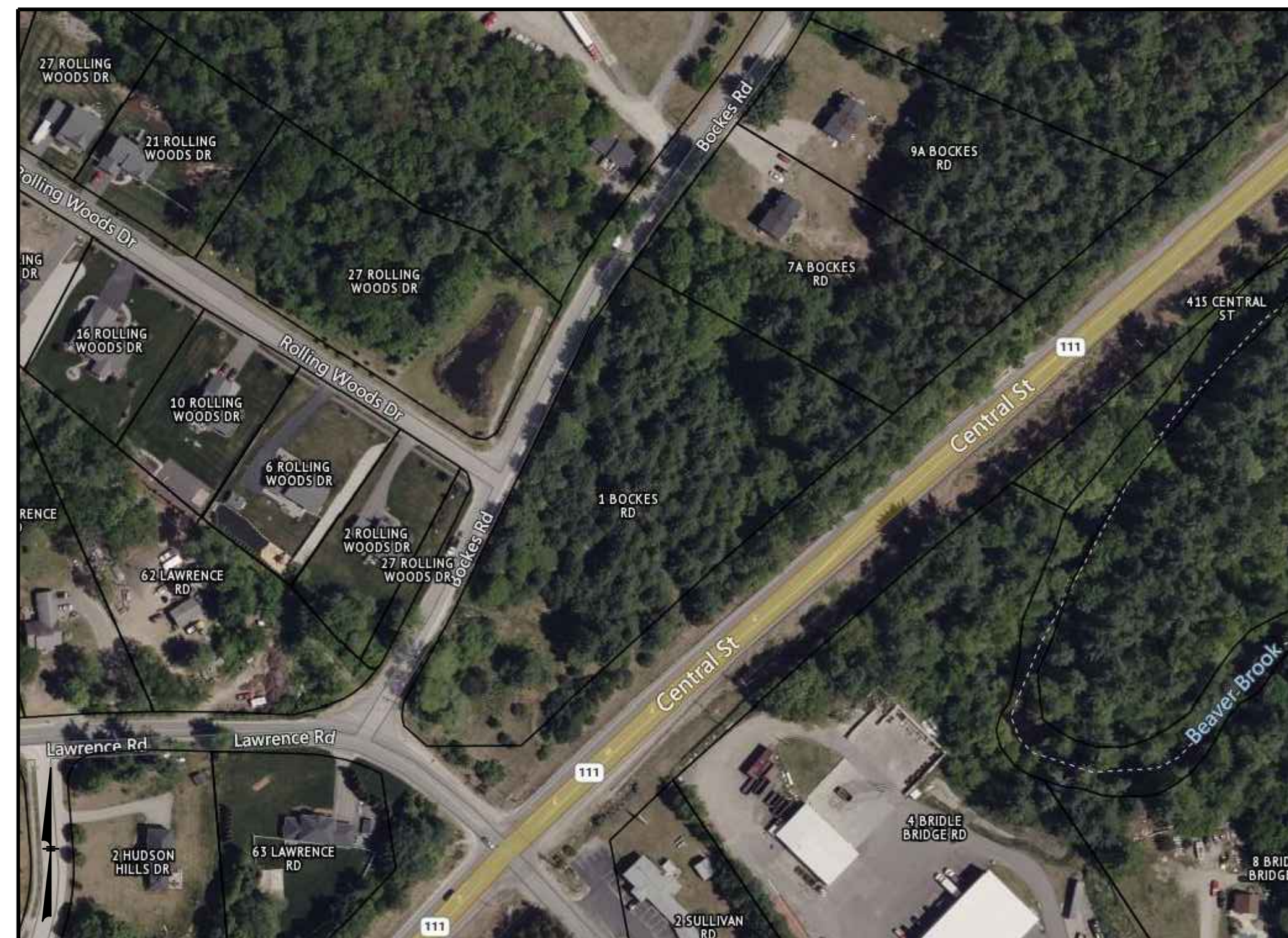


ABUTTERS:

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



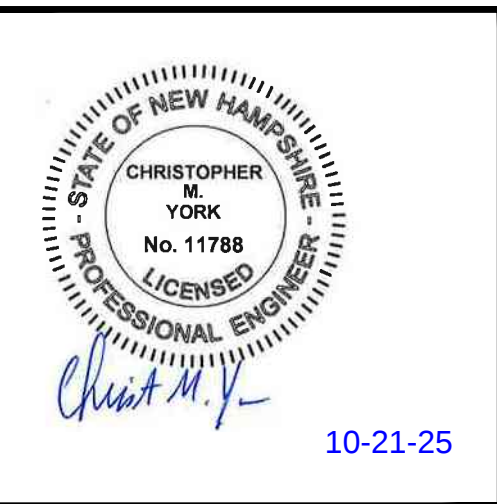
LOCATION MAP
1"=1000±'

GPI | Engineering
Design
Planning
Construction Inspection
603.893.0720 **GPI.NET.COM**
Greenman-Pedersen, Inc.
14 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**



INDEX TO DRAWINGS

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8. LANDSCAPE PLAN
9. DETAIL SHEET
10. DETAIL SHEET
11. DETAIL SHEET
12. DETAIL SHEET
13. DETAIL SHEET
- 1 OF 1. TRUCK TURN PLAN
- 1 OF 1. SIGHT DISTANCE PLAN
- 1 OF 1. LIGHTING PLAN (LO-163371)

PERMITS AND APPROVALS

<u>TYPE</u>	<u>PERMIT NUMBER</u>	<u>DATE:</u>
NH DES SEPTIC	PENDING	
NH DES WATER SUPPLY	PENDING	

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

NO.	REVISION	DATE
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OCTOBER 21, 2025

DRAWN/DESIGN BY SJB	CHECKED BY DRJ
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TITLE SHEET

SCALE: AS SHOWN

PROJECT NO.
NEX-2500040

1 OF 13

GENERAL NOTES:

- EROSION CONTROL:**

- 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.

CONSTRUCTION NOTES:

- 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 EQUAL, UNLESS OTHERWISE NOTED ON PLAN. THE UNDERGROUND DETENTION SYSTEM SHALL HAVE WATER TIGHT (WT) JOINTS MEETING ASTM D3212 SPECIFICATIONS.
 - ALL ROOF DRAIN PIPE SHALL BE 6" PVC (SDR-35), EXCEPT WITHIN 10' OF A BUILDING FOUNDATION WHERE CAST IRON PIPE SHALL BE USED.
 - ELEVATIONS ARE BASED ON NAD83 DATUM.
 - ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
 - ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
 - 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.
 - ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.
 - 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 SF±). 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.
 - ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
 - ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTED TO NHDOT AND TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 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 SPACES AND ACCESSIBLE CIRCLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - SEE UTILITY PLAN FOR DETAILED UTILITY LAYOUT.
 - ALL PROPOSED CATCH BASINS SHALL HAVE 4" SUMPS AND OUTLETS EQUIPPED WITH "ELIMINATOR" OIL HOODS OR APPROVED EQUAL.
 - ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
 - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
 - ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
 - 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.
 - 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.
 - CONTRACTOR SHALL VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
 - CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL ONSITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - THE PROJECT MUST BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
 - ANY TREE STUMPS SHALL EITHER BE GROUND OR REMOVED AND DISPOSED OF AT A SOLID WASTE FACILITY.
 - 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.
 - DUMPSTERS AND PORTABLE REST ROOMS SHALL BE UTILIZED ON SITE AND SHALL BE LOCATED AS APPROPRIATE TO THE CONSTRUCTION ACTIVITIES THAT ARE OCCURRING.
 - CONTRACTOR SHALL REFER TO THE INSPECTION & MAINTENANCE MANUAL FOR STORMWATER MANAGEMENT SYSTEMS (I&M) FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.
- ## UTILITIES:
- ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
 - 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.
 - ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (DIAL 811) PRIOR TO ANY EXCAVATION.
 - THIS SITE IS SERVED BY PRIVATE SEWER AND WATER.
 - ALL ELECTRIC, TELEPHONE AND CABLE TV LINES SHALL BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.
 - ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
 - ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTED TO NHDOT AND TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - REFER TO DETAIL SHEETS FOR ALL UTILITY DETAILS AND ADDITIONAL INFORMATION.

CONSTRUCTION SEQUENCE:

- 1) AN ON-SITE PRECONSTRUCTION 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 AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, 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.
SEEDING SHALL BE INITIALIZED 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 BARE SPOTS AS NECESSARY TO ACHIEVE A MINIMUM OF 85% 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.

- THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE WHICH DO NOT 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 MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 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:

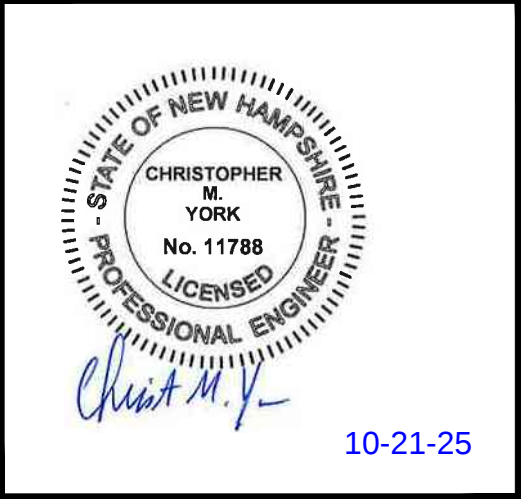
- 1) THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
 - 2) SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AS REQUIRED. BARRIERS SHALL BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
 - 3) BAILED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, 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 SEEDS 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 SEEDED. 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), BACKFILL 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:
- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- A 4" DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
- 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS.
- 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.
- A WEED BARRIER (TY-PAR FABRIC OR APPROVED ALIKE) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- 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.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
- ALL SOIL, 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.
- APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
- | | |
|--|--|
| <u>LIMESTONE:</u> 100 LBS./1,000 SQUARE FEET. | |
| <u>FERTILIZER:</u> 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-10-10. | |
| <u>STRAW MULCH:</u> APPROXIMATELY 3 TONS/ACRE | |
| <u>NEW LAWN AND NATIVE WARM SEASON GRASS MIX:</u> 23 LBS/ACRE | |
- | SEED MIX (SLOPES LESS THAN 4:1) | LBS/ACRE |
|---------------------------------|----------------|
| CREEPING RED FESCUE | 20 |
| TALL FESCUE | 15 |
| PERENNIAL RYEGRASS | 5 |
| REDTOP | $\frac{2}{42}$ |
- | SLOPE MIX (SLOPES GREATER THAN 4:1) | LBS/ACRE |
|-------------------------------------|----------------|
| CREEPING RED FESCUE | 20 |
| BIRDSFOOT TREFOIL | 20 |
| TALL FESCUE | $\frac{8}{48}$ |
- SEE THIS SHEET FOR TEMPORARY EROSION CONTROL NOTES.
- 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.

- ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND TOWN PRIOR TO INSTALLATION.
- 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.
- 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.
- PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.
- THE CONTRACTOR SHALL DIG ROOT BALLS FOR TRANSPLANTED ITEMS TO THE DIMENSIONS OUTLINED IN THE NURSERY STOCK SPECIFICATIONS MANUAL (SEE NOTE #1).
- THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO MINIMIZE DAMAGE TO ROOT SYSTEMS DURING DIGGING AND TRANSPLANTING. ROOT BALLS OF TRANSPLANTS SHALL BE WRAPPED IN BURLAP (WHICH SHALL BE REMOVED UPON RE-PLANTING) AND KEPT MOIST.
- EXPOSED SOILS SHALL BE SEEDED OR STRAW MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.

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**

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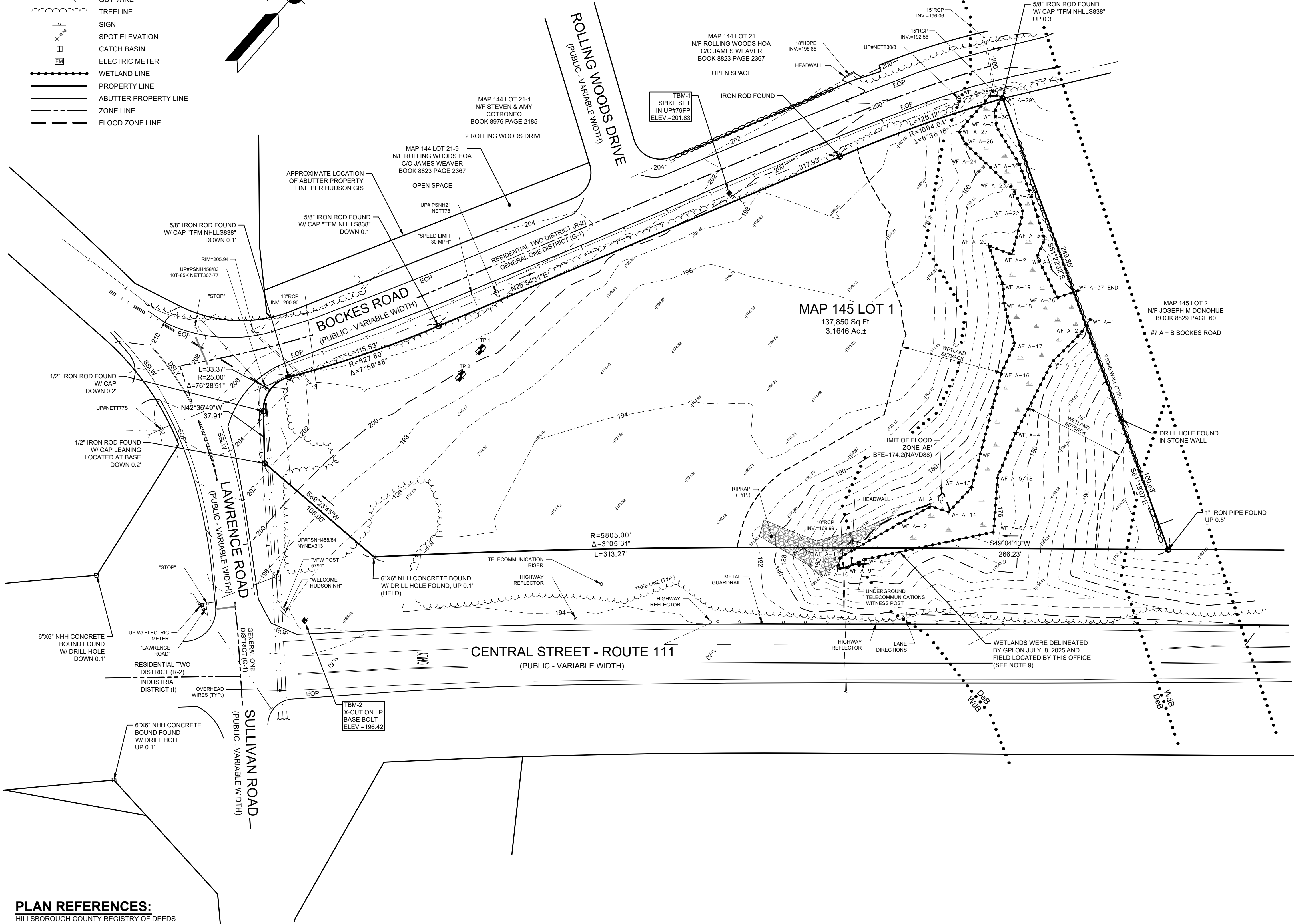
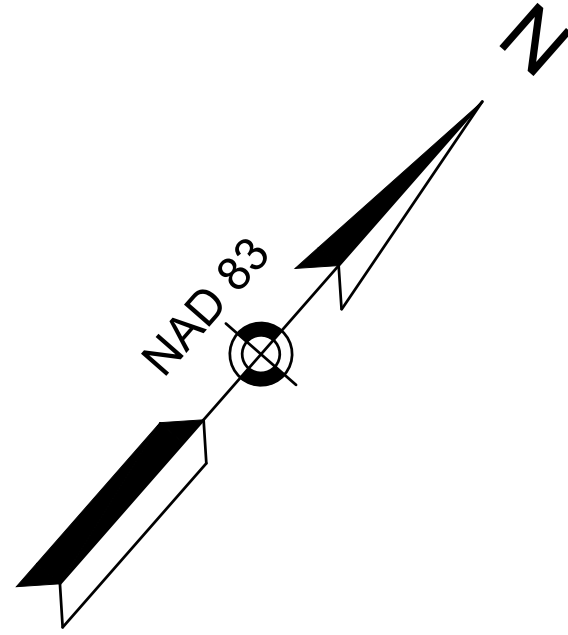
GENERAL NOTES

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

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LEGEND

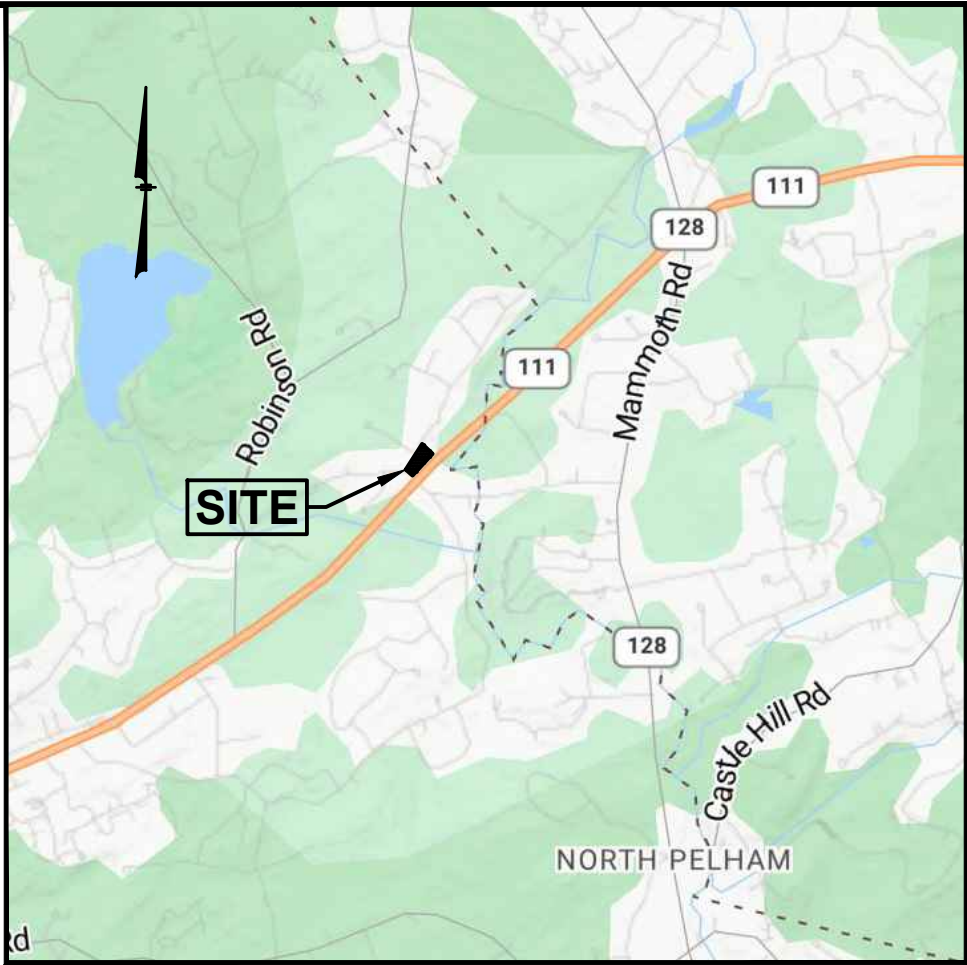
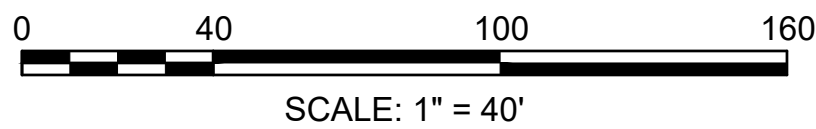
	DOUBLE SOLID LINE YELLOW
	SINGLE SOLID LINE WHITE
	OVERHEAD UTILITY
	METAL GUARDRAIL
	CONTOUR ELEVATION
	TREE
	UTILITY POLE
	GUY WIRE
	TREELINE
	SIGN
	SPOT ELEVATION
	CATCH BASIN
	ELECTRIC METER
	WETLAND LINE
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	ZONE LINE
	FLOOD ZONE LINE



PLAN REFERENCES:

HILLSBOROUGH COUNTY REGISTRY OF DEEDS

- 1) PLAN No. 36817 DRAWER 171
- 2) PLAN No. 13152 DRAWER 28
- 3) "PROPOSED INTERSECTION IMPROVEMENTS FOR PROPOSED RETAIL BUILDING, NH ROUTE 111/LAWRENCE ROAD/BOCKES ROAD, HUDSON, NEW HAMPSHIRE"; PAIRED BY MHF DESIGN CONSULTANTS, INC. (ACQUIRED BY GPI); SCALE: 1"=20'; DATED: NOVEMBER 18, 2010, LAST REVISED 2/15/11

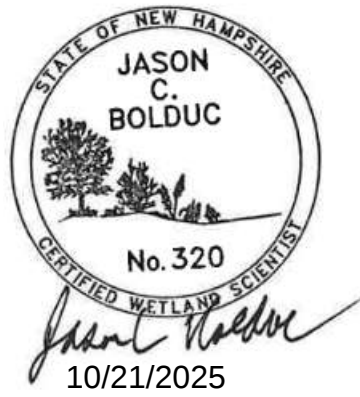


LOCATION MAP

(NOT TO SCALE)

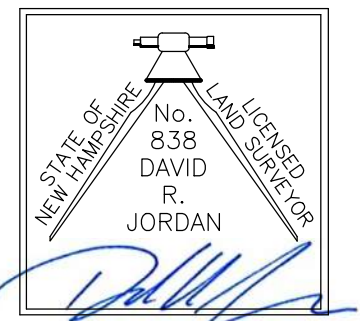
NOTES:

- 1) 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.
- 2) ZONE: GENERAL DISTRICT (G-1)
REFER TO THE TOWN OF HUDSON ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- 3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JULY 10 AND JULY 30, 2025.
- 4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 10, 2025.
- 5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 10, 2025.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) 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

10/21/25
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		
NO.	REVISION	DATE
OCTOBER 21, 2025		
DRAWN/DESIGN BY	CHECKED BY	
CSS	DPD/DRJ	

EXISTING
CONDITIONS
PLAN

SCALE: 1"=40'

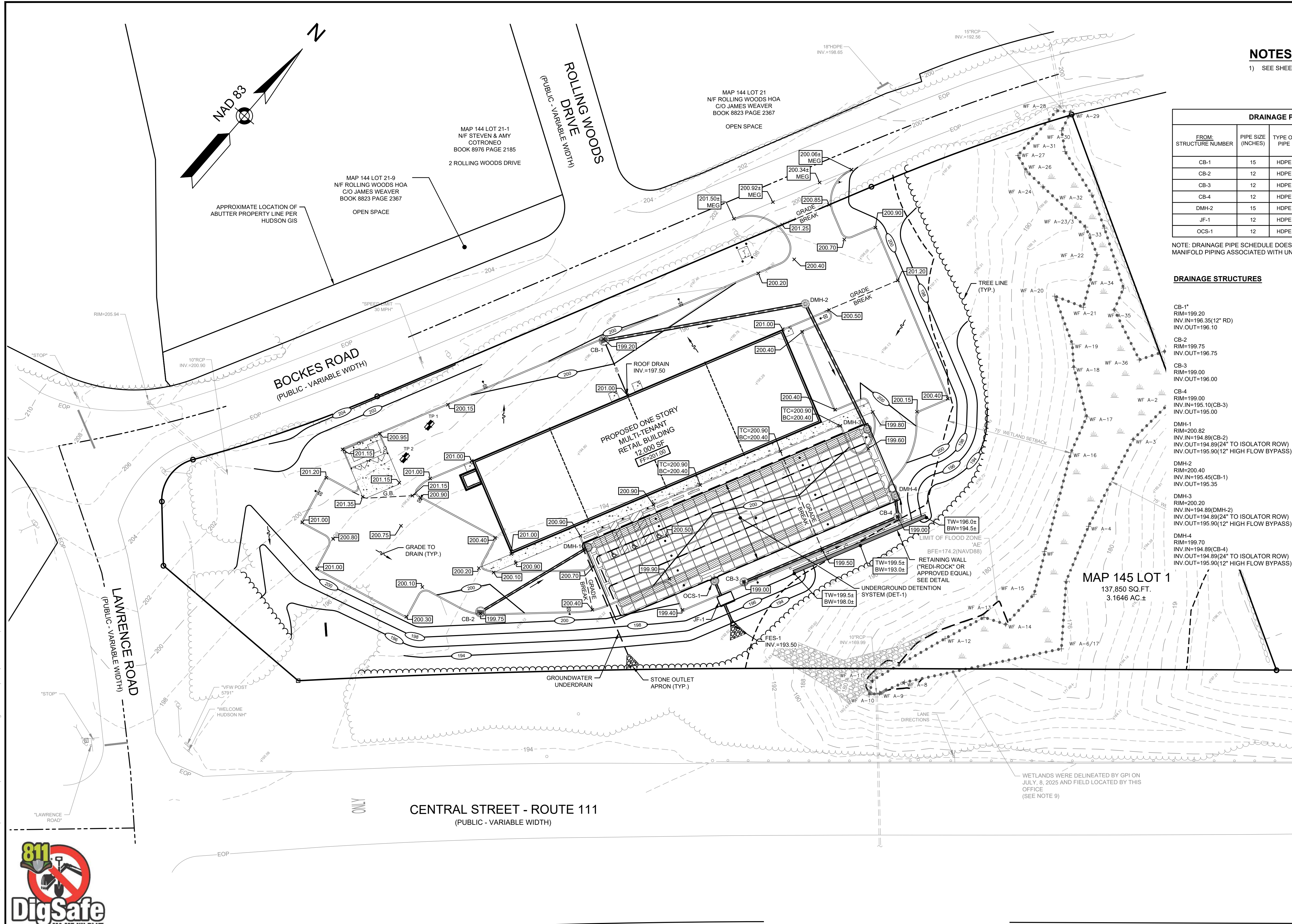
NEX-2500040

3 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.



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	0.025	DMH-1
CB-3	12	HDPE	99	0.009	CB-4
CB-4	12	HDPE	13	0.009	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*
RIM=199.20
INV.IN=196.35(12" RD)
INV.OUT=196.10
CB-2
RIM=199.75
INV.OUT=196.75
CB-3
RIM=199.00
INV.OUT=196.00
CB-4
RIM=199.00
INV.IN=195.10(CB-3)
INV.OUT=195.00
DMH-1
RIM=200.82
INV.IN=194.89(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
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
RIM=199.70
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)
(240) 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
DET.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)
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

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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

STATE OF NEW HAMPSHIRE
CHRISTOPHER M. YORK
No. 117788
LICENSED PROFESSIONAL ENGINEER

10-21-25

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

GRADING &
DRAINAGE
PLAN

SCALE:
1"=30'

PROJECT NO.
NEX-2500040

5 OF 13

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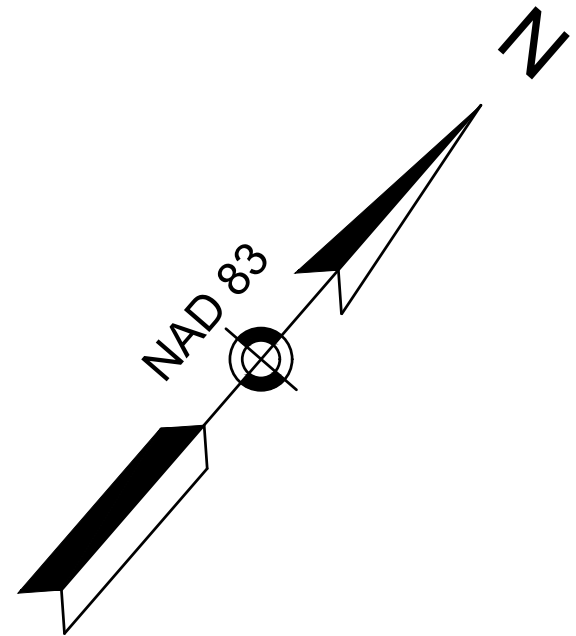
APPROVED BY THE HUDSON, NH PLANNING BOARD

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.

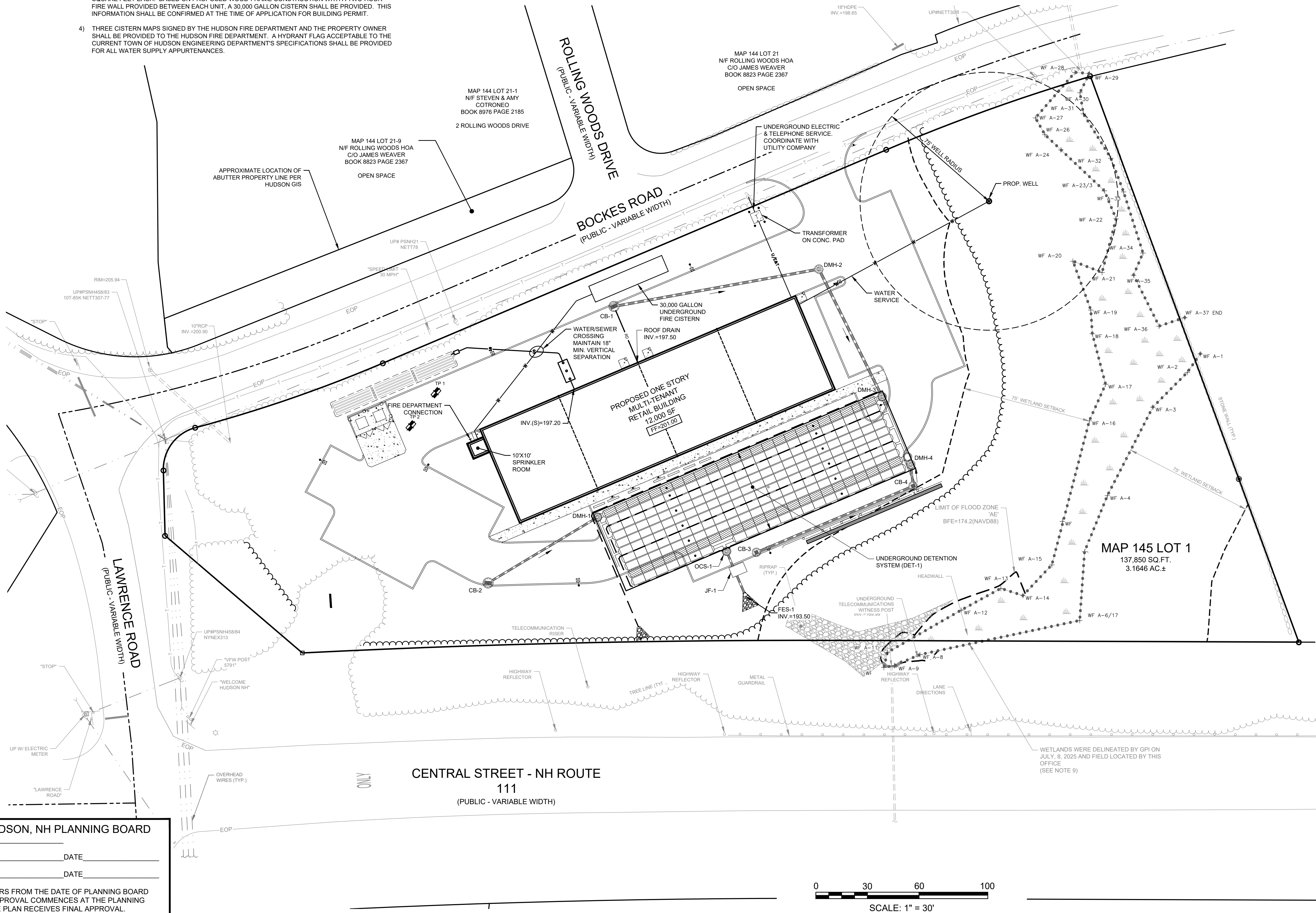


HUDSON FIRE DEPARTMENT NOTES:

- 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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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
YORK
No. 11788
LICENSED
PROFESSIONAL ENGINEER

Christopher M. York
10-21-25

NO.		
REVISION		DATE
OCTOBER 21, 2025		
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SJB		DRJ

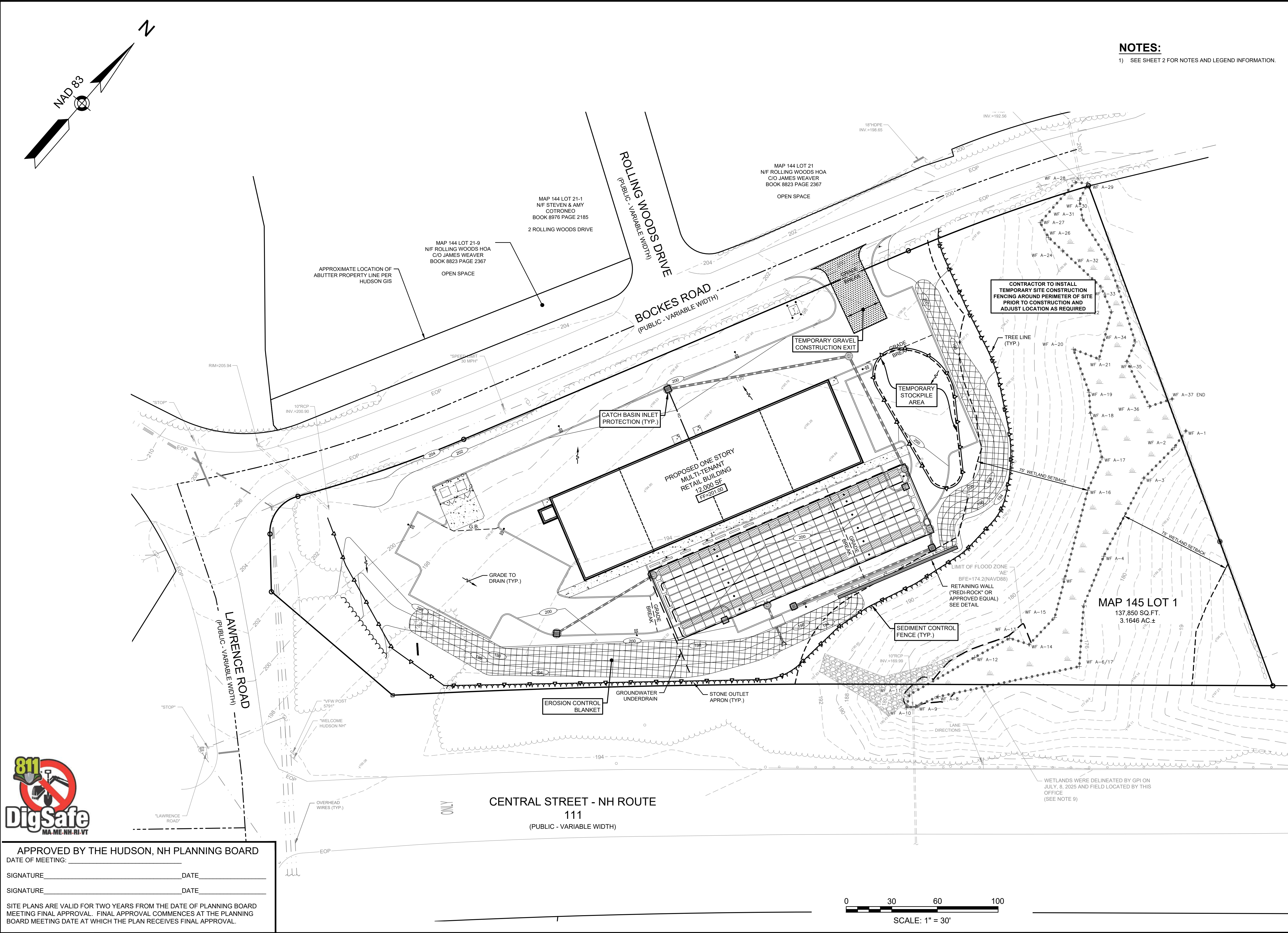
UTILITY
PLAN

SCALE:
1"=30'

PROJECT NO.
NEX-2500040

6 OF 13

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

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PREPARED FOR:
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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
Christopher M. York

10-21-25

NO.			REVISION	DATE
			OCTOBER 21, 2025	
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SJB		DRJ		

EROSION &
SEDIMENT
CONTROL PLAN

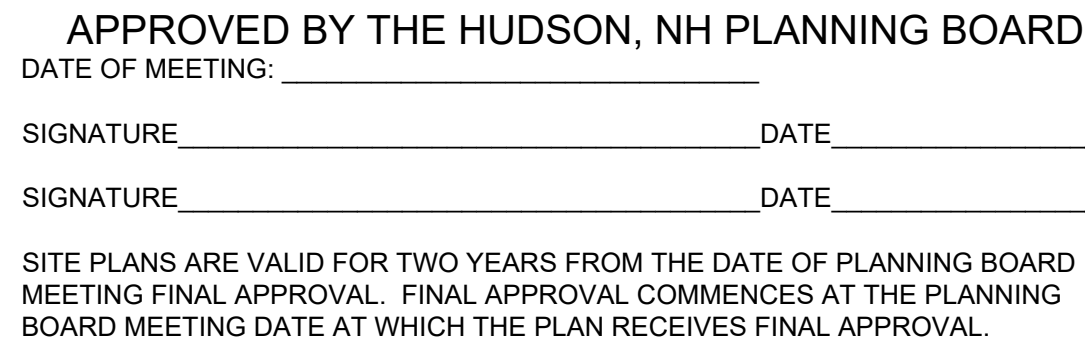
SCALE:
1"=30'

PROJECT NO.
NEX-2500040

7 OF 13

811
DigSafe
MA ME NH RI VT

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SIGNATURE _____ DATE _____
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1 XX	PLANT QUANTITY PLANT DESIGNATION		PROPOSED LOAM AND SEED
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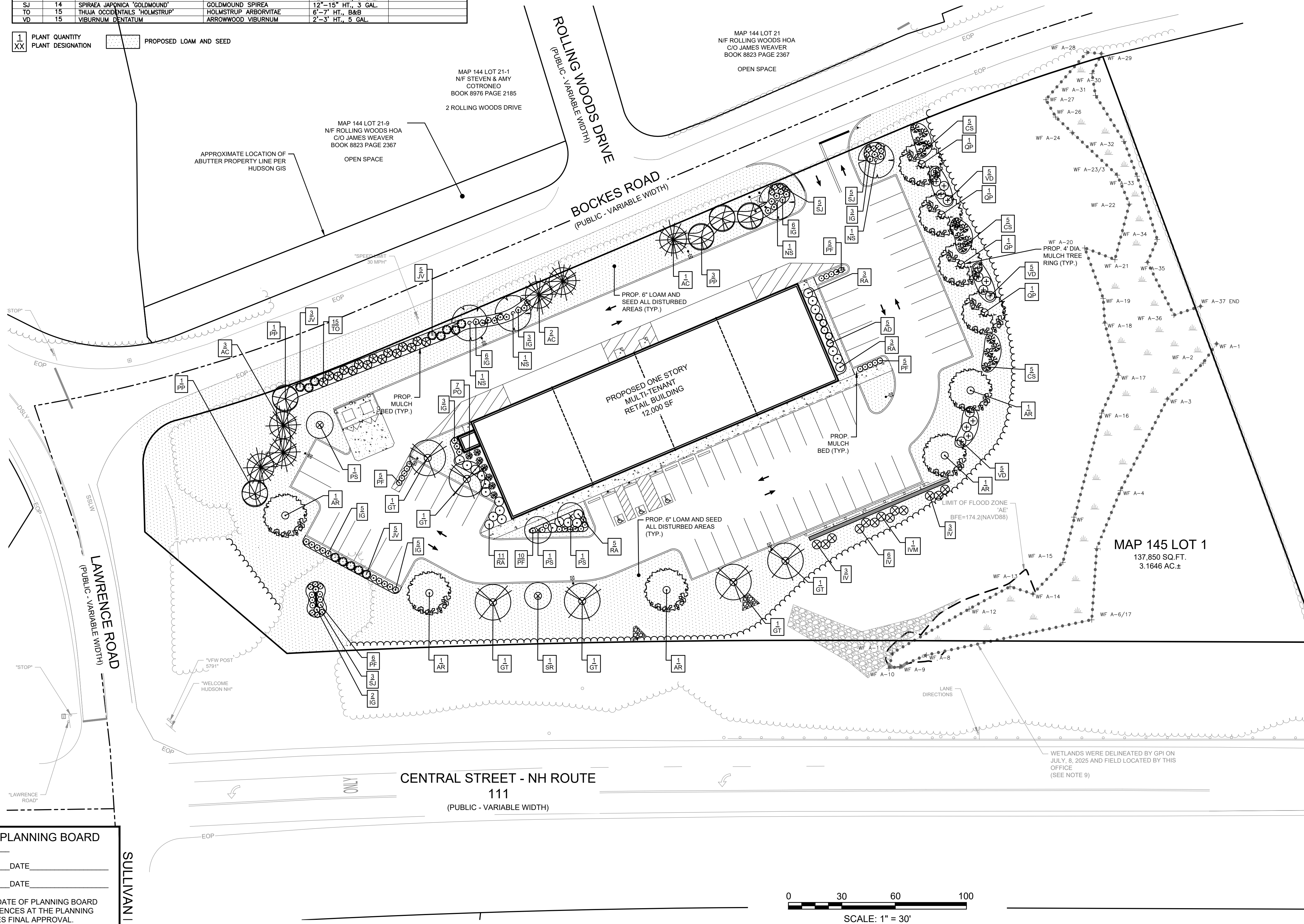
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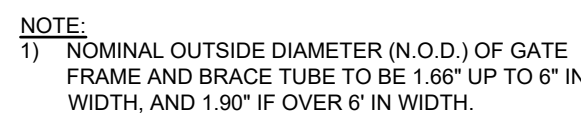
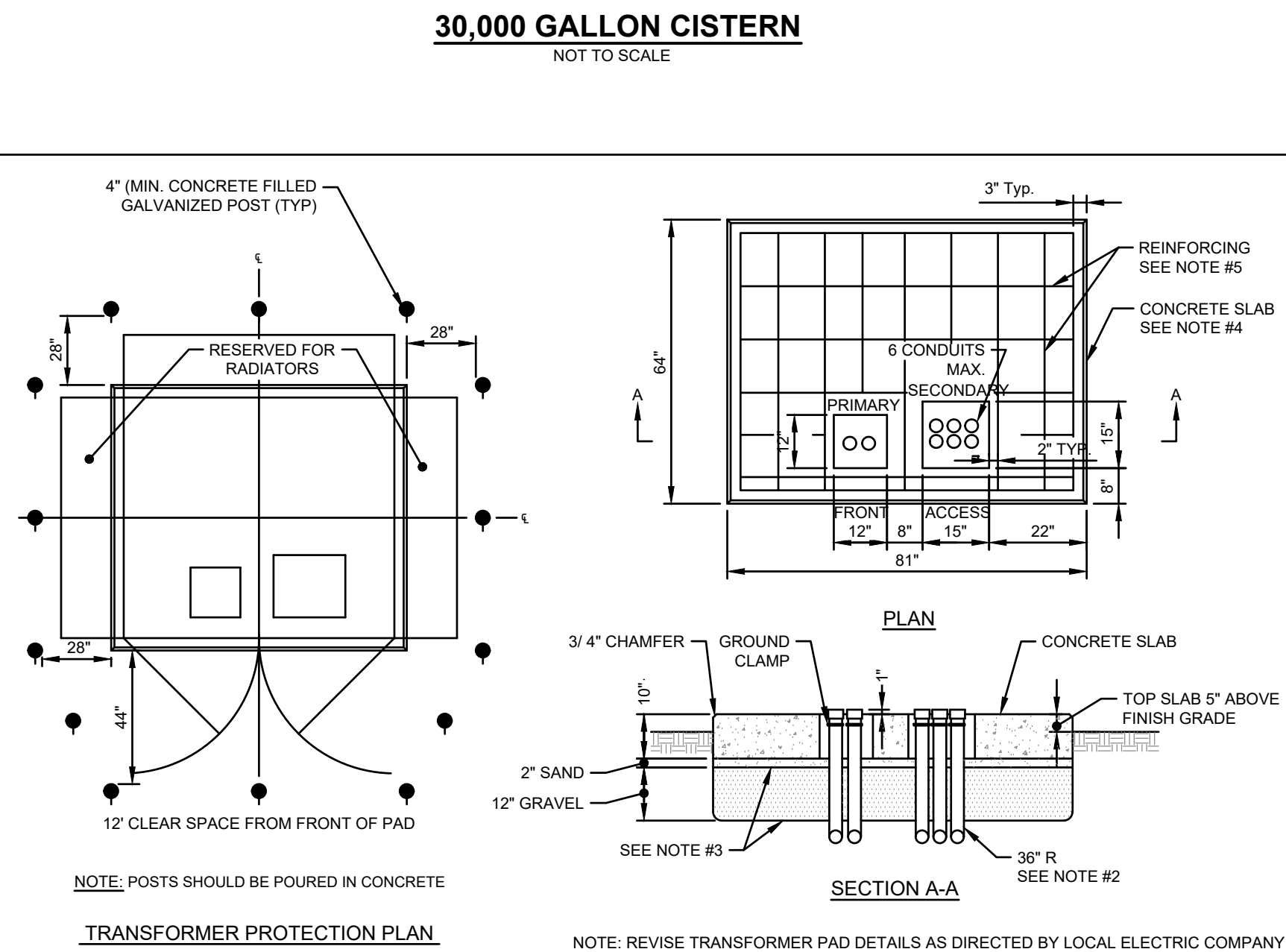
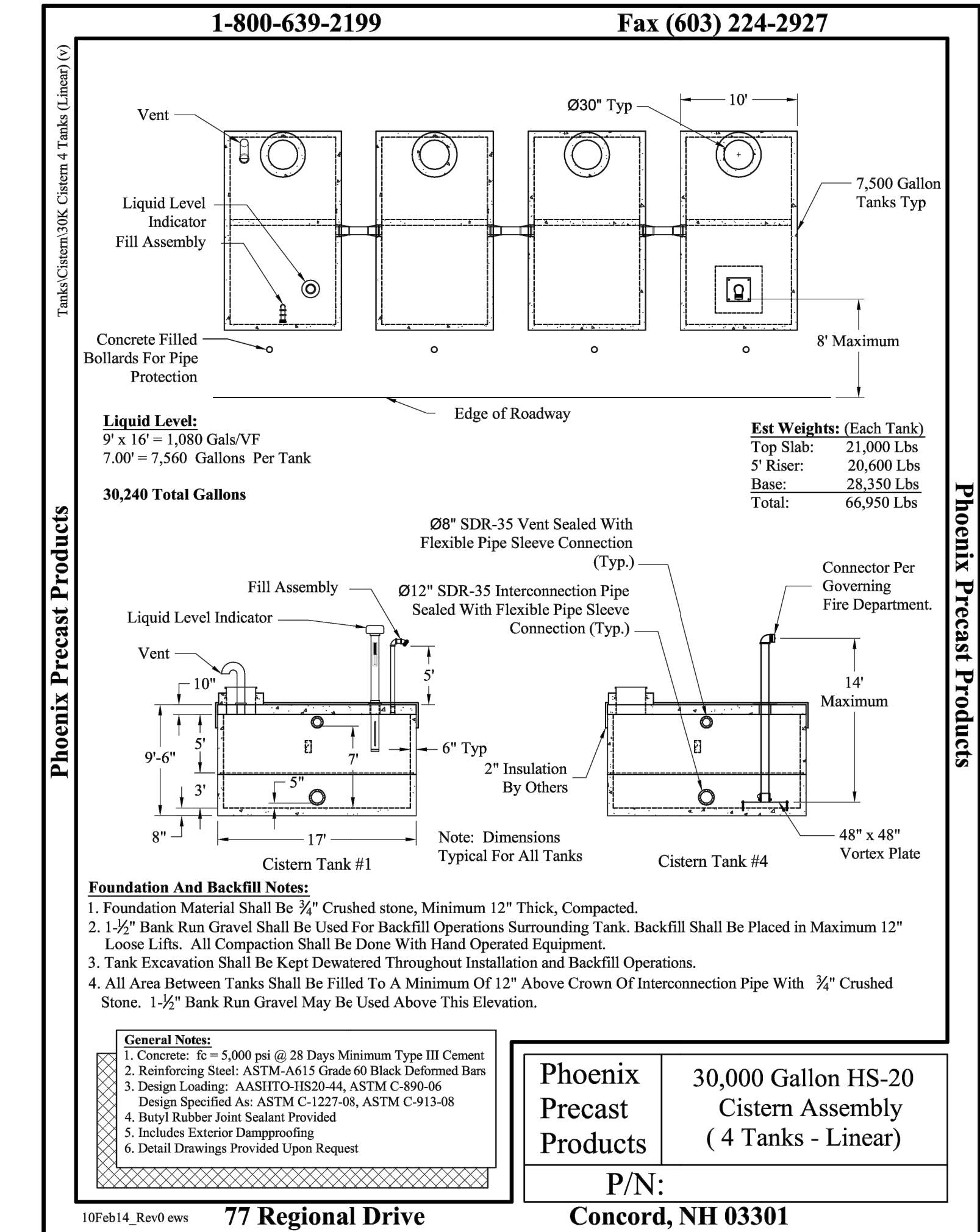
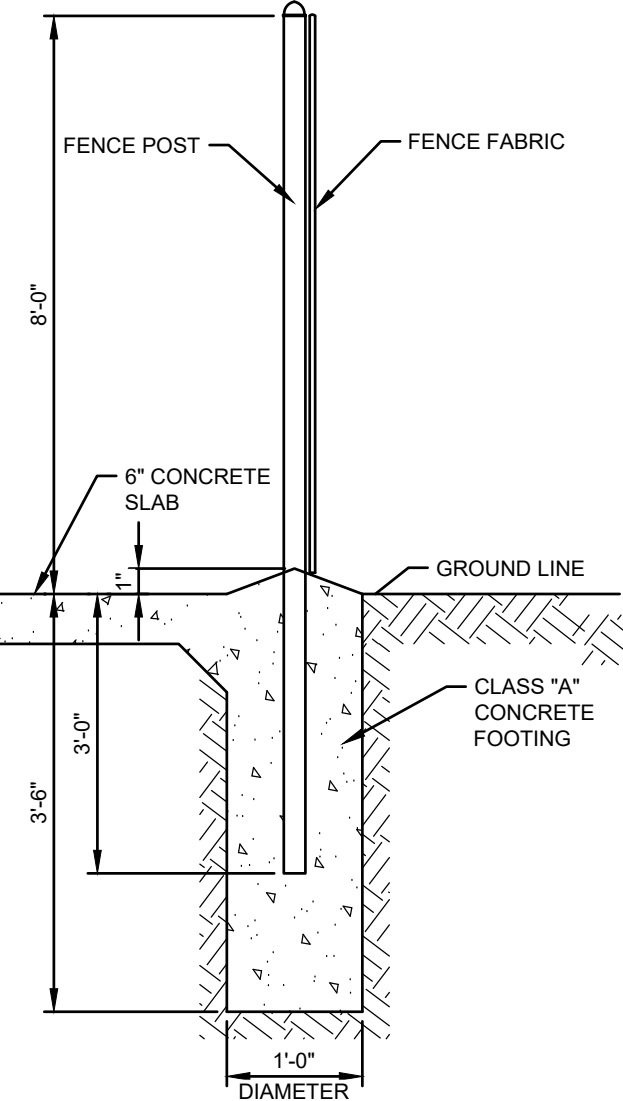
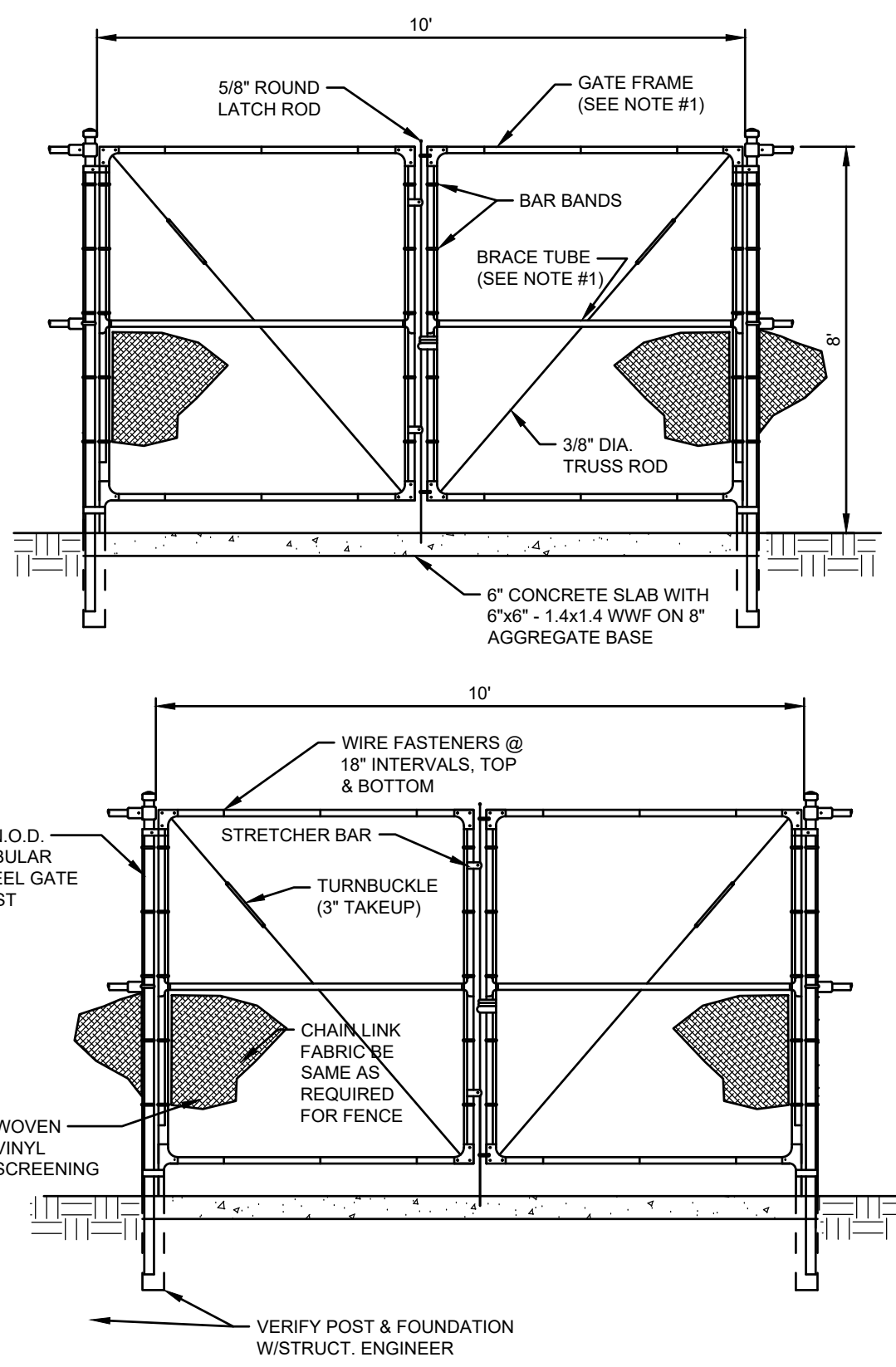
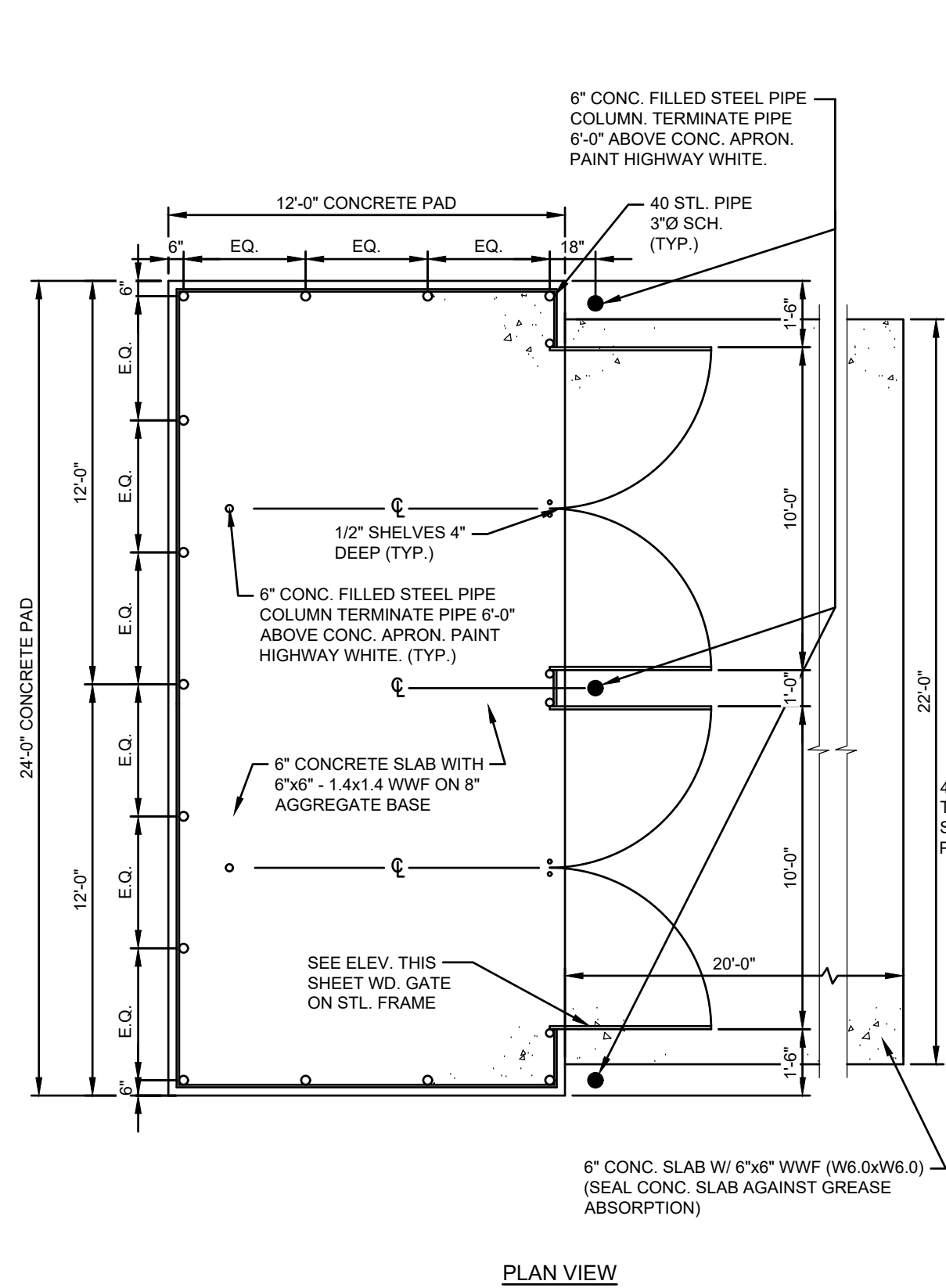
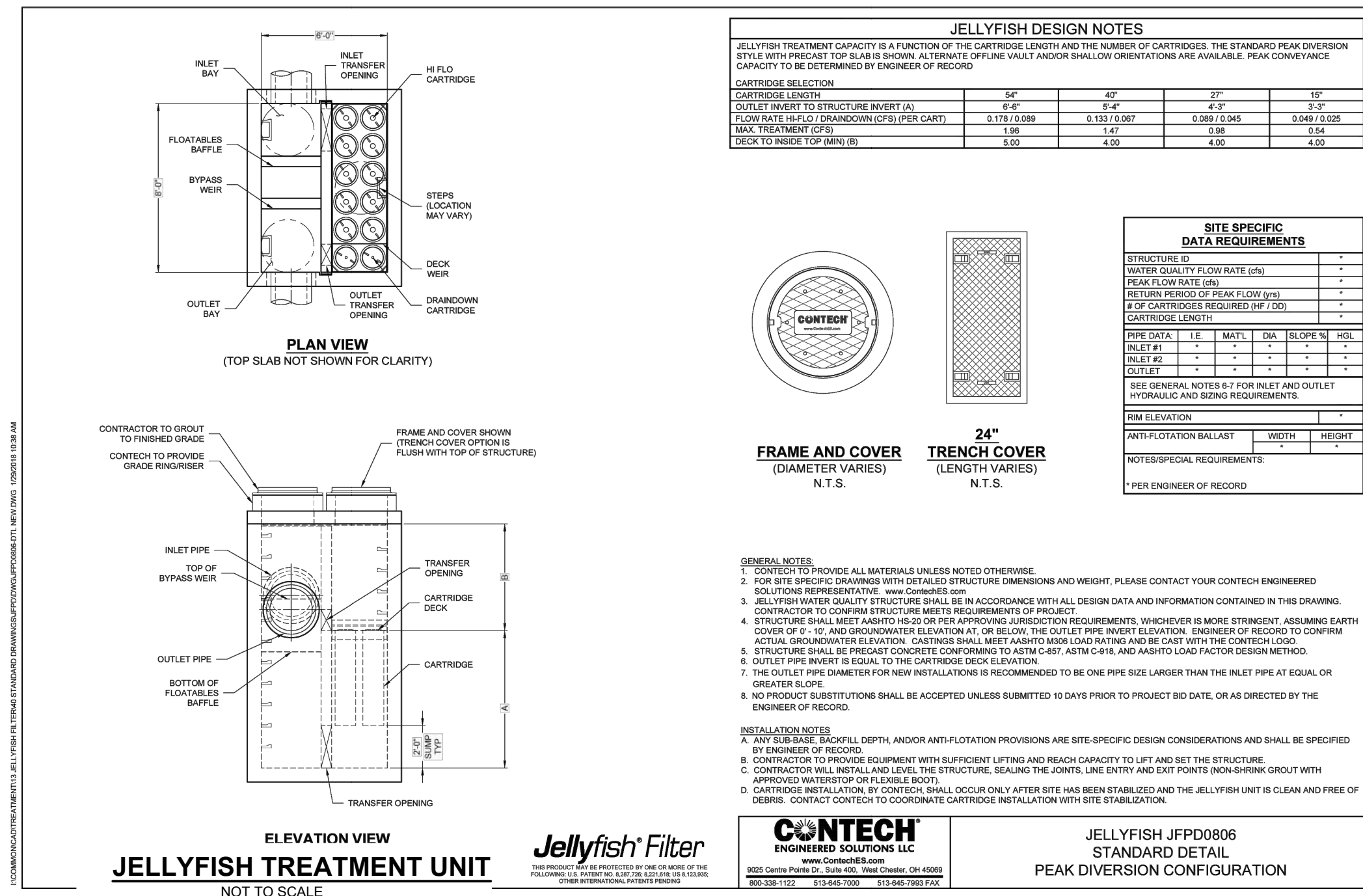
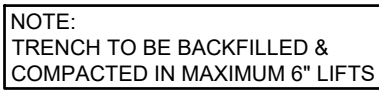
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION

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

LANDSCAPE PLAN

SCALE:	1"=30'
PROJECT NO.	NEX-2500040
8 OF 13	





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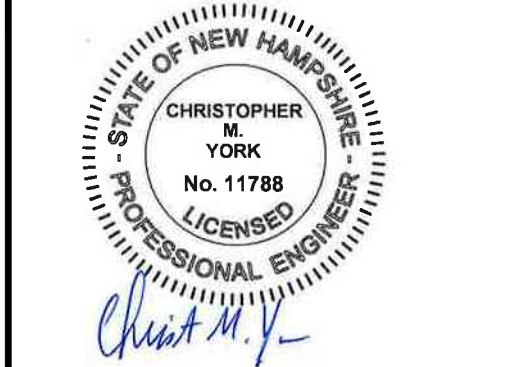
603.893.0720 **GPINET.COM**

Greenman-Pedersen, Inc.
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**

[illegible]

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

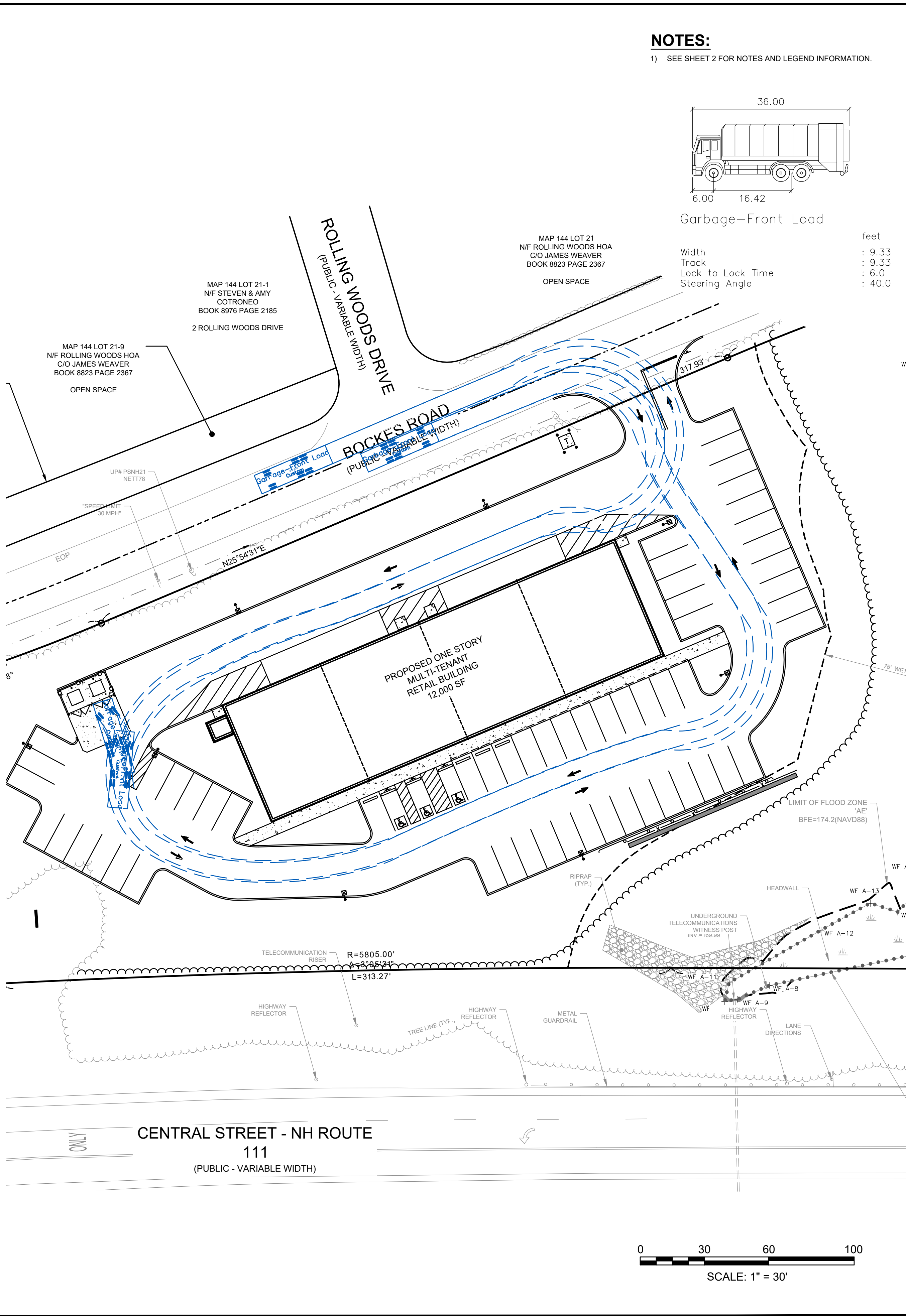
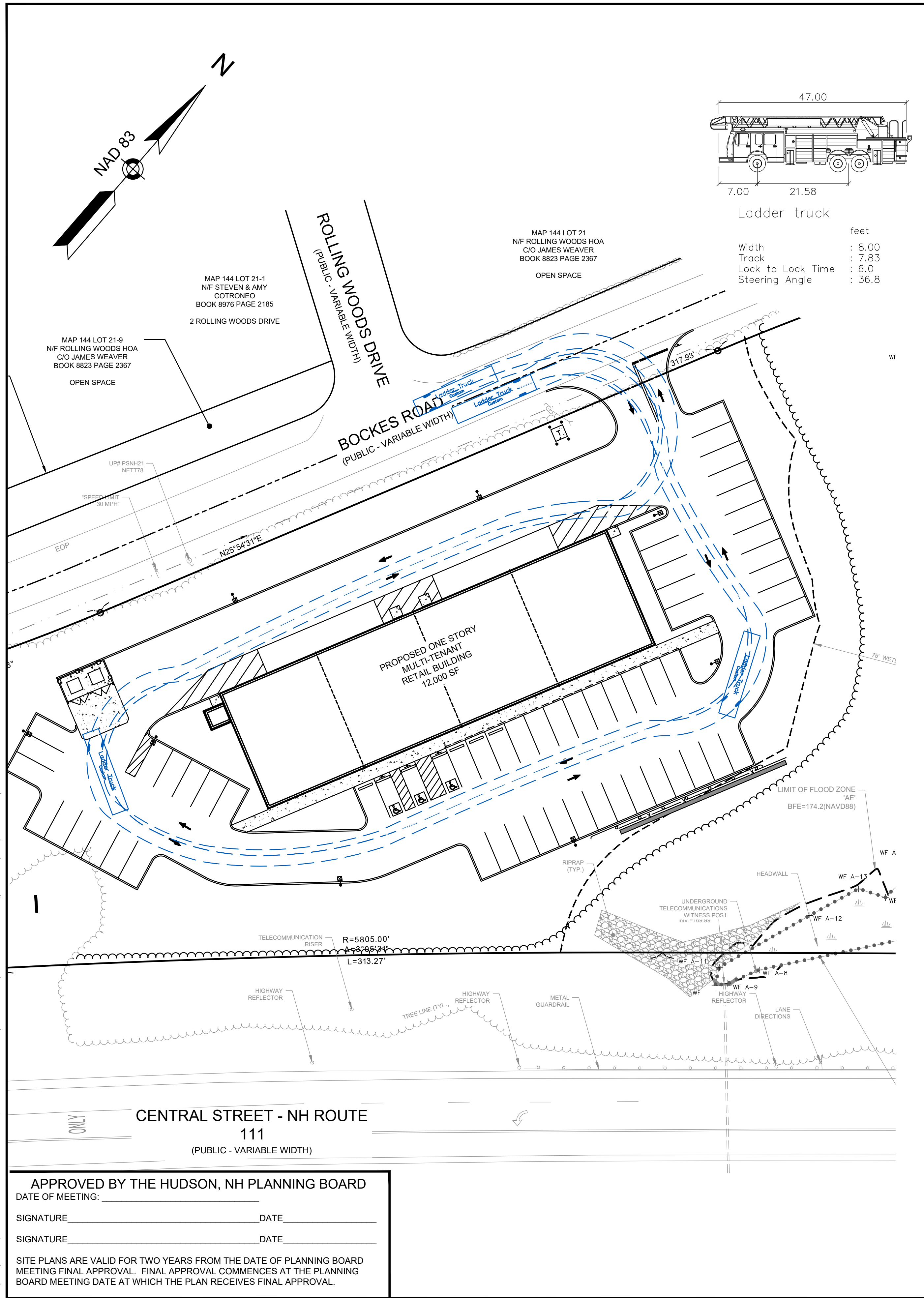
DETAIL SHEET

SCALE:
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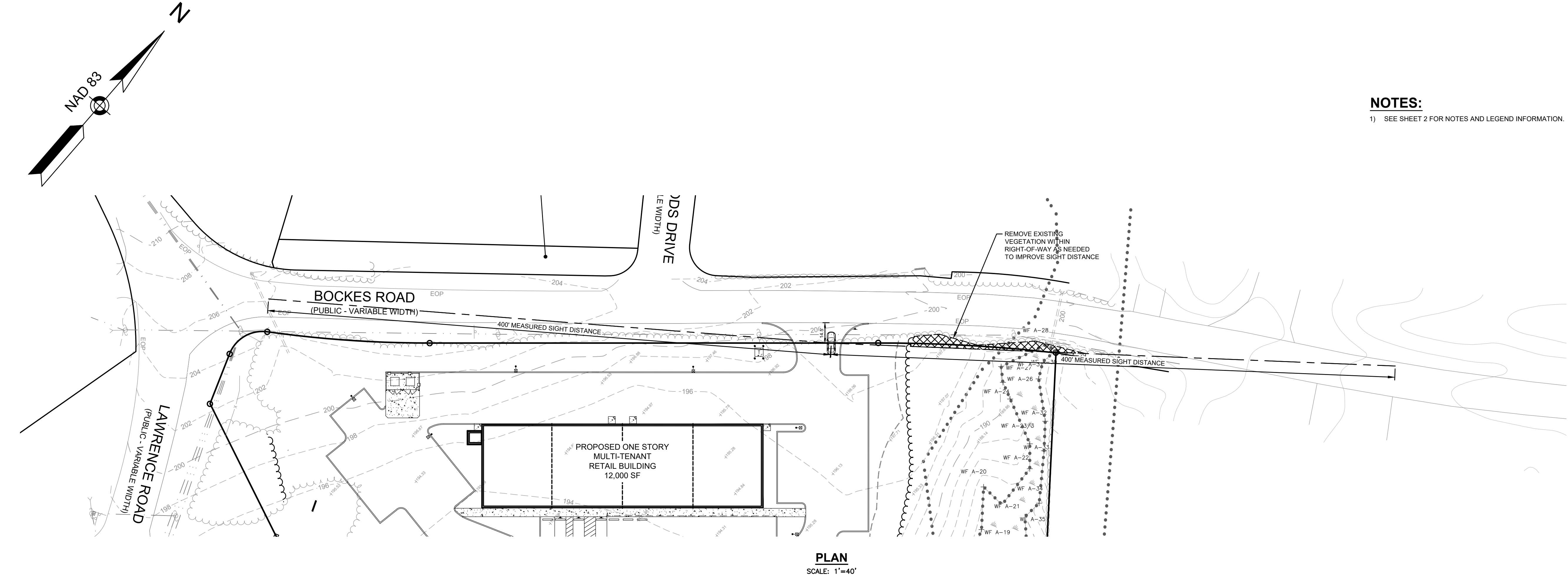
PROJECT NO.
NEX-2500040

10 OF 13

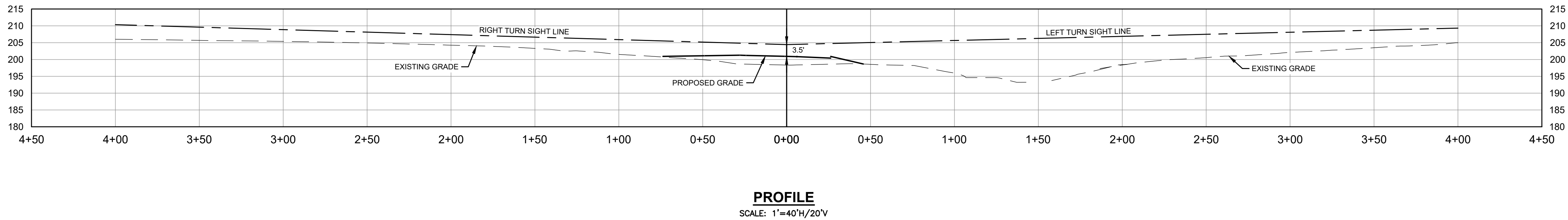
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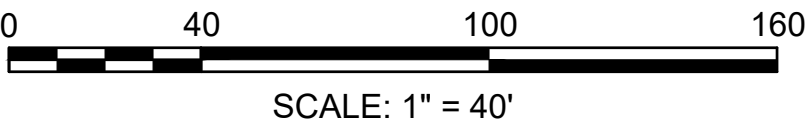
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NOTES:
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.



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25 PELHAM ROAD, SUITE 103
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PROPOSED RETAIL BUILDING
ASSESSORS MAP 145 LOT 1
1 BOCKES ROAD
HUDSON, NEW HAMPSHIRE

10-21-25

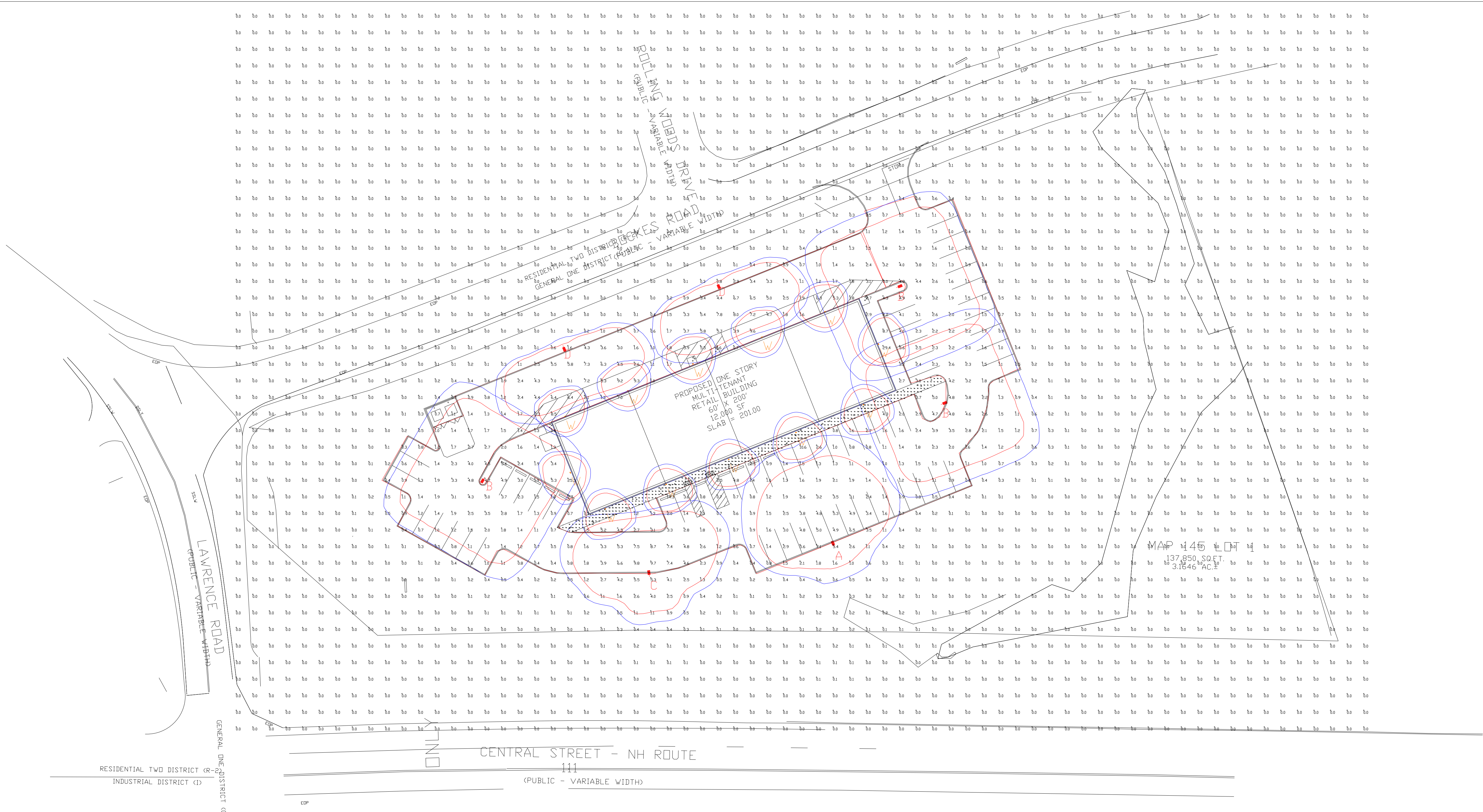
NO.		
REVISION		DATE
OCTOBER 21, 2025		
DRAWN/DESIGN BY		CHECKED BY
SJB		DRJ

SIGHT
DISTANCE
PLAN

SCALE:
1"=40'

PROJECT NO.
NEX-2500040

1 OF 1



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.

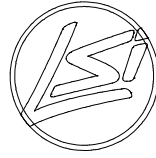
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC'S AT GRADE	Illuminance	Fc	0.43	29.4	0.0	N.A.	N.A.	0
WALKWAY - TYPICAL	Illuminance	Fc	7.09	30.8	0.4	17.73	77.00	0
PARKING LOT	Illuminance	Fc	2.64	14.3	0.4	6.60	35.75	

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:1

SHEET 1
OF 1

SCALE: 1"=30' ARCH D

0 30