

F:\Projects\NEX-2500040 - Hudson, NH - Sharma\CAD_Files\2500040_CVR.dwg COVER 11/25/25 10:44am c.york

ABUTTERS:

MAP/LOT #	NAME & ADDRESS
145-001-000 (SUBJECT PARCEL)	1 BOCKES ROAD, LLC 25 PELHAM ROAD, SUITE 103 SALEM, NH 03079
145-002-000	JOSEPH M. DONOHUE, TRUSTEET JOSEPH IRELAND 2016 FAMILY TRUST 70 FERRY STREET HUDSON, NH 03051
145-004-000	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051
145-006-000	FLYING CRUSHER, LLC C/O RECORE TRADING 4 BRIDLE BRIDGE ROAD HUDSON, NH 03051
145-005-000	MILAP CORPORATION 2 SULLIVAN ROAD HUDSON, NH 03051
145-015-000	PIERCE HARDY LIMITED PARTNERSHIP 3 SULLIVAN ROAD HUDSON, NH 03051
144-024-010	ROBERT GANAS JENNIFER GANAS 63 LAWRENCE ROAD HUDSON, NH 03051
144-019-000	HANS KURT HOVLING 60 LAWRENCE ROAD HUDSON, NH 03051
144-021-009 144-021-000	ROLLING WOODS HOA C/O JAMES WEAVER 27 ROLLING WOODS DRIVE HUDSON, NH 03051
136-001-000	JOSEPH A. MIARA, JR TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051
144-021-001	STEVEN A. COTRONEO AMY L. COTRONEO 2 ROLLING WOODS DRIVE HUDSON, NH 03051
144-021-002	KEVIN J. TERWILLIGER TARYN E. TERWILLIGER 6 ROLLING WOODS DRIVE HUDSON, NH 03051
145-003-000	JOSEPH M. DONOHUE, TRUSTEET JOSEPH IRELAND 2016 FAMILY TRUST 70 FERRY STREET HUDSON, NH 03051

SITE DEVELOPMENT PLANS
PROPOSED RETAIL BUILDING

for
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE
Prepared for:



LOCATION MAP
1"=100'

1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079



LOCATION MAP
1"=1000±'

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PERMITS AND APPROVALS

TYPE	PERMIT NUMBER	DATE:
NH DES SEPTIC	PENDING	
NH DES WATER SUPPLY	PENDING	
NHDOT DRIVEWAY PERMIT	DOT-DRI-004086	11/20/25

GPI

Engineering
Design
Planning
Construction Inspection

603.893.0720
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

GPINET.COM

PREPARED FOR:
1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079

PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE

11-25-25

2	REVISE SHEETS 3, 5-6, 8, TT	11/20/25
1	REVISE SHEETS 2-9, SD	11/20/25
NO.	REVISION	DATE
OCTOBER 21, 2025		
DRAWN/DESIGN BY	CHECKED BY	
SJB	DRJ	

TITLE SHEET

SCALE:
AS SHOWN

PROJECT NO.
NEX-2500040

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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

OWNER'S SIGNATURE _____ DATE _____

MAP 145 LOT 1

LEGEND

	SLOPED GRANITE CURB
	VERTICAL GRANITE CURB
	SLOPED CONCRETE CURB
	VERTICAL CONCRETE CURB
	CAPE COD BERM
	DOUBLE SOLID LINE YELLOW
	DOUBLE DASHED LINE YELLOW
	SINGLE DASHED LINE YELLOW
	SINGLE SOLID LINE YELLOW
	SINGLE SOLID LINE WHITE
	SINGLE DASHED LINE WHITE
	GAS LINE
	UNDERGROUND TELEPHONE
	WATER LINE
	UNDERGROUND ELECTRIC
	WOOD GUARDRAIL
	METAL GUARDRAIL
	CHAIN LINK FENCE
	STOCKADE FENCE
	POST & RAIL FENCE
	WIRE FENCE
	CONTOUR ELEVATION
	TREE
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRE
	TREELINE
	PULL BOX
	SIGN
	SPOT ELEVATION
	DRAIN MANHOLE
	CATCH BASIN
	ROOF DRAIN
	CLEANOUT
	VENT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	MANHOLE
	GAS VALVE
	GAS SHUT OFF
	WATER VALVE
	WATER SHUT OFF
	FIRE HYDRANT
	BOLLARD
	GAS METER
	ELECTRIC METER
	MONITORING WELL
	LIGHT POLE
	BORING
	WETLAND LINE
	WATER FEATURE
	UNDERGROUND COMM
	DITCH LINE
	EASEMENT LINE
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	BUILDING SETBACK
	SOIL TYPE LINE
	ZONE LINE
	FLOOD ZONE LINE
	TO BE REMOVED
	TO BE REMOVED
	NUMBER OF PARKING SPACES
	TIP DOWN CURB
	PROP. BIT. CONCRETE CURB (BCC)
	PROP. VERTICAL GRANITE CURB (VGC)
	PROP. XXXX CURB (XXX)
	PROP. XXXX CURB (XXX)
	PROP. CLEANOUT
	PROP. CATCH BASIN
	PROP. DRAIN MANHOLE
	MEET EXISTING GRADE
	PROP. SPOT ELEVATION
	PROP. CONTOUR ELEVATION
	TOP OF WALL ELEV.
	BOTTOM OF WALL ELEV.
	GRADE BREAK
	TEST PIT
	PROP. GATE VALVE
	PROP. SEDIMENT CONTROL FENCE

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A NEW 12,000 SF MULTI-TENANT RETAIL BUILDING.
- 2) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- 3) ASSESSORS MAP 145 LOT 1
- 4) ZONING DISTRICT: GENERAL (G-1)
- 5) LOT AREA = 137,850 SQ.FT.
= 3.165 AC.±
- 6) EXISTING USE: VACANT LOT
PROPOSED USE: PROPOSED 12,000 SF MULTI-TENANT RETAIL BUILDING.
- 7) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED.
- 8) THIS SITE IS REGISTERED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES AS AN ASBESTOS DISPOSAL SITE (ADS SITE #060). NO PERSON SHALL EXCAVATE, REMOVE, EXPOSE, OR OTHERWISE DISTURB ANY ASBESTOS AT AN ASBESTOS DISPOSAL SITE, UNLESS THE WORK IS CONDUCTED IN ACCORDANCE WITH STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULE ENV-SW 2100 AND FEDERAL REGULATIONS.
- 9) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- 10) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- 11) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- 12) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON AND THE STATE OF NEW HAMPSHIRE.
- 13) A PORTION OF THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 33011C0536E, WITH AN EFFECTIVE DATE OF 11/12/2022.
- 14) ALL CONSTRUCTION SHALL CONFORM TO THESE REGULATIONS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
- 15) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- 16) PROPOSED SNOW STORAGE AREAS ARE SHOWN ON THE SITE PLAN. ANY EXCESS SNOW SHALL BE TRUCKED OFF-SITE.
- 17) THE APPLICANT SHALL COORDINATE WITH THE TOWN ENGINEER FOR A BOND OR ESCROW.
- 18) WAIVERS REQUESTED:
290-5.A.4 GROUNDWATER RECHARGE VOLUME
290-5.A.5 POST-DEVELOPMENT STORMWATER VOLUME
276-11.1.B. (12)(b) 100 FOOT RESIDENTIAL BUFFER
- 19) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- 20) HOURS OF OPERATION: 6:00 AM THROUGH 10:00 PM DAILY.

EROSION CONTROL:

- 3) THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE NH STORMWATER MANUAL, VOLUME 3, EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION, DECEMBER 2008, OR LATEST EDITION.
 - 2) DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS NOTED: THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AS APPROVED BY THE ENGINEER. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
 - 3) LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES. THE EXPOSED AREA THAT IS BEING ACTIVELY WORKED DURING WINTER SHALL BE LESS THAN 3 ACRES DURING THE WINTER SEASON.
 - 4) ALL PERMANENT STORM WATER STRUCTURES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM. 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 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - C) A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
 - D) OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 - 5) SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE, NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER. SEDIMENT CONTROL BARRIER TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
 - 6) ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER CONSTRUCTION TO TAKE PLACE, SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS AFTER FINAL GRADING. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. THE SEED MIX SHALL BE AS DESIGNATED BELOW.
 - 7) ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL BE 30 DAYS. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDD AREAS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNPOOLED, AIR DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.
 - 8) DURING GRADING OPERATIONS INSTALL SEDIMENT CONTROL BARRIER ALONG TOE OF SLOPE OF FILL AREAS WHERE SHOWN. BARRIERS ARE TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PAVED OR GRASSED.
 - 9) THE FILL MATERIAL SHALL BE OF APPROVED SOIL TYPE FREE FROM STUMPS, ROOTS, WOOD, ETC TO BE PLACED IN 12" LIFTS OR AS SPECIFIED. BULLDOZERS, TRUCKS, TRACTORS, OR ROLLERS MAY BE USED FOR COMPACTION BY ROUTING THE EQUIPMENT TO ALL AREAS OR EACH LAYER.
 - 10) AVOID THE USE OF FUTURE OPEN SPACES (LOAM & SEED) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ROADS.
- APPROVED BY THE HUDSON, NH PLANNING BOARD**
- DATE OF MEETING:

CONSTRUCTION NOTES:

- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR, AS MANUFACTURED BY ADS, INC., OR APPROVED EQUIV. UNLESS OTHERWISE NOTED ON PLAN. THE UNDERGROUND DETENTION SYSTEM SHALL HAVE WATER TIGHT (WT) JOINTS MEETING ASTM D3212 SPECIFICATIONS.
 - 2) ALL ROOF DRAIN PIPE SHALL BE 6" PVC (SDR-35), EXCEPT WITHIN 10' OF A BUILDING FOUNDATION WHERE CAST IRON PIPE SHALL BE USED.
 - 3) ELEVATIONS ARE BASED ON NAD83 DATUM.
 - 4) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
 - 5) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
 - 6) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 7) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
 - 8) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.
 - 9) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 83,000 SF²). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE EPA AT LEAST 14 CALENDAR DAYS PRIOR TO CONSTRUCTION. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO THE EPA WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
 - 10) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
 - 11) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND THE TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 12) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND ACCESSIBLE PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - 13) SEE UTILITY PLAN FOR DETAILED UTILITY LAYOUT.
 - 14) ALL PROPOSED CATCH BASINS SHALL HAVE 4" SUMPS AND OUTLETS EQUIPPED WITH "ELIMINATOR" OIL HOODS OR APPROVED EQUIV.
 - 15) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
 - 16) THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
 - 17) ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
 - 18) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT HE HAS THE MOST RECENT SET OF PLANS. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
 - 19) CONTRACTOR SHALL CONFIRM WITH ENGINEER ALL LAYOUT ITEMS NOT SHOWN OR ANNOTATED. THE LOCATION OF ALL STRUCTURES AND UTILITIES SHALL BE CONFIRMED PRIOR TO LAYOUT OF PAVED AREAS. EXACT LOCATION OF PAVEMENT SHALL BE CONFIRMED WITH ENGINEER PRIOR TO PLACEMENT OF BINDER COURSE PAVEMENT.
 - 20) CONTRACTOR SHALL VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
 - 21) THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
 - 22) CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL ONSITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - 23) THE PROJECT MUST BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
 - 24) ANY TREE STUMPS SHALL EITHER BE GROUND OR REMOVED AND DISPOSED OF AT A SOLID WASTE FACILITY.
 - 25) CONTRACTOR SHALL NOT IMPORT ANY FILL OVER THE AMOUNT OF TEN CUBIC YARDS CUMULATIVE TOTAL PER SOURCE TO ANY JOB SITE IN THE TOWN OF HUDSON WITHOUT SOILS TESTING VERIFYING THE ABSENCE OF ALL CONSTITUENTS OF CONCERN, AND WITHOUT PRIOR APPROVAL BY ENGINEERING DEPARTMENT STAFF. DOCUMENTATION SUCH AS TEST REPORTS, CERTIFICATIONS AND SIEVE ANALYZES OF FILL SHALL BE PROVIDED TO THE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO TRANSPORTING THE MATERIAL TO HUDSON.
 - 26) DUMPSTERS AND PORTABLE REST ROOMS SHALL BE UTILIZED ON SITE AND SHALL BE LOCATED AS APPROPRIATE TO THE CONSTRUCTION ACTIVITIES THAT ARE OCCURRING.
 - 27) CONTRACTOR SHALL REFER TO THE INSPECTION & MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS (I&M) FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.
- ## UTILITIES:
- 1) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
 - 2) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 - 3) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
 - 4) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (DIAL 811) PRIOR TO ANY EXCAVATION.
 - 5) THIS SITE IS SERVED BY PRIVATE SEWER AND WATER.
 - 6) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES SHALL BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.
 - 7) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
 - 8) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 9) REFER TO DETAIL SHEETS FOR ALL UTILITY DETAILS AND ADDITIONAL INFORMATION.

CONSTRUCTION SEQUENCE:

- 1) AN ON-SITE RECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE PRIOR TO INITIATING EARTH MOVING ACTIVITIES AND AFTER PERIMETER EROSION CONTROL MEASURES, PROTECTIVE FENCING, WASTE DISPOSAL AND CONSTRUCTION ACCESS PADS HAVE BEEN INSTALLED.
- 2) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN. ADDITIONAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
- 3) REMOVE AND STOCKPILE SOIL AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCING TO PREVENT EROSION.
- 4) CONSTRUCT DRIVEWAY AND PERFORM SITE GRADING.
- 5) INSTALL UNDERGROUND UTILITIES & DRAINAGE.
- 6) BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- 7) DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SEDIMENT CONTROL FENCES, HAYBALES, STRAW WATTLES, COMPOST FILTER SOCKS, AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.
- 8) BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDING.
- 9) FINISH PAVING ALL DRIVES AND PARKING AREAS. CLEAN ALL DRAINAGE STRUCTURES.
- 10) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 11) AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

WINTER STABILIZATION:

MAINTENANCE REQUIREMENTS:
 MAINTENANCE MEASURES SHOULD CONTINUE TO BE NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE PERIOD AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF. THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION.
 FOR ANY AREA VEGETIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARRENS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ACHIEVE AND MAINTAIN VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).

SPECIFICATIONS:
TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF
THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM
OCTOBER 15TH THROUGH MAY 15TH.

- 1) THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. SUBJECT TO APPLICABLE REGULATIONS, THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF ACTIVITIES ARE CONDUCTED ACCORDING TO A WINTER CONSTRUCTION PLAN, DEVELOPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW HAMPSHIRE OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC.
- 2) STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
 - A. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW PER ACRE SECURED WITH ANCHORED NETTING, OR 2.2 INCHES OF EROSION CONTROL MIX (SEE DESCRIPTION OF EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION).
 - B. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
- 3) ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
- 4) INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.
- 5) ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
- 6) STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.
- 7) FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION) SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO THE HIGH MOISTURE CONTENT IN THE SOIL.
- 8) INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
- 9) ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CSPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC. IF A STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.
- 10) ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
- 11) AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- 12) SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BERMS, OR CONTINUOUS CONTAINED BERMS. SEDIMENT CONTROL FENCES AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.

TEMPORARY EROSION CONTROL MEASURES:

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
- 2) SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AS REQUIRED. BARRIERS SHALL BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- 3) BAILED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
- 4) FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
- 5) STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SEDIMENT CONTROL BARRIER AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
- 6) ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
- 7) SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUE GRASS, REDTOP, PERENNIAL RYEGRASS.
- 8) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.
- 9) PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- 10) ALL CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION AND/OR SILT SACKS.
- 11) ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- 12) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA OR DEWATERING FILTER BAG.
- 13) TO PREVENT TRACKING OF SEDIMENT ONTO THE EXISTING ROADS, ALL CONSTRUCTION TRAFFIC CAN ONLY EXIT THE SITE OVER THE CONSTRUCTION ENTRANCES SHOWN ON THIS PLAN.
- ## LANDSCAPE PLAN:
- 1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- 2) A 4" DIA. TREE RING WITH 3" AGED PINE BARK MULCH SHALL BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
- 3) 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS.
- 4) LANDSCAPE STONE SHALL BE TAN RIVERBED STONE. STONE SHALL BE (1½) INCHES IN DIAMETER AND APPLIED AT A THICKNESS OF (4) INCHES DEEP. ALL FINES SHALL BE SCREENED FROM THE AGGREGATE. THE MATERIAL SHALL BE FREE OF ORGANIC AND INORGANIC DEBRIS AND TRASH. SUBMIT SAMPLE IN A 5-GALLON BUCKET TO THE DEVELOPER FOR APPROVAL.
- 5) A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- 6) THE CONTRACTOR SHALL PROVIDE TESTING OF SOILS IN PLANTING LOCATIONS. THE CONTRACTOR SHALL PROVIDE TEST RESULTS AND RECOMMENDATIONS AS NECESSARY FOR SOIL AMENDMENT TO THE ENGINEER FOR THEIR APPROVAL. BACKFILL SHALL BE A BLEND OF ONE-PART LOAM BORROW, ONE PART ORGANIC MATERIAL AND TWO-PARTS EXISTING SUBSOIL.
- 7) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
- 8) ALL SOD, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- 9) NEW ENGLAND NATIVE WARM SEASON GRASS MIX SHALL CONTAIN THE FOLLOWING SPECIES: LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), INDIAN GRASS (SORGHASTRUM NUTANS), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (PANICUM VIRGATUM).
- 10) APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
- LIMESTONE:** 100 LBS/1,000 SQUARE FEET
FERTILIZER: 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-10-10
STRAW MULCH: APPROXIMATELY 3 TONS/ACRE
NEW ENGLAND NATIVE WARM SEASON GRASS MIX: 23 LBS/ACRE
- | SEED MIX (SLOPES LESS THAN 4:1) | LBS/ACRE |
|---------------------------------|----------|
| CREEPING RED FESCUE | 20 |
| TALL FESCUE | 15 |
| PERENNIAL RYEGRASS | 5 |
| REDTOP | 2 |
| | <hr/> 42 |
- | SLOPE MIX (SLOPES GREATER THAN 4:1) | LBS/ACRE |
|-------------------------------------|----------|
| CREEPING RED FESCUE | 20 |
| BIRDFOOT TREEFOIL | 20 |
| TALL FESCUE | 8 |
| | <hr/> 48 |
- 1) SEE THIS SHEET FOR TEMPORARY EROSION CONTROL NOTES.
- 2) NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE

- (3) ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND TOWN PRIOR TO INSTALLATION.
- (4) CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
- (5) FOR SEED AREAS USE EXISTING TOPSOIL, IF AVAILABLE, FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
- (6) PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.
- (8) EXPOSED SOILS SHALL BE SEEDED OR STRAW MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- (9) ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.

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Salem, NH 03079

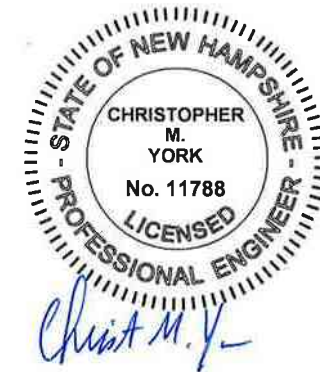
PREPARED FOR:

1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079

PROPOSED RETAIL BUILDING

ASSESSORS MAP 145 LOT 1

HUDSON, NEW HAMPSHIRE



11-20-25

1	REVS PER PEER REVIEW COMMENTS	11/20/25
NO.	REVISION	DATE
OCTOBER 21, 2025		
DRAWN/DESIGN BY SJB		CHECKED BY DRJ

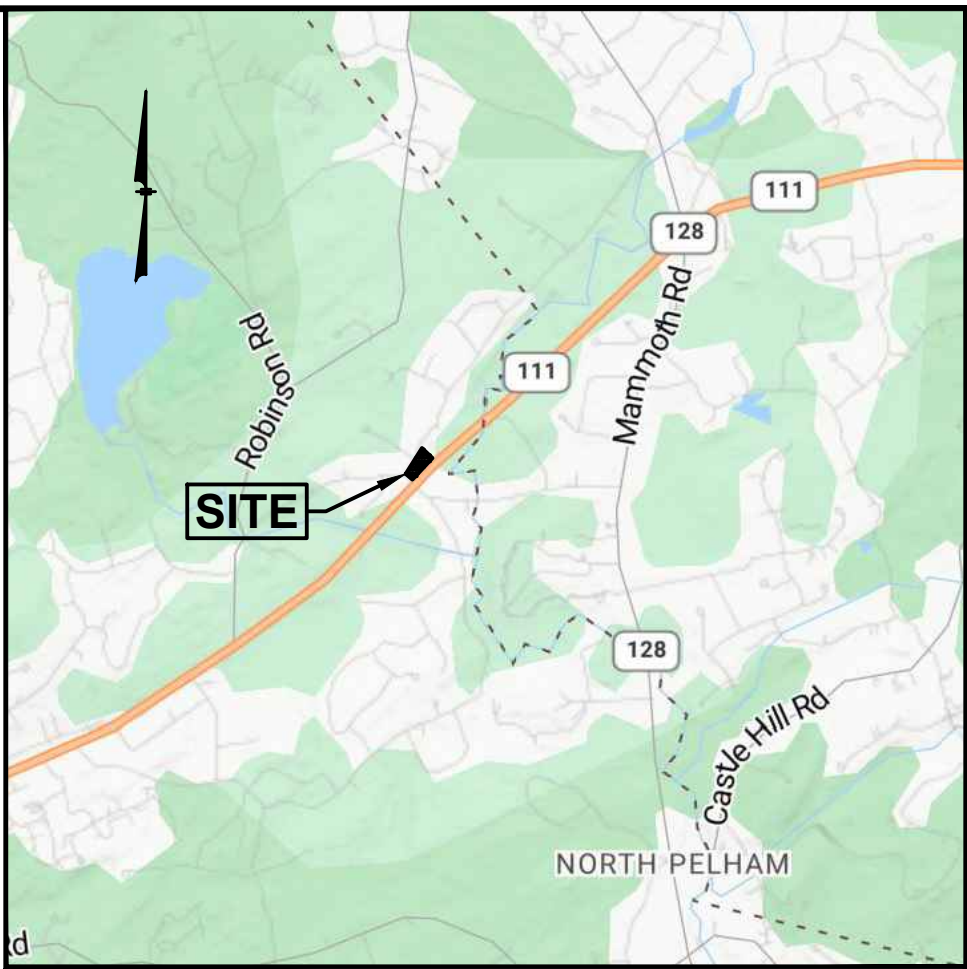
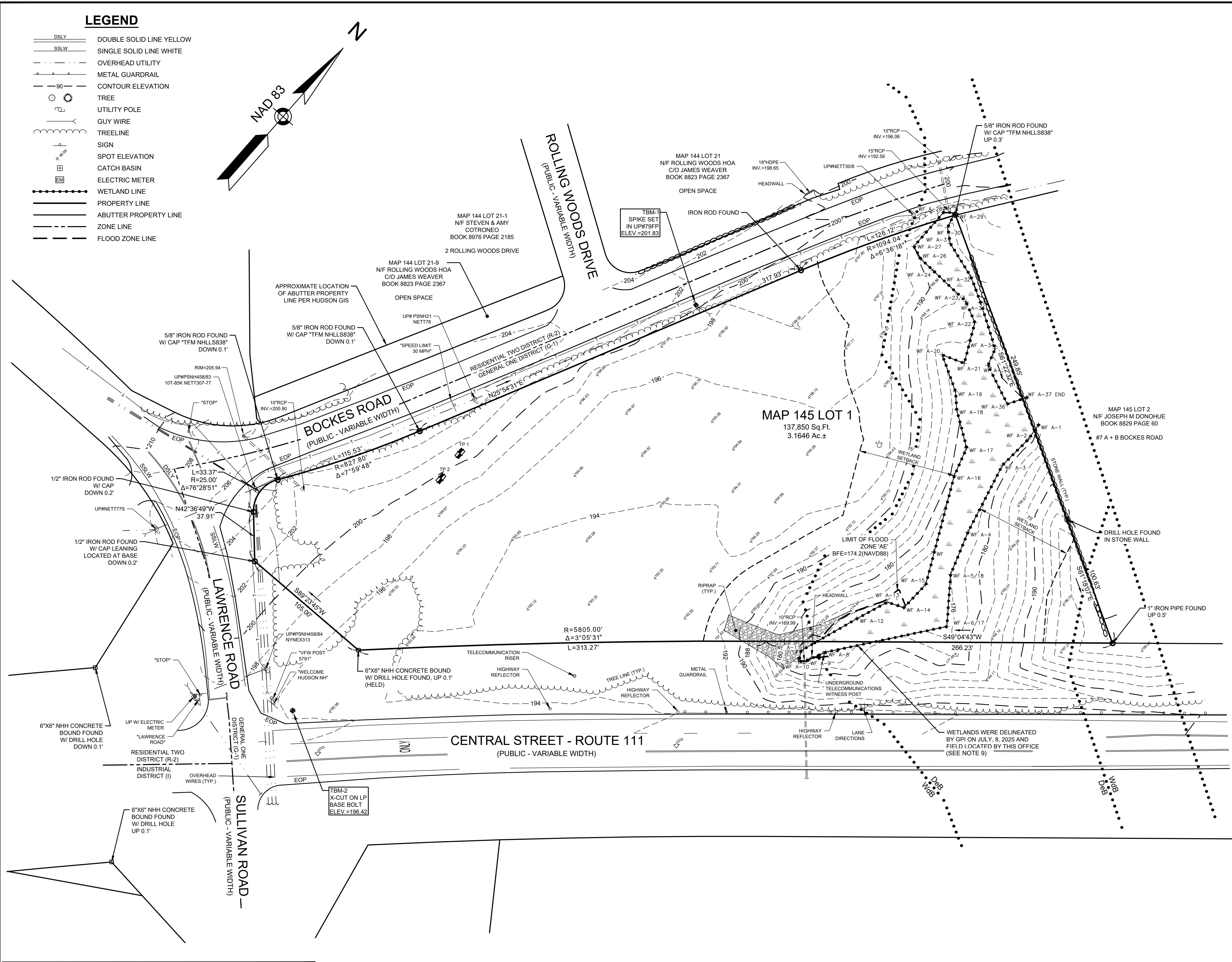
GENERAL NOTES

SCALE: NOT TO SCALE

PROJECT NO.
NEX-2500040

2 OF 13

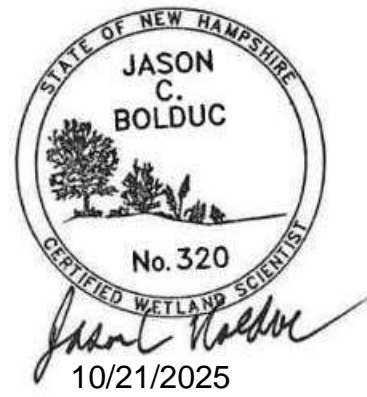
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LOCATION MAP
(NOT TO SCALE)

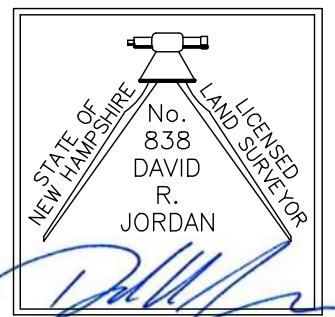
NOTES:

- OWNER OF RECORD OF MAP 145 LOT 1:
1 BOCKES ROAD, LLC
25 PELHAM RD, SUITE 103
SALEM, NH 03079
DEED REFERENCE: BOOK 8752 PAGE 2019
HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- ZONE: GENERAL DISTRICT (G-1)
REFER TO THE TOWN OF HUDSON ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JULY 10 AND JULY 30, 2025.
- BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 10, 2025.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 10, 2025.
- LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE SHOWN BASED ON SURFACE UTILITIES OBSERVED DURING THE FIELD SURVEY AND RECORD UTILITY INFORMATION. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- A PORTION OF THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 33011C0536E, WITH AN EFFECTIVE DATE OF 10/12/2022.
- ANY EASEMENTS SHOWN HEREON WERE IDENTIFIED THROUGH A SEARCH OF PUBLIC RECORDS. OTHER EASEMENTS MAY EXIST OTHER THAN THOSE SHOWN THAT WOULD BE IDENTIFIED THROUGH A TITLE EXAMINATION. NO TITLE EXAMINATION WAS PROVIDED TO THE SURVEYOR DURING THE PREPARATION OF THIS PLAN.
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY JASON C. BOLDUC, C.W.S. #320, IN JULY OF 2025.
- SOIL INFORMATION WAS TAKEN FROM THE NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY.



CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN JULY 2025 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



DAVID R. JORDAN, LLS #838

11/25/25
DATE

PREPARED FOR
1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079

PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE

REVISIONS		
2	MISC REVS	11/25/25
1	REVS PER PEER REVIEW COMMENTS	11/20/25
NO.	REVISION	DATE

OCTOBER 21, 2025
DRAWN/DESIGN BY CSS
CHECKED BY DPD/DRJ

EXISTING
CONDITIONS
PLAN

SCALE: 1"=40'

NEX-2500040

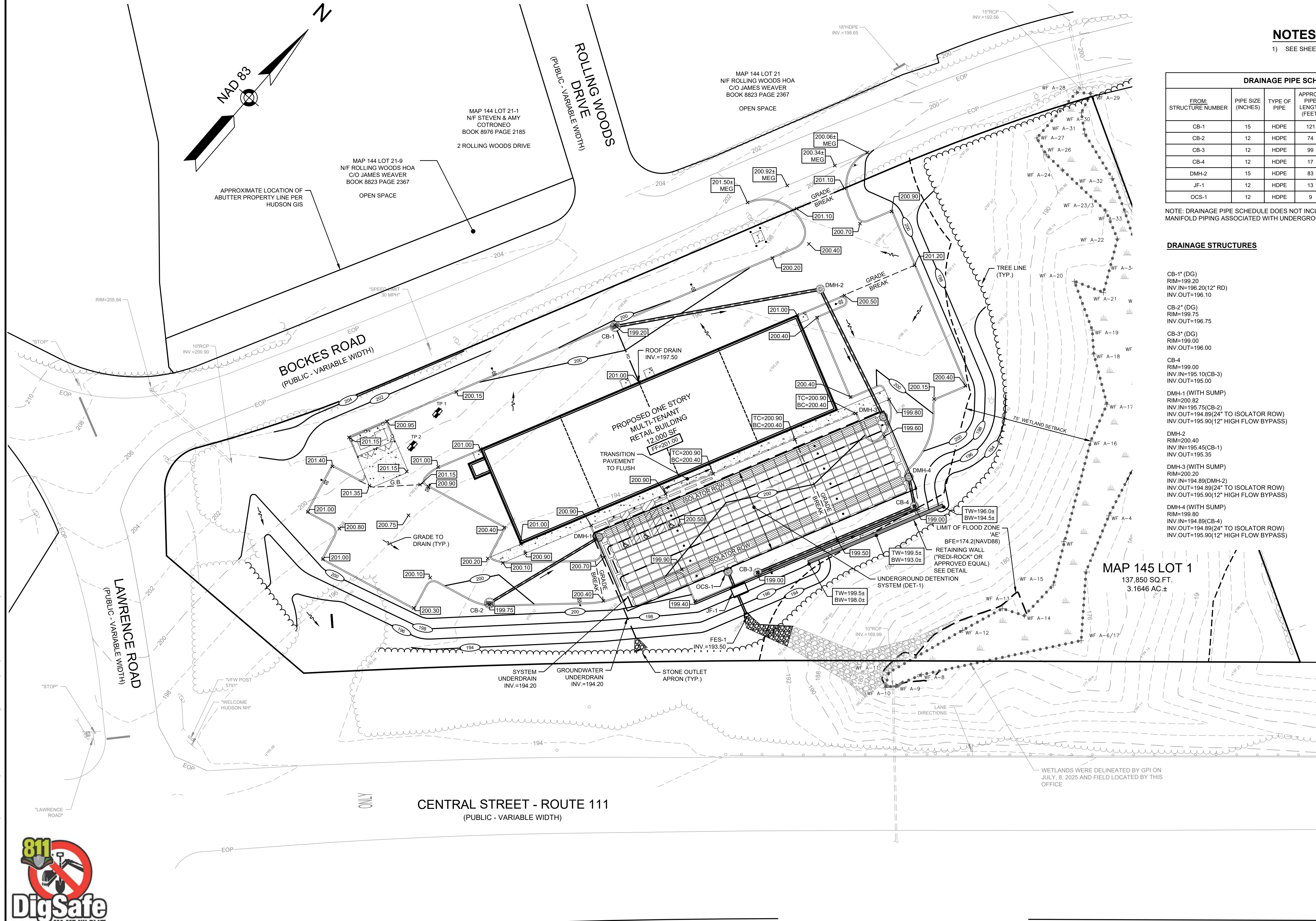
3 OF 13

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

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NOTES:
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

DRAINAGE PIPE SCHEDULE					
FROM: STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO: STRUCTURE NUMBER
CB-1	15	HDPE	121	0.005	DMH-2
CB-2	12	HDPE	74	0.013	DMH-1
CB-3	12	HDPE	99	0.009	CB-4
CB-4	12	HDPE	17	0.006	DMH-4
DMH-2	15	HDPE	83	0.006	DMH-3
JF-1	12	HDPE	13	0.008	FES-1
OCS-1	12	HDPE	9	0.011	JF-1

NOTE: DRAINAGE PIPE SCHEDULE DOES NOT INCLUDE ROOF DRAIN PIPING OR MANIFOLD PIPING ASSOCIATED WITH UNDERGROUND DETENTION SYSTEM.

DRAINAGE STRUCTURES

CB-1* (DG)
RIM=199.20
INV.IN=196.20(12" RD)
INV.OUT=196.10

CB-2* (DG)
RIM=199.75
INV.OUT=196.75

CB-3* (DG)
RIM=199.00
INV.OUT=196.00

CB-4
RIM=199.00
INV.IN=195.10(CB-3)
INV.OUT=195.00

DMH-1 (WITH SUMP)
RIM=200.82
INV.IN=195.75(CB-2)
INV.OUT=194.89(24" TO ISOLATOR ROW)
INV.OUT=195.90(12" HIGH FLOW BYPASS)

DMH-2
RIM=200.40
INV.IN=195.45(CB-1)
INV.OUT=195.35

DMH-3 (WITH SUMP)
RIM=200.20
INV.IN=194.89(DMH-2)
INV.OUT=194.89(24" TO ISOLATOR ROW)
INV.OUT=195.90(12" HIGH FLOW BYPASS)

DMH-4 (WITH SUMP)
RIM=199.80
INV.IN=194.89(CB-4)
INV.OUT=194.89(24" TO ISOLATOR ROW)
INV.OUT=195.90(12" HIGH FLOW BYPASS)

UNDERGROUND DETENTION SYSTEM (DET-1)
(238) STORMTECH SC-800 CHAMBERS
WITH PVC IMPERMEABLE LINER
INV.IN=194.89(24" TO ISOLATOR ROW)
INV.IN=195.90(12" TO HIGH FLOW BYPASS)
INV.OUT=194.20(6" GROUNDWATER UNDERDRAIN)
INV.OUT=194.20(6" SYSTEM UNDERDRAIN)
INV.OUT=194.87(18" TO OCS-1)
BOT.CHAMBERS=194.70
BOT.STONE=194.20
(SEE DETAIL)

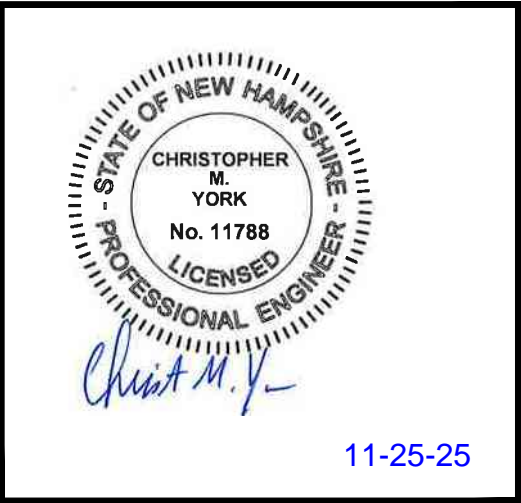
OUTLET CONTROL STRUCTURE #1 (OCS-1)
RIM=199.35
INV.IN=194.20(6" SYSTEM UNDERDRAIN)
INV.IN=194.87(18" FROM DET-1)
INV.OUT=194.20
(SEE DETAIL)

JELLYFISH FILTER (JF-1)
CONTECH MODEL JFPD0806,
OR APPROVED EQUAL
RIM=199.00
INV.IN=194.10(OCS-1)
INV.OUT=193.60
(SEE DETAIL)

FES-1
INV.=193.50

* DENOTES LOW PROFILE FRAME & GRATE
(DG) DENOTES DOUBLE GRATE

PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE



REVISIONS		
NO.	REVISION	DATE
2	MISC REVS	11/25/25
1	REVS PER PEER REVIEW COMMENTS	11/20/25

GRADING & DRAINAGE PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2500040

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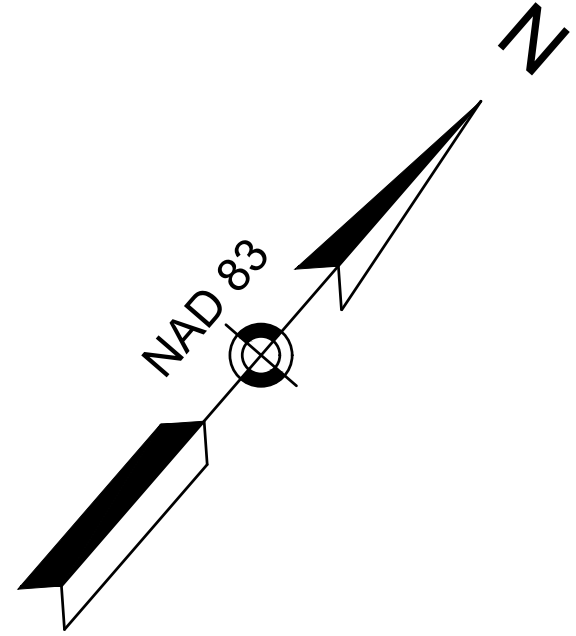
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DATE OF MEETING: _____

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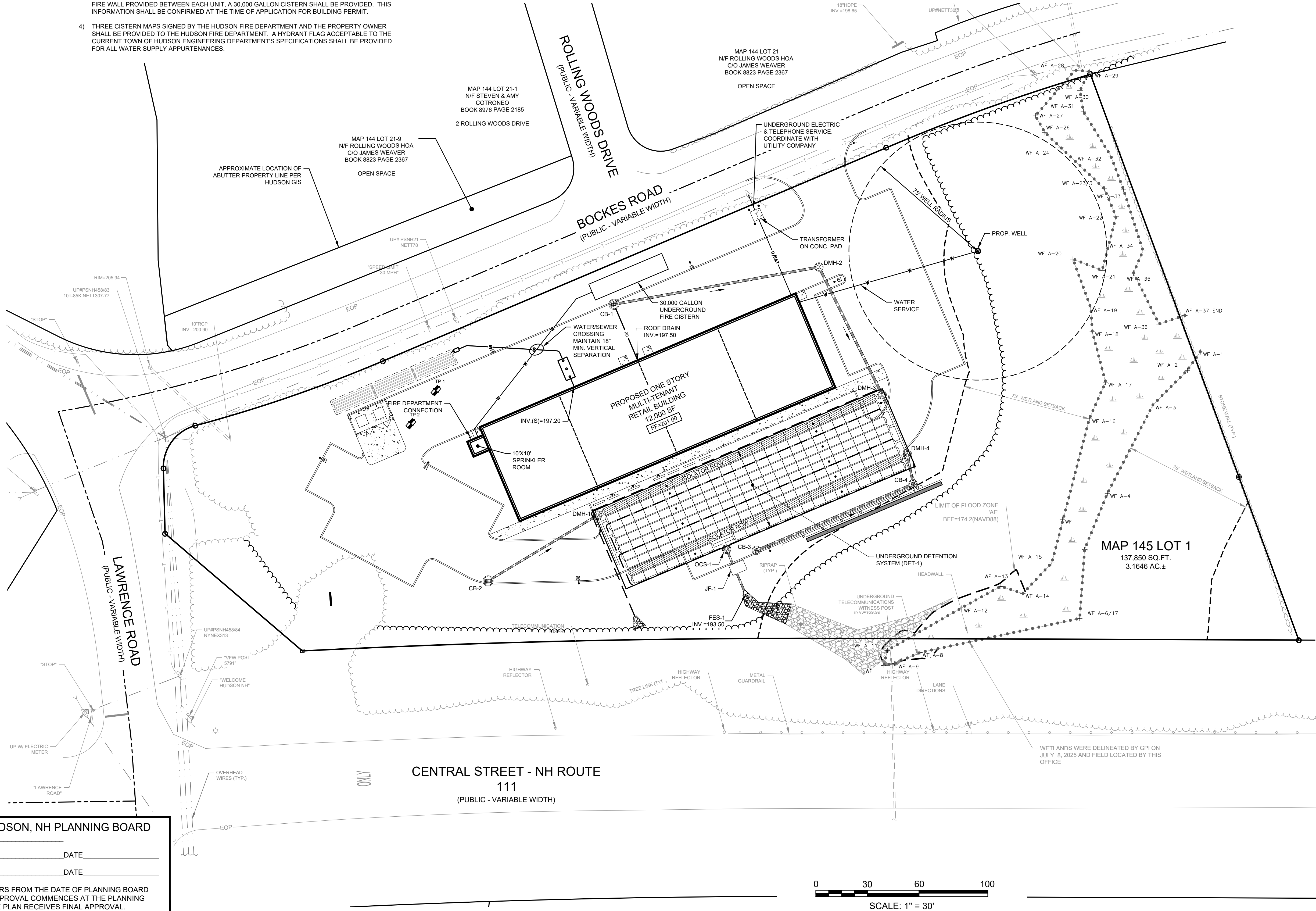
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HUDSON FIRE DEPARTMENT NOTES:

- PER TOWN CODE 210-18 B(1), BUILDINGS EXCEEDING 10,000 SQUARE FEET ARE REQUIRED TO HAVE A SPRINKLER SYSTEM MEETING NFPA 13 2019. THE PROPOSED BUILDING SHALL CONFORM TO THE STATE ADOPTED BUILDING CODE (IBC 2021 EDITION) AND CODE OF THE TOWN OF HUDSON (HTC), CURRENT REVISION, CHAPTER 210, ARTICLE VI.
- THE PROPOSED BUILDING SHALL HAVE AN APPROVED FIRE ALARM SYSTEM CONNECTED TO THE HUDSON FIRE DEPARTMENT'S MUNICIPAL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE STATE ADOPTED FIRE CODE (NFPA 1 2021 EDITION) AND THE CODE OF THE TOWN OF HUDSON, CHAPTER 210.
- A CISTERN SHALL BE PROVIDED FOR THIS PROJECT. THE LOCATION OF THE CISTERN SHALL BE AGREED TO BY THE HUDSON FIRE DEPARTMENT PRIOR TO A BUILDING PERMIT BEING ISSUED. THE CISTERN SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 1142. THIS PLAN SHOWS THE PROPOSED BUILDING DIVIDED INTO FOUR TENANT SPACES OF APPROXIMATELY 3,000 SQUARE FEET EACH. BASED ON PROPOSED WOOD-FRAME CONSTRUCTION WITH A TWO-HOUR FIRE WALL PROVIDED BETWEEN EACH UNIT, A 30,000 GALLON CISTERN SHALL BE PROVIDED. THIS INFORMATION SHALL BE CONFIRMED AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- THREE CISTERN MAPS SIGNED BY THE HUDSON FIRE DEPARTMENT AND THE PROPERTY OWNER SHALL BE PROVIDED TO THE HUDSON FIRE DEPARTMENT. A HYDRANT FLAG ACCEPTABLE TO THE CURRENT TOWN OF HUDSON ENGINEERING DEPARTMENT'S SPECIFICATIONS SHALL BE PROVIDED FOR ALL WATER SUPPLY APPURTENANCES.



NOTES:

- SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

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603.893.0720
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

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PREPARED FOR:
1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079

PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE

11-25-25

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2	MISC REVS	11/25/25
1	REVS PER PEER REVIEW COMMENTS	11/20/25

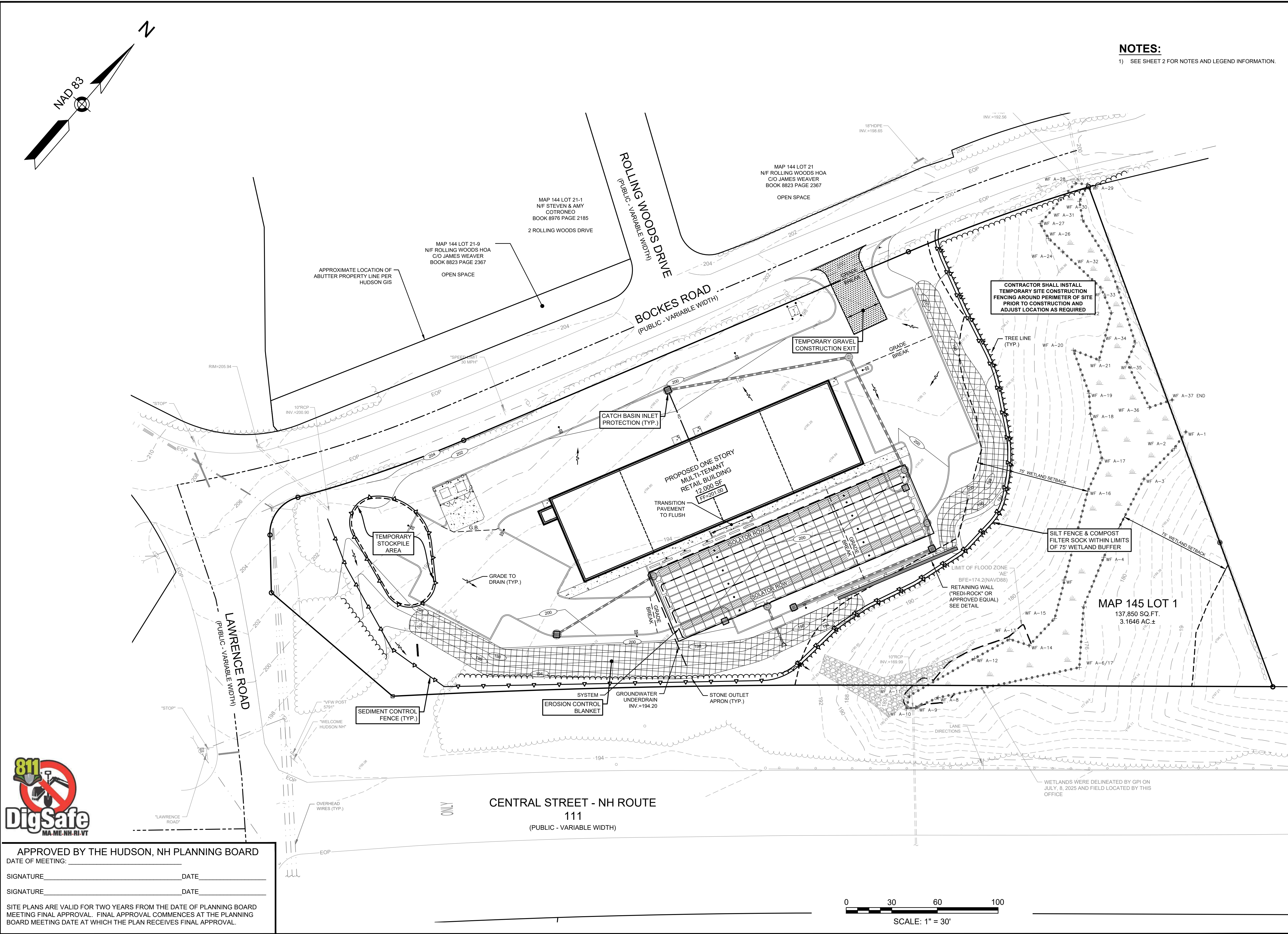
UTILITY PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2500040

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NOTES:
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44 Stiles Road
Salem, NH 03079

PREPARED FOR:
1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079

**PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE**

STATE OF NEW HAMPSHIRE
YORK
No. 11788
LICENSED PROFESSIONAL ENGINEER
11-20-25

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EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2500040

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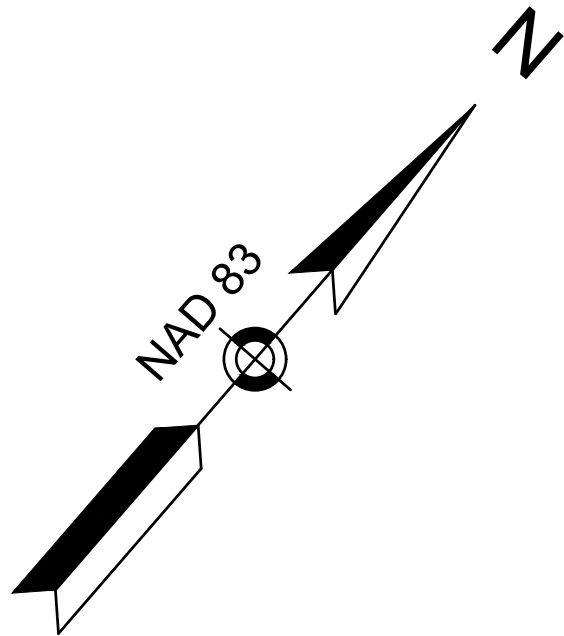
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PLANTING SCHEDULE					
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	REMARKS
TREES					
JV	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7' HT., B&B	
AR	5	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	2"-2 1/2" CAL., B&B	6' HT. BRANCHING
GT	6	GLEDITSIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEY LOCUST	2"-2 1/2" CAL., B&B	6' HT. BRANCHING
NS	4	NYSSA SYLVATICA	BLACK TUPELO	2"-2 1/2" CAL., B&B	6' HT. BRANCHING
PG	5	PICEA GLAUCA	WHITE SPRUCE	6'-7' HT., B&B	
AC	3	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	6'-7' HT., B&B	CLUMP
QP	4	QUERCUS PALUSTRIS	PIN OAK	2"-2 1/2" CAL., B&B	6' HT. BRANCHING
SHRUBS					
KL	5	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	2'-3' HT., 5 GAL.	
CS	15	CORNUS SERICEA	RED TWIG DOGWOOD	2'-3' HT., 5 GAL.	
IG	33	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2'-3' HT., 5 GAL.	
IV	21	ILEX VERTICILLATA	WINTERBERRY	2'-3' HT., 5 GAL.	
IVM	1	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	SOUTHERN GENTLEMAN WINTERBERRY	2'-3' HT., 5 GAL.	
JG	13	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	15"-18" HT., 3 GAL.	
PF	26	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	15"-18" HT., 3 GAL.	
PO	7	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	2'-3' HT., 5 GAL.	
RA	22	RHUS AROMATICA 'GRO-LOW'	GROW-LOW FRAGRANT SUMAC	12"-15" HT., 3 GAL.	
AM	16	ARONIA MELANOCARPA 'GROUND HUG'	GROUND HUG CHOKEBERRY	12"-15" SPR., 3 GAL.	
TO	15	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	6'-7' HT., B&B	
VD	15	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	2'-3' HT., 5 GAL.	

- 1 XX PLANT QUANTITY
XX PLANT DESIGNATION
- PROPOSED LOAM AND SEED
- PROPOSED NEW ENGLAND NATIVE WARM SEASON GRASS MIX
- PROPOSED LANDSCAPE STONE

LANDSCAPE REQUIREMENTS		
TOWN OF HUDSON - ZONING ORDINANCE	REQUIRED	PROVIDED
275-8.c.7.a LANDSCAPING REQUIREMENTS	A MINIMUM OF 10% OF THE INTERIOR OF A PARKING LOT SHALL BE SET ASIDE FOR LANDSCAPING AREAS EXCLUSIVE OF PAVED PEDESTRIAN SURFACES. 36,559 SF x 10% = 3,655.9 SF LANDSCAPE AREA REQUIRED	4,770 SF
275-8.c.7.c LANDSCAPING REQUIREMENTS	A MINIMUM OF ONE SHADE TREE SHALL BE PLANTED PER 1,600 SQUARE FEET OF PAVED AREA, OR ONE SHADE TREE PER EVERY FIVE PARKING SPACES, WHICHEVER IS GREATER. 36,559 SF / 1,600 SF = 22.8 TREES REQUIRED	23 TREES
275-8.c.7.d LANDSCAPING REQUIREMENTS	ONE SHRUB PER 200 SQUARE FEET OF PAVED AREA SHALL BE PLANTED OR 1.6 SHRUBS PER EVERY PARKING SPACE, WHICHEVER IS GREATER. 36,559 SF / 200 SF = 182.8 SHRUBS REQUIRED	191 SHRUBS

NOTES:
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

Engineering
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603.893.0720
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

GPINET.COM

PREPARED FOR:
1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079

PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE

CHRISTOPHER
YORK
No. 11788
LICENSED
PROFESSIONAL ENGINEER

11-25-25

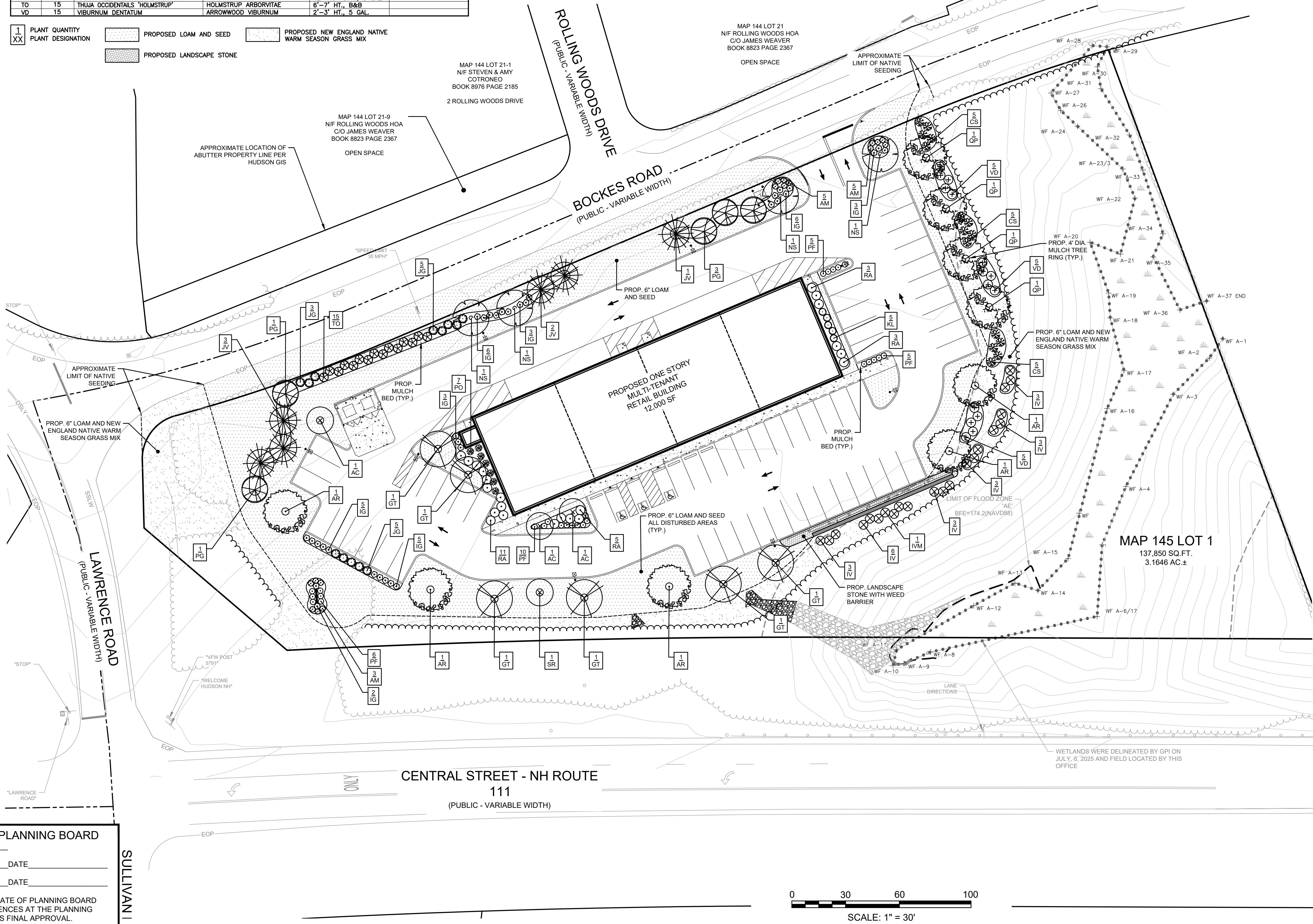
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NO.	REVISION	DATE
OCTOBER 21, 2025		
DRAWN/DESIGN BY		CHECKED BY
SJB		DRJ

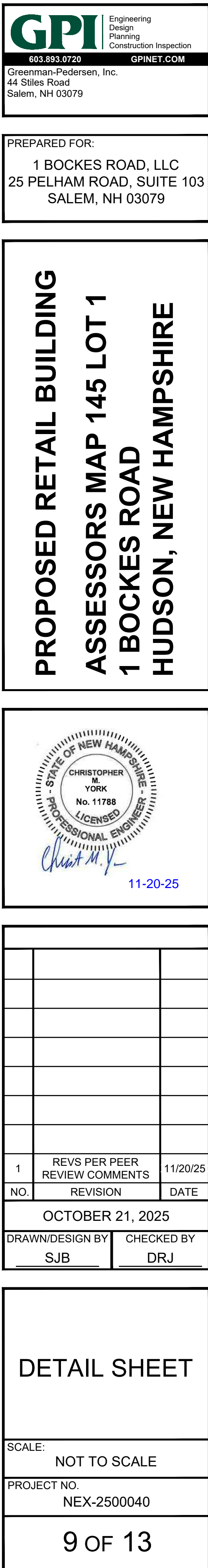
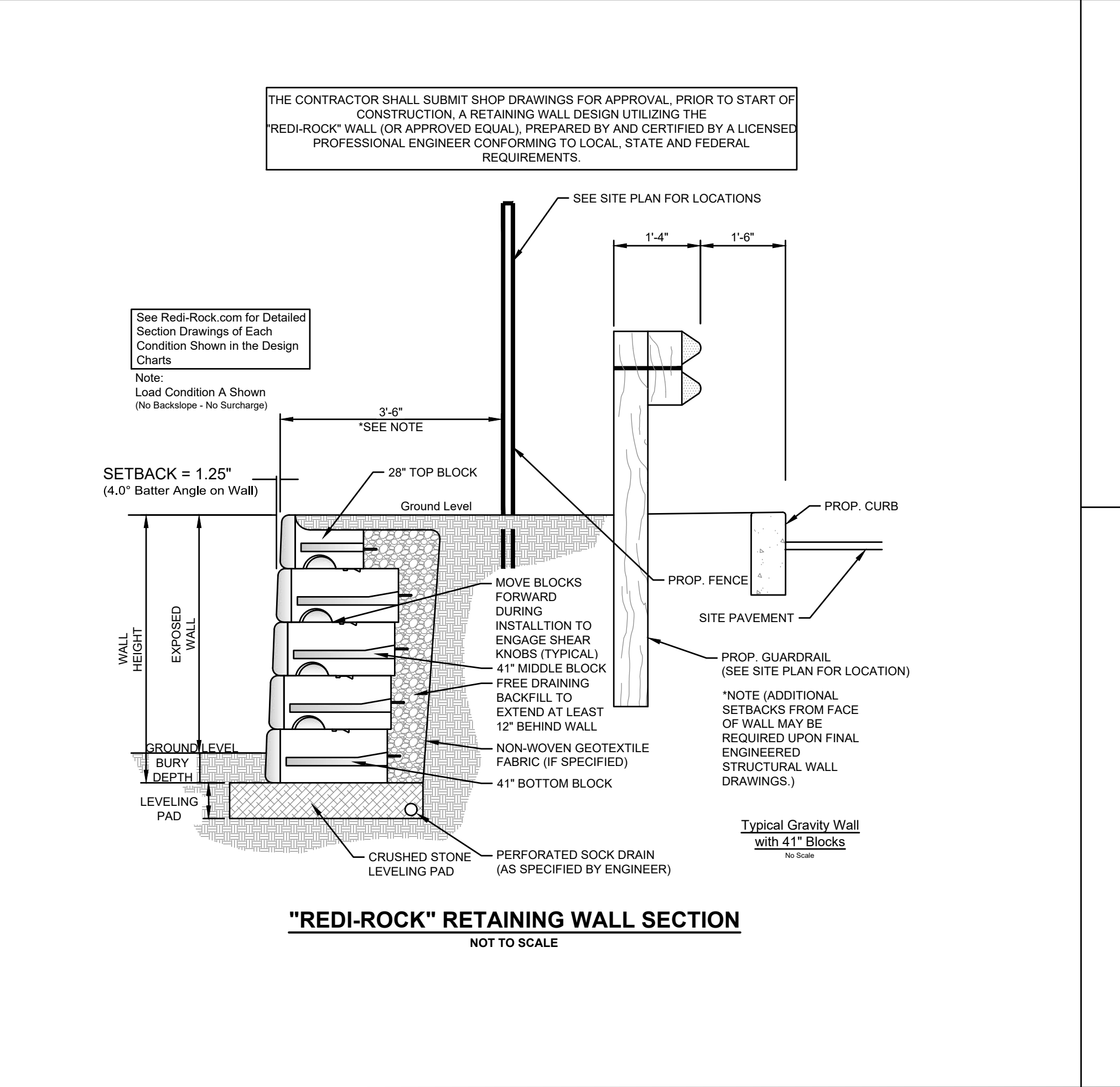
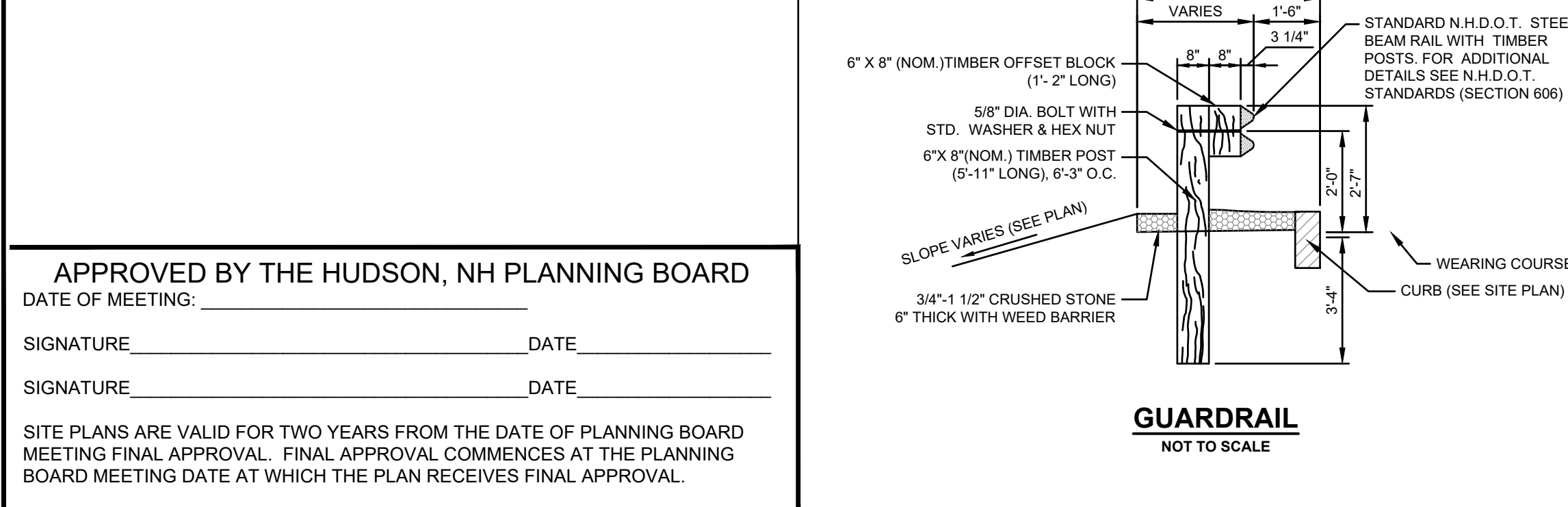
LANDSCAPE PLAN

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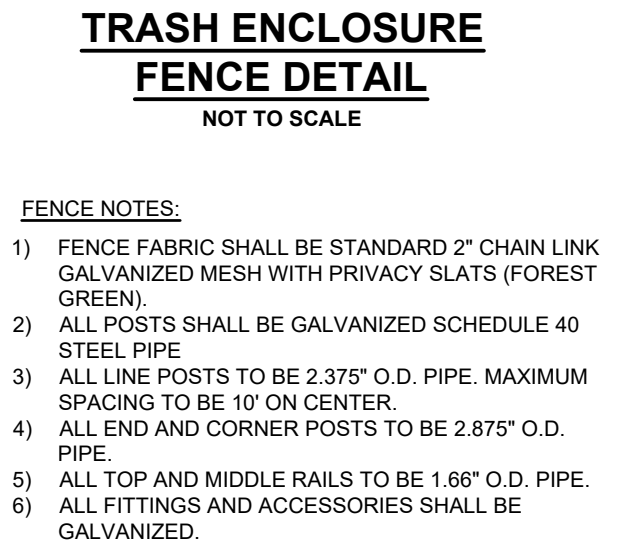
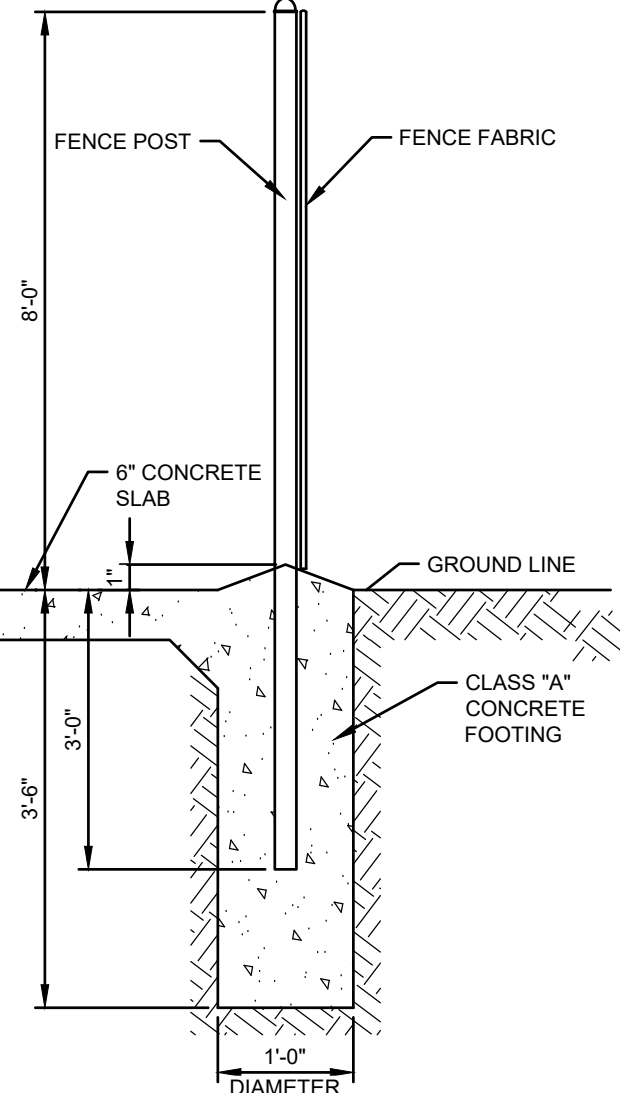
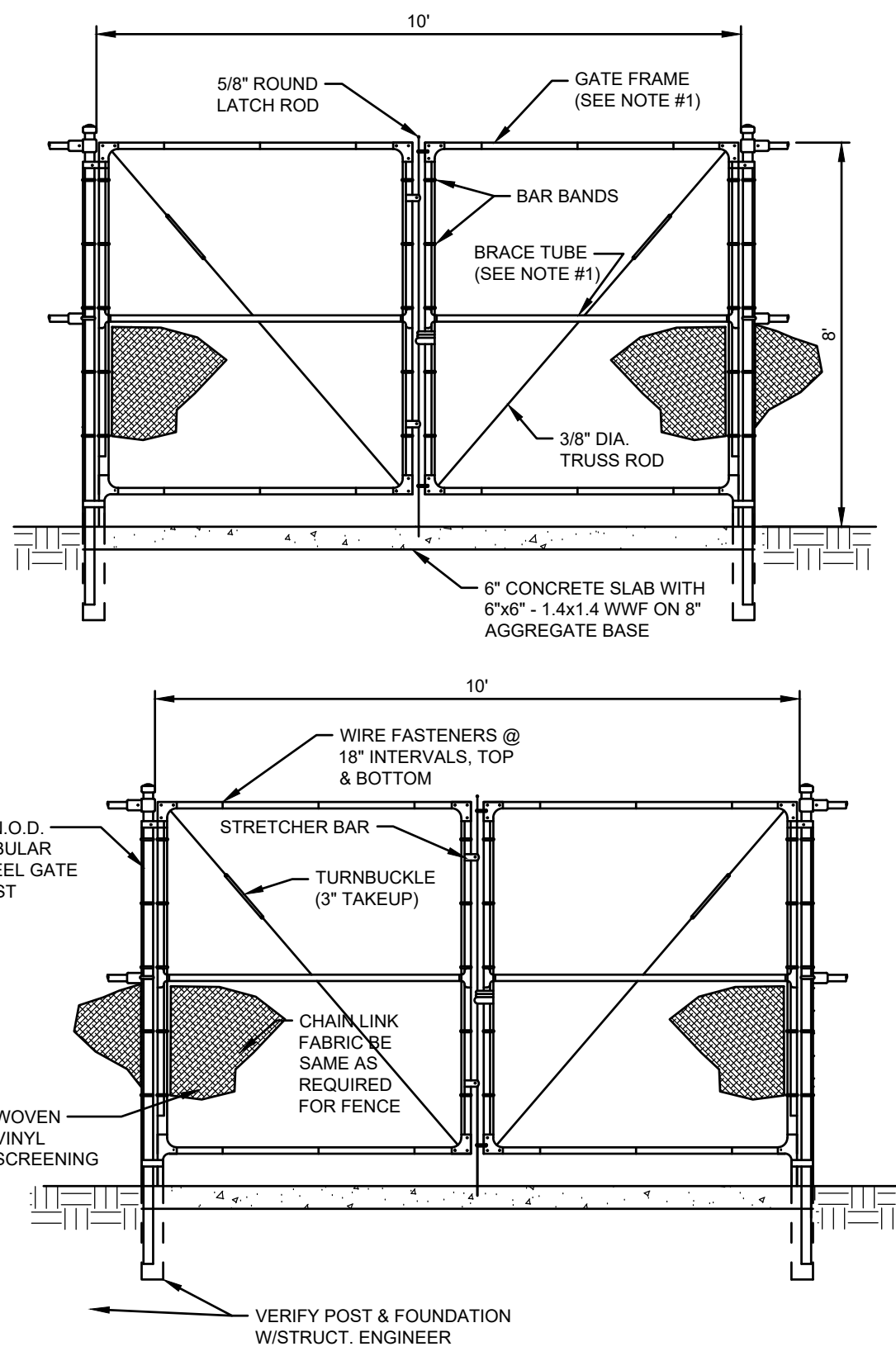
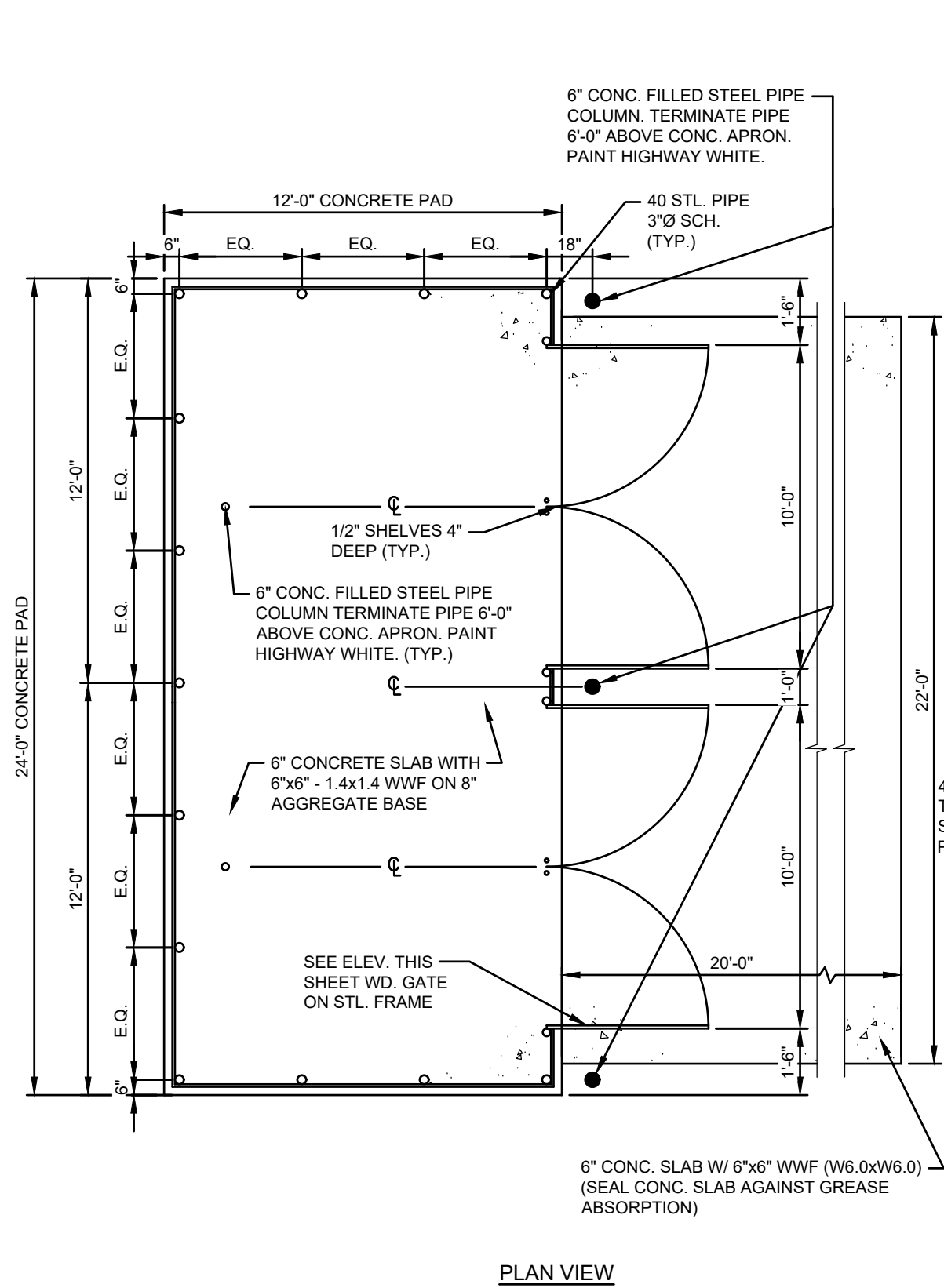
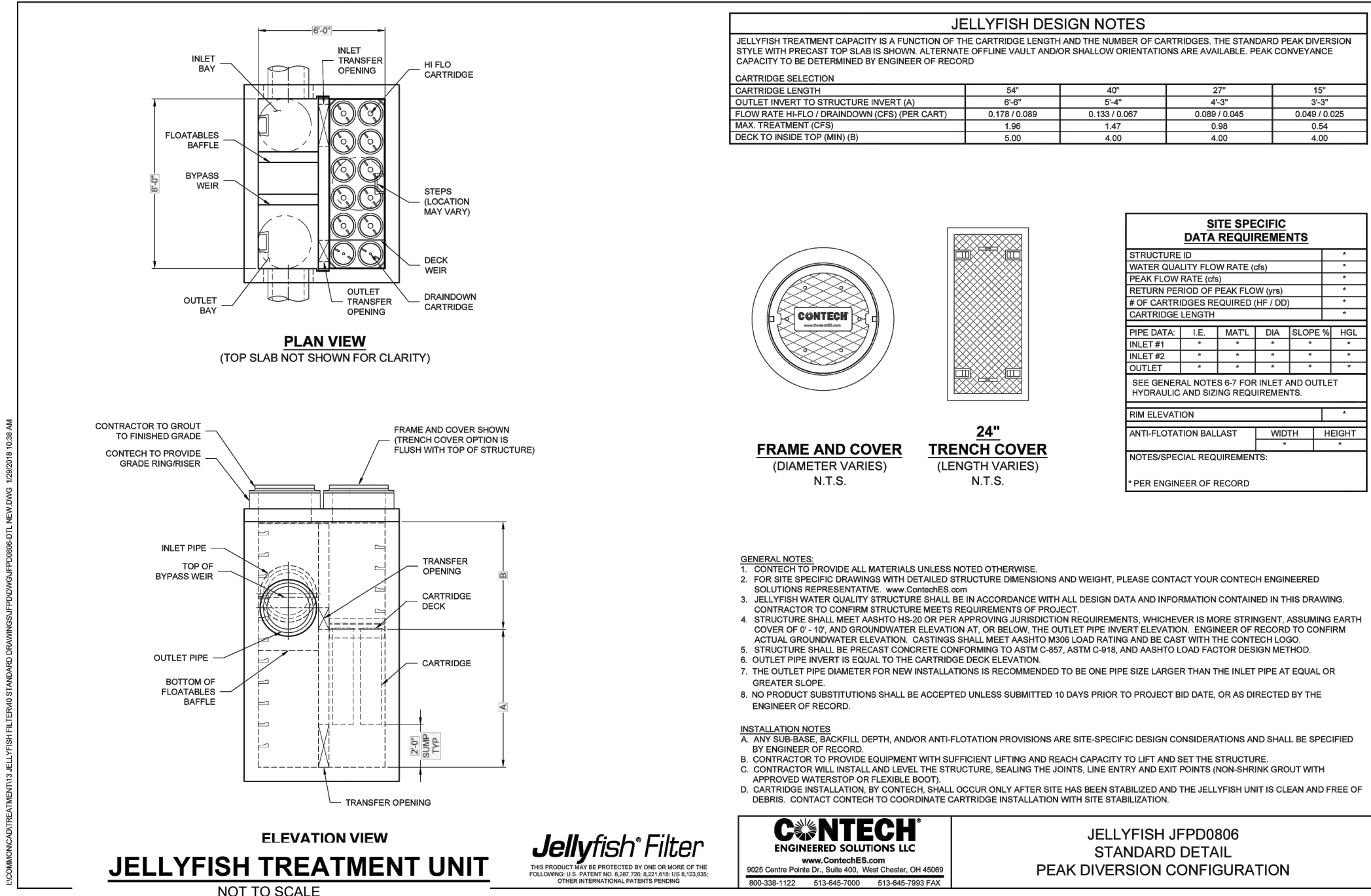
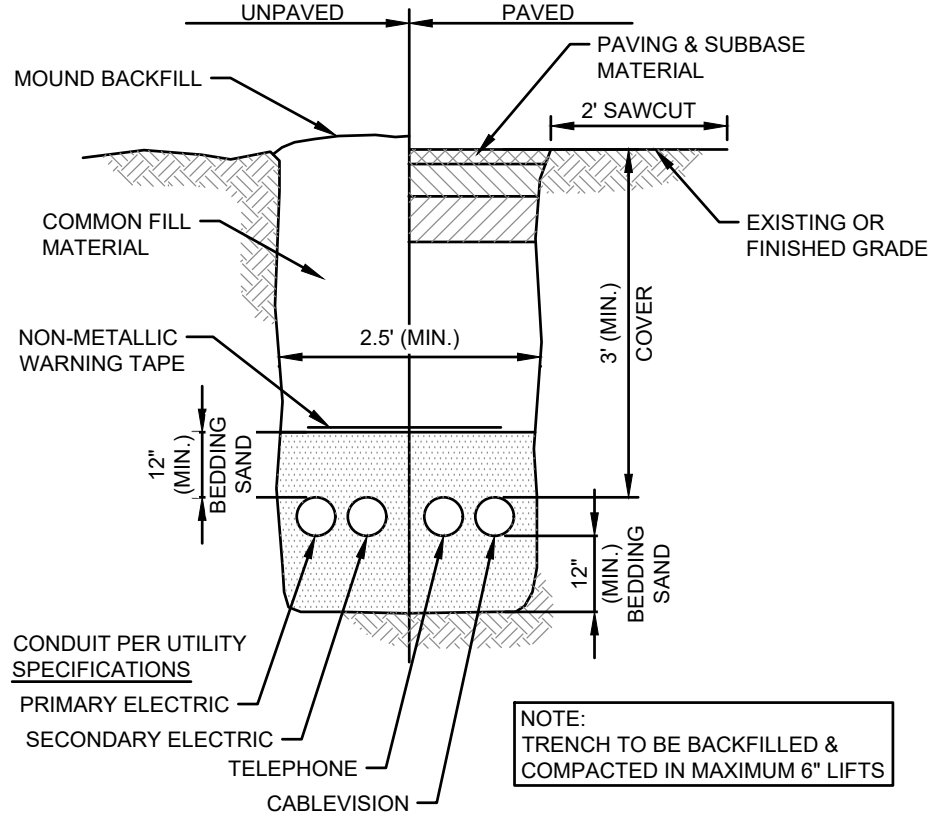
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8 OF 13

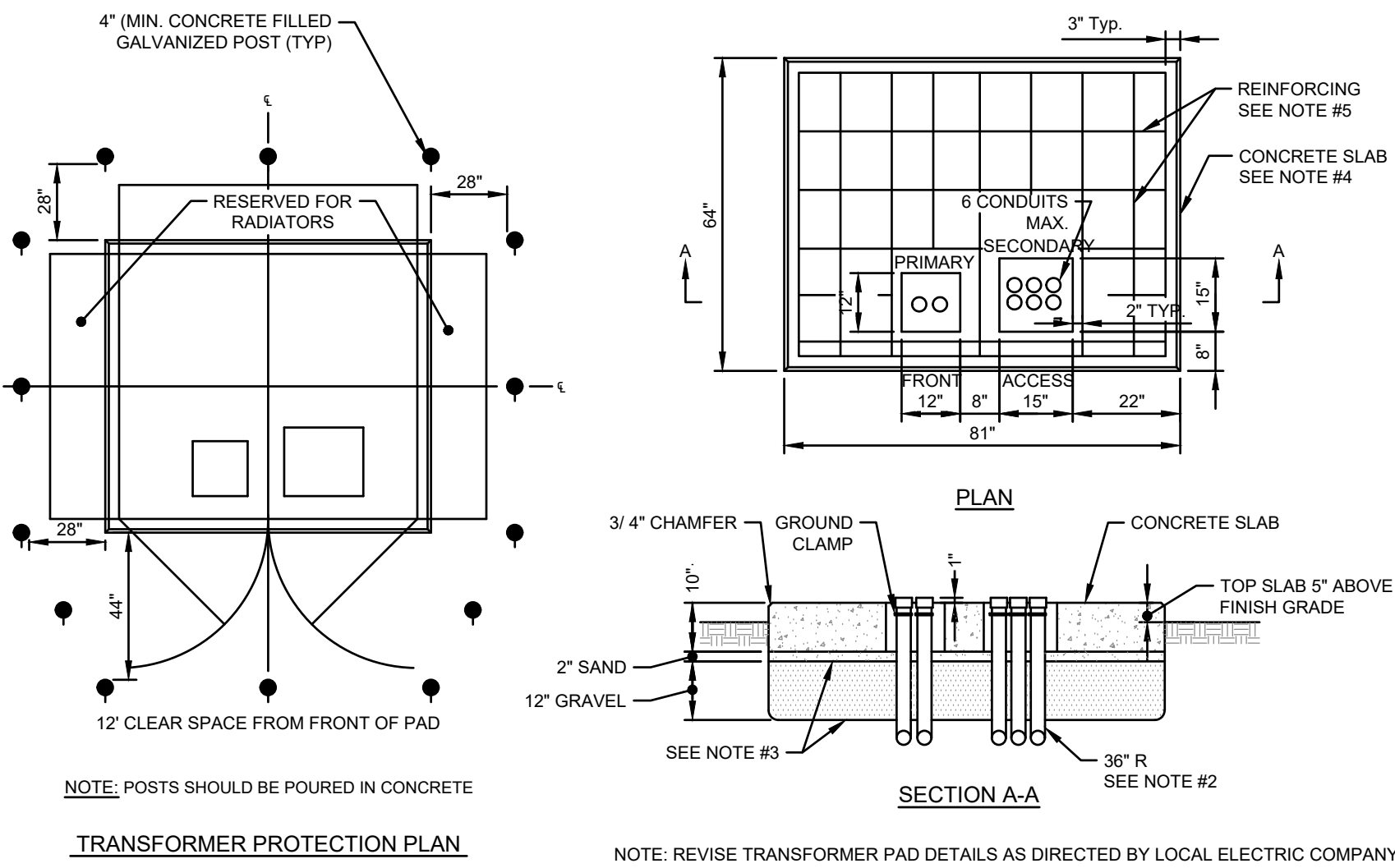
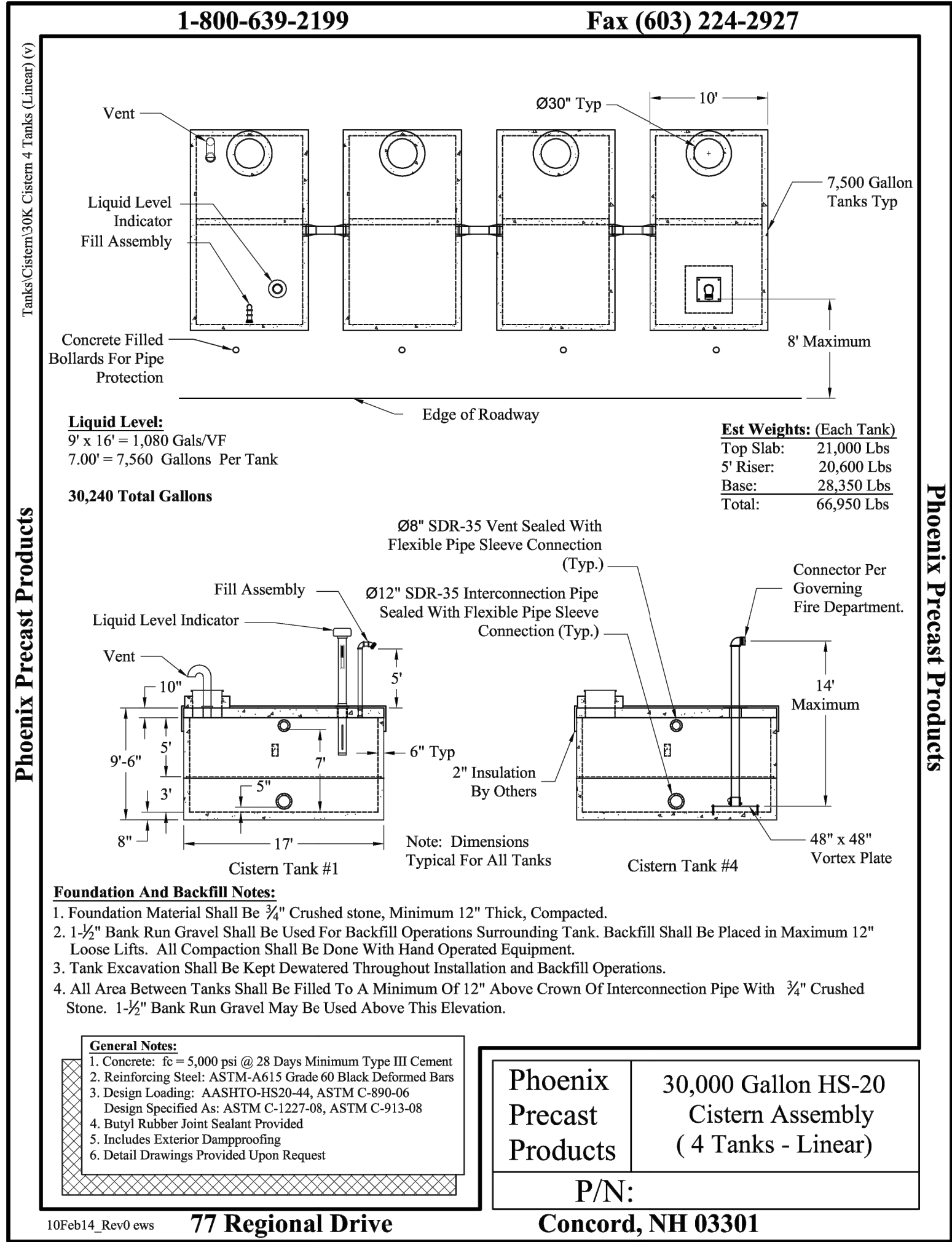




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APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING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



GPI Engineering
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Salem, NH 03079
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PREPARED FOR:
1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079

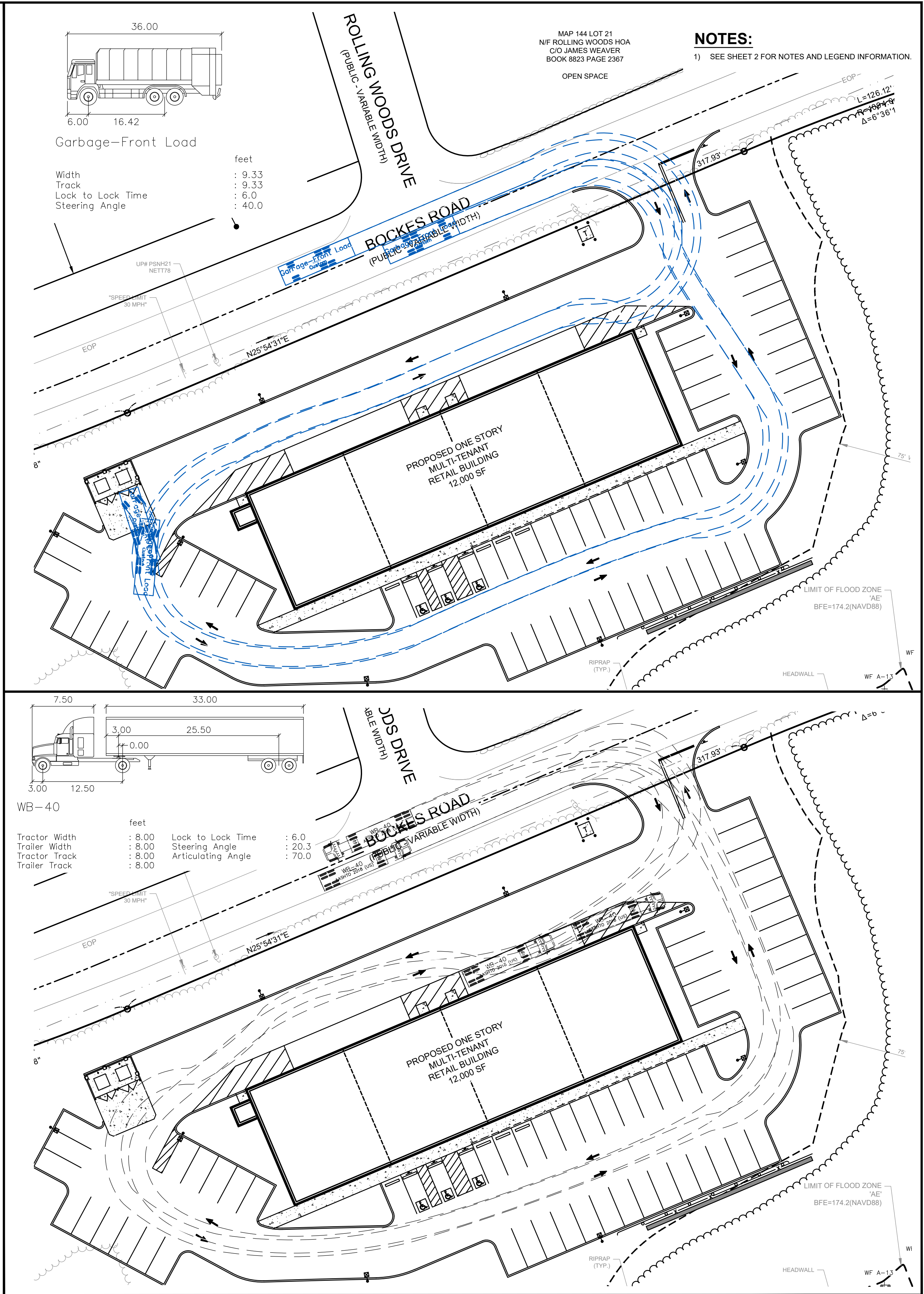
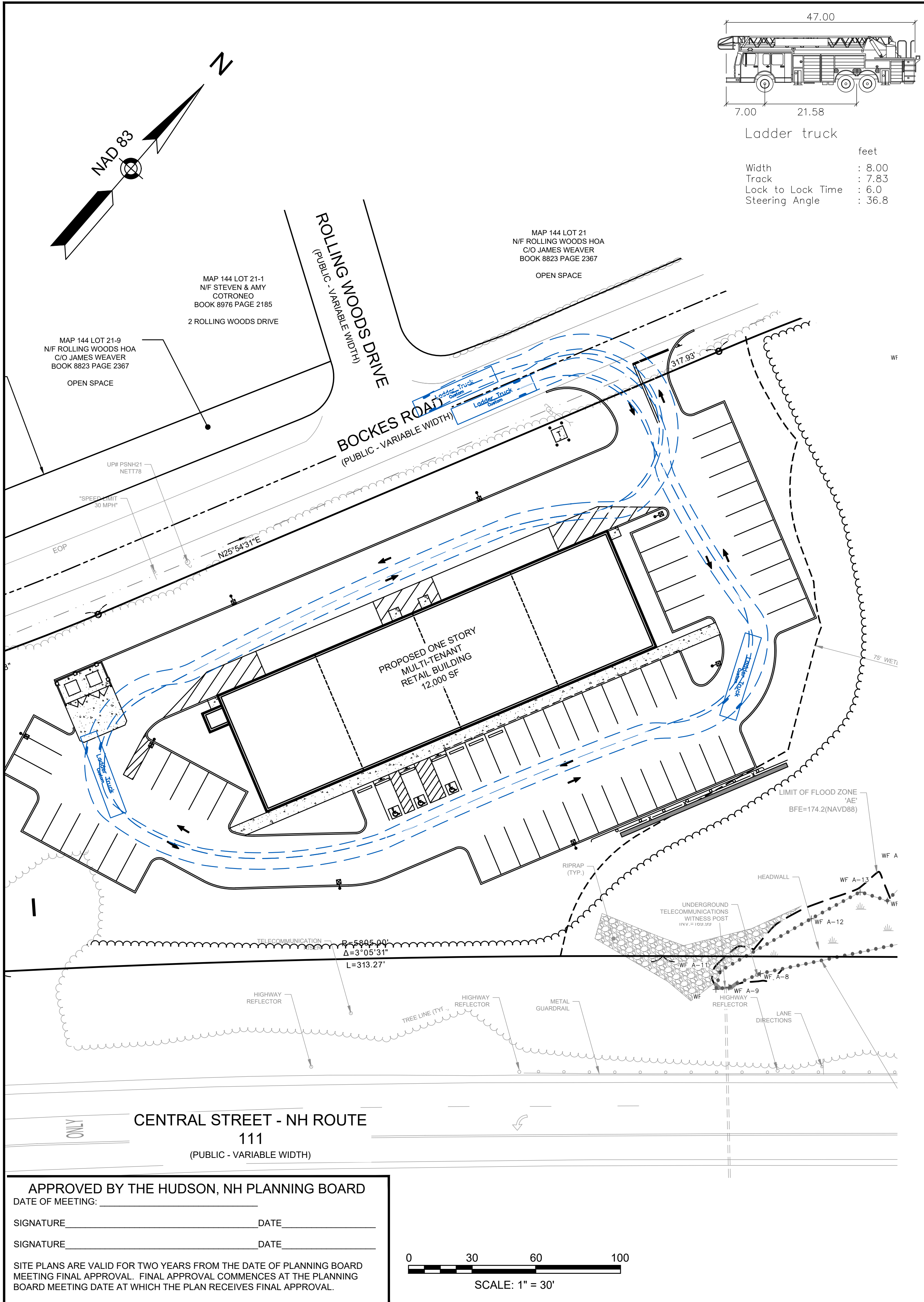
PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
CHRISTOPHER M. YORK
No. 11788
LICENSED PROFESSIONAL ENGINEER
10-21-25

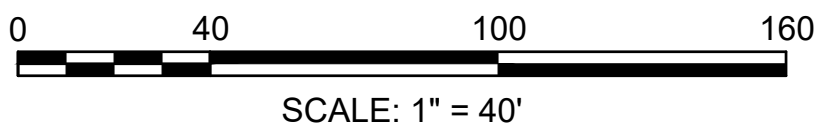
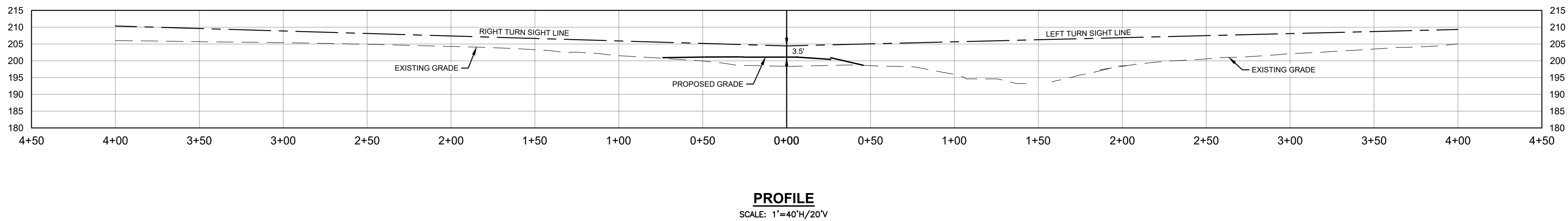
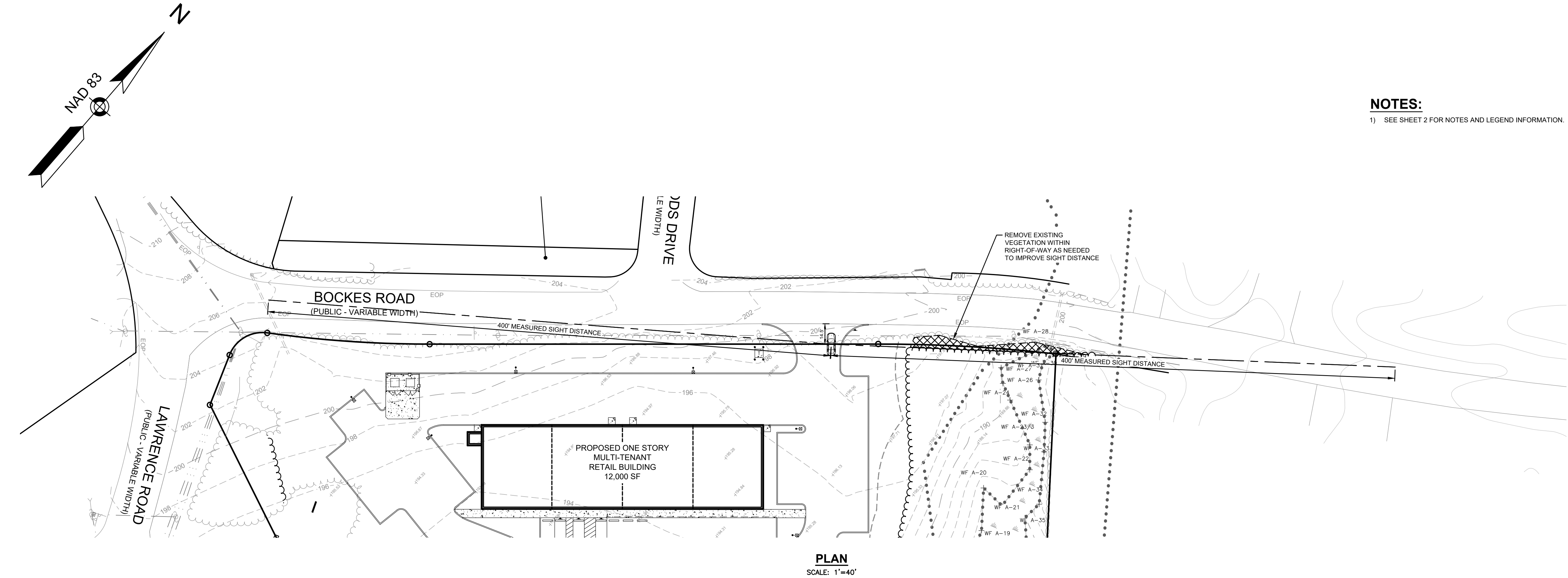
NO.	REVISION	DATE
OCTOBER 21, 2025		
DRAWN/DESIGN BY	CHECKED BY	
SJB	DRJ	

SCALE: NOT TO SCALE
PROJECT NO. NEX-2500040
10 OF 13

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NOTES:
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

GPI

Engineering
Design
Planning
Construction Inspection

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Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079

GPINET.COM

PREPARED FOR:
1 BOCKES ROAD, LLC
25 PELHAM ROAD, SUITE 103
SALEM, NH 03079

PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
M. YORKE
No. 11788
LICENSED PROFESSIONAL ENGINEER

Christopher M. Yorke
11-20-25

1	MISC. REVISIONS	11/20/25
NO.	REVISION	DATE
OCTOBER 21, 2025		
DRAWN/DESIGN BY		CHECKED BY
SJB		DRJ

SIGHT
DISTANCE
PLAN

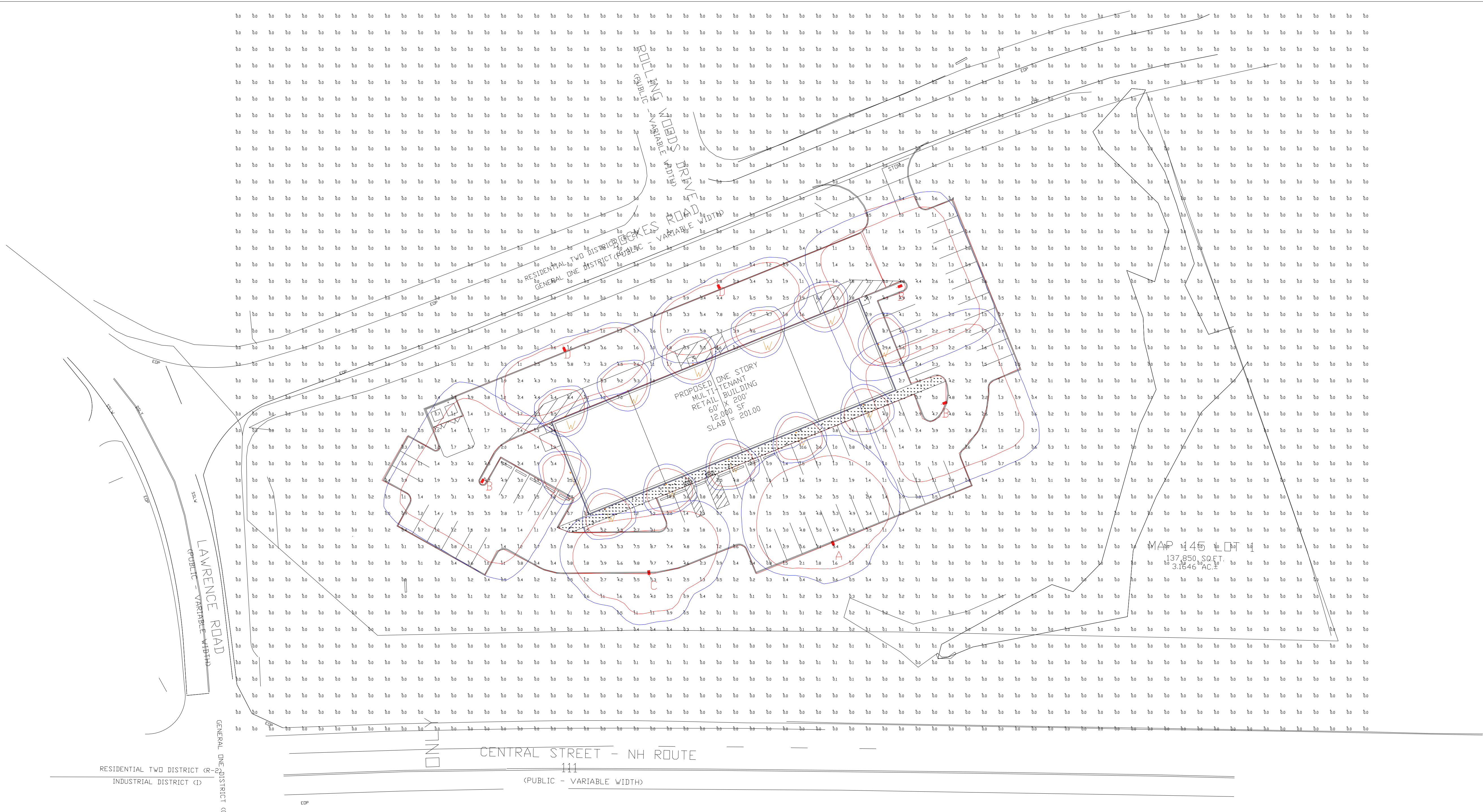
SCALE:
1"=40'

PROJECT NO.
NEX-2500040

1 OF 1



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



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC'S AT GRADE	Illuminance	Fc	0.43	29.4	0.0	N.A.	N.A.	0
WALKWAY - TYPICAL	Illuminance	Fc	7.09	30.8	0.4	17.73	77.00	0
PARKING LOT	Illuminance	Fc	2.64	14.3	0.4	6.60	35.75	

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

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

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

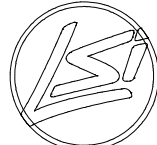
The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of 'U0' most closely matches the old Full Cutoff rating.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	1	A	Single	MRS-LED-18L-SIL-4-40-70CRI	18'	0.950	18149	135	B3-U0-G4
	3	B	Single	MRS-LED-18L-SIL-5W-40-70CRI	18'	0.950	17636	135	B4-U0-G2
	1	C	Single	MRS-LED-18L-SIL-3-40-70CRI	18'	0.950	18417	135	B3-U0-G3
	2	D	Single	MRS-LED-18L-SIL-3-40-70CRI-IL	18'	0.950	12338	135	B1-U0-G2
	12	W	Single	WPSLL-04L-40	8'	0.900	4147	40	B1-U0-G1

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



Total Project Watts
Total Watts = 1425



LIGHTING PROPOSAL
PROPOSED RETAIL BUILDING
1 BOCKES RD
HUDSON, NH

LO-163371

DATE:08/10/25
BY:RHK
REV:
SHEET 1
OF 1

SCALE: 1"=30'
ARCH: D
0 30