207 CENTRAL STREET - THE MEADOWS

SITE PLAN SET

HUDSON, NEW HAMPSHIRE

MARCH 2026

PERMIT NOTES

IT IS THE OWNERS RESPONSIBILITY TO INSURE ALL PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.

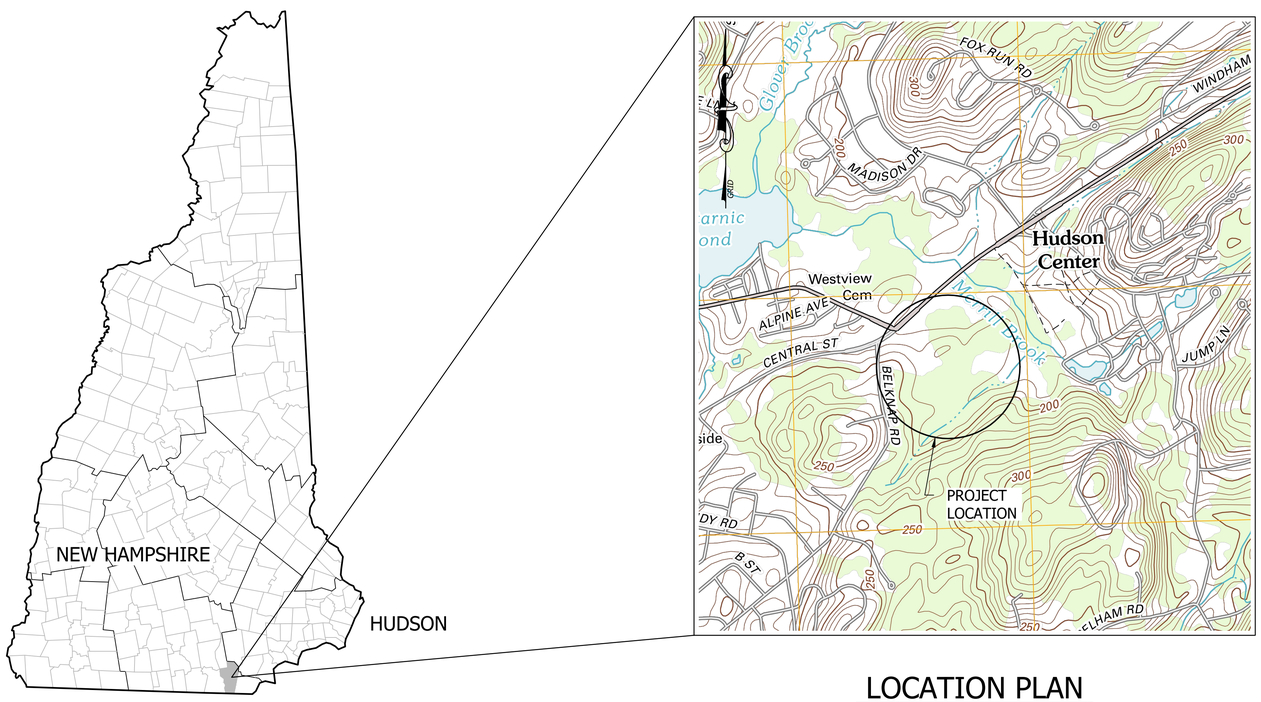
THIS PROJECT SHALL COMPLY WITH ALL CONDITIONS OF ALL PERMITS FOR THE PROJECT. COPIES OF THESE PERMITS MAY BE REQUESTED FROM THE VERDANTAS OFFICE IN NEW LONDON, NH. PERMITS LISTED BELOW ARE REPRESENTATIVE OF PROJECT PERMITTING COLLECTED BY VERDANTAS. ALL REQUIRED PERMITS SHALL BE COLLECTED AND VERIFIED BY THE GENERAL CONTRACTOR.

NHDES	
ALTERATION OF TERRAIN	PENDING
SEWER CONNECTION	PENDING
WETLANDS IMPACT	PENDING
NHDOT	
DRIVEWAY PERMIT	PENDING
TOWN OF HUDSON	
WATER & SEWER CONNECTION	PENDING
ENVIRONMENTAL PROTECTION AGENCY	
CONSTRUCTION GENERAL PERMIT	PENDING

PROJECT SPECIFIC PERMIT NOTES:

1. DEVIATIONS FROM THE APPROVED CONSTRUCTION PLANS ARE PROHIBITED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER, PURSUANT TO ENV-WQ 1503.21.

PURSUANT TO Env-Wq 1503.21(c), FAILURE TO CONTACT THE ENGINEER (RYAN HUDOCK, PE; 603-444-4111; RHUDOCK@VERDANTAS.COM) FOR ON-SITE INSPECTIONS DURING CONSTRUCTION MAY RESULT IN RE-WORK OR REPAIR SOLELY AT THE CONTRACTOR'S EXPENSE.



LOCATION PLAN

SCALE: 1" = 1000'

WE CERTIFY THAT THE HUDSON PLANNING BOARD GAVE THIS SITE PLAN FINAL APPROVAL ON AND THAT THE BOARD FOUND THAT ALL CONDITIONS PRECEDENT TO FINAL APPROVAL HAD BEEN SATISFIED.

FINAL SITE PLAN
APPROVED
PLANNING BOARD
Hudson, New Hampshire

DATE _____ CHAIRMAN _____

OWNER SIGNATURES:

_____ _____

_____ _____

_____ DATE:

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

STATE OF NEW HAMPSHIRE
RYAN HUDOCK
No.17777
LICENSED
PROFESSIONAL ENGINEER

ENGINEER & SURVEYOR:

verdantas

34 SCHOOL STREET
LITTLETON, NH 03561
(603) 444-4111

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
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C2.4 ROAD PLAN & PROFILE 1 OF 2
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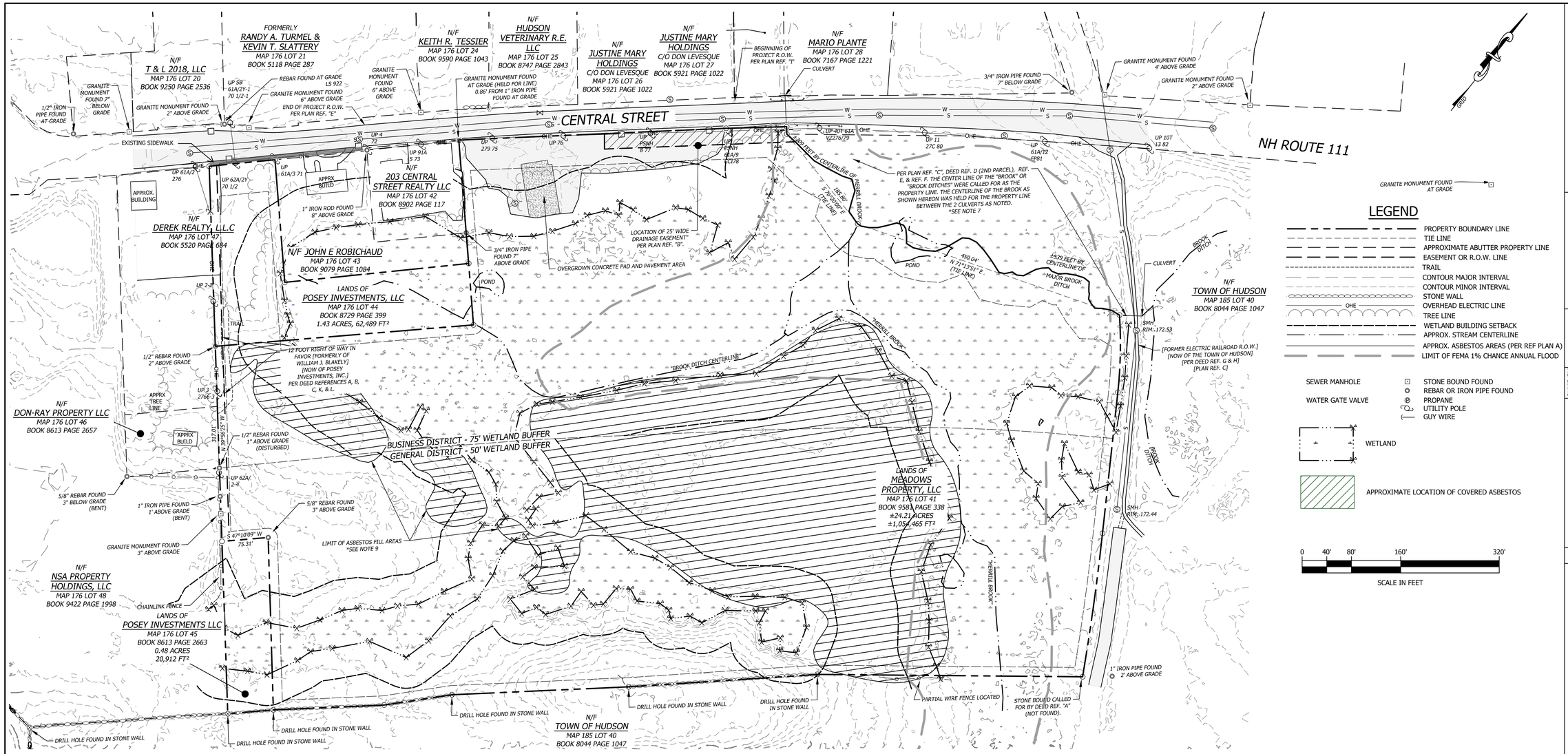
C3.1 SEWER DETAILS
C3.2 WATER DETAILS
C3.3 CONSTRUCTION DETAILS
C3.4 CONSTRUCTION SEQUENCING PLAN

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
L2.4 –LIGHTING PHOTOMETRICS PLAN
L3.0 – LANDSCAPE & LIGHTING DETAILS
L3.1 – LANDSCAPE & LIGHTING DETAILS
L3.2 – LANDSCAPE & LIGHTING DETAILS
L3.3 – LANDSCAPE & LIGHTING DETAILS

ARCHITECTURAL:
AC1 – AC18 (BUILDINGS A, B, C, & D)



LEGEND

- PROPERTY BOUNDARY LINE
- TIE LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- EASEMENT OR R.O.W. LINE
- TRAIL
- CONTOUR MAJOR INTERVAL
- CONTOUR MINOR INTERVAL
- STONE WALL
- OVERHEAD ELECTRIC LINE
- TREE LINE
- WETLAND BUILDING SETBACK
- APPROX. STREAM CENTERLINE
- APPROX. ASBESTOS AREAS (PER REF PLAN A)
- LIMIT OF FEMA 1% CHANCE ANNUAL FLOOD
- SEWER MANHOLE
- WATER GATE VALVE
- STONE BOUND FOUND
- REBAR OR IRON PIPE FOUND
- PROPANE
- UTILITY POLE
- GUY WIRE
- WETLAND
- APPROXIMATE LOCATION OF COVERED ASBESTOS

0 40' 80' 160' 320'

SCALE IN FEET

REFERENCE DEEDS

A. "KONIS CORPORATION TO POSEY INVESTMENTS, LLC" DATED FEBRUARY 19 2015 AND RECORDED IN THE H.C.R.D. BOOK 8729 PAGE 399.
B. "BDK DEVELOPERS TO POSEY INVESTMENTS, LLC" DATED OCTOBER 18, 2013 AND RECORDED IN THE H.C.R.D. BOOK 8613 PAGE 2663.
C. "GPR REALTY, LLC TO MEADOWS PROPERTY, LLC" DATED JANUARY 9, 2022 AND RECORDED IN THE H.C.R.D. BOOK 9581 PAGE 338.
D. "HENRY C. BROWN TO JOHN T. BENSON & WINNIFRED V. GRIFFIN" DATED NOVEMBER 2, 1934 AND RECORDED IN THE H.C.R.D. BOOK 934 PAGE 558.
E. "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.
F. "JOSEPH BOULANGER TO JOHN WOLLEN" DATED NOVEMBER 28, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 177.
G. "LEWIS E. MOORE TO JOHN T. BENSON & WINNIFRED V. GRIFFIN" DATED MAY 13, 1933 AND RECORDED IN THE H.C.R.D. BOOK 943 PAGE 146.
H. "MASSACHUSETTS TRANSPORTATION COMPANY TO JOHN T. BENSON, INC"DATED NOVEMBER 6, 1943 AND RECORDED IN THE H.C.R.D. BOOK 1055 PAGE 138.
I. "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.
J. "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.
K. "PERLEY B. SMITH TO WILLIAM J. BLAKELY" DATED SEPTEMBER 17, 1948 AND RECORDED IN THE H.C.R.D BOOK 1200 PAGE 281.
L. "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.

REFERENCE PLANS

A. "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.
B. "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.
C. "PLAN BENSON'S WILD ANIMAL FARM HUDSON, N.H.", DATED DECEMBER 2, 1943, SCALE: 1"=200', PREPARED BY S. C. CALDWOOD ENGINEER, AND RECORDED AT THE H.C.R.D PLAN BOOK #697.
D. "PLAN OF LAND OF THE MEADOWS, INC.; JOHN WOLLEN;, L. J. & R. M. PELLETIER;, A. & M. PELLETIER,; EVANGELLIA 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.
E. "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.
F. "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 #22833.
G. "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 #22834.
H. "PLAN OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. S28(6)", DATED JANUARY 19, 1960, SCALE: 1"=50', AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S 3791-B.
I. PLAN OF PROPOSED FEDERAL AID URBAN PROJECT MG-M-5229 (011)", DATED JULY 20, 1984, AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S-3961.
J. "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

1. OWNERS OF RECORD:

TAX MAP 176 LOT 41	TAX MAP 176 LOT 44	TAX MAP 176 LOT 45
MEADOW PROPERTY, LLC	POSEY INVESTMENTS, LLC	POSEY INVESTMENTS, LLC
BOOK 9581 PAGE 338	BOOK 8729 PAGE 399	BOOK 8613 PAGE 2663

2. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN MAY & JUNE 2024 USING A CARLSON BRX-7 GNSS.
3. 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.
4. TOPOGRAPHY AS SHOWN HEREON IS BASED UPON BARE EARTH DEM FILES PROVIDED BY THE STATE OF NEW HAMPSHIRE DATED 2012.
5. 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 33011C0518D DATED SEPTEMBER 25, 2009. THE APPROXIMATE FLOOD ZONE A LIMITS AS SHOWN HEREON ARE BASED UPON INTERPOLATION OF SAID FEMA MAP AND FEMA GIS.
6. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INTERPOLATION OF SURFACE STRUCTURES & RECORD PLANS.
7. 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.
8. WETLANDS AS SHOWN HEREON WERE DELINEATED BY CAITLIN BANASZAK, CWS OF HORIZONS ENGINEERING, INC. IN MAY 2024 AND LOCATED DURING FIELD SURVEY.
9. 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.
10. 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.
11. 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

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:

1. 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."
2. U.S. ARMY CORPS OF ENGINEERS. 2012. "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-09-19."
3. 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.
4. 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."
5. 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.
6. 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.

STATE OF NEW HAMPSHIRE
CAITLIN BANASZAK
1/25/26
No. 311
CERTIFIED WETLAND SCIENTIST

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*

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

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

No.	REVISION
	PRELIMINARY NOT FOR CONSTRUCTION

HUDSON-HILLSBOROUGH-NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS MIXED USE DEVELOPMENT

EXISTING CONDITIONS PLAN

DATE 1/23/2026

SCALE 1" = 80'

SHEET C1.0

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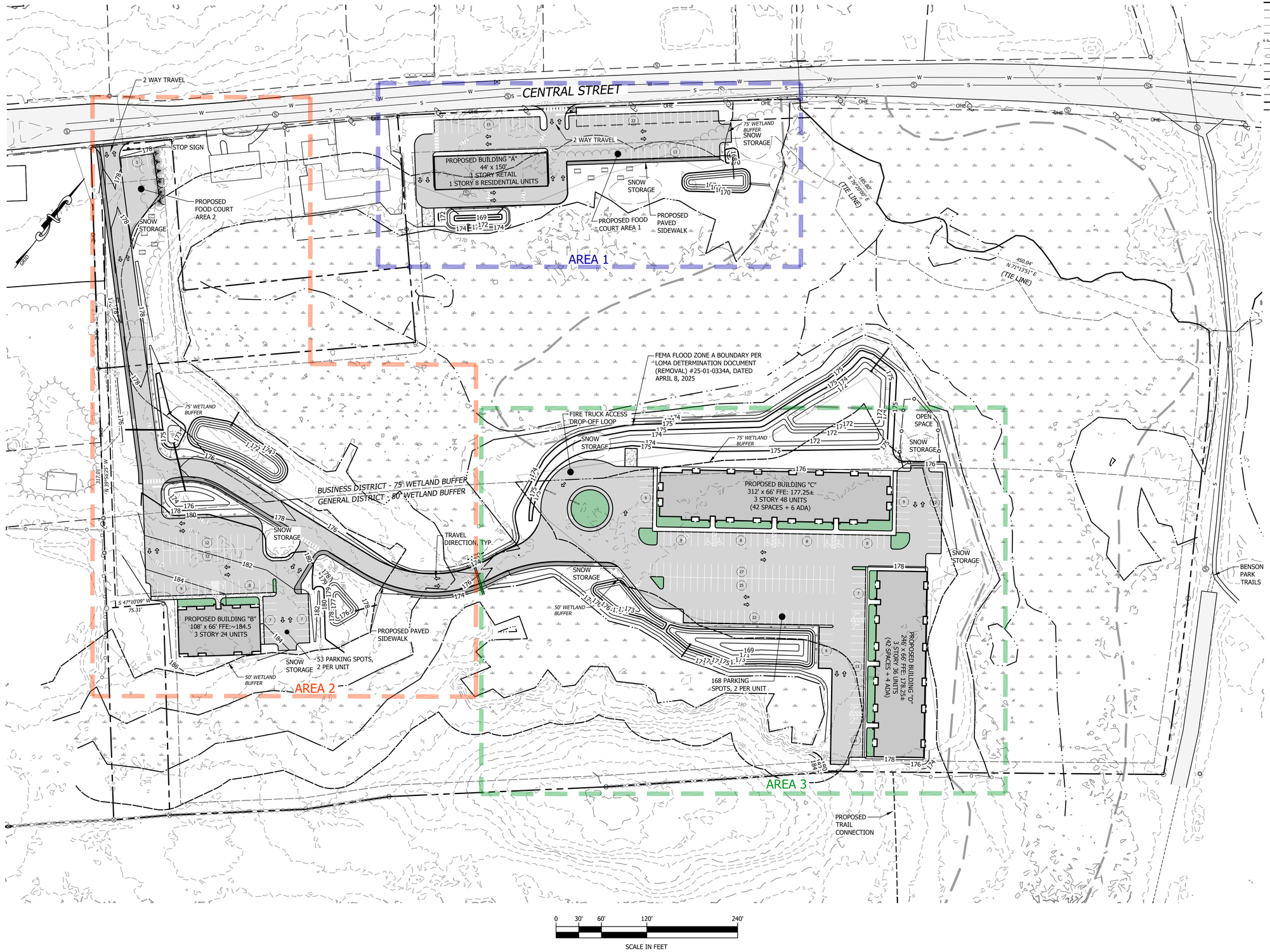

LEGEND

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

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

RYAN HUDOCK
STATE OF NEW HAMPSHIRE – RYAN HUDOCK No. 17777 – PROFESSIONAL ENGINEER
P.E. 17777
STATE: NH

DESIGNED BY	RJH
DRAWN BY	DMW
CHECKED BY	WTD
PROJECT NO.	240197

CHK'D BY
DATE

REVISION
No.

PRELIMINARY
NOT FOR
CONSTRUCTION

HUDSON-HILLSBOROUGH-NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
OVERALL SITE PLAN

DATE 3/3/2026

SCALE 1" = 60'

SHEET C2.0

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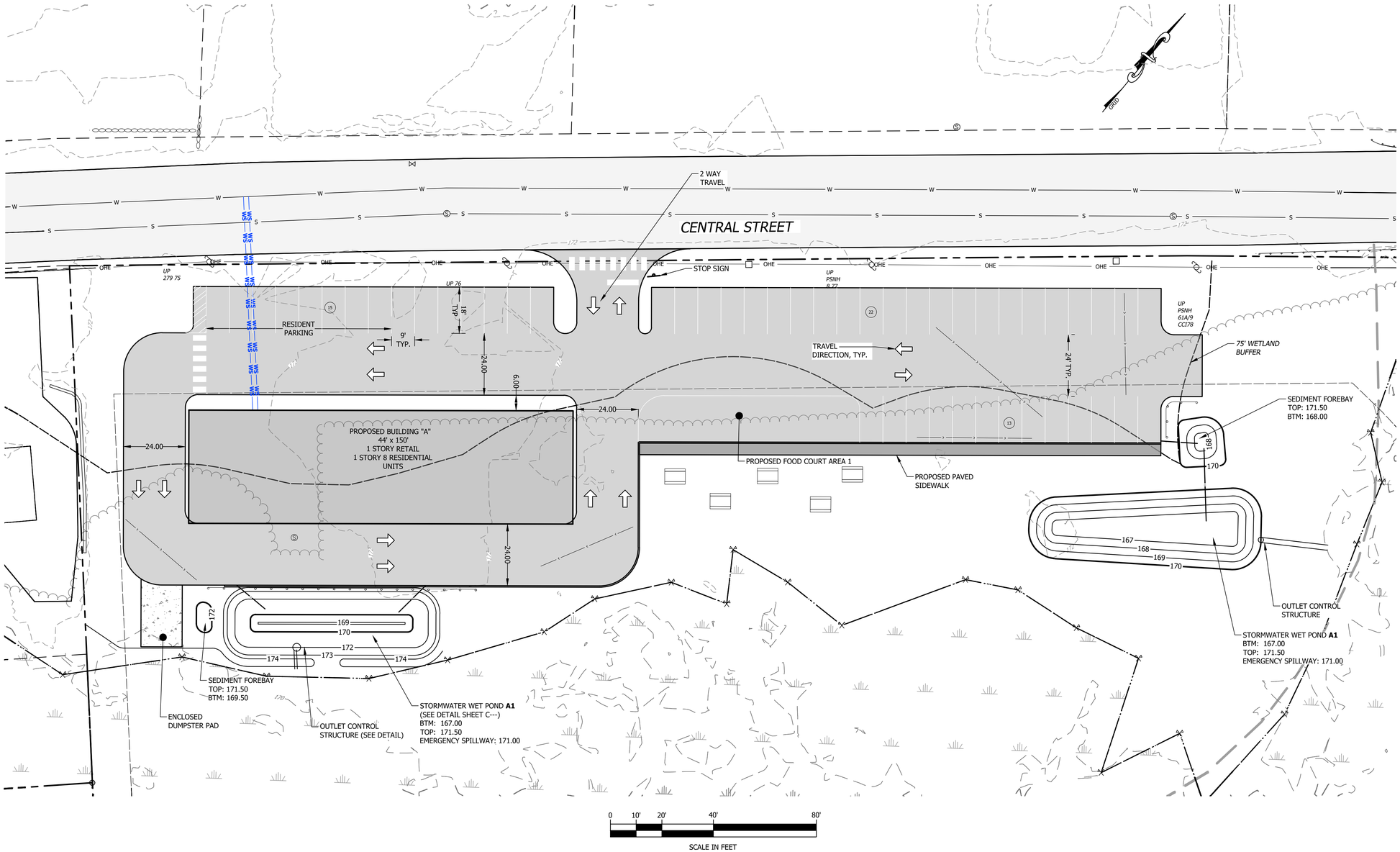

LEGEND

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- 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

NOTE:

ALL STORMWATER BASINS WITH A DEPTH OF 4 FEET OR MORE SHALL HAVE A 4' TALL PERIMETER FENCE.

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

RYAN HUDOCK
STATE OF NEW HAMPSHIRE
RYAN HUDOCK
No. 17777
PROFESSIONAL ENGINEER
P.E. 17777
STATE: NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
RJH	DMW	WTD	240197

CHK'D BY
DATE

No.	REVISION

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HUDSON-HILLSBOROUGH-NEW HAMPSHIRE

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

DATE 3/3/2026

SCALE 1" = 20'

SHEET C2.1

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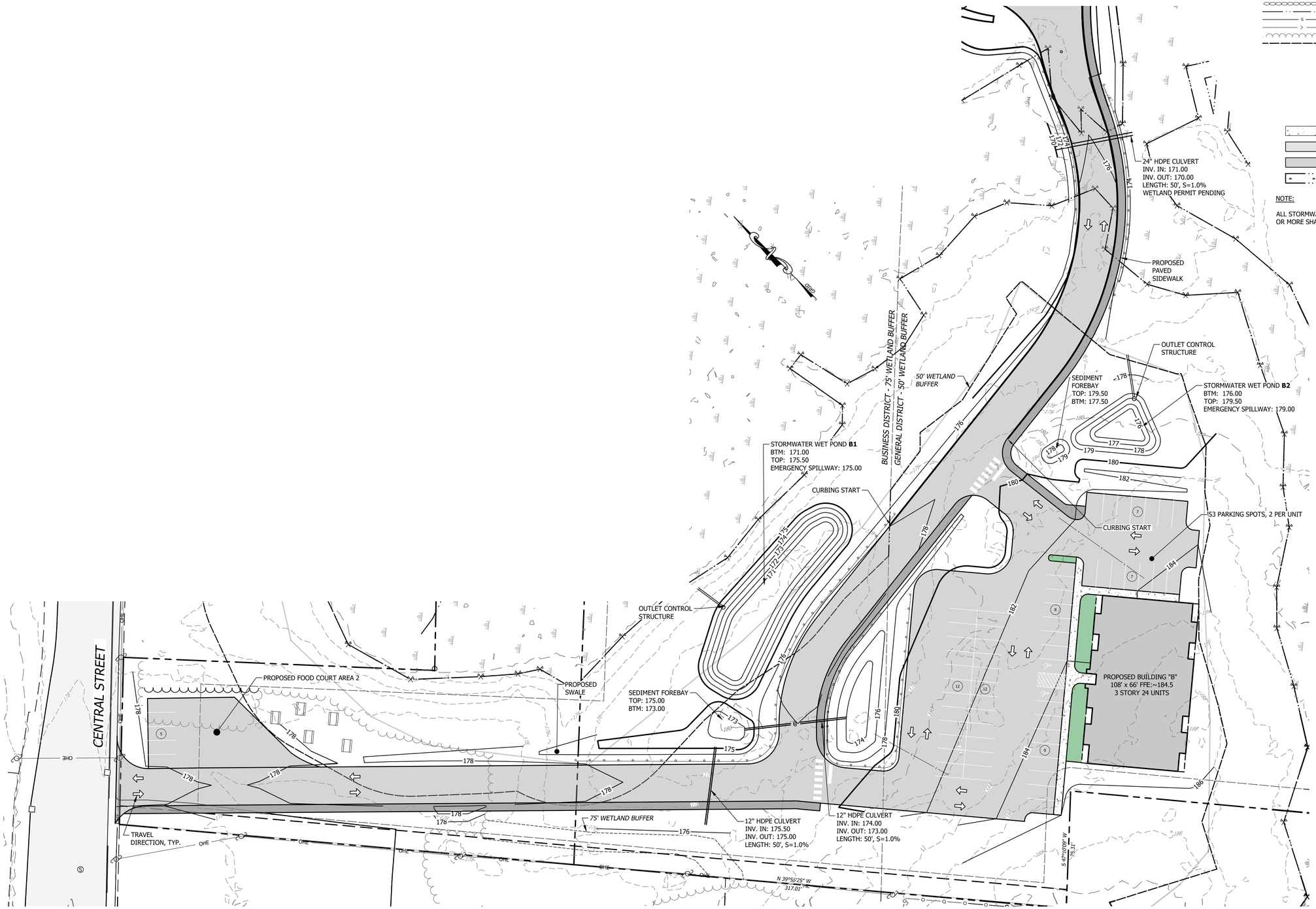

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- WETLAND

NOTE:

ALL STORMWATER BASINS WITH A DEPTH OF 4 FEET OR MORE SHALL HAVE A 4' TALL PERIMETER FENCE.

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RYAN HUDOCK
STATE OF NEW HAMPSHIRE - RYAN HUDOCK No. 17777 - PROFESSIONAL ENGINEER
P.E. 17777
STATE:NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
RJH	DMW	WTD	240197

No.	REVISION	CHK'D BY	DATE
	PRELIMINARY NOT FOR CONSTRUCTION		

HUDSON–HILLSBOROUGH–NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS MIXED USE DEVELOPMENT

GRADING PLAN - AREA 2

DATE 3/3/2026

SCALE 1" = 30'

SHEET C2.2

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING MAJOR CONTOUR (10')
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RYAN HUDOCK No. 17777
P.E. 17777
STATE:NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
RJH	DMW	WTD	240197

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HUDSON–HILLSBOROUGH–NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
GRADING PLAN - AREA 3

DATE 3/3/2026

SCALE 1" = 30'

SHEET C2.3

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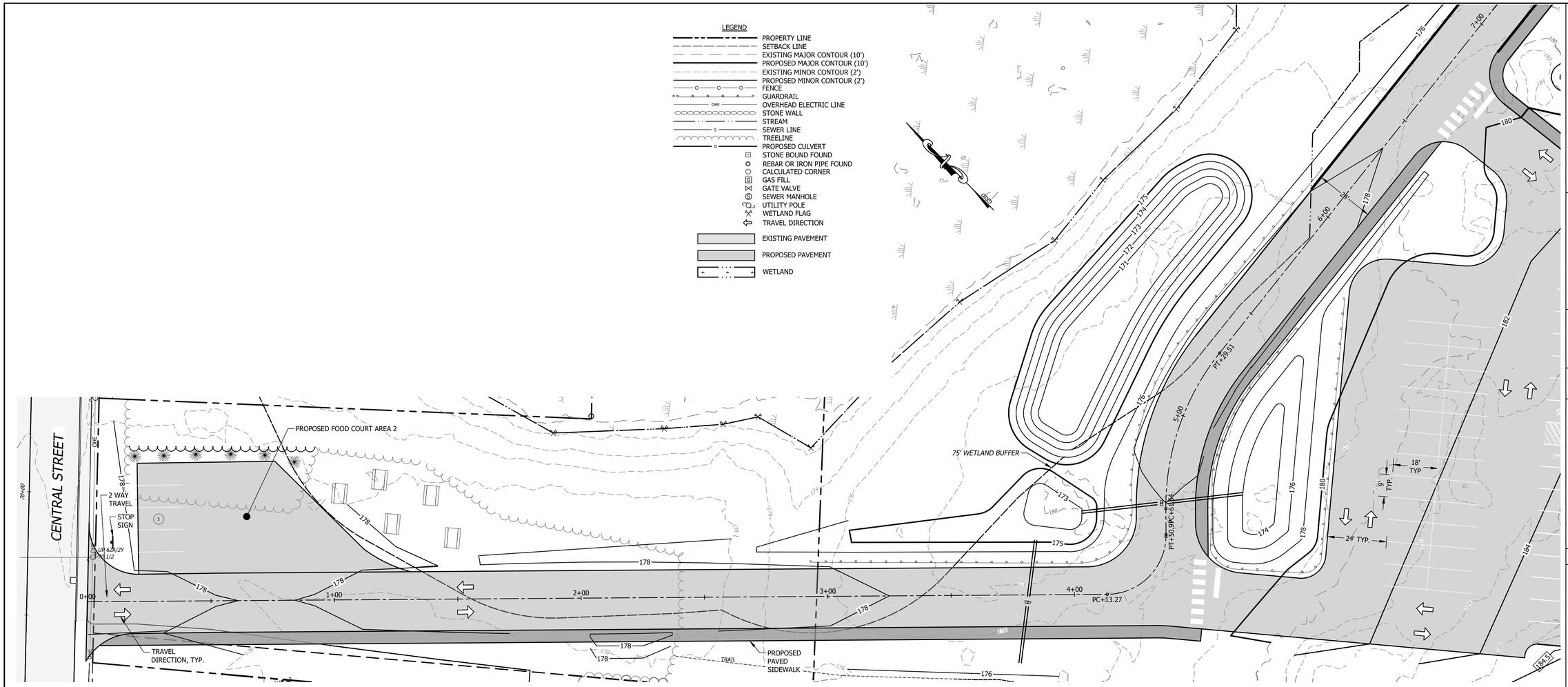
LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING MAJOR CONTOUR (10')
- PROPOSED MAJOR CONTOUR (10')
- EXISTING MINOR CONTOUR (2')
- PROPOSED MINOR CONTOUR (2')
- FENCE
- GUARDRAIL
- OHE — OVERHEAD ELECTRIC LINE
- STONE WALL
- STREAM
- S — SEWER LINE
- TREELINE
- D — PROPOSED CULVERT
- STONE BOUND FOUND
- REBAR OR IRON PIPE FOUND
- CALCULATED CORNER
- GAS FILL
- GATE VALVE
- SEWER MANHOLE
- UTILITY POLE
- WETLAND FLAG
- TRAVEL DIRECTION
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- WETLAND



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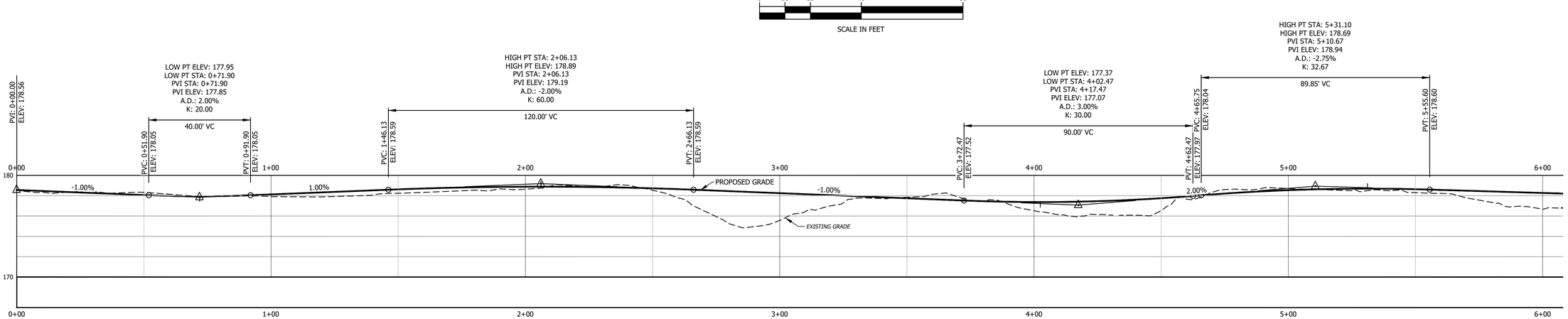
SCALE IN FEET



0 10H 20H 40H 80H
0 2.5V 5V 10V 20V
SCALE IN FEET

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

RYAN HUDOCK
STATE NH
P.E. 17777

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

No.	REVISION
	PRELIMINARY NOT FOR CONSTRUCTION

HUDSON~HILLSBOROUGH~NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
ROAD PLAN & PROFILE 1 OF 2

DATE 3/3/2026

SCALE AS NOTED

SHEET C2.4

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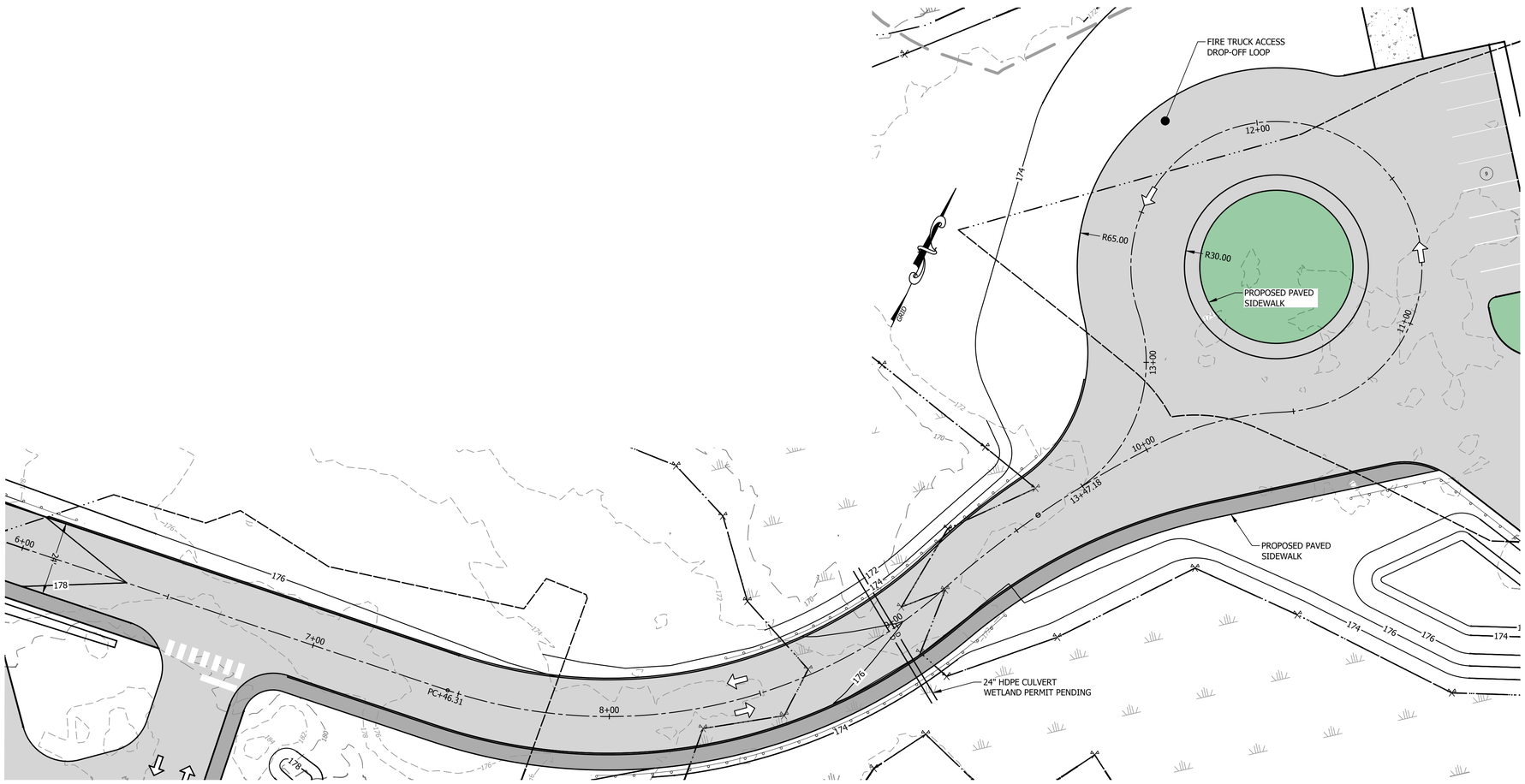
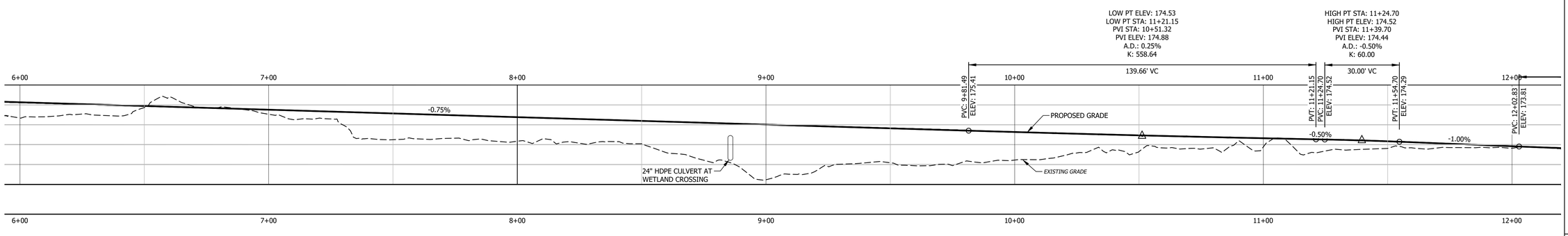


0 10 20 40 80

SCALE IN FEET



0 15H 30H 60H 120H

0 3.75V 7.5V 15V 30V

SCALE IN FEET

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RYAN HUDOCK
STATE OF NEW HAMPSHIRE - RYAN HUDOCK No. 17777 - PROFESSIONAL ENGINEER
P.E.17777
STATE:NH

DESIGNED BY	RJH
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PROJECT NO.	240197

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	PRELIMINARY NOT FOR CONSTRUCTION		

HUDSON~HILLSBOROUGH~NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
ROAD PLAN & PROFILE 2 OF 2

DATE 3/3/2026

SCALE AS NOTED

SHEET C2.5

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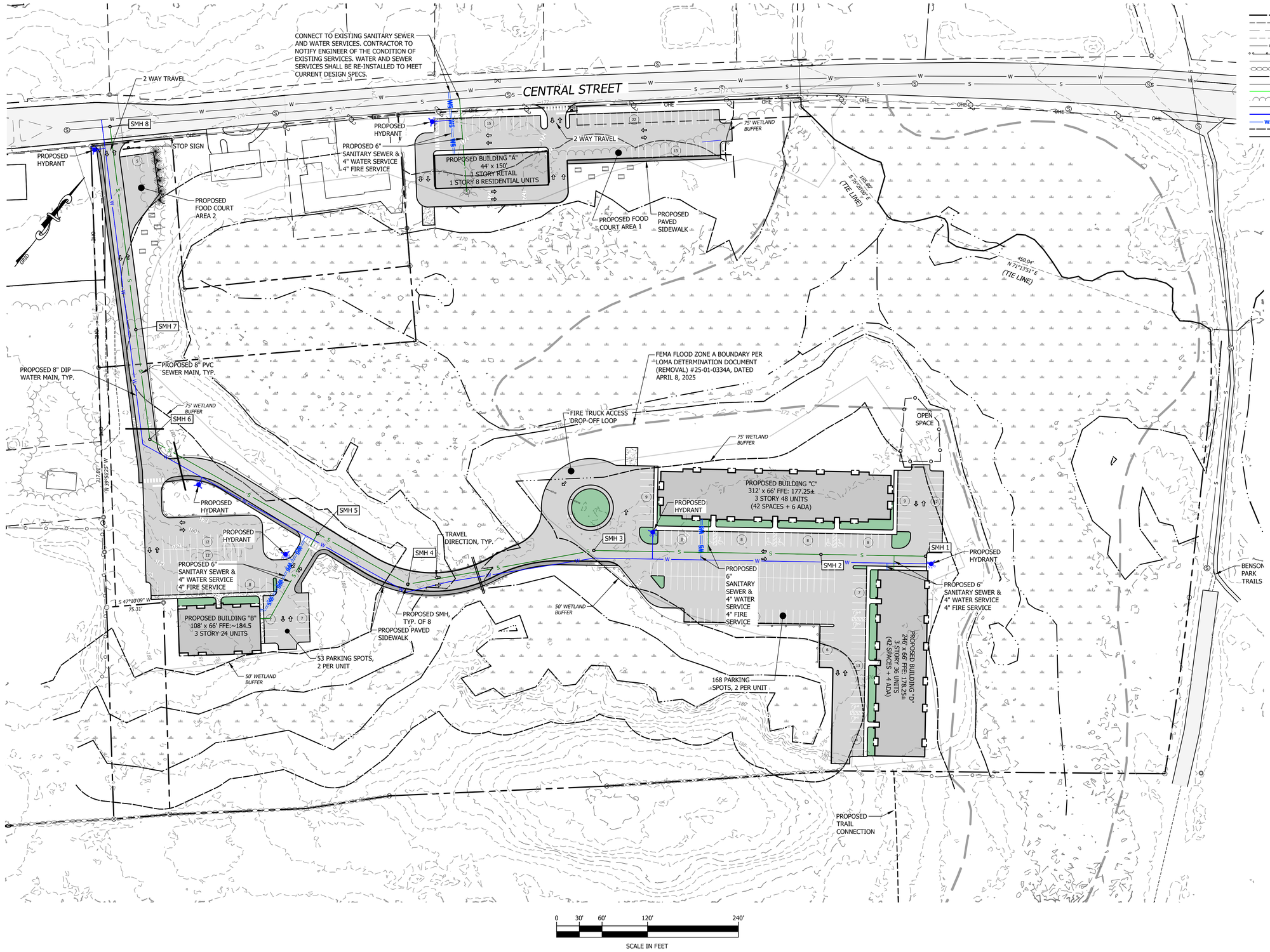

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STATE OF NEW HAMPSHIRE RYAN HUDOCK No. 17777 PROFESSIONAL ENGINEER
P.E. 17777
STATE: NH

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

No.	REVISION
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HUDSON-HILLSBOROUGH-NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS MIXED USE DEVELOPMENT

OVERALL UTILITY PLAN

DATE 3/3/2026

SCALE 1" = 60'

SHEET C2.6

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LEGEND

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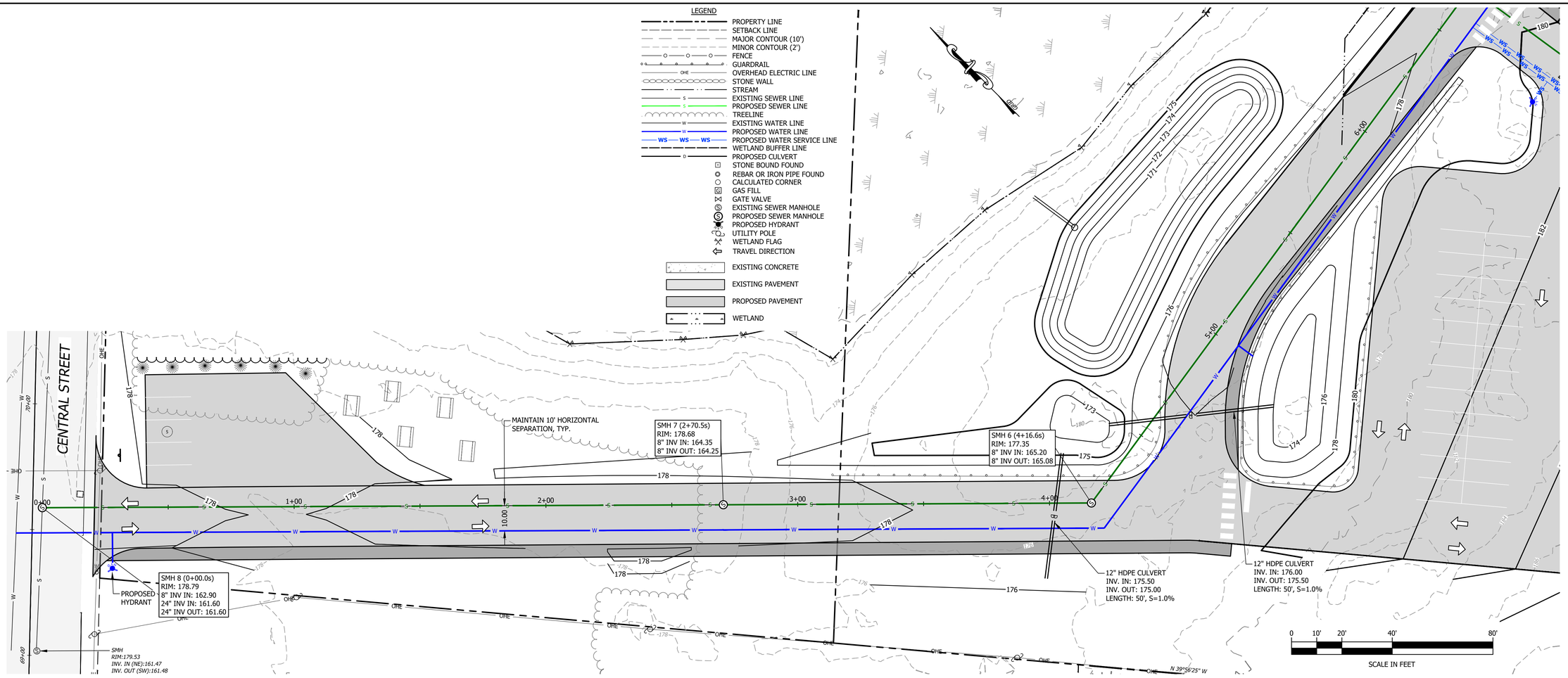

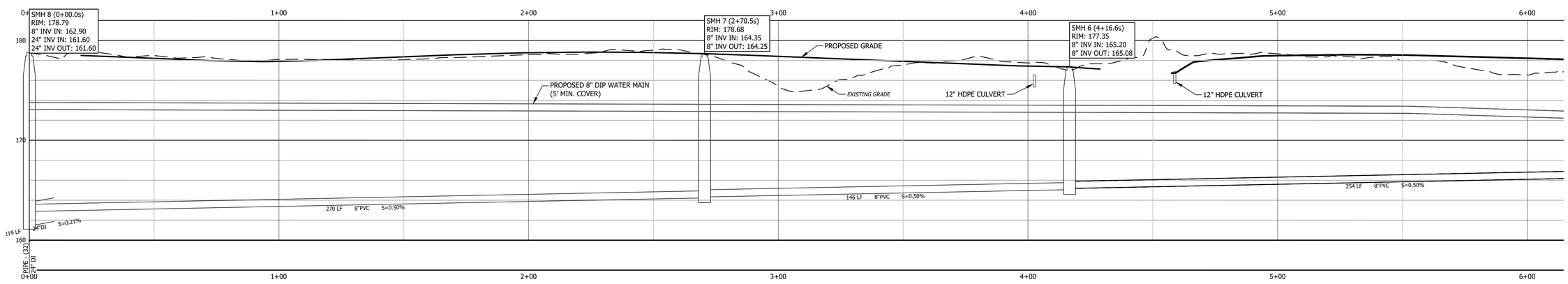

PROPOSED SEWER
STA: 0+00 to STA: 6+00

0 10H 20H 40H 80H
0 2.5V 5V 10V 20V
SCALE IN FEET

verdantas
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LITTLETON, NH 03561
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RYAN HUDOCK
STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER
RYAN HUDOCK No. 17777
P.E. 17777
STATE:NH

DESIGNED BY	RJH
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PROJECT NO.	240197

No.	REVISION	CHK'D BY	DATE
	PRELIMINARY NOT FOR CONSTRUCTION		

HUDSON~HILLSBOROUGH~NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS MIXED USE DEVELOPMENT

UTILITY PLAN & PROFILE AREA 2

DATE 3/3/2026

SCALE AS NOTED

SHEET C2.7

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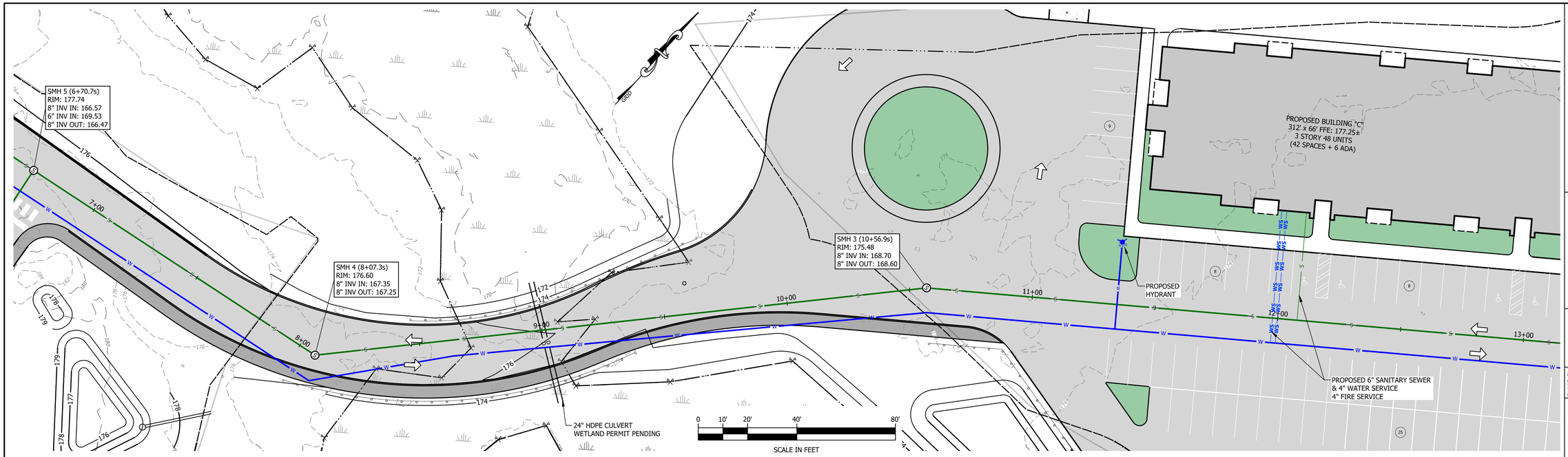

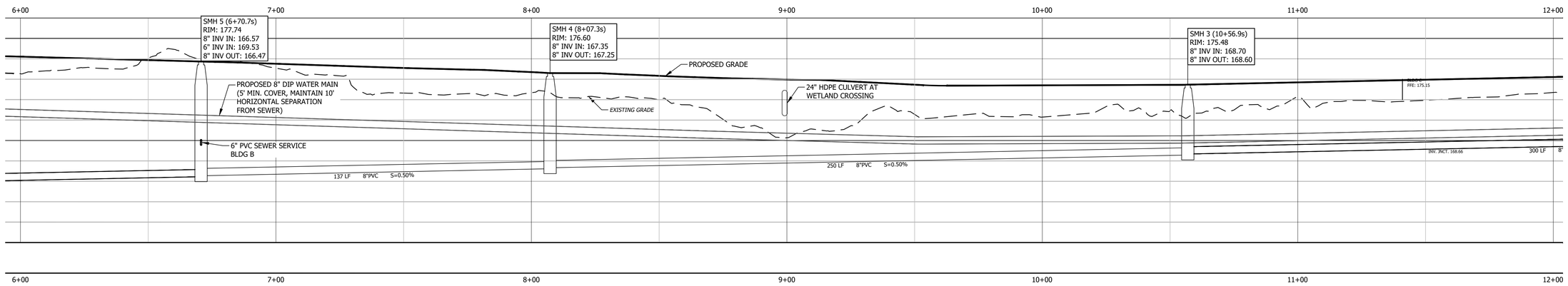

PROPOSED SEWER

STA: 6+00 to STA: 12+00

0 10H 20H 40H 80H

0 2.5V 5V 10V 20V

SCALE IN FEET

LEGEND

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verdantas
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LITTLETON, NH 03561
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P.E. 17777
STATE: NH

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

No.	REVISION
	PRELIMINARY NOT FOR CONSTRUCTION

HUDSON–HILLSBOROUGH–NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
UTILITY PLAN & PROFILE AREA 3 - 1 OF 2

DATE 3/3/2026

SCALE AS NOTED

SHEET C2.8

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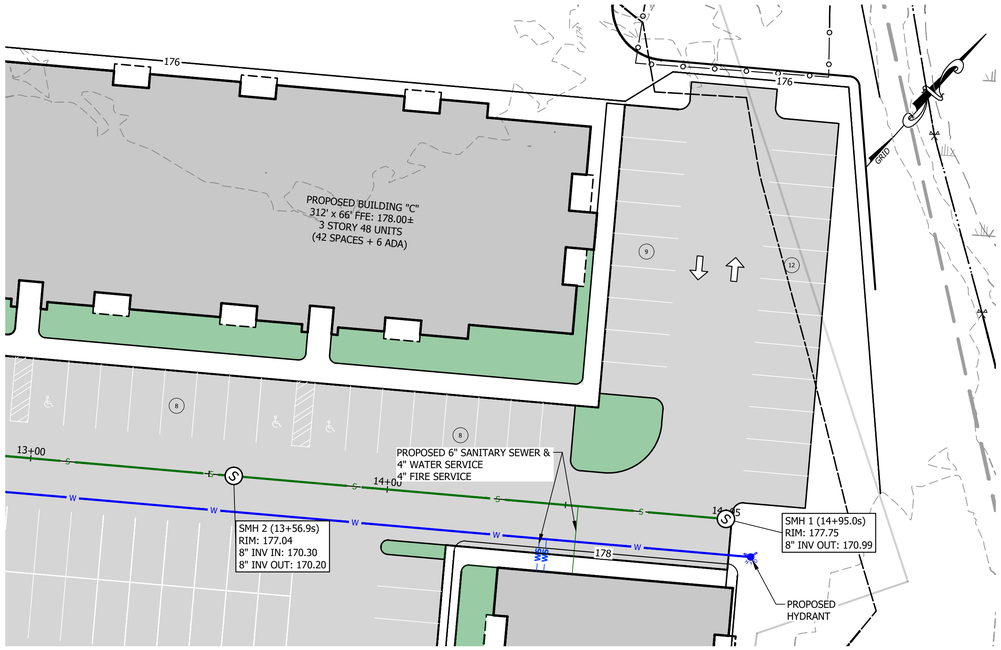

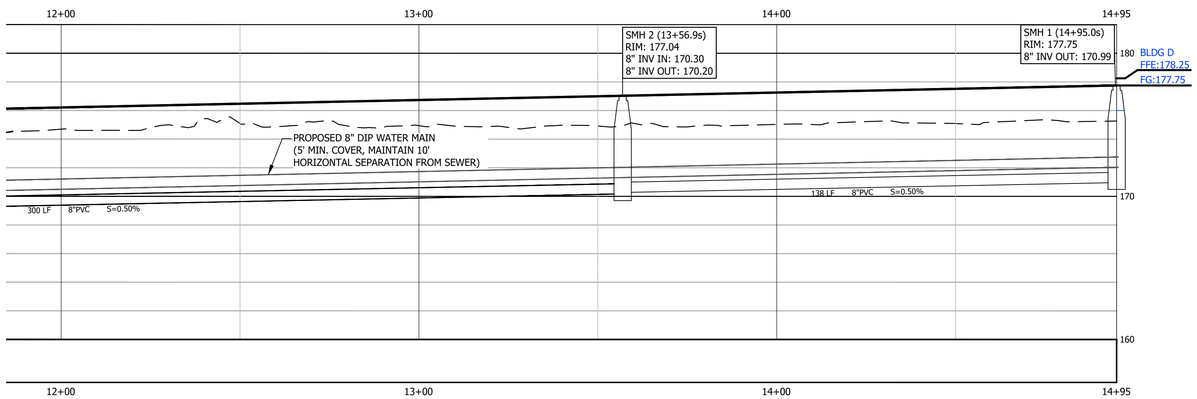

PROPOSED SEWER
STA: 12+00 to STA: 14+95

0 10H 20H 40H 80H
0 2.5V 5V 10V 20V
SCALE IN FEET

LEGEND

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RYAN HUDOCK
STATE OF NEW HAMPSHIRE - RYAN HUDOCK No. 17777 - PROFESSIONAL ENGINEER
P.E.17777
STATE:NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
RJH	DMW	WTD	240197

CHK'D BY	DATE	No.	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

DATE 3/3/2026
SCALE AS NOTED
SHEET C2.9

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SEEDING RECOMMENDATIONS

1. GRADING AND SHAPING

A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL 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 LIME 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.

(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10).

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.

C. SEEDING GUIDE:

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 SPILL-WAYS, 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	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR

D. SEEDING RATES:

	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 **OR**	15 **OR**	0.35 **OR**
	FLATPEA	30	0.75
	TOTAL:	40 **OR** 55	0.95 **OR** 1.35
C	TALL FESCUE	20	0.45
	FLATPEA	30	0.75
	TOTAL:	50	1.20

E. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO SEPTEMBER 15. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

F. TEMPORARY SEEDING RATES:

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 0.25 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.

4. MULCH

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

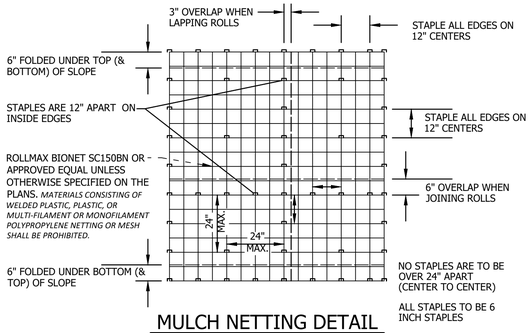
B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING.

5. MAINTENANCE TO ESTABLISH A STAND

A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.

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.

C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



MULCH NETTING DETAIL

SOURCE: USDA SOIL CONSERVATION SERVICE
NO SCALE

EROSION CONTROL GENERAL NOTES

A. KEEP SITE MODIFICATION TO A MINIMUM

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 EROSIVE ELEMENTS 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.

B. MINIMIZE POLLUTION OF WATER DURING CONSTRUCTION ACTIVITIES

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.

C. PROTECT AREA AFTER CONSTRUCTION.

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'.

D. INVASIVE SPECIES AND FUGITIVE DUST

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.

COLD WEATHER SITE STABILIZATION REQUIREMENTS

TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING ADDITIONAL STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1:

1. 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.
2. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS 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).
3. 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).
4. 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.
5. INSTALLATION OF EROSION CONTROL MATTING SHALL NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
6. 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.
7. 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.
8. 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.

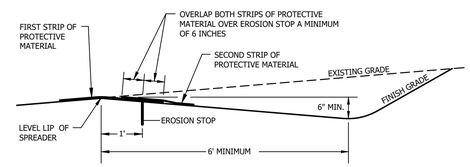
LEVEL LIP SPREADER INSTALLATION

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.

CONSTRUCTION SEQUENCE

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 OF UNCOVERED DISTURBED EARTH 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.

    AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    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.

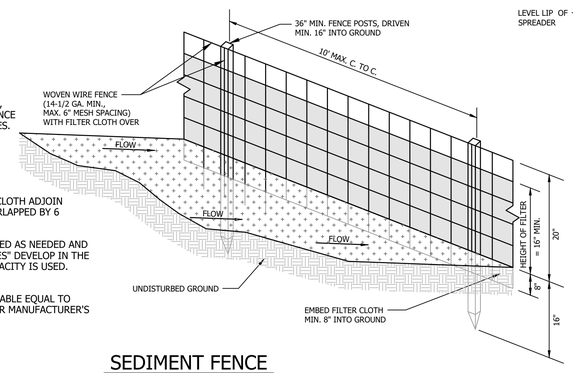


LEVEL SPREADER DETAIL

NO SCALE
SOURCE: ROCKINGHAM COUNTY CONSERVATION SERVICE

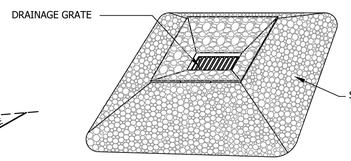
CONSTRUCTION NOTES FOR SEDIMENT FENCE

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 SILTSOXX SHALL BE CONSIDERED AN ACCEPTABLE EQUAL TO SEDIMENT FENCE IF INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

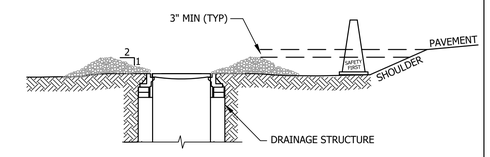


SEDIMENT FENCE

NO SCALE



PERSPECTIVE VIEW



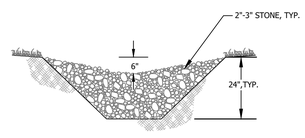
SECTION

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

CONSTRUCTION SPECIFICATIONS:
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.

CATCH BASIN INLET PROTECTION DETAIL

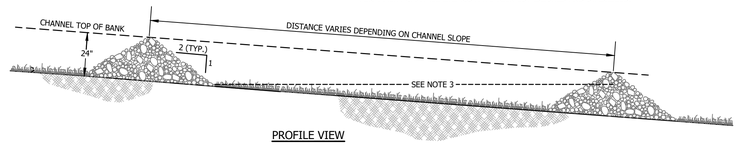
NO SCALE



SECTION VIEW

NOTES

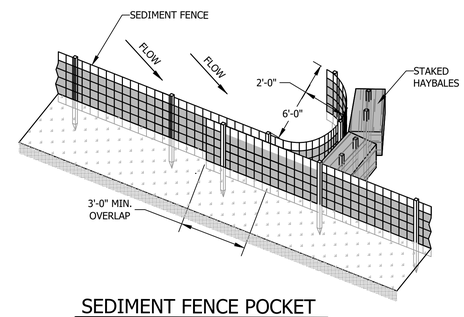
1. CONSTRUCT ROCK CHECK DAMS WHERE INDICATED ON THE PLANS OR AS NECESSARY.
2. CONSTRUCT SPILLWAY IN CENTER OF ROCK CHECK DAM 6" BELOW TOP OF CHANNEL.
3. THE MAXIMUM SPACING BETWEEN THE CHECK DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE SPILLWAY ELEVATION OF THE DOWNSTREAM CHECK DAM, THIS WILL VARY DEPENDING ON THE SLOPE OF THE CHANNEL.
4. ROCK CHECK DAMS SHALL CONSIST OF A WELL GRADED MIXTURE OF 2" - 3" STONE.
5. REMOVE ROCK CHECK DAMS AND ANY ACCUMULATED SILT IN CHANNEL ONCE PERMANENT CHANNEL LININGS HAVE BEEN ESTABLISHED AND STABILIZED.



PROFILE VIEW

ROCK CHECK DAM DETAIL

NO SCALE



SEDIMENT FENCE POCKET

NO SCALE

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

RYAN HUDOCK
STATE OF NEW HAMPSHIRE RYAN M. HUDOCK No. 17777 PROFESSIONAL ENGINEER
P.E.17777
STATE:NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
RJH	DMW	WTD	240197

CHK'D BY	DATE	No.	REVISION

PRELIMINARY NOT FOR CONSTRUCTION

HUDSON-HILLSBOROUGH-NEW HAMPSHIRE
207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
EROSION CONTROL NOTES & DETAILS

DATE 3/3/2026
SCALE AS NOTED
SHEET **C3.0**

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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	¾ INCH SCREEN
20-55% PASSING	⅜ 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

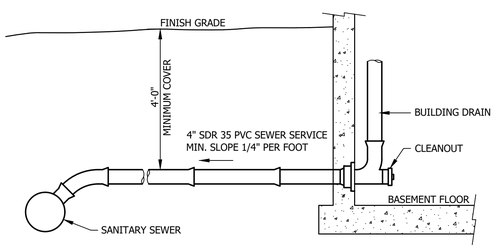
A. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.

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	¾ INCH SCREEN
20-55% PASSING	⅜ 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 ½ 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.

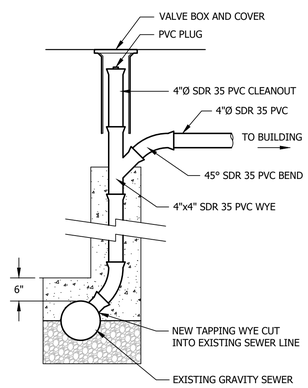
TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUNDED TO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

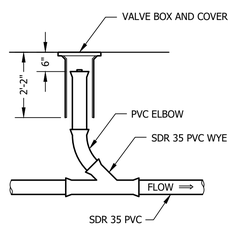
8. PIPE INSULATION AT STORM DRAIN CROSSING: INSTALL 2" THICK RIGID FOAM INSULATION OVER SEWER AT STORM DRAIN CROSSINGS, EXTEND INSULATION 4 FEET EITHER SIDE OF STORM DRAIN ALONG SEWER.



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

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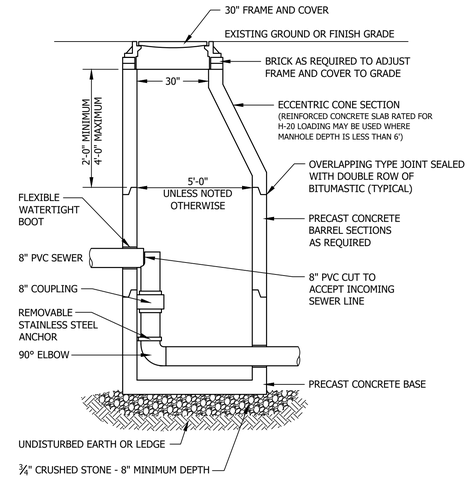
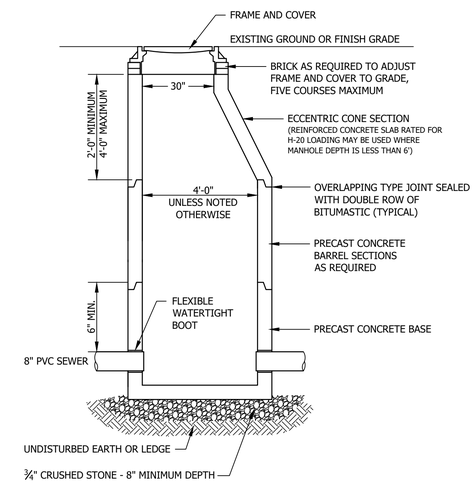


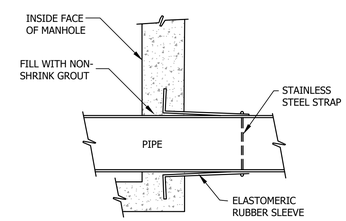
INSIDE DROP MANHOLE DETAIL

NOT TO SCALE

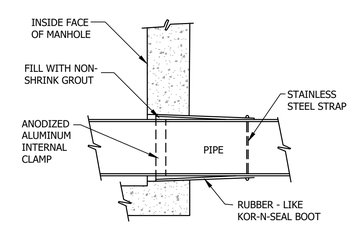


SANITARY SEWER MANHOLE DETAIL

NOT TO SCALE



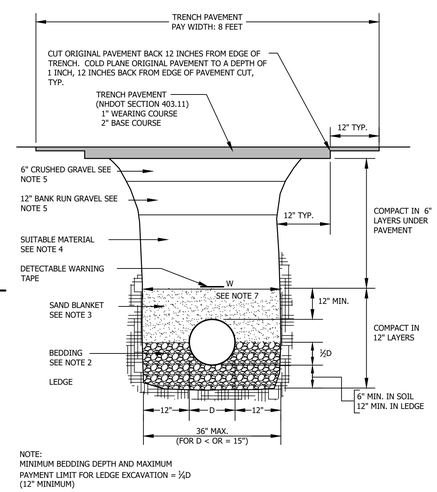
LOCK-JOINT FLEXIBLE MANHOLE SLEEVE



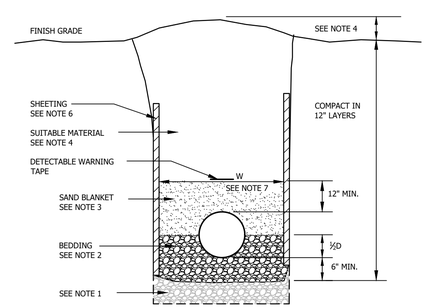
KOR-N-SEAL JOINT SLEEVE

JOINTING DETAILS

NOT TO SCALE



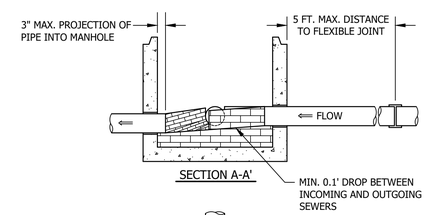
LEDGE/SUB PAVEMENT CONSTRUCTION

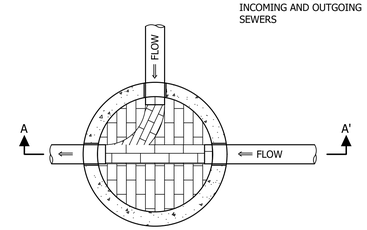


EARTH CONSTRUCTION
WITH OR WITHOUT SHEETING

STANDARD TRENCH SECTIONS

NOT TO SCALE





MANHOLE INVERT DETAILS

NOT TO SCALE

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

RYAN HUDOCK
STATE OF NEW HAMPSHIRE - RYAN HUDOCK No. 17777 - PROFESSIONAL ENGINEER
P.E. 17777
STATE:NH

DESIGNED BY	RJH
DRAWN BY	DMW
CHECKED BY	WTD
PROJECT NO.	240197

No.	REVISION	CHK'D BY	DATE
	PRELIMINARY NOT FOR CONSTRUCTION		

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

DATE	3/3/2026
SCALE	AS NOTED
SHEET	C3.1

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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	¾ INCH SCREEN
20-55% PASSING	⅜ 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 ½ 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

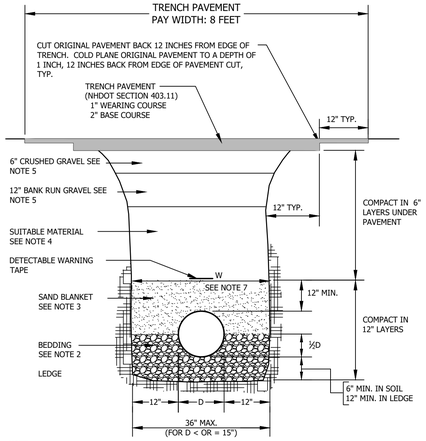
5. BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF SECTION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

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.

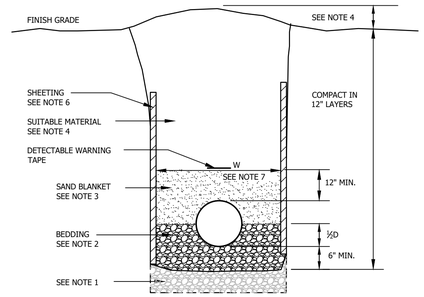
8. WATER/SEWER SEPARATION: WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER BY A MINIMUM OF 10 FEET HORIZONTALLY AND A MINIMUM OF 18 INCHES VERTICALLY, WITH THE WATER MAIN ABOVE THE SEWER.

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



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

LEDGE/SUB PAVEMENT CONSTRUCTION



EARTH CONSTRUCTION
WITH OR WITHOUT SHEETING

STANDARD TRENCH SECTIONS

NOT TO SCALE

- 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).

RESULTANT THRUST AT FITTINGS AT 100 PSI WATER PRESSURE

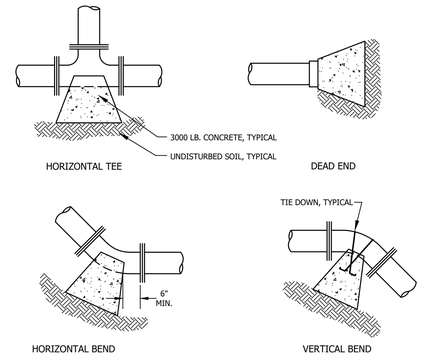
NOMINAL PIPE DIA. (INCHES)	TOTAL THRUST (POUNDS)				
	DEAD END	90° BEND	45° BEND	22½° BEND	11¼° BEND
4	1,810	2,559	1,385	706	355
6	3,739	5,288	2,862	1,459	733
8	6,433	9,097	4,923	2,510	1,261
10	9,677	13,685	7,406	3,776	1,897
12	13,685	19,353	10,474	5,340	2,683
14	18,385	26,001	14,072	7,174	3,604
16	23,779	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:

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

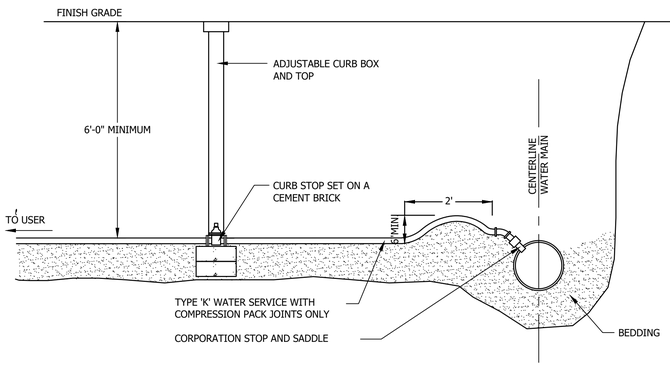
TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUE OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOIL ARE LISTED BELOW.

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



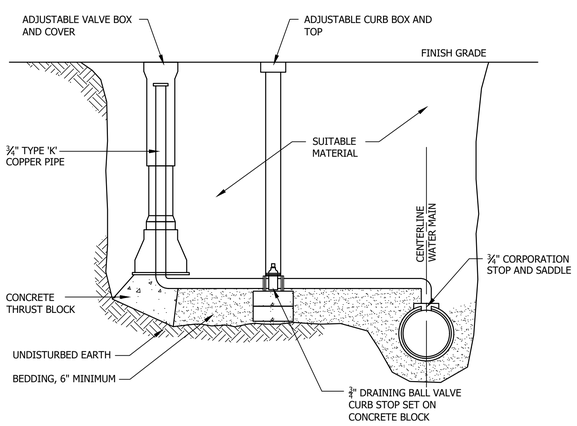
THRUST BLOCK NOTES & DETAILS

NOT TO SCALE



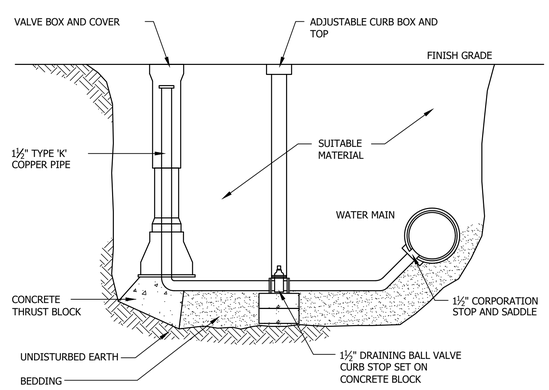
WATER SERVICE CONNECTION

NOT TO SCALE



AIR RELEASE DETAIL

NOT TO SCALE



BLOWOFF DETAIL

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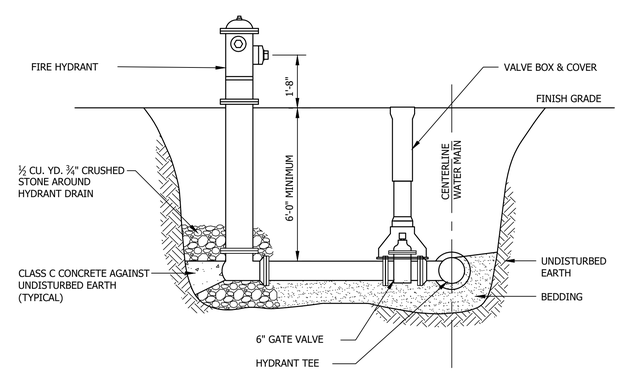

FIRE HYDRANT DETAIL

NOT TO SCALE

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

RYAN HUDOCK
STATE OF NEW HAMPSHIRE RYAN HUDOCK No. 17777 PROFESSIONAL ENGINEER
P.E. 17777
STATE: NH

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
RJH	DMW	WTD	240197

CHK'D BY	DATE

No.	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

DATE 3/3/2026
SCALE AS NOTED
SHEET C3.2

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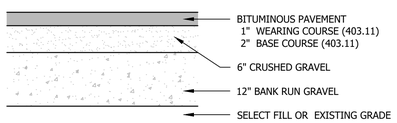
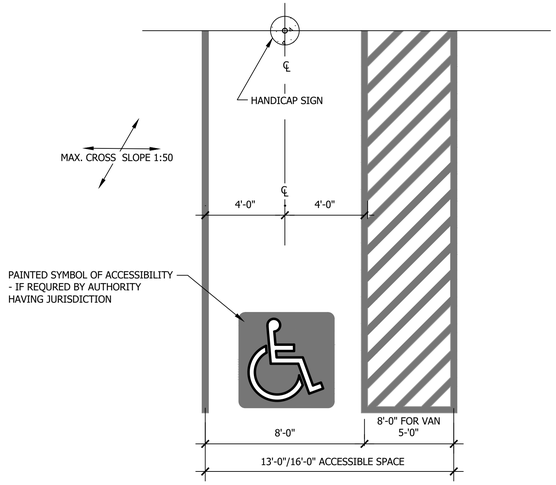


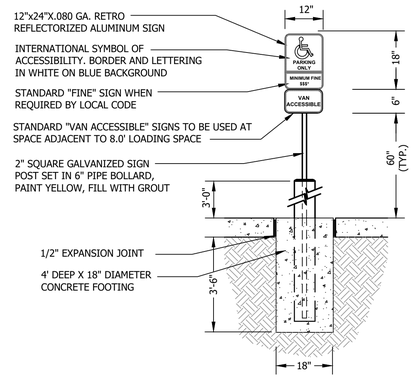
TYPICAL PAVEMENT SECTION

NOT TO SCALE



HANDICAP PARKING DETAIL

NOT TO SCALE

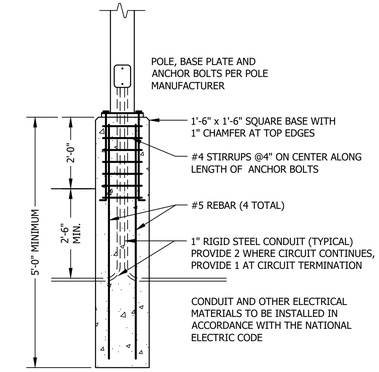


*INCLUDE ON ALL ACCESSIBLE SIGN POLES A SIGN INDICATING MINIMUM FINE OF $(FINE) FOR ILLEGAL PARKING. REFER TO LOCAL CODES FOR FINE AMOUNT.

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.

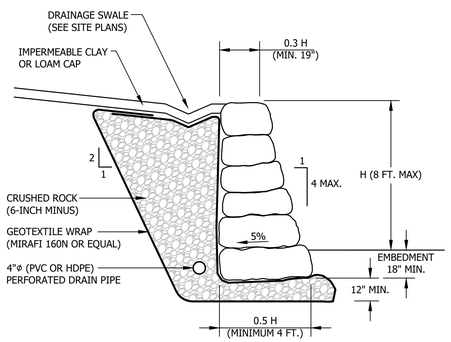
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



CONCRETE LIGHT BASE DETAIL

NOT TO SCALE



ROCKERY WALL DETAIL

NOT TO SCALE

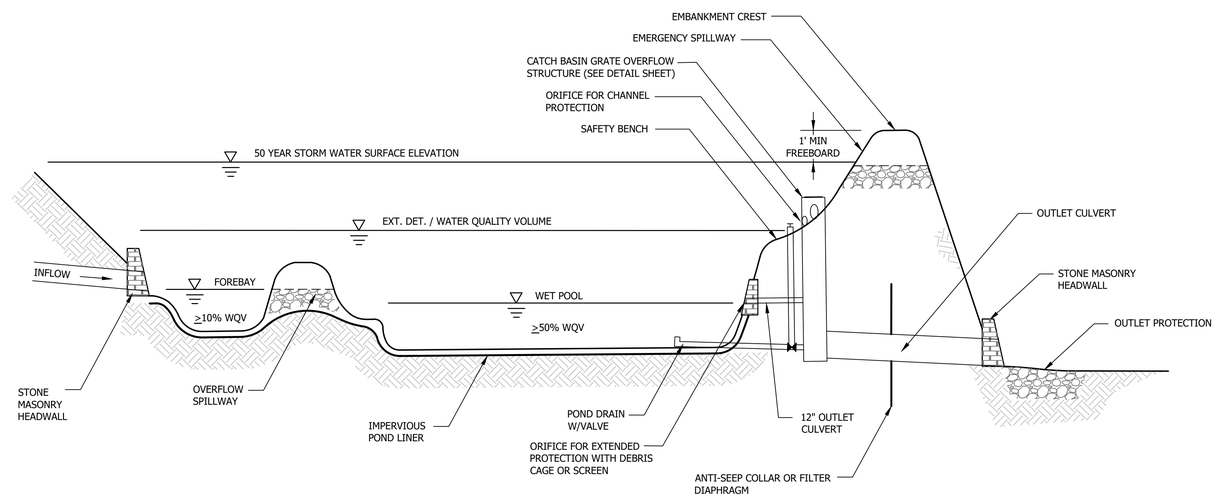
ROCKERY WALL NOTES

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-CFL/TD-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 ½ 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 4V:1H 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 BEWITHIN 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 PERMANENET 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

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

RYAN HUDOCK
STATE OF NEW HAMPSHIRE RYAN HUDOCK No. 17777 PROFESSIONAL ENGINEER
P.E. 17777
STATE:NH

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

REVISION

No.

PRELIMINARY NOT FOR CONSTRUCTION

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

DATE 3/3/2026

SCALE AS NOTED

SHEET C3.3

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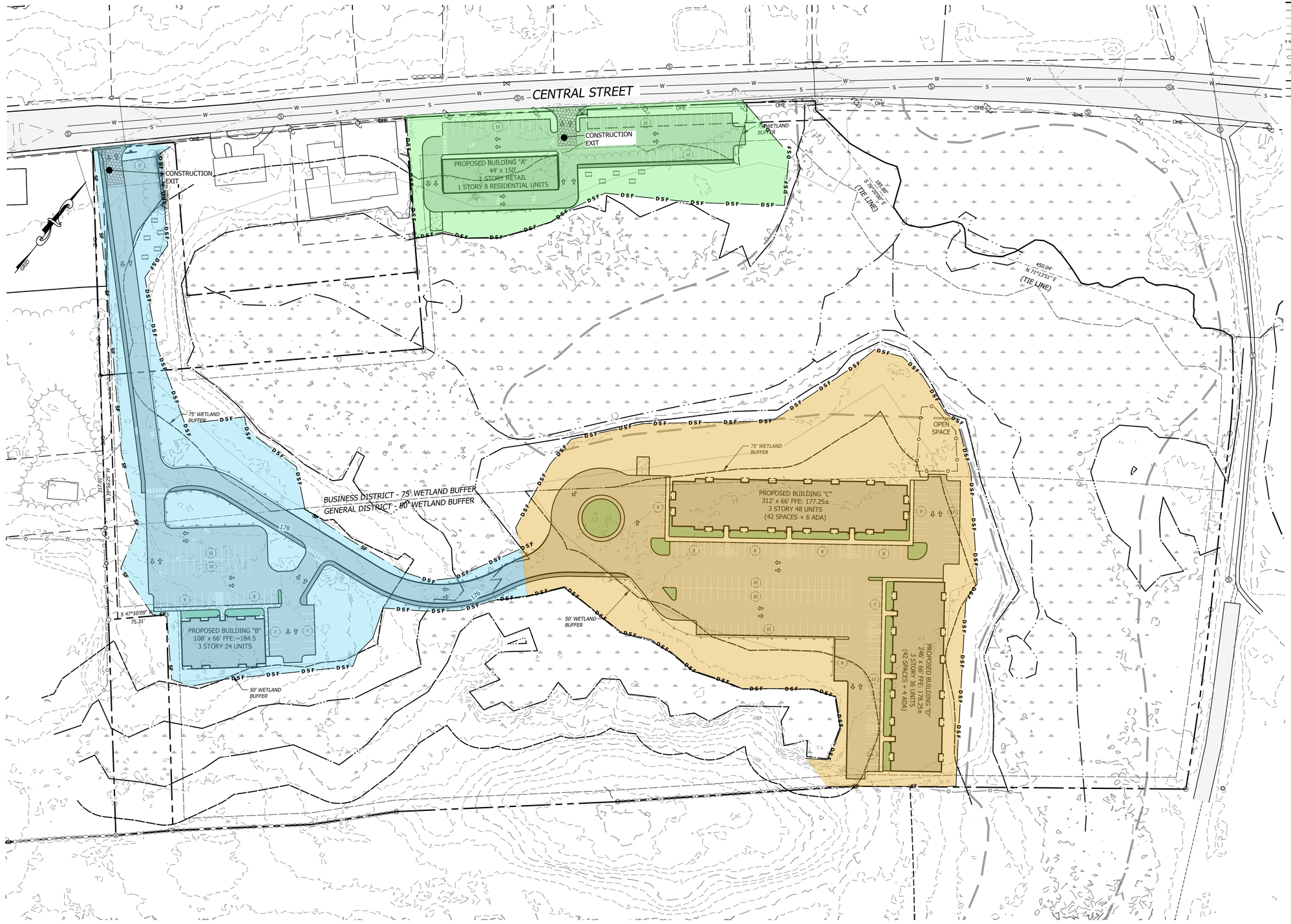

LEGEND

- PROPERTY LINE
- SETBACK LINE
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')
- FENCE
- GUARDRAIL
- OVERHEAD ELECTRIC LINE
- STONE WALL
- STREAM
- TREELINE
- WETLAND BUFFER LINE
- EROSION SILT FENCE
- EROSION SILT DOUBLE FENCE
- STONE BOUND FOUND
- REBAR OR IRON PIPE FOUND
- CALCULATED CORNER
- GAS FILL
- GATE VALVE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- UTILITY POLE
- WETLAND FLAG
- TRAVEL DIRECTION
- EXISTING CONCRETE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- WETLAND
- PHASE 1 (1.5 AC.)
- PHASE 2 (2.7 AC.)
- PHASE 3 (4.7 AC.)

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

RYAN HUDOCK
STATE OF NEW HAMPSHIRE
RYAN HUDOCK
No. 17777
CERTIFIED PROFESSIONAL ENGINEER
P.E. 17777
STATE: NH

DESIGNED BY	RJH
DRAWN BY	DMW
CHECKED BY	WTD
PROJECT NO.	240197

No.	REVISION	CHK'D BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

HUDSON~HILLSBOROUGH~NEW HAMPSHIRE

207 CENTRAL STREET - THE MEADOWS
MIXED USE DEVELOPMENT
CONSTRUCTION SEQUENCE PLAN

DATE	3/3/2026
SCALE	1" = 60'
SHEET	C3.4

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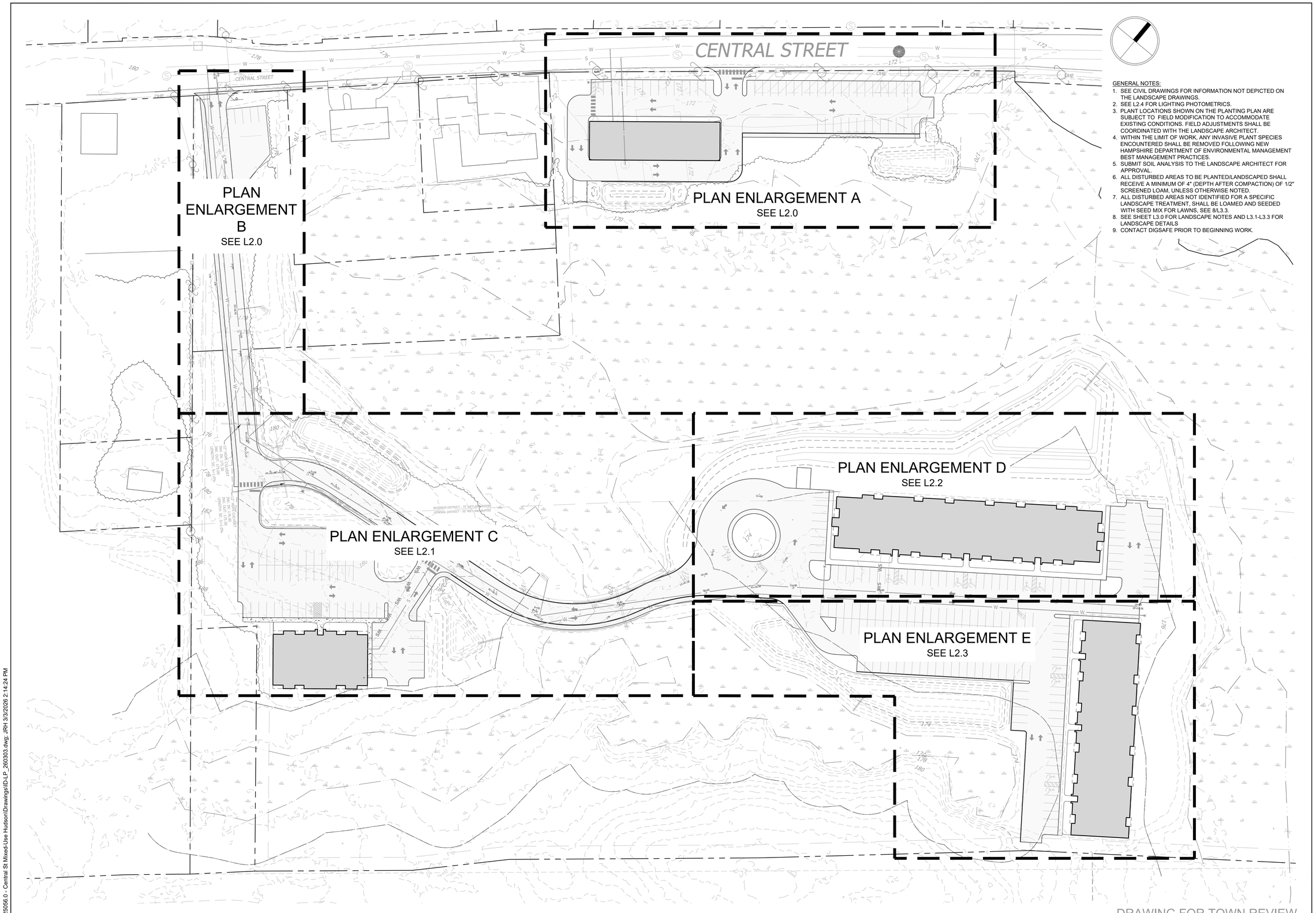

GENERAL NOTES:

1. SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
2. SEE L2.4 FOR LIGHTING PHOTOMETRICS.
3. 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.
4. WITHIN THE LIMIT OF WORK, ANY INVASIVE PLANT SPECIES ENCOUNTERED SHALL BE REMOVED FOLLOWING NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT BEST MANAGEMENT PRACTICES.
5. SUBMIT SOIL ANALYSIS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
6. ALL DISTURBED AREAS TO BE PLANTED/LANDSCAPED SHALL RECEIVE A MINIMUM OF 4" (DEPTH AFTER COMPACTION) OF 1/2" SCREENED LOAM, UNLESS OTHERWISE NOTED.
7. ALL DISTURBED AREAS NOT IDENTIFIED FOR A SPECIFIC LANDSCAPE TREATMENT, SHALL BE LOAMED AND SEEDED WITH SEED MIX FOR LAWNS, SEE 8/L3.3.
8. SEE SHEET L3.0 FOR LANDSCAPE NOTES AND L3.1-L3.3 FOR LANDSCAPE DETAILS
9. CONTACT DIGSAFE PRIOR TO BEGINNING WORK.

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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 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	MARCH 3, 2026
SCALE	SCALE: 1"=50'-0"

0' 50' 100'
SCALE: 1" = 50'-0"

SEAL

L1.0

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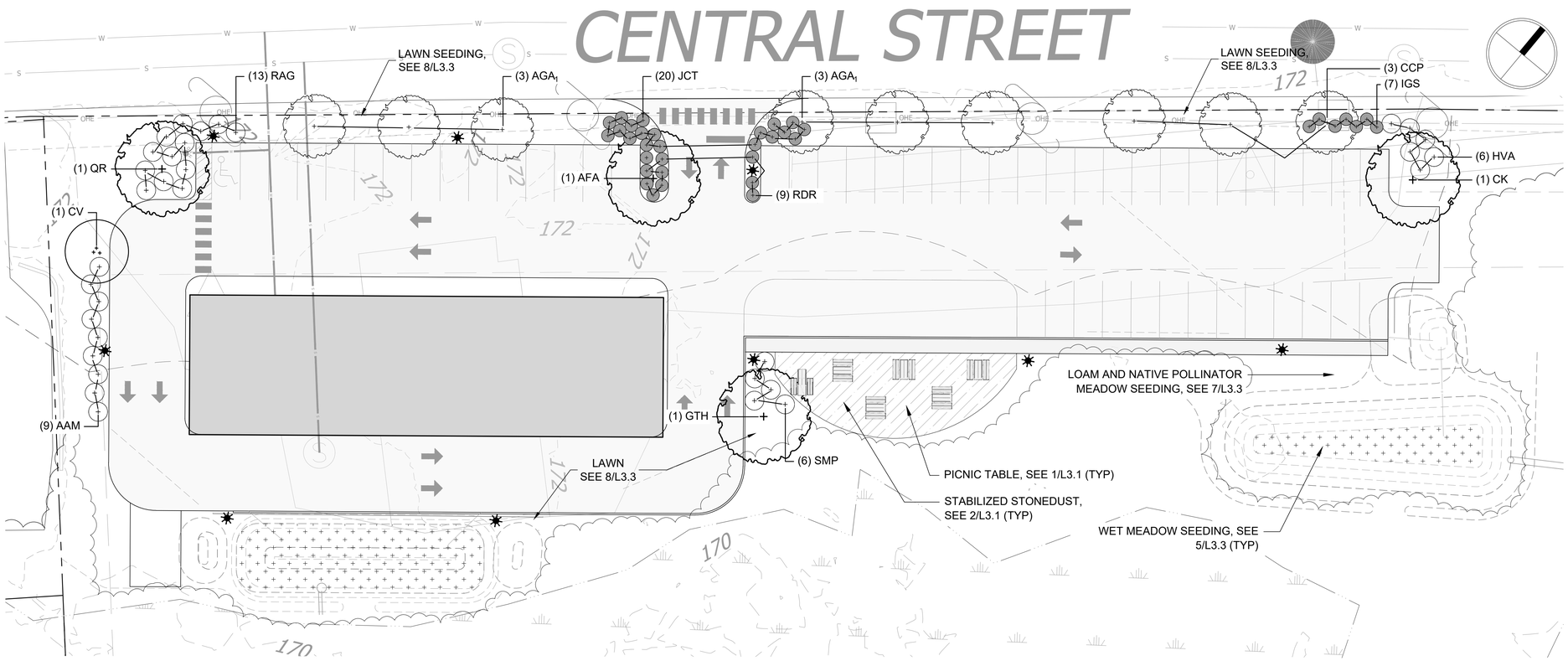

PLAN ENLARGEMENT A

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)
- LAWN — LOAM AND LAWN SEEDING, SEE 8/L3.3
- AREA LIGHT, SEE 1/L3.2
- BOLLARD LIGHT, SEE 3/L3.2

GENERAL NOTES:

1. SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
2. SEE L2.4 FOR LIGHTING PHOTOMETRICS.
3. 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.
4. WITHIN THE LIMIT OF WORK, ANY INVASIVE PLANT SPECIES ENCOUNTERED SHALL BE REMOVED FOLLOWING NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT BEST MANAGEMENT PRACTICES.
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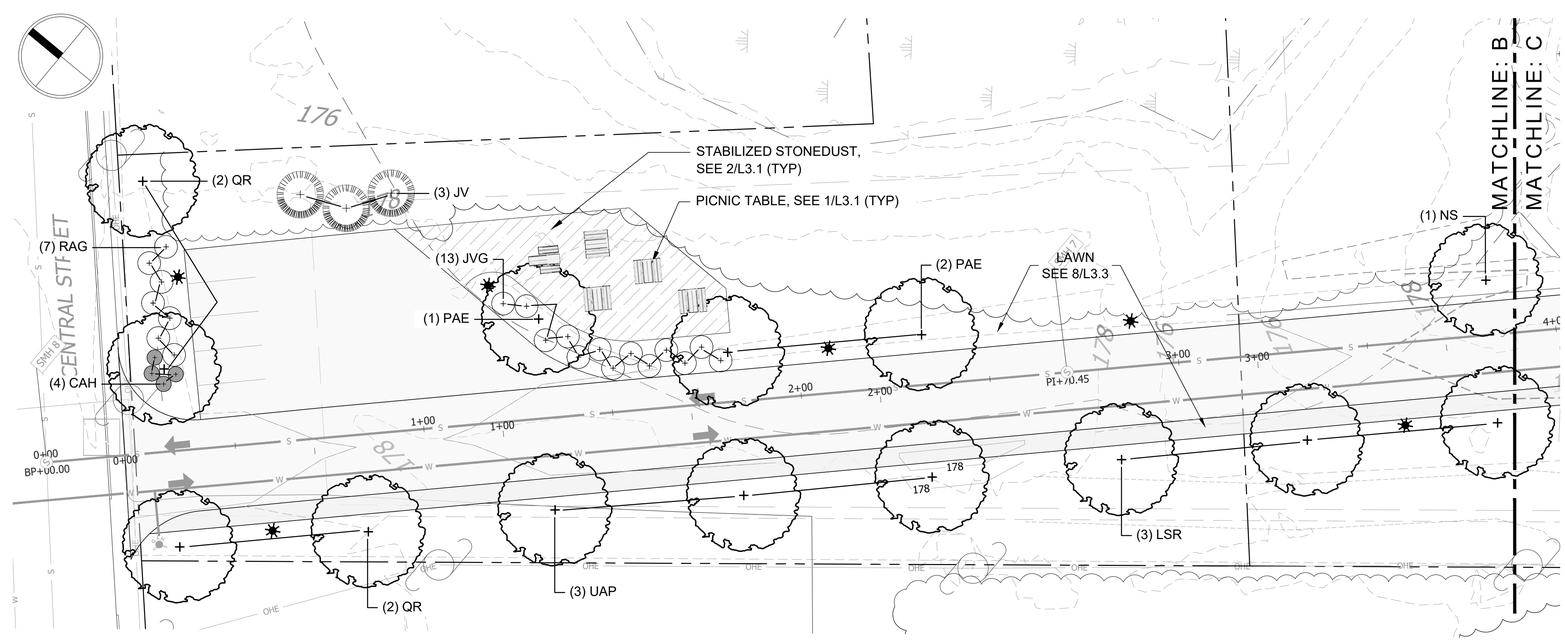

PLAN ENLARGEMENT B

Scale: 1"=20'-0"

Plant Schedule:

DECIDUOUS SHADE TREES

QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	APPROX. SIZE AT MATURITY *	REMARKS
7	AFA	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2 1/2"-3" CAL	40' HT x 30' SPD	B&B
4	CO	CARYA OVATA	SHAGBARK HICKORY	2 1/2"-3" CAL	40' HT x 30' SPD	B&B
5	CK	CLADRASTIS KENTUKEA	YELLOWWOOD	2 1/2"-3" CAL	30' HT x40' SPD	B&B
2	GTS	GLEDITSIA TRICANTHOS INERMIS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	2 1/2"-3" CAL	30' HT x 20' SPD	B&B
1	GTH	GLEDITSIA TRICANTHOS INERMIS 'HALKA'	HALKA HONEYLOCUST	2 1/2"-3" CAL	30' HT x 30' SPD	B&B
3	GDE	GYMNOCLADUS DIOISCUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2 1/2"-3" CAL	40' HT x 30' SPD	B&B
3	LL	LARIX LARCINIA	TAMARACK	7'-8' HT	30' HT x 20' SPD	DECIDUOUS CONIFER, B&B
3	LSR	LIQUIDAMBAR STYRACIFLUA 'ROTYUNDILOBA'	ROUND-LEAFED SWEETGUM	2 1/2"-3" CAL	40' HT x 20' SPD	B&B
9	NS	NYSSA SYLVATICA	BLACK GUM	2 1/2"-3" CAL	20' HT x 15' SPD	B&B
3	PAE	PLATANUS X ACERFILIA 'EXCLAMATION'	EXCLAMATION PLANE TREE	2 1/2"-3" CAL	40' HT x 30' SPD	B&B
6	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"-3" CAL	50' HT x 40' SPD	B&B
7	QR	QUERCUS RUBRA	RED OAK	2 1/2"-3" CAL	60' HT x 50' SPD	B&B
4	TCG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2"-3" CAL	40' HT x 30' SPD	B&B
5	UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2"-3" CAL	60' HT x 40' SPD	B&B
62						

DECIDUOUS UNDERSTORY TREES

7	AGA1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"-2 1/2" CAL	20' HT x 20' SPD	B&B, SINGLE
0	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10' HT	20' HT x 20' SPD	B&B, MULTI-STEMMED
5	BNH	BETULA NIGRA 'HERITAGE'	DURA HEAT RIVER BIRCH	10'-12' HT	40' HT x 20' SPD	B&B, MULTI-STEMMED
4	CCP	CARPINUS CAROLINIANA 'PALISADE'	PALISADE AMERICAN HORNBEAM	2"-2 1/2" CAL	20' HT x 15' SPD	B&B, SINGLE
4	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	8'-10' HT	20' HT x 20' SPD	B&B, MULTI-STEMMED
1	CV	CHIONANTHUS VIRGINICUS	WHITE FRINGTREE	7'-8' HT	20' HT x 15' SPD	B&B, MULTI-STEMMED
1	CMG	CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY CORNELIANCHERRY	7'-8' HT	20' HT x 15' SPD	B&B, MULTI-STEMMED
2	CSP	CORNUS x 'STELLAR PINK	PINK RUTGERS HYBIRID FLOWERING DOGWOOD	2"-2 1/2" CAL	20' HT x 15' SPD	B&B, SINGLE
0	CCC	CRATAEGUS CRUSGALLI INERMIS 'CRUSADER'	CRUSADER THORNLESS HAWTHORN	8'-9' HT	15' HT x 15' SPD	B&B, MULTI-STEMMED
0	MPF	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	7'-8' HT	20' HT x 15' SPD	B&B, MULTI-STEMMED
24						

EVERGREEN TREES

7	AC	ABIES CONCOLOR	WHITE FIR	7'-8' HT	30' HT x 15' SPD	B&B
3	ACB	ABIES CONCOLOR 'BLUE CLOAK'	BLUE CLOAK FIR	6'-7' HT	18' HT x 10' SPD	B&B
8	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-8' HT	30' HT x 15' SPD	B&B
18						

SHRUBS

20	AAM	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#5	4' HT x 5' SPD	CONTAINER
12	ALM	ARONIA MELANOCARPA 'LOW SCAPE MOUND	LOW MOUND CHOKEBERRY	#5	3' HT x 3' SPD	CONTAINER
6	AML	AZALEA 'MANDARIN LIGHTS'	MANDARIN LIGHTS AZALEA	#5	4' HT x 5' SPD	CONTAINER
29	CAH	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	WHITE COMPACT SUMMERSWEET	#3	3' HT x 3' SPD	CONTAINER
11	CSF	CORNUS SERICEA 'FIREDANCE'	FIREDANCE RED-OSIER DOGWOOD	#5	3' HT x 5' SPD	CONTAINER
6	FGT	FORSYTHIA 'GOLD TIDE'	GOLD TIDE FORSYTHIA	#3	2' HT x 5' SPD	CONTAINER
6	HVA	HAMAMELIS VERNALIS 'AMETHYST'	AMETHYST WITCHHAZEL	#7	6' HT x 6' SPD	CONTAINER
9	HET	HYDRANGEA ENDLESS SUMMERS 'TWIST AND SHOUT'	TWIST AND SHOUT HYDRANGEA	#5	3' HT x 4' SPD	CONTAINER
13	IHG	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPIRE	#5	3' HT x 5' SPD	CONTAINER
4	IVJ	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	#5	5' HT x 6' SPD	CONTAINER
17	IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#5	4' HT x 5' SPD	CONTAINER
20	JCT	JUNIPERUS COMMUNIS 'TORTUGA'	TORTUGA JUNIPER	#3	1.5' HT x.4' SPD	CONTAINER
23	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN RED CEDAR	#3	2' HT x 6' SPD	CONTAINER
5	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	#5	7' HT x 7' SPD	CONTAINER
9	PTW	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	#5	3' HT x 5' SPD	CONTAINER
10	RLW	RHODODENDRON LAETEVI 'WILSON'	WILSON RHODODENDRON	#5	3' HT x 5' SPD	CONTAINER
4	ROM	RHODODENDRON 'OLGA MEZITT'	OLGA MEZITT RHODODENDRON	#5	4' HT x 5' SPD	CONTAINER
4	RDR	ROSA DRIFT 'RED'	RED CARPET ROSE	#3	2' HT x 3' SPD	CONTAINER
9	SBA	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	#3	3' HT x 4' SPD	CONTAINER
11	ST	SPIREA TOMENTOSA	STEEPLEBUSH SPIREA	#3	3' HT x 4' SPD	CONTAINER
2	SBD	SYRINGA 'BOOMERANG DARK PURPLE'	BOOMERANG DARK PURPLE LILAC	#7	6' HT x 6' SPD	CONTAINER
1	SHP	SYRINGA x HYACINTHIFLORA 'POCAHONTAS'	POCAHONTAS LILAC	#7	8' HT x 8' SPD	CONTAINER
11	SMP	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#7	4' HT x 5' SPD	CONTAINER
15	TMG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE YEW	#5	3' HT x 5' SPD	CONTAINER
257						

ALL PLANTS INCLUDED IN THE PLANT SCHEDULE ARE CONSIDERED SALT AND URBAN TOLLERANT, ESPECIALLY THOSE IN CLOSE PROXIMITY TO PAVED SURFACES.
* THE SIZE OF A PLANT AT MATURITY CAN VARY SIGNIFICANTLY DUE TO MANY FACTORS.

PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014), SECTION 1.2.1 - MEASURING CALIPER. MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE THE GROUND LEVEL FOR FIELD GROWN STOCK AND FROM THE SOIL LINE FOR CONTAINER GROWN STOCK, WHICH SHOULD BE AT OR NEAR THE TOP OF THE ROOT FLARE.

DRAWING FOR TOWN REVIEW

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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 MARCH 3, 2026
SCALE 0' 20' 40' — SCALE: 1" = 20'-0"
SEAL

L2.0

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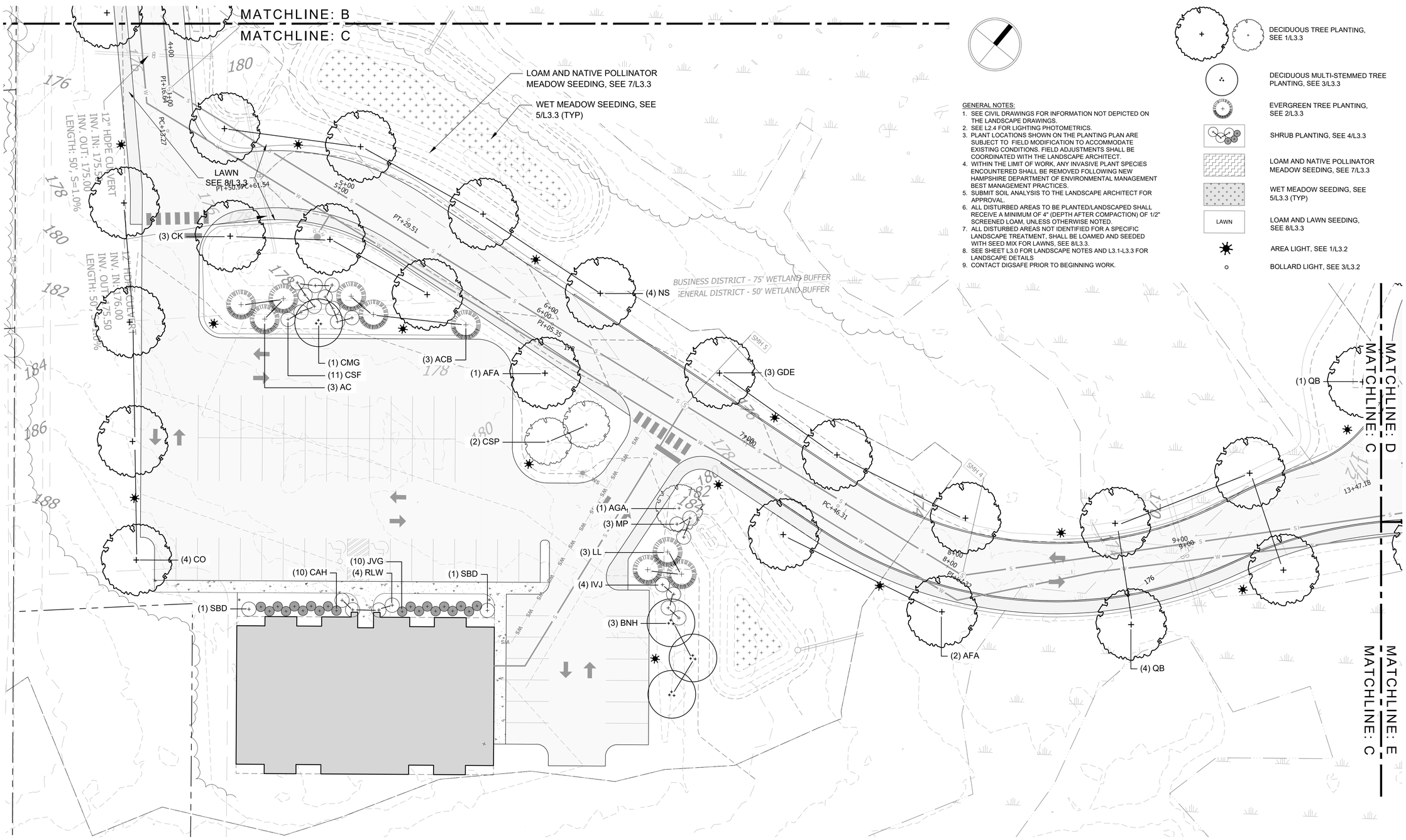

PLAN ENLARGEMENT C

Scale: 1"=20'-0"

GENERAL NOTES:

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9. 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
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- BOLLARD LIGHT, SEE 3/L3.2

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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

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PROJECT NO.	25056.0
DESIGN BY	J. HYLAND / R. SMALL
DRAWN BY	R. SMALL / J. HYLAND
CHECKED BY	D.JENSEN / J. HYLAND
DATE	MARCH 3, 2026

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

SEAL

L2.1

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DRAWING FOR TOWN REVIEW

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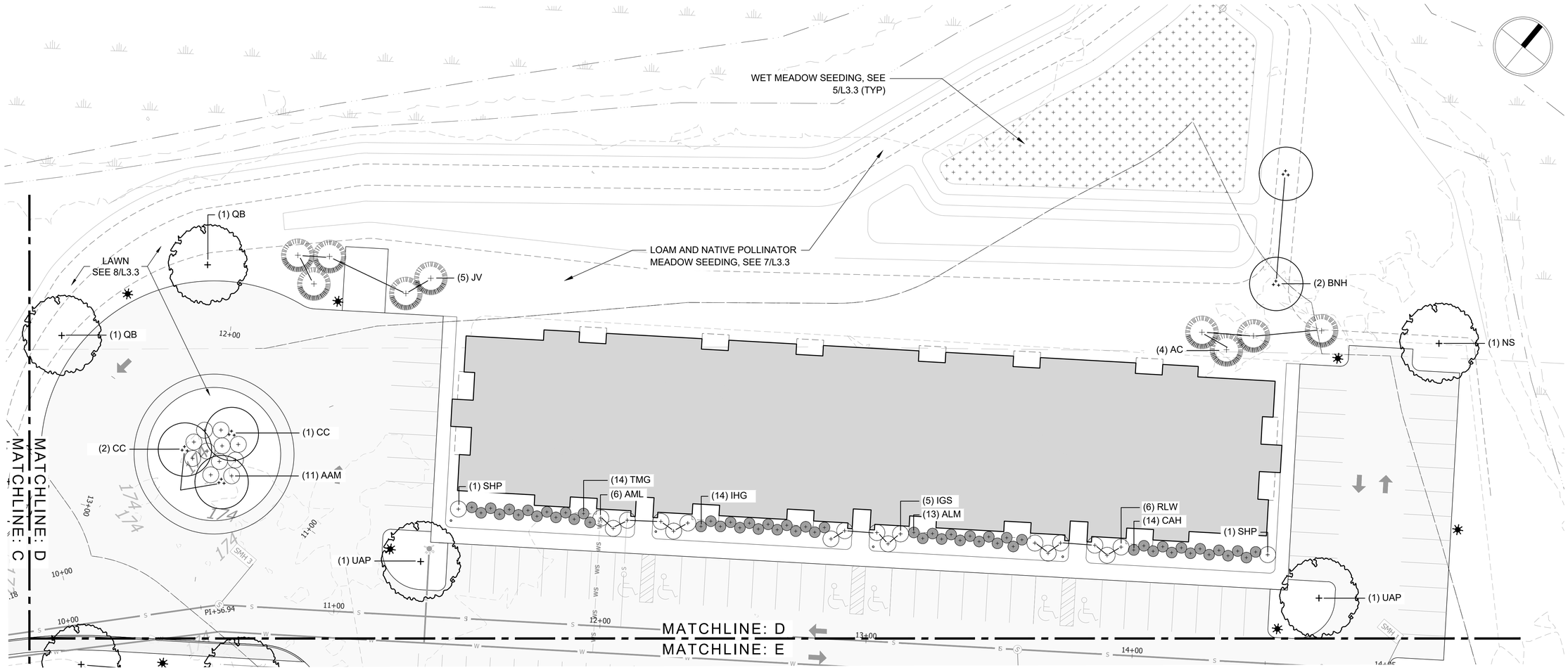

PLAN ENLARGEMENT D

Scale: 1"=20'-0"

GENERAL NOTES:

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DRAWING FOR TOWN REVIEW

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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

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DATE	MARCH 3, 2026

SCALE

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

SEAL

L2.2

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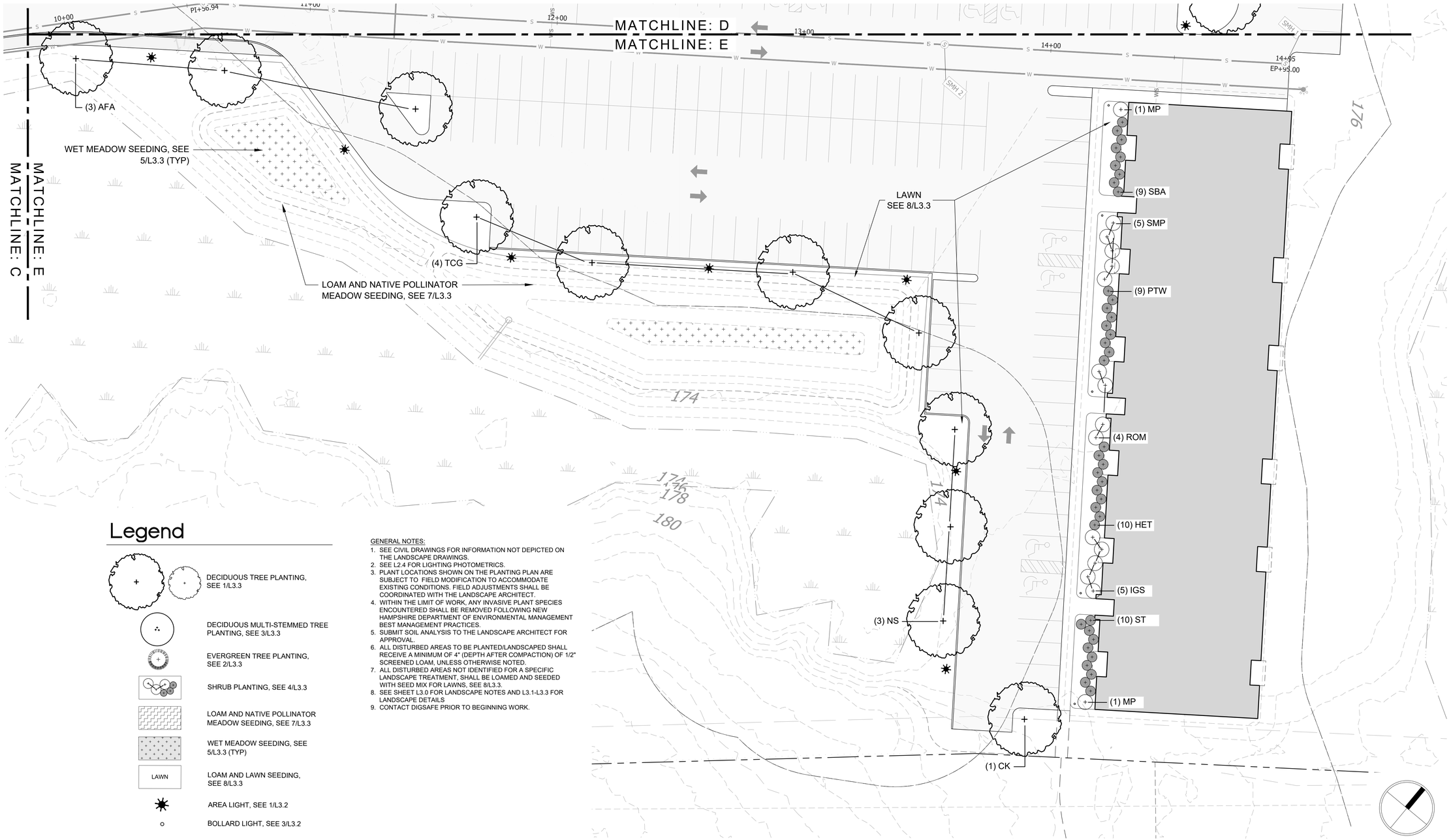

Legend

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PLAN ENLARGEMENT E

Scale: 1"=20'-0"

DRAWING FOR TOWN REVIEW

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MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

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SHEET TITLE
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SCALE	

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

SEAL

L2.3

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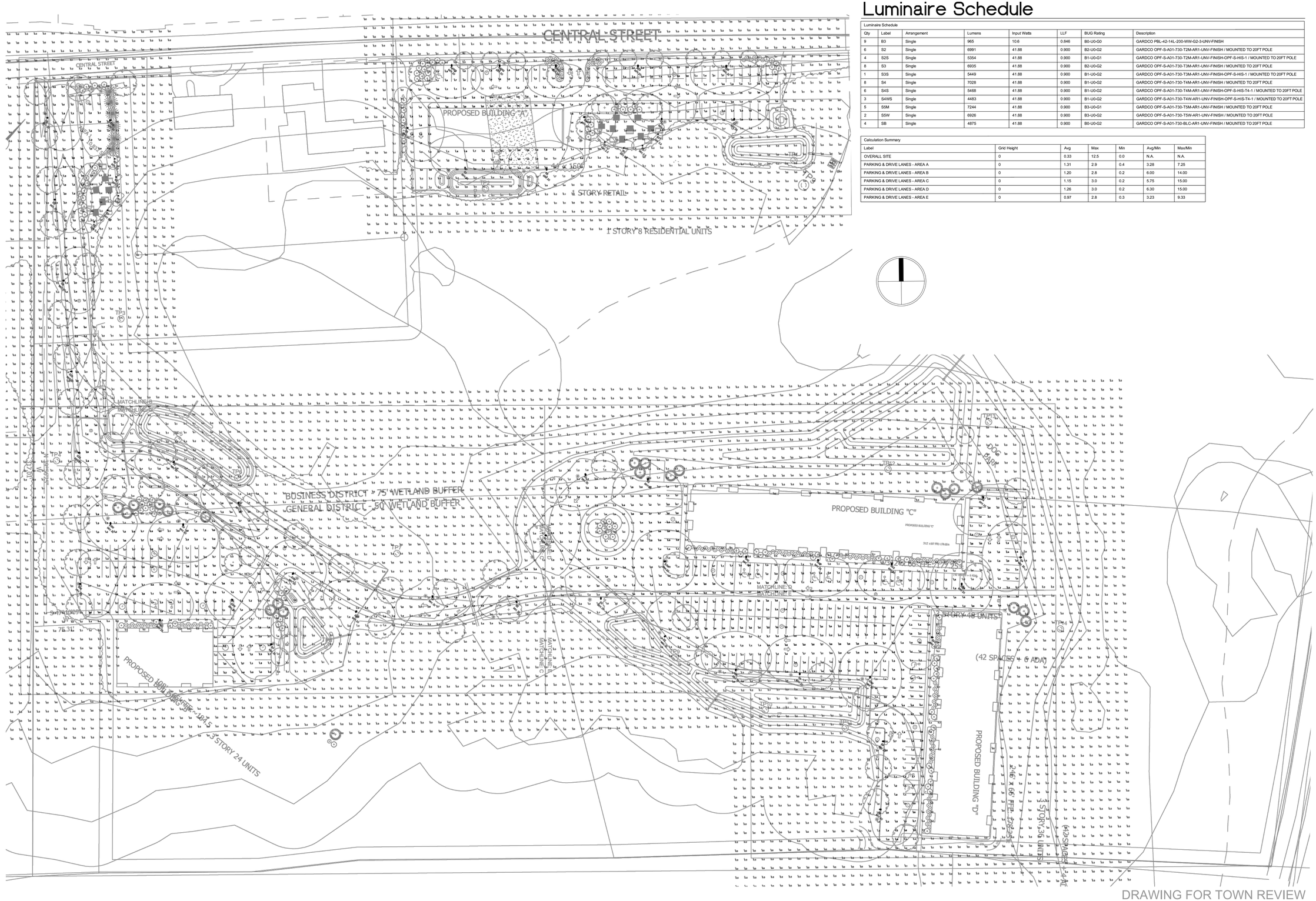

Luminaire Schedule

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
9	B3	Single	965	10.6	0.846	B0-U0-G0	GARDCO PBL-42-14L-200-WW-G2-3-UNV-FINISH
6	S2	Single	6991	41.88	0.900	B2-U0-G2	GARDCO OPF-S-A01-730-T2M-AR1-UNV-FINISH / MOUNTED TO 20FT POLE
4	S2S	Single	5354	41.88	0.900	B1-U0-G1	GARDCO OPF-S-A01-730-T2M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO 20FT POLE
8	S3	Single	6935	41.88	0.900	B2-U0-G2	GARDCO OPF-S-A01-730-T3M-AR1-UNV-FINISH / MOUNTED TO 20FT POLE
1	S3S	Single	5449	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T3M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO 20FT POLE
8	S4	Single	7028	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T4M-AR1-UNV-FINISH / MOUNTED TO 20FT POLE
6	S4S	Single	5468	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T4M-AR1-UNV-FINISH-OPF-S-HIS-T4-1 / MOUNTED TO 20FT POLE
3	S4WS	Single	4483	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T4W-AR1-UNV-FINISH-OPF-S-HIS-T4-1 / MOUNTED TO 20FT POLE
5	S5M	Single	7244	41.88	0.900	B3-U0-G1	GARDCO OPF-S-A01-730-T5M-AR1-UNV-FINISH / MOUNTED TO 20FT POLE
2	S5W	Single	6926	41.88	0.900	B3-U0-G2	GARDCO OPF-S-A01-730-T5W-AR1-UNV-FINISH / MOUNTED TO 20FT POLE
4	SB	Single	4875	41.88	0.900	B0-U0-G2	GARDCO OPF-S-A01-730-BLC-AR1-UNV-FINISH / MOUNTED TO 20FT POLE

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	0.33	12.5	0.0	N.A.	N.A.
PARKING & DRIVE LANES - AREA A	0	1.31	2.9	0.4	3.28	7.25
PARKING & DRIVE LANES - AREA B	0	1.20	2.8	0.2	6.00	14.00
PARKING & DRIVE LANES - AREA C	0	1.15	3.0	0.2	5.75	15.00
PARKING & DRIVE LANES - AREA D	0	1.26	3.0	0.2	6.30	15.00
PARKING & DRIVE LANES - AREA E	0	0.97	2.8	0.3	3.23	9.33

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MIXED-USE DEVELOPMENT

TAX MAP 176, LOT 041-00

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

SHEET TITLE

LIGHTING PHOTOMETRICS 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	MARCH 3, 2026

SCALE

0' 50' 100'

SCALE: 1" = 50'-0"

SEAL

L2.4

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GENERAL NOTES:

1. 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.

2. 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.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.

4. NOTES SHALL BE APPLICABLE TO ALL DRAWINGS.

5. 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.

6. 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.

7. 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:
   - A. CLEAN PROJECT SITE, YARD, AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, OF RUBBISH, WASTE MATERIAL, LITTER, AND OTHER FOREIGN SUBSTANCES.
   - B. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETROCHEMICAL SPILLS, STAINS, AND OTHER FOREIGN DEPOSITS.
   - C. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED TO A SMOOTH, EVEN-TEXTURED SURFACE.
   - D. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM PROJECT SITE.
   - E. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.
   - F. 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.
   - G. REMOVE LABELS THAT ARE NOT PERMANENT.
   - H. 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:

1. 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.

2. EVERY EFFORT SHALL BE TAKEN TO PRESERVE THE HEALTH OF EXISTING VEGETATION TO BE PRESERVED WITHIN THE CORRIDOR. PRIOR TO BEGINNING WORK.

3. 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.
   - A. KEEP EQUIPMENT AND EXCAVATED BACKFILL AND/OR PLANTING MIX ON THE SIDE FURTHEST FROM THE TREE.
   - B. 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.
   - C. DO NOT ALLOW CHEMICALS OR FOREIGN DEBRIS TO BECOME MIXED WITH THE BACKFILL AND/OR PLANTING MIX .
   - D. PACK THE BACKFILL AND/OR PLANTING MIX TO THE SAME FIRMNESS AS THE SURROUNDING SOIL.
   - E. WATER THE BACKFILL AND/OR PLANTING MIX IF THE OPERATION OCCURS DURING HOT, DRY WEATHER.

4. AVOID THE FOLLOWING ACTIVITIES WITHIN THE ROOT PROTECTION ZONE.
   - A. STORAGE OF CONSTRUCTION MATERIALS.
   - B. CONCRETE WASH-OUT OPERATIONS.
   - C. STOCKPILING OF DEMOLITION DEBRIS.
   - D. PARKING OF ANY VEHICLES.
   - E. STOCKPILING OF SOIL AND/OR MULCH.

5. 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:

1. ALL GENERAL NOTES SHALL BE INCLUDED AS PART OF THE LAYOUT AND MATERIALS NOTES.

2. WHEN PROVIDED, USE DIMENSIONAL INFORMATION GIVEN ON THE DRAWING.

3. ALL DIMENSIONS SHOWN ARE TAKEN TO THE FACE OR CENTERLINE OF ELEMENTS UNLESS OTHERWISE INDICATED.

4. 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.

5. 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.

6. 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.

7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE SHOWN.

8. WHEN NEW PAVEMENT IS PLACED AGAINST EXISTING PAVEMENT, SAWCUT EXISTING PAVEMENT, AND GRADE SMOOTH AND FLUSH.

PLANTING NOTES:

1. PLEASE SEE CONSTRUCTION SPECIFICATIONS FOR DETAILED INFORMATION.

2. 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.

3. 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.

4. 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.

5. 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.

6. EXISTING LOAM: STOCKPILING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND OTHER FOREIGN MATERIALS.

7. 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.

8. ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.

9. ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.

10. 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.

11. WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.

12. 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.

13. AFTER LOAM HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARIFYING AND HAND RAKING. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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:

1. 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.

2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO MAKE THEMSELF AWARE OF THE EXISTING CONDITIONS AND EXISTING EQUIPMENT.

3. ELECTRICAL CONTRACTOR IS REQUIRED TO COORDINATE THEIR WORK WITH ALL UTILITIES INVOLVED.

4. ALL TRASH, DIRT, AND DEBRIS RESULTANT FROM THEIR WORK SHALL BE REMOVED AND PROPERLY DISPOSED AT THE END OF THE DAY.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE NEC, STATE OF NEW HAMPSHIRE BUILDING CODE, OSHA, AND ADA.

6. 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.
   - A. WIRING DEVICES
   - B. LIGHTING SYSTEM
   - C. CONDUIT, RACEWAYS, ETC
   - D. BRANCH CIRCUIT WIRING
   - E. PANELBOARD CIRCUIT BREAKER
   - F. GROUNDING, WIRE, AND CABLE

7. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND DIRECTIONS FOR ALL EQUIPMENT AND MATERIALS USED.

8. 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.

9. 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.

10. THE ELECTRICAL CONTRACTOR SHALL PAY ALL INSPECTION FEES, LICENSES, AND PERMITS.

11. 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.

12. 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.

13. LIGHTING
   - A. FURNISH AND INSTALL ALL LIGHTING FIXTURES AS INDICATED ON THE DRAWINGS.

14. GROUNDING
   - A. PROVIDE COMPLIANT GROUNDING FOR ALL ELECTRICAL EQUIPMENT AND DEVICES.
     - a. BONDING JUMPERS SHALL BE INSTALLED AT ALL LOCATIONS REQUIRED BY NEC.
     - b. 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.

15. RACEWAYS
   - A. ALL EXPOSED EXTERIOR CONDUIT THAT RUNS OUTSIDE SHALL BE HOT DIPPED GALVANIZED STEEL CONDUIT.

16. HANGERS AND SUPPORTS
   - A. PROVIDE ALL REQUIRED HANGERS, SUPPORTS, SLEEVES, CLAMPS, ETC, AS REQUIRED AND/OR AS INDICATED ON THE DRAWINGS.

17. PULL AND JUNCTION BOXES
   - A. 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.

18. FEEDER AND BRANCH CIRCUIT CONDUCTORS
   - A. ALL FEEDER, BRANCH CIRCUIT, REMOTE CONTROL, SIGNAL CIRCUIT, AND INTERLOCK WIRING SHALL BE MANUFACTURED OF COPPER AND RATED 600 VOLTS.
   - B. MINIMUM SIZE WIRE FOR BRANCH CIRCUIT AND POWER WIRING SHALL BE #12 AWG.
   - C. INSULATION SHALL BE TYPE THHN/THWN FOR LIGHTIN.
   - D. ALL WIRING SHALL CONFORM TO THE NEC FOR CONSTRUCTION AND USE.

19. WIRING DEVICES
   - A. 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.

20. NAME PLATES
   - A. FURNISH AND INSTALL NAME PLATES ON ALL ELECTRICAL EQUIPMENT.

21. 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..

22. ALL EQUIPMENT EXPOSED TO MOISTURE SHALL BE OF THE APPROPRIATE (NEMA) WEATHERPROOF TYPE. SEAL ALL APPLICABLE CONDUITS THAT PENETRATE THE BUILDING.

23. PERFORM ALL TESTS REQUIRED AND VERIFY PHASE BALANCE OF THE PANELBOARD.
   - A. 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.
   - B. 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
   - C. 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.
   - D. 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.
   - E. WIRING
     - a. 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

24. 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.

25. FINAL INSPECTION
   - A. 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.
   - B. UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO DEMONSTRATE PROPER OPERATION OF THE LIGHTING SYSTEM.

26. RECORD DRAWINGS
   - A. CONTRACTOR SHALL PREPARE A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS AND SUBMIT THEM TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

27. 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.

DRAWING FOR TOWN REVIEW

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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 NOTES

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	MARCH 3, 2026
SCALE	

SEAL

L3.0

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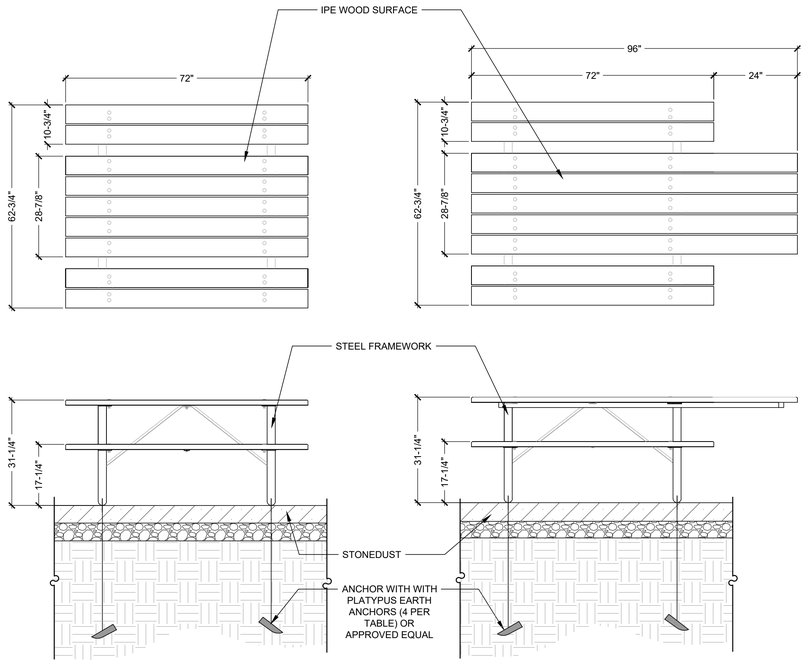

NOTES:
1. BENCH SHALL BE MODEL EP-2830 WITH WOOD SLATS AND BLACK POWDER-COATED STEEL FINISH AS MANUFACTURED BY EQUIPARC OR EQUAL.
2. BENCH WILL INCLUDE BOTH STANDARD LENGTH AND ADA ACCESSIBLE LENGTH.
3. TEN (10) STANDARD AND NINE (2) ACCESSIBLE PICNIC TABLES TO BE PROVIDED.

Wood Picnic Table

Not to Scale

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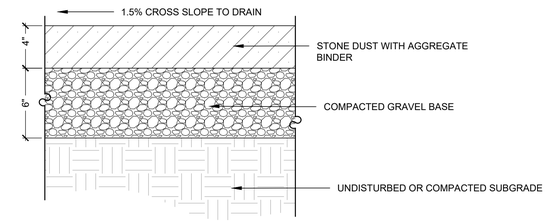

Stabilized Stone Dust Surfacing

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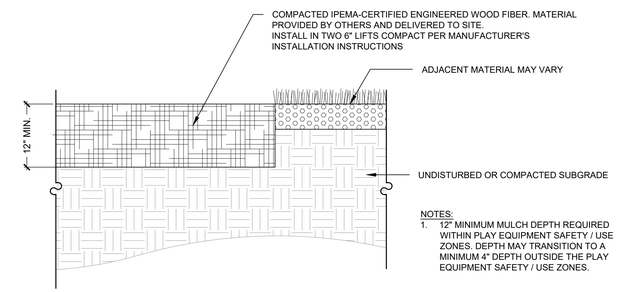

NOTES:
1. 12" MINIMUM MULCH DEPTH REQUIRED WITHIN PLAY EQUIPMENT SAFETY / USE ZONES. DEPTH MAY TRANSITION TO A MINIMUM 4" DEPTH OUTSIDE THE PLAY EQUIPMENT SAFETY / USE ZONES.

Engineered Wood Fiber

Not to Scale

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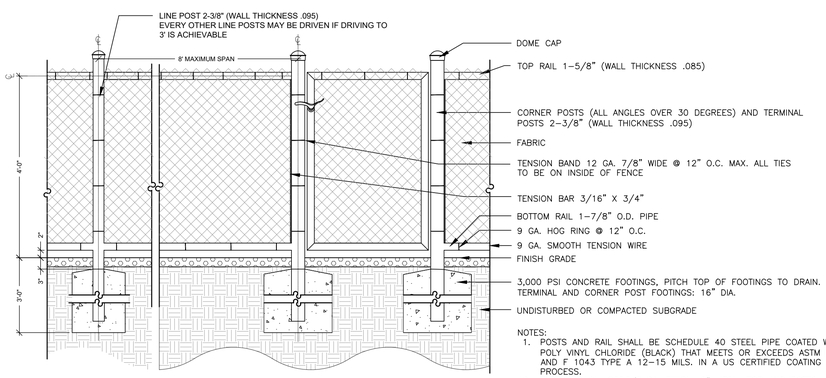

NOTES:
1. POSTS AND RAIL SHALL BE SCHEDULE 40 STEEL PIPE COATED WITH A POLY VINYL CHLORIDE (BLACK) THAT MEETS OR EXCEEDS ASTM F 668 AND F 1043 TYPE A 12-15 MILS. IN A US CERTIFIED COATING PROCESS.
2. FABRIC: 9 GA. CORE/8 GA. FINISH, 2" MESH, TOP AND BOTTOM SELVAGES KNUCKLED, BLACK COATING TO MATCH PIPE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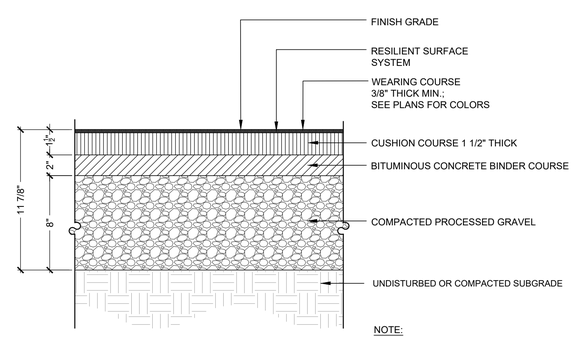

NOTE:
1. SEE PLANS FOR COLOR SELECTIONS AND LAYOUTS.

Poured in Place (PIP) Rubber Surface

Not to Scale

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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	MARCH 3, 2026
SCALE	AS SHOWN

SEAL

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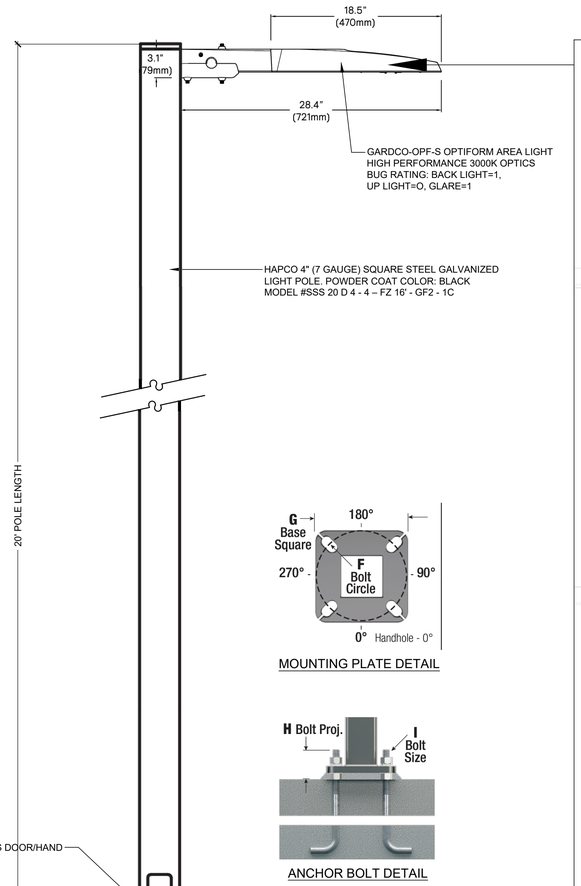


OPF-S OptiForm small

Site & area luminaire

Dimensions

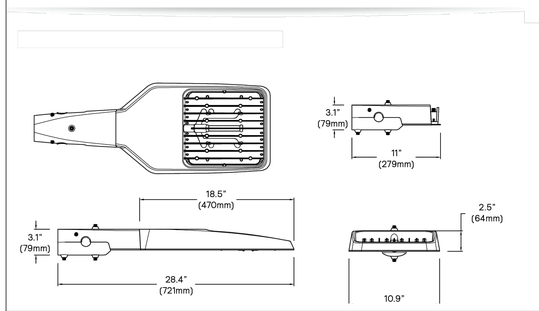
OptiForm Standard Arm

Weight: 11 lb (5.0 kg)

EPA: 0.2 ft² (0.018 m²)

OptiForm Mast Arm

Weight: 12.6 lb (5.7 kg)



OPF-S OptiForm small

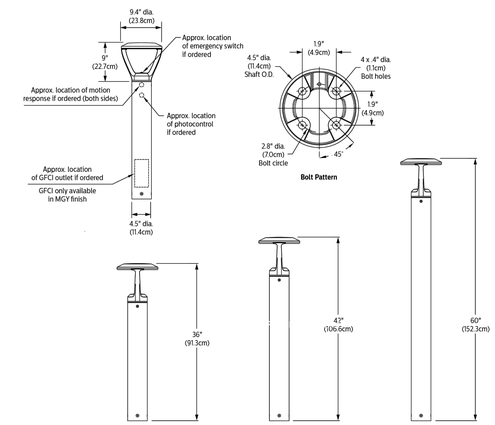
Site & area luminaire

OPF-S Area Optic Lumen values

Performance Package	System Watts	Distribution Type	70 CRI 3000K			70 CRI 4000K			70 CRI 5000K		
			Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
A03	64	AFR	10811	B3-U0-G3	170	11429	B2-U0-G2	180	11429	B3-U0-G3	180
		T4W	9991	B2-U0-G3	157	10563	B2-U0-G2	166	10563	B2-U0-G3	166
		T5N	10740	B3-U0-G2	169	11355	B3-U0-G1	179	11355	B3-U0-G2	179
		T5W	10341	B4-U0-G2	163	10933	B3-U0-G2	172	10933	B4-U0-G2	172
		LCL	5679	B1-U0-G1	89	6004	B1-U0-G1	94	6004	B1-U0-G1	94
		LCR	5679	B1-U0-G1	89	6004	B1-U0-G1	94	6004	B1-U0-G1	94
		BLC	7278	B1-U0-G2	114	7694	B0-U0-G2	121	7694	B1-U0-G2	121

PBL PureForm LED bollard

Dimensions



Specifications

Housing

Main body housing and yoke made of low copper cast aluminum alloy for a high resistance to corrosion. Luminaire shaft features a cylindrical extruded aluminum base housing. Bottom section has a casted ring for ease of assembly. It attaches to base assembly with four (4) hex head set screws. Most electrical components are integrated in the shaft of the bollard by design. This allows for the sleek profile, giving the freedom to have a clean minimalist aesthetic design with minimum obstruction to optical performance. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

Light engine

Light engine comprises of a 14-LED module made out of aluminum metal clad board fully sealed with optics. Module is RoHS compliant. Color temperatures: 3000K +/- 125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to IEC 60598.

Energy saving benefits

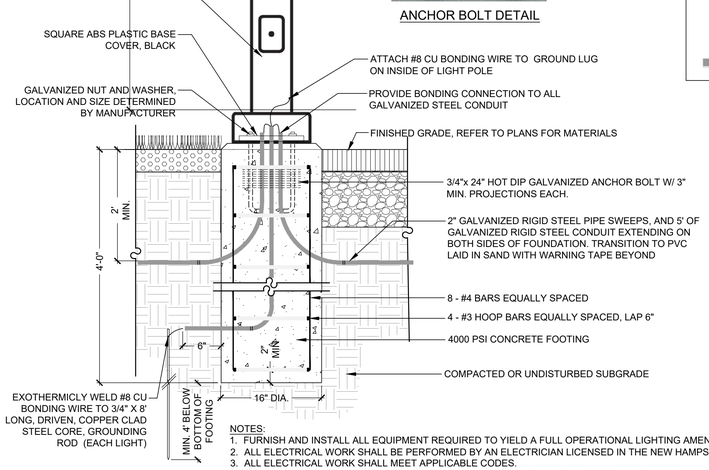
System efficacy up to 100 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 3 and 5 distributions available. Performance tested per LM-79 and TM-15 certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Base assembly consists of a cast aluminum platform. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" x 11/2" (.953 cm x 20.32 cm x 3.81 cm)-16 anchor bolts on a 2 3/4" (6.9 cm) bolt circle.



NOTES:
1. FURNISH AND INSTALL ALL EQUIPMENT REQUIRED TO YIELD A FULL OPERATIONAL LIGHTING AMENITY.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY AN ELECTRICIAN LICENSED IN THE NEW HAMPSHIRE.
3. ALL ELECTRICAL WORK SHALL MEET APPLICABLE CODES.
4. ALL HARDWARE NECESSARY FOR MOUNTING SHALL BE INCLUDED WITHIN LIGHT POLE BASE.
5. ANCHOR BOLT TYPE, SIZE, CONFIGURATION TO BE CONFIRMED BY THE LIGHT POLE MANUFACTURER.
6. EACH POLE SHALL INCLUDE A GROUNDING ROD, GROUND WIRE, AND ATTACHMENT HARDWARE TO MEET NATIONAL ELECTRICAL CODE AND POLE MANUFACTURER SPECIFICATIONS.
7. PVC AND RIGID STEEL ELECTRICAL CONDUIT SHALL BE LAID IN SAND WITH WARNING TAPE.
8. IF PAVEMENT AROUND LIGHT POLE IS SLOPING, CONTRACTOR SHALL CONFIRM THAT BASE WILL SIT SECURELY ON FOOTING AND/OR PAVEMENT.
9. FOOTINGS, CONDUIT, ETC. SHALL BE INCLUDED IN THE BASE BID. THE POLES, LUMINAIRES, CONDUCTORS, AND CONNECTIONS SHALL BE PRICED AS ADD ALTERNATE.

Area Light

Not to Scale

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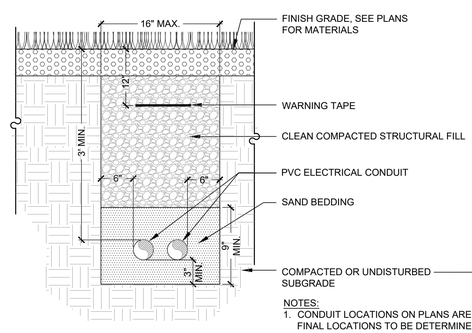
1 L3.2



NOTES:
1. CONDUIT LOCATIONS ON PLANS ARE SCHEMATIC, FINAL LOCATIONS TO BE DETERMINED IN THE FIELD.
2. IDENTIFY POSSIBLE CONFLICTS PRIOR TO INSTALLING CONDUIT.
3. CONDUIT SHALL BE SIZED BY A NH LICENSED ELECTRICIAN.

Underground Electrical Trench

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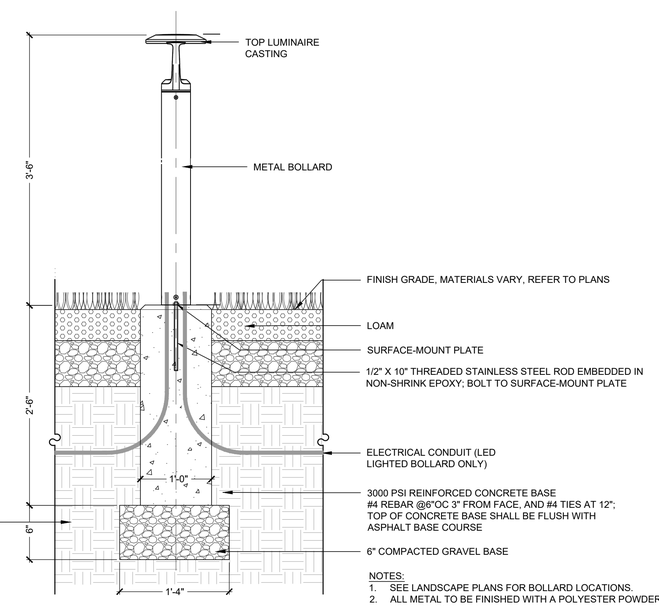
2 L3.2



NOTES:
1. SEE LANDSCAPE PLANS FOR BOLLARD LOCATIONS.
2. ALL METAL TO BE FINISHED WITH A POLYESTER POWDER COAT- GLOSS BLACK.
3. ALL WELDS CONTINUOUS THEN GROUND SMOOTH.
4. IF PAVEMENT AROUND LIGHT POLE IS SLOPING, CONTRACTOR SHALL CONFIRM THAT THE BASE WILL SIT ON FOOTING/PAVEMENT UNIFORMLY.

Lighted Bollard

Not to Scale

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3 L3.2

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

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SHEET TITLE
LANDSCAPE & LIGHTING DETAILS

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SEAL

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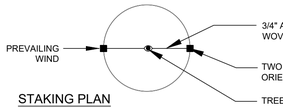
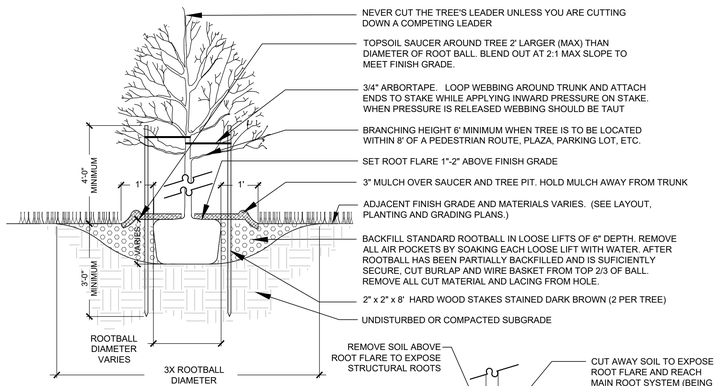


STAKING PLAN
NTS



NOTES:
1. ORIENT TREE IN THE SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.
3. ALL TREE STAKES AND STAKING MATERIALS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

Deciduous Tree Planting
Not to Scale

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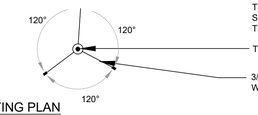
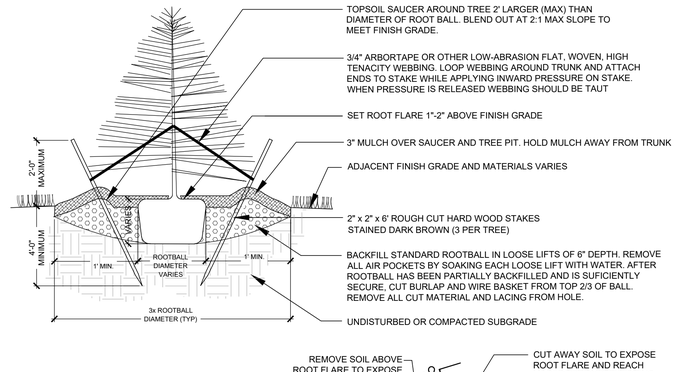
1 L3.3



GUYING PLAN
NTS



NOTES:
1. ORIENT TREE IN THE SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.
3. ALL TREE STAKES AND STAKING MATERIALS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

Evergreen Tree Planting
Not to Scale

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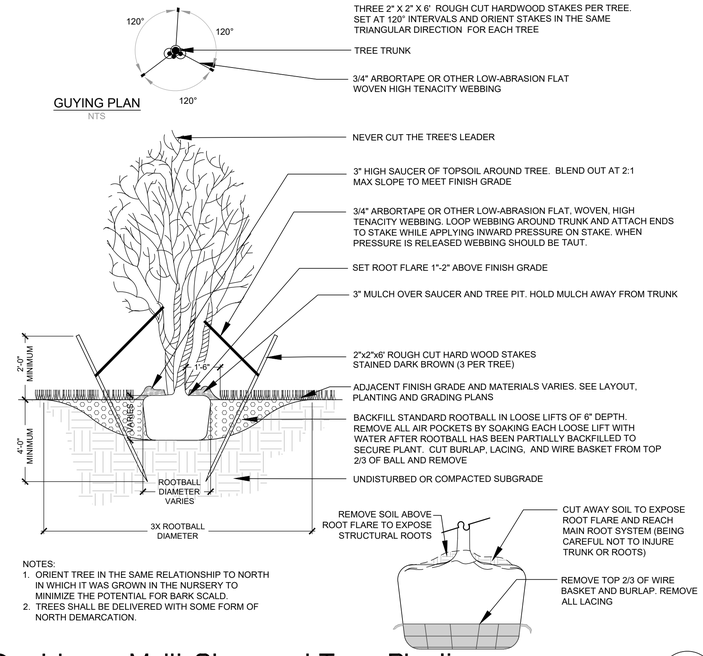
2 L3.3



NOTES:
1. ORIENT TREE IN THE SAME RELATIONSHIP TO NORTH IN WHICH IT WAS GROWN IN THE NURSERY TO MINIMIZE THE POTENTIAL FOR BARK SCALD.
2. TREES SHALL BE DELIVERED WITH SOME FORM OF NORTH DEMARCATION.

Deciduous Multi-Stemmed Tree Planting
Not to Scale

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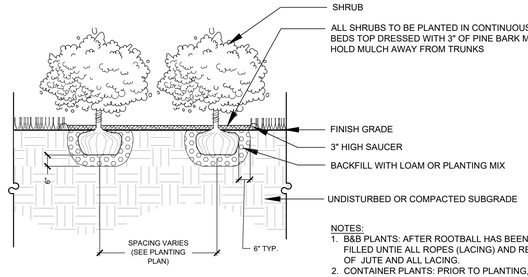
3 L3.3



NOTES:
1. B&B PLANTS: AFTER ROOTBALL HAS BEEN PARTIALLY BACK FILLED UNTIE ALL ROPES (LACING) AND REMOVE AT LEAST 2/3 OF JUTE AND ALL LACING.
2. CONTAINER PLANTS: PRIOR TO PLANTING, REMOVE PLANT FROM CONTAINER AND LOOSEN ENCIRCLING ROOTS TO PROMOTE OUTWARD GROWTH AWAY FROM THE PLANT.

Shrub Planting
Not to Scale

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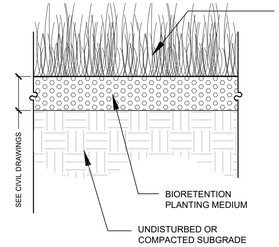
4 L3.3



Botanical Name	Common Name
Elymus riparius	Riverbank Wild Rye
Schizachyrium scoparium	Little Bluestem
Festuca rubra	Red Fescue
Andropogon gerardii	Big Bluestem
Panicum virgatum	Switch Grass
Vernonia noveboracensis	New York Ironweed
Agrostis perennans	Upland Bentgrass
Bidens frondosa	Beggar Ticks
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed
Eupatorium perfoliatum	Boneset
Aster novae-angliae (Symphyotrichum novae-anglia)	New England Aster
Scirpus cyperinus	Wool Grass
Juncus effusus	Soft Rush

APPLY THIS SEED MIX AT THE RECOMMENDED RATE SPECIFIED BY THE SEED SUPPLIER.

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.

Wet Meadow Seeding
Not to Scale

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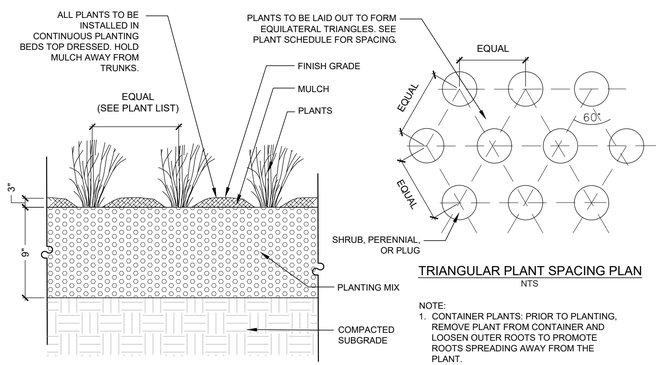
5 L3.3



TRIANGULAR PLANT SPACING PLAN
NTS

NOTE:
1. CONTAINER PLANTS: PRIOR TO PLANTING, REMOVE PLANT FROM CONTAINER AND LOOSEN OUTER ROOTS TO PROMOTE ROOTS SPREADING AWAY FROM THE PLANT.

Perennial/Ornamental Grass/Groundcover Planting
Not to Scale

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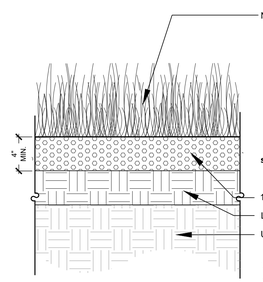
6 L3.3



	Botanical Name	Common Name
35.00 %	*Bouteloua curtipendula, Butte*	Sideoats Grama, Butte
35.00 %	*Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype*	Little Bluestem, Fort Indiantown Gap-PA Ecotype
10.00 %	*Agrostis perennans, Albany Pine Bush-NY Ecotype*	Autumn Bentgrass, Albany Pine Bush-NY Ecotype
8.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis
4.00 %	*Asclepias tuberosa, PA Ecotype*	Butterfly Milkweed, PA Ecotype
4.00 %	*Rudbeckia hirta*	Blackeyed Susan
0.90 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint
0.80 %	*Penstemon digitalis*	Tall White Beardtongue
0.70 %	*Aster oblongifolius, PA Ecotype*	Aromatic Aster, PA Ecotype
0.50 %	*Aster prenanthoides, PA Ecotype*	Zigzag Aster, PA Ecotype
0.50 %	*Sisyrinchium angustifolium*	Narrowleaf Blue Eyed Grass
0.50 %	*Zizia aurea*	Golden Alexanders
0.10 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype
100.00 %		**Mix Price/Lb Bulk:**

Seeding Rate: Seed at 15 lbs/acre broadcast or 10 lbs/acre drilled with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).

NOTES:
1. LOAM ALL DISTURBED AREAS.
2. PREPARE THE AREAS TO BE SEEDED.
3. USE SPECIFIED SEED MIX FROM ERNST SEED (OR APPROVED EQUAL). FOLLOW THE SUPPLIER'S INSTRUCTIONS FOR SEEDING.
4. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

Loam and Native Pollinator Meadow Seeding
Not to Scale

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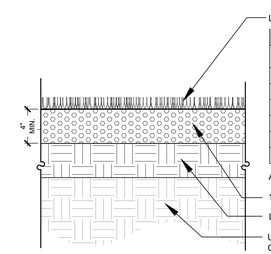
7 L3.3



Seed Mix for Lawns	
Percent by Weight	**Common Name**
45%	Firebird 2 or Rebel IV or Firecracker SL fescue
20%	Grand slam GLD or Confetti II perennial ryegrass
15%	Radar or Compass chewings fescue
10%	Sword or Gladiator hard fescue
5%	Side Oats Grama
5%	White Dutch clover

APPLY THIS SEED MIX AT THE RECOMMENDED RATE SPECIFIED BY THE SEED SUPPLIER.

NOTES:
1. LOAM ALL DISTURBED AREAS.
2. PRIOR TO SEEDING THE LAWN SEED MIX PROPERLY PREPARE THE SEED BED.
3. USE SPECIFIED SEED MIX (OR APPROVED EQUAL).
4. INSTALL JUTE MATING ON SLOPES GREATER THAN 3:1.

Loam and Lawn Seeding
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DRAWING FOR TOWN REVIEW

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

Dumont Realty and Development
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LANDSCAPE & LIGHTING DETAILS

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SEAL

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ENGINEER/ARCHITECT SEAL/SIGNATURE

REV	REVISIONS	DATE	BY

DATE: YYYY-MM-DD
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY:
F.B. NO.: PG.:

DUMONT RESIDENTIAL DEVELOPMENT
CLIENT NAME
TEST ADDRESS

BUILDING A RENDERINGS

SCALE:
CONTRACT NO: PROJECT NUMBER
SHEET
AC1

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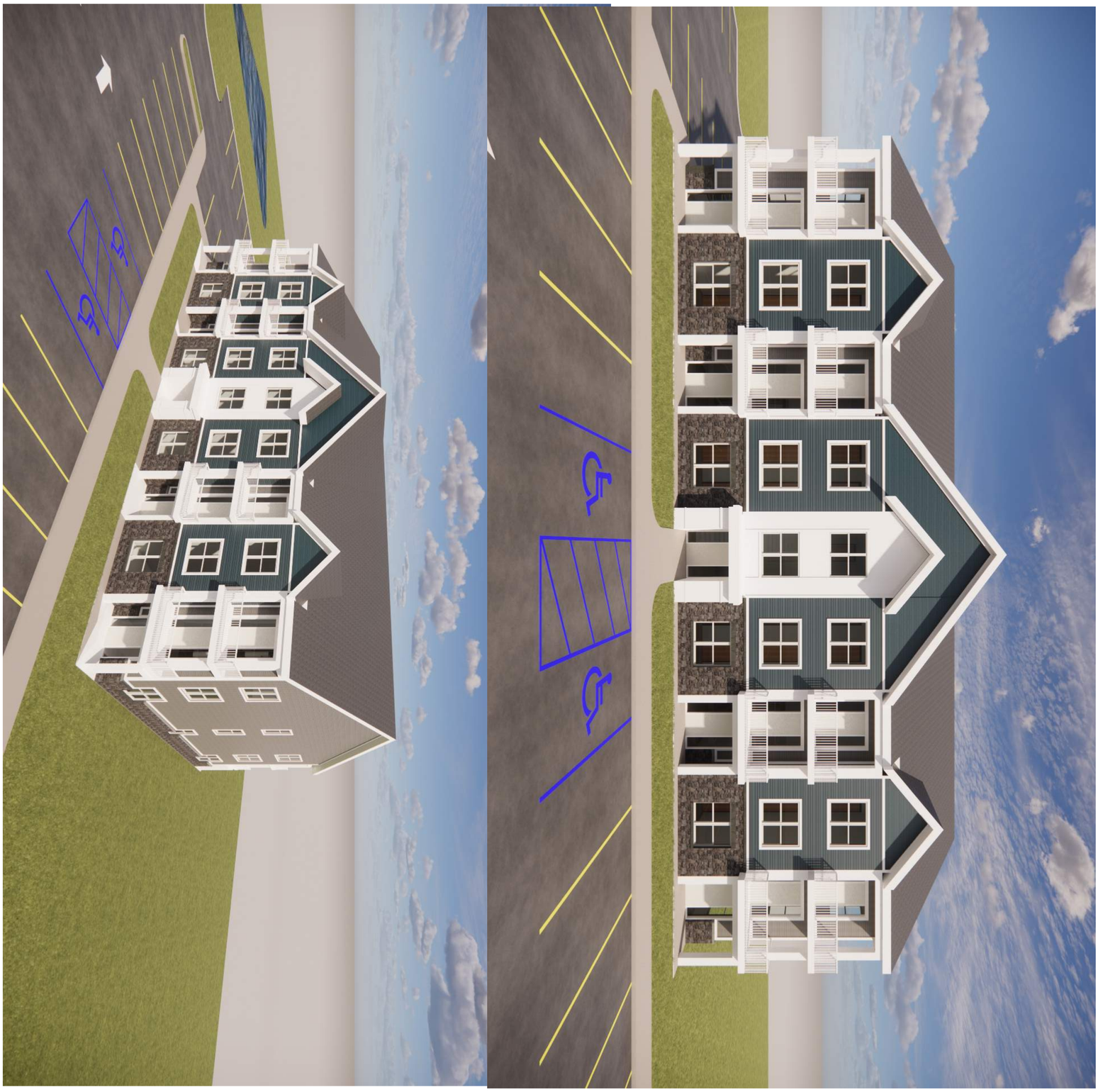

CENTRAL STREET, HUDSON, NEW HAMPSHIRE 03051

DON DUMONT

MULTI-FAMILY DEVELOPMENT

BUILDING B RENDERINGS

No.	REVISION	DATE	CHK'D & ISSUED BY

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

PROJECT NO. 240197

STATE:

verdantas

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

PROJECT STATUS: ISSUED FOR ZONING

DATE: 12/04/2025

SCALE: AS NOTED

SHEET: AC2

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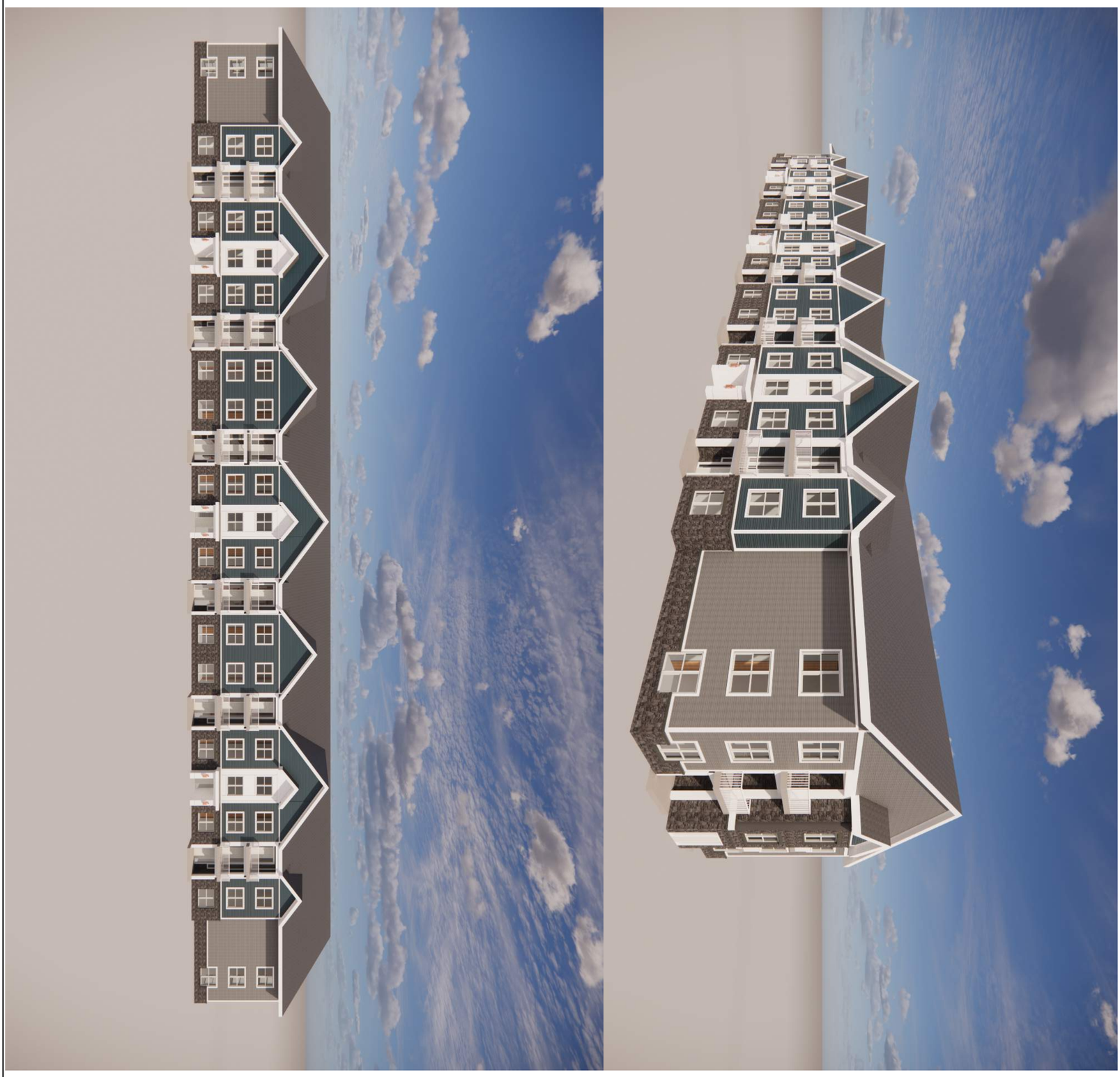

CENTRAL STREET, HUDSON, NEW HAMPSHIRE 03051

DON DUMONT

MULTI-FAMILY DEVELOPMENT

BUILDING C RENDERINGS

No.	REVISION	DATE	CHK'D & ISSUED BY

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

PROJECT NO. 240197

STATE:

verdantas

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

PROJECT STATUS: ISSUED FOR ZONING

DATE: 12/04/2025

SCALE: AS NOTED

SHEET: AC3

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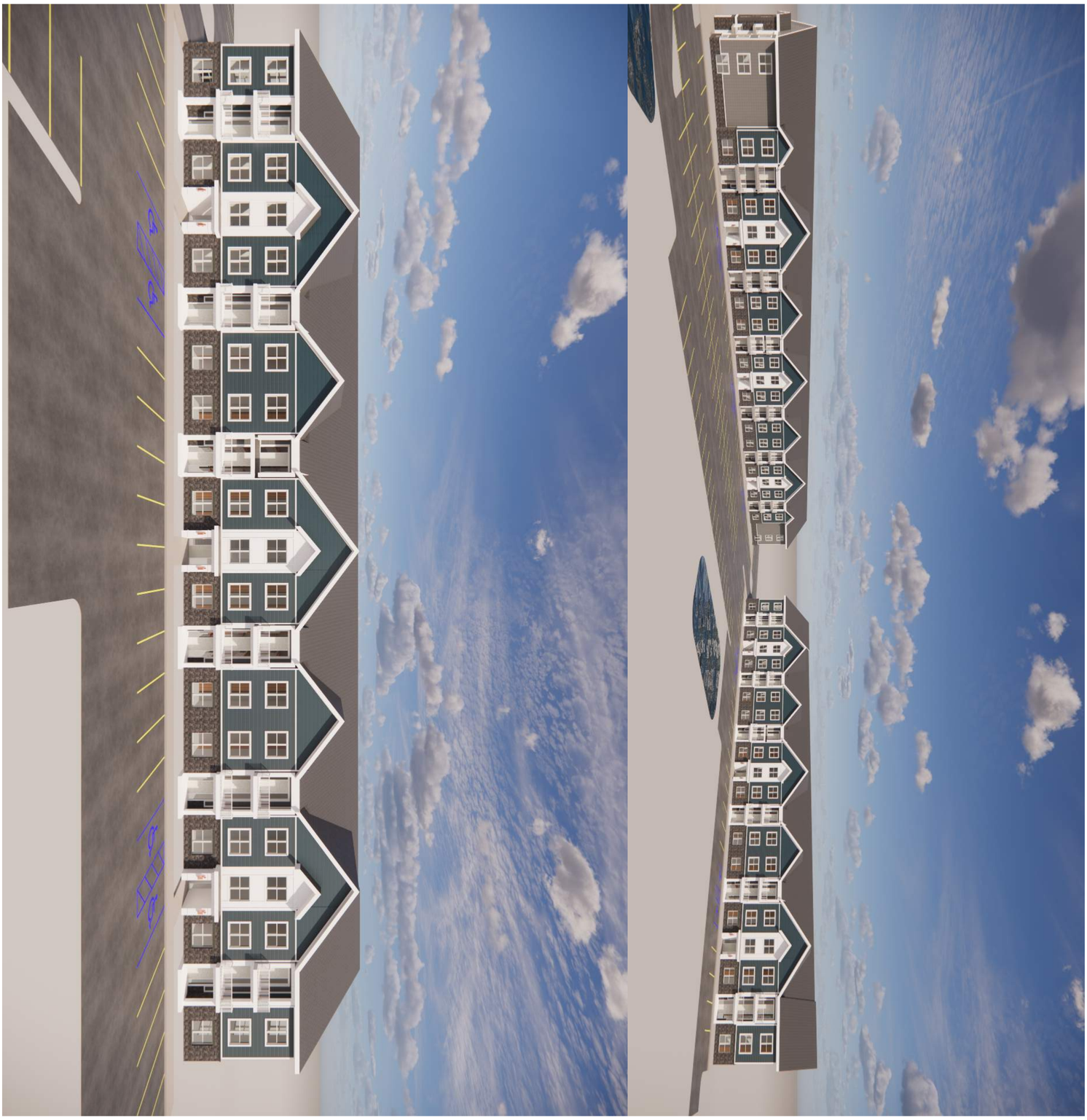

SHEET
AC4

SCALE
AS NOTED

DATE
12/04/2025

PROJECT STATUS
ISSUED FOR REVIEW

CENTRAL STREET, HUDSON, NEW HAMPSHIRE 03051

DON DUMONT

MULTI-FAMILY DEVELOPMENT

BUILDING D RENDERINGS

No.	REVISION	DATE	CHK'D & ISSUED BY

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

PROJECT NO. 240197

STATE:

verdantas

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