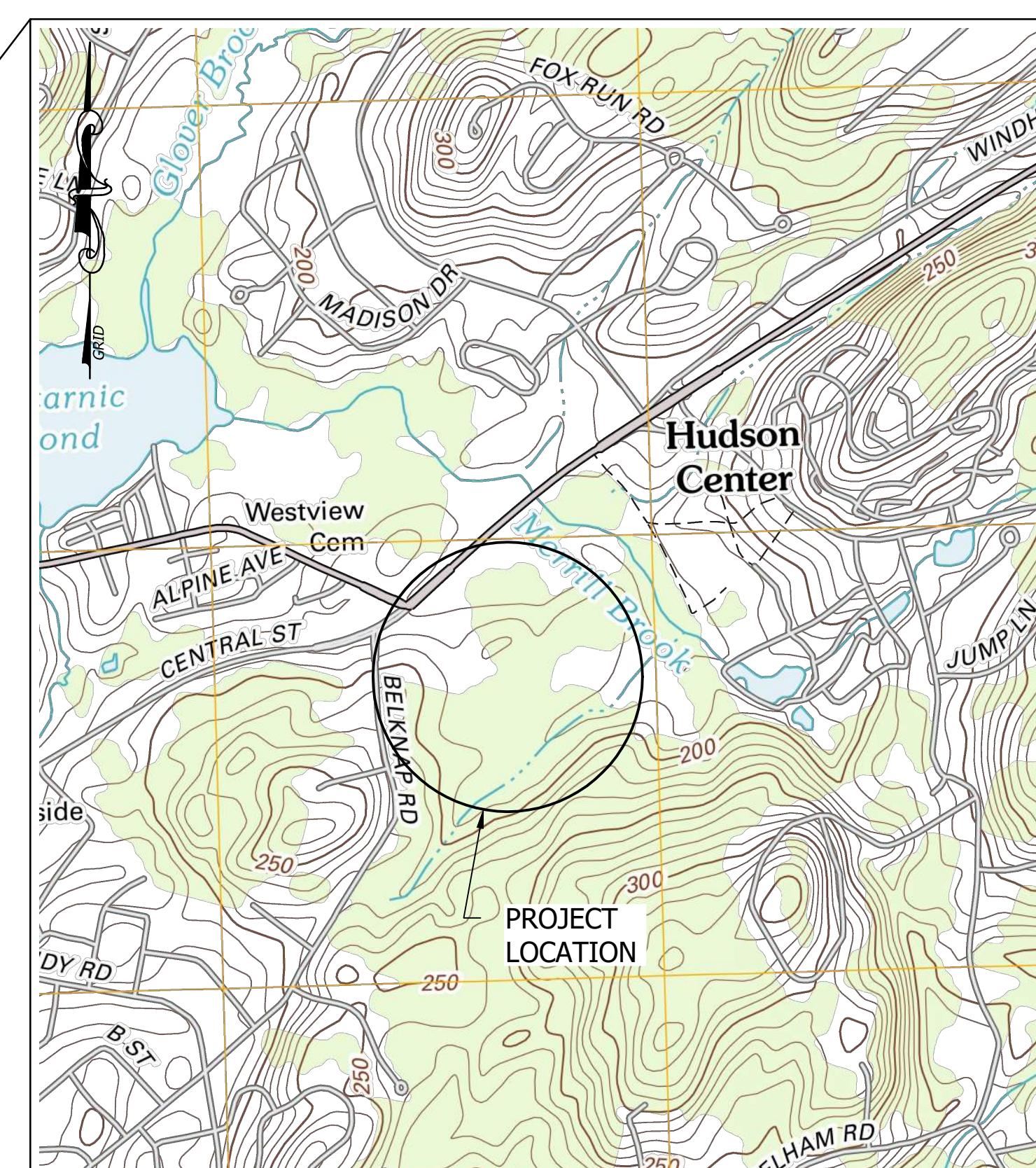
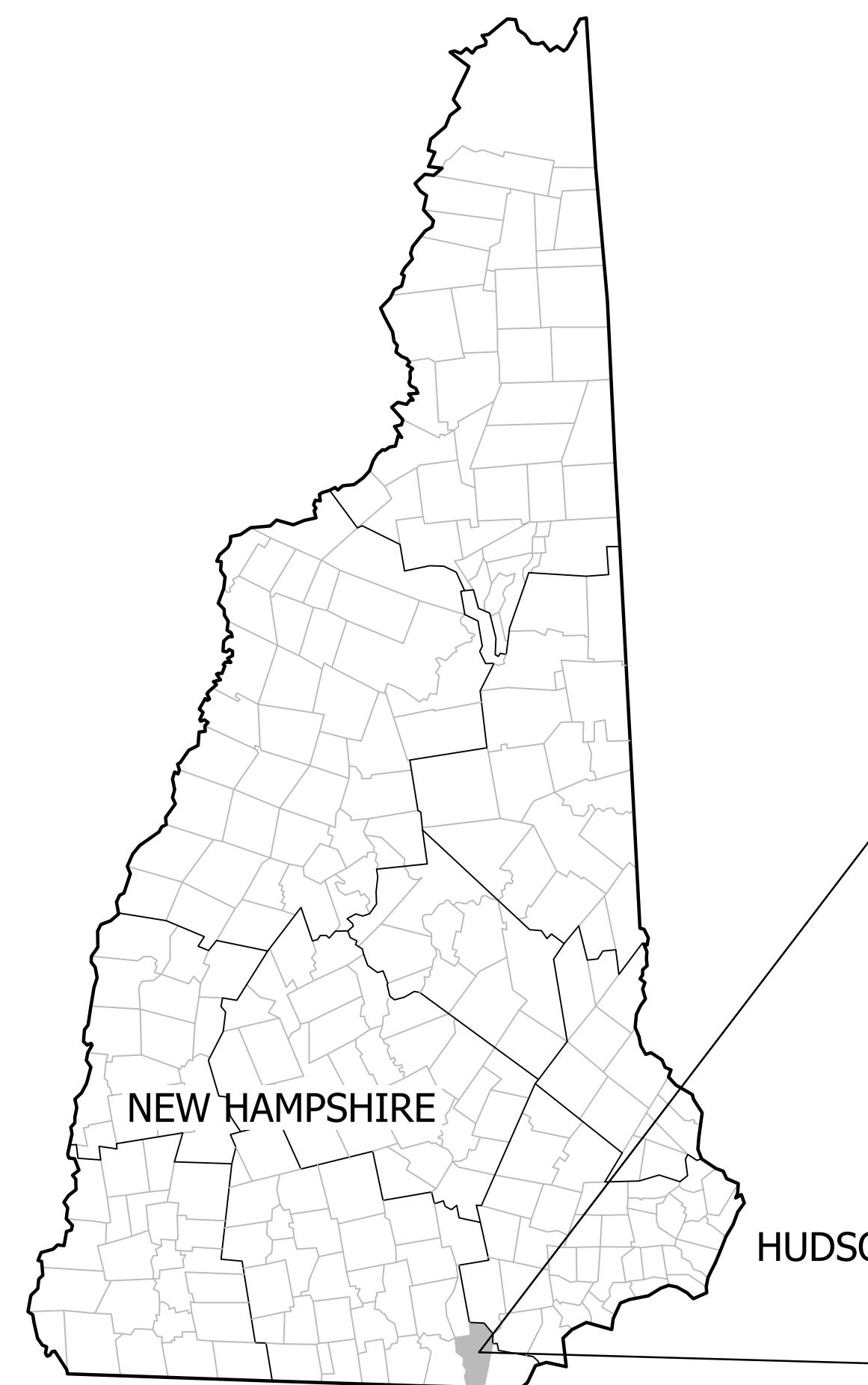


207 CENTRAL STREET - THE MEADOWS

SITE PLAN SET

HUDSON, NEW HAMPSHIRE
JANUARY 2026



LOCATION PLAN

SCALE: 1" = 1000'

OWNER:
MEADOWS PROPERTY, LLC.
195 R. CENTRAL STREET
HUDSON, NH 03501
(603) 231-7344

ENGINEER & SURVEYOR:
verdantas
34 SCHOOL STREET
LITTLETON, NH 03561

SHEET INDEX:

COVER

CIVIL

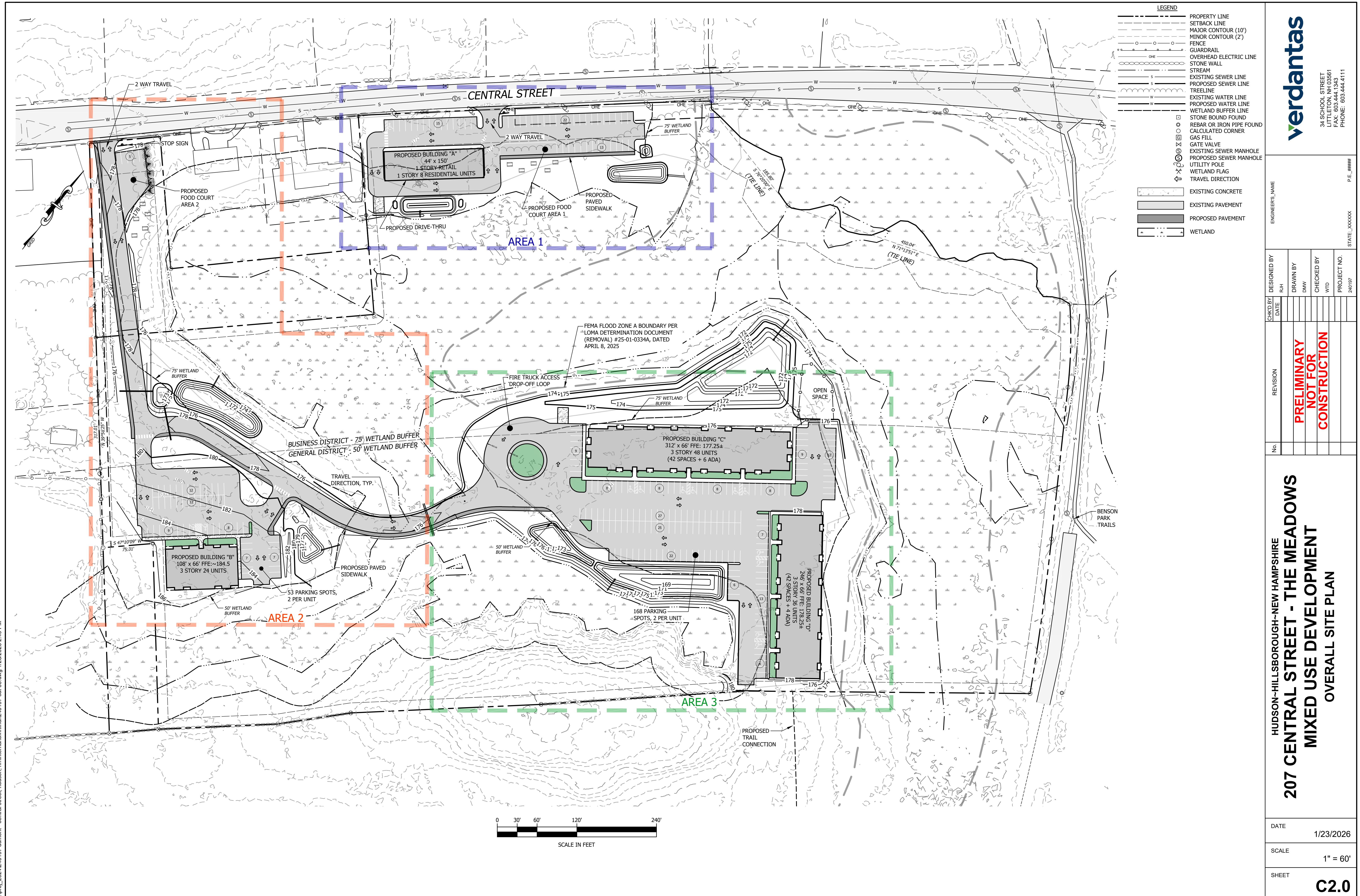
- C1.0 EXISTING CONDITIONS PLAN
- C2.0 OVERALL SITE PLAN
- C2.1 GRADING PLAN - AREA 1
- C2.2 GRADING PLAN - AREA 2
- C2.3 GRADING PLAN - AREA 3
- C2.4 ROAD PLAN & PROFILE 1 OF 2
- C2.5 ROAD PLAN & PROFILE 2 OF 2
- C2.6 OVERALL UTILITY PLAN
- C2.7 UTILITY PLAN & PROFILE AREA 2
- C2.8 UTILITY PLAN & PROFILE AREA 3 - 1 OF 2
- C2.9 UTILITY PLAN & PROFILE AREA 3 - 2 OF 2
- C3.0 EROSION CONTROL NOTES & DETAILS
- C3.1 SEWER DETAILS
- C3.2 WATER DETAILS
- C3.3 CONSTRUCTION DETAILS

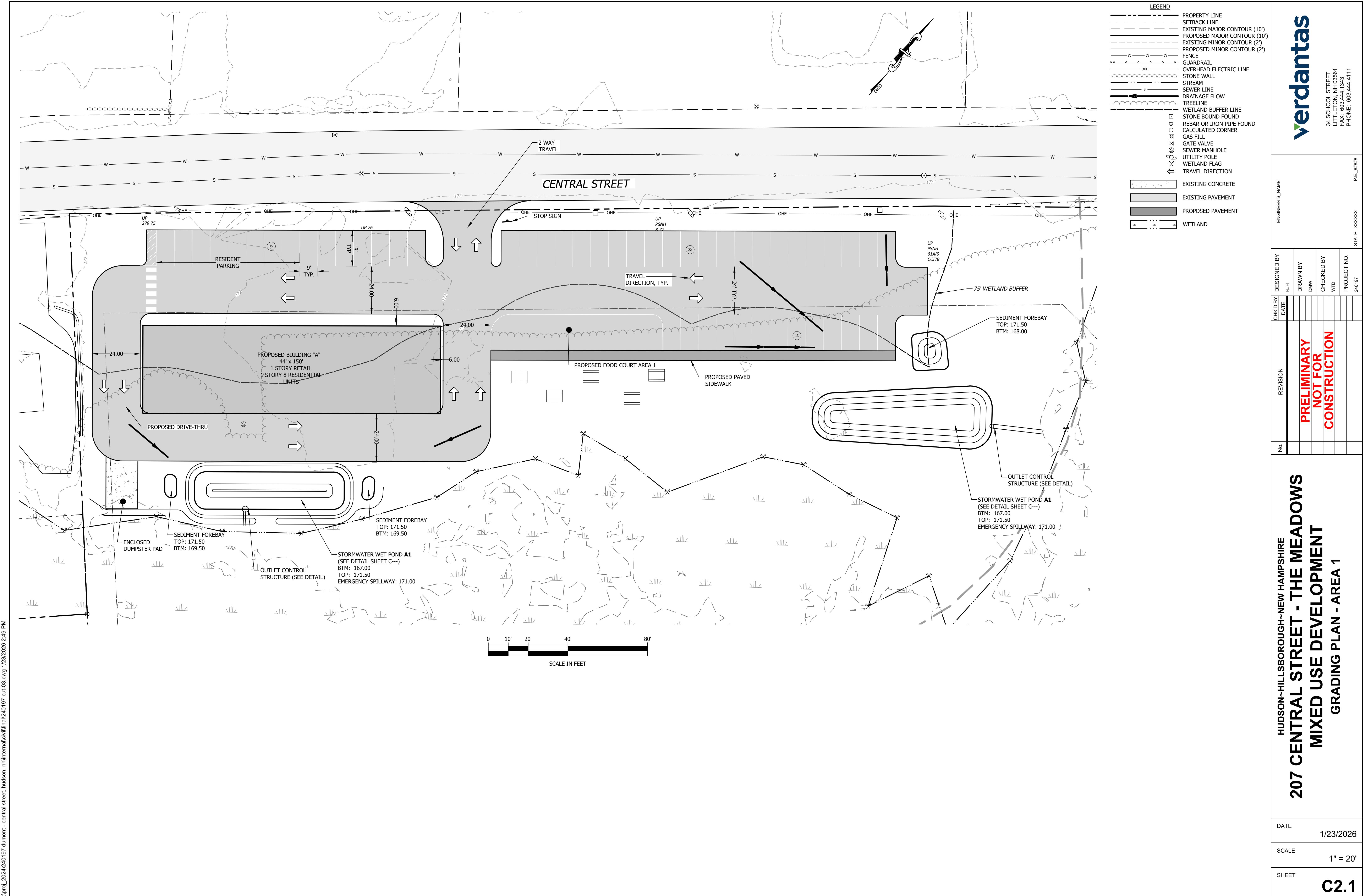
LANDSCAPE:

- L1.0 -LANDSCAPE & LIGHTING KEY PLAN
- L2.0 -LANDSCAPE & LIGHTING PLAN
- L2.1 -LANDSCAPE & LIGHTING PLAN
- L2.2 -LANDSCAPE & LIGHTING PLAN
- L2.3 -LANDSCAPE & LIGHTING PLAN
- L3.0 -LANDSCAPE & LIGHTING DETAILS
- L3.1 -LANDSCAPE & LIGHTING DETAILS
- L3.2 -LANDSCAPE & LIGHTING DETAILS
- L3.3 -LANDSCAPE & LIGHTING DETAILS

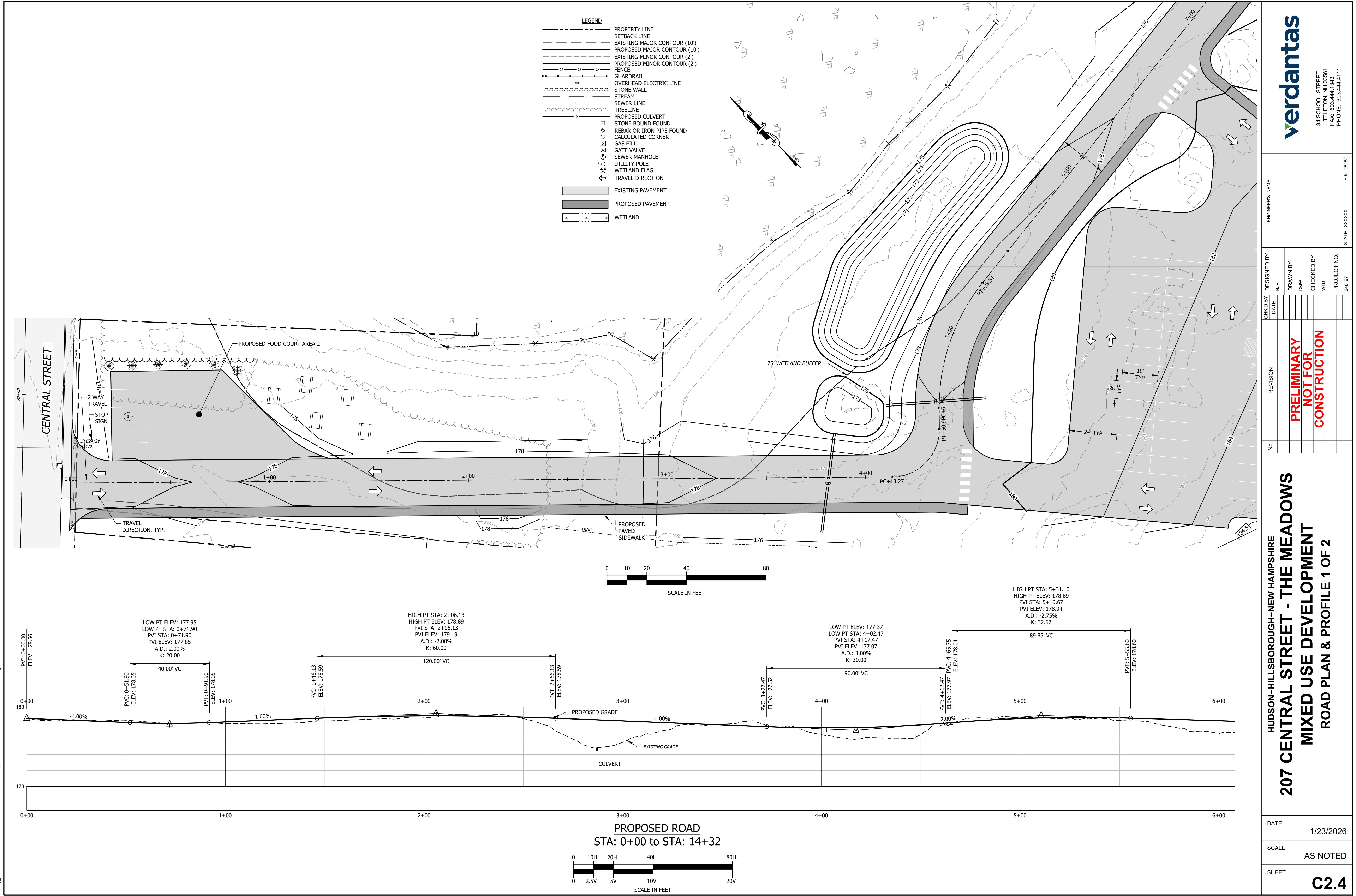
ARCHITECTURAL:

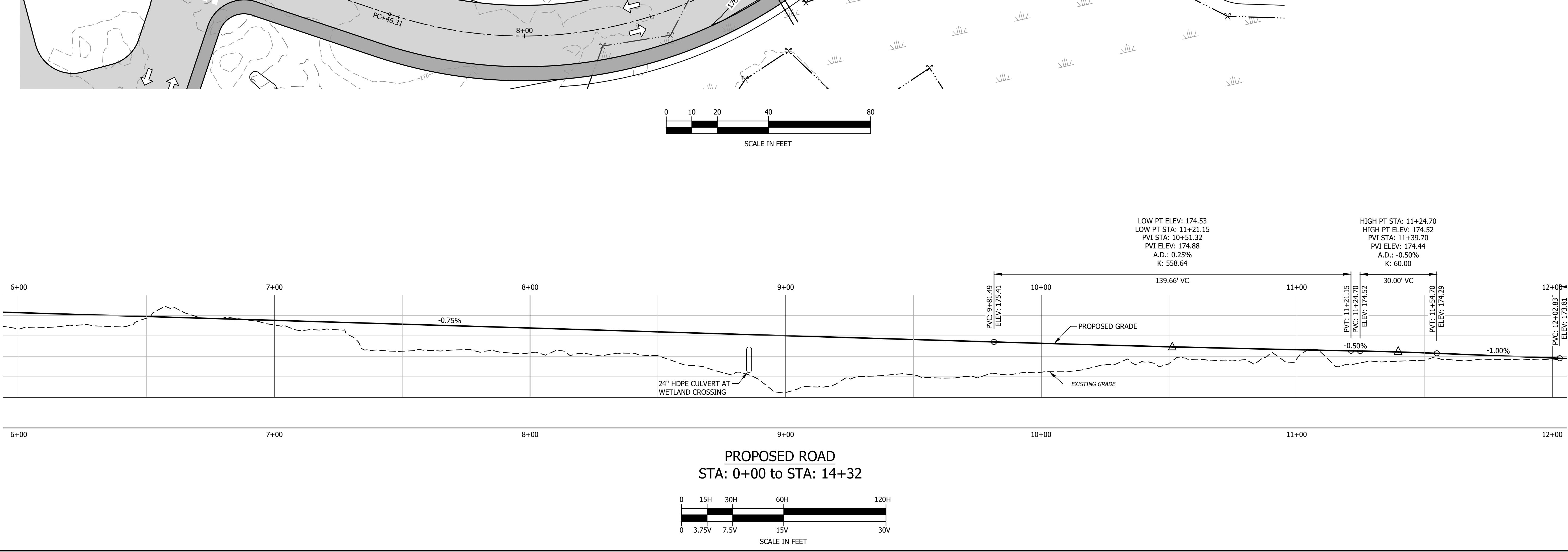
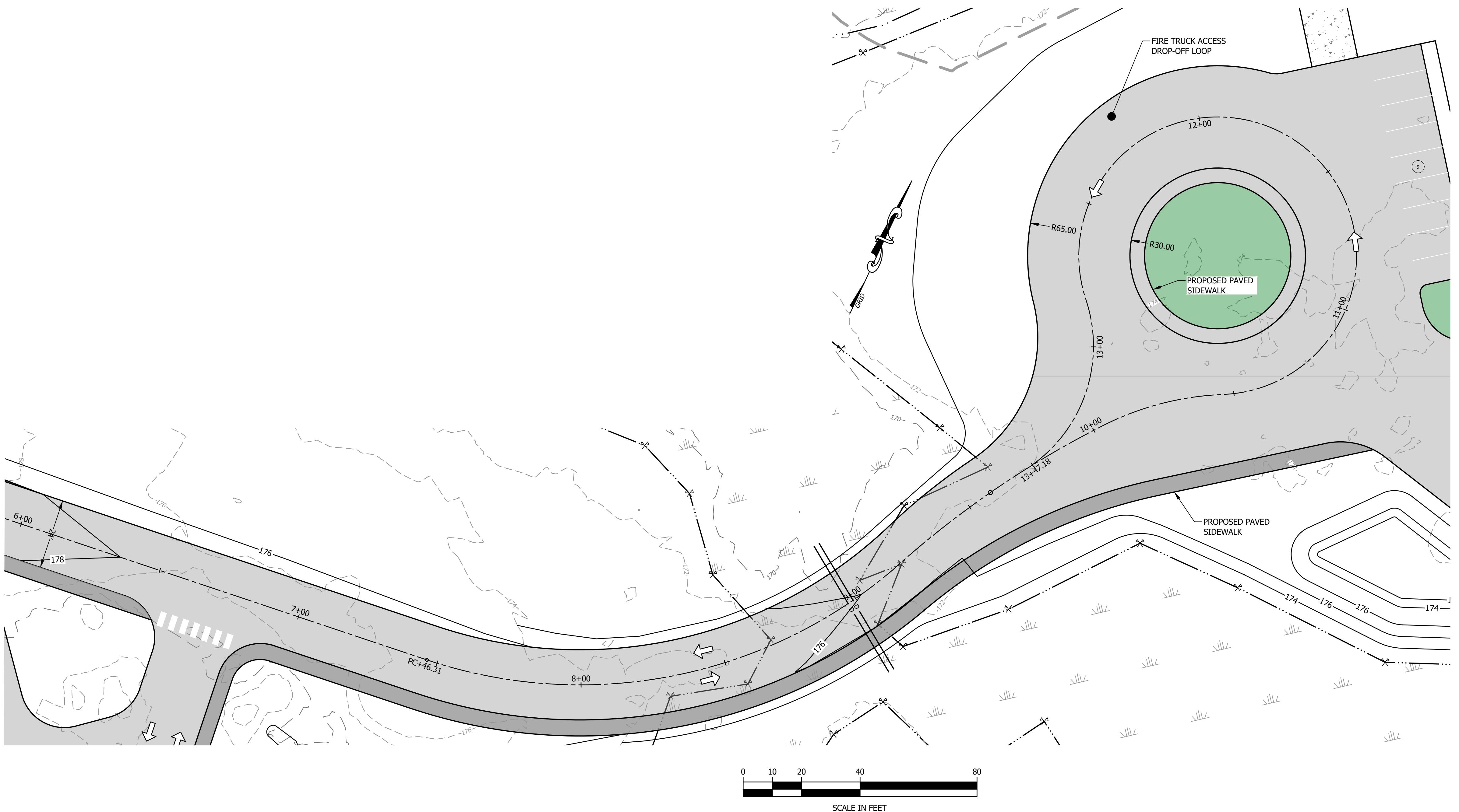
- AC1 - AC4 (BUILDINGS A, B, C, & D)









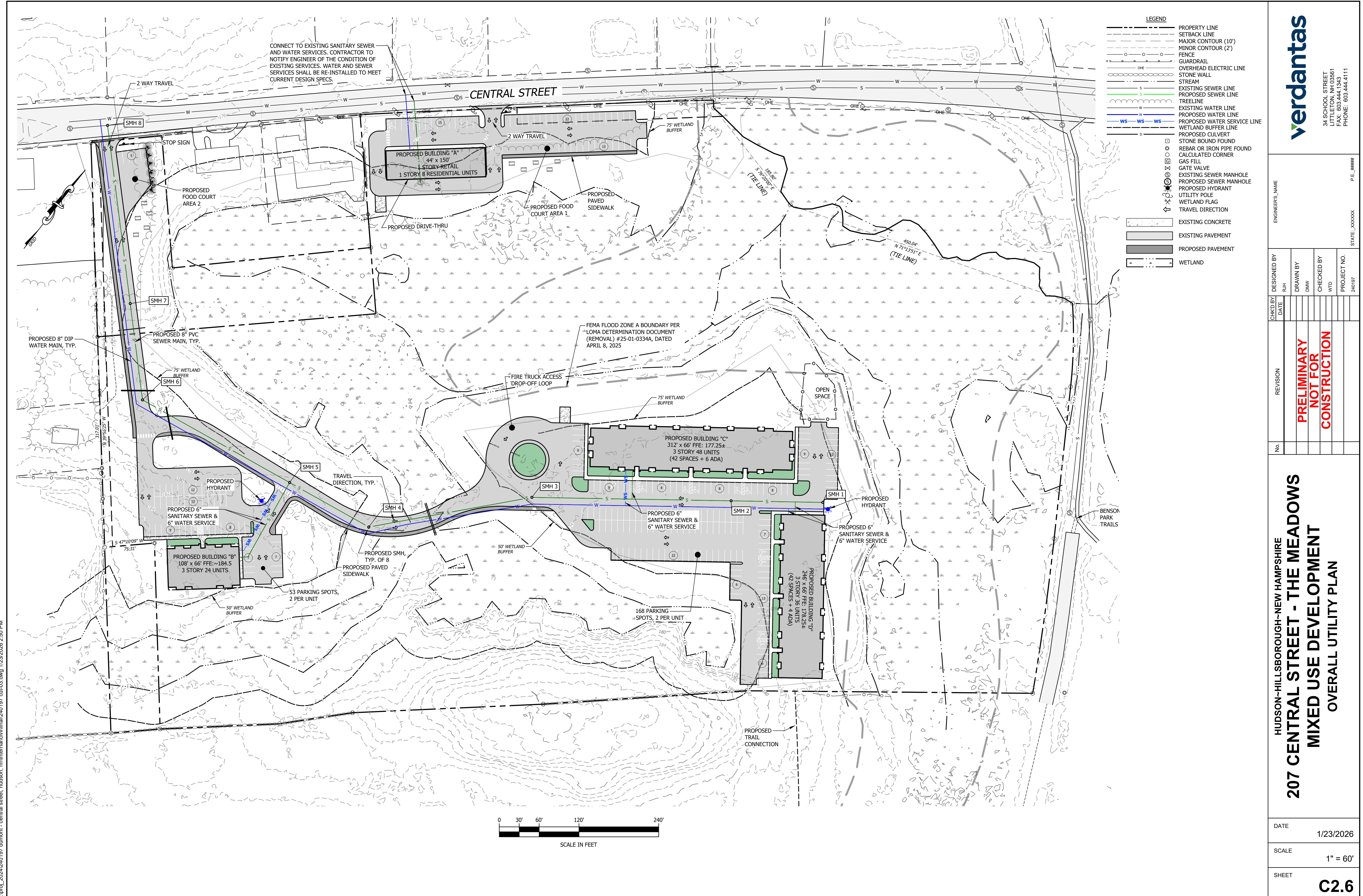


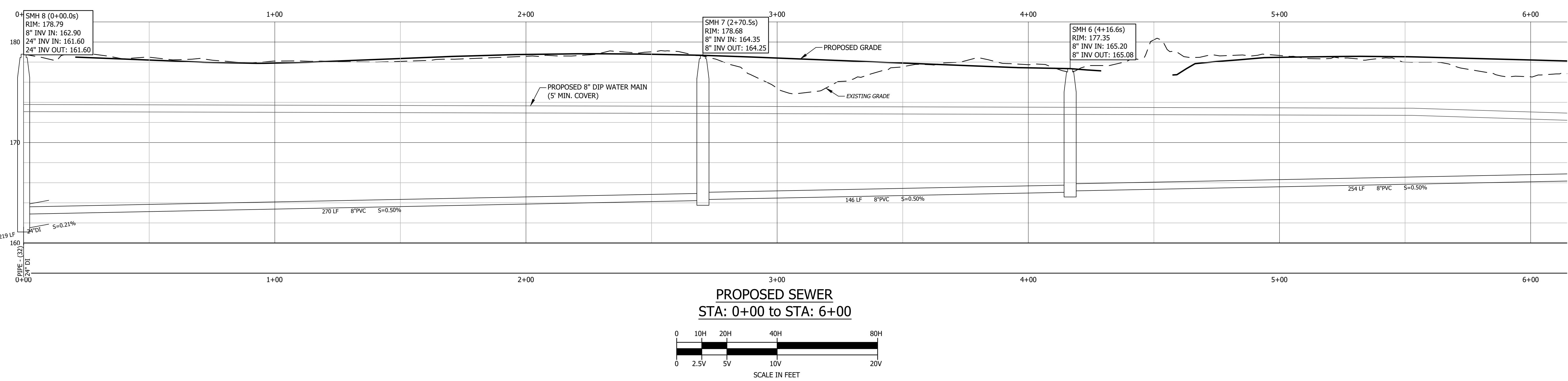
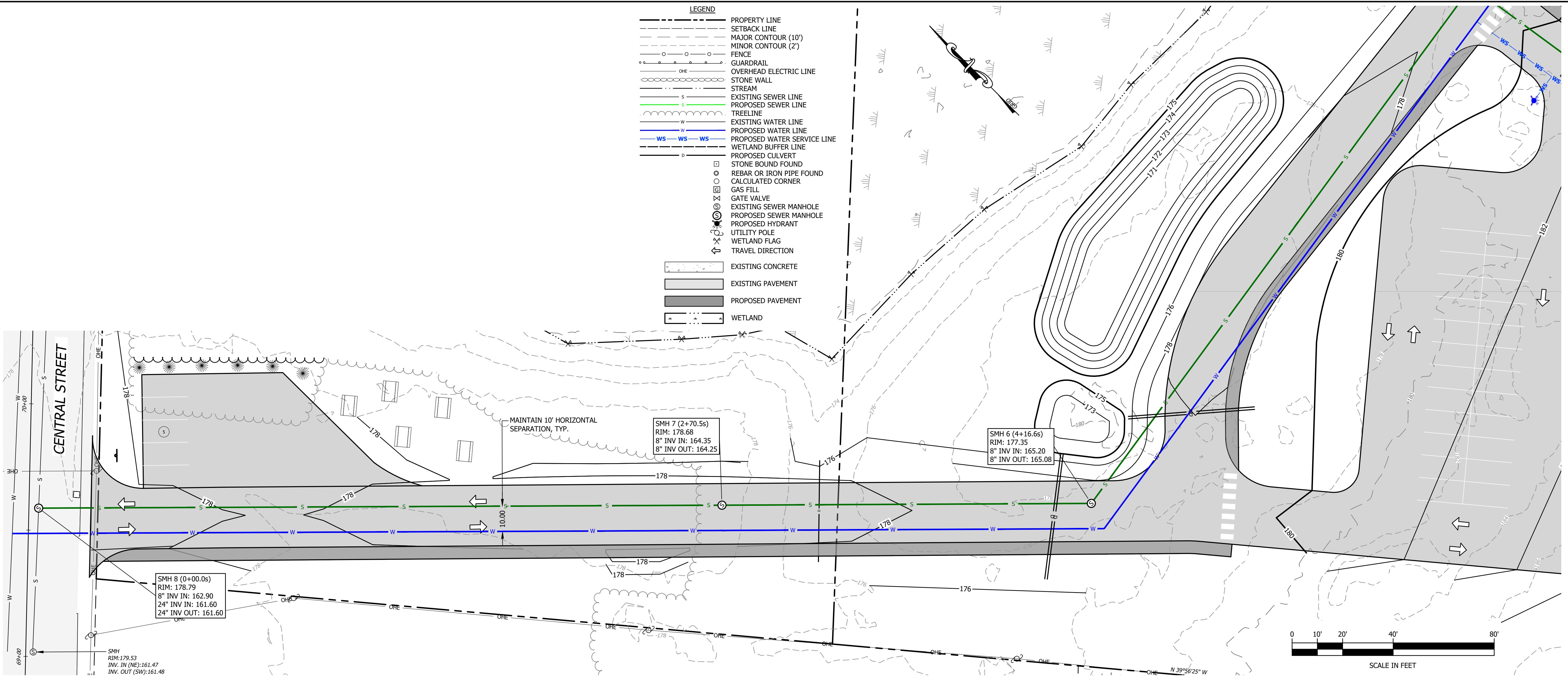
HUDSON~HILLSBOROUGH~NEW HAMPSHIRE
207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
ROAD PLAN & PROFILE 2 OF 2

verdantas

34 SCHOOL STREET
LITTLETON, NH 03361
FAX: 603.444.1333
PHONE: 603.444.4111

PROJECT NO.	STATE: XXXXX
DESIGNED BY	ENGINEER'S NAME:
DRAWN BY	
CHECKED BY	
W.D.	
PROJECT NO.	STATE: XXXXX
244917	P.E. #####



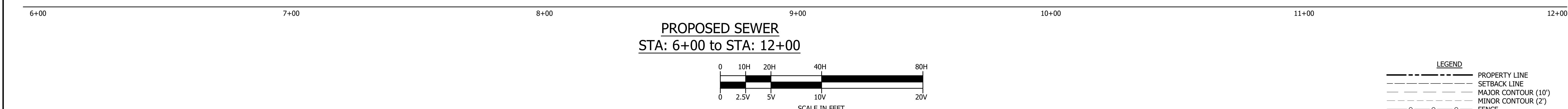
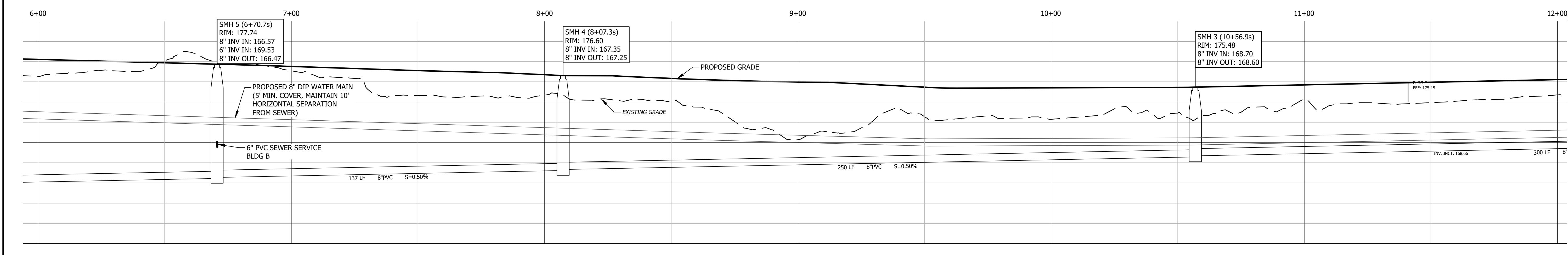
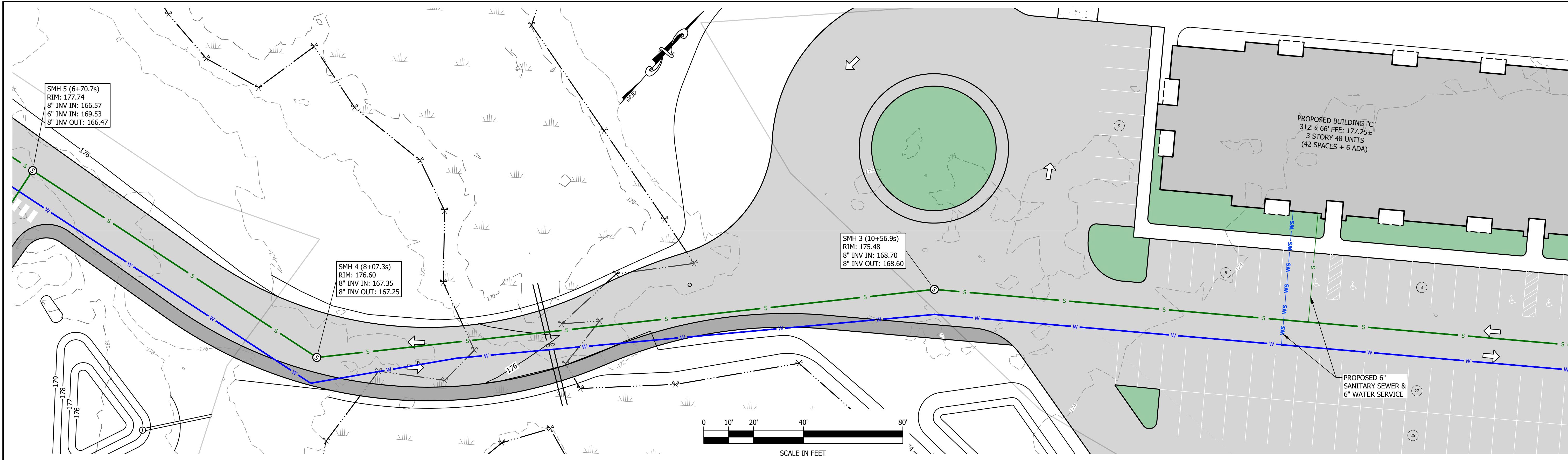


verdantas

34 SCHOOL STREET
LITTLETON, NH 03561
FAX: 603.444.1343
PHONE: 603.444.1111

207 CENTRAL STREET - THE MEADOWS MIXED USE DEVELOPMENT UTILITY PLAN & PROFILE AREA 2

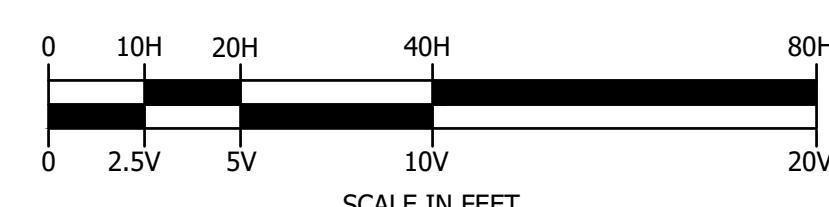
C2.



9+

PROPOSED SEWER

STA: 6+00 to STA: 12+00



8"

00

E

CE LINE

UND

LE

HUDSON~HILLSBOROUGH~NEW HAMPSHIRE

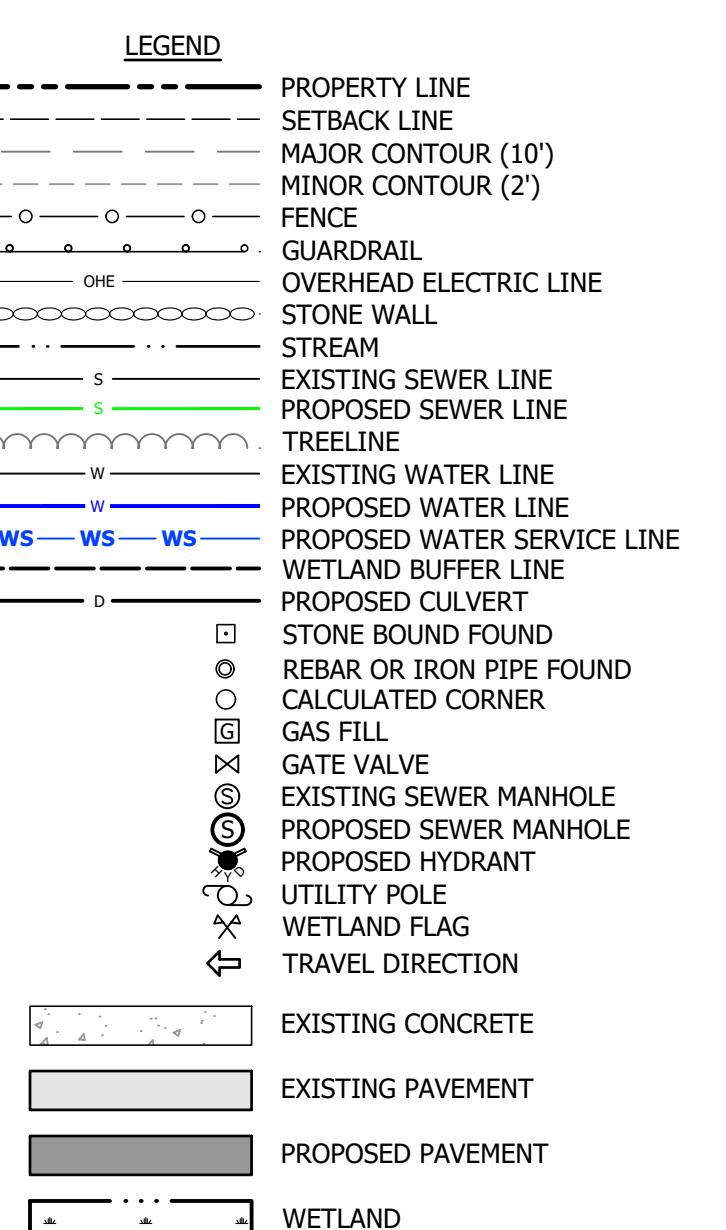
07 CENTRAL STREET - THE MEADOWS

MIXED USE DEVELOPMENT

UTILITY PLAN & PROFILE AREA 3 - 1 OF 2

DATE	1/23/2026
SCALE	AS NOTED
SHEET	C2.8

C2.8



SEWER NOTES

1. **GENERAL**
CONSTRUCTION OF ALL COMPONENTS OF THE SANITARY SEWER SYSTEM SHALL CONFORM TO THE MOST CURRENT VERSION OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-WQ 700 AND TECHNICAL SPECIFICATIONS ENTITLED "..."

2. TYPES OF SEWERS

A. THERE SHALL BE NO CONNECTION BETWEEN SANITARY SEWERS AND STORM SEWERS.
B. RUNOFF FROM ROOFS, STREETS, AND OTHER AREAS AND GROUNDWATER FROM FOUNDATION DRAINS, SUMP PUMPS, OR OTHER SUBSURFACE DRAINS SHALL BE EXCLUDED FROM SANITARY SEWERS.

3. SEWER SIZE AND COVER

A. MINIMUM PIPE SIZE FOR GRAVITY SEWER MAINS SHALL BE 8 INCHES.
B. MINIMUM PIPE SIZE FOR GRAVITY SEWER SERVICES SHALL BE 4 INCHES.
C. MINIMUM PIPE SIZE FOR FORCE MAIN SEWER SERVICES SHALL BE 2 INCHES.
D. SANITARY SEWERS SHALL HAVE 6 FEET MINIMUM COVER IN ALL ROADWAY LOCATIONS AND 4 FEET MINIMUM COVER IN ALL CROSS-COUNTRY LOCATIONS.

4. PIPE AND FITTING MATERIALS:

A. DUCTILE IRON PIPE

DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION:

- (1) AWWA C151 FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL OR SAND LINED MOLDS, FOR WATER OR OTHER LIQUIDS;
- (2) AWWA C150 FOR THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A 536 IRON CASTINGS; AND
- (3) JOINTS SHALL BE MECHANICAL TYPE, PUSH-ON TYPE, OR BALL-AND-SOCKET TYPE;

B. PVC (POLY VINYL CHLORIDE) PIPE

PVC PIPE AND FITTINGS SHALL BE APPROVED FOR SEWAGE SERVICE AND CONFORM TO THE FOLLOWING:

- (1) PVC PIPE USED FOR GRAVITY SEWERS SHALL BE TYPE SDR 35 CONFORMING TO ASTM D3034;
- (2) PVC PIPE USED FOR FORCE MAINS SHALL BE TYPE SDR 26 CONFORMING TO ASTM D2241 OR ASTM D1785;
- (3) JOINTS SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE HAVING OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D3212.

5. BEDDING

PIPE BEDDING SHALL BE SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67. BEDDING SHALL EXTEND FROM THE SPRING LINE OF THE PIPE TO A MINIMUM DEPTH OF 6" BELOW THE BOTTOM OF THE PIPE OUTSIDE SURFACE.

100% PASSING	1 INCH SCREEN
90-100% PASSING	3/4 INCH SCREEN
20-55% PASSING	3/8 INCH SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE

6. MANHOLES

A. PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C478.
B. MANHOLES SHALL BE DESIGNED FOR H-20 LOADING.
C. HORIZONTAL JOINTS BETWEEN BARREL SECTIONS SHALL BE OF AN OVERLAPPING TYPE WHICH SHALL DEPEND UPON A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT FOR WATER TIGHTNESS.
D. PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:

- (1) ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
- (2) CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS;
- (3) ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING; AND
- (4) NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.

E. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.

7. PROTECTION OF WATER SUPPLIES

A. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE WATER SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.

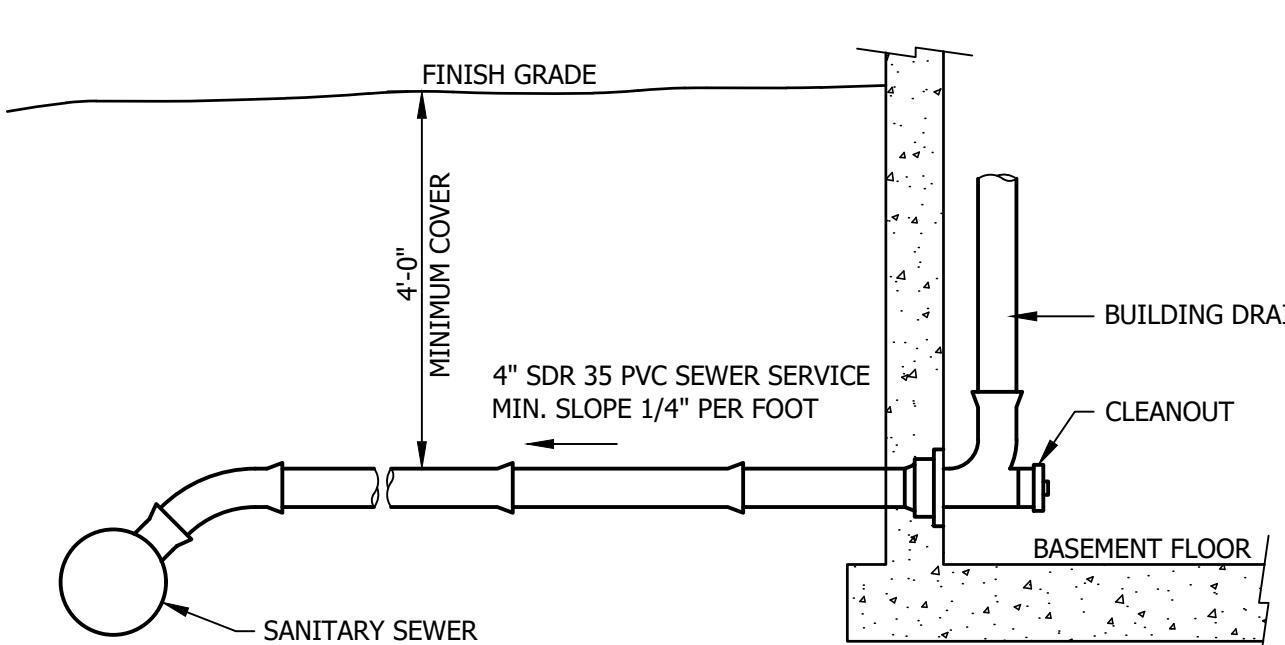
B. NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTIVE RADII ESTABLISHED IN ENV-WS 300 FOR ANY PUBLIC WATER SUPPLY WELLS OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.

C. SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.

D. A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (B) OR (C) ABOVE SHALL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-WQ 704.06.

E. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:

- (1) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
- (2) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.



SEWER SERVICE DETAIL

NOT TO SCALE

STANDARD TRENCH NOTES - SEWER

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.

2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90-100% PASSING	3/4 INCH SCREEN
20-55% PASSING	3/8 INCH SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE

3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.

4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

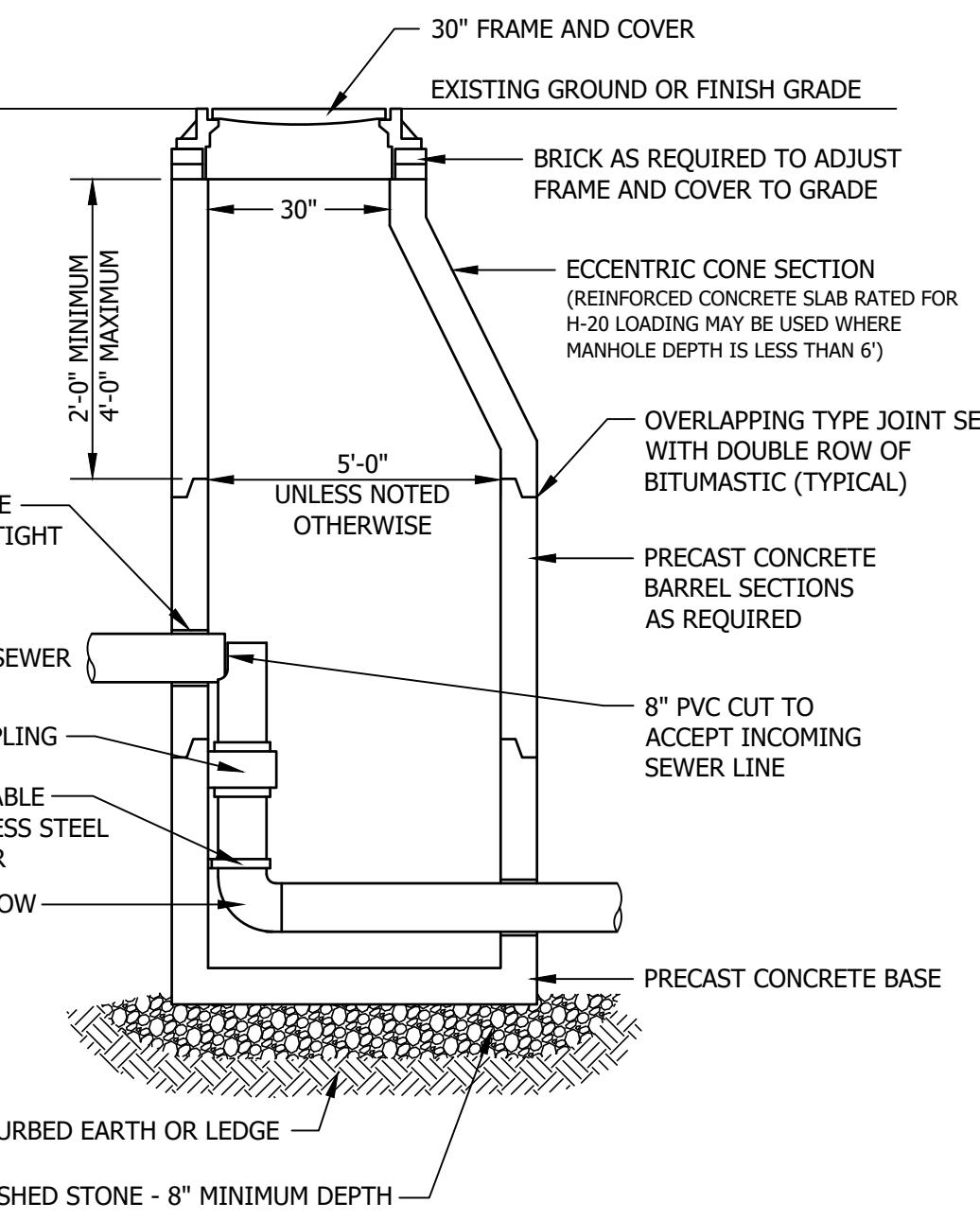
TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUNDED TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.

5. BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF SECTION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

6. SHEETING: ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.

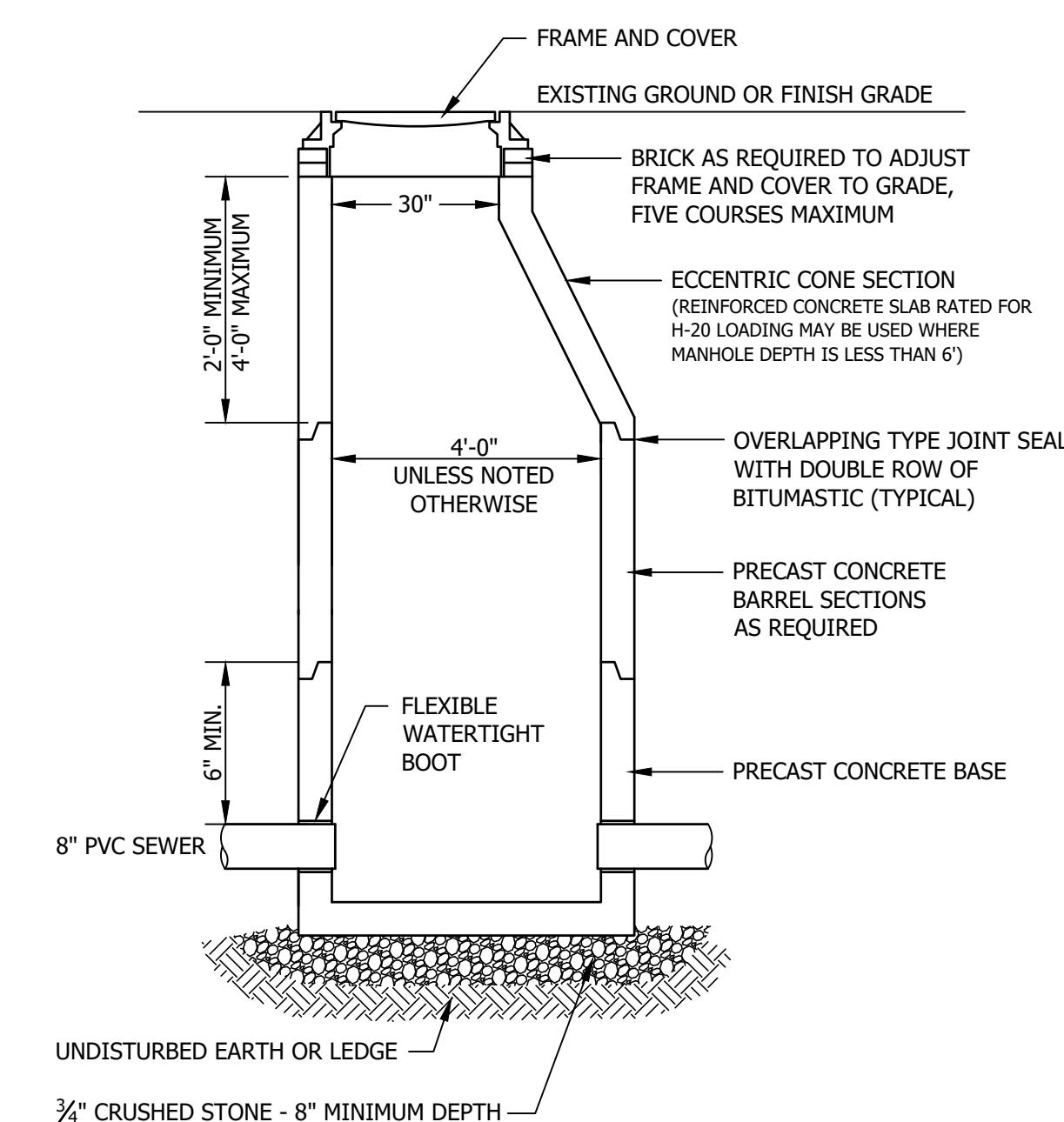
7. TRENCH DIMENSIONS: W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.

8. PIPE INSULATION AT STORM DRAIN CROSSING: INSTALL 2" THICK RIGID FOAM INSULATION OVER SEWER AT STORM DRAIN CROSSINGS, EXTEND INSULATION 4 FEET EITHER SIDE OF STORM DRAIN ALONG SEWER.



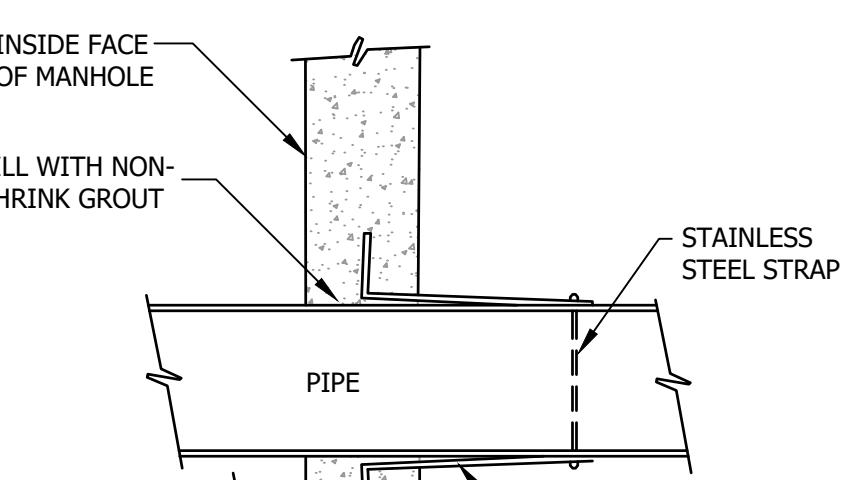
INSIDE DROP MANHOLE DETAIL

NOT TO SCALE

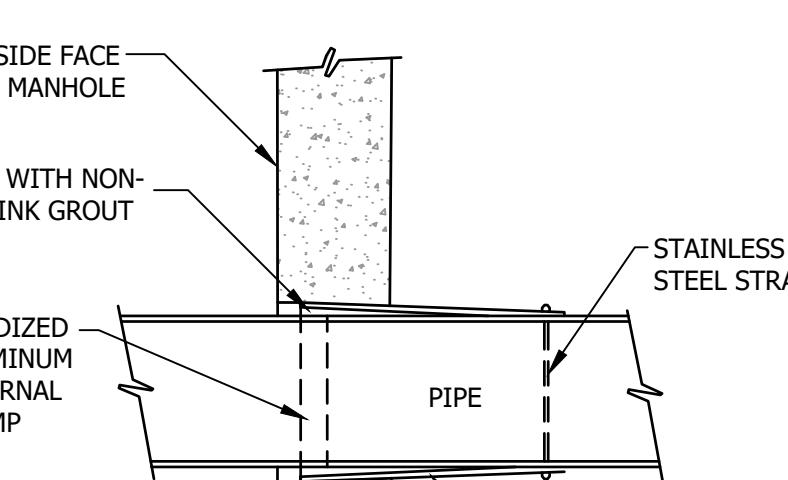


SANITARY SEWER MANHOLE DETAIL

NOT TO SCALE



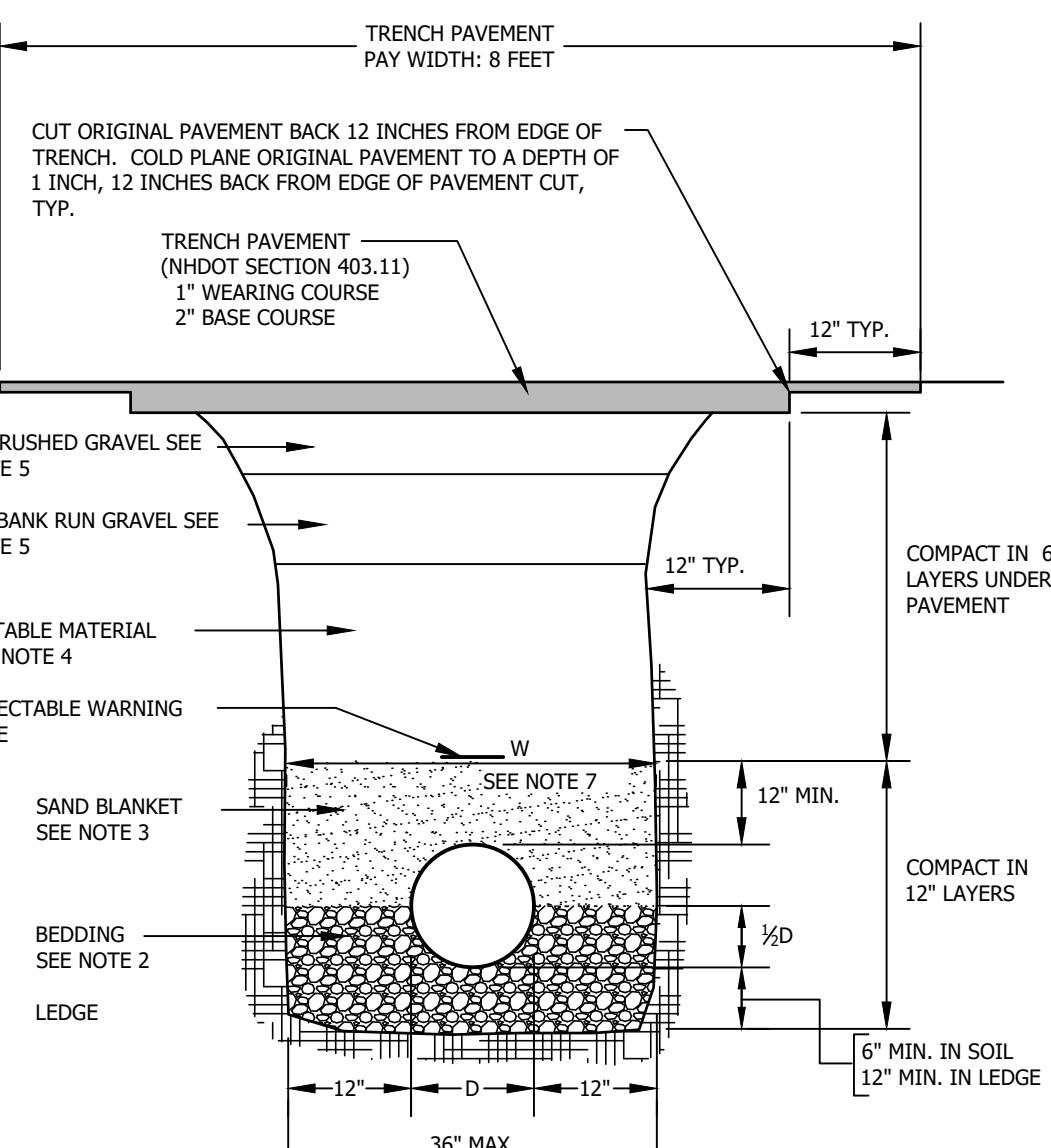
LOCK-JOINT FLEXIBLE MANHOLE SLEEVE



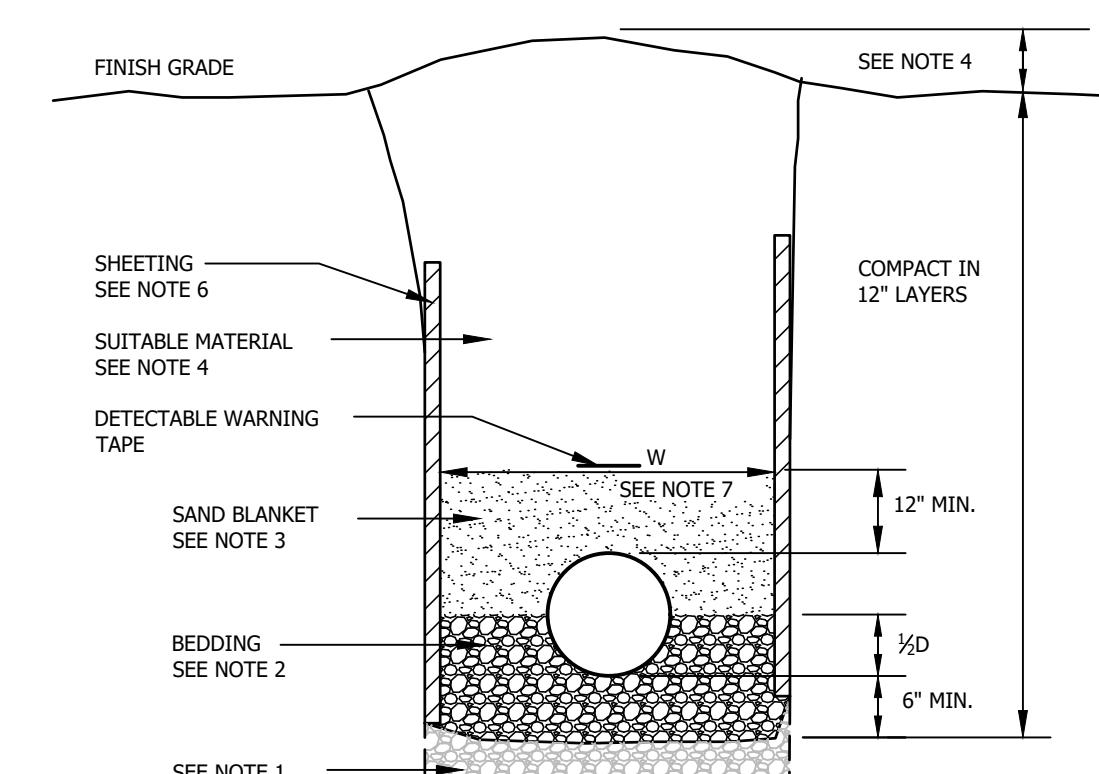
KOR-N-SEAL JOINT SLEEVE

JOINTING DETAILS

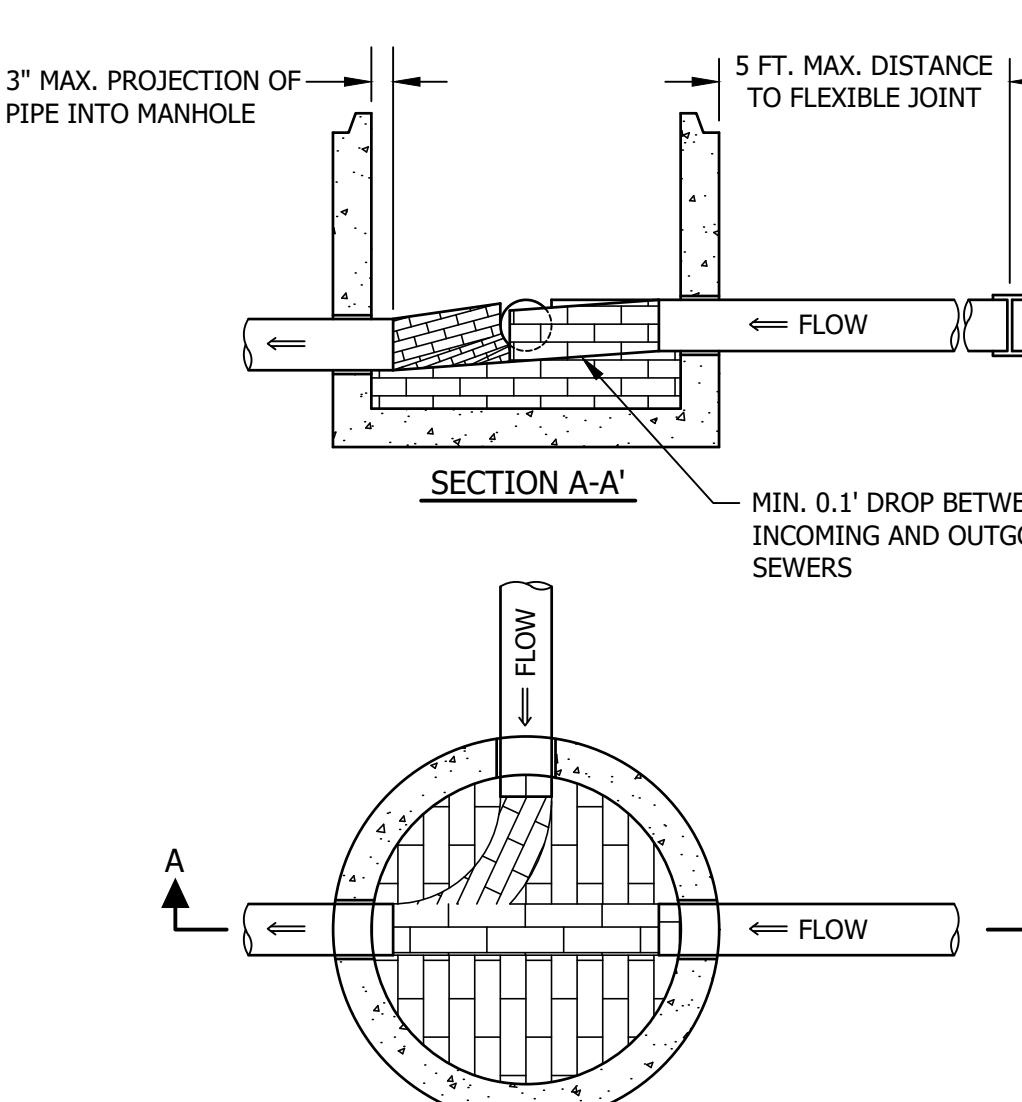
NOT TO SCALE



LEDGE/SUB PAVEMENT CONSTRUCTION



EARTH CONSTRUCTION
WITH OR WITHOUT SHEETING



MANHOLE INVERT DETAILS

NOT TO SCALE

STANDARD TRENCH SECTIONS

NOT TO SCALE

SEWER CLEANOUT DETAIL

NOT TO SCALE

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.

2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING
 90-100% PASSING
 20-55% PASSING
 0-10% PASSING
 0-5% PASSING

1 INCH SCREEN
 3/4 INCH SCREEN
 3/8 INCH SCREEN
 #4 SIEVE
 #8 SIEVE

3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A $\frac{1}{2}$ INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.

4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUNDED TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.

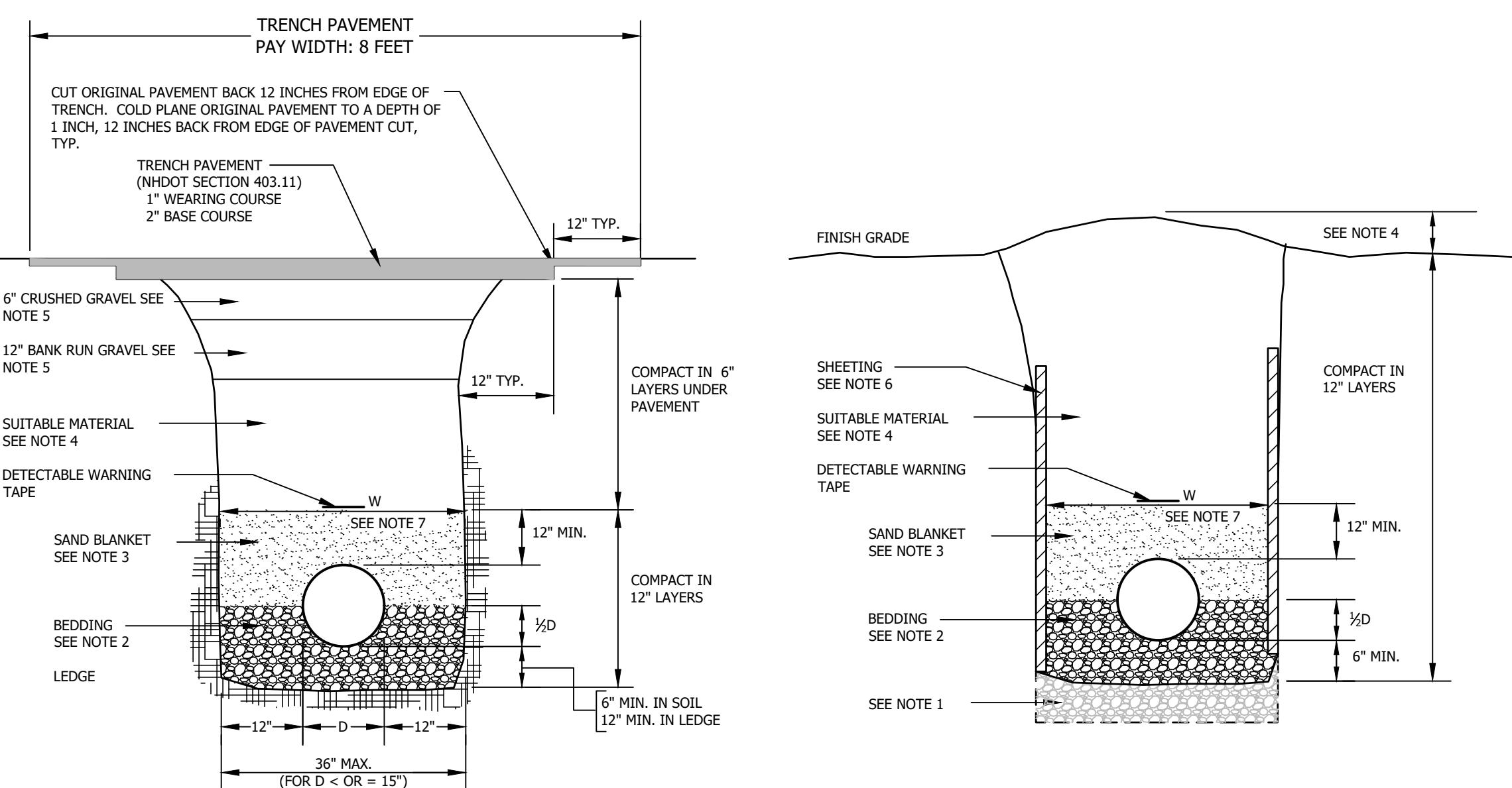
5. BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF SECTION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

6. SHEETING: ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.

7. TRENCH DIMENSIONS: W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.

8. WATER/SEWER SEPARATION: WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER BY A MINIMUM OF 10 FEET HORIZONTALLY AND A MINIMUM OF 18 INCHES VERTICALLY, WITH THE WATER MAIN ABOVE THE SEWER.

9. PIPE COVER: COVER OVER WATER SHALL BE 6 FEET MINIMUM IN ALL LOCATIONS.



LEDGE/SUB PAVEMENT CONSTRUCTION

EARTH CONSTRUCTION
WITH OR WITHOUT SHEETING

BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL.
 - CONCRETE PIPES AND BLOCKS MUST BE CURED AT LEAST 5 DAYS AND SHOULD HAVE A COMPRESSION STRENGTH OF 3,000 LBS. AT 28 DAYS.
 - BLOCKS MUST BE POSITIONED TO COUNTERACT THE DIRECTION OF THE RESULTANT THRUST FORCE.

RESTRAINED JOINTS MAY BE USED FOR RESISTING THRUST FORCES WHERE THERE IS A SHORTAGE OF SPACE OR WHERE THE SOIL BEHIND A FITTING WILL NOT PROVIDE ADEQUATE SUPPORT. THIS RESTRAINING METHOD INVOLVES PLACEMENT OF THESE SPECIAL JOINTS AT APPROPRIATE FITTINGS AND FOR A PREDETERMINED NUMBER OF PIPE LENGTHS ON EACH SIDE, (MINIMUM 15 FEET).

RESULTANT THRUST AT 100 PSI WATER PRESSURE

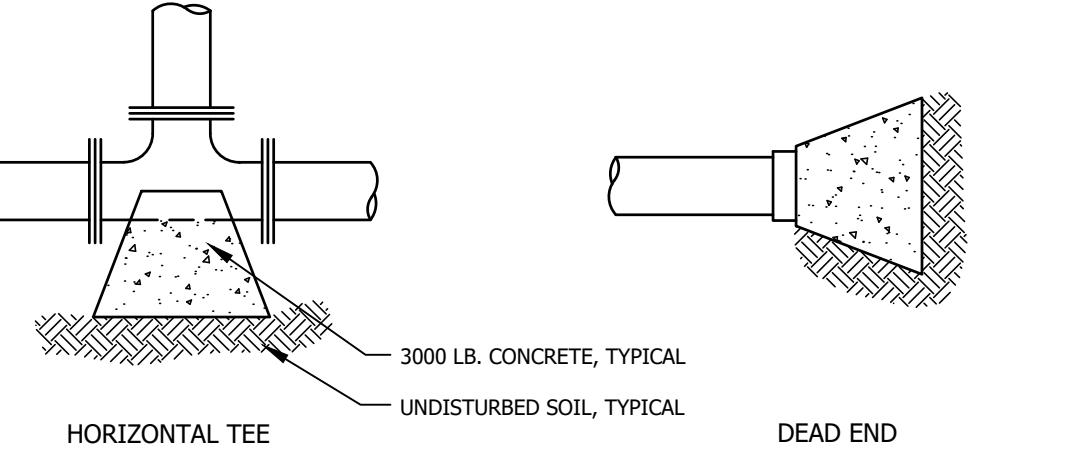
PIPE DIA. (INCHES)	TOTAL THRUST (POUNDS)			
	DEAD END	90° BEND	45° BEND	22½° BEND
4	1,810	2,559	1,385	708
6	3,739	5,288	2,962	1,459
8	6,153	9,097	4,923	2,510
10	9,677	13,685	7,406	3,897
12	13,685	19,353	10,474	5,340
14	18,385	26,001	14,072	7,174
16	23,779	33,628	18,199	9,278
18	29,865	42,235	22,858	11,653
20	36,644	51,822	28,046	14,298
24	52,279	73,934	40,013	20,398
				10,249

NOTE:
 TO DETERMINE THRUST AT PRESSURES OTHER THAN 100 PSI, MULTIPLY THE THRUST OBTAINED IN THE TABLE BY THE RATIO OF THE PRESSURE TO 100. FOR EXAMPLE, THE THRUST ON A 12 INCH, 90° BEND AT 125 PSI IS:

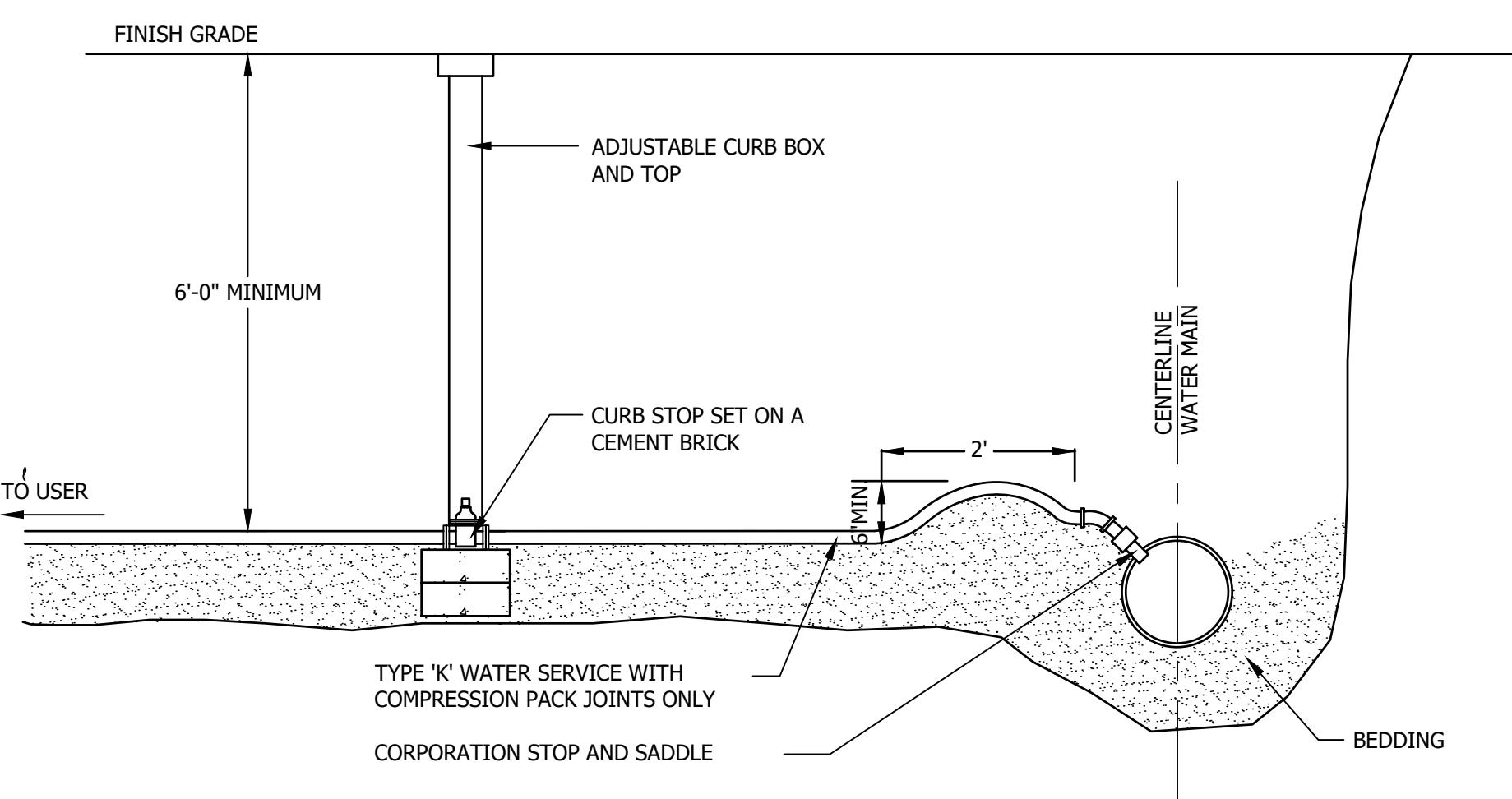
$$19,353 \times 1.25 = 24,191 \text{ POUNDS}$$

TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUE OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOIL ARE LISTED BELOW.

SOIL	BEARING LOAD (LBS./SQ. FT.)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
STONY SILT	3,000
SAND	4,000
SANDY CLAY	5,000

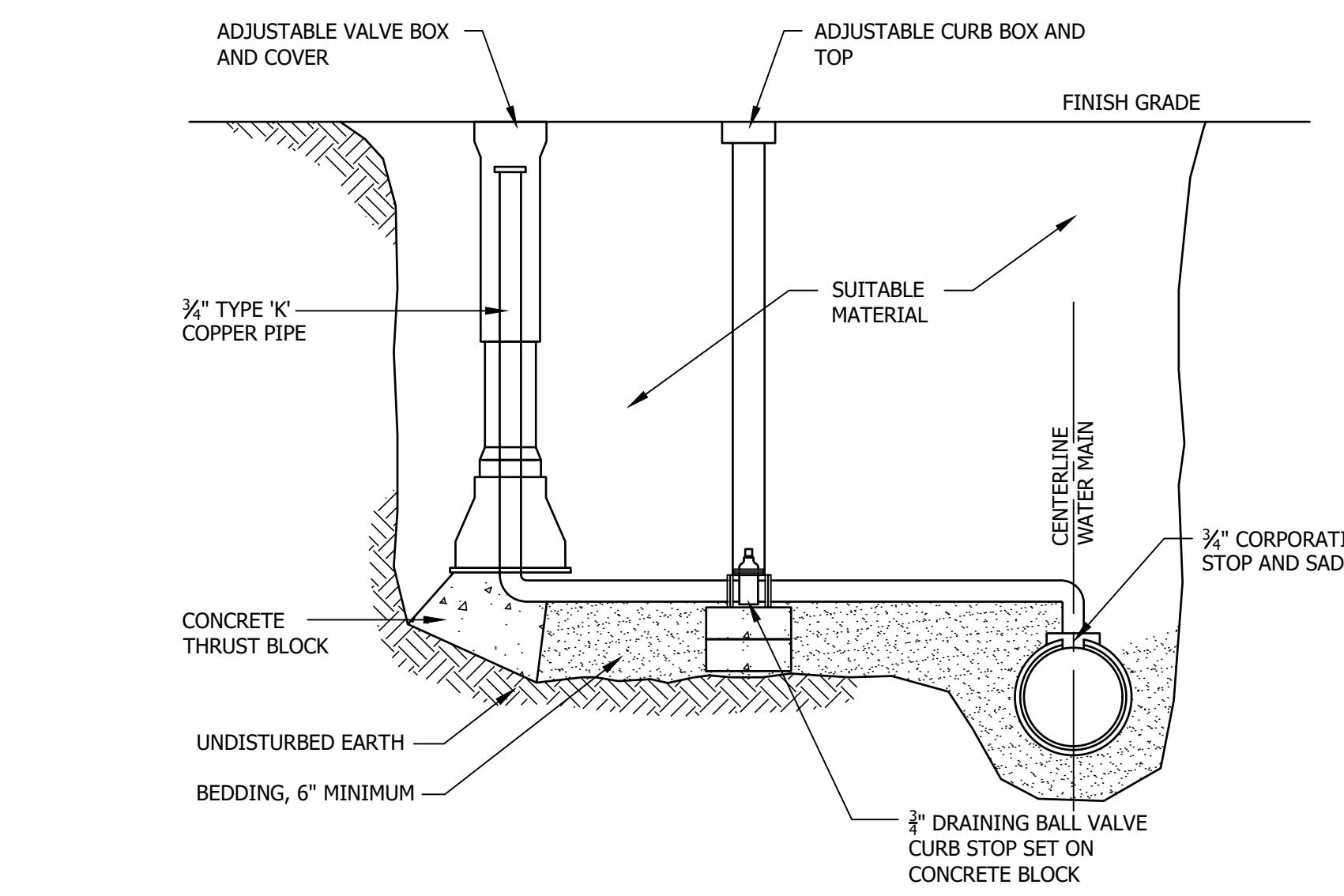


THRUST BLOCK NOTES & DETAILS
NOT TO SCALE



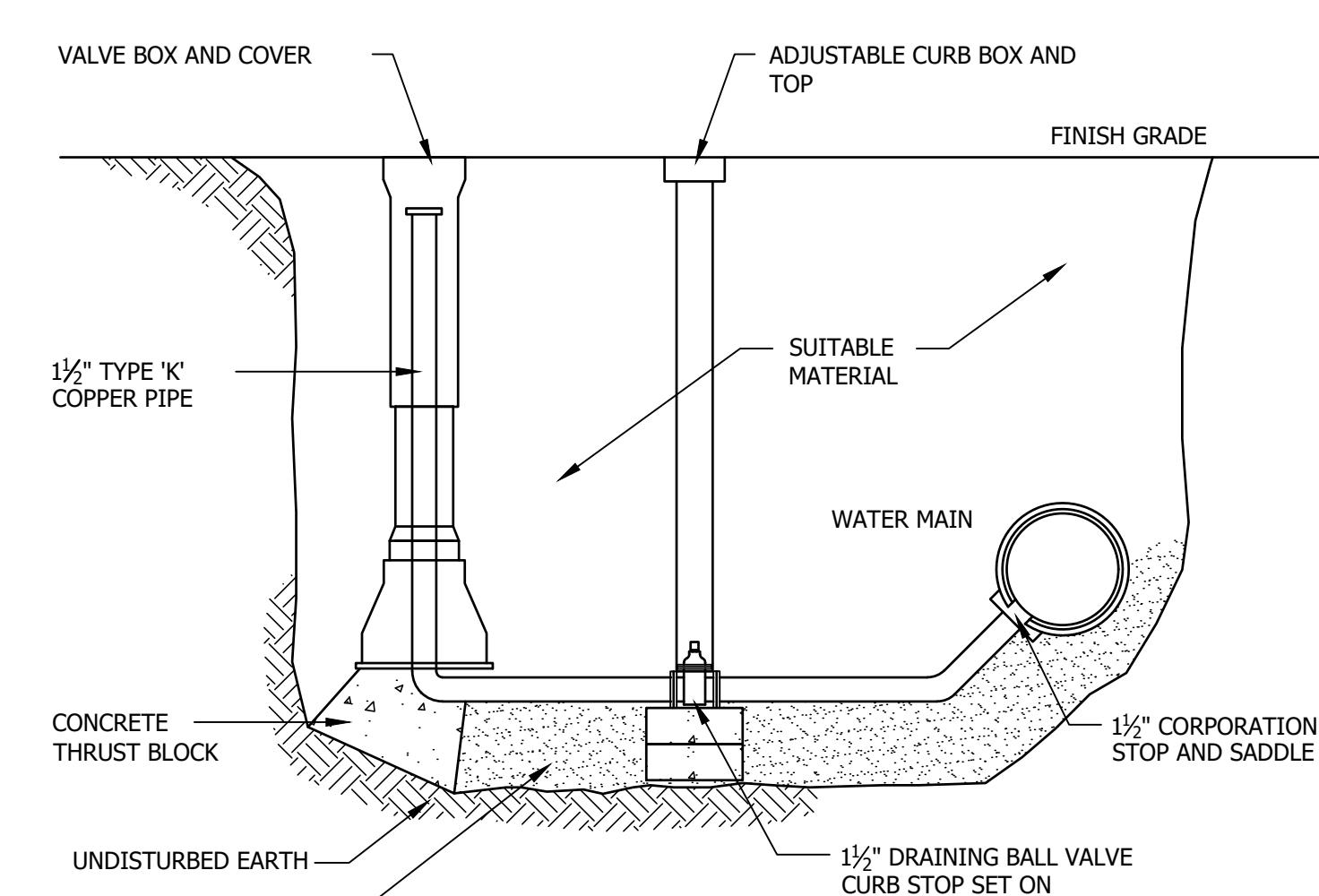
WATER SERVICE CONNECTION

NOT TO SCALE



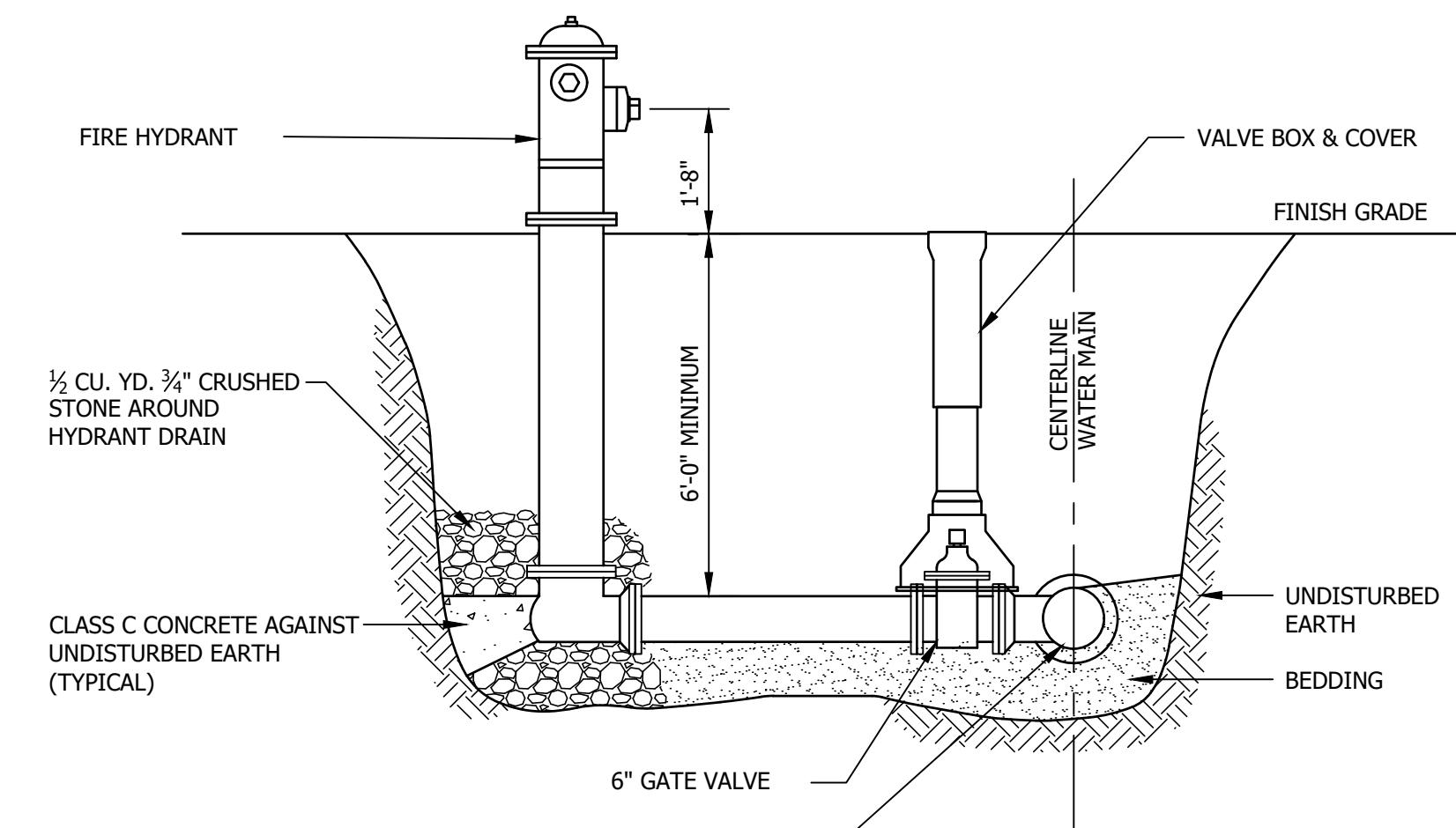
AIR RELEASE DETAIL

NOT TO SCALE



BLOWOFF DETAIL

NOT TO SCALE



FIRE HYDRANT DETAIL

NOT TO SCALE

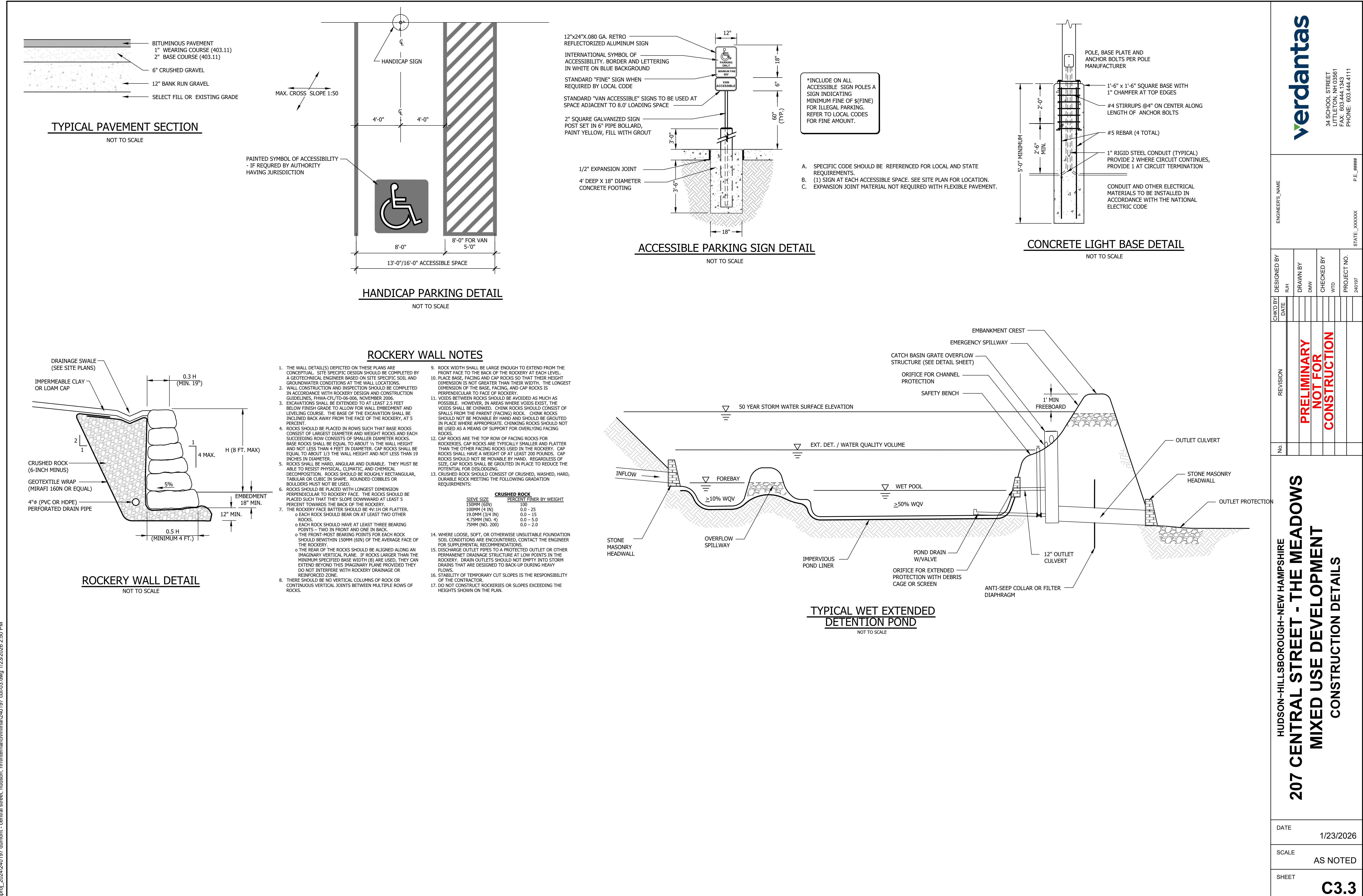
207 CENTRAL STREET - THE MEADOWS MIXED USE DEVELOPMENT WATER DETAILS

HUDSON-HILLSBOROUGH-NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
WATER DETAILS

DATE 1/23/2026
 SCALE AS NOTED
 SHEET C3.2

No.	REVISION	CHCKD BY DATE	DESIGNED BY RJH
			DRAWN BY DW
			CHECKED BY WWD
			PROJECT NO. 24197
PRELIMINARY NOT FOR CONSTRUCTION			



MIXED-USE DEVELOPMENT

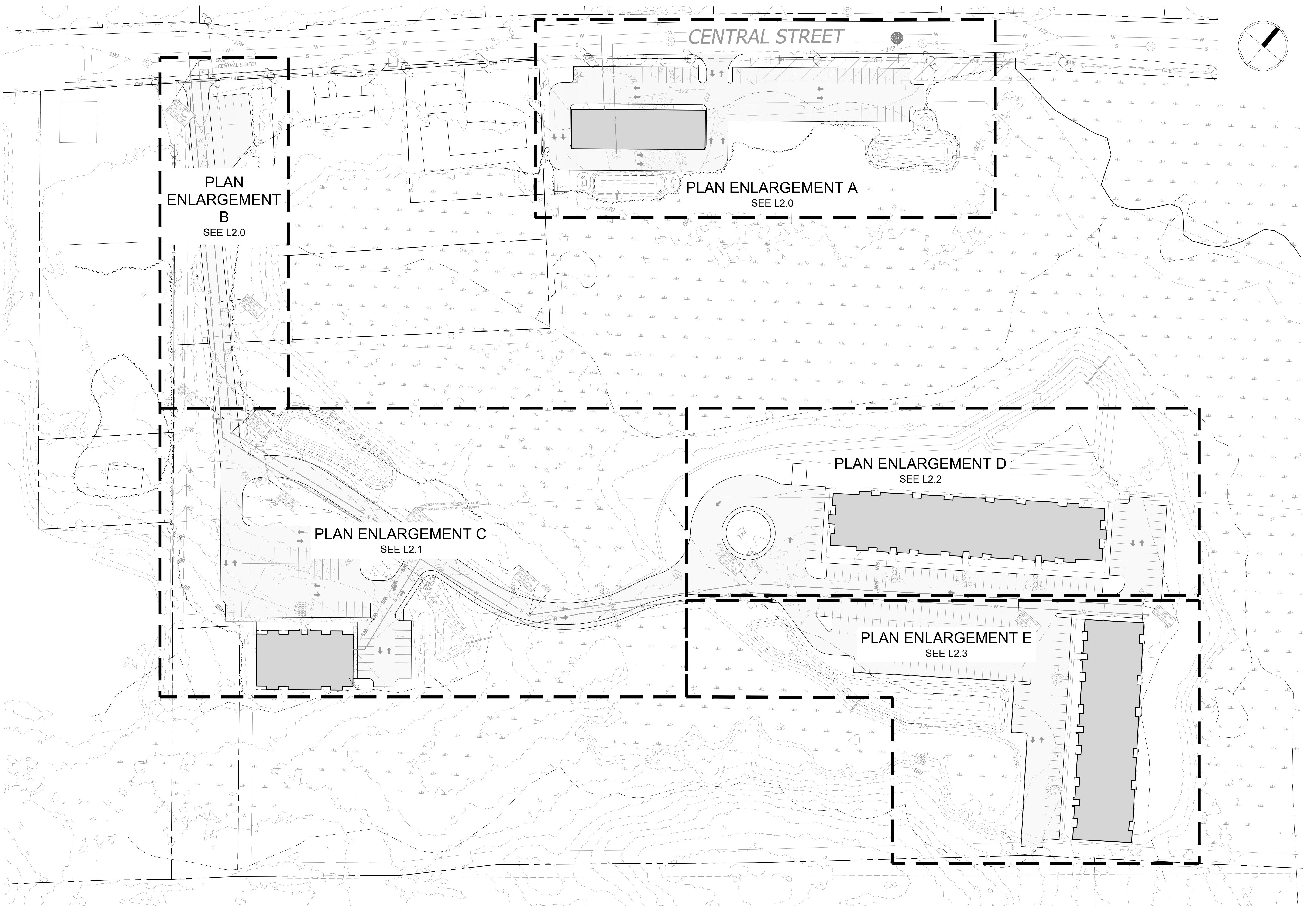
TAX MAP 176, LOT 041-00

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43 Lowell Rd., Suite 202-A Hudson, NH 03051

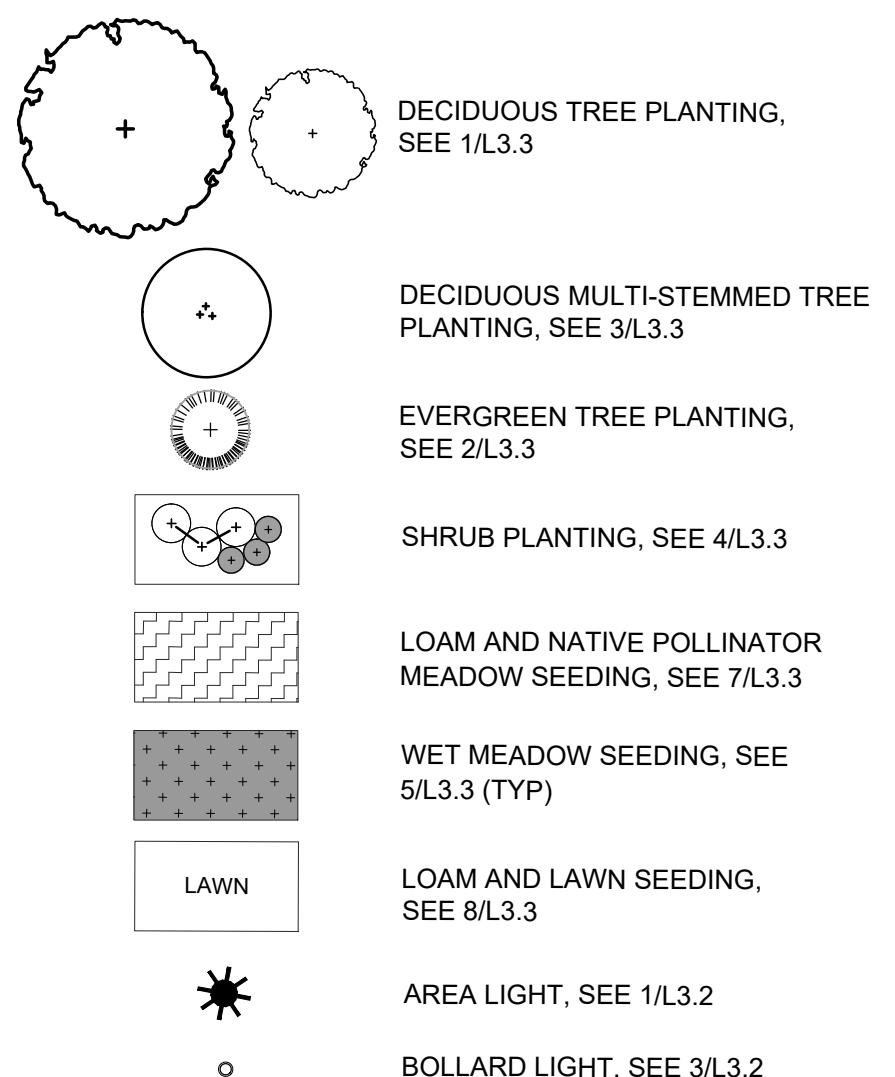
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DRAWING FOR TOWN REVIEW

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Legend



GENERAL NOTES:

1. SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
2. PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
3. WITHIN THE LIMIT OF WORK, ANY INVASIVE PLANT SPECIES ENCOUNTERED SHALL BE REMOVED FOLLOWING NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT BEST MANAGEMENT PRACTICES.
4. SUBMIT SOIL ANALYSIS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
5. ALL DISTURBED AREAS TO BE PLANTED/LANDSCAPED SHALL RECEIVE A MINIMUM OF 4" (DEPTH AFTER COMPACTION) OF 1/2" SCREENED LOAM, UNLESS OTHERWISE NOTED.
6. ALL DISTURBED AREAS NOT IDENTIFIED FOR A SPECIFIC LANDSCAPE TREATMENT, SHALL BE LOAMED AND SEDED WITH SEED MIX FOR LAWNS, SEE 8/L3.3.
7. SEE SHEET L3.0 FOR LANDSCAPE NOTES AND L3.1-L3.3 FOR LANDSCAPE DETAILS
8. CONTACT DIGSAFE PRIOR TO BEGINNING WORK.

MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

Dumont Realty and Development

13 Lowell Rd., Suite 202-A Hudson, NH 03051

SHEET TITLE

LANDSCAPE & LIGHTING PLAN

REVISION LOG

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	_____	_____
	_____	_____
	_____	_____
	_____	_____
REV#	DATE	DESCRIPTION
PROJECT NO.	25056.0	
DESIGN BY	J. HYLAND / R. SMALL	
DRAWN BY	R. SMALL / J. HYLAND	
CHECKED BY	D.JENSEN / J. HYLAND	

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PLAN ENLARGEMENT C

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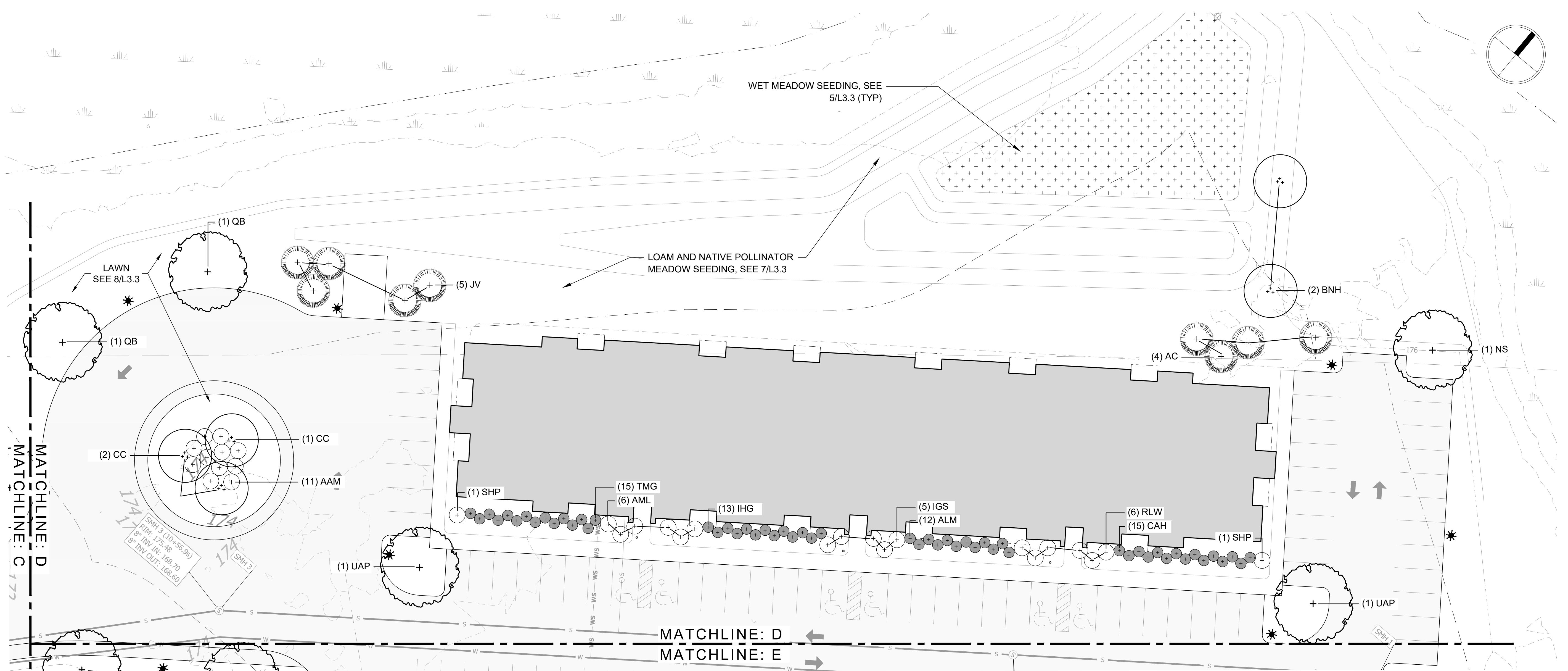
DRAWING FOR TOWN REVIEW

MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

Dumont Realty and Development

43 Lowell Rd., Suite 202-A Hudson, NH 03051



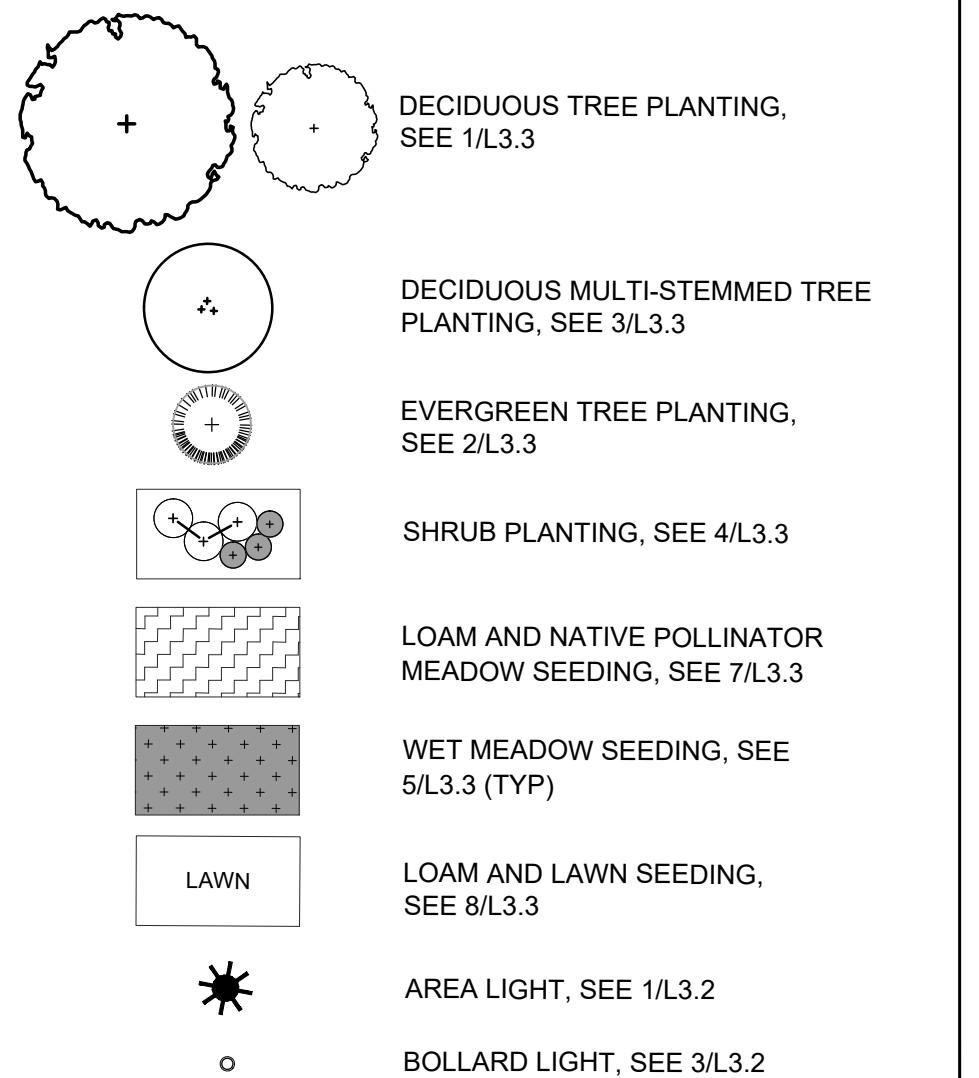
PLAN ENLARGEMENT D

Scale: 1"=20'-0"

GENERAL NOTES:

1. SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
2. PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
3. WITHIN THE LIMIT OF WORK, ANY INVASIVE PLANT SPECIES ENCOUNTERED SHALL BE REMOVED FOLLOWING NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT BEST MANAGEMENT PRACTICES.
4. SUBMIT SOIL ANALYSIS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
5. ALL DISTURBED AREAS TO BE PLANTED/LANDSCAPED SHALL RECEIVE A MINIMUM OF 4" (DEPTH AFTER COMPACTION) OF 1/2" SCREENED LOAM, UNLESS OTHERWISE NOTED.
6. ALL DISTURBED AREAS NOT IDENTIFIED FOR A SPECIFIC LANDSCAPE TREATMENT, SHALL BE LOAMED AND SEDED WITH SEED MIX FOR LAWNS, SEE 8/L3.3.
7. SEE SHEET L3.0 FOR LANDSCAPE NOTES AND L3.1-L3.3 FOR LANDSCAPE DETAILS
8. CONTACT DIGSAFE PRIOR TO BEGINNING WORK.

Legend



L2.2

DRAWING FOR TOWN REVIEW

MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

Dumont Realty and Development
43 Lowell Rd., Suite 202-A Hudson, NH 03051

LANDSCAPE & LIGHTING PLAN

REVISION LOG

REV#	DATE	DESCRIPTION
PROJECT NO.	25056.0	

DESIGN BY	J. HYLAND / R. SMALL
DRAWN BY	R. SMALL / J. HYLAND
CHECKED BY	D.JENSEN / J. HYLAND
DATE	JANUARY 14, 2026

SCALE

0' 20' 40'
SCALE: 1" = 20'-0"

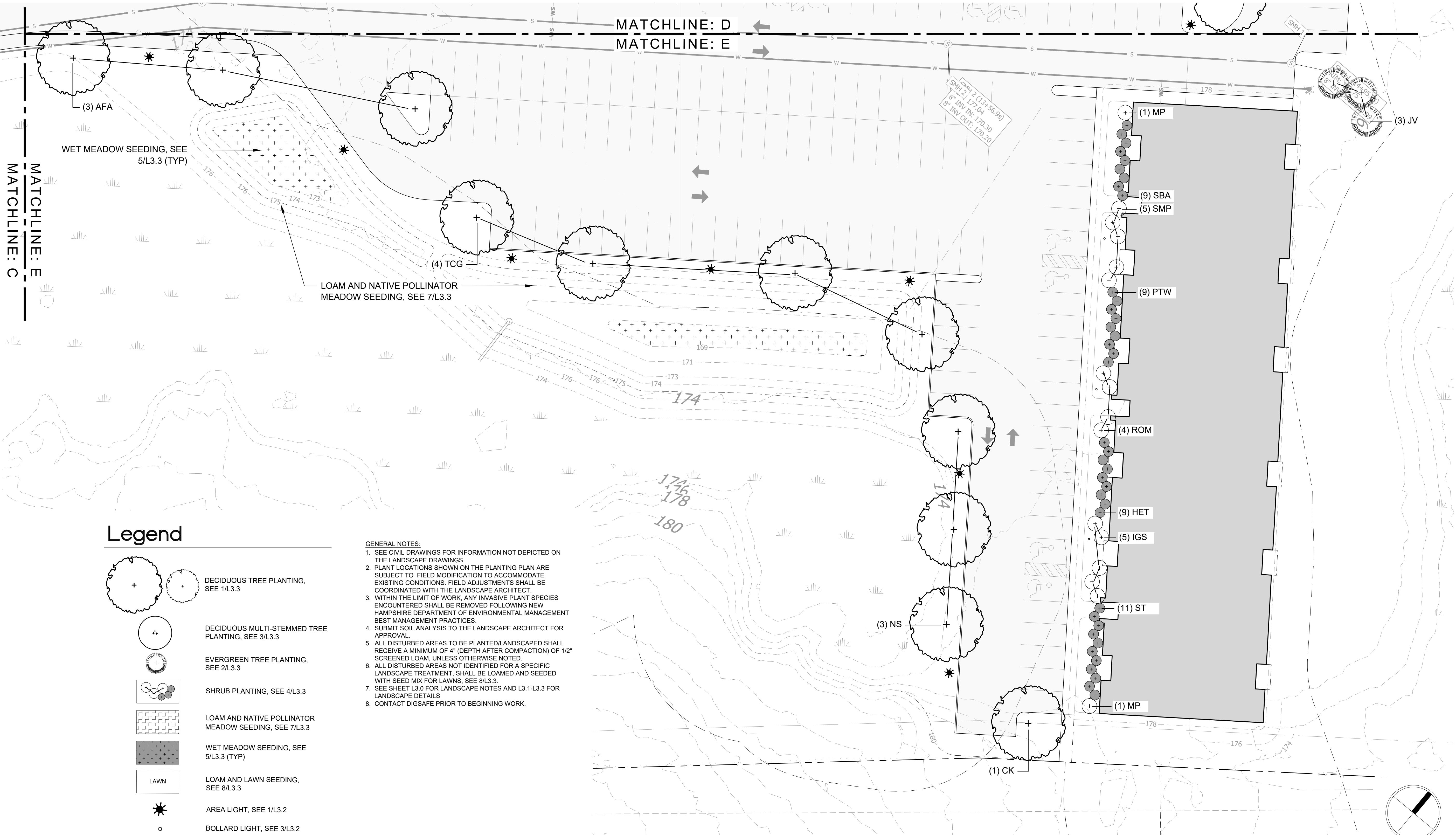
SEAL

PLAN ENLARGEMENT E

Scale: 1"=20'-0"

L2.3

DRAWING FOR TOWN REVIEW



MIXED-USE DEVELOPMENT
TAX MAP 176, LOT 041-00

Dumont Realty and Development

43 Lowell Rd., Suite 202-A Hudson, NH 03051

LANDSCAPE & LIGHTING DETAILS
REVISION LOG

△	_____
△	_____
△	_____
△	_____

REV# DATE DESCRIPTION

PROJECT NO.	25056.0
DESIGN BY	J. HYLAND / R. SMALL
DRAWN BY	R. SMALL / J. HYLAND
CHECKED BY	D. JENSEN / J. HYLAND
DATE	JANUARY 14, 2026

SCALE

SEAL

L3.0
GENERAL NOTES:

- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL UTILITIES ABOVE GRADE, AT GRADE, AND UNDERGROUND INCLUDING UTILITY PIPES AND STRUCTURES. THE CONTRACTOR SHALL VERIFY WITH THE UTILITY COMPANIES THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR THE COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF ALL UTILITIES ON SITE. THE CONTRACTOR SHALL CONTACT DIG-SAFE AND NECESSARY TOWN DEPARTMENTS TO FIELD LOCATE ALL UTILITIES BEFORE STARTING WORK.
- THE CONTRACTOR SHALL NOT DO ANY WORK BEYOND THE LIMITS OF WORK EXCEPT AS SHOWN ON THE DRAWINGS AND AUTHORIZED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR THE COST INCURRED DUE TO REPLACEMENT OF WORK DONE BEYOND THE CONTRACT LIMIT AND REPLACEMENT FOR WORK DONE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- NOTES SHALL BE APPLICABLE TO ALL DRAWINGS.
- THE CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL NECESSARY DEVICES OR MATERIALS FOR EROSION, SEDIMENT AND DUST CONTROL, INCLUDING THOSE ITEMS NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS, AND SHALL REMOVE THE DEVICES AFTER PROJECT COMPLETION.
- THE CONTRACTOR SHALL REPAIR OR REMOVE DEFECTIVE CONSTRUCTION AND RESTORE DAMAGED SUBSTRATES AND FINISHES. REPAIRS INCLUDE REPLACING DEFECTIVE PARTS, REFINISHING DAMAGED SURFACES, TOUCHING UP WITH MATCHING MATERIALS, AND PROPERLY ADJUSTING OPERATING EQUIPMENT. RESTORE PERMANENT FACILITIES USED DURING INSTRUCTION TO THEIR SPECIFIED CONDITION. REMOVE AND REPLACE DAMAGED SURFACES THAT ARE EXPOSED TO VIEW IF SURFACES CANNOT BE REPAIRED WITHOUT VISIBLE EVIDENCE OF REPAIR. REPAIR COMPONENTS THAT DO NOT OPERATE PROPERLY. REMOVE AND REPLACE OPERATING COMPONENTS THAT CANNOT BE REPAIRED.
- FINAL CLEANING: THE CONTRACTOR SHALL USE CLEANING MATERIALS AND AGENTS RECOMMENDED BY MANUFACTURER OR FABRICATOR OF THE SURFACE TO BE CLEANED. DO NOT USE CLEANING AGENTS THAT ARE POTENTIALLY HAZARDOUS TO HEALTH OR PROPERTY OR THAT MIGHT DAMAGE FINISHED SURFACES. COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS. COMPLY WITH SAFETY STANDARDS FOR CLEANING. CONDUCT CLEANING AND WASTE-REMOVAL OPERATIONS TO COMPLY WITH LOCAL LAWS AND ORDINANCES AND FEDERAL AND LOCAL ENVIRONMENTAL AND ANTI-POLLUTION REGULATIONS. DO NOT BURN WASTE MATERIALS. DO NOT BURY DEBRIS OR EXCESS MATERIALS ON THE TOWN'S PROPERTY. DO NOT DISCHARGE VOLATILE, HARMFUL, OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS. REMOVE WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF LAWFULLY. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF FINAL ACCEPTANCE FOR ENTIRE PROJECT OR FOR A PORTION OF PROJECT:
 - CLEAN PROJECT SITE, YARD, AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, OF RUBBISH, WASTE MATERIAL, LITTER, AND OTHER FOREIGN SUBSTANCES.
 - SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETROCHEMICAL SPILLS, STAINS, AND OTHER FOREIGN DEPOSITS.
 - RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED TO A SMOOTH, EVEN-TEXTURED SURFACE.
 - REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM PROJECT SITE.
 - REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.
 - CLEAN EXPOSED HARD-SURFACED FINISHED TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS, AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES. RESTORE REFLECTIVE SURFACES TO THEIR ORIGINAL CONDITION.
 - REMOVE LABELS THAT ARE NOT PERMANENT.
 - TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED, EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CANNOT BE SATISFACTORILY REPAIRED OR RESTORED OR THAT ALREADY SHOW EVIDENCE OF REPAIR OR RESTORATION.

SITE PREPARATION NOTES:

- ALL ELEMENTS TO REMAIN WITHIN AND DIRECTLY ADJACENT TO THE LIMIT OF WORK SHALL BE ENCIRCLED WITH 4' ORANGE CONSTRUCTION FENCE, WELL-STAKED AND MAINTAINED FOR THE DURATION OF THE PROJECT. CERTAIN ELEMENTS, SUCH AS FENCES, WALLS, STAIRS, ETC SHALL BE PROTECTED IN A MANNER DEEMED APPROPRIATE, IF ENCIRCLING WITH CONSTRUCTION FENCE IS NOT FEASIBLE.
- EVERY EFFORT SHALL BE TAKEN TO PRESERVE THE HEALTH OF EXISTING VEGETATION TO BE PRESERVED WITHIN THE CORRIDOR. PRIOR TO BEGINNING WORK.
- THE ROOT ZONE OF TREES TO BE PROTECTED REQUIRES ALL EXCAVATION WORK BE DONE WITH AN AIR SPADE AND/OR BY HAND DIGGING. WHEN ROOTS ARE ENCOUNTERED THAT MUST BE CUT IN ORDER TO INSTALL UTILITIES, PAVEMENT, ETC. THEY ARE TO BE PRUNED USING A HAND SAW, LOPPERS, OR HAND PRUNERS. PRUNE AWAY JAGGED ROOTS BACK TO THE TRENCH WALL CLOSEST TO THE TREE.
 - KEEP EQUIPMENT AND EXCAVATED BACKFILL AND/OR PLANTING MIX ON THE SIDE FURTHEST FROM THE TREE.
 - REPLACE THE BACKFILL AND/OR PLANTING MIX ON THE SAME DAY. IF THIS IS NOT POSSIBLE, COVER THE EXPOSED ROOTS WITH WET BURLAP TO PREVENT THEM FROM DRY OUT.
 - DO NOT ALLOW CHEMICALS OR FOREIGN DEBRIS TO BECOME MIXED WITH THE BACKFILL AND/OR PLANTING MIX.
 - PACK THE BACKFILL AND/OR PLANTING MIX TO THE SAME FIRMNESS AS THE SURROUNDING SOIL.
 - WATER THE BACKFILL AND/OR PLANTING MIX IF THE OPERATION OCCURS DURING HOT, DRY WEATHER.
- AVOID THE FOLLOWING ACTIVITIES WITHIN THE ROOT PROTECTION ZONE.
 - STORAGE OF CONSTRUCTION MATERIALS.
 - CONCRETE WASH-OUT OPERATIONS.
 - STOCKPILING OF DEMOLITION DEBRIS.
 - PARKING OF ANY VEHICLES.
 - STOCKPILING OF SOIL AND/OR MULCH.
- DISPOSAL OF EXISTING VEGETATION MARKED AS INVASIVE SHALL BE CONSISTENT WITH STATE INVASIVE SPECIES BEST MANAGEMENT PRACTICES. THE TRUCK TO COLLECT CHIPPED MATERIALS SHALL BE EMPTY WHEN IT COMES TO SITE ONCE THE ALL THE INVASIVE WOODY PLANTS HAVE BEEN CHIPPED, THE TRUCK OPERATOR SHALL DISPOSE OF CHIPS IN ACCORDANCE WITH STATE BEST MANAGEMENT PRACTICES.

LANDSCAPE LAYOUT AND MATERIALS NOTES:

- ALL GENERAL NOTES SHALL BE INCLUDED AS PART OF THE LAYOUT AND MATERIALS NOTES.
- WHEN PROVIDED, USE DIMENSIONAL INFORMATION GIVEN ON THE DRAWING.
- ALL DIMENSIONS SHOWN ARE TAKEN TO THE FACE OR CENTERLINE OF ELEMENTS UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE OWNER REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND OBTAIN THE APPROVAL OF THE FINAL LAYOUT WITH THE OWNER REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION. IF DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL STAKE OUT PROPOSED TREE LOCATIONS TO AID IN THE REVIEW OF THE FINAL LAYOUT.
- THE CONTRACTOR SHALL LAYOUT AND DETERMINE THE ELEVATIONS OF ALL SITE ELEMENTS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY CONFLICTS BETWEEN UTILITY STRUCTURES AND PROPOSED IMPROVEMENTS TO THE OWNER REPRESENTATIVE.
- THE CONTRACTOR SHALL REFER ANY QUESTIONS ON MATERIALS, FINISHES, AND/OR PRODUCTS NOT SPECIFIED HEREIN TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING MATERIALS OR STARTING WORK.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE SHOWN.
- WHEN NEW PAVEMENT IS PLACED AGAINST EXISTING PAVEMENT, SAWCUT EXISTING PAVEMENT, AND GRADE SMOOTH AND FLUSH.

PLANTING NOTES:

- PLEASE SEE CONSTRUCTION SPECIFICATIONS FOR DETAILED INFORMATION.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICT TO THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF NURSERY MEN, INC. LATEST EDITION.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL FOR APPROVAL BY THE OWNER REPRESENTATIVE PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADING.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- EXISTING LOAM: STOCKPILING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND OTHER FOREIGN MATERIALS.
- PINE MULCH: PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH WITH DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN 1-1/2". PROVIDE BARK MULCH APPROVED BY THE OWNER'S REPRESENTATIVE. APPLY TACKIFIED MULCH TO ALL SEDED AREAS.
- ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.
- ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.
- UNLESS OTHERWISE INDICATED, UNAMENDED SOIL EXCAVATED FROM THE PLANTING PIT. BACKFILL IN 3-4" LAYERS AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE VOIDS AND ARE POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACK FILLED AND CONTINUE WATERING UNTIL SATURATED.
- WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
- LOAMING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY DISCING OR ROTOTILLING TO MINIMUM DEPTH OF 6". REMOVE STONES GREATER THAN 2" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS MIXING FIRST APPLICATION INTO LOOSEND SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN IN THE CONTRACT DOCUMENTS, 6" DEEP MINIMUM. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.
- AFTER LOAM HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARIFYING AND HAND RAICKING. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM. LOAM SHALL ALSO BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE TOWN REPRESENTATIVE.
- FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. GRADES SHALL BE ESTABLISHED THAT ARE ACCURATE TO 1/10TH OF A FOOT EITHER WAY. CONNECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. ALL GRADING WILL INSURE DRAINAGE AWAY FROM STRUCTURES.
- FINE GRADE LAWN AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACES WITH FINE TEXTURE. ROLL, RAKE AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS, EXCEPT AT SELECT AREAS SHOW ON THE DRAWINGS. CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE A MUDDY CONDITION.
- ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHTING NOT MORE THAN 100 POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE REGARDED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE SHAPES AND CONFIGURATIONS AS SHOWN ON THE DETAILS.
- LIMIT OF WORK LINE SHALL BE LIMIT OF SEEDING AND SODDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEDED AS INDICATED ON THE DRAWINGS.
- IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.

ELECTRICAL NOTES:

- THE ELECTRICAL CONTRACT SHALL FURNISH AND INSTALL ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT TOOLS, TRANSPORTATION, SUPERVISION, AND SERVICES REQUIRED. COMPLETELY TEST AND MAKE OPERATIVE, ALL ELECTRICAL WORK AS OUTLINED IN THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE EXECUTED BY A STATE OF NEW HAMPSHIRE LICENSED ELECTRICIAN AND PERFORMED IN A PROFESSIONAL MANNER.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO MAKE THEMSELF AWARE OF THE EXISTING CONDITIONS AND EXISTING EQUIPMENT.
- ELECTRICAL CONTRACTOR IS REQUIRED TO COORDINATE THEIR WORK WITH ALL UTILITIES INVOLVED.
- ALL TRASH, DIRT, AND DEBRIS RESULTANT FROM THEIR WORK SHALL BE REMOVED AND PROPERLY DISPOSED AT THE END OF THE DAY.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE NEC, STATE OF NEW HAMPSHIRE BUILDING CODE, OSHA, AND ADA.
- THE ELECTRICAL WORK MAY INCLUDE, BUT NOT LIMITED TO, THE FURNISHING OF MATERIALS AND INSTALLATION OF THE FOLLOWING IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - WIRING DEVICES
 - LIGHTING SYSTEM
 - CONDUIT, RACEWAYS, ETC
 - BRANCH CIRCUIT WIRING
 - PANELBOARD CIRCUIT BREAKER
 - GROUNDING, WIRE, AND CABLE
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND DIRECTIONS FOR ALL EQUIPMENT AND MATERIALS USED.
- ANY MATERIAL ITEM OR WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED ON THE SPECIFICATIONS OR VICE-VERSA, OR ANY ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE IN ALL RESPECTS AND READY FOR OPERATION SHALL BE INCLUDED IN THE CONTRACTOR'S BID, AND SUCH ITEMS SHALL NOT BE A CAUSE FOR EXTRA WORK OR EXTRA COST TO THE OWNER.
- WHERE MATERIAL IS CALLED OUT IN THE LEGEND, FIXTURE SCHEDULE, NOTES, SPECIFICATIONS, OR ELSEWHERE BY THE MANUFACTURER, TYPE OR CATALOG NUMBER, SUCH DESIGNATIONS ARE TO ESTABLISH STANDARDS OF DESIRED QUALITY. ACCEPTANCE OR REJECTIONS OF PROPOSED SUBSTITUTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE ELECTRICAL CONTRACTOR SHALL PAY ALL INSPECTION FEES, LICENSES, AND PERMITS.

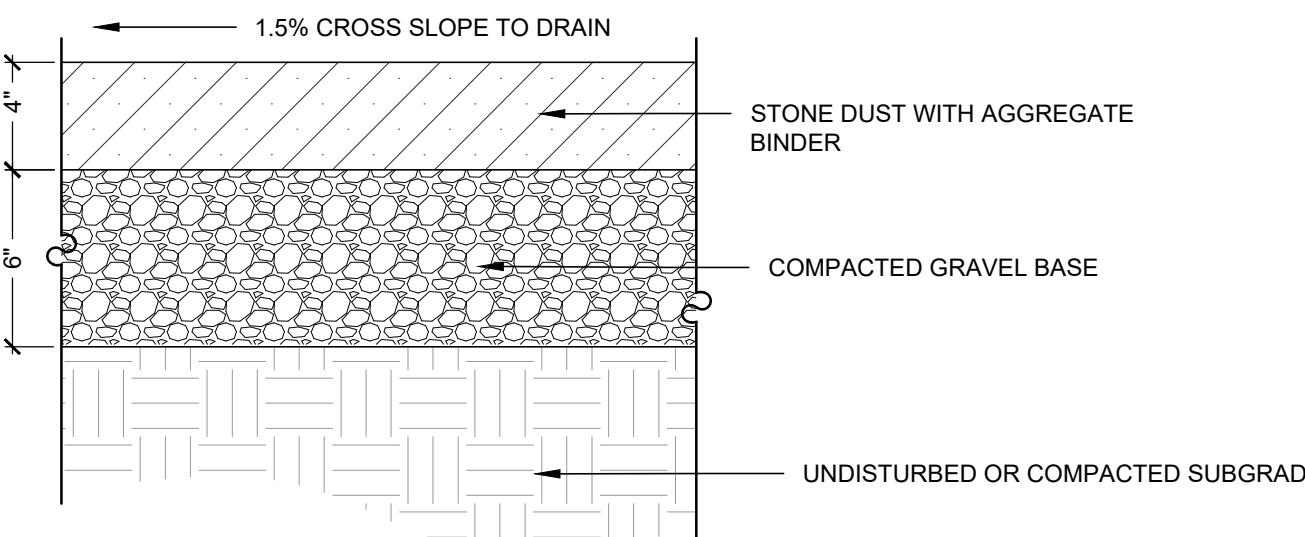
PLANTING NOTES:

- THE ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT FOR APPROVAL BEFORE PURCHASING. ALL EQUIPMENT SHALL BEAR THE LABEL OF A NATIONALLY RECOGNIZED TESTING LABORATORY. SUBMIT SHOP DRAWINGS AND PRODUCT DATA WITHIN 10 DAYS AFTER AWARD OF CONTRACT. CHECK, STAMP, AND MARK SUBMITTALS WITH PROJECT NAME BEFORE TRANSMITTING TO THE OWNER'S REPRESENTATIVE.
- PHOTOCELL (IF ONE DOES NOT EXIST)
 - A. PHOTOCELL SHALL BE MANUFACTURED BY TORK OR EQUAL.
 - B. FURNISH AND INSTALL A PHOTOCELL AS DIRECTED FOR THE CONTROL OF ALL LIGHTS.
- LIGHTING
 - FURNISH AND INSTALL ALL LIGHTING FIXTURES AS INDICATED ON THE DRAWINGS.
- GROUNDING
 - PROVIDE COMPLIANT GROUNDING FOR ALL ELECTRICAL EQUIPMENT AND DEVICES.
 - BONDING JUMPERS SHALL BE INSTALLED AT ALL LOCATIONS REQUIRED BY NEC.
 - GREEN GROUNDING CONDUCTOR OF PROPER-SIZE SHALL BE INSTALLED AND CONNECTED WITH THE BRANCH CIRCUIT CONDUCTORS FROM THE PANELBOARD TO THE LIGHTING FIXTURE. CONNECTIONS TO THE EQUIPMENT SHALL BE BOLTED OR SCREWED USING CORROSION RESISTING BOLTS OR SCREWS. A GREEN GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL BRANCH AND FEEDER CIRCUITS.
- RACEWAYS
 - ALL EXPOSED EXTERIOR CONDUIT THAT RUNS OUTSIDE SHALL BE HOT DIPPED GALVANIZED STEEL CONDUIT.
- HANGERS AND SUPPORTS
 - PROVIDE ALL REQUIRED HANGERS, SUPPORTS, SLEEVES, CLAMPS, ETC, AS REQUIRED AND/OR AS INDICATED ON THE DRAWINGS.
- PULL AND JUNCTION BOXES
 - BOXES FOR EXTERIOR WORK SHALL MEET ANSI-SCTE TIER 15 MEDIUM DUTY RATING. SUCH AS OLDCASTLE SYNERTECH1212-18 MADE OF DUOMOLD COMPOSITE OR APPROVED EQUAL. STEEL OR ANY CONDUCTIVE BOXES WILL NOT BE PERMITTED.
- FEEDER AND BRANCH CIRCUIT CONDUCTORS
 - ALL FEEDER, BRANCH CIRCUIT, REMOTE CONTROL, SIGNAL CIRCUIT, AND INTERLOCK WIRING SHALL BE MANUFACTURED OF COPPER AND RATED 600 VOLTS.
 - MINIMUM SIZE WIRE FOR BRANCH CIRCUIT AND POWER WIRING SHALL BE #12 AWG.
 - INSULATION SHALL BE TYPE THHN/THWN FOR LIGHTIN.
 - ALL WIRING SHALL CONFORM TO THE NEC FOR CONSTRUCTION AND USE.
- WIRING DEVICES
 - FURNISH AND INSTALL WIRING DEVICES AND SPECIFICATION GRADE, COMPLETE WITH ALL ACCESSORIES AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREUNDER. ALL WIRING DEVICES SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER EXCEPT WHERE SPECIFICALLY STATED OTHERWISE.
- NAME PLATES
 - FURNISH AND INSTALL NAME PLATES ON ALL ELECTRICAL EQUIPMENT.
- ALL ELECTRICAL EQUIPMENT, MATERIALS, ETC. STORED ON SITE SHALL BE STORED IN SUCH A MANNER THAT IT IS SAFE FROM DAMAGE BY MOISTURE, IMPACT, ETC..
- ALL EQUIPMENT EXPOSED TO MOISTURE SHALL BE OF THE APPROPRIATE (NEMA) WEATHERPROOF TYPE. SEAL ALL APPLICABLE CONDUITS THAT PENETRATE THE BUILDING.
- PERFORM ALL TESTS REQUIRED AND VERIFY PHASE BALANCE OF THE PANELBOARD.
 - COMPLETE TEST AND INSPECTION RECORDS SHALL BE MADE AND INCORPORATED INTO A REPORT FOR EACH PIECE OF EQUIPMENT TESTED. ALL READINGS TAKEN SHALL BE RECORDED. TEST REPORTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
 - FURNISH NECESSARY METERS, INSTRUMENTS, TEMPORARY WIRING, AND LABOR TO PERFORM ALL REQUIRED TESTS AND ADJUSTMENTS OF EQUIPMENT AND WIRING INSTALLED AND/OR CONNECTED UNDER THIS CONTRACT, INCLUDING ELECTRICAL EQUIPMENT FURNISHED BY OTHERS, TO DETERMINE PROPER POLARITY, PHASING, FREEDOM FROM GROUND AND SHORTS AND OPERATION OF EQUIPMENT. ALL MEASURING INSTRUMENTS SHALL BE PROPERLY CALIBRATED
 - ALL MATERIALS AND MANNER OF INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF STATE AND LOCAL AUTHORITIES, THE UTILITY COMPANY, AND THE CODES OF THE NATIONAL BOARD OF UNDERWRITERS.
 - WHENEVER ANY OF THE AFOREMENTIONED CODES, LAWS, ETC. REQUIRE THAT ANY WORK BE TESTED OR APPROVED, THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR ACCESS AND FOR INSPECTION, ALL AT THEIR OWN EXPENSE.
 - WIRING
 - THE CONTRACTOR SHALL CORRECT OR REPLACE ANY NOMINAL CURRENT-CARRYING CIRCUIT WHICH IS DEFECTIVE OR GROUNDED AND HE SHALL ALSO CORRECT ALL OTHER TROUBLES ENCOUNTERED BY THESE TESTS. ALL DEFECTS WHETHER THROUGH FAULTY WORKMANSHIP OF MATERIAL FURNISHED SHALL BE CORRECTED UNDER THIS SECTION AT THE CONTRACTOR'S EXPENSE
 - ALL MATERIALS SHALL BE NEW AND CONFORM TO THE NEMA NATIONAL ELECTRIC CODE (NEC) AND UNDERWRITERS LABORATORIES, INC. STANDARDS IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION.
 - FINAL INSPECTION
 - WHEN WORK ON THIS PROJECT HAS BEEN COMPLETED AND IS READY FOR FINAL INSPECTION, SUCH INSPECTION WILL BE MADE. AT THIS TIME, THE CONTRACTOR FOR THE WORK OF THIS SECTION SHALL DEMONSTRATE THAT THE REQUIREMENTS OF THESE SPECIFICATIONS HAVE BEEN MET. WRITTEN RESULTS FOR ALL TESTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE.
 - UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO DEMONSTRATE PROPER OPERATION OF THE LIGHTING SYSTEM.
 - RECORD DRAWINGS
 - CONTRACTOR SHALL PREPARE A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS AND SUBMIT THEM TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
 - ALL ELECTRICAL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. DEFECTS SHALL BE CORRECTED WITHOUT CHARGE, INCLUDING ALL PATCHING, PAINTING, AND OTHER INCIDENTAL REPAIRS AND REPLACEMENTS. COORDINATE ALL WORK WITH OTHER TRADES. FURNISH AND INSTALL ALL POWER AND CONTROL WIRING FOR A COMPLETE INSTALLATION.

MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

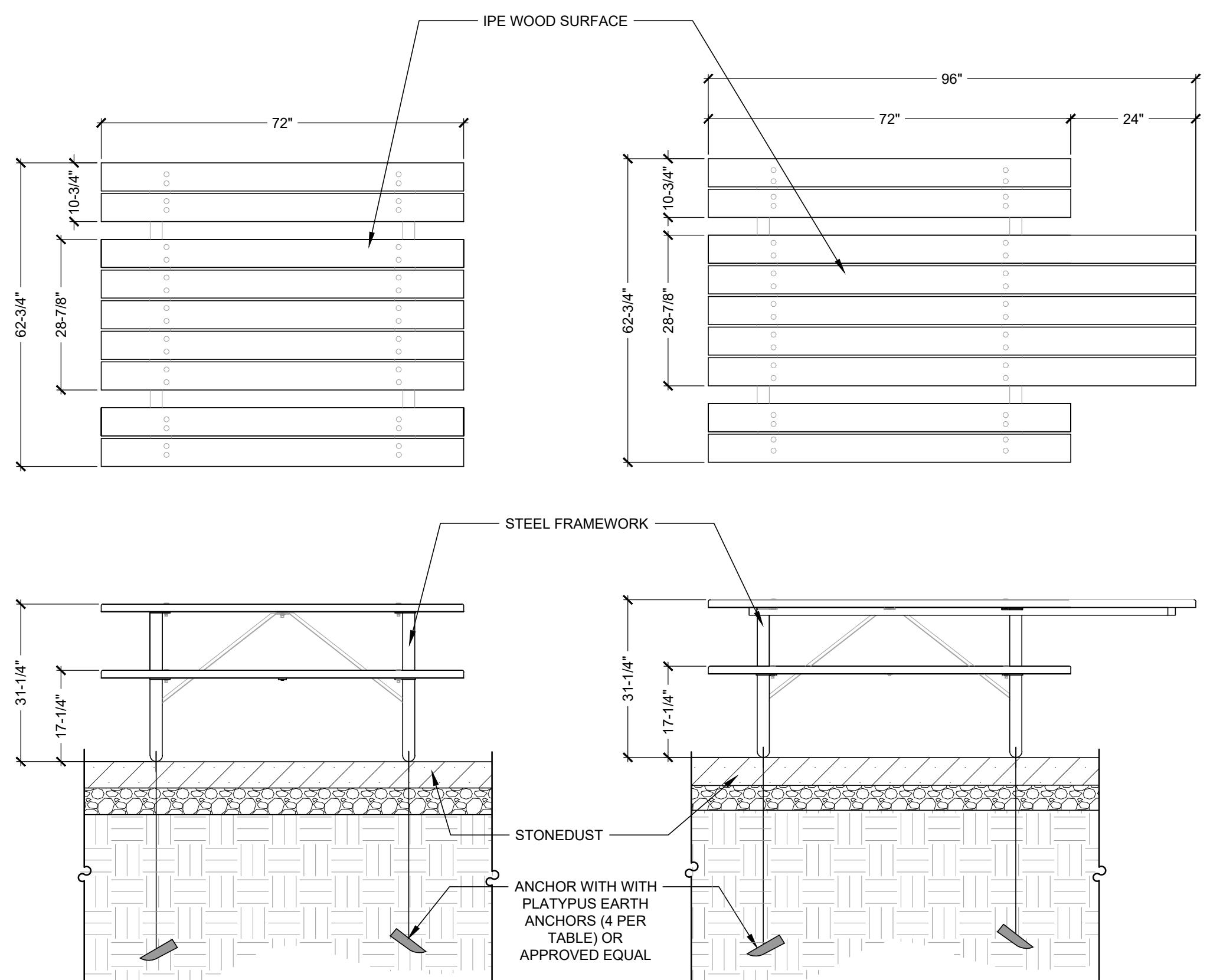
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43 Lowell Rd., Suite 202-A Hudson, NH 03051



Stabilized Stone Dust Surfacing

Not to Scale

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2 L3.1

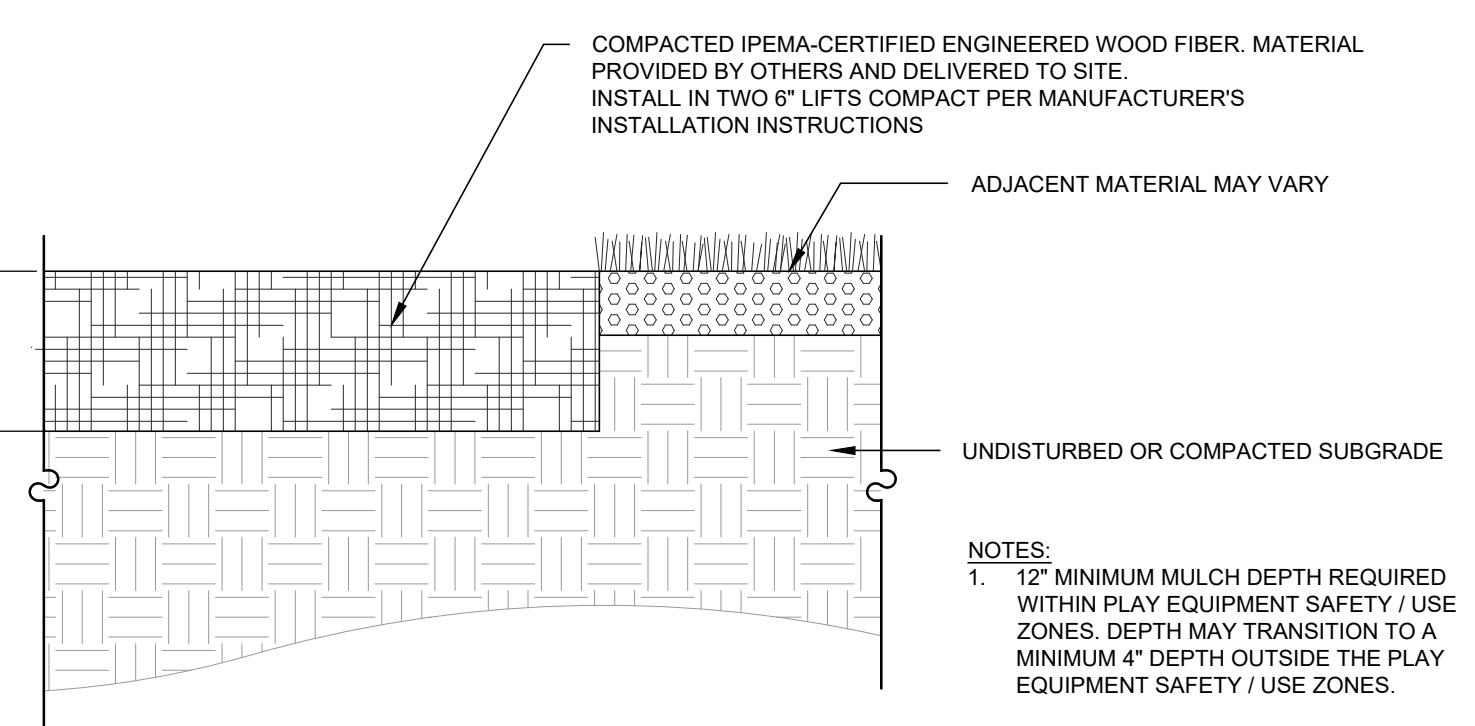


NOTES:
1. BENCH SHALL BE MODEL EP-2830 WITH WOOD SLATS AND BLACK POWDER-COATED STEEL FINISH AS MANUFACTURED BY EQUIPARC OR EQUAL.
2. BENCH WILL INCLUDE BOTH STANDARD LENGTH AND ADA ACCESSIBLE LENGTH.
3. TEN (10) STANDARD AND NINE (2) ACCESSIBLE PICNIC TABLES TO BE PROVIDED.

Wood Picnic Table

Not to Scale

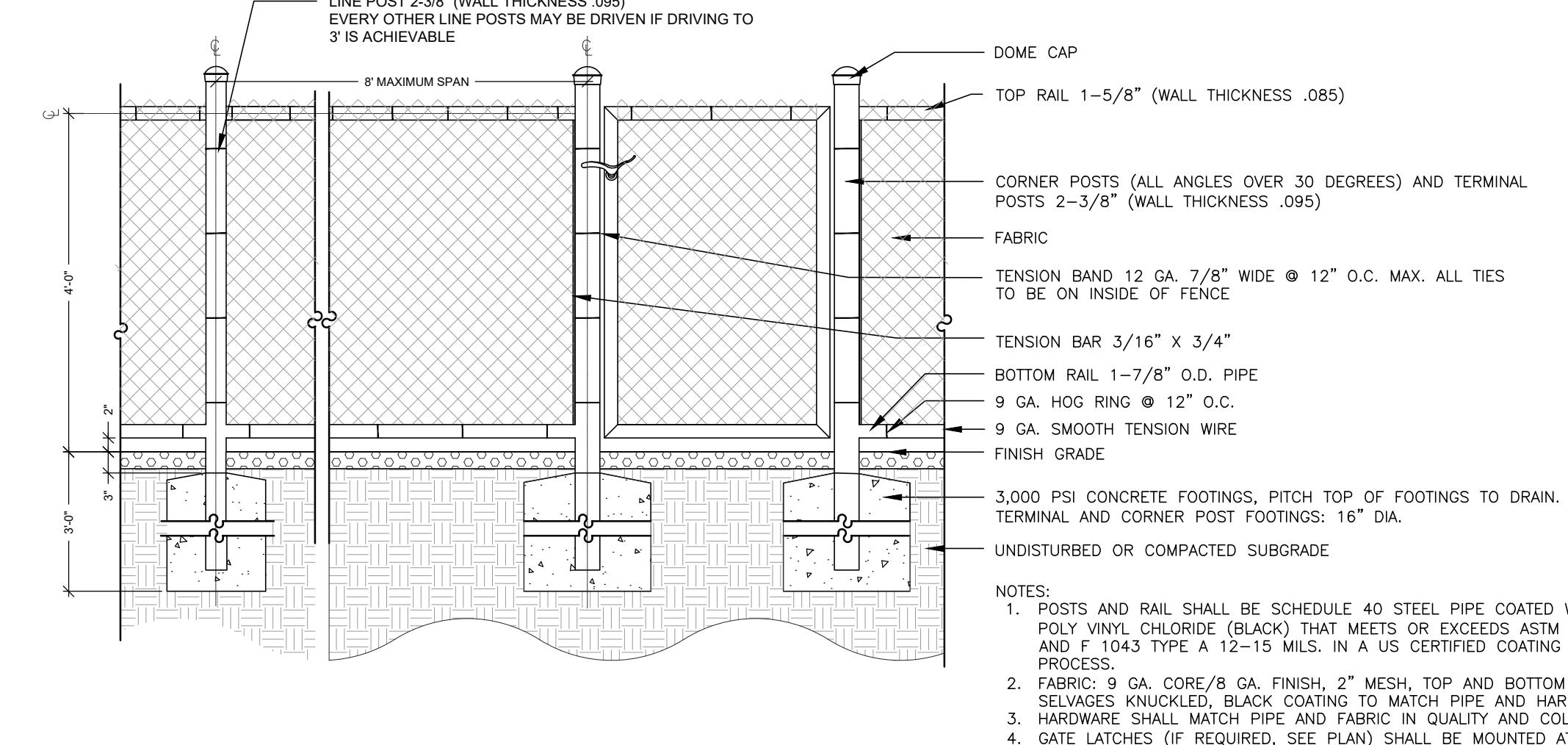
©IRONWOOD 2026
1 L3.1



Engineered Wood Fiber

Not to Scale

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3 L3.1

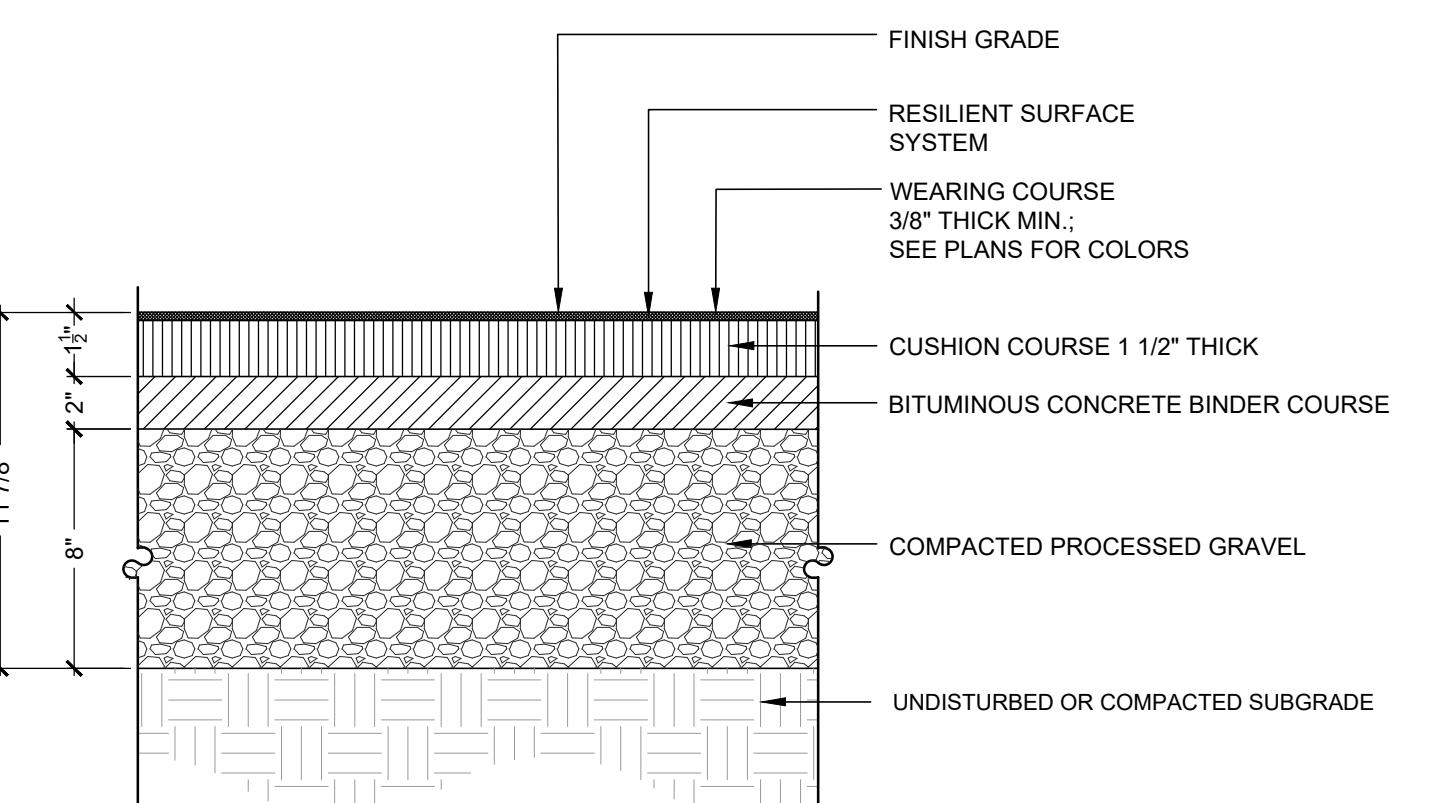


NOTES:
1. POSTS AND RAIL SHALL BE SCHEDULE 40 STEEL PIPE COATED WITH A POLY VINYL CHLORIDE (BLACK) THAT MEETS OR EXCEEDS ASTM F 668 AND F 1043 TYPE A 12-15 MILS. IN A US CERTIFIED COATING PROCESS.
2. FABRIC: 9 GA. CORE/8 GA. FINISH, 2" MESH, TOP AND BOTTOM SELVAGES KNUCKLED, BLACK COATING TO MATCH PIPE AND HARDWARE.
3. HARDWARE SHALL MATCH PIPE AND FABRIC IN QUALITY AND COLOR.
4. GATE LATCHES (IF REQUIRED, SEE PLAN) SHALL BE MOUNTED AT 36"-42" HT., AS PER ADAAG STANDARDS.
5. GATES TO MATCH FENCE IN STYLE, MATERIALS AND COLOR.

4' Chain Link Fence

Not to Scale

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Poured in Place (PIP) Rubber Surface

Not to Scale

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5 L3.1

DRAWING FOR TOWN REVIEW

LANDSCAPE & LIGHTING DETAILS

REVISION LOG		
△	DATE	DESCRIPTION
△		PROJECT NO. 25056.0
△		DESIGN BY J. HYLAND / R. SMALL
△		DRAWN BY R. SMALL / J. HYLAND
△		CHECKED BY D. JENSEN / J. HYLAND
△		DATE JANUARY 14, 2026
△		SCALE AS SHOWN

SEAL

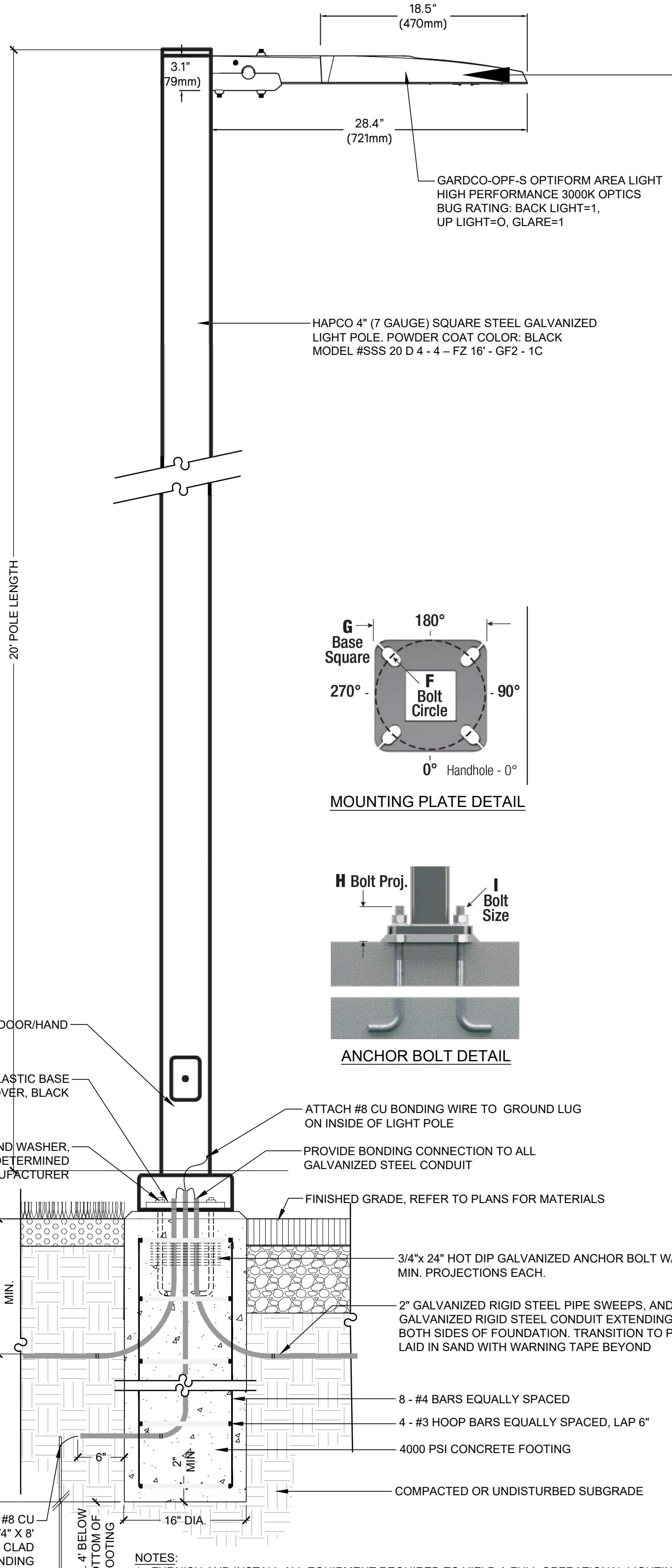
L3.1

MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

Dumont Realty and Development

43 Lowell Rd., Suite 202-A Hudson, NH 03051



OPF-S OptiForm small

Site & area luminaire

Dimensions

OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)

OptiForm Mast Arm
Weight: 12.6 lb (5.7 kg)

Dimensions

OptiForm Standard Arm

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Dimensions

OptiForm Standard Arm

Weight: 11 lb (5.0 kg)

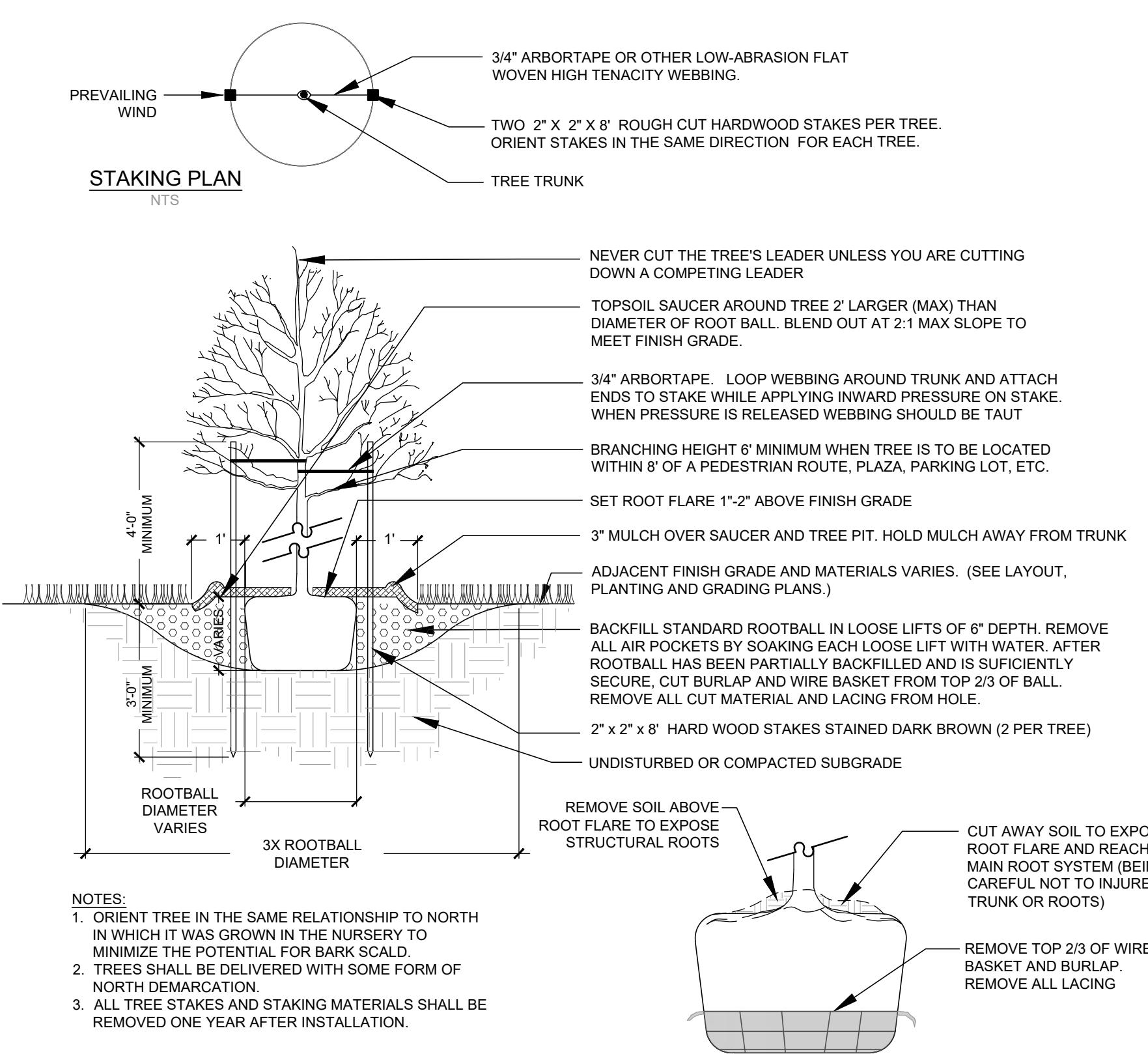
EPA: 0.2 ft² (0.018 m<sup

MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

Dumont Realty and Development

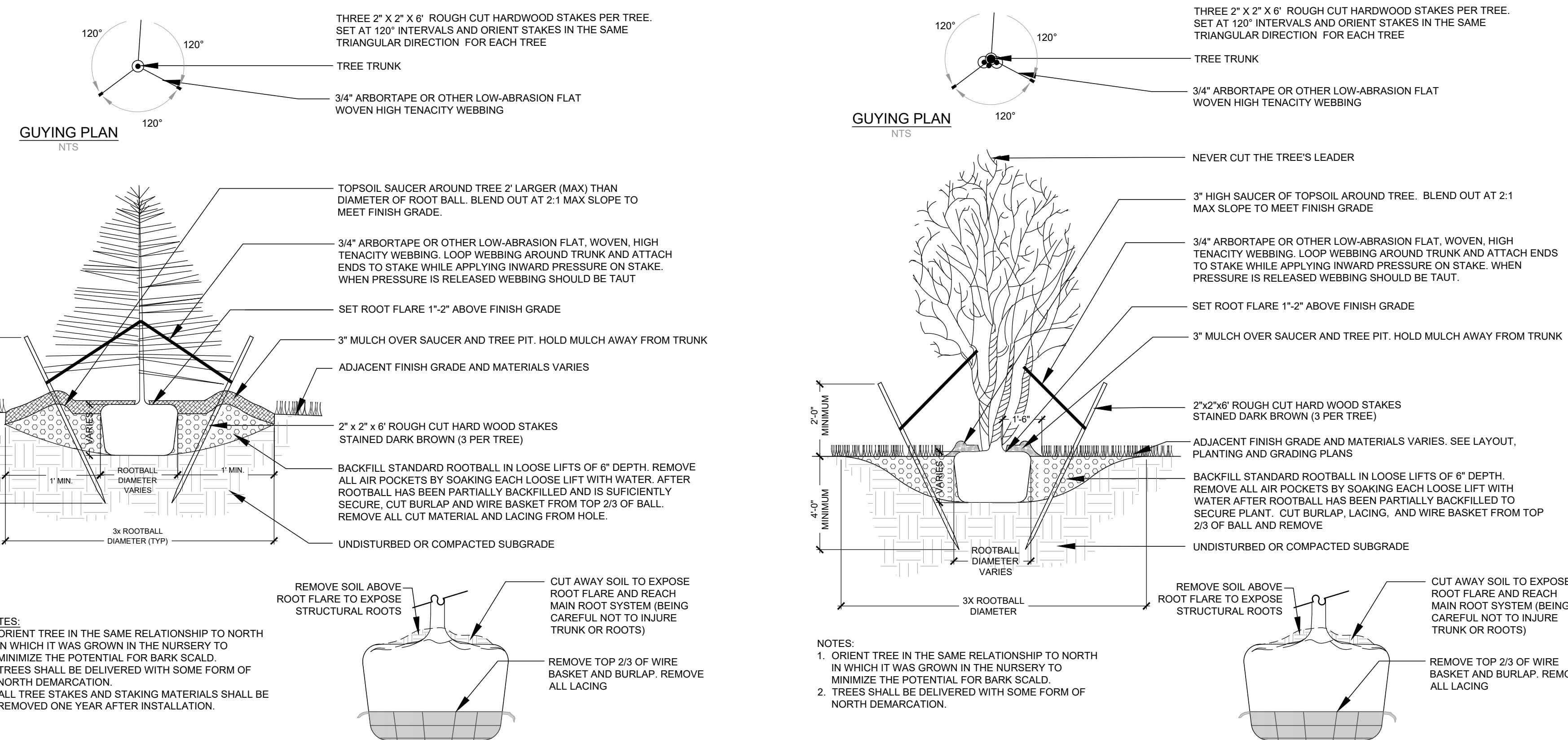
43 Lowell Rd., Suite 202-A Hudson, NH 03051



Deciduous Tree Planting

Not to Scale

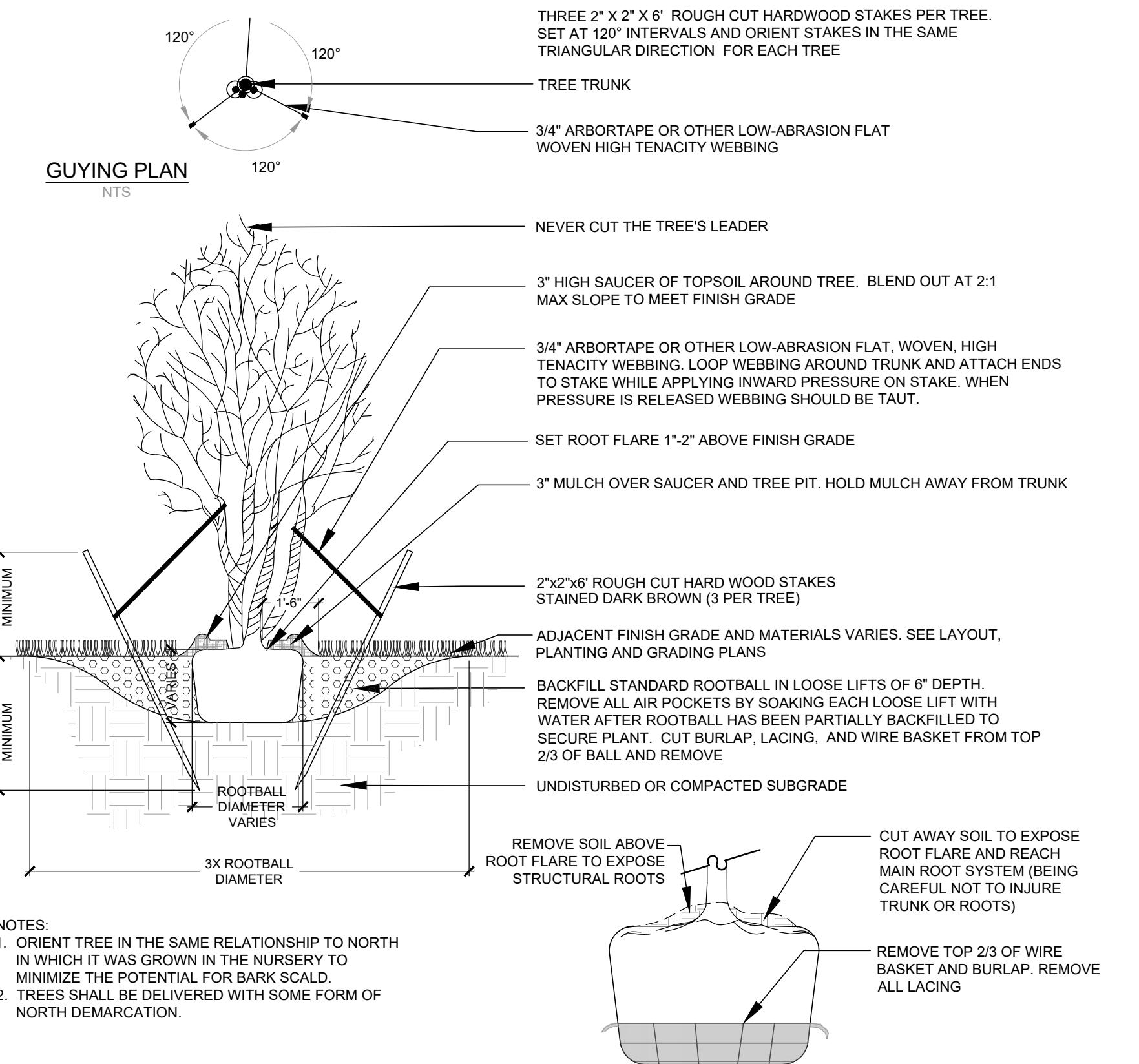
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Evergreen Tree Planting

Not to Scale

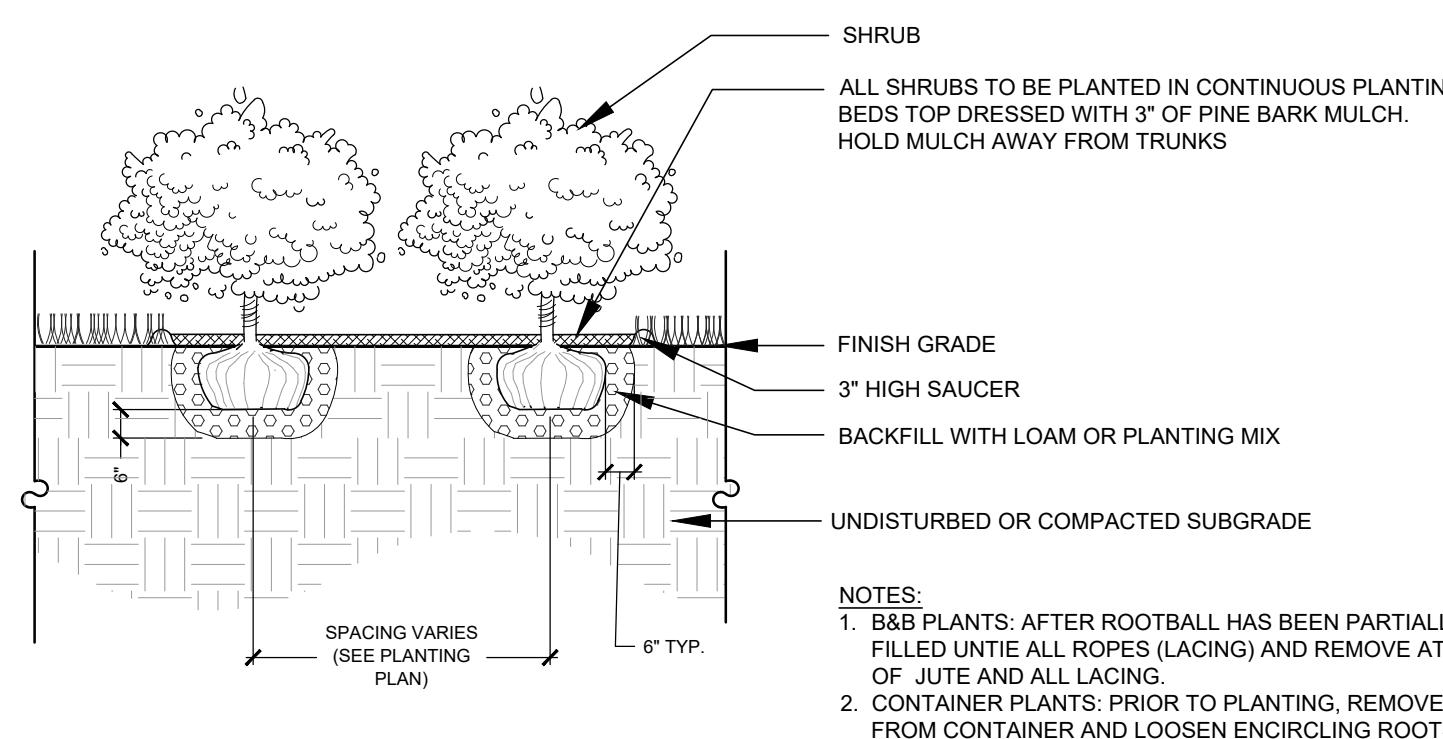
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Deciduous Multi-Stemmed Tree Planting

Not to Scale

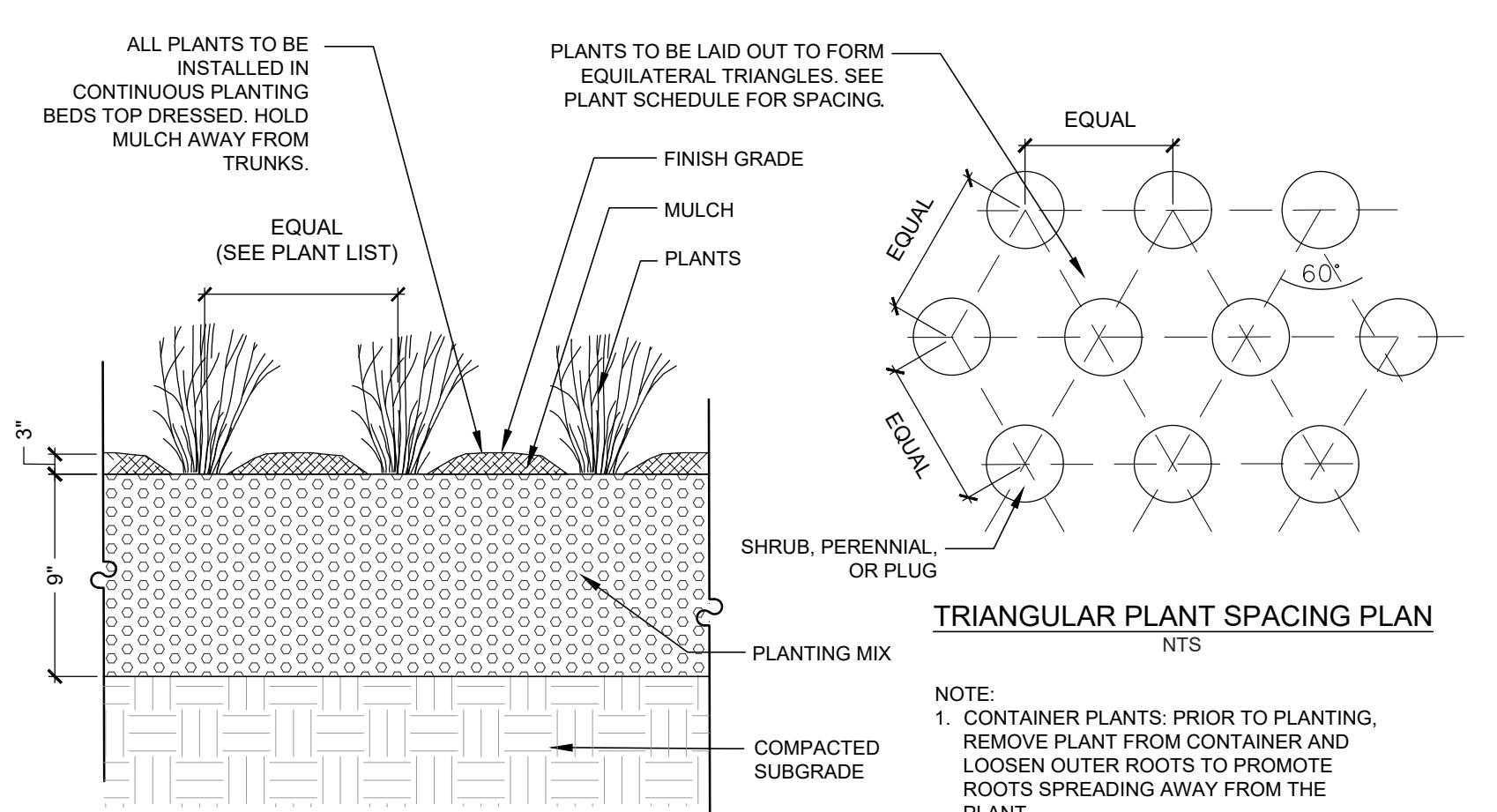
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Shrub Planting

Not to Scale

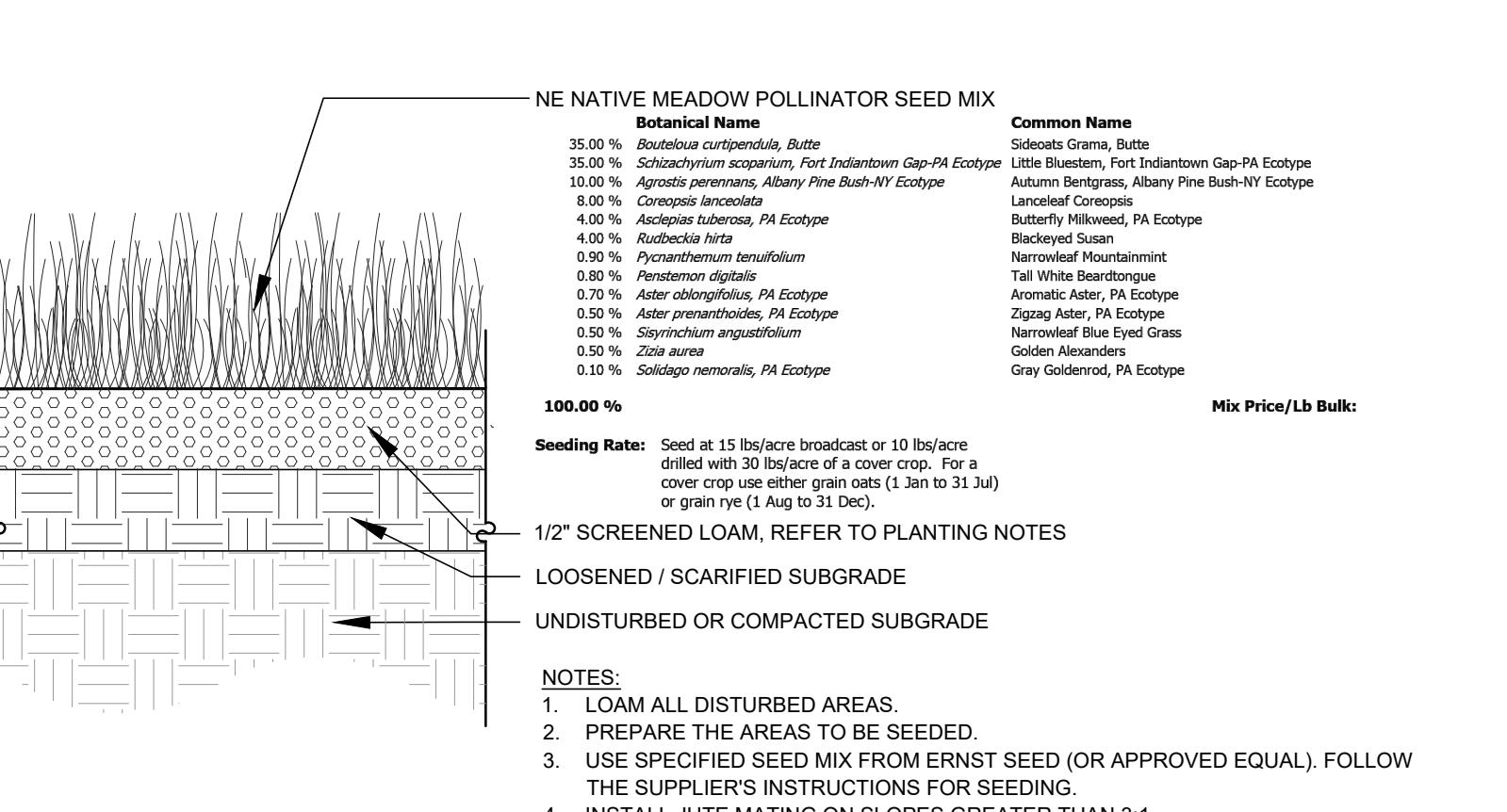
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Perennial/Ornamental Grass/Groundcover Planting

Not to Scale

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Loam and Native Pollinator Meadow Seeding

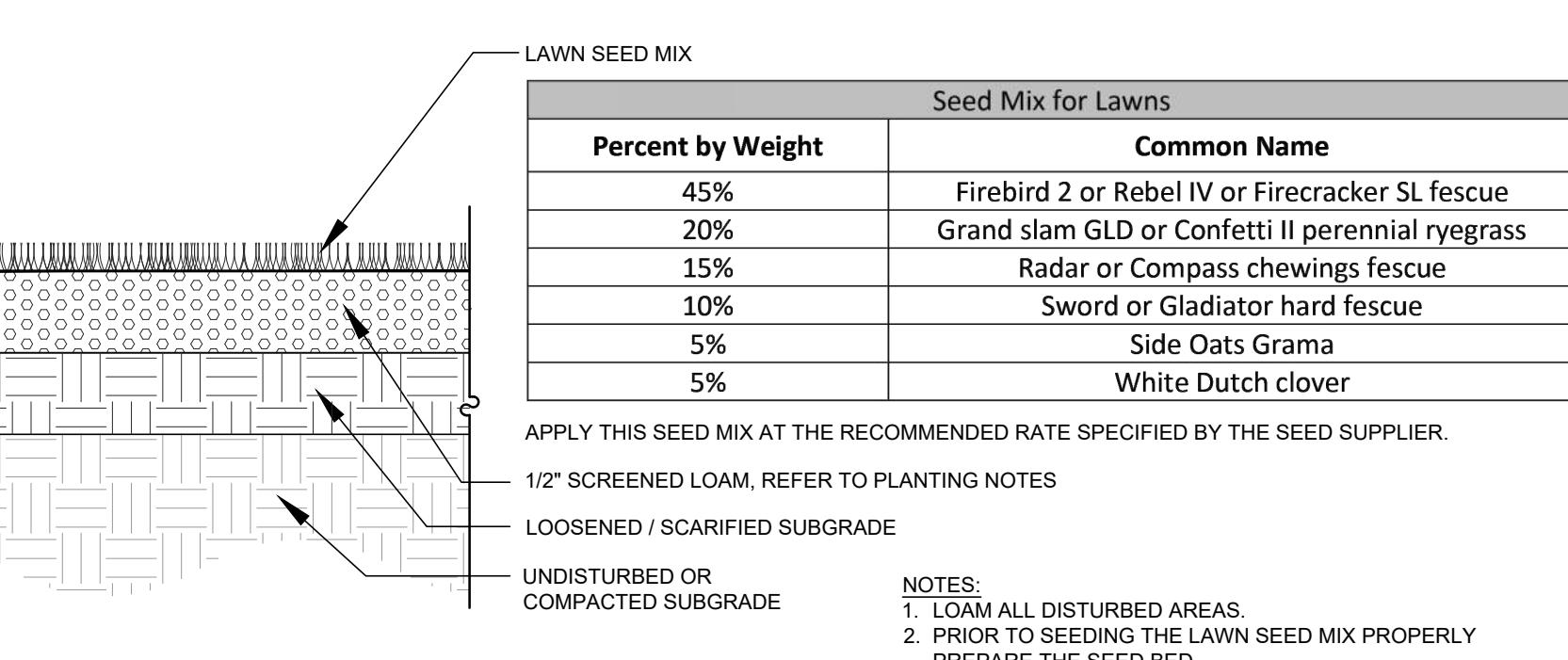
Not to Scale

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Wet Meadow Seeding

Not to Scale

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Loam and Lawn Seeding

Not to Scale

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ENGINEER/ARCHITECT
SEAL/SIGNATURE

DATE: _____	REV: _____	REVISIONS: _____
DRAWN BY: _____	Author: _____	DATE: _____
CHECKED BY: _____	Checker: _____	BY: _____
APPROVED BY: _____		
F.B. NO.: _____	PG.: _____	

DUMONT RESIDENTIAL DEVELOPMENT
CLIENT NAME: _____
TEST ADDRESS: _____
BUILDING A RENDERINGS

SCALE: _____
CONTRACT NO.: _____
PROJECT NUMBER: _____
SHEET: _____
AC1



**CENTRAL STREET, HUDSON, NEW HAMPSHIRE 03051
DON DUMONT
MULTI-FAMILY DEVELOPMENT
BUILDING B RENDERINGS**

PROJECT STATUS	ISSUED FOR ZONING
DATE	12/04/2025
SCALE	AS NOTED
SHEET	AC2

verdantas

613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702
TEL: 570-821-1999



**CENTRAL STREET, HUDSON, NEW HAMPSHIRE 03051
DON DUMONT
MULTI-FAMILY DEVELOPMENT
BUILDING C RENDERINGS**

PROJECT STATUS	ISSUED FOR ZONING
DATE	12/04/2025
SCALE	AS NOTED
SHEET	AC3

verdantas

613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702
TEL: 570-821-1999



**CENTRAL STREET, HUDSON, NEW HAMPSHIRE 03051
DON DUMONT
MULTI-FAMILY DEVELOPMENT
BUILDING D RENDERINGS**

PROJECT STATUS	
ISSUED FOR REVIEW	
DATE	12/04/2025
SCALE	AS NOTED
SHEET	AC4

verdantas

613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702
TEL: 570-821-1999

STATE: