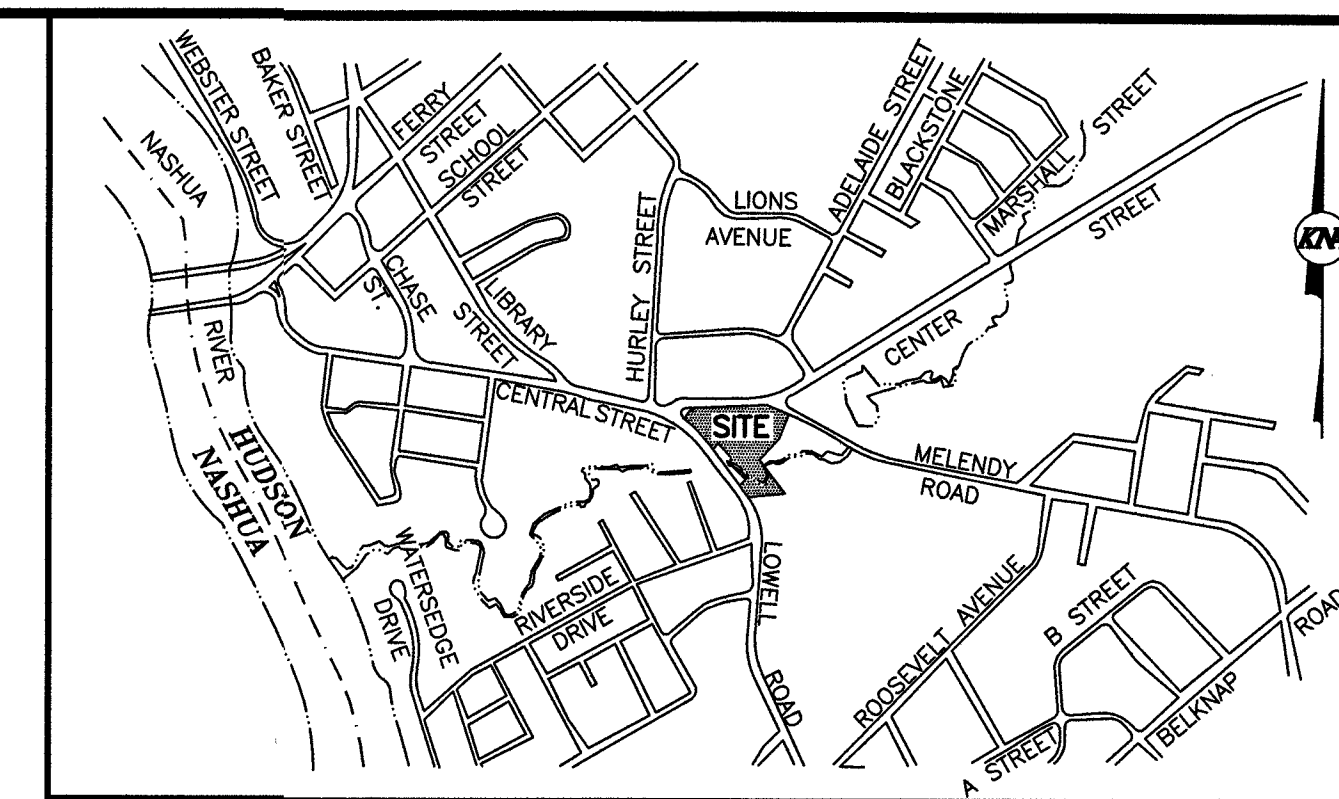


VICINITY PLAN
NOT TO SCALE



VICINITY PLAN
SCALE: 1" = 1,000±

NON-RESIDENTIAL SITE PLAN

CENTRAL GAS

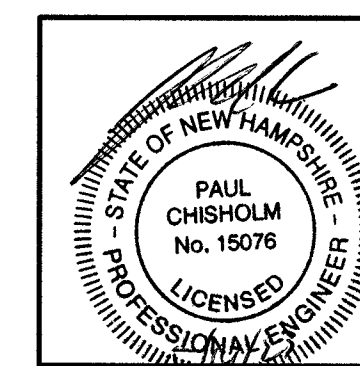
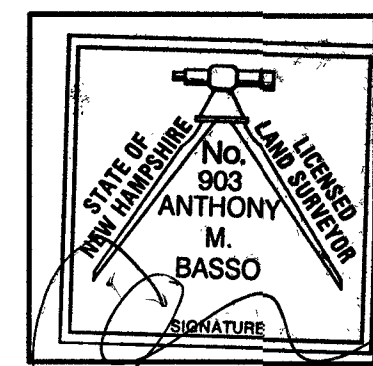
MAP 182 LOT 217

LOWELL ROAD & CENTRAL STREET

HUDSON, NEW HAMPSHIRE

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

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



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

LAST REVISED: MAY 9, 2024

PROJECT NO. 18-0612-3

SHEET TITLE

SHEET No.

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

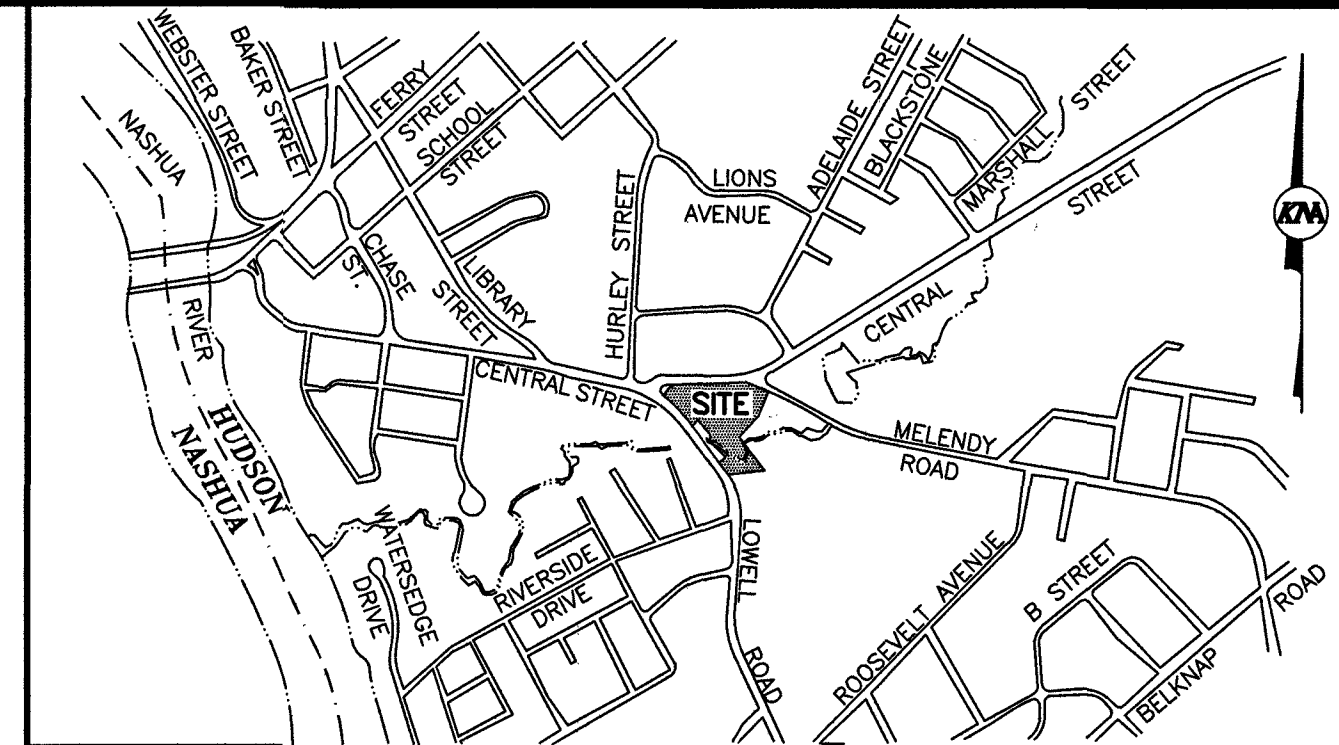
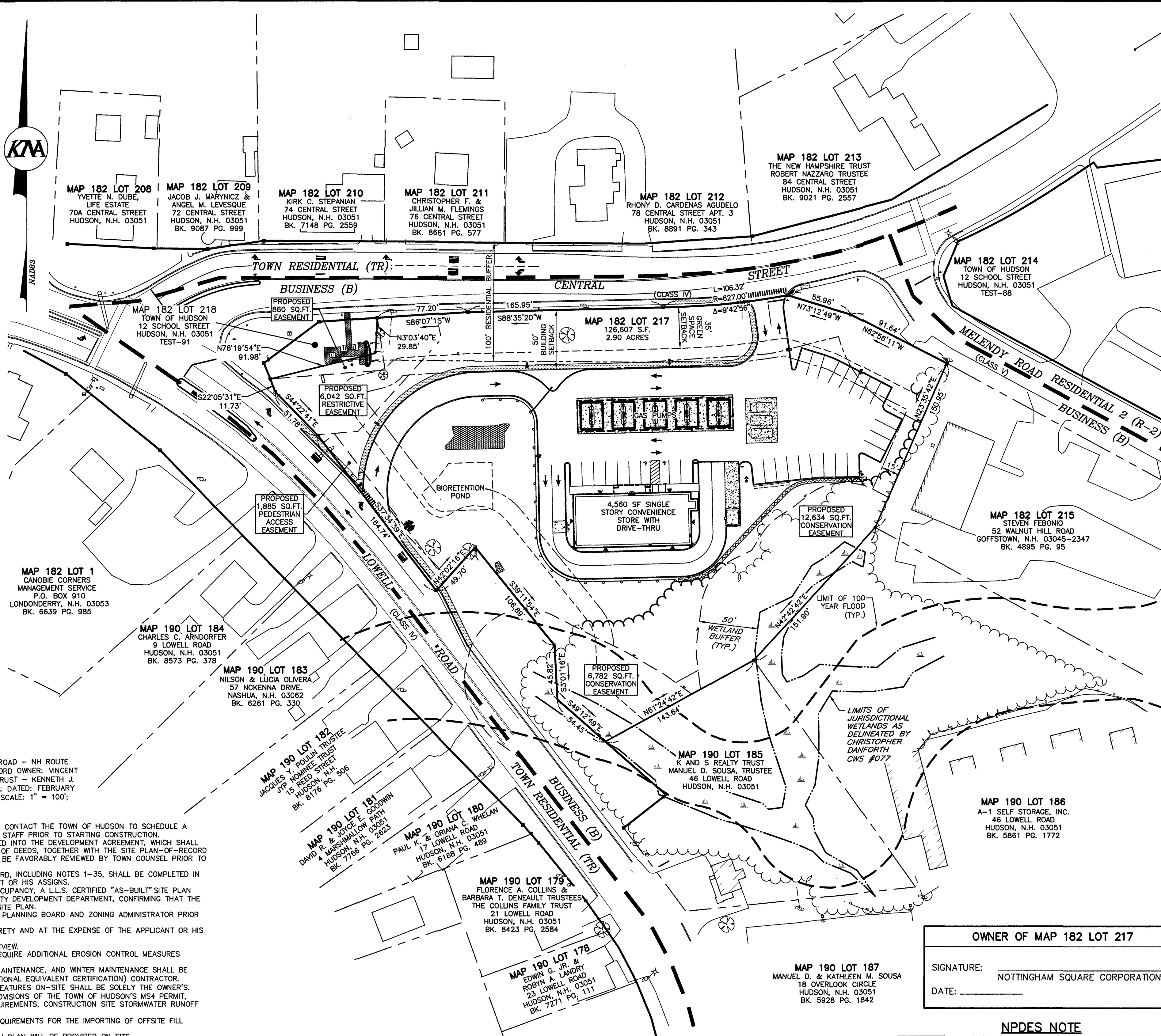
ARCHITECTURAL DRAWINGS
 (FROM WARRENSTREET ARCHITECTS)

A111 - A202

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

- 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
- GB-TBS GRANITE BOUND TO BE SET
- IPIN-TBS IRON PIN TO BE SET
- ▲ SPK-TBS SPIKE TO BE SET
- 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



VICINITY PLAN
SCALE: 1" = 1,000±

- 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 BREAKFAST SANDWICH/DONUT SHOP AND 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 SQ. FT. OR 2.90 ACRES
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL 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	57 FT	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	37.5 FT

*INDIVIDUAL STREET FRONTAGE
LOWELL ROAD = 485.11 FT
CENTRAL STREET = 349.47 FT
MELENDY ROAD = 147.60 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-CPLS.
- 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 AN 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 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:
-NHDES SEWER CONNECTION PERMIT APPROVED ON 5/13/24
-NHDES NOTICE OF INTENT REQUIRED PRIOR TO CONSTRUCTION N/A
-NHDES LUST REGISTRATION REQUIRED PRIOR TO CONSTRUCTION N/A
- A WAIVER IS REQUIRED FROM SECTION 276-11.1.B.(12)(c) TO ALLOW A PROPOSED DRIVEWAY, DRIVE AISLE AND PARKING WITHIN 100' OF THE ADJUTING 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. BLASTING WILL MEET HUDSON ORDINANCE 202 REQUIREMENTS.
- 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. NO SNOW MAY BE PLOWED OR STORED ON THE ADJUTING 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. 388655

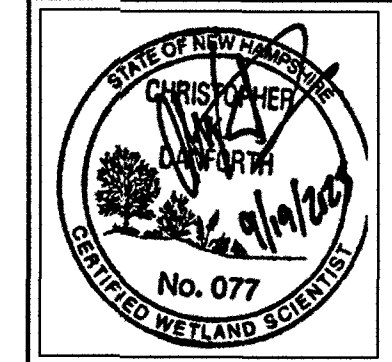
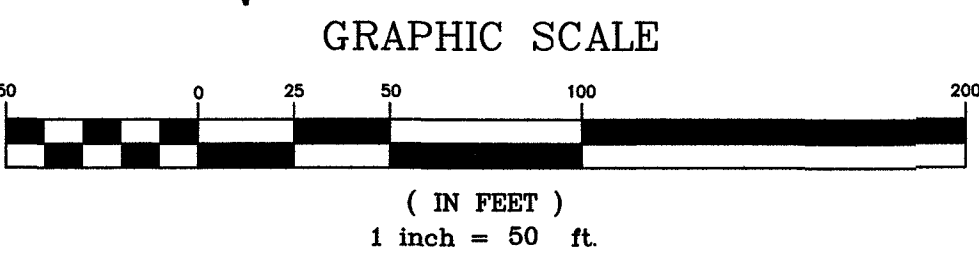
NOTES (CONTINUED):

- 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 APPROVAL 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.
- BEFORE 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 AND ZONING ADMINISTRATOR 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 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 M54 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.
- A SPILL PREVENTION KIT AND GENERAL SPILL PREVENTION PLAN WILL BE PROVIDED ON SITE.
- ALL GASOLINE AND GENERAL DELIVERIES SHALL BE LIMITED FROM 7 AM TO 8 PM MONDAY THROUGH FRIDAY AND 8 AM TO 4 PM ON SATURDAY. THERE SHALL BE NO TRUCK DELIVERIES ON SUNDAY.
- ACCORDING TO NHDES RECORDS, THERE IS A POTENTIAL THAT A PORTION OF THE SITE, PREVIOUSLY ADDRESSED AS 1 MELENDY ROAD, MAY BE CONTAMINATED WITH BURIED ASBESTOS. IF NECESSARY, THE APPLICANT WILL HIRE A CONTRACTOR WHO IS LICENSED BY NHDES TO PERFORM WORK IN ASBESTOS DISPOSAL SITES.
- ACCORDING TO NHDES RECORDS, THERE IS A POTENTIAL THAT BURIED UNDERGROUND STORAGE TANKS MAY BE ENCOUNTERED DURING CONSTRUCTION. IF DISCOVERED, ANY UNDERGROUND STORAGE TANKS WILL BE REMOVED AND DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

OWNER OF MAP 182 LOT 217
SIGNATURE: _____
DATE: _____
NOTTINGHAM SQUARE CORPORATION

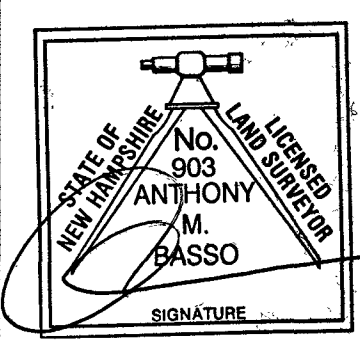
NPDES NOTE

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: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5. [HTTP://WETLAND-PLANTS.USACE.ARMY.MIL](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).
DATE: 5/14/24
LICENSED LAND SURVEYOR



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

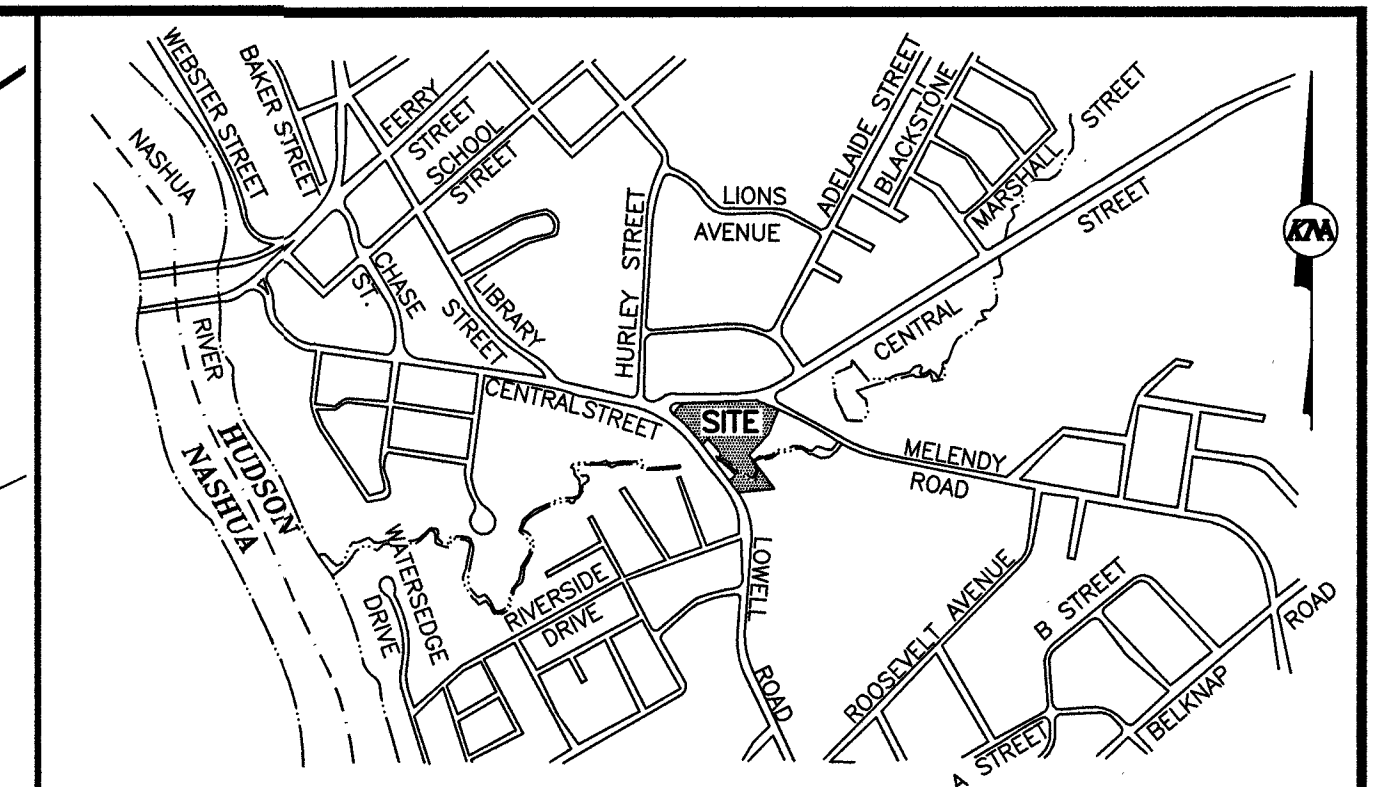
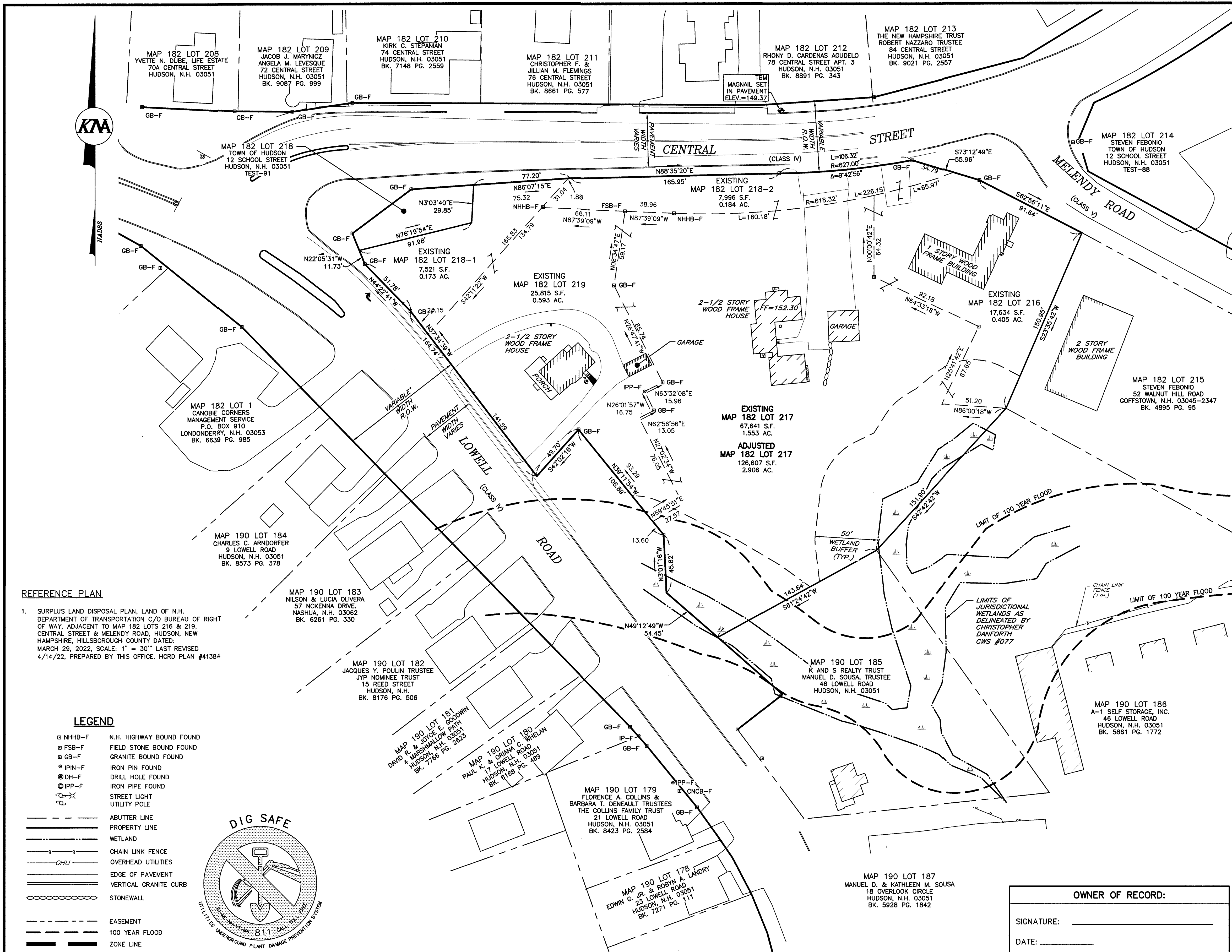


Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC
3	2-14-2024	REVS PER PB COMMENTS & PEER REVIEW	PCM
4	3-13-2024	REVS PER PB COMMENTS	PCM
5	4-19-2024	REVS PER NHDES SEWER COMMENTS	PCM
6	5-9-2024	REVS PER PB COMMENTS	PCM

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

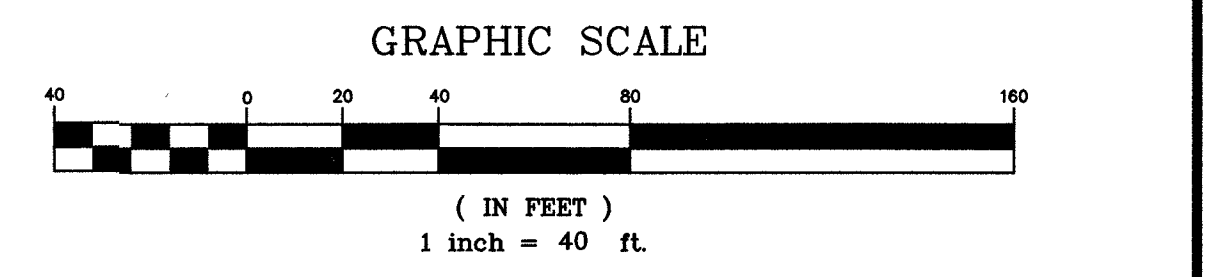


VICINITY PLAN
SCALE: 1" = 1,000±

- 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.
 - 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.
 - 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. HCRD 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
- IPP-F IRON PIPE FOUND
- ⊕ STREET LIGHT
- ⊕ UTILITY POLE
- ABUTTER LINE
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- EDGE OF PAVEMENT
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- STONEWALL
- EASEMENT
- 100 YEAR FLOOD
- ZONE LINE



OWNER OF RECORD:
SIGNATURE: _____
DATE: _____

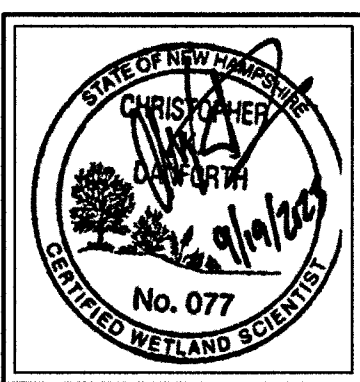
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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

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UTILITY NOTE

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



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 CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPUS 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](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).

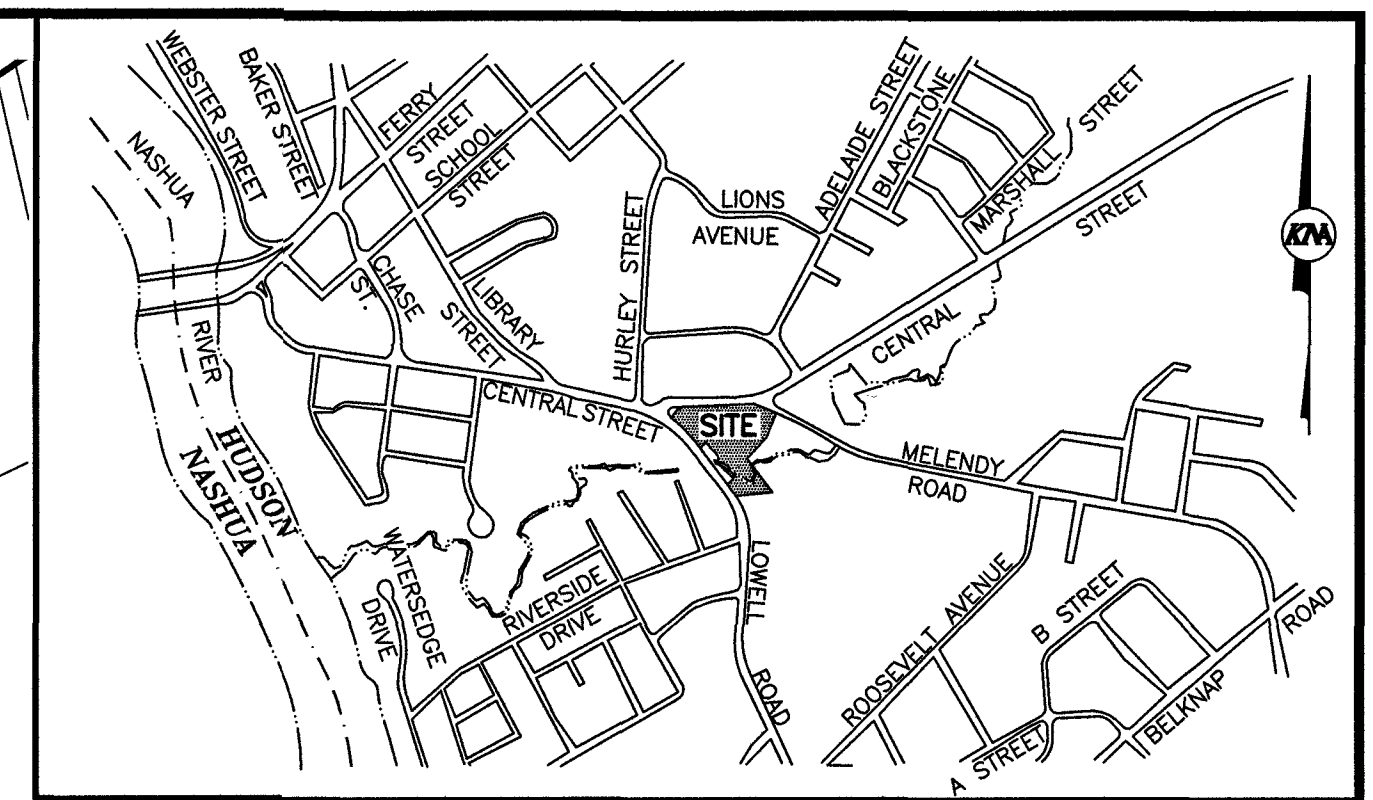
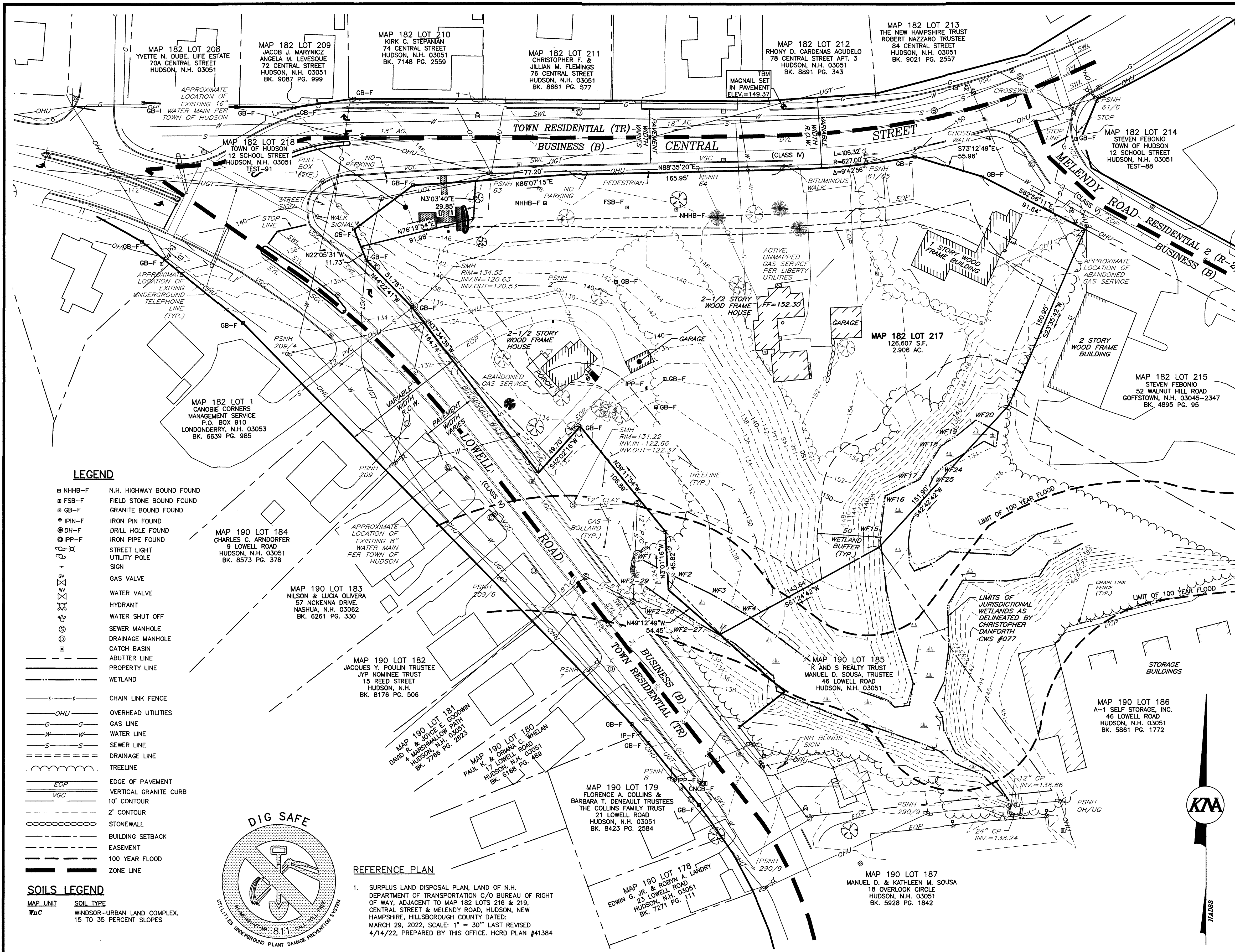
DATE: JULY 10, 2023
SIGNATURE: _____
DATE: _____
LICENSED LAND SURVEYOR

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) 627-2861

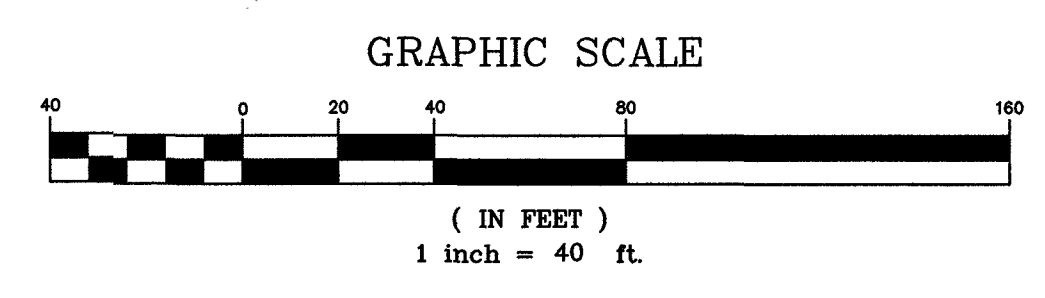
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PCD
3	2-14-2024	REVS PER PB COMMENTS & PEER REVIEW	PCM
4	3-13-2024	REVS PER PB COMMENTS	PCM
5	4-19-2024	REVS PER NHDES SEWER COMMENTS	PCM
6	5-9-2024	REVS PER PB COMMENTS	PCM

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 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 330110051B, 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
 - IPIN-F IRON PIN FOUND
 - ⊙ DH-F DRILL HOLE FOUND
 - ⊙ IPP-F IRON PIPE FOUND
 - ⊙ STREET LIGHT UTILITY POLE
 - ⊙ SIGN
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ WATER SHUT OFF
 - ⊙ SEWER MANHOLE
 - ⊙ DRAINAGE MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ ABUTTER LINE
 - ⊙ PROPERTY LINE
 - ⊙ WETLAND
 - ⊙ CHAIN LINK FENCE
 - OHU OVERHEAD UTILITIES
 - G GAS LINE
 - W WATER LINE
 - S SEWER LINE
 - DRAINAGE LINE
 - 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 |
|----------|---|
| W2C | 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. HCRD PLAN #1384

MAP 190 LOT 184
CANOBIC CORNERS
MANAGEMENT SERVICE
P.O. BOX 910
LONDONDERRY, N.H. 03053
BK. 6639 PG. 985

MAP 190 LOT 183
NILSON & LUCIA OLIVERA
57 NCKENNA DRIVE,
NASHUA, N.H. 03062
BK. 6261 PG. 330

MAP 190 LOT 182
JACQUES Y. POULIN TRUSTEE
JYP NOMINEE TRUST
15 REED STREET
HUDSON, N.H.
BK. 8176 PG. 506

MAP 190 LOT 181
DAVID R. & JAYCE E. GOODWIN
4 WASSAMUNOON PLAZA
HUDSON, N.H. 03051
BK. 7768 PG. 2663

MAP 190 LOT 180
PAUL K. & ORIANA C. BIVELAN
HUDSON, N.H. 03051
BK. 6168 PG. 469

MAP 190 LOT 179
FLORENCE A. COLLINS &
BARBARA T. DENEALTY TRUSTEES
THE COLLINS FAMILY TRUST
21 LOWELL ROAD
HUDSON, N.H. 03051
BK. 8423 PG. 2584

MAP 190 LOT 178
EDWIN G. JR. & ROBIN A. LANDRY
23 LOWELL ROAD
HUDSON, N.H. 03051
BK. 7271 PG. 1711

MAP 190 LOT 187
MANUEL D. & KATHLEEN M. SOUSA
18 OVERLOOK CIRCLE
HUDSON, N.H. 03051
BK. 5928 PG. 1842

MAP 182 LOT 217
126,607 S.F.
2,906 AC.

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

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

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

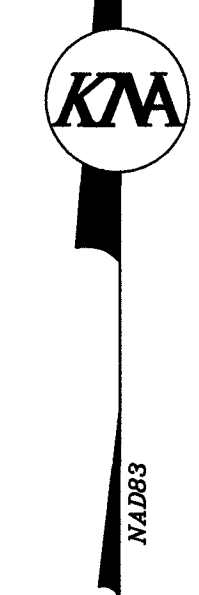
MAP 182 LOT 212
RHONY D. CARDENAS AGUDELO
78 CENTRAL STREET APT. 3
HUDSON, N.H. 03051
BK. 8891 PG. 343

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

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

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

MAP 182 LOT 208
YVETTE N. DUBE, LIFE ESTATE
70A CENTRAL STREET
HUDSON, N.H. 03051



EXISTING CONDITIONS PLAN
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

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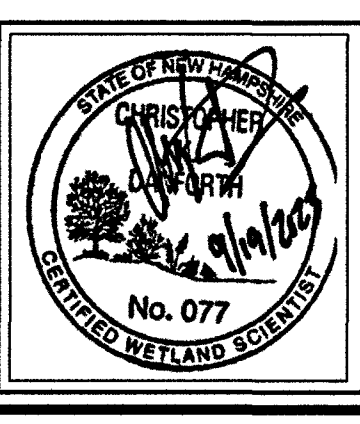
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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

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

UTILITY NOTE

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



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:

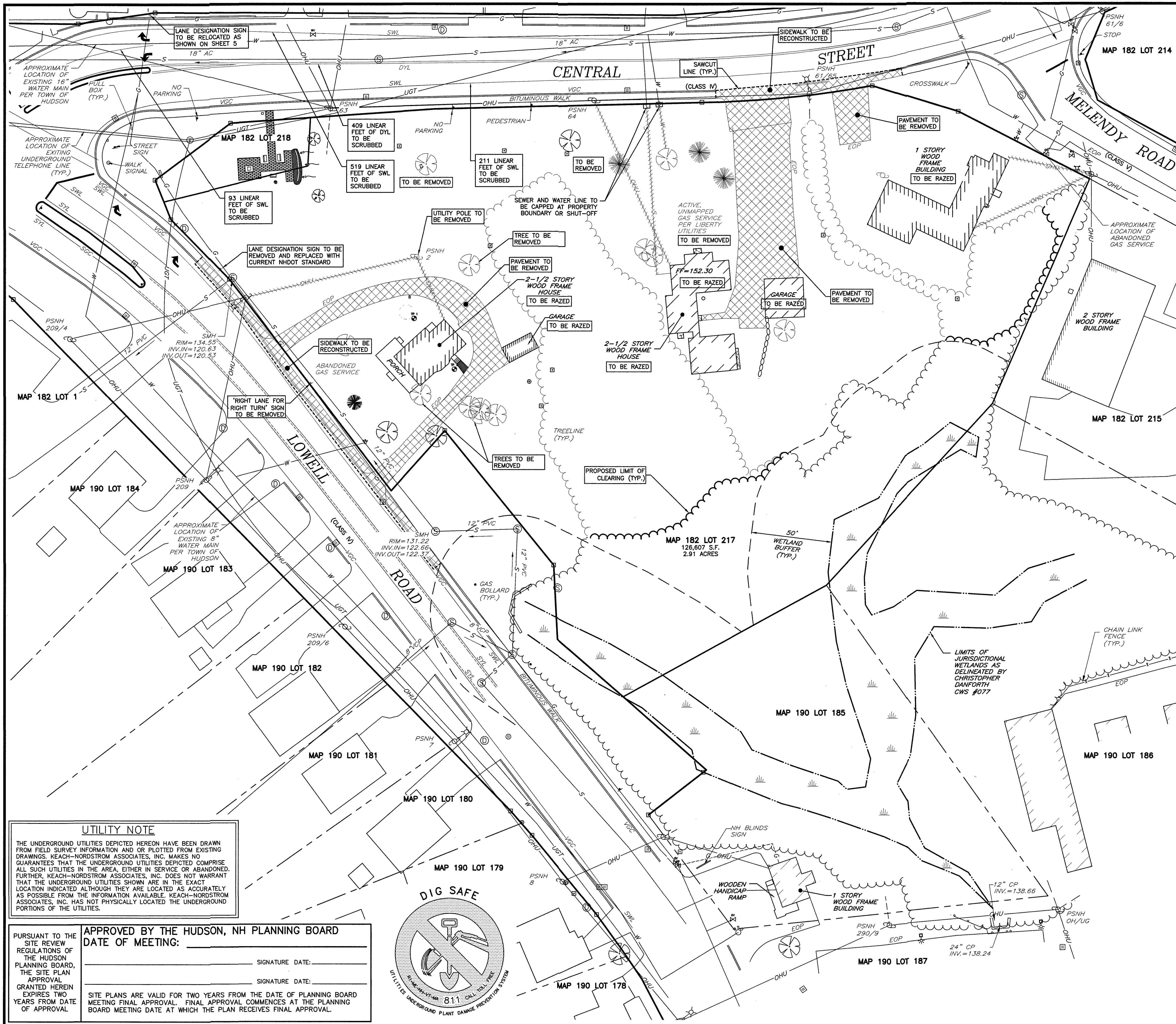
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DATE: JULY 10, 2023
5/14/24
LICENSED LAND SURVEYOR

REVISIONS

No.	DATE	DESCRIPTION	BY
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6	5-9-2024	REVS PER PB COMMENTS	PCM

DATE: JULY 10, 2023
PROJECT NO: 18-0612-3
SHEET 3 OF 20



REMOVALS/DEMOLITION NOTES:

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

LEGEND

- NHBB-F N.H. HIGHWAY BOUND FOUND
- FSB-F FIELD STONE BOUND FOUND
- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- IPP-F IRON PIPE FOUND
- 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
- DRAINAGE LINE
- TREELINE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- ▨ PAVEMENT OR GRAVEL TO BE REMOVED
- /// UTILITY TO BE REMOVED



UTILITY NOTE

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

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.



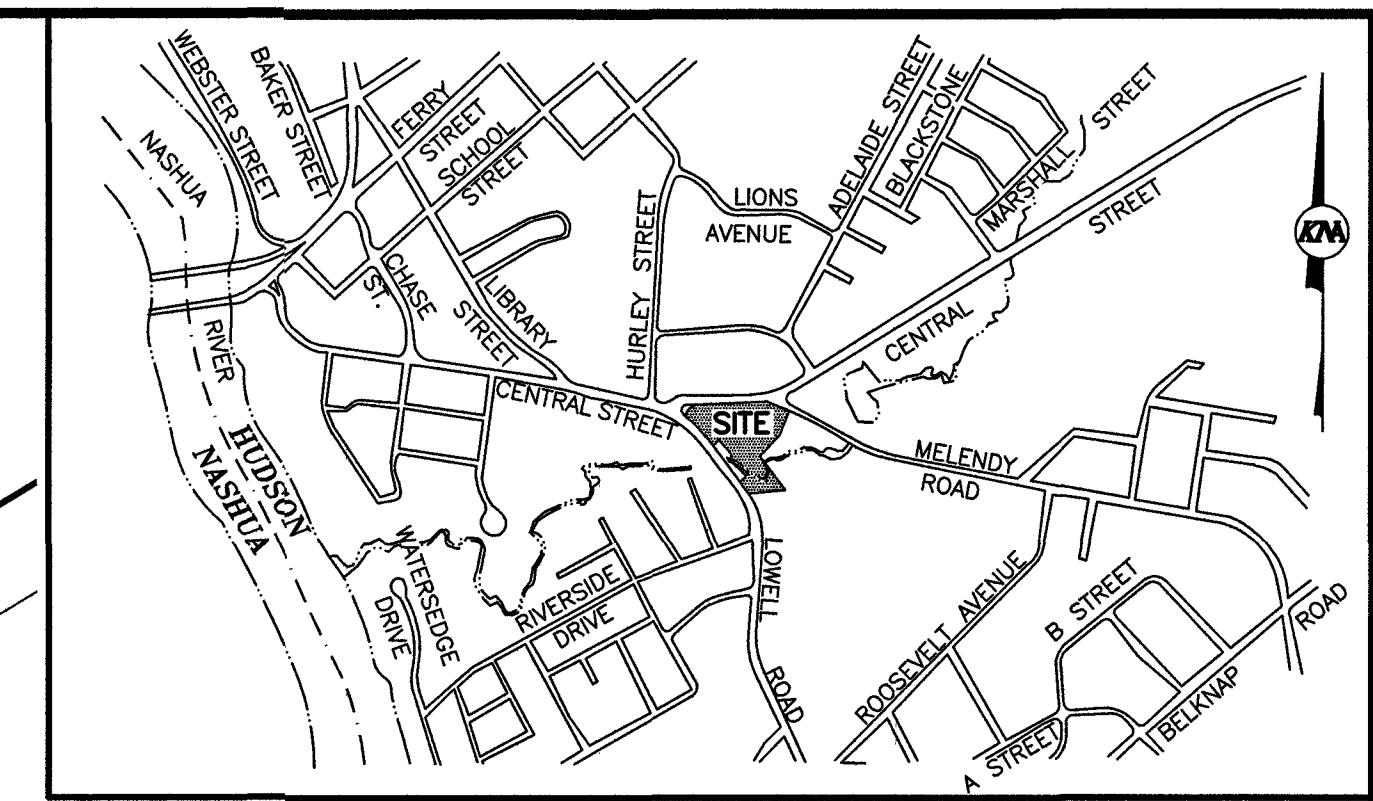
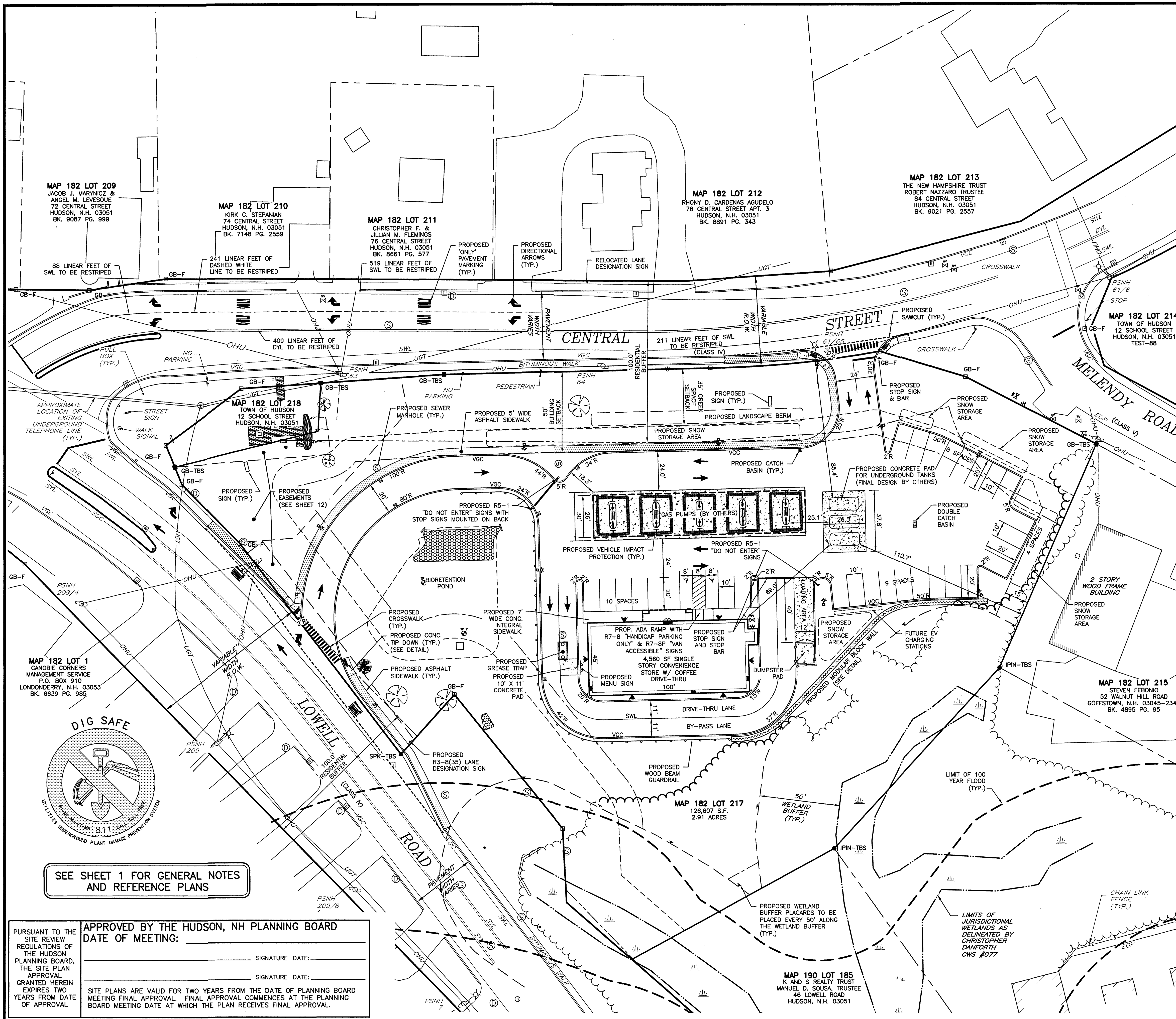
REMOVALS/DEMOLITION PLAN
CENTRAL GAS
MAP 182; LOT 217
LOWELL ROAD & CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

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

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



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

OWNER/APPLICANT:
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Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

PAUL CHISHOLM
No. 15078
LICENSED PROFESSIONAL ENGINEER

REVISIONS			
No.	DATE	DESCRIPTION	BY
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DATE: JULY 10, 2023 SCALE: 1" = 30'
PROJECT NO: 18-0612-3 SHEET 5 OF 20

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

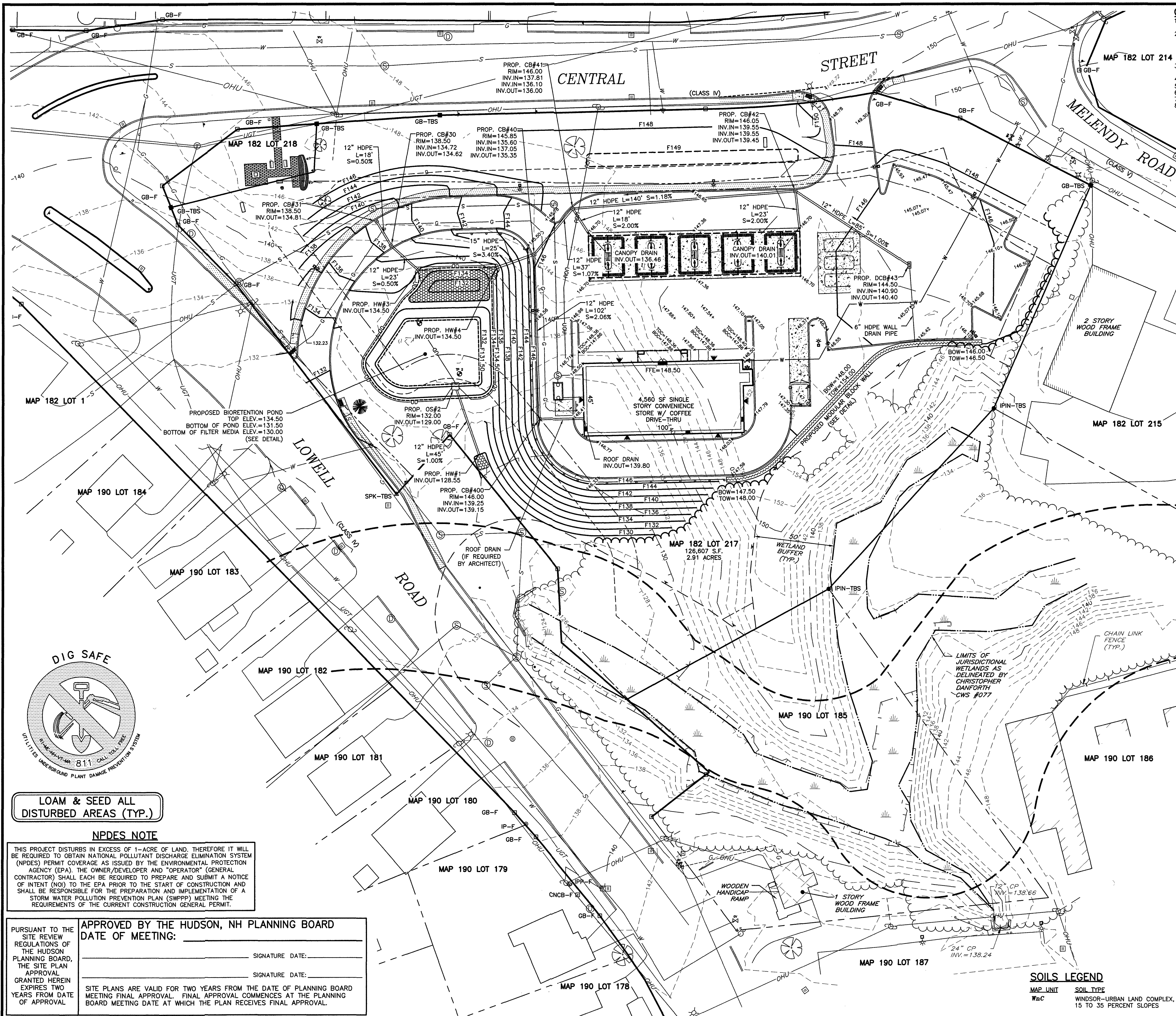
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PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

U:\projects\180123\180123.dwg Production Drawings\180123 SITE.dwg, 5/13/2024 10:58 AM, V:\NA-D001\HP.XL, 0001.P5

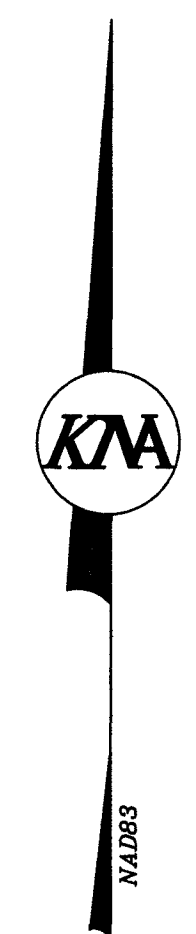


CONSTRUCTION NOTES:

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 SEEDDED.
5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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.

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
■ GB-TBS	GRANITE BOUND TO BE SET
● IPIN-TBS	IRON PIN TO BE SET
▲ SPK-TBS	SPIKE TO BE SET
+	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
---	OVERHEAD UTILITIES
---	GAS LINE
---	WATER LINE
---	SEWER LINE
---	TREELINE
---	EDGE OF PAVEMENT
---	VERTICAL GRANITE CURB
---	10' CONTOUR
---	2' CONTOUR
---	STONEWALL
---	BUILDING SETBACK
---	EASEMENT
---	100 YEAR FLOOD
---	PROPOSED UNDERGROUND UTILITIES
---	PROPOSED GAS LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED DRAINAGE LINE
---	PROPOSED TREELINE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SLOPED GRANITE CURB
---	PROPOSED 2' CONTOUR
---	PROPOSED RETAINING WALL



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: _____

SIGNATURE DATE: _____

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

OWNER/APPLICANT:
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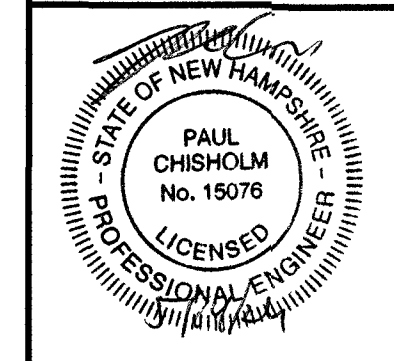
REVISIONS

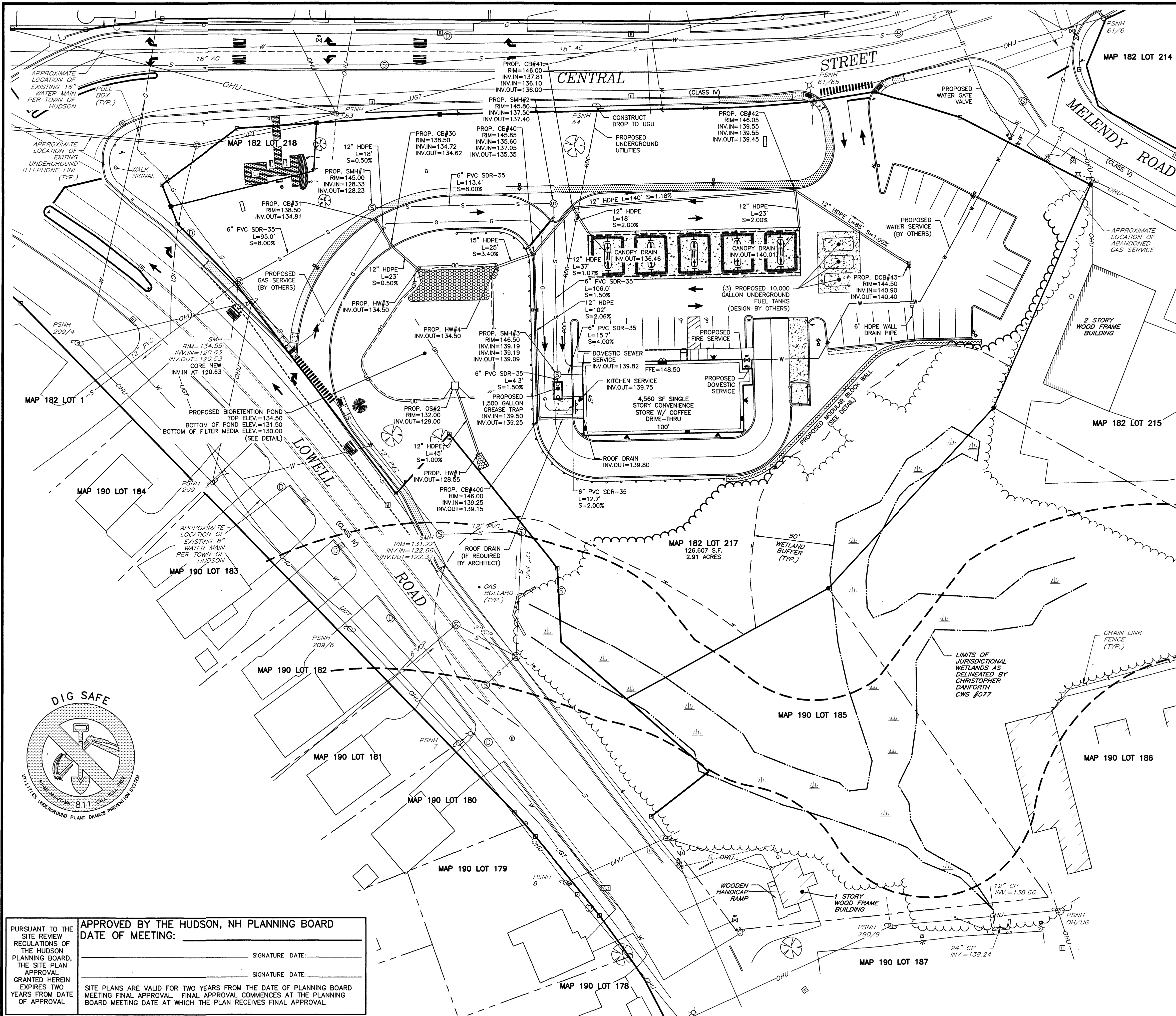
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DATE: JULY 10, 2023 SCALE: 1" = 30'
 PROJECT NO: 18-0612-3 SHEET 6 OF 20

SOILS LEGEND

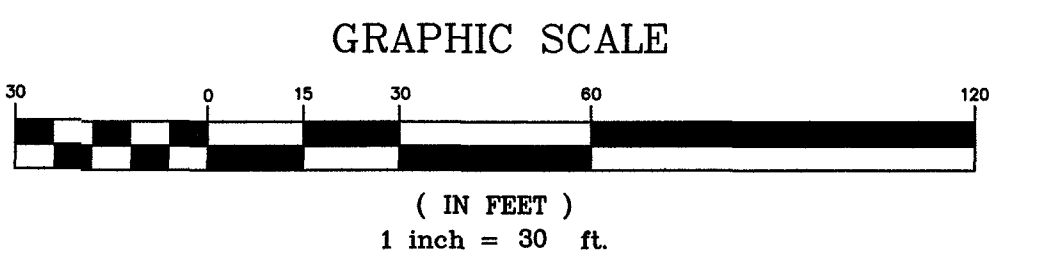
MAP UNIT: WnC
 SOIL TYPE: WINDSOR-URBAN LAND COMPLEX, 15 TO 35 PERCENT SLOPES





- CONSTRUCTION NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING, DRAINAGE AND UTILITY SYSTEMS FOR THIS SITE.
 - 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 IN 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 - PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
 - ALL DISTURBED AREAS SHALL BE LOAMED AND SEDED.
 - ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
 - ALL CATCH BASINS SHALL BE EQUIPPED WITH SNOOT DEBRIS AND OIL WATER SEPARATORS.
 - 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.
 - FINAL WATER, ELECTRICAL, GAS UTILITIES AND OTHER ASSOCIATED PIPING SHALL BE DESIGNED BY OTHERS AND ANY UTILITIES OR CHANGES SHALL BE COORDINATED WITH KNA PRIOR TO ORDERING MATERIALS.

- LEGEND**
- 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
 - GB-TBS GRANITE BOUND TO BE SET
 - IPIN-TBS IRON PIN TO BE SET
 - SPK-TBS SPIKE TO BE SET
 - 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
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - TREELINE
 - EOP EDGE OF PAVEMENT
 - VGC VERTICAL GRANITE CURB
 - STONEWALL
 - BUILDING SETBACK
 - EASEMENT
 - 100 YEAR FLOOD
 - UGU PROPOSED UNDERGROUND UTILITIES
 - PROPOSED GAS LINE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED DRAINAGE LINE
 - PROPOSED TREELINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED SLOPED GRANITE CURB
 - PROPOSED RETAINING WALL



UTILITY 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

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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

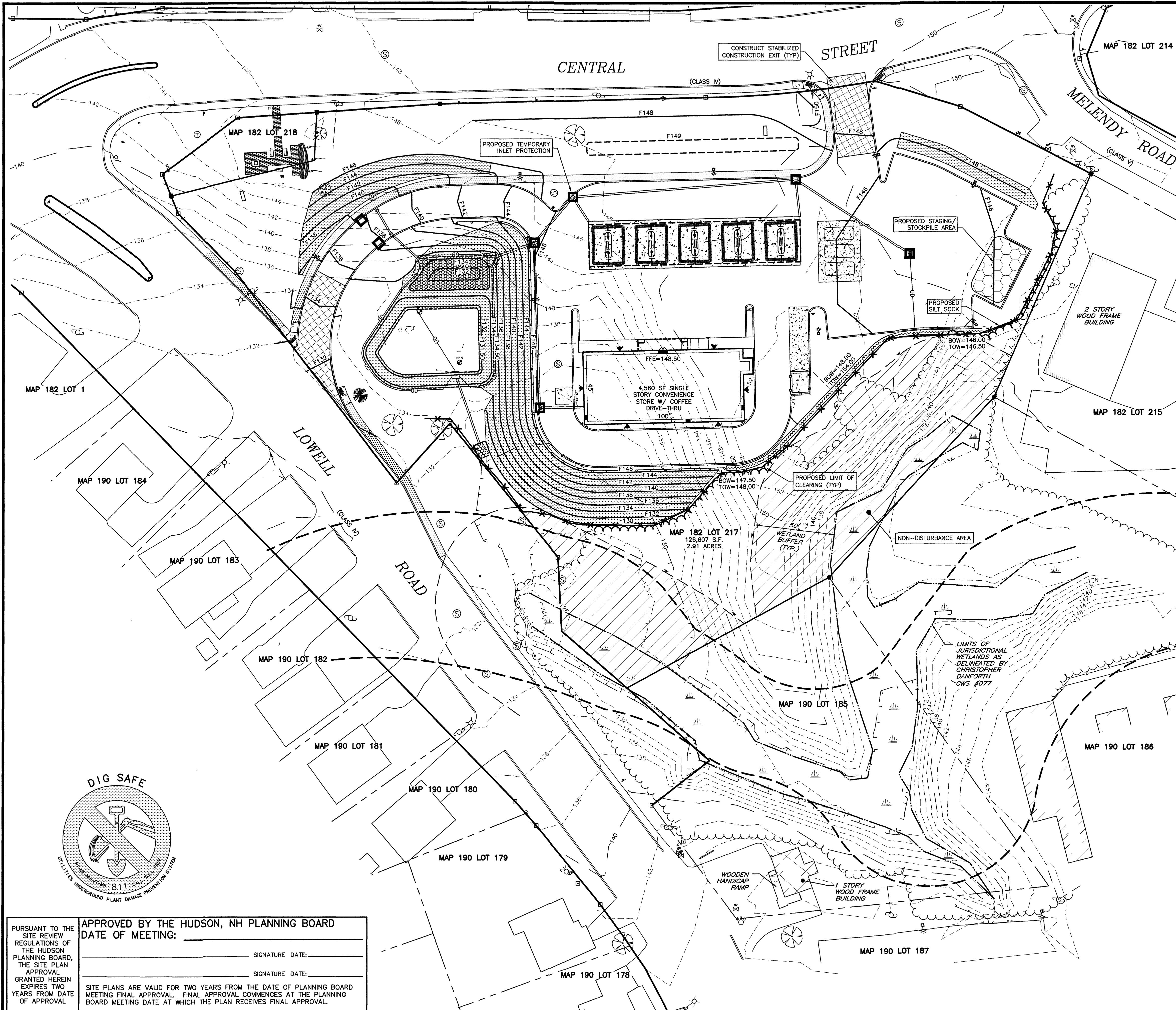
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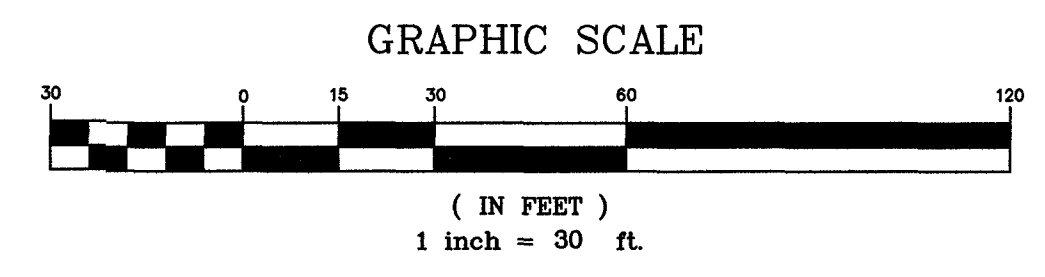
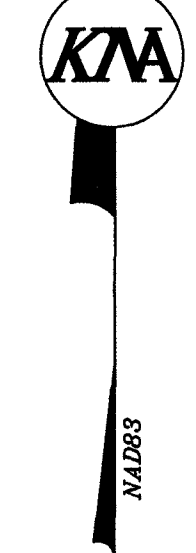
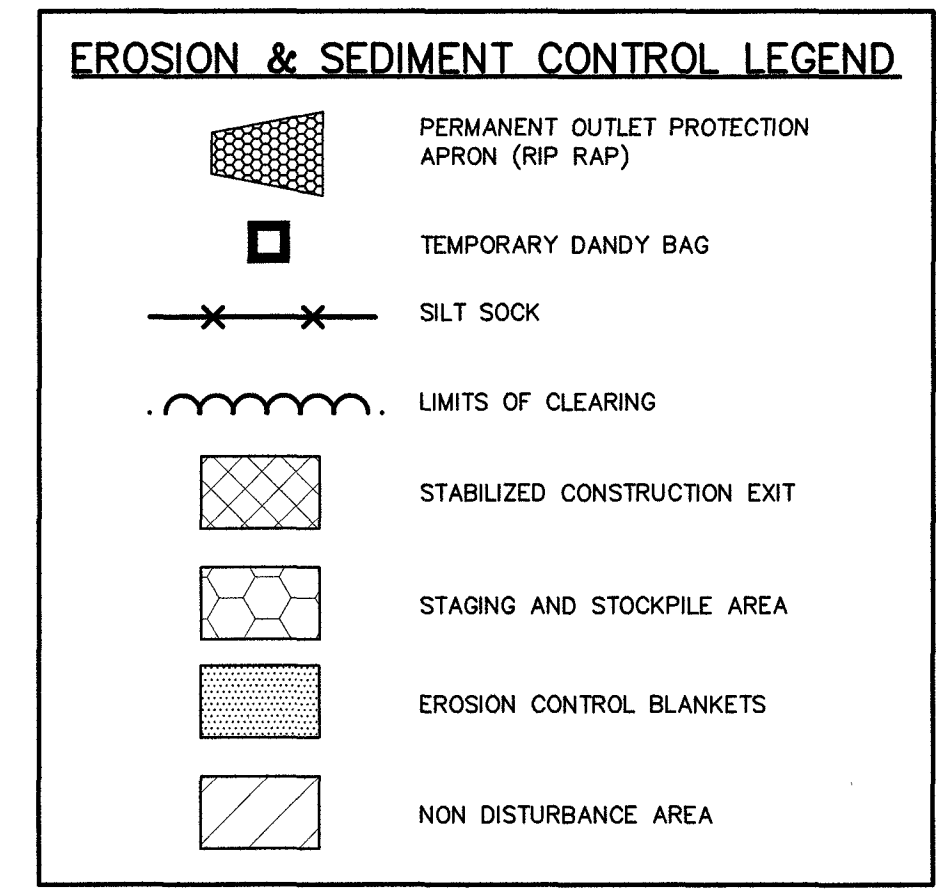
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- EROSION CONTROL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST 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. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 3. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 4. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 5. 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.
 6. 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.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 8. 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.
 9. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
 10. 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

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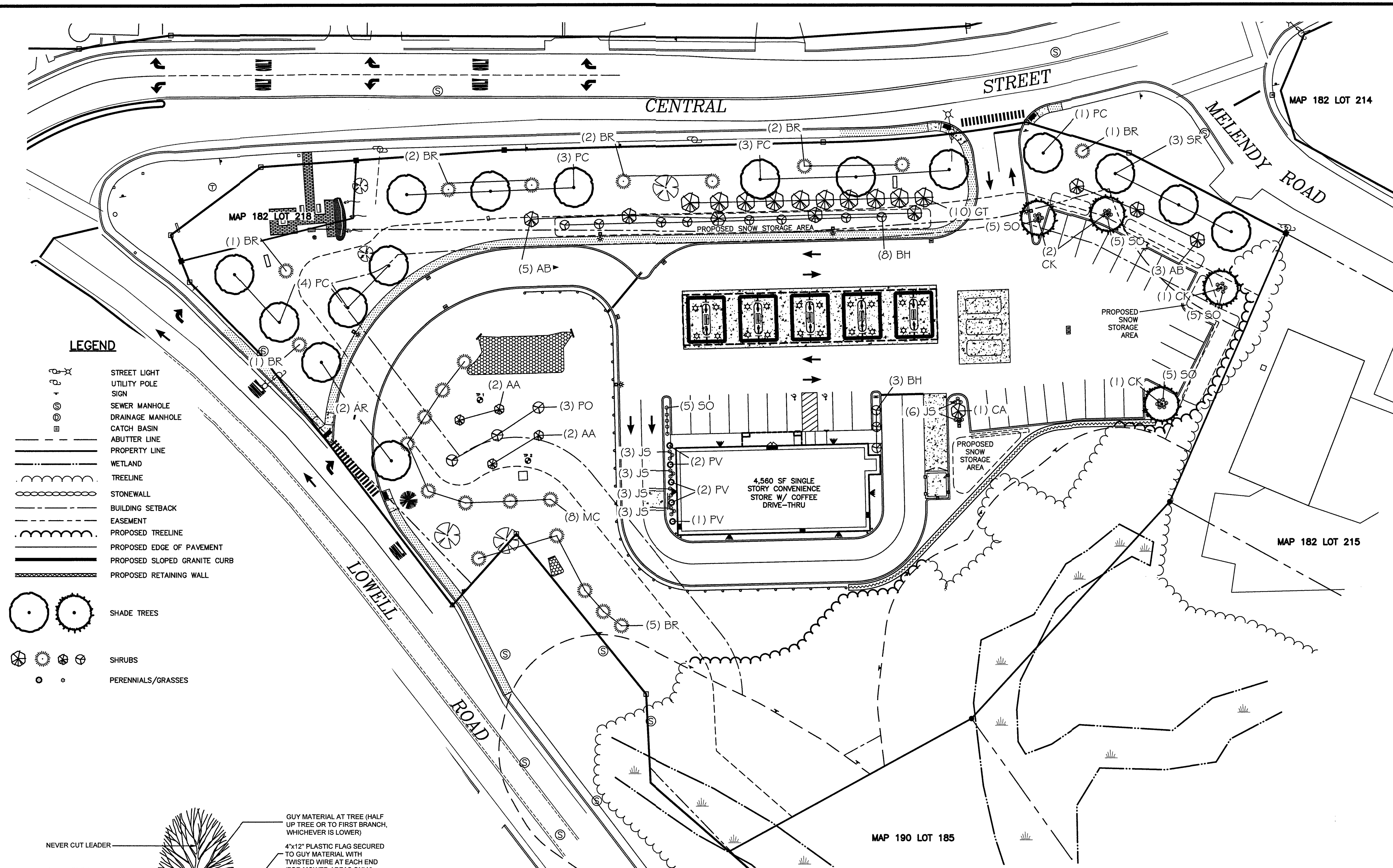
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- LANDSCAPE NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
 - ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 - IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 - PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
 - PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
 - PLANT TYPES SHOWN ARE SUBJECT TO AVAILABILITY. SUBSTITUTE MATERIALS CAN BE IMPLEMENTED WITH APPROVAL FROM KEACH-NORDSTROM ASSOCIATES PRIOR TO CONSTRUCTION.
 - FOLLOWING ESTABLISHMENT, VEGETATED BUFFERS ONLY REQUIRE ROUTINE MAINTENANCE AND PERIODIC INSPECTIONS. APPLICANT SHALL INSPECT THE BUFFER AFTER HEAVY RAINFALL AND AT LEAST ONCE A YEAR. INSPECTIONS SHOULD FOCUS ON EROSION, VEGETATION DENSITY, EVIDENCE OF CONCENTRATED FLOWS, AND ANY DAMAGE. VEGETATED BUFFERS SHALL REMAIN IN A NATURAL STATE AND MUST BE PROTECTED TO ENSURE THAT NO FUTURE DEVELOPMENT, DISTURBANCE, OR CLEARING MAY OCCUR WITHIN THE AREA. THIS INCLUDES NOT REMOVING THE DUFF LAYER OR WOODY DEBRIS (NO RAKING). AREAS OF EROSION OR LOSS OF PLANTINGS SHALL BE RESTORED BY INSTALLING NEW SOIL AND VEGETATION IN KIND. INVASIVE SPECIES SHALL BE MONITORED AND REMOVED IF FOUND.

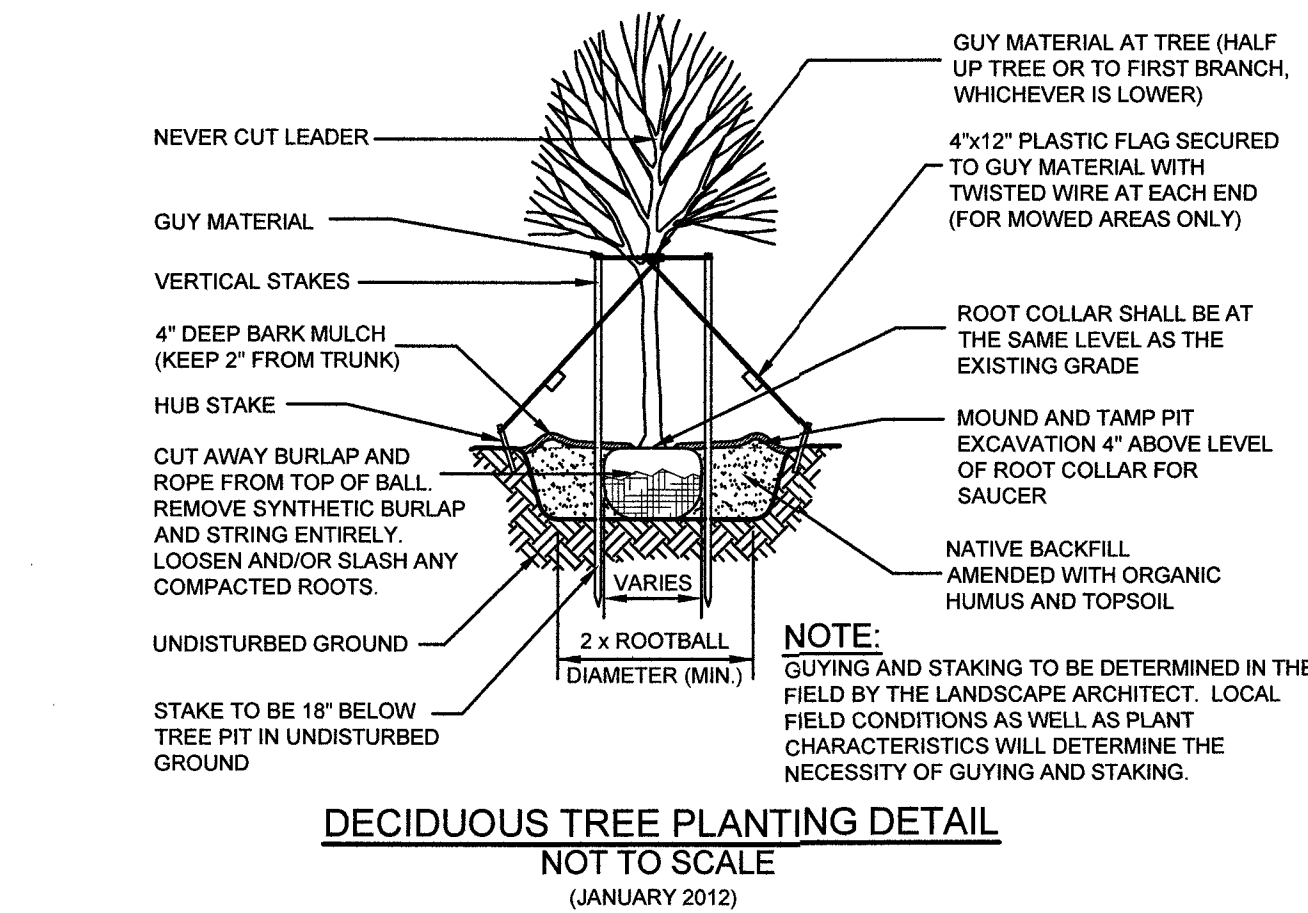
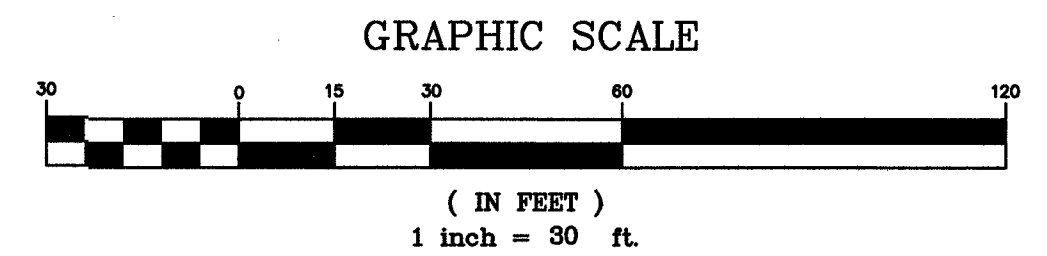
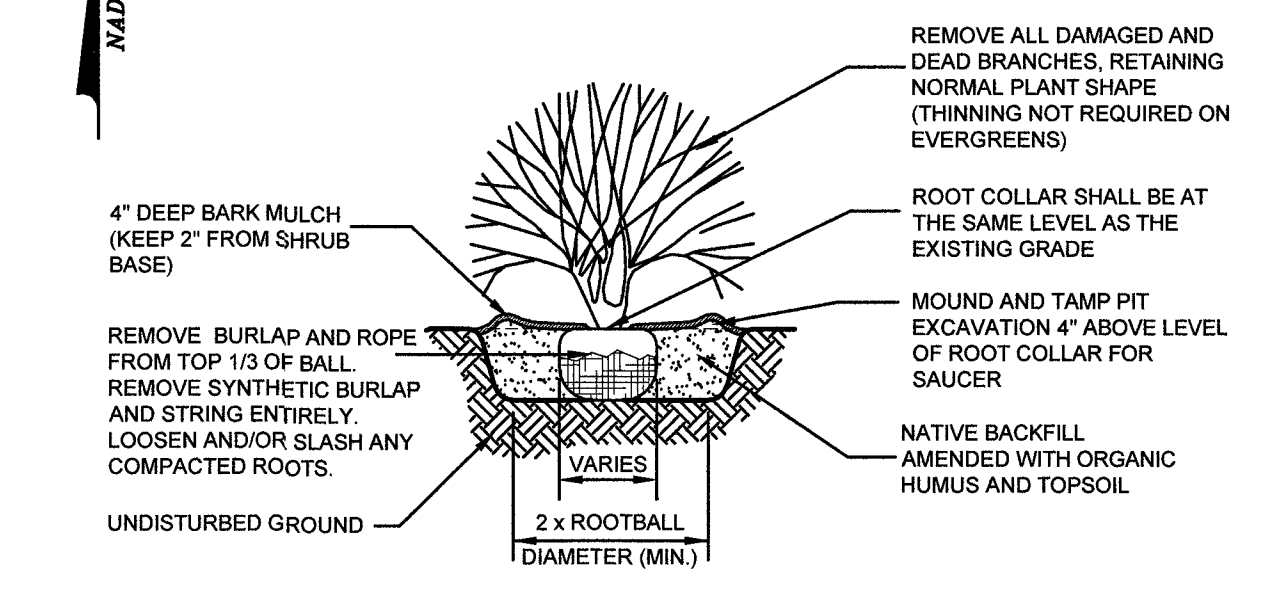
LANDSCAPE CALCULATIONS

REQUIRED PARKING LOT INTERIOR LANDSCAPE AREA	4,112 SF
PROPOSED PARKING AREA PAVED:	4,112 SF
10% REQUIRED LANDSCAPE AREA:	411.2 SF
PROVIDED LANDSCAPE AREA:	1,496 SF

REQUIRED PARKING LOT SHADE TREES AND SHRUBS	41,112 SF
PROPOSED PAVED AREA:	41,112 SF
SHADE TREES REQUIRED (41,112/1,600):	26 TREES REQUIRED
(OR 1 TREE/5 PROP. PARKING SPACES)	6 TREES REQUIRED
EXISTING TREES:	6 TREES EXISTING
SHADE TREES PROPOSED:	20 TREES PROPOSED
TOTAL TREES PROVIDED:	26 TREES PROVIDED
SHRUBS REQUIRED (41,112/200):	205 SHRUBS, OR
(OR 1.6 x 31 PROP. PARKING SPACES)	19 SHRUBS REQUIRED
SHRUBS PROVIDED:	30 SHRUBS PROPOSED

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

LOAM & SEED ALL DISTURBED AREAS (TYP.)



PLANTING SCHEDULE

Botanical Name / Common Name	Size	Label	Quantity	Mature Height
Trees				
<i>Acer rubrum</i> 'Autumn Radiance' / Autumn Radiance Red Maple	2.5-3" CAL	AR	2	40-60'
<i>Cornus kousa</i> / Kousa Dogwood	2.5-3" CAL	CK	5	20-30'
<i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Flowering Pear	2.5-3" CAL	PC	9	30-40'
<i>Syringa reticulata</i> / Japanese Lilac Tree	2.5-3" CAL	SR	3	20-30'
Shrubs				
<i>Azalea</i> 'Bloom A Thon Lavender' / Bloom A Thon Lavender Azalea	#3	AB	8	4-5'
<i>Hydrangea paniculata</i> 'Bombshell' / Bombshell Panicle Hydrangea	#3	BH	9	3-4'
<i>Pieris japonica</i> 'Cavatine' / Cavatine Andromeda	#3	CA	27	3-4'
<i>Thuja occidentalis</i> 'Elegantissima' / Gold-tipped Arborvitae	5-6" B&B	GT	10	15-20'
<i>Rhododendron</i> 'Boule de Neige' / Boule de Neige Rhododendron	#3 Gal.	BR	14	6-8'
Grasses				
<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#2 Gal.	PV	18	3-4'
Perennials				
<i>Hemerocallis</i> 'Joan Senior' / Joan Senior	#1 Gal.	JS	18	18-24"
<i>Hemerocallis</i> 'Stella de Oro' / Stella de Oro	#1 Gal.	SO	18	18-24"
BIORETENTION PLANTINGS				
Shrubs				
<i>Aronia arbutifolia</i> / Red Chokeberry	#3	AA	4	6-10'
<i>Physocarpus opulifolius</i> / Eastern Ninebark	#3	PO	3	5-8'
<i>Morella carolinensis</i> / Small Bayberry	#3	MC	3	5-10'



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

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

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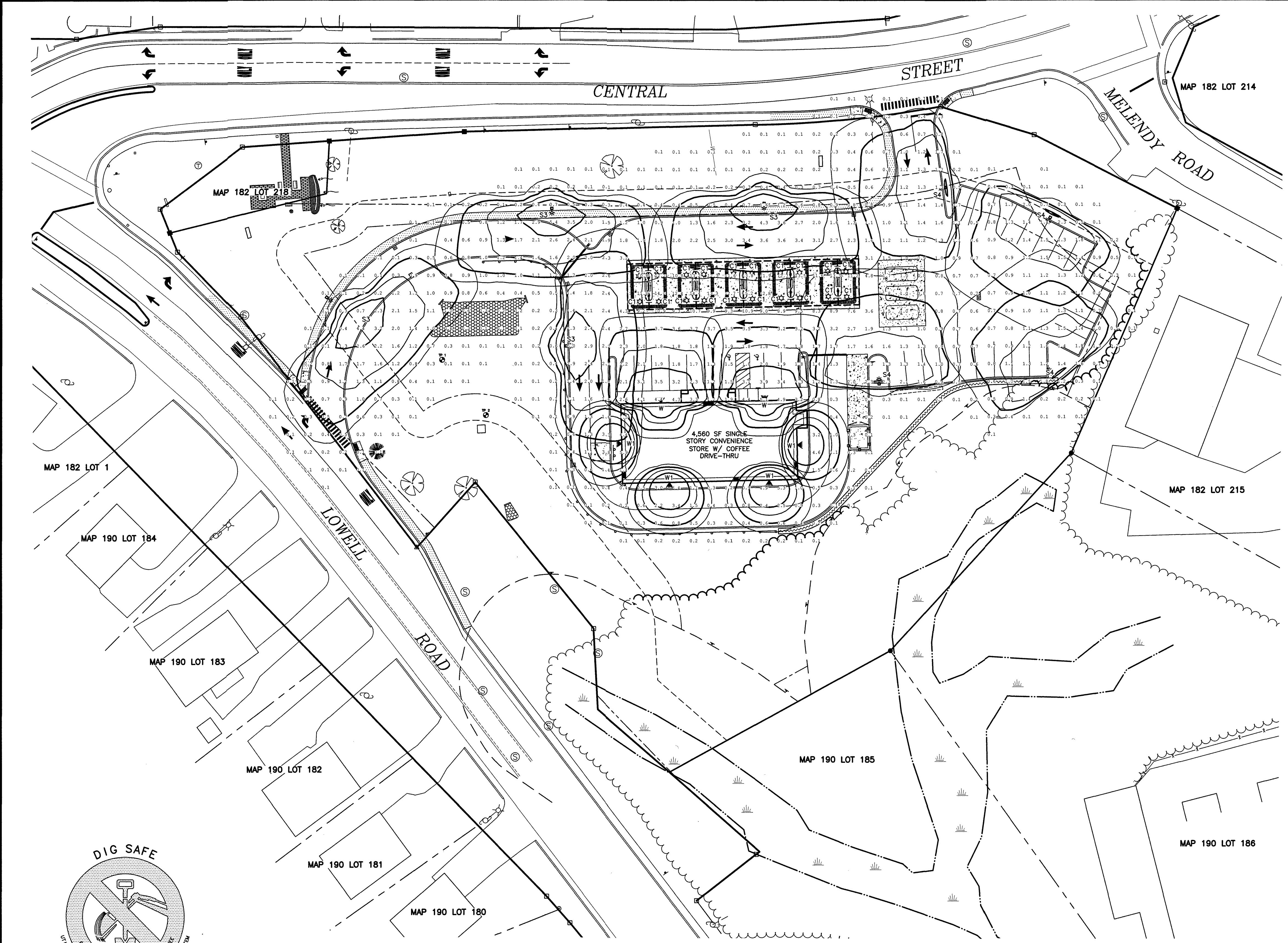
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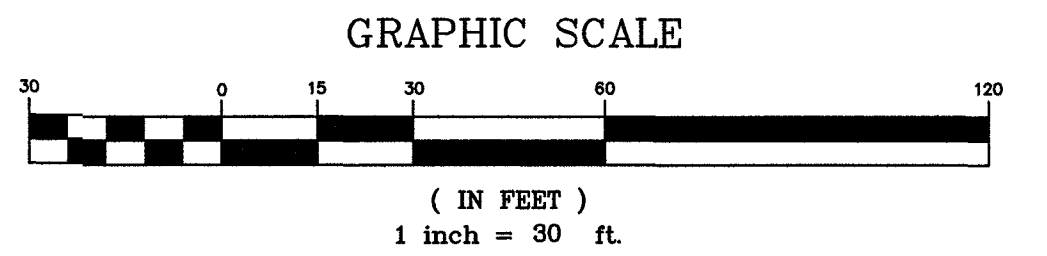


LIGHTING NOTES:
 1. ALL LIGHTS/FIXTURES SHALL BE AS SPECIFIED BY CHARRON LIGHTING.
 2. ALL PROPOSED LIGHTS/FIXTURES ARE TO BE FULL CUTOFF.
 3. FIXTURES SHALL BE MOUNTED AT HEIGHTS AS SPECIFIED IN TABLE.
 4. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ELECTRICIAN FOR THE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

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

LEGEND

- ▣ NHHB-F N.H. HIGHWAY BOUND FOUND
- ▣ FSB-F FIELD STONE BOUND FOUND
- ▣ GB-F GRANITE BOUND FOUND
- ⊙ IPIN-F IRON PIN FOUND
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- ⊙ UTILITY POLE
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- ⊙ PROPOSED RETAINING WALL



IN ASSOCIATION WITH:

CHARRON
BRIGHTER.

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

LIGHTING PLAN
CENTRAL GAS
 MAP 182; LOT 217
 LOWELL ROAD & CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
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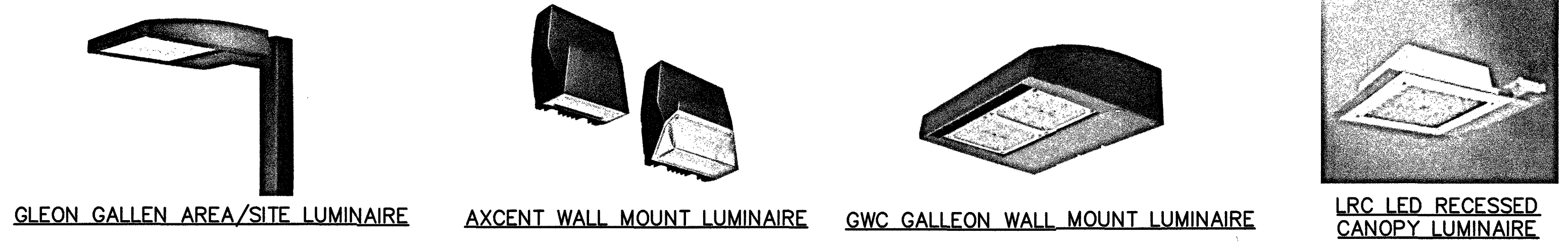
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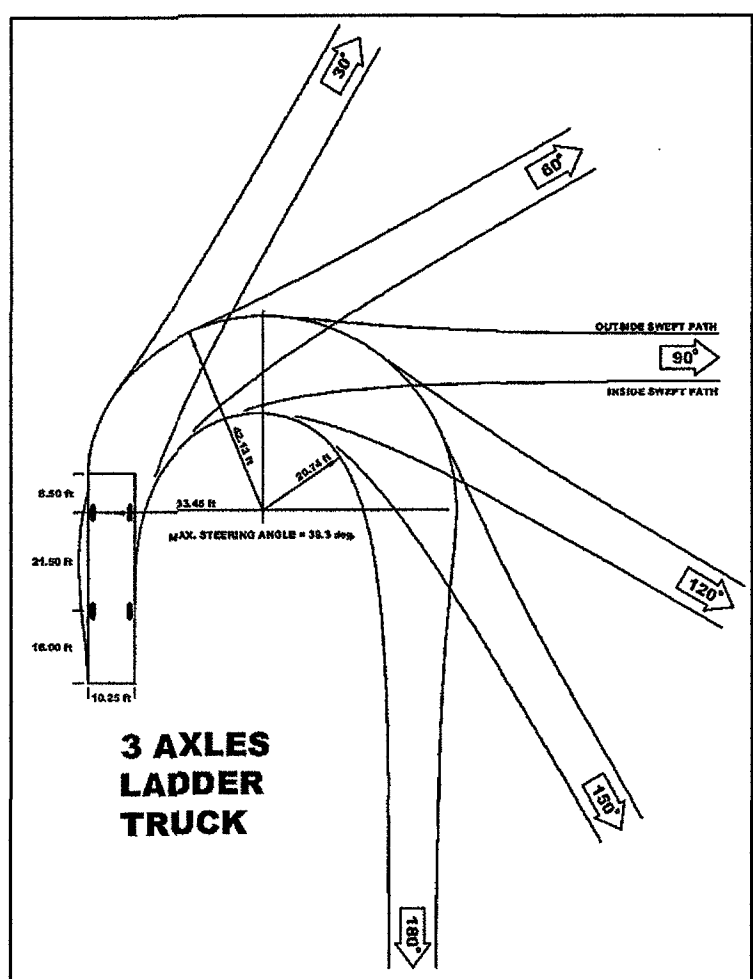
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NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE TURNING MOTION OF A FIRE TRUCK AND FUEL DELIVERY TRUCK THROUGH THE PROPOSED SITE.

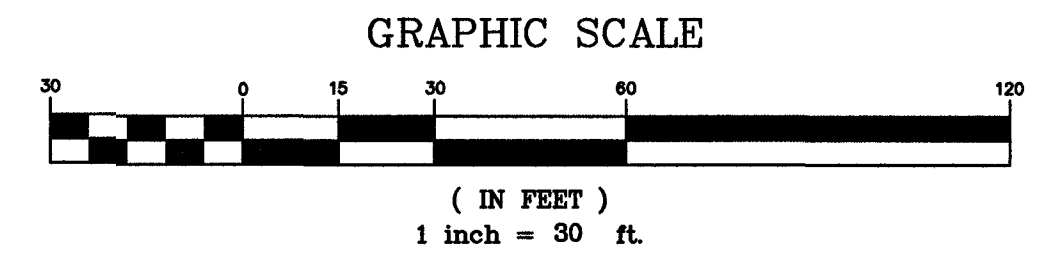
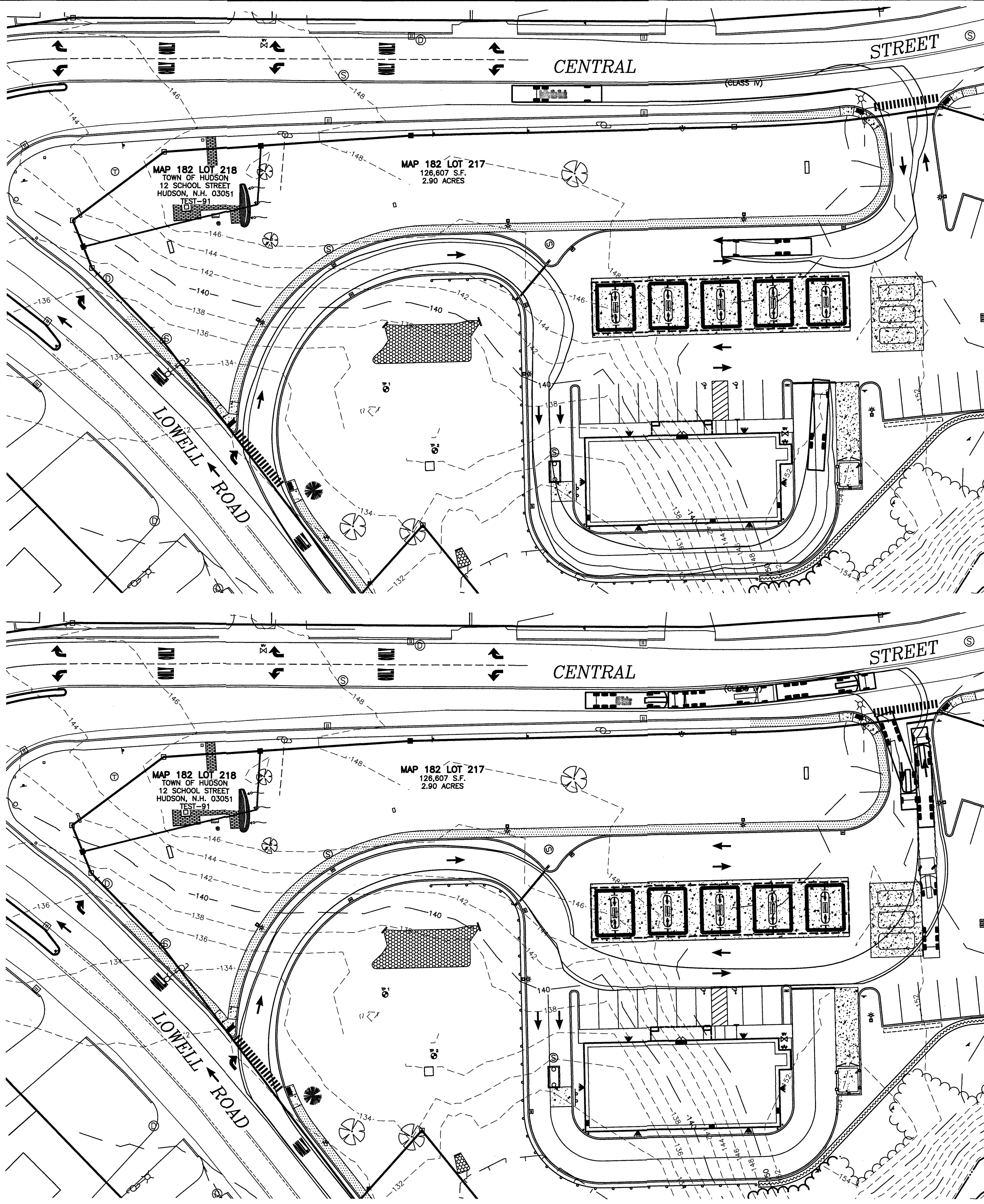


3 AXLES LADDER TRUCK
feet

Overall Length	46.00
Width	8.50
Track	21.50
Lock to Lock Time	10.25
Steering Angle	8.00
	40.00

Oil Tanker

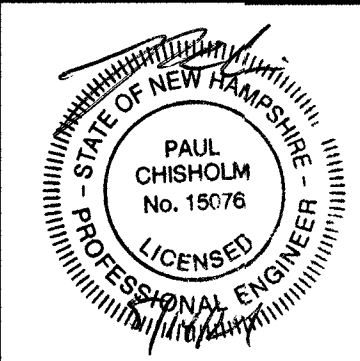
Overall Length	50.725ft
Overall Width	8.202ft
Overall Body Height	11.141ft
Min Body Ground Clearance	1.049ft
Max Track Width	8.202ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	21.325ft



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

OWNER/APPLICANT:
 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



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6	5-9-2024	REVS PER PB COMMENTS	PCM

DATE: JULY 10, 2023 SCALE: 1" = 30'
 PROJECT NO: 18-0612-3 SHEET 11 OF 20

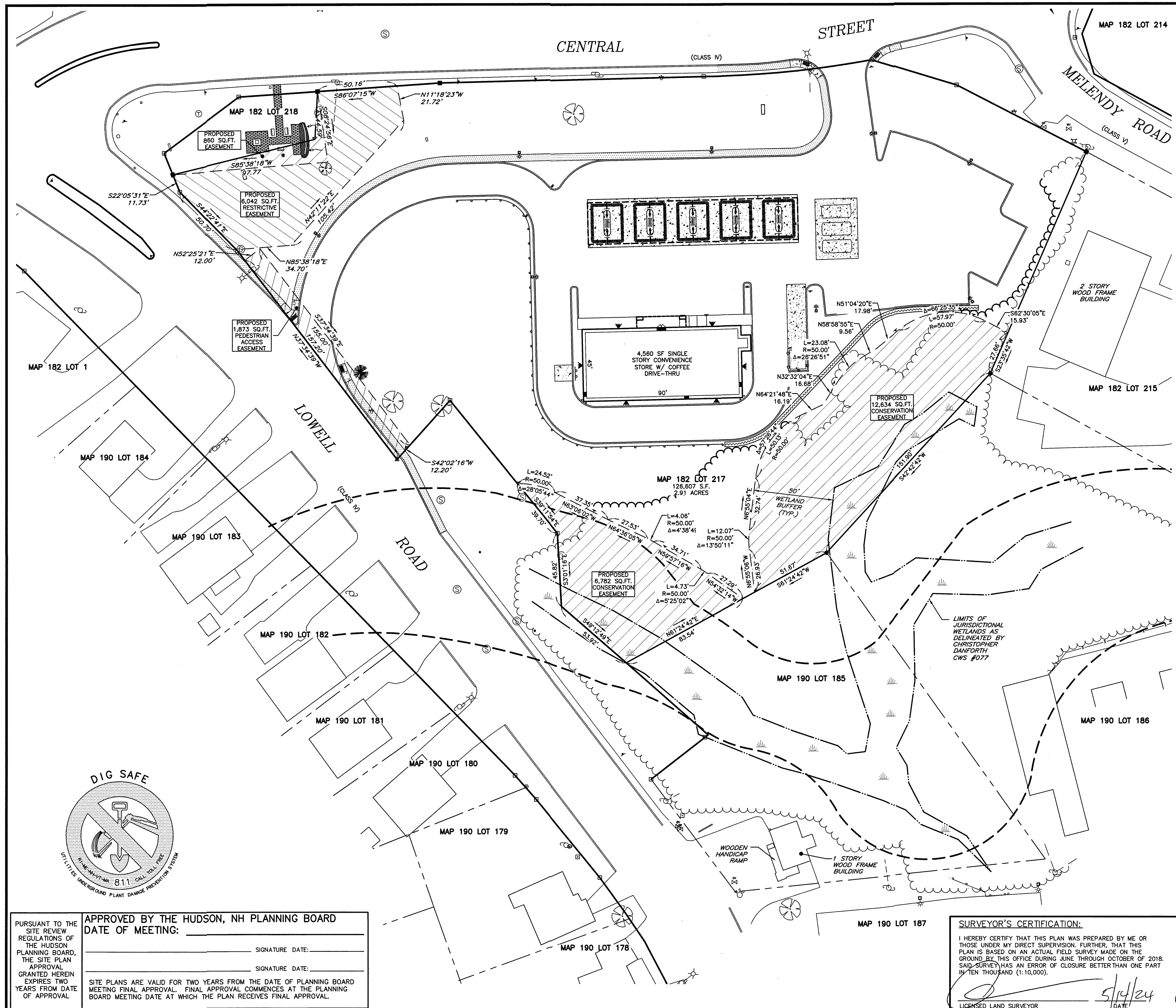
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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

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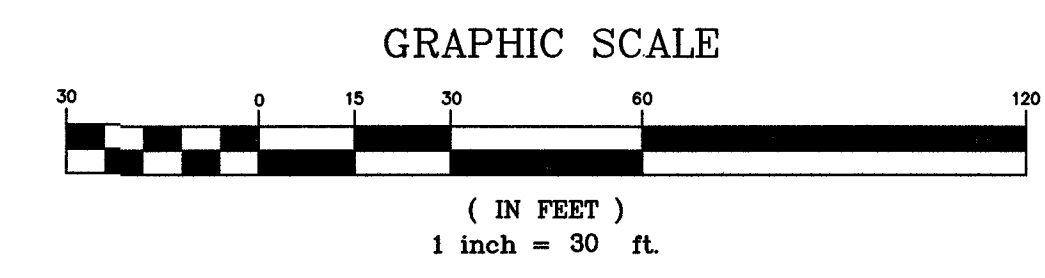
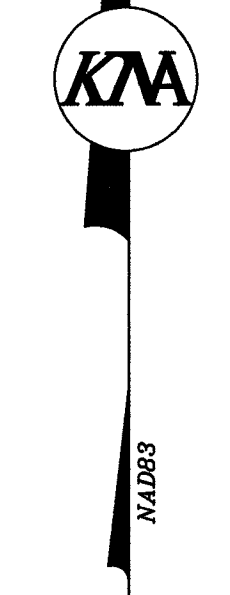
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT THREE EASEMENTS: A PROPOSED CONSERVATION EASEMENT OVER THE WETLAND AND WETLAND BUFFER AREAS ON SITE, AN EASEMENT AREA FOR LOT 218, AND A PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF THE TOWN OF HUDSON.

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
- GB-TBS GRANITE BOUND TO BE SET
- IPIN-TBS IRON PIN TO BE SET
- ▲ SPK-TBS SPIKE TO BE SET
- ⊙ 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
- ⊙ TRELINE
- ⊙ EOP EDGE OF PAVEMENT
- ⊙ VGC VERTICAL GRANITE CURB
- ⊙ STONEMASS
- ⊙ BUILDING SETBACK
- ⊙ EASEMENT
- ⊙ 100 YEAR FLOOD
- ⊙ PROPOSED TRELINE
- ⊙ PROPOSED EDGE OF PAVEMENT
- ⊙ PROPOSED VERTICAL GRANITE CURB
- ⊙ PROPOSED RETAINING WALL



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

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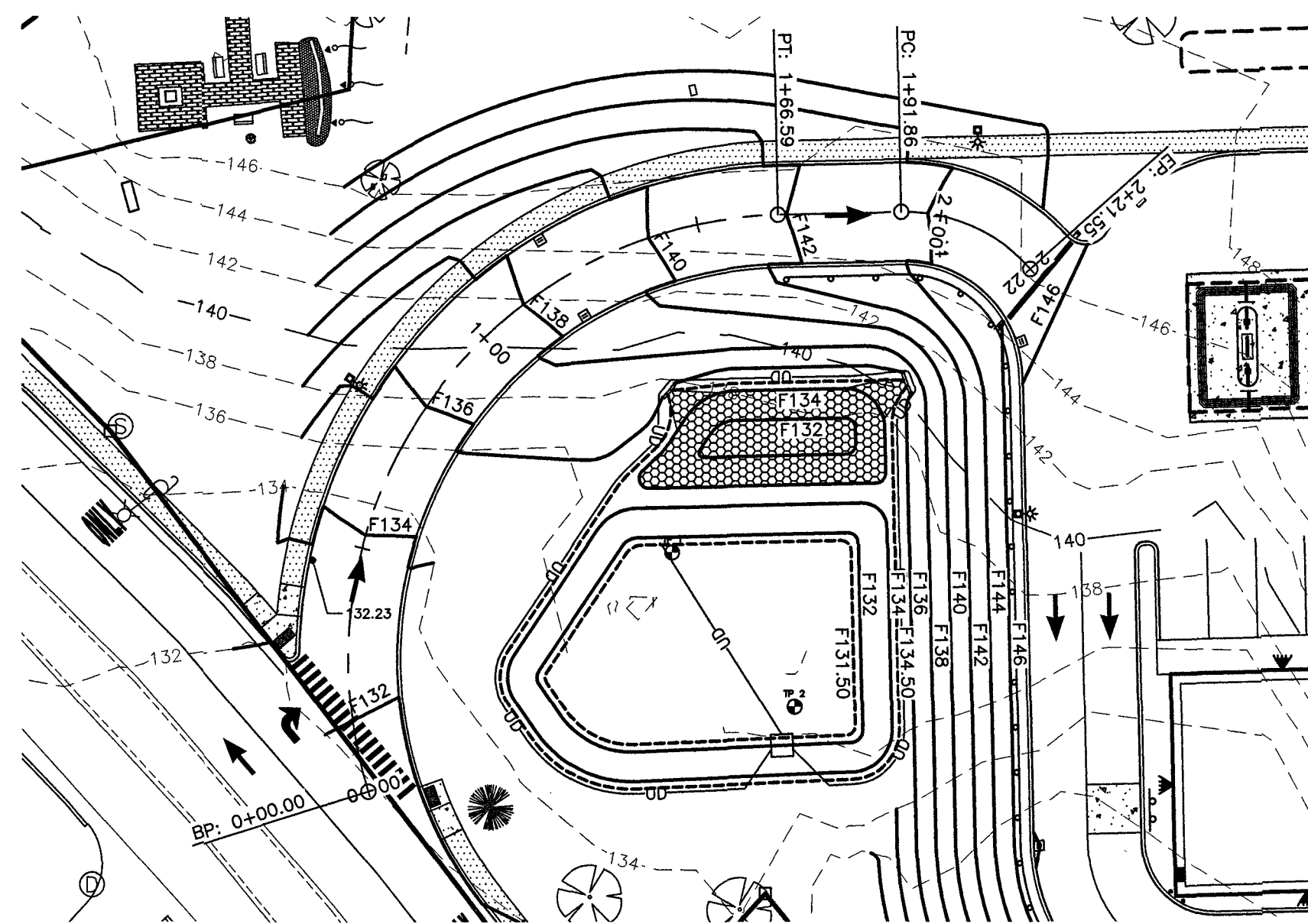
SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART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

5/14/24

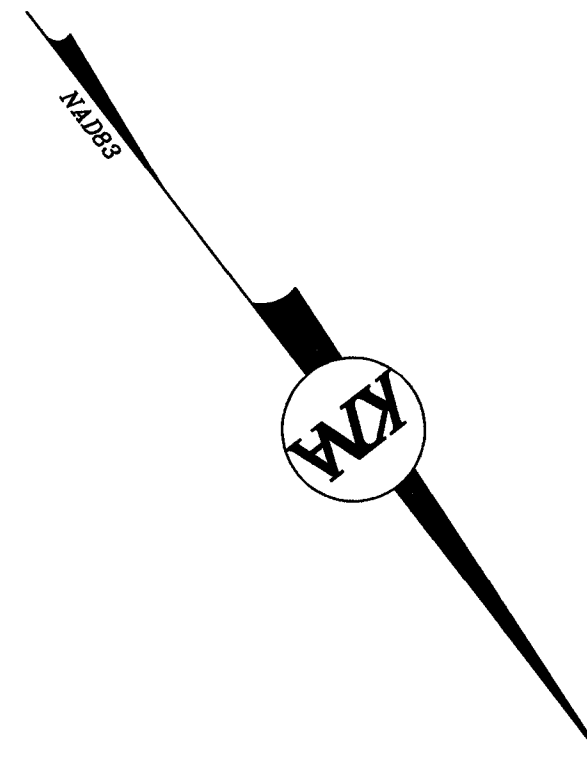
 LICENSED LAND SURVEYOR



U:\projects\180123\180123.dwg (Production) Drawings\180123 EASEMENT.dwg, 5/13/2024 3:14:58 PM, V:\NA-DOT\HP_AL_0201.FS

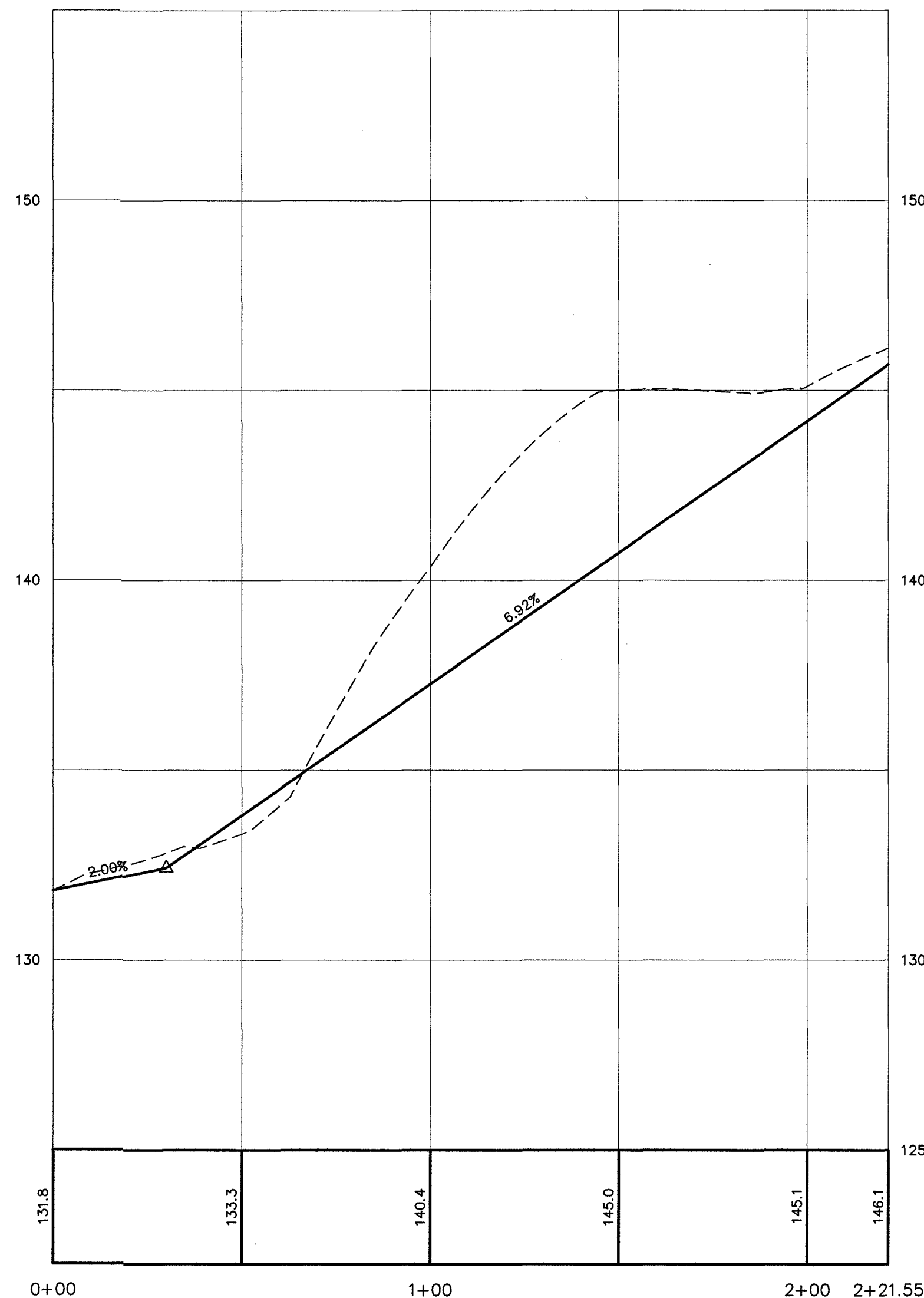


LOWELL ROAD SITE ENTRANCE - DRIVEWAY PLAN
SCALE: 1" = 30'

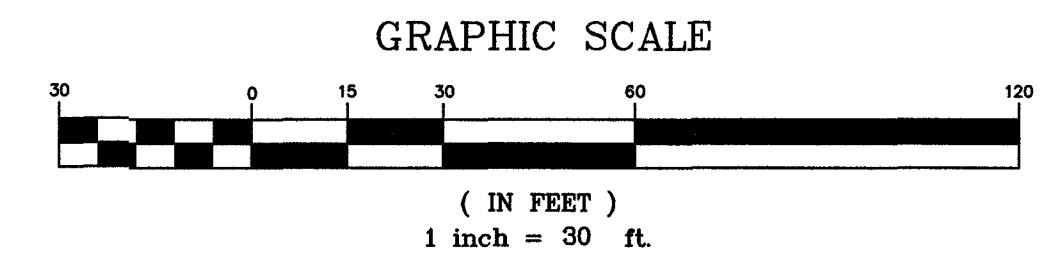


LEGEND

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- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SHUT OFF
- ⊕ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
- ⊕ CATCH BASIN
- ⊕ ABUTTER LINE
- ⊕ PROPERTY LINE
- ⊕ OHU OVERHEAD UTILITIES
- ⊕ TREELINE
- ⊕ EOP EDGE OF PAVEMENT
- ⊕ VGC VERTICAL GRANITE CURB
- ⊕ 10' CONTOUR
- ⊕ 2' CONTOUR
- ⊕ PROPOSED EDGE OF PAVEMENT
- ⊕ PROPOSED SLOPED GRANITE CURB
- ⊕ PROPOSED 2' CONTOUR



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



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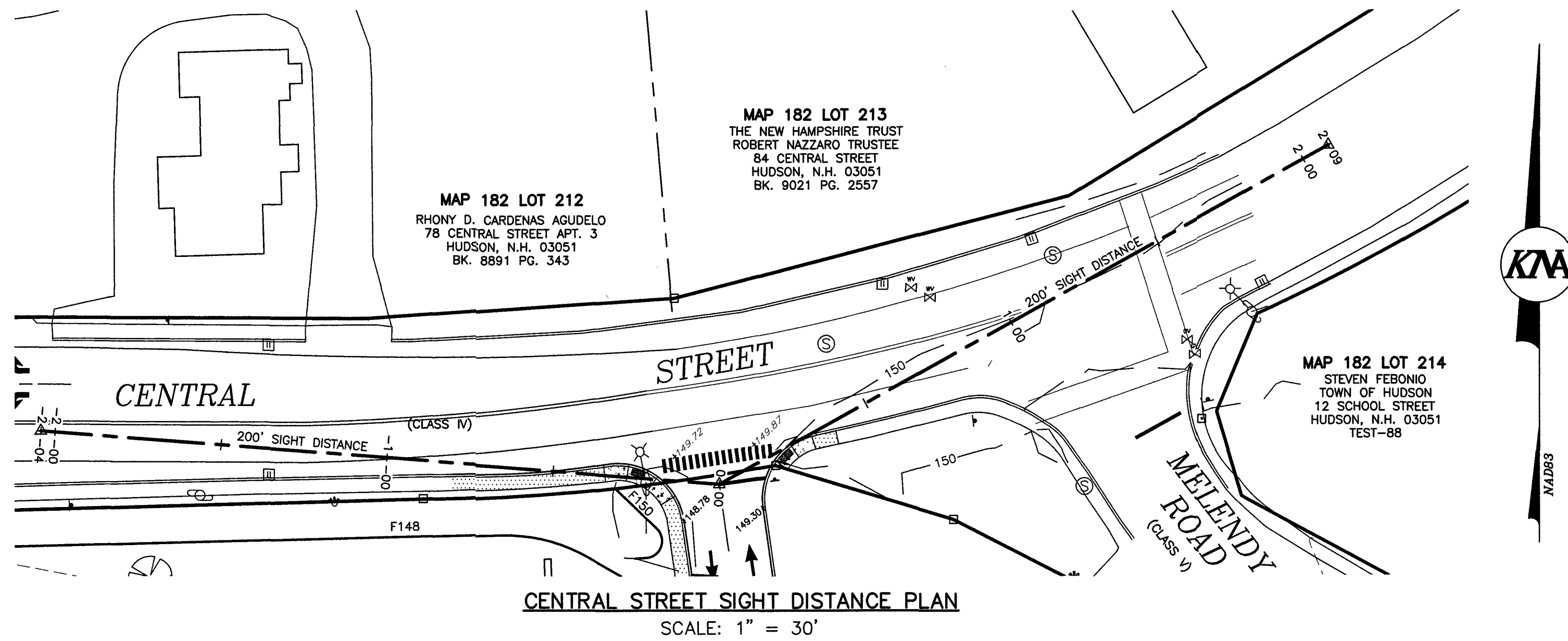
DATE: JULY 10, 2023 SCALE: 1" = 30'
PROJECT NO: 18-0612-3 SHEET 13 OF 20

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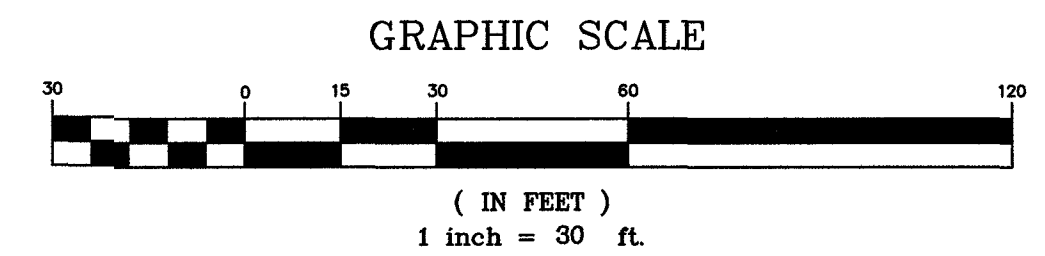
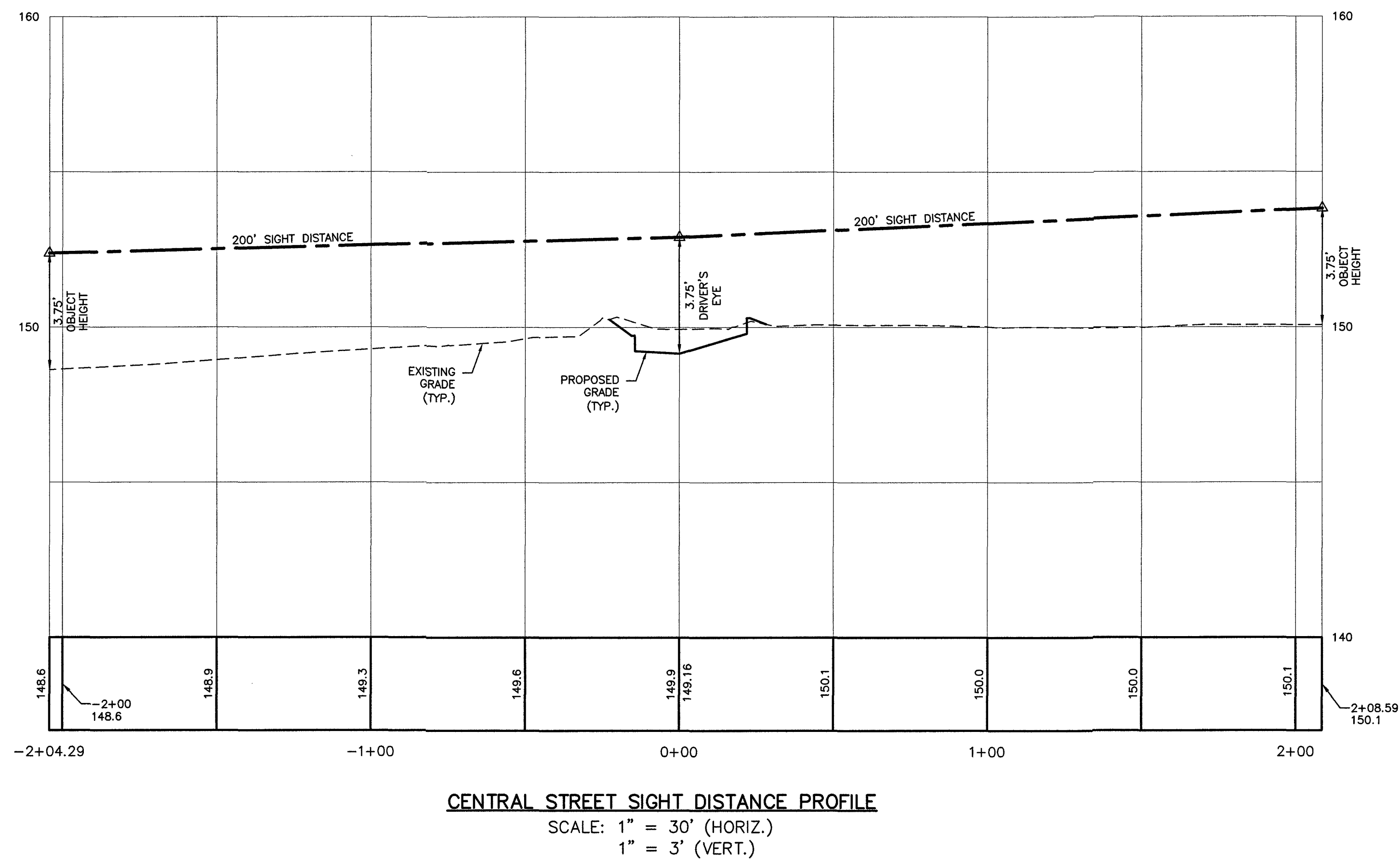
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- LEGEND**
- ▣ NHHB-F N.H. HIGHWAY BOUND FOUND
 - ▣ FSB-F FIELD STONE BOUND FOUND
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 - IPIN-F IRON PIN FOUND
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 - ▬ TREELINE
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 - ▬ VGC VERTICAL GRANITE CURB
 - ▬ 10' CONTOUR
 - ▬ 2' CONTOUR
 - ▬ PROPOSED EDGE OF PAVEMENT
 - ▬ PROPOSED SLOPED GRANITE CURB
 - ▬ 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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DATE: JULY 10, 2023 SCALE: 1" = 30'
PROJECT NO: 18-0612-3 SHEET 14 OF 20

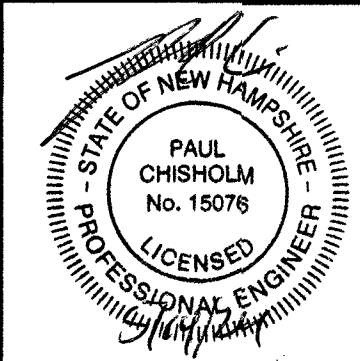
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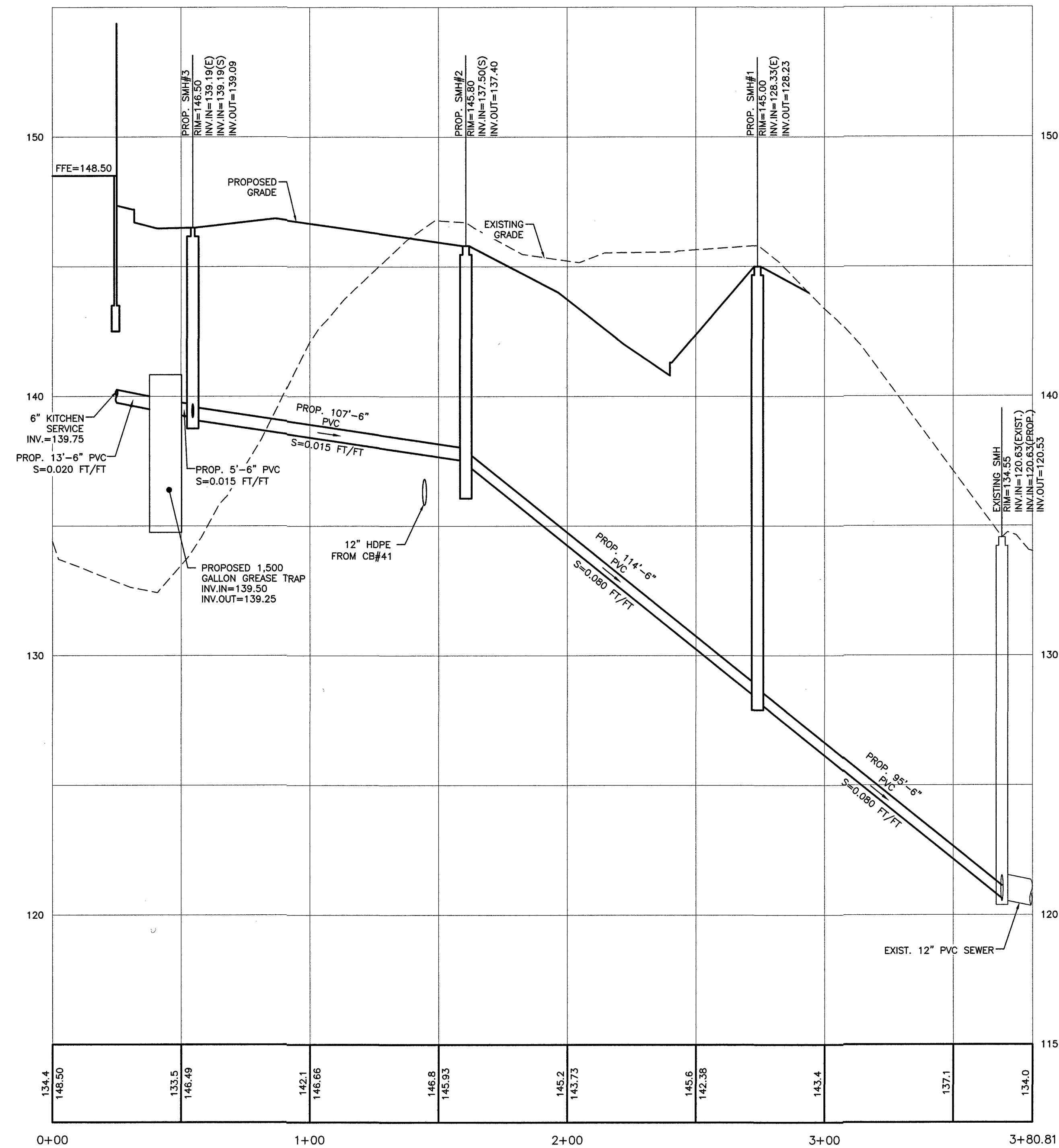
APPROVED BY THE HUDSON, NH PLANNING BOARD
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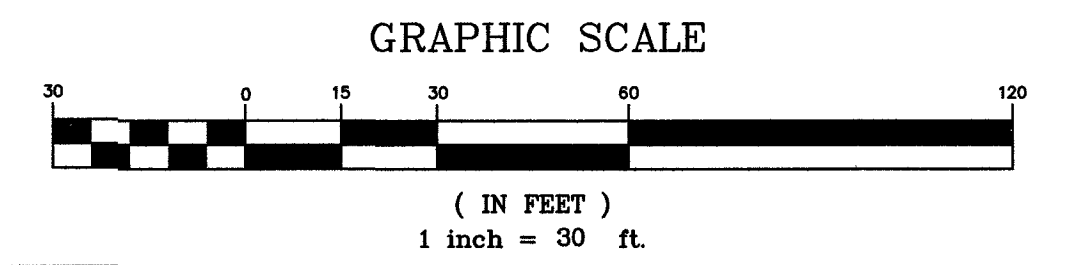
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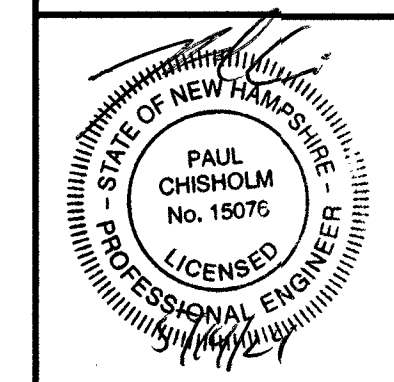
SEWER PROFILE
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (VERT.)



SEWER PROFILE
CENTRAL GAS
 MAP 182; LOT 217
 LOWELL ROAD & CENTRAL STREET
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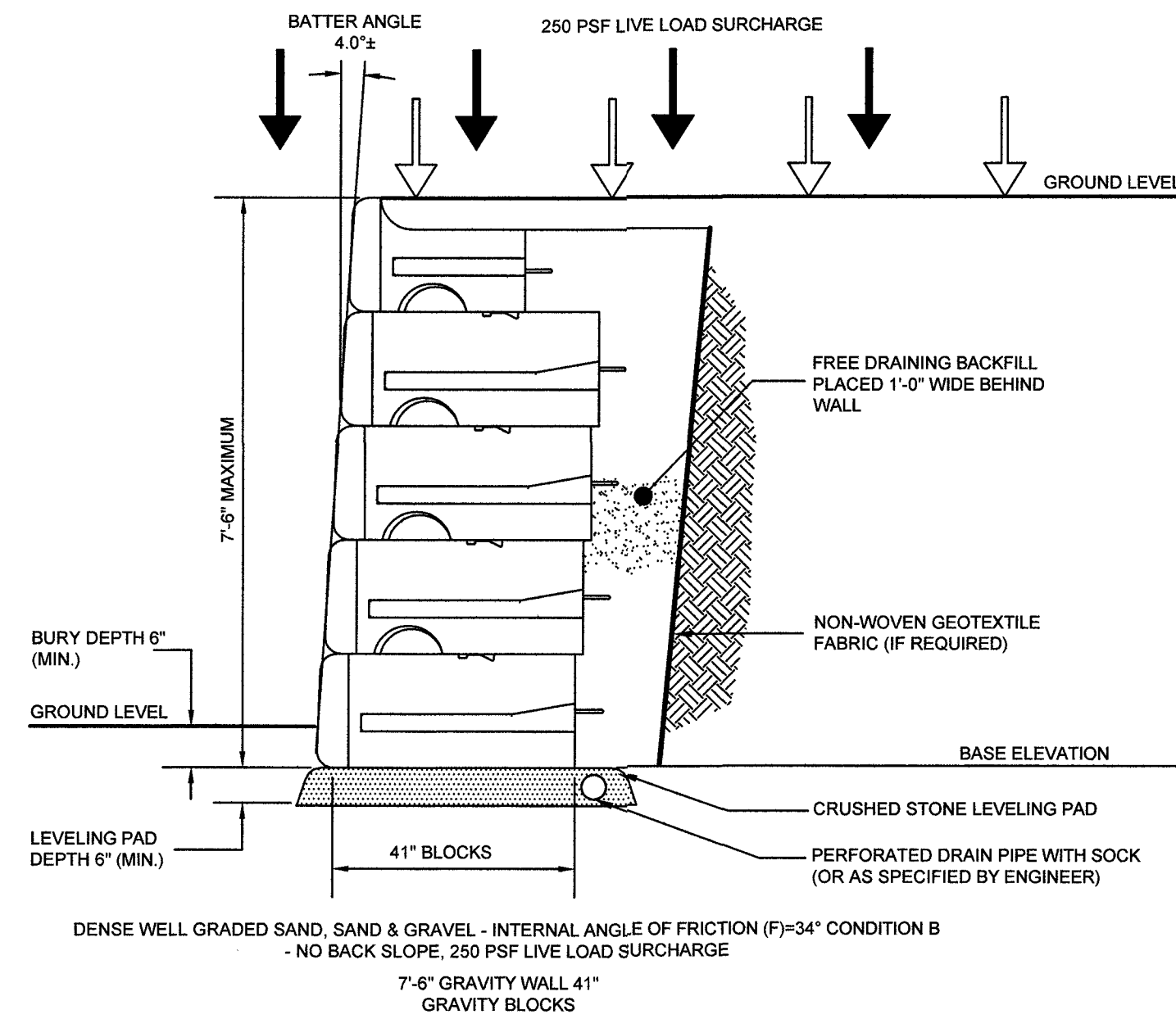
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 PROJECT NO: 18-0612-3 SHEET 15 OF 20

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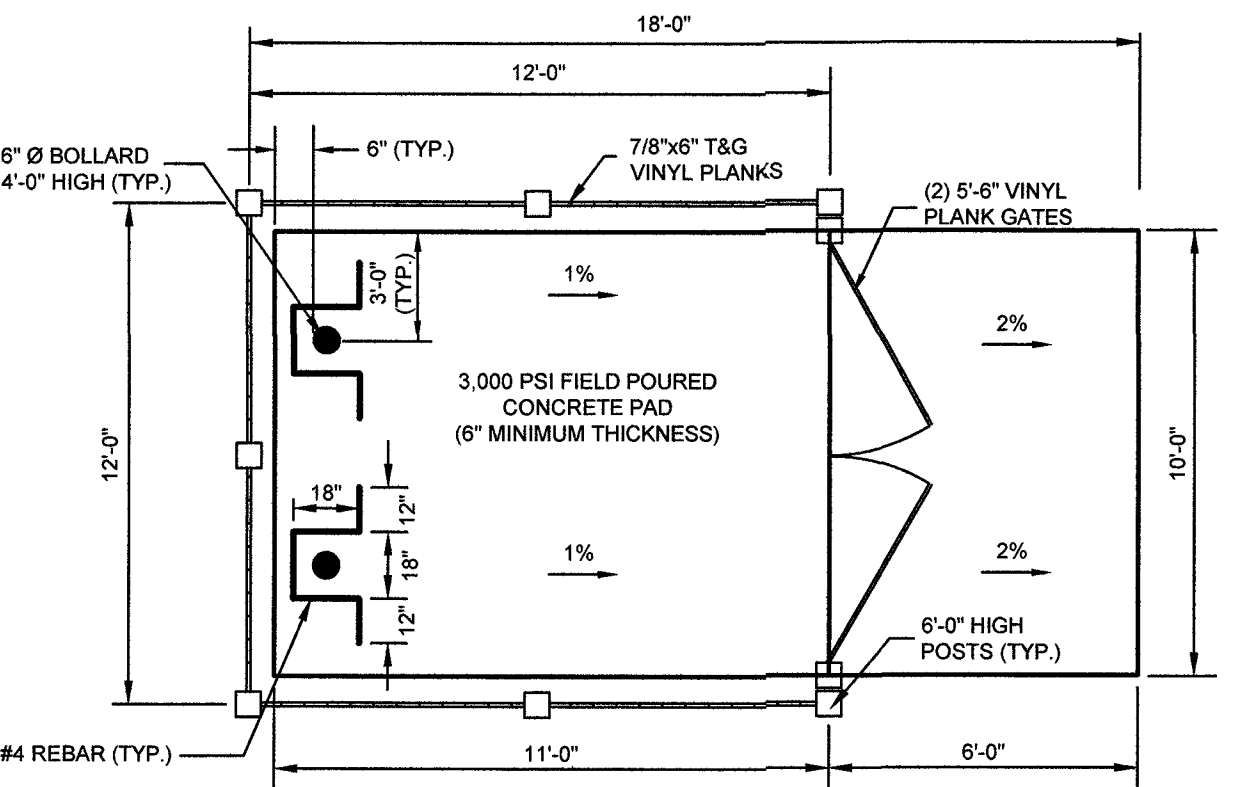
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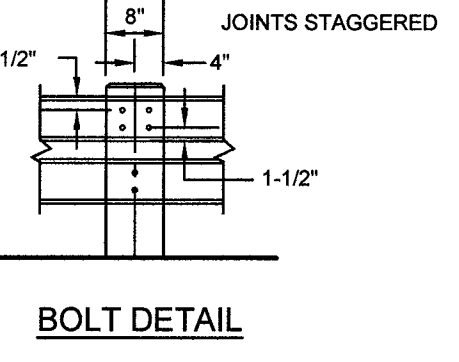


DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)

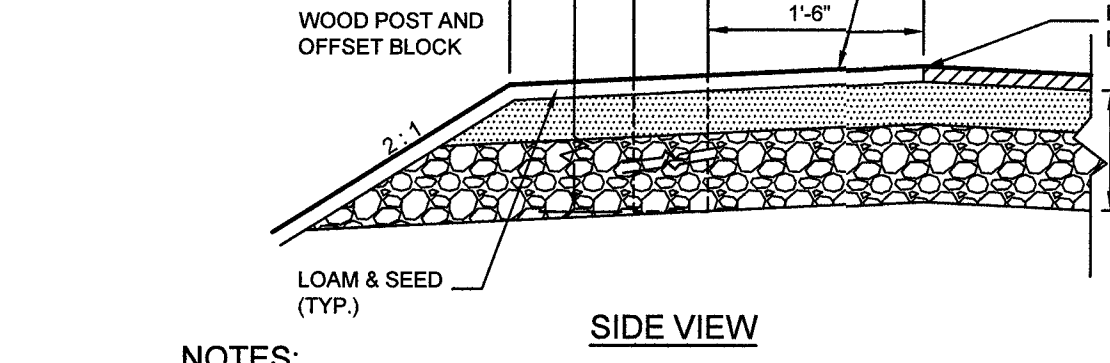
REDI-ROCK WALL
NOT TO SCALE
(AUGUST 2011)



VINYL TRASH ENCLOSURE DETAIL
NOT TO SCALE
(MARCH 2008)



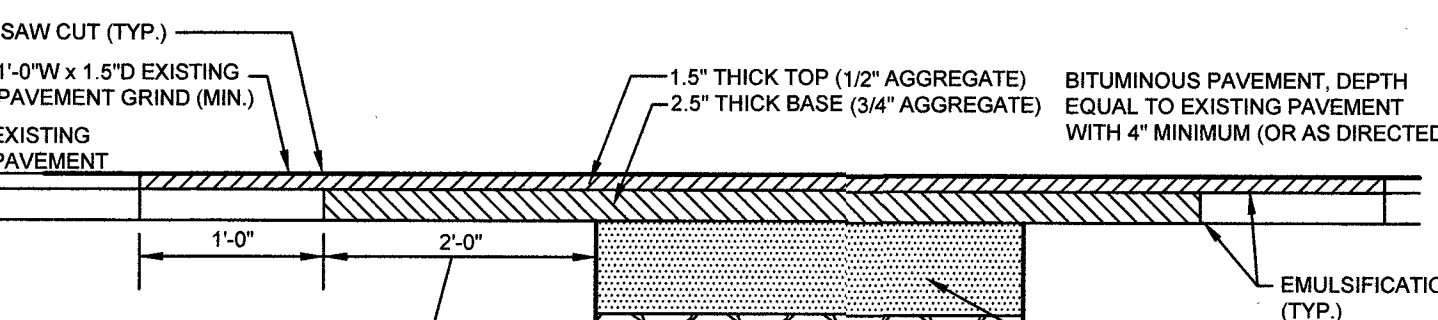
BOLT DETAIL



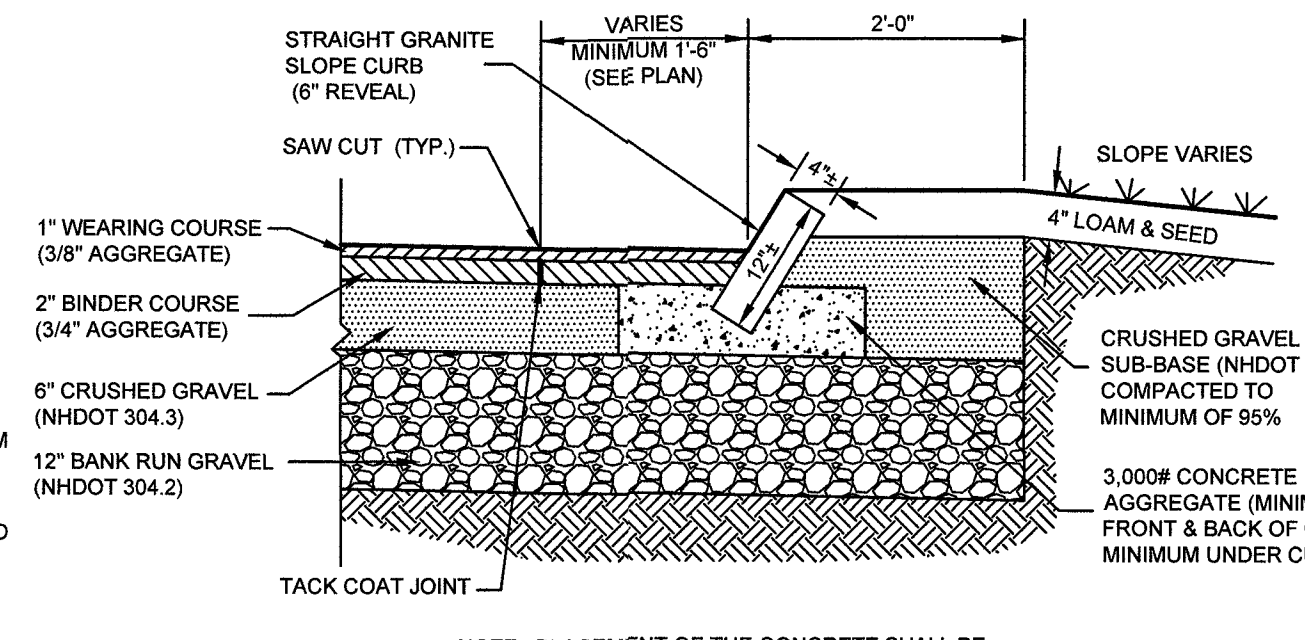
SIDE VIEW

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

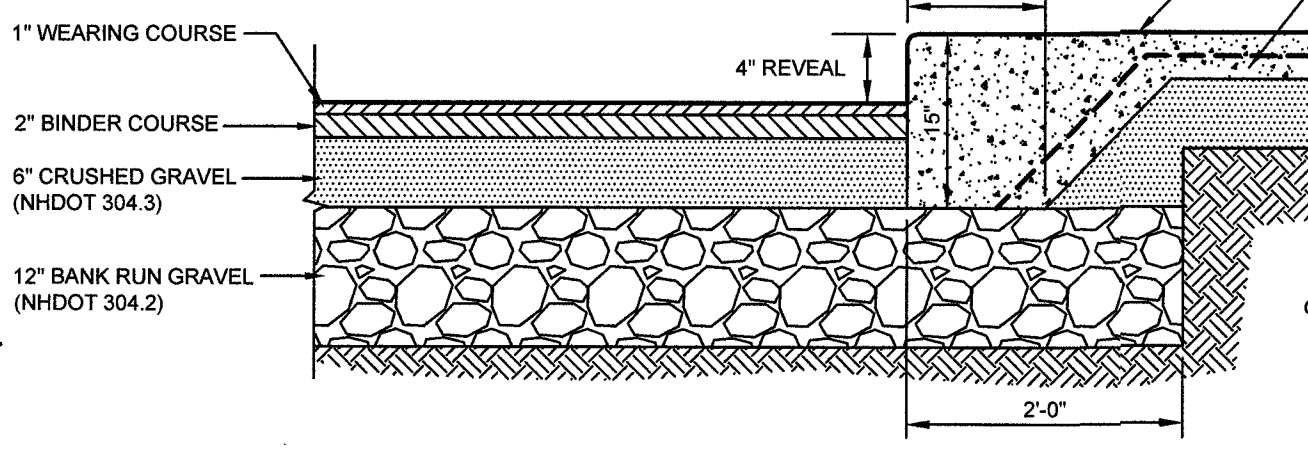
WOOD BEAM GUARDRAIL
NOT TO SCALE



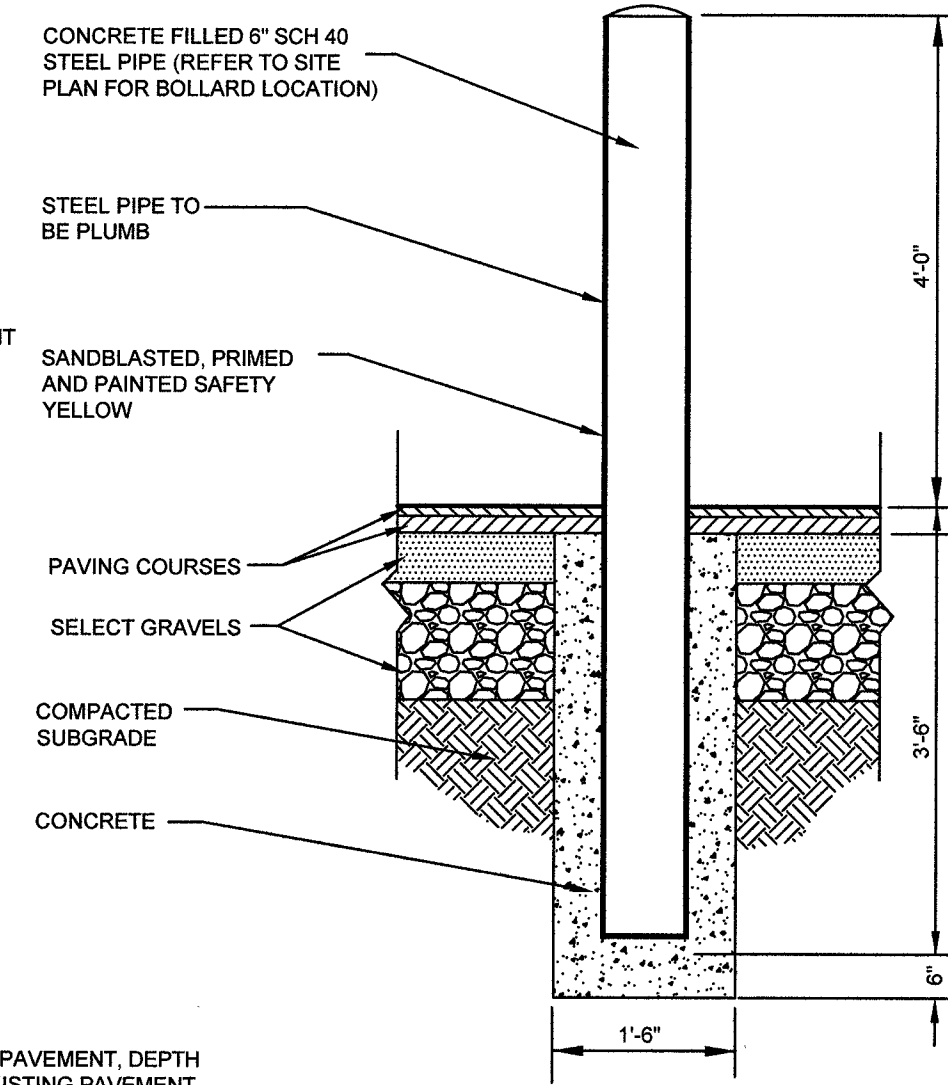
PERMANENT PAVEMENT REPAIR
NOT TO SCALE



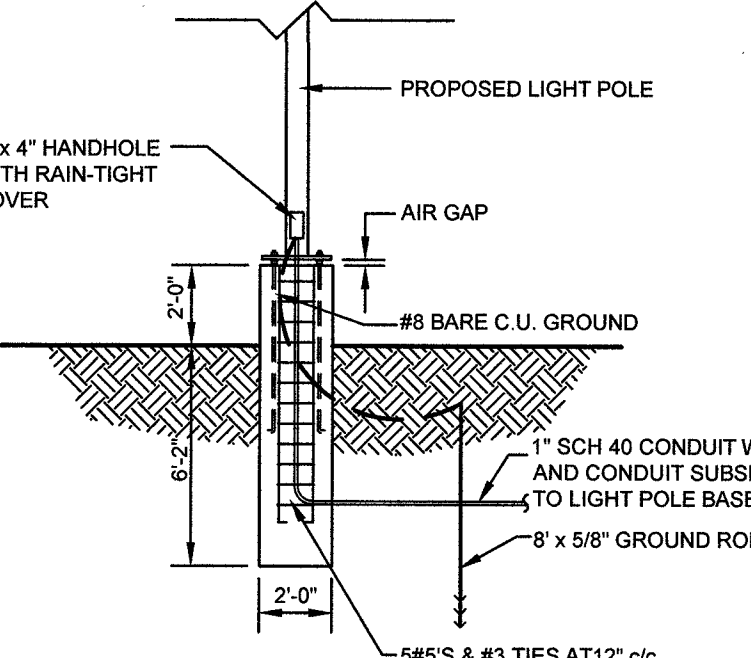
STRAIGHT GRANITE SLOPE CURB DETAIL
NOT TO SCALE



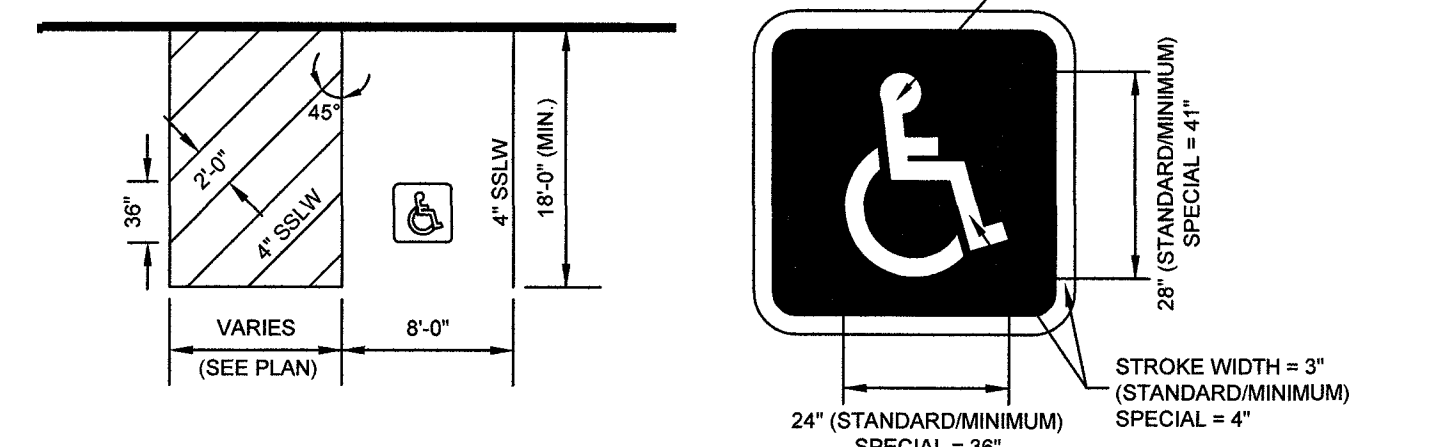
INTEGRAL CURB AND WALK DETAIL
NOT TO SCALE
(MARCH 2008)



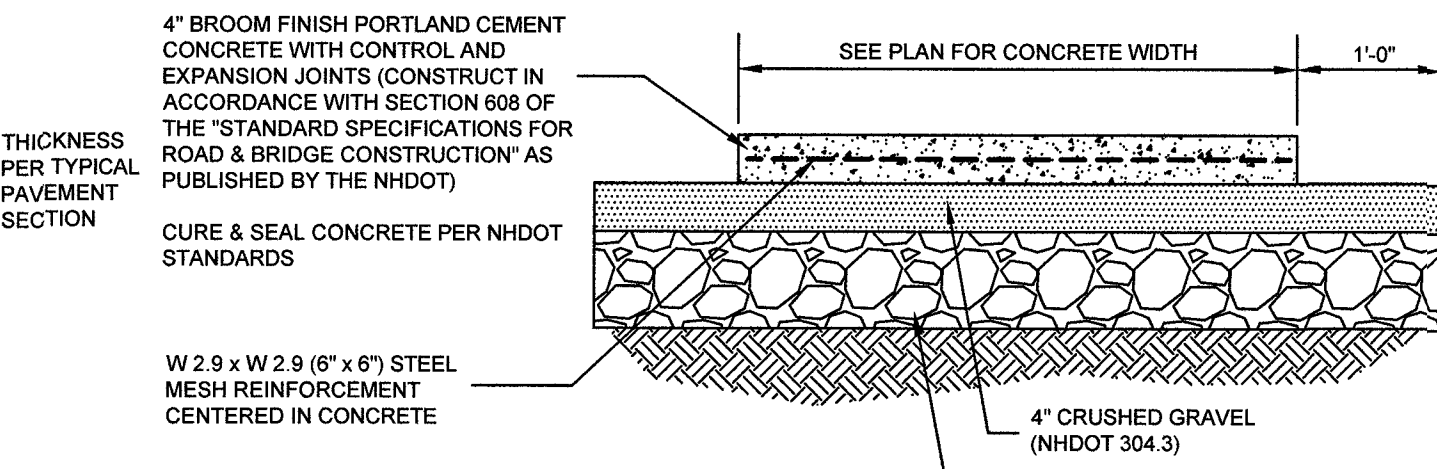
BOLLARD DETAIL
NOT TO SCALE
(MARCH 2008)



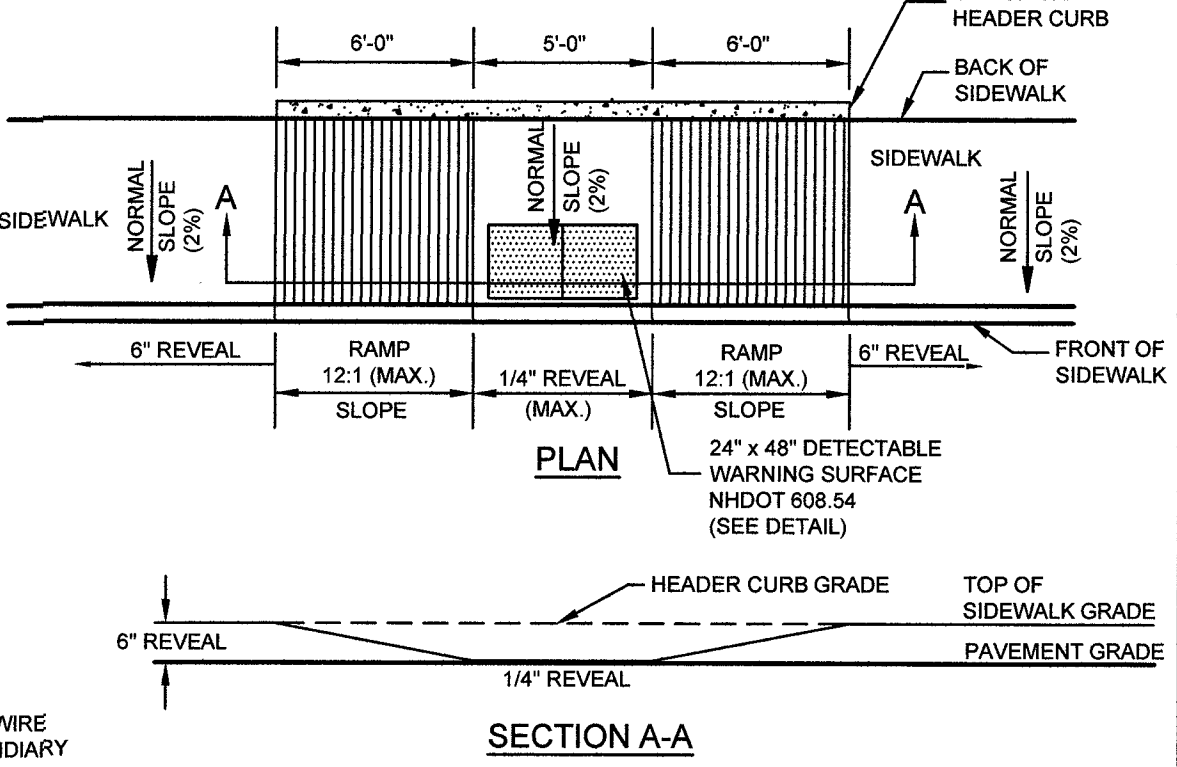
CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE
(MARCH 2008)



HANDICAP STRIPING DETAIL
NOT TO SCALE

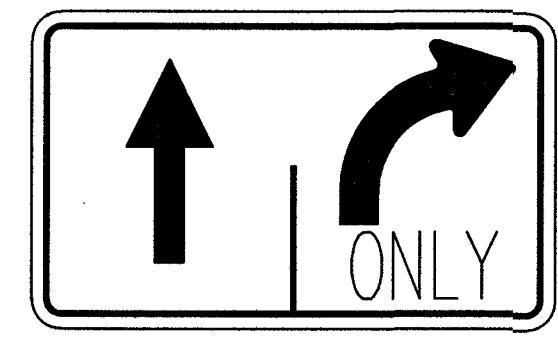


CONCRETE WALK DETAIL
NOT TO SCALE

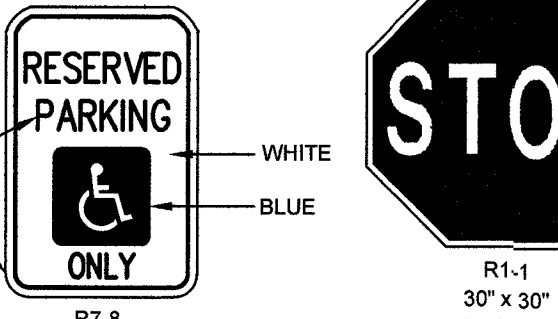


- NOTES:**
1. TEXTURED WALK SURFACE TO CONSIST OF CAST TRUNCATED DOMES SUPPLIED BY THE NEENAH FOUNDRY COMPANY, OR APPROVED EQUAL.
 2. A BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP SHALL BE USED ON PORTLAND CEMENT CONCRETE RAMPS.
 3. MAINTAIN THE NORMAL PAVEMENT PROFILE THROUGHOUT THE RAMP AREA.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

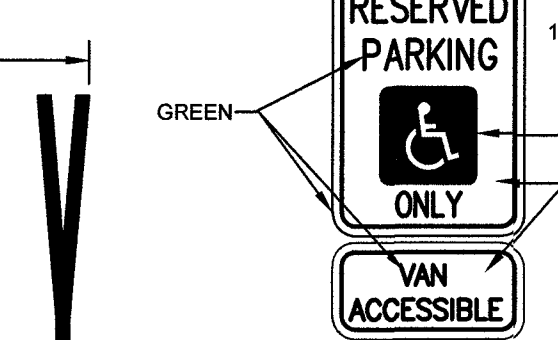
SIDEWALK RAMP WITH DETECTABLE WARNING SURFACE
NOT TO SCALE



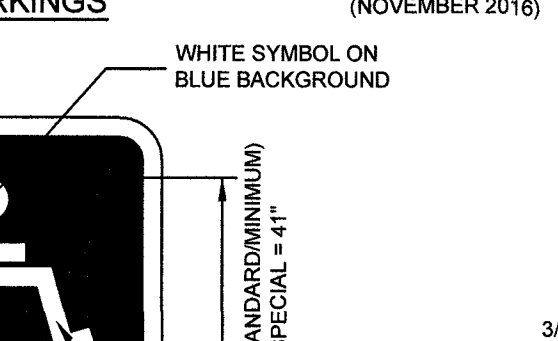
LANE DESIGNATION SIGN
NOT TO SCALE



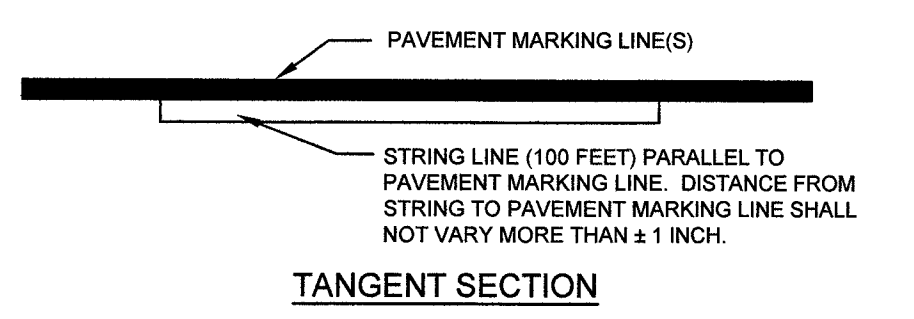
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



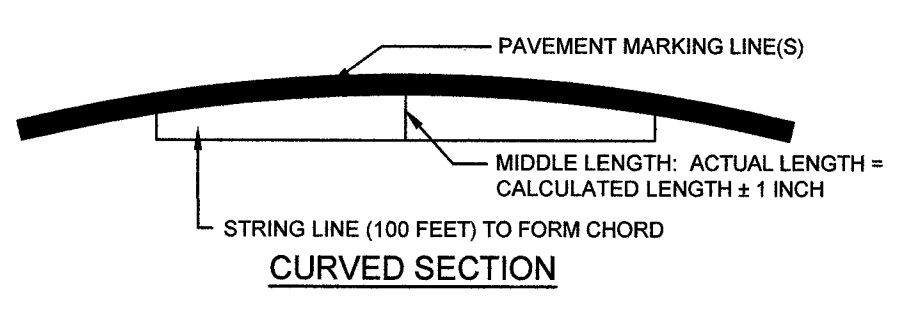
VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(NOVEMBER 2016)



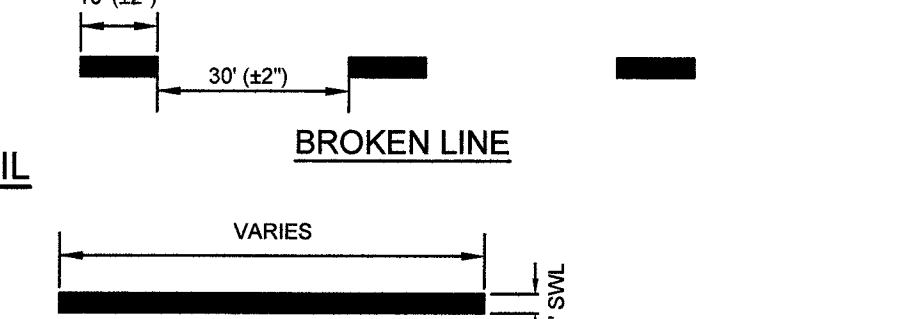
ELONGATED LETTERS FOR WORD PAVEMENT MARKINGS



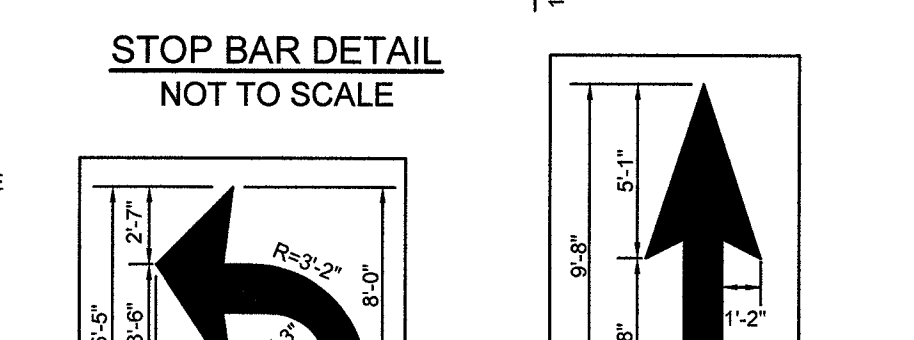
TANGENT SECTION



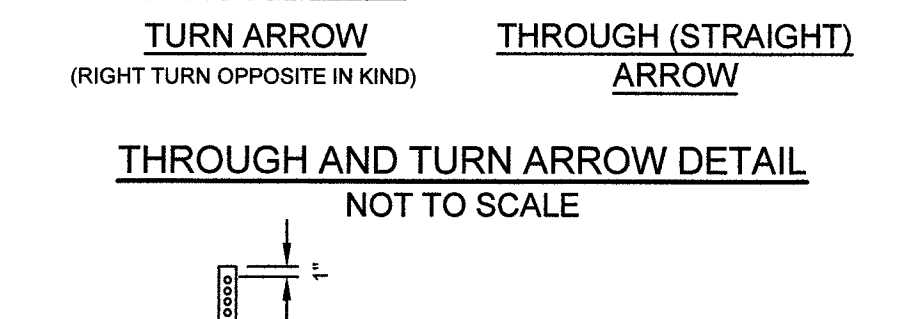
CURVED SECTION



BROKEN LINE

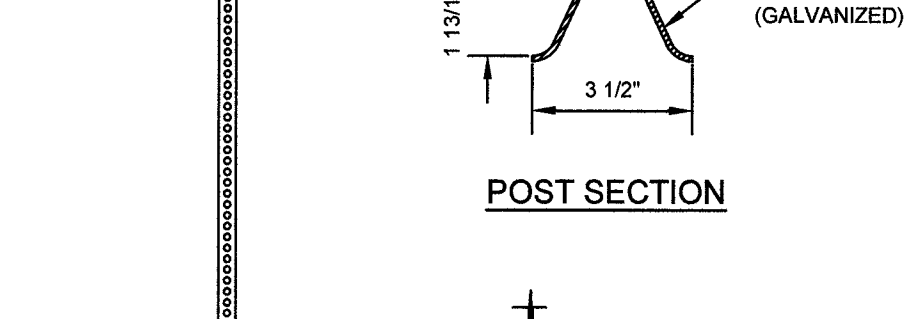


STOP BAR DETAIL
NOT TO SCALE

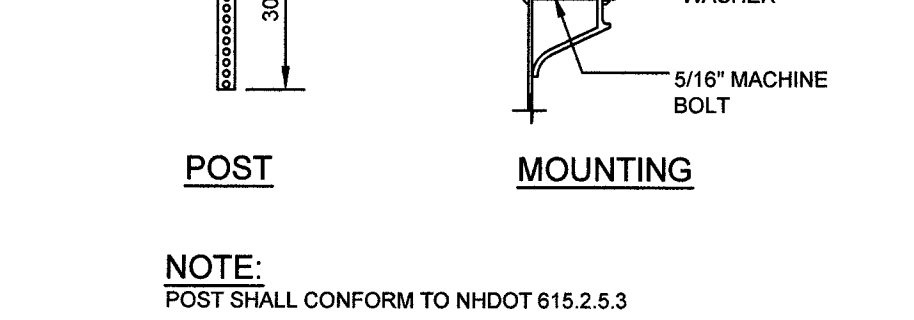


TURN ARROW
(RIGHT TURN OPPOSITE IN KIND)

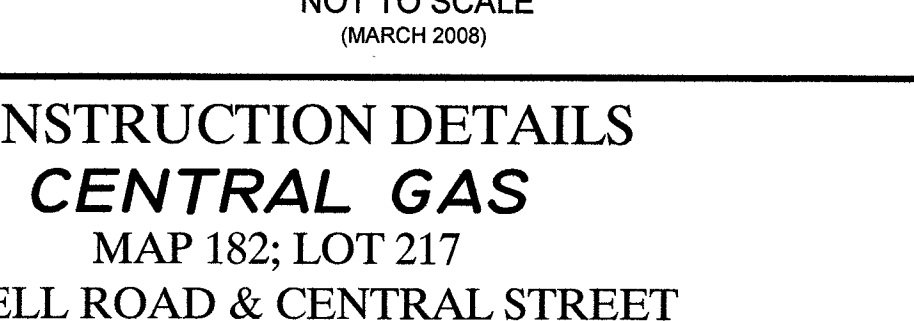
THROUGH (STRAIGHT) ARROW



THROUGH AND TURN ARROW DETAIL
NOT TO SCALE



POST SECTION



STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)

NOTE:
POST SHALL CONFORM TO NHDOT 615.2.5.3

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

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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

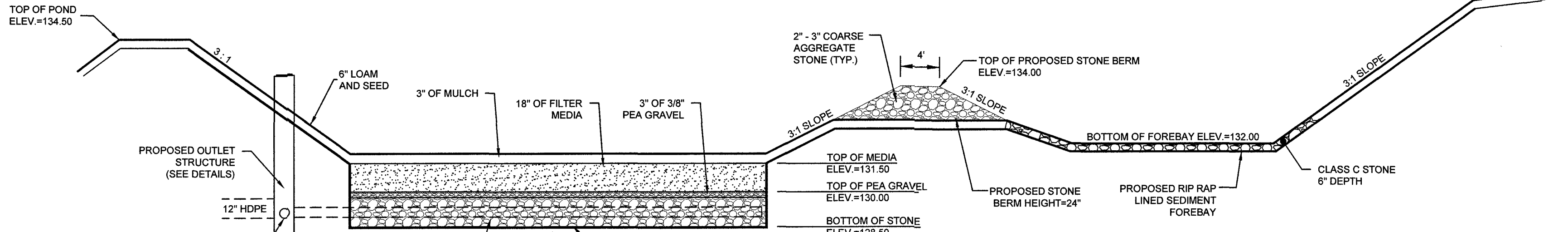
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	09-07-2023	REVISIONS PER TOWN AND PEER REVIEW	BES
2	10-25-2023	REVISIONS PER TOWN AND PEER REVIEW	PDC
3	2-14-2024	REVS PER PB COMMENTS & PEER REVIEW	PCM
4	3-13-2024	REVS PER PB COMMENTS	PCM
5	4-19-2024	REVS PER NHDES SEWER COMMENTS	PCM
6	5-9-2024	REVS PER PB COMMENTS	PCM

DATE: JULY 10, 2023 SCALE: 1" = 40'
PROJECT NO: 18-0612-3 SHEET 16 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: _____
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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.

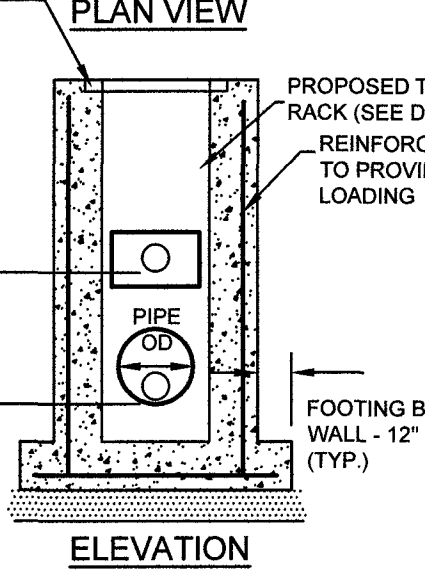
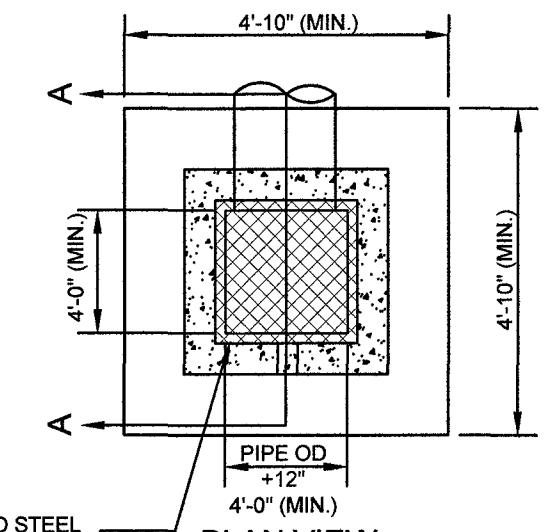


TYPICAL BIORETENTION POND SECTION
NOT TO SCALE

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
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		60	15 TO 40
		200	8 TO 15

CONSTRUCTION PRACTICE REQUIREMENTS:

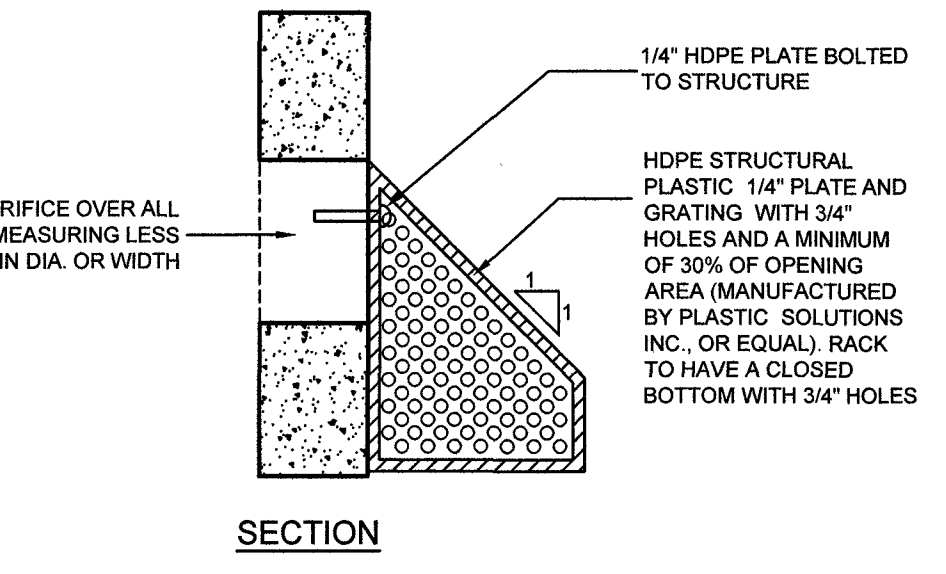
- STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE INSTALLED BEFORE ROUGH GRADING TO SITE.
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
- STORMWATER PONDS, INFILTRATION BASINS, AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- AFTER THE INFILTRATION SYSTEM AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- INFILTRATION BASIN FLOOR PREPARATION WILL INCLUDE GRASS TURF THAT CAN BE INUNDATED FOR UP TO 72 HOURS.
- INFILTRATION AREAS ARE TO BE PROTECTED FROM OVER-COMPACTION DURING CONSTRUCTION.



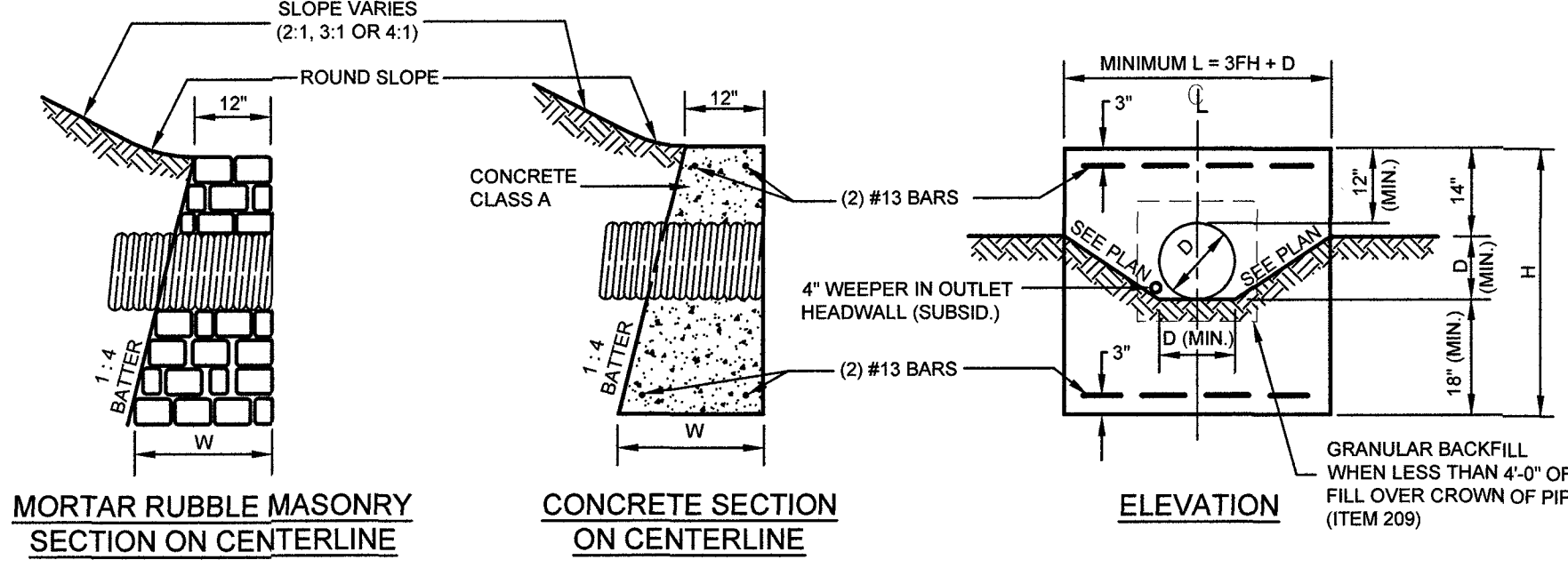
NOTES

- ALL CEMENT CONCRETE TO BE 4,000 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.

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



TRASH RACK DETAIL
NOT TO SCALE

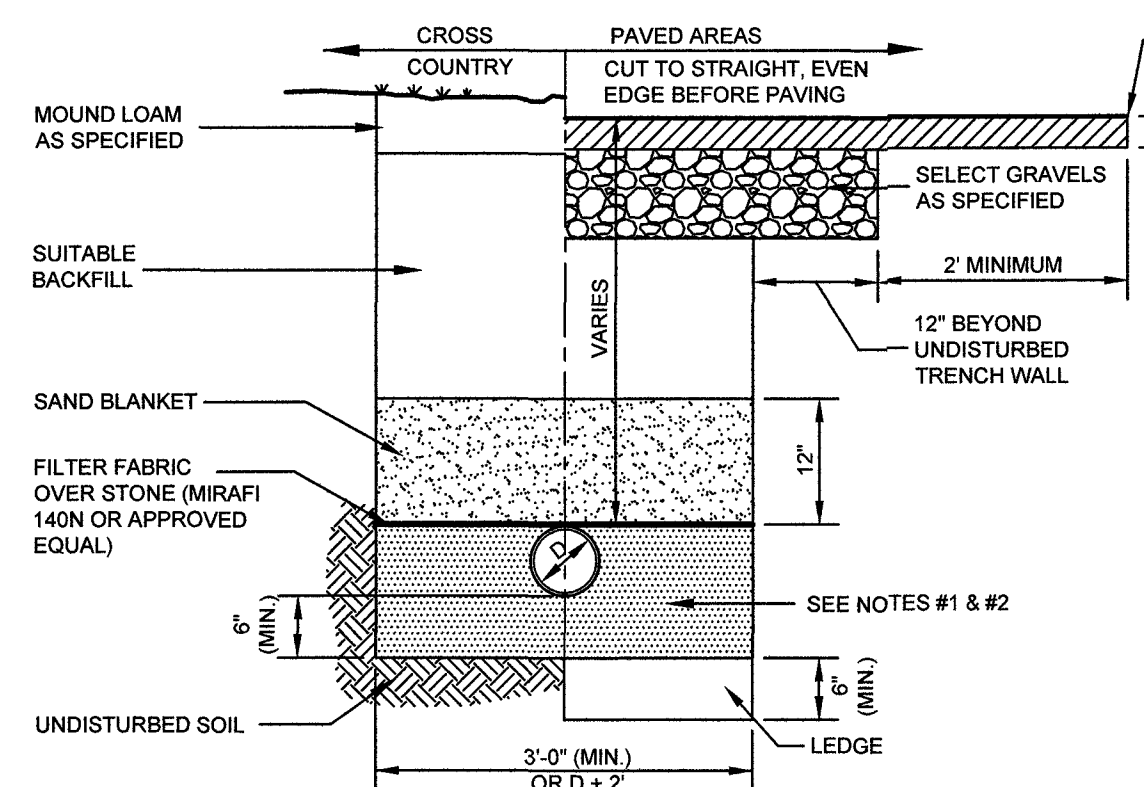


NOTE: DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

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	0.81	9	8	3'-2"	0.111	0.788	0.30	3'-6"	3'-6"	10"	1'-10 1/2"	0.28	1.057
15"	1.23	0.202	1.73	0.85	11	11	3'-10"	0.120	0.947	0.35	4'-6"	3'-9"	11"	1'-11 1/4"	0.31	1.232
18"	1.77	0.222	2.52	1.13	14	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.

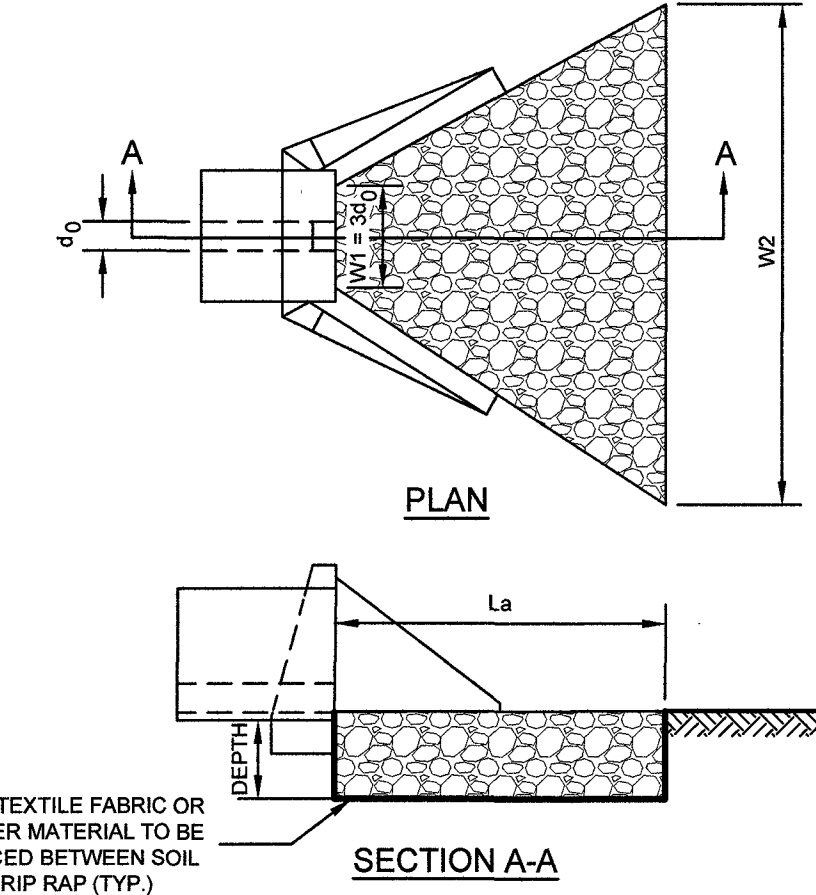
MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS
NOT TO SCALE



NOTES

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

STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



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"

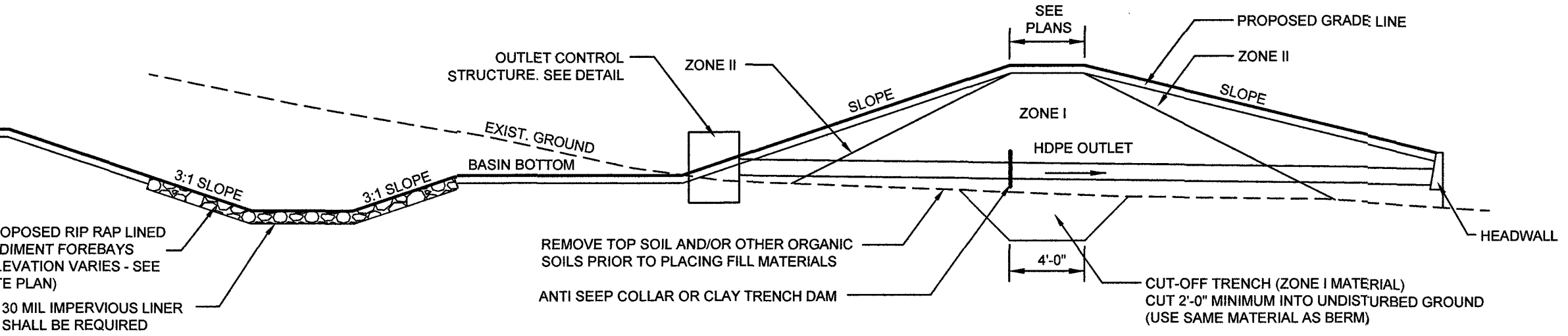
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 d50
85%	1.3 TO 1.8 d50
50%	1.0 TO 1.5 d50
15%	0.3 TO 0.5 d50

CONSTRUCTION SPECIFICATIONS:

- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE 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.



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 TOPSOIL, FINISHED SECTIONS ARE TO BE LIME, SEED, 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. 8-INCH SIZE STONE AND GEADATION 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)

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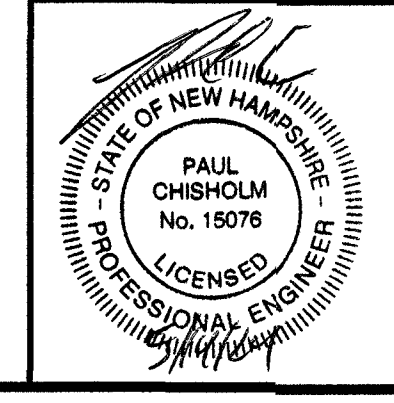
CONSTRUCTION DETAILS
CENTRAL GAS
MAP 182; LOT 217
LOWELL ROAD & CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

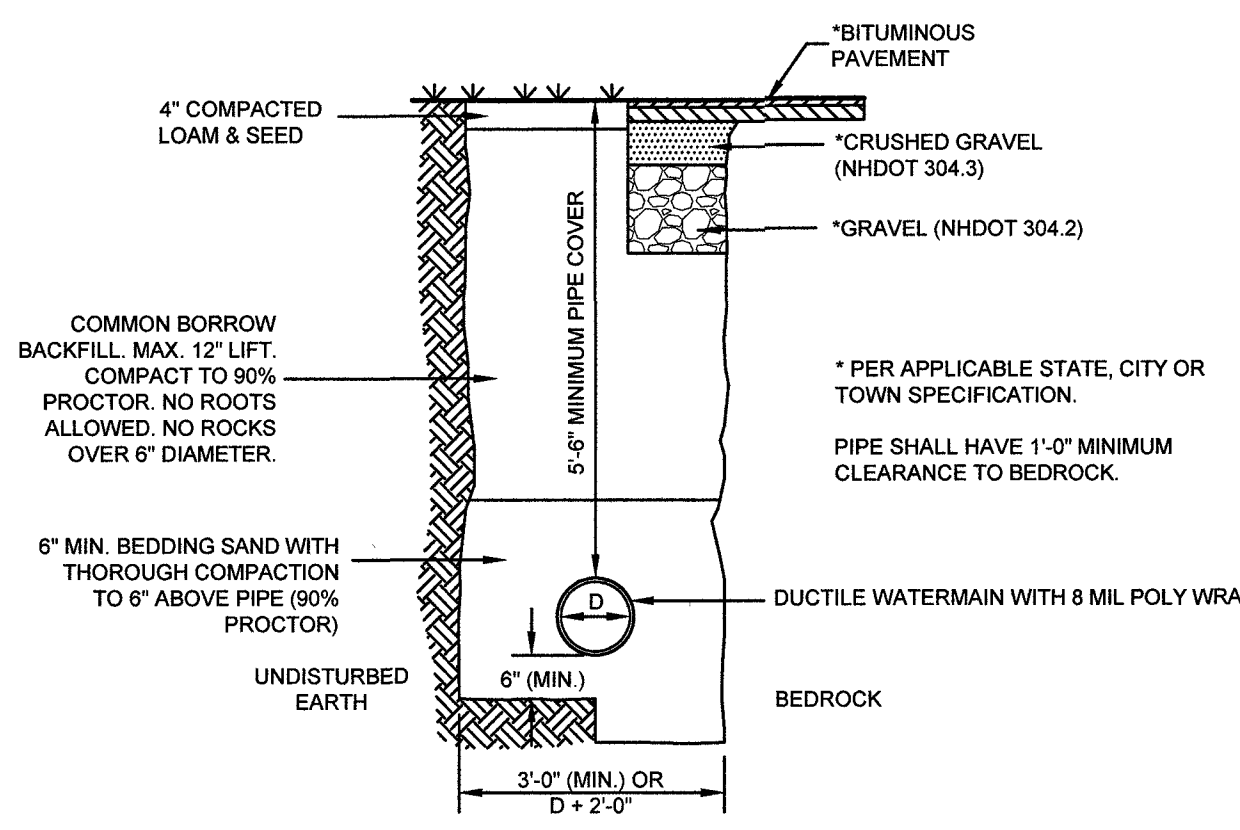
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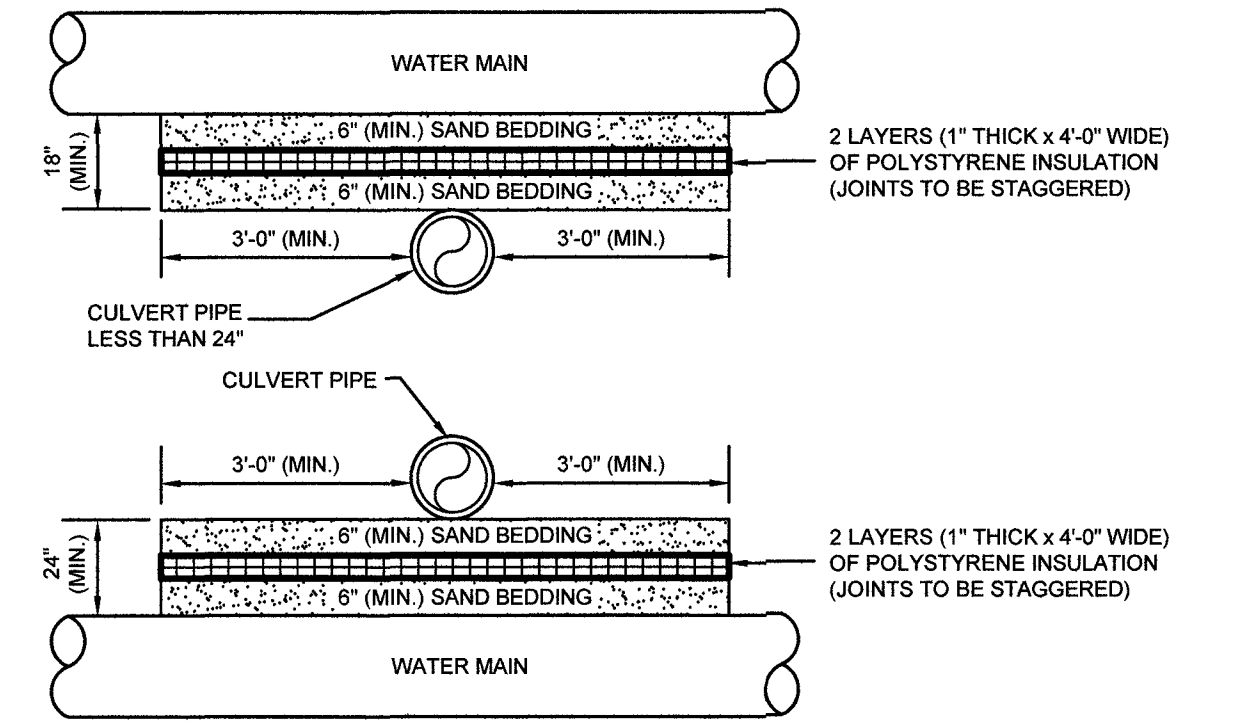
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PROJECT NO: 18-0612-3 SHEET 17 OF 20

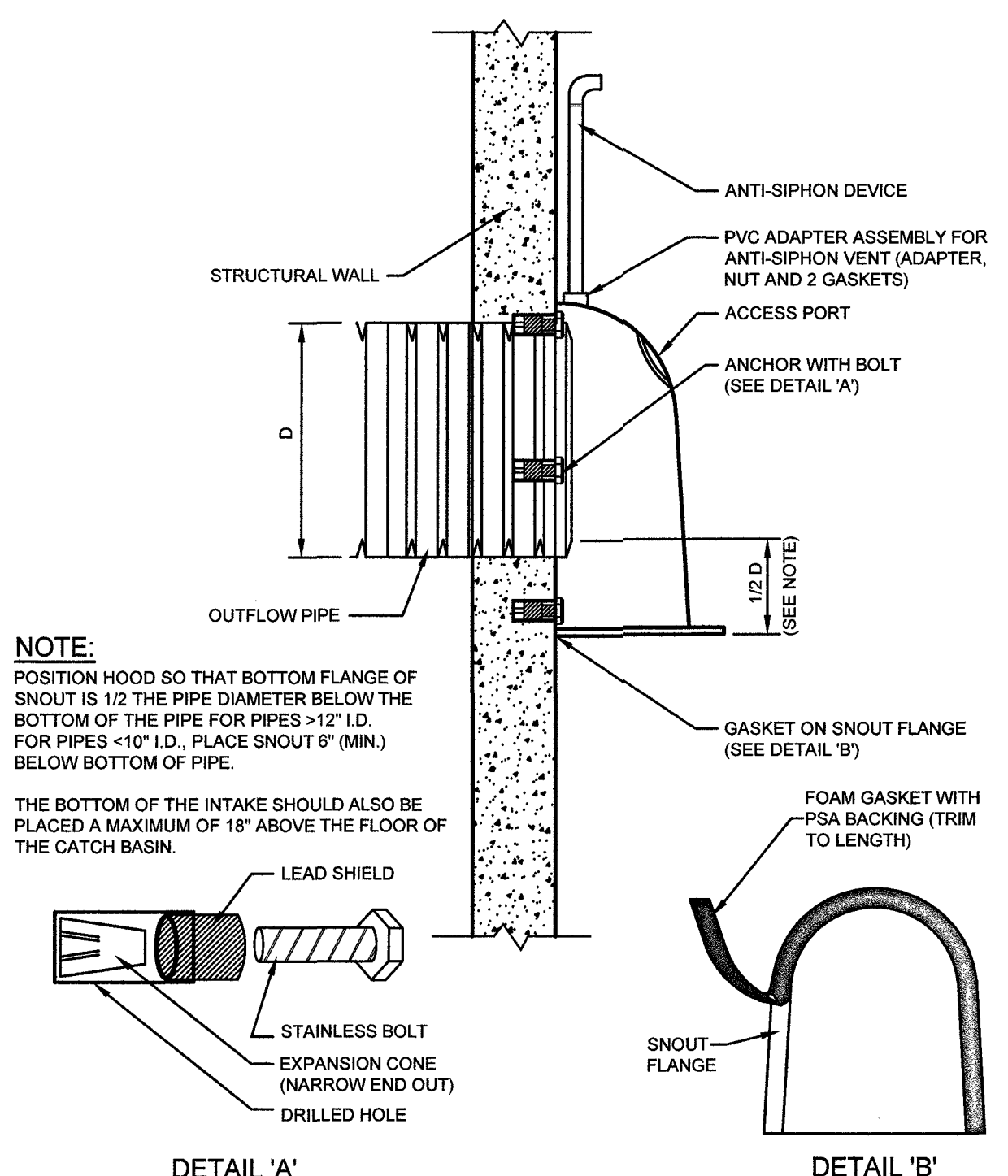




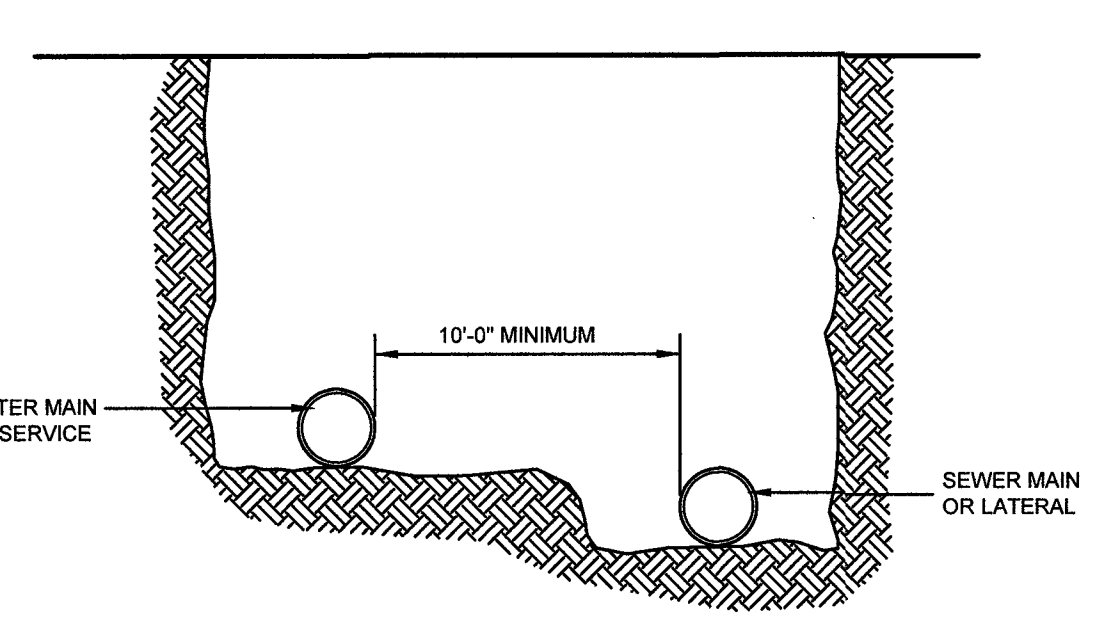
WATER LINE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



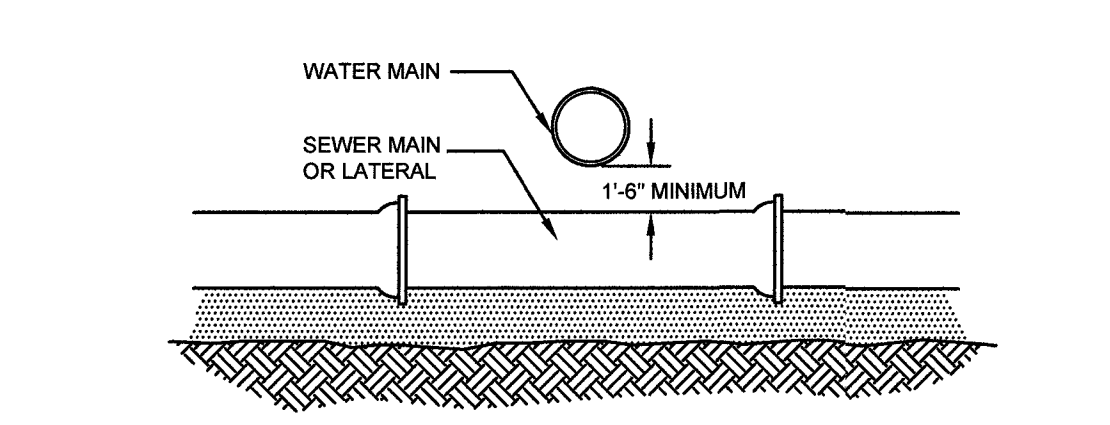
WATER PIPE CROSSING INSULATION DETAIL
NOT TO SCALE
(JUNE 2012)



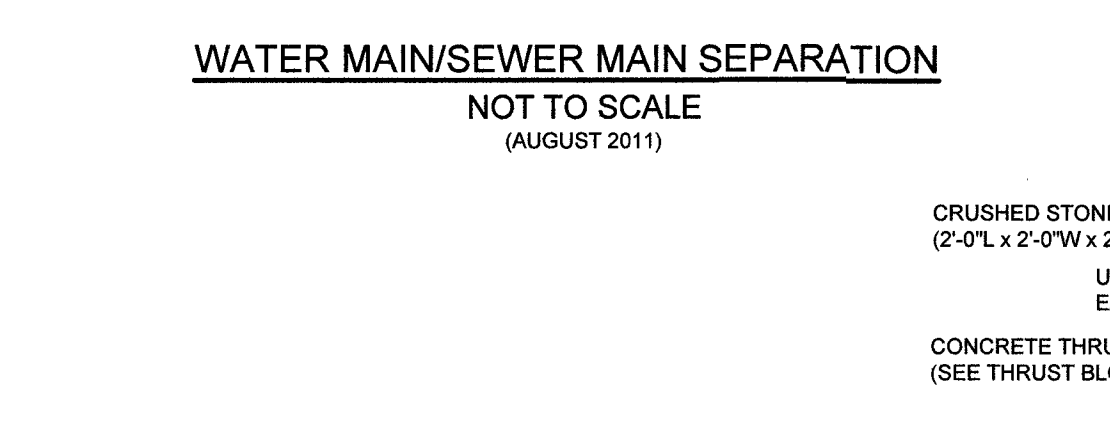
DETAIL 'A'
SNOUT OIL AND DEBRIS STOP DETAIL (OR EQUAL)
NOT TO SCALE



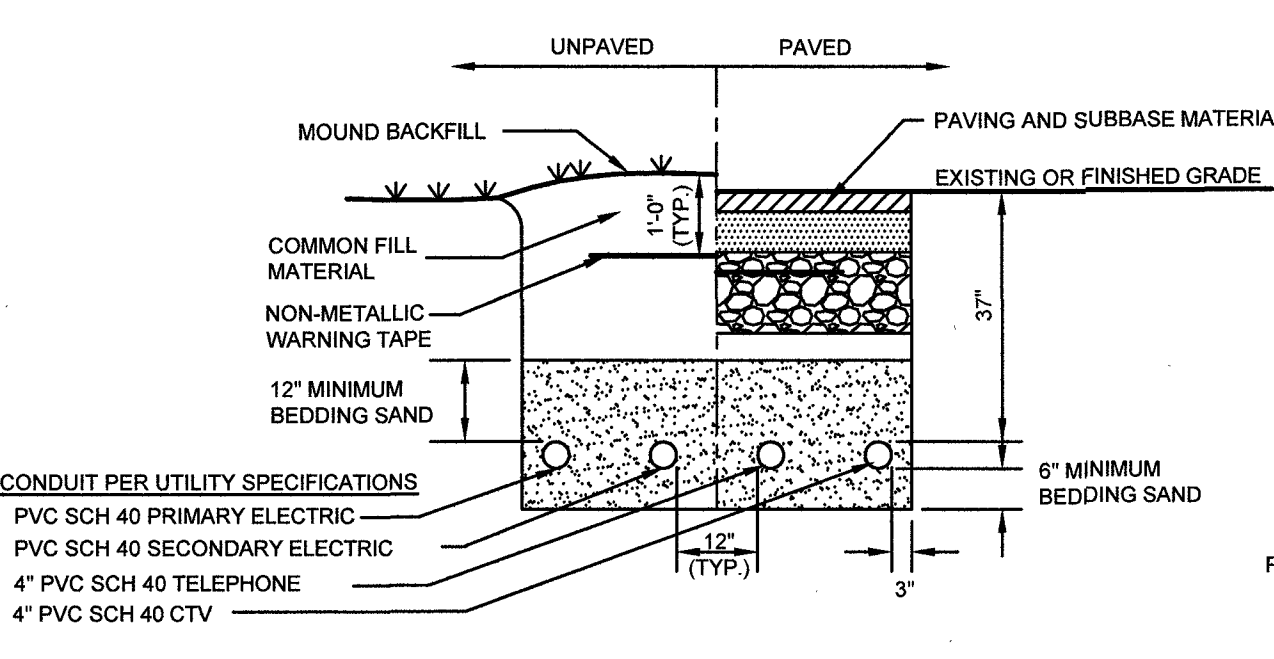
PARALLEL INSTALLATION



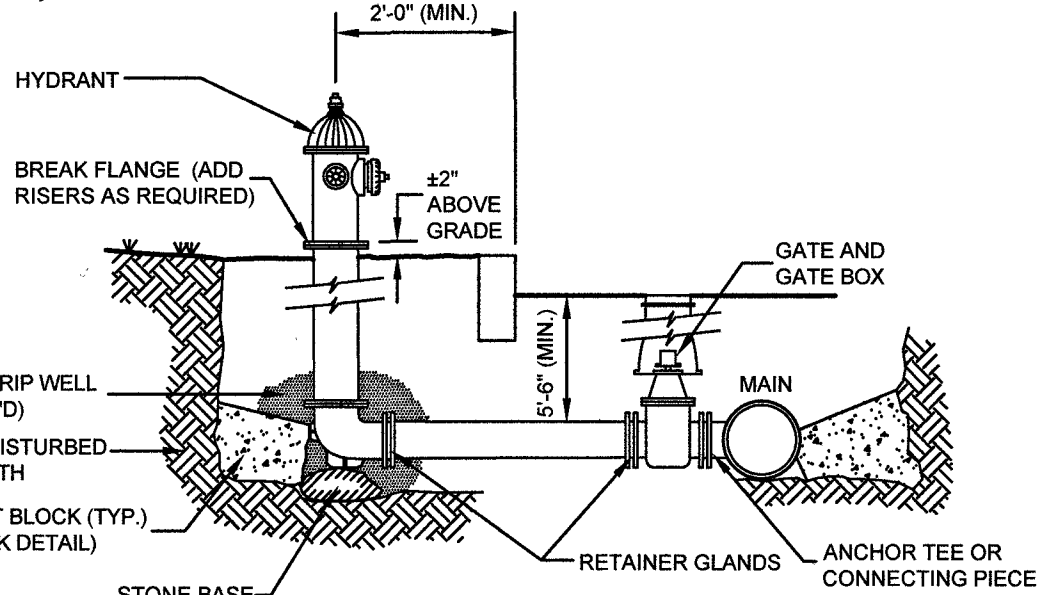
MAIN CROSSINGS



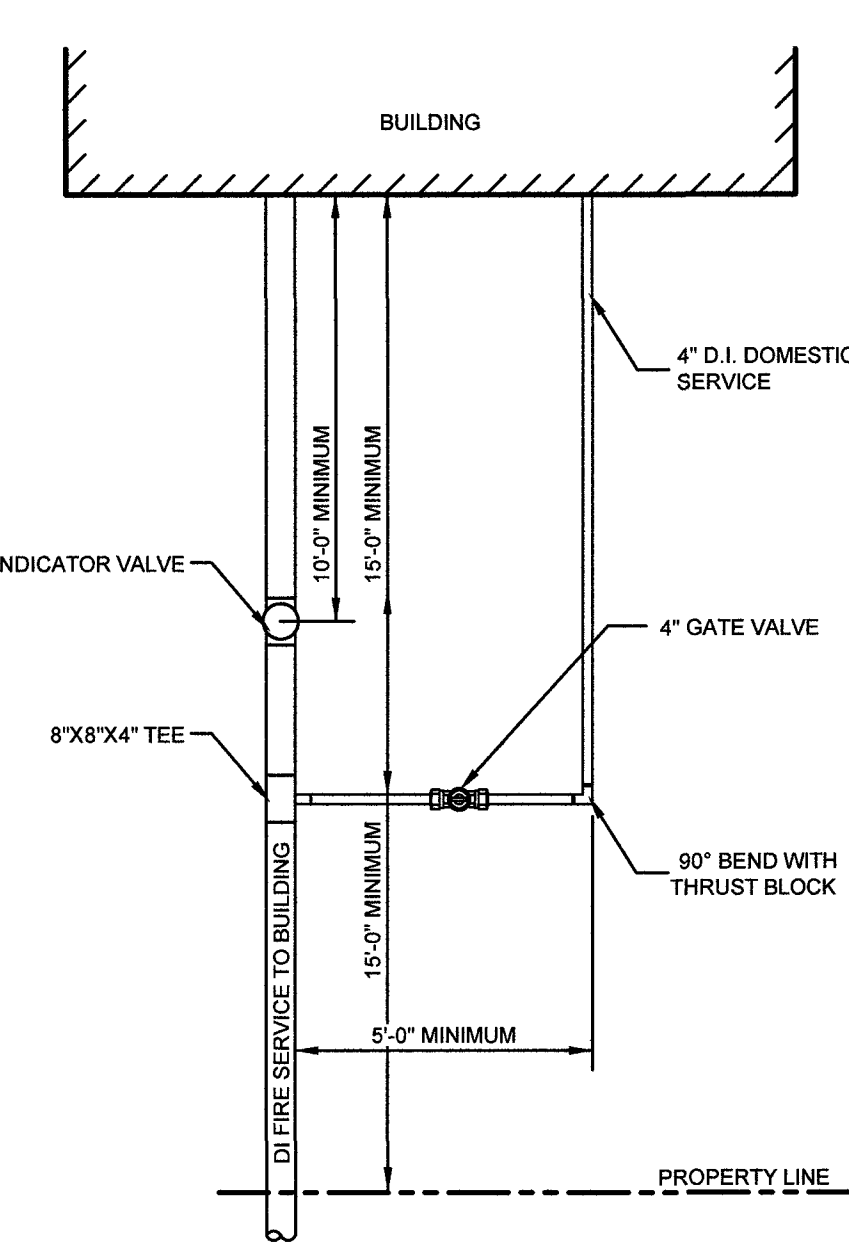
WATER MAIN/SEWER MAIN SEPARATION
NOT TO SCALE
(AUGUST 2011)



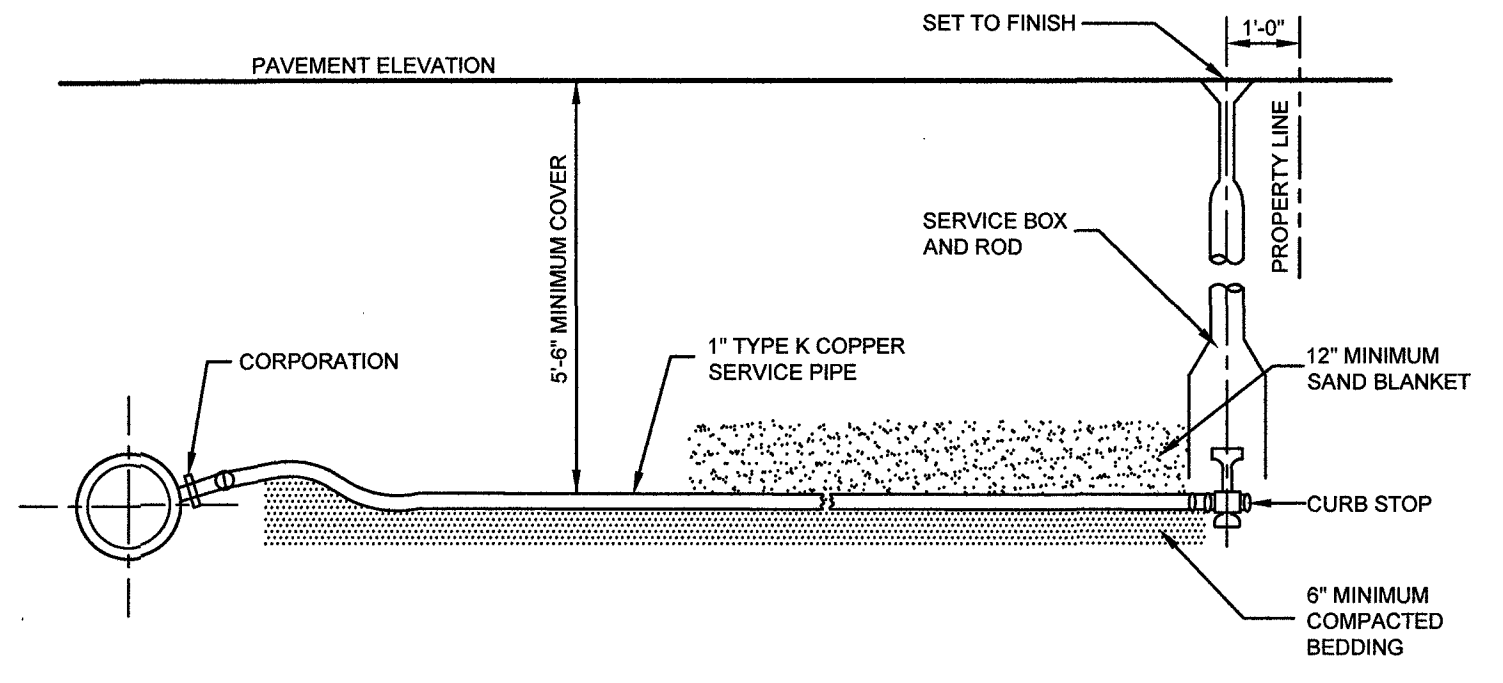
UTILITY TRENCH DETAIL
NOT TO SCALE



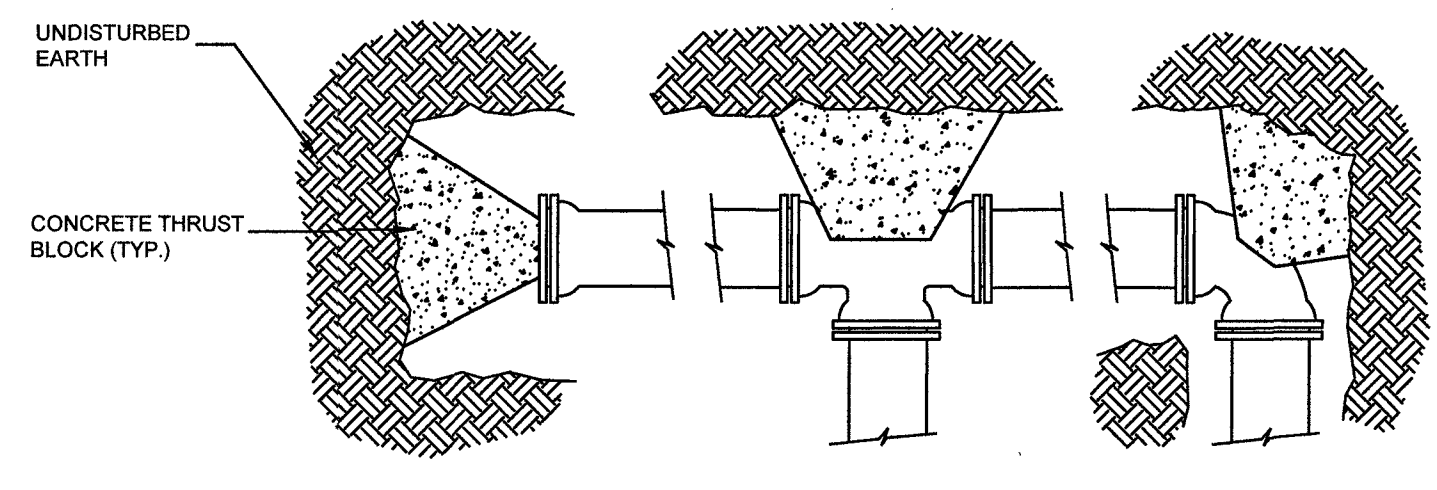
HYDRANT INSTALLATION
NOT TO SCALE



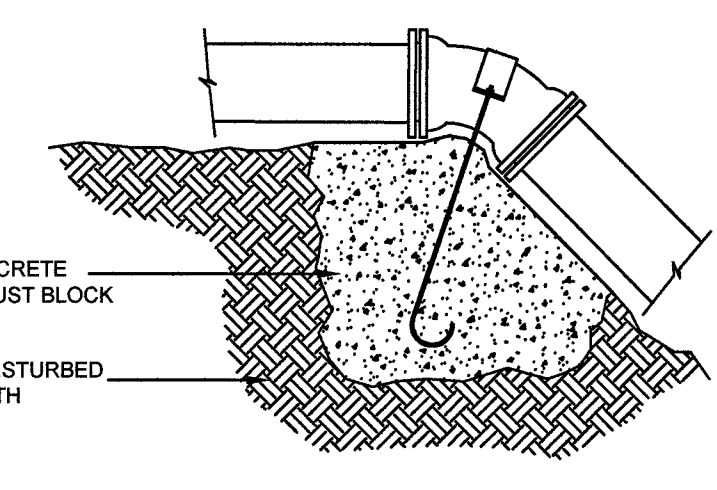
DOMESTIC SERVICE TAPPED OFF FIRE SERVICE
(A-24)
NOT TO SCALE
(MARCH 2008)



WATER SERVICE CONNECTION
NOT TO SCALE
(MARCH 2008)



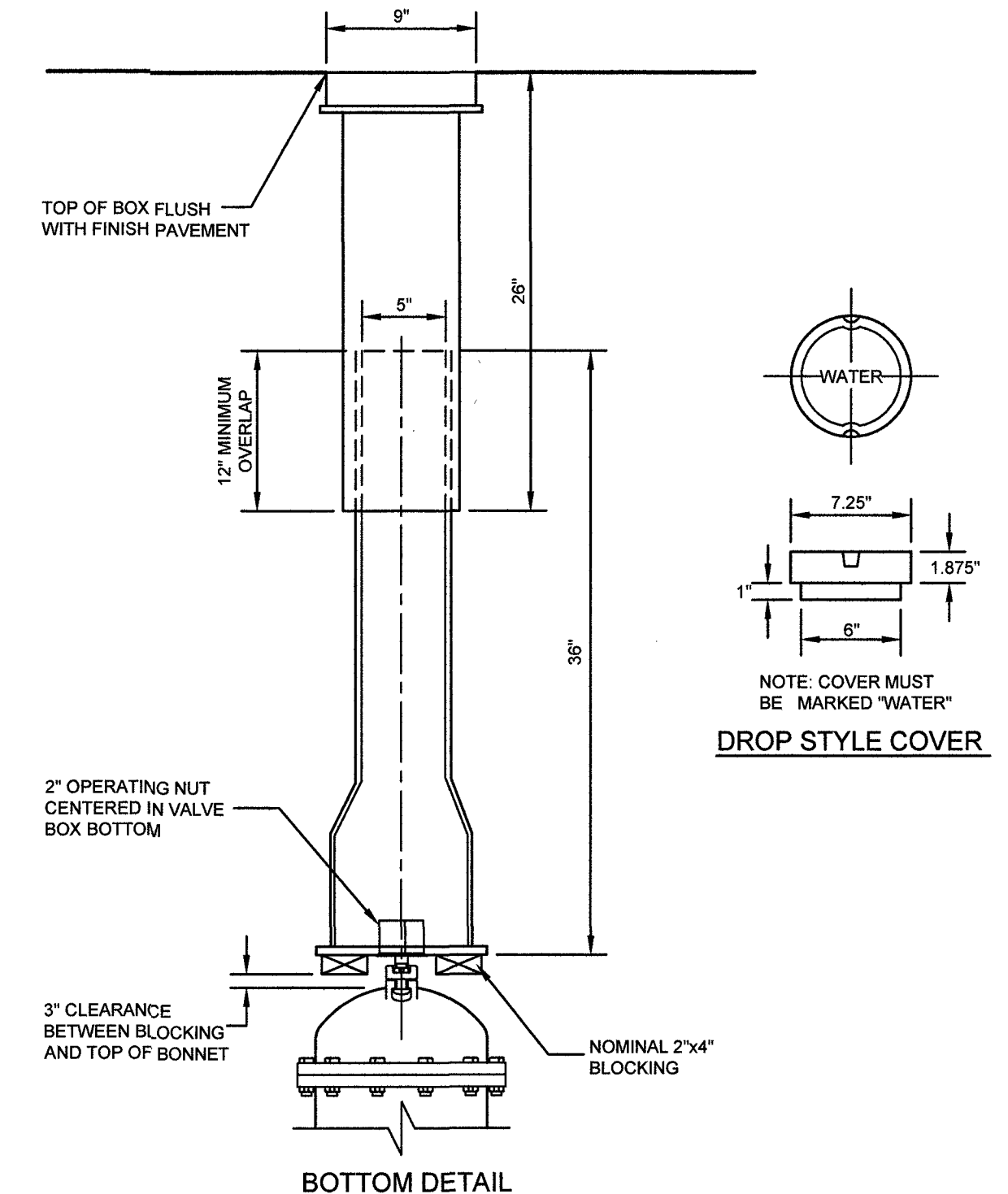
PLAN - HORIZONTAL BENDS, TEES AND PLUGS



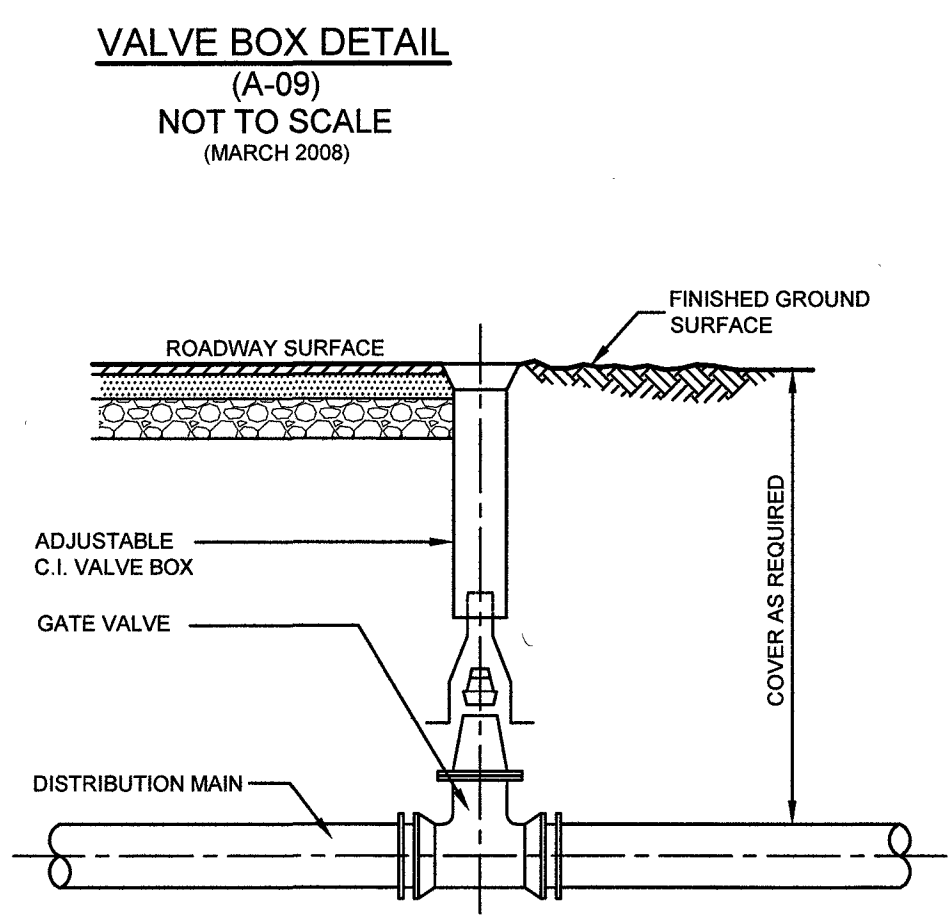
ELEVATION - VERTICAL BENDS

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

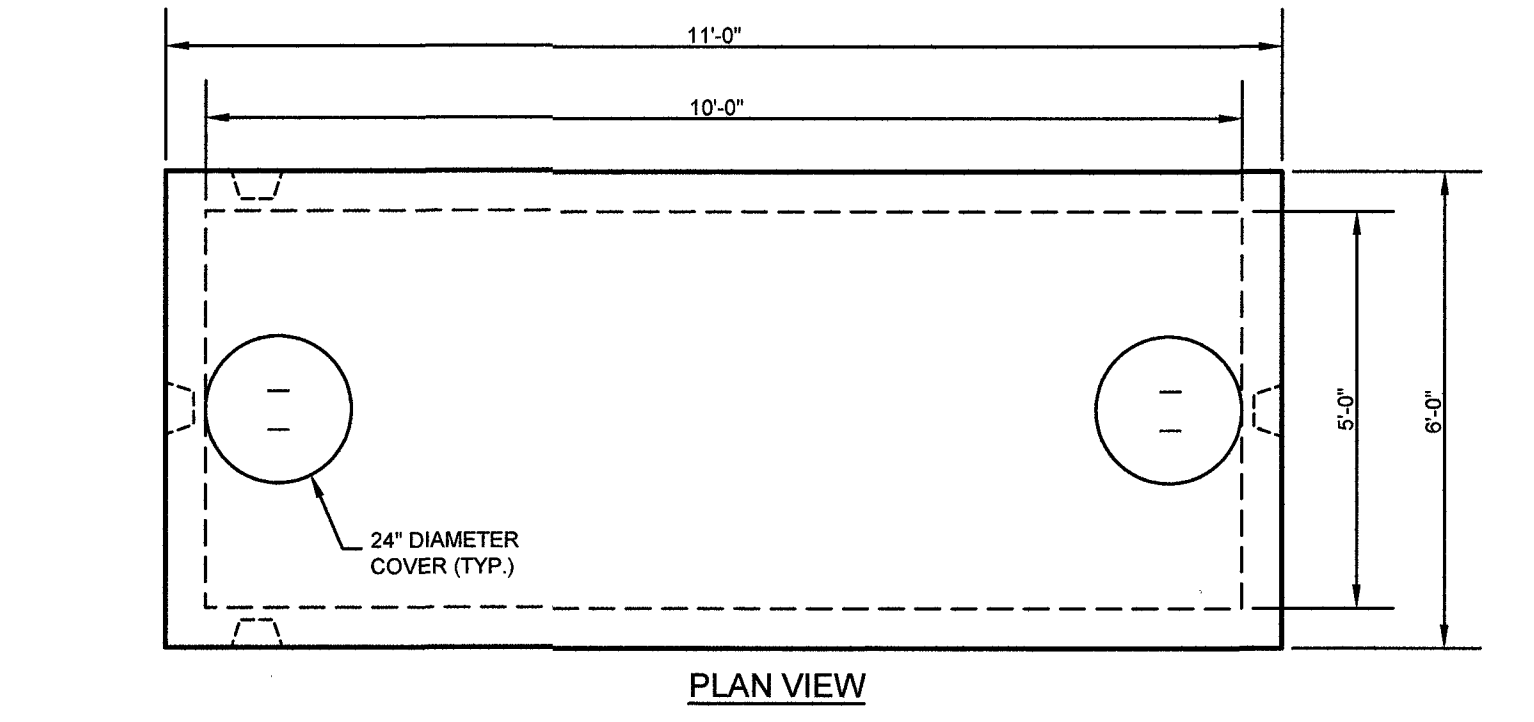
THRUST BLOCKS
NOT TO SCALE
(MARCH 2008)



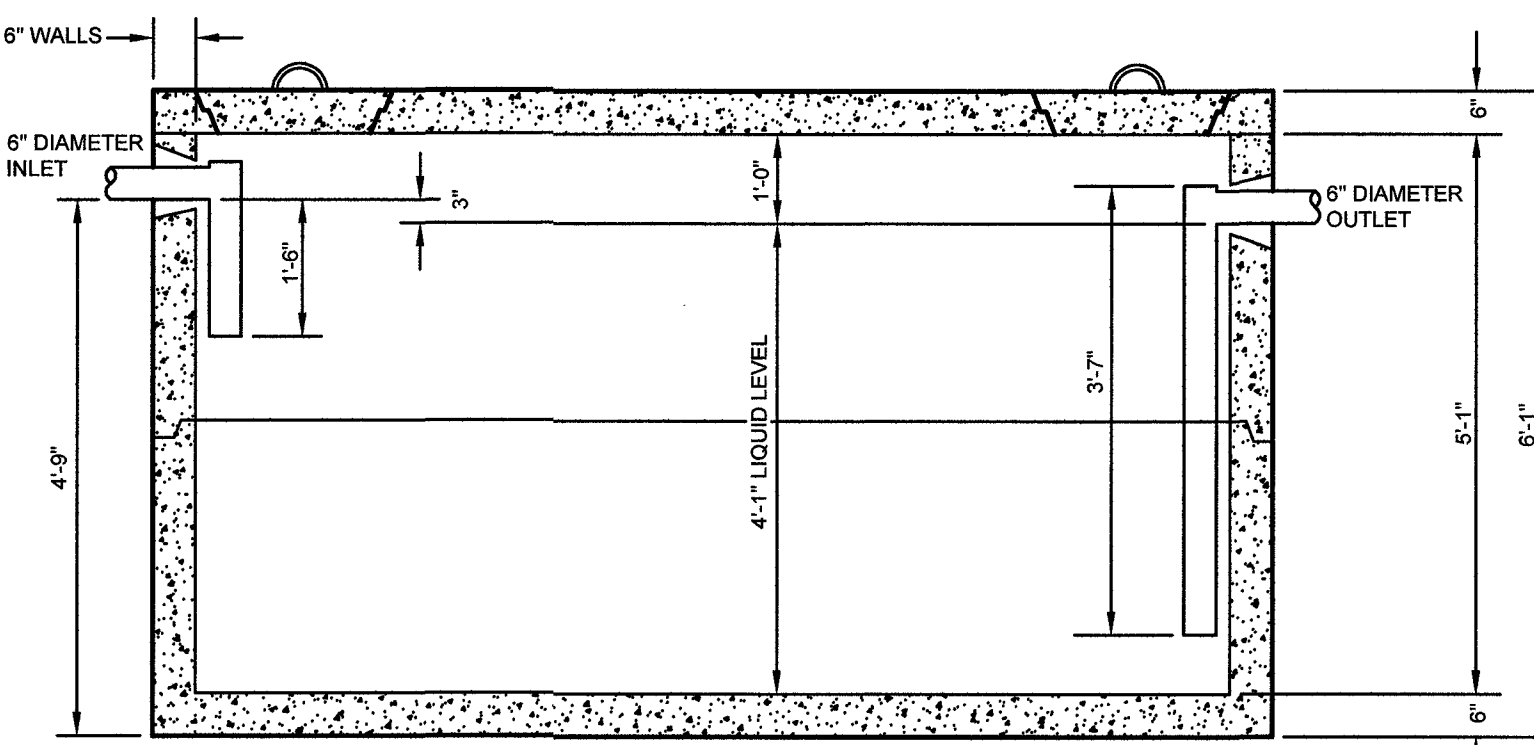
VALVE BOX DETAIL
(A-09)
NOT TO SCALE
(MARCH 2008)



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



PLAN VIEW



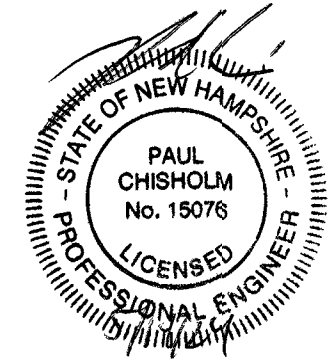
CROSS SECTION VIEW

1,500 GALLON GREASE TRAP DETAIL
NOT TO SCALE
(MARCH 2008)

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

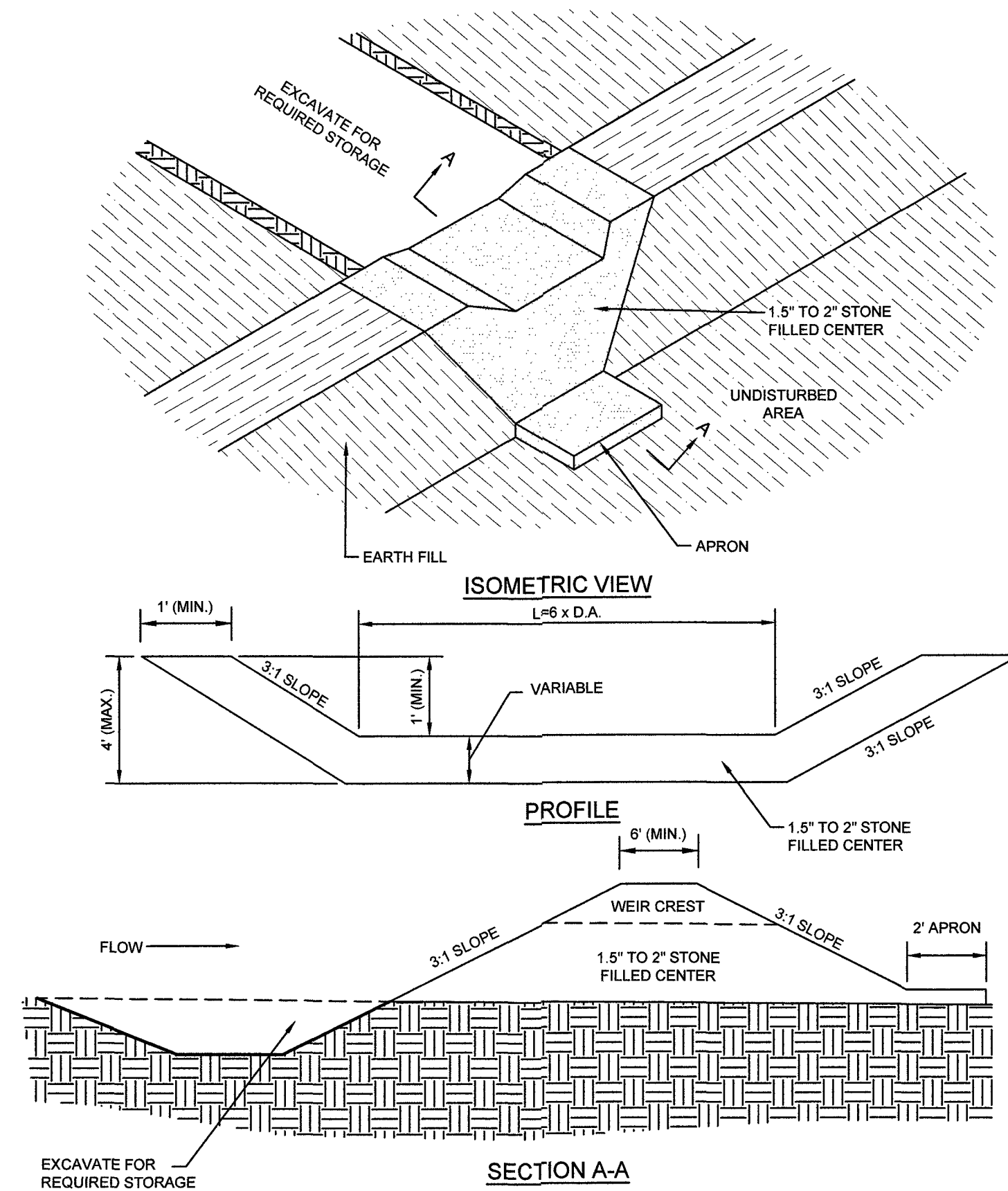
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- NOTES:**
1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
 2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
 3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET 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 UNTILLABLE.
 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.
 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.

EROSION CONTROL MATERIAL NOTE

ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE, INSTALLED IN ACCORDANCE WITH ENV-VQ 1506.04, DIVISION 9, 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.

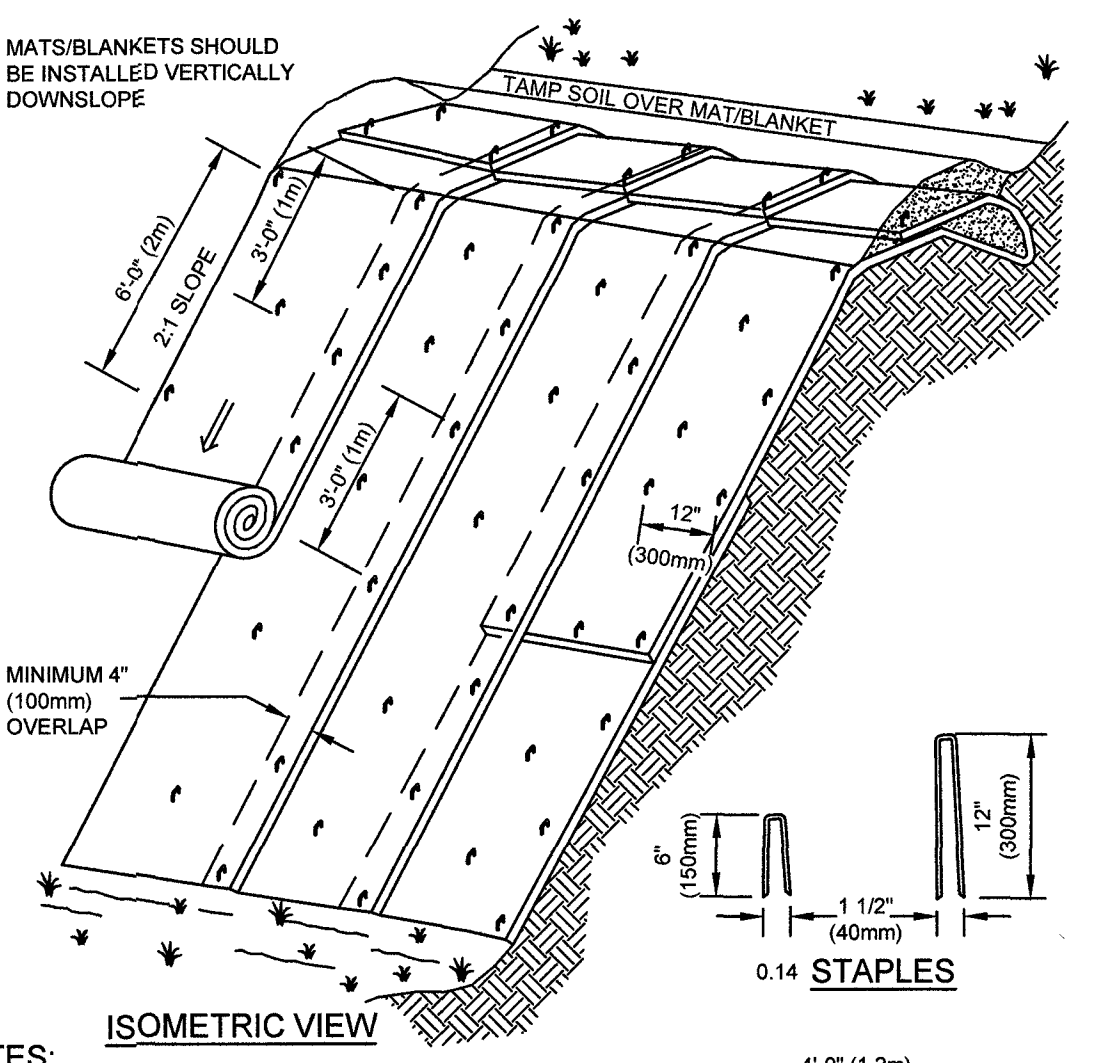
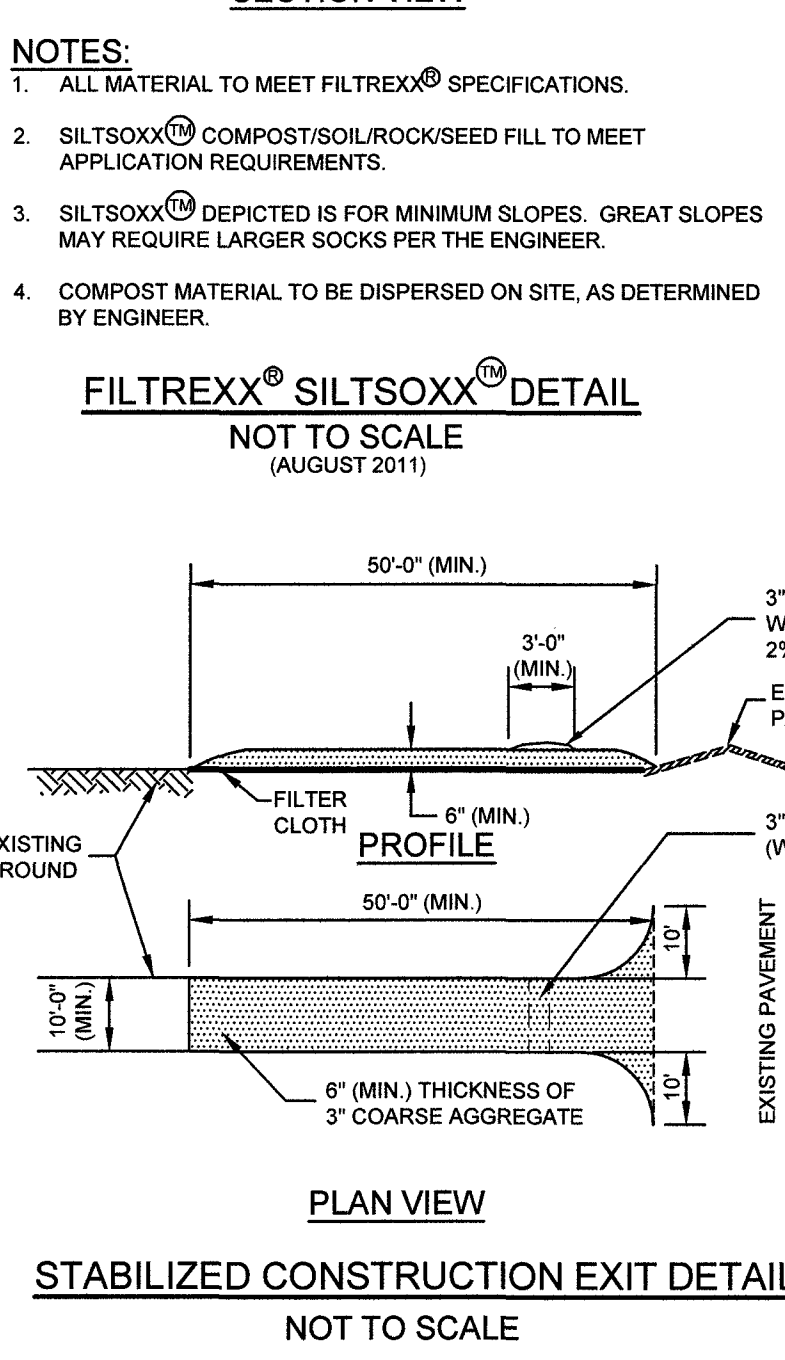
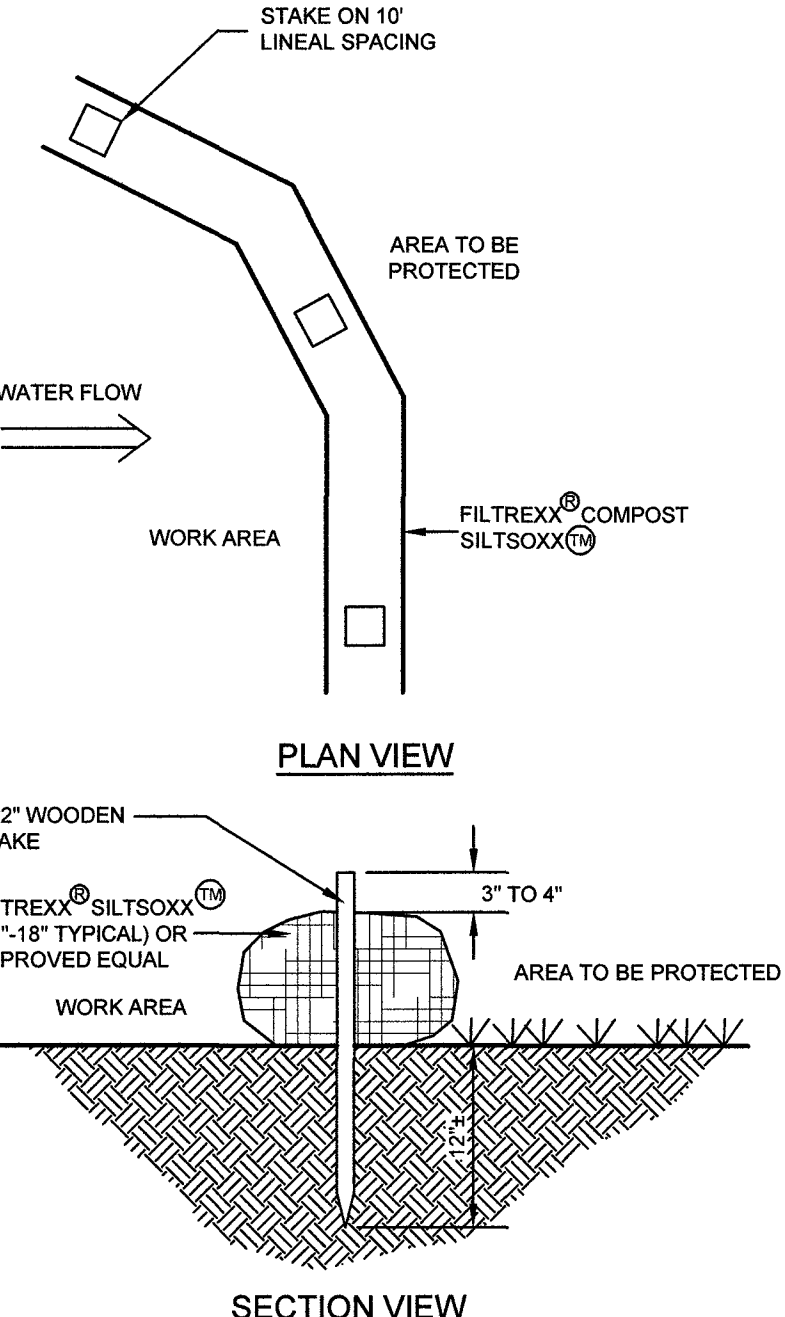
- MATERIALS:**
1. LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM; FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOD LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
 2. LIME SHALL BE 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 KAW BIG BLUESTEM
 - 30% CAMPER OR BLAZE LITTLESTEM
 - 15% NE-27 OR BLAZE SAND LOVEGRASS
 - 10% VIKING BIRDSFOOT TREFOIL
 INOCULUM SPECIFIC TO BIRDSFOOT TREFOIL 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 TREFOIL
 *IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3:1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
 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% WILD OAT 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 ROT OR MOLD.
 9. NATIVE PLANTINGS SHOULD BE USED FOR ALL NEW GREENSCAPES.
 10. ALL WILDFLOWER SEEDING MIXES SHOULD BE FREE OF INVASIVE SPECIES.

TP #1
LOGGED BY GPC
PERC TEST @ 20"
DATE: 3-10-2024
PERC RATE: 2 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

0"	TOPSOIL
9"	10YR 6/6, GRANULAR, FRIABLE LOAMY SAND, ROOTS
28"	10YR 5/6, GRANULAR, FRIABLE, SAND, FEW ROOTS
48" E.S.H.W.T.	10YR 5/2, SILTY SAND W/ REDOX FEATURES
72" BOTTOM OF HOLE	

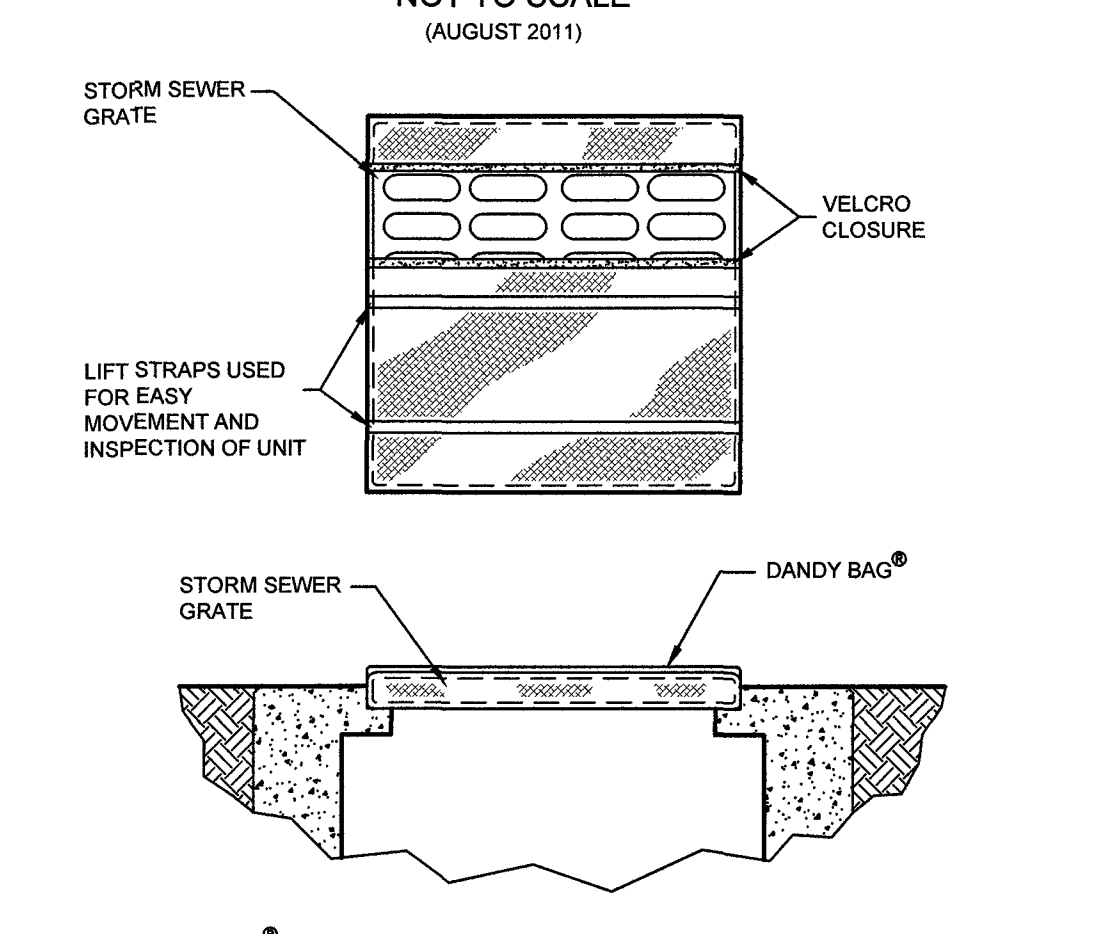
TP #2
LOGGED BY GPC
PERC TEST @ 20"
DATE: 3-10-2024
PERC RATE: 2 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

0"	TOPSOIL
6"	10YR 4/1, GRANULAR, FRIABLE LOAMY SAND, ROOTS
30"	7.5YR 6/6, GRANULAR, FRIABLE, SAND, FEW ROOTS
60"	10YR 6/2, GRAVELLY SAND FEW ROOTS
80" BOTTOM OF HOLE	



- NOTES:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 4. EROSION BLANKETS TO BE A BCN150 OR AN APPROVED ALTERNATIVE WHICH MUST CONSIST OF ALL NATURAL FIBERS.

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 4481	1/min/m ² (gal/min/ft ²)	5907 (145)
PERMITTIVITY	ASTM D 4481	Sec-1	2.1

DANDY BAG®
NOT TO SCALE
(AUGUST 2011)

- 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 TOPRESSED 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 MATERIALS 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.

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. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING 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 CONSTRUCTIONS 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. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
6. DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
7. DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
9. 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.
10. DEEPLY TILL THE BASE OF THE INFILTRATION BASIN TO RESTORE INFILTRATION RATES FOLLOWED BY A PASS WITH A LEVELING DISK. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THE INFILTRATION AREA UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
11. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
12. 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.
13. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
15. 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.
16. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
17. 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 ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY BY THE PROJECT ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS) PRIOR TO FINAL SEEDING AND MULCHING.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH HILLSBOROUGH COUNTY CONSERVATION DISTRICT-VEGETATIVE STANDARD AND SPECIFICATIONS FOR SEEDING GRASSES AND LEGUMES FOR LONG-TERM COVER ON EXCAVATED AREAS.
5. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
6. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
7. 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.
8. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
9. 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.
10. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
11. 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.*
12. DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
13. DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
14. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
15. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
16. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

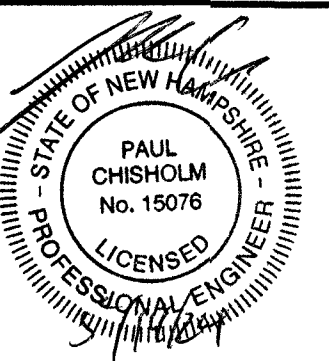
WINTER CONSTRUCTION NOTES:

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 STONE PER WIDTH OF ROAD OR ITEM 304.3 OR, IF CONSTRUCTION METHODOLOGIES MAY WARRANT, REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
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

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	PCD
3	2-14-2024	REVS PER PB COMMENTS & PEER REVIEW	PCM
4	3-13-2024	REVS PER PB COMMENTS	PCM
5	4-19-2024	REVS PER NHDES SEWER COMMENTS	PCM
6	5-9-2024	REVS PER PB COMMENTS	PCM

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

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

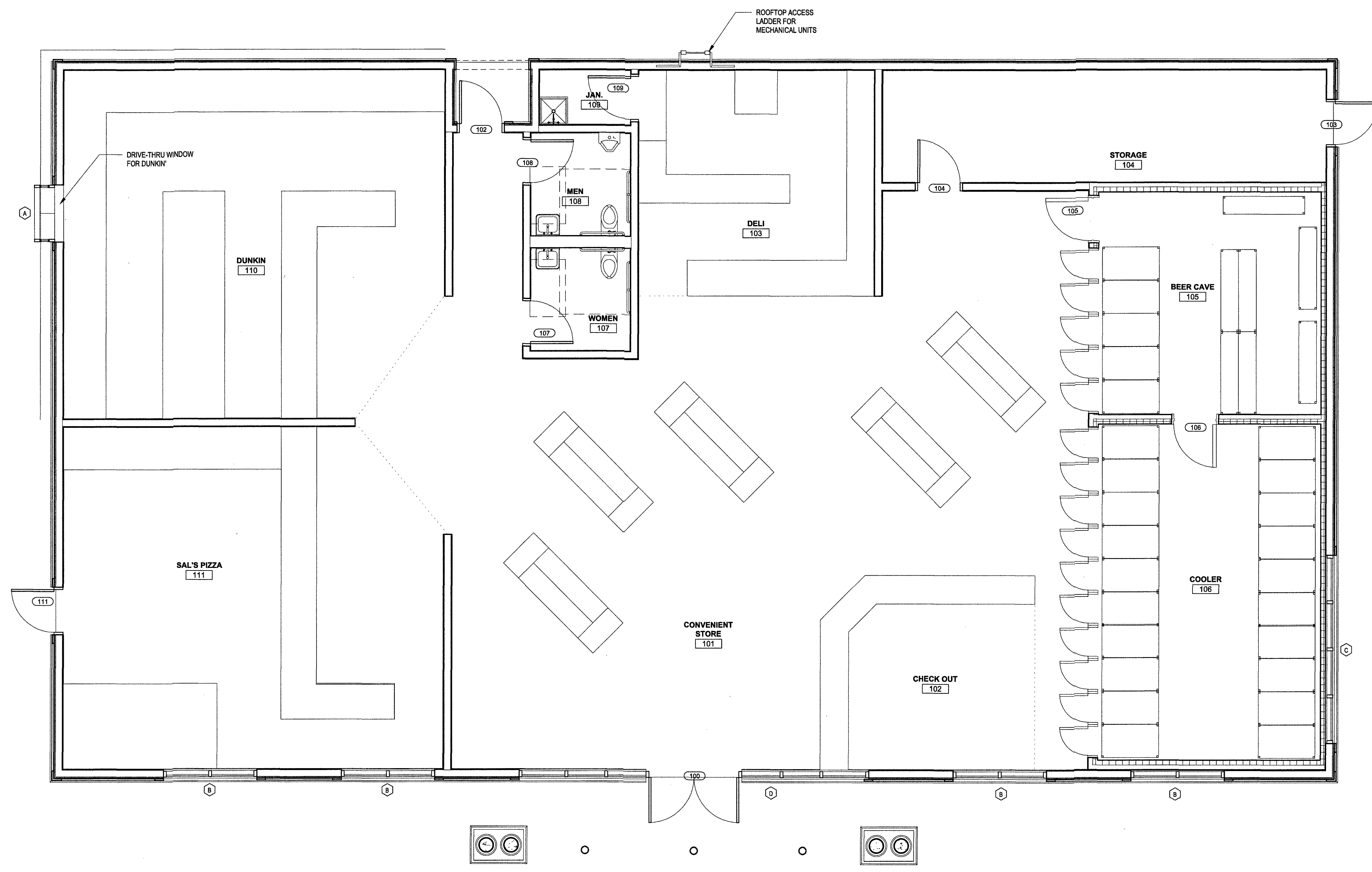
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

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.

three inches = one foot
 one and one half inches = one foot
 one inch = one foot
 three quarter inch = one foot
 one quarter inch = one foot
 one eighth inch = one foot
 A201 1/4" = 1'-0"



GENERAL PLAN NOTES

1. ARCHITECTURAL DATUM = 100'-0". THE ARCHITECTURAL DATUM IS INDEPENDENT OF ELEVATIONS SHOWN ON THE CIVIL DRAWINGS. SEE CIVIL DRAWINGS FOR CORRESPONDING DATUM IN HEIGHT ABOVE SEA LEVEL.
2. ALL DIMENSIONS AT NEW WALLS ARE TO OUTSIDE FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, OR CENTER OF OPENING, U.N.O. AT EXISTING WALLS DIMENSIONS ARE TO FINISH FACE OF WALL.
3. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR ANY DISCREPANCY PRIOR TO COMMENCING WITH ANY WORK.
4. REFER TO DIMENSION PLANS FOR GENERAL PARTITION NOTES & PARTITION TYPES.
5. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. NOTIFY ARCHITECT OF DISCREPANCIES.
6. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED INCLUDING ALL SILL PLATES FOR WOOD STUD WALLS.
7. REVIEW PRIOR TO INSTALLATION, ANY CONFLICT OF ENGINEERING TRADE DEVICES (I.E. FIRE ALARM STROBES) WITH ARCHITECTURAL DETAILS AND BRING THOSE DISCREPANCIES TO THE ARCHITECT FOR REVIEW.
8. PROVIDE BLOCKING FOR MILLWORK, MECHANICAL FIXTURES, PLUMBING FIXTURES AND OTHER ITEMS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
9. COORDINATE MISC. STEEL REQUIREMENTS FOR MOUNTING / HANGING OWNER SUPPLIED EQUIPMENT.

TO BE EDITED

FLOOR PLAN LEGEND

- 101 DOOR TAG, SEE DOOR SCHEDULE
- X WINDOW TAG, SEE WINDOW SCHEDULE
- 11 ACCESSORY TAG, SEE ACCESSORY TYPES & INTERIOR ELEVATIONS
- A KEYNOTE, SEE FLOOR PLAN KEYNOTE LEGEND
- STRUCTURAL GRID LINE
- == NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- NEW DOOR
- EXISTING DOOR

FLOOR PLAN KEYNOTES

KEY # DESCRIPTION

TO BE EDITED

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: 2/28/2024 10:13:13 AM
 ISSUE DATE:

NOT FOR CONSTRUCTION PROGRESS

REVISION	DATE	COMMENTS

FIRST FLOOR PLAN

A111
 SHEET NUMBER: OF 2 ARCHITECTURAL

PROGRESS - NOT FOR CONSTRUCTION

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

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

PROGRESS - NOT FOR CONSTRUCTION

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: 2/28/2024 10:13:15 AM
 ISSUE DATE:

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 PROGRESS

REVISION	DATE	COMMENTS

EXTERIOR ELEVATIONS

A201

SHEET NUMBER: 1 OF 2 ARCHITECTURAL
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three inches = one foot

one and one half inches = one foot

one inch = one foot

three quarter inch = one foot

one quarter inch = one foot

one eighth inch = one foot

Autodesk Docu2000 Hudson Convenience Store 0860 2024.07.31 Hudson
 Convenience Store.NY
 TEMPLATE DATE: 11/28/2019



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



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

three inches = one foot
 one and one half inches = one foot
 one inch = one foot
 three quarter inch = one foot
 one quarter inch = one foot
 one eighth inch = one foot
 Autodesk Docs/850 Hudson Convenience Store/850.2023-07-31 Hudson Convenience Store.rvt
 TEMPLATE DATE: 11/25/2019



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



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

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: 2/28/2024 10:13:16 AM
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PROGRESS

REVISION	DATE	COMMENTS

EXTERIOR ELEVATIONS

A202
 SHEET NUMBER: 2 OF 2 ARCHITECTURAL

PROGRESS - NOT FOR CONSTRUCTION