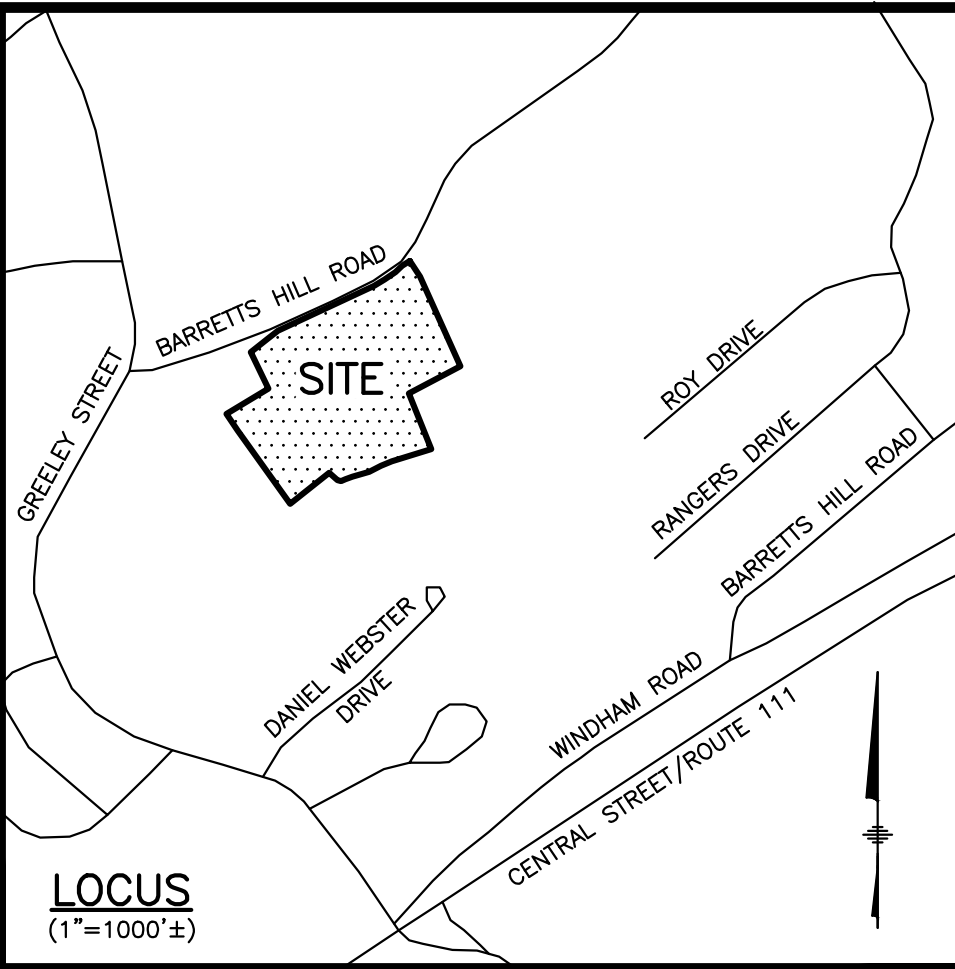
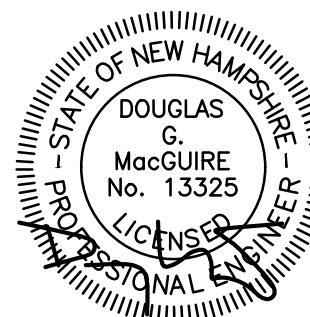


BARRETTS HILL ROAD
SUBDIVISION
MAP 159 LOT 28
HUDSON, NEW HAMPSHIRE



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Londonderry, NH 03053
603-458-6462

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SHEET INDEX

- | | |
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| 1 | TITLE SHEET |
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| 5-6 | GRADING, DRAINAGE, UTILITY, & EROSION PLANS |
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REVISIONS:			
REV	DATE	COMMENT	BY
1	9/15/25	TOWN COMMENTS	SJK

DRAWN BY: SJK
CHECKED BY: DGM
DATE: AUG 13, 2025
SCALE: 649-COVER
FILE: BOOK 7295
DEED REF: PAGE 966

PROJECT:

MAP 159 LOT 28
3 BARRETTS HILL ROAD
HUDSON, NEW HAMPSHIRE

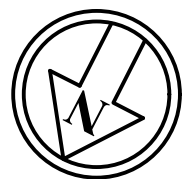
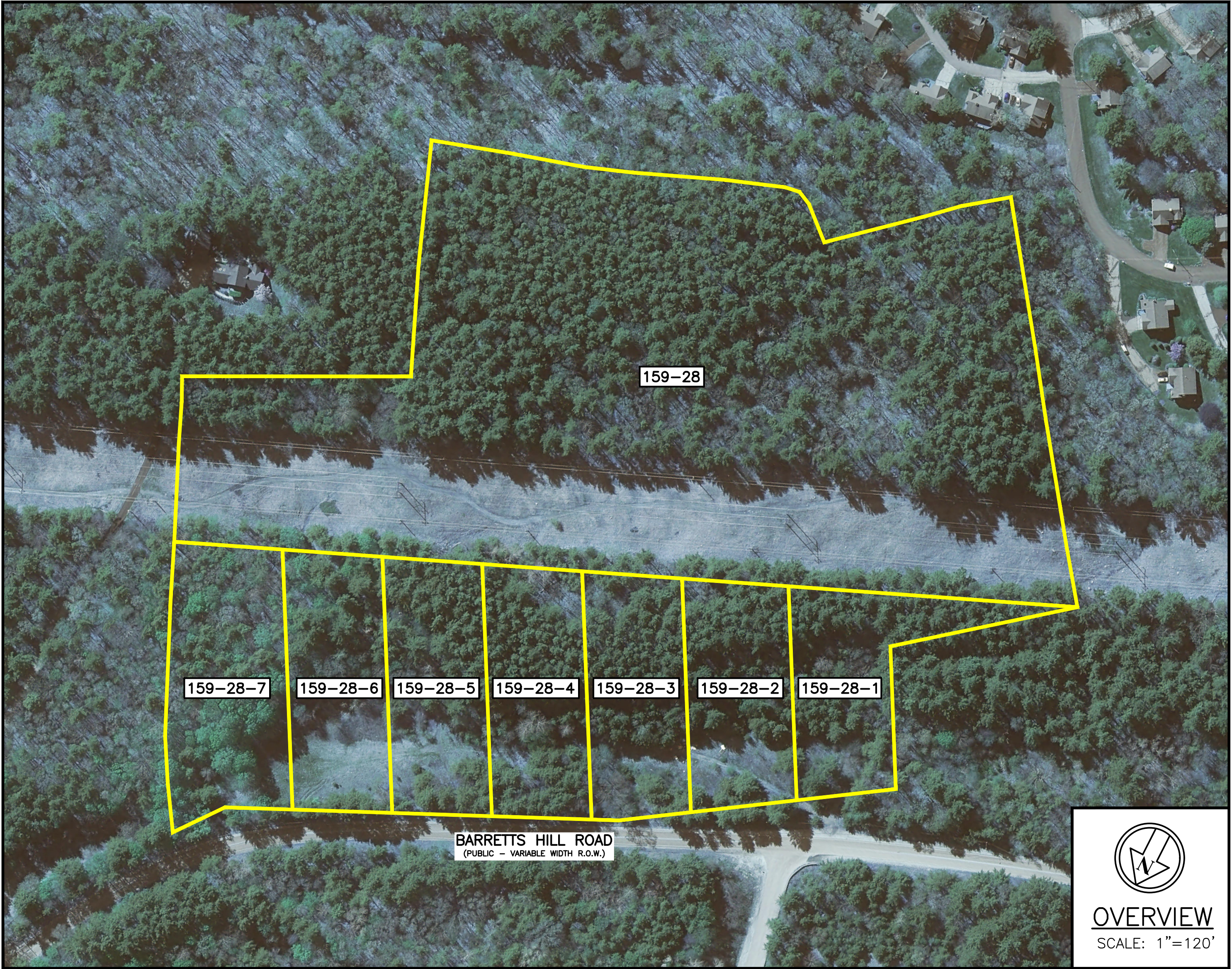
FOR/OWNER

BEOWELL, LLC
134 TURKEY HILL ROAD
MERRIMACK, NH 03054

SHEET TITLE:

TITLE SHEET

PROJECT #649 SHEET 1 of 9



OVERVIEW
SCALE: 1"=120'



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

CHAIRMAN	SIGNATURE	DATE
SECRETARY	SIGNATURE	DATE

SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

OWNER'S SIGNATURE

[Signature]
BEOWELL, LLC

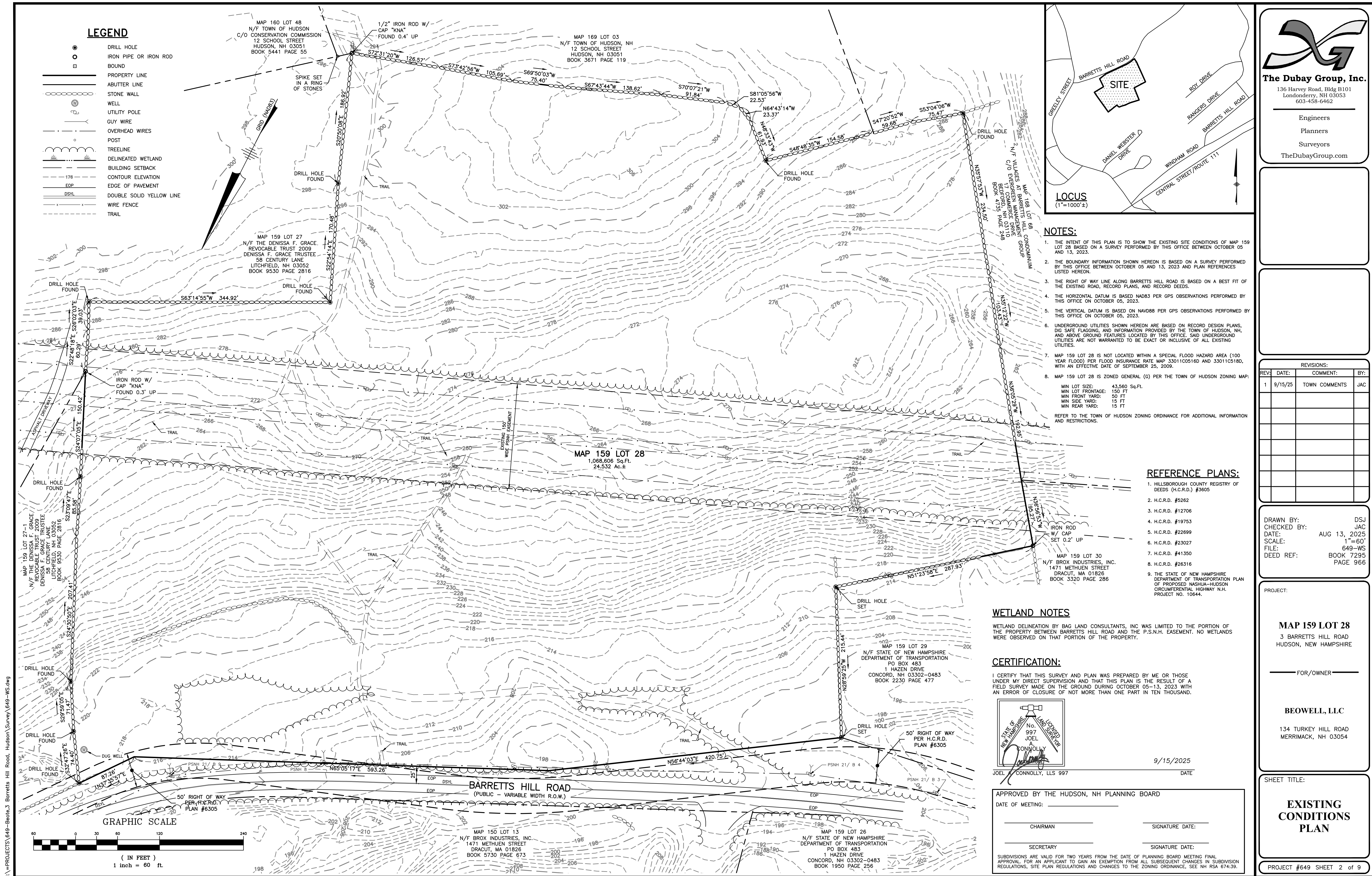
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DATE

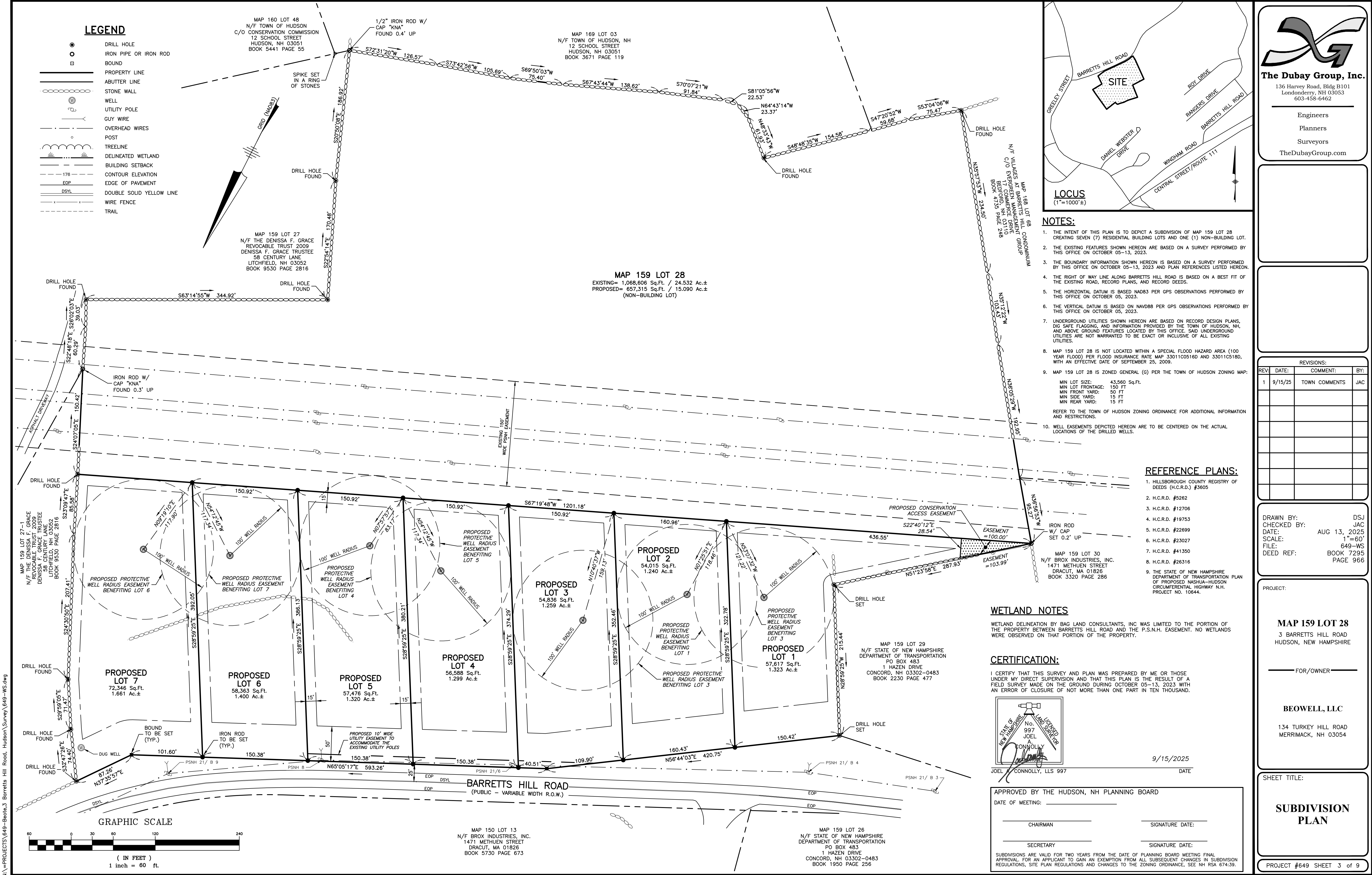
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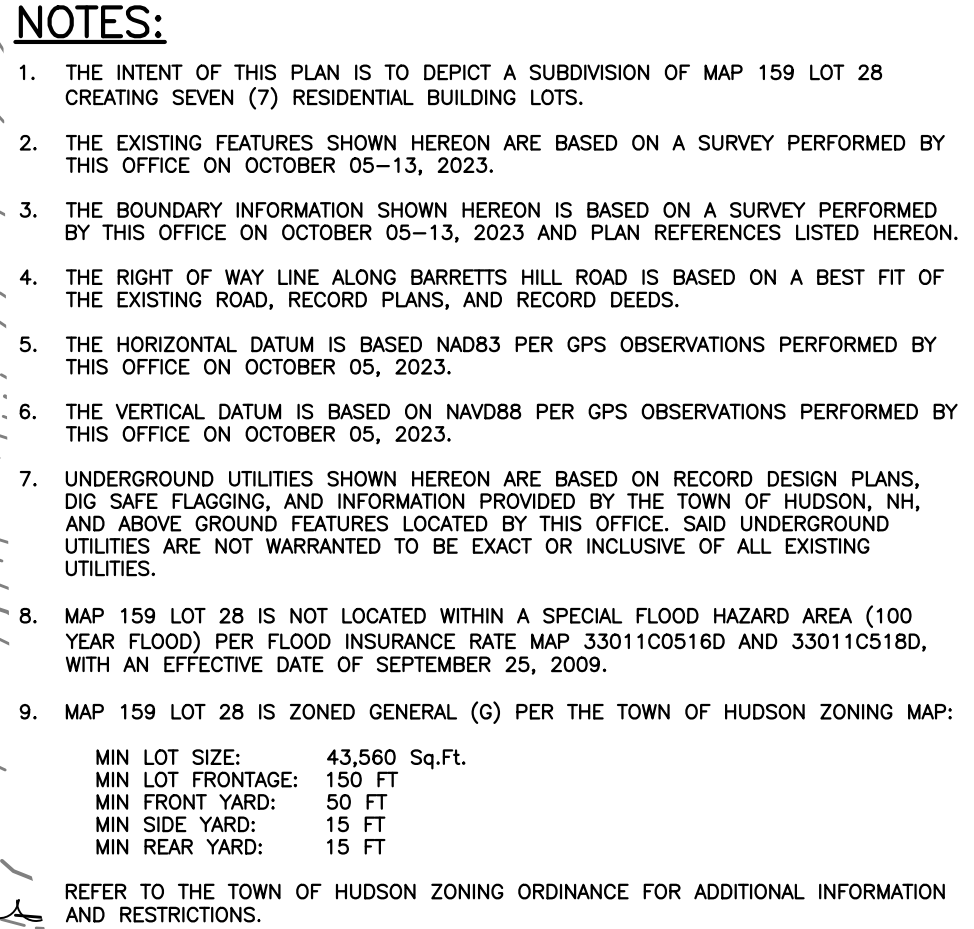
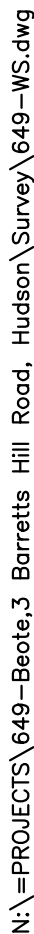
1. WAIVER REQUESTED FROM §276-11.1.B.2, GENERAL PLAN REQUIREMENTS, TO ALLOW FOR MULTIPLE PLANS TO BE AT A SCALE OF 1"=60' WHERE A MAXIMUM OF 1"=50' IS ALLOWED.

Permits & Approvals:

Permit #	Date
NHDES Subdivision Permit	





[illegible]

DRAWN BY: DSJ
CHECKED BY: JAC
DATE: AUG 13, 2025
SCALE: 1"=60'
FILE: 649-WS
DEED REF: BOOK 7295
PAGE 966

PROJECT:

MAP 159 LOT 28

3 BARRETTS HILL ROAD
HUDSON, NEW HAMPSHIRE

BEOWELL, LLC

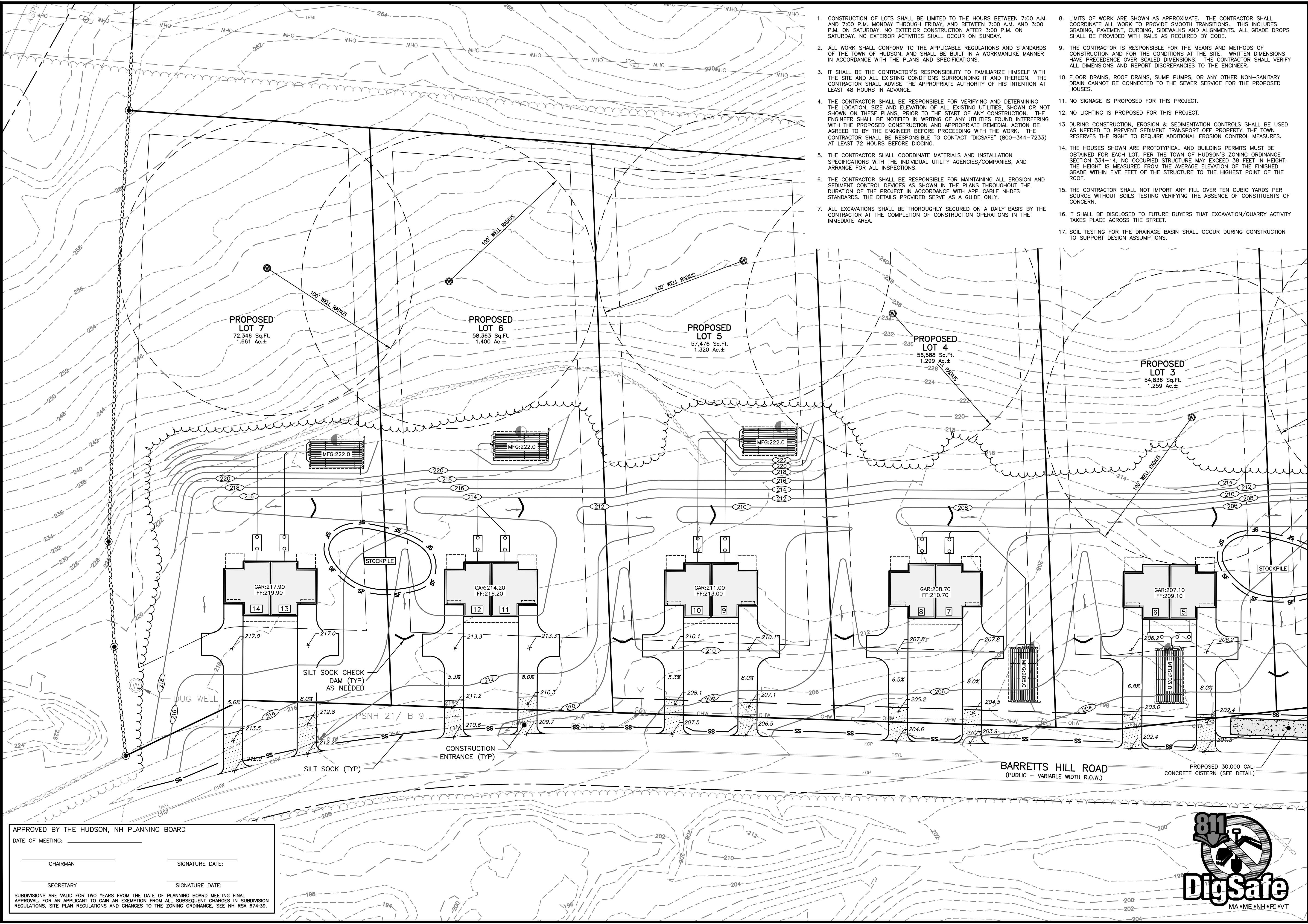
134 TURKEY HILL ROAD
MERRIMACK, NH 03054

SHEET TITLE:

**TOPOGRAPHIC
SUBDIVISION
PLAN**

PROJECT #649 SHEET 4 of 9

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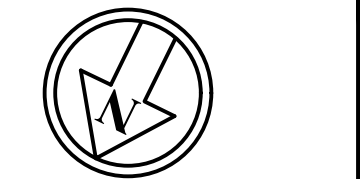


1. CONSTRUCTION OF LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 7:00 P.M. MONDAY THROUGH FRIDAY, AND BETWEEN 7:00 A.M. AND 3:00 P.M. ON SATURDAY. NO EXTERIOR CONSTRUCTION AFTER 3:00 P.M. ON SATURDAY. NO EXTERIOR ACTIVITIES SHALL OCCUR ON SUNDAY.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH 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 BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (800-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.
4. 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 BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (800-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY.
7. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
8. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBS, SIDEWALKS AND ALIGNMENTS. ALL GRADE DROPS SHALL BE PROVIDED WITH RAILS AS REQUIRED BY CODE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
10. FLOOR DRAINS, ROOF DRAINS, SUMP PUMPS, OR ANY OTHER NON-SANITARY DRAIN CANNOT BE CONNECTED TO THE SEWER SERVICE FOR THE PROPOSED HOUSES.
11. NO SIGNAGE IS PROPOSED FOR THIS PROJECT.
12. NO LIGHTING IS PROPOSED FOR THIS PROJECT.
13. DURING CONSTRUCTION, EROSION & SEDIMENTATION CONTROLS SHALL BE USED AS NEEDED TO PREVENT SEDIMENT TRANSPORT OFF PROPERTY. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
14. THE HOUSES SHOWN ARE PROTOTYPICAL AND BUILDING PERMITS MUST BE OBTAINED FOR EACH LOT. PER THE TOWN OF HUDSON'S ZONING ORDINANCE SECTION 334-14, NO OCCUPIED STRUCTURE MAY EXCEED 38 FEET IN HEIGHT. THE HEIGHT IS MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE WITHIN FIVE FEET OF THE STRUCTURE TO THE HIGHEST POINT OF THE ROOF.
15. THE CONTRACTOR SHALL NOT IMPORT ANY FILL OVER TEN CUBIC YARDS PER SOURCE WITHOUT SOILS TESTING VERIFYING THE ABSENCE OF CONSTITUENTS OF CONCERN.
16. IT SHALL BE DISCLOSED TO FUTURE BUYERS THAT EXCAVATION/QUARRY ACTIVITY TAKES PLACE ACROSS THE STREET.
17. SOIL TESTING FOR THE DRAINAGE BASIN SHALL OCCUR DURING CONSTRUCTION TO SUPPORT DESIGN ASSUMPTIONS.

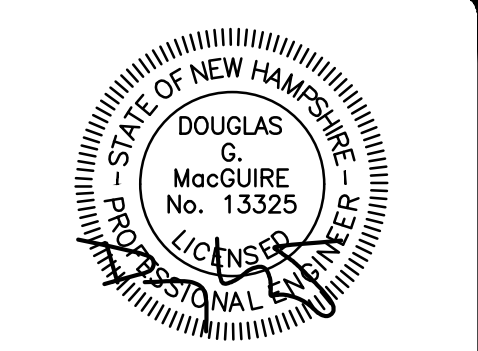


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Londonderry, NH 03053
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SCALE: 1"=30'
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PROJECT:
MAP 159 LOT 28
3 BARRETT'S HILL ROAD
HUDSON, NEW HAMPSHIRE

FOR/OWNER

BEOWELL, LLC
134 TURKEY HILL ROAD
MERRIMACK, NH 03054

SHEET TITLE:
**GRADING,
DRAINAGE,
UTILITY, &
EROSION PLAN - A**

PROJECT #649 SHEET 5 of 9

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN

SIGNATURE DATE: _____

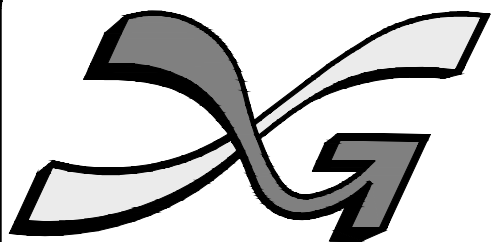
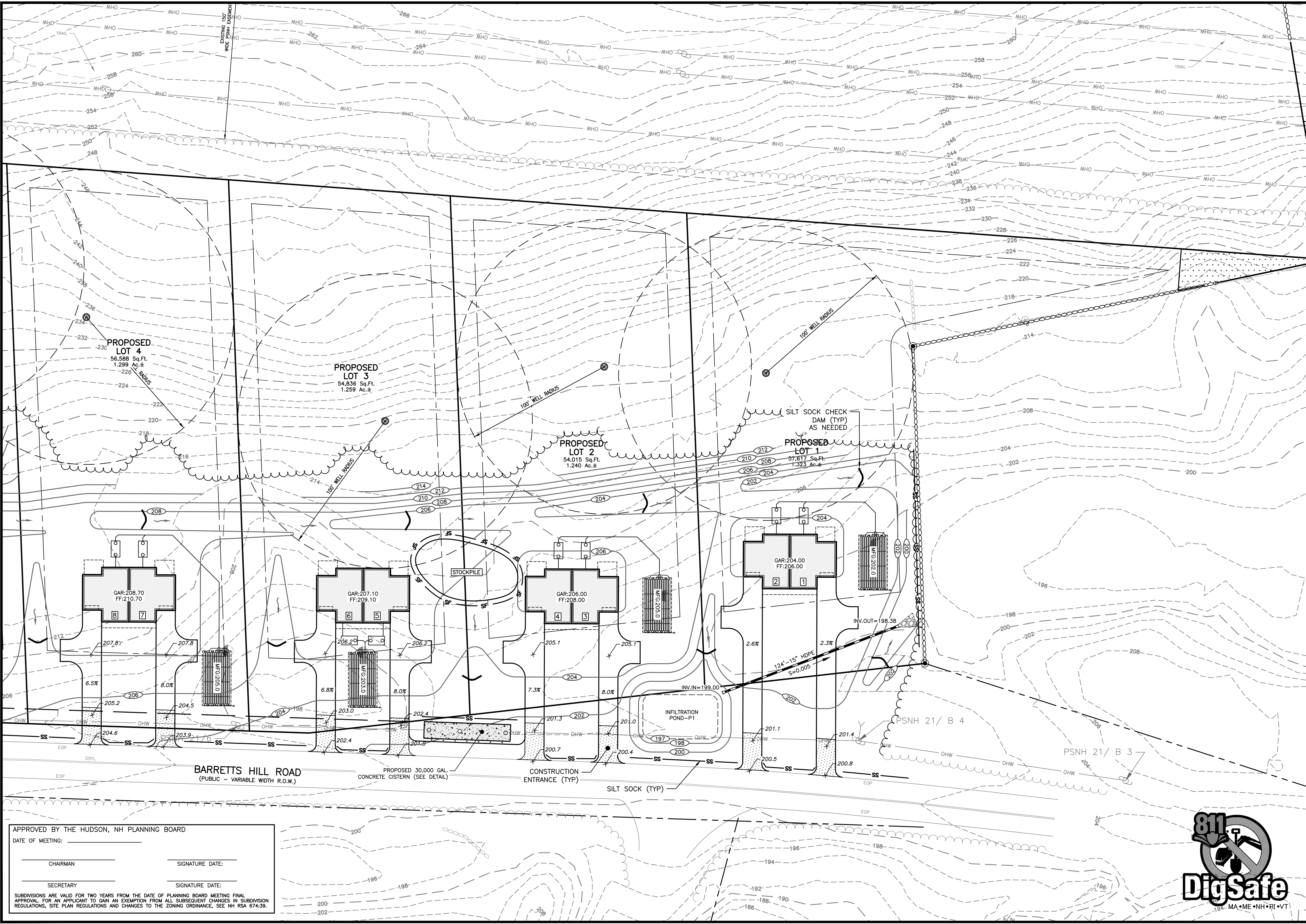
SECRETARY

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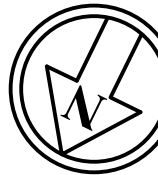
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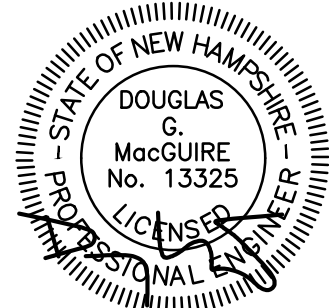
Planners

Surveyors

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PROJECT:
MAP 159 LOT 28
3 BARRETT'S HILL ROAD
HUDSON, NEW HAMPSHIRE

FOR/OWNER

BEOWELL, LLC

134 TURKEY HILL ROAD
MERRIMACK, NH 03054

SHEET TITLE:
**GRADING,
DRAINAGE,
UTILITY, &
EROSION PLAN - B**

PROJECT #649 SHEET 6 of 9

APPROVED BY THE HUDSON, NH PLANNING BOARD

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CHAIRMAN

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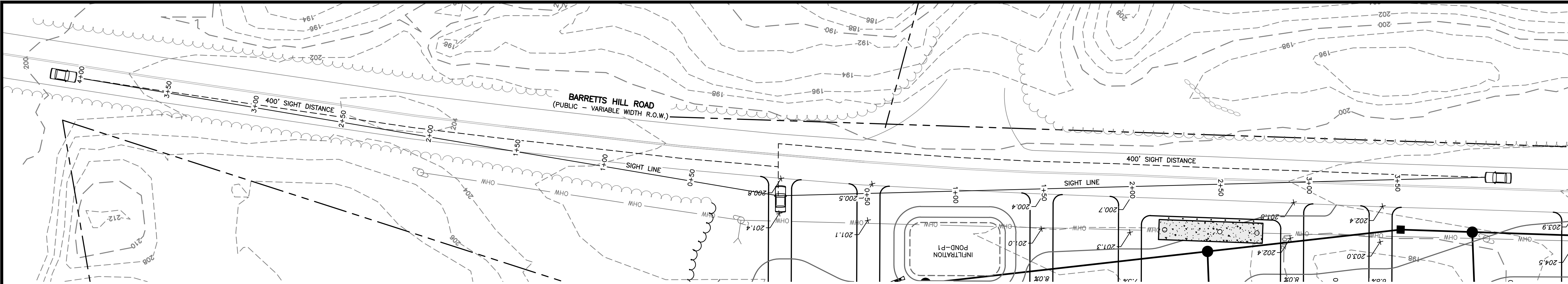
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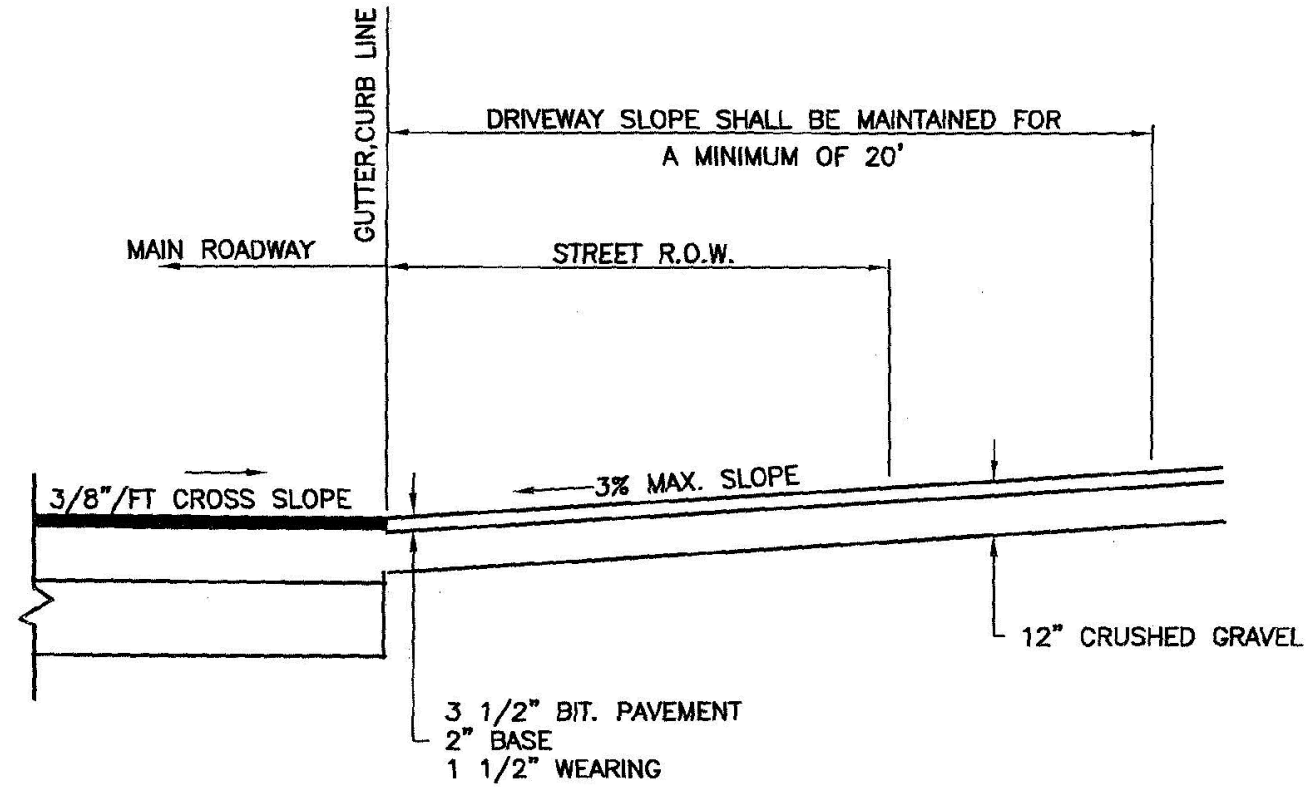
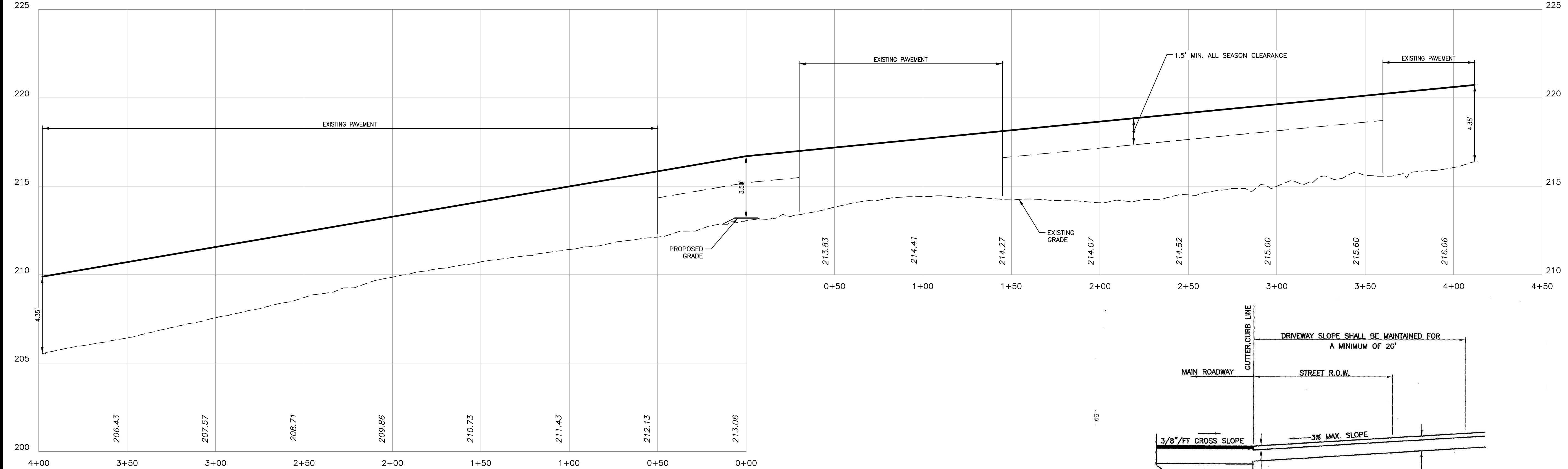
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.



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CHAIRMAN

SIGNATURE DATE: _____

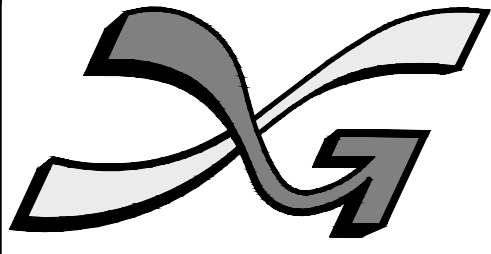
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NOTES:

- SIGHT DISTANCE HAS BEEN DESIGNED IN ACCORDANCE WITH THE TOWN OF HUDSON STANDARDS (ENGINEERING TECHNICAL GUIDELINES & TYPICAL DETAILS).
- THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS BETWEEN THE STREET AND SIGHT LINES TO ACHIEVE THE REQUIRED 400' SIGHT DISTANCE VISIBILITY PER NHDOT REGULATIONS.



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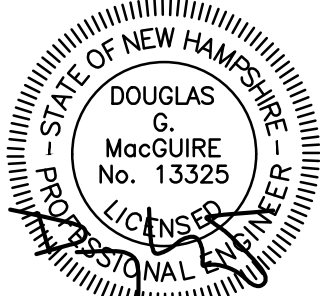
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PROJECT:

MAP 159 LOT 28

3 BARRETTS HILL ROAD
HUDSON, NEW HAMPSHIRE

FOR/OWNER

BEOWELL, LLC

134 TURKEY HILL ROAD
MERRIMACK, NH 03054

SHEET TITLE:

SIGHT DISTANCE PLAN & PROFILE LOT 7

PROJECT #649 SHEET 8 of 9

DRIVEWAY CROSS-SECTION

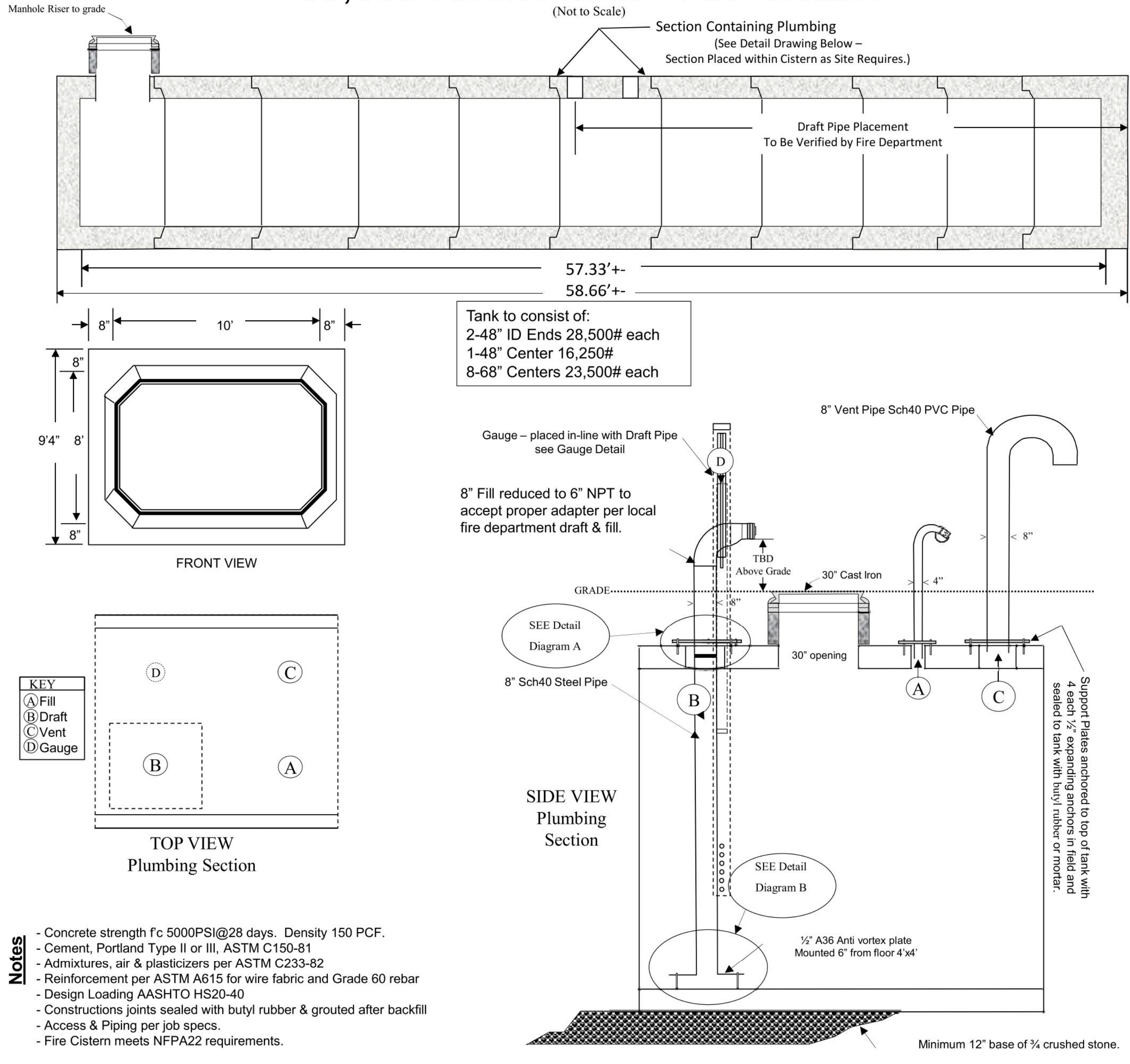
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DETAIL R-8
DRIVEWAY CROSS-SECTION
TOWN OF HUDSON AUGUST-01
REV: 10/8/03 SCALE: NTS

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SAMPLE PIPE PLACEMENT

30,000 Tunnel Tank – Fire Cistern



CONSTRUCTION SEQUENCE

1. CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. AN INITIAL PRE CONSTRUCTION MEETING(S) SHALL TAKE PLACE WITH THE CONTRACTOR, OWNER AND TOWN AGENTS.
3. PRIOR TO ANY EARTH MOVING OPERATION INSTALL PERIMETER CONTROLS, I.E SILT FENCE AND/OR SILT/STOCKX AROUND THE LIMITS OF DISTURBANCE OR OTHER EROSION CONTROL DEVICE (SO AS SHOWN ON THE EROSION CONTROL PLAN.
4. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
5. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.
6. REMOVE AND STOCKPILE MATERIALS AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH AN EROSION CONTROL DEVICE TO PREVENT EROSION. STOCKPILE AREAS ARE LIMITED AND THUS MANAGEMENT OF MATERIALS WILL BE REQUIRED.
7. SHAPE PROPOSED DRAINAGE PONDS, DITCHES AND/OR SWALES.
8. PERFORM ROUGH SITE GRADING. INSTALL DRAINAGE SYSTEMS AND UTILITIES.
9. PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
10. AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.
11. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.
12. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES.

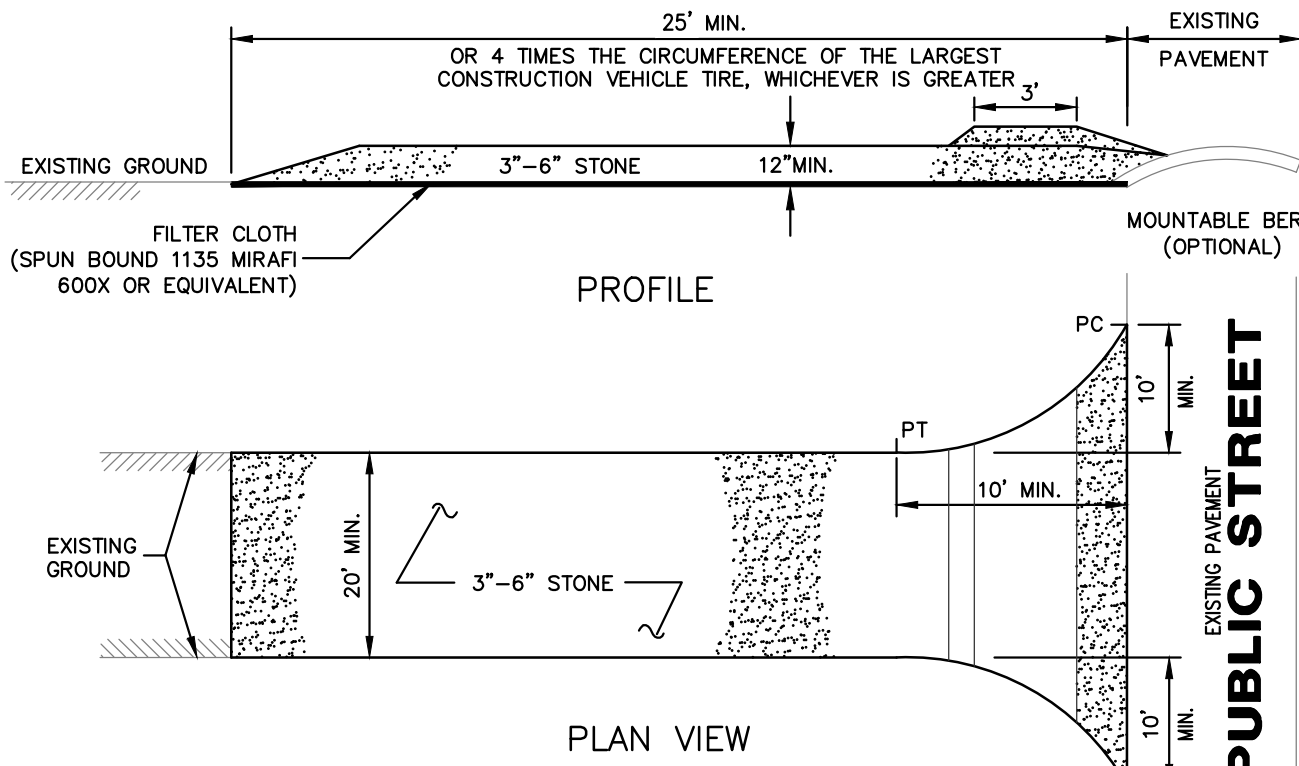
GENERAL CONSTRUCTION NOTES

1. THE TEMPORARY BMPs ASSOCIATED WITH THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND LANDOWNER, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.
2. EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OF THE NHDOT". EROSION CONTROL SHALL BE INSTALLED DOWNHILL OF ALL AREAS WHERE WORK WILL EXPOSE UNPROTECTED SOIL TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS, DRAINAGE STRUCTURES AND/OR DRAINAGE WAYS. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED WHERE REQUIRED PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING DEVELOPMENT AND SHALL BE CHECKED PERIODICALLY AND EXCESS SILT SHALL BE REMOVED.
4. ALL DISTURBED AREAS WHICH ARE FINISH GRADED SHALL BE LOAMED (4" MINIMUM) AND SEEDED. SEE SEEDING AND FERTILIZER SPECIFICATION. SEE SLOPE DESIGN AND/OR LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
5. ALL DRAINAGE SYSTEMS (DITCHES, SWALES, DRAINAGE PONDS/BASINS, ETC.) SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THESE SYSTEMS UNTIL CONTRIBUTING AREAS HAVE ALSO BEEN FULLY STABILIZED.
6. SILT FENCES AND/OR SILT/STOCKX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND/OR SILT/STOCKX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURE LOCATION.
7. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME. BEFORE DISTURBED AREAS ARE STABILIZED, ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING. EXPOSURE OF UNSTABILIZED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
8. WINTERIZATION EFFORTS FOR AREAS NOT STABILIZED BY OCT. 15TH SHALL BE MADE BY THE APPROPRIATE USE OF MATTING, BLANKETS, MULCH AND SEEDING.
9. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAS BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
16. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO IMMEDIATELY INSTALL AND MAINTAIN THE NECESSARY EROSION PROTECTION.

SEEDING SPECIFICATION

1. TEMPORARY SEED
 - A. TEMPORARY VEGETATIVE COVER SHOULD BE APPLIED WHERE EXPOSED SOIL SURFACES WILL NOT BE FINAL GRADED WITHIN 45 DAYS.
2. SEED BED PREPARATION SHALL BE IN ACCORDANCE WITH THE NHDES STORMWATER MANAGEMENT MANUAL, VOLUME 3, TEMPORARY VEGETATION SECTION.
3. SEEDING MIXTURE

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
WINTER RYE	112	2.50	
OATS	80	2.00	
ANNUAL RYEGRASS	40	1.00	
PERENNIAL RYEGRASS	30	0.17	
TOTAL	262	5.67	



NOTES

1. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

USDA-SCS STABILIZED TRACKING PAD

NOT TO SCALE

2. SEEDING SCHEDULE
 - A. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES.
 - B. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED DATES, MULCH ACCORDING TO THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
3. ESTABLISHING A STAND OF GRASS
 - A. STONES AND TRASH SHOULD BE REMOVED FROM LOAMED AREAS SO AS NOT TO INTERFERE WITH THE SEEDING PROCESS.
 - B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
 - C. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
 - D. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
 - E. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER
4. SEED SHOULD BE SPREAD UNIFORMLY BY A METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDING HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER.
 - A. INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANTS.
 - B. NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10 % WHEN HYDROSEEDING.
 - C. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
 - D. THE GRADE "A" OF SEEDING MIXTURE SHOULD BE USED WITH THE FOLLOWING SEEDING RATES, BASED ON THE SEEDING GUIDE.

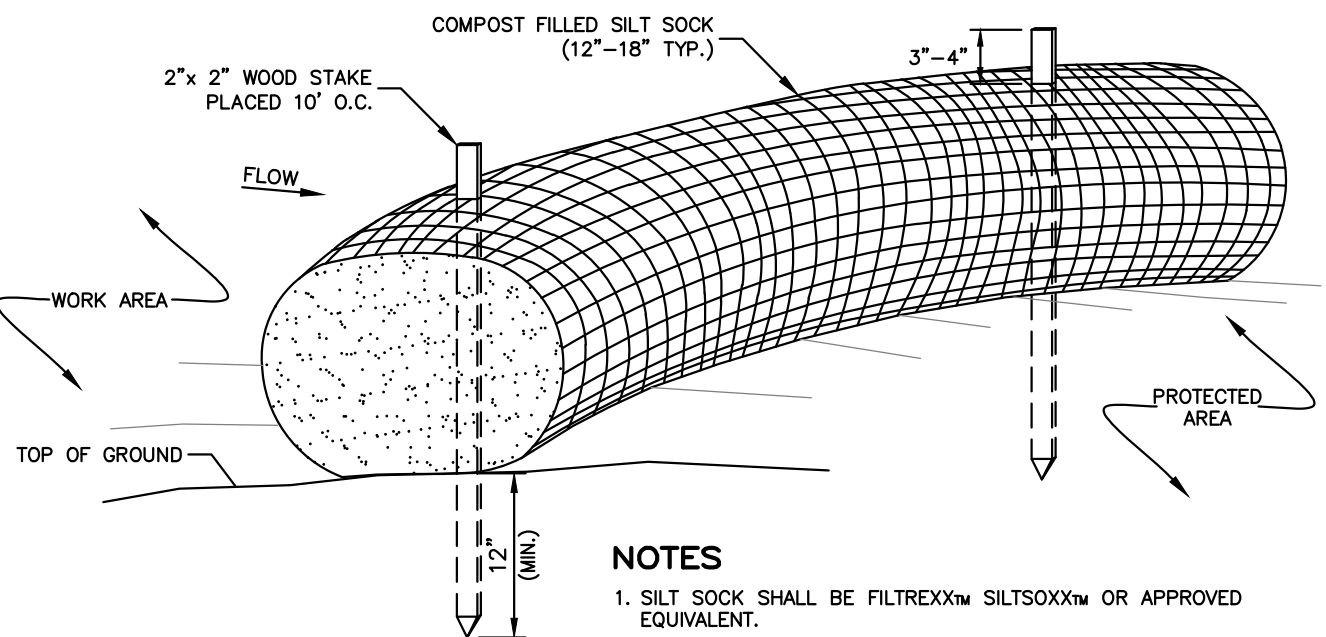
MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A	TALL FESCUE	20	0.45
	CREeping RED FESCUE	20	0.45
	REDTOP	2	0.05
	TOTAL	42	0.95
5. ALTERNATE PERMANENT SEEDING FOR AREAS NOT RECEIVING LAWN OR LANDSCAPING SHALL BE AS FOLLOWS:
 - A. THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS WHICH DO NOT NORMALLY HOLD STANDING WATER. THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND FALL SEEDING CAN BE SUCCESSFUL WITH LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.
 - B. APPLICATION RATE: 35 LBS/ACRE 1245 SQ FT/LB
 - C. SPECIES: SWITCHGRASS (PANICUM VIRGATUM), CREeping RED FESCUE (FESTUCA RUBRA), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), FOX SEDGE (CAREX VULPINOIDEA), CREeping BENTGRASS (AGROSTIS STOLONIFERA), SILKY WILD RYE (ELYMUS VILLOsus), NODDING BUR-MARIGOLD (BIEDENS CERNUA), SOFT RUSH (JUNCUS EFFLUSUS), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), SENSITIVE FERN (ONOCLEA SENSIBILIS), JOE-PYE WEED (EUPATORIUM MACULATUM), BONESET (EUPATORIUM PERFORIATUM), FLAT-TOP ASTER (ASTER UMBELLATUS), NEW YORK ASTER (ASTER NOVI-BELGII), BLUE VERVAIN (VERBENA HASTATA).

WINTER NOTES

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, 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 INSTALLATION 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 AREAS TO BE PLANTED WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE SURFACES TO BE PAVED, 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 OR CRUSHED STONE.

MAINTENANCE AND PROTECTION

1. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT DEVELOPS.
2. TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH A UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.
3. SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.
4. THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY, UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
5. THE SILT FENCE AND/OR SILT/STOCKX BARRIER AND ANY OTHER EROSION CONTROL DEVICE SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
6. ALL EROSION CONTROL DEVICES SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND/OR SILT/STOCKX REMOVAL SHALL BE PERMANENTLY SEEDDED.



SILT SOCK DETAIL

NOT TO SCALE



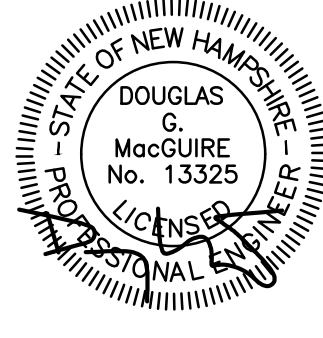
The Dubay Group, Inc.
136 Harvey Road, Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



REVISIONS:			
REV	DATE	COMMENT:	BY:
1	9/15/25	TOWN COMMENTS	SJK

DRAWN BY: SJK
CHECKED BY: DGM
DATE: AUG 13, 2025
SCALE:
FILE: 649-DETAILS
DEED REF: BOOK 7295
PAGE 966

PROJECT:

MAP 159 LOT 28
3 BARRETT'S HILL ROAD
HUDSON, NEW HAMPSHIRE

FOR/OWNER

BEOWELL, LLC

134 TURKEY HILL ROAD
MERRIMACK, NH 03054

SHEET TITLE:

**CONSTRUCTION
DETAILS**

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