

GENERAL INFORMATION

OWNER/APPLICANT

MAP 198 LOT 11, 12, 14, 15, 16
COLBEA ENTERPRISES, LLC
695 GEORGE WASHINGTON HIGHWAY
LINGOLN, RI 02802
(401) 490-2209

RESOURCE LIST

PLANNING/ZONING DEPARTMENT

12 SCHOOL STREET
HUDSON, NH 03051
(603) 886-6008

CONSERVATION COMMISSION

12 SCHOOL STREET
HUDSON, NH 03051
609-000-0000
WILLIAM COLLINS, CHAIRMAN

INSPECTIONAL SERVICES DEPT.

12 SCHOOL SCHOOL
HUDSON, NH 03051

CODE ENFORCEMENT

12 SCHOOL SCHOOL
HUDSON, NH 03051
(603) 886-6008
CHRIS SULLIVAN

PUBLIC WORKS

12 CONSTITUTION DRIVE
HUDSON, NH 03051
(603) 886-6018
JAY TWARDSKY

POLICE DEPARTMENT

1 CONSTITUTION DRIVE
HUDSON, NH 03051
(603) 886-6011
TAD DIONNE, POLICE CHIEF

FIRE DEPARTMENT

39 FERRY STREET
HUDSON, NH 03051
(603) 886-6021
SCOTT TICE, FIRE CHIEF

NHDES AOT

29 HAZEN DRIVE; PO BOX 95
CONCORD, NH 03302
603-271-3501

LIBERTY UTILITIES

116 NORTH MAIN STREET
CONCORD, NH 03301
(603) 782-2321
ANDREW MORGAN, MANAGER III

ASSOCIATED PROFESSIONALS

ARCHITECT

HARRISON FRENCH & ASSOCIATES
31 HAYWARD STREET; SUITE E-1
FRANKLIN, MA 02038
(401) 265-2535
STEVE PEDRO, SR. ARCHITECT

GEOTECHNICAL SERVICES

SW COLE ENGINEERING, INC.
13 DELTA DRIVE, UNIT 8
LONDONDERRY, NH 03053
(603) 716-2111 x4965
COURTNEY MATTISON, PE

TRAFFIC ENGINEER

TFMORAN INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
(603) 472-4488
JEN PORTER, PE

LIGHTING DESIGN

LSI INDUSTRIES
10000 ALLIANCE ROAD
CINCINNATI, OH 45242
(513) 372-3368
MIKE ELLISON, TECHNICAL DESIGN SERVICES
SPECIALIST

UNDERGROUND FUEL STORAGE SYSTEM

GPI - GREENMAN PEDERSEN, INC.
21 DANIEL SQUARE, 2ND FLOOR
PORTSMOUTH, NH 03801
(603) 527-7488
HUSEYIN SEVINGCIL

CANOPY DESIGN

AUSTIN MOHAWK AND COMPANY, LLC
2175 BEECHGROVE PLACE
UTICA, NY 13501
(315) 793-3000
SUSANNE M. WILSON

**91-97 LOWELL ROAD
HUDSON, NEW HAMPSHIRE**

OCTOBER 28, 2025

[illegible]

<h1 style="text-align: center;">VARIANCES</h1>	
<p>THE FOLLOWING RELIEF WAS RECEIVED FROM THE TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT ON JUNE 27, 2024:</p>	
<p>1. TOWN OF HUDSON ZONING ORDINANCE ARTICLE XII: SIGNS; SECTION 334-63</p>	<p>A VARIANCE TO ALLOW THREE (3) BUSINESS AND INDUSTRIAL WALL SIGNS WHERE ONLY ONE (1) IS PERMITTED.</p>
<p>2. TOWN OF HUDSON ARTICLE XII: SIGNS; SECTION 334-64A AND SECTION 334-64</p>	<p>A VARIANCE TO ALLOW A FREESTANDING "PYLON" SIGN WITH 146.9 SQUARE FEET WHERE A MAXIMUM SIZE OF 100 SQUARE FEET IS PERMITTED AND, TO ALLOW FIVE (5) FREESTANDING SIGNS WHERE EACH INDIVIDUAL SITE MAY HAVE NO MORE THAN ONE (1) FREESTANDING POLE OR GROUND SIGN.</p>
<p>3. TOWN OF HUDSON ZONING ORDINANCE ARTICLE XII: SIGNS; SECTION 334-68</p>	<p>A VARIANCE TO ALLOW SEVERAL DIRECTIONAL AND DIRECTORY SIGNS TO BE LARGER THAN THREE (3) S.F. WHERE NO GREATER THAN THREE (3) SQUARE FEET IN AREA IS PERMITTED AND DO NOT CONTAIN ANY ADDITIONAL ADVERTISING OR MESSAGES OTHER THEN INCIDENTAL CORPORATE OR INSTITUTIONAL SYMBOLS OR LOGOS</p>

<div> <div></div> <div>WAIVERS</div> </div>	
<p>THE FOLLOWING WAIVERS FROM THE TOWN OF HUDSON GENERAL LEGISLATION SITE REVIEW REGULATIONS ARE BEING REVIEWED BY THE PLANNING BOARD:</p>	
1. TOWN OF HUDSON GENERAL LEGISLATION CHAPTER 276 ADMINISTRATIVE REQUIREMENTS AND DEFINITIONS SECTION 276-11.1(12)(c)	<p>IN ALL ZONING DISTRICTS OTHER THAN THE GENERAL (G) AND THE GENERAL-ONE ZONING DISTRICTS, WHERE A COMMERCIAL OR INDUSTRIAL USE OR ZONING DISTRICT, THERE SHALL BE A ONE-HUNDRED-FOOT DISTANCE BETWEEN THE RESIDENTIAL USE OR ZONING DISTRICT AND ANY IMPROVED PART OF THE NONRESIDENTIAL DEVELOPMENT.</p>
2. TOWN OF HUDSON GENERAL LEGISLATION CHAPTER 275 SITE PLAN REVIEW ARTICLE II SECTION 275-9.A.1	<p>NO STORMWATER RUNOFF IN EXCESS OF RATES EXISTING PRIOR TO NEW CONSTRUCTION SHALL BE ALLOWED TO BE DISCHARGED ONTO A PUBLIC WAY OR INTO A DRAINAGE SYSTEM UNLESS THERE IS SUFFICIENT CAPACITY TO HANDLE THE ADDITIONAL RUNOFF. ALL DRAINAGE SHALL BE DESIGNED TO ACHIEVE A ZERO INCREASE IN RUNOFF FOR BOTH PEAK AND VOLUME WHERE PRACTICABLE, EXCEPT WHERE THE OFF-SITE DRAINAGE SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE SITE DRAINAGE.</p>
3. TOWN OF HUDSON GENERAL LEGISLATION CHAPTER 193 – DRIVEWAYS SECTION 193-10(G.)	<p>UP TO TWO DRIVEWAYS PER PARCEL HAVING ADEQUATE, AS REQUIRED BY CHAPTER 334, ZONING IS ALLOWED.</p>
4. TOWN OF HUDSON GENERAL LEGISLATION CHAPTER 193 – DRIVEWAYS SECTION 193-10(F.)	<p>MAXIMUM DRIVEWAY WIDTH OF 50 FEET, EXCEPT THAT A DRIVEWAY MAY BE FLARED BEYOND A WIDTH OF 50 FEET, AT AND HEAR ITS JUNCTION WITH THE HIGHWAY, TO ACCOMMODATE THE TURNING RADIUS OF VEHICLES EXPECTED TO USE THE PARTICULAR DRIVEWAY.</p>

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN _____ SIGNATURE DATE _____ AND _____

SECRETARY _____ SIGNATURE DATE _____

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

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

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	CRR	
<i>REV</i>	<i>DATE</i>	<i>DESCRIPTION</i>	<i>DR</i>	<i>CK</i>	

INDEX OF SHEETS	
SHEET	SHEET TITLE
C-00	COVER
C-01	NOTES & LEGEND
S-01	EXISTING CONDITIONS PLAN
S-02	AERIAL PLAN
C-02	SITE PREPARATION & DEMOLITION PLAN
C-03	OVERALL SITE LAYOUT PLAN
C-04 & C-05	SITE LAYOUT PLANS
C-06 & C-07	GRADING & DRAINAGE PLANS
C-08 & C-09	UTILITY PLANS
C-10A & C-10B	UTILITY PROFILE (SEWER)
C-11	LANDSCAPE PLAN
C-12	LANDSCAPE DETAILS
C-13	EROSION CONTROL PLAN
C-14	EROSION CONTROL NOTES
C-15	SIGNAGE PLAN & ELEVATIONS
C-16 & C-17	WB-62 TRUCK MOVEMENT PLAN & FIRE TRUCK MOVEMENT PLAN
C-18 TO C-27	DETAILS FOR MAJOR SITE WORK ITEMS
C-28 & C-29	SIGHT DISTANCE PLANS
OS-01	OFFSITE DRAINAGE PLAN
<u>REFERENCE PLANS BY ASSOCIATED PROFESSIONALS</u>	
-	LIGHTING PLAN (BY LSI)
-	ARCHITECTURAL ELEVATIONS (BY HFA)
-	CANOPY PLANS (BY AUSTIN MOHAWK)

PERMITS/APPROVALS			
	NUMBER	APPROVED	EXPIRES
TOWN OF HUDSON PLANNING BOARD SITE PLAN REVIEW APPROVAL	-	-	-
TOWN OF HUDSON ZONING BOARD VARIANCE REQUEST (SIGNS – ARTICLE XII)	198-012	6/27/2024	6/27/2026
NHDES AOT PERMIT	AoT-2824	4/25/2025	4/25/2030
NHDES SEWER CONNECTION PERMIT	-	-	-
NHDES OIL REMEDIATION & COMPLIANCE AST PERMIT	-	-	-
NHDES UNDERGROUND STORAGE TANK (UST) CONSTRUCTION	-	-	-
TOWN OF HUDSON DRIVEWAY PERMIT	-	-	-
EPA NPDES ENOI CGP & SWPPP	-	-	-

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

COVER

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR

COLBEA ENTERPRISES, LLC

SCALE: NTS

OCTOBER 28, 2025

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

COVER

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Seacoast Division

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- Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	18149.00	DR	JKC	FB	-	C-00
		CK	CRR	CADFILE	18149-00_COVER	

LEGEND

	PROPERTY LINE
	ZONING LINE
	EASEMENT
	BASELINE
	FLOODPLAIN
	EDGE OF WATERBODY
	EDGE OF WETLAND
	SETBACK (WETLAND)
	SETBACK (STRUCTURE)
	SETBACK (PARKING)
	SETBACK (LANDSCAPE)
	GRAVEL ROAD
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	CONCRETE CURB
	INTEGRATED CONCRETE CURB
	BITUMINOUS ASPHALT CURB
	CAPE COD BERM
	SAWCUT
	BUILDING
	BUILDING ROOF OVERHANG
	BUILDING FOUNDATION
	BUILDING ENTRANCE
	OVERHEAD DOOR
	TREE LINE
	FENCE (CHAIN LINK)
	FENCE (WIRE)
	FENCE (STOCKADE)
	GUARDRAIL
	STONE WALL
	RETAINING WALL
	SILT FENCE
	SILT SOCK
	SOIL BOUNDARY
	LIMIT OF GRADING
	CONTOUR
	SPOT GRADE
	PARKING COUNT
	YELLOW DOUBLE SOLID LINE
	YELLOW SINGLE SOLID LINE
	WHITE SINGLE SOLID LINE
	WHITE SINGLE BROKEN LINE
	STOP BAR
	CROSSWALK
	ACCESSIBLE PARKING SYMBOL
	PAVEMENT ARROW
	TRAFFIC FLOW ARROW (NOT P)
	SIGN (SINGLE POST)
	SIGN (DOUBLE POST)
	SIGN (PYLON)
	SIGN (MONUMENT)
	BOLLARD
	DUMPSTER PAD

ABBREVIATIONS

GENERAL					
ABAN	ABANDON	EP	EDGE OF PAVEMENT	OC	ON CENTER
AC	ACRES	EXIST	EXISTING	PAVE	PAVEMENT
ADJ	ADJUST	FFE	FINISHED FLOOR ELEVATION	PERF	PERFORATED
APPROX	APPROXIMATE	FND	FOUNDATION	PROP	PROPOSED
BC	BOTTOM OF CURB	HP	HIGH POINT	R	RADIUS
BIT	BITUMINOUS	INV	INVERT ELEVATION	R&D	REMOVE AND DISPOSE
BK/P&G	BOOK & PAGE	INT	INFILTRATION TEST	R&R	REMOVE AND RESET
BUILDG	BUILDING	L	LENGTH	REM	REMOVE
BMP	BEST MANAGEMENT PRACTICE	LF	LINEAR FEET	RET	RETAIN
BS	BOTTOM OF SLOPE	LSA	LANDSCAPE AREA	RIM	RIM ELEVATION
BW	BOTTOM OF WALL	MAX	MAXIMUM	ROW	RIGHT OF WAY
CNC	CONCRETE	MIN	MINIMUM	S	SLOPE
COORD	COORDINATE	N/F	NOW OR FORMERLY	SF	SQUARE FEET
DIA	DIAMETER	NHFG	NEW HAMPSHIRE FISH & GAME	SW	SEW
ELEV	ELEVATION	NTS	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
				TC	TOP OF CURB
				TP	TEST PIT
				TW	TOP OF WALL
				TYP	TYPICAL
				UG	UNDERGROUND
				WCR	ACCESSIBLE WHEELCHAIR RAMP
				W/	WITH

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UTILITIES	
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CON	CONDUIT
DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
F&S	FLARED END SECTION
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOTER
SMH	SEWER MANHOLE
SD	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX
UP	UTILITY POLE

SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

K. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING, CONTAINING, AND DULY REMOVING ALL CONSTITUENTS OF CONCERN BROUGHT TO THE SITE BY CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR ANYONE ELSE FOR WHOM CONTRACTOR IS RESPONSIBLE, AND FOR ANY ASSOCIATED COSTS; AND FOR THE COSTS OF REMOVING AND REMEDIATING AND HAZARDOUS ENVIRONMENTAL CONDITION CREATED BY THE PRESENCE OF ANY SUCH CONSTITUENTS OF CONCERN.

L. CONTRACTOR SHALL NOT IMPORT ANY FILL OVER THE AMOUNT OF 10 CUBIC YARDS CUMULATIVE TOTAL PER SOURCE TO ANY JOB SITE IN THE TOWN OF HUDSON WITHOUT PRIOR APPROVAL BY ENGINEERING DEPARTMENT STAFF. DOCUMENTATION SUCH AS TEST REPORTS, CERTIFICATIONS AND SIEVE ANALYZES OF FILL SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO TRANSPORTING THE MATERIAL TO HUDSON.

M. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS, IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

N. VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE AND/OR WETLAND SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.

O. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER TOWN REGULATIONS.

GENERAL NOTES

- THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE PRIOR TO INITIATING EARTH MOVING ACTIVITIES AND AFTER PERIMETER EROSION CONTROL MEASURES, PROTECTIVE FENCING, WASTE DISPOSAL AND CONSTRUCTION ACCESS PADS HAVE BEEN INSTALLED.
4. THE SITE LAYOUT PLAN SHALL BE RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
5. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE HUDSON PLANNING BOARD.
6. 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. ALL WORK TO CONFORM TO TOWN OF HUDSON DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS, COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY, AND/OR STATE AGENCY.
7. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS ENVY-NR 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
8. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
9. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
10. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
11. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
12. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
13. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
14. TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
15. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
16. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABOUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
17. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
18. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
19. CONTRACTOR'S GENERAL RESPONSIBILITIES:
 - A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
 - B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL APPLICABLE CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT MONDAY – SATURDAY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE TOWN OF HUDSON, NEW HAMPSHIRE.
 - F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
 - H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

- N. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
- O. THIS PROJECT IS SUBJECT TO THE AOT PERMIT LISTED ON THE COVER SHEET. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS OF THE PERMIT AND PROVIDE THE FOLLOWING DOCUMENTATION TO THE OWNER AND ENGINEER:
- 1) ADVANCE WRITTEN NOTICE AT LEAST ONE WEEK PRIOR TO COMMENCING ANY WORK UNDER THE PERMIT AND NOTIFICATION TO AOT VIA THE START OF CONSTRUCTION FORM.
 - 2) IF ANY UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS WERE INSTALLED, FOR EACH SUCH SYSTEM:
 - A) REPRESENTATIVE PHOTOGRAPHS OF THE SYSTEM AFTER COMPLETION BUT PRIOR TO BACKFILLING; AND
 - B) A LETTER SIGNED BY A QUALIFIED ENGINEER WHO OBSERVED THE SYSTEM PRIOR TO BACKFILLING, THAT THE SYSTEM CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS.
 - 3) UPON COMPLETION OF CONSTRUCTION, NOTIFICATION TO AOT VIA THE COMPLETION OF CONSTRUCTION FORM AND WRITTEN CERTIFICATION THAT:
 - A) ALL WORK UNDER THE PERMIT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS; AND
 - B) IF ANY DEVIATIONS FROM THE APPROVED PLANS WERE MADE, WRITTEN DESCRIPTIONS AND AS-BUILT DRAWINGS OF ALL SUCH DEVIATIONS, STAMPED BY A QUALIFIED ENGINEER, SHALL BE PROVIDED.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDOT ENV-WQ 1500 AS APPLICABLE.
2. THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
5. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE, INCLUDING AND NOT LIMITED TO DEWATERING METHODS, PERIMETER DRAINS AND THE INTO STORMWATER MANAGEMENT SYSTEM, ETC.
6. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
7. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
8. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
9. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
10. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
11. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
12. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
13. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
14. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
15. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
16. ACCESS DRIVE AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
17. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
18. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
19. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
20. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
21. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557. METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

- LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
 2. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELATION 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 BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
 4. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
 5. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
 6. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
 7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILLED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
 8. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
 9. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-NH 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
 10. ON-SITE WATER DISTRIBUTION SHALL BE TO TOWN OF HUDSON STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A WATER MAIN LINE CROSSES A SEWER LINE, THE SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
 11. THURST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
 12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
 13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPS.
 14. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
 15. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
 16. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
 17. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE/MUNICIPAL
SEWER	MUNICIPAL
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE	CONSOLIDATED COMMUNICATIONS
- WILDLIFE PROTECTION NOTES** (ENV-WQ 1504.17)

WILDLIFE PROTECTION NOTES (ENV-WQ 1504.17)

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT (603) 271-2461 AND BY EMAIL AT NHFGreview@wildlife.nh.gov. EMAIL SUBJECT LINE: NHB23-3206, Proposed Gos Station, Wildlife Species Observation.
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT FOR VERIFICATION AS FEASIBLE.
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
4. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.


SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

NOTES & LEGEND

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

SCALE: NTS		OCTOBER 28, 2025	
<div style="text-align: center;"> Seacoast Division  </div>		<div style="text-align: center;"> Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists </div>	
		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com	
FILE	18149.00	DR JKC CK CRR CADFILE	— 18149--00_NOTES & LEGENDS
		C-01	

FILE	18149.00	DR	JKC	FB	-	C-01
		CK	CRR	CADFILE	18149-00_NOTES & LEGENDS	

LEGEND

MAP 281 LOT 29	ASSESSORS MAP & PARCEL NUMBER
AC	ASBESTOS CEMENT PIPE
A.G.	ABOVE GRADE
BK./PG.	BOOK NO./PAGE NO.
B.G.	BELOW GRADE
BNDF	BOUND FOUND
CHB	CHORD BEARING
CHL	CHORD LENGTH
CS	COATED STEEL PIPE
DH	DRILL HOLE
EL	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FP	FAIRPOINT UTILITY COMPANY
HCRD	HILLSBOROUGH COUNTY REGISTRY OF DEEDS
IPF	IRON PIPE FOUND
IR	IRON ROD
IRF	IRON ROD FOUND
L	LENGTH
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
SWL	SINGLE WHITE LINE
S.F.	SQUARE FEET
TBM	TEMPORARY BENCH MARK
UP	UTILITY POLE
VP	VENT PIPE
W/	WITH
Δ	CENTRAL ANGLE

---	PROPERTY LINE
---	INTERIOR LOT LINE
---	YARD SETBACK
---	EDGE OF WETLAND
---	WETLAND BUFFER
---	ZONE LINE
---	OVERHEAD UTILITIES
---	WATER LINE
---	GAS LINE
---	SEWER LINE
---	EXISTING CONTOUR
---	TREE LINE
---	SHEET METAL FENCE
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	SPLIT RAIL FENCE
---	UTILITY POLE
---	UTILITY POLE WITH LIGHT
---	SEWER MANHOLE
---	VENT PIPE
---	GAS VALVE
---	WATER VALVE
---	WATER SHUTOFF
---	MONITORING WELL
---	HYDRANT
---	SIGN POST
---	TEST PIT

---	WETLAND
---	CONCRETE
---	EXPOSED LEDGE
---	PAVEMENT

PLAN REFERENCES:

- "PLAN OF LAND IN: HUDSON, N.H. 'ELMHURST' OWNED BY WM. J. COUGHLIN ESQ." DATED JUNE, 1897; BY FRANCIS A. TRACY, CE". HCRD PLAN #301.
- "SUBDIVISION OF LAND OF CANFIELD REALTY, INC. 99 LOWELL RD." BY F.G. SPRAGUE, C.E., DATED MAY 1980. HCRD PLAN #17081.
- "REVISED SITE PLAN 99-101 LOWELL RD. PHASE II" BY F.G. SPRAGUE, C.E., DATED AUG. 1984. HCRD PLAN #17349.
- "SUBDIVISION PLAN - LOT 149/MAP 45 & LOT 116-2/MAP 44. LINDEN STREET ESTATES OFF COTTONWOOD DRIVE HUDSON, NEW HAMPSHIRE PREPARED FOR: LITCHFIELD PROPERTIES" BY MAYNARD & PAQUETTE, INC., DATED AUGUST 1, 1988. HCRD PLAN #23215.
- "BOUNDARY AND CONSOLIDATION PLAN - MAP 45/ LOTS 162, 162-1, 166-1 & 169 ATWOOD AVENUE HUDSON, NEW HAMPSHIRE PREPARED FOR: ETCHSTONE PROPERTIES, INC. AND JAYRON REALTY, INC." BY MAYNARD & PAQUETTE, INC., DATED JULY 19, 1996. HCRD PLAN #28102.
- "BOUNDARY PLAN MAP 198 / LOTS 11, 12, 14, 15 & 16 ERIC C. SOLKA & 91-95 LOWELL ROAD, LLC 91, 95, 97 LOWELL ROAD, 5-7 ATWOOD AVENUE & 14 BRENTON AVENUE TOWN OF HUDSON HILLSBOROUGH COUNTY, NEW HAMPSHIRE" BY SANDFORD SURVEYING AND ENGINEERING, DATED 9-07-15. HCRD PLAN #39005.
- "ALTA/ACSM LAND TITLE SURVEY MAP 198 / LOTS 11, 12, 14, 15 & 16 91, 95, 97 LOWELL ROAD, 5 - 7 ATWOOD ROAD & 14 BRENTON AVENUE TOWN OF HUDSON HILLSBOROUGH COUNTY, NEW HAMPSHIRE" BY SANDFORD SURVEYING AND ENGINEERING DATED JUNE 26, 2015 WITH REVISION 1 DATED JANUARY 22, 2016. PLAN NOT RECORDED.

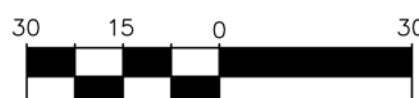


CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24):
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN NOVEMBER & DECEMBER 2022 USING A LEICA TS-16, A TOPCON HIPER AND A CARLSON RT-4 DATA COLLECTOR.
THE PRESENCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
THE INTENT OF THIS PLAN IS TO SHOW LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT ATTEMPTED TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIG SAFE @ 1-888-DIGSAFE TO VERIFY UTILITIES.
A PORTION OF BRENTON STREET WAS ABANDONED BY THE TOWN OF HUDSON BY TOWN WARRANT PUBLISHED BY THE NASHUA TELEGRAPH ON FEBRUARY 25, 1960. (SEE PLAN REFERENCES 1 & 7).



LICENSED LAND SURVEYOR

2-9-2023
DATE

NOTES:

- THE PARCELS ARE LOCATED IN THE BUSINESS (B) ZONING DISTRICT AND PARTIALLY WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT.
- THE PARCELS ARE SHOWN ON THE TOWN OF HUDSON ASSESSORS MAP 198 AS LOTS 11, 12, 14, 15 & 16.
- THE PARCELS ARE LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) HILLSBOROUGH COUNTY, NEW HAMPSHIRE, PANEL 518 OF 701, MAP NUMBERS 33011C0518D WITH EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- OWNERS OF RECORD:
MAP 198 LOTS 11, 12, 14, 15 & 16
COLBEA ENTERPRISES, LLC
695 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865
HCRD BK.#8896 PG.#1847
- ZONING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA: 30,000 S.F.
WITH TOWN WATER AND SEWER
WITHOUT TOWN WATER OR SEWER
MINIMUM LOT FRONTAGE: 43,560 S.F.
LOCAL ROADWAYS WITH TOWN WATER AND SEWER: 150'
ARTERIAL AND COLLECTOR: 150'
PRINCIPAL BUILDING SETBACK REQUIREMENTS:
ARTERIAL AND COLLECTOR ROADWAYS: 50'
FRONT: 15'
SIDE: 15'
REAR: 15'
LOCAL ROADWAYS: 50'
FRONT: 15'
SIDE: 15'
REAR: 15'
- PER HUDSON TOWN CODE, CHAPTER 334, ARTICLE VII, SECTION 334-27
- PARCEL AREA:
MAP 198 LOTS 11, 12, 14, 15, & 16
147,966 S.F.
(3.3968) ACRES
- HORIZONTAL DATUM IS NAD83 (2011). THE VERTICAL DATUM IS NAVD88. THE CONTOUR INTERVAL IS 1 FOOT.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 198 LOTS 11, 12, 14, 15 & 16.
- FIELD SURVEY COMPLETED BY TCE & RJS IN NOVEMBER & DECEMBER 2022 USING A LEICA TS-16, A TOPCON HIPER AND A CARLSON RT-4 DATA COLLECTOR.
- WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON NOVEMBER 11, 2022 BY JASON R. AUBE CWS #313. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016. PUBLISHED BY THE ARMY CORPS OF ENGINEERS. THE HYDRIC SOILS COMPONENT OF THE DELINEATION WAS DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
- THE INTENT OF THIS PLAN IS TO SHOW LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT ATTEMPTED TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIG SAFE @ 1-888-DIGSAFE TO VERIFY UTILITIES.
- A PORTION OF BRENTON STREET WAS ABANDONED BY THE TOWN OF HUDSON BY TOWN WARRANT PUBLISHED BY THE NASHUA TELEGRAPH ON FEBRUARY 25, 1960. (SEE PLAN REFERENCES 1 & 7).

EASEMENT NOTE:

TAX MAP 198 LOT 16 IS SUBJECT TO AND HAS THE BENEFIT OF A RIGHT OF WAY TO LOWELL ROAD. SEE HCRD BK. 8011 PG. 644.

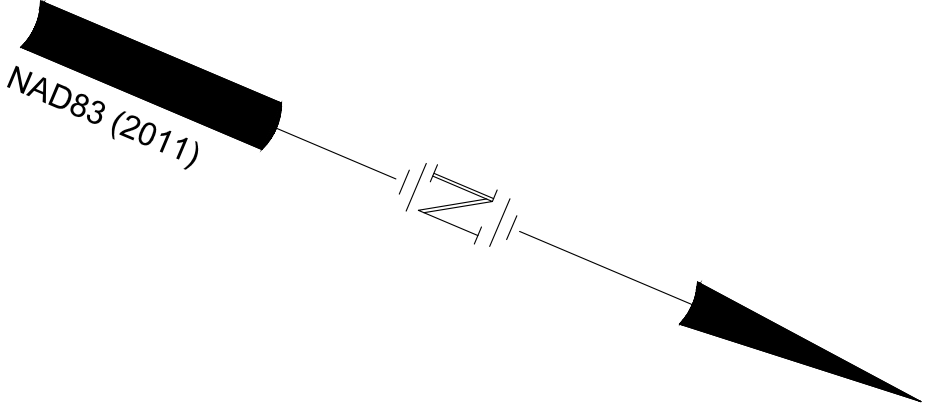
TAX MAP 198 LOTS 11, 12, 14, 15 & 16
EXISTING CONDITIONS PLAN
SEASONS MARKET
LOWELL ROAD (NH ROUTE 3A)/ATWOOD AVENUE/TEMPLE STREET
HUDSON, NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH
OWNED BY
COLBEA ENTERPRISES, LLC

SCALE: 1" = 30' (22x34)
1" = 60' (11x17)

FEBRUARY 9, 2023

Seacoast Division				Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com	
FILE	18149-00	DR	IID	FB	591		S-1
		CK	BMK	CADFILE			

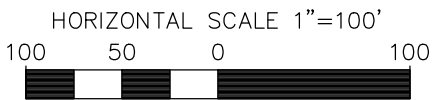
Dec 22, 2025 - 4:06pm
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APPROVED BY THE HUDSON, NH PLANNING BOARD	
DATE OF MEETING _____	
CHAIRMAN _____	SIGNATURE DATE _____ AND
SECRETARY _____	SIGNATURE DATE _____
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.	

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

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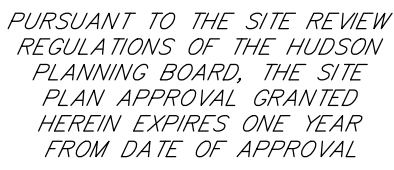
1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	CRR	
REV	DATE	DESCRIPTION	DR	CK	

SITE DEVELOPMENT PLANS
TAX MAP 198 LOTS 11, 12, 14, 15, & 16
AERIAL PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=200' (11"x17")
SCALE: 1"=100' (22"x34")


OCTOBER 28, 2025

Seacoast Division		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com	
TFM					
FILE	18149.00	DR	JKC	FB	-
		CK	CRR	CADFILE	18149-00 AERIAL
					S-02





HORIZONTAL SCALE 1"=20'








A horizontal scale bar with alternating black and white segments. The segments are labeled 20, 10, 0, and 20 from left to right, indicating distances in feet.

1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS		JKC	CRR
<i>REV</i>	<i>DATE</i>	<i>DESCRIPTION</i>		<i>DR</i>	<i>CK</i>

NOTES

1. SEE NOTES ON SHEET C-01.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
3. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE HUDSON ZONING ORDINANCE AND SITE PLAN REGULATIONS.
4. SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATION. THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.
5. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.

SIGN LEGEND					
ID	SIGN	SIZE (INCHES)		DESIGN (COLORING, TEXT SIZE, SPACING, SHAPE, RETROFLECTIVITY, ETC.)	NO. OF SIGNS
		WIDTH	HEIGHT		
R1-1		30	30	REFER TO THE 2003 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	6
R7-8 ¹		12	18		2
R7-8P ²		18	9		1
R8-3A		24	30		3
R5-1		30	30		7

NOTE:

1. HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH TOWN OR HUDSON STANDARDS AND ADA REGULATIONS.
2. PER ADA STANDARDS, A "VAN ACCESSIBLE" PLAQUE DOES NOT RESTRICT USE OF ACCESSIBLE SPACES TO VAN USERS ONLY.

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16
SITE LAYOUT PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
 OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **OCTOBER 28, 2025**

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN _____ SIGNATURE DATE _____ AND _____

SECRETARY _____ 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.

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

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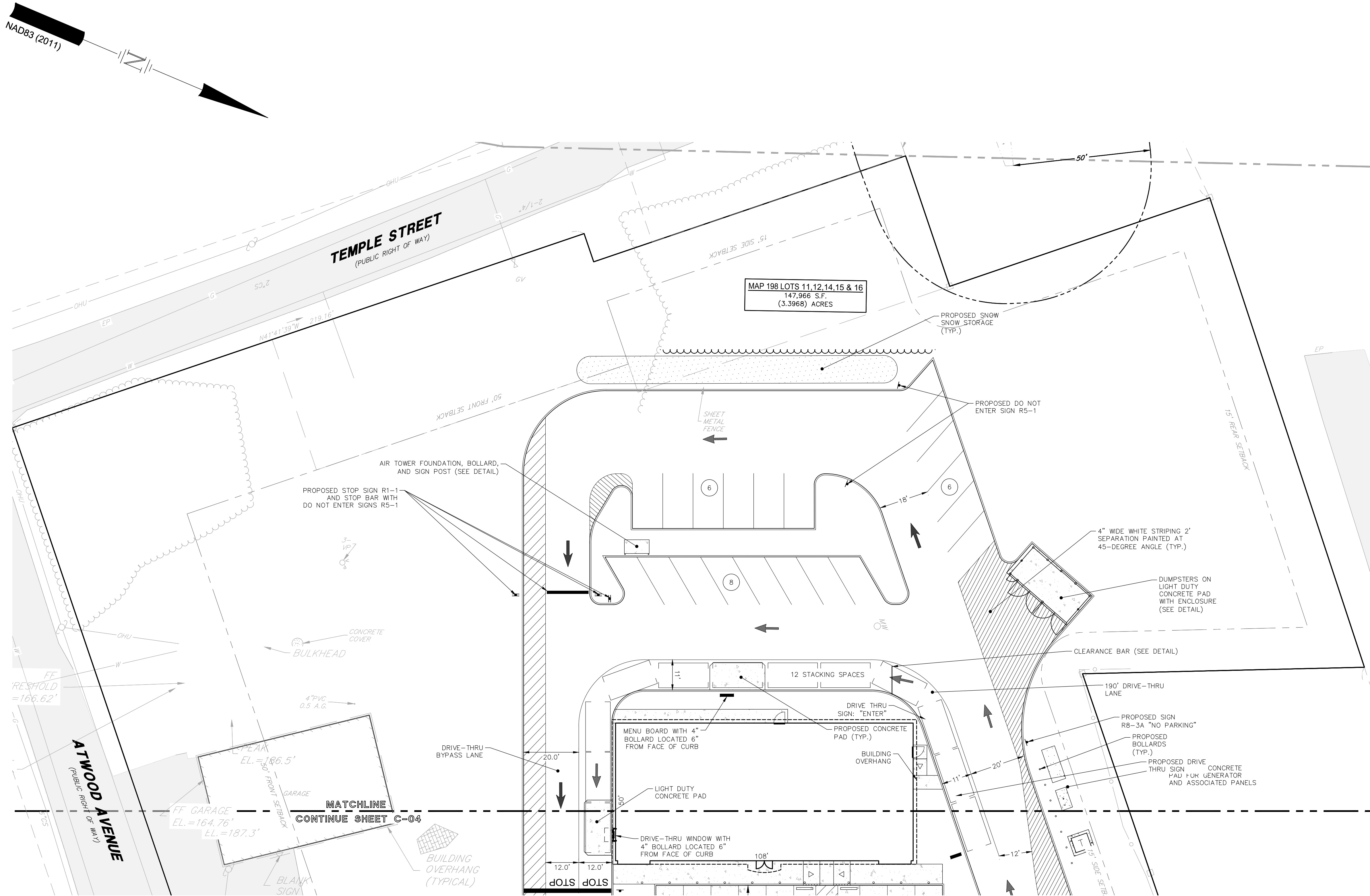
Seacoast Division

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Dec 22, 2025 - 4:07pm
F:\MISC Projects\18149-Hudson\18149-00 Colbea - Seasons Market - Hudson, NH\Design\PRODUCTION DRAWINGS\18149-00_Site Layout Plan.dwg



NOTES

- SEE NOTES ON SHEET C-01.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE HUDSON ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS, IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

SITE LAYOUT PLAN

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR

COLBEA ENTERPRISES, LLC

1"=40' (11"X17")

SCALE: 1"=20' (22"X34")

OCTOBER 28, 2025

Seacoast Division



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APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN _____ SIGNATURE DATE _____ AND

SECRETARY _____ 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.

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

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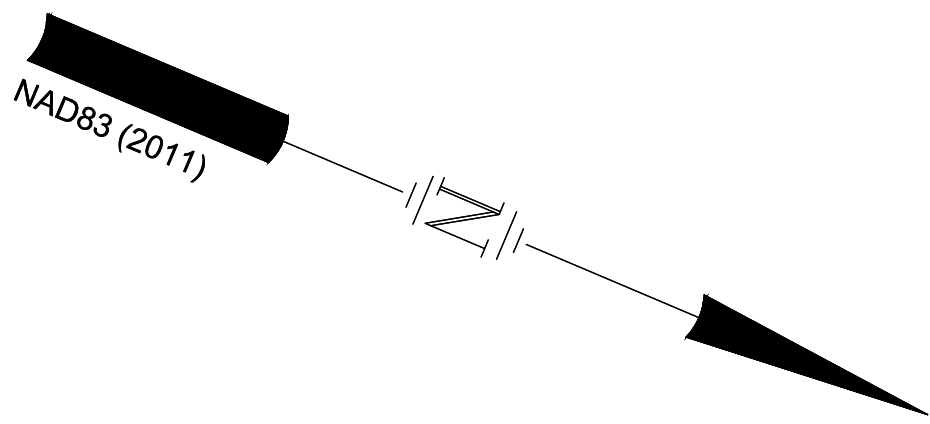
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HORIZONTAL SCALE 1"=20'
20 10 0 20

REV	DATE	DESCRIPTION	DR	CK
1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	CRR

FILE	18149.00	DR	JKC	FB	-	C-05
CK	CRR	CADFILE	18149-00_SITE LAYOUT PLAN			



Structure Table	
Structure Name	Structure Details
JF-34	RIM = 159.68 OCS-03 INV IN = 154.45 JF-34 INV OUT = 154.35
JF-54	RIM = 153.80 OCS-05 INV IN = 146.75 PMH59 INV IN = 148.85 JF-54 INV OUT = 146.65
OCS-02	RIM = 160.00 OCS-02 INV OUT = 156.00
OCS-03	RIM = 159.43 ST-03 INV IN = 154.65 OCS-03 INV OUT = 154.55
OCS-04	RIM = 158.65 ST04 INV IN = 151.15 OCS-04 INV OUT = 149.80
OCS-05	RIM = 154.28 ST-05 INV IN = 149.10 OCS-05 INV OUT = 146.82
PCB-21A	RIM = 162.42 PCB-10 INV OUT = 156.37
PCB-22A	RIM = 162.25 PBC-22A INV OUT = 158.75
PCB-31	RIM = 160.50 PCB-31 INV OUT = 158.90
PCB-32	RIM = 160.46 PCB-32 INV OUT = 155.25
PCB-40	RIM = 158.31 PMH-55 INV IN = 153.74 PCB-40 INV OUT = 153.64
PCB-41	RIM = 159.14 PCB41 INV OUT = 155.05
PCB-42	RIM = 159.10 PCB41 INV IN = 154.30 PCB-42 INV OUT = 154.20
PCB-43	RIM = 159.10 PCB-42 INV IN = 153.50 PCB-44 INV IN = 153.50 PCB-43 INV OUT = 153.40
PCB-44	RIM = 160.19 PCB-44 INV OUT = 153.75
PCB-45	RIM = 156.78 PCB-45 INV OUT = 153.10
PCB-46	RIM = 156.32 PCB-45 INV IN = 152.95 PCB-46 INV OUT = 152.85
PCB-49	RIM = 157.76 PCB-40 INV IN = 153.05 PCB-49 INV OUT = 152.95
PCB-50	RIM = 151.75 PCB-50 INV OUT = 148.55
PCB-51	RIM = 153.83 PCB-50 INV IN = 148.30 PCB-51 INV OUT = 148.20
NOTE: 1. CATCH BASIN SUMPS ARE A MINIMUM OF 4' BELOW THE LOWEST INVERT. 2. MANHOLE SUMPS ARE AT OR BELOW THE LOWEST INVERT.	

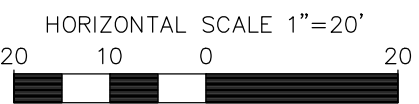
Structure Table	
Structure Name	Structure Details
PCB-52	RIM = 153.65 PCB-51 INV IN = 148.05 PCB-52 INV OUT = 147.95
PCB-54	RIM = 156.15 PCB-54 INV OUT = 154.19
PCB-91	RIM = 153.08 PCB-91 INV OUT = 147.00
PCB-92	RIM = 151.28 PMH-90 INV IN = 145.70 PCB92 INV OUT = 145.60
PMH-18	RIM = 155.81 PMH-24 INV IN = 147.00 PMH-18 INV OUT = 146.65
PMH-19	RIM = 152.00 PMH-18 INV IN = 146.35 JF-54 INV IN = 146.35 PMH-19 INV OUT = 146.25
PMH-20	RIM = 162.16 PCB-31 INV IN = 158.70 PBC-22A INV IN = 158.70 PMH-20 INV OUT = 158.60
PMH-23	RIM = 160.18 OCS-02 INV IN = 154.00 JF-34 INV IN = 153.55 PMH-23 INV OUT = 153.45
PMH-24	RIM = 159.83 PMH-23 INV IN = 152.55 PMH-24 INV OUT = 152.45
PMH-33	RIM = 159.64 PCB-32 INV IN = 154.94 PCB-10 INV IN = 154.70 PMH-33 INV OUT = 154.56
PMH-53	RIM = 154.63 PCB-52 INV IN = 147.80 PMH-53 INV OUT = 147.70
PMH-55	RIM = 158.03 PCB-54 INV IN = 153.92 PMH-55 INV OUT = 153.82
PMH-59	RIM = 154.32 OCS-04 INV IN = 149.20 PMH59 INV OUT = 149.10
PMH-90	RIM = 151.11 PCB-91 INV IN = 146.00 PMH-19 INV IN = 146.10 PMH-90 INV OUT = 145.90
PMH48	RIM = 159.41 SC-47 INV IN = 152.10 PMH45 INV OUT = 151.01
SC-47	RIM = 159.29 PCB-43 INV IN = 152.60 PCB-46 INV IN = 152.60 PCB-49 INV IN = 152.60 SC-47 INV OUT = 152.15

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

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REV	DATE	DESCRIPTION	DR	CK
1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	CRR

SOIL LEGEND (PER SITE SPECIFIC SOIL SURVEY)				
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	SLOPE CLASS	DRAINAGE CLASS
26B	WINDSOR LOAMY SAND	A	0-8%	EXCESSIVELY
26C	WINDSOR LOAMY SAND	A	8-15%	EXCESSIVELY
26D	WINDSOR LOAMY SAND	A	15-25%	EXCESSIVELY
26E	WINDSOR LOAMY SAND	A	25%+	EXCESSIVELY
400B/abaaa	UDORTHERTS, SANDY	A	0-8%	EXCESSIVELY
400C/abaaa	UDORTHERTS, SANDY	A	8-15%	EXCESSIVELY
400D/abaaa	UDORTHERTS, SANDY	A	15-25%	EXCESSIVELY
400E/abaaa	UDORTHERTS, SANDY	A	25%+	EXCESSIVELY
400B/hbhaa	UDORTHERTS, SANDY	A	0-8%	UNDETERMINABLE
500B/abdad	UDORTHERTS, BEDROCK SUBSTRATUM	D	0-8%	EXCESSIVELY
550B/abeab	UDORTHERTS, BEDROCK SUBSTRATUM	B	0-8%	EXCESSIVELY

NOTES

- SEE NOTES ON SHEET C-01.
- ALL DOORS SHALL BE AT FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.
- PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.01'. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
- LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- ALL PROPOSED DRAINAGE PIPES SHALL BE 12" AND HDPE, UNLESS OTHERWISE NOTED ON THE PLAN.
- DRAINAGE PIPES WITH LESS THAN 3' COVER SHALL BE INSULATED (SEE UTILITY TRENCH DETAIL) AND DRAINAGE CATCH BASINS WITH LESS THAN 3.5' OF COVER OVER INVERTS SHALL USE SLAB TOP CATCH BASIN (SEE DETAILS).
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR SUBDRAINAGE SYSTEMS FOR THE BUILDING FOUNDATION. SUBDRAINAGE MUST DAYLIGHT OR TIE INTO THE STORMWATER MANAGEMENT SYSTEM. COORDINATE SUBDRAINAGE SYSTEM DESIGN WITH THE ENGINEER OF RECORD.
- OIL SEPARATORS SHALL BE INSTALLED ON CATCH BASINS DISCHARGING TO INFILTRATION SYSTEM 01 (SEE DETAIL).

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

GRADING & DRAINAGE PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=40' (11"X17")

SCALE: 1"=20' (22"X34")

OCTOBER 28, 2025

Seacoast Division



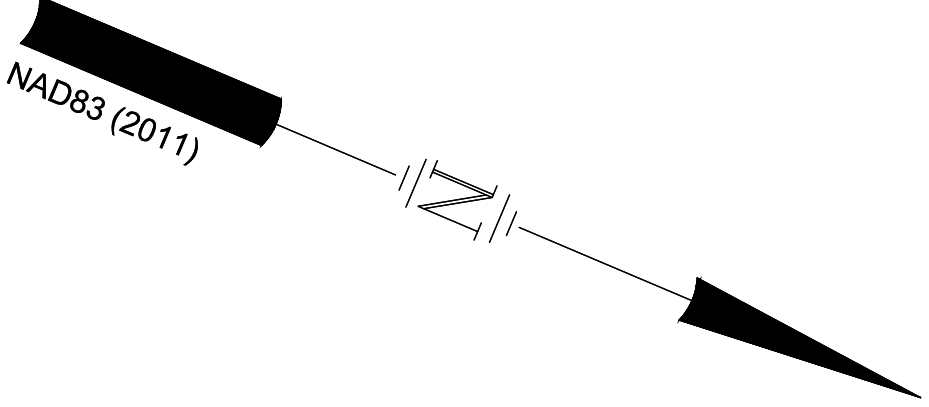
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18149.00	DR	JKC	FB	-
REV	DATE	DESCRIPTION	DR	CK

C-06

Dec 22, 2025 - 4:08pm
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TEST PIT #1
0 - 14" 10YR 3/2 Very Dark Grayish Brown, Sandy Loom, Massive, Friable, Homogenous
14 - 35" 10YR 5/4 Yellowish Brown, Loom, Massive, Friable, Few Rounded Stones, Homogenous
35 - 62" 10YR 7/4 Very Pale Brown, Fine Sand, Single Grained, Very Friable, Homogenous
62 - 107" 10YR 5/4 Yellowish Brown, Medium Sand, Many Stones, Heterogenous, Inclusions of Coarse Sand, Saturation at Depth, Redoximorphic Features Common (10R 4/6 Red), Heterogenous
REDOX OBS: Many @ 62" Below Grade 10R 4/6 Red
107" Below Grade, ESHWT: 62" Below Grade
Roots: Many 14" Below Grade, No Refusal

Test Pit # 2
0 - 55" 10YR 2/2 Very Dark Brown, Sandy Loom, Massive, Very Friable, Anthropogenic Detritus, Fill, Heterogenous
55 - 72" 10YR 6/2 Light Brownish Gray, Fine Sand, Many Gravels, Very Firm, Homogenous, Stratified
72 - 111" 10YR 5/4 Yellowish Brown, Medium Sand, Single Grained, Heterogenous, Many Stones, Many Gravels, Inclusions of Coarse Sand, Redoximorphic Features Common (2.5Y 7/6 Yellow)
REDOX OBS: Common @ 62" Below Grade 10R 4/6 Red
OBSWT: None Obs, ESHWT: 72" Below Grade
Roots: Common 5" Below Grade, Ledge: NR

Test Pit # 3
0 - 8" 10YR 3/3 Dark Brown, Sandy Loom, Massive, Friable, Many Gravels, Many Stones, Anthropogenic Detritus, Inclusions of Loom (10YR 3/2 Very Dark Grayish Brown), Heterogenous
8 - 115" 10YR 7/2 Light Gray, Very Fine Sand, Single Grained, Slightly Firm, Many Gravels, Common Stones, False Water Table, Heterogenous
REDOX OBS: N/A
OBSWT: None Obs, ESHWT: None Obs
Roots: common 8" Below Grade, Ledge: NR

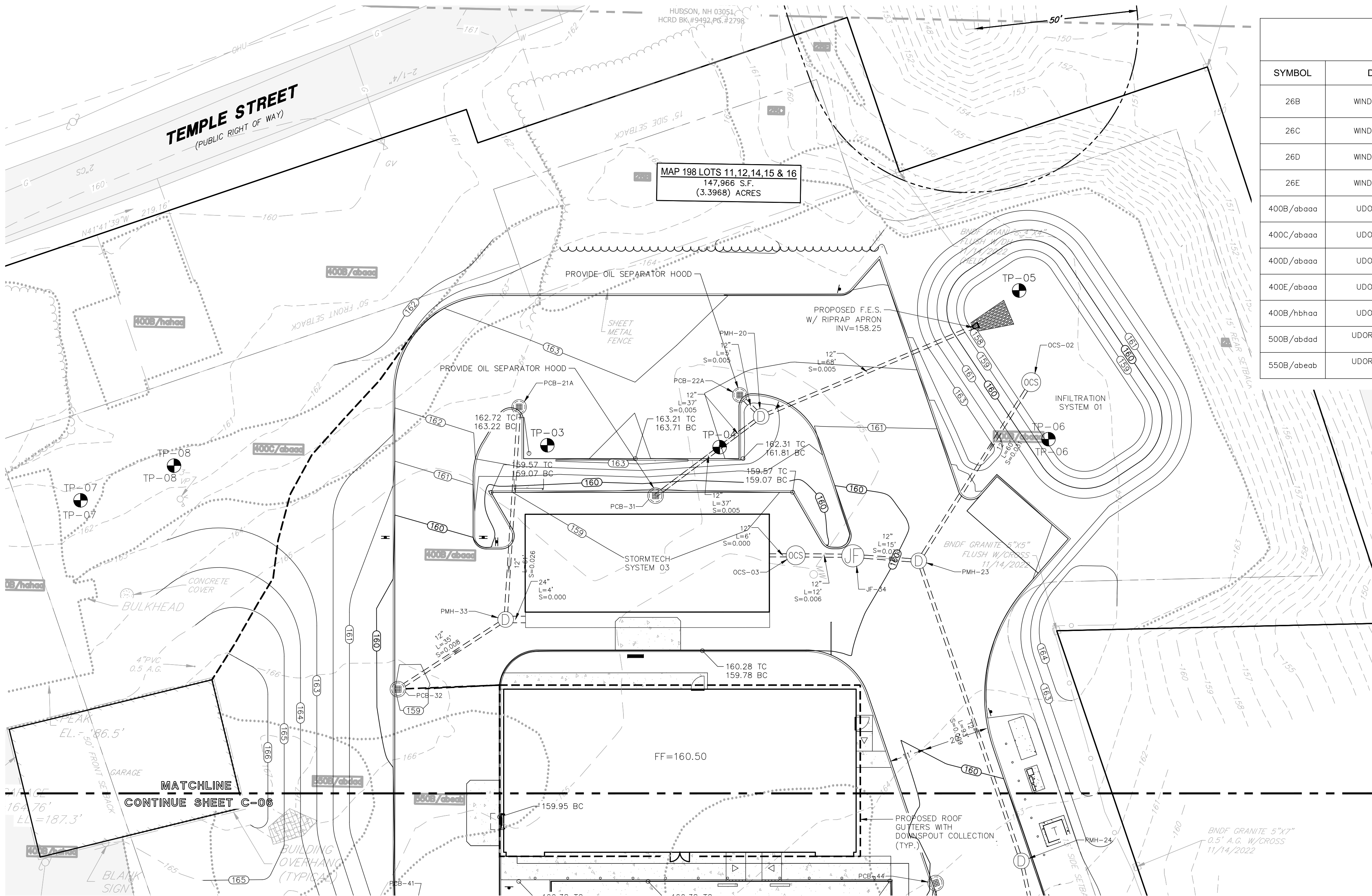
Test Pit # 4
0 - 9" 10YR 4/4 Dark Yellowish Brown, Sandy Loom, Massive, Very Friable, Many Gravels, Few Stones, Heterogenous
9 - 78" 10YR 7/4 Very Pale Brown, Very Fine Loamy Sand, Massive, Homogenous, Many Gravels, Slightly Firm
78 - 117" 10YR 7/1 Light Gray, Fine Sand, Single Grained, Many Rounded Stones, Firm, Homogenous
REDOX OBS: N/A
OBSWT: None Obs, ESHWT: None Obs
Roots: Common 6" Below Grade, Ledge: NR

Test Pit # 5
0 - 20" 10YR 4/4 Dark Yellowish Brown, Sandy Loom, Massive, Friable, Few Gravels, Few Stones, Heterogenous
20 - 34" 10YR 2/2 Very Dark Brown, Loom, Massive, Slightly Firm, Odorless, Homogenous
34 - 53" 10YR 6/3 Pale Brown, Fine Sand, Single Grained, Inclusions of Loom (10YR 2/2 Very Dark Brown), Few Stones, Heterogenous
53 - 106" 10YR 5/6 Yellowish Brown, Medium Sand, Single Grained, Many Stones, Many Gravels, Loose, Homogenous
REDOX OBS: None Obs, N/A, ESHWT: None Obs
Roots: Common 34" Below Grade, Ledge: NR

Test Pit #6
0 - 6" 10YR 4/3 Brown, Sandy Loom, Massive, Very Friable, Few Stones, Homogenous
6 - 12" 10YR 7/3 Very Pale Brown, Very Fine Sand, Single Grained, Friable, Few Stones, Homogenous
12 - 24" 10YR 7/3 Very Pale Brown, Fine Sand, Single Grained, Friable, Many Stones, Many Gravels, Heterogenous
24 - 108" 10YR 6/2 Light Brownish Gray, Fine Loamy Sand, Massive, Many Gravels, Common Stones, Slightly Firm, Decaying Stone, Homogenous
REDOX OBS: None Obs
OBSWT: None Obs, ESHWT: None Obs
Roots: Common 24" Below Grade, Ledge: NR

Test Pit #7
0 - 23" 10YR 4/3 Brown, Sandy Loom, Massive, Very Friable, Few Stones, Homogenous
23 - 36" 10YR 2/2 Very Dark Brown, Sandy Loom, Massive, Friable, Few Gravels, Many Roots, Homogenous
36 - 46" 10YR 5/6 Yellowish Brown, Loamy Sand, Massive, Friable, Common Roots, Few Gravels, Homogenous
46 - 94" 10YR 7/2 Light Gray, Fine Sand, Single Grained, Loose, Inclusions of Silt (Gley 1 6/N Gray), Heterogenous
94 - 96" 10YR 6/2 Light Brownish Gray, Fine Loamy Sand, Massive, Many Gravels, Common Stones, Slightly Firm, Decaying Stone, Redoximorphic Features (10R 4/6 Red), Homogenous
REDOX OBS: Common @ 94" Below Grade 10R 4/6 Red
OBSWT: None Obs, ESHWT: 94"
Roots: Common 48" Below Grade, Ledge: NR

Test Pit #8
0 - 21" 10YR 4/6 Dark Yellowish Brown, Sandy Loom, Massive, Very Friable, Few Stones, Heterogenous
21 - 38" 10YR 7/3 Very Pale Brown, Fine Sand, Single Grained, Loose, Homogenous
38 - 72" 10YR 6/3 Pale Brown, Sandy Loom, Massive, Many Gravels, Many Stones, Few Boulders, Heterogenous
72 - 110" 10YR 6/2 Light Brownish Gray, Loamy Sand, Massive, Firm, Few Boulders, Many Gravels, Heterogenous
REDOX OBS: N/A
OBSWT: None Obs, ESHWT: None Obs
Roots: Common 50" Below Grade, Ledge: NR



SOIL LEGEND (PER SITE SPECIFIC SOIL SURVEY)				
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	SLOPE CLASS	DRAINAGE CLASS
26B	WINDSOR LOAMY SAND	A	0-8%	EXCESSIVELY
26C	WINDSOR LOAMY SAND	A	8-15%	EXCESSIVELY
26D	WINDSOR LOAMY SAND	A	15-25%	EXCESSIVELY
26E	WINDSOR LOAMY SAND	A	25%+	EXCESSIVELY
400B/abaaa	UDORTHENTS, SANDY	A	0-8%	EXCESSIVELY
400C/abaaa	UDORTHENTS, SANDY	A	8-15%	EXCESSIVELY
400D/abaaa	UDORTHENTS, SANDY	A	15-25%	EXCESSIVELY
400E/abaaa	UDORTHENTS, SANDY	A	25%+	EXCESSIVELY
400B/hbhaa	UDORTHENTS, SANDY	A	0-8%	UNDETERMINABLE
500B/abdad	UDORTHENTS, BEDROCK SUBSTRATUM	D	0-8%	EXCESSIVELY
550B/abeab	UDORTHENTS, BEDROCK SUBSTRATUM	B	0-8%	EXCESSIVELY

NOTES

- SEE NOTES ON SHEET C-01.
- ALL DOORS SHALL BE AT FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.
- PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
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- OIL SEPARATORS SHALL BE INSTALLED ON CATCH BASINS DISCHARGING TO INFILTRATION SYSTEM 01 (SEE DETAIL).

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16
GRADING & DRAINAGE PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
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1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **OCTOBER 28, 2025**

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REV	DATE	DESCRIPTION	DR	CK	

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN _____ SIGNATURE DATE _____ AND

SECRETARY _____ SIGNATURE DATE _____

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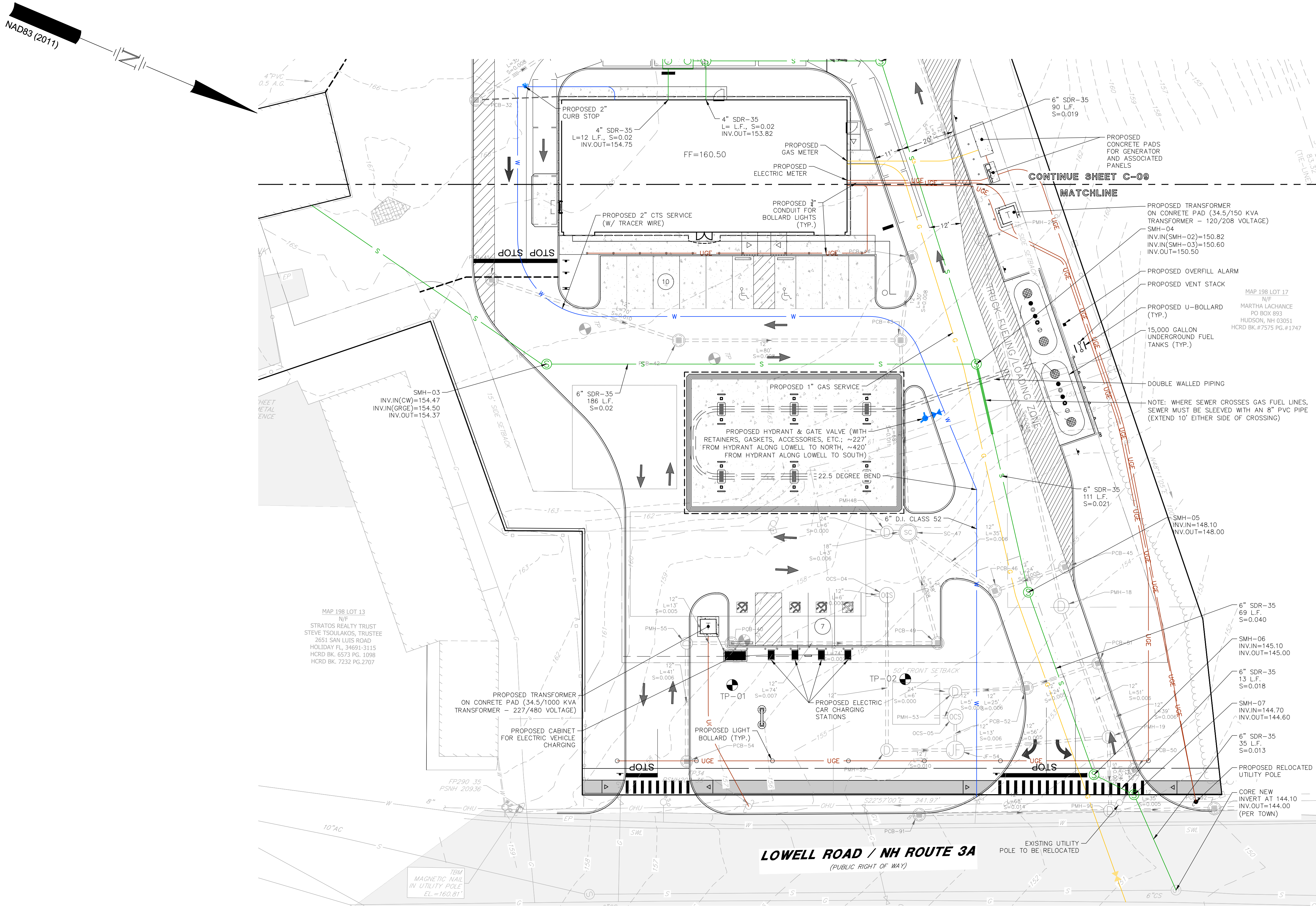
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HORIZONTAL SCALE 1"=20'
20 10 0 20



NOTES

- SEE NOTES ON SHEET C-01.
- THE NATIONAL FIRE PROTECTION AGENCY AND NEW HAMPSHIRE FIRE CODE REQUIRES FIRE HYDRANTS TO BE NO MORE THAN 500 FEET APART AND AT LEAST ONE FIRE HYDRANT WITHIN 400 FEET OF THE BUILDING IN AREAS WHERE BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS ARE PRESENT.

LEGEND

	S	SEWER LINE
	FM	SEWER FORCE MAIN LINE
	W	WATER LINE
	G	GAS LINE
	OHE	OVERHEAD UTILITY LINE
	UGE	UNDERGROUND UTILITY LINE

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

UTILITY PLAN

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

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1"=40' (11"X17")

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CK	CRR	CADFILE	18149-00_UTILITY		

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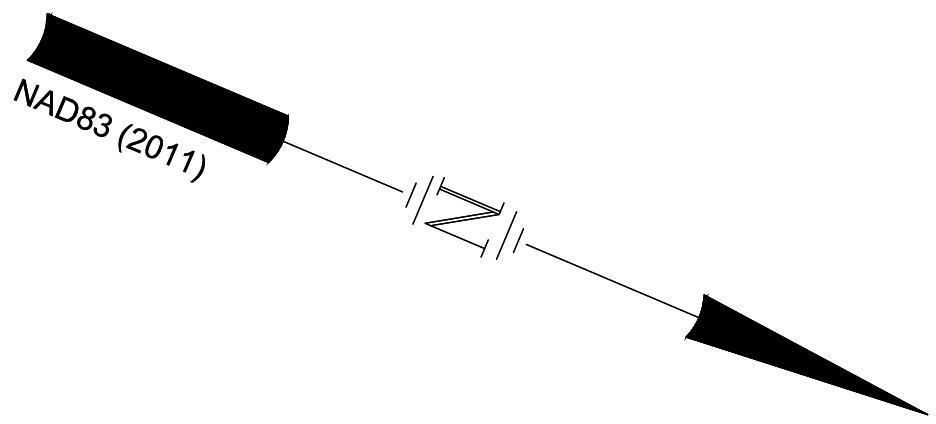
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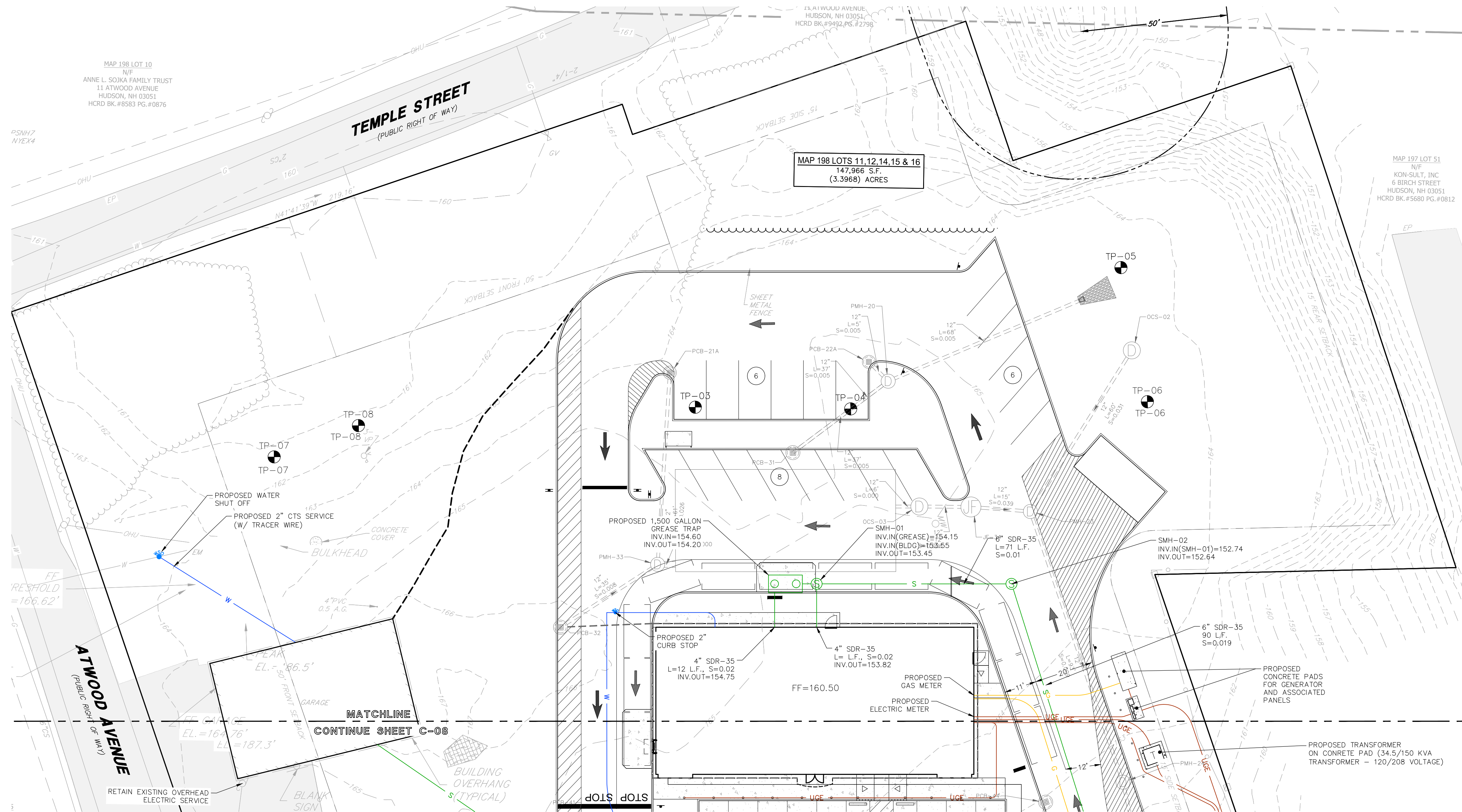
HORIZONTAL SCALE 1"=20'
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REV	DATE	DESCRIPTION	DR	CK
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NOTES

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SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

UTILITY PLAN

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR
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1"=40' (11"X17")

SCALE: 1"=20' (22"X34")

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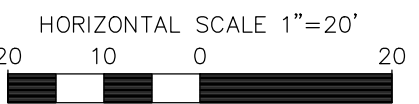
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PLANNING BOARD, THE SITE
PLAN APPROVAL GRANTED
HEREIN EXPIRES ONE YEAR
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1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	CRR

Seacoast Division

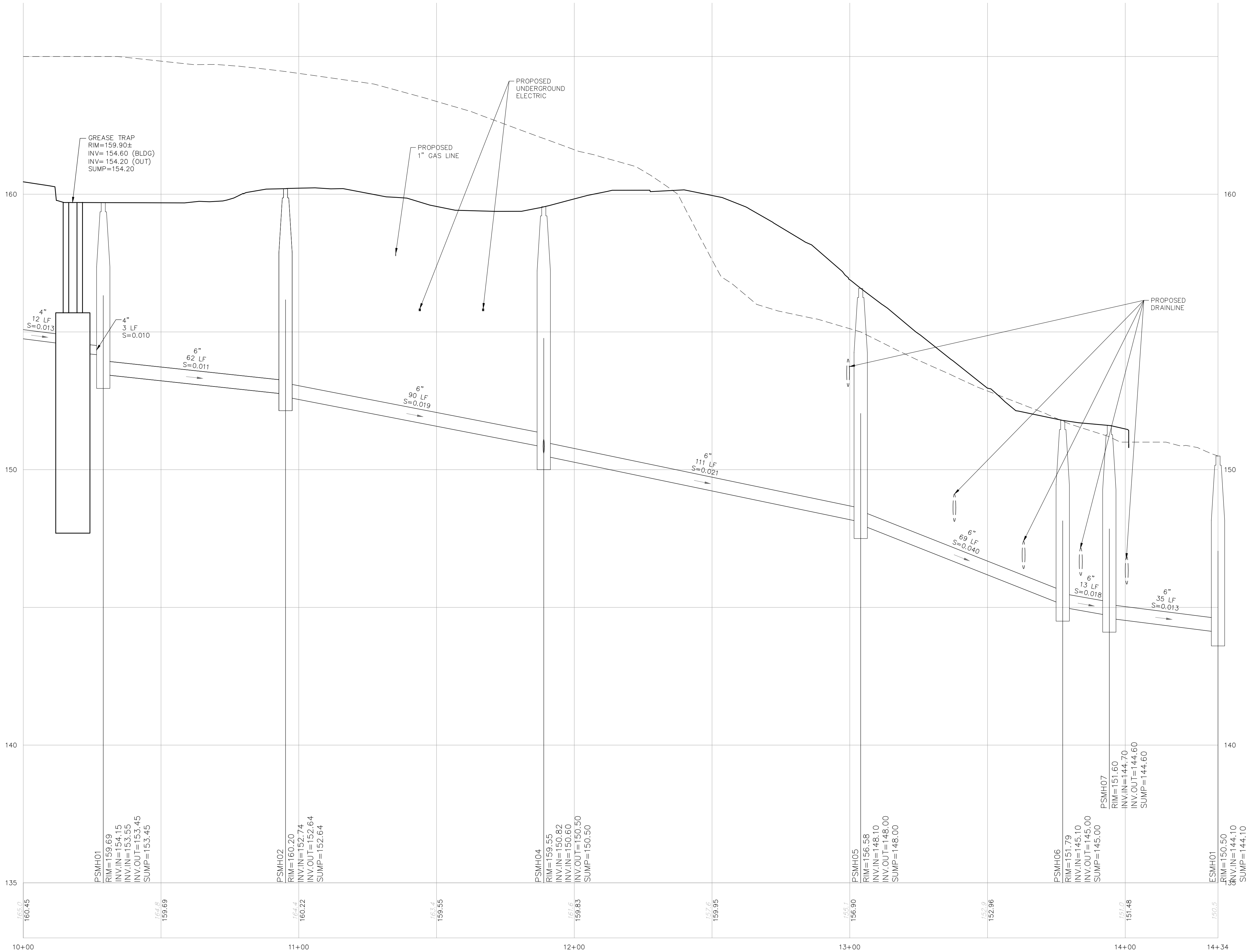


Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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18149.00	DR	JKC	FB	-	C-09
CK	CRR	CADFILE	18149-00_UTILITY		

Dec 22, 2025 - 4:09pm
F:\MISC Projects\18149-00 Colbea - Seasons Market - Hudson, NH\Design\PRODUCTION DRAWINGS\18149-00_Sewer Profile.dwg



SEWER STRUCTURE TABLE

GREASE TRAP RIM=159.90± INV= 154.60 (BLDG) INV= 154.20 (OUT) SUMP=154.20	SMH--04 RIM=160.00± INV=150.82 (IN) INV=150.50 (OUT)	SMH--07 RIM=151.80± INV=144.70 (IN) INV=144.60 (OUT)
SMH--01 RIM=159.90± INV= 154.14 (GREASE) INV= 153.55 (BLDG) INV=153.45	SMH--05 RIM=156.60± INV=148.10 (IN) INV=148.00 (OUT)	
SMH--02 RIM=160.30± INV=152.74 (IN) INV=152.64 (OUT)	SMH--06 RIM=151.40± INV=145.10 (IN) INV=145.00 (OUT)	

SITE DEVELOPMENT PLANS

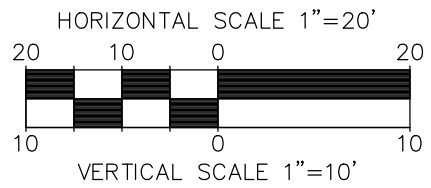
TAX MAP 198 LOTS 11, 12, 14, 15, & 16
UTILITY PROFILE (SEWER)
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **OCTOBER 28, 2025**

APPROVED BY THE HUDSON, NH PLANNING BOARD	
DATE OF MEETING _____	
CHAIRMAN _____	SIGNATURE DATE _____ AND
SECRETARY _____	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.	

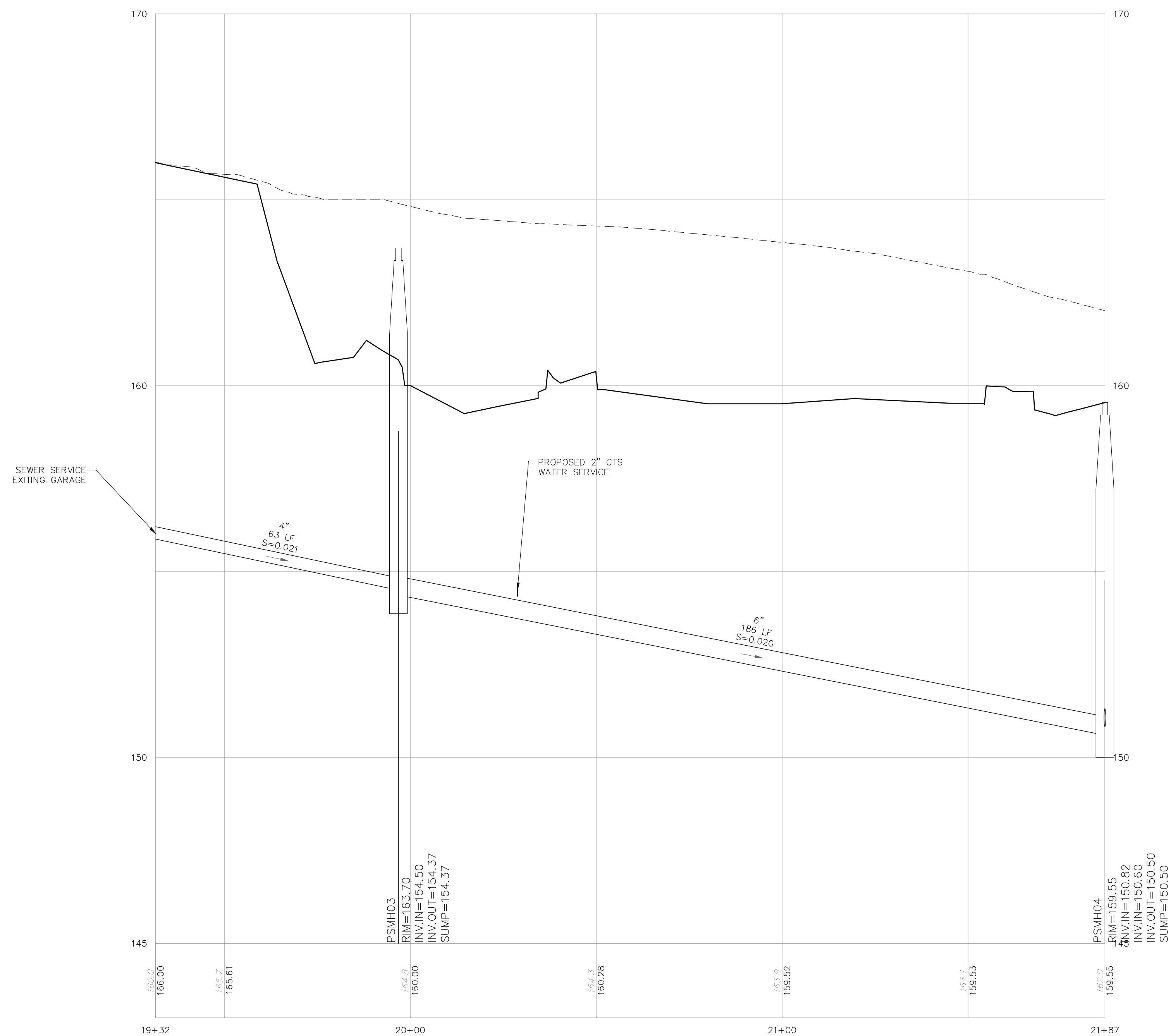
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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Seacoast Division		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com
18149.00	DR CK	JKC CRR	FB CADFILE	C-10A



SEWER STRUCTURE TABLE

SMH-03
RIM=160.69±
INV=154.47 (IN)
INV=154.50 (IN)
INV=154.37 (OUT)

SMH-04
RIM=160.00±
INV=150.82 (IN)
INV=150.50 (OUT)

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

UTILITY PROFILE (SEWER)

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR

COLBEA ENTERPRISES, LLC

1"=40' (11"X17")

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OCTOBER 28, 2025

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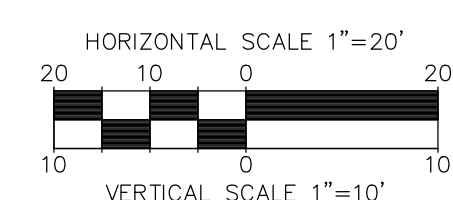
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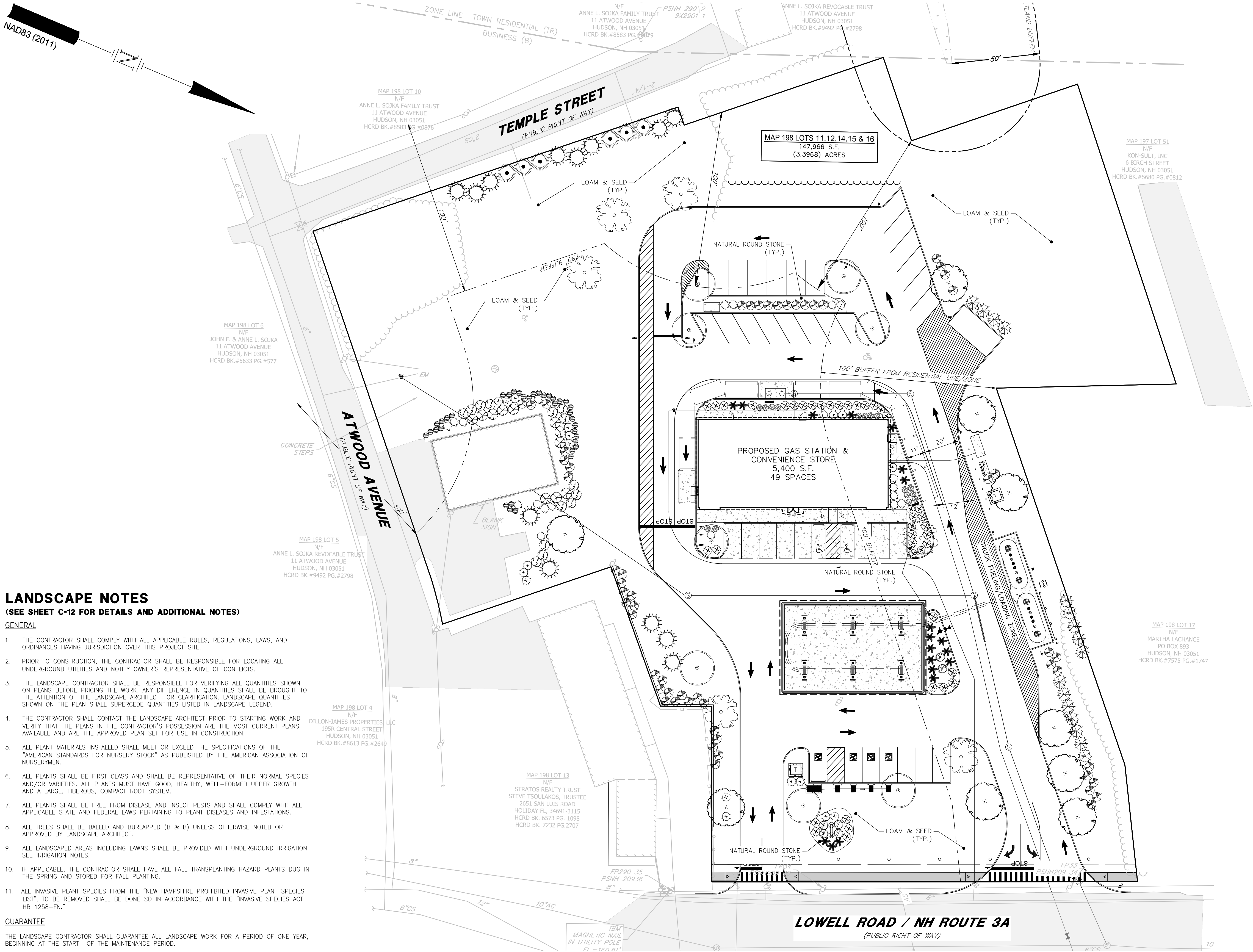
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	<i>REV</i>	<i>DATE</i>	<i>DESCRIPTION</i>	<i>DR</i>	<i>C</i>

				Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com	
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LANDSCAPE NOTES

(SEE SHEET C-12 FOR DETAILS AND ADDITIONAL NOTES)

GENERAL

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
- THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
- ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION. SEE IRRIGATION NOTES.
- IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

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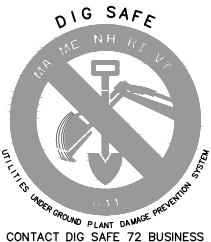
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HORIZONTAL SCALE 1"=30'
30 15 0 30

REV	DATE	DESCRIPTION	DR	CK
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LANDSCAPE LEGEND

SYMBOL (TREES)	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
	9	QUERCUS RUBRA RED OAK	2 1/2" TO 3" CAL.	B&B
	8	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	2 1/2" TO 3" CAL.	B&B
	6	PICEA GLAUCE WHITE SPRUCE	6' TO 7'	B&B
	13	PINUS STROBUS WHITE PINE	6' TO 7'	B&B
	16	THUJA P. 'GREEN GIANT' WESTERN GREEN GIANT ARBORVITAE	5' TO 6'	B&B
	1	AMELANCHIER CANADENSIS SHADBLow SERVICEBERRY	4' TO 5' MULTI-STEM	B&B
SYMBOL (SHRUBS)	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	16	CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3 GAL.	CONT.
	36	CEANOTHUS AMERICANUS NEW JERSEY TEA	3 GAL.	CONT.
	11	CLETHRA ALNIFOLIA SUMMERSWEET	3 GAL.	CONT.
	56	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3 GAL.	CONT.
	18	ILEX. G. 'DENSEA' DENSEA INKBERRY	3 GAL.	CONT.
	41	JUNIPERUS H. 'PLUMOSA COMPACTA' YOUNGTOWN JUNIPER	3 GAL.	CONT.
	20	JUNIPERUS C. 'SEAGREEN' SEAGREEN JUNIPER	3 GAL.	CONT.
	6	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	CONT.
	14	RUBUS ODORATUS FLOWERING RASPBERRY	3 GAL.	CONT.
	19	SPIRAEA X B. 'ANTHONY WATERER' ANTHONY WATERER SPIREA	3 GAL.	CONT.

LANDSCAPE REQUIREMENTS

- INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
(275-8.C(7) OF SITE PLAN REG.'S)
INTERIOR PARKING LOT: 10% LANDSCAPE AREA REQUIRED.
TOTAL PAVED PARKING AREAS = 35,742 SF (10%) = 3,574 SF
REQUIRED: 3,574 SF
PROVIDED: 5,566 SF (15.6%)
 - REQUIRED SHADE TREES: 1 TREE PER 1,600 SF OR 1 TREE PER 5 SPACES, WHICHEVER IS GREATER.
TOTAL PAVED PARKING AREA = 35,742 SF/1,600 SF = 23 TREES
REQUIRED: 23 SHADE TREES
PROVIDED: 23 SHADE TREES
 - REQUIRED SHRUBS: 1 SHRUB PER 200 SF OR 1.6 SHRUBS PER 1 SPACE.
TOTAL PARKING = 49 SPACES (1.6) = 88 SHRUBS OR 47,342 SF/200 SF = 237 SHRUBS
REQUIRED: 237 SHRUBS
PROVIDED: 237 SHRUBS
- LANDSCAPE SCREENING REQUIREMENTS:
(275-8.C(8) OF SITE PLAN REG.'S)
SCREENING SHALL BE PROVIDED FOR VISUAL SEPARATION OF INCOMPATIBLE USES. SCREENING SHALL BE REQUIRED BETWEEN PARKING OR LOADING AREAS AND, IF PRESENT, AN ABUTTING RESIDENTIAL ZONE. SCREENING MAY ALSO BE REQUIRED BETWEEN ABUTTING NONRESIDENTIAL SITES.
PROVIDED: 34 EVERGREEN TREES

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

LANDSCAPE PLAN

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

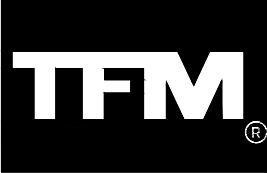
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FILE	18149.00	DR	JKC	FB	-	C-11
REV	12/22/2025	CK	CRR	CADFILE	18149-00_LANDSCAPE	

SITE AND SOIL PREPARATION

1. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.
2. ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SOODED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.
3. LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.0. LOAM SHALL CONTAIN A MINIMUM OF TWO PERCENT (2%) AND A MAXIMUM OF FIVE PERCENT (5%) ORGANIC MATTER DETERMINED BY LOSS BY IGNITION. SOIL TEXTURE SHALL BE SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25% AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
4. NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.
5. SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.
6. APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.
7. THE BUREN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

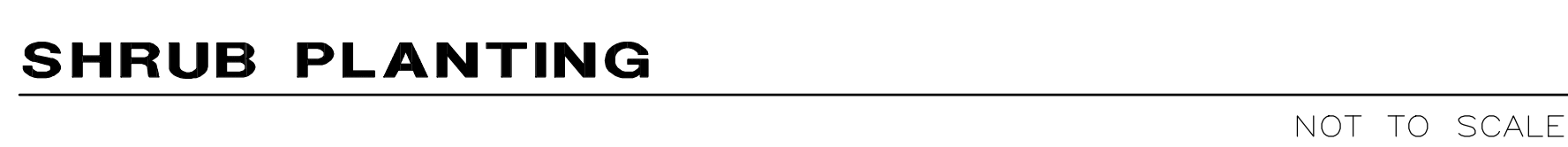
1. ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.
2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVING SHALL BE SEED OR NOT BE OTHERWISE DEVELOPED SHALL BE SEED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

PARK SEED MIX (NHDOT TYPE 44)	MIN. 135 LBS/ACRE:
33% CREEPING RED FESCUE	(MIN. 45 LBS/ACRE)
42% PERENNIAL RYEGRASS	(MIN. 55 LBS/ACRE)
21% KENTUCKY BLUEGRASS	(MIN. 30 LBS/ACRE)
4% REDTOP	(MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
100% ANNUAL RYE

1. EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SUFFICIENTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
2. ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.
3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
4. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.
5. TREECOR WATERING SYSTEM OR APPROVED EQUAL SHALL BE INSTALLED FOR ALL DECIDUOUS TREES AT TIME OF PLANTING AND REMOVED BEFORE FROST. WATERING RATE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
6. ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.
7. THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.



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CHAIRMAN _____ SIGNATURE DATE _____ AND _____

SECRETARY _____ SIGNATURE DATE _____

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HORIZONTAL SCALE 1"=20'



A horizontal scale bar with alternating black and white segments. The segments are labeled 20, 10, 0, and 20 from left to right, indicating distances in feet.

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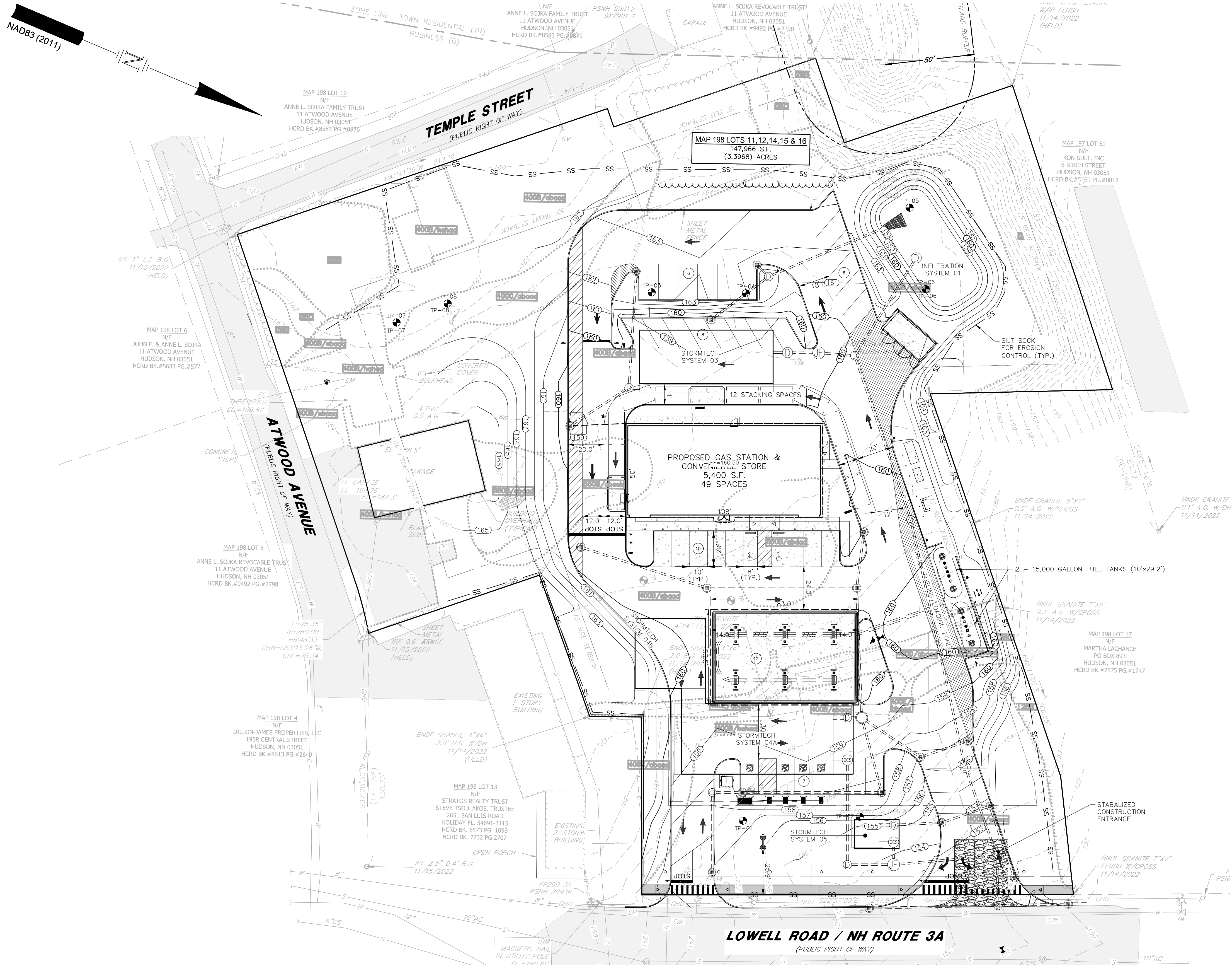
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NOTES

- SEE NOTES ON SHEET C-01, EROSION CONTROL NOTES ON SHEET C-15, EROSION CONTROL DETAILS, AND THE APPROVED SWPPP, AS APPLICABLE.
- INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
- PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
- DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
- THE SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION IF THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN NOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE FOR, OR ANOTHER OPERATOR/PERMITEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
- CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1, DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
- INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.10" OR GREATER. REPAIR/MODIFY SILT BARRIER AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
- PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
- ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, ARE INSTALLED IN AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
- ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
- THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16
EROSION CONTROL PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

SCALE:

OCTOBER 28, 2025

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____	SIGNATURE _____	DATE _____	AND
CHAIRMAN _____	SIGNATURE _____	DATE _____	
SECRETARY _____	SIGNATURE _____	DATE _____	

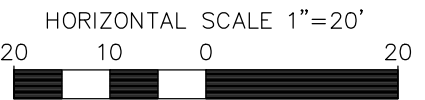
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

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REV	DATE	DESCRIPTION	JKC	CRR
1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	CRR

Seacoast Division				170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com	
Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists					
18149.00				C-13	

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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSIST OF WINDSOR LOAMY SAND, THE MAJORITY OF THE SOIL IS HSG TYPE A.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 126,438 SQUARE FEET (2.86 ACRES) AND AN ADDITIONAL 6,600 S.F. (0.15 ACRES) FOR OFF-SITE IMPROVEMENTS. THIS TOTAL DOES NOT INCLUDE DISTURBANCE RELATED TO OFF-SITE DRAINAGE IMPROVEMENTS. CONSTRUCTION SHALL BE PHASED TO LIMIT DISTURBED AREAS TO LESS THAN 5 ACRES. CONSTRUCTION IS EXPECTED TO TAKE 6-9 MONTHS. THE TIMELINE OF CONSTRUCTION HAS YET TO BE DETERMINED.

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH APPLICABLE CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP, AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL PERIMETER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SITE DEVELOPMENT PLANS, PERMITS, OR SWPPP IF REQUIRED, PRIOR TO EARTH MOVING OPERATIONS.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. INSTALL STORMWATER TREATMENT PONDS AND SWALES BEFORE ROUGH GRADING THE SITE.
4. COMPLETE MAJOR GRADING OF SITE.
5. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
6. CONSTRUCT PARKING AREAS.
7. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS, AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
8. CONSULT APPLICABLE REGULATIONS, PERMITS, CONDITIONS, AND APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSION VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE, AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. STABILIZATION OF ALL SWALES, DITCHES, AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
3. ALL CONTROL MEASURES WILL BE INSPECTED IN ACCORDANCE WITH APPLICABLE REGULATIONS, PERMITS, AND CONDITIONS AND FOR PROJECTS REQUIRING A NHDES AOT PERMIT AND NHDES EPA GCP, DISCHARGING TO A SENSITIVE WATERBODY, AT LEAST EVERY 7 DAYS AND AFTER A 0.25 INCH RAIN EVENT OR GREATER, AND INSPECTIONS SHALL BE CONDUCTED BY THE ENVIRONMENTAL MONITOR IF ONE IS REQUIRED, PURSUANT TO ENV-WQ 1505.03(B).
4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING AN ENVIRONMENTAL MONITOR, IF ONE IS REQUIRED, PURSUANT TO ENV-WQ 1505.03(B), IS CONTRACTED.

B. FILTERS / BARRIERS

1. SILT SOCKS
 - A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11-A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02-B	2" SIEVE AND MIN. 60% GREATER THAN THE 8" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS
MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

- B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK
- C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

- A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

- B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE

LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

- C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.

- D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

- A. APPLY MULCH PRIOR TO ANY STORM EVENT.

THIS IS APPLICABLE WHEN WORKING WITHIN 100' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

- B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND ROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.

2. ALL LARGE STIFF CLOUDS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.

12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.

13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
- B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE.

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
WINTER RYE (FALL SEEDING) 2.5 LBS/1,000 SF
OATS (SPRING SEEDING) 2.0 LBS/1,000 SF
MULCH 1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

- A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

- B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.

- C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)
D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.

- E. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

- F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.

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 PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

FOR SINGLE/DUPLEX FAMILY SUBDIVISIONS, WHEN LOT DEVELOPMENT IS NOT PART OF THE PERMIT, THEN LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

WASTE DISPOSAL

1. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSITE. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

2. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

3. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

- A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
- B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
- E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

HAZARDOUS PRODUCTS:
THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
 - B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
 - C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
2. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

PETROLEUM PRODUCTS:
ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

- E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

- F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.

- G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16
EROSION CONTROL NOTES
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
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SCALE: NTS

OCTOBER 28, 2025

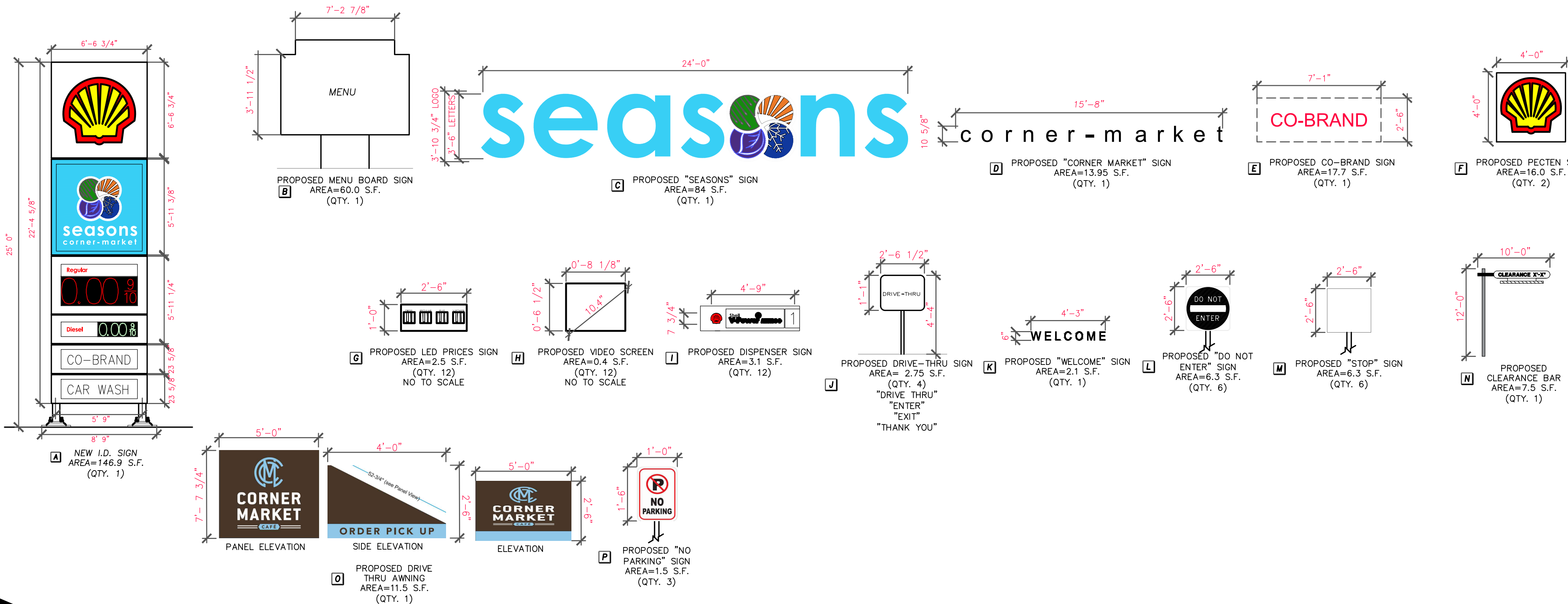
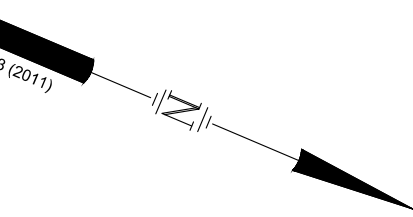
Seacoast Division



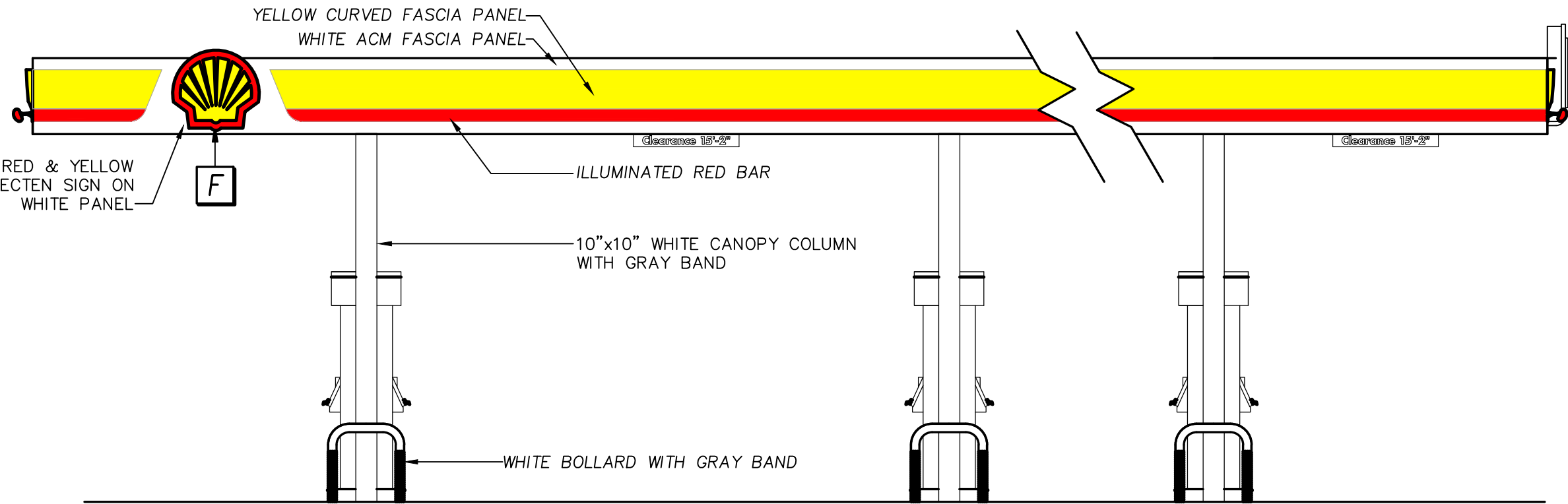
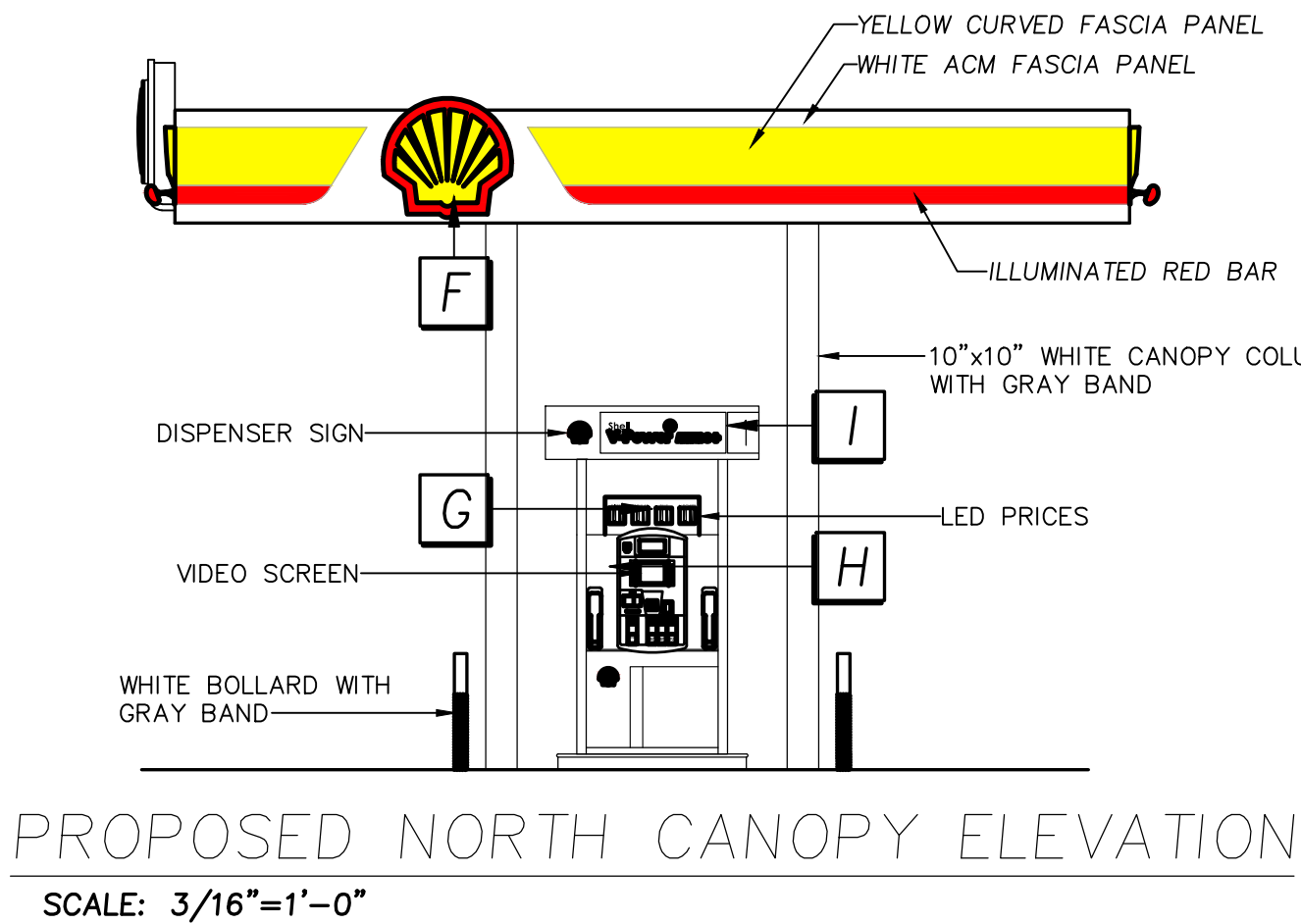
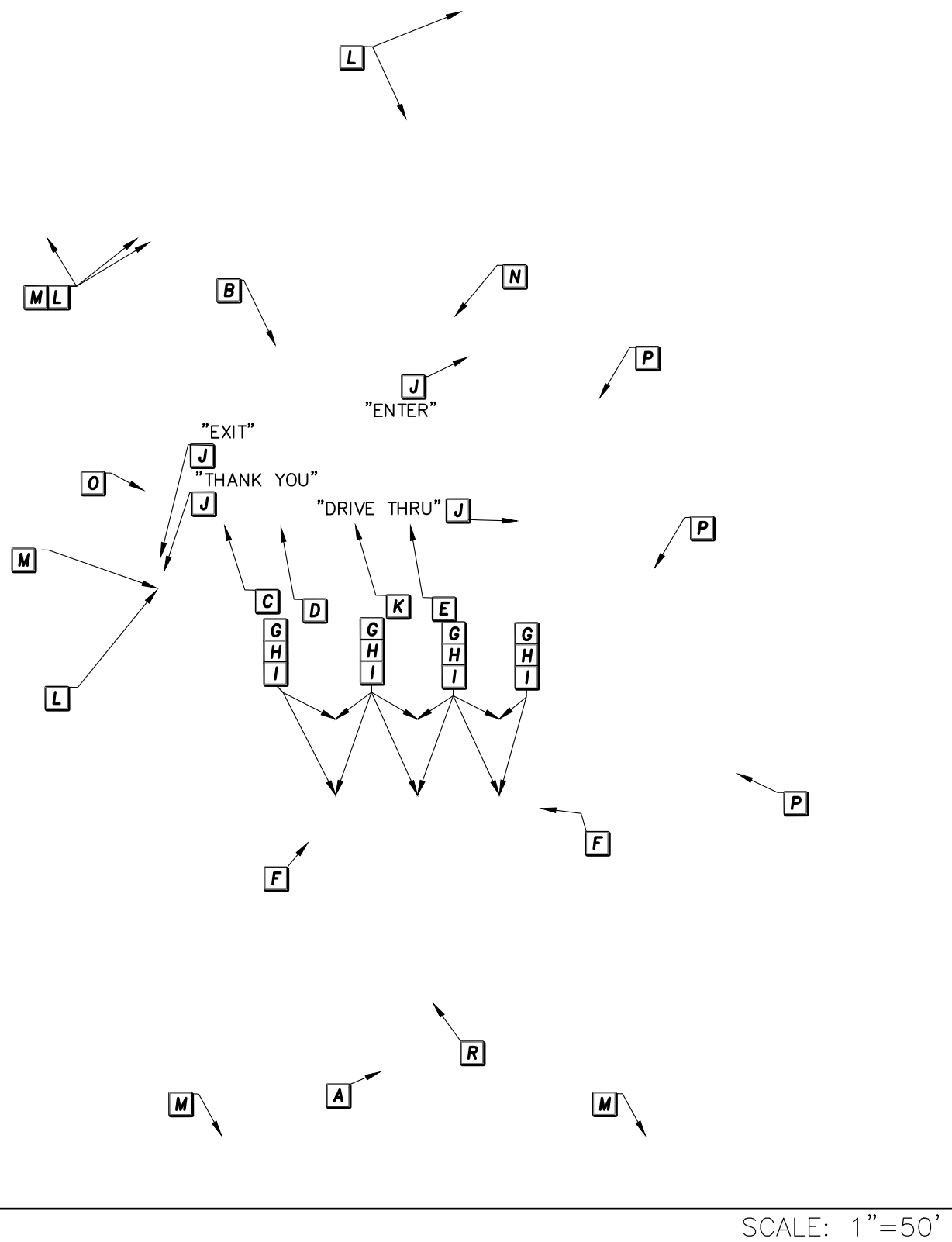
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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PROPOSED SIGN SCHEDULE							
MARK	DESCRIPTION	SIZE	AREA (SF)	QUAN.	SIZE (SF)	ILLUMINATION	REMARKS
FREESTANDING SIGNS							
A	I.D. SIGN	6'-6 3/4" X 25'-0"	146.9	1	146.9	INT	NEW
TOTAL FREESTANDING SIGNAGE: 146.9 S.F., 25.0' TALL (100 S.F. TOTAL PERMITTED; MAXIMUM HEIGHT 30') *HUDSON ZBA GRANTED RELIEF AT JUNE 17, 2024 MEETING FOR TOTAL S.F. AND MAXIMUM HEIGHT							
B	MENU BOARD SIGN	3'-11 1/2" X 7'-2 7/8"	60.0	1	60.0	INT	NEW
TOTAL MENU BOARD SIGNAGE: 60 S.F.							
WALL SIGNS							
C	"SEASONS" SIGN	24' X 3'-6"	84	1	84	INT	NEW
D	"CORNER MARKET" SIGN	15'-8" X 0'-10 5/8"	13.95	1	13.95	NON	NEW
E	CO-BRAND SIGN	7'-1" X 2'-6"	17.7	1	17.7	INT	NEW
F	CANOPY SIGN	4'-0" X 4'-0"	16.0	2	32.0	INT	NEW
O	DRIVE-THRU AWNING	4'-4 3/4" X 5'-0"	11.5	1	11.5	NON	NEW
TOTAL WALL SIGNAGE: 159.15 S.F. (216 S.F. PERMITTED - 2X BUILDING FRONTAGE) (CONVENIENCE STORE FRONTAGE = 108')							
DIRECTIONAL AND MISCELLANEOUS SIGNS							
G	LED PRICES	2'-6" X 1'-0"	2.5	12	30.0	INT	NEW
H	VIDEO SCREEN	0'-8 1/2" X 0'-6 1/2"	0.4	12	4.8	INT	NEW
I	DISPENSER SIGN	4'-9" X 0'-7 3/4"	3.1	12	37.2	NON	NEW
J	DRIVE-THRU SIGN	2'-6" X 2'-0"	2.75	4	11.0	INT	NEW
K	"WELCOME" SIGN	4'-3" X 0'-6"	2.1	1	2.1	INT	NEW
L	"DO NOT ENTER" SIGN	2'-6" X 2'-6"	6.3	7	44.1	NON	NEW
M	"STOP" SIGN	2'-6" X 2'-6"	6.3	6	37.8	NON	NEW
N	CLEARANCE BAR	7'-10 1/2" X 0'-1 1/2"	7.5	1	7.5	NON	NEW
P	"NO PARKING" SIGN	1'-0" X 1'-6"	1.5	3	4.5	NON	NEW
R	CHARGING BAY SIGN	6'-6 1/2" X 2'-7 1/2"	17.2	1	17.2	NON	NEW
TOTAL DIRECTIONAL AND MISCELLANEOUS SIGNAGE: 196.2 S.F.							



SITE PLAN

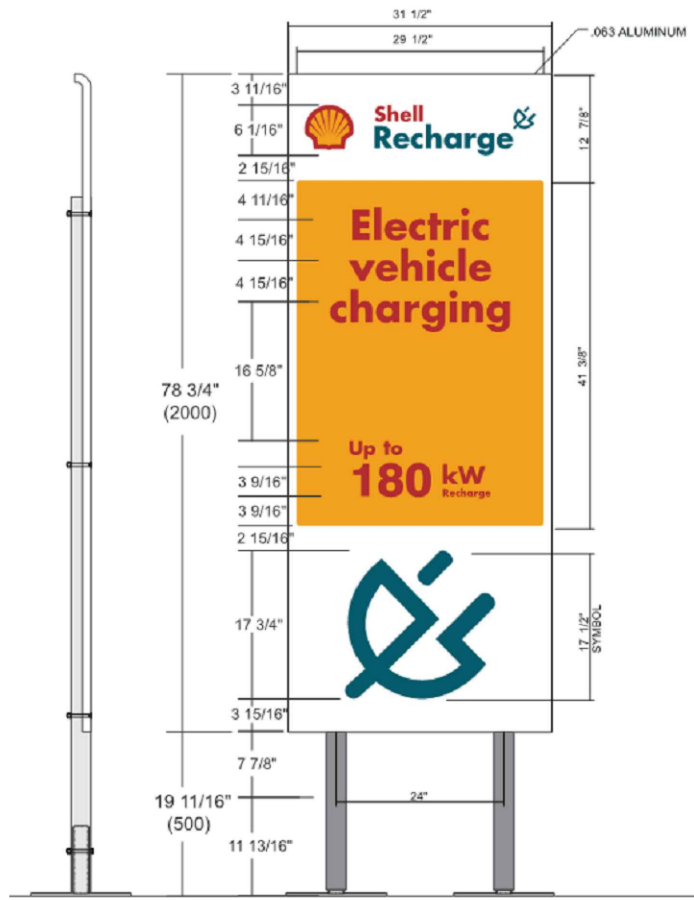
APPROVED BY THE HUDSON, NH PLANNING BOARD	
DATE OF MEETING _____	
CHAIRMAN _____	SIGNATURE DATE _____ AND
SECRETARY _____	SIGNATURE DATE _____
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH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

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

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R PROPOSED CHARGING BAY SIGN (NON-ILLUMINATED)
AREA=17.2 S.F.
(QTY. 1)

PROPOSED EAST CANOPY ELEVATION
SCALE: 3/16"=1'-0"

1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	CRR
REV	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

SIGNAGE PLAN & ELEVATIONS

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

SCALE: NTS

APRIL 18, 2024

Seacoast Division

TFM

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Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

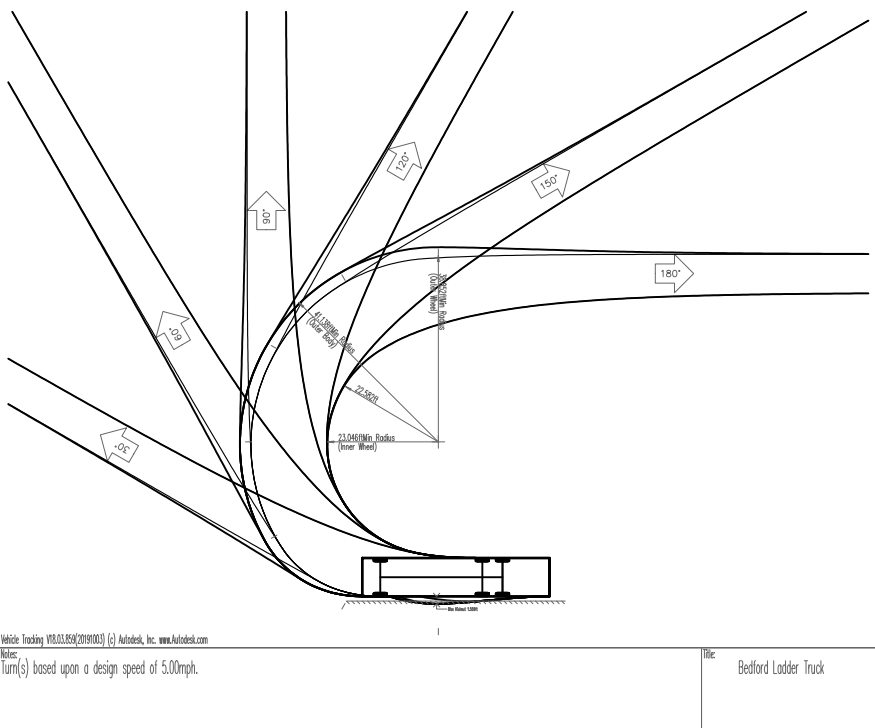
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DR JKC FB
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18149-00_SIGN

C-15



TAX MAP 198 LOTS 11, 12, 14, 15, & 16
FIRE TRUCK MOVEMENT PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
 OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

Seacoast Division



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	CK	CRR	CADFILE	18149-00_TRUCK	

1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	GRR	
<i>REV</i>	<i>DATE</i>	<i>DESCRIPTION</i>	<i>DR</i>	<i>CK</i>	

DATE OF MEETING _____

CHAIRMAN _____ SIGNATURE DATE _____ AND _____

SECRETARY _____ SIGNATURE DATE _____

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


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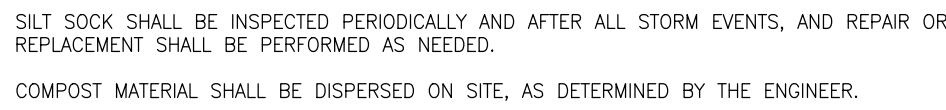
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HORIZONTAL SCALE 1"=30'

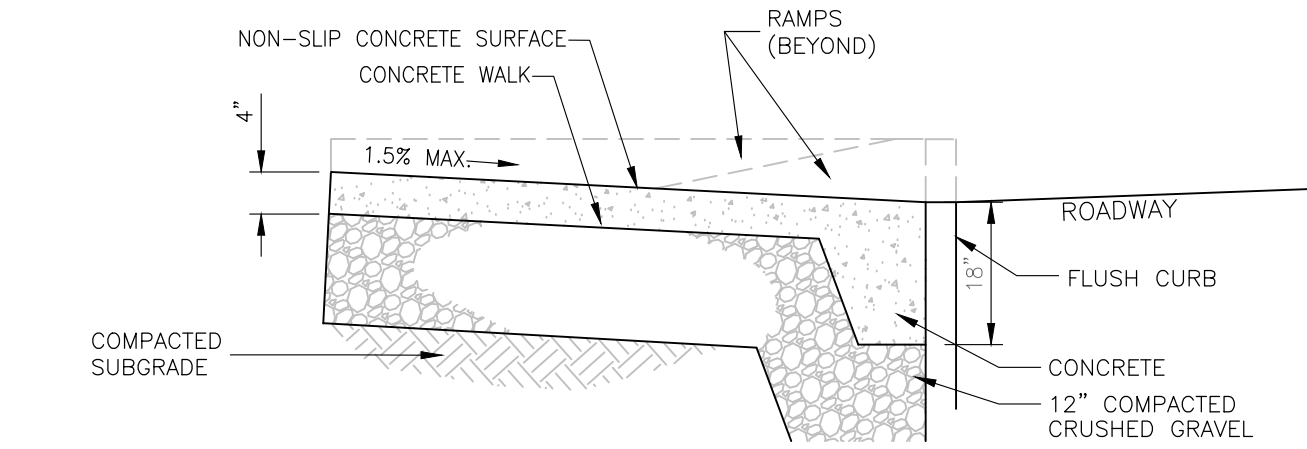
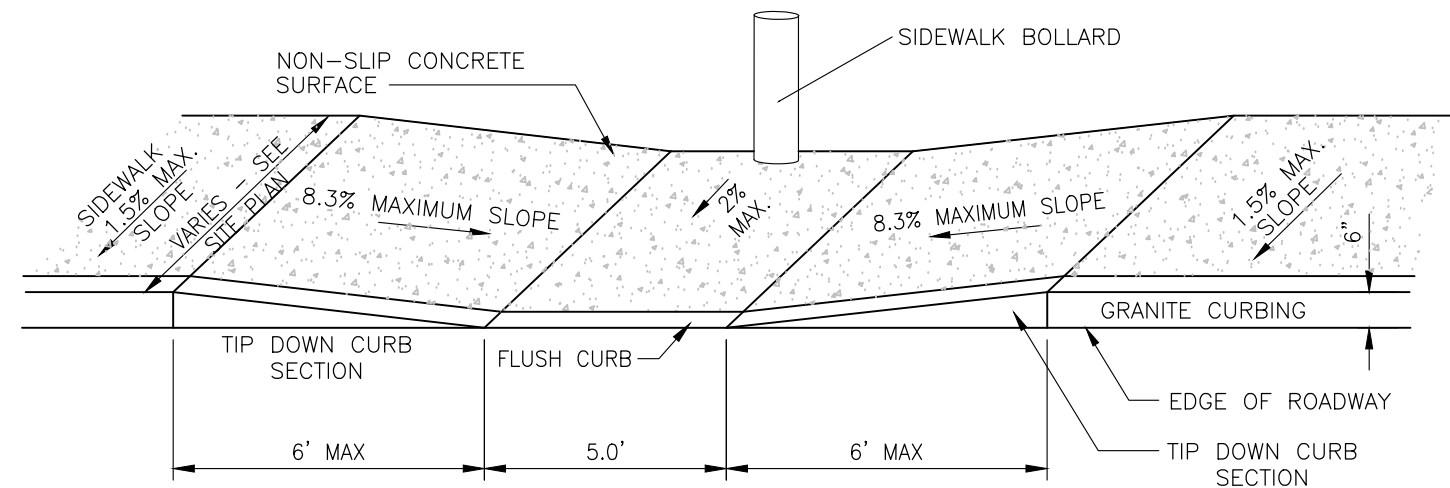
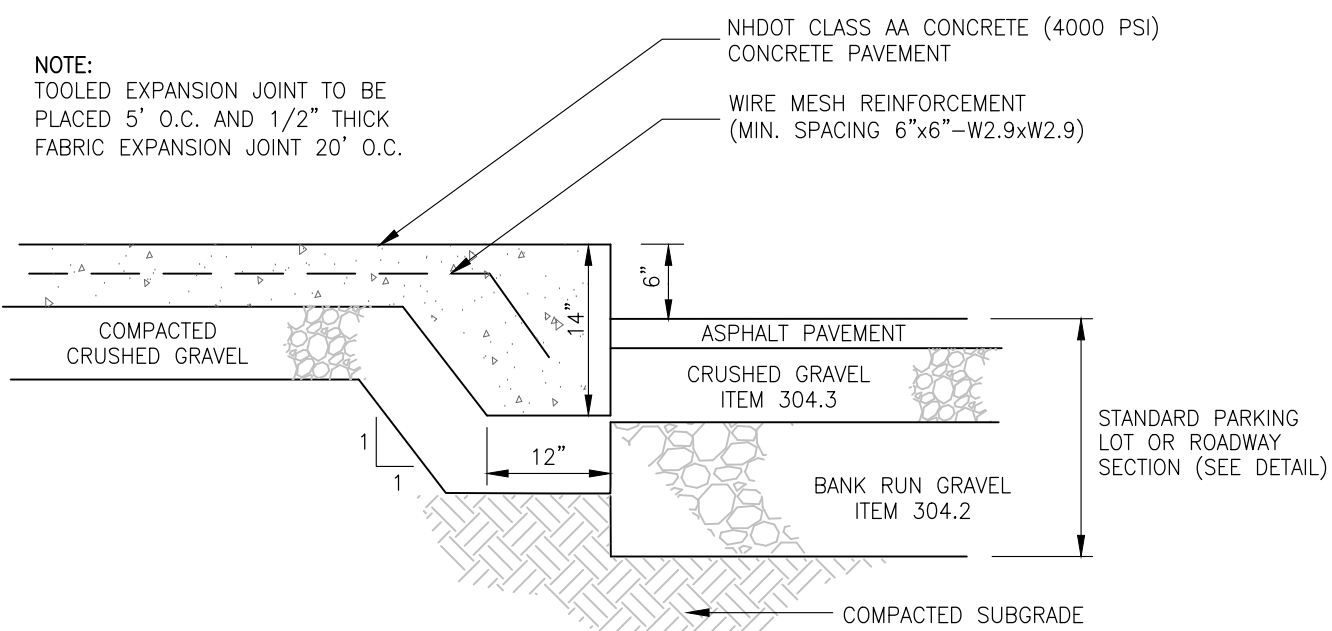
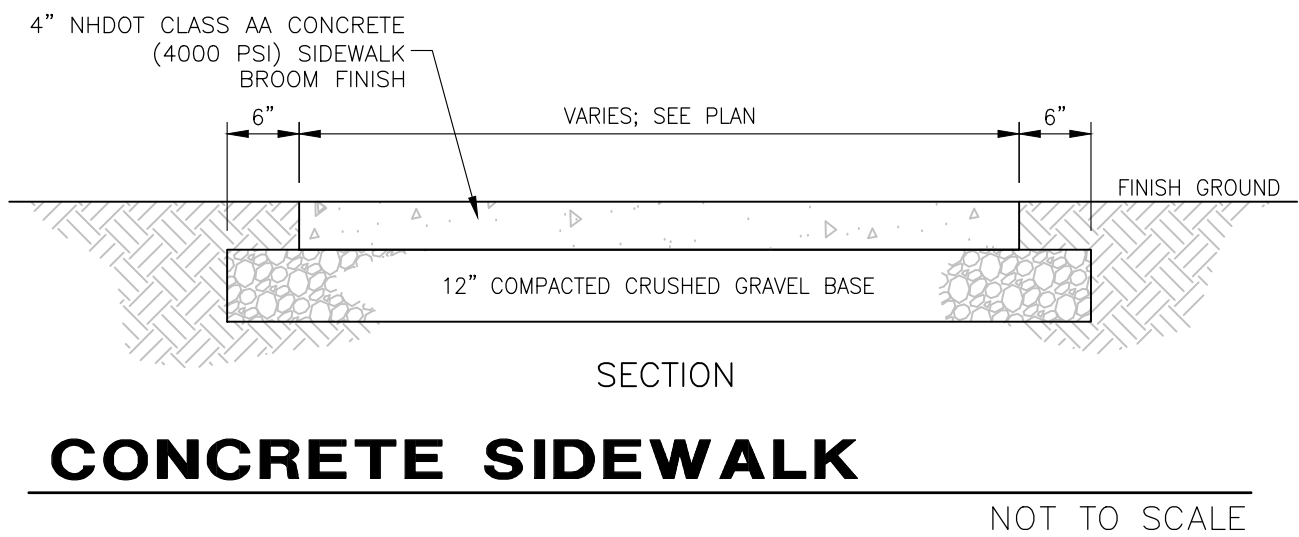
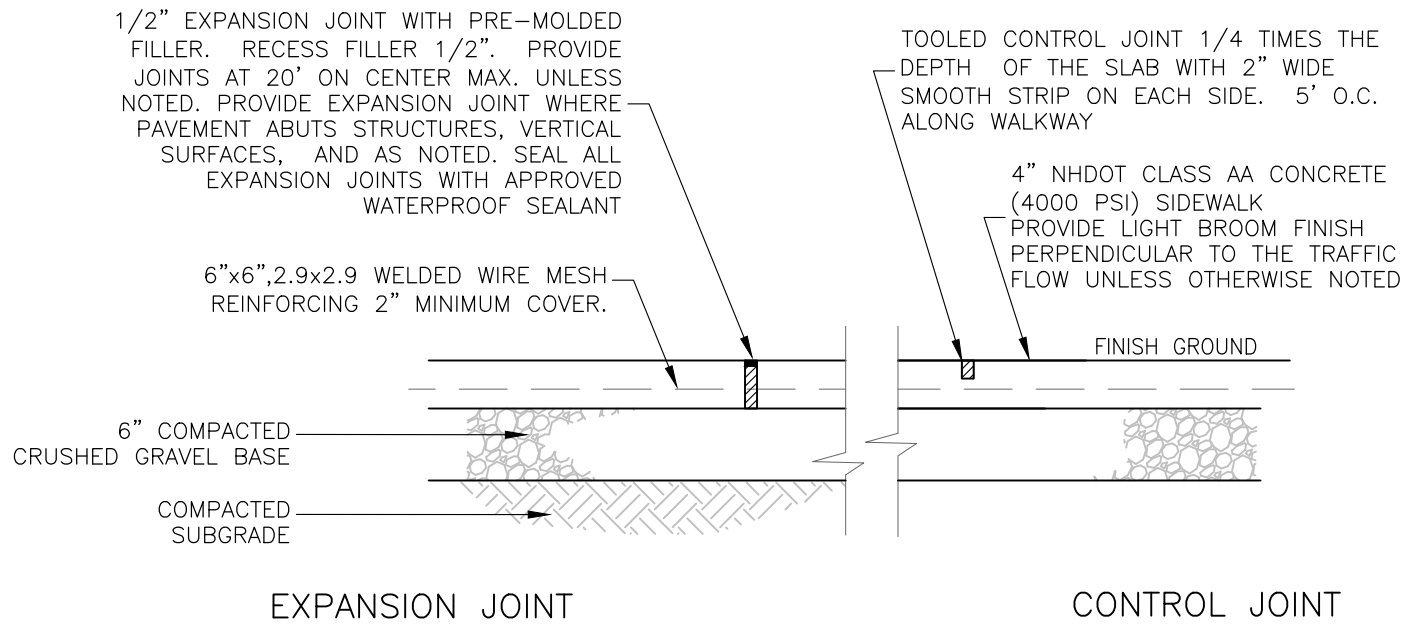


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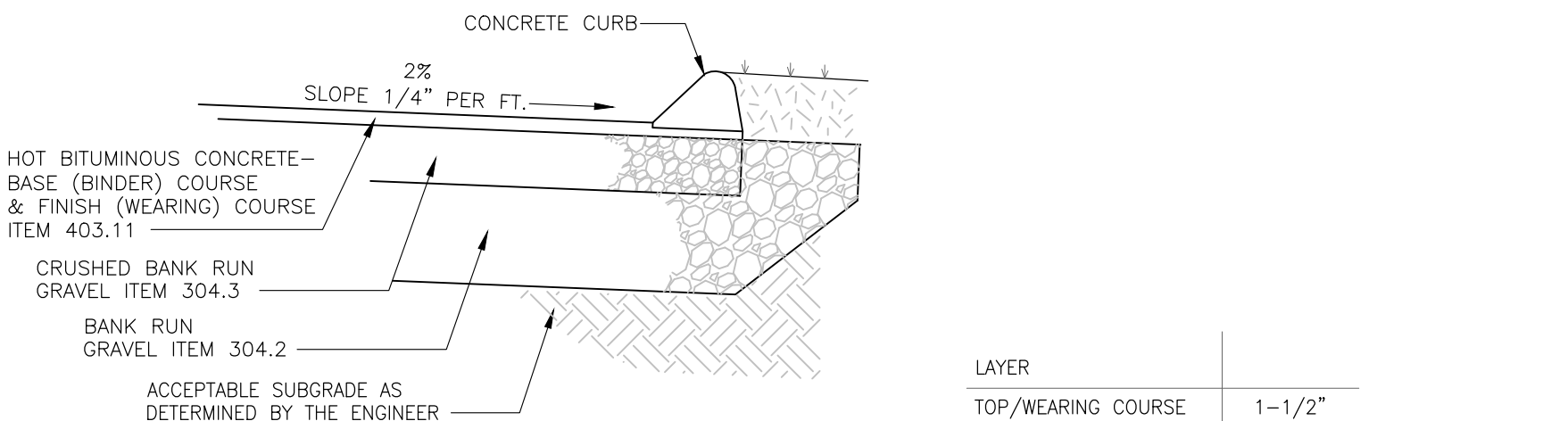
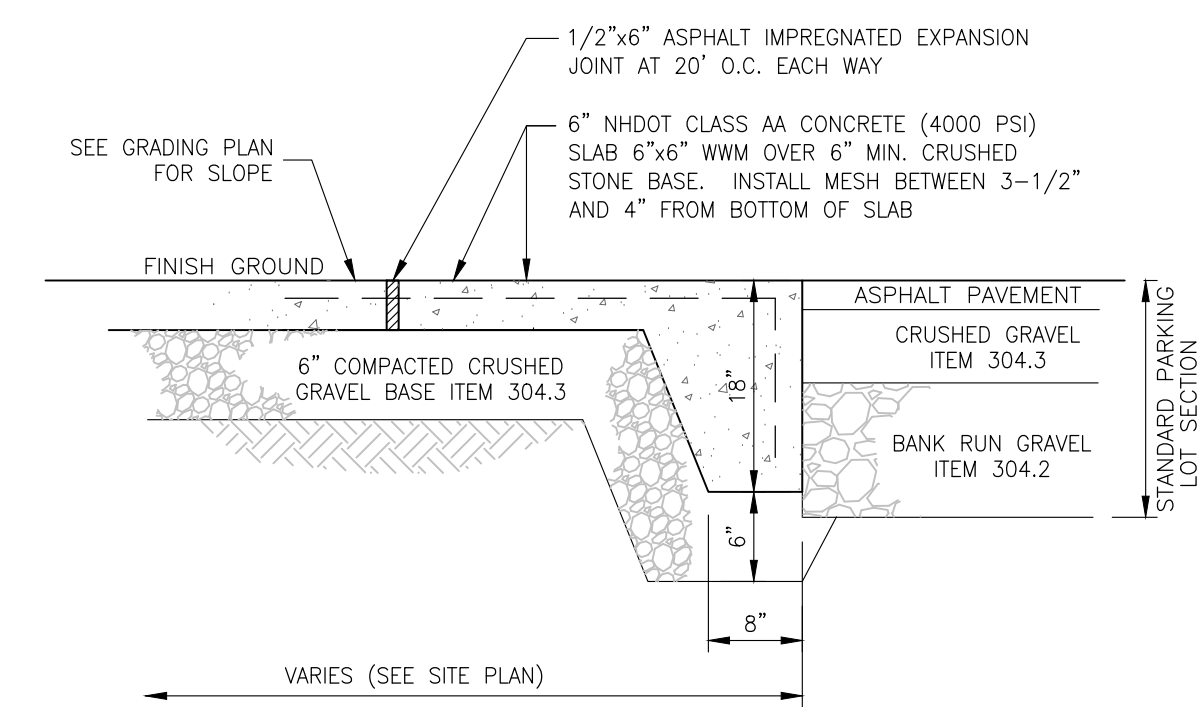
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DATE OF MEETING _____

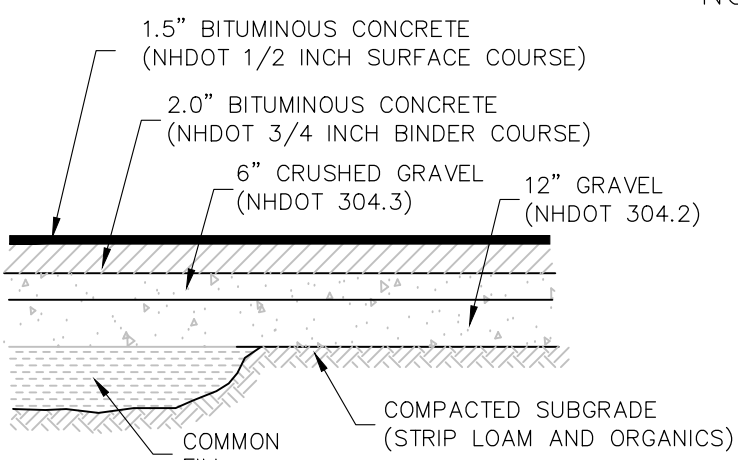
CHAIRMAN _____ SIGNATURE DATE _____ AND SECRETARY _____ SIGNATURE DATE _____

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



- NOTES**
- SEE GRADING & DRAINAGE PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - PROVIDE CLEAN BUTT TO EXISTING PAVEMENT- USE TACK COAT. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
 - REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
 - ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
 - BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
 - PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
 - PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
 - THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.
 - IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A TESTING AGENCY TO INSPECT PAVEMENT SUBGRADE AREAS DURING CONSTRUCTION.
 - ALL PAVEMENT TO MEET AASHTO H-20 LOADING.



- NOTES**
- SEE GRADING & EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - PROVIDE CLEAN BUTT TO EXISTING PAVEMENT- USE TACK COAT. A TACK COAT SHALL ALSO BE PLACED BETWEEN GRAVEL COURSE AND SUCCESSIVE LAYERS OF BITUMINOUS CONCRETE. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
 - REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
 - BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SECTION 401.
 - BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
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 - THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.
 - ALL PARKING SPACES SHALL BE STANDARD DUTY. ALL OTHER LOCATIONS SHALL BE HEAVY DUTY.

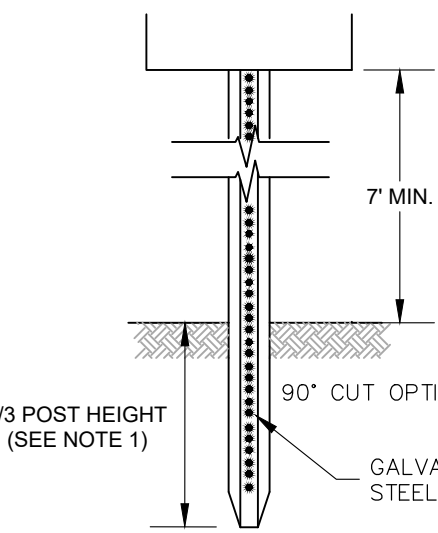
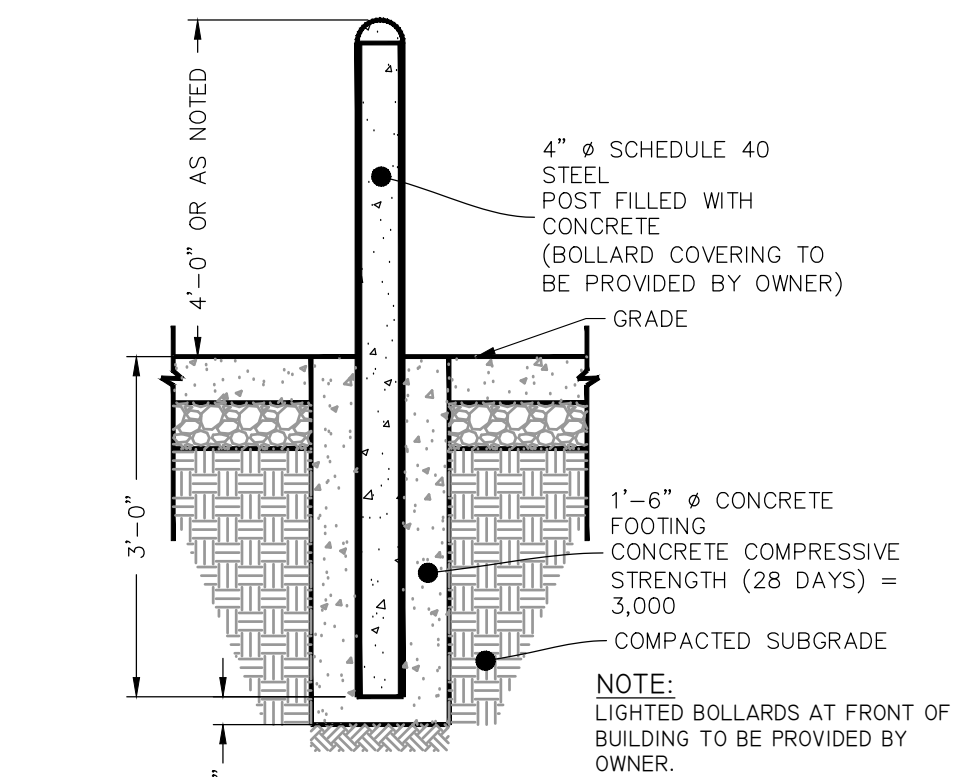
PAVEMENT SECTIONS

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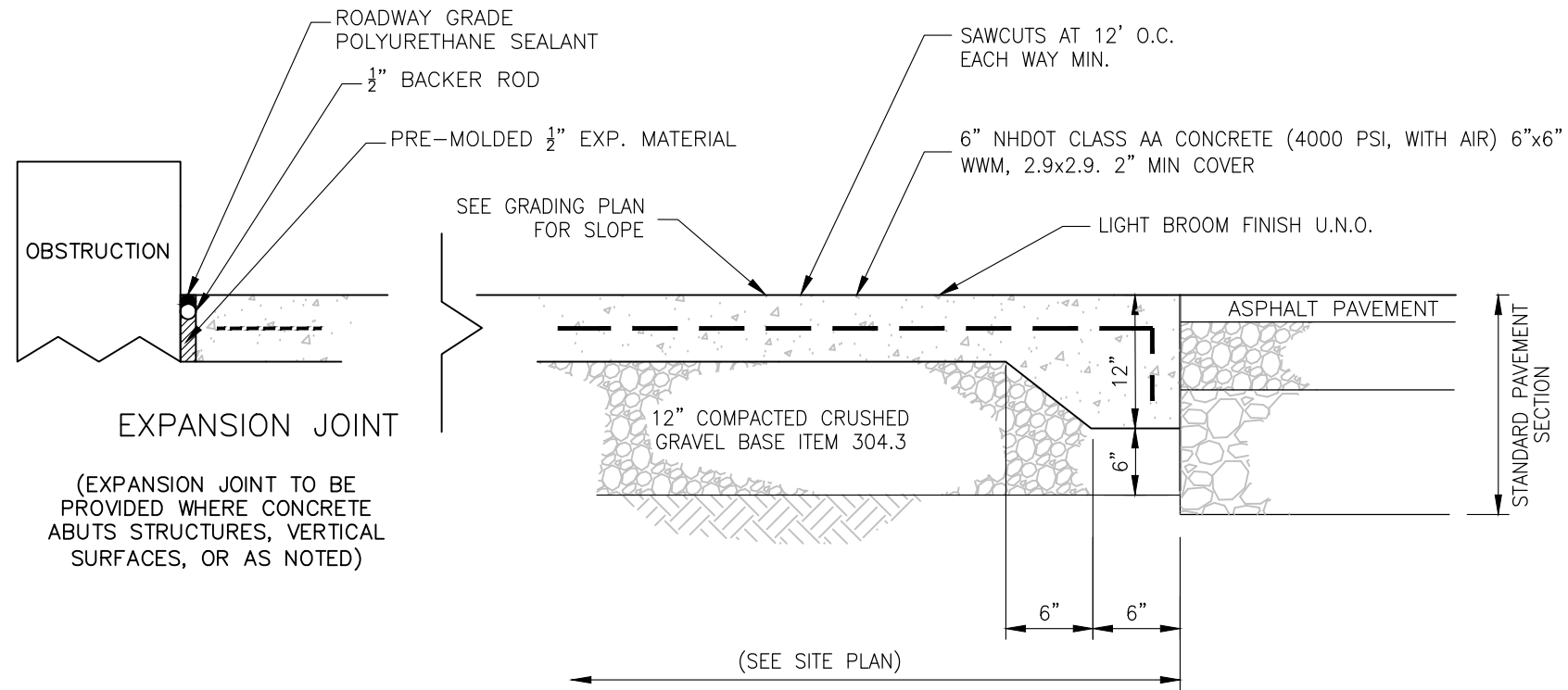


- LENGTH:** AS REQUIRED
- WEIGHT PER LINEAR FOOT:** 2.50 LBS (MIN)
- HOLES:** 3/8" DIAMETER, 1" C-C FULL LENGTH
- STEEL:** SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
- FINISH:** SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN BAKED-ON OR AIR-DRIED PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.
- NOTE:**
- WHERE LEDGE APPLICATION EXISTS, DRILL & GROUT TO A MINIMUM OF 2"
 - ALL SIGNAGE SHALL FOLLOW THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND NHDOT STANDARDS.
 - SIGN, HARDWARE, AND INSTALLATION SHALL CONFORM TO THE LATEST NHDOT STANDARD SPECIFICATIONS.

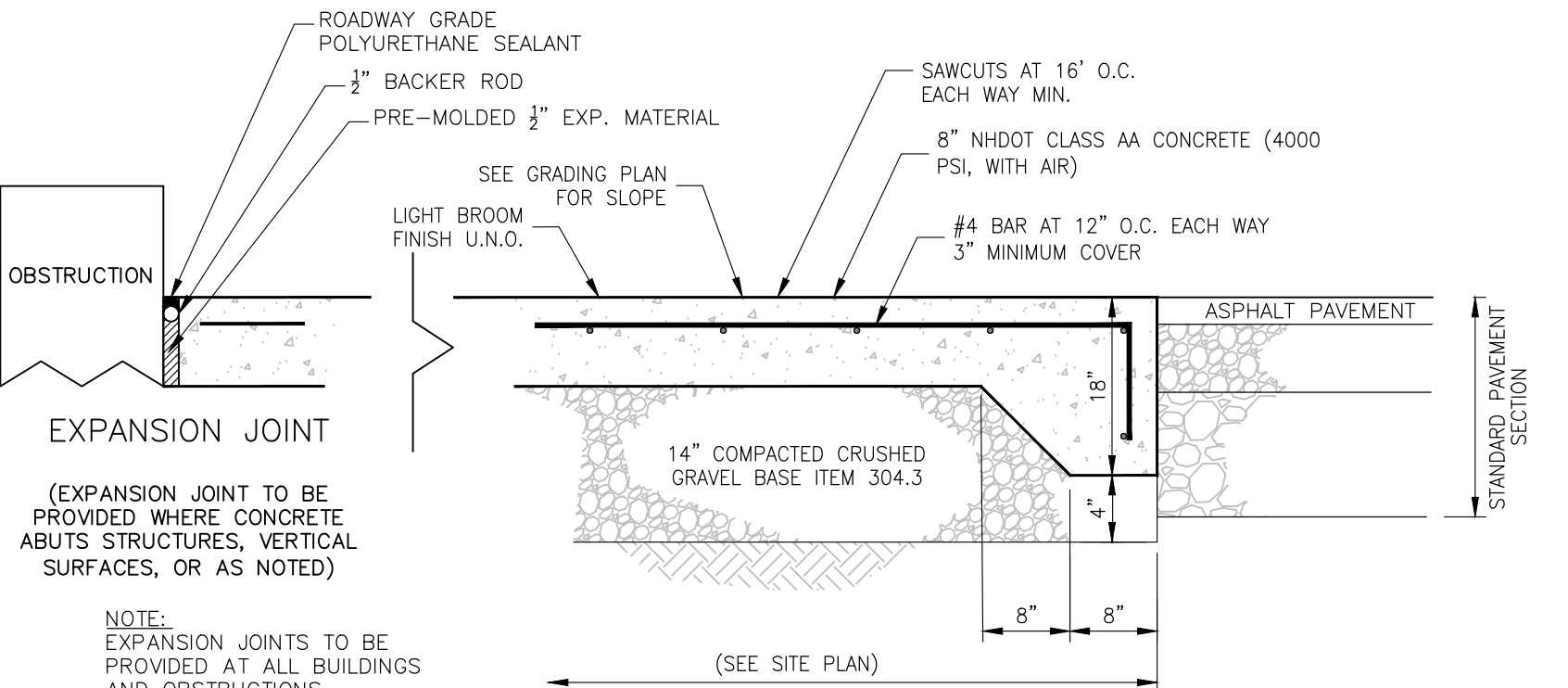
CONCRETE WHEEL STOP

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REV	DATE	DESCRIPTION	DR	CK
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NOTE: EXPANSION JOINTS TO BE PROVIDED AT ALL BUILDINGS AND OBSTRUCTIONS



NOTE: EXPANSION JOINTS TO BE PROVIDED AT ALL BUILDINGS AND OBSTRUCTIONS

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

DETAILS

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

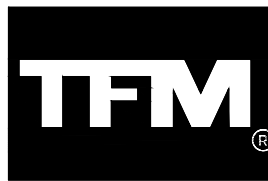
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OCTOBER 28, 2025

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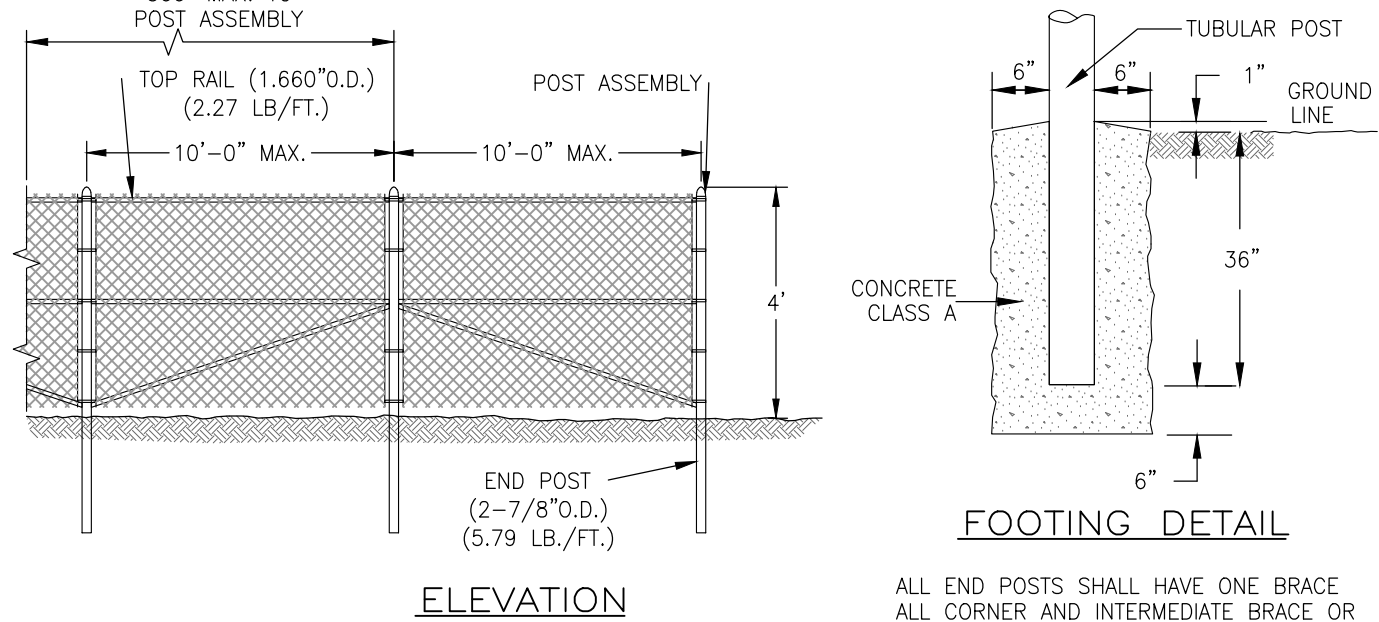
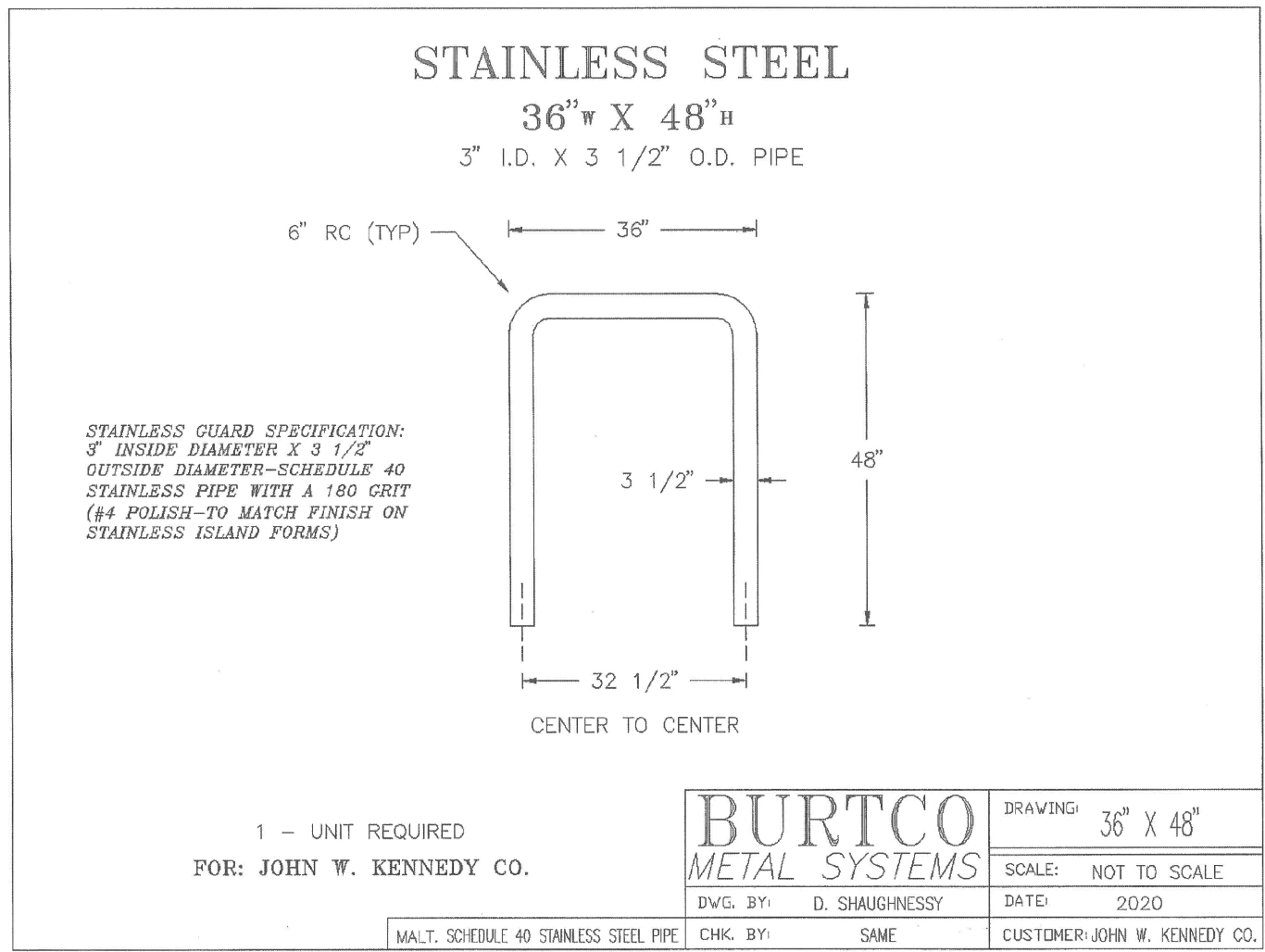
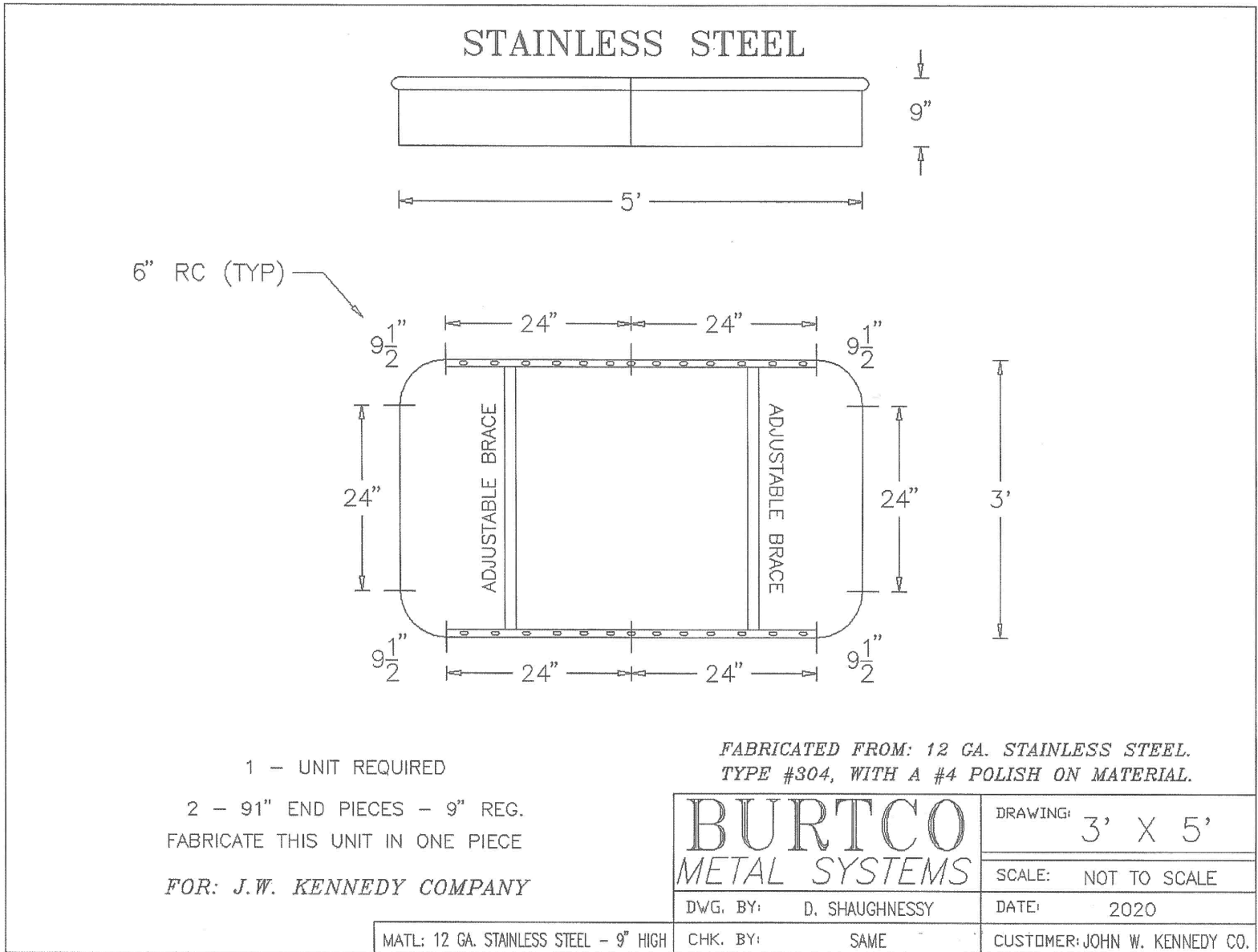


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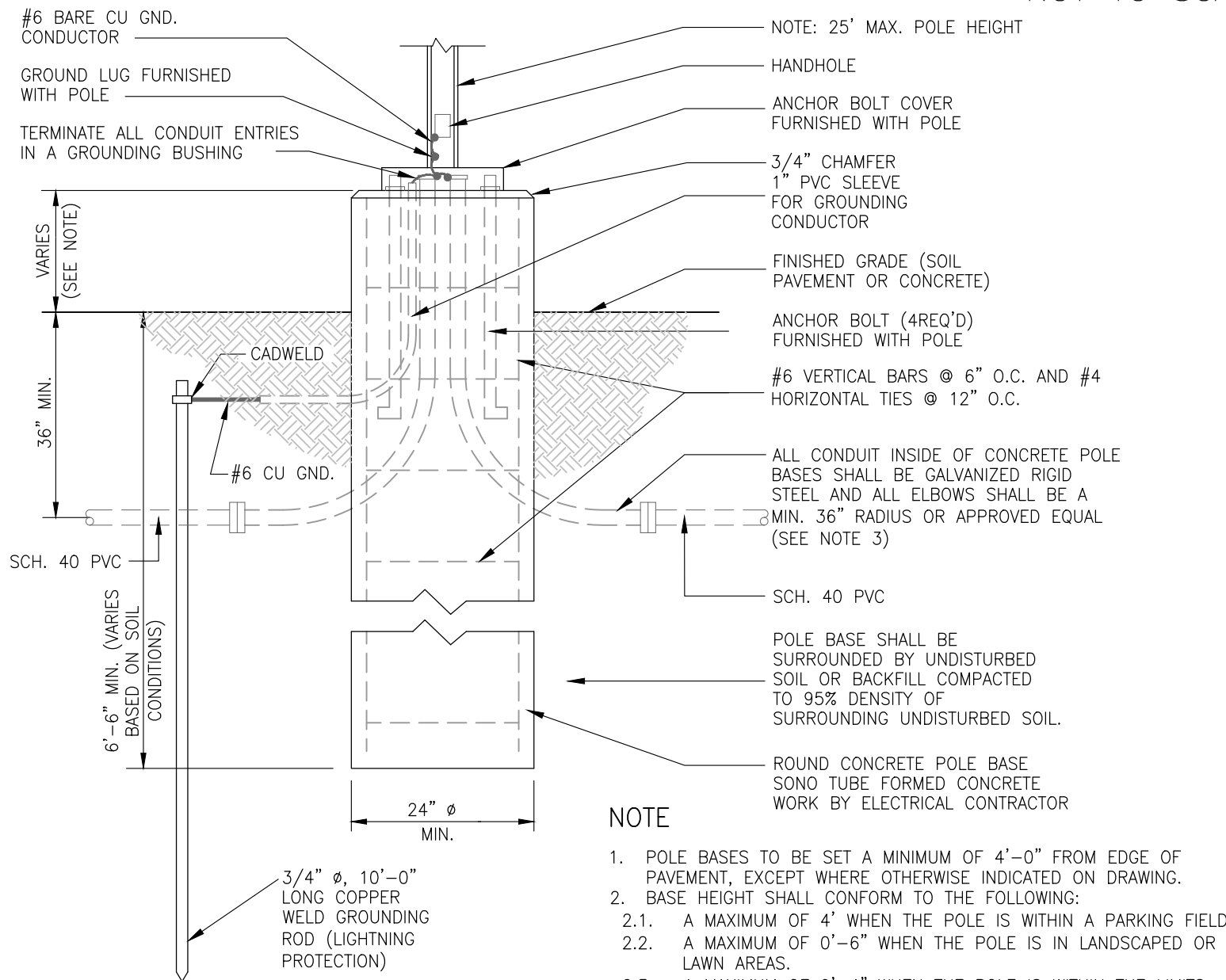
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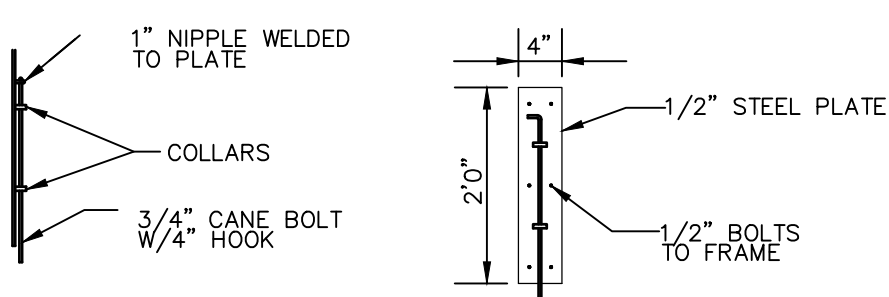
CHAIN LINK FENCE

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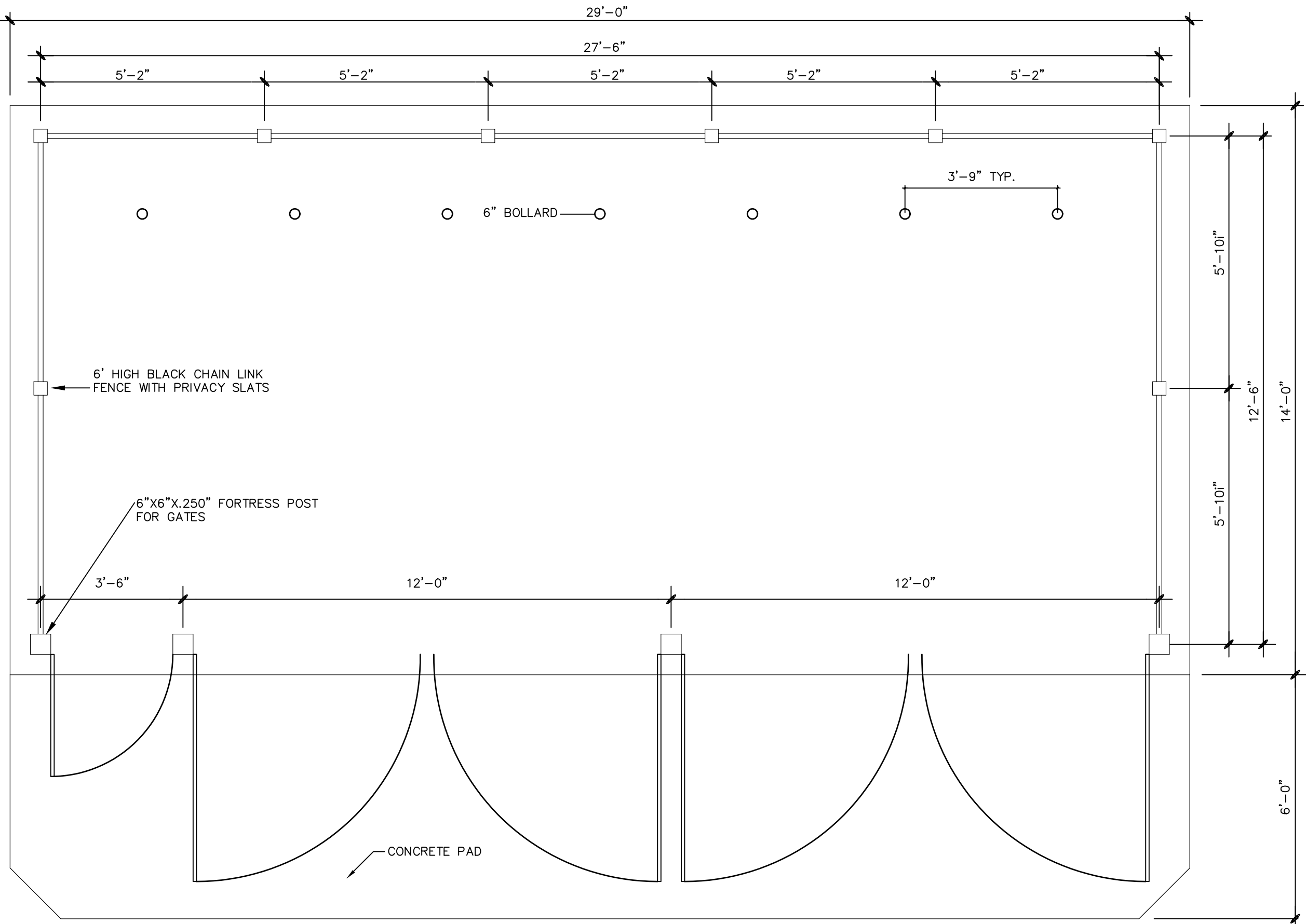
LIGHT POLE BASE

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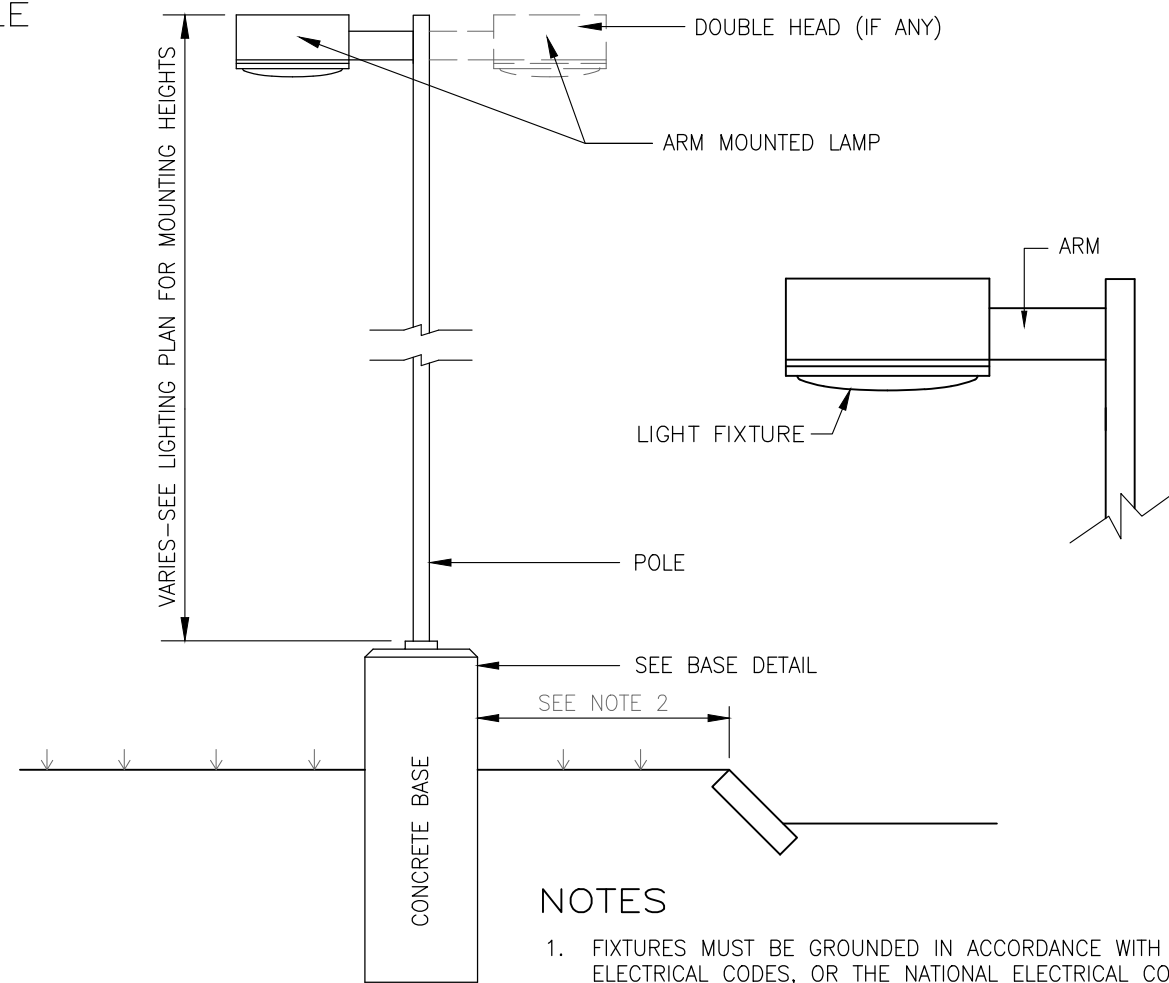
TRASH ENCLOSURE GATE STOP

NOT TO SCALE



TRASH ENCLOSURE WITH RECYCLING BIN

NOT TO SCALE



NOTES

1. FIXTURES MUST BE GROUNDED IN ACCORDANCE WITH LOCAL ELECTRICAL CODES, OR THE NATIONAL ELECTRICAL CODE.
2. POLE BASES TO BE SET A MINIMUM OF 4'-0" FROM EDGE OF PAVEMENT, EXCEPT WHERE OTHERWISE INDICATED ON DRAWING. BASE HEIGHT SHALL BE 2'-0" ABOVE PAVEMENT GRADE.
3. LIGHTING SHOWN HERE IS AREA LIGHTING, SUPPLEMENTAL BUILDING-MOUNTED FIXTURES AT DOORWAYS, ETC. MAY BE REQUIRED.
4. SEE LIGHTING PLAN FOR FIXTURE SCHEDULE AND MOUNTING HEIGHTS.

LIGHT POLE

NOT TO SCALE



NASHUA DUMPSTER ENCLOSURE (SAME PROPOSED FOR CURRENT SITE)

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

DETAILS

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR

COLBEA ENTERPRISES, LLC

SCALE: NTS

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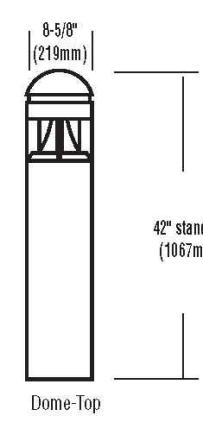
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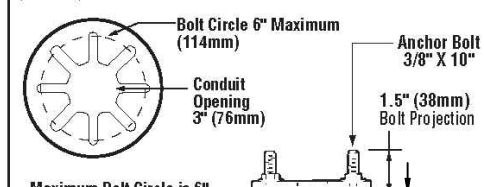
LED BOLLARD LIGHT (XBVRD)



DIMENSIONS



BASE DETAIL



Catalog #	Est. Weight (lbs.)	Length (inches)	Width (inches)	Height (inches)
XBVRD	25.56	13.18/51.875	3.11/12.25	25.19/875
XBVRD	25.56	13.18/51.875	3.11/12.25	25.19/875
Anchor Bolts	1/each			
	1/2			

Light Output - XBVR	# of LEDs	Output Lumens	Watts
Cool White XBVR ID	24	1158	38
Neutral White XBVR ID	24	1224	38
Warm White XBVR ID	24	856	38

Project Name _____ Fixture Type _____ 06/21/12

Catalog # _____ © 2012 LSI INDUSTRIES INC.

BOLLARD LIGHT (DECORATIVE)

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APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN _____ SIGNATURE DATE _____ AND

SECRETARY _____ SIGNATURE DATE _____

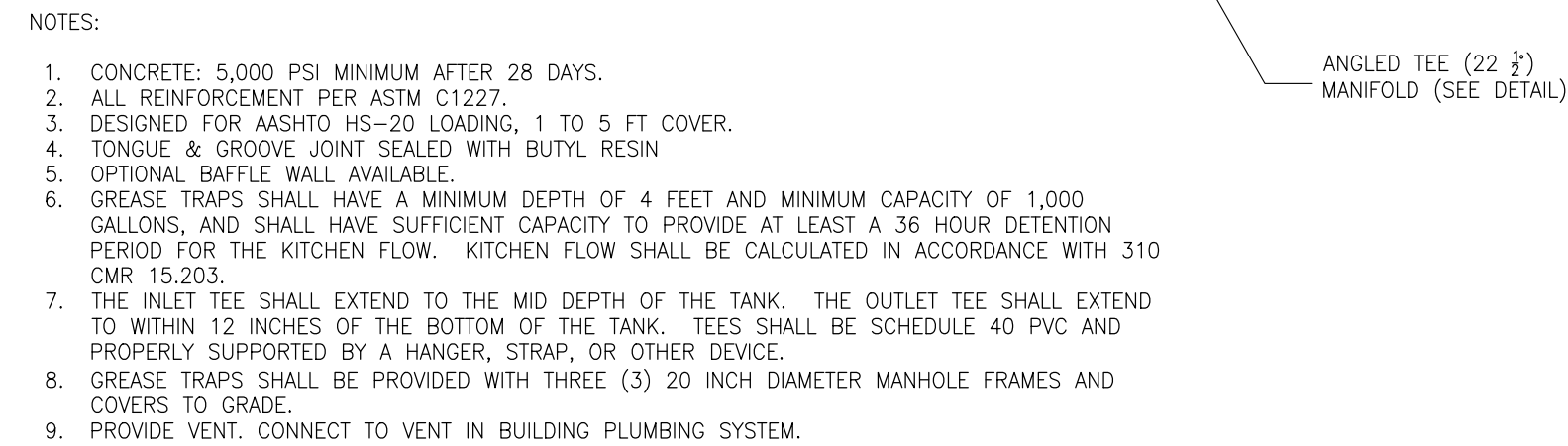
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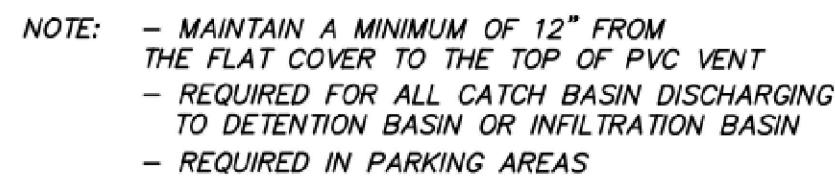
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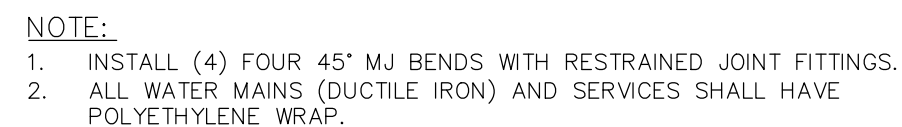
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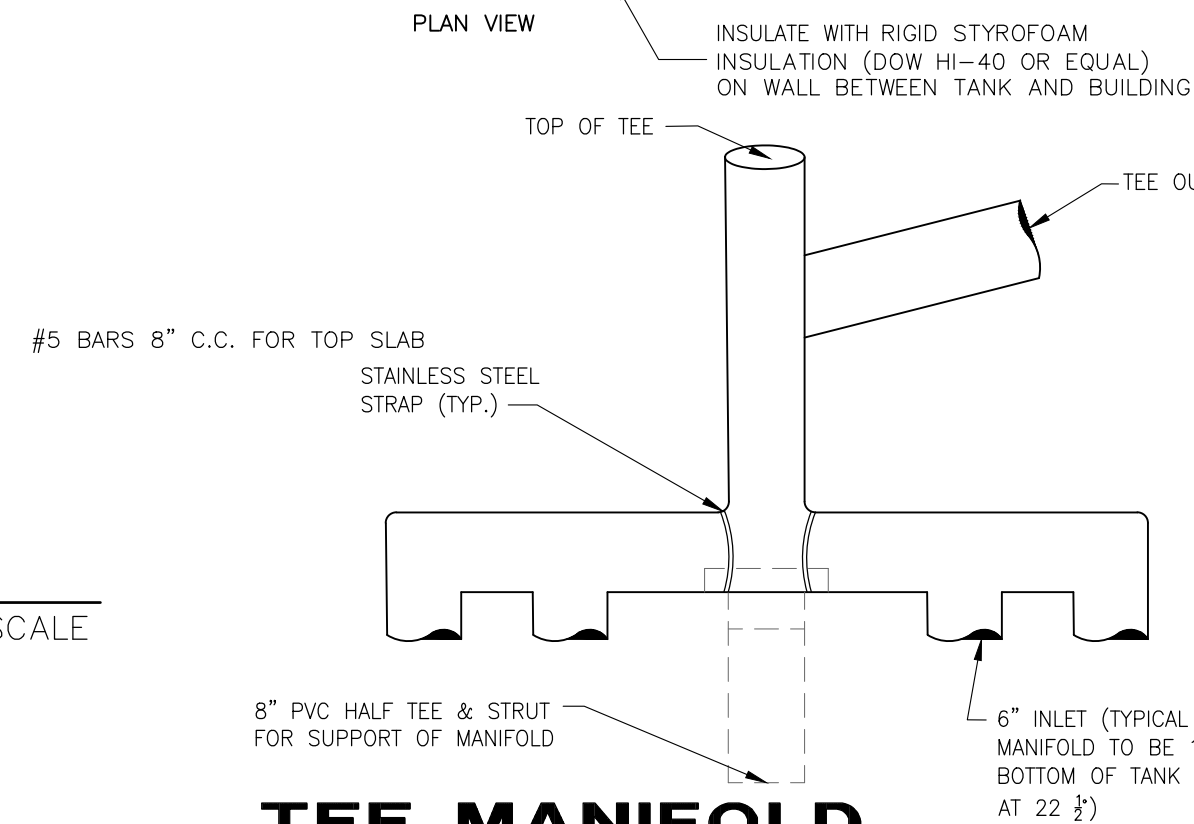
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SCALE AS NOTED



NOT TO SCALE



GREASE TRAP SCALE AS NOTED



NOT TO SCALE



CONCENTRIC CONE

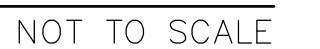
COUNTERWEIGHT NOTE:

COUNTERWEIGHT NOTE:

1. 4" DIAMETER MANHOLES
 - a. LESS THAN 4" DEEP
MUST HAVE 6" WIDE COUNTERBALANCE RINGS.
 - b. EQUAL TO OR GREATER THAN 4" AND LESS THAN 13" DEEP
MUST HAVE 8" WIDE COUNTERBALANCE RINGS.
 - c. EQUAL TO OR GREATER THAN 13" DEEP
MUST HAVE 10" WIDE COUNTERBALANCE RINGS.
2. 5" DIAMETER MANHOLES
 - d. LESS THAN 9" DEEP
MUST HAVE 10" WIDE COUNTERBALANCE RINGS.
 - e. EQUAL TO OR GREATER THAN 9" DEEP AND LESS THAN 18" DEEP
MUST HAVE 12" WIDE COUNTERBALANCE RINGS.
 - f. EQUAL TO OR GREATER THAN 18" DEEP
MUST HAVE 14" WIDE COUNTERBALANCE RINGS.
3. 6" DIAMETER MANHOLES:
 - g. LESS THAN 7" DEEP
MUST HAVE 10" WIDE COUNTERBALANCE RINGS.
 - b. EQUAL TO OR GREATER THAN 7" DEEP AND LESS THAN 10" DEEP
MUST HAVE 12" WIDE COUNTERBALANCE RINGS.
 - c. EQUAL TO OR GREATER THAN 10" DEEP AND LESS THAN 17" DEEP
MUST HAVE 14" WIDE COUNTERBALANCE RINGS.
 - d. EQUAL TO OR GREATER THAN 17" DEEP
MUST HAVE 16" WIDE COUNTERBALANCE RINGS.

NOTES:

- 1) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
- 2) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING A JOINT WITH A CHISEL AND HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CURE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. ALL JOINTS SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.



TAX MAP 198 LOTS 11, 12, 14, 15, & 16

DETAILS

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C-21

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3
- B. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

JELLYFISH DESIGN NOTES

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT 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.

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".
- 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.
- ADD ANIMAL SCREEN TO FLARED END SECTION OUTLET.

RIP RAP AND FLARED END SECTION WITH OUTLET PROTECTION

NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

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

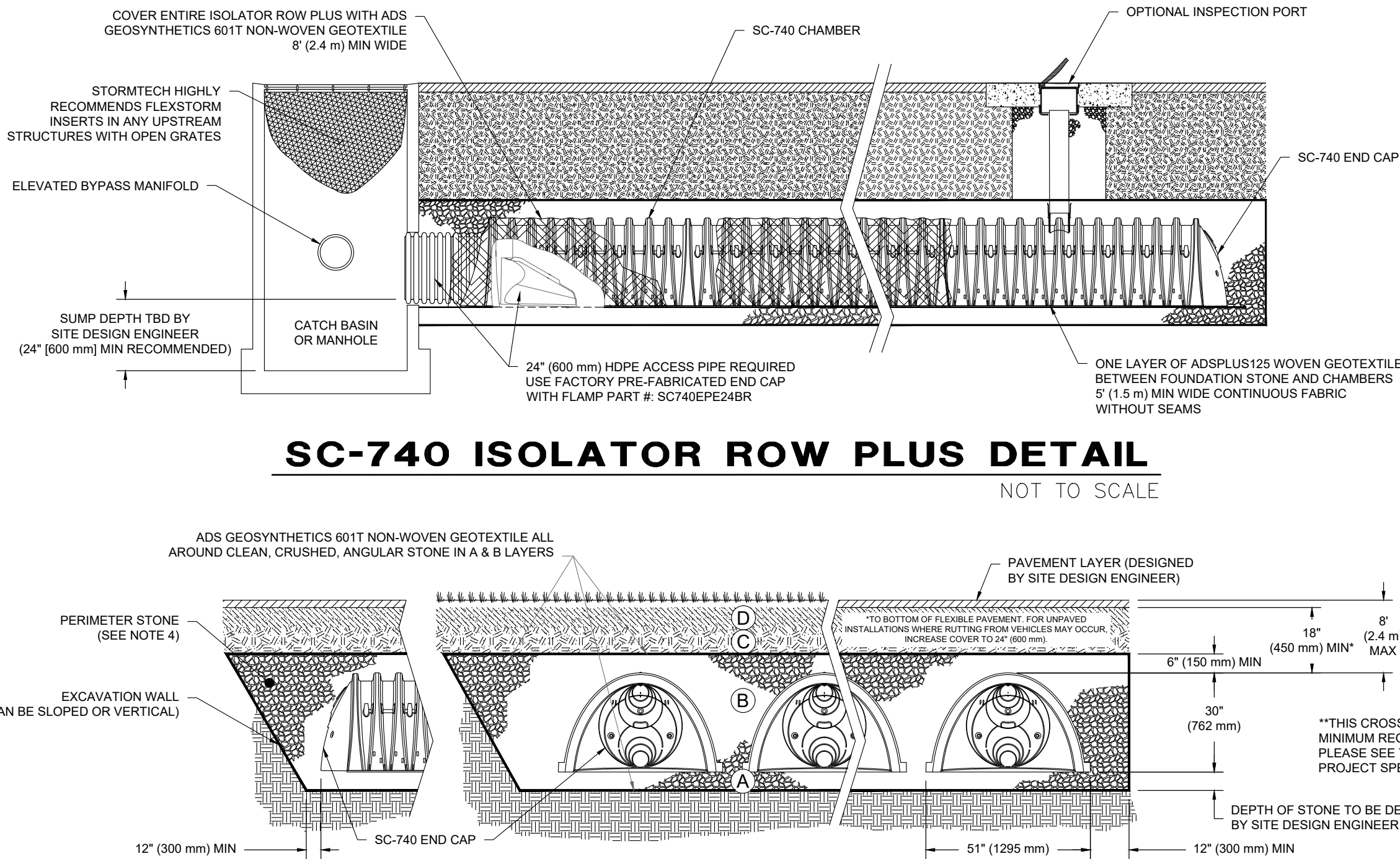
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DATE OF MEETING _____

CHAIRMAN _____ SIGNATURE DATE _____ AND

SECRETARY _____ 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.



SC-740 ISOLATOR ROW PLUS DETAIL

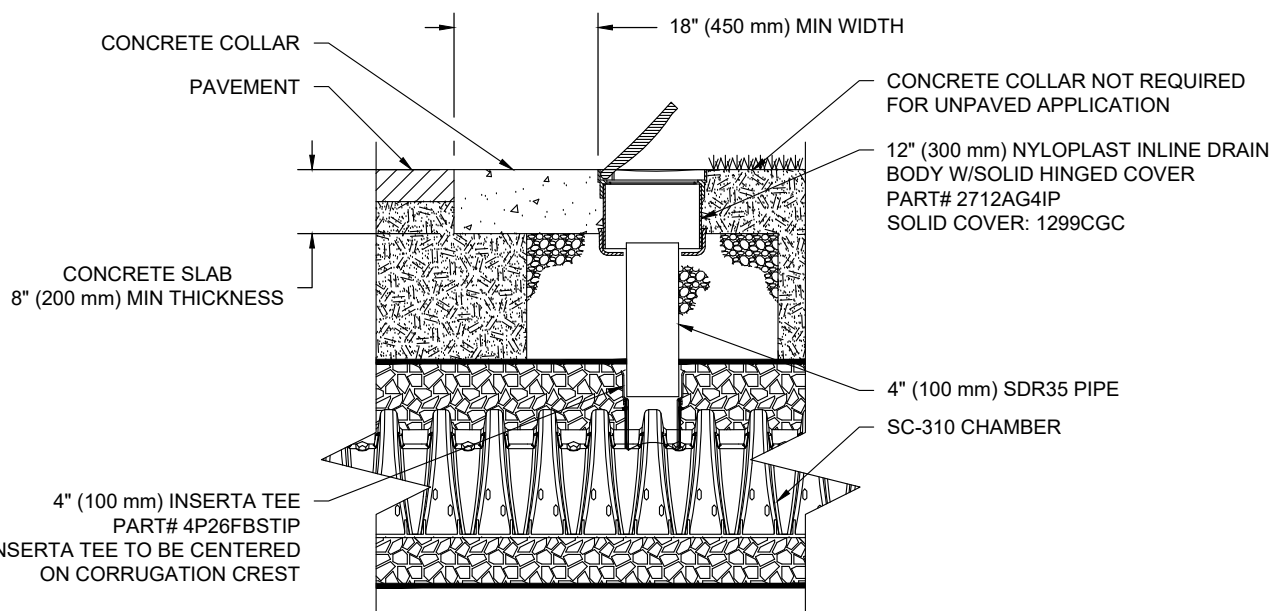
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SC-740 TYPICAL CROSS SECTION DETAIL

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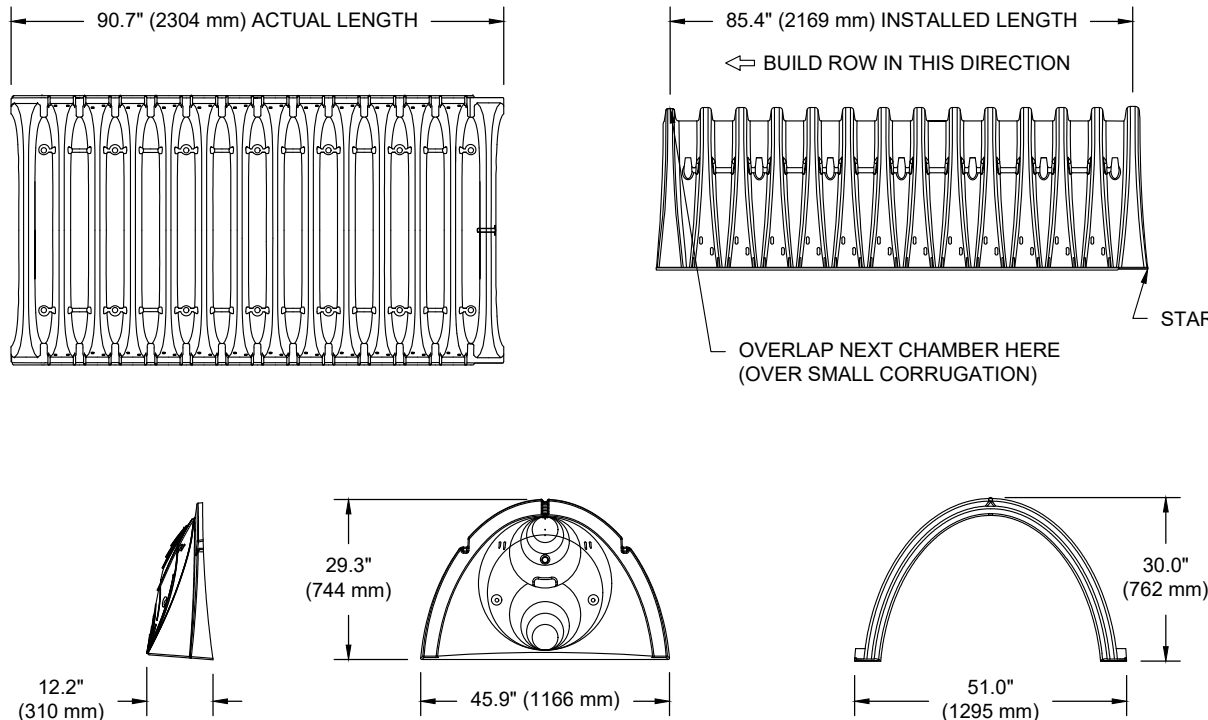
NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



4" INSPECTION PORT DETAIL

NOT TO SCALE

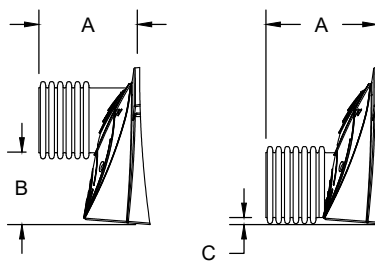


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT

51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
45.9 CUBIC FEET (1.30 m³)
74.9 CUBIC FEET (2.12 m³)
75.0 lbs. (33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



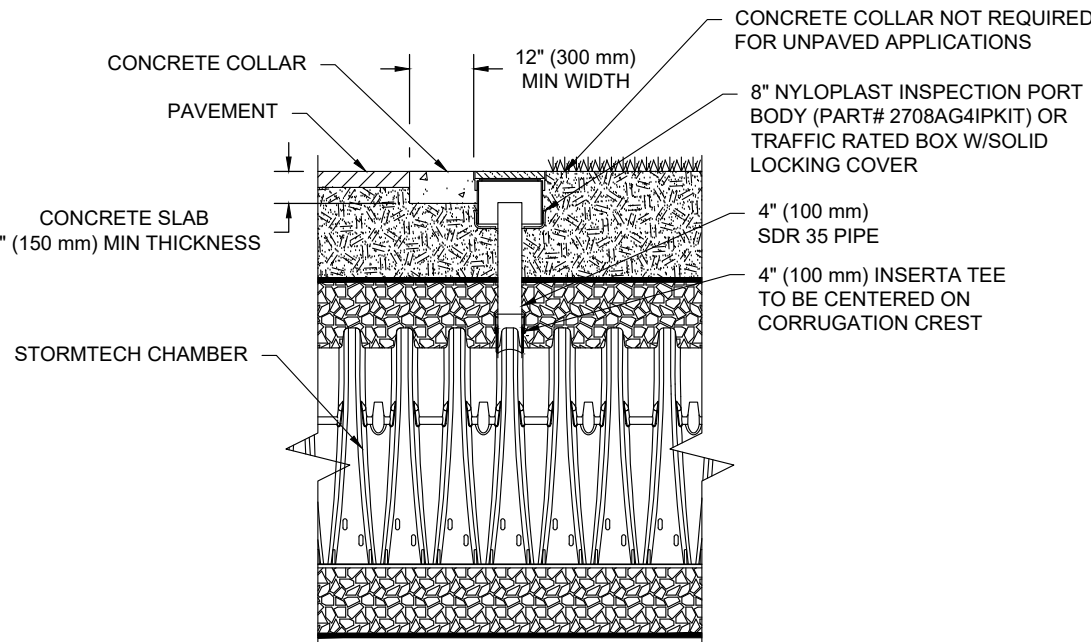
PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC	---	---	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	---	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" INSPECTION PORT DETAIL

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

DETAILS

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

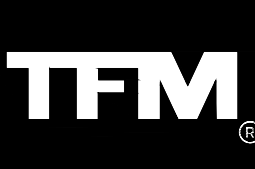
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OCTOBER 28, 2025

Seacoast Division

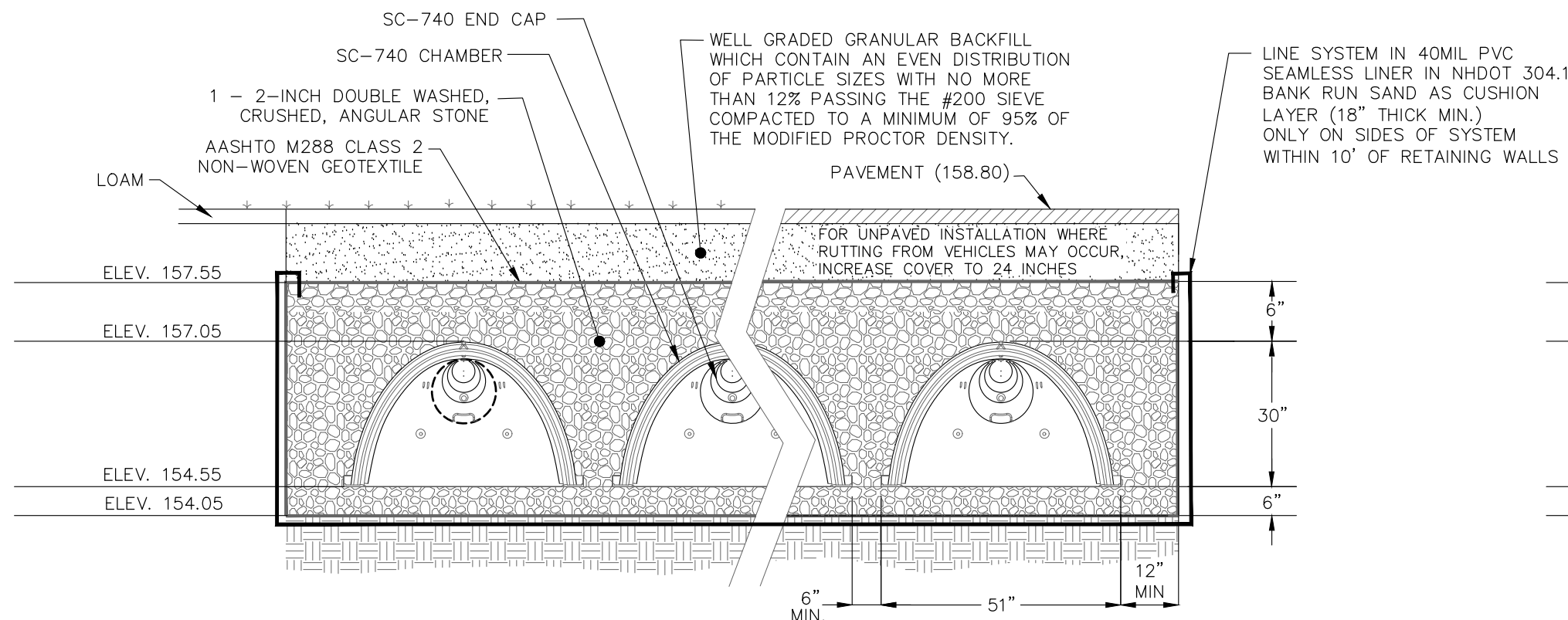
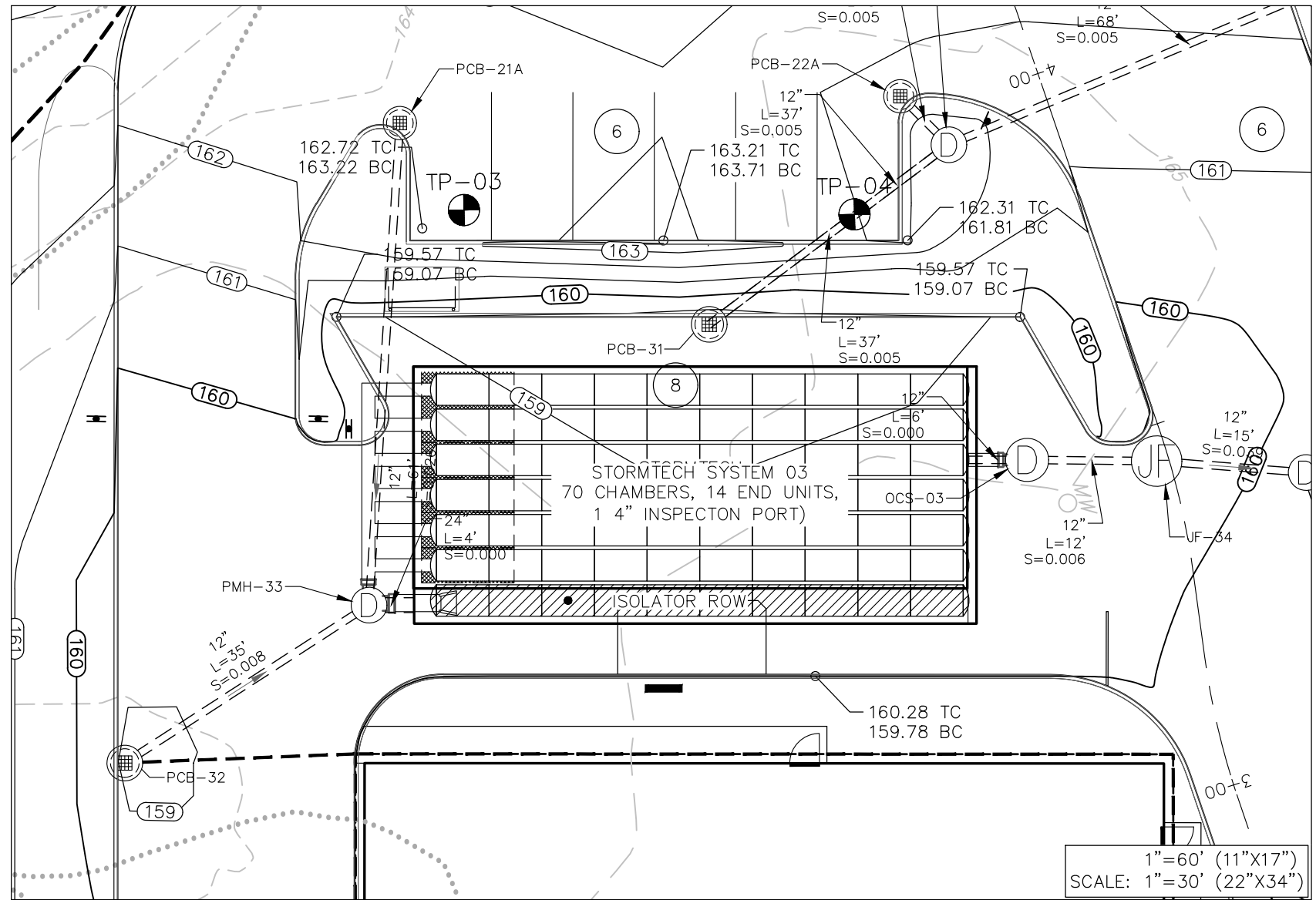


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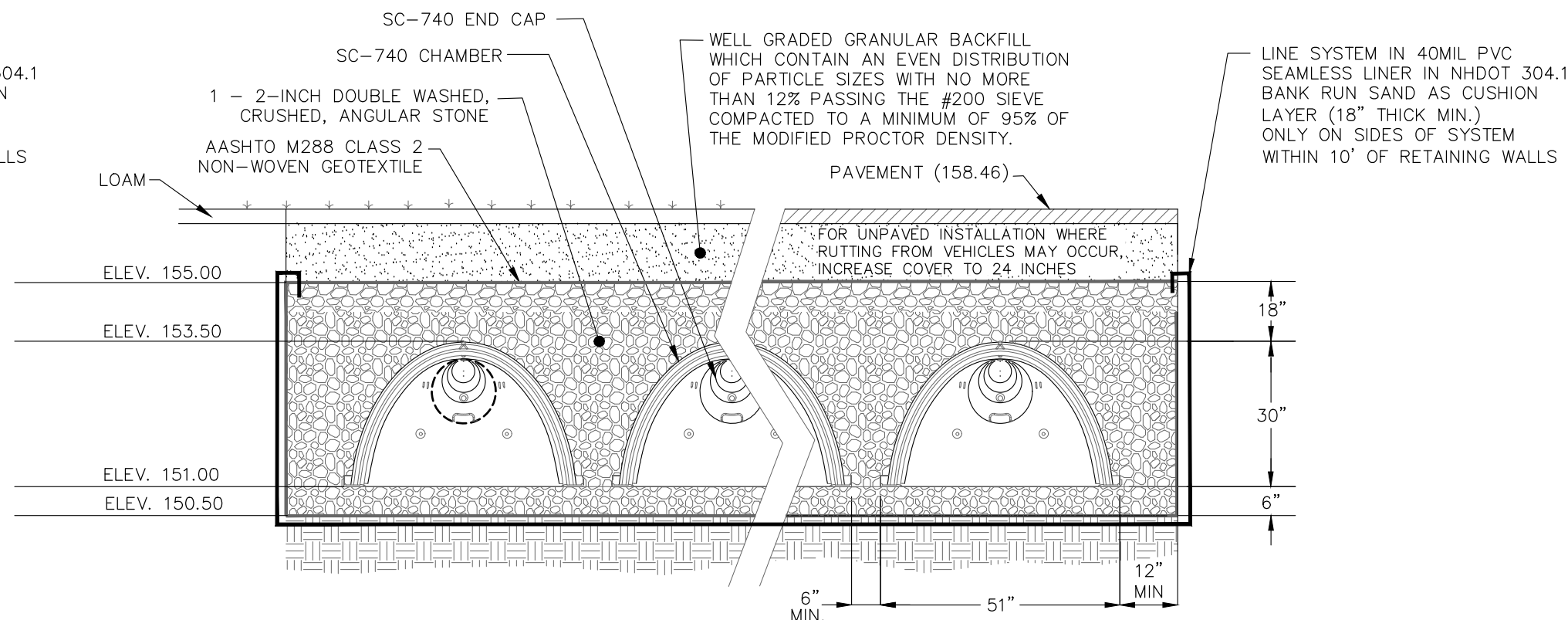
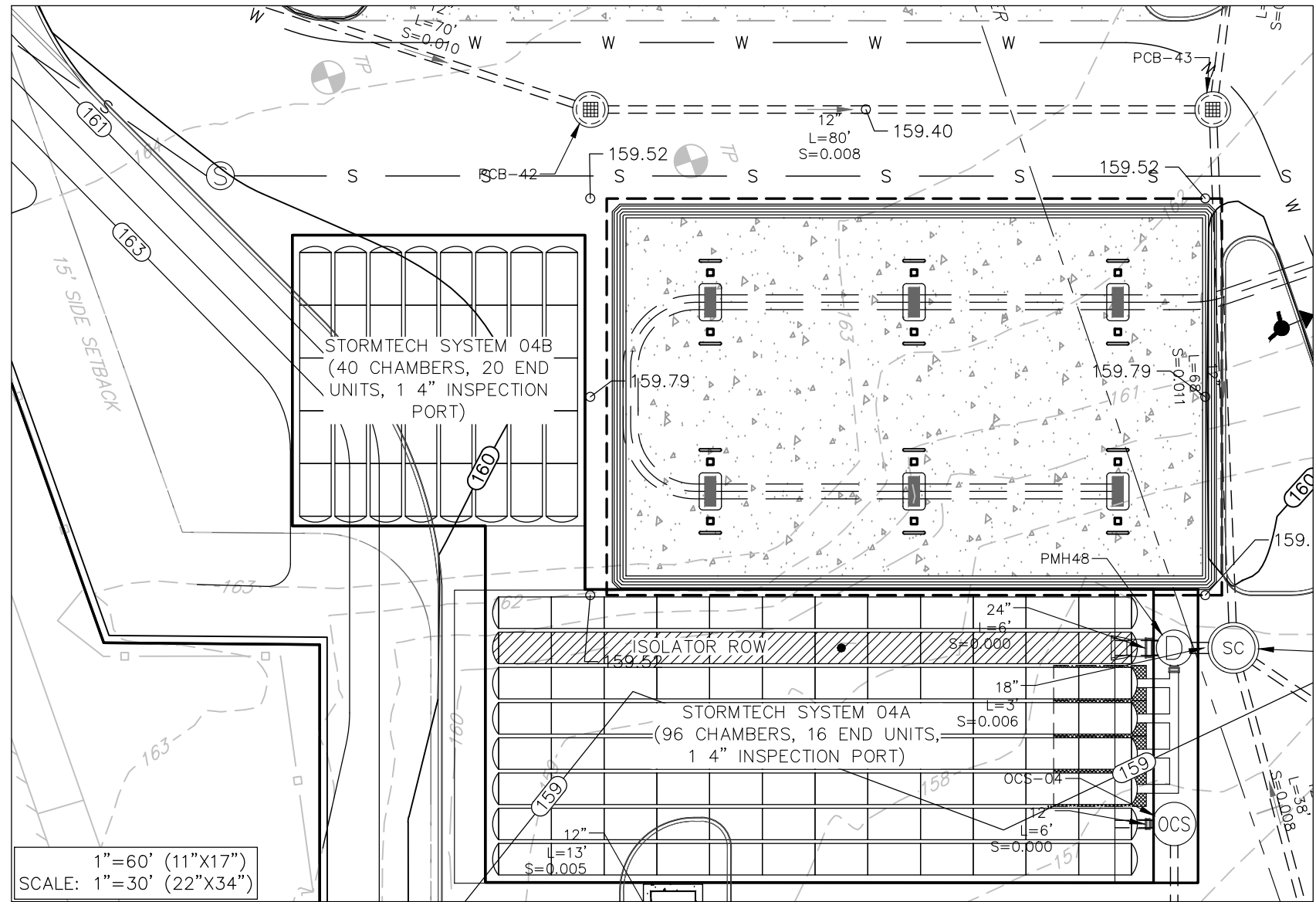
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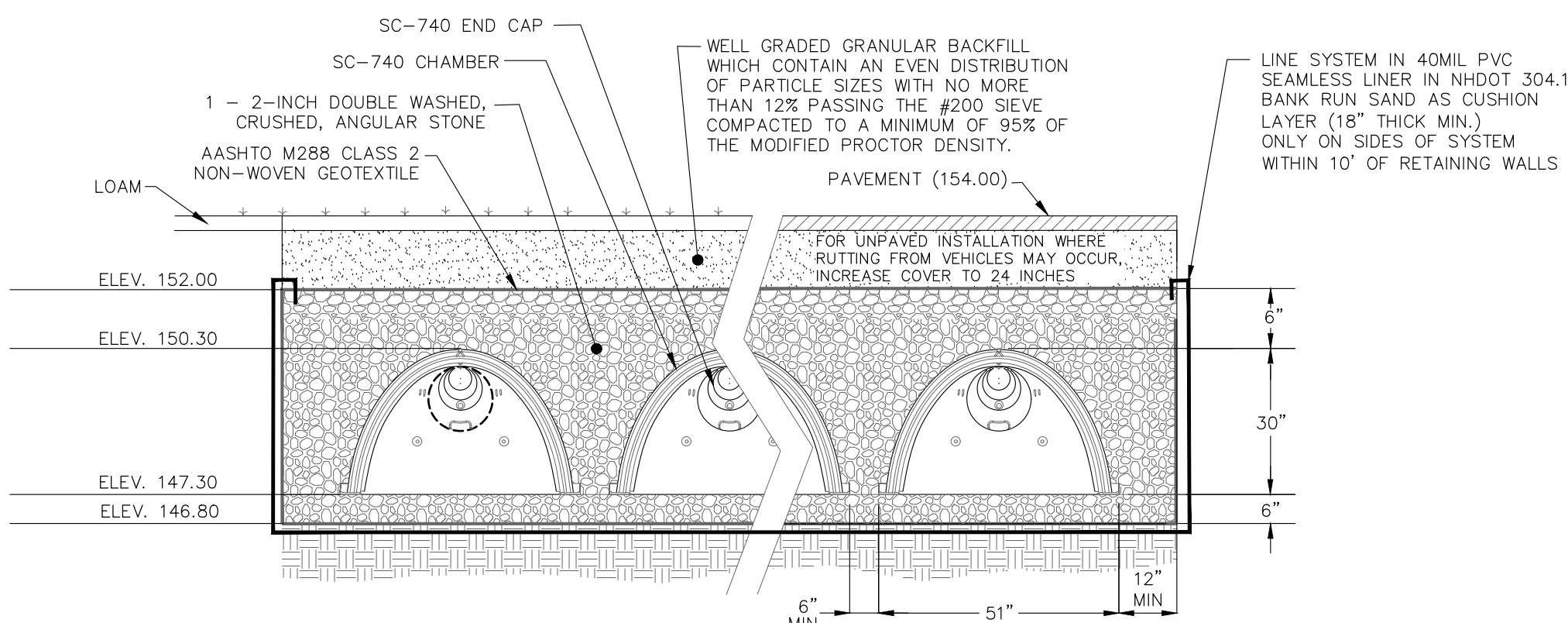
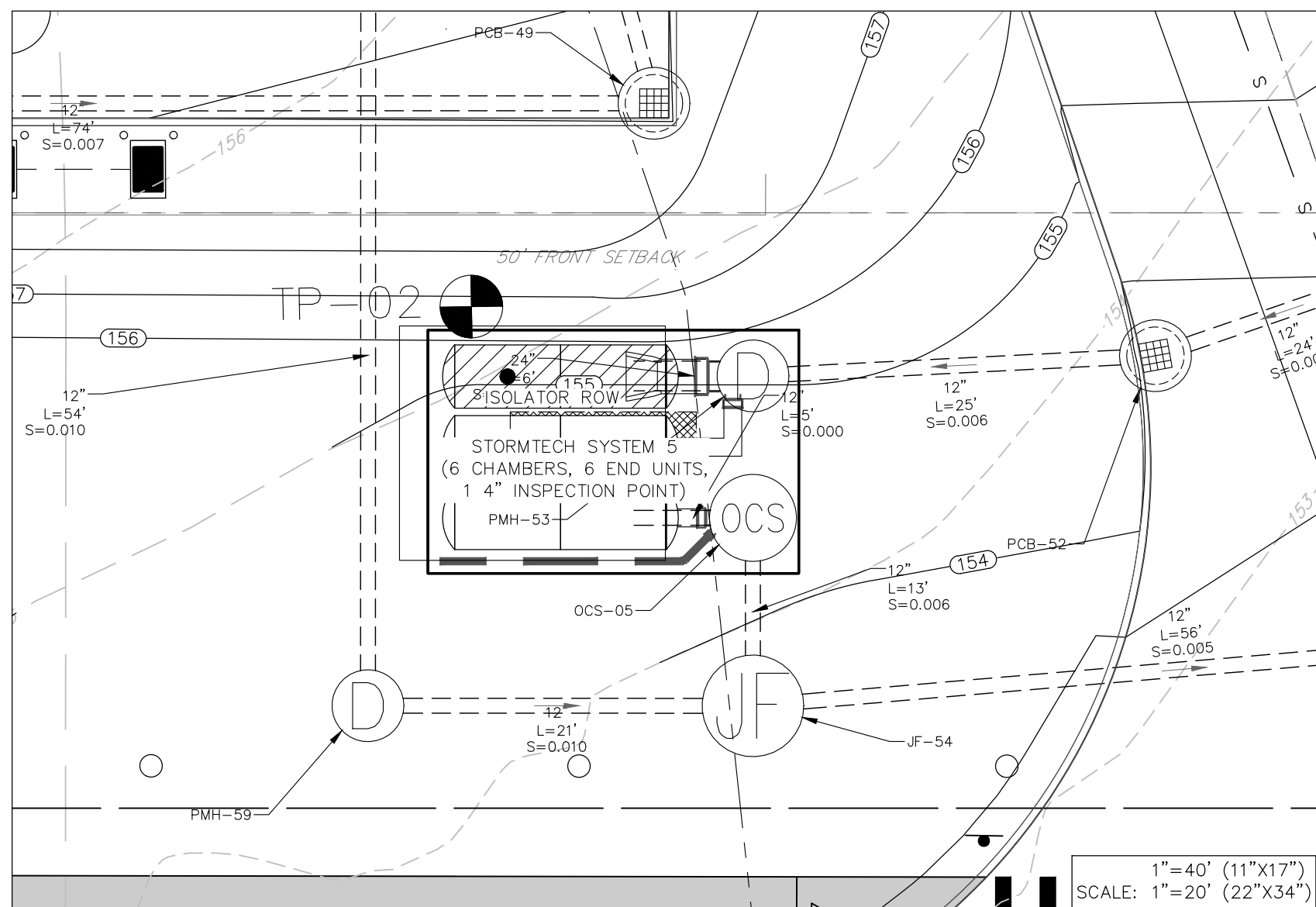
**STORMTECH SC-740 CHAMBER
SYSTEM CROSS SECTION DETAIL
STORMTECH SYSTEM #3 (LINED)**

NOT TO SCALE



**STORMTECH SC-740 CHAMBER
SYSTEM CROSS SECTION DETAIL
STORMTECH SYSTEM #4 (LINED)**

NOT TO SCALE



**STORMTECH SC-740 CHAMBER
SYSTEM CROSS SECTION DETAIL
STORMTECH SYSTEM #5 (LINED)**

NOT TO SCALE

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____
CHAIRMAN _____ SIGNATURE DATE _____ AND
SECRETARY _____ 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.

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

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SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

DETAILS

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

SCALE: NTS

OCTOBER 28, 2025

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

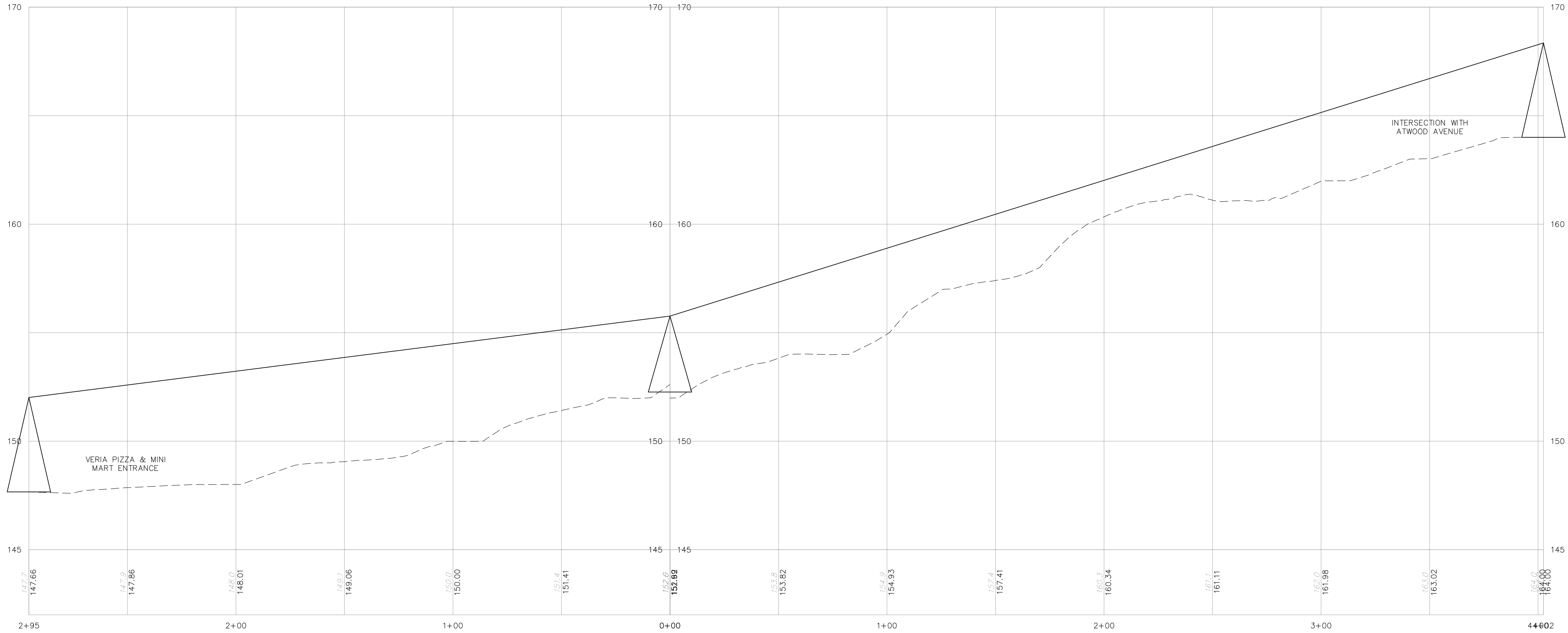
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

REV	DATE	DESCRIPTION	DR	CK
1	12/22/2025	REVISED PER FUSS & O'NEILL COMMENTS	JKC	CRR

18149.00	DR	JKC	FB	-
	CK	CRR	CADFILE	18149-00_DETAILS

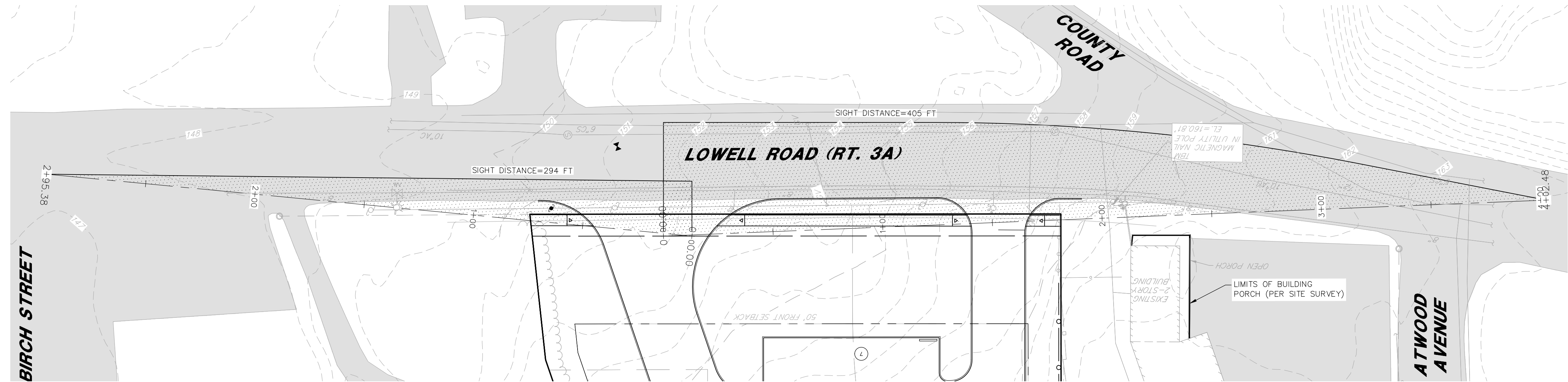
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Dec 22, 2025 - 4:11pm
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RIGHT TURN FROM DRIVEWAY ONE ONTO LOWELL ROAD

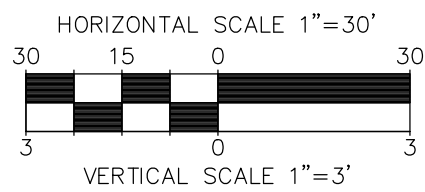
LEFT TURN FROM DRIVEWAY ONE ONTO LOWELL ROAD



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DATE OF MEETING _____	
CHAIRMAN _____	SIGNATURE DATE _____ AND
SECRETARY _____	SIGNATURE DATE _____
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SITE DEVELOPMENT PLANS
TAX MAP 198 LOTS 11, 12, 14, 15, & 16
DRIVEWAY 1 SIGHT DISTANCE PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=60' (11"x17')
SCALE: 1"=30' (22"x34')

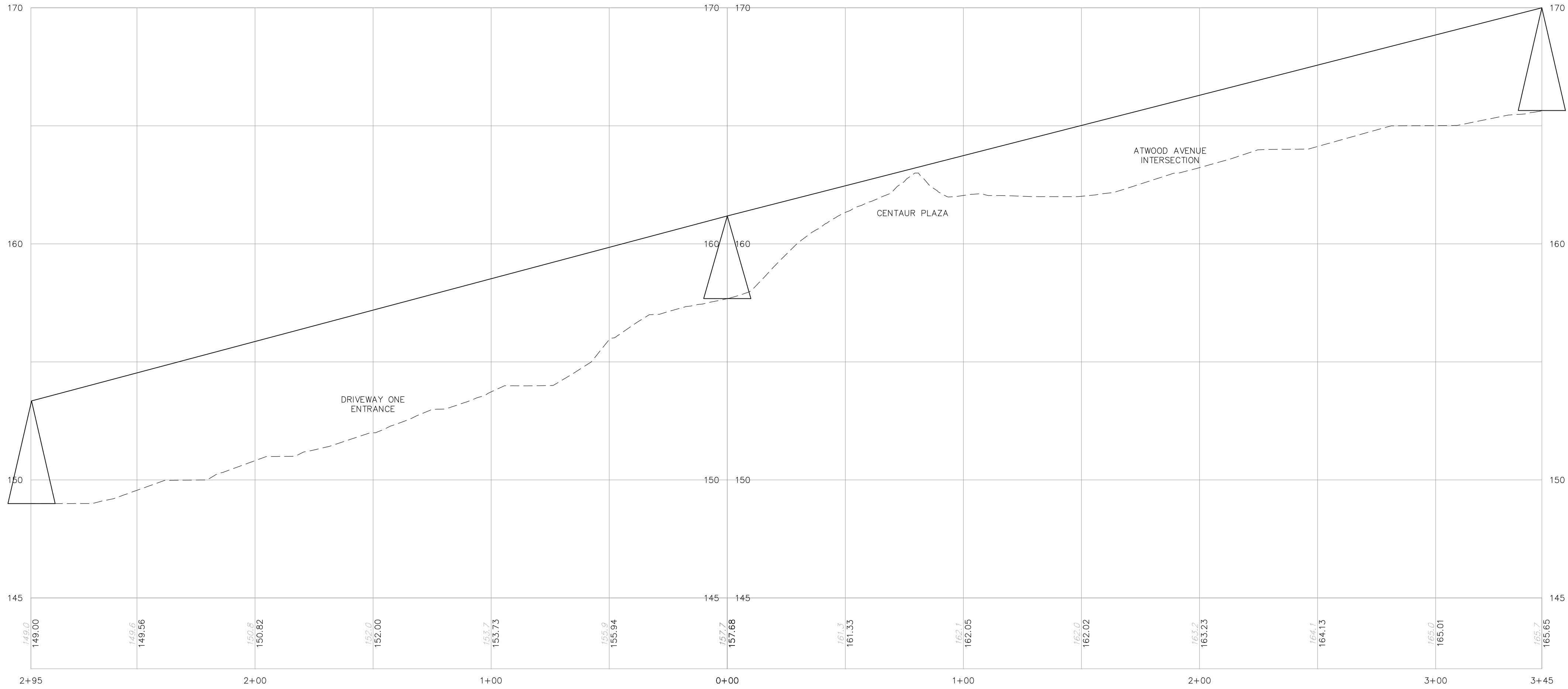
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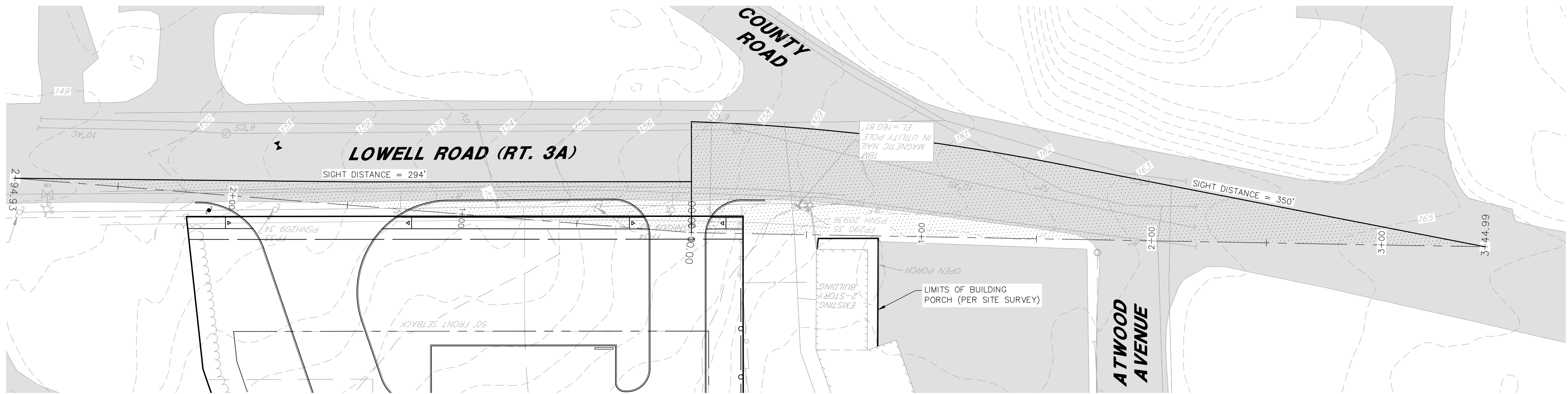
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RIGHT TURN FROM DRIVEWAY TWO ONTO LOWELL ROAD

LEFT TURN FROM DRIVEWAY TWO ONTO LOWELL ROAD



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DATE OF MEETING _____
CHAIRMAN _____ SIGNATURE DATE _____ AND
SECRETARY _____ SIGNATURE DATE _____

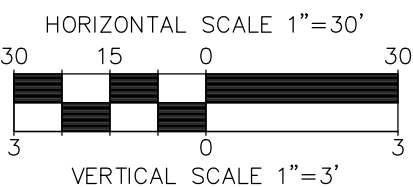
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SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16
DRIVEWAY 2 SIGHT DISTANCE PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

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SCALE: 1"=30' (22"x34')

OCTOBER 28, 2025

Seacoast Division

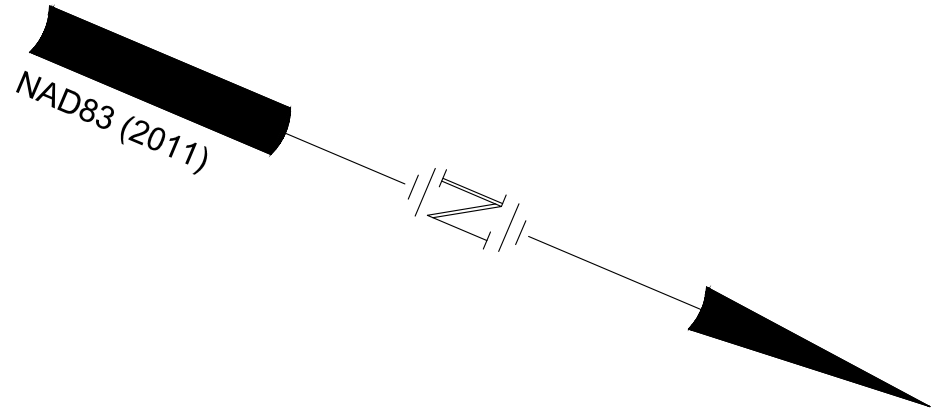


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FILE	18149.00	DR	JKC	FB	-	C-29
CK	CRR	CADFILE	18149-00_SIGHT DISTANCE			

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NOTES

1. PROPOSED PROJECT TO INCLUDE IMPROVEMENTS TO OFF-SITE DRAINAGE. ALL OFF-SITE WORK TO BE COORDINATED WITH THE TOWN OF HUDSON INCLUDING INSTALLATION AND SUPPLY OF CATCH BASINS.
2. ALL WORK TO BE LOCATED WITHIN THE RIGHT-OF-WAY. AREAS OF DISTURBANCE ARE TO BE RESTORED AFTER INSTALLATION.

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

OFF-SITE DRAINAGE

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

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COLBEA ENTERPRISES, LLC

1"=100' (11"x17")

SCALE: 1"=50' (22"x34")

OCTOBER 28, 2025

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CHAIRMAN _____	SIGNATURE _____	DATE _____	AND
SECRETARY _____	SIGNATURE _____	DATE _____	

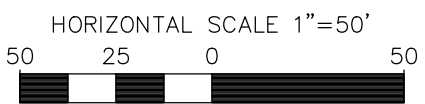
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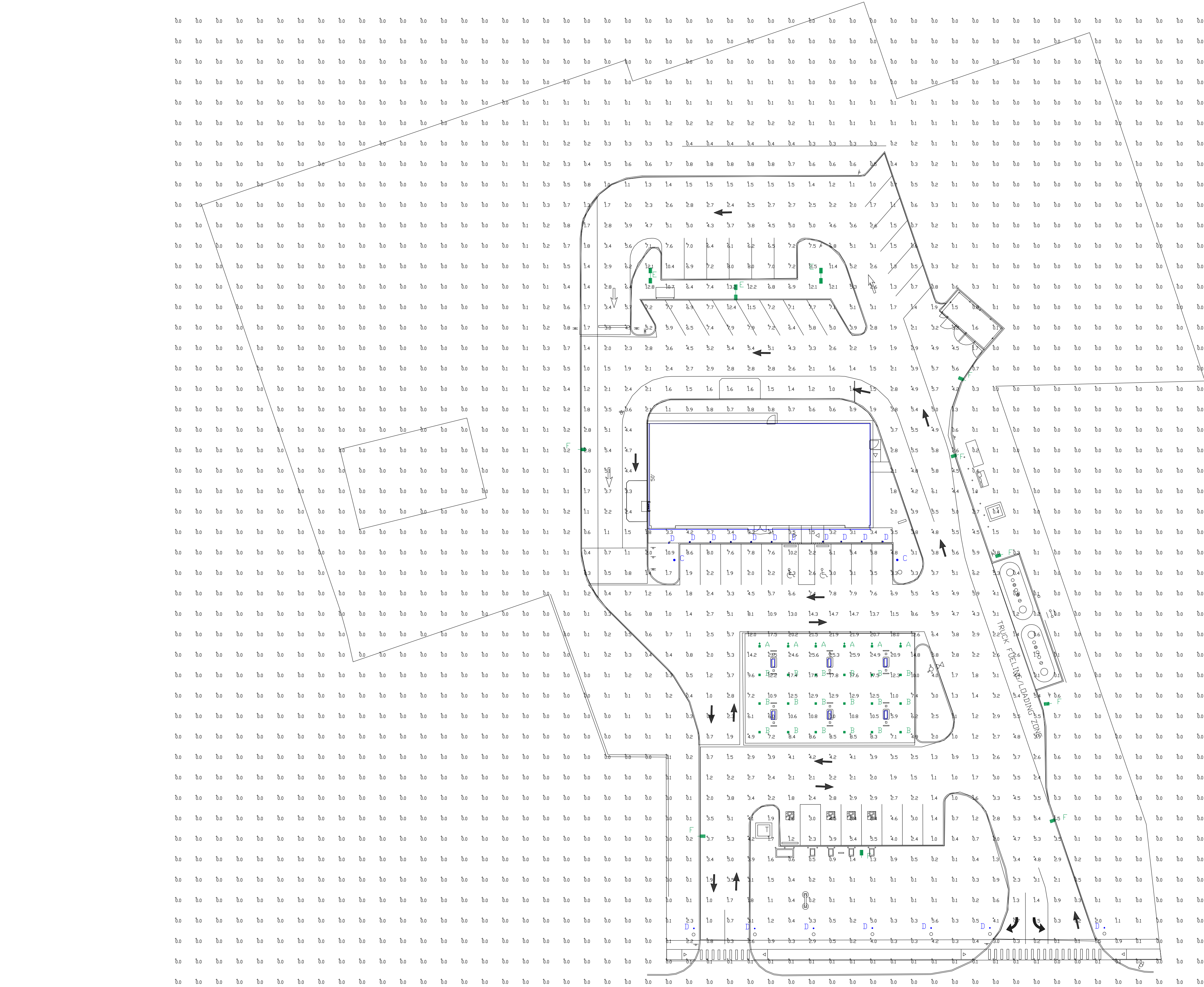
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FILE	18149.00	DR CK	JKC CRR	FB CADFILE	— 18149-00 OFF-SITE DRAINAGE	OS-01



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

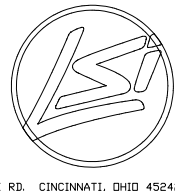
The IES no longer uses the Cutoff Classification System for LED Fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	6	A	Single	SCV-LED-23L-SCFT-50 - DIMMED 50%	15'	0.500	23422	187	B4-U0-G3
	18	B	Single	SCV-LED-10L-SC-50 - DIMMED 80%	15'	0.200	10924	68	B3-U0-G1
	2	C	Single	LXM4-PT-5W-LED-05L-50	14' POLE + 2' BASE	1.000	5336	39.2	B3-U1-G1
	18	D	Single	XBVR-ID-LED-24-400-CW-UE	3.5'	1.000	1338	38	B1-U2-G1
	3	E	D180°	MRM-LED-12L-SIL-FT-50-70CRI	14' POLE + 2' BASE	1.000	26276	170	B2-U0-G3
	8	F	Single	MRM-LED-12L-SIL-FT-50-70CRI-IL	14' POLE + 2' BASE	1.000	8432	85	B1-U0-G2

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid	Z
ALL CALC POINTS	Illuminance	Fc	1.14	25.9	0.0	N.A.	N.A.	0	
CANOPY	Illuminance	Fc	12.51	25.9	0.0	N.A.	N.A.	0	
INSIDE CURB	Illuminance	Fc	3.52	14.7	0.1	35.20	147.00	0	

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 4298.4



3000 ALLOWANCE RES. CONSTRUCTION: 2040 4000000 USA
1000 700 2000 4000 1000 700 2000 4000 1000 700 2000 4000

LIGHTING PROPOSAL		LD-159314-5	
SEASONS CORNER MARKET LOWELL ROAD/NH ROUTE 34 HUDSON,NH			
BY:DMK	DATE:12/12/23	REV:12/17/25	SHEET 1 OF 1
SCALE: 1"=30'		0 30	