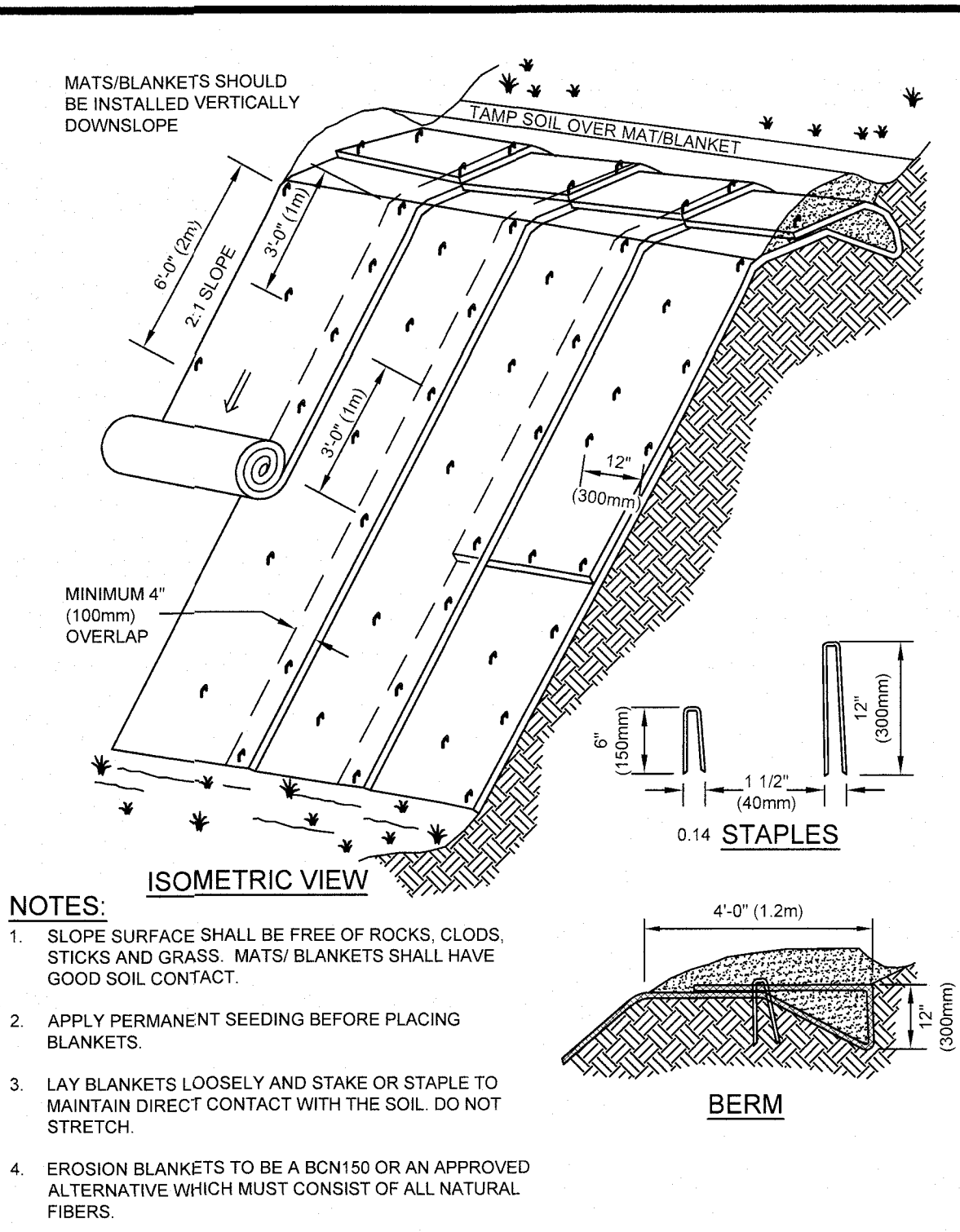
EROSION CONTROL MATERIAL NOTE

ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.04, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCH. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.

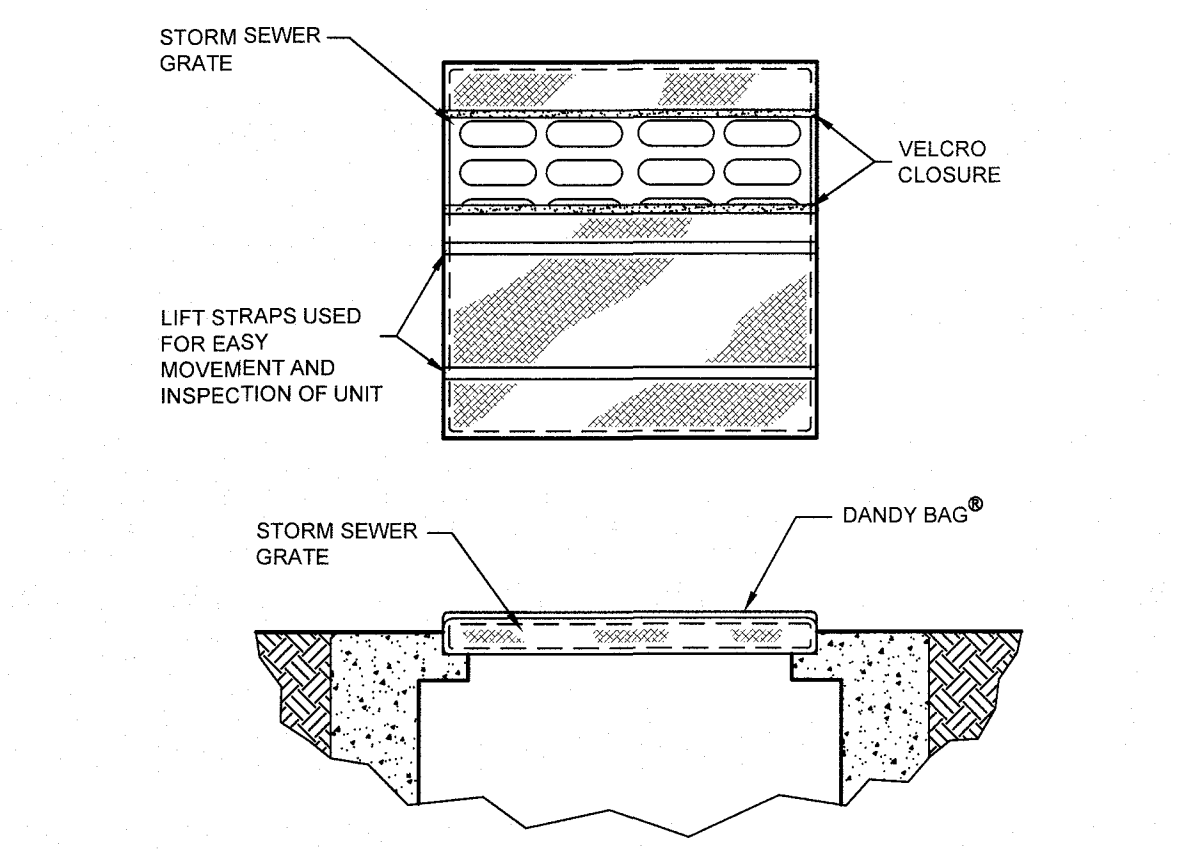


- NOTES:**
1. ALL MATERIAL TO MEET FILTRESS® SPECIFICATIONS.
 2. SILTSSOXX® COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. SILTSSOXX® DEPICTED IS FOR MINIMUM SLOPES. GREAT SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTRESS® SILTSSOXX® DETAIL
NOT TO SCALE
(AUGUST 2011)



EROSION CONTROL BLANKETS - SLOPE INSTALLATION
NOT TO SCALE
(AUGUST 2011)



HI-FLOW DANDY BAG® (SAFETY ORANGE)

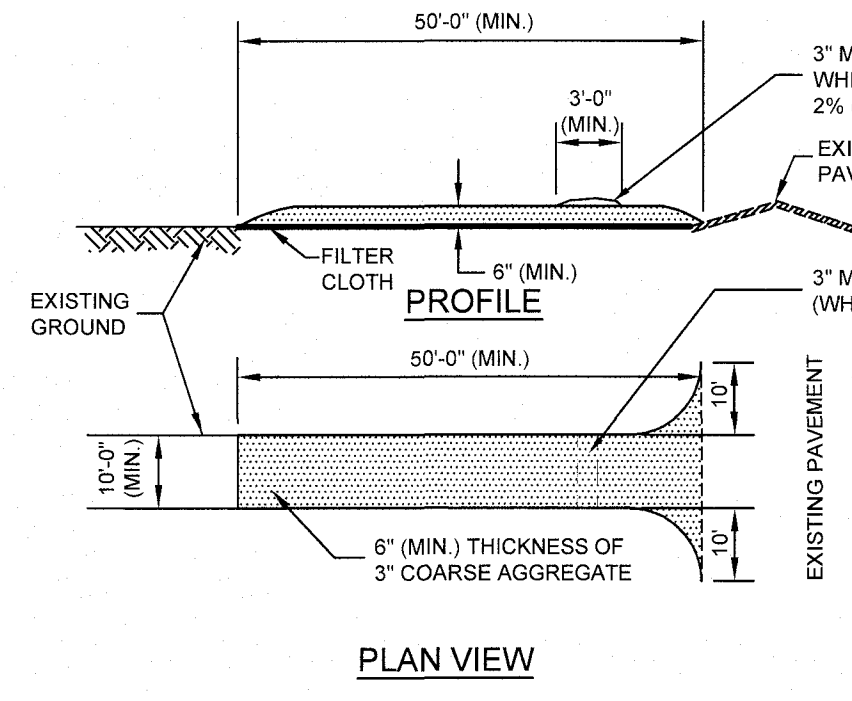
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	l/min/m ² (gal/min/ft ²)	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec ⁻¹	2.1

DANDY BAG®
NOT TO SCALE

- MAINTENANCE:**
1. MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
 2. IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH MINIMUM STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 3 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. THE MOUNTABLE BERM IS REQUIRED FOR 50' LONG EXITS.



STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE

CONSTRUCTION SEQUENCE

1. THE CONTRACTOR WILL ENSURE THAT NO MORE THAN 5 ACRES IS DISTURBED AT ANY ONE TIME.
2. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
3. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
4. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTION ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH STRAW BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
5. BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
6. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
7. DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
8. DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. TEMPORARY WATER DIVERSION SYSTEMS (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
10. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
11. DEEPLY TILL THE BASE OF THE INFILTRATION BASIN TO RESTORE INFILTRATION RATES FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THE INFILTRATION AREA UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
12. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS.
13. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
14. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETE. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
15. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
16. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
17. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
18. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION UNLESS AN ENVIRONMENTAL MONITOR IS EMPLOYED THROUGHOUT THE DURATION OF CONSTRUCTION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FORTY-FIVE (45) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN AREAS WHERE THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
3. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED.
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
4. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV A 1000.
5. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
6. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
7. AREAS HAVING FINISH GRADE SLOPES OF 3:1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED, JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION".
8. DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
9. DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
10. TEMPORARY WATER DIVERSION SYSTEMS (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
11. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WINTER CONSTRUCTION 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 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT 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 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEANED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED.
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

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

No.	DATE	REVISIONS	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 20 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.

KMA

NAD83



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE VARIOUS STORMWATER SUBCATCHMENT AREAS, CORRESPONDING TIMES OF CONCENTRATION, PONDS, AND REACHES ASSOCIATED WITH THE SUBJECT PARCEL PRIOR TO DEVELOPMENT.
2. EXISTING FEATURES DEPICTED ON THIS PLAN WERE TAKEN FROM 'EXISTING CONDITIONS' PLAN, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. DATED JULY 10, 2023.

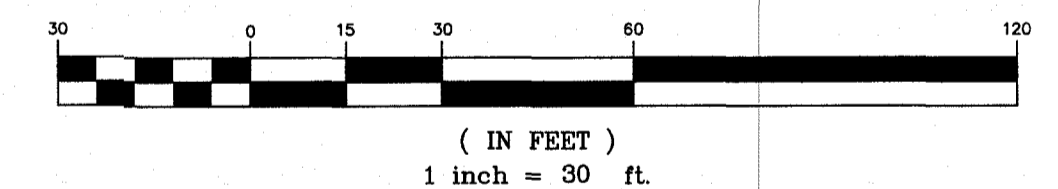
DRAINAGE LEGEND:

THE LEGEND BELOW REFLECTS THE HYDROCAD MODEL USED FOR DRAINAGE CALCULATIONS.

- SCS SOIL LINES
- SITE SPECIFIC SOIL LINES
- DENOTES SOIL TYPE
- 400B
- P DENOTES POND
- S DENOTES SUBCATCHMENT AREA
- R DENOTES REACH
- L DENOTES POINT OF INTEREST
- LIMIT OF SUBCATCHMENT AREA
- > TIME OF CONCENTRATION
- REACH



GRAPHIC SCALE



PRE-DEVELOPMENT DRAINAGE AREA PLAN

CENTRAL GAS

MAP 182; LOT 217

LOWELL ROAD & CENTRAL STREET

HUDSON, NEW HAMPSHIRE

HILLSBOROUGH COUNTY

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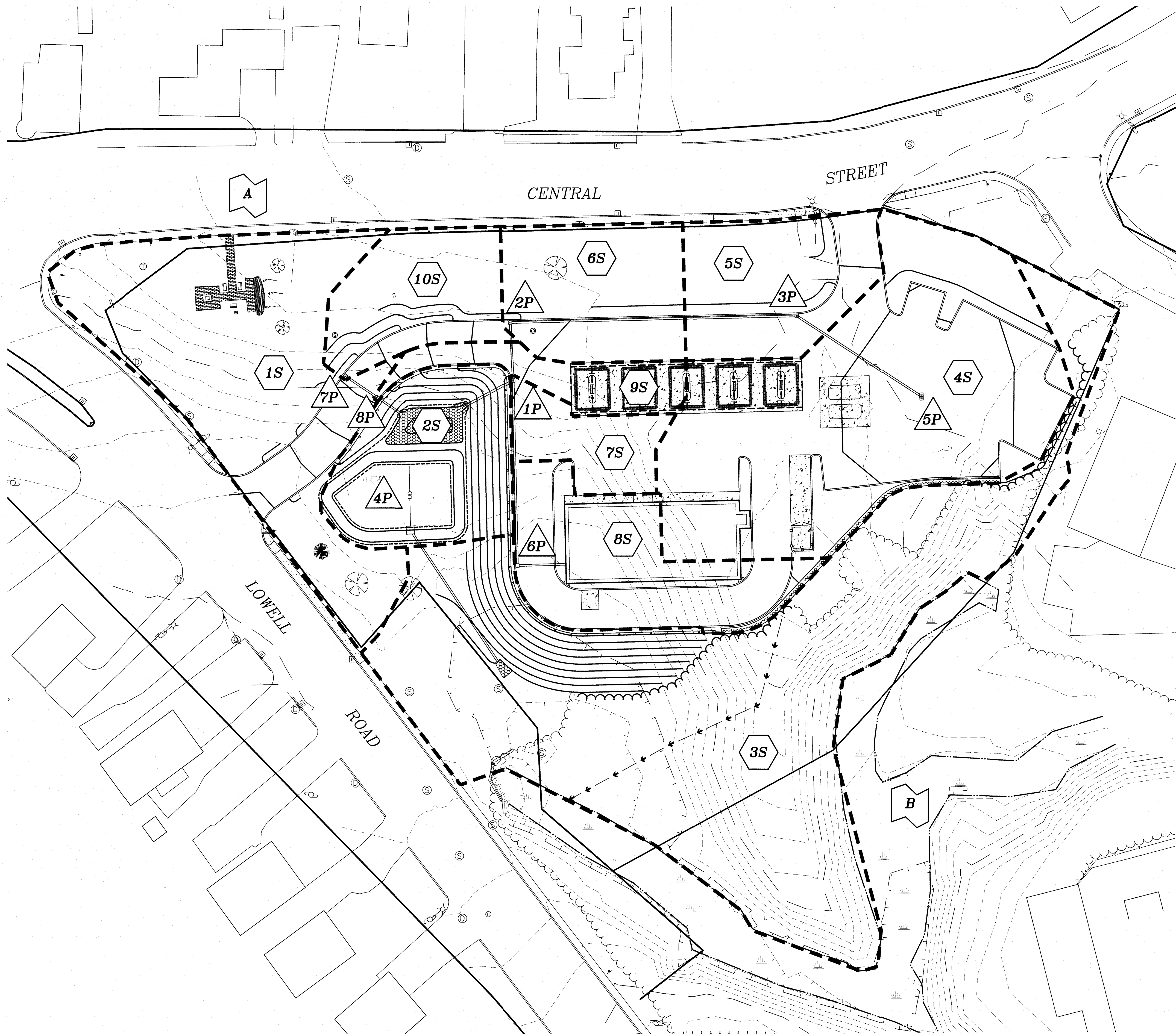
REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JULY 10, 2023 SCALE: 1" = 30'

PROJECT NO: 18-0612-3 SHEET 1 OF 2

KMA



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE VARIOUS STORMWATER SUBCATCHMENT AREAS, CORRESPONDING TIMES OF CONCENTRATION, PONDS, AND REACHES ASSOCIATED WITH THE SUBJECT PARCEL AFTER DEVELOPMENT.
 2. EXISTING FEATURES DEPICTED ON THIS PLAN WERE TAKEN FROM "EXISTING CONDITIONS PLAN, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. DATED JULY 10, 2023."
 2. PROPOSED FEATURES DEPICTED ON THIS PLAN WERE TAKEN FROM "GRADING & DRAINAGE PLAN, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. DATED JULY 10, 2023."

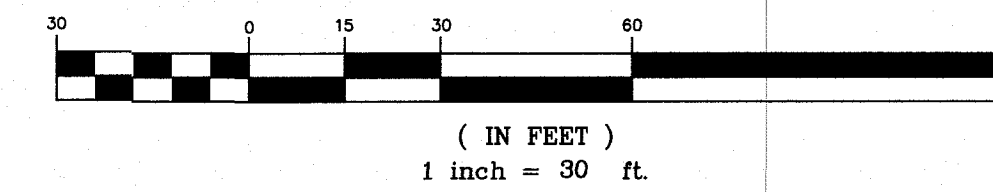
DRAINAGE LEGEND:

THE LEGEND BELOW REFLECTS THE HYDROCAD MODEL USED FOR DRAINAGE CALCULATIONS.

- SCS SOIL LINES
- SITE SPECIFIC SOIL LINES
- 400B DENOTES SOIL TYPE
- P DENOTES POND
- S DENOTES SUBCATCHMENT AREA
- R DENOTES REACH
- L DENOTES POINT OF INTEREST
- LIMIT OF SUBCATCHMENT AREA
- >--->---> TIME OF CONCENTRATION
- REACH



GRAPHIC SCALE



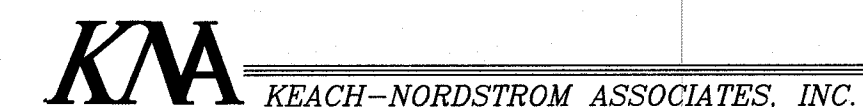
POST-DEVELOPMENT DRAINAGE AREA PLAN

CENTRAL GAS

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

OWNER/APPLICANT:

NOTTINGHAM SQUARE CORPORATION
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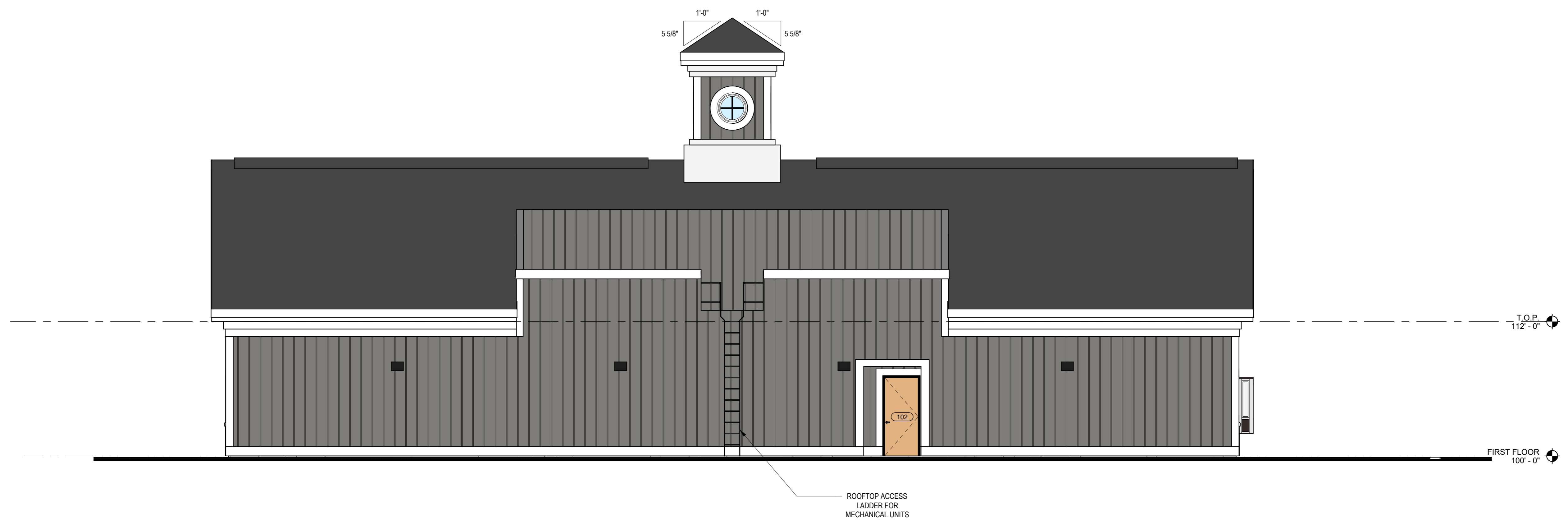
REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JULY 10, 2023 SCALE: 1" = 30'
 PROJECT NO: 18-0612-3 SHEET 2 OF 2

1 three inches = one foot
 2 one and one half inches = one foot
 3 one inch = one foot
 4 one quarter inch = one foot
 5 one eighth inch = one foot
 Autodesk Docs: 123501 Hudson Convenience Store 3657 2023-07-31 Hudson Convenience Store.rvt TEMPLATE DATE: 11/25/2019

A B C D E



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

A B C D E

GENERAL ELEVATION NOTES

1. REFER TO MECH DWGS FOR LOCATIONS OF LOUVERS AND VENTS. CONFIRM FINAL POSITION WITH ARCHITECT PRIOR TO ORDERING.

ELEVATION LEGEND

- A → KEYNOTE, SEE ELEVATION KEYNOTE LEGEND
- ⊗ WINDOW TAG, SEE DOOR SCHEDULE SHEET
- CJ CONTROL JOINT

ELEVATION KEYNOTES

KEY # DESCRIPTION

WA
WARRENSTREET ARCHITECTS
 27 Warren Street Concord NH 03301
 T 603.225.0640 F 603.225.0621 www.warrenstreet.coop

OWNER
 TITLE 1
 TITLE 2
 STREET
 CITY, STATE ZIP
 P. () F. ()
CONSTRUCTION MANAGER
 TITLE 1
 TITLE 2
 STREET
 CITY, STATE ZIP
 P. () F. ()

PLAN KEY:

PROJECT TITLE / ADDRESS:
HUDSON COMMERCIAL BUILDING
 77 CENTRAL STREET
 HUDSON, NH 03051

SCALE: AS NOTED DWN BY: TG
 JOB #: 3673 CHK BY: JH

PRINT DATE: 10/31/2023 9:21:01 AM

ISSUE DATE:

**NOT FOR CONSTRUCTION
PROGRESS**

REVISION	DATE	COMMENTS

EXTERIOR ELEVATIONS

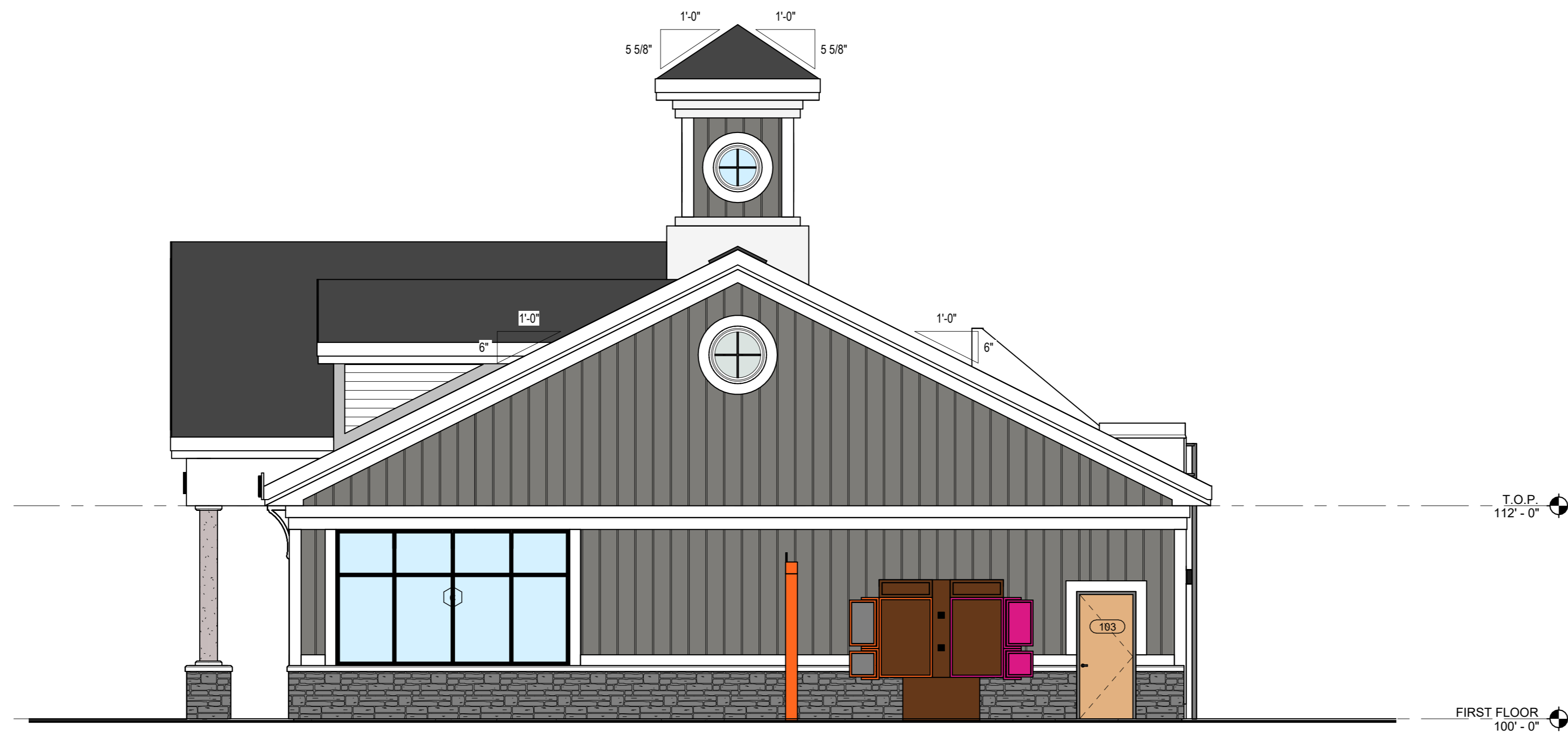
A201

SHEET NUMBER: 1 OF 2 ARCHITECTURAL
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PROGRESS - NOT FOR CONSTRUCTION

TO BE EDITED

three inches = one foot
 one and one half inches = one foot
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 three quarter inch = one foot
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 one eighth inch = one foot
 Autodesk Docs: 126501 Hudson Convenience Store 3657 2023-07-31 Hudson Convenience Store.rvt 11/25/2019 TEMPLATE DATE: 11/25/2019



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

GENERAL ELEVATION NOTES

- REFER TO MECH DWGS FOR LOCATIONS OF LOUVERS AND VENTS. CONFIRM FINAL POSITION WITH ARCHITECT PRIOR TO ORDERING.

ELEVATION LEGEND

- A KEYNOTE, SEE ELEVATION KEYNOTE LEGEND
- X WINDOW TAG, SEE DOOR SCHEDULE SHEET
- CJ CONTROL JOINT

ELEVATION KEYNOTES

KEY # DESCRIPTION

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 77 CENTRAL STREET
 HUDSON, NH 03051

SCALE: AS NOTED DWN BY: TG
 JOB #: 3673 CHK BY: JH
 PRINT DATE: 10/31/2023 9:21:02 AM

ISSUE DATE:

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REVISION	DATE	COMMENTS

EXTERIOR ELEVATIONS

A202

SHEET NUMBER: 2 OF 2 ARCHITECTURAL

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