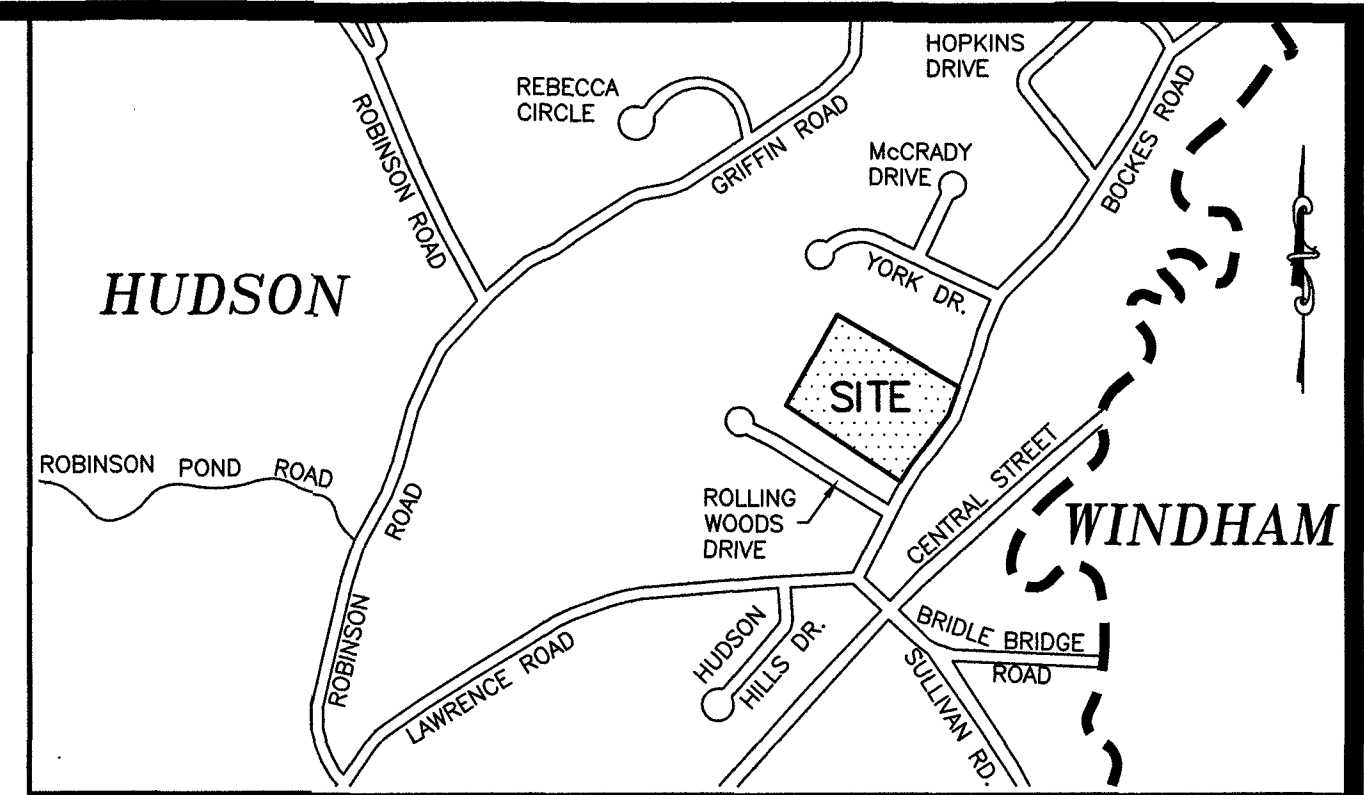


VICINITY PLAN
NOT TO SCALE



LOCUS PLAN
SCALE: 1"=1,000'

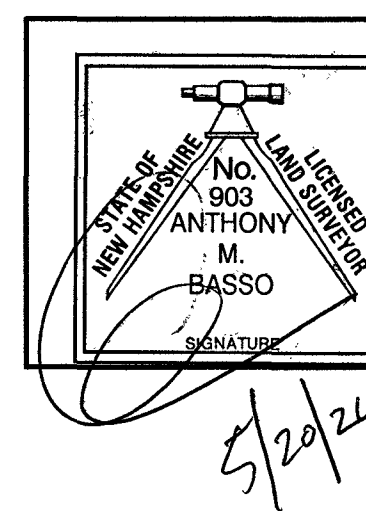
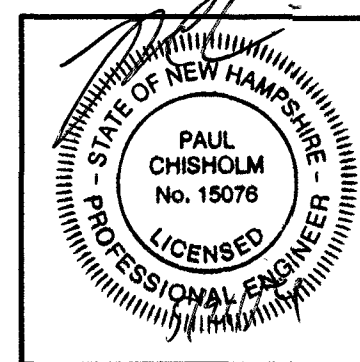
NON-RESIDENTIAL SITE PLAN MIARA TRANSPORTATION MAP 136 LOT 1 12 BOCKES ROAD HUDSON, NEW HAMPSHIRE

OWNER/APPLICANT:

JOSEPH A. MIARA JR., TRUSTEE
GRANITE REALTY TRUST
12 BOCKES ROAD
HUDSON, NEW HAMPSHIRE 03051

PREPARED BY:

KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881



KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

SHEET TITLE

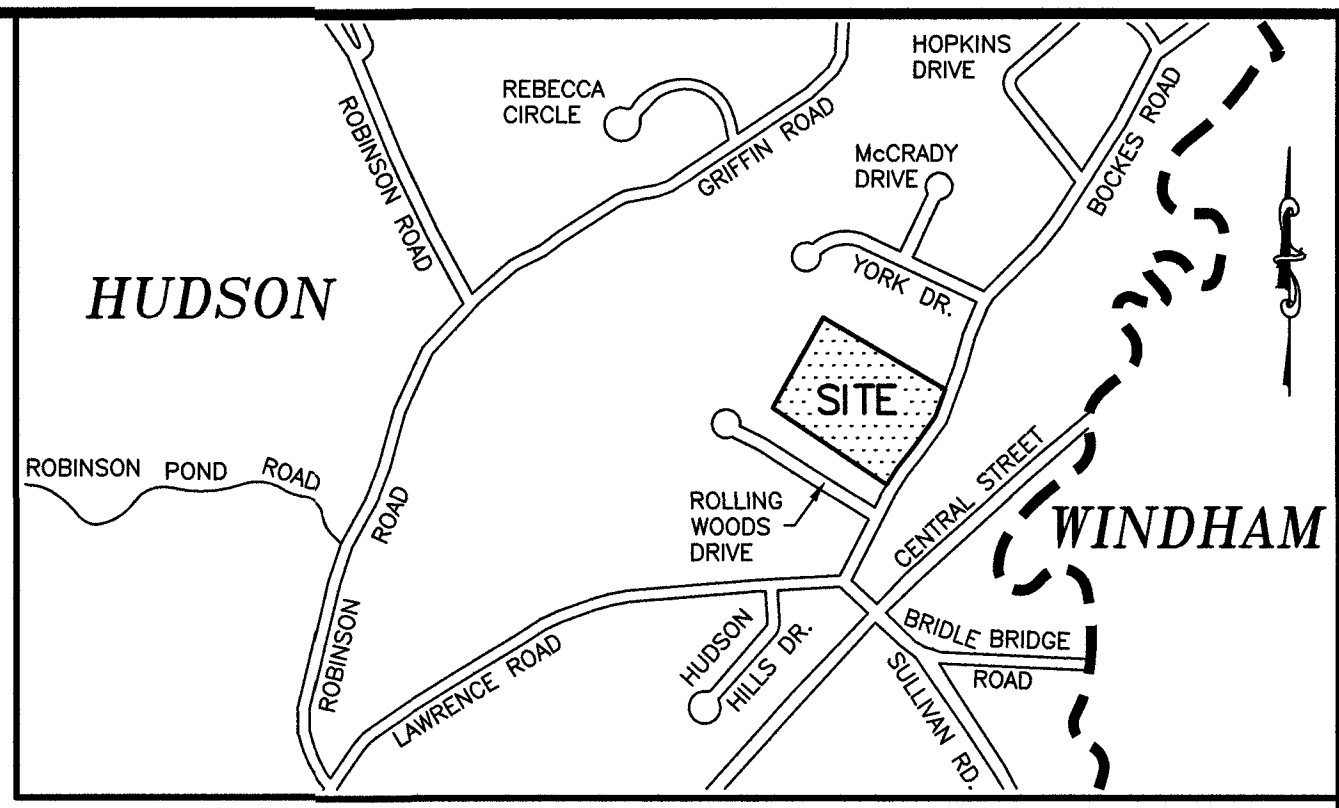
- OVERVIEW PLAN
- EXISTING CONDITIONS PLAN
- REMOVALS/DEMOLITION PLAN
- NON-RESIDENTIAL SITE LAYOUT PLAN
- GRADING, DRAINAGE & UTILITY
- LANDSCAPE PLAN
- CONSTRUCTION DETAILS

SHEET No.

- 1
- 2
- 3
- 4
- 5
- 6
- 7-8

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL	APPROVED BY THE HUDSON, NH PLANNING BOARD
	DATE OF MEETING: _____
	SIGNATURE _____ SIGNATURE DATE _____
	SIGNATURE _____ SIGNATURE DATE _____
	SITE PLANS ARE VALID FOR ONE YEAR 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.

MAY 20, 2024
PROJECT NO. 16-0223-1



- NOTES (CONTINUED):**
- NO NEW SITE LIGHTING IS PROPOSED.
 - EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
 - HOURS FOR REFUSE REMOVAL AND DELIVERIES OF SUPPLIES SHALL BE NO EARLIER THAN 7:00 AM AND NO LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
 - HOURS OF OPERATION: 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY.
 - WAIVERS GRANTED ON JANUARY 11, 2017:
HTC 276.11.1(B)(12)(c) - 100' BUFFER
 - PERMITS REQUIRED:
PERMIT NUMBER: 2016-02751
NHDES WETLANDS: APPROVED
 - FLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - ONSITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
 - ALL EXISTING AND PROPOSED BUILDING HEIGHTS ARE UNDER 38'.
 - ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO THE INSTALLATION THEREOF.

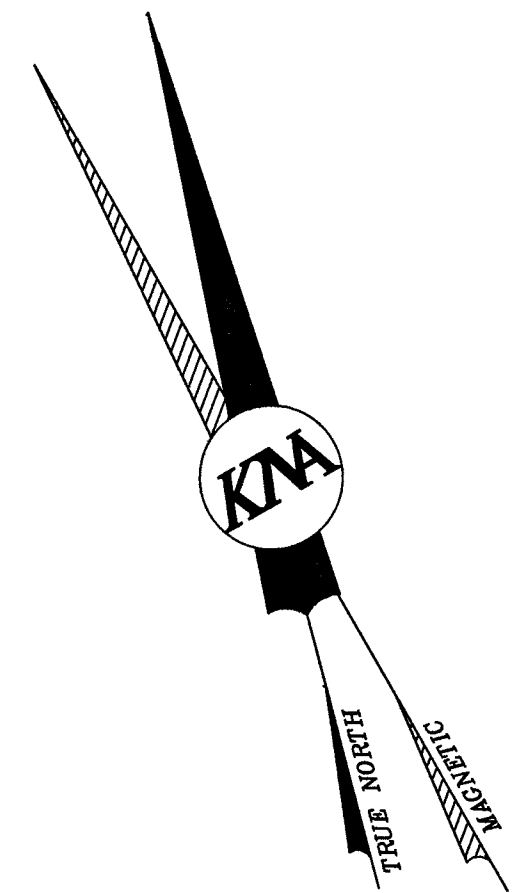
LOCUS PLAN
SCALE: 1"=1,000'

REFERENCE PLANS:

- "SUBDIVISION PLAN OF LAND, PREPARED FOR BERTHA A. MOONEY, HUDSON, NH," SCALE: 1"=50', DATED: MAY 29, 1984, PREPARED BY RONALD R. BURD, INC. H.C.R.D. PLAN NO. 19106.
- "BOUNDARY PLAN OF MAP 36 LOT 27 & 28, LOCATED ON: BOCKES ROAD, HUDSON, N.H.," SCALE: 1"=100', DATED: NOV. 16, 1987, PREPARED BY GEORGE F. KELLER INC. H.C.R.D. PLAN NO. 21586.
- "AS-BUILT SITE PLAN: TAX MAP 36 LOT 29-2, ABC MOVING AND STORAGE CO., C/O FRANK FISHER, BOCKES ROAD, HUDSON, N.H.," SCALE: 1"=50', DATED: JANUARY 15, 1990, WITH REVISIONS THROUGH 11/12/90, PREPARED BY GEORGE F. KELLER INC.
- "MASTER PLAN, MIARA TRANSPORTATION", SCALE: 1"=50', DATED: OCTOBER 3, 2016, LAST REVISED: JANUARY 18, 2017, PREPARED BY KEACH-NORDSTROM ASSOCIATES INC. H.C.R.D. PLAN NO. 39181

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED 9,600 SF GARAGE AND ATTACHED COVERED AREA, ON TAX MAP 136 LOT 1. THIS WAS PREVIOUSLY APPROVED FOR A TWO PHASE PROJECT AS DETAILED IN REFERENCE PLAN 4, AND THIS GARAGE WILL BE CONSTRUCTED DURING THAT CONSTRUCTION PROCESS.
- TOTAL LOT AREA = 401,449 SF, OR 9.216 ACRES.
- MAP 36 LOT 1 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
- OWNER OF RECORD:
JOSEPH A. MIARA JR., TRUSTEE
GRANITE REALTY TRUST
12 BOCKES ROAD
HUDSON, NH 03051
H.C.R.D. BK. 8410 PG. 2473
- THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL 2 DISTRICT (R-2). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS NOT SERVICED WITH MUNICIPAL SEWER AND WATER:
REQUIRED: EXISTING: PROPOSED:
-MINIMUM LOT AREA: 60,000 SF 401,449 SF 401,449 SF
-MINIMUM LOT FRONTAGE: 120 FT 569.85 FT 569.85 FT
-MINIMUM BUILDING SETBACKS:
-FRONT: 50 FT 27.6 FT 27.6 FT
-SIDE: 15 FT 20.8 FT 20.8 FT
-REAR: 15 FT 427.1 FT 94.9 FT
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON REFERENCE PLAN #1 AND AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING MARCH OF 2016 AND JUNE OF 2022.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29.
- WETLAND MAPPING WAS PERFORMED BY CHRISTOPHER K. DANFORTH, CERTIFIED WETLAND SCIENTIST #077, IN JANUARY OF 2022.
- SITE IS SERVICED BY PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. UTILITIES SHOWN HEREON ARE ONLY THOSE FOUND WITHIN THE AREA OF KNA FIELD SURVEY AND ARE SOLELY BASED UPON VISIBLE SURFACE EVIDENCE. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 330920536D, PANEL 536 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- A WETLAND SPECIAL EXCEPTION FROM ARTICLE IX, SECTION 334-35, TO ALLOW THE PROPOSED STORAGE EXPANSION AREA OF APPROXIMATELY 56,000 SF, TO IMPACT A WETLAND AND BUFFER AREA WAS APPROVED BY THE HUDSON ZONING BOARD ON SEPTEMBER 26, 2016.
- A VARIANCE TO ALLOW EXPANSION OF THE EXISTING NON-CONFORMING USE TO EXPAND THE PARKING AREA, LOADING AREA, AND CONSTRUCTION OF A 2,430 SF MAINTENANCE BUILDING WAS APPROVED BY THE HUDSON ZONING BOARD ON SEPTEMBER 29TH, 2016 (CASE #136-001).
- A VARIANCE TO ALLOW THE EXPANSION OF THE EXISTING NON-CONFORMING USE TO CONSTRUCT AN 80 FT. BY 79 FT 'HOOP' STRUCTURE WAS APPROVED BY THE HUDSON ZONING BOARD ON MARCH 24, 2022.
- A VARIANCE TO ALLOW THE EXPANSION OF THE EXISTING NON-CONFORMING USE TO CONSTRUCT A 9,600 SF GARAGE WITH ATTACHED 3,600 COVERED AREA WAS APPROVED BY THE HUDSON ZONING BOARD ON APRIL 27, 2023.
- OPEN SPACE REQUIRED = 35%
OPEN SPACE PROPOSED = 58.1%
- PARKING CALCULATIONS:
PARKING REQUIRED = 2 SPACES/AUTOMOTIVE BAY x 6 BAYS = 12 SPACES
= 1 SPACE/300 SF OFFICE x 6,500 SF = 21.7 SPACES
TOTAL PARKING REQUIRED = 33.7 = 34 SPACES
TOTAL PARKING PROVIDED = 39 SPACES EXISTING (INCLUDES 2 HANDICAP SPACES)
- LOADING:
1 SPACE/FIRST 5,000 SF + (1 SPACE/10,000 SF x 23,049 SF) = 1 + 2.3 = 3.3 SPACES
TOTAL SPACES REQUIRED: 4 SPACES
TOTAL SPACES PROVIDED: 4+ SPACES



OVERVIEW PLAN
MIARA TRANSPORTATION
MAP 136 LOT 1
12 BOCKES ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JOSEPH A. MIARA JR., TRUSTEE
GRANITE REALTY TRUST
12 BOCKES ROAD
HUDSON, NH 03051
H.C.R.D. BK. 8410 PG. 2473

APPLICANT:
JOSEPH A. MIARA JR., TRUSTEE
GRANITE REALTY TRUST
12 BOCKES ROAD
HUDSON, NH 03051

KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 13, 2024
PROJECT NO: 16-0223-1
SCALE: 1" = 60'
SHEET 1 OF 8

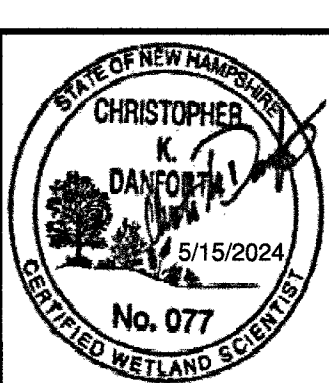
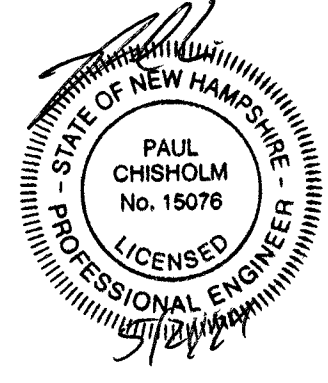
OWNER OF MAP 136 LOT 1

SIGNATURE: _____
DATE: _____

CERTIFICATION:

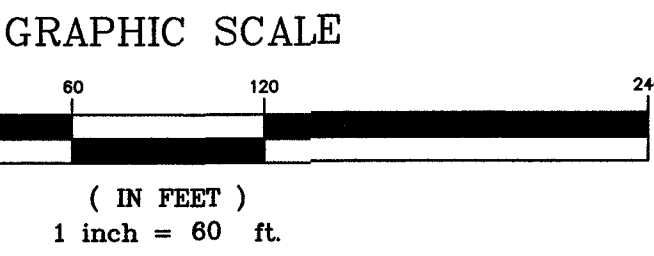
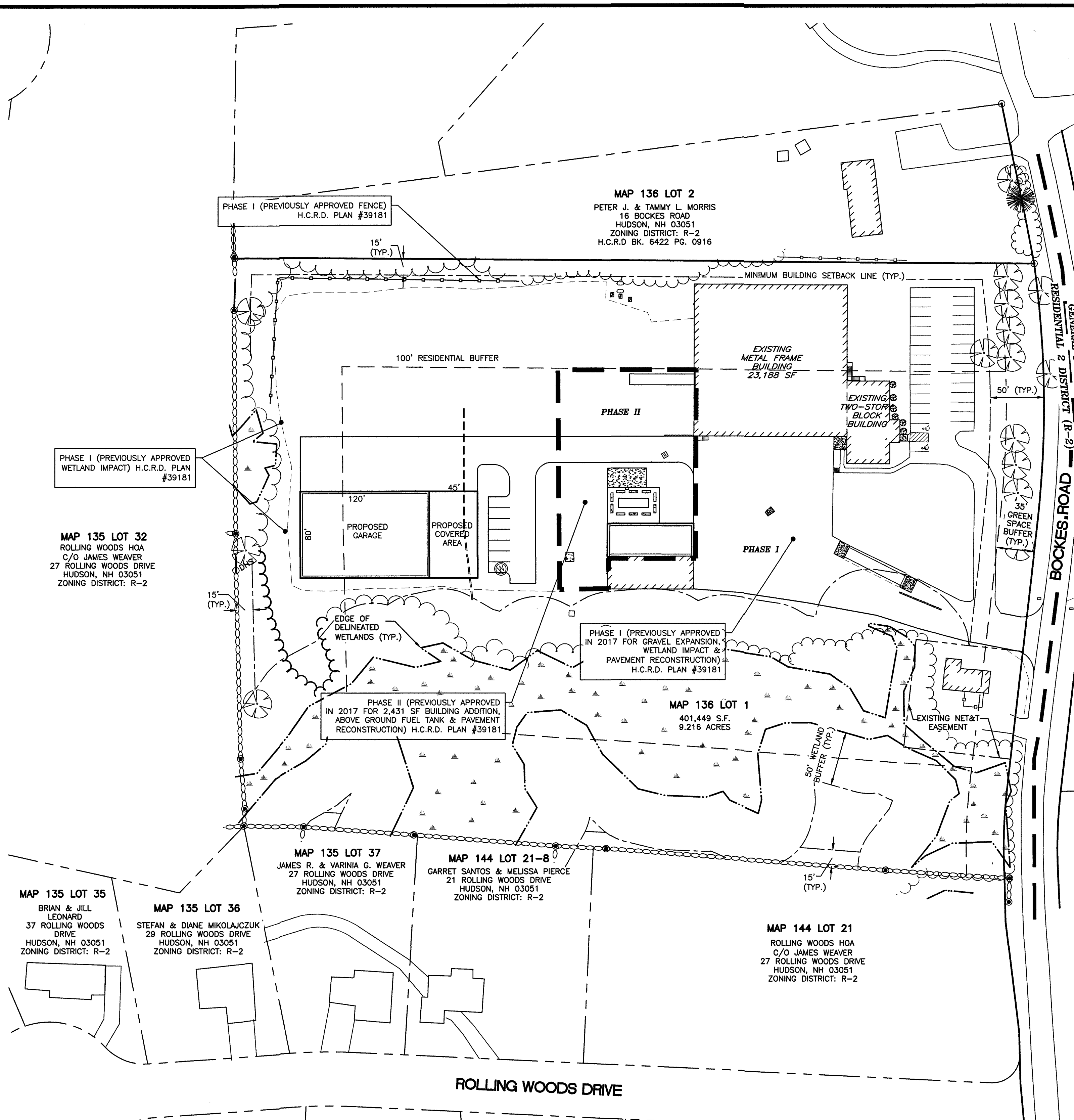
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MARCH OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR



WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN JANUARY OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS. NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.



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

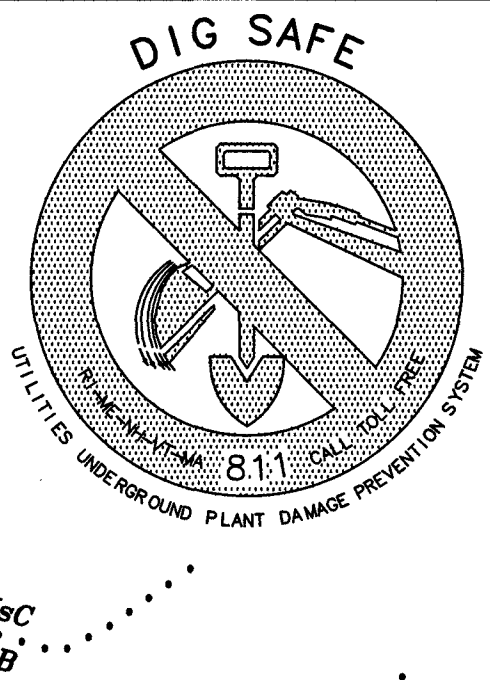
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

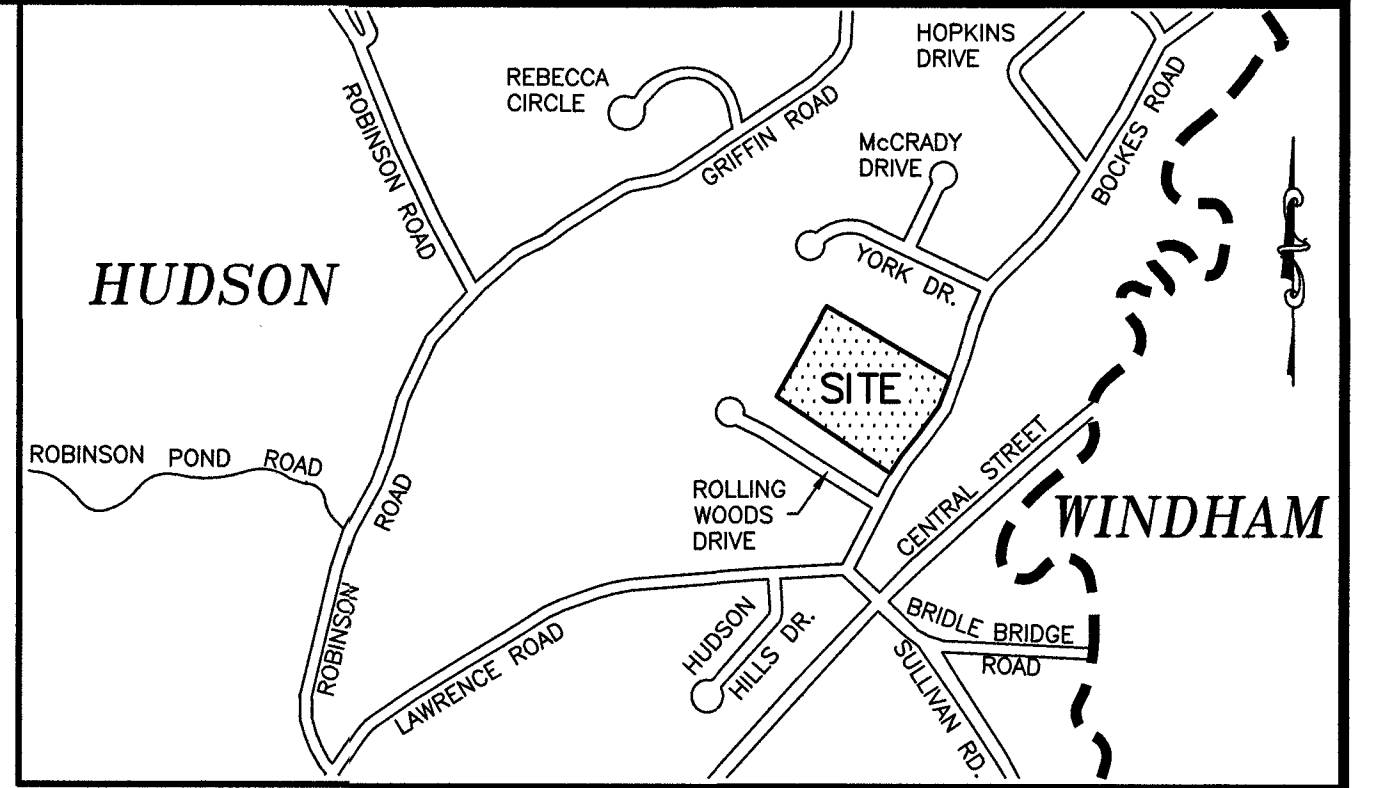
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SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

- LEGEND**
- IPIN-F IRON PIN FOUND
 - ⊙ DH-F DRILL HOLE FOUND
 - UTILITY POLE
 - ⊕ SIGN
 - ⊙ LIGHT
 - ⊙ WELL
 - ⊙ SEWER MANHOLE
 - ⊙ DRAINAGE MANHOLE
 - ⊙ CATCH BASIN
 - OHU OVERHEAD UTILITIES
 - W WATER LINE
 - S SEPTIC LINE
 - G GAS LINE
 - D DRAINAGE LINE
 - T TREELINE
 - RETAINING WALL
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - STOCKADE FENCE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - 10' CONTOUR
 - 2' CONTOUR
 - STONEWALL
 - SCS SOIL LINE
 - BUILDING SETBACK
 - GREEN SPACE BUFFER
 - EASEMENT
 - ZONE LINE



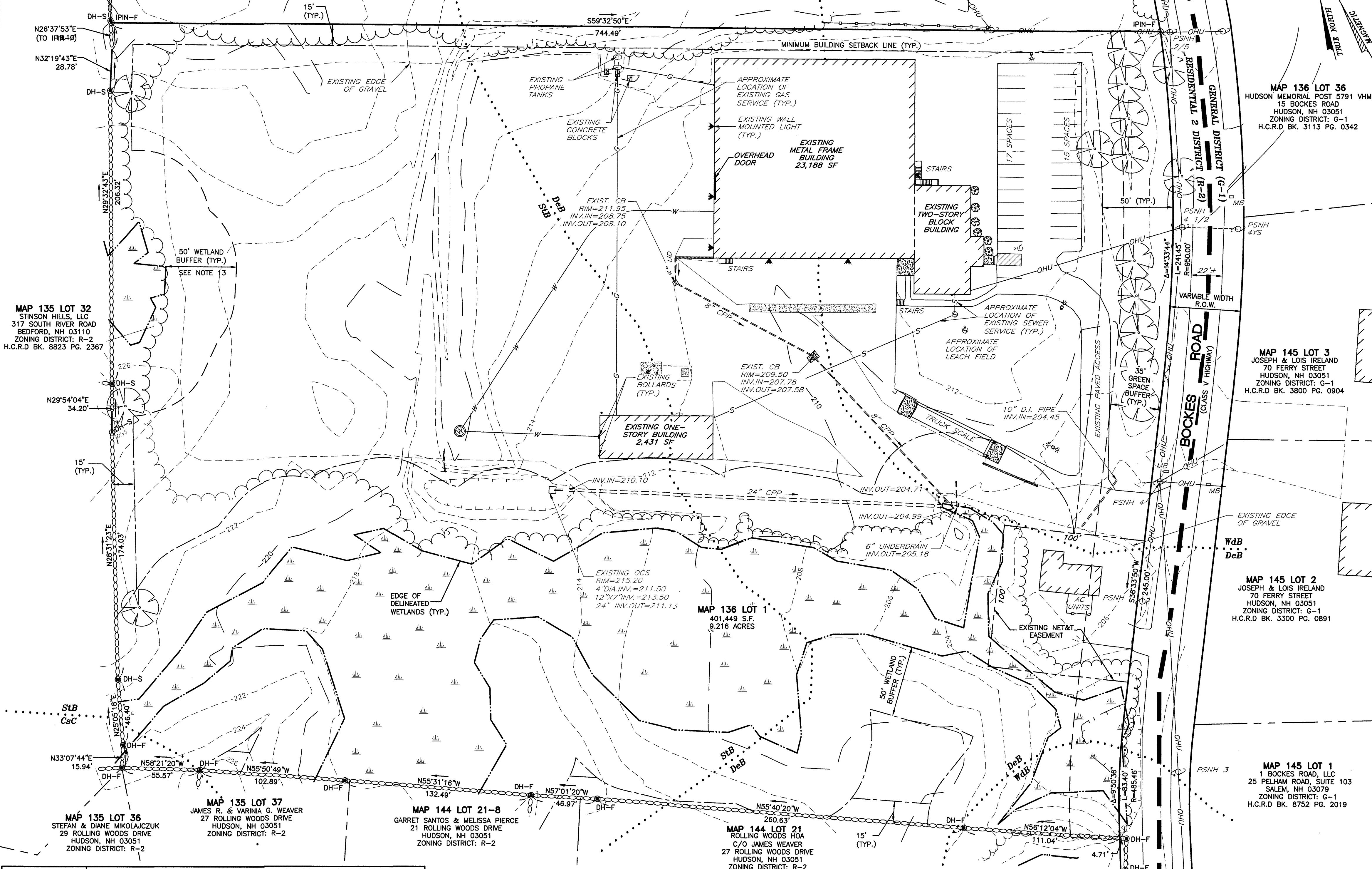
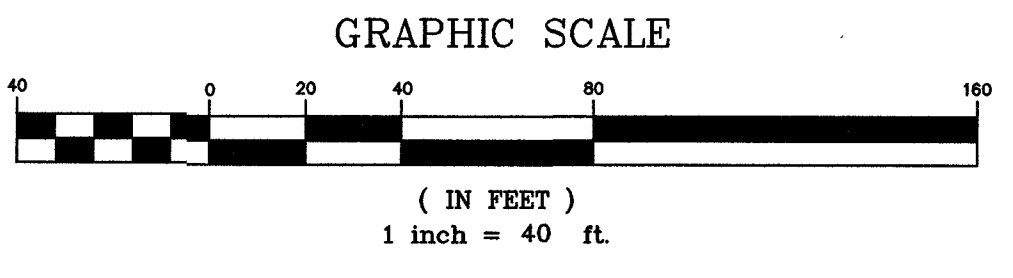
MAP 136 LOT 2
 PETER J. & TAMMY L. MORRIS
 16 BOCKES ROAD
 HUDSON, NH 03051
 ZONING DISTRICT: R-2
 H.C.R.D. BK. 6422 PG. 0916



LOCUS PLAN
 SCALE: 1"=1,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON TAX MAP 136 LOT 1 AS OF THE DATE OF FIELD SURVEY AND THE REMOVALS REQUIRED FOR PROPOSED SITE PLAN IMPROVEMENTS.
 - TOTAL LOT AREA = 401,449 SF, OR 9.216 ACRES.
 - MAP 136 LOT 1 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
 - OWNER OF RECORD:
 JOSEPH A. MIARA JR., TRUSTEE
 GRANITE REALTY TRUST
 12 BOCKES ROAD
 HUDSON, NH 03051
 H.C.R.D. BK. 8410 PG. 2473
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL 2 DISTRICT (R-2). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS NOT SERVICED WITH MUNICIPAL SEWER AND WATER:
 - MINIMUM LOT AREA 60,000 SF
 - MINIMUM LOT FRONTAGE 120 FT
 - MINIMUM BUILDING SETBACKS:
 - FRONT 50
 - SIDE 15
 - REAR 15
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON REFERENCE PLAN #1 AND AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING MARCH OF 2016.
 - HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29.
 - WETLAND MAPPING WAS PERFORMED BY MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, IN APRIL OF 2016.
 - SITE IS SERVICED BY PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. UTILITIES SHOWN HEREON ARE ONLY THOSE FOUND WITHIN THE AREA OF KNA FIELD SURVEY AND ARE SOLELY BASED UPON VISIBLE SURFACE EVIDENCE. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 3300920536D, PANEL 536 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS, AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE. IN 2016 THE TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT GRANTED A WETLAND SPECIAL EXCEPTION TO ALLOW 5,550 SF OF WETLAND IMPACT AND 31,700 SF OF WETLAND BUFFER IMPACT. THE WESTERLY WETLAND SHOWN ON THIS PLAN IS THE REMAINING WETLAND AFTER THE APPROVED 2016 IMPACTS.

- SCS SOILS LEGEND**
- CsC CHATFIELD-HOLLIS COMPLEX, 8-15% SLOPES
 - DeB DEERFIELD LOAMY FINE SAND, 3-8% SLOPES
 - HsC HINCKLEY LOAMY SAND, 8-15% SLOPES
 - StB SITUATE STONY FINE SANDY LOAM, 3-8% SLOPES
 - WdB WINDSOR LOAMY SAND, 3-8% SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY



MAP 135 LOT 32
 STINSON HILLS, LLC
 317 SOUTH RIVER ROAD
 BEDFORD, NH 03110
 ZONING DISTRICT: R-2
 H.C.R.D. BK. 8823 PG. 2367

MAP 145 LOT 3
 JOSEPH & LOIS IRELAND
 70 FERRY STREET
 HUDSON, NH 03051
 ZONING DISTRICT: G-1
 H.C.R.D. BK. 3800 PG. 0904

MAP 145 LOT 2
 JOSEPH & LOIS IRELAND
 70 FERRY STREET
 HUDSON, NH 03051
 ZONING DISTRICT: G-1
 H.C.R.D. BK. 3300 PG. 0891

MAP 136 LOT 1
 401,449 S.F.
 9.216 ACRES

MAP 145 LOT 1
 BOCKES ROAD, LLC
 25 PELHAM ROAD, SUITE 103
 SALEM, NH 03079
 ZONING DISTRICT: G-1
 H.C.R.D. BK. 8752 PG. 2019

MAP 135 LOT 36
 STEFAN & DIANE MIKOLAJCZUK
 29 ROLLING WOODS DRIVE
 HUDSON, NH 03051
 ZONING DISTRICT: R-2

MAP 135 LOT 37
 JAMES R. & VARINIA G. WEAVER
 27 ROLLING WOODS DRIVE
 HUDSON, NH 03051
 ZONING DISTRICT: R-2

MAP 144 LOT 21-8
 GARRET SANTOS & MELISSA PIERCE
 21 ROLLING WOODS DRIVE
 HUDSON, NH 03051
 ZONING DISTRICT: R-2

MAP 144 LOT 21
 ROLLING WOODS HOA
 C/O JAMES WEAVER
 27 ROLLING WOODS DRIVE
 HUDSON, NH 03051
 ZONING DISTRICT: R-2

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

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

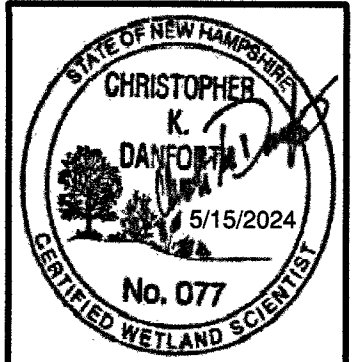
 SIGNATURE DATE: _____

 SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO 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.

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN JANUARY OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.



CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MARCH OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

 LICENSED LAND SURVEYOR

5/2024
 DATE

EXISTING CONDITIONS PLAN
MIARA TRANSPORTATION
 MAP 136 LOT 1
 12 BOCKES ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

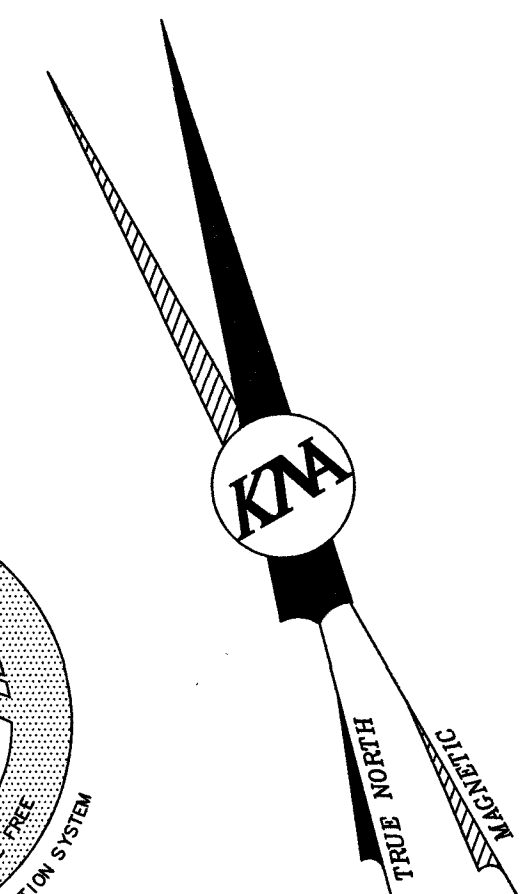
OWNER OF RECORD: JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051 H.C.R.D. BK. 8410 PG. 2473	APPLICANT: JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

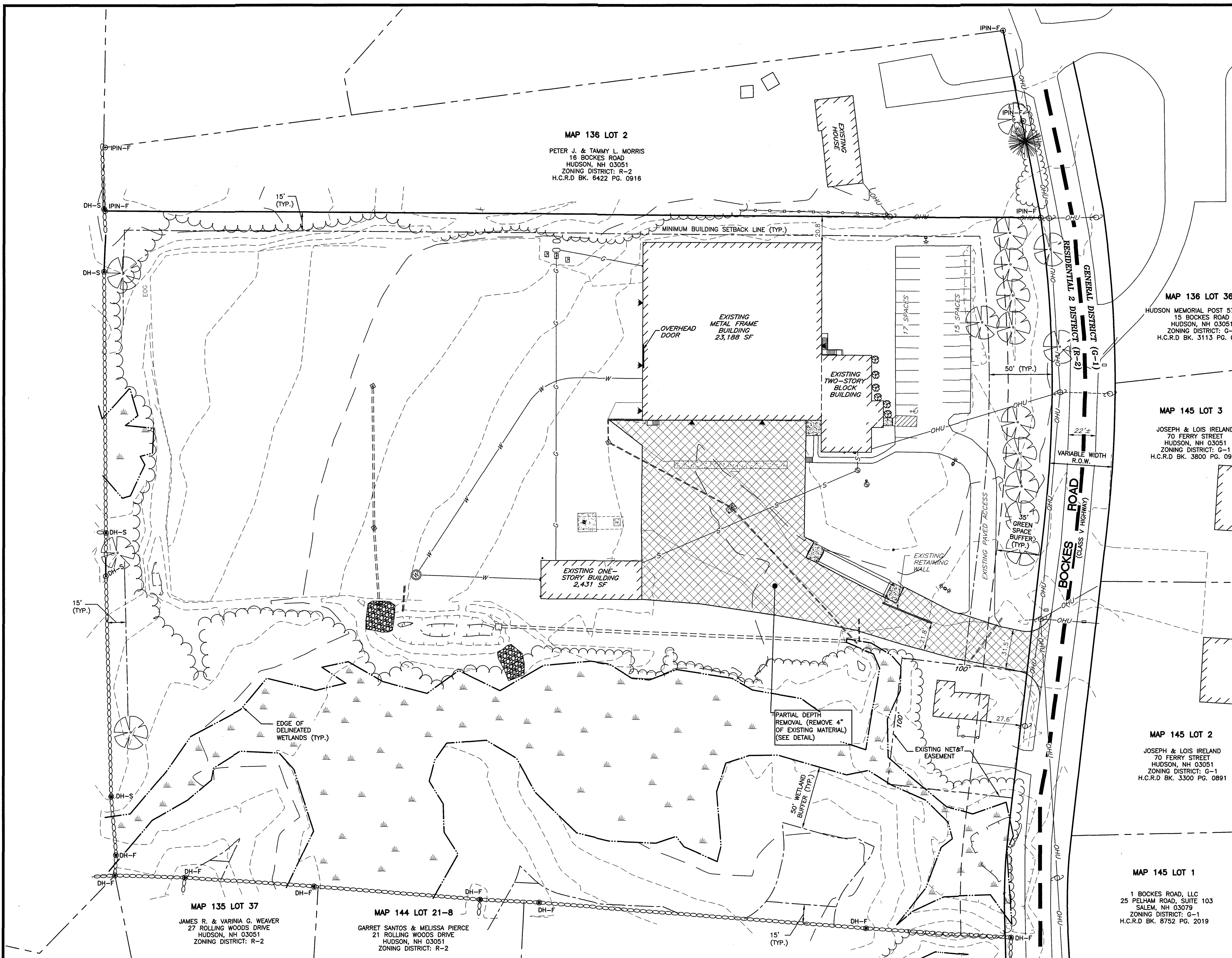
DATE: MAY 13, 2024
 PROJECT NO: 16-0223-1
 SCALE: 1" = 40'
 SHEET 2 OF 8

- REMOVALS/DEMOLITION NOTES:**
1. ALL STUMPS, ROOTS, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
 2. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
 3. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
 4. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
 5. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 8. WELLS SHALL BE DECOMMISSIONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH NH-804 OR ANY OTHER LOCAL, STATE OR FEDERAL REGULATIONS.
 9. THE UNDERGROUND STORAGE TANK SHALL BE REMOVED IN ACCORDANCE WITH ENV-OF 400 OR ANY OTHER LOCAL, STATE OR FEDERAL REGULATIONS.



LEGEND

- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ U UTILITY POLE
- + SIGN
- ⊙ LIGHT
- ⊙ WELL
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
- OHU OVERHEAD UTILITIES
- W WATER LINE
- S SEPTIC LINE
- G GAS LINE
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- STOCKADE FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- GREEN SPACE BUFFER
- EASEMENT



MAP 136 LOT 2
 PETER J. & TAMMY L. MORRIS
 16 BOCKES ROAD
 HUDSON, NH 03051
 ZONING DISTRICT: R-2
 H.C.R.D BK. 6422 PG. 0916

MAP 136 LOT 36
 HUDSON MEMORIAL POST 5:
 15 BOCKES ROAD
 HUDSON, NH 03051
 ZONING DISTRICT: G-1
 H.C.R.D BK. 3113 PG. 1

MAP 145 LOT 3
 JOSEPH & LOIS IRELAND
 70 FERRY STREET
 HUDSON, NH 03051
 ZONING DISTRICT: G-1
 H.C.R.D BK. 3800 PG. 09

MAP 145 LOT 2
 JOSEPH & LOIS IRELAND
 70 FERRY STREET
 HUDSON, NH 03051
 ZONING DISTRICT: G-1
 H.C.R.D BK. 3300 PG. 0891

MAP 145 LOT 1
 1 BOCKES ROAD, LLC
 25 PELHAM ROAD, SUITE 103
 SALEM, NH 03079
 ZONING DISTRICT: G-1
 H.C.R.D BK. 8752 PG. 2019

MAP 135 LOT 37
 JAMES R. & VARINIA G. WEAVER
 27 ROLLING WOODS DRIVE
 HUDSON, NH 03051
 ZONING DISTRICT: R-2

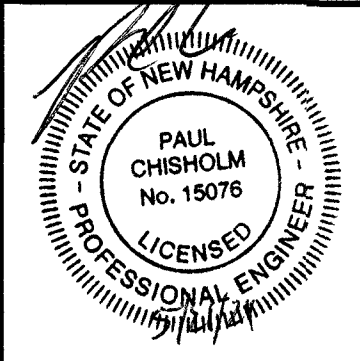
MAP 144 LOT 21-8
 GARRET SANTOS & MELISSA PIERCE
 21 ROLLING WOODS DRIVE
 HUDSON, NH 03051
 ZONING DISTRICT: R-2

REMOVALS/DEMOLITION PLAN
MIARA TRANSPORTATION
 MAP 136 LOT 1
 12 BOCKES ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 JOSEPH A. MIARA JR., TRUSTEE
 GRANITE REALTY TRUST
 12 BOCKES ROAD
 HUDSON, NH 03051
 H.C.R.D. BK. 8410 PG. 2473

APPLICANT:
 JOSEPH A. MIARA JR., TRUSTEE
 GRANITE REALTY TRUST
 12 BOCKES ROAD
 HUDSON, NH 03051

K&A KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 20, 2024 SCALE: 1" = 40'
 PROJECT NO: 16-0223-1 SHEET 3 OF 8

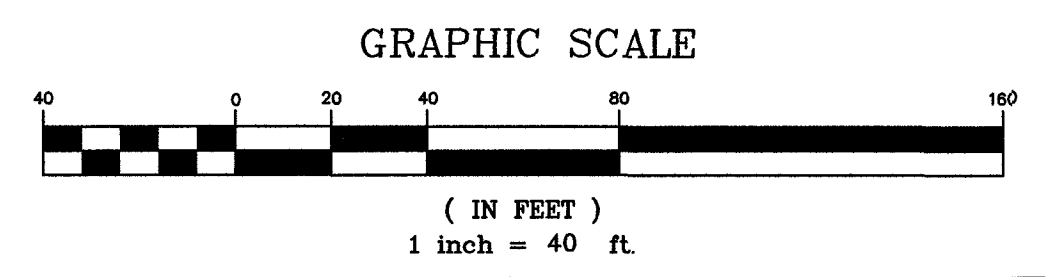
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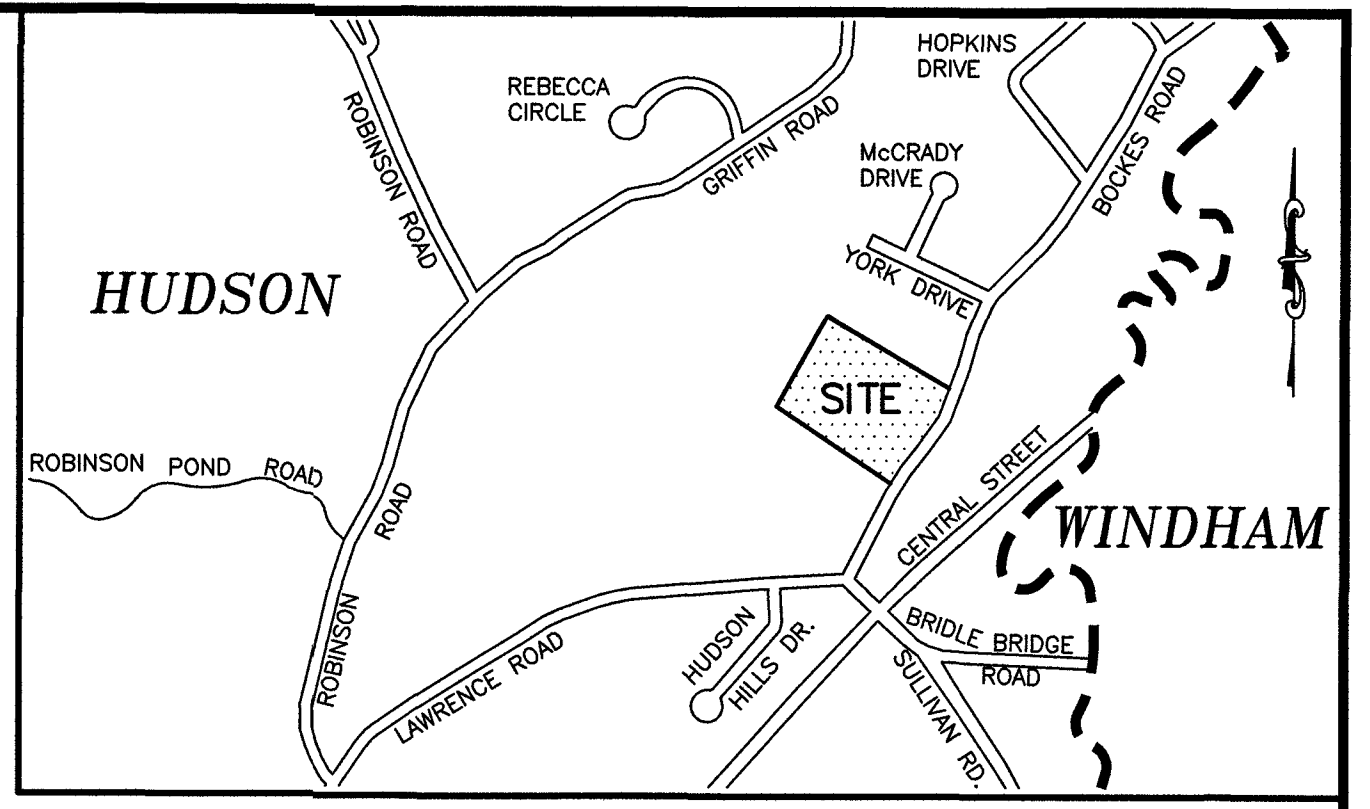
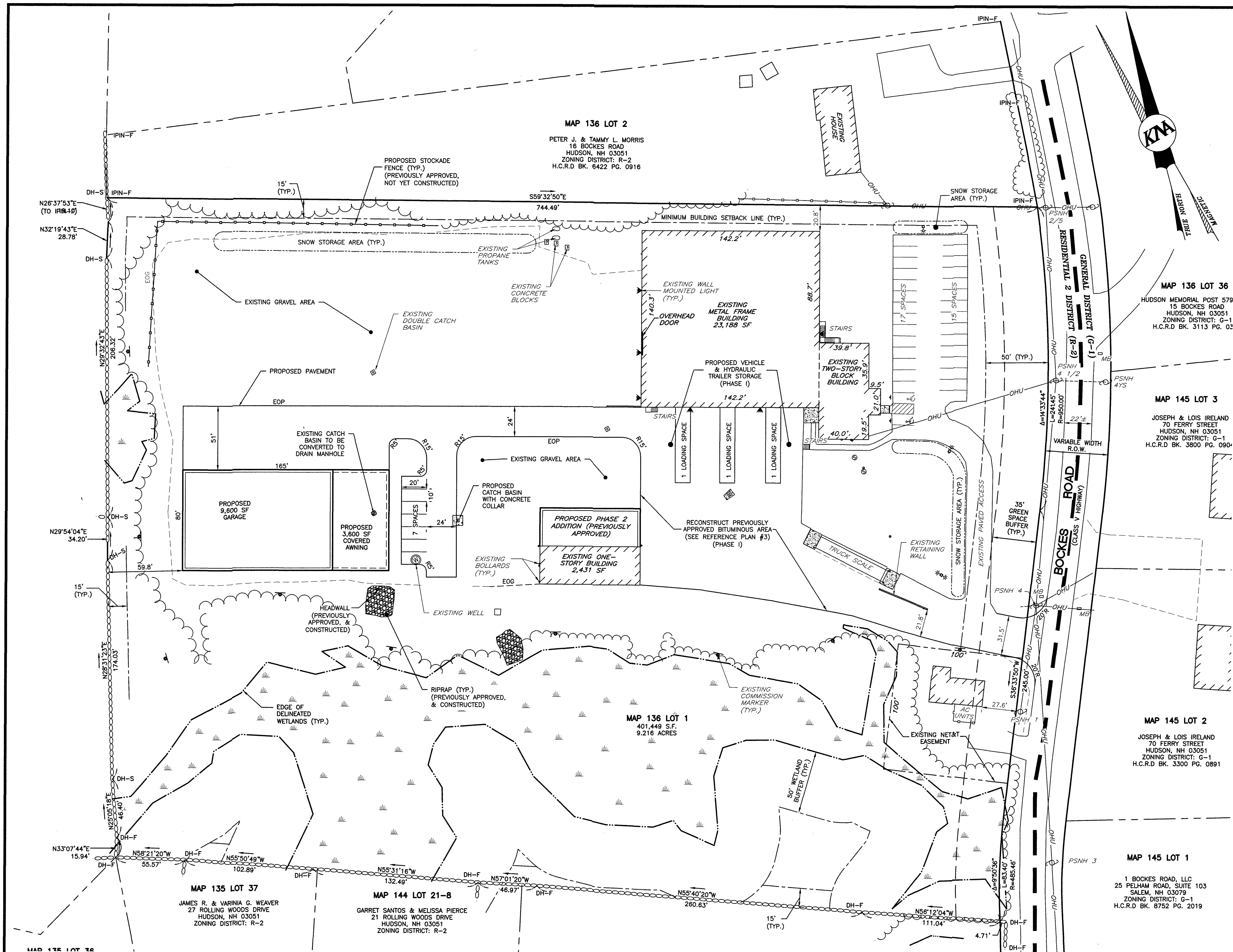
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

 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.



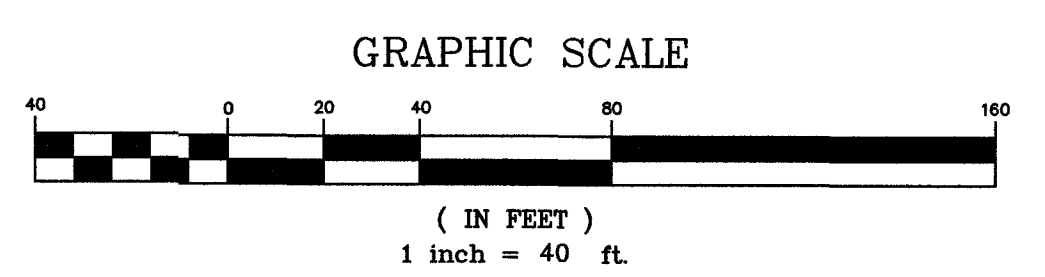


LOCUS PLAN
SCALE: 1"=1,000'

SEE SHEET 1 FOR NOTES & REFERENCE PLANS

LEGEND

- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- U UTILITY POLE
- S SIGN
- L LIGHT
- W WELL
- SM SEWER MANHOLE
- DM DRAINAGE MANHOLE
- CB CATCH BASIN
- OU OVERHEAD UTILITIES
- TL TREELINE
- RW RETAINING WALL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- STOCKADE FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- GREEN SPACE BUFFER
- EASEMENT
- PROPOSED EDGE OF GRAVEL
- PROPOSED STOCKADE FENCE



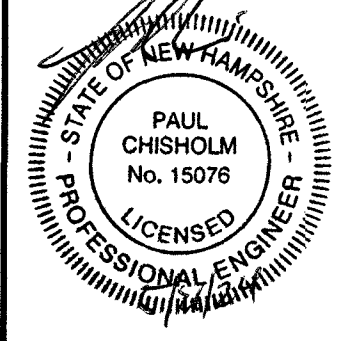
NON-RESIDENTIAL SITE LAYOUT PLAN

MIARA TRANSPORTATION
MAP 136 LOT 1
12 BOCKES ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JOSEPH A. MIARA JR., TRUSTEE
GRANITE REALTY TRUST
12 BOCKES ROAD
HUDSON, NH 03051
H.C.R.D. BK. 8410 PG. 2473

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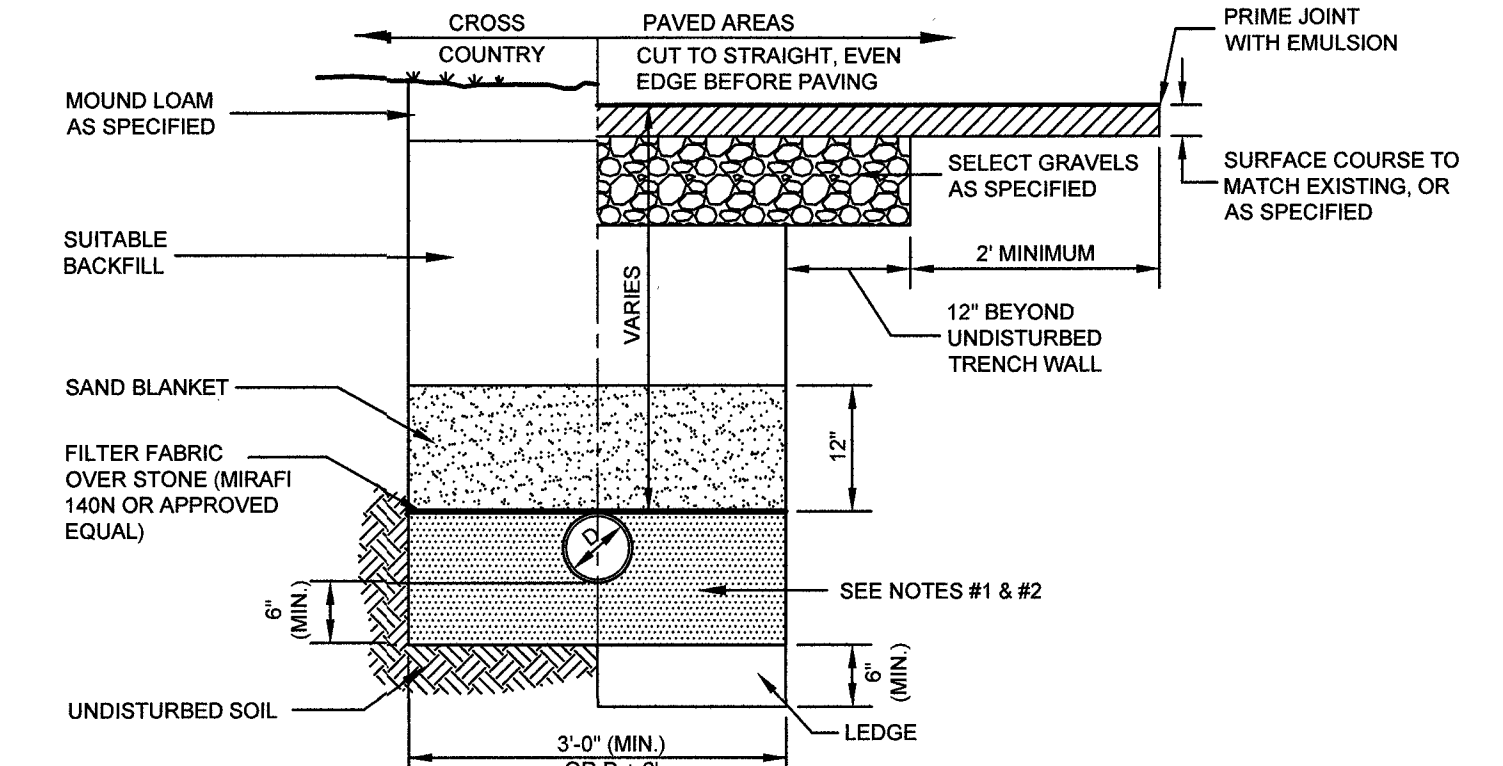
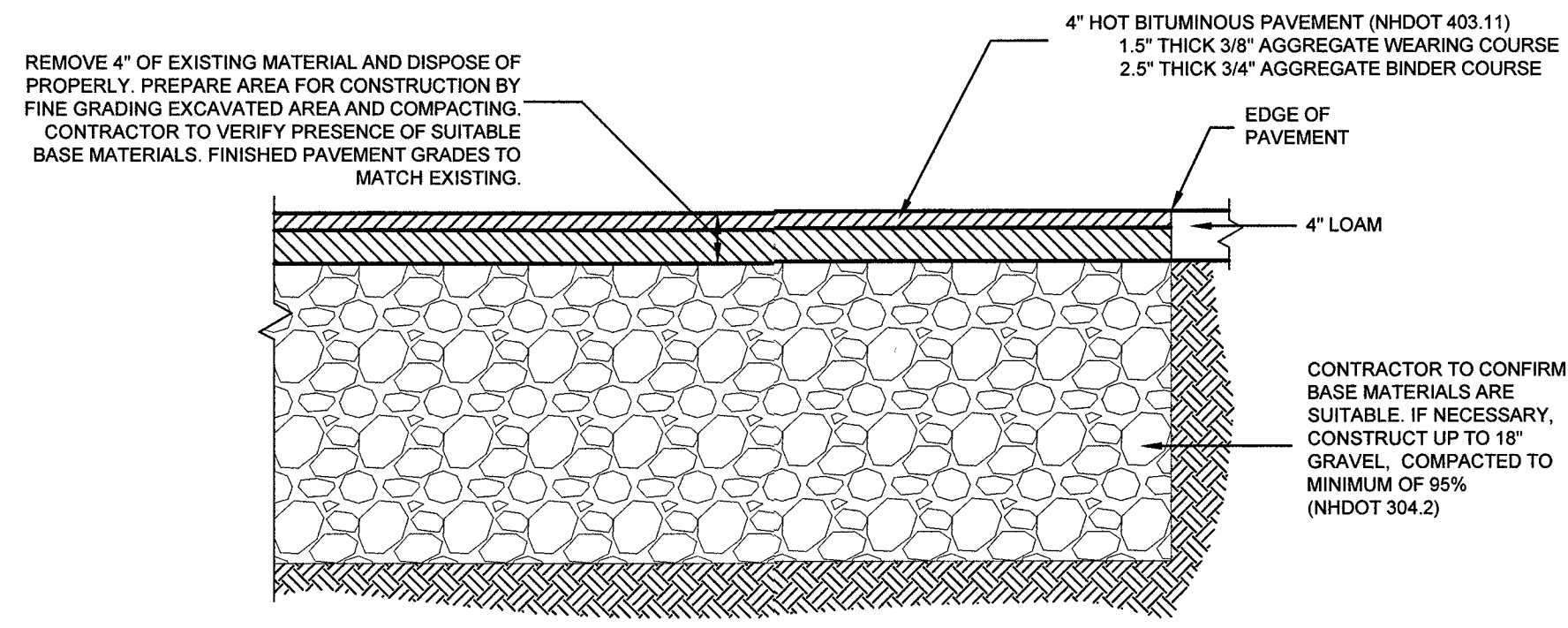


REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 20, 2024 SCALE: 1" = 40'
PROJECT NO: 16-0223-1 SHEET 4 OF 8

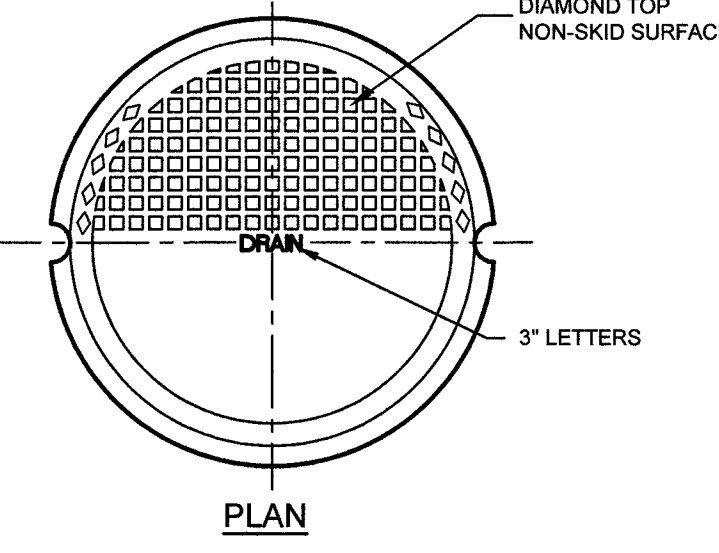
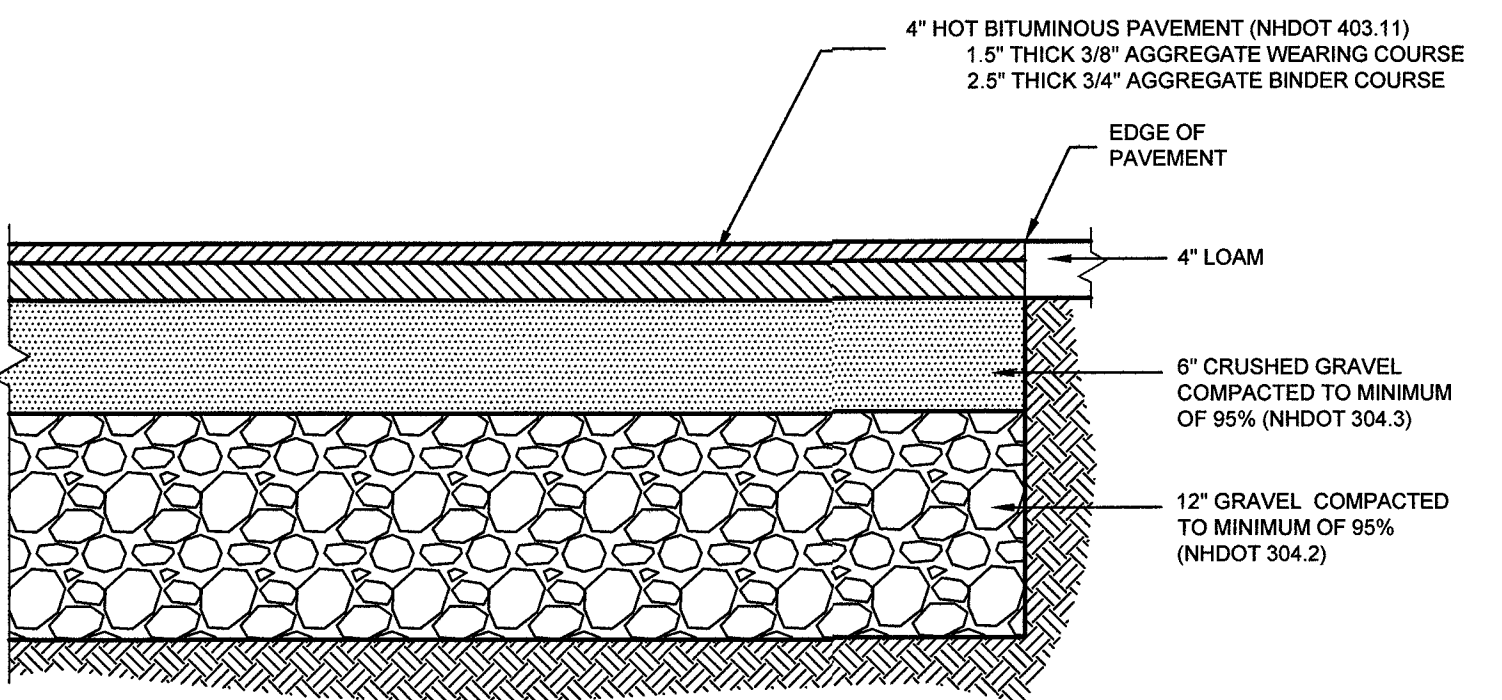
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE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

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



NOTES

1. THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
2. FOR HDPE OR PVC PIPE, BEDDING SHALL BE 3/4" STONE TO THE TOP OF THE PIPE.



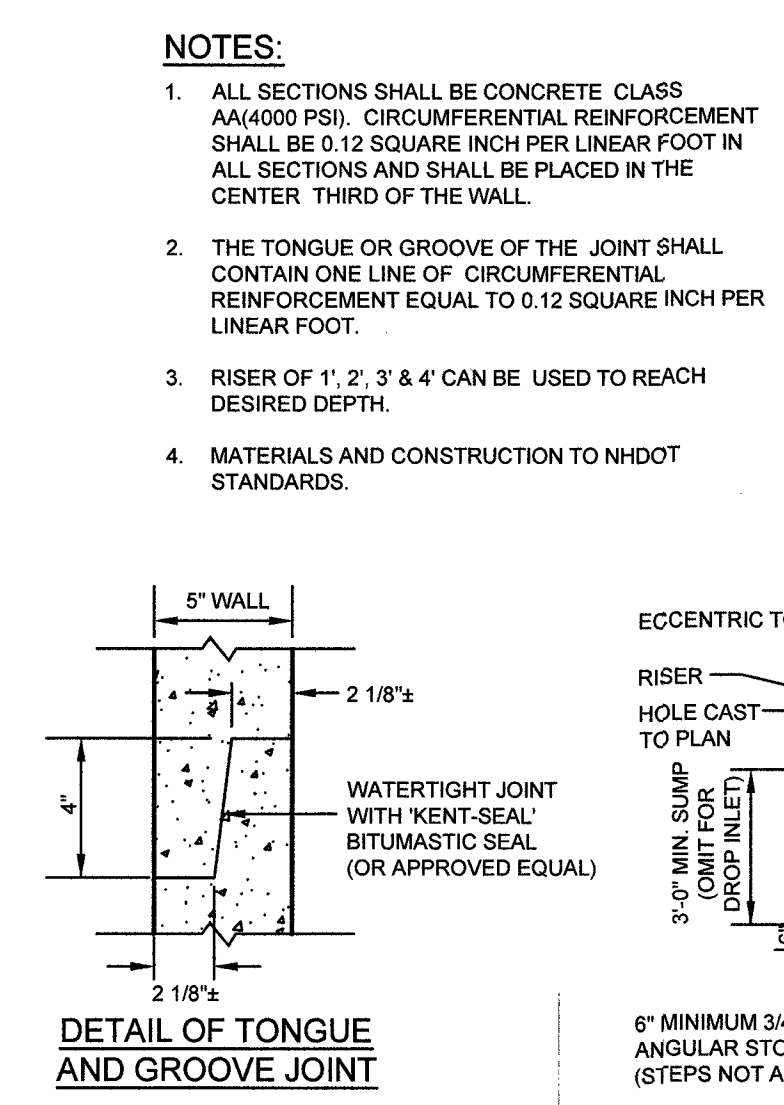
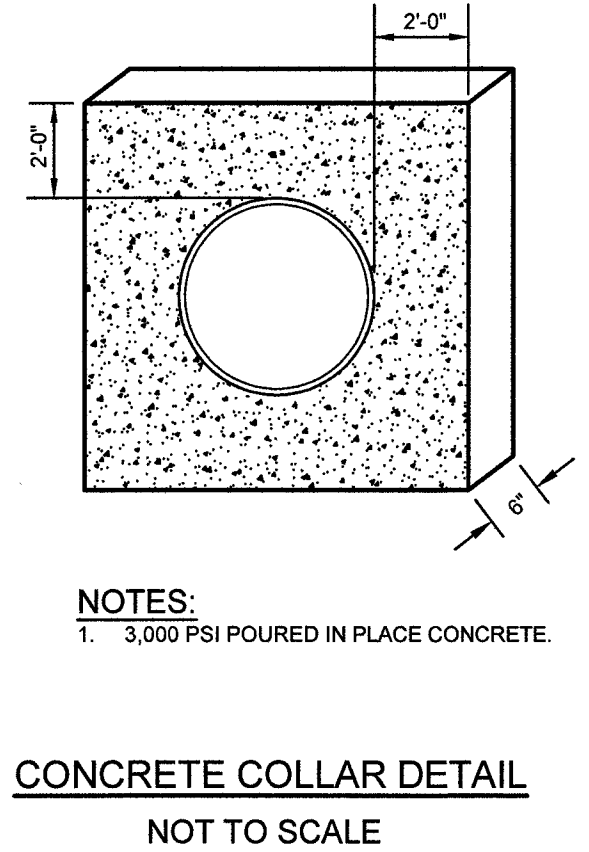
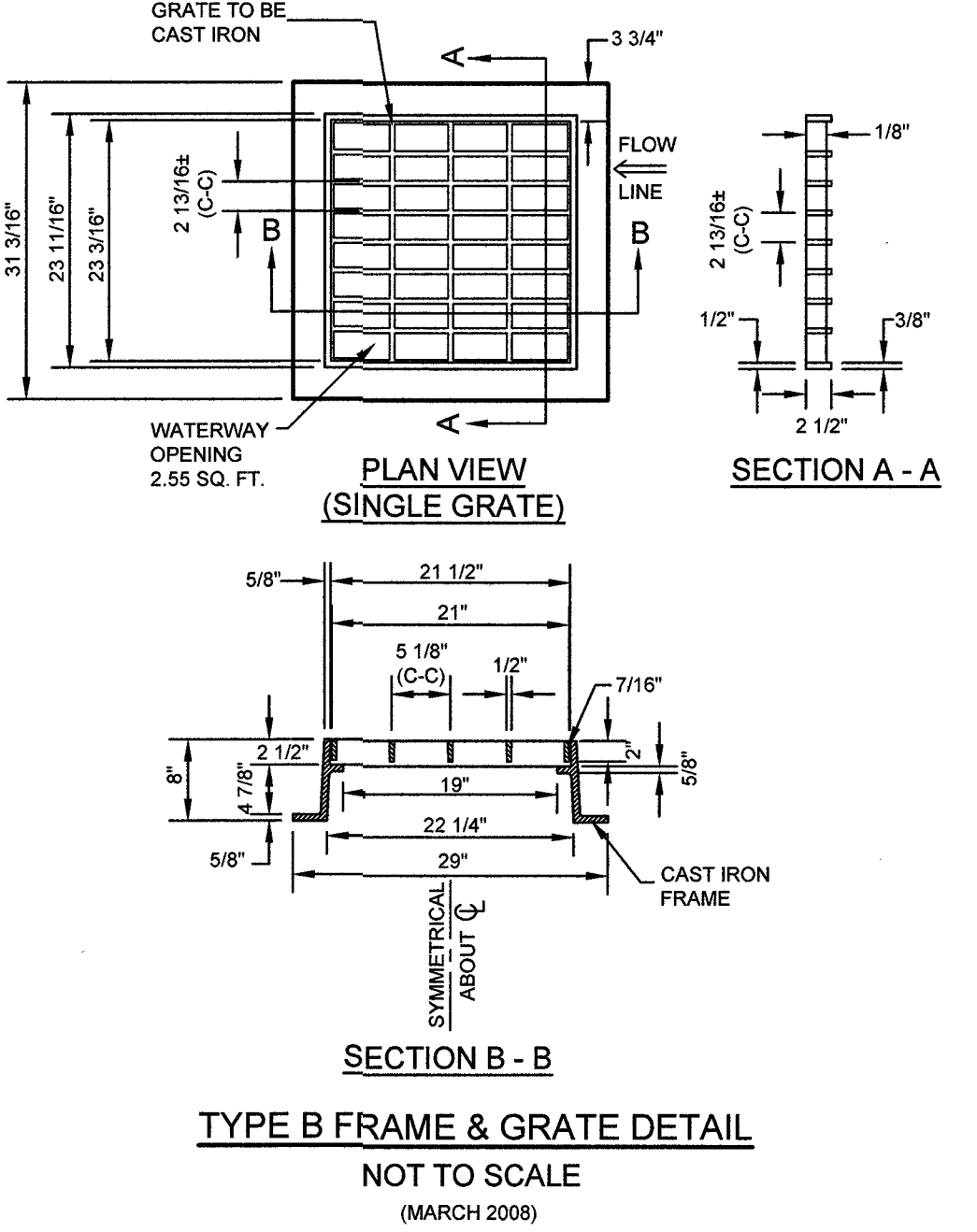
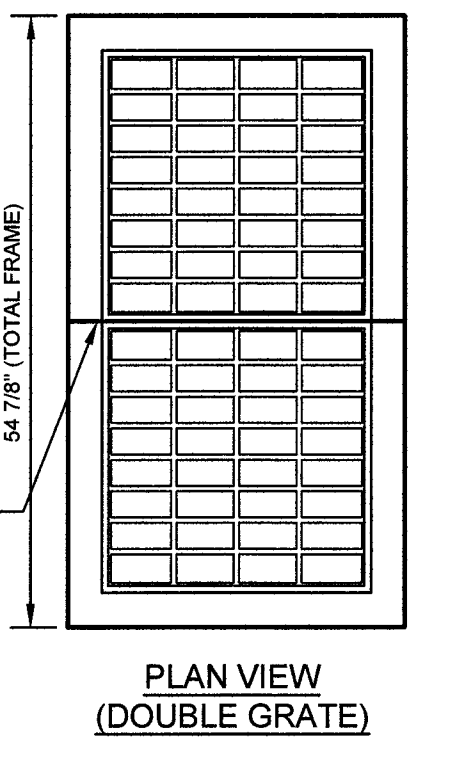
NOTES:
NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30" FOR ITS MANHOLE CASTINGS.

FEATURES:

- 3" LETTERING
- COVERS MARKED DRAIN
- NONROCKING COVER
- DIAMOND SURFACE DESIGN

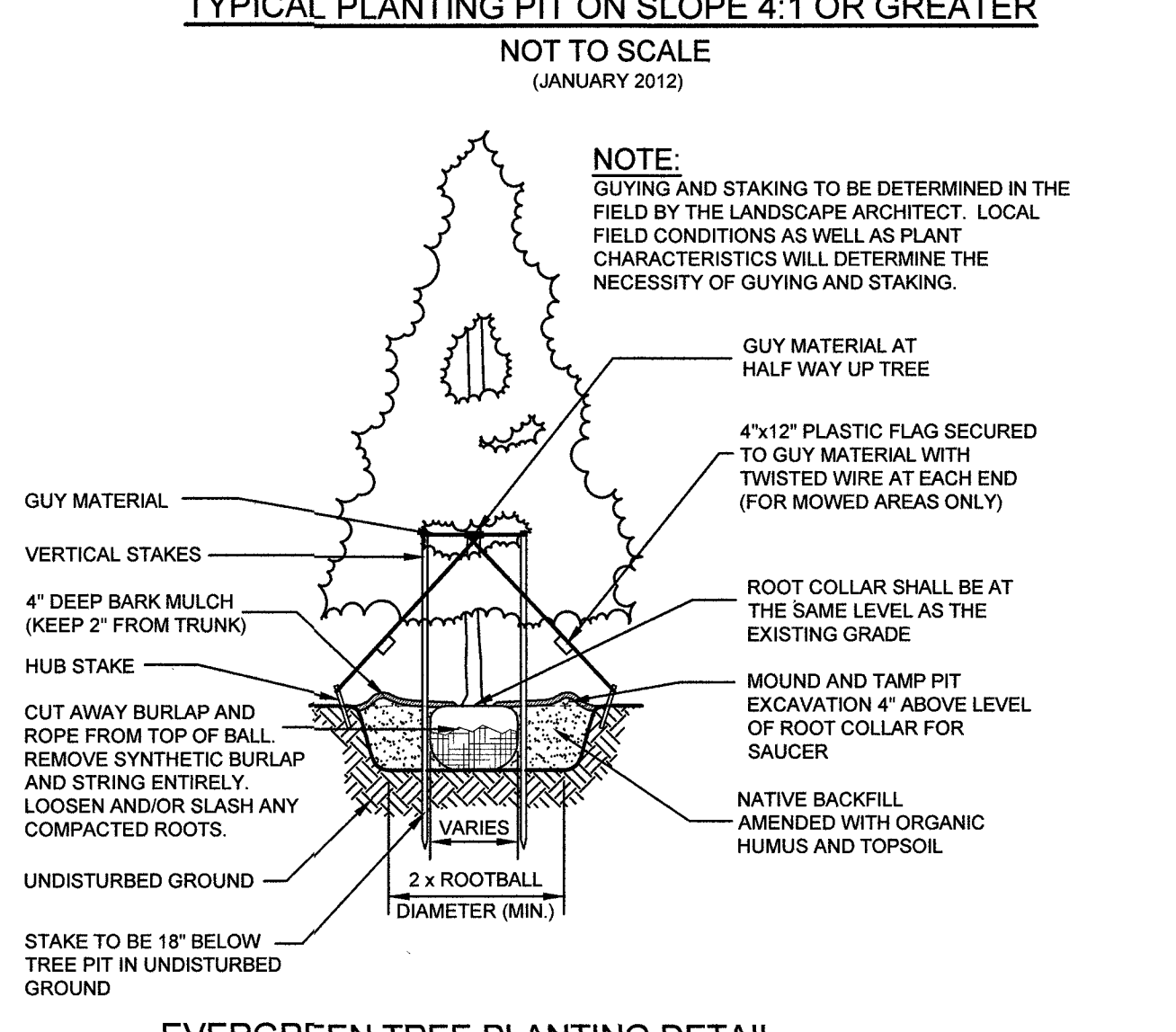
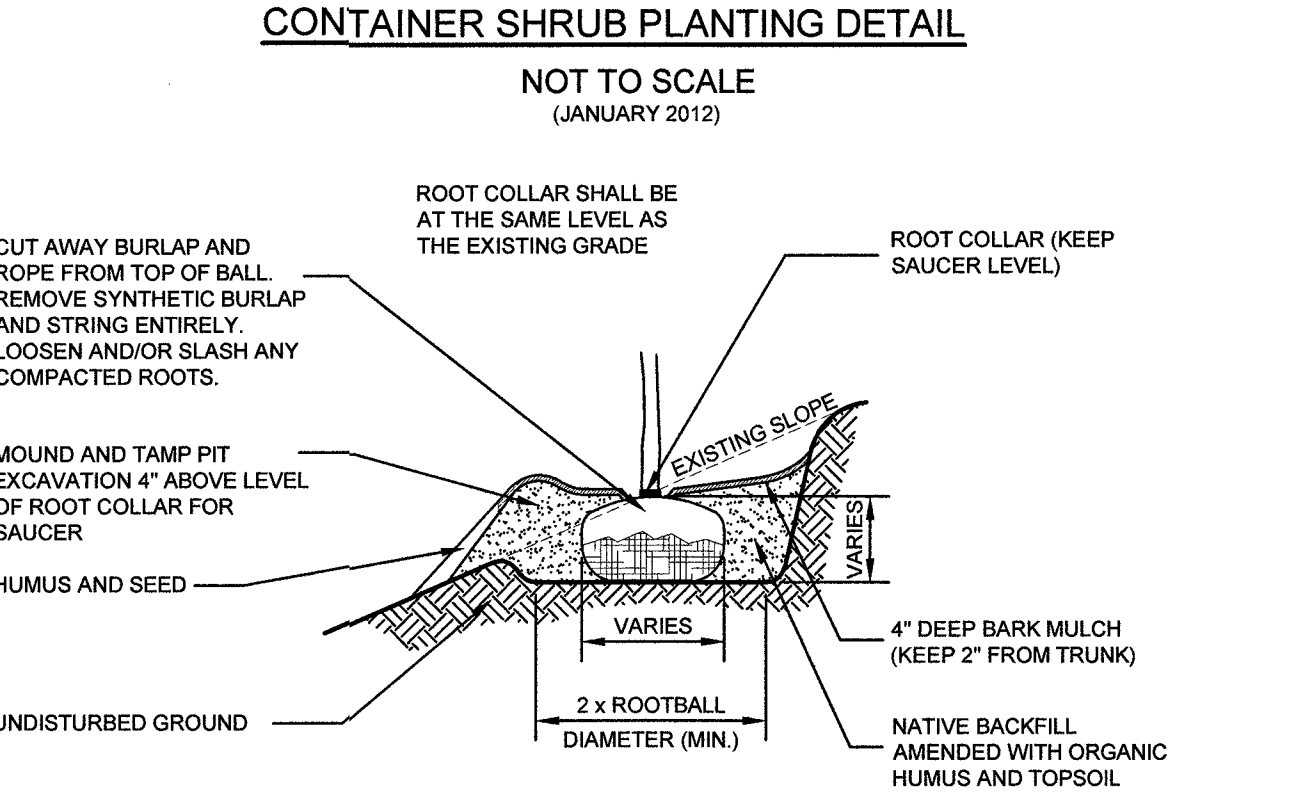
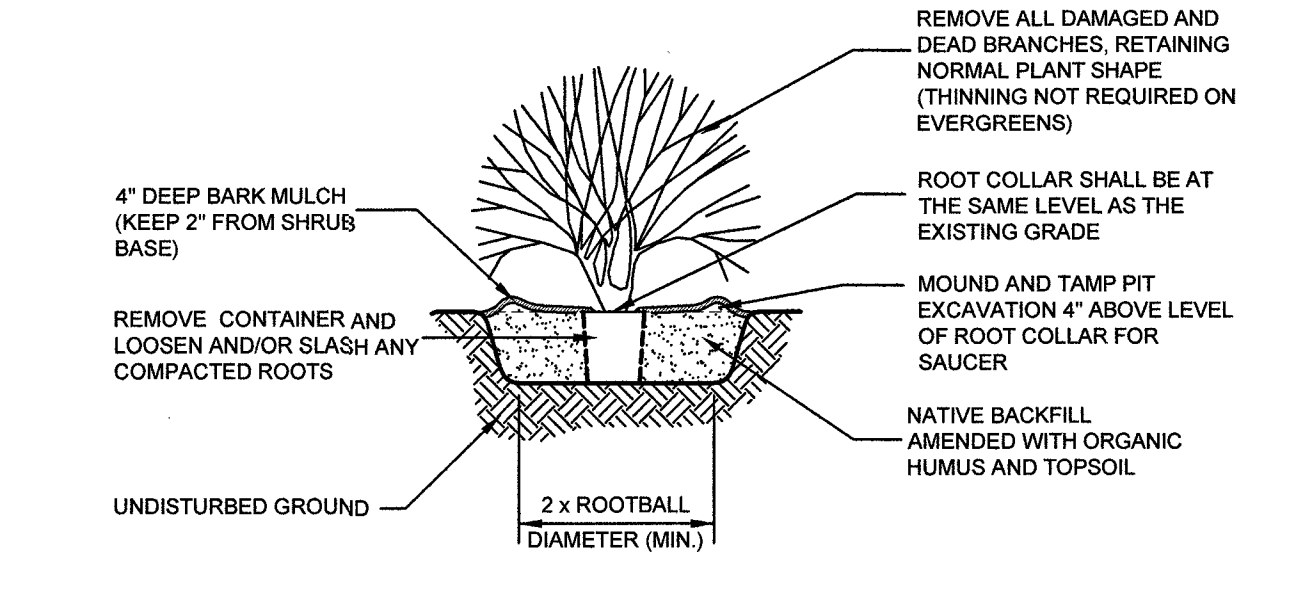
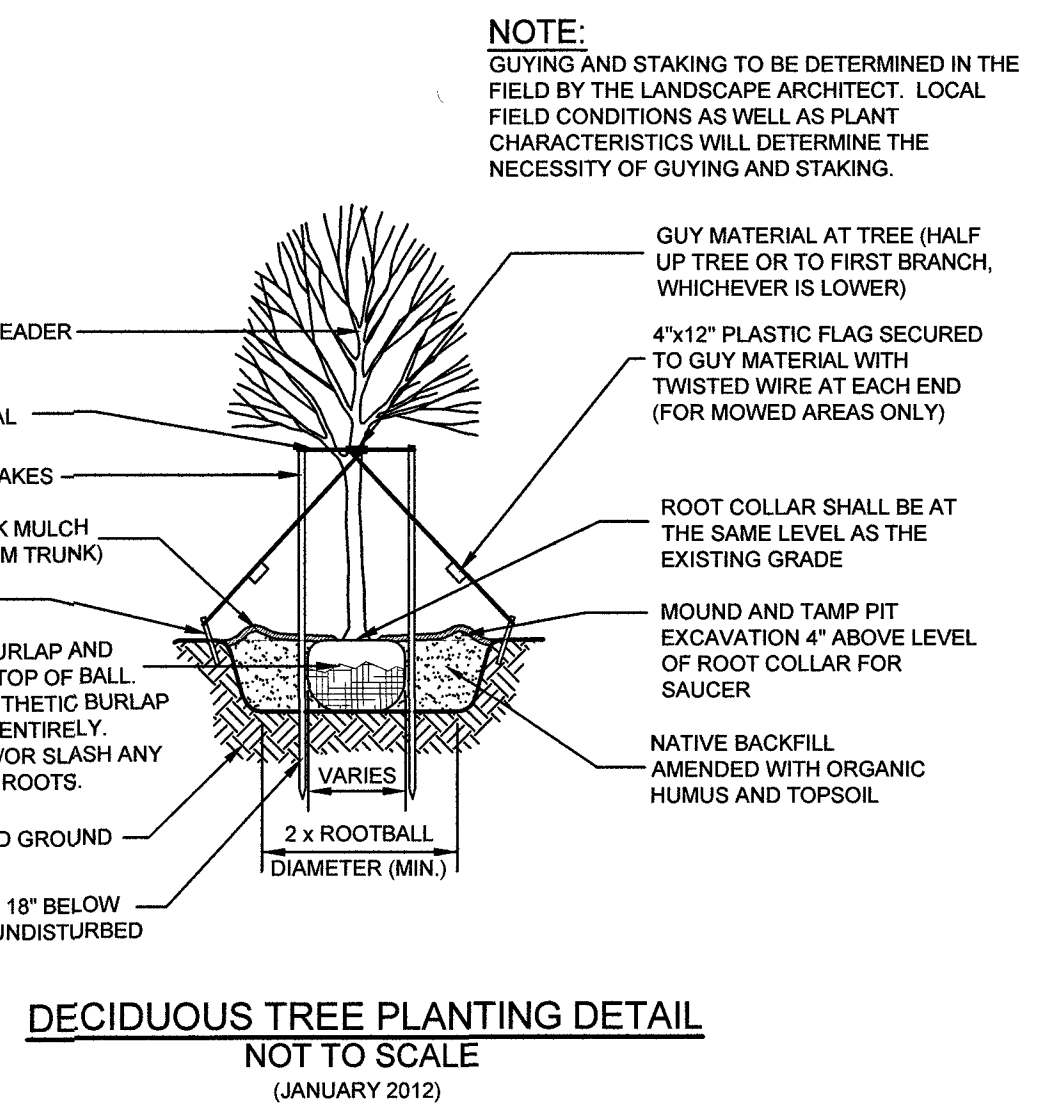
SPECIFICATIONS:

- FULLY MACHINED FRAME AND COVER
- H-20 LOAD RATED
- GRAY CAST IRON MEETS ASTM A48 CLASS 30



NOTES:

1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
2. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
3. RISER OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
4. MATERIALS AND CONSTRUCTION TO NHDOT STANDARDS.



CONSTRUCTION DETAILS

MIARA TRANSPORTATION
MAP 136 LOT 1
12 BOCKES ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
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REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 20, 2024
PROJECT NO: 16-0223-1
SCALE: AS SHOWN
SHEET 7 OF 8

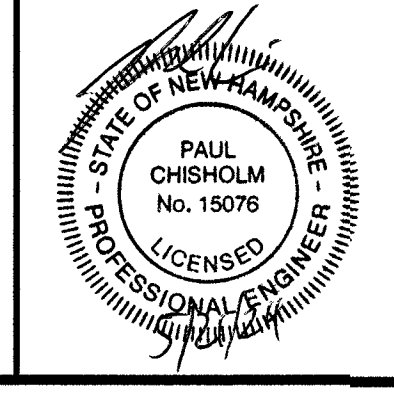
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

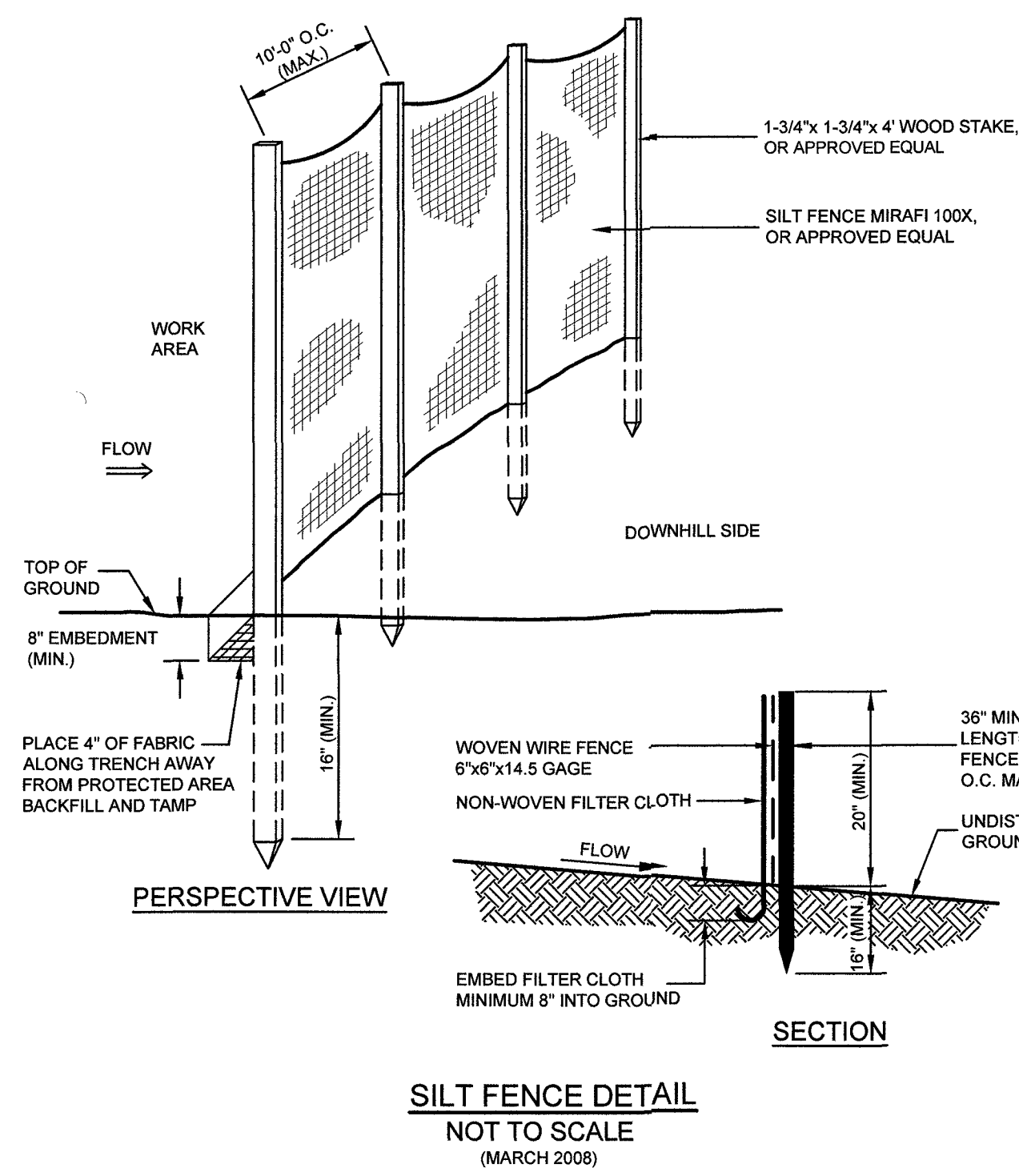
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DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____

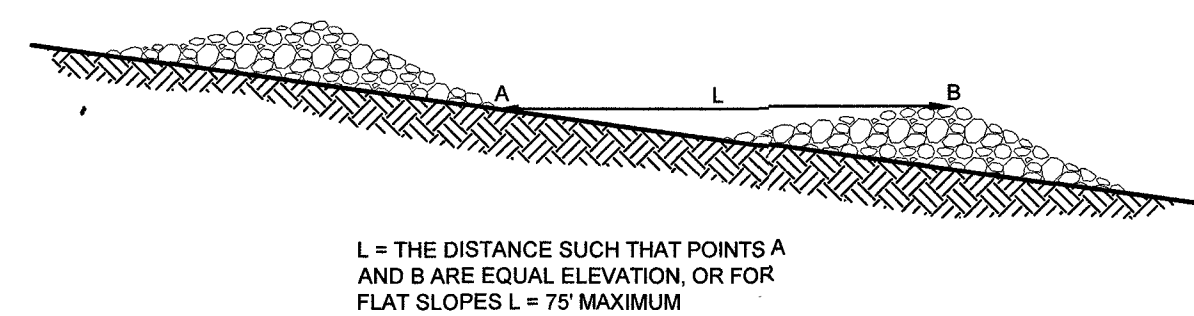
SIGNATURE _____ SIGNATURE DATE _____

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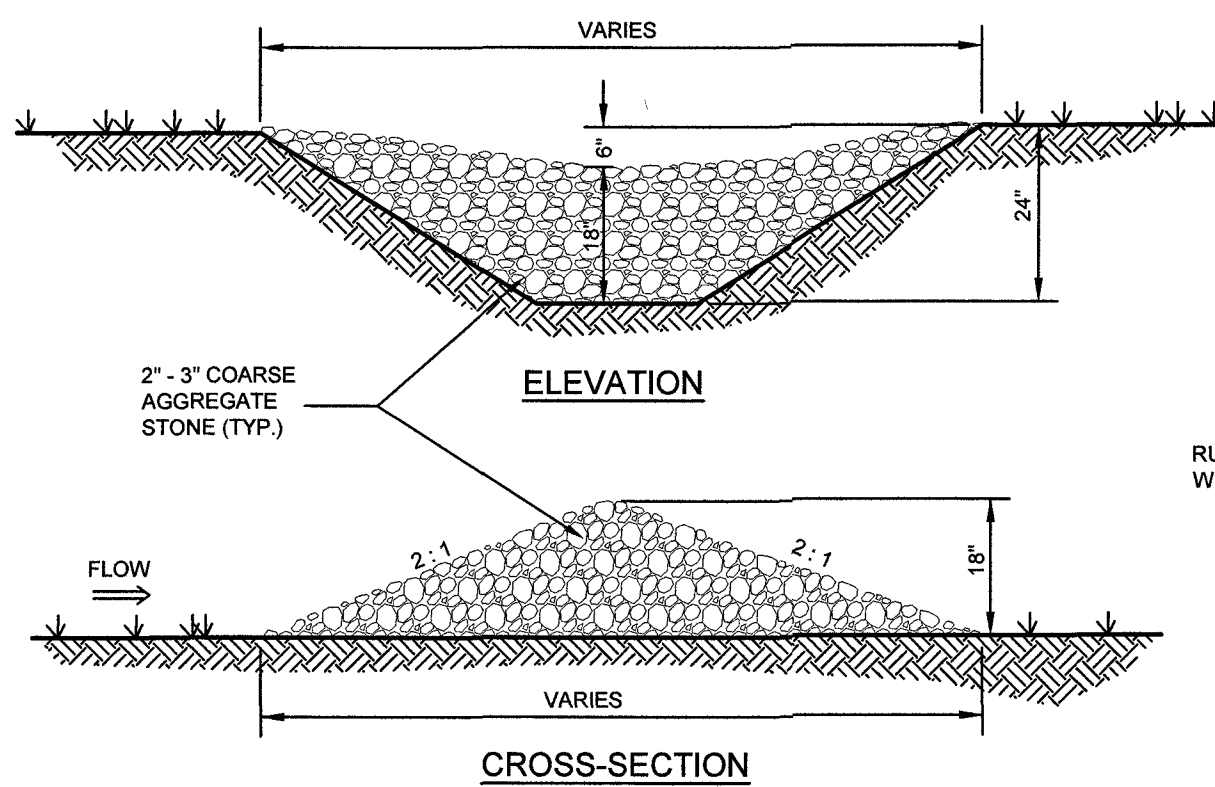




SILT FENCE DETAIL
NOT TO SCALE
(MARCH 2008)



STONE CHECK DAM SPACING DETAIL
NOT TO SCALE
(MARCH 2008)



STONE CHECK DAM DETAIL
NOT TO SCALE
(MARCH 2008)

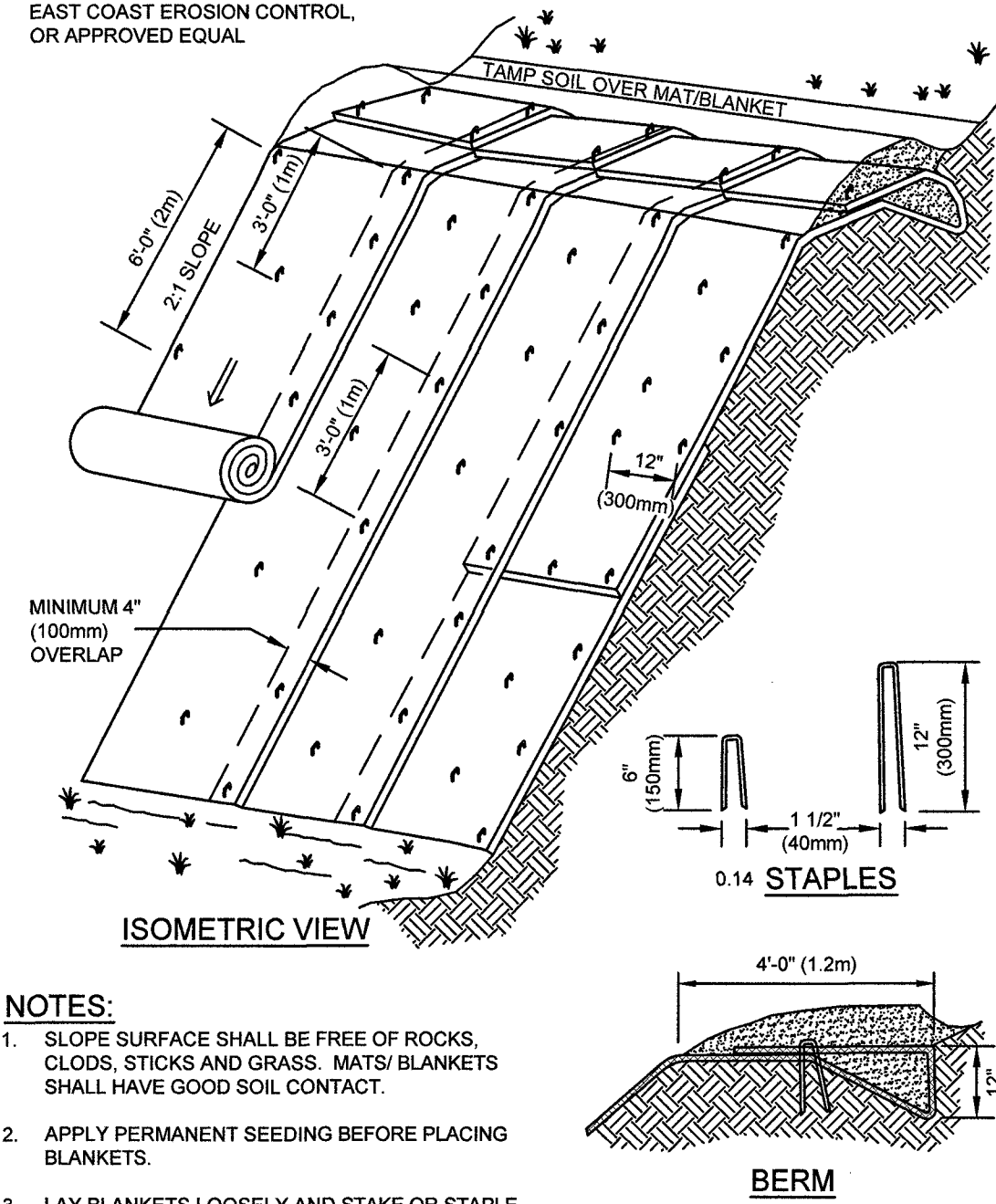
CONSTRUCTION SPECIFICATIONS:

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

MAINTENANCE:

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

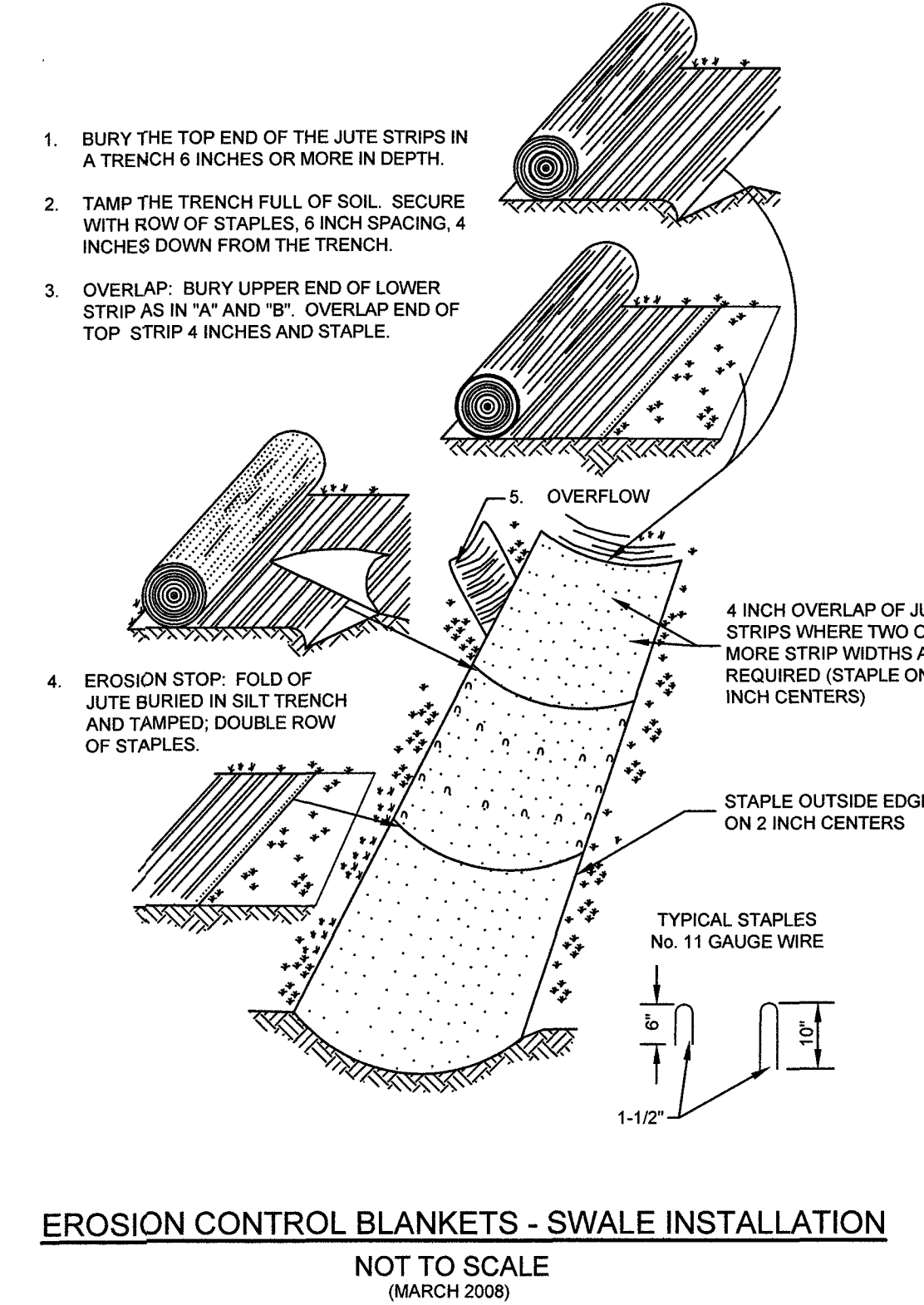
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE AND SHALL BE DOUBLE NET COCONUT BIODEGRADABLE ROLLED EROSION CONTROL BLANKET BY EAST COAST EROSION CONTROL, OR APPROVED EQUAL



NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL BLANKETS - SLOPE INSTALLATION
NOT TO SCALE
(AUGUST 2011)



EROSION CONTROL BLANKETS - SWALE INSTALLATION
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION SEQUENCE

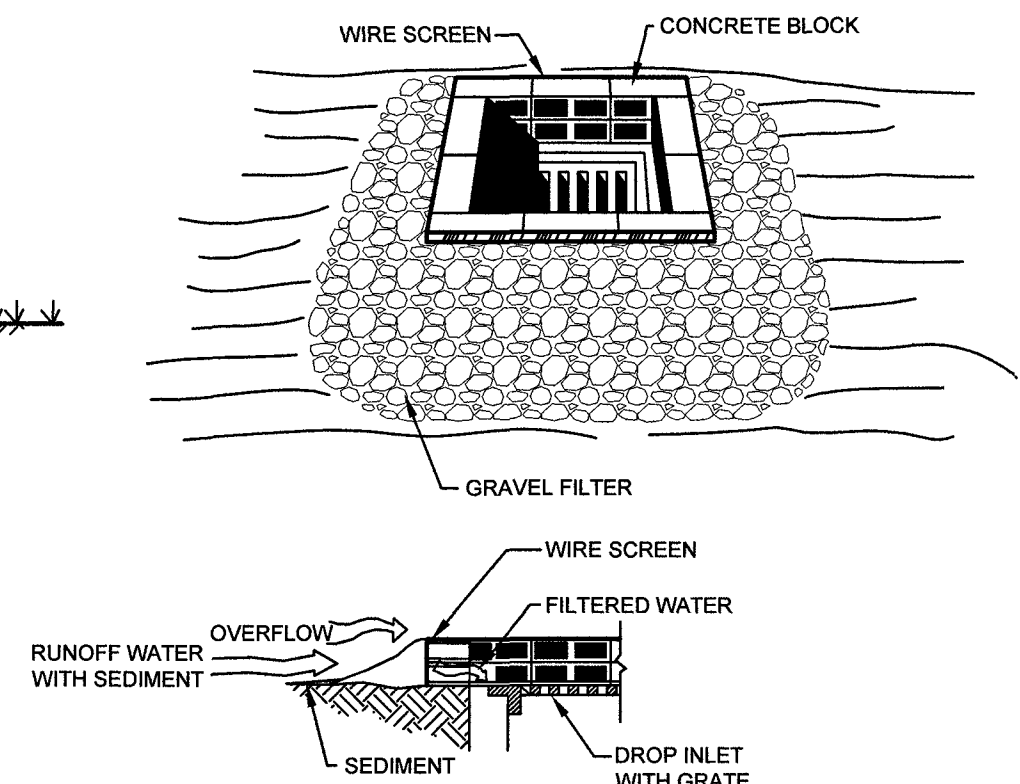
1. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND ACR 3900 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
3. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTIONS ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDDED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCING IN ORDER TO PREVENT LOSS DUE TO EROSION.
4. BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
5. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
6. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
11. CONTINUE TO MONITOR AND REPAIR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
12. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
13. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPLETE THICKNESS), PRIOR TO FINAL SEEDING AND SLOPE PROTECTION. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
4. ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPLETE THICKNESS), PRIOR TO FINAL SEEDING AND SLOPE PROTECTION. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
5. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE 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.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENH-A-1008.
8. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
9. AREAS HAVING FINISH GRADE SLOPES OF 3:1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL. EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.
10. ALL DETENTION PONDS AND TREATMENT SWALES SHALL BE CONSTRUCTED PRIOR TO ANY EARTH MOVING ACTIVITIES THAT WILL INFLUENCE STORMWATER RUNOFF.
11. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. ALL CUT AND FILL SLOPES SHALL BE SEEDDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED POST-DEVELOPMENT 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 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE 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.



NOTES:

1. CONCRETE BLOCKS SHOULD BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF EACH BLOCK SHOULD BE ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED DEPENDING ON THE DESIGN BY STACKING VARIOUS COMBINATIONS OF DIFFERENT SIZED BLOCKS. THE BARRIER SHOULD BE A MINIMUM OF 12 INCHES HIGH AND A MAXIMUM OF 24 INCHES HIGH.
2. HARDWARE CLOTH OR WIRE MESH SHOULD BE PLACED OVER OPENINGS OF THE CONCRETE BLOCKS AND EXTENDED AT LEAST 12 INCHES AROUND THE OPENING TO PREVENT AGGREGATE FROM BEING TRANSPORTED THROUGH THE OPENINGS IN THE BLOCK.
3. SEWER STONE OR OTHER CLEAN COARSE AGGREGATE SHOULD BE PLACED AGAINST THE BLOCK TO THE TOP OF THE BARRIER.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

NOT TO SCALE
(MARCH 2008)

TURF ESTABLISHMENT SCHEDULE

PURPOSE:

TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

1. RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
2. PLACE LOAM OVER AREAS TO BE SEEDDED AND SPREAD.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED. TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
4. APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
5. APPLY FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
6. DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
7. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNTILLABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH HAY. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3:1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
9. PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDDED.
10. WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

MAINTENANCE:

ALL SEEDDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDDED AREA. MAINTAIN SEEDDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
2. LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
3. FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
5. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
6. SEED MIXTURES FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.6 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MATERIALS:

1. LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM, FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOD LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
2. LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
3. FERTILIZER SHALL BE 10-20-20 COMMERCIAL GRADE.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE 99% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
 - 25% CREEPING RED FESCUE
 - 25% KENTUCKY BLUEGRASS
 - 25% REDTOP
 - 25% MANHATTAN PERENNIAL RYEGRASS
5. TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
 - 15% BLACKWELL OR SHELTER SWITCHGRASS
 - 30% NIAGRA OR KAW BIG BLUESTEM
 - 30% CAMPER OR BLAZE LITTLESTEM
 - 15% NE-27 OR BLAZE SAND LOVEGRASS
 - 10% WIKING BIRDSFOOT TREFLOIL
 - INOCULUM SPECIFIC TO BIRDSFOOT TREFLOIL MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE 99% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
 - 30% CREEPING RED FESCUE
 - 40% PERENNIAL RYE GRASS
 - 15% REDTOP
 - 15% BIRDSFOOT TREFLOIL
 - IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3:1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
 - 25% CREEPING RED FESCUE
 - 15% SWITCH GRASS
 - 15% FOX SEDGE
 - 15% CREEPING BENTGRASS
 - 10% FLATPEA
 - 20% WILDFLOWER VARIETY
8. HAY USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MIXINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.

CONSTRUCTION DETAILS

MIARA TRANSPORTATION
MAP 136 LOT 1
12 BOCKES ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051 H.C.R.D. BK. 8410 PG. 2473	APPLICANT: JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 20, 2024 SCALE: AS SHOWN
PROJECT NO: 16-0223-1 SHEET 8 OF 8

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR ONE YEAR 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.