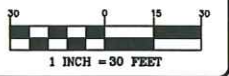




The Dubai Group, Inc.
 136 Harvey Road Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



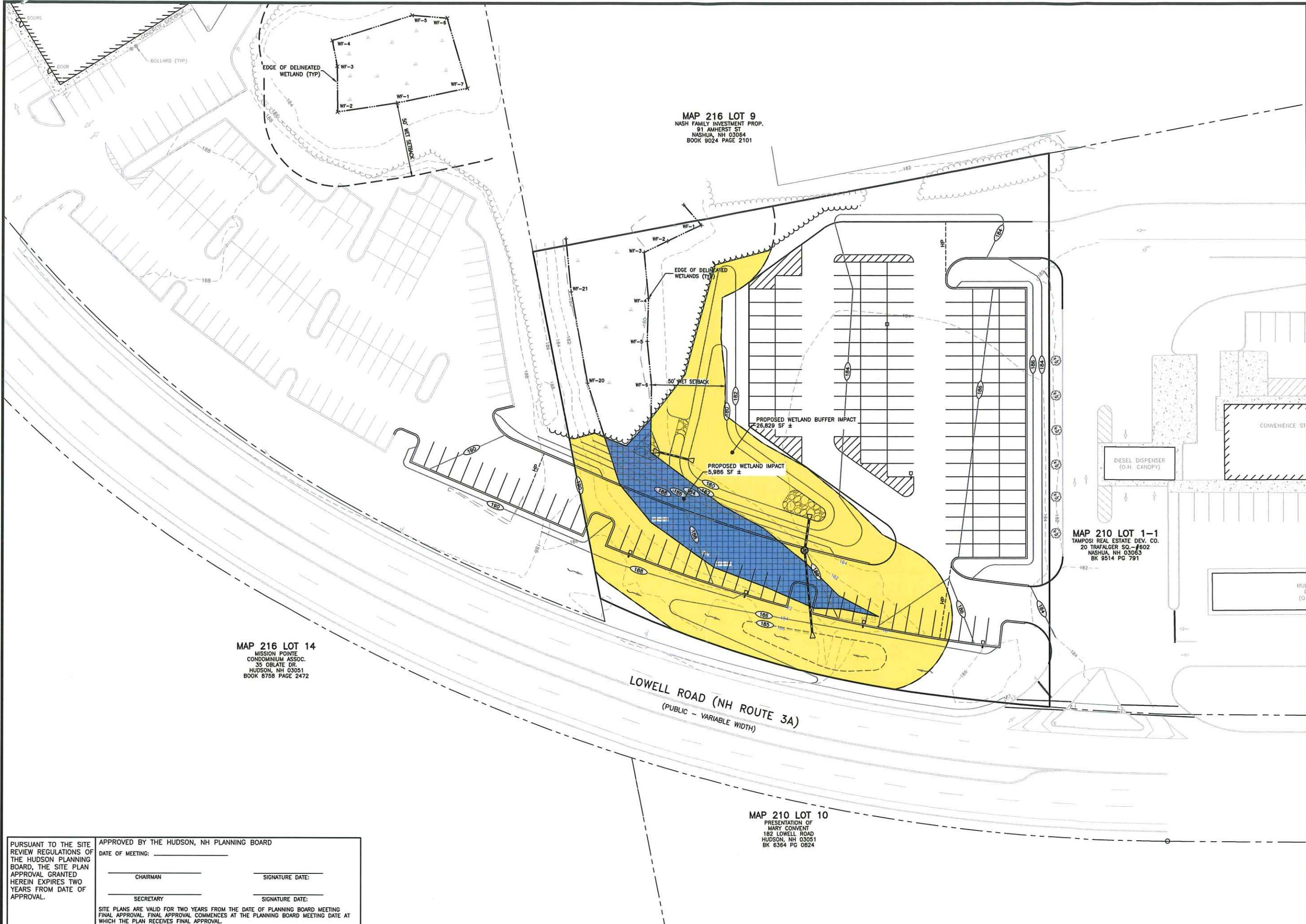
REVISIONS:			
REV.	DATE	COMMENT	BY

DRAWN BY: SUK
 CHECKED BY: DGM
 DATE: FEB 28, 2022
 SCALE: 1"=30'
 FILE: 469-IMPACT
 DEED REF:
 H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
GRANITE SUBARU EXPANSION
 MAP 210 LOT 1
 6 EXECUTIVE DRIVE
 HUDSON, NH 03051

FOR
RAYMOND JAMES GRANITE PROP LLC
 193 LOWELL RD
 HUDSON, NH 03051

SHEET TITLE:
WETLAND IMPACT PLAN



MAP 216 LOT 9
 NASH FAMILY INVESTMENT PROP.
 91 AMHERST ST
 NASHUA, NH 03064
 BOOK 9024 PAGE 2101

MAP 216 LOT 14
 MISSION POINTE
 CONDOMINIUM ASSOC.
 35 OBLATE DR.
 HUDSON, NH 03051
 BOOK 8758 PAGE 2472

MAP 210 LOT 1-1
 TAMPOSI REAL ESTATE DEV. CO.
 20 TRAFALGER SQ. #602
 NASHUA, NH 03063
 BK 9514 PG 791

MAP 210 LOT 10
 PRESENTATION OF
 MARY CONVENT
 182 LOWELL ROAD
 HUDSON, NH 03051
 BK 6364 PG 0824

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: _____





CHAIRMAN _____ SIGNATURE DATE: _____

SECRETARY _____ 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.

N:\PROJECTS\469-Angelth-Subaru, Hudson\DWG\CURRENT\469-IMPACT.dwg

WATERSHED LEGEND:

-  **SUBCATCHMENT:** A RELATIVELY HOMOGENEOUS AREA OF LAND THAT DRAINS INTO A SINGLE REACH OR POND. EACH SUBCATCHMENT GENERATES A RUNOFF HYDROGRAPH. (A SUBCATCHMENT MAY ALSO BE USED TO ACCOUNT FOR THE RAIN FALLING DIRECTLY ON THE SURFACE OF A POND.)
-  **REACH:** A UNIFORM STREAM, CHANNEL, OR PIPE THAT CONVEYS WATER FROM ONE POINT TO ANOTHER REACH OR POND. THE OUTFLOW OF EACH REACH IS DETERMINED BY A HYDROGRAPH ROUTING CALCULATION.
-  **POND:** A POND, SWAMP, DAM, OR OTHER IMPOUNDMENT THAT FILLS WITH WATER FROM ONE OR MORE SOURCES AND EMPTIES IN A MANNER DETERMINED BY A WEIR, CULVERT, OR OTHER DEVICE(S) AT ITS OUTLET. THE OUTFLOW(S) OF EACH POND IS DETERMINED BY A HYDROGRAPH ROUTING CALCULATION. THE PRIMARY AND/OR SECONDARY OUTFLOW MAY DRAIN INTO A REACH OR INTO ANOTHER POND.
-  **LINK:** A METHOD OF INTERCONNECTING SEVERAL HYDROGRAPHS WHICH MAY CONVERGE TOGETHER AT A COMMON ANALYSIS POINT.

MAP 216 LOT 9
NASH FAMILY INVESTMENT PROP.
91 AMHERST ST
NASHUA, NH 03064
BOOK 9024 PAGE 2101

MAP 210 LOT 1-1
TAMPOSI REAL ESTATE DEV. CO.
20 TRAFALGER SQ. - #602
NASHUA, NH 03063
BK 9514 PG 791

MAP 210 LOT 10
PRESENTATION OF
MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051
BK 6364 PG 0824

LOT 14
POINTE
ASSOC.
INC.
NH 03051
AGE 2472

N:\PROJECTS\489-Angebot-Subaru, Hudson\DWG\CURRENT\489-POST-DEVELOPMENT.dwg

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

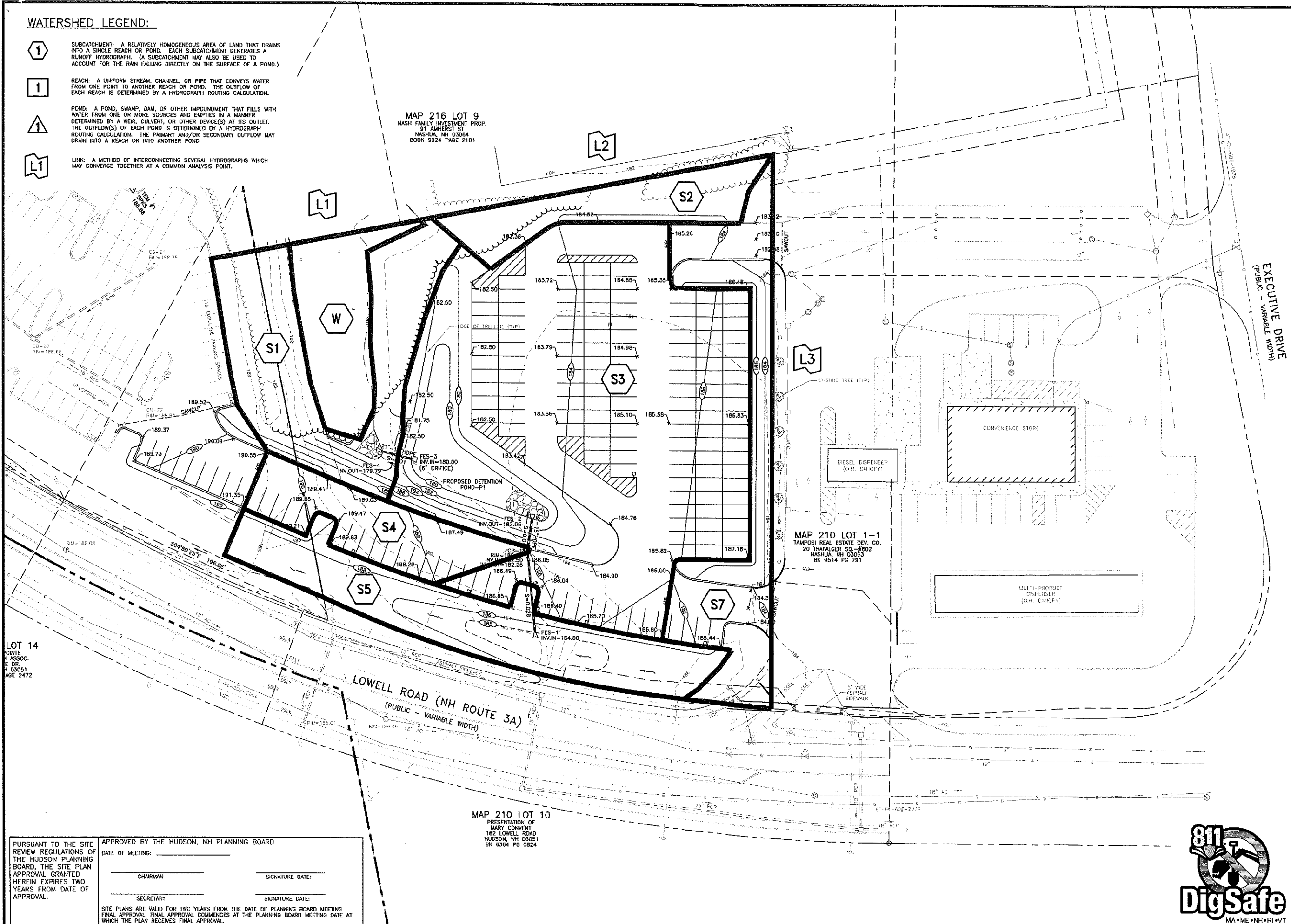

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

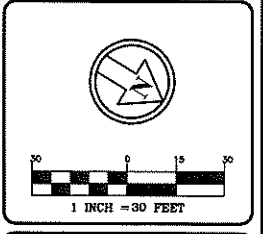
SECRETARY: _____ SIGNATURE DATE: _____

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

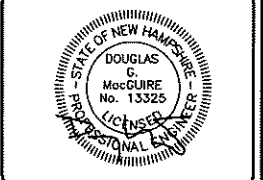



The Dubai Group, Inc.
136 Harvey Road Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com



1 INCH = 30 FEET



DOUGLAS G. MCGUIRE
No. 13325
PROFESSIONAL ENGINEER

REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: SJK
CHECKED BY: DGM
DATE: DEC. 17, 2021
SCALE: 1"=30'
FILE: 469-POST-DEVELOPMENT
DEED REF: H.C.R.D.: BK. 9403 PG. 2706

PROJECT:

GRANITE SUBARU EXPANSION
MAP 210 LOT 1
6 EXECUTIVE DRIVE
HUDSON, NH 03051

FOR

RAYMOND JAMES GRANITE PROP LLC
193 LOWELL RD
HUDSON, NH 03051

SHEET TITLE:

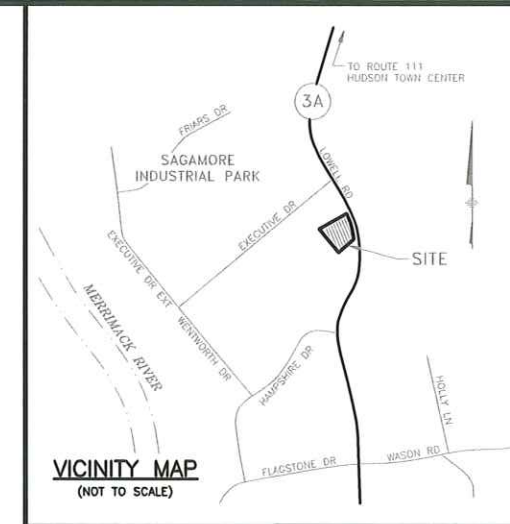
POST DEVELOPMENT WATERSHED PLAN

PROJECT #469 SHEET S2 of S2



GRANITE SUBARU EXPANSION

HUDSON, NEW HAMPSHIRE



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

Engineers

Planners

Surveyors

TheDubayGroup.com



SHEET INDEX

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 SITE PLAN
- 4 GRADING, DRAINAGE, & UTILITY PLAN
- 5 LANDSCAPE PLAN
- 6 LIGHTING PLAN
- 7 EROSION CONTROL PLAN
- 8-10 SITE CONSTRUCTION DETAILS

REVISIONS:			
REV:	DATE:	COMMENT:	BY:

DRAWN BY: SJK
CHECKED BY: DGM
DATE: DEC. 17, 2021
SCALE: NONE
FILE: 469-COVER
DEED REF:
H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
GRANITE SUBARU EXPANSION
MAP 210 LOT 1
6 EXECUTIVE DRIVE
HUDSON, NH 03051

FOR
RAYMOND JAMES GRANITE PROP LLC
193 LOWELL RD
HUDSON, NH 03051

SHEET TITLE:
TITLE SHEET

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

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

CHAIRMAN _____ SIGNATURE DATE: _____
SECRETARY _____ 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.

PLAN REFERENCES:

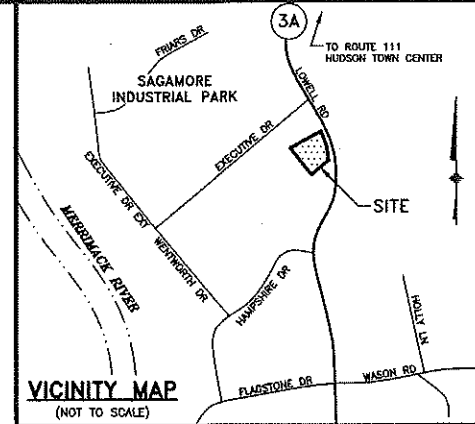
- SITE PLAN PREPARED FOR YANKEE MOTORS, LOWELL ROAD, HUDSON, NH; SCALE: 1"=20'; DATED SEPTEMBER 1982; PREPARED BY MAYNARD & PAQUETTE, INC.; RECORDED AT THE HILLSBOROUGH COUNTY RECORDS OF DEEDS AS PLAN #15165.
- NHDOT AS-BUILT CONSTRUCTION PLANS FOR A SECTION OF NH ROUTE 3A/LOWELL ROAD, HUDSON, NH; REFER TO NH PROJECT NO. 13180; REFER TO FEDERAL PROJECT NO. STP-V-258 (002); SCALE: 1"=40'; DATED AUGUST 2001; SEE SHEET NO. 13 & 14 OF 56 TOTAL SHEETS.
- SUBDIVISION PLAN PREPARED FOR STELOS FAMILY INVESTMENT PROPERTIES, ET AL, LOWELL RD, HUDSON, NH; SCALE: 1"=40'; DATED APRIL 2017; PREPARED BY HSI, INC.; RECORDED AT THE HILLSBOROUGH COUNTY RECORDS OF DEEDS AS PLAN #39409.
- STREET DEDICATION PLAN PREPARED FOR RIVERVIEW INDUSTRIAL PARK ASSOC., EXECUTIVE DRIVE, HUDSON, NH; SCALE: 1"=50' DATED MAY 1987; PREPARED BY ALLAN H. SWANSON, INC.; RECORDED AT THE HILLSBOROUGH COUNTY RECORDS OF DEEDS AS PLAN #22540.
- RESUBDIVISION & CONSOLIDATION PLAN LOT 10-13 & 10-13-1 PREPARED FOR PROLMAN AND STABLE, EXECUTIVE DRIVE & WENTWORTH DRIVE, HUDSON, NH; SCALE: 1"=100' DATED FEBRUARY 1982; PREPARED BY THOMAS F. MORAN INC.; RECORDED AT THE HILLSBOROUGH COUNTY RECORDS OF DEEDS AS PLAN #15646.
- SITE PLAN PREPARED FOR IRVING OIL MARKETING, INC., EXECUTIVE DRIVE, HUDSON, NH; SCALE: 1"=30' DATED APRIL 2017; PREPARED BY MHF, DESIGN CONSULTANTS INC.; RECORDED AT THE HILLSBOROUGH COUNTY RECORDS OF DEEDS AS PLAN #39503.
- SUBDIVISION PLAN OF LOT 13-1, MAP 10; PREPARED FOR MOD-TAP; SCALE: 1"=000; DATED OCTOBER 1988; PREPARED BY 000000; RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #28681.

NOTES:

- THE OWNER OF RECORD:
RAYMOND JAMES GRANITE PROP LLC
193 LOWELL RD
HUDSON, NH 03051
BK 9403 PG 2706
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF MAP 210 LOT 1 BASED ON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING OCTOBER 2020.
- HORIZONTAL DATUM IS REFERENCED TO NAD83 (NHSPC); VERTICAL DATUM BASED ON NAVD83, PER OBSERVATIONS TAKEN OCTOBER 27, 2020.
- MAP 210 LOT 1 IS ZONED "B-BUSINESS" DISTRICT PER TOWN OF HUDSON ZONING MAP.
MIN. LOT FRONTAGE: 150FT
MIN. FRONT YARD: 50FT
MIN. SIDE YARD: 15FT
MIN. REAR YARD: 15FT
WETLAND SETBACK: 50FT
- MAP 210 LOT 1 IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C00650, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

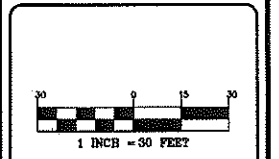
WETLAND NOTES

- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2020, AND FIELD LOCATED BY THIS OFFICE IN OCTOBER 2020.
- WETLAND DELINEATION WAS PERFORMED TO THE STANDARDS OF THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, (JANUARY, 1987).
- DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE CRITERIA OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, 2004.
- DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NORTHEAST (REGION 1) (PORTER B. REED, JR.).



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

Engineers
Planners
Surveyors
TheDubaiGroup.com



REVISIONS:

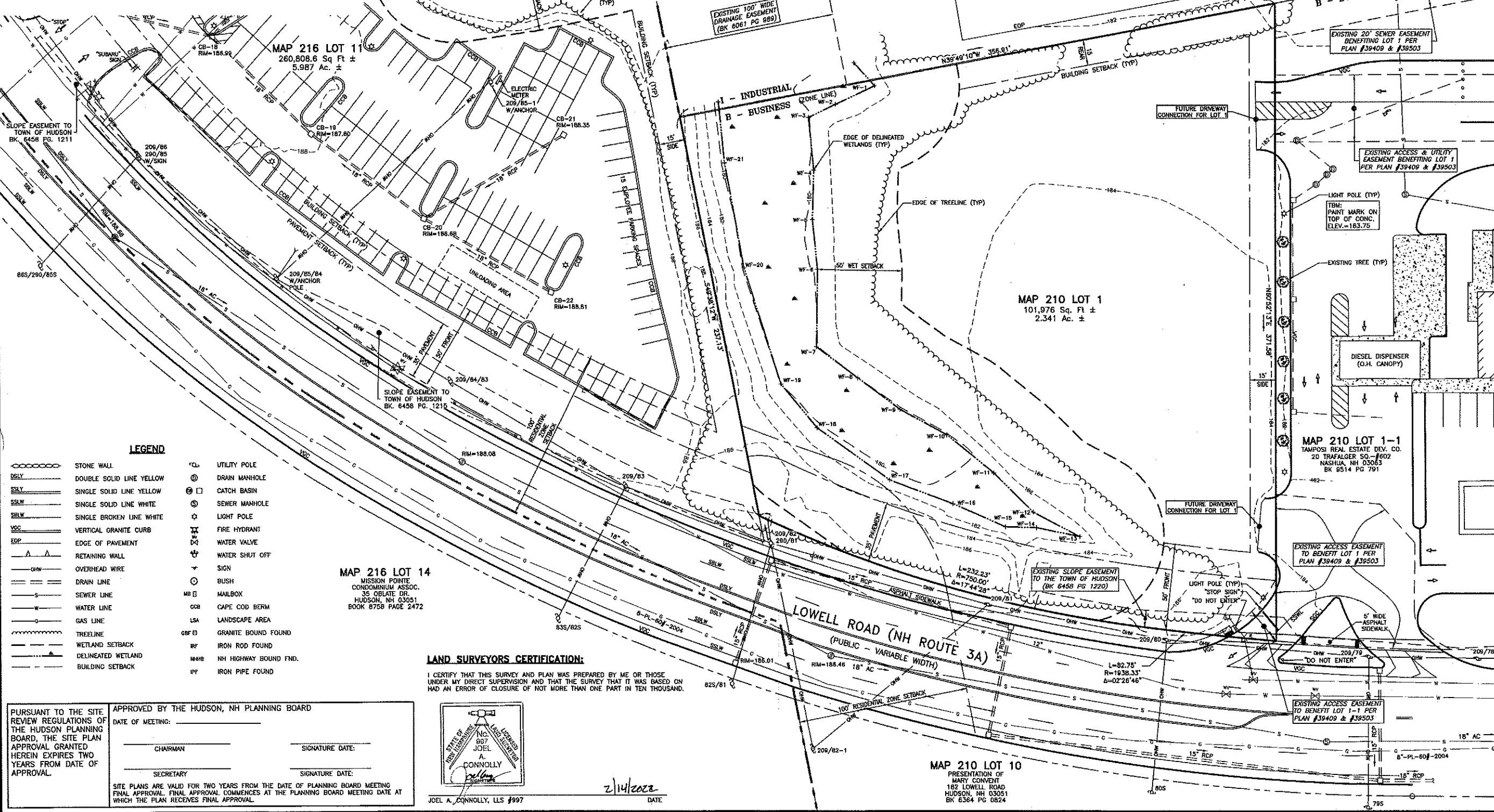
REV.	DATE:	COMMENT:	BY:

DRAWN BY: TWS
CHECKED BY: JAC
DATE: DEC. 17, 2021
SCALE: 1" = 30'
FILE: 469ws
DEED REF: H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
GRANITE SUBARU EXPANSION
MAP 210 LOT 1
6 EXECUTIVE DRIVE
HUDSON, NH 03051

FOR
RAYMOND JAMES GRANITE PROP LLC
193 LOWELL RD
HUDSON, NH 03051

SHEET TITLE:
EXISTING CONDITIONS PLAN
PROJECT #469 SHEET 2 of 10

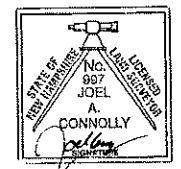


LEGEND

- | | |
|------------------------------|-------------------------|
| --- STONE WALL | ⊙ UTILITY POLE |
| --- DOUBLE SOLID LINE YELLOW | ⊙ DRAIN MANHOLE |
| --- SINGLE SOLID LINE YELLOW | ⊙ CATCH BASIN |
| --- SINGLE SOLID LINE WHITE | ⊙ SEWER MANHOLE |
| --- SINGLE BROKEN LINE WHITE | ☆ LIGHT POLE |
| --- VERTICAL GRANITE CURB | ⊙ FIRE HYDRANT |
| --- EDGE OF PAVEMENT | ⊙ WATER VALVE |
| --- RETAINING WALL | ⊙ WATER SHUT OFF |
| --- OVERHEAD WIRE | ⊙ SIGN |
| --- DRAIN LINE | ⊙ BUSH |
| --- SEWER LINE | ⊙ MAILBOX |
| --- WATER LINE | ⊙ CAPE COD BERM |
| --- GAS LINE | ⊙ LANDSCAPE AREA |
| --- TREELINE | ⊙ GRANITE BOUND FOUND |
| --- WETLAND SETBACK | ⊙ IRON ROD FOUND |
| --- DELINEATED WETLAND | ⊙ NH HIGHWAY BOUND FND. |
| --- BUILDING SETBACK | ⊙ IRON PIPE FOUND |

MAP 216 LOT 14
MISSION POINTE
CONDOMINIUM ASSOC.
35 OBLATE DR.
HUDSON, NH 03051
BOOK 8758 PAGE 2472

LAND SURVEYORS CERTIFICATION:
I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY THAT IT WAS BASED ON HAD AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



JOEL A. CONNOLLY, LLS #997
DATE: 2/14/2022

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: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ 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.

MAP 210 LOT 10
PRESENTATION OF
MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051
BK 6364 PG 0824

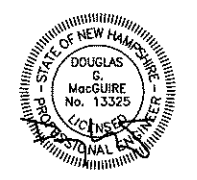


The Dubai Group, Inc.
 136 Harvey Road Bldg B101
 Londonderry, NH 03053
 603-458-6452

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



1 INCH = 30 FEET



REVISIONS:

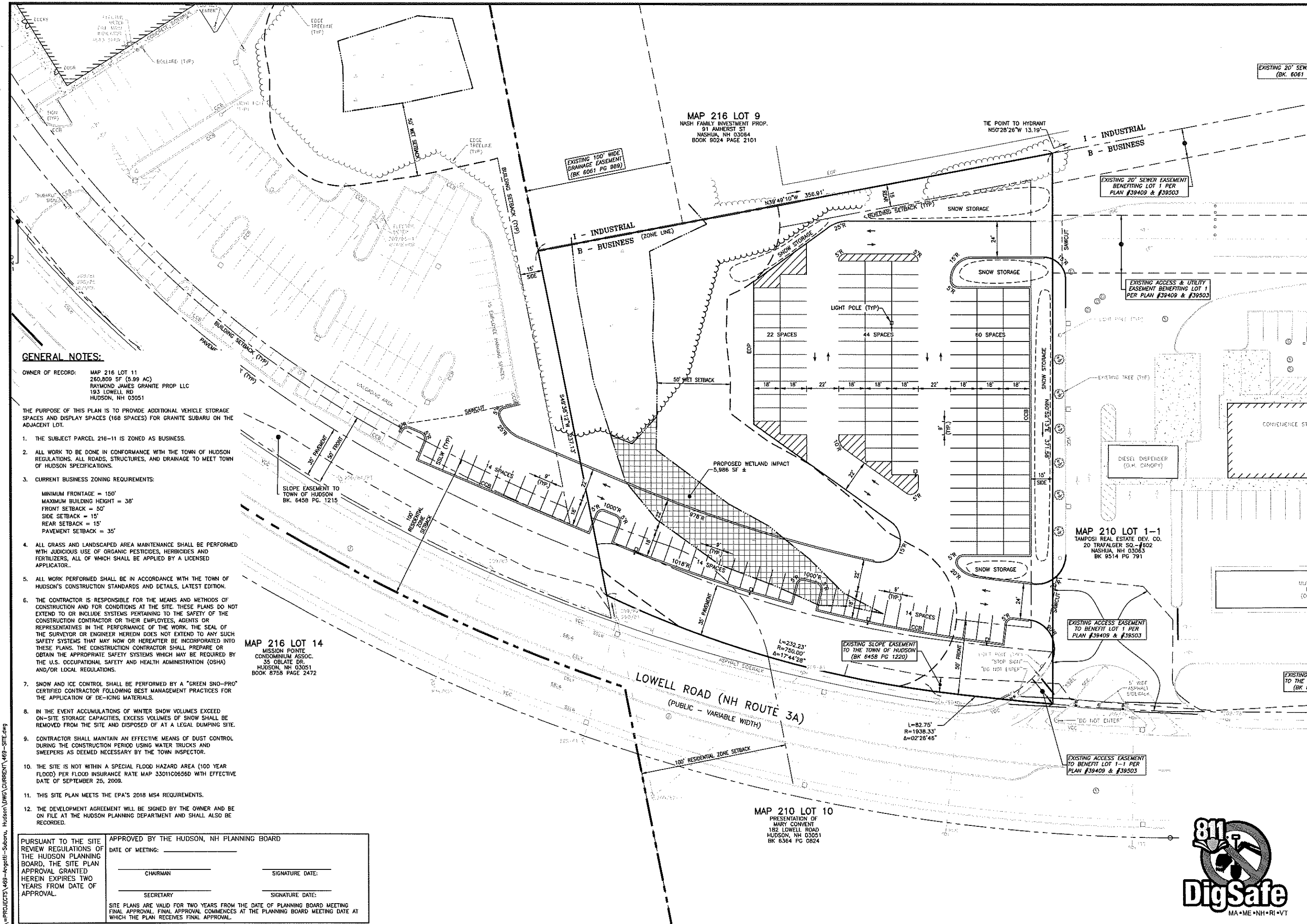
REV.	DATE	COMMENT	BY

DRAWN BY: SJK
 CHECKED BY: DGM
 DATE: DEC. 17, 2021
 SCALE: 1"=30'
 FILE: 469-SITE
 DEED REF: H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
GRANITE SUBARU EXPANSION
 MAP 210 LOT 1
 6 EXECUTIVE DRIVE
 HUDSON, NH 03051

FOR
RAYMOND JAMES GRANITE PROP LLC
 193 LOWELL RD
 HUDSON, NH 03051

SHEET TITLE:
SITE PLAN



MAP 216 LOT 9
 NASH FAMILY INVESTMENT PROP.
 91 AMHERST ST
 NASHUA, NH 03084
 BOOK 8024 PAGE 2101

MAP 210 LOT 1-1
 TAMPOSI REAL ESTATE DEV. CO.
 20 TRAFALGER SQ - #502
 NASHUA, NH 03053
 BK 9514 PG 791

MAP 216 LOT 14
 MISSION POINTE
 CONDOMINIUM ASSOC.
 35 OBLATE DR.
 HUDSON, NH 03051
 BOOK 8758 PAGE 2472

MAP 210 LOT 10
 PRESENTATION OF
 MARY CONVENT
 182 LOWELL ROAD
 HUDSON, NH 03051
 BK 6364 PG 0824

GENERAL NOTES:

OWNER OF RECORD: MAP 216 LOT 11
 260,809 SF (5.99 AC)
 RAYMOND JAMES GRANITE PROP LLC
 193 LOWELL RD
 HUDSON, NH 03051

THE PURPOSE OF THIS PLAN IS TO PROVIDE ADDITIONAL VEHICLE STORAGE SPACES AND DISPLAY SPACES (168 SPACES) FOR GRANITE SUBARU ON THE ADJACENT LOT.

- THE SUBJECT PARCEL 216-11 IS ZONED AS BUSINESS.
- ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF HUDSON REGULATIONS, ALL ROADS, STRUCTURES, AND DRAINAGE TO MEET TOWN OF HUDSON SPECIFICATIONS.
- CURRENT BUSINESS ZONING REQUIREMENTS:
 MINIMUM FRONTAGE = 150'
 MAXIMUM BUILDING HEIGHT = 38'
 FRONT SETBACK = 50'
 SIDE SETBACK = 15'
 REAR SETBACK = 15'
 PAVEMENT SETBACK = 35'
- ALL GRASS AND LANDSCAPED AREA MAINTENANCE SHALL BE PERFORMED WITH JUDICIOUS USE OF ORGANIC PESTICIDES, HERBICIDES AND FERTILIZERS, ALL OF WHICH SHALL BE APPLIED BY A LICENSED APPLICATOR.
- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF HUDSON'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- SNOW AND ICE CONTROL SHALL BE PERFORMED BY A "GREEN SNOW-PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
- IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LEGAL DUMPING SITE.
- CONTRACTOR SHALL MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL DURING THE CONSTRUCTION PERIOD USING WATER TRUCKS AND SWEEPERS AS DEEMED NECESSARY BY THE TOWN INSPECTOR.
- THE SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33011C0656D WITH EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- THIS SITE PLAN MEETS THE EPA'S 2018 MS4 REQUIREMENTS.
- THE DEVELOPMENT AGREEMENT WILL BE SIGNED BY THE OWNER AND BE ON FILE AT THE HUDSON PLANNING DEPARTMENT AND SHALL ALSO BE RECORDED.

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: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ 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.



N:\PROJECTS\469-Angatti-Subaru, Hudson, NH\CURRENT\469-SITE.dwg

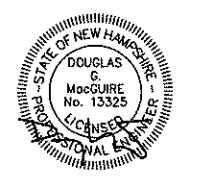


The Dubay Group, Inc.
 136 Harvey Road Bldg B101
 Londonderry, NH 03053
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



1 INCH = 30 FEET



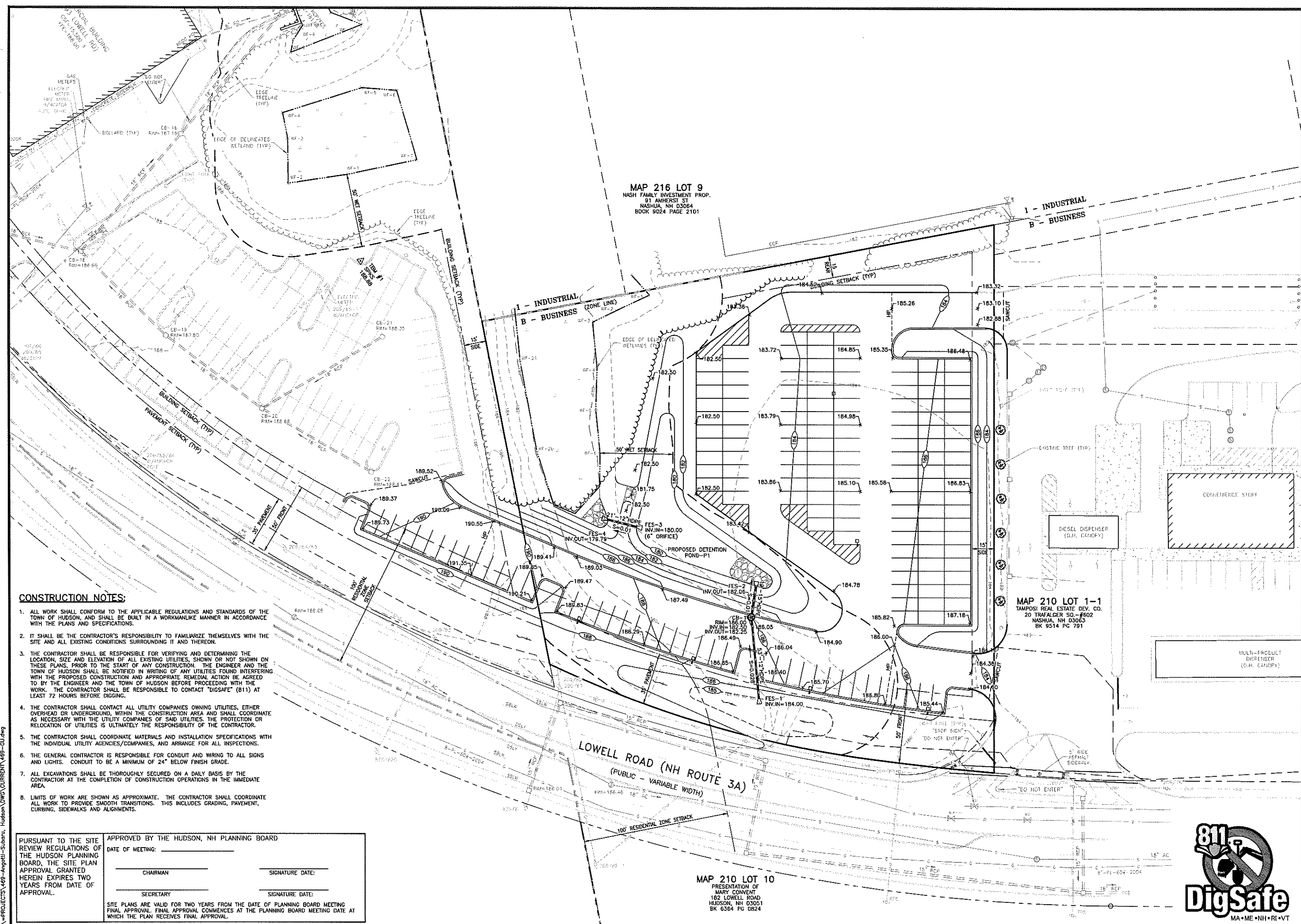
REVISIONS:		
REV#	DATE	COMMENT

DRAWN BY: SUK
 CHECKED BY: DGM
 DATE: DEC. 17, 2021
 SCALE: 1"=30'
 FILE: 469-GU
 DEED REF: H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
**GRANITE SUBARU
 EXPANSION**
 MAP 210 LOT 1
 6 EXECUTIVE DRIVE
 HUDSON, NH 03051

FOR:
**RAYMOND JAMES
 GRANITE PROP LLC**
 193 LOWELL RD
 HUDSON, NH 03051

SHEET TITLE:
**GRADING,
 DRAINAGE, &
 UTILITY PLAN**



MAP 216 LOT 9
 NASH FAMILY INVESTMENT PROP.
 91 AMHERST ST
 NASHUA, NH 03064
 BOOK 9024 PAGE 2101

MAP 210 LOT 1-1
 TAMPOS REAL ESTATE DEV. CO.
 20 TRAFALGER SQ., #602
 NASHUA, NH 03063
 BK 9514 PG 791

MAP 210 LOT 10
 PRESENTATION OF
 MARY CONVENT
 182 LOWELL ROAD
 HUDSON, NH 03051
 BK 6364 PG 0824

CONSTRUCTION NOTES:

- 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
- 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 AND THE TOWN OF HUDSON SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER AND THE TOWN OF HUDSON BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.

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: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

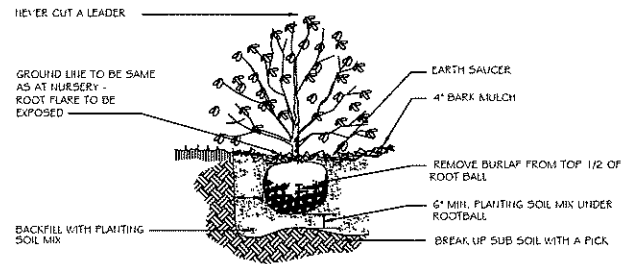
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



N:\PROJECTS\469-Angotti-Subaru, Hudson\DWG\CURRENT\469-GU.dwg

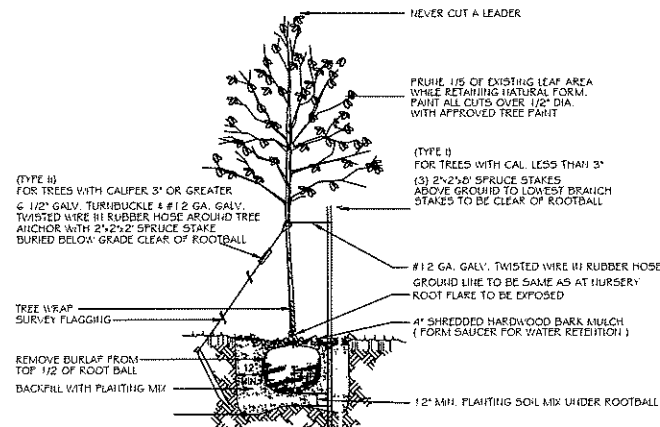
LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND NEWLY INSTALLED UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS.
2. WHEREVER POSSIBLE EXISTING TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. DISTURBED SIDE SLOPES SHALL BE ALLOWED TO NATURALLY VEGETATE TO SUSTAIN EXISTING WILDLIFE AND PLANT LIFE.
3. THE PROPOSED DECIDUOUS TREES SHALL BE A MIN. 2" CALIPER @ 4' ABOVE GRADE, WITH EVERGREENS AT 6' HT.
4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED WITH A MINIMUM OF 6" SUITABLE LOAM, EXCEPT UNDER THE MULCH BEDS. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. (SEE PLANS BY ENGINEER)
5. PLANTS SHALL NOT BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA OF THE PLANTING.
6. ALL TREES SHALL BE BALLED AND BURLAP UNLESS OTHERWISE NOTED.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
8. WHERE APPLICABLE THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
9. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
10. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
12. INsofar AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
13. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60 (REV. 1996) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
14. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
15. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
16. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH WILT-FRUP OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
17. NO PLANT, SHALL BE PLANTED LESS THAN SIX FEET FROM EXISTING STRUCTURES.
18. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
19. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
20. NO SOIL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR TABLE 3600) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPT. OF AGRICULTURE PER RSA 430:55.

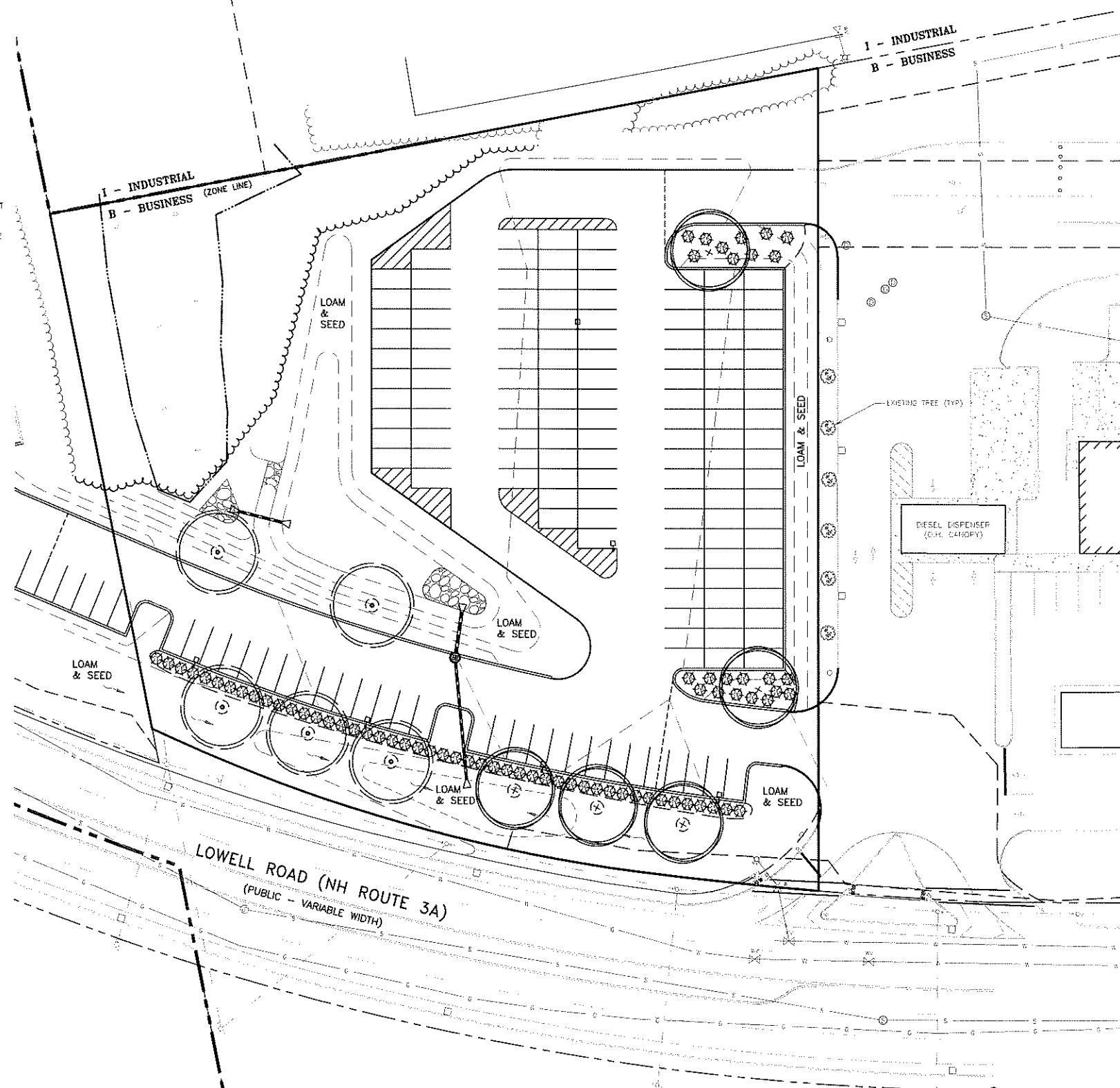


SHRUB PLANTING DETAIL

11S



DECIDUOUS TREE PLANTING DETAIL



LANDSCAPE LEGEND:

BOTANICAL NAME / COMMON NAME	SIZE & REMARKS	MATURE HT.	MATURE WIDTH
DECIDUOUS SHADE TREE			
5 ACER SACCHARUM 'COMMEMORATION' / COMMEMORATION SUGAR MAPLE	2" CAL. (@ 4' ABOVE GRADE) B4B	40'-60'	30'-40'
5 GLEDITSIA T. 'HALKA' / HALKA HONEYLOCUST	2" CAL. (@ 4' ABOVE GRADE) B4B	30'-40'	30'-40'
70 TAXUS MEDIA 'EVER-LOW' / EVER-LOW YEW	5 GAL.	2'	5'-6'

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

Engineers
 Planners
 Surveyors
 TheDubayGroup.com

1 INCH = 30 FEET

REVISIONS:

REV.	DATE	COMMENT	BY

DRAWN BY: REK
 CHECKED BY: DGM
 DATE: DEC. 17, 2021
 SCALE: 1"=30'
 FILE: 469-LANDSCAPE
 DEED REF: H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
GRANITE SUBARU EXPANSION
 MAP 210 LOT 1
 6 EXECUTIVE DRIVE
 HUDSON, NH 03051

FOR:
RAYMOND JAMES GRANITE PROP LLC
 193 LOWELL RD
 HUDSON, NH 03051

SHEET TITLE:
LANDSCAPE PLAN

PROJECT #469 SHEET 5 of 10



N:\PROJECTS\469-Angotti-Subaru, Hudson\DWG\CURRENT\469-LANDSCAPE.dwg



The Dubay Group, Inc.

136 Harvey Road Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



PHILIP J. INFURNA
LIGHTING CONSULTANT
CELL: 774-212-7981
EMAIL: pinfurna@gmail.com

REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: SJK
CHECKED BY: DGM
DATE: DEC. 17, 2021
SCALE: 1"=30'
FILE: 469-LIGHTING
DEED REF:
H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
**GRANITE SUBARU
EXPANSION**
MAP 210 LOT 1
6 EXECUTIVE DRIVE
HUDSON, NH 03051

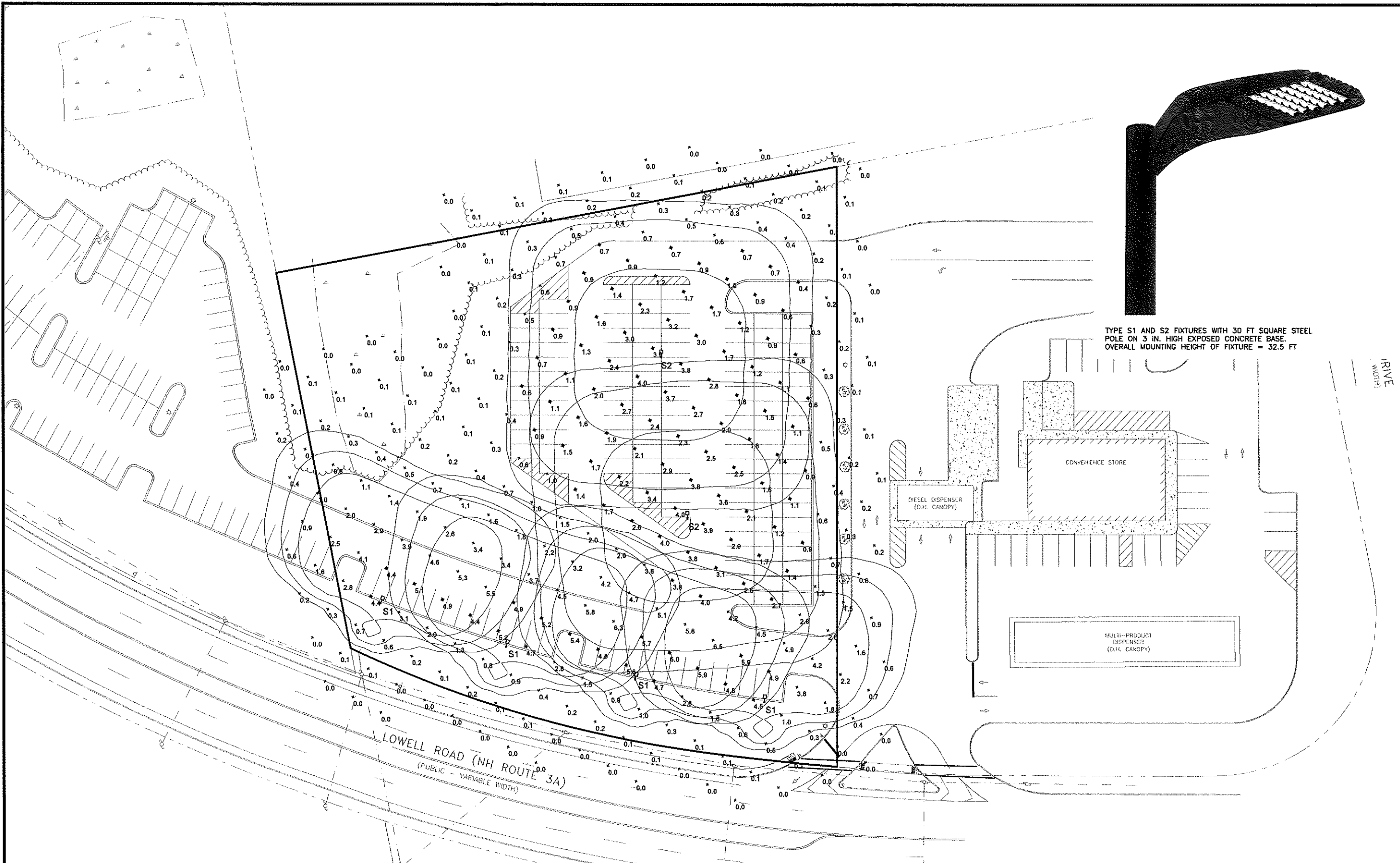
FOR
**RAYMOND JAMES
GRANITE PROP LLC**
193 LOWELL RD
HUDSON, NH 03051

SHEET TITLE:
**LIGHTING
PLAN**

PROJECT #469 SHEET 6 of 10



TYPE S1 AND S2 FIXTURES WITH 30 FT SQUARE STEEL POLE ON 3 IN. HIGH EXPOSED CONCRETE BASE. OVERALL MOUNTING HEIGHT OF FIXTURE = 32.5 FT



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	S1	4	LSI Lighting	MRM-LED-42L-SIL-FT-40-70CRI-81 with 550 S07630 S BRZ 5 BC	Full Cut Off LED Luminaire - Forward Throw Distribution with 30 ft. Square Steel Pole	1	31989	0.9	354
□	S2	2	LSI Lighting	MRM-LED-42L-SIL-SW-40-70CRI-81 with 550 S07630 S BRZ 5 BC	Full Cut Off LED Luminaire - Type V Square Distribution with 30 ft. Square Steel Pole	1	42562	0.9	354

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Calculation Area	+	1.3 fc	6.5 fc	0.0 fc	N/A	N/A
Front Display Spaces	*	5.1 fc	6.0 fc	4.4 fc	1.4:1	1.2:1
Rear Paved Lot	*	1.9 fc	4.0 fc	0.4 fc	10.0:1	4.8:1

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: _____
CHAIRMAN: _____ SIGNATURE DATE: _____
SECRETARY: _____ 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.

N:\PROJECTS\469-Angath-Subaru, Hudson\DWG\CURRENT\469-LIGHTING.dwg



The Dubay Group, Inc.

136 Harvey Road Bldg B101
Londonderry, NH 03053
603-456-6462

Engineers

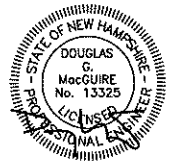
Planners

Surveyors

TheDubayGroup.com



1 INCH = 80 FEET



REVISIONS:			
REV.	DATE	COMMENT	BY

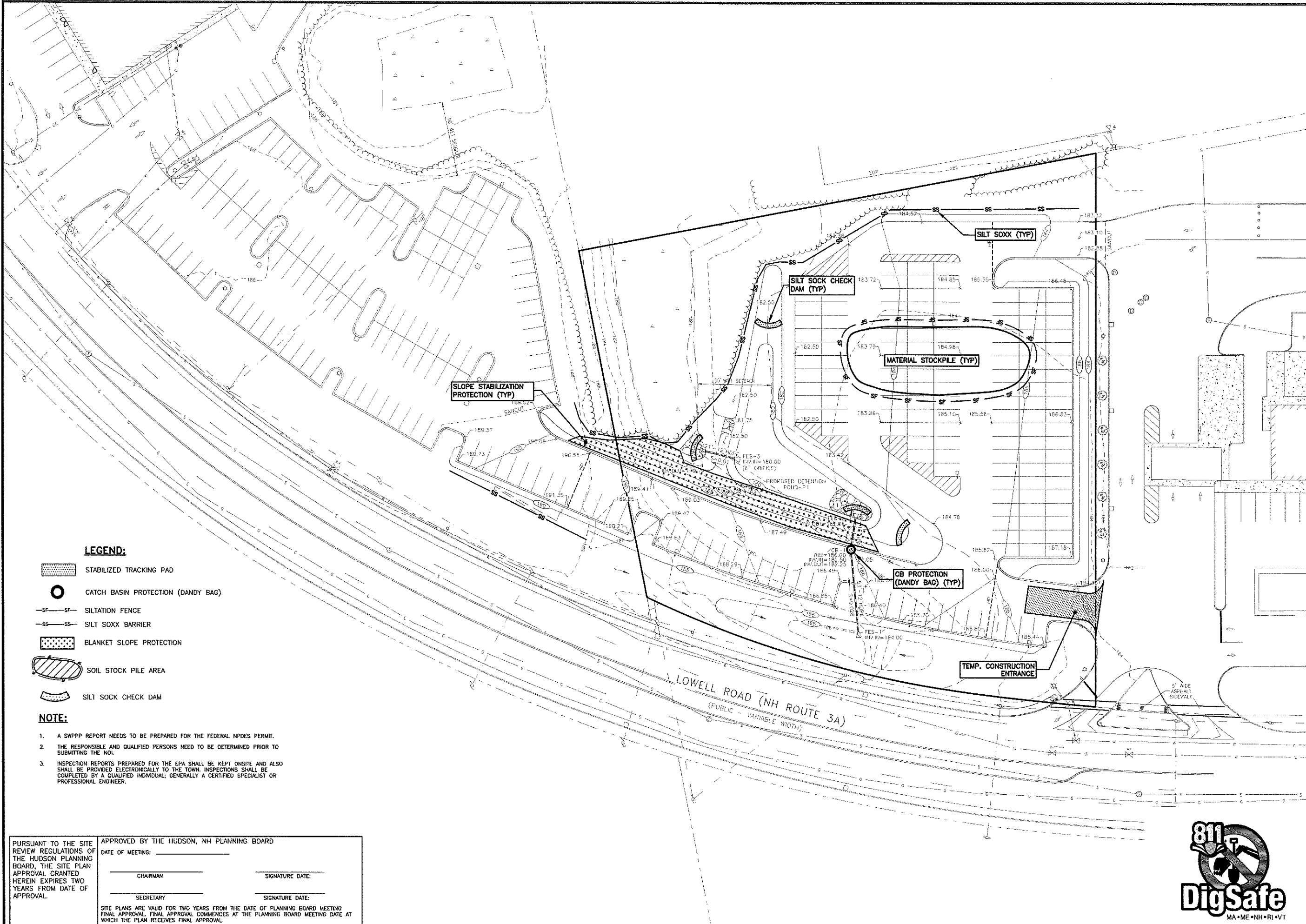
DRAWN BY: SJK
 CHECKED BY: DGM
 DATE: DEC. 17, 2021
 SCALE: 1"=30'
 FILE: 469-EROSION
 DEED REF: H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
**GRANITE SUBARU
 EXPANSION**
 MAP 210 LOT 1
 6 EXECUTIVE DRIVE
 HUDSON, NH 03051

FOR
**RAYMOND JAMES
 GRANITE PROP LLC**
 193 LOWELL RD
 HUDSON, NH 03051

SHEET TITLE:
**EROSION
 PLAN**

PROJECT #469 SHEET 7 of 10



LEGEND:

- STABILIZED TRACKING PAD
- CATCH BASIN PROTECTION (DANDY BAG)
- SILTATION FENCE
- SILT SOXX BARRIER
- BLANKET SLOPE PROTECTION
- SOIL STOCK PILE AREA
- SILT SOXX CHECK DAM

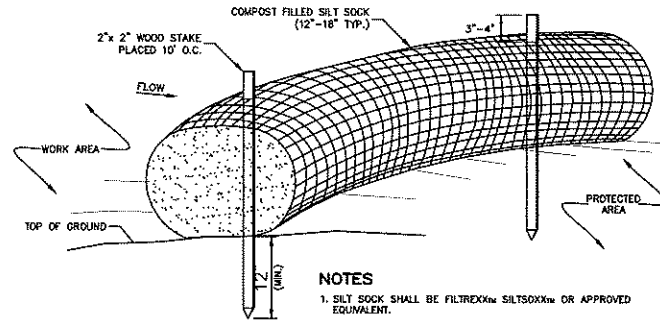
NOTE:

1. A SWPPP REPORT NEEDS TO BE PREPARED FOR THE FEDERAL NPDES PERMIT.
2. THE RESPONSIBLE AND QUALIFIED PERSONS NEED TO BE DETERMINED PRIOR TO SUBMITTING THE NOI.
3. INSPECTION REPORTS PREPARED FOR THE EPA SHALL BE KEPT ONSITE AND ALSO SHALL BE PROVIDED ELECTRONICALLY TO THE TOWN. INSPECTIONS SHALL BE COMPLETED BY A QUALIFIED INDIVIDUAL; GENERALLY A CERTIFIED SPECIALIST OR PROFESSIONAL ENGINEER.

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: _____	
	CHAIRMAN _____	SIGNATURE DATE: _____
	SECRETARY _____	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.		

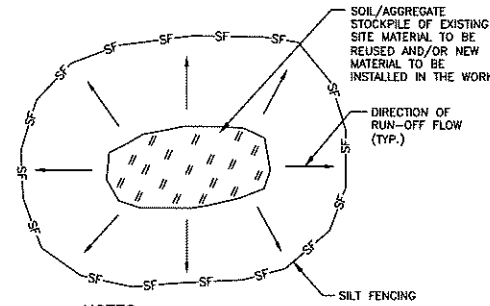


N:\PROJECTS\469-Arroyo\Subaru, Hudson\DWG\CURRENT\469-EROSION.dwg



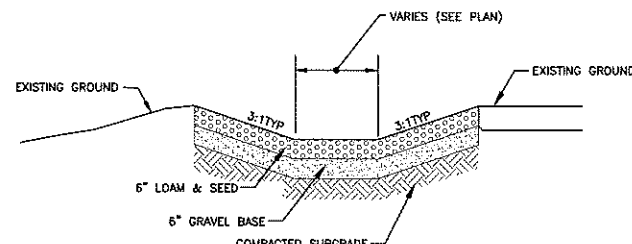
- NOTES**
- SILT SOCK SHALL BE FILTREXX® SILT SOCK™ OR APPROVED EQUIVALENT.
 - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK DETAIL
NOT TO SCALE

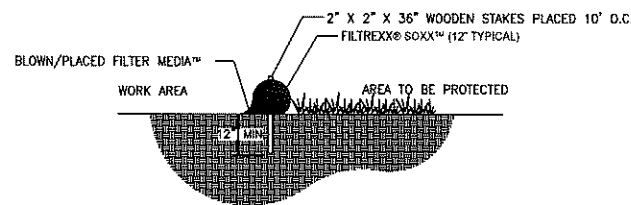


- NOTES:**
- ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 - RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 - STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

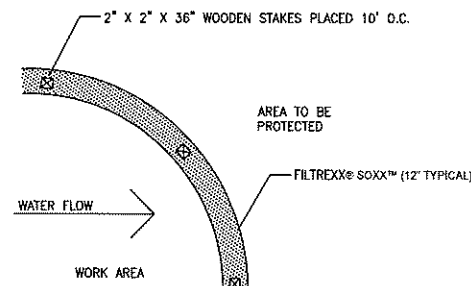
MATERIALS STOCKPILE DETAIL
NOT TO SCALE



TYPICAL GRASS LINED SWALE
NOT TO SCALE

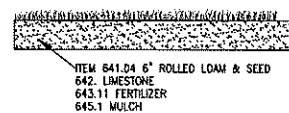


SECTION n15

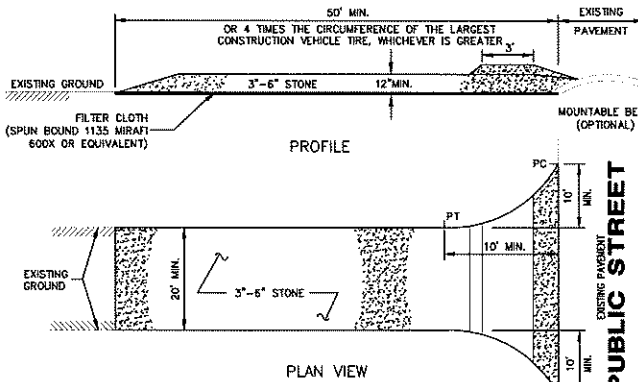


- NOTES:**
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 - FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SEDIMENT CONTROL
NOT TO SCALE



LOAM & SEED DETAIL
NOT TO SCALE



- NOTES**
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
 - 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.
 - 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.
 - 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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

USDA-SCS STABILIZED TRACKING PAD
NOT TO SCALE

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: _____

CHAIRMAN _____ SIGNATURE DATE: _____

SECRETARY _____ 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.

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

- PRIOR TO CONSTRUCTION, AN INITIAL PRE CONSTRUCTION MEETING(S) SHALL TAKE PLACE WITH THE CONTRACTOR, OWNER, AND TOWN AGENTS.
- THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. 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 COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY 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 PERMITTED IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- INSTALL PERIMETER CONTROLS, I.E. SILT FENCE AND/OR SILT SOCKS AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATION.
- CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
- CLEAR AND GRUB WITHIN AREAS OF DISTURBANCE UNLESS OTHERWISE NOTED.
- 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.
- SHAPE PROPOSED DRAINAGE PONDS, DITCHES AND/OR SWALES.
- PERFORM ROUGH SITE GRADING. INSTALL DRAINAGE SYSTEMS AND UTILITIES.
- INSTALL UNDERGROUND UTILITIES AND PLACE EROSION CONTROL MEASURES AROUND ANY CATCH BASINS PRIOR TO DIRECTING ANY RUNOFF TO THEM. DRAINAGE SYSTEMS SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO DIRECTING ANY FLOW TO THEM. ALL SIDE SLOPES SHALL BE STABILIZED WITHIN 72 HOURS.
- LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK BURY TERMINATIONS OR LOG SWING TIES.
- FINISH GRADE SITE, BACKFILL ROAD SUBBASE GRAVEL IN TWO, COMPACTED LIFTS. PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES WHERE APPLICABLE, IN THE FORM OF MULCHING, JUTE MATTING OR STONE CHECK DAMS.
- INSTALL EXTERIOR LIGHT POLE BASES, AND MAKE FINAL CONNECTIONS TO CONDUIT.
- ANY PERMANENT DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PLACE BINDER LAYER OF PAVEMENT, THEN RAISE CATCH BASIN FRAMES TO FINAL GRADE. REINSTALL BASIN INLET PROTECTION.
- AFTER ALL DRAINAGE AND ROADWAY IMPROVEMENTS (NOT INCLUDING FINAL LAYER OF PAVEMENT) HAVE BEEN COMPLETED, BEGIN CONSTRUCTION OF THE BUILDING FOUNDATIONS AND CONNECT TO SITE UTILITIES. BEGIN BUILDING CONSTRUCTION.
- PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
- AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.
- CONSTRUCT ASPHALT WEARING COURSE.
- REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

- 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.
- 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. THE CONTRACTOR SHALL MANAGE THE PROJECT IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
- 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.
- ALL DISTURBED AREAS WHICH ARE FINISH GRADED SHALL BE LOAMED (6" MINIMUM) AND SEEDED. SEE SEEDING AND FERTILIZER SPECIFICATION. SEE SLOPE DESIGN AND/OR LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER SHALL BE MACHINED STRAW MULCHED AND SEEDED WITH SLOPE STABILIZATION SEED MIXTURE TO PREVENT EROSION. STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
- 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.
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH NHDES, EPA & TOWN REQUIREMENTS FOR THE DURATION OF THE PROJECT. WATER FOR DUST CONTROL SHALL BE PROVIDED ON SITE. FUGITIVE DUST IS CONTROLLED IN ACCORDANCE WITH ENV-1000.
- ALL EROSION CONTROLS ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OR GREATER OF RAINFALL WITHIN A 24 HOUR PERIOD.
- ALL FILLS SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC. AND SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
- SILT FENCES AND/OR SILT SOCKS SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND/OR SILT SOCKS SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURE LOCATION.
- PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
- 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.
- WINTERIZATION EFFORTS FOR AREAS NOT STABILIZED BY NOV. 1ST SHALL BE MADE BY THE APPROPRIATE USE OF MATTING, BLANKETS, MULCH AND SEEDED.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAS BEEN INSTALLED IN AREAS TO BE PAVED;

- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

SEEDING SPECIFICATION

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

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A	WINTER RYE	112	2.50
	OATS	80	2.00
	ANNUAL RYEGRASS	40	1.00
	PERENNIAL RYEGRASS	30	0.17
TOTAL		262	5.67
- SEEDING SCHEDULE
 - SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES.
 - PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROL AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- ESTABLISHING A STAND OF GRASS
 - STONES AND TRASH SHOULD BE REMOVED FROM LOAMED AREAS SO AS NOT TO INTERFERE WITH THE SEEDING PROCESS.
 - WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
 - IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
 - 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-K2O) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (130 LB. PER 1,000 SQUARE FEET).
 - FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER
- SEED SHOULD BE SPREAD UNIFORMLY BY A METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDING HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER.
 - INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANTS.
 - 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.
 - 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.
- ALTERNATE PERMANENT SEEDING FOR AREAS NOT RECEIVING LAWN OR LANDSCAPING SHALL BE AS FOLLOWS:

MIXTURE	SPECIES	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A	TALL FESCUE	45	1.04
	CREeping RED FESCUE	45	1.04
	BEDTOP	7	0.12
	TOTAL	97	2.22

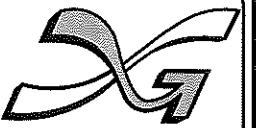
- THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS 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 A LIGHT MULCHING OF WOOD-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.
- APPLICATION RATE: 35 LBS./ACRE 1245 SQ FT/LB
 - 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 (BIDENS CERNUA), SOFT RUSH (JUNCUS EFFUSUS), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), SENSITIVE FERN (ONOCLEA SENSIBILIS), JOE-PYE WEED (EUPATORIUM MACULATUM), BONESET (EUPATORIUM PERFOLIATUM), FLAT-TOP ASTER (ASTER UMBELLATUS), NEW YORK ASTER (ASTER NOV-BELGII), BLUE VERVAIN (VERBENA HASTATA).

WINTER NOTES

- 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;
- 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.
- 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.

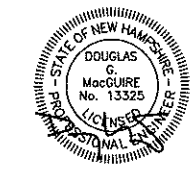
MAINTENANCE AND PROTECTION

- THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT DEVELOPS.
- 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.
- SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.
- THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY, UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- SILT FENCE AND/OR SILT SOCK BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- SILT FENCE AND/OR SILT SOCK SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND/OR SILT SOCK REMOVAL SHALL BE PERMANENTLY SEEDED.



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

Engineers
Planners
Surveyors
TheDubayGroup.com



REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: SUK
CHECKED BY: DGM
DATE: DEC. 17, 2021
SCALE:
FILE: 469-DETAILS
DEED REF:
H.C.R.D.: BK. 9403 PG. 2706

PROJECT:
**GRANITE SUBARU
EXPANSION**
MAP 210 LOT 1
6 EXECUTIVE DRIVE
HUDSON, NH 03051

FOR:
**RAYMOND JAMES
GRANITE PROP LLC**
193 LOWELL RD
HUDSON, NH 03051

SHEET TITLE:
**SITE
DETAILS-1**

