



MAP 105, LOT 32  
SITE PLAN

PROPOSED ACCESSORY GARAGE

140 OLD DERRY ROAD  
HUDSON, NEW HAMPSHIRE

PREPARED FOR / RECORD OWNER

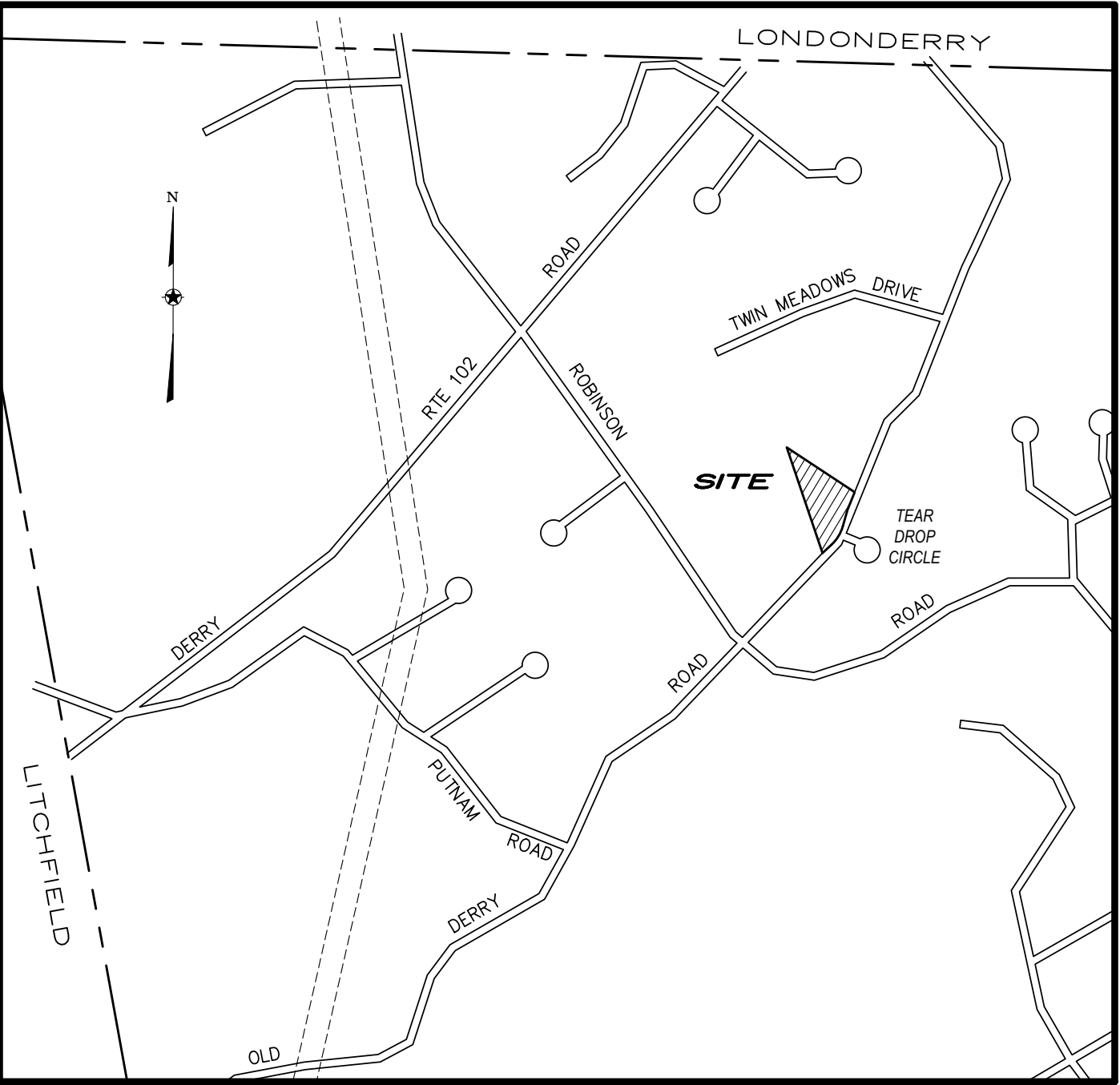
NIREL, LLC

140 OLD DERRY ROAD  
HUDSON, NEW HAMPSHIRE 03051  
(866) 284-6400

INDEX OF PLANS		
SHEET No.	TITLE	
1 OF 6	MASTER SITE PLAN	1"=40'
2 OF 6	EXISTING CONDITIONS PLAN	1"=40'
3 OF 6	SITE PLAN	1"=40'
4 OF 6	DETAIL SHEET - GENERAL SITE	
5 OF 6	EROSION CONTROL PLAN	1"=40'
6 OF 6	DETAIL SHEET - EROSION CONTROL	
	BUILDING ELEVATIONS	
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM THE DATE OF APPROVAL.	APPROVED BY THE HUDSON, NH PLANNING BOARD	
	DATE OF MEETING: _____	
	_____ SIGNATURE DATE _____	
	_____ SIGNATURE DATE _____	
	SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF THE PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.	

2 MAY 2025

No.	DATE	REVISION	BY



VICINITY PLAN  
SCALE: 1" = 1,000'



Civil Engineers/Land Surveyors  
3 Congress Street  
Nashua, NH 03062  
(603) 883-2057  
131 Middlesex Turnpike  
Burlington, MA 01803  
(781) 203-1501



PLAN REFERENCES:

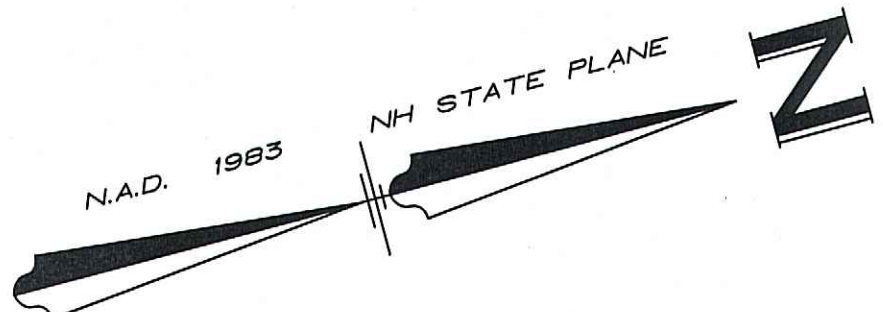
1. PELLETIER SUBDIVISION, OLD DERRY ROAD, HUDSON, NH, SCALE: 1"=40', PLAN REVISED 10/20/00, PREPARED FOR MICHAEL PELLETIER, PREPARED BY M.J. GRAINGER ENGINEERING, INC., RECORDED H.C.R.D. PLAN #30939.
2. PLAN OF LAND OF ARTHUR E. KEROUAC, HUDSON, NH, OLD DERRY ROAD, HUDSON, NH, SCALE: 1"=50', PLAN DATED 1986, RECORDED H.C.R.D. PLAN #3407.
3. MASTER SITE PLAN, ROBINSON ROAD SELF STORAGE, MAP 105, LOT 17, HUDSON, NH, SCALE: 1"=100', REVISED 01/03/11, PREPARED BY KEACH-NORDSTROM, INC., RECORDED H.C.R.D. PLAN #37129.
4. TOPOGRAPHIC & D.E.S. PLAN (TAX MAP 42) LOT 1, PELLETIER SUBDIVISION, OLD DERRY ROAD, HUDSON, NH, SCALE: 1"=40', PLAN REVISED 9/14/00, PREPARED FOR MICHAEL PELLETIER, PREPARED BY M.J. GRAINGER ENGINEERING, INC., ON FILE WITH THE TOWN OF HUDSON.
5. MASTER SITE PLAN (MAP 105 LOT 32), PROPOSED CONTRACTOR'S FACILITY, 140 OLD DERRY ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR / RECORD OWNER: NIREL, LLC, SCALE: 1"=40', DATED 21 AUGUST 2017, REVISED THROUGH 11/21/17 AND PREPARED BY HAYNER/SWANSON, INC., RECORDED H.C.R.D. PLAN #39551.

NOTES - CONT'D:

17. PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY A LICENSED LAND SURVEYOR CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
18. SNOW REMOVAL TO BE PLACED IN OPEN AREAS OF THE SITE AS SHOWN ON SHEET 3 OF 6. IF NEEDED, EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
19. NO HAZARDOUS MATERIALS SHALL BE STORED ON SITE.
20. NO SERVICE AND MAINTENANCE OF VEHICLES OR HEAVY MECHANICAL EQUIPMENT SHALL OCCUR ON SITE.
21. SITE PLAN WAIVERS REQUESTED:
  - 1) HR 275-8 C.7. REQUIREMENT FOR A LANDSCAPE PLAN.
  - 2) HR 275-9 B. REQUIREMENT FOR A TRAFFIC STUDY
23. PRESENT OWNER OF RECORD:  
MAP 105, LOT 32  
NIREL, LLC  
140 OLD DERRY ROAD  
HUDSON, NH 03051  
BK. 8899, PG. 2935

LEGEND

- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- SIGN
- TREE LINE
- N.H. HIGHWAY BOUND
- STONE BOUND
- IRON PIN
- BUILDING SETBACK LINE
- WETLAND FLAGGING LIMIT
- WETLAND BUFFER LINE
- STONEWALL
- CHAINLINK FENCE
- CAPE COD BERM
- PARKING SPACE COUNT
- GUARD RAIL
- PAVEMENT SAWCUT
- REINFORCED CONCRETE
- DECIDUOUS TREE
- BUSH



MAP 105, LOT 17-4  
GREY FOX REALTY, LLC  
40 TEMPLE STREET  
NASHUA, NH 03060  
BK 9713 PG 2407  
ZONE: G-1 GENERAL  
USE: UNDEVELOPED/  
COMMERCIAL

MAP 105, LOT 17-3  
STEEL PROPERTIES, LLC  
8 CHRISTINE DRIVE  
HUDSON, NH 03051  
BK 9751 PG 2777  
ZONE: G-1 GENERAL  
USE: INDUSTRIAL WAREHOUSE

MAP 105, LOT 33  
CARLOS M. & MARIA G.  
DOS SANTOS  
142 OLD DERRY ROAD  
HUDSON, NH 03051  
BK 6526 PG 988  
ZONE: G-1 GENERAL  
USE: SINGLE-FAMILY  
RESIDENCE

MAP 105, LOT 34  
JOSEPH GRILLO  
144 OLD DERRY ROAD  
HUDSON, NH 03051  
BK 9533 PG 2191  
ZONE: G-1 GENERAL  
USE: SINGLE-FAMILY  
RESIDENCE

LIMIT OF WETLANDS AS DELINEATED  
BY PATRICK SEEKAMP, PWS, CWS,  
USING CURRENT U.S. ARMY CORPS  
OF ENGINEERS (USACE) STANDARDS  
AND LOCATED BY HAYNER/SWANSON,  
INC., NOW IN EFFECT APRIL 2025.

LIMIT OF ZONE  
A (1% ANNUAL  
CHANCE FLOOD  
HAZARD AREA)

WETLAND BUFFER  
IMPACT AREA  
(3,092± SF)

EXISTING  
ACCESSORY  
GARAGE  
(4,535 SF)

EXIST. 1-1/2  
STY. BLDG.  
(1,220 SF)

EXIST. GAR.  
(1,220 SF)

MAP 110, LOT 42  
DEBRA NOBLE  
135A OLD DERRY ROAD  
HUDSON, NH 03051  
BK 7203 PG 1343  
ZONE: G-1 GENERAL  
USE: MULTI-FAMILY  
RESIDENCE

MAP 111, LOT 3  
KEVIN & LEEAN MCCARTHY  
1 TEAR DROP CIRCLE  
HUDSON, NH 03051  
BK 8638 PG 2637  
ZONE: G-1 GENERAL  
USE: SINGLE-FAMILY  
RESIDENCE

MAP 106, LOT 13  
PAUL F. GAUVREAU  
145 OLD DERRY ROAD  
HUDSON, NH 03051  
BK 2219 PG 69  
ZONE: G-1 GENERAL  
USE: SINGLE-FAMILY  
RESIDENCE

MAP 111, LOT 1  
HECTOR H. ESTRADA,  
ANAYA MURILLO &  
KARINA G. OCHOA  
4 TEAR DROP CIRCLE  
HUDSON, NH 03051  
BK 9480 PG 2511  
ZONE: G-1 GENERAL  
USE: SINGLE-FAMILY  
RESIDENCE

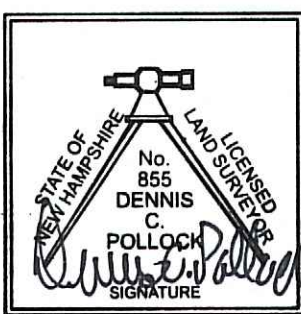
CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

PURSUANT TO RSA 676:18, III AND RSA 672:14

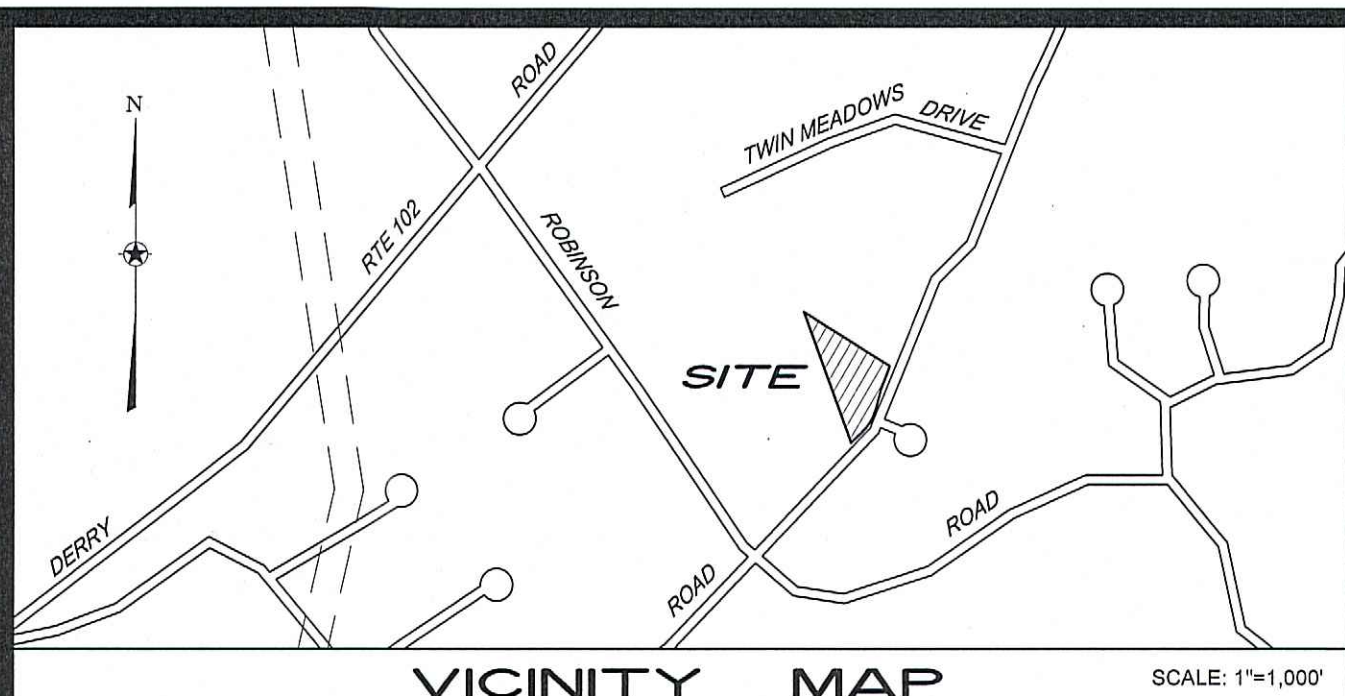
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



FOR NIREL, LLC  
MANUEL VEGA, OWNER

DATE  
05-25-2025

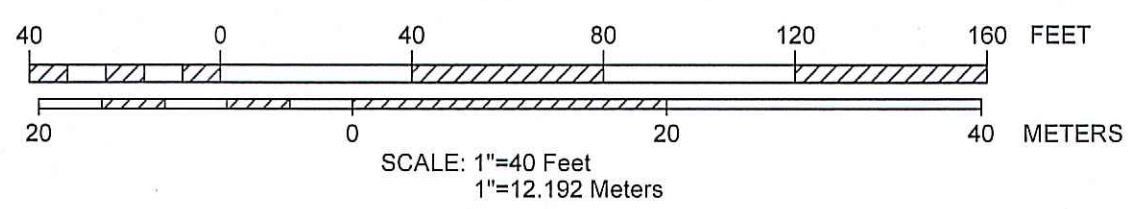
DATE  
5/2/2025



NOTES:

1. LOT AREA: 2.912± ACRES (126,867± SF)
2. PRESENT ZONING: G-1; GENERAL  
MINIMUM LOT REQUIREMENTS:  
- LOT AREA: 97,120 SF  
- LOT FRONTAGE: 200 FT  
MINIMUM BUILDING SETBACK REQUIREMENTS:  
- FRONT YARD: 50 FT  
- SIDE YARD: 15 FT  
- REAR YARD: 15 FT  
PROPOSED:  
126,867± SF  
456± FT  
81.7 FT  
23.7 FT  
NA
3. LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 105, 106, 110 & 111.
4. SITE IS SERVICED BY PRIVATE SEPTIC AND WELL.
5. PURPOSE OF PLAN:  
TO SHOW A PROPOSED 1,344 SF ACCESSORY GARAGE ALONG WITH ASSOCIATED SITE IMPROVEMENTS.
6. PARKING:  
REQUIRED (BUSINESS SERVICES): 1 SPACE/300 SF x 2,200 SF = 7 SPACES  
PROVIDED: = 13 SPACES
7. OPEN SPACE:  
REQUIRED: 40%  
PROVIDED: 82%
8. HOURS OF OPERATION:  
MONDAY - SATURDAY: 7 AM - 7 PM
9. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE TOWN OF HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.
10. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH THE AMERICANS WITH DISABILITIES ACT (LATEST EDITION).
11. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANY WAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN WITH THE EXCEPTION OF DECKS AND PORCHES (PROVIDED THEY CONFORM WITH THE REQUIREMENTS OF THE TOWN OF HUDSON ZONING BY-LAWS), OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
12. REFUSE REMOVAL SHALL BE BETWEEN THE HOURS OF 7 AM TO 7 PM MONDAY - FRIDAY AND SHALL BE PROHIBITED ON SATURDAY AND SUNDAY.
13. CONSTRUCTION HOURS ARE MONDAY THRU SATURDAY, 7:00 AM TO 7:00 PM, WITH NO CONSTRUCTION ACTIVITIES OCCURRING ON SUNDAYS. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM AND 5:00 PM, MONDAY THRU FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON SATURDAYS AND SUNDAYS.
14. SHEET 1 OF 6 SHALL BE RECORDED AT THE HILLSBOROUGH REGISTRY OF DEEDS. A COMPLETE SET OF PLANS IS ON FILE WITH THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT.
15. A PORTION OF THE SITE IS LOCATED WITHIN ZONE A (1% ANNUAL CHANCE FLOOD HAZARD AREA) AS DETERMINED FROM THE TOWN OF HUDSON, NH, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 33011C0509D, DATED: SEPTEMBER 25, 2009.

MASTER SITE PLAN  
(MAP 105, LOT 32)  
**PROPOSED ACCESSORY GARAGE**  
140 OLD DERRY ROAD  
HUDSON, NEW HAMPSHIRE  
PREPARED FOR / RECORD OWNER:  
**NIREL, LLC**  
140 OLD DERRY ROAD HUDSON, NEW HAMPSHIRE 03051



2 MAY 2025

**HSI** Hayner/Swanson, Inc. **IMEG** now  
Civil Engineers/Land Surveyors  
3 Congress Street  
Nashua, NH 03062  
(603) 883-2057  
131 Middlesex Turnpike  
Burlington, MA 01803  
(802) 203-1501

FIELD BOOK: --	DRAWING NAME: 5467-G SITE-FQ41	5467-G	1 OF 6
DRAWING LOC: J:\5000\5467\DWG\SITE-2025		File Number	Sheet



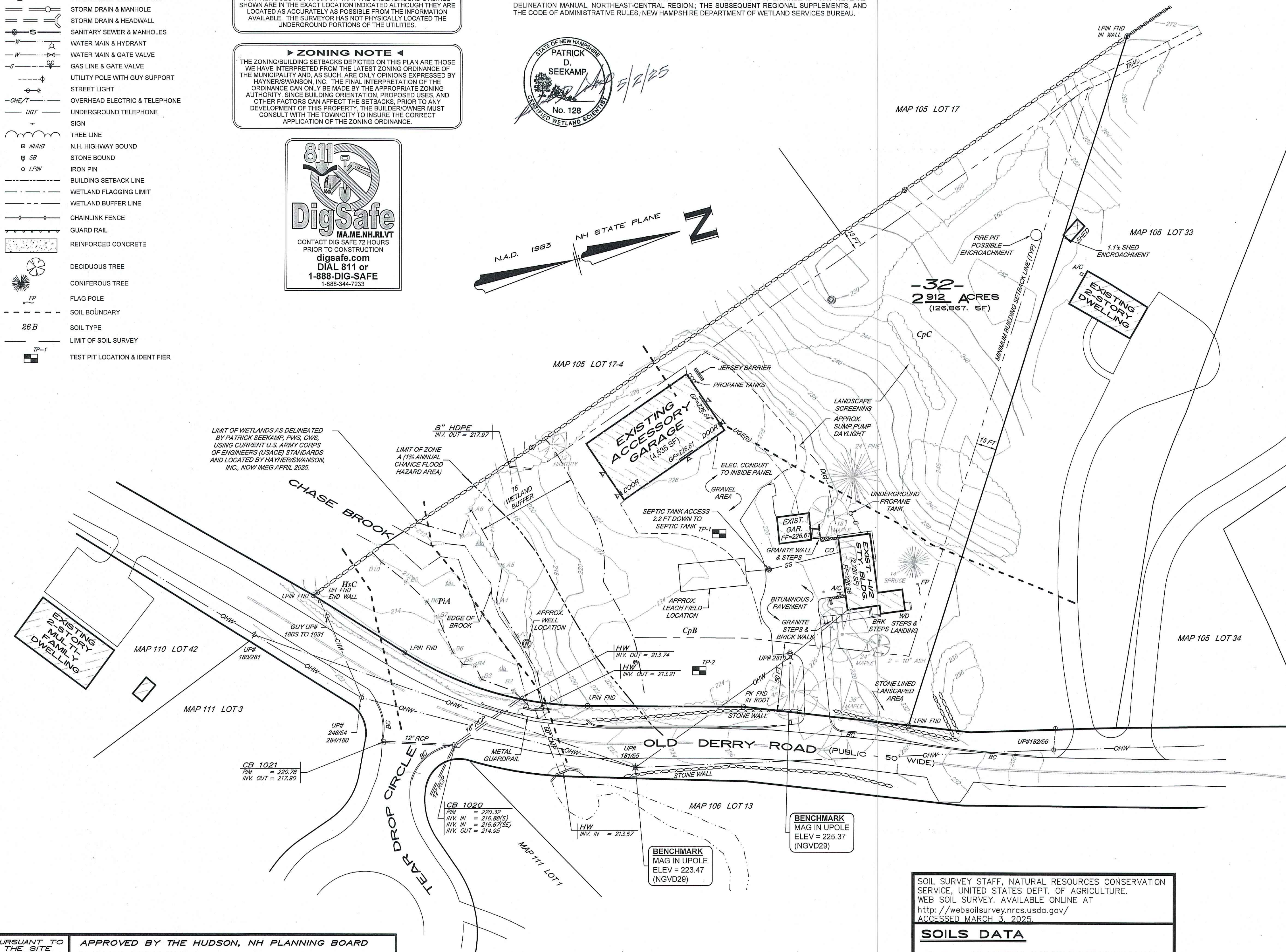
	EXISTING GROUND CONTOUR
	EXISTING SPOT ELEVATION
	STORM DRAIN & CATCH BASIN
	STORM DRAIN & MANHOLE
	STORM DRAIN & HEADWALL
	SANITARY SEWER & MANHOLES
	WATER MAIN & HYDRANT
	WATER MAIN & GATE VALVE
	GAS LINE & GATE VALVE
	UTILITY POLE WITH GUY SUPPORT
	STREET LIGHT
	OVERHEAD ELECTRIC & TELEPHONE
	UNDERGROUND TELEPHONE
	SIGN
	TREE LINE
	N.H. HIGHWAY BOUND
	STONE BOUND
	IRON PIN
	BUILDING SETBACK LINE
	WETLAND FLAGGING LIMIT
	WETLAND BUFFER LINE
	CHAINLINK FENCE
	GUARD RAIL
	REINFORCED CONCRETE
	DECIDUOUS TREE
	CONIFEROUS TREE
	FLAG POLE
	SOIL BOUNDARY
	SOIL TYPE
	LIMIT OF SOIL SURVEY
	TEST PIT LOCATION & IDENTIFIER

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

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY PATRICK D. SEEKAMP, CWS OF SEEKAMP ENVIRONMENTAL CONSULTING, INC. NH CERTIFIED WETLAND SCIENTIST NUMBER 128, ON APRIL 24, 2025. THE DELINEATION WAS DONE TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - 1987 WETLAND DELINEATION MANUAL, NORTHEAST-CENTRAL REGION; THE SUBSEQUENT REGIONAL SUPPLEMENTS, AND THE CODE OF ADMINISTRATIVE RULES, NEW HAMPSHIRE DEPARTMENT OF WETLAND SERVICES BUREAU.



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

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

\_\_\_\_\_  
SIGNATURE DATE

SIGNATURE DATE

SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF THE PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

CpB	CHATFIELD-HOLLIS-CANTON COMPLEX
CpC	CHATFIELD-HOLLIS-CANTON COMPLEX
HsC	HINKLEY LOAMY SAND
PiA	PIPESTONE LOAMY SAND
-----	SOIL BOUNDARY

SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION  
SERVICE, UNITED STATES DEPT. OF AGRICULTURE.  
WEB SOIL SURVEY. AVAILABLE ONLINE AT  
<http://websoilsurvey.nrcs.usda.gov/>  
ACCESSED MARCH 3, 2025.

1. SURVEY CONTROL:

HORIZONTAL DATUM: NAD83/2011 PROJECTION: NH STATE PLANE

VERTICAL DATUM: NGVD29\* SCALE FACTOR APPLIED: 1.000000

UNITS: US SURVEY FEET

\* VERTICAL DATUM WAS VERIFIED USING GPS (KEYNET NETWORK) BY TAKING OBSERVATIONS ON SITE AND ON NGS (FORMERLY USSGS) "DISK D-28" LOCATED ON THE NORTHERLY SIDE OF RTE 101A APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.

2. THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN MARCH 2017 AND SUPPLEMENTAL FIELD SURVEY IN FEBRUARY 2025.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.

4. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.

5. SITE IS SERVICED BY PRIVATE SEPTIC AND WELL. APPROXIMATE WELL & SEPTIC LOCATIONS ARE SHOWN PER PLAN REF. #4.

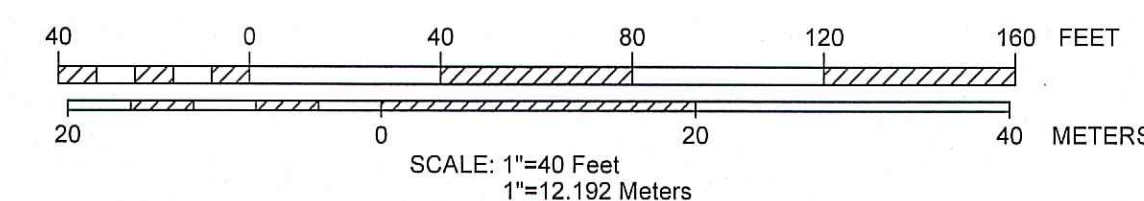
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<b>No.</b>	<b>DATE</b>	<b>REVISION</b>	

EXISTING CONDITIONS PLAN  
(MAP 105, LOT 32)

***PROPOSED ACCESSORY GARAGE***  
**140 OLD DERRY ROAD**  
**HUDSON, NEW HAMPSHIRE**  
 PREPARED FOR / RECORD OWNER:

**NIREL. LLC**



2 MAY 2025



now  
**IMEG**

*Civil Engineers/Land Surveyors*  
 3 Congress Street  
 Nashua, NH 03062  
 (603) 883-2057

131 Middlesex Turnp  
 Burlington, MA 01801  
 (781) 203-1501

FIELD BOOK: --	DRAWING NAME: 5467-G SITE-EC4
DRAWING LOC: J:\5000\5467\DWG\SITE-2025	

5467-G	2 OF
File Number	Sheet

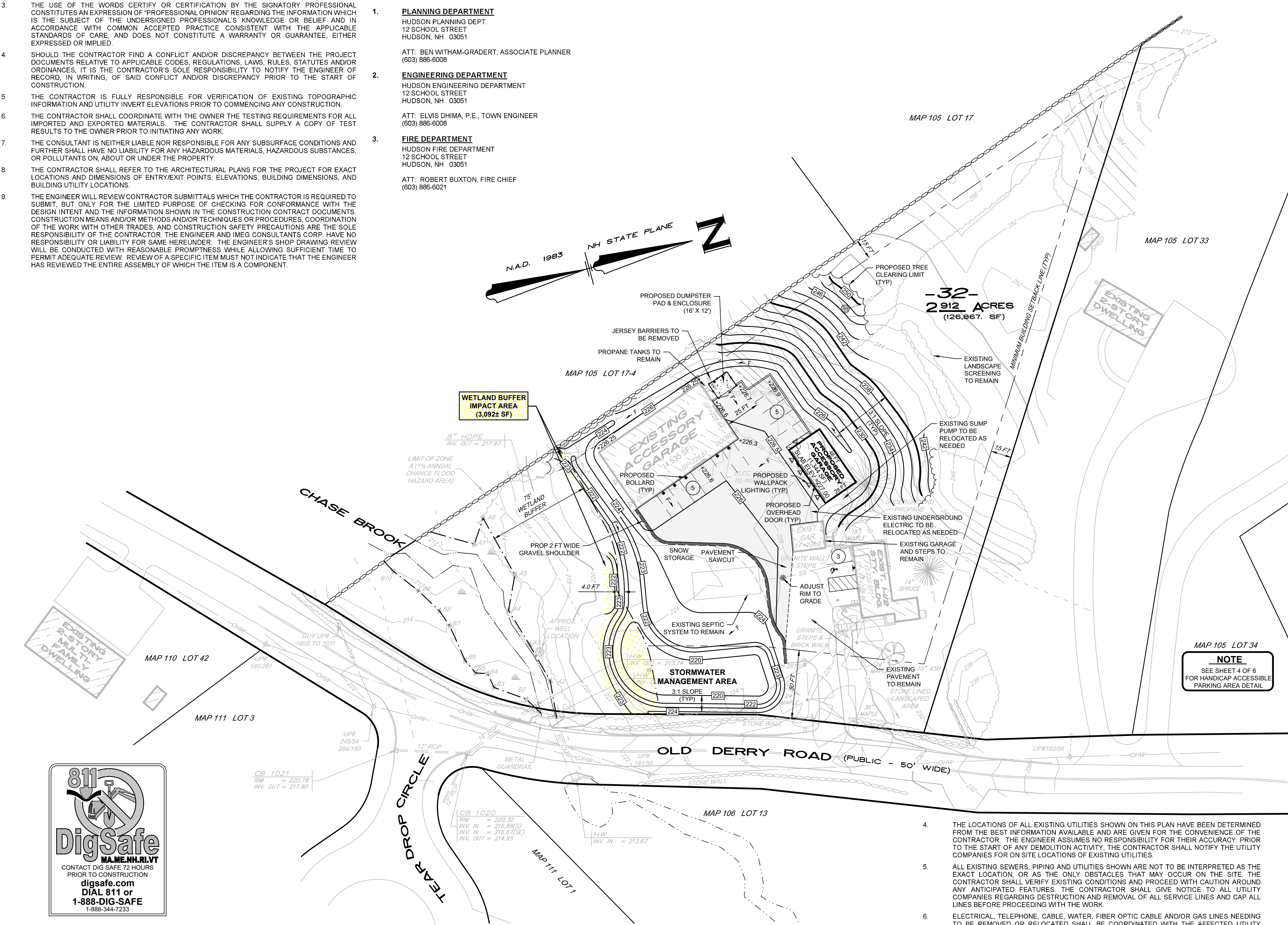


GENERAL NOTES CONT'D:

3. THE USE OF THE WORDS CERTIFY OR CERTIFICATION BY THE SIGNATORY PROFESSIONAL CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PRACTICE CONSISTENT WITH THE APPLICABLE STANDARDS OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
4. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE PROJECT DOCUMENTS RELATIVE TO APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION.
6. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE TESTING REQUIREMENTS FOR ALL IMPORTED AND EXPORTED MATERIALS. THE CONTRACTOR SHALL SUPPLY A COPY OF TEST RESULTS TO THE OWNER PRIOR TO INITIATING ANY WORK.
7. THE CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
8. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE PROJECT FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, BUILDING DIMENSIONS, AND BUILDING UTILITY LOCATIONS.
9. THE ENGINEER WILL REVIEW CONTRACTOR SUBMITTALS WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND IMEG CONSULTANTS CORP. HAVE NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. THE ENGINEER'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT THE ENGINEER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

TOWN OF HUDSON CONTACTS:

1. **PLANNING DEPARTMENT**  
HUDSON PLANNING DEPT.  
12 SCHOOL STREET  
HUDSON, NH 03051  
ATT: BEN WITHAM-GRADERT, ASSOCIATE PLANNER  
(603) 886-6008
2. **ENGINEERING DEPARTMENT**  
HUDSON ENGINEERING DEPARTMENT  
12 SCHOOL STREET  
HUDSON, NH 03051  
ATT: ELVIS DHIMA, P.E., TOWN ENGINEER  
(603) 886-6008
3. **FIRE DEPARTMENT**  
HUDSON FIRE DEPARTMENT  
12 SCHOOL STREET  
HUDSON, NH 03051  
ATT: ROBERT BUXTON, FIRE CHIEF  
(603) 886-6021



SITE DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR SITE DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. THE CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
7. PRIOR TO SITE DEMOLITION OCCURRING, ALL APPROPRIATE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN OF HUDSON PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION. A DEMOLITION APPROVAL PERMIT SHALL BE OBTAINED FORM THE TOWN OF HUDSON PRIOR TO THE ANY BUILDING DEMOLITION.
9. FOR WORK WITHIN A PUBLIC STREET THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN ENGINEERING DEPARTMENT.
10. THE CONTRACTOR SHALL REMOVE AND STOCKPILE EXISTING SLOPE AND VERTICAL GRANITE CURB IN A LOCATION PROVIDED BY THE OWNER'S REPRESENTATIVE. CURB THAT IS IN GOOD CONDITION AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE, MAY BE REUSED IN LOCATIONS SHOWN ON THE SITE GRADING & UTILITY PLAN. SURPLUS OR UNACCEPTABLE CURB SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY.

CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST ADDITION, ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION. PUBLIC WORKS DEPT., HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHALL BE CLASS IV 3000 D (RCP OR ADS-HP). CATCH BASINS SHALL BE TYPE B, AND HAVE 4 FT SUMPS UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED THROUGH THE CONSTRUCTION PROCESS UNTIL STABILIZATION OCCURS.
5. STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
7. DIMENSIONS TO CURB AND GUTTERS INDICATE EDGE OF PAVING UNLESS OTHERWISE NOTED.
8. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE EXISTING SEPTIC SYSTEM IN ORDER TO CONFIRM THAT THE MINIMUM REQUIRED SEPARATION TO ANY DRAINAGE FEATURE (35 FT) IS MET PER ENV-WQ 1000.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC FOR ALL WORK IN THE PUBLIC R.O.W. AND ON THE CONSTRUCTION SITE.
11. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES AND CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH FINISH GRADES.

SITE GRADING NOTES:

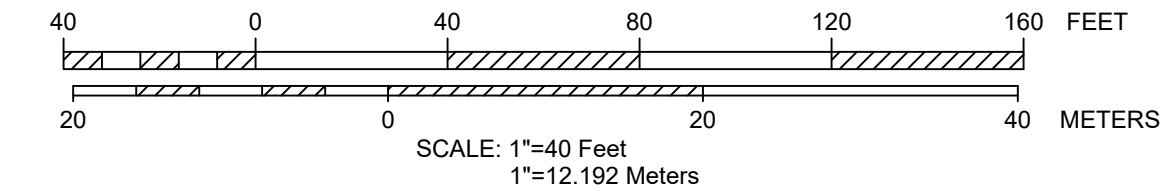
1. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ONLY AREAS DISTURBED BY GRADING OPERATIONS.
2. SITE CONTRACTOR SHALL PREPARE SUBGRADE FOR THE BUILDING PAD PER THE GEOTECHNICAL ENGINEER'S SITEWORK RECOMMENDATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLAN ALIGNMENT AND GRADE AT COMPLETION OF CONSTRUCTION.
4. ANY GRADED, UNPAVED, DISTURBED AREAS SHALL HAVE 6 INCHES OF TOPSOIL WITH SEED, MULCH, FERTILIZER AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THE CONTRACTOR SHOULD ACKNOWLEDGE THAT WORK IS NOT CONSIDERED COMPLETE UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

GENERAL NOTES:

1. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
2. THE PRESENCE OF THE ENGINEER, OR IMEG CONSULTANTS CORP, EMPLOYEES AND/OR SUBCONTRACTORS AT THE PROJECT SITE SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES FOR CONSTRUCTION MEANS, METHODS, SEQUENCE, SUPERINTENDING AND COORDINATING THE WORK, AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS. THE ENGINEER, IMEG CONSULTANTS CORP, AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER CONSTRUCTION WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY.

NO.	DATE	REVISION	BY

SITE PLAN  
(MAP 105, LOT 32)  
**PROPOSED ACCESSORY GARAGE**  
140 OLD DERRY ROAD  
HUDSON, NEW HAMPSHIRE  
PREPARED FOR / RECORD OWNER:  
**NIREL, LLC**  
140 OLD DERRY ROAD HUDSON, NEW HAMPSHIRE 03051



2 MAY 2025

**HSI** | now **IMEG**  
Hayner/Swanson, Inc. Civil Engineers/Land Surveyors  
3 Congress Street Nashua, NH 03062 (603) 883-2057  
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501

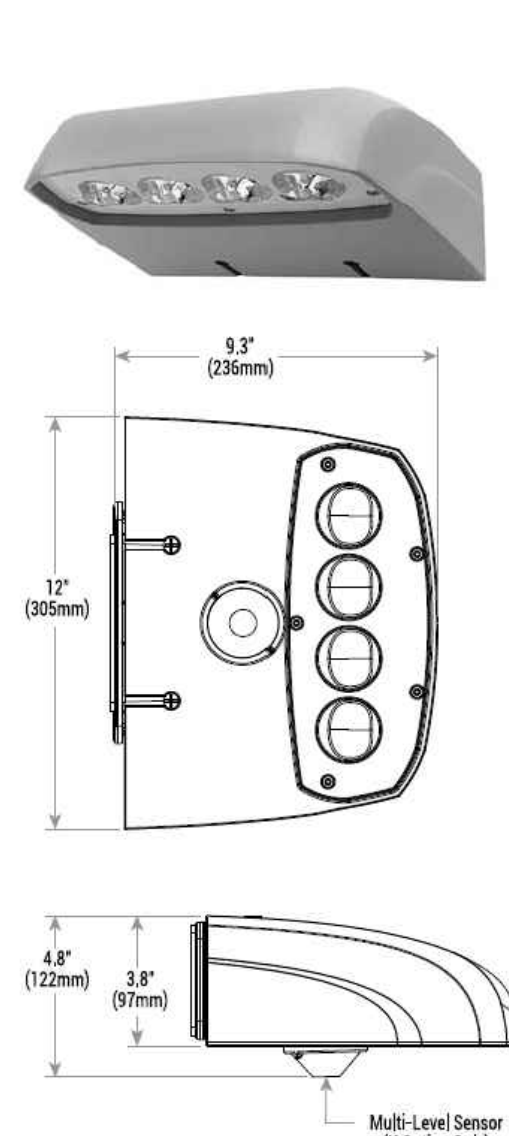
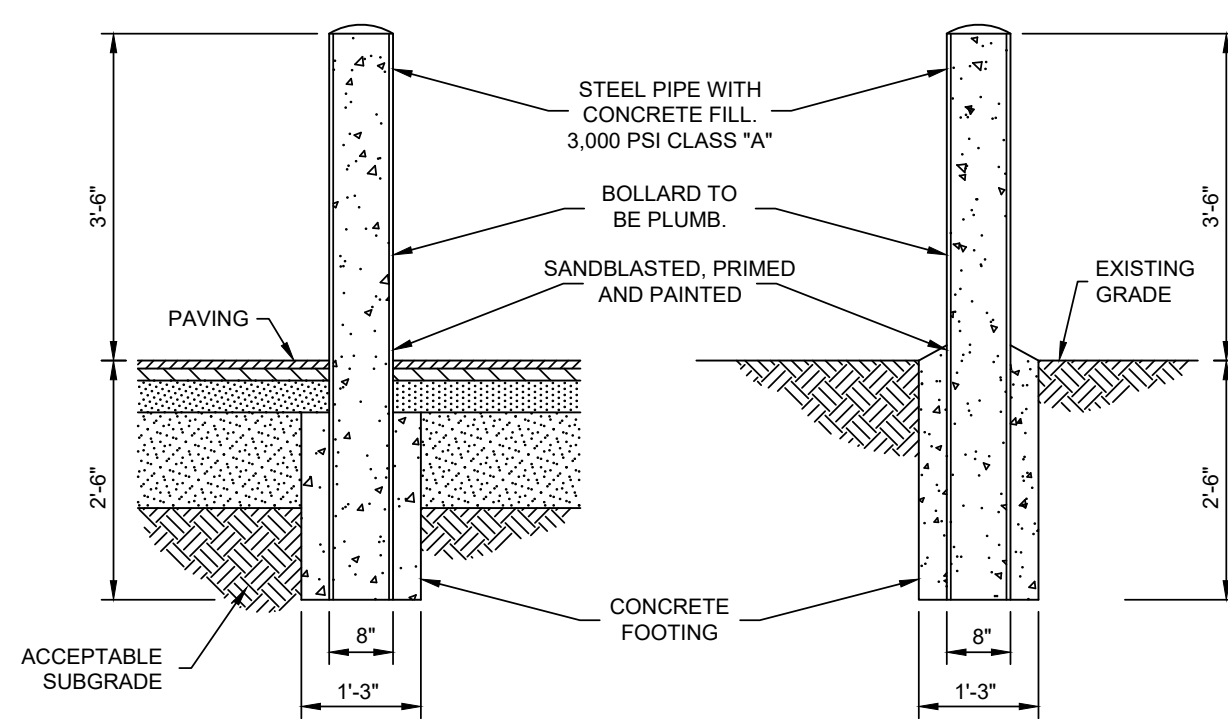
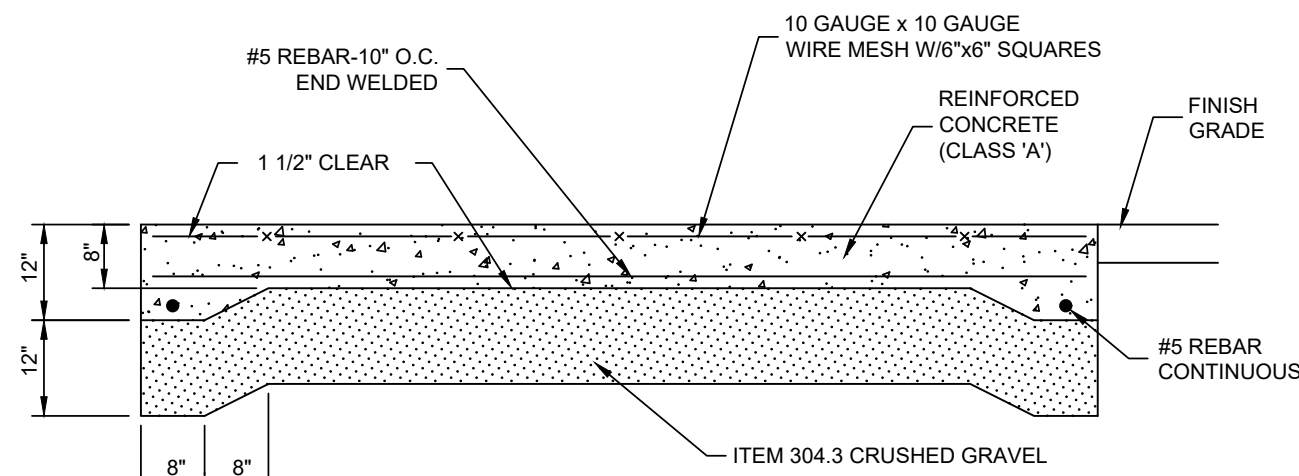
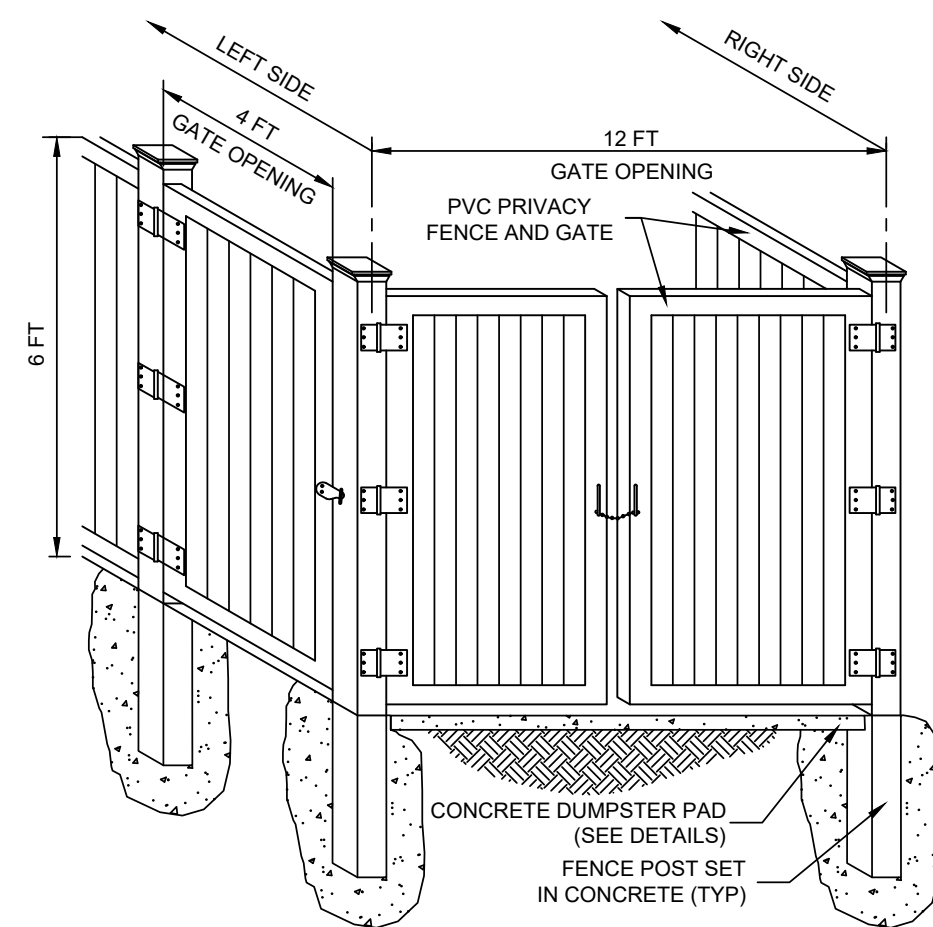
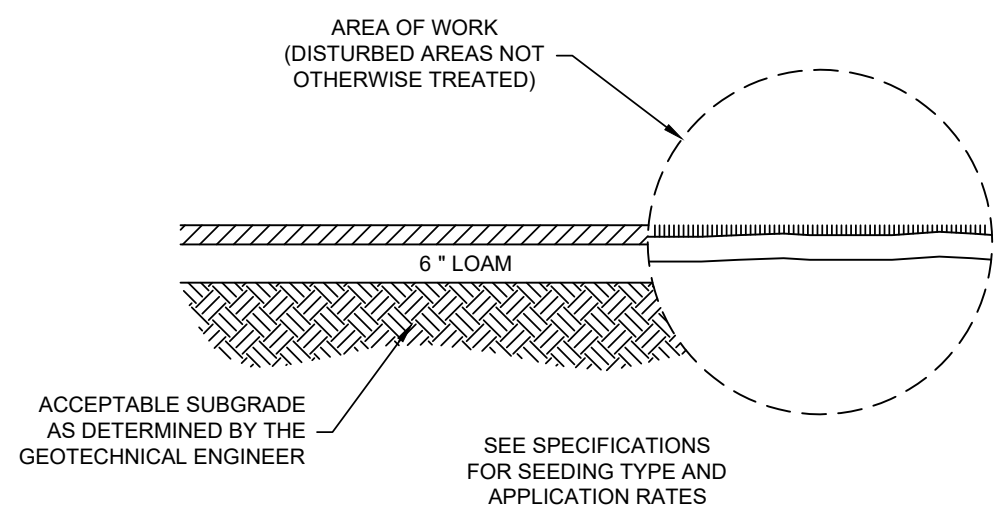
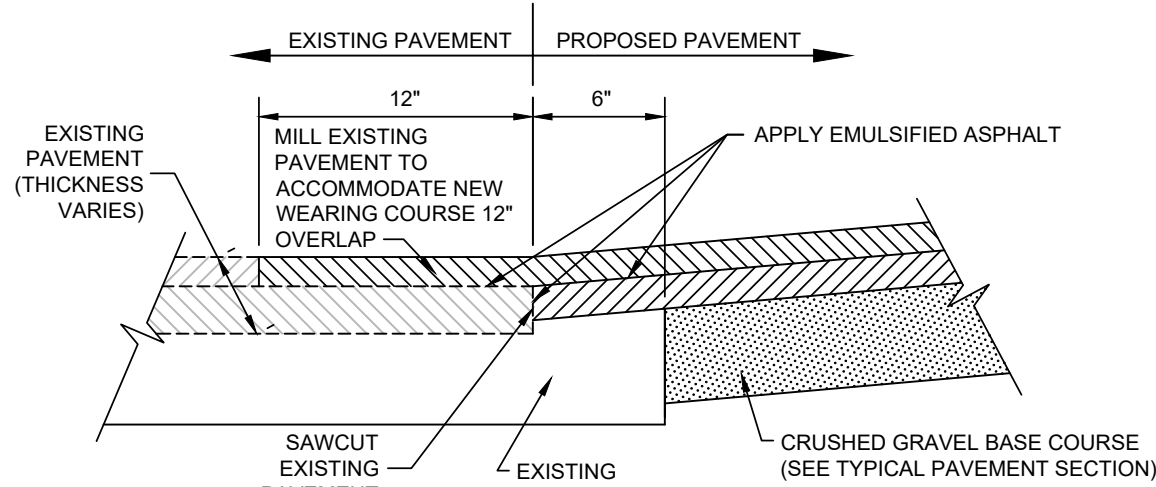
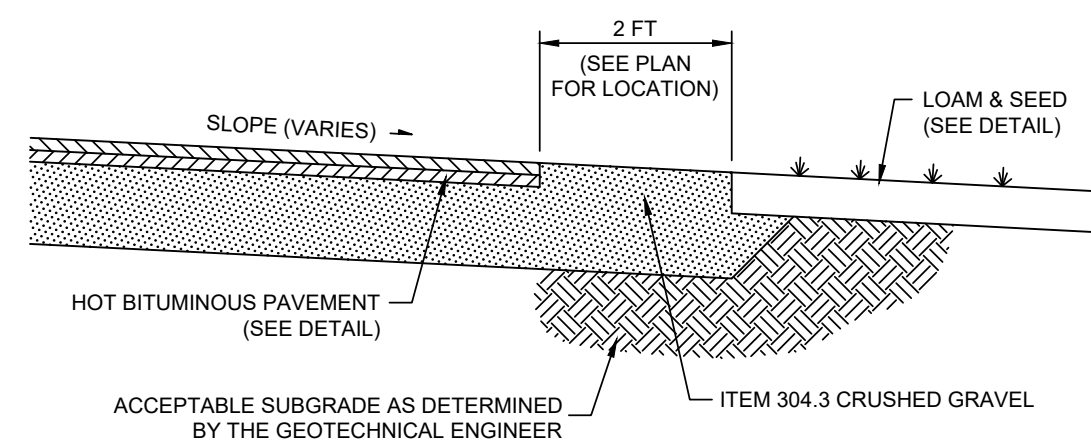
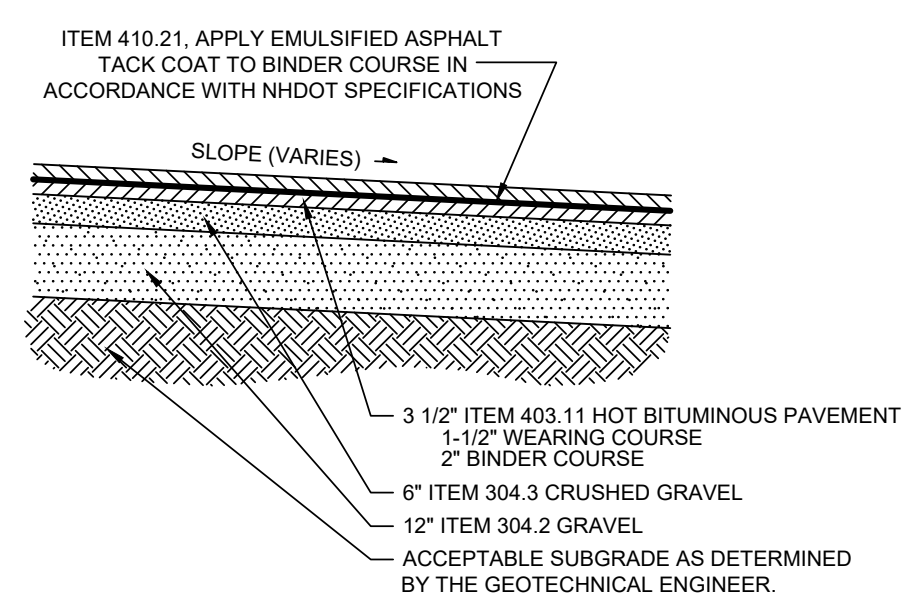
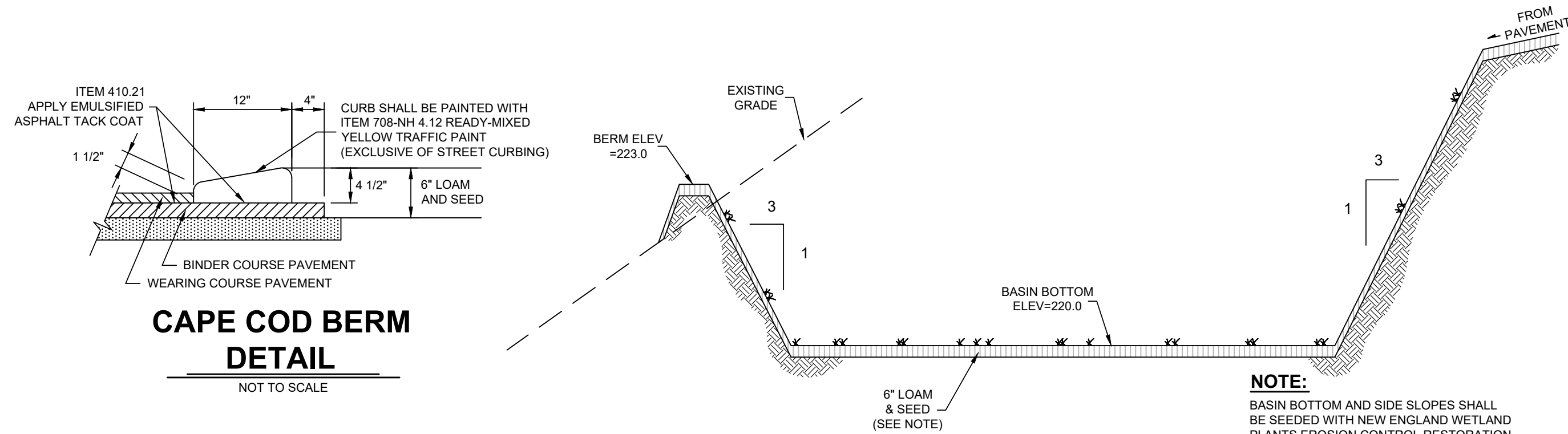
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DRAWING LOC: J:\5000\5467\DWG\SITE-2025		File Number	Sheet

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

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

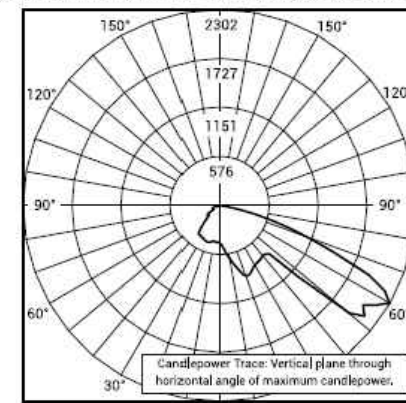
SITE PLANS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF THE PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



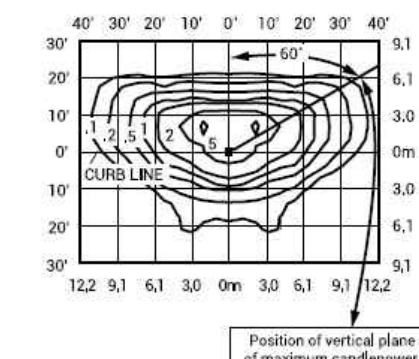


Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

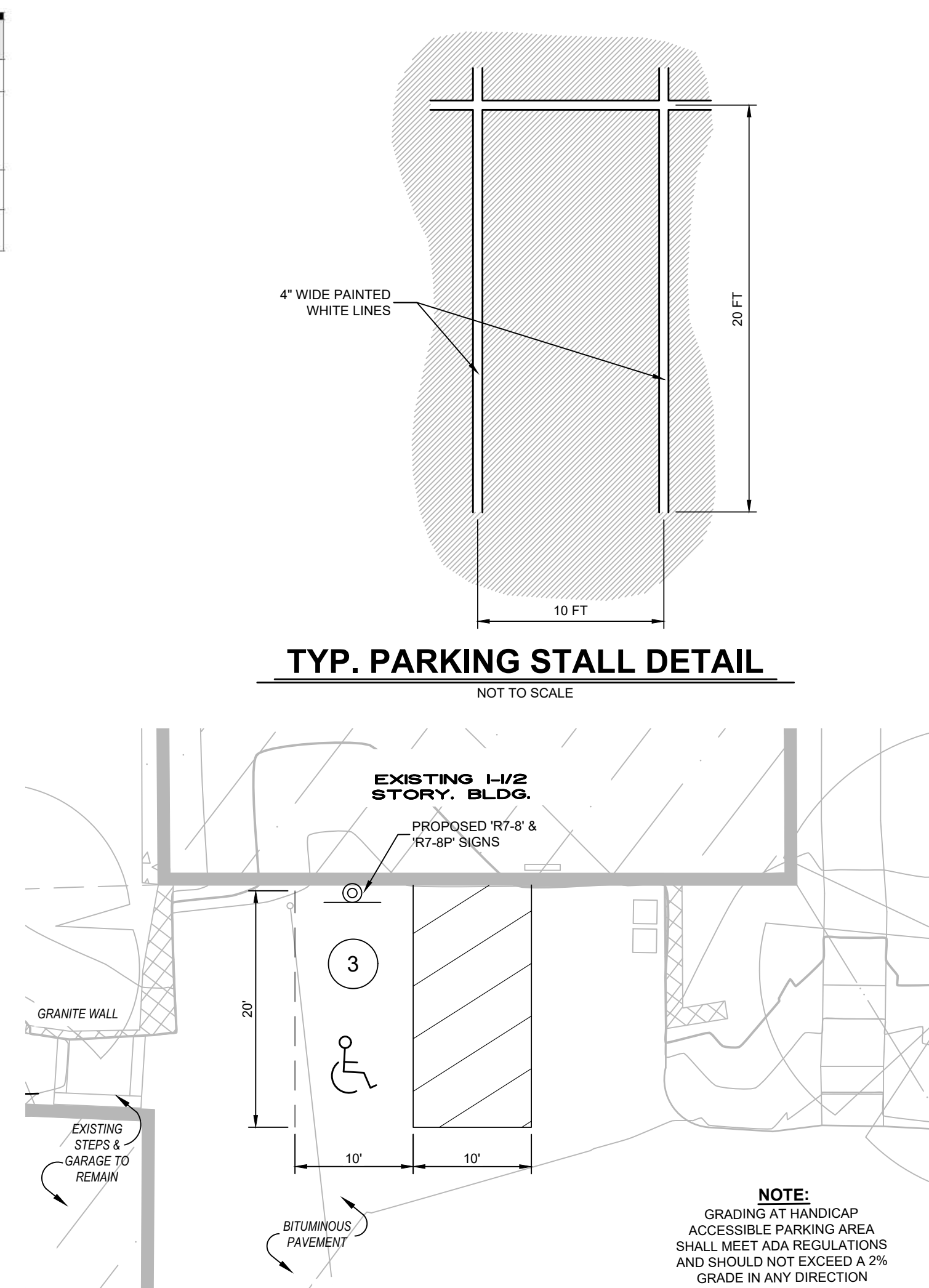
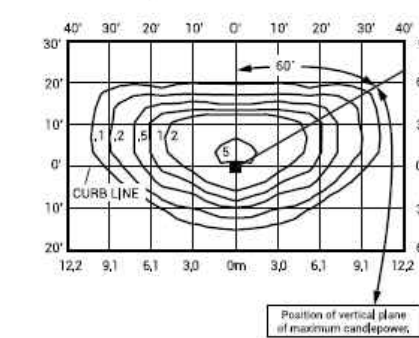
• Initial delivered lumens at 25°C (77°F)  
 •• For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:  
[www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).



**CESTL Test Report #: 2014-0017**  
**BXSPWA\*2FG-US**  
**Initial Delivered Lumens: 2,739**



BXSPWA+2FC-US  
Mounting Height: 10' (3.0m) A.F.G.  
Initial Delivered Lumens: 3,819  
Initial FC at grade



NO.	DATE	REVISION	BY

DETAIL SHEET - GENERAL SITE  
(MAP 105, LOT 32)  
**PROPOSED ACCESSORY GARAGE**  
140 OLD DERRY ROAD  
HUDSON, NEW HAMPSHIRE  
PREPARED FOR / RECORD OWNER:  
**NIREL, LLC**  
140 OLD DERRY ROAD HUDSON, NEW HAMPSHIRE 03051

**SCALE AS SHOWN**


2 MAY 2025

 **HSI**  
Hayner/Swanson, Inc.

*Civil Engineers/Land Surveyors*

3 Congress Street  
Nashua, NH 03062  
(603) 883-2057

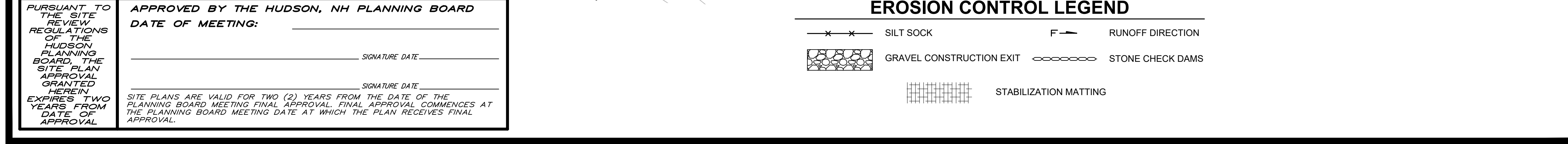
*now*

 **IMEG**

131 Middlesex Turnpike  
Burlington, MA 01803  
(781) 203-1501

FIELD BOOK: --	DRAWING NAME: 5467-G SITE-DET1	5467-G	4 OF 6
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		File Number	Sheet





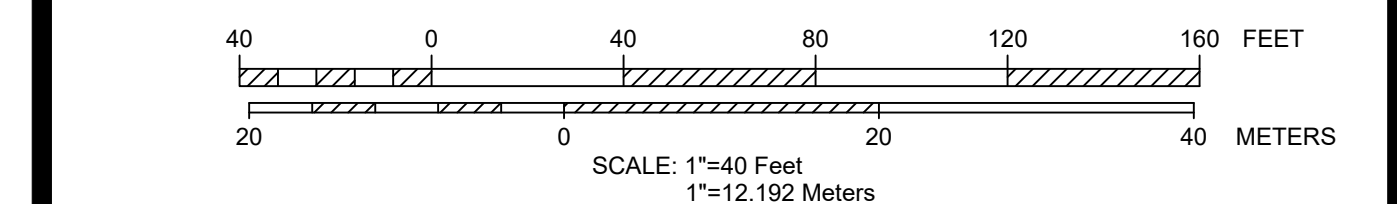
1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
2. STOCKPILE AREAS SHALL BE SURROUNDED BY SILT SOIL AND RE-SEED IF THEY ARE LEFT UNTOUCHED FOR MORE THAN TEN (10) DAYS.
3. ALL MEASURES STATED ON THIS EROSION CONTROL PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. EROSION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT.
4. IF THE SILT SOIL SHOULD DECOMPOSE OR BE DAMAGED, THE BARRIER SHALL BE REPLACED PROMPTLY. SEDIMENT BUILDUP SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
5. GRAVEL CHECK DAMS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
6. ALL SEEDED AREAS SHALL BE CHECK REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEED AS NEEDED.
7. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD OR FLIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT AS CONDITIONS DEMAND.
8. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION IF NEEDED.

No.	DATE	REVISION	BY

EROSION CONTROL PLAN  
(MAP 105, LOT 32)

***PROPOSED ACCESSORY GARAGE***  
**140 OLD DERRY ROAD**  
**HUDSON, NEW HAMPSHIRE**

PREPARED FOR / RECORD OWNER:  
***NIREL, LLC***  
140 OLD DERRY ROAD HUDSON, NEW HAMPSHIRE 03051

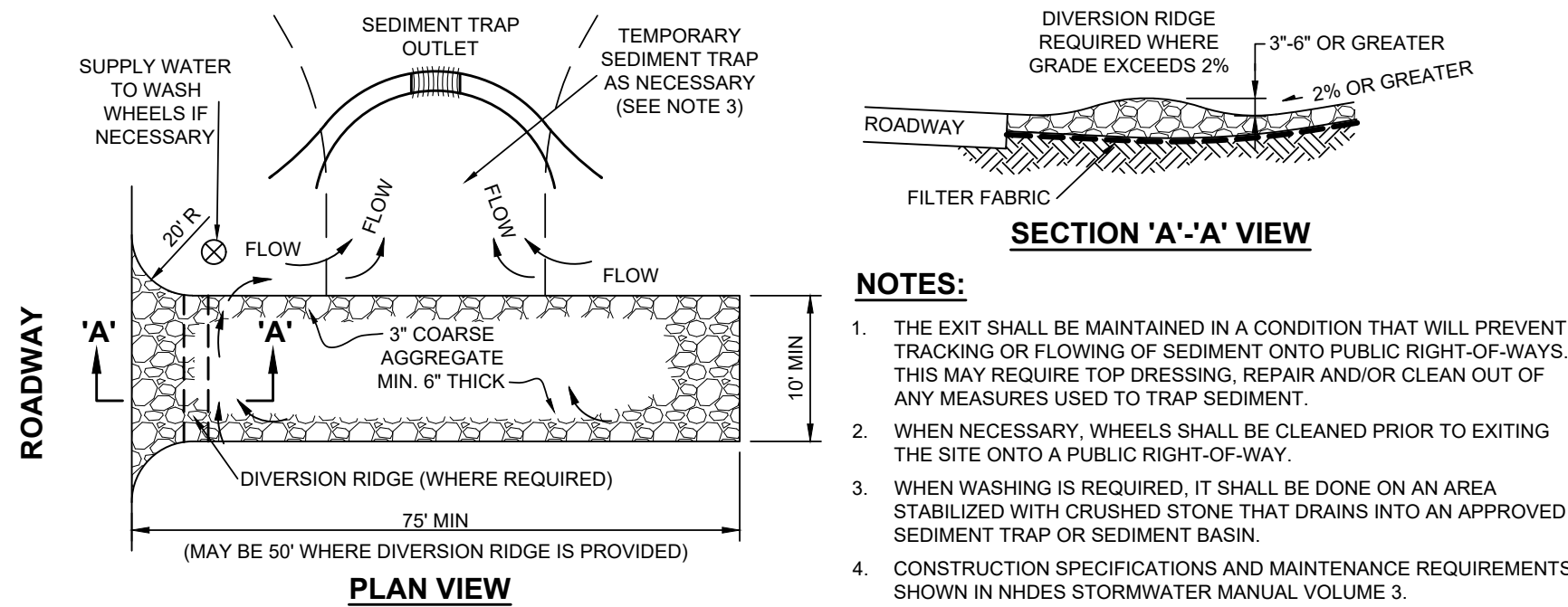


2 MAY 2025



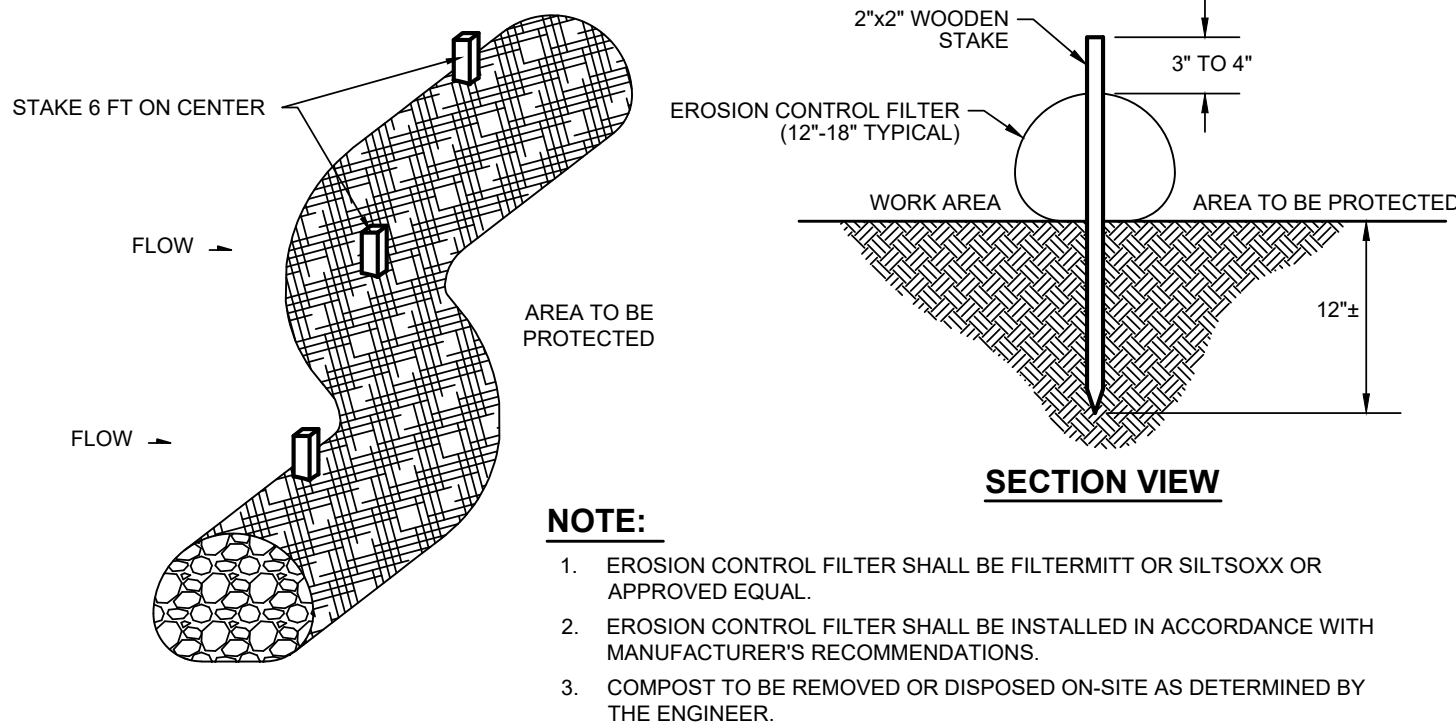
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## TEMPORARY GRAVEL CONSTRUCTION EXIT

NOT TO SCALE



### NOTE:

1. EROSION CONTROL FILTER SHALL BE FILTERMITT OR SILTXXX OR APPROVED EQUAL.
2. EROSION CONTROL FILTER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. COMPOST TO BE REMOVED OR DISPOSED ON-SITE AS DETERMINED BY THE ENGINEER.

### MAINTENANCE

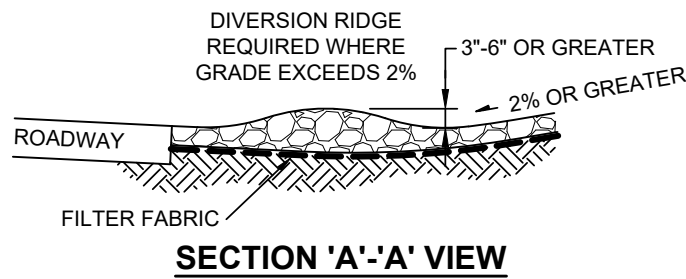
1. SILT SOCK BARRIER SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE SILT SOCK SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE BARRIER SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE BARRIER HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

### CONSTRUCTION SPECIFICATIONS

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION, AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

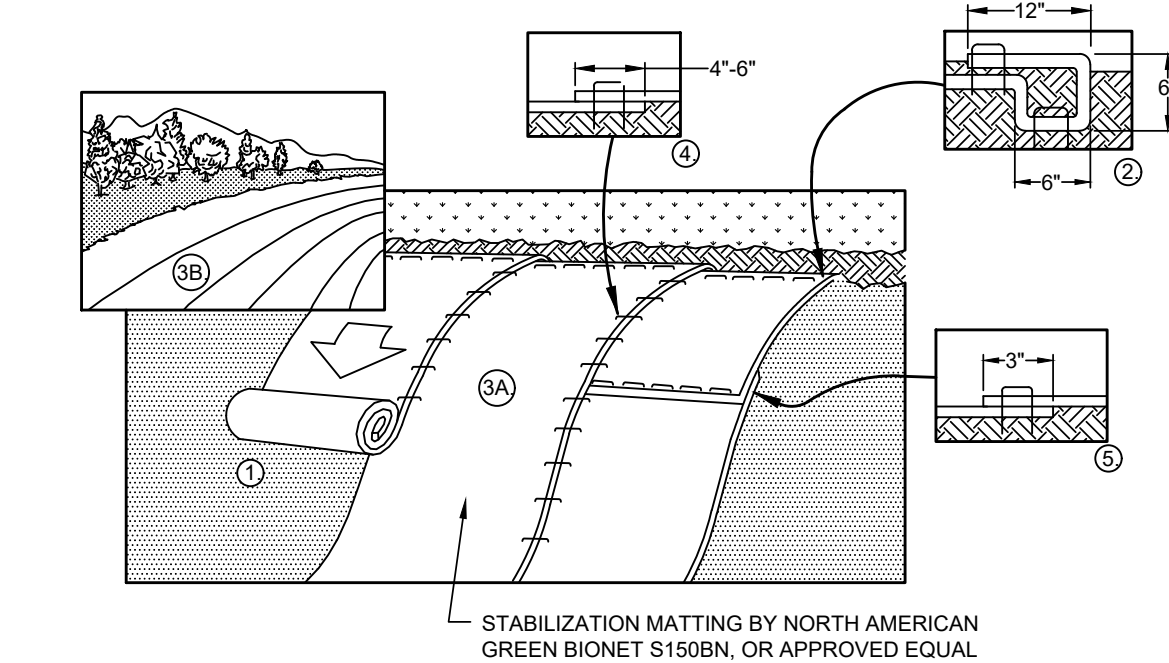
## SILT SOCK DETAIL

NOT TO SCALE



### NOTES:

1. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXITING THE SITE ONTO A PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. CONSTRUCTION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS SHOWN IN NHDES STORMWATER MANUAL VOLUME 3.

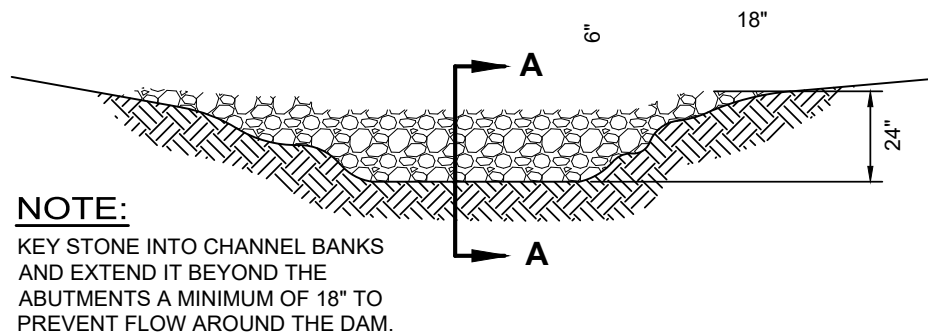


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6\"/>
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6\"/>
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3\"/>
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6\"/>

## STABILIZATION MATTING DETAIL

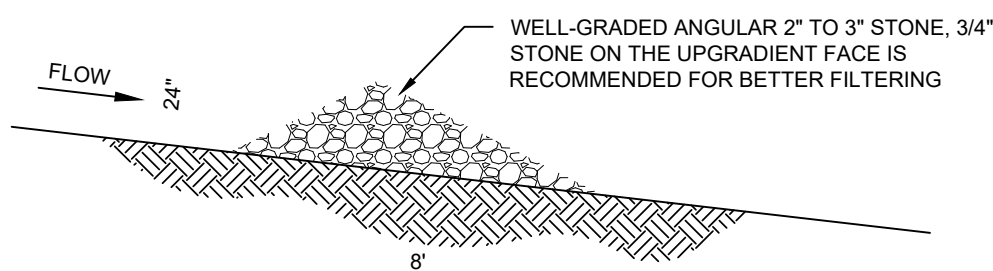
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### NOTE:

KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18\"/>

### VIEW LOOKING UPSTREAM



### SECTION A-A

## TEMPORARY STONE CHECK DAM TYPICAL SECTION

NOT TO SCALE

## GENERAL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES STORMWATER MANUALS, VOLUME 1-3, LATEST EDITION.
2. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA. SILT FENCES, STRAW BALES AND/OR DETENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS END.
3. STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN ACCORDANCE WITH TEMPORARY STABILIZATION OF DISTURBED AREAS, AS OUTLINED IN NOTE No. 4.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS:  
SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS PER 1,000 SF AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS PER 1,000 SF AND INCORPORATED INTO THE SOIL. THE SOIL, FERTILIZER AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.  
A. SEED MIXTURE: USE ANY OF THE FOLLOWING:

SPECIES	RATE PER 1,000 SF	DEPTH	SEEDING DATES
WINTER RYE	2.5 LBS	1"	08/15 TO 09/15
OATS	2.5 LBS	1"	04/15 TO 10/15
ANNUAL RYE GRASS	1.0 LBS	0.25"	08/15 TO 09/15

  
B. MULCHING: MULCH SHOULD BE USED ON HIGHLY ERODABLE AREAS, AND WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT AS FOLLOWS:

TYPE	RATE PER 1,000 SF	USE & COMMENTS
STRAW	70 TO 90 LBS	MAY BE USED WITH PLANTINGS, MUST BE ANCHORED TO BE USED ALONE
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED WITH TREE AND SHRUB PLANTINGS
FIBROUS MATTING	AS RECOMMENDED BY MANUFACTURER	MUST BE BIODEGRADABLE. USE IN SLOPE AREAS AND AREAS DIFFICULT TO VEGETATE.
CRUSHED STONE 1/2 TO 1 1/2 DIA	SPREAD TO GREATER THAN 1/2" THICKNESS	USE IN SPECIFIC AREAS AS SHOWN ON PLAN OR AS NEEDED
5. PERMANENT STABILIZATION OF DISTURBED AREAS:  
A. ALL ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.  
B. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
6. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
7. AN AREA SHALL BE CONSIDERED STABILIZED 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 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.  
D. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
8. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
9. SITE LOCATION:  
42° 49' 00" N LATITUDE, 71° 24' 20" W LONGITUDE
10. TOTAL AREA OF DISTURBED SOILS 44,714 SF ±

## BMP OPERATION AND MAINTENANCE RECOMMENDATIONS

IN ACCORDANCE WITH SECTION 280-5-A(5) OF THE TOWN OF HUDSON CODE, THE FOLLOWING RECOMMENDATIONS ARE TO BE USED AS A GUIDE FOR THE OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ASSOCIATED WITH THIS PROJECT.

1. PARKING LOT SWEEPING  
A. INSPECT THE PARKING LOT AT LEAST SEMI-ANNUALLY FOR THE ACCUMULATION OF SEDIMENT ALONG DRAINAGE FLOW LINES. ADDITIONAL INSPECTIONS RECOMMENDED PARTICULARLY DURING AND AFTER THE WINTER MONTHS IF WINTER CONDITIONS DURING THE WINTER WERE SEVERE.  
B. SWEEP THE PARKING LOT TO REMOVE SEDIMENT BUILDUP ALONG AND DRAINAGE FLOW LINES.  
C. DISPOSE OF SEDIMENTS AND OTHER WASTES IN CONFORMANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
2. STORMWATER MANAGEMENT AREA  
A. THE STORMWATER MANAGEMENT AREA SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE AND REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.  
B. INSPECT AND REMOVE DEBRIS FROM THE BASIN FLOOR, DISPOSE OF SEDIMENTS AND OTHER WASTES IN CONFORMANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.  
C. IF THE SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION.  
D. PERIODIC MOWING OF BASIN BOTTOM AND EMBANKMENTS.  
E. REMOVAL OF WOODY VEGETATION FROM EMBANKMENTS.  
F. REMOVAL OF INVASIVE SPECIES, IF NECESSARY.  
G. MONITORING AND RE-SEEDING, IF NECESSARY.  
H. INSPECTION AND REPAIR OF EMBANKMENTS AND APPURTENANCES.

## CONSTRUCTION SEQUENCE

1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT AND PREPARE TEMPORATY STAGING/STOCKPILE AREAS.
2. INSTALL TEMPORARY PERIMETER CONTROLS AS SHOWN ON PLAN.
3. PERFORM SITE DEMOLITION AND SELECTIVE SITE CLEARING.
4. CONSTRUCTION OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES.
5. GRUB SITE ACCORDING TO PLAN.
6. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
7. CONSTRUCT INFILTRATION BASIN AND SWALES PRIOR TO ROUGH GRADING. SEED AND MULCH IMMEDIATELY.
8. SITE GRADINGS OF BUILDING AND PARKING AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED AFTER BEING CONSTRUCTED.
9. AS THE BUILDING IS COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
10. NO PORTION OF THE PROJECT SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR A PERIOD OF TWO (2) MONTHS OR GREATER. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED PRIOR TO WINTER CONDITIONS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE GROWTH BY OCTOBER 15<sup>TH</sup> OR INSTALLATION OF EROSION CONTROL MATTING.
11. COMPLETED AREAS SHALL BE STABILIZED 72 HOURS AFTER COMPLETION.
12. ALL PERMANENT STORMWATER MANAGEMENT MEASURES SHALL HAVE A HEALTHY STAND OF VEGETATION ESTABLISHED PRIOR TO DIRECTING RUNOFF INTO THEM.
13. FINAL PAVING OF PARKING LOT.
14. LOAM AND SEED ALL DISTURBED AREAS.
15. INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
16. SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF ALL DISTURBED AREAS.
17. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.

## WINTER CONDITION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15<sup>TH</sup>, OR WHICH ARE DISTURBED AFTER OCTOBER 15<sup>TH</sup>, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15<sup>TH</sup> OR WHICH ARE DISTURBED AFTER OCTOBER 15<sup>TH</sup>, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15<sup>TH</sup>, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 504.3.

## SITE MAINTENANCE/INSPECTION PROGRAM

THE FOLLOWING PROVIDES AN ITEMIZATION OF SPECIFIC SITE MAINTENANCE PRACTICES THAT WILL BE EMPLOYED ON THE SITE TO MINIMIZE POLLUTANT GENERATION AND TRANSPORT FROM THE SITE. THE SITE MAINTENANCE PROGRAM INCLUDES ROUTINE INSPECTIONS, PREVENTATIVE MAINTENANCE AND "GOOD HOUSEKEEPING" PRACTICES.

### ROUTINE INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT GREATER THAN 0.5 INCHES. THE INSPECTIONS WILL VERIFY THAT THE STRUCTURAL BMP'S DESCRIBED IN THE PLANS ARE IN GOOD CONDITION AND ARE MINIMIZING EROSION. A MAINTENANCE INSPECTION REPORT WILL BE MADE WITH EACH INSPECTION. COMPLETED INSPECTION FORMS SHALL BE KEPT ON-SITE FOR THE DURATION OF THE PROJECT. FOLLOWING CONSTRUCTION, THE COMPLETED FORMS SHALL BE RETAINED AT THE CONTRACTOR'S OFFICE FOR A MINIMUM OF ONE YEAR.

### PREVENTATIVE MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT CONTROLS THROUGHOUT THE DURATION OF THIS CONTRACT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO:

1. CLEANING OF SEDIMENT AND DEBRIS FROM STORMWATER MANAGEMENT AREA TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY MONTHLY INSPECTIONS.
2. IMPLEMENTATION OF OTHER MAINTENANCE OR REPAIR ACTIVITIES AS DEEMED NECESSARY BASED UPON WEEKLY INSPECTIONS.
3. REMOVAL OF BUILT UP SEDIMENT ALONG SILT SOCK BARRIERS.
4. REMOVAL OF BUILT UP SEDIMENT IN BOTH TEMPORARY AND PERMANENT CONTROLS SUCH AS GRASS SWALES AND THE INFILTRATION BASIN.
5. RECONSTRUCTING THE TEMPORARY GRAVEL CONSTRUCTION EXIT IF NOT WORKING PROPERLY.
6. TREATMENT OF NON-STORM WATER DISCHARGES SUCH AS WATER FROM WATER LINE FLUSHINGS OR GROUNDWATER FROM DEWATERING EXCAVATIONS. SUCH FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR STORMWATER MANAGEMENT AREA.
7. SWEEP PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION. FREQUENCY WILL VARY SEASONALLY ACCORDING TO SEDIMENT ACCUMULATION ON PAVE SURFACES (E.G., MORE FREQUENT SWEEPING DURING THE WINTER AND SPRING).

### GOOD HOUSEKEEPING PRACTICES

THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS TO STORM AND WATER RUNOFF. THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO THE HANDLING, USE AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THE USE OF THESE PRODUCTS IS MINIMIZED. THE FOLLOWING "GOOD HOUSEKEEPING" PRACTICES SHALL BE FOLLOWED DURING CONSTRUCTION OF THE PROJECT:

- A. AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- B. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- C. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR MANUFACTURERS' LABELS.
- D. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
- E. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
- F. THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

### SPILL PREVENTION AND CLEANUP PRACTICES

- A. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIAL WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

No.	DATE	REVISION		BY	

DETAIL SHEET - EROSION CONTROL  
(MAP 105, LOT 32)

**PROPOSED ACCESSORY GARAGE**

140 OLD DERRY ROAD  
HUDSON, NEW HAMPSHIRE

PREPARED FOR / RECORD OWNER:

**NIREL, LLC**

140 OLD DERRY ROAD HUDSON, NEW HAMPSHIRE 03051

SCALE AS SHOWN

2 MAY 2025

**HSI** | now **IMEG**  
Hayner/Swanson, Inc. Civil Engineers/Land Surveyors  
3 Congress Street 131 Middlesex Turnpike  
Nashua, NH 03062 Burlington, MA 01803  
(603) 883-2057 (781) 203-1501

FIELD BOOK: --	DRAWING NAME: 5467-G SITE-DET1	5467-G	6 OF 6
DRAWING LOC: J:\5000\5467\DWG\SITE-2025		File Number	Sheet





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Contractor to check & verify all  
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before construction.  
All construction shall be in strict  
compliance with the State of  
New Hampshire or Massachusetts  
Building Codes, whichever applicable.

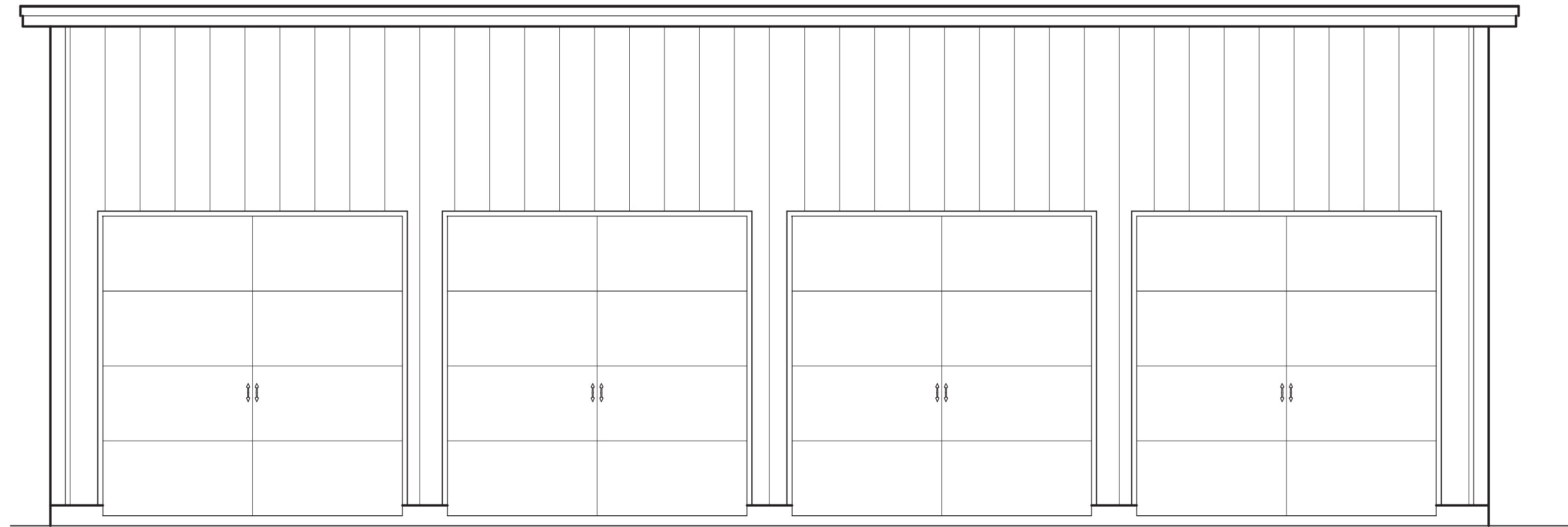
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25-162  
APR 2025  
SHEET 1 OF 2

A1

⊕ PLATE HEIGHT  
ELEV. 116'-0"

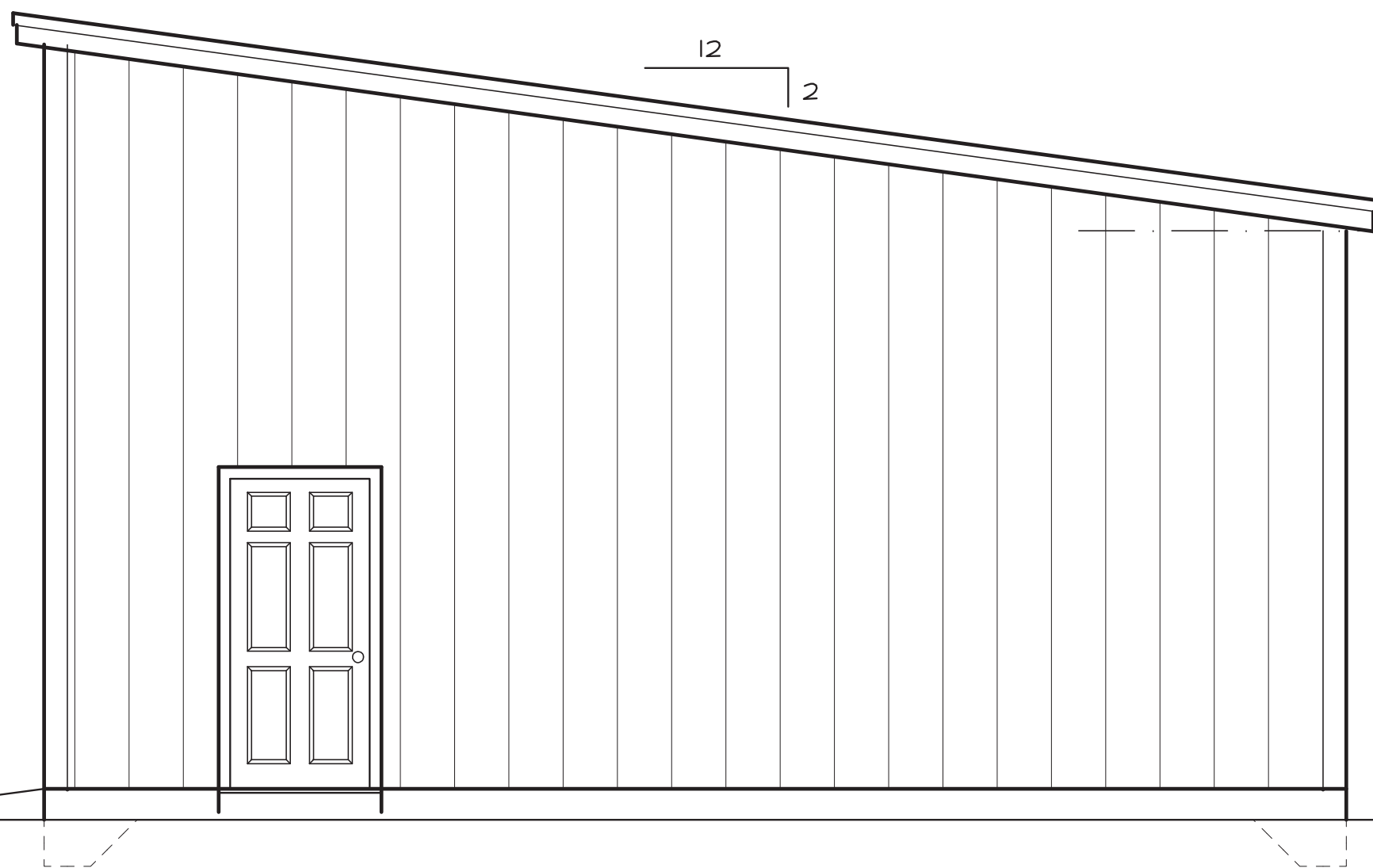
⊕ TOP OF SLAB  
ELEV. 100'-0"



1 FRONT ELEVATION  
AI NOT TO SCALE

⊕ PLATE HEIGHT  
ELEV. 116'-0"

⊕ TOP OF SLAB  
ELEV. 100'-0"

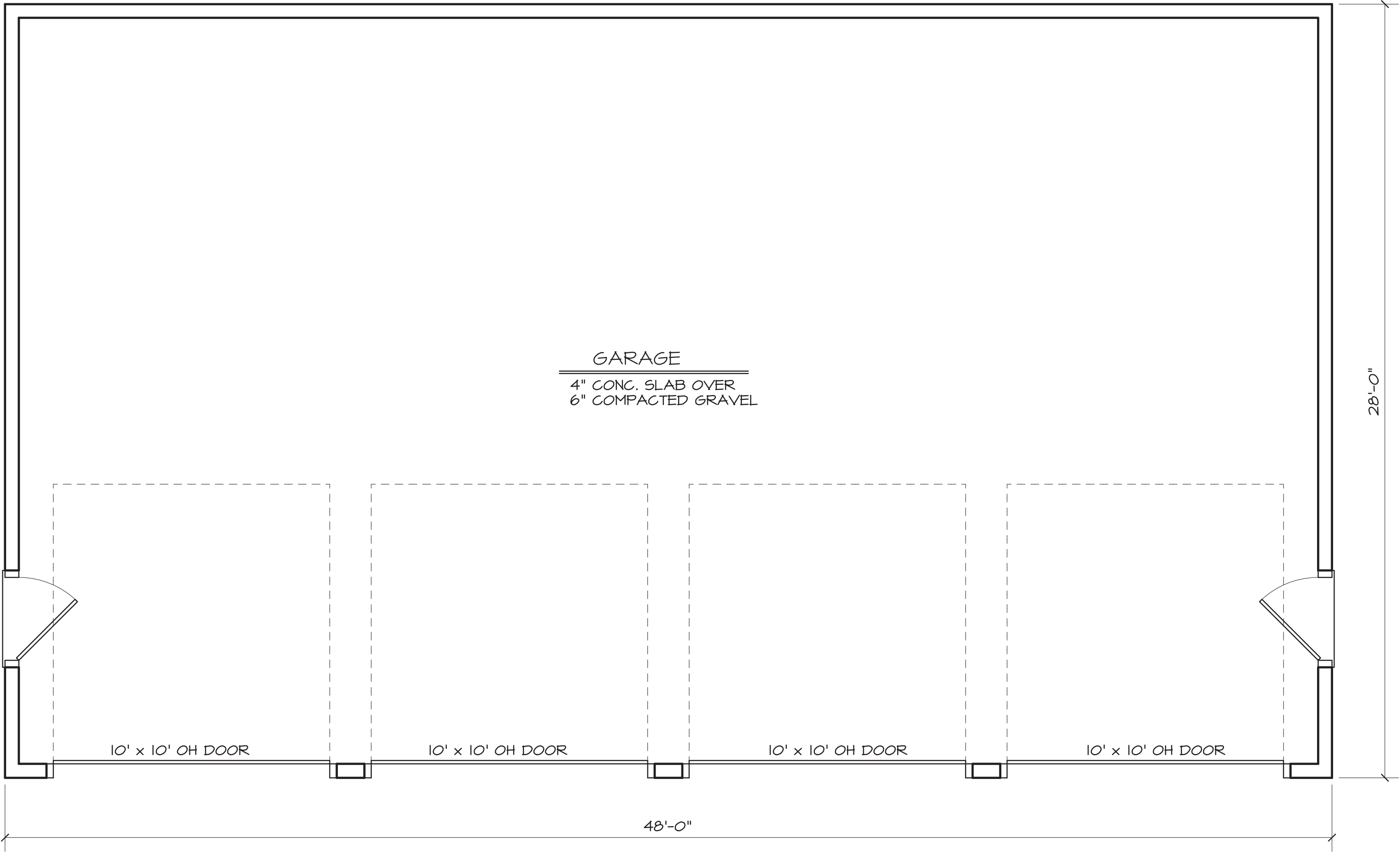


⊕ PLATE HEIGHT  
ELEV. 112'-0"

⊕ TOP OF SLAB  
ELEV. 100'-0"

1 SIDE ELEVATIONS (TYP)  
AI NOT TO SCALE





1 FIRST FLOOR PLAN  
A4 NOT TO SCALE



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25-162  
APR 2025  
SHEET 2 OF 2

A2