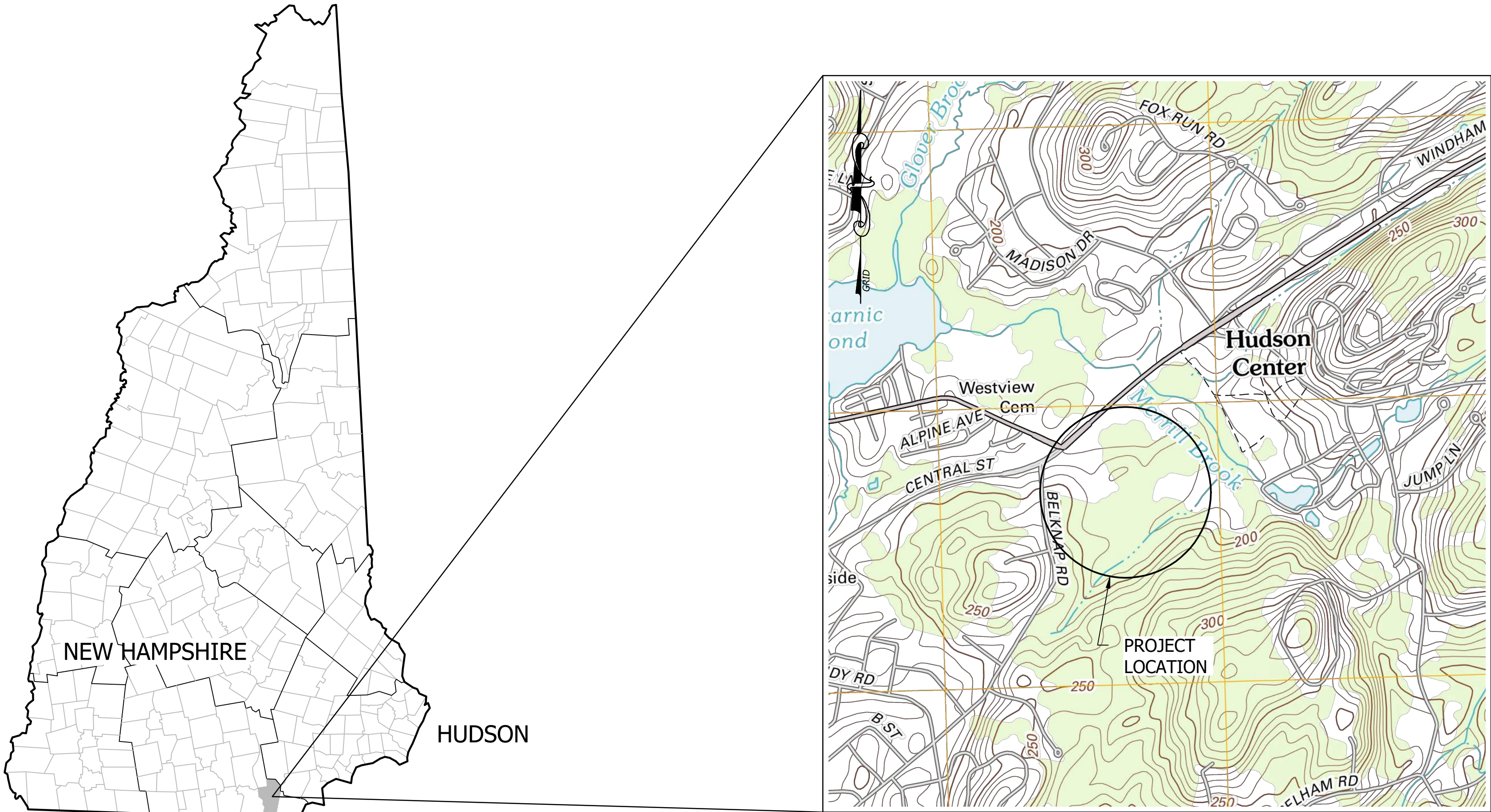


# 207 CENTRAL STREET - THE MEADOWS

## 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

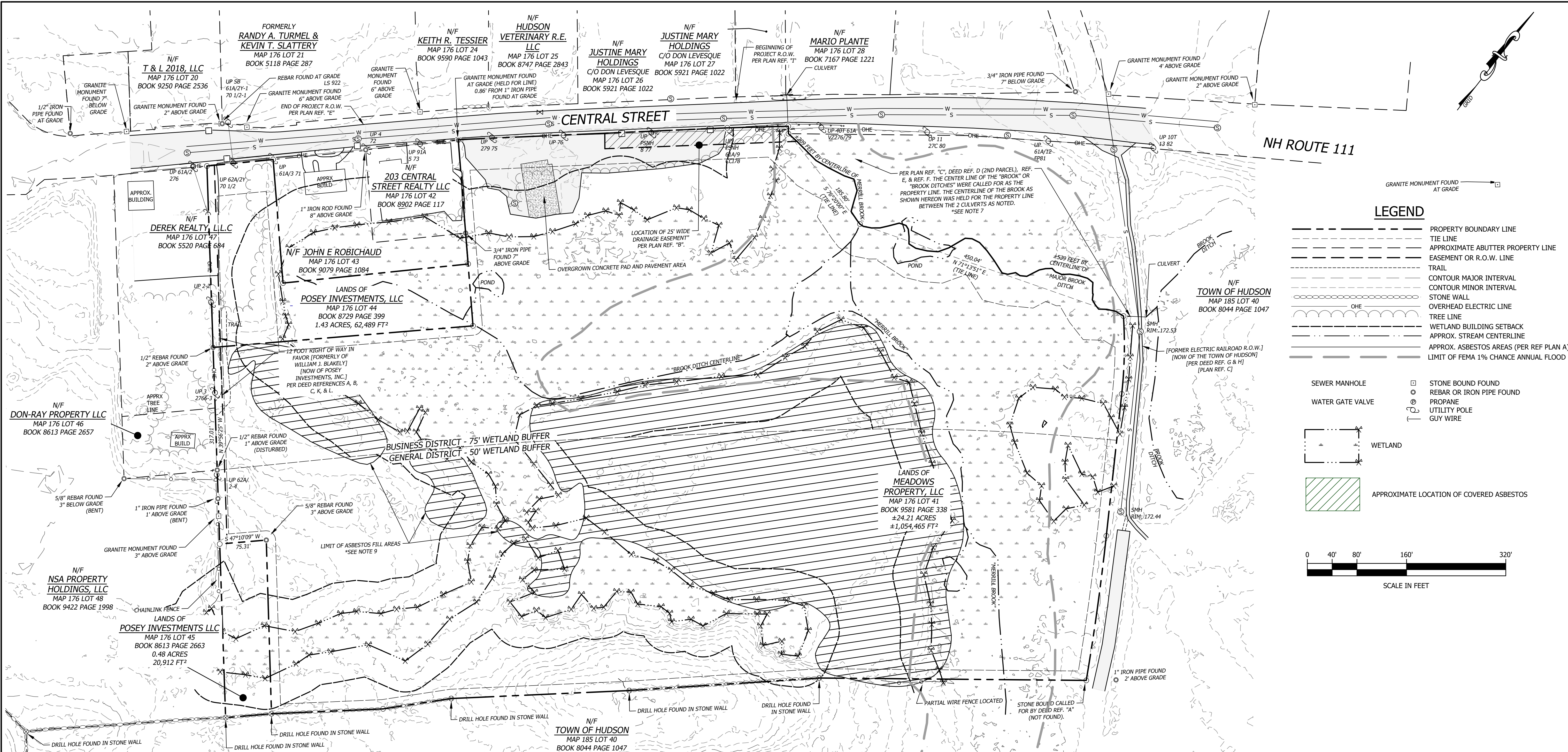
**ENGINEER & SURVEYOR:**  
**verdantas**  
34 SCHOOL STREET  
LITTLETON, NH 03561

**SHEET INDEX:**

COVER
<b>CIVIL</b>
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
<b>LANDSCAPE:</b>
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
<b>ARCHITECTURAL:</b>
AC1 - AC4 (BUILDINGS A, B, C, & D)



\\proj\_2024\240197\_dumort - central street, hudson, nh\internal\civil\final\240197\_cut-03.dwg 1/23/2026 2:49 PM



## REFERENCE DEEDS

- "KONIS CORPORATION TO POSEY INVESTMENTS, LLC" DATED FEBRUARY 19 2015 AND RECORDED IN THE H.C.R.D. BOOK 8729 PAGE 399.
- "BDK DEVELOPERS TO POSEY INVESTMENTS, LLC" DATED OCTOBER 18, 2013 AND RECORDED IN THE H.C.R.D. BOOK 8613 PAGE 2663.
- "DPR REALTY, LLC TO MEADOWS PROPERTY, LLC" DATED JANUARY 9, 2022 AND RECORDED IN THE H.C.R.D. BOOK 9581 PAGE 338.
- "HENRY C. BROWN TO JOHN T. BENSON & WINIFRED V. GRIFFIN" DATED NOVEMBER 2, 1934 AND RECORDED IN THE H.C.R.D. BOOK 934 PAGE 558.
- "BENSON WILD ANIMAL FARM, INC. TO ARTHUR J. PROVENCHER" DATED DECEMBER 30, 1986 AND RECORDED IN THE H.C.R.D. BOOK 2858 PAGE 380.
- "JOSEPH BOULANGER TO JOHN WOLLEN" DATED NOVEMBER 28, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 177.
- "LEWIS E. MOORE TO JOHN T. BENSON & WINIFRED V. GRIFFIN" DATED MAY 13, 1933 AND RECORDED IN THE H.C.R.D. BOOK 943 PAGE 146.
- "MASSACHUSETTS TRANSPORTATION COMPANY TO JOHN T. BENSON, INC." DATED NOVEMBER 6, 1943 AND RECORDED IN THE H.C.R.D. BOOK 1055 PAGE 138.
- "UNITED STATES OF AMERICA & STATE OF NEW HAMPSHIRE V. JOHNS-MANVILLE SALES CORPORATION, ET AL." DATED OCTOBER 7, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5479 PAGE 890.
- "KONIS CORPORATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY & THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES" DATED OCTOBER 19, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5482 PAGE 1734.
- "PERLEY B. SMITH TO WILLIAM J. BLAKELY" DATED SEPTEMBER 17, 1948 AND RECORDED IN THE H.C.R.D. BOOK 1200 PAGE 281.
- "PERLEY B. SMITH & CLARA E. SMITH TO JOHN WOLLEN" DATED NOVEMBER 15, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 183.

## WETLAND NOTES:

- STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, CAITLIN BANASZAK CWS NO. 311 ON APRIL 18, 2024. WETLANDS MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
- N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1."
  - U.S. ARMY CORPS OF ENGINEERS. 2012. "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19."
  - U.S. ARMY CORPS OF ENGINEERS. 2018. "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY."
  - N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. COWARDIN ET AL. 1979."
  - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020. VERSION 4. "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND." NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  - U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. 2018. "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. VERSION 8.2." L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

## REFERENCE PLANS

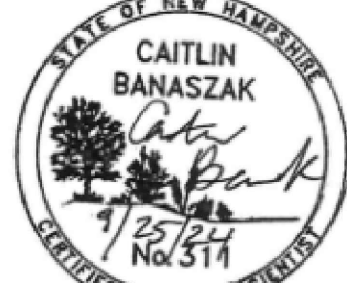
- "FIGURE 2 DETAILED SITE PLAN 207 CENTRAL STREET HUDSON, NEW HAMPSHIRE", DATED SEPTEMBER 28 2021, PREPARED BY CREDERE ASSOCIATES LLC, PROJECT NUMBER 21001634, AND ON FILE AT HORIZONS ENGINEERING, INC.
- "PLAN OF A 25' WIDE EASEMENT ON LAND OF ARTHUR BURSEY JR. - 207 CENTRAL STREET", DATED MAY 1981, PREPARED BY FRANK G. SPRAGUE R.L.S., AND RECORDED AT THE H.C.R.D. PLAN BOOK #14141.
- "PLAN BENSON'S WILD ANIMAL FARM HUDSON, N.H.", DATED DECEMBER 2, 1943, SCALE: 1"=200', PREPARED BY S. C. CALDWELL ENGINEER, AND RECORDED AT THE H.C.R.D. PLAN BOOK #697.
- "PLAN OF LAND OF THE MEADOWS, INC.; JOHN WOLLEN, L.J. & R. M. PELLETIER, A. & M. PELLETIER, EVANGELIA DOURIS, PERLEY SMITH AND PART OF THE BENSON WILD ANIMAL FARM", DATED MARCH 1955, PREPARED BY NED SPAULDING C.E., SCALE: 1"=100', AND RECORDED AT THE H.C.R.D. PLAN BOOK #1144.
- "R.O.W. PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM, PROJECT M-5229 (003), PROJECT M-5229 (005)", DATED JANUARY 31, 1984, PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF, SCALE: 1"=20', N.H. PROJECT #C-2432-B & D, AND RECORDED AT THE H.C.R.D. PLAN BOOK #19222.
- "OVERALL CONSOLIDATION & SUBDIVISION PLAN LOT 25 MAP 20 LOT 1-1 MAP 21 THURSTON'S LANDING (WEST) BUSH HILL ROAD HUDSON, NH", DATED NOVEMBER 1987, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22853.
- "SEWER EASEMENT PLAN LOT 25 MAP 20 THURSTON'S LANDING CROSS COUNTRY SEWER HUDSON, NH", DATED MAY 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #2634.
- "PLAN OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. 528(6)", DATED JANUARY 19, 1960, SCALE: 1"=50', AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S 3791-8.
- PLAN OF PROPOSED FEDERAL AID URBAN PROJECT M-G-M-5229 (011)", DATED JULY 20, 1984, AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S-3961.
- "SITE PLAN - MAP 20/LOT 12 "TIME SQUARE" CENTRAL STREET HUDSON, N.H.", DATED SEPTEMBER 15, 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=20', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22877.

## GENERAL NOTES

- OWNERS OF RECORD:  
TAX MAP 176 LOT 41  
MEADOWS PROPERTY, LLC  
BOOK 9581 PAGE 338  
TAX MAP 176 LOT 44  
POSEY INVESTMENTS, LLC  
BOOK 8729 PAGE 399  
TAX MAP 176 LOT 45  
POSEY INVESTMENTS, LLC  
BOOK 8613 PAGE 2663
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN MAY & JUNE 2024 USING A CARLSON BRX-7 GNSS.
- THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM NAD83. ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM.
- TOPOGRAPHY AS SHOWN HEREON IS BASED UPON BARE EARTH DEM FILES PROVIDED BY THE STATE OF NEW HAMPSHIRE DATED 2012.
- THE SURVEYED PARCEL IS MAPPED AS LYING PARTIALLY INSIDE OF THE 1% CHANCE ANNUAL FLOOD ZONE A (NO BASE FLOOD ELEVATION DETERMINED) PER FEMA FLOOD MAP NUMBER 33011C05180 DATED SEPTEMBER 25, 2009. THE APPROXIMATE FLOOD ZONE A LIMITS AS SHOWN HEREON ARE BASED UPON INTERPOLATION OF SAID FEMA MAP AND FEMA GIS.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INTERPOLATION OF SURFACE STRUCTURES & RECORD PLANS.
- AS NOTED HEREON, THE CENTER OF BROOK IS CALLED FOR AS THE BOUNDARY BETWEEN LAND NOW OWNED BY THE TOWN OF HUDSON AND MEADOW PROPERTY, LLC. THE BROOK AND WETLANDS WERE IMPASSABLE AT THE TIME OF FIELD SURVEY. ORTHOIMAGERY DATED APRIL 2018 AND LIDAR DATED 2012 WERE USED TO APPROXIMATE THE CENTERLINES OF MERRILL BROOK AND THE BROOK DITCHES AS SHOWN HEREON.
- WETLANDS AS SHOWN HEREON WERE DELINEATED BY CAITLIN BANASZAK, CWS OF HORIZONS ENGINEERING, INC. IN MAY 2024 AND LOCATED DURING FIELD SURVEY.
- PER DEED REFERENCES A, C, I, & J THERE IS COVERED ASBESTOS MATERIAL ON THE SURVEYED PREMISES. THE APPROXIMATE AREAS OF SAID MATERIAL ARE SHOWN PER PLAN REFERENCE A. PER SAID DEED REFERENCES I & J THERE ARE NUMEROUS RESTRICTIONS AND COVENANTS REGARDING SAID MATERIAL AND THE SURVEYED PREMISES.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- PER THE TOWN OF HUDSON ZONING MAP (LAST AMENDED AUGUST 2, 2021) THE SURVEYED PREMISES LIES WITHIN THE GENERAL DISTRICT, BUSINESS DISTRICT, AND WETLANDS CONSERVATION DISTRICT. THE FOLLOWING ARE A LIST OF ZONING REGULATIONS FROM THE TOWN OF HUDSON ZONING ORDINANCE (LAST AMENDED JULY 28, 2022) WHICH AFFECT THE SURVEYED PREMISES:

- MAXIMUM BUILDING HEIGHT: 38 FEET
- WETLAND BUFFER: 50 FEET
- FRONT BUILDING SETBACK: 50 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
- SIDE/REAR BUILDING SETBACK: 15 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
- MINIMUM LOT FRONTAGE: 150 FEET
- MINIMUM LOT AREA: 43,560 SQ. FT. (BUSINESS WITHOUT WATER AND SEWER AND GENERAL), 30,000 SQ. FT. (BUSINESS WITH WATER AND SEWER)

\*SEE THE TOWN OF HUDSON ZONING ORDINANCE FOR FURTHER INFORMATION AND APPLICATION



## CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A PRECISION GPS SURVEY AND IS CLASSIFIED URBAN.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO RSA TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

06/25/2024

ANDREW J. NADEAU, LLS 947

DATE

# HUDSON-HILLSBOROUGH-NEW HAMPSHIRE 207 CENTRAL STREET - THE MEADOWS MIXED USE DEVELOPMENT EXISTING CONDITIONS PLAN



34 SCHOOL STREET  
LITTLETON, NH 03561  
FAX: 603.444.1343  
PHONE: 603.444.4111

ENGINEER'S NAME

DESIGNED BY

CHKD BY

REVISION

No.

DATE

SCALE

SHEET

DRAWN BY

CHECKED BY

PROJECT NO.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

240197

STATE: XXXXXX

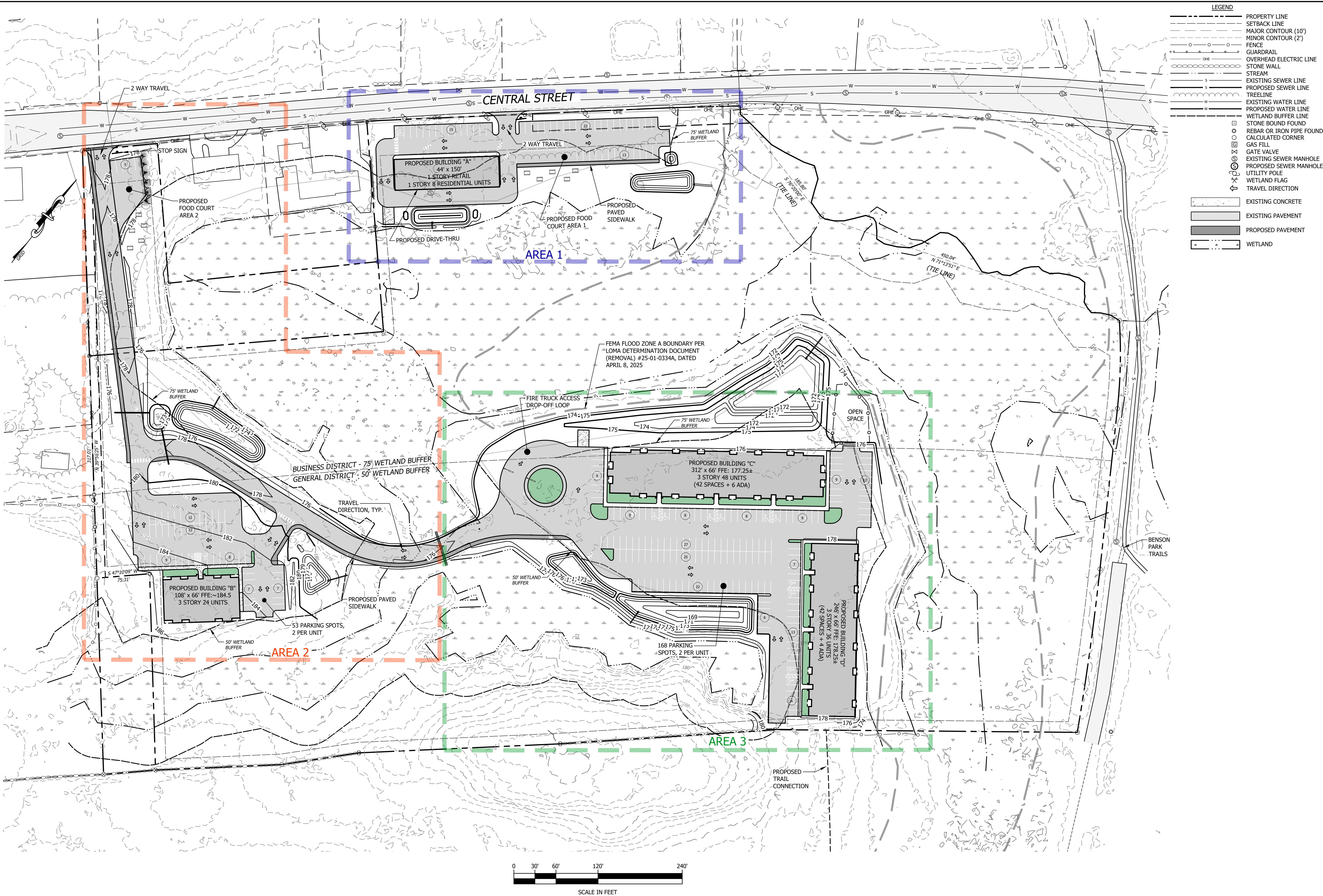
1/23/2026

1" = 80'

C1.0



\\proj\_2024\240197\_dumort - central street, hudson, nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:49 PM



HUDSON-HILLSBOROUGH-NEW HAMPSHIRE  
**207 CENTRAL STREET - THE MEADOWS**  
**MIXED USE DEVELOPMENT**  
**OVERALL SITE PLAN**

DATE  
1/23/2026  
SCALE  
1" = 60'  
SHEET  
**C2.0**

REVISION  
**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

CHKD BY	DESIGNED BY
DATE	RJH
	DW
	WTD
	PROJECT NO.
	240197

ENGINEER'S NAME

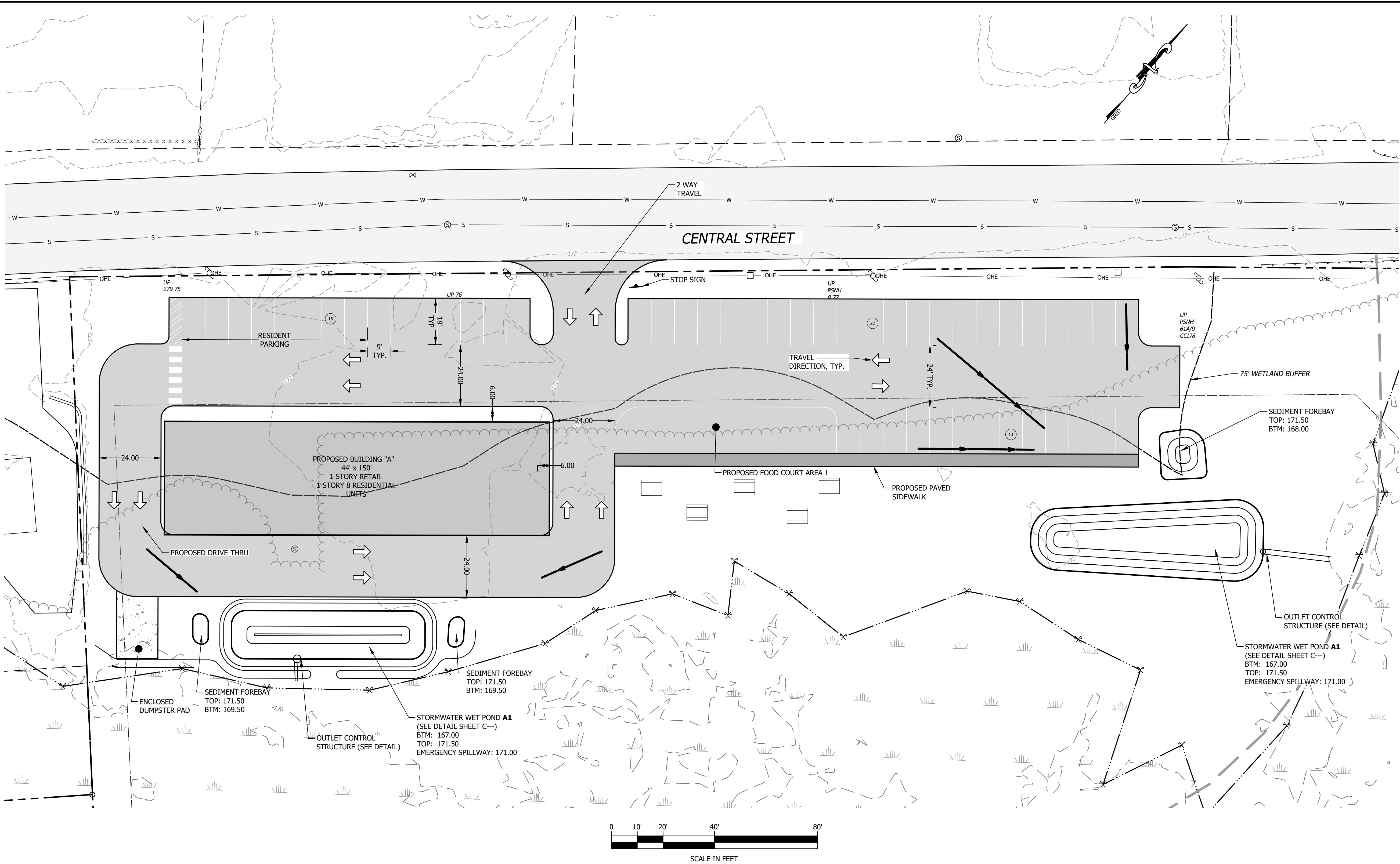
**verdantas**

34 SCHOOL STREET  
LITTLETON, NH 03561  
FAX: 603.444.1343  
PHONE: 603.444.4111

STATE: XXXXX  
P.E. #XXXX



h:\proj\_2024\240197 dumont - central street, hudson, nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:49 PM



LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING MAJOR CONTOUR (10')
	PROPOSED MAJOR CONTOUR (10')
	EXISTING MINOR CONTOUR (2')
	PROPOSED MINOR CONTOUR (2')
	FENCE
	GUARDRAIL
	OVERHEAD ELECTRIC LINE
	STONE WALL
	STREAM
	SEWER LINE
	DRAINAGE FLOW
	TREELINE
	WETLAND BUFFER LINE
	STONE BOUND FOUND
	REBAR OR IRON PIPE FOUND
	CALCULATED CORNER
	GAS FILL
	GATE VALVE
	SEWER MANHOLE
	UTILITY POLE
	WETLAND FLAG
	TRAVEL DIRECTION
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	WETLAND

34 SCHOOL STREET  
LITTLETON, NH 03561  
FAX: 603.444.1343  
PHONE: 603.444.4111

ENGINEER'S NAME		DESIGNED BY		CHK'D BY		REVISION		No.	
P.E. #####		R/H		DATE					
STATE: xxxxxx		DRAWN BY							
		DWG							
		CHECKED BY							
		WTD							
		PROJECT NO.							
		240197							

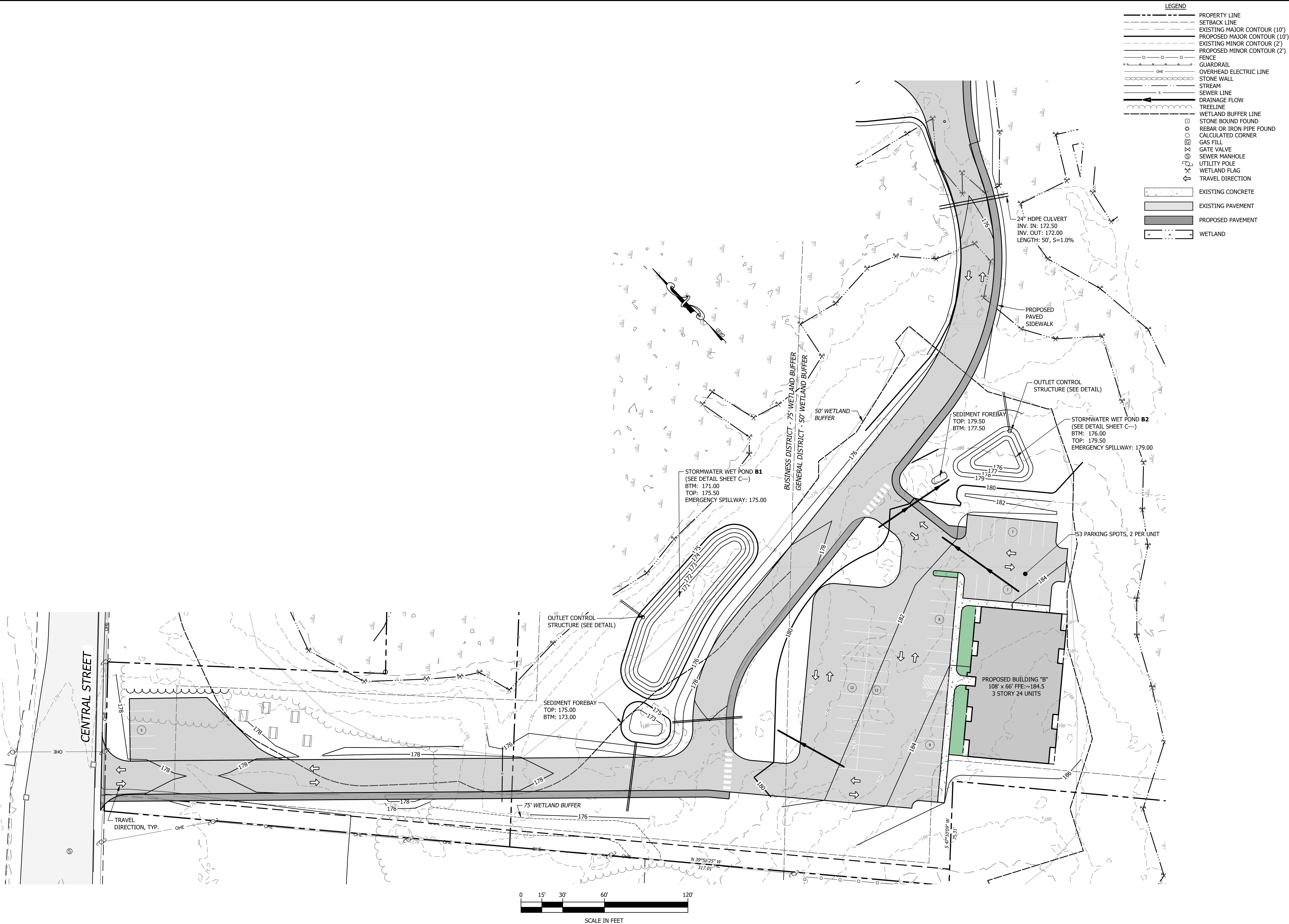
HUDSON-HILLSBOROUGH-NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS  
MIXED USE DEVELOPMENT  
GRADING PLAN - AREA 1

DATE	1/23/2026
SCALE	1" = 20'
SHEET	C2.1



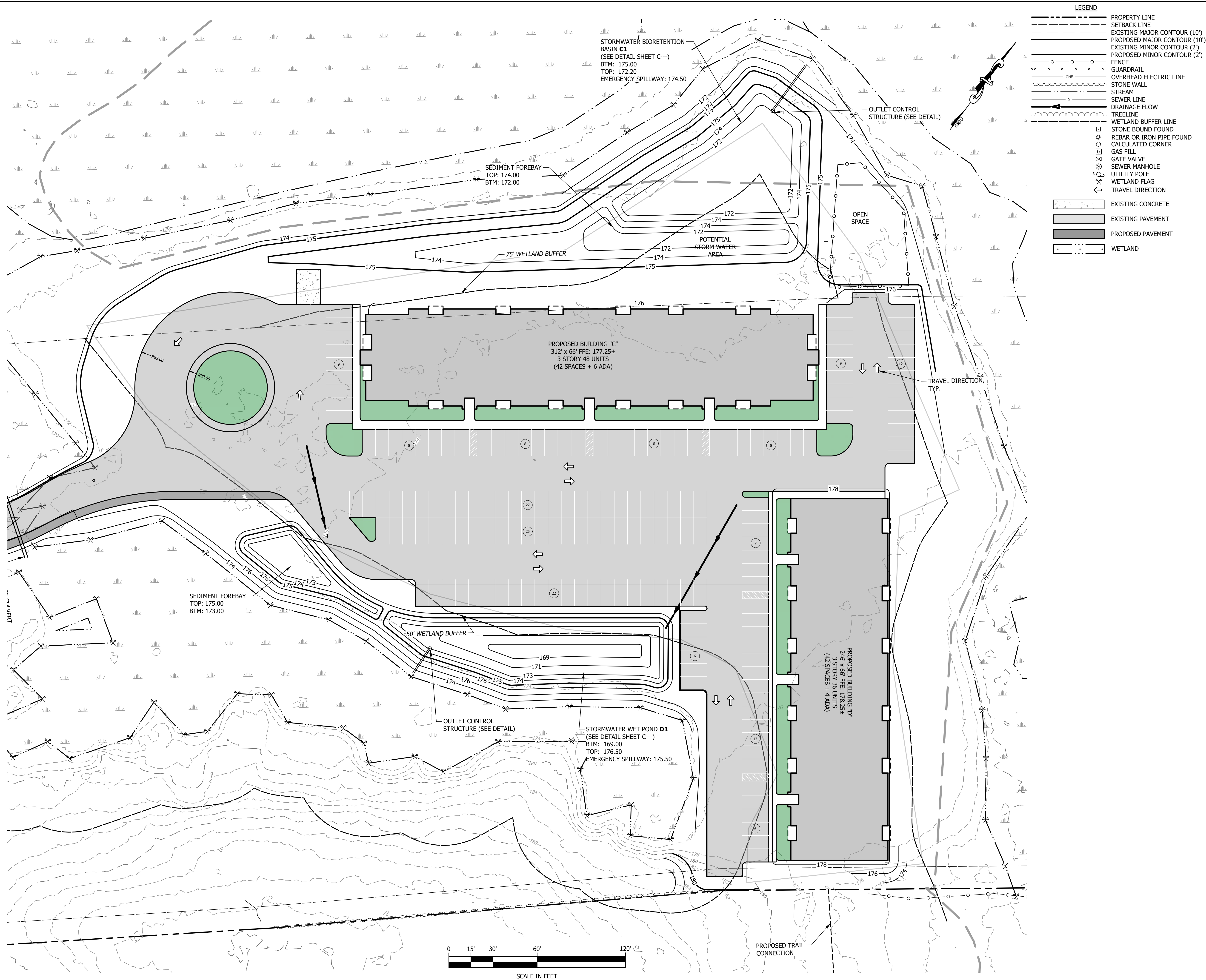
h:\proj\_2024\240197 dumont - central street, hudson, nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:49 PM



ENGINEER'S NAME				ENGINEER'S NAME				STATE_XXXXX				P.E. #####			
DESIGNED BY				DESIGNED BY				DESIGNED BY				DESIGNED BY			
R/H				R/H				R/H				R/H			
DRAWN BY				DRAWN BY				DRAWN BY				DRAWN BY			
DW				DW				DW				DW			
CHECKED BY				CHECKED BY				CHECKED BY				CHECKED BY			
WTD				WTD				WTD				WTD			
PROJECT NO.				PROJECT NO.				PROJECT NO.				PROJECT NO.			
240197				240197				240197				240197			
DATE				DATE				DATE				DATE			
1/23/2026				1/23/2026				1/23/2026				1/23/2026			
SCALE				SCALE				SCALE				SCALE			
1" = 30'				1" = 30'				1" = 30'				1" = 30'			
SHEET				SHEET				SHEET				SHEET			
C2.2				C2.2				C2.2				C2.2			



\\proj\_2024\240197\_dumort - central street, hudson.nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:49 PM



HUDSON-HILLSBOROUGH-NEW HAMPSHIRE  
**207 CENTRAL STREET - THE MEADOWS**  
**MIXED USE DEVELOPMENT**  
**GRADING PLAN - AREA 3**

DATE  
1/23/2026

SCALE  
1" = 30'

SHEET  
**C2.3**

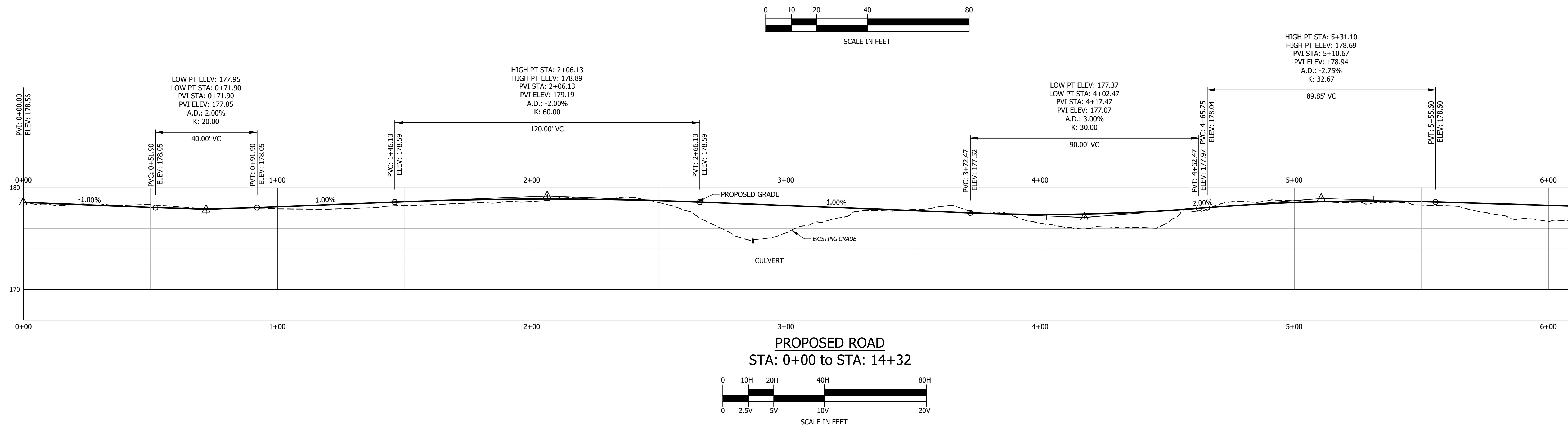
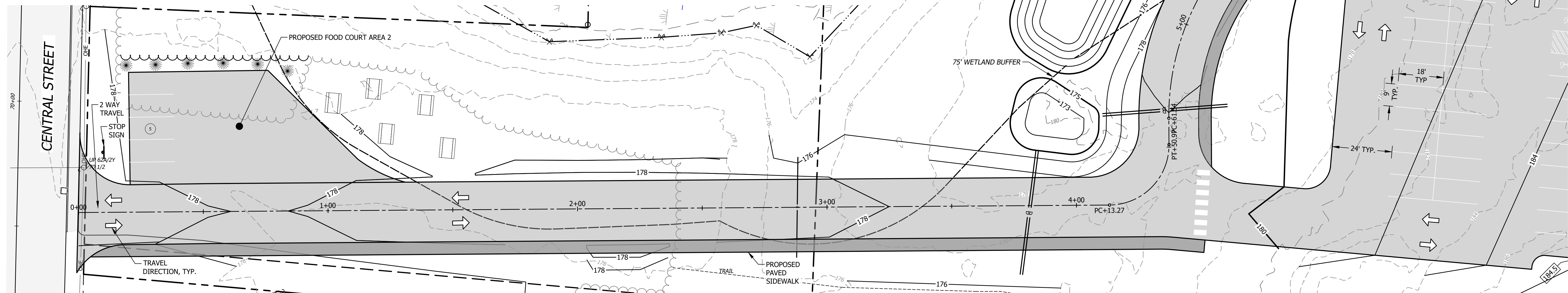
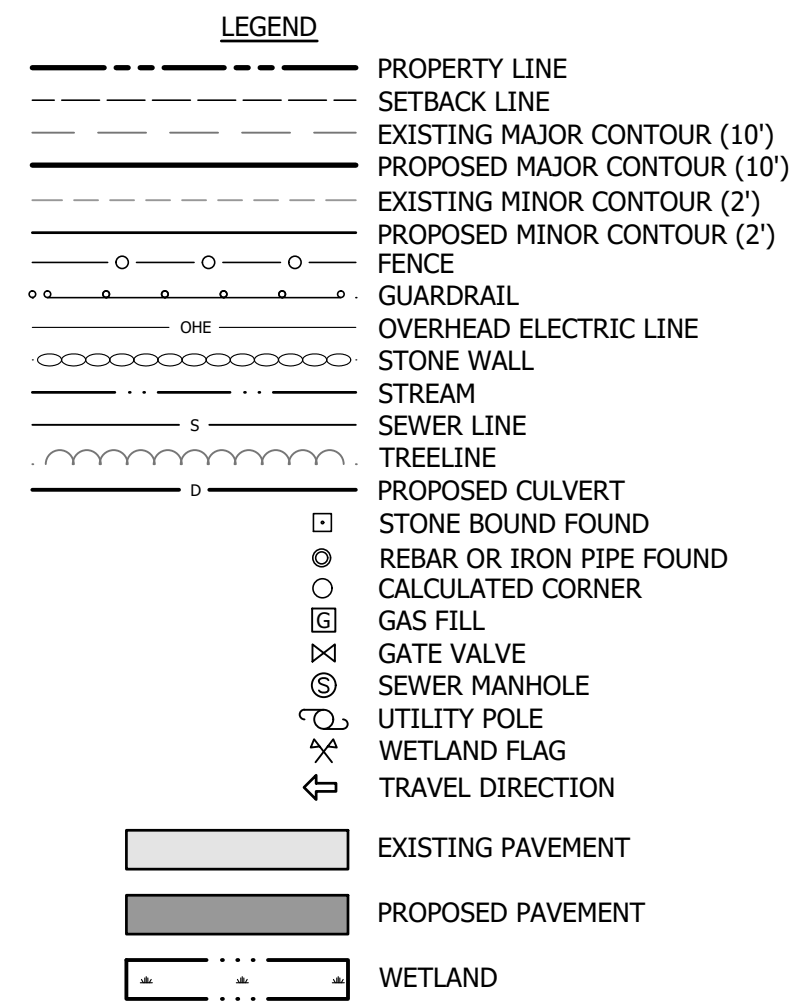
No.	REVISION	CHK'D BY	DESIGNED BY		PROJECT NO.
			R/H	D/W	
					240197
					STATE_XXXXX
					P.E._####

PRELIMINARY

NOT FOR

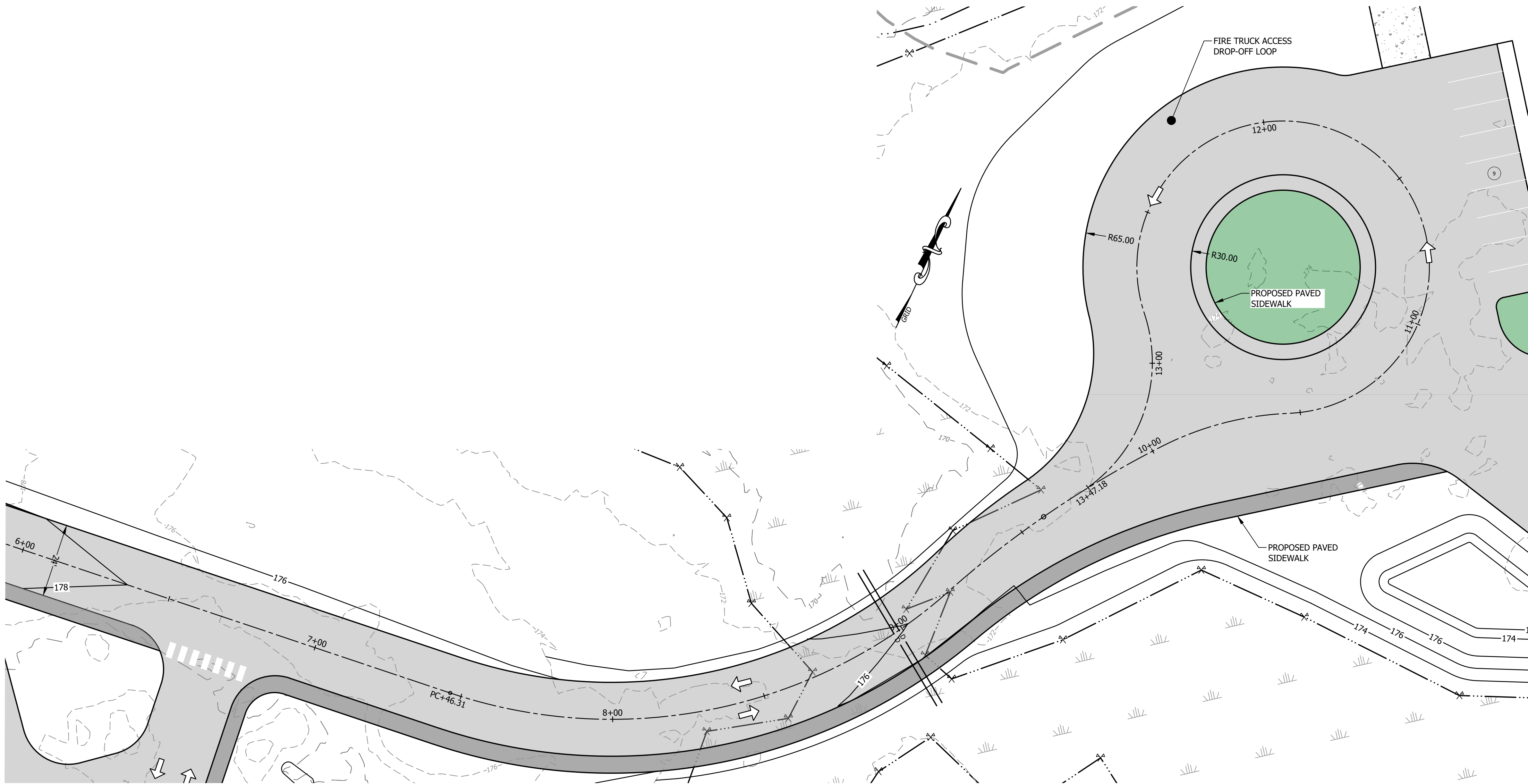
CONSTRUCTION



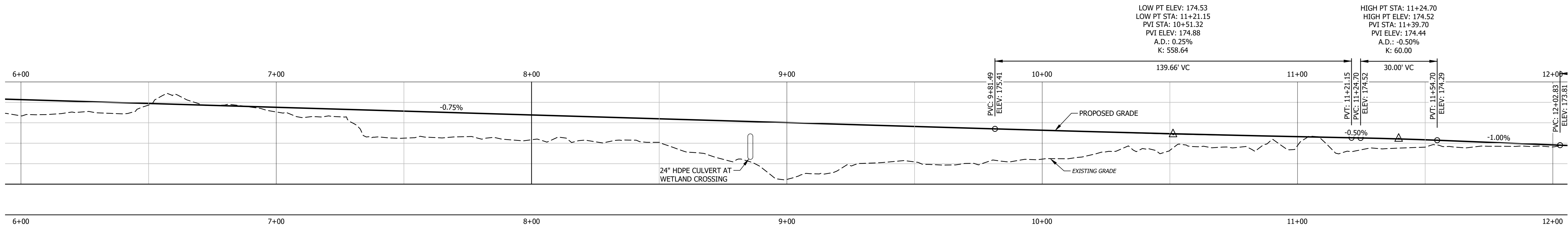
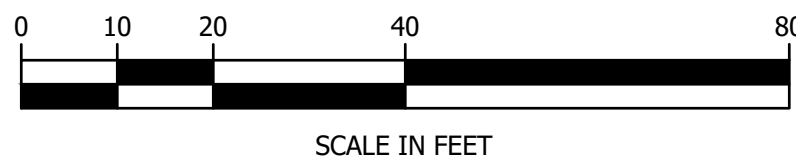




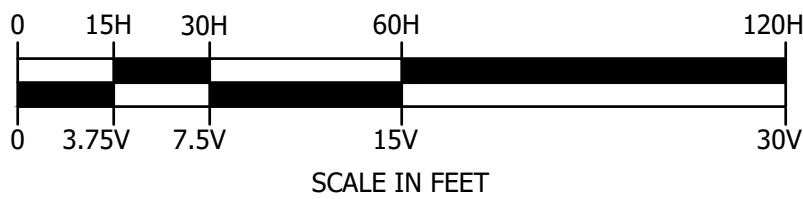
\\proj\_2024\240197\_dumort - central street, hudson, nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:49 PM



LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING MAJOR CONTOUR (10')
	PROPOSED MAJOR CONTOUR (10')
	EXISTING MINOR CONTOUR (2')
	PROPOSED MINOR CONTOUR (2')
	OVERHEAD ELECTRIC LINE
	STONE WALL
	STREAM
	TREELINE
	PROPOSED CULVERT
	STONE BOUND FOUND
	REBAR OR IRON PIPE FOUND
	CALCULATED CORNER
	GATE VALVE
	SEWER MANHOLE
	UTILITY POLE
	WETLAND FLAG
	TRAVEL DIRECTION
	PROPOSED PAVEMENT
	WETLAND



PROPOSED ROAD  
STA: 0+00 to STA: 14+32



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

DATE  
1/23/2026

SCALE  
AS NOTED

SHEET  
**C2.5**

ENGINEER'S NAME

DESIGNED BY	CHK'D BY
RJH	DATE
DRAWN BY	
DW	
CHECKED BY	
WTD	
PROJECT NO.	
240197	

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

No.

REVISION

STATE\_XXXXX

P.E. #

34 SCHOOL STREET  
LITTLETON, NH 03561  
FAX: 603.444.1343  
PHONE: 603.444.4111

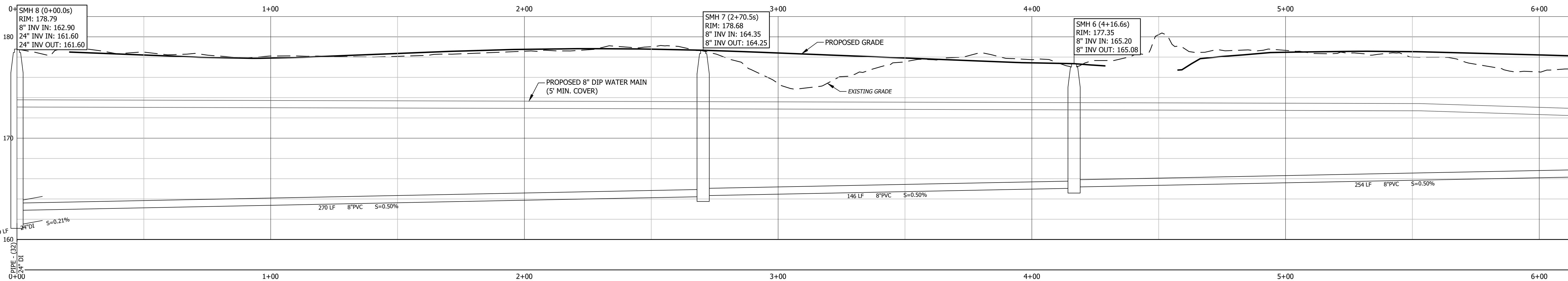
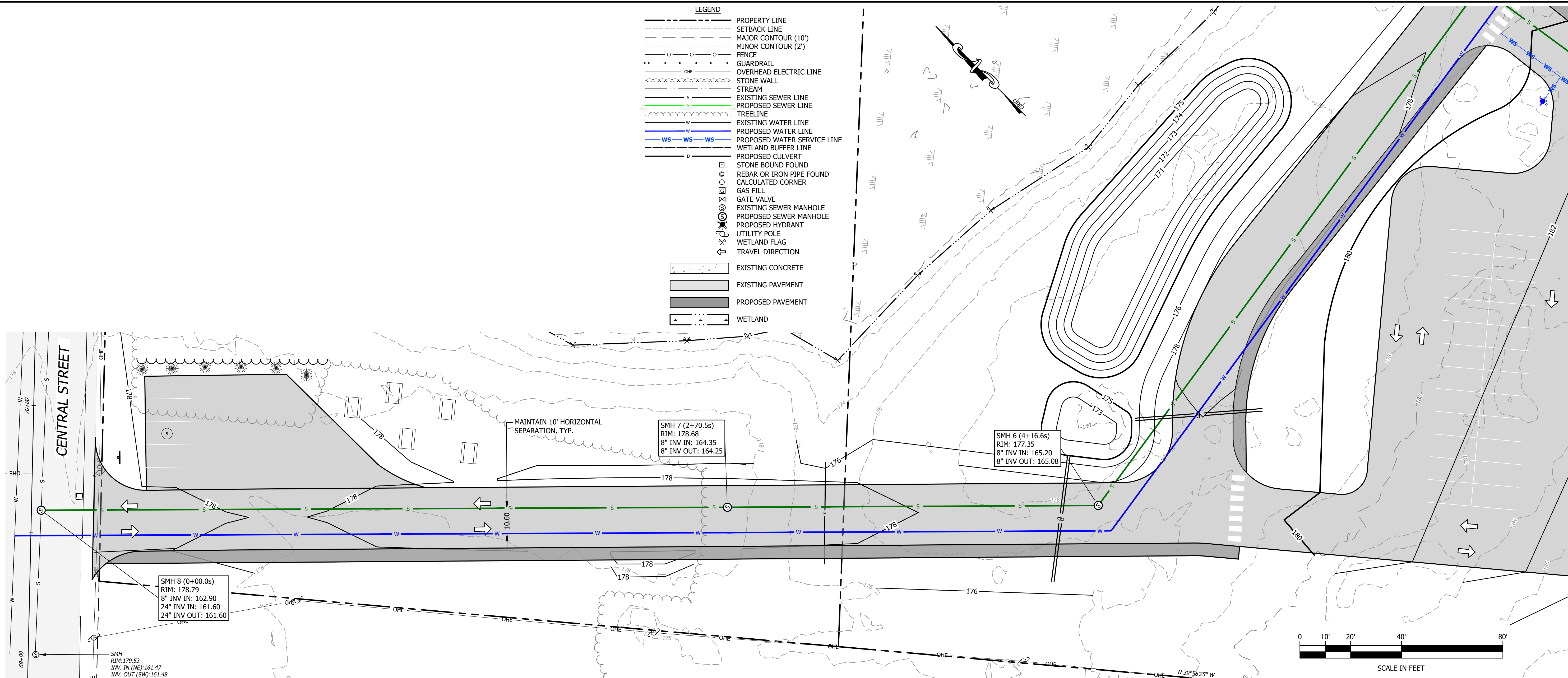
**verdantas**







\\proj\_2024\240197\_dumort - central street, hudson.nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:50 PM



PROPOSED SEWER  
STA: 0+00 to STA: 6+00

HUDSON-HILLSBOROUGH-NEW HAMPSHIRE  
**207 CENTRAL STREET - THE MEADOWS**  
**MIXED USE DEVELOPMENT**  
UTILITY PLAN & PROFILE AREA 2

DATE  
1/23/2026

SCALE  
AS NOTED

SHEET  
**C2.7**

No.	REVISION	CHK'D BY	DESIGNED BY
		DATE	R/H
			DRAWN BY
			DMW
			CHECKED BY
			WTD
			PROJECT NO.
			240197

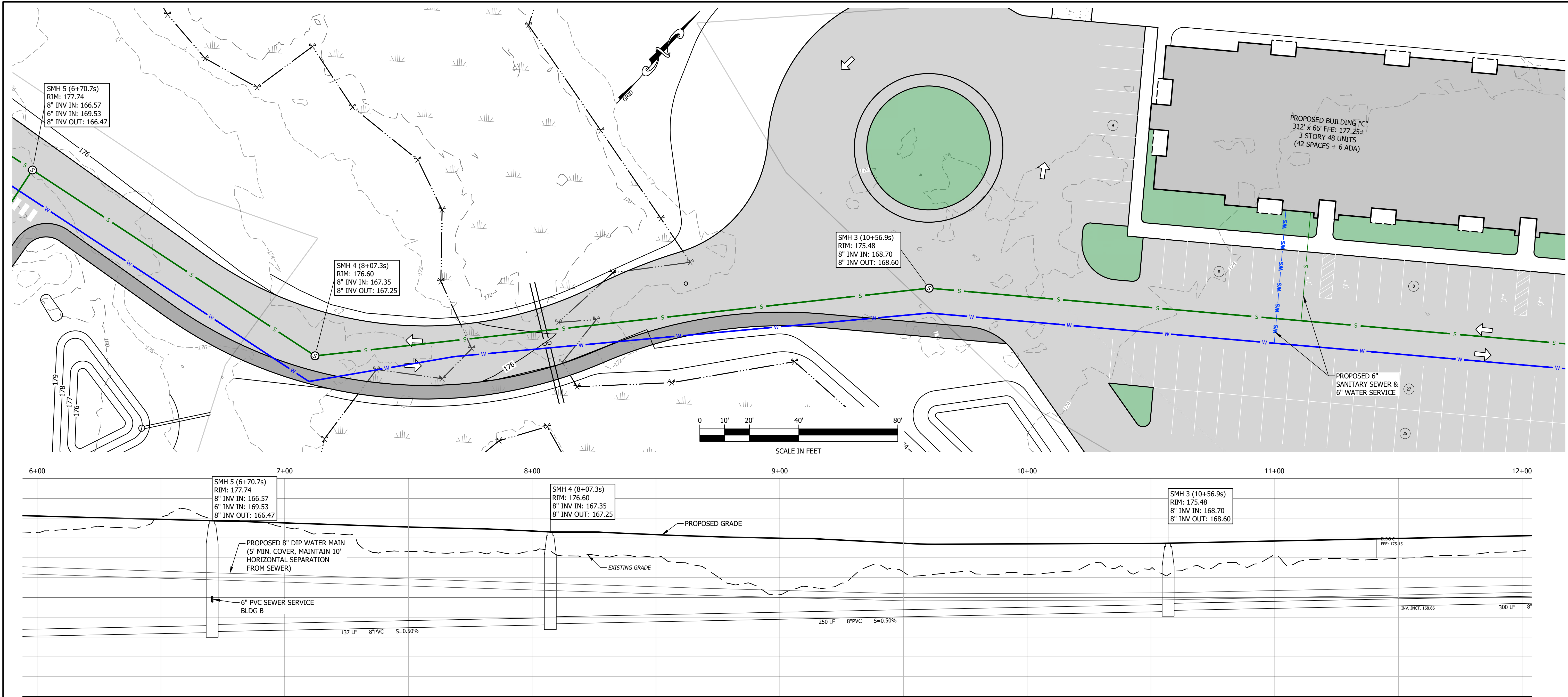
ENGINEER'S NAME

STATE: XXXXX

P.E. #####

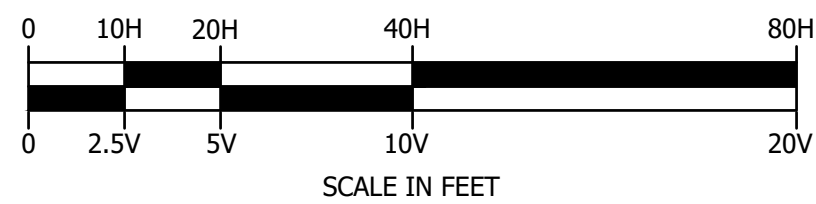


h:\proj\_2024\240197 dumort - central street, hudson, nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:50 PM



6+00 7+00 8+00 9+00 10+00 11+00 12+00

PROPOSED SEWER  
STA: 6+00 to STA: 12+00



LEGEND	
	PROPERTY LINE
	SETBACK LINE
	MAJOR CONTOUR (10')
	MINOR CONTOUR (2')
	FENCE
	GUARDRAIL
	OVERHEAD ELECTRIC LINE
	STONE WALL
	STREAM
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	TRESTLE LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE LINE
	WETLAND BUFFER LINE
	PROPOSED CULVERT
	STONE BOUND FOUND
	REBAR OR IRON PIPE FOUND
	CALCULATED CORNER
	GAS FILL
	GATE VALVE
	EXISTING SEWER MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED HYDRANT
	UTILITY POLE
	WETLAND FLAG
	TRAVEL DIRECTION
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	WETLAND

HUDSON-HILLSBOROUGH-NEW HAMPSHIRE  
**207 CENTRAL STREET - THE MEADOWS**  
**MIXED USE DEVELOPMENT**  
**UTILITY PLAN & PROFILE AREA 3 - 1 OF 2**

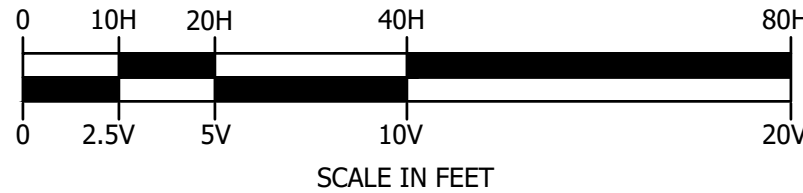
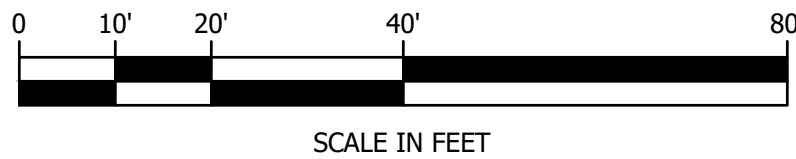
DATE 1/23/2026  
SCALE AS NOTED  
SHEET **C2.8**





DESIGNED BY		ENGINEER'S NAME	
CHKD BY	DATE	DESIGNED BY	DATE
RJH		RJH	
DRAWN BY		DRAWN BY	
DMW		DMW	
CHECKED BY		CHECKED BY	
WTD		WTD	
PROJECT NO.		PROJECT NO.	
240197		240197	
STATE_XXXXX		STATE_XXXXX	
P.E._####		P.E._####	



34 SCHOOL STREET  
LITTLETON, NH 03561  
FAX: 603.444.1343  
PHONE: 603.444.4111





	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	WETLAND

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 REVISION

HUDSON~HILLSBOROUGH~NEW HAMPSHIRE

## C2.9

34 SCHOOL STREET  
LITTLETON, NH 03561  
FAX: 603.444.1343  
PHONE: 603.444.4111

STATE: XXXXXX  
P.E. #####



1. **GRADING AND SHAPING**
  - A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOVING WOULD BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. **SEEDBED PREPARATION**
  - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE AMENDED WITH ORGANIC MATTER AND TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIMES THOROUGHLY INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. **ESTABLISHING VEGETATION**
  - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
    - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ. FT.
    - NITROGEN (N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ. FT.
    - PHOSPHATE ( $P_2O_5$ ), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ. FT.
    - POTASH ( $K_2O$ ), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ. FT.

B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.

USE	SEEDING MIXTURE (SEE 3D)	SOIL TYPE			
		DROUGHTY	WELL DRAINED	MOD. WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A B	GOOD GOOD	GOOD GOOD	GOOD FAIR	FAIR POOR

MIXTURE		POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A	TALL FESCUE	20	0.45
	CREeping RED FESCUE	20	0.45
	REDTOP	2	0.05
	TOTAL:	42	0.95
B	TALL FESCUE	15	0.35
	CREeping RED FESCUE	10	0.25
	CROWN VETCH <b>OR</b>	15 <b>OR</b>	0.35 <b>OR</b>
	FLATPEA	30	0.75
	TOTAL:	40 <b>OR</b> 55	0.95 <b>OR</b> 1.35
C	TALL FESCUE	20	0.45
	FLATPEA	30	0.75
	TOTAL:	50	1.20

SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.	REMARKS
WINTER RYE	112	2.5	BEST FOR FALL SEEDING. SEED FROM AUGUST TO SEPTEMBER 5TH FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	80	2.0	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15TH FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40	1.0	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE NOT IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15TH AND SEPTEMBER 15TH. COVER SEED WITH NO MORE THAN .25 INCH OF SOIL.
PERENNIAL RYEGRASS	30	0.7	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1ST AND JUNE 1ST AND/OR BETWEEN AUGUST 15TH AND SEPTEMBER 15TH. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY .0.5 INCH.

A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.

B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING.

B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ON SITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.

Diagram illustrating the installation of a slope stabilization grid (Rollmax Bionet SC150BN or approved equal) over a slope. The grid is composed of rolls of material, each 24" wide, with a maximum length of 24" MAX. The rolls are overlapped by 3" when lapping rolls and 6" when joining rolls. The grid is stapled to the slope, with staples placed 12" apart on the inside edges and 12" apart on the outside edges. The grid is folded under the top and bottom of the slope.

Labels and dimensions in the diagram include:

- 3" OVERLAP WHEN LAPPING ROLLS
- STAPLE ALL EDGES ON 12" CENTERS
- 5" FOLDED UNDER TOP (& BOTTOM) OF SLOPE
- STAPLES ARE 12" APART ON INSIDE EDGES
- ROLLMAX BIONET SC150BN OR APPROVED EQUAL WHEN OTHERWISE SPECIFIED ON THE PLANS. MATERIALS CONSISTING OF WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH SHALL BE PROHIBITED.
- STAPLE ALL EDGES ON 12" CENTERS
- 6" OVERLAP WHEN JOINING ROLLS
- 24" MAX.
- 24" MAX.
- 5" FOLDED UNDER BOTTOM (& TOP) OF SLOPE
- NO STAPLES ARE TO BE OVER 24" APART (CENTER TO CENTER)

SOURCE: USDA SOIL CONSERVATION SERVICE  
NO SCALE

1. CONSIDER FITTING THE BUILDINGS AND STREETS TO THE NATURAL TOPOGRAPHY. THIS REDUCES THE NEED FOR CUTS AND FILLS. AVOID EXTENSIVE GRADING THAT WOULD ALTER DRAINAGE PATTERNS OR CREATE VERY STEEP SLOPES.
2. EXPOSE AREAS OF BARE SOIL TO EROSION FOR THE SHORTEST TIME POSSIBLE.
3. SAVE AND PROTECT DESIRABLE EXISTING VEGETATION WHERE POSSIBLE. ERECT BARRIERS TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT.
4. LIMIT THE GRADES OF SLOPES SO VEGETATION CAN BE EASILY ESTABLISHED AND MAINTAINED.
5. AVOID SUBSTANTIAL INCREASE IN RUNOFF LEAVING THE SITE.

1. STOCKPILE TOPSOIL REMOVED FROM CONSTRUCTION AREA AND SPREAD OVER ANY DISTURBED AREAS PRIOR TO REVEGETATION. TOPSOIL STOCKPILES MUST BE PROTECTED FROM EROSION.
2. PROTECT BARE SOIL AREAS EXPOSED BY GRADING ACTIVITIES WITH TEMPORARY VEGETATION OR MULCHES.
3. USE SEDIMENT BASINS TO TRAP DEBRIS AND SEDIMENT WHICH WILL PREVENT THESE MATERIALS FROM MOVING OFF SITE.
4. USE DIVERSIONS TO DIRECT WATER AROUND THE CONSTRUCTION AREA AND AWAY FROM EROSION PRONE AREAS TO POINTS OF SAFE DISPOSAL.
5. USE TEMPORARY CULVERTS OR BRIDGES WHEN CROSSING STREAMS WITH EQUIPMENT.
6. PLACE CONSTRUCTION FACILITIES, MATERIALS, AND EQUIPMENT STORAGE AND MAINTENANCE AREAS AWAY FROM DRAINAGE WAYS.

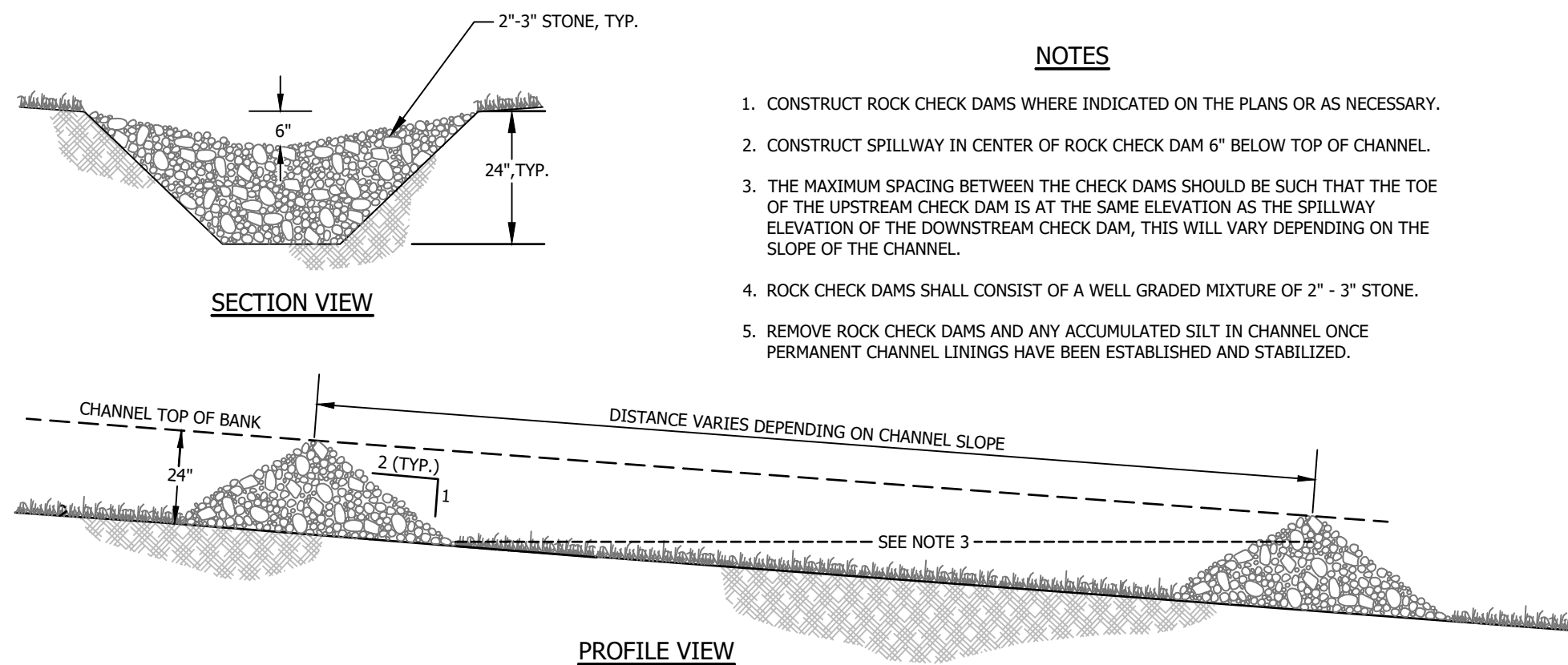
1. ESTABLISH GRASS OR OTHER SUITABLE VEGETATION ON ALL DISTURBED AREAS. SELECT SPECIES ADAPTED TO THE SITE CONDITIONS AND THE FUTURE USE OF THE AREA. FINAL GRADES SHALL BE SEEDED WITHIN 72 HOURS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE COVER.
2. MAINTAIN VEGETATED AREAS USING PROPER VEGETATIVE 'BEST MANAGEMENT PRACTICES' DURING THE CONSTRUCTION PERIOD.
3. MAINTAIN NEEDED STRUCTURAL 'BEST MANAGEMENT PRACTICES' AND REMOVE SEDIMENT FROM DETENTION PONDS AND SEDIMENT BASINS AS NEEDED.
4. DETERMINE RESPONSIBILITY FOR LONG TERM MAINTENANCE OF PERMANENT 'BEST MANAGEMENT PRACTICES'.
5. IF CONSTRUCTION IS ANTICIPATED DURING WINTER MONTHS, REFER TO 'COLD WEATHER SITE STABILIZATION REQUIREMENTS'.

1. THE PROJECT SHALL NOT CONTRIBUTE TO THE SPREAD OF INVASIVE SPECIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EVALUATE WORK AREAS FOR THE PRESENCE OF INVASIVE SPECIES, AND IF FOUND SHALL TAKE NECESSARY MEASURES TO PREVENT THEIR SPREAD IN ACCORDANCE WITH RSA 430:51-57 AND AGR 3800. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE INTRODUCTION OF INVASIVE SPECIES BY INSPECTING AND CLEANING ALL EQUIPMENT ARRIVING ON SITE.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

1. WOVEN WIRE FENCE, IF REQUIRED, TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.

2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SEDIMENT FENCE, OR 50% OF CAPACITY IS USED.
5. 12" DIAMETER FILTREXX SILTSOX SHALL BE CONSISTENT WITH AN ACCEPTABLE EQUAL TO SEDIMENT FENCE IF INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

## NO SCALE



## NO SCALE

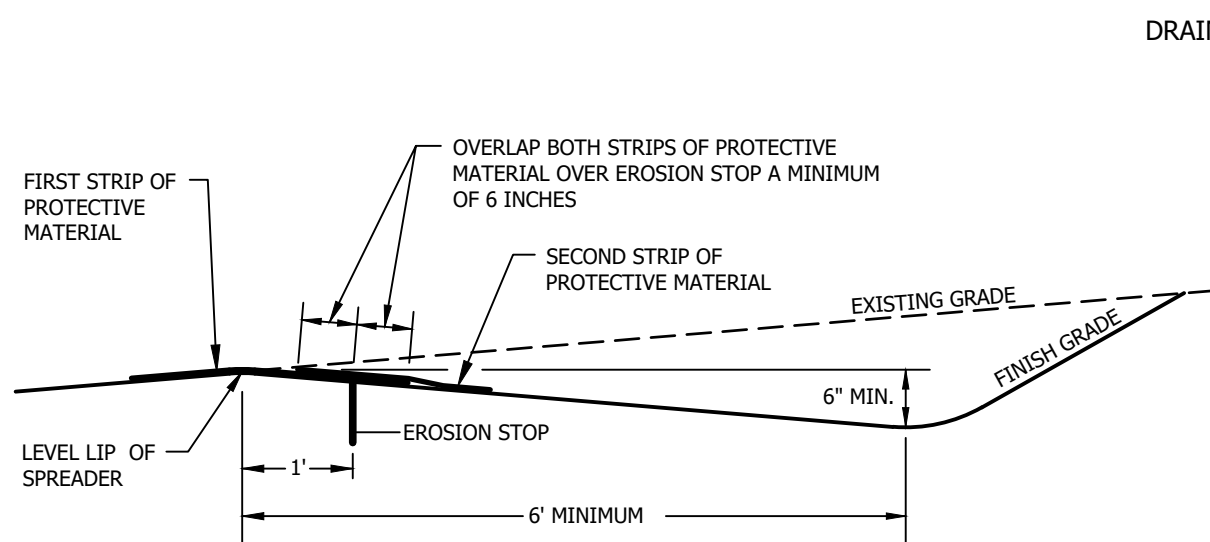
3. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO 1 ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, IS REVIEWED AND APPROVED BY NHDES.
4. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE, SECURED WITH ANCHORED NETTING OR TACKIFIER, OR 2 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H).
5. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MATTING OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H).
6. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX, MEETING THE CRITERIA OF ENV-WQ 1506.05(D) THROUGH (H), SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
7. INSTALLATION OF EROSION CONTROL MATTING SHALL NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
8. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH NOTES 2 OR 3 ABOVE, SHALL BE COMPLETED WITHIN 1 DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
9. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE OWNER'S ENGINEERING CONSULTANT.
10. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM NO. 304.1 OR 304.2.

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. AN EROSION STOP SHALL BE PLACED VERTICALLY A MINIMUM OF SIX INCHES DEEP IN A SLIT TRENCH ONE FOOT BACK OF THE LEVEL LIP AND PARALLEL TO THE LIP. THE EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP.
4. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELSIOR MATTING ALONG THE LIP. EACH STRIP SHALL OVERLAP THE EROSION STOP BY AT LEAST SIX INCHES.
5. THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A 1 PERCENT GRADE FOR AT LEAST 50 FEET BEFORE ENTERING INTO THE SPREADER.
6. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.
8. PROTECTIVE MATERIAL AND EROSION STOP SHALL BE NORTH AMERICAN GREEN C125 EROSION CONTROL BLANKET OR APPROVED EQUAL.

1. PREPARE AN EROSION CONTROL PLAN OR A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. INSTALL CONSTRUCTION ENTRANCE, SEE DETAIL.
3. CUT AND CLEAR TREES WITHIN THE CLEARING LIMITS.
4. INSTALL SEDIMENT FENCES, ROCK CHECK DAMS, AND OTHER APPROPRIATE EROSION CONTROL MEASURES AT LOCATIONS SHOWN ON THE PLANS AND AS NEEDED.
5. GRUB SITE WITHIN GRADING LIMITS.
6. STRIP AND STOCKPILE TOPSOIL AND INSTALL EROSION CONTROL MEASURES.
7. INSTALL/ADJUST SEDIMENT FENCE, CHECK DAMS, AND HAYBALES, AS REQUIRED.
8. CONSTRUCT PERMANENT STORMWATER CONTROLS AS SOON AS PRACTICAL. DO NOT DIRECT STORMWATER TOWARD TREATMENT BASINS, PONDS, SWALES, DITCHES AND LEVEL SPREADERS UNTIL THEY HAVE BEEN STABILIZED.
9. PROCEED WITH WORK, LIMITING THE DURATION OF DISTURBANCE. THE MAXIMUM UNCOVERED DISTURBED AREA AT ANY ONE TIME IS FIVE ACRES. THE MAXIMUM LENGTH OF TIME THAT DISTURBED EARTH MAY BE LEFT UNSTABILIZED IS 45 DAYS.
10. BEGIN SEEDING AND MULCHING IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED WITH APPROVED METHODS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

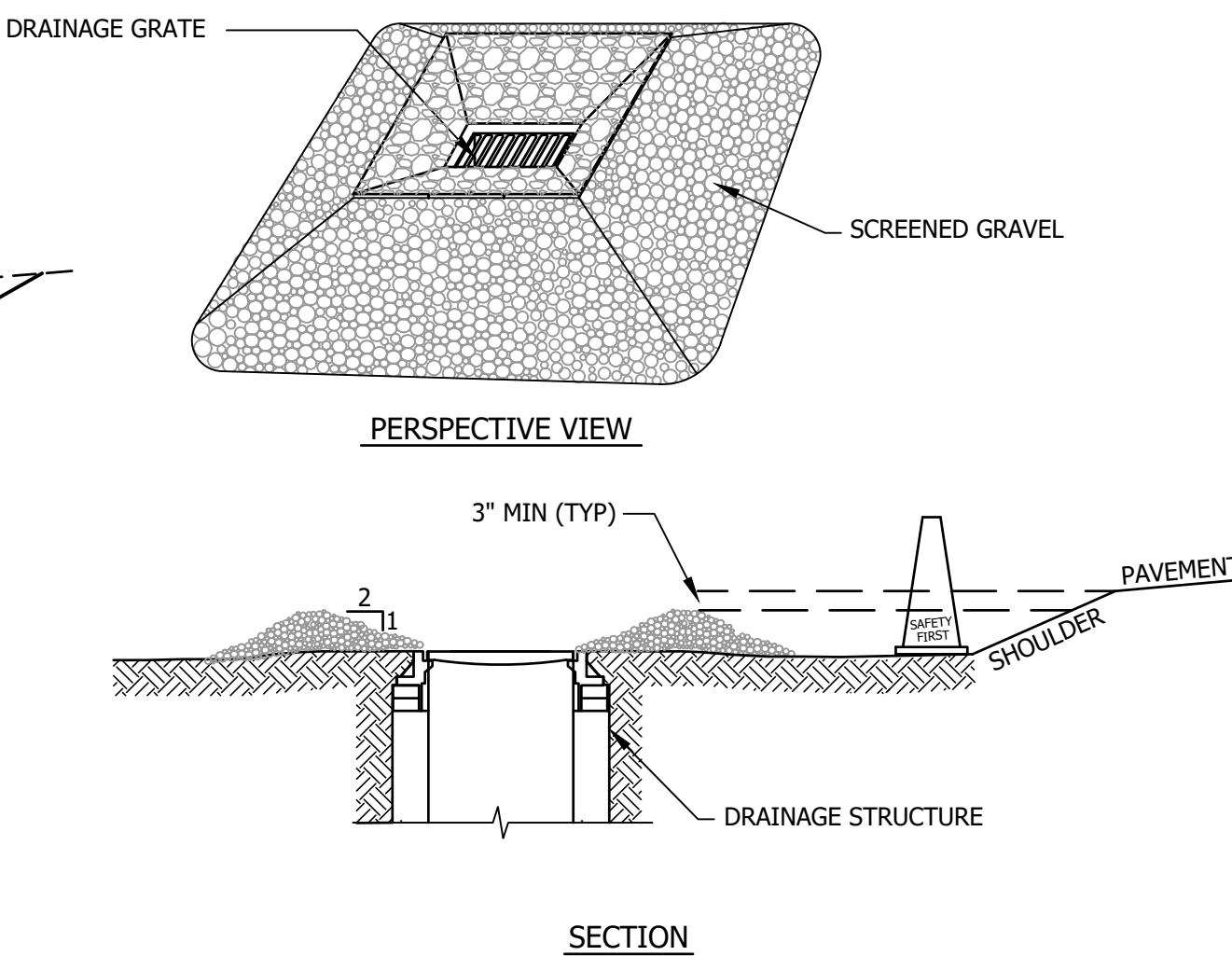
- A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
- D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

11. INSPECT ALL EROSION CONTROL MEASURES ON A DAILY BASIS AND AFTER EVERY 0.5 INCHES OF PRECIPITATION. MAINTAIN SEDIMENT FENCE, SEDIMENT TRAPS, HAY BALES, ETC., AS NECESSARY.
12. PAVE ROADWAYS AND/OR PARKING AREAS.
13. PLACE TOPSOIL, SEED AND MULCH.
14. COMPLETE ALL REMAINING PERMANENT EROSION CONTROL STRUCTURES.
15. MONITOR THE SITE AND MAINTAIN STRUCTURES AS NEEDED UNTIL FULL VEGETATION IS ESTABLISHED.



## NO SCA

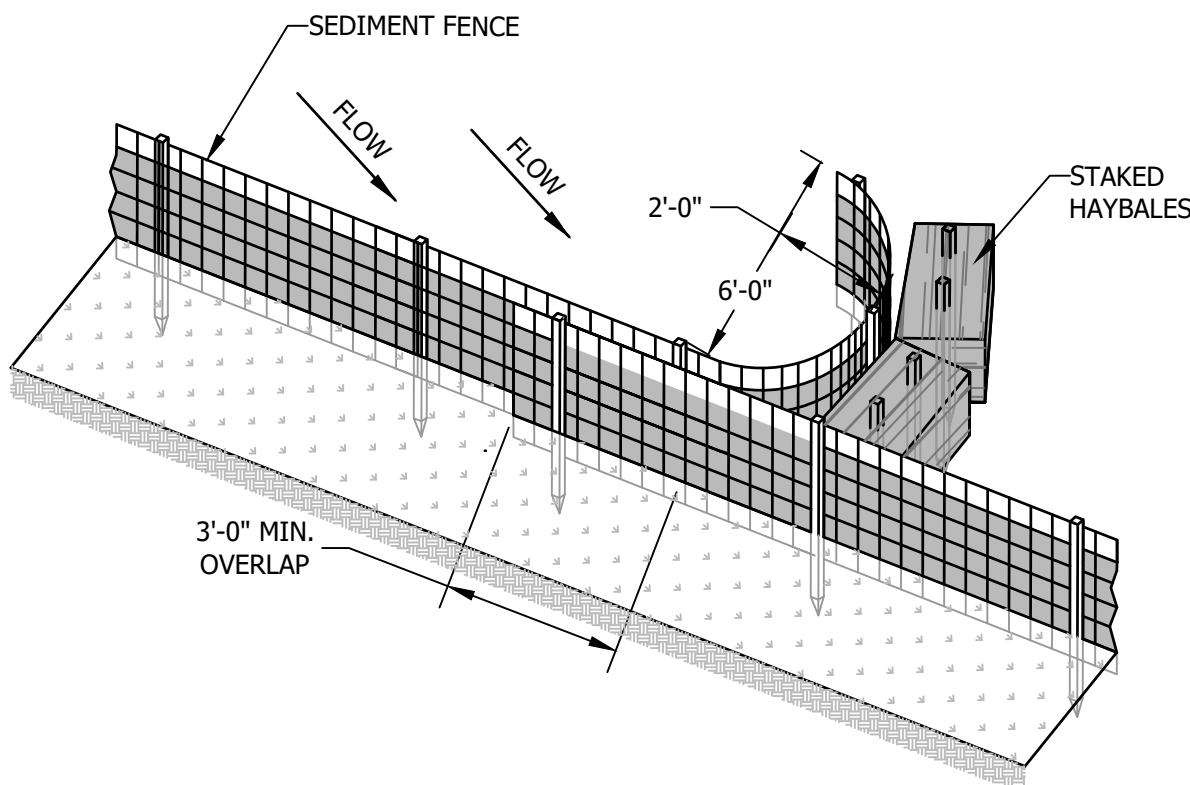
SOURCE: ROCKINGHAM COUNTY CONSERVATION SERVICE



1. SCREENED GRAVEL: UNIFORMLY GRADED 1" TO 4" DIA. STONE.

1. INSTALL GRAVEL INLET PROTECTION WHERE INDICATED OR WARRANTED.
2. FOR ALL INSTALLATIONS WHERE INLET PROTECTION IS WITHIN 8' OF EDGE OF PAVEMENT, A ROADWAY CONE SHALL BE USED BETWEEN CATCH BASIN AND SHOULDER.
3. ENSURE CREST OF GRAVEL PLACED AROUND CATCH BASIN IS AT LEAST 3" BELOW ELEVATION OF EDGE OF PAVEMENT

NO SCALE



NO SCALE

HUDSON-HILLSBOROUGH-NEW HAMPSHIRE										ENGINEER'S NAME									
207 CENTRAL STREET - THE MEADOWS MIXED USE DEVELOPMENT EROSION CONTROL NOTES & DETAILS										No.		REVISION		CHK'D BY DATE		DESIGNED BY R/JH			
												PRELIMINARY							
												NOT FOR CONSTRUCTION							
														CHECKED BY WTD					
														PROJECT NO. 240197					
																STATE_XXXXXX		P.E._####	
																		34 SCHOOL STREET LITTLETON, NH 03561 FAX: 603.444.1343 PHONE: 603.444.4111	
																		verdantas	



h:\proj\_2024\240197 dumort - central street, hudson, nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:50 PM

## 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.

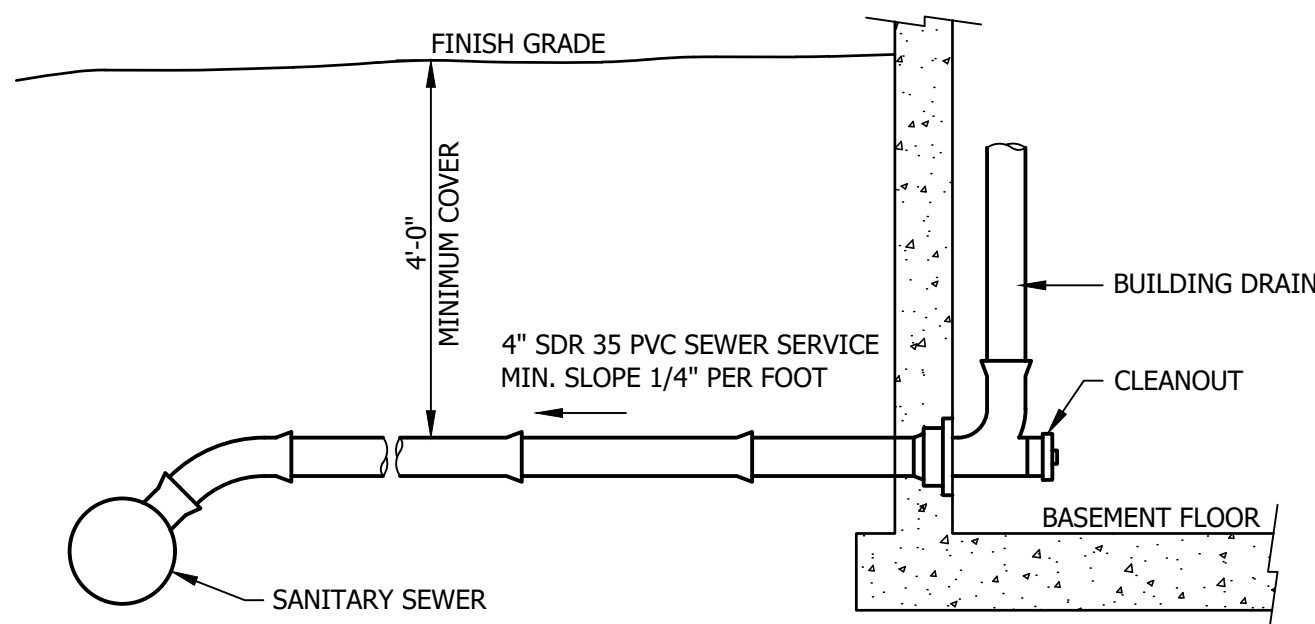
- 100% PASSING 1 INCH SCREEN  
90-100% PASSING 3/4 INCH SCREEN  
20-55% PASSING 1/2 INCH SCREEN  
0-10% PASSING #4 SIEVE  
0-5% PASSING #8 SIEVE

### 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 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 LEASE 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 1/2 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.

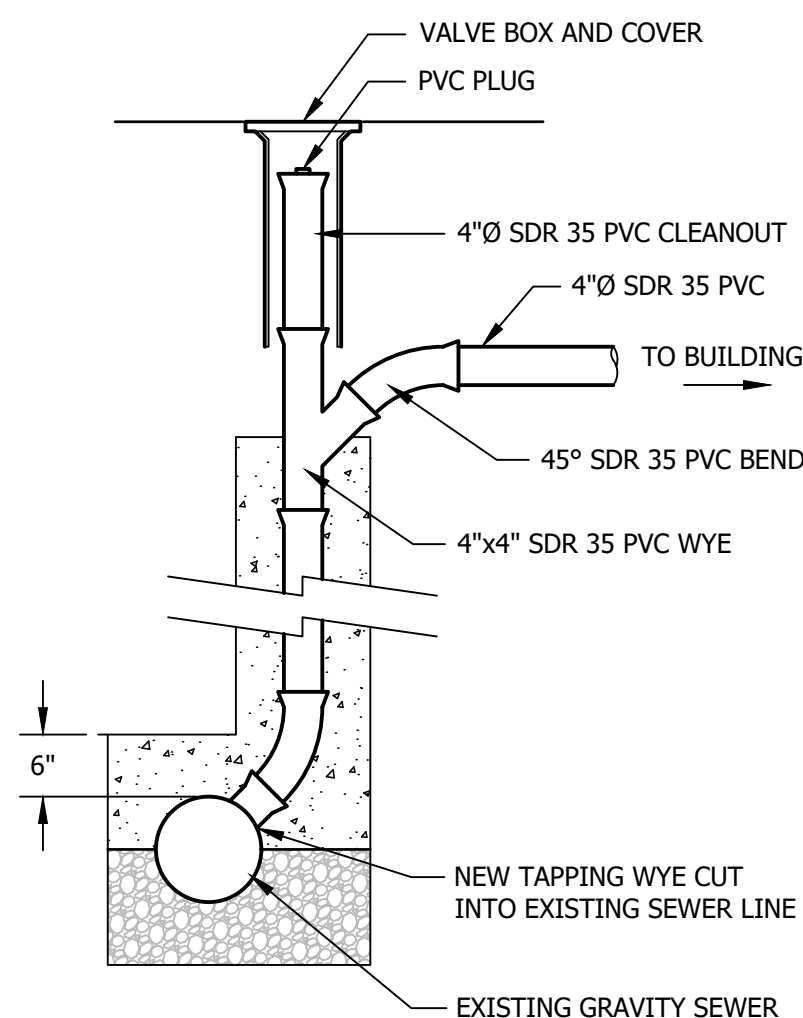
- TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUND TO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

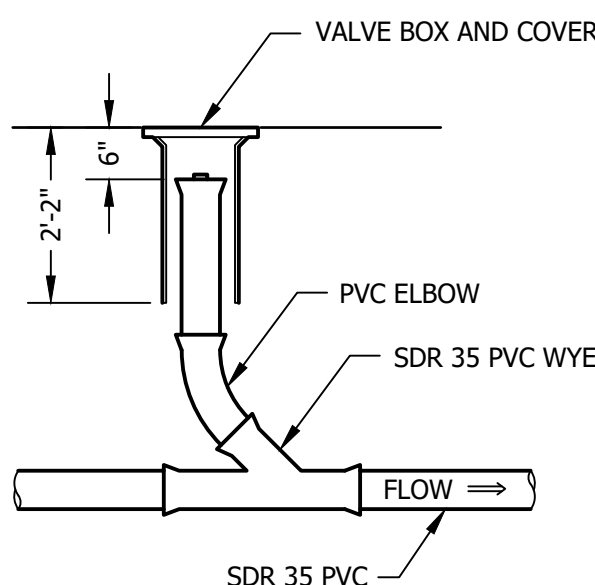
8. PIPE INSULATION AT STORM DRAIN CROSSING: INSTALL 2" THICK RIGID FOAM INSULATION OVER SEWER AT STORM DRAIN CROSSINGS, EXTEND INSULATION 4 FEET EITHER SIDE OF STORM DRAIN ALONG SEWER.



IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED AT THE CONNECTION.

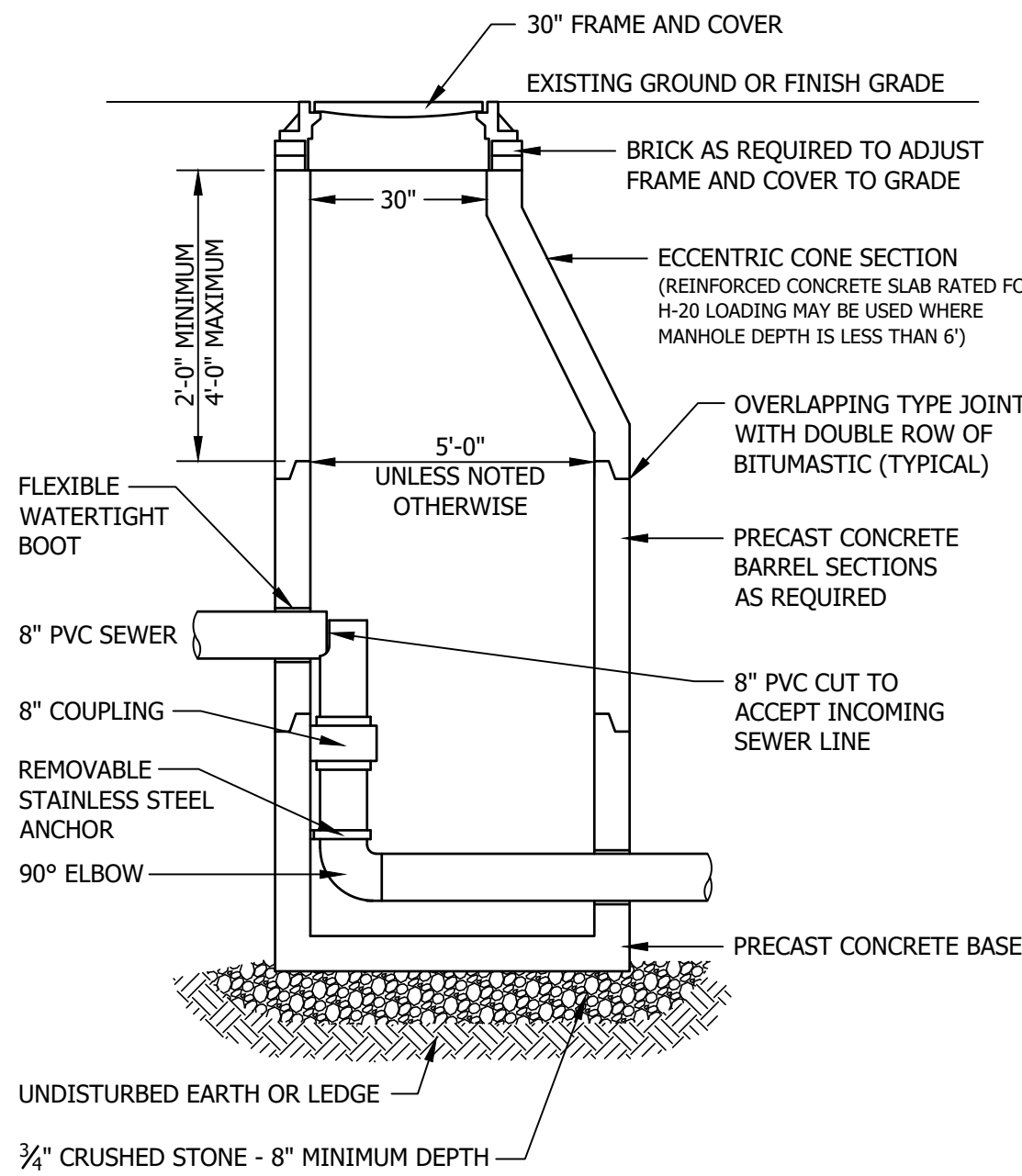
## CHIMNEY AT NEW SEWER CONNECTION

NOT TO SCALE



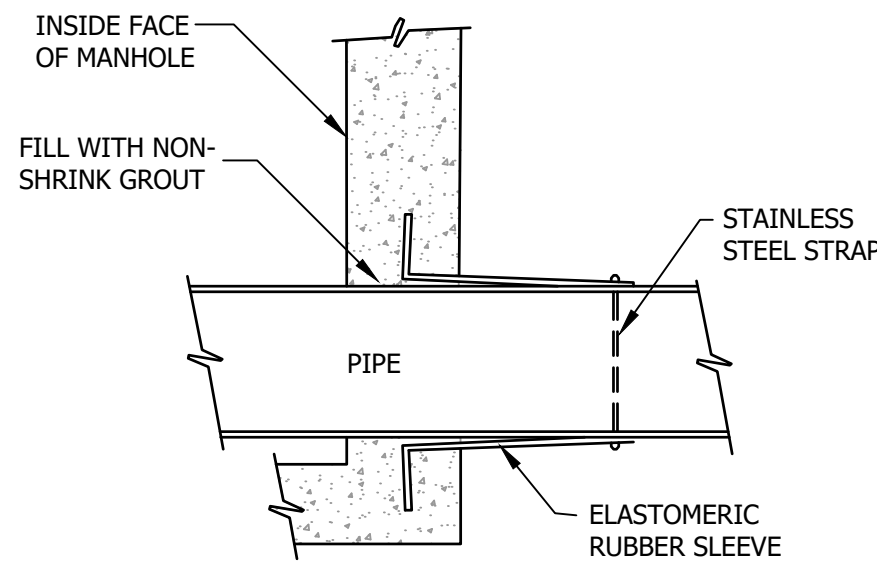
## SEWER CLEANOUT DETAIL

NOT TO SCALE

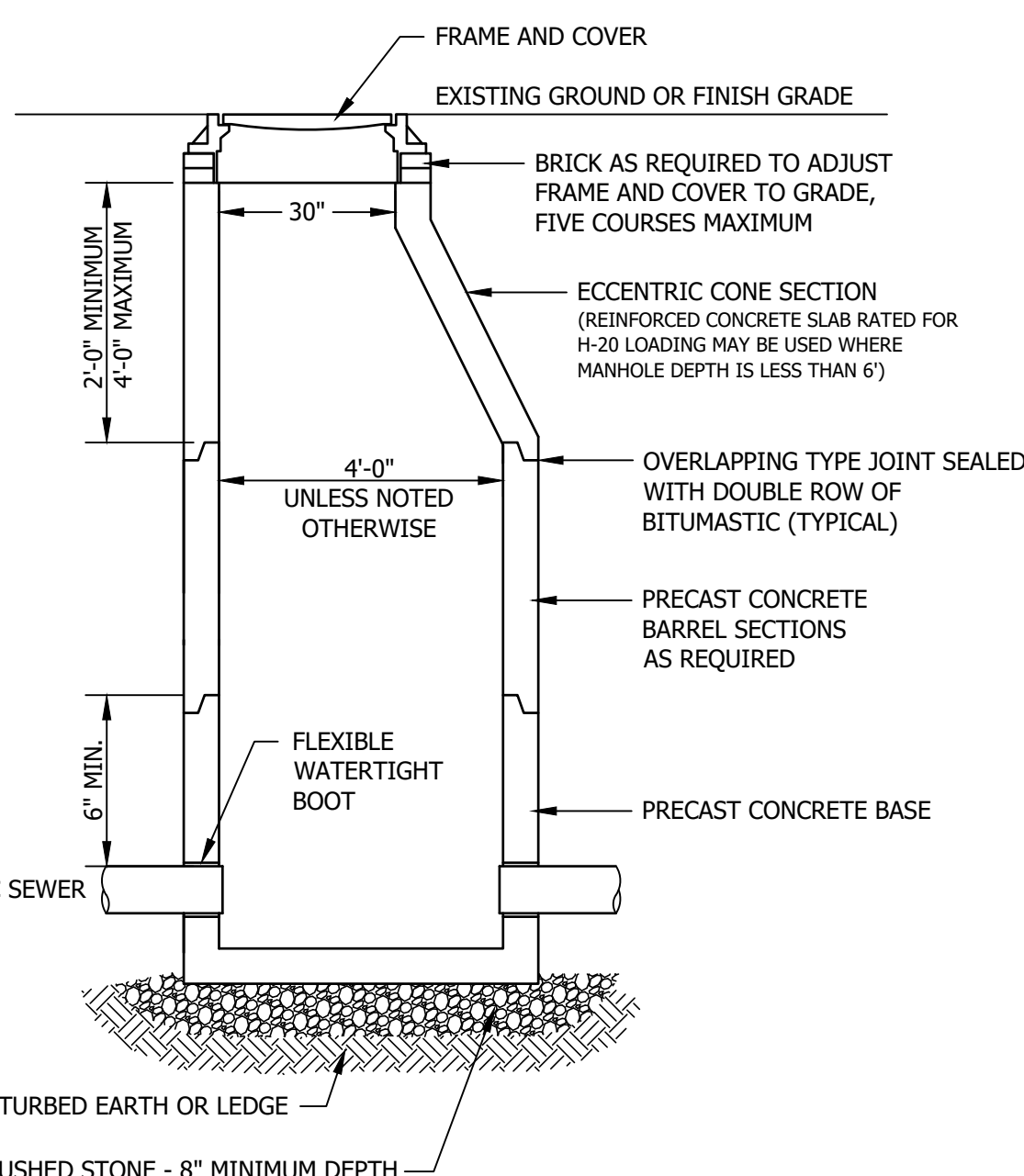


## INSIDE DROP MANHOLE DETAIL

NOT TO SCALE

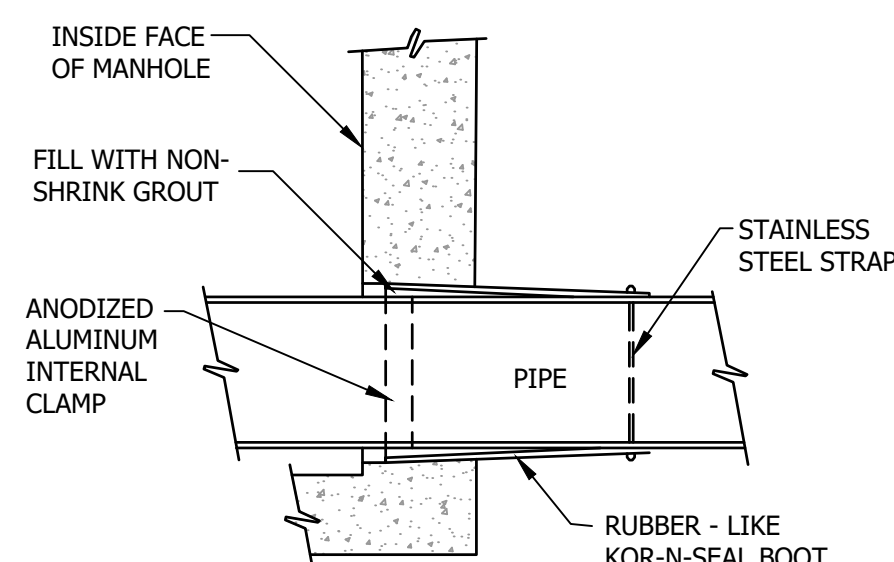


## LOCK-JOINT FLEXIBLE MANHOLE SLEEVE



## SANITARY SEWER MANHOLE DETAIL

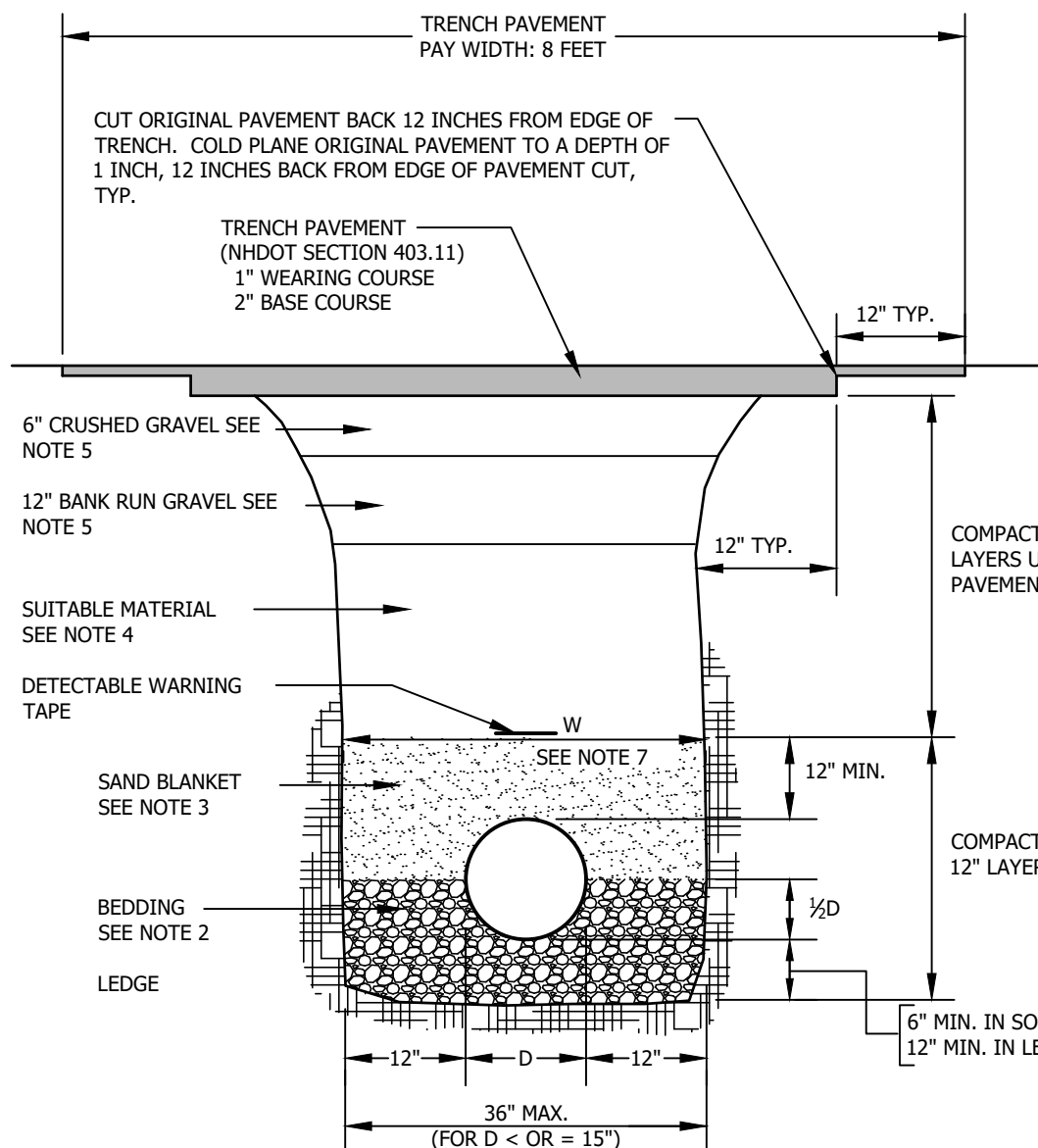
NOT TO SCALE



## KOR-N-SEAL JOINT SLEEVE

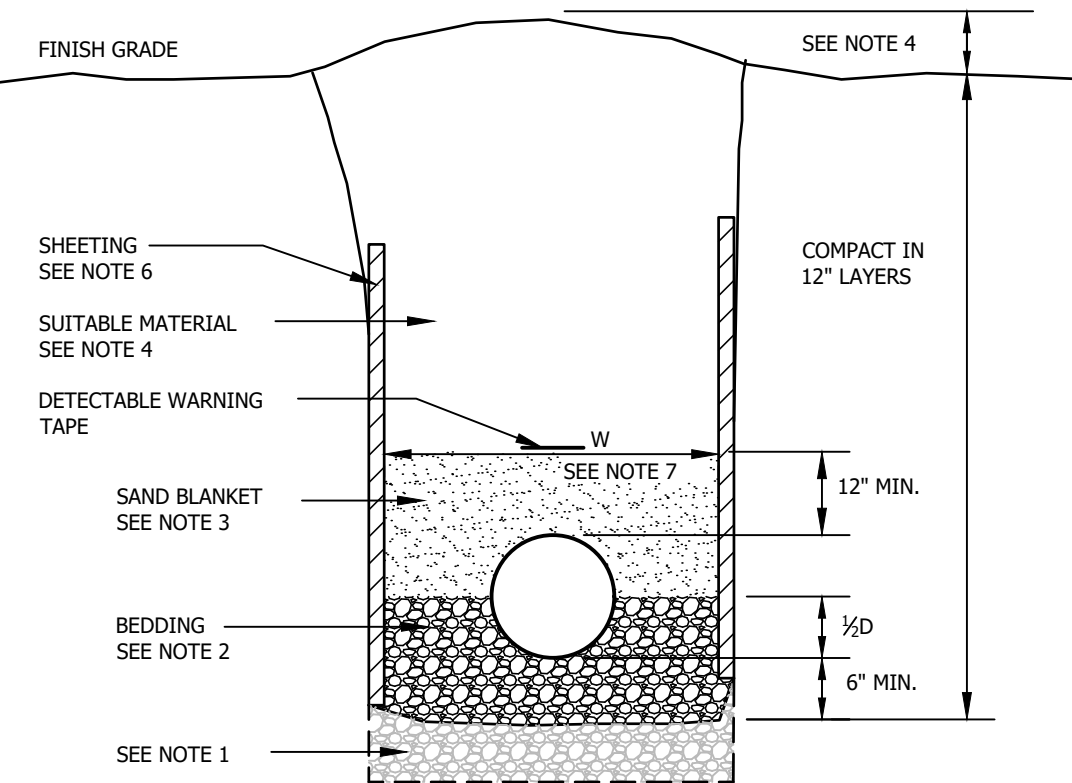
## JOINTING DETAILS

NOT TO SCALE

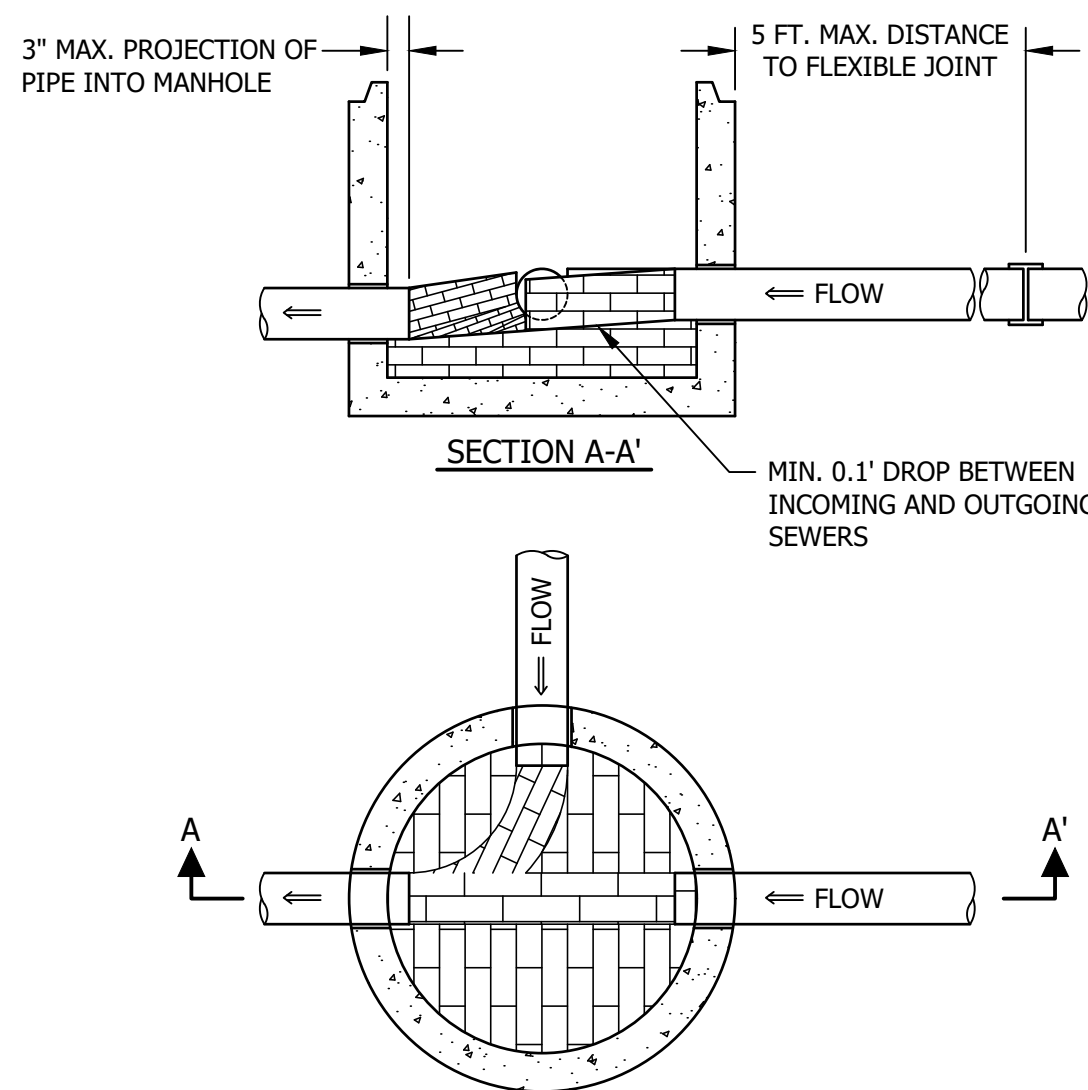


NOTE: MINIMUM BEDDING DEPTH AND MAXIMUM PAYMENT LIMIT FOR LEDGE EXCAVATION = 3/4 D (12" MINIMUM)

## LEDGE/SUB PAVEMENT CONSTRUCTION



## EARTH CONSTRUCTION WITH OR WITHOUT SHEETING



## MANHOLE INVERT DETAILS

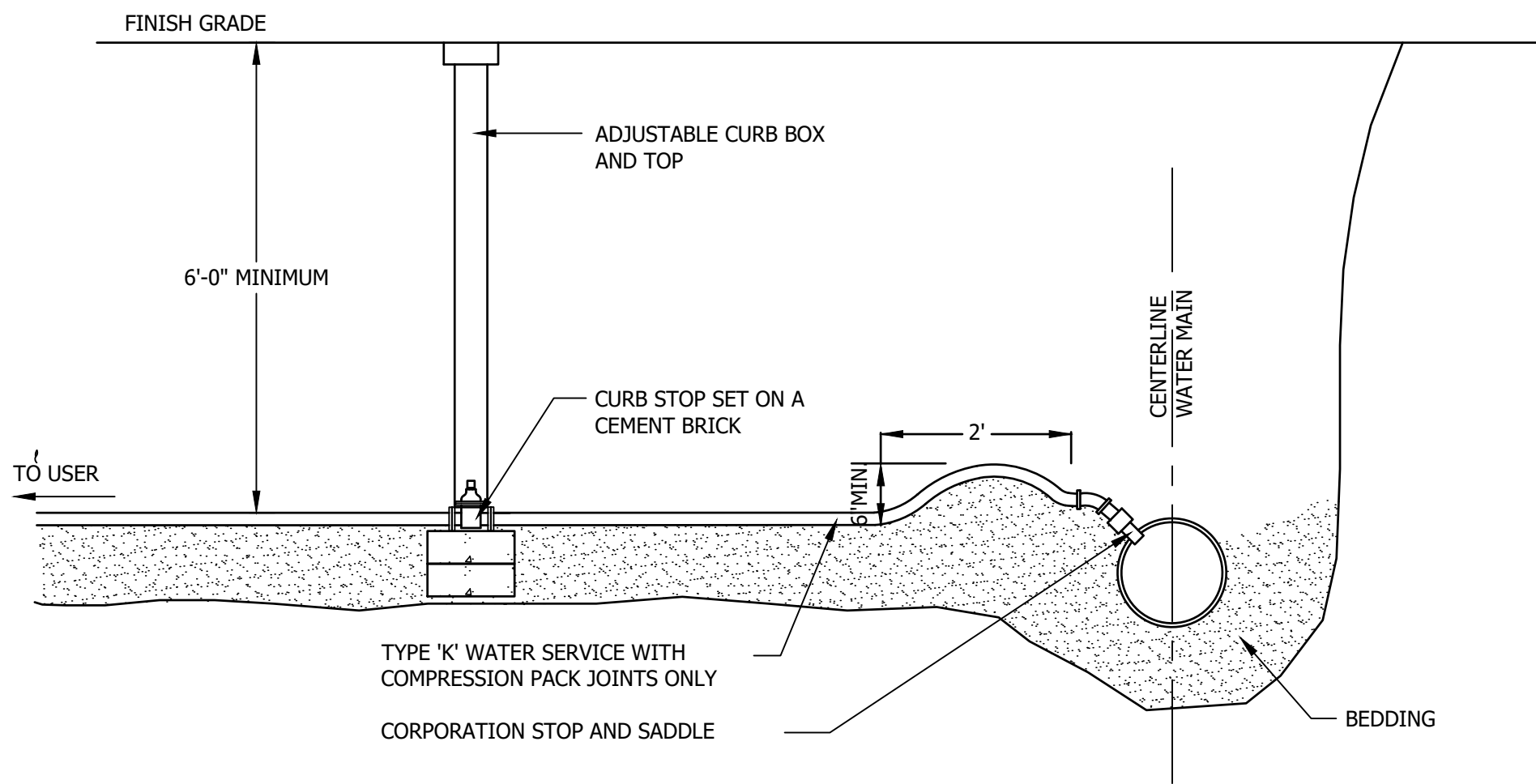
NOT TO SCALE



\\proj\_2024\240197\_dumort - central street, hudson, nh\internal\civil\final\240197\_cut-03.dwg 1/23/2026 2:50 PM

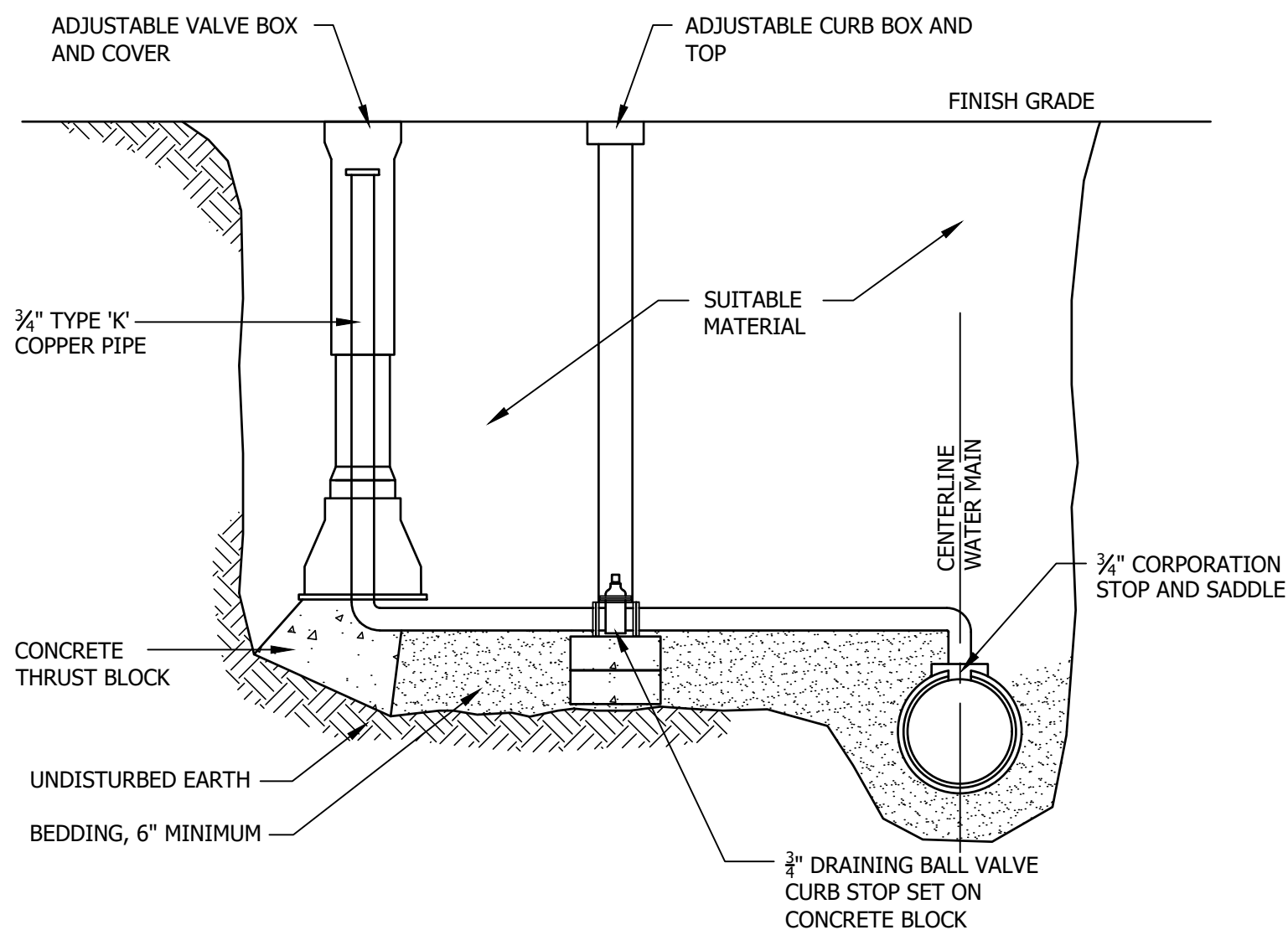
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL** BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.
- BEDDING:** SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.  

100% PASSING	1 INCH SCREEN
90-100% PASSING	¾ INCH SCREEN
20-55% PASSING	¾ INCH SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE
- SAND BLANKET:** CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A ½ INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.
- 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.
- 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.
- SHEETING:** ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.
- 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 PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.
- 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.
- PIPE COVER:**  
COVER OVER WATER SHALL BE 6 FEET MINIMUM IN ALL LOCATIONS.



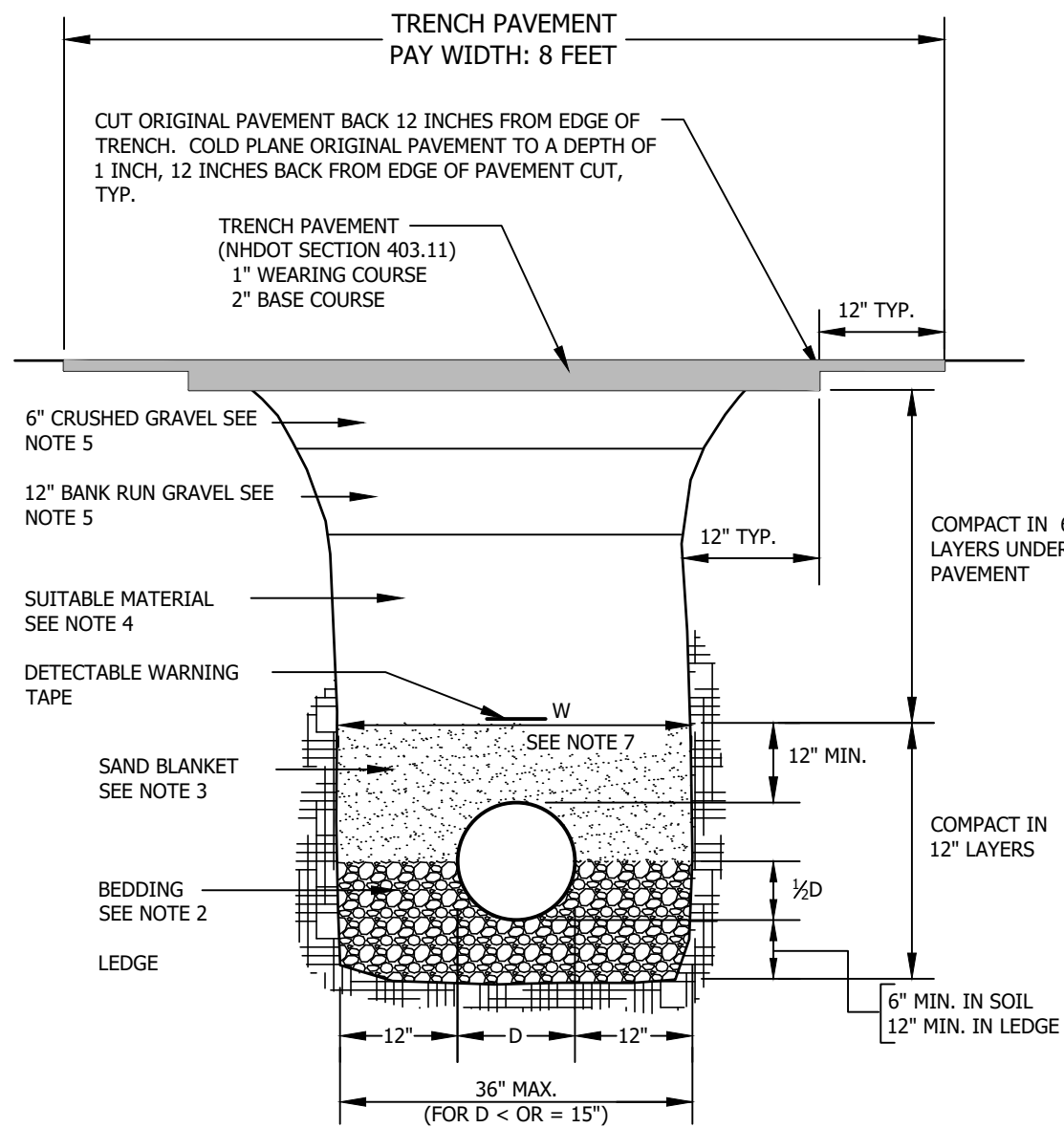
### WATER SERVICE CONNECTION

NOT TO SCALE



### AIR RELEASE DETAIL

NOT TO SCALE

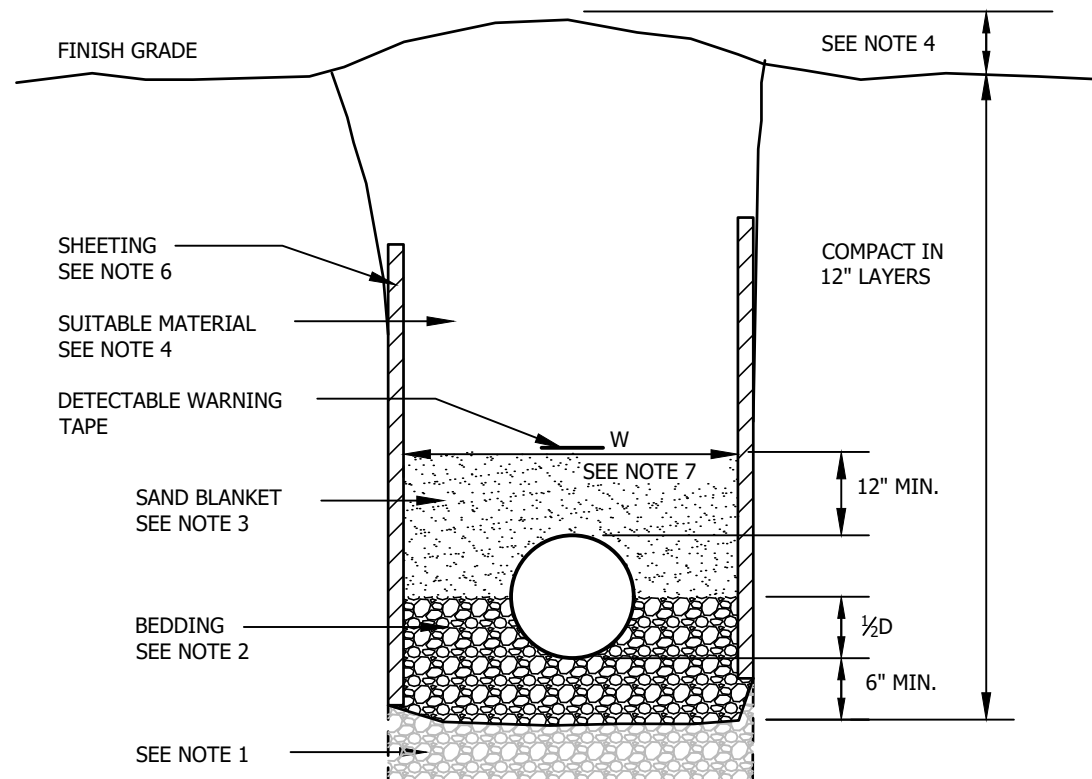


NOTE:  
MINIMUM BEDDING DEPTH AND MAXIMUM  
PAYMENT LIMIT FOR LEDGE EXCAVATION = ½D  
(12" MINIMUM)

### LEDGE/SUB PAVEMENT CONSTRUCTION

### STANDARD TRENCH SECTIONS

NOT TO SCALE



### EARTH CONSTRUCTION WITH OR WITHOUT SHEETING

- BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL.
- THE PIPE JOINT AND BOLTS MUST BE ACCESSIBLE.
- CONCRETE SHOULD BE CURED FOR 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).

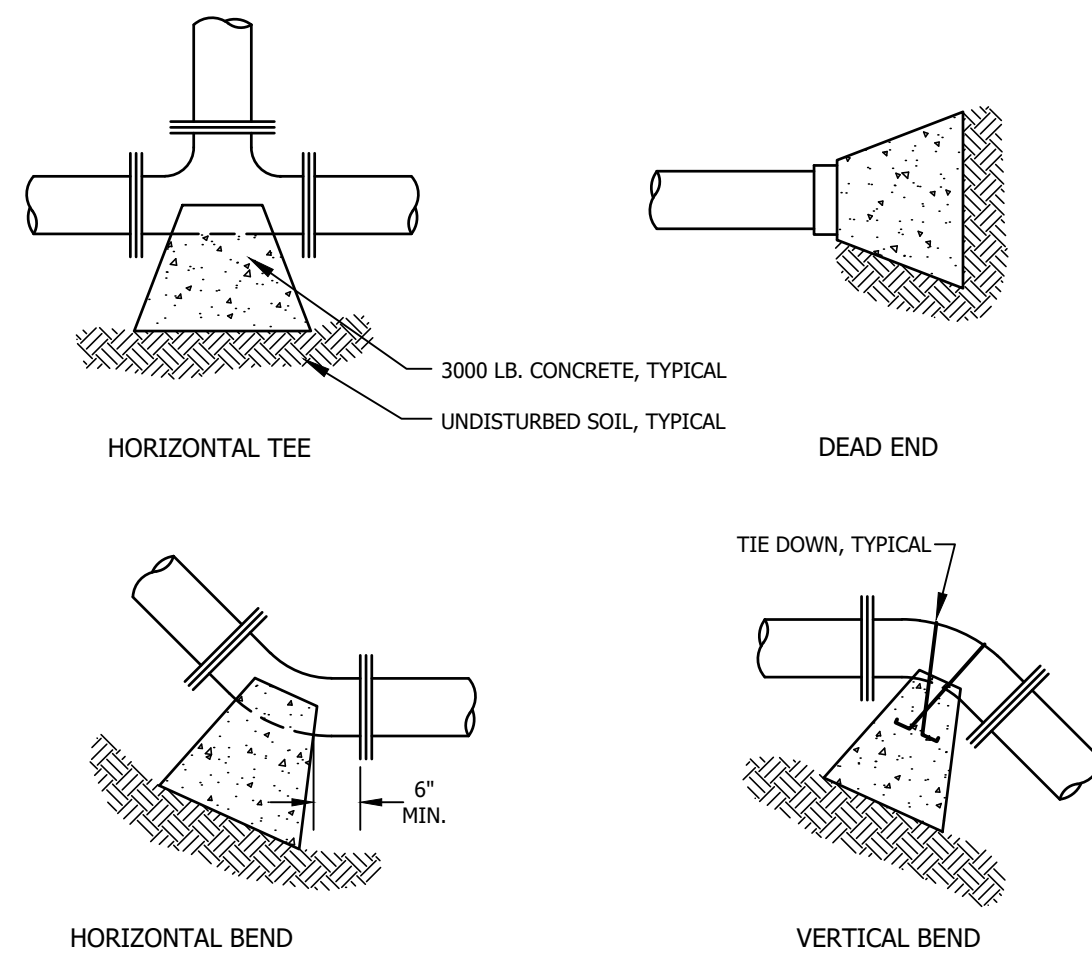
NOMINAL PIPE DIA. (INCHES)	TOTAL THRUST (POUNDS)					
	DEAD END	90° BEND	45° BEND	22½° BEND	11¼° BEND	
4	1,810	2,559	1,385	706	355	
6	3,739	5,288	2,862	1,459	733	
8	6,433	9,097	4,923	2,510	1,261	
10	9,677	13,685	7,406	3,776	1,897	
12	13,685	19,353	10,474	5,340	2,683	
14	18,385	26,001	14,072	7,174	3,604	
16	23,779	33,628	18,199	9,278	4,661	
18	29,865	42,235	22,858	11,653	5,855	
20	36,644	51,822	28,046	14,298	7,183	
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:

$$19,353 \times \frac{125}{100} = 24,191 \text{ POUNDS}$$

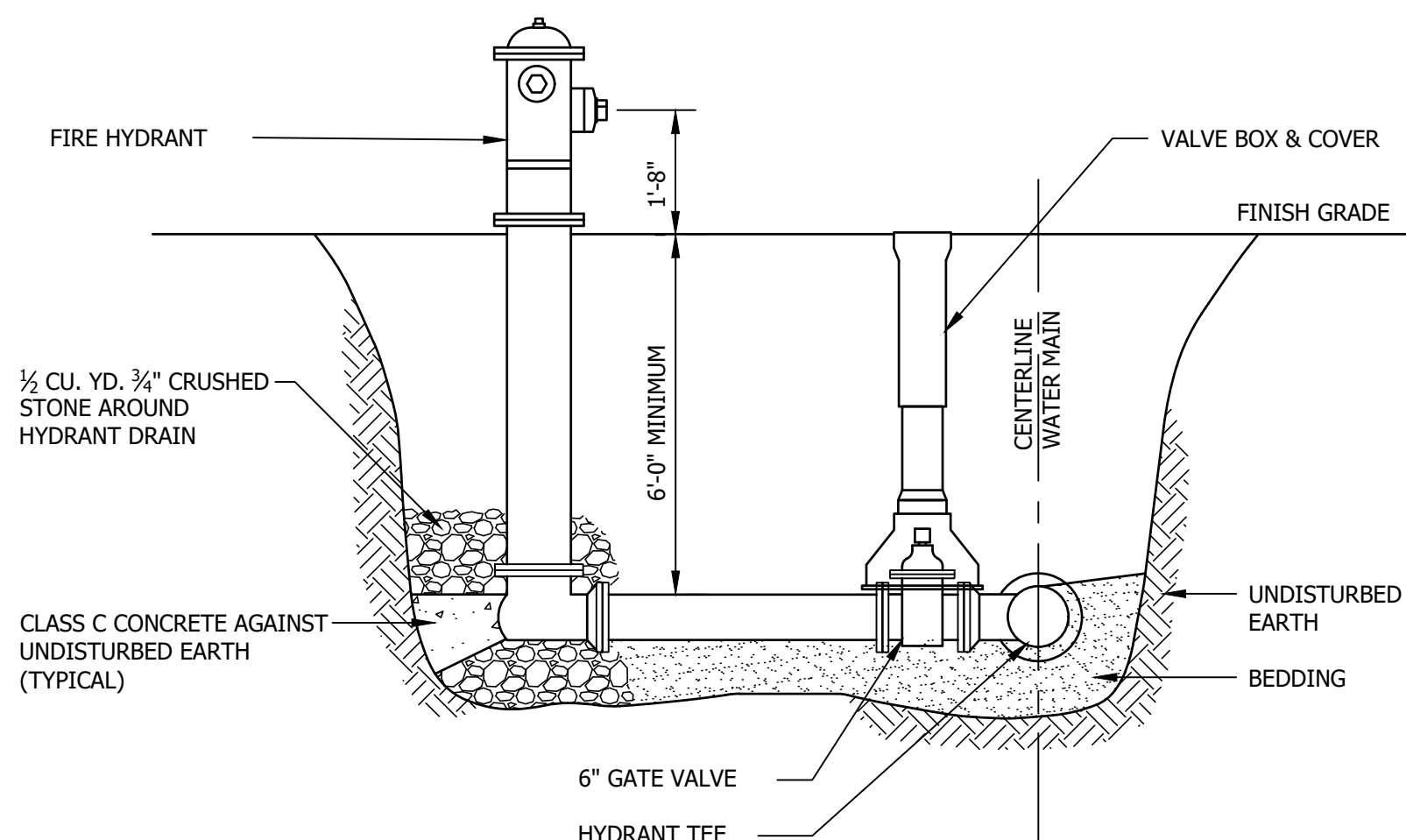
TO DETERMINE THE SIZE OF A  
CONCRETE THRUST BLOCK, DIVIDE  
THE TOTAL FORCE BY THE BEARING  
VALUE OF THE SOIL. THE QUOTIENT  
WILL BE THE SIZE OF THE BEARING  
AREA OF THE THRUST BLOCK IN  
SQUARE FEET. APPROXIMATE  
VALUES FOR VARIOUS TYPES OF SOIL  
ARE LISTED BELOW.

SOIL	BEARING LOAD (LBS./SQ. FT.)
TRUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000



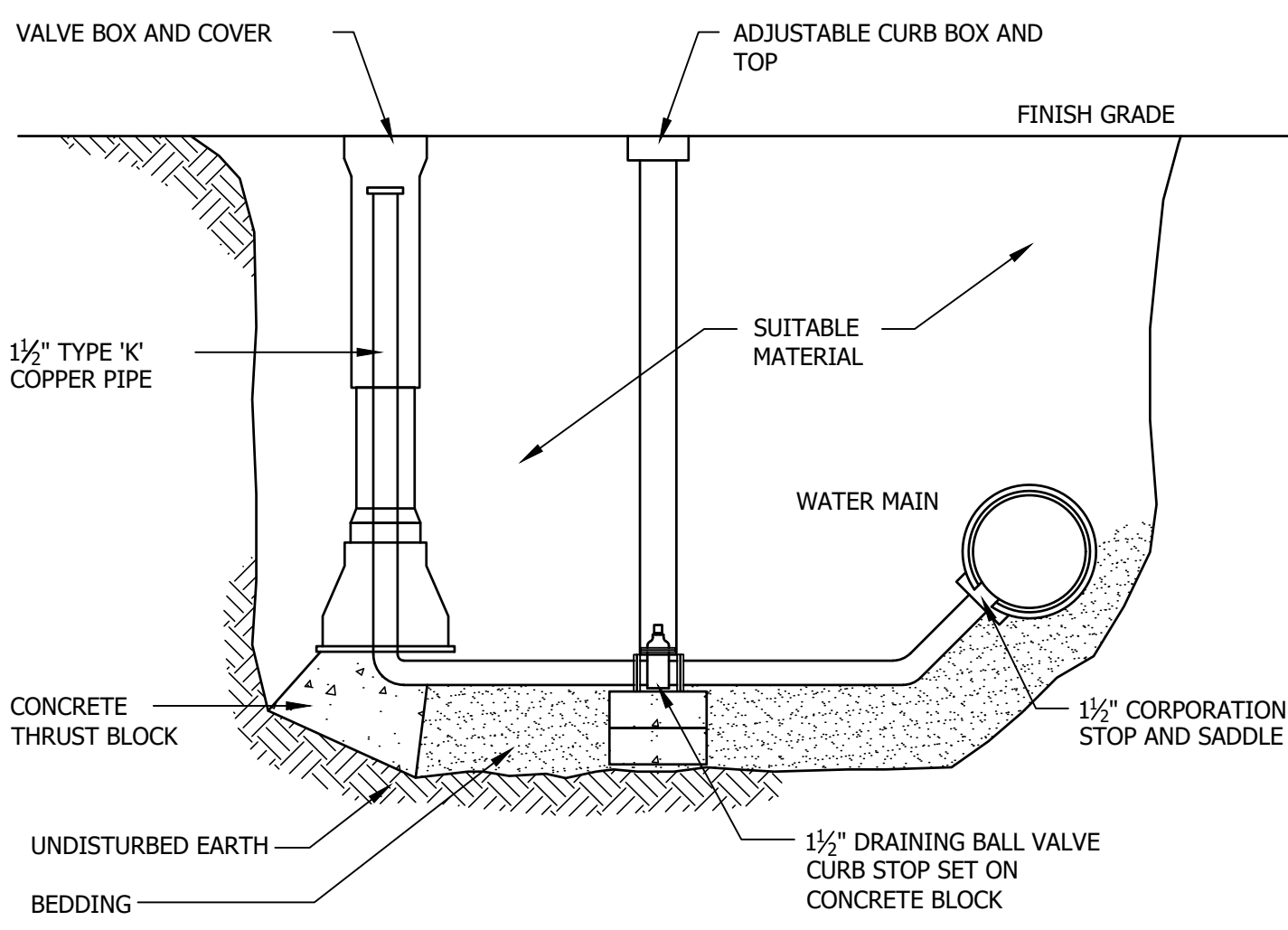
### THRUST BLOCK NOTES & DETAILS

NOT TO SCALE



### FIRE HYDRANT DETAIL

NOT TO SCALE

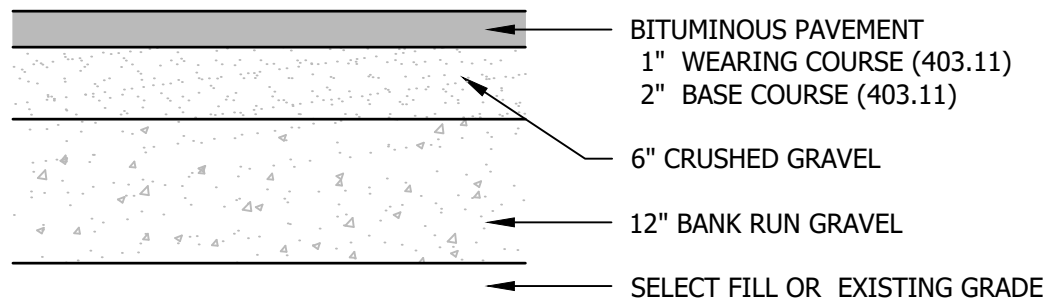


### BLOWOFF DETAIL

NOT TO SCALE

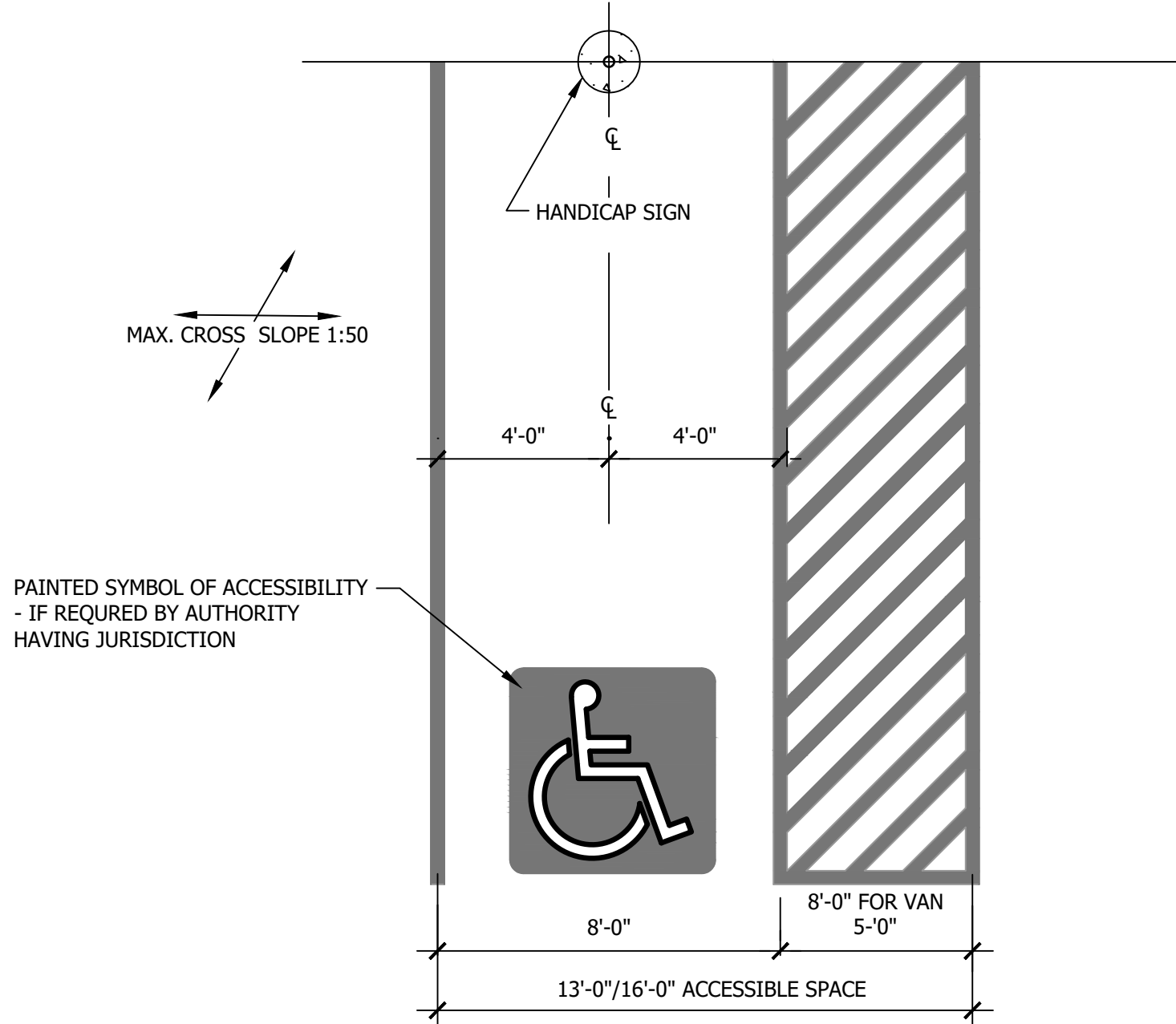


\\proj\_2024\240197\_dumort - central street - hudson.nh\internal\civil\final\240197 cut-03.dwg 1/23/2026 2:50 PM



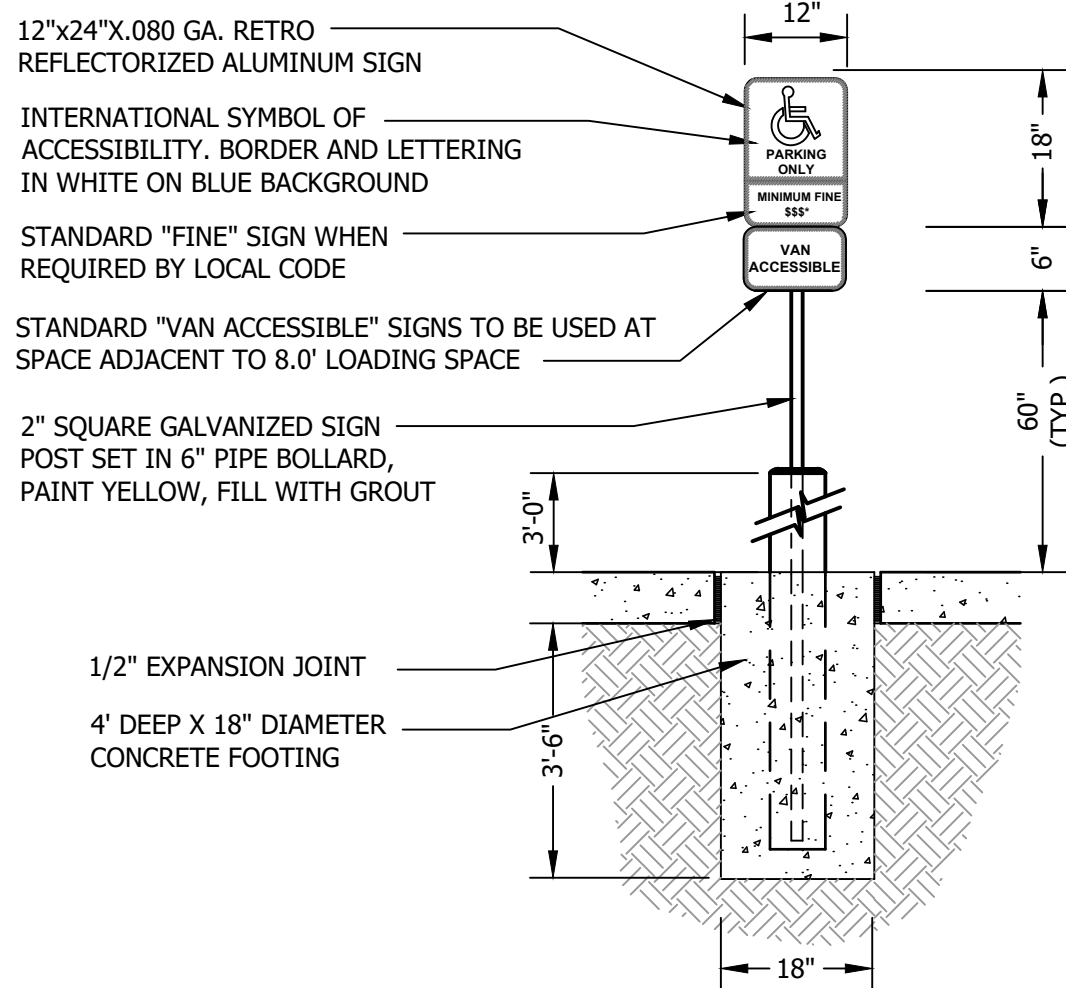
TYPICAL PAVEMENT SECTION

NOT TO SCALE



HANDICAP PARKING DETAIL

NOT TO SCALE

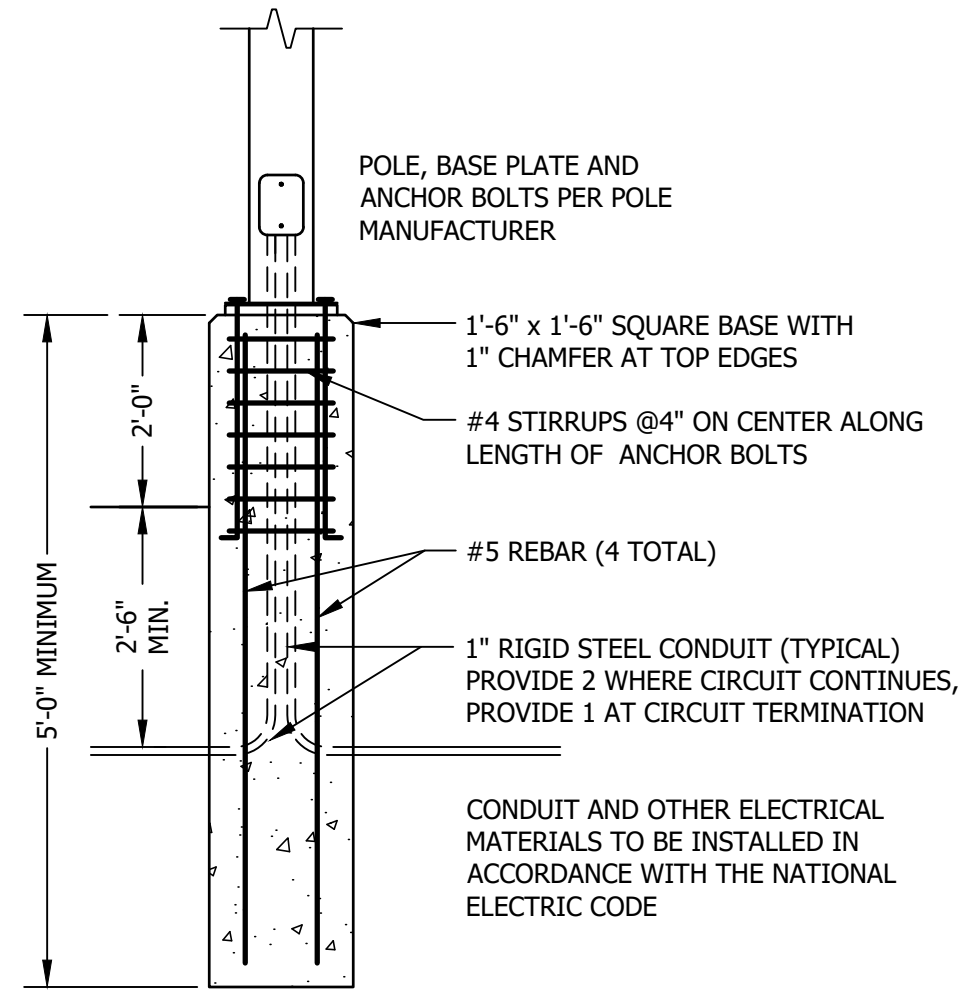


ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

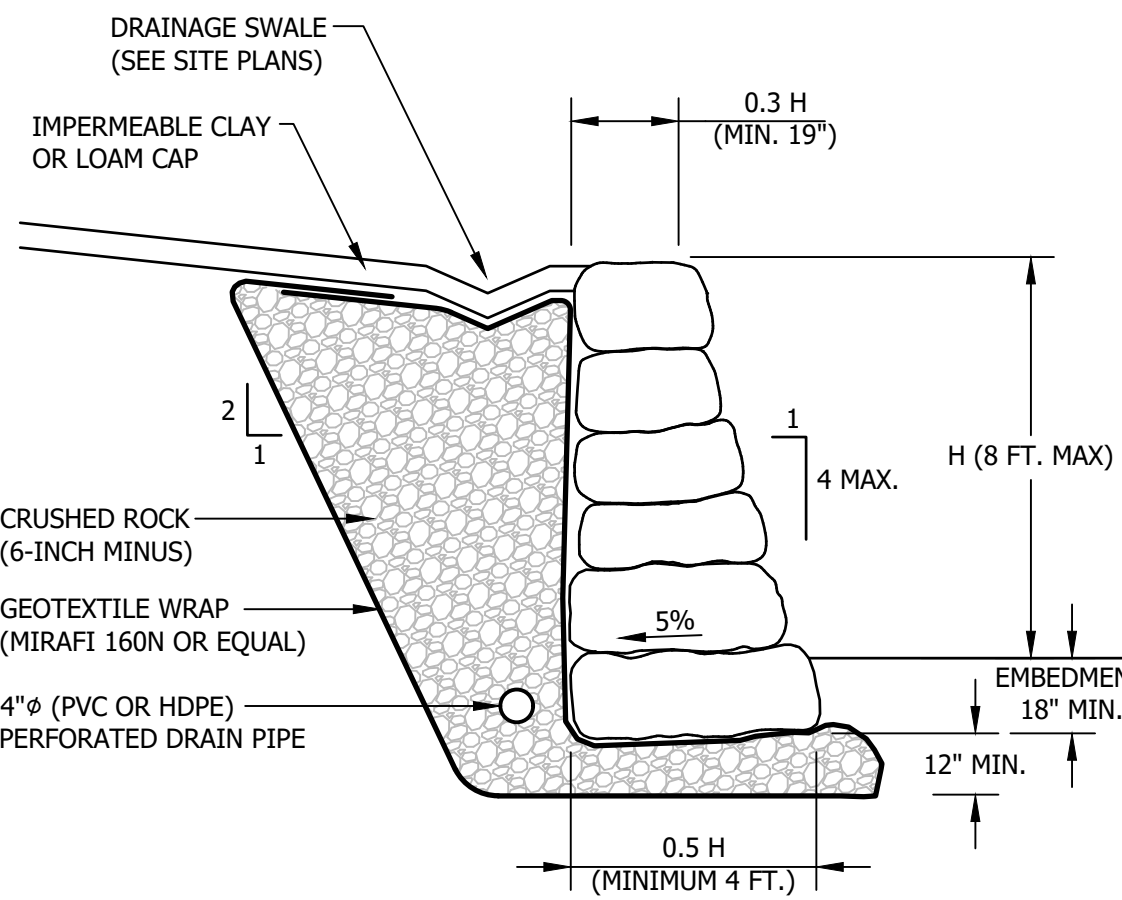
\*INCLUDE ON ALL ACCESSIBLE SIGN POLES A SIGN INDICATING MINIMUM FINE OF \$(FINE) FOR ILLEGAL PARKING. REFER TO LOCAL CODES FOR FINE AMOUNT.

- A. SPECIFIC CODE SHOULD BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.  
B. (1) SIGN AT EACH ACCESSIBLE SPACE. SEE SITE PLAN FOR LOCATION.  
C. EXPANSION JOINT MATERIAL NOT REQUIRED WITH FLEXIBLE PAVEMENT.



CONCRETE LIGHT BASE DETAIL

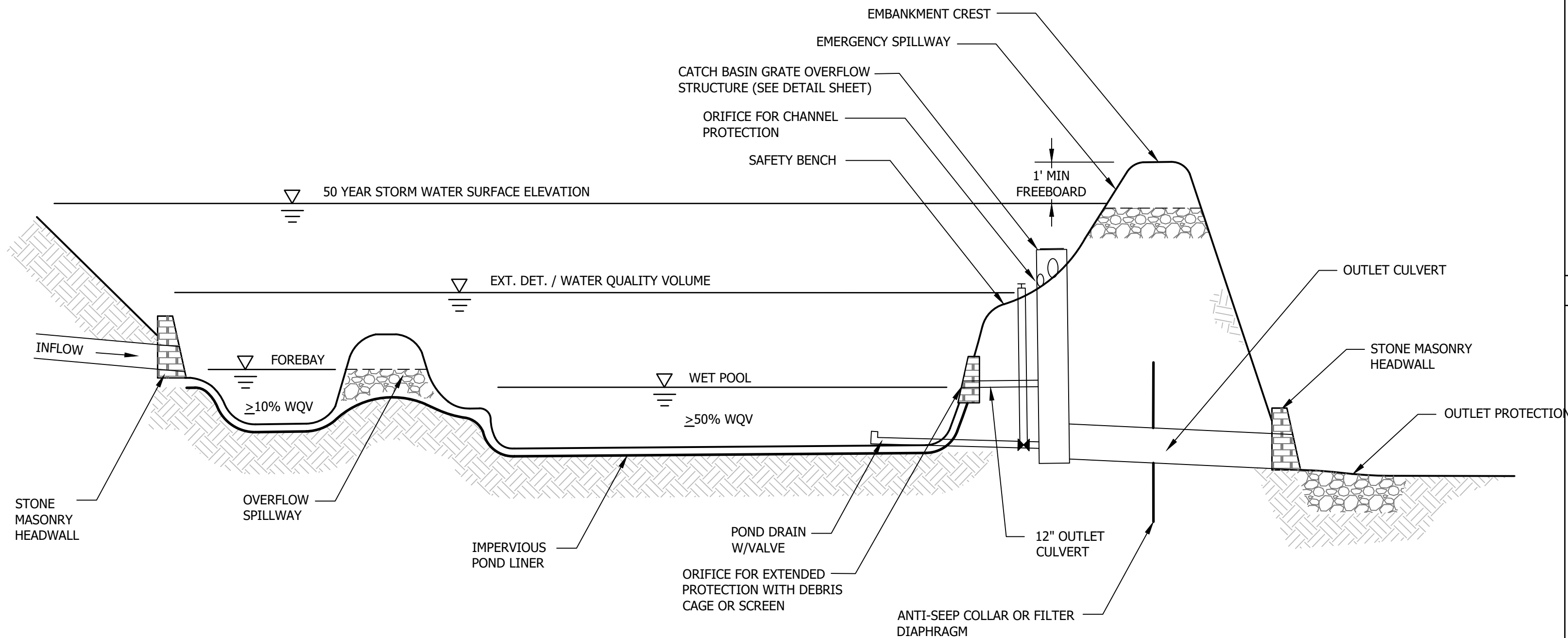
NOT TO SCALE



ROCKERY WALL DETAIL

NOT TO SCALE

1. THE WALL DETAIL(S) DEPICTED ON THESE PLANS ARE CONCEPTUAL. SITE SPECIFIC DESIGN SHOULD BE COMPLETED BY A GEOTECHNICAL ENGINEER BASED ON SITE SPECIFIC SOIL AND GROUNDWATER CONDITIONS AT THE WALL LOCATIONS.  
2. WALL CONSTRUCTION AND INSPECTION SHOULD BE COMPLETED IN ACCORDANCE WITH ROCKERY DESIGN AND CONSTRUCTION GUIDELINES, FHWA-CUTD-06-006, NOVEMBER 2006.  
3. EXCAVATIONS SHALL BE EXTENDED TO AT LEAST 2.5 FEET BELOW FINISH GRADE TO ALLOW FOR WALL EMBEDMENT AND LEVELING COURSE. THE BASE OF THE EXCAVATION SHALL BE INCLINED BACK AWAY FROM THE FACE OF THE ROCKERY, AT 5 PERCENT.  
4. ROCKS SHOULD BE PLACED IN ROWS SUCH THAT BASE ROCKS CONSIST OF LARGEST DIAMETER AND WEIGHT ROCKS AND EACH SUCCEEDING ROW CONSISTS OF SMALLER DIAMETER ROCKS. BASE ROCKS SHALL BE EQUAL TO ABOUT 1/2 THE WALL HEIGHT AND NOT LESS THAN 4 FEET IN DIAMETER. CAP ROCKS SHALL BE EQUAL TO ABOUT 1/3 THE WALL HEIGHT AND NOT LESS THAN 19 INCHES IN DIAMETER.  
5. ROCKS SHALL BE HARD, ANGULAR AND DURABLE. THEY MUST BE ABLE TO RESIST PHYSICAL, CLIMATIC, AND CHEMICAL DECOMPOSITION. ROCKS SHOULD BE ROUGHLY RECTANGULAR, TABULAR OR CUBIC IN SHAPE. ROUNDED COBBLES OR BOULDERS MUST NOT BE USED.  
6. ROCKS SHOULD BE PLACED WITH LONGEST DIMENSION PERPENDICULAR TO ROCKERY FACE. THE ROCKS SHOULD BE PLACED SUCH THAT THEY SLOPE DOWNWARD AT LEAST 5 PERCENT TOWARDS THE BACK OF THE ROCKERY.  
7. THE ROCKERY FACE BATTER SHOULD BE 9V:11H OR FLATTER.  
o EACH ROCK SHOULD BEAR ON AT LEAST TWO OTHER ROCKS.  
o EACH ROCK SHOULD HAVE AT LEAST THREE BEARING POINTS - TWO IN FRONT AND ONE IN BACK.  
o THE FRONT-MOST BEARING POINTS FOR EACH ROCK SHOULD BE WITHIN 150MM (6IN) OF THE AVERAGE FACE OF THE ROCKERY.  
o THE REAR OF THE ROCKS SHOULD BE ALIGNED ALONG AN IMAGINARY VERTICAL PLANE. IF ROCKS LARGER THAN THE MINIMUM SPECIFIED BASE WIDTH (B) ARE USED, THEY CAN EXTEND BEYOND THIS IMAGINARY PLANE PROVIDED THEY DO NOT INTERFERE WITH ROCKERY DRAINAGE OR REINFORCED ZONE.  
8. THERE SHOULD BE NO VERTICAL COLUMNS OF ROCK OR CONTINUOUS VERTICAL JOINTS BETWEEN MULTIPLE ROWS OF ROCKS.  
9. ROCK WIDTH SHALL BE LARGE ENOUGH TO EXTEND FROM THE FRONT FACE TO THE BACK OF THE ROCKERY AT EACH LEVEL.  
10. PLACE BASE, FACING AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO FACE OF ROCKERY.  
11. VOIDS BETWEEN ROCKS SHOULD BE AVOIDED AS MUCH AS POSSIBLE. HOWEVER, IN AREAS WHERE VOIDS EXIST, THE VOIDS SHALL BE CHINKED. CHINK ROCKS SHOULD CONSIST OF SPALLS FROM THE PARENT (FACING) ROCK. CHINK ROCKS SHOULD NOT BE MOVABLE BY HAND AND SHOULD BE GROUTED IN PLACE WHERE APPROPRIATE. CHINKING ROCKS SHOULD NOT BE USED AS A MEANS OF SUPPORT FOR OVERLYING FACING ROCKS.  
12. CAP ROCKS ARE THE TOP ROW OF FACING ROCKS FOR ROCKERIES. CAP ROCKS ARE TYPICALLY SMALLER AND FLATTER THAN THE OTHER FACING ROCKS USED IN THE ROCKERY. CAP ROCKS SHALL HAVE A WEIGHT OF AT LEAST 200 POUNDS. CAP ROCKS SHOULD NOT BE MOVABLE BY HAND. REGARDLESS OF SIZE, CAP ROCKS SHALL BE GROUTED IN PLACE TO REDUCE THE POTENTIAL FOR DISLODGING.  
13. CRUSHED ROCK SHOULD CONSIST OF CRUSHED, WASHED, HARD, DURABLE ROCK MEETING THE FOLLOWING GRADATION REQUIREMENTS:
- | CRUSHED ROCK    |                         |
|-----------------|-------------------------|
| SIEVE SIZE      | PERCENT FINER BY WEIGHT |
| 150MM (6IN)     | 100                     |
| 100MM (4 IN)    | 0.0 - 25                |
| 19.0MM (3/4 IN) | 0.0 - 15                |
| 4.75MM (NO. 4)  | 0.0 - 5.0               |
| 75MM (NO. 200)  | 0.0 - 2.0               |
14. WHERE LOOSE, SOFT, OR OTHERWISE UNSUITABLE FOUNDATION SOIL CONDITIONS ARE ENCOUNTERED, CONTACT THE ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS.  
15. DISCHARGE OUTLET PIPES TO A PROTECTED OUTLET OR OTHER PERMANENT DRAINAGE STRUCTURE AT LOW POINTS IN THE ROCKERY. DRAIN OUTLETS SHOULD NOT EMPTY INTO STORM DRAINS THAT ARE DESIGNED TO BACK-UP DURING HEAVY FLOWS.  
16. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.  
17. DO NOT CONSTRUCT ROCKERIES OR SLOPES EXCEEDING THE HEIGHTS SHOWN ON THE PLAN.



TYPICAL WET EXTENDED DETENTION POND

NOT TO SCALE

HUDSON-HILLSBOROUGH-NEW HAMPSHIRE  
207 CENTRAL STREET - THE MEADOWS  
MIXED USE DEVELOPMENT  
CONSTRUCTION DETAILS

DATE 1/23/2026

SCALE AS NOTED

SHEET C3.3

DESIGNED BY R/H  
DRAWN BY D/W  
CHECKED BY W/D  
PROJECT NO. 240197

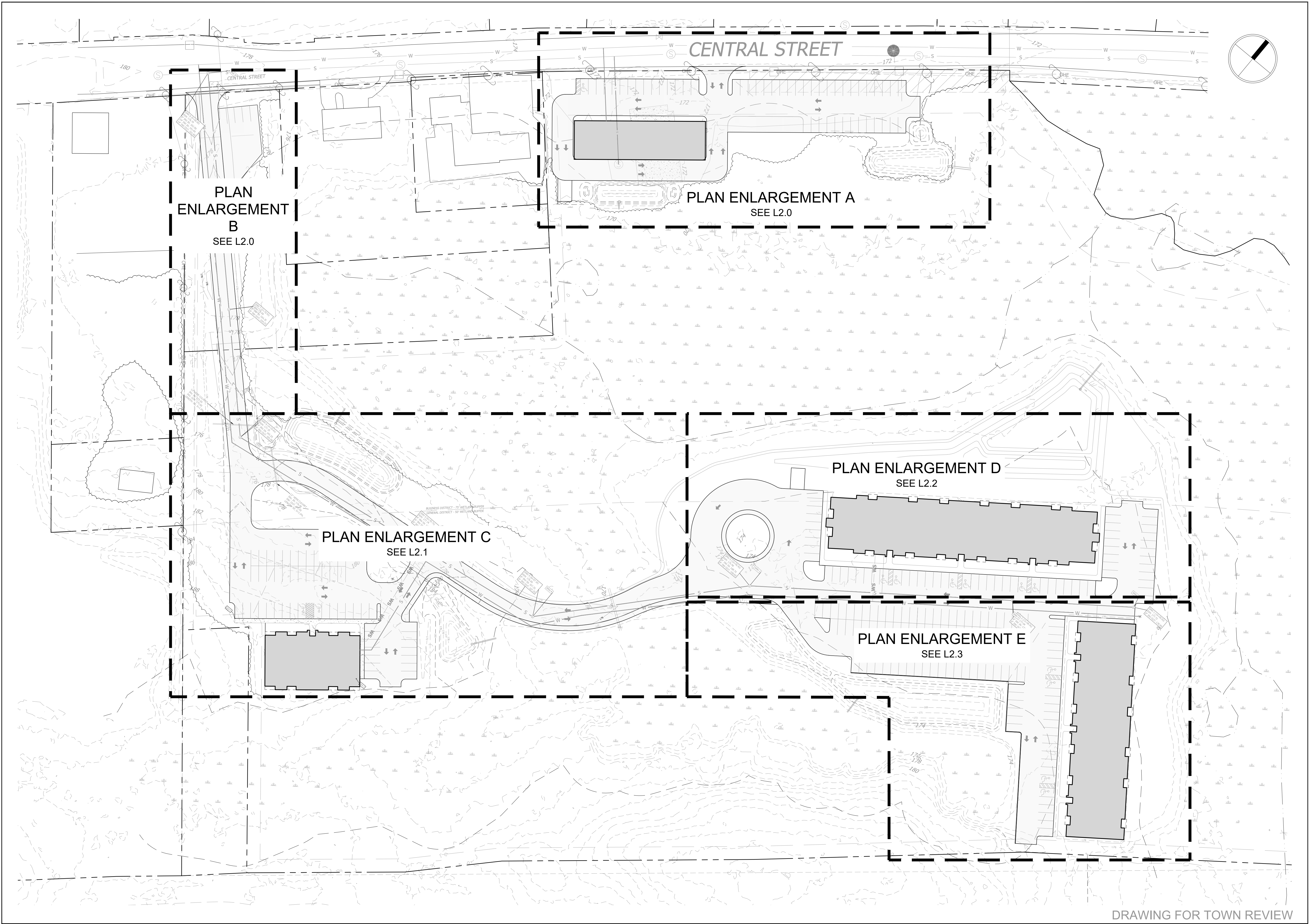
ENGINEER'S NAME  
STATE: XXXXX  
P.E. #XXXX

REVISION  
No. 1  
PRELIMINARY  
NOT FOR CONSTRUCTION

verdantas

34 SCHOOL STREET  
LITTLETON, NH 03561  
FAX: 603.444.1343  
PHONE: 603.444.4111





S:\25056.0 - Central St Mixed Use\Drawings\ID-LP\_260114.dwg: JRH 1/13/2026 5:19:38 PM

DRAWING FOR TOWN REVIEW

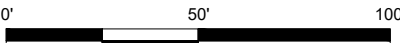
SHEET TITLE

**LANDSCAPE & LIGHTING KEY 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	SCALE: 1"=50'-0"	



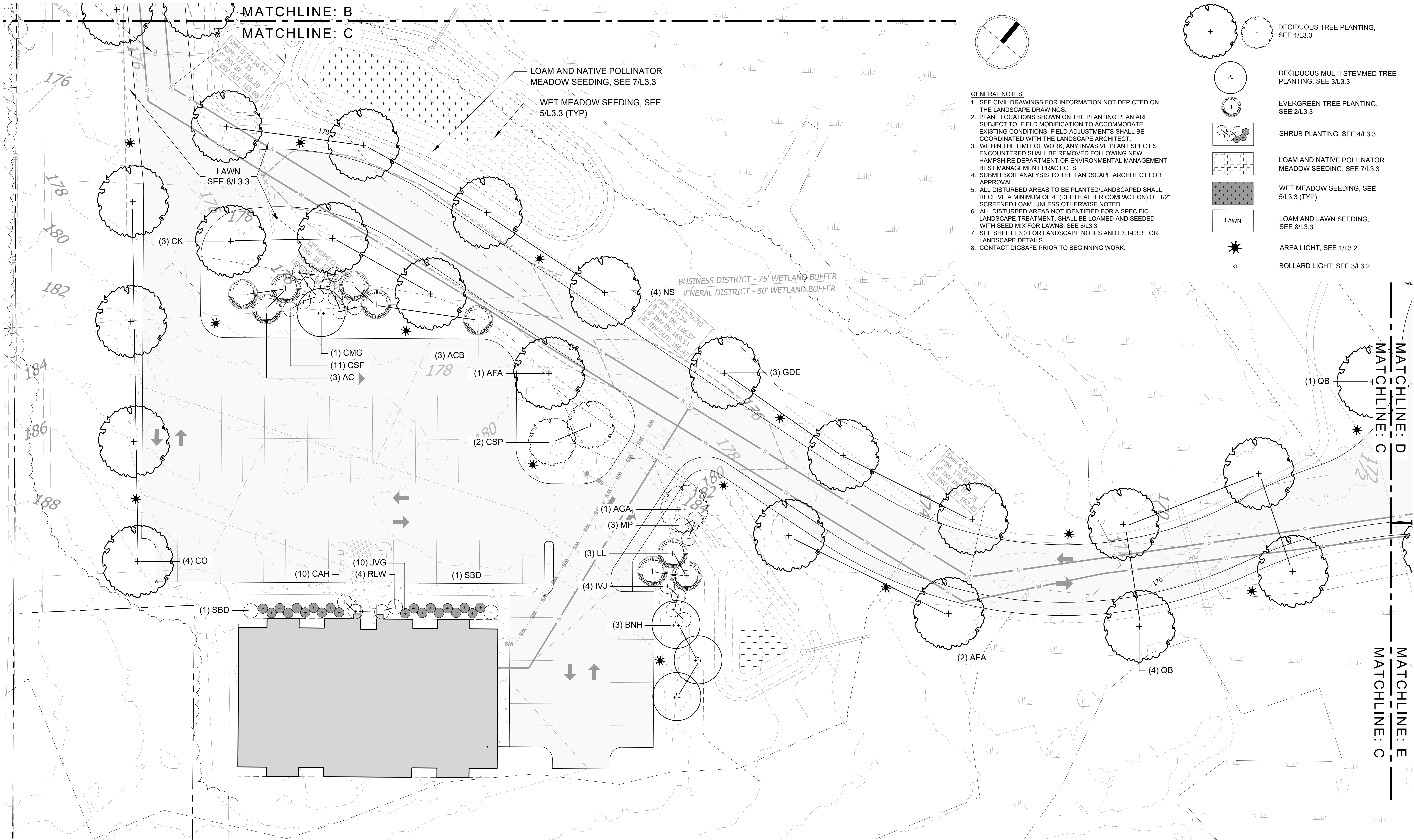
SCALE: 1" = 50'-0"

SEAL









PLAN ENLARGEMENT C

Scale: 1"=20'-0"

Legend

- DECIDUOUS TREE PLANTING, SEE 1/L3.3
- DECIDUOUS MULTI-STEMMED TREE PLANTING, SEE 3/L3.3
- EVERGREEN TREE PLANTING, SEE 2/L3.3
- SHRUB PLANTING, SEE 4/L3.3
- LOAM AND NATIVE POLLINATOR MEADOW SEEDING, SEE 7/L3.3
- WET MEADOW SEEDING, SEE 5/L3.3 (TYP)
- LOAM AND LAWN SEEDING, SEE 8/L3.3
- AREA LIGHT, SEE 1/L3.2
- BOLLARD LIGHT, SEE 3/L3.2

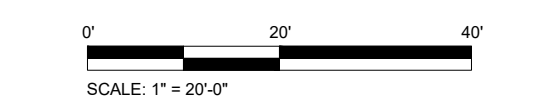
- GENERAL NOTES:
- SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
  - PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
  - WITHIN THE LIMIT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

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

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

SHEET TITLE  
LANDSCAPE & LIGHTING PLAN

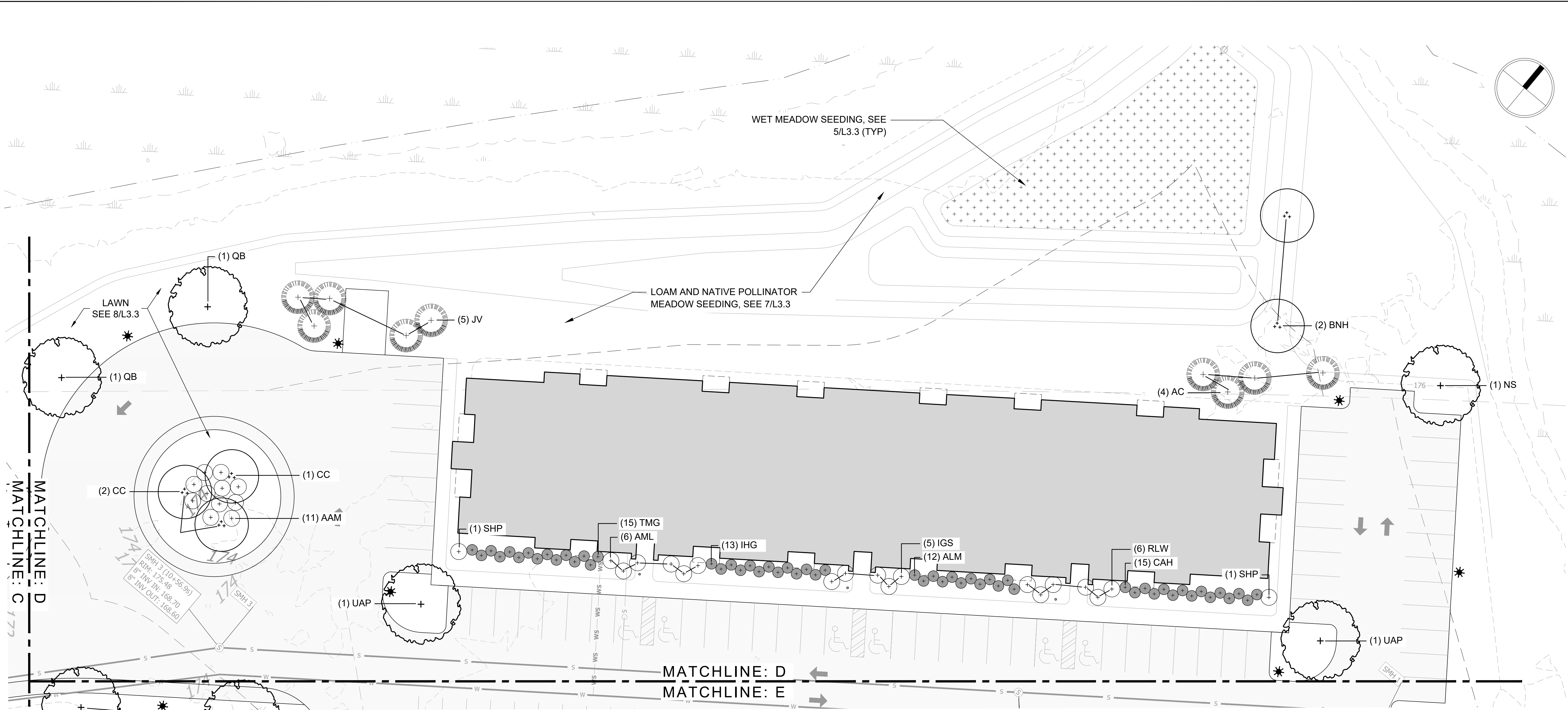
REVISION LOG		
△		
△		
△		
△		
REV#	DATE	DESCRIPTION
PROJECT NO.	25056.0	
DESIGN BY	J. HYLAND / R. SMALL	
DRAWN BY	R. SMALL / J. HYLAND	
CHECKED BY	D.JENSEN / J. HYLAND	
DATE	JANUARY 14, 2026	
SCALE		



SEAL

L2.1





PLAN ENLARGEMENT D

Scale: 1"=20'-0"

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

Legend

- DECIDUOUS TREE PLANTING, SEE 1/L3.3
- DECIDUOUS MULTI-STEMMED TREE PLANTING, SEE 3/L3.3
- EVERGREEN TREE PLANTING, SEE 2/L3.3
- SHRUB PLANTING, SEE 4/L3.3
- LOAM AND NATIVE POLLINATOR MEADOW SEEDING, SEE 7/L3.3
- WET MEADOW SEEDING, SEE 5/L3.3 (TYP)
- LOAM AND LAWN SEEDING, SEE 8/L3.3
- AREA LIGHT, SEE 1/L3.2
- BOLLARD LIGHT, SEE 3/L3.2

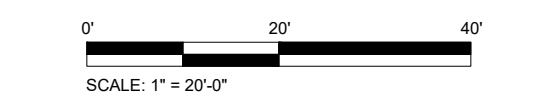
MIXED-USE DEVELOPMENT  
TAX MAP 176, LOT 041-00

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

SHEET TITLE  
LANDSCAPE & LIGHTING PLAN

REVISION LOG		
△		
△		
△		
△		

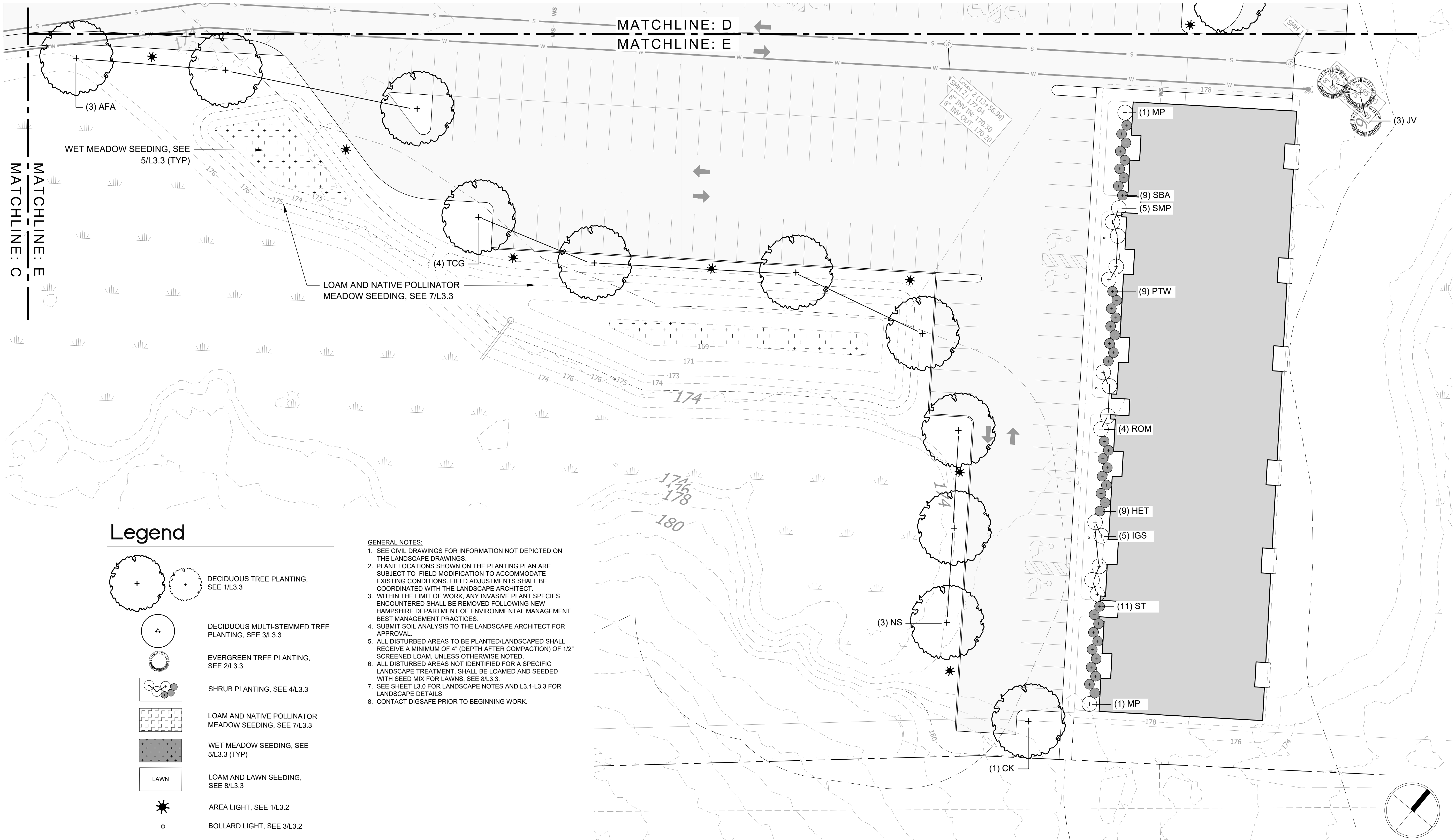
REV#	DATE	DESCRIPTION
PROJECT NO.	25056.0	
DESIGN BY	J. HYLAND / R. SMALL	
DRAWN BY	R. SMALL / J. HYLAND	
CHECKED BY	D.JENSEN / J. HYLAND	
DATE	JANUARY 14, 2026	



SEAL



S:\250566.0 - Central St Mixed Use\Drawings\LD-LP\_260114.dwg: JRH 1/13/2026 5:17:29 PM

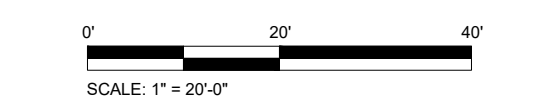


**MIXED-USE DEVELOPMENT**  
**TAX MAP 176, LOT 041-00**

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	



SEAL

**L2.3**



S:\250556.0 - Central St Mixed Use\Drawings\ID\_LD\_260113.dwg, JRH 1/13/2026 4:24:18 PM

GENERAL NOTES:

- THE CONTRACTOR SHALL FAMILIARIZE THEMSELF 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 AND REPLACE DEFECTIVE CONSTRUCTION AND RESTORE DAMAGED SUBSTRATES AND FINISHES. REPAIRS INCLUDE REPLACING DEFECTIVE PARTS, REFINISHING DAMAGES 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 ANTIPOLLUTION 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 SEEDED AREAS.
- ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.
- ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.
- UNLESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY OWNER'S REPRESENTATIVE, BACKFILL SHALL CONSIST OF 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 LOOSENED 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 RAKING. ALL LARGE STIFF CLOUDS, 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 SEEDED 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 TOWN.
- 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.

- 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)
  - PHOTOCELL SHALL BE MANUFACTURED BY TORK OR EQUAL.
  - 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 FOREMENTIONED 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.



# Ironwood

Landscape Architecture • Planning  
Exeter, New Hampshire | 603.772.0590 | www.FeWood.com

MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

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

SHEET TITLE

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

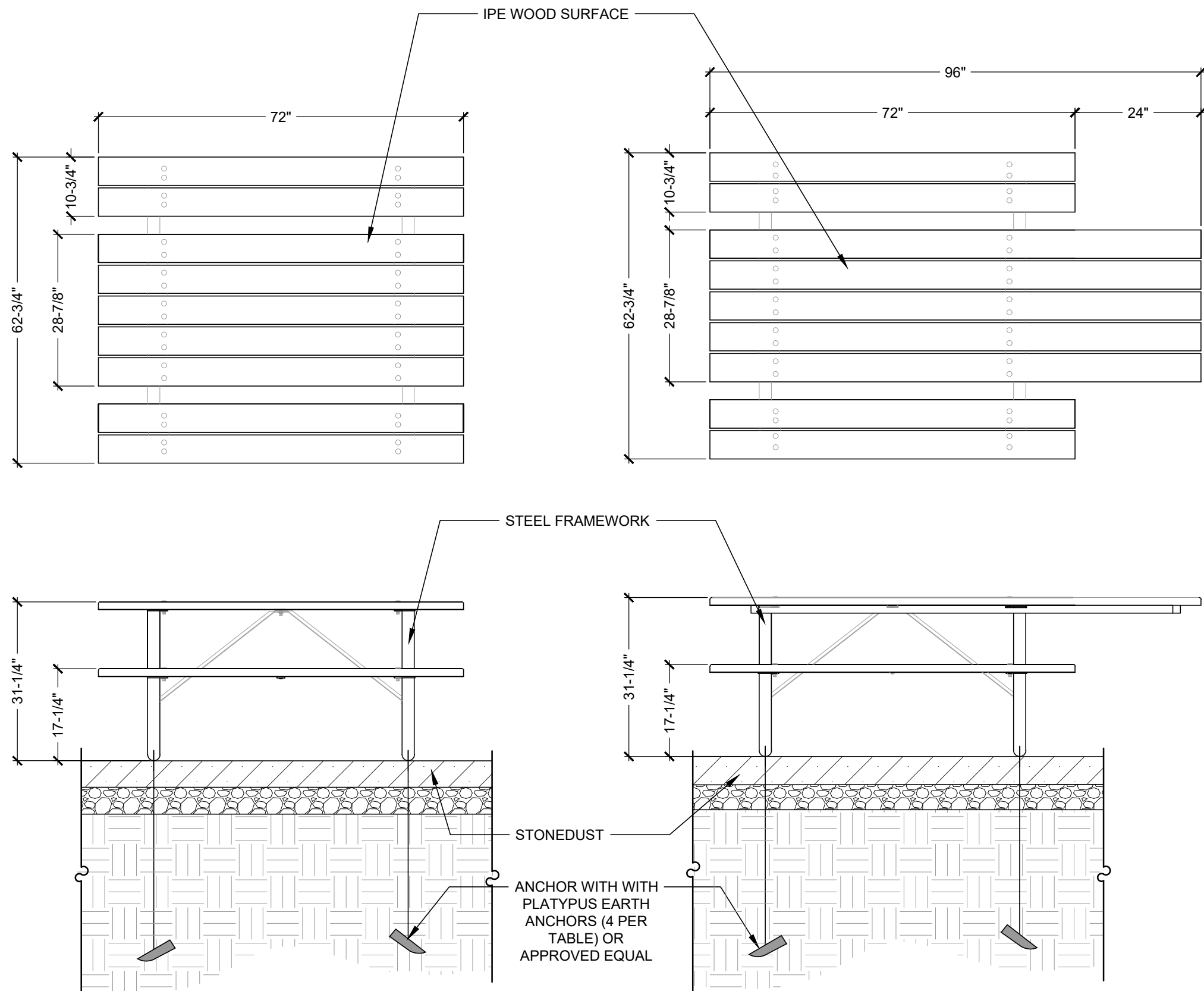
L3.0

DRAWING FOR TOWN REVIEW

© 2026 Ironwood Design Group, LLC



S:\250566.0 - Central St Mixed Use\Drawings\LD\_260113.dwg: JRH 1/13/2026 4:26:55 PM



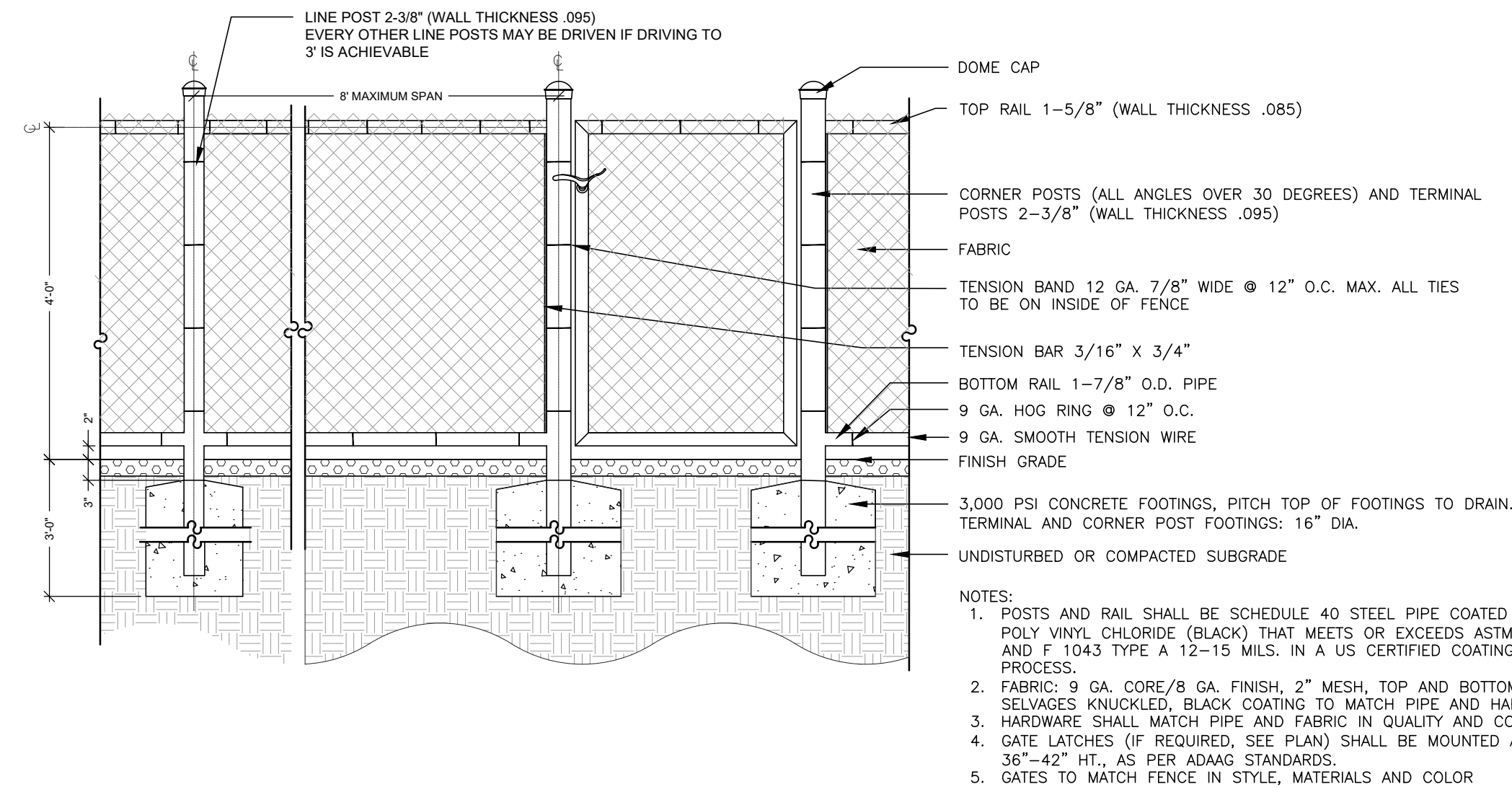
- NOTES:
1. BENCH SHALL BE MODEL EP-2830 WITH WOOD SLATS AND BLACK POWDER-COATED STEEL FINISH AS MANUFACTURED BY EQUIPARC OR EQUAL.
  2. BENCH WILL INCLUDE BOTH STANDARD LENGTH AND ADA ACCESSIBLE LENGTH.
  3. TEN (10) STANDARD AND NINE (2) ACCESSIBLE PICNIC TABLES TO BE PROVIDED.

## Wood Picnic Table

Not to Scale

©IRONWOOD 2026

1  
L3.1



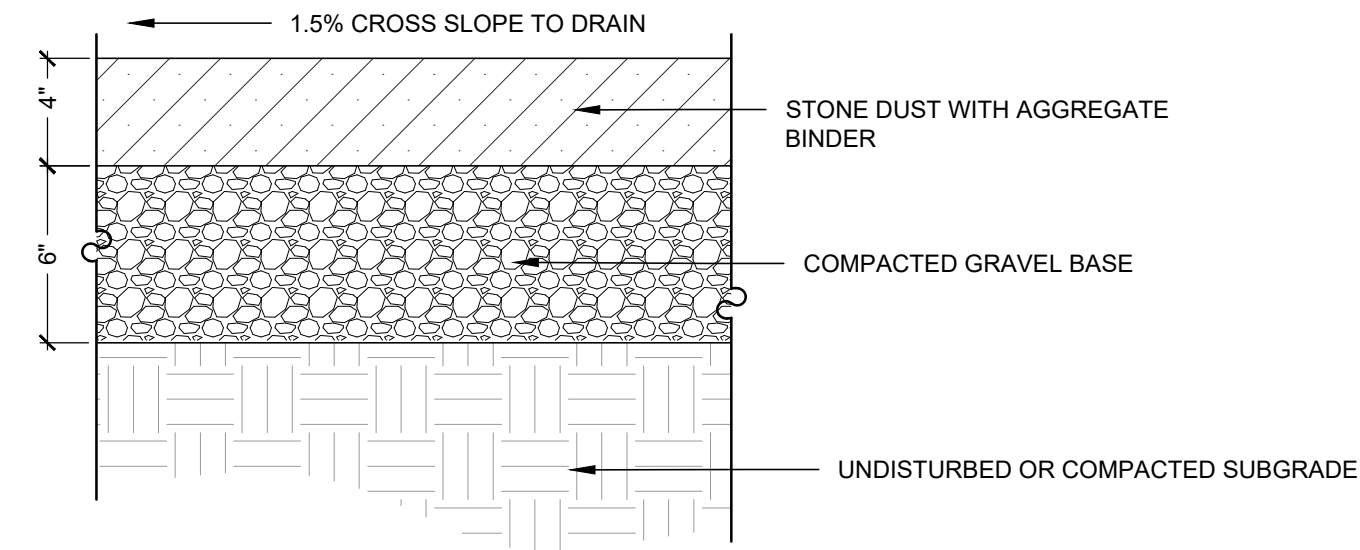
- NOTES:
1. POSTS AND RAIL SHALL BE SCHEDULE 40 STEEL PIPE COATED WITH A POLY VINYL CHLORIDE (BLACK) THAT MEETS OR EXCEEDS ASTM F 668 AND F 1043 TYPE A 12-15 MILS. IN A US CERTIFIED COATING PROCESS.
  2. FABRIC: 9 GA. CORE/8 GA. FINISH, 2" MESH, TOP AND BOTTOM SELVAGES KNUCKLED, BLACK COATING TO MATCH 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

©IRONWOOD 2026

4  
L3.1

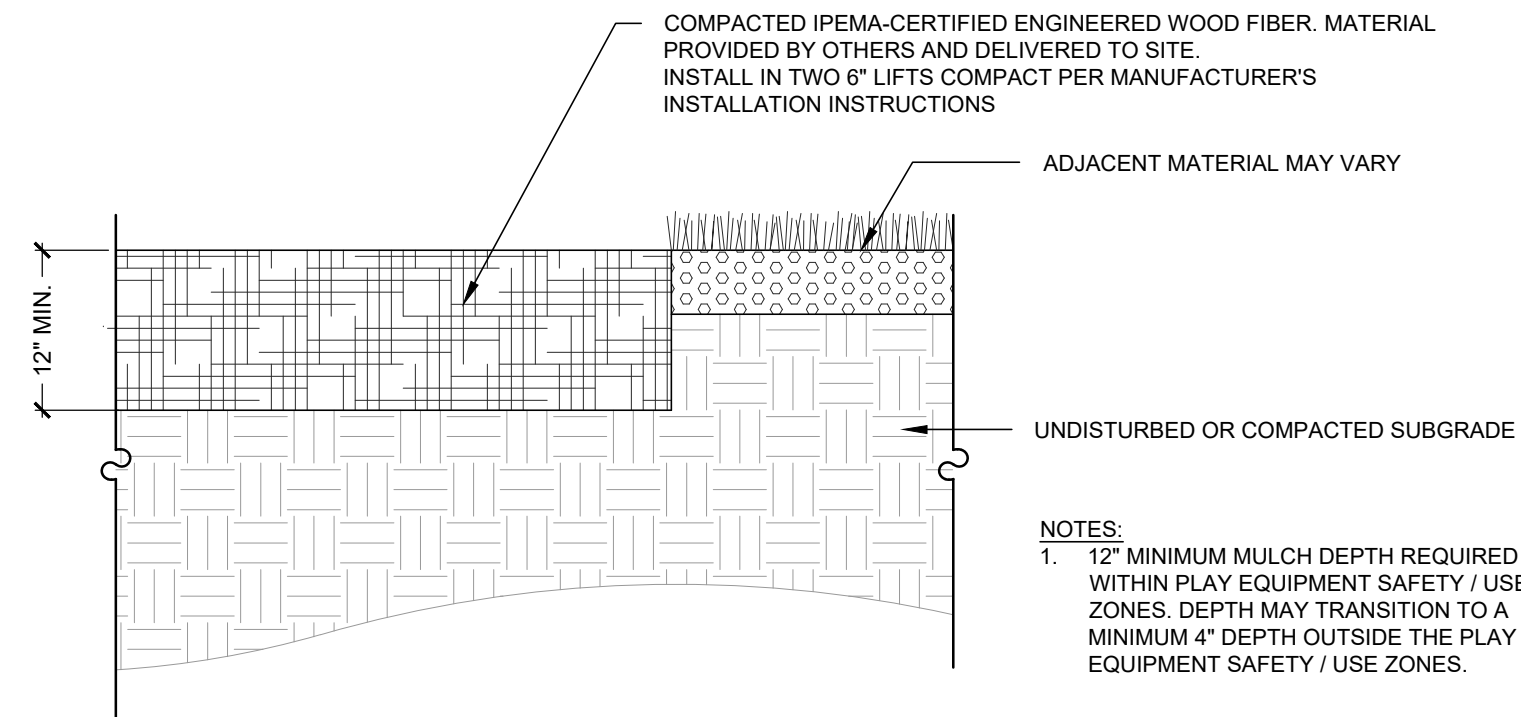


## Stabilized Stone Dust Surfacing

Not to Scale

©IRONWOOD 2026

2  
L3.1



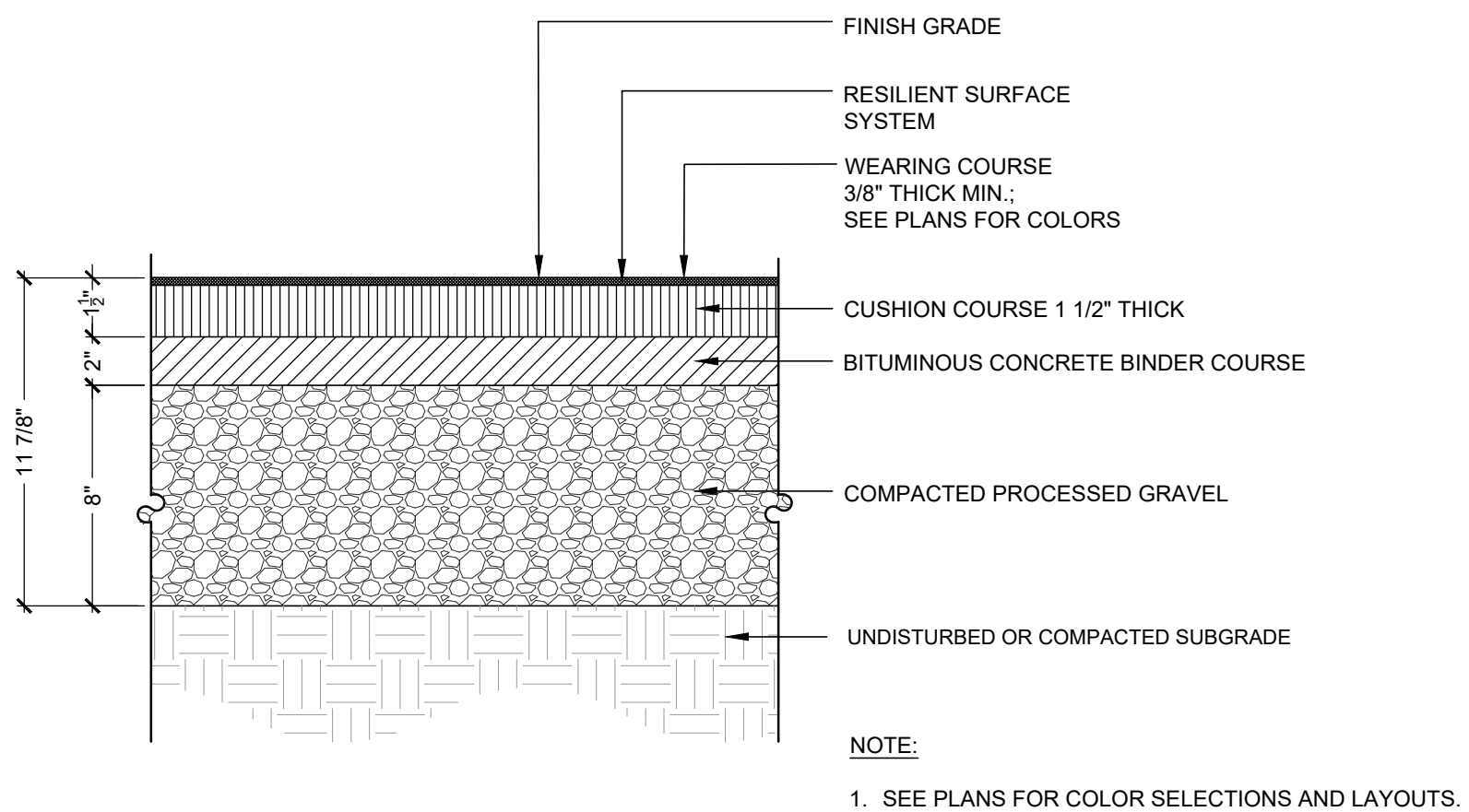
- NOTES:
1. 12" MINIMUM MULCH DEPTH REQUIRED WITHIN PLAY EQUIPMENT SAFETY / USE ZONES. DEPTH MAY TRANSITION TO A MINIMUM 4" DEPTH OUTSIDE THE PLAY EQUIPMENT SAFETY / USE ZONES.

## Engineered Wood Fiber

Not to Scale

©IRONWOOD 2026

3  
L3.1



- NOTE:
1. SEE PLANS FOR COLOR SELECTIONS AND LAYOUTS.

## Poured in Place (PIP) Rubber Surface

Not to Scale

©IRONWOOD 2026

5  
L3.1

# MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

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

SHEET TITLE

## 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	AS SHOWN	

SEAL

# L3.1









NOTES:

1. SEE CIVIL DRAWING FOR BIORETENTION PLANTING MEDIUM DEPTH AND MIX DETAILS.
2. PREPARE THE AREAS TO BE SEEDED.
3. USE SPECIFIED SEED MIX (OR APPROVED EQUAL) FROM NEW ENGLAND WETLAND PLANTS, 820 WEST STREET, AMHERST, MA 01002, 413-548-8000.  
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES, FOLLOWING THE MANUFACTURER'S INSTRUCTIONS FOR SEEDING.
4. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.





SCALE:	
CONTRACT NO:	
PROJECT	
NUMBER	
SHEET	
AC1	





THIS DRAWING REPRESENTS A DESIGN INTENT AND CONCEPT ONLY. THIS DOCUMENT AND ALL ASSOCIATED DOCUMENTS ARE PREPARED FOR A SPECIFIC SITE AND EUDY, AND INCORPORATE CALCULATIONS AND MEASUREMENTS AVAILABLE FROM TIME OF DRAFTING. USE OF THIS DESIGN IS GRANTED TO THE CLIENT FOR THE SPECIFIED AND NAMED EVENT ONLY.

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

No.	REVISION	DATE	CHKD & ISSUED BY	DESIGNED BY:
				Designer
				DRAWN BY:
				Author
				CHECKED BY:
				Checker
				PROJECT NO.
				240197

STATE:



613 BALTIMORE DRIVE, SUITE 300  
WILKES-BARRE, PA 18702  
TEL: 570-821-1599



THIS DRAWING REPRESENTS A DESIGN INTENT AND CONCEPT ONLY. THIS DOCUMENT AND ALL ASSOCIATED DOCUMENTS ARE PREPARED FOR A SPECIFIC SITE AND ENVIRONMENT, AND INCORPORATE CALCULATIONS AND MEASUREMENTS AVAILABLE FROM TIME OF PRINTING. USE OF THIS DESIGN IS GRANTED TO THE CLIENT FOR THE SPECIFIED AND NAMED EVENT ONLY.



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

No.	REVISION	DATE	CHKD & ISSUED BY	DESIGNED BY:
				Designer
				DRAWN BY:
				Author
				CHECKED BY:
				Checker
				PROJECT NO.
				240197

STATE:



613 BALTIMORE DRIVE, SUITE 300  
WILKES-BARRE, PA 18702  
TEL: 570-621-1599



THIS DRAWING REPRESENTS A DESIGN INTENT AND CONCEPT ONLY. THIS DOCUMENT AND ALL ASSOCIATED DOCUMENTS ARE PREPARED FOR A SPECIFIC SITE AND ENVIRONMENT, AND INCORPORATE CALCULATIONS AND MEASUREMENTS AVAILABLE FROM TIME OF PRINTING. USE OF THIS DESIGN IS GRANTED TO THE CLIENT FOR THE SPECIFIED AND NAMED EVENT ONLY.



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

No.	REVISION	DATE	CHKD & ISSUED BY	DESIGNED BY:
				Designer
				DRAWN BY:
				Author
				CHECKED BY:
				Checker
				PROJECT NO.
				240197

STATE: