



# TOWN OF HUDSON

## Planning Board

Glenn Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

### **PUBLIC MEETING TOWN OF HUDSON, NH JANUARY 11, 2017**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, January 11, 2017 at 7:00 p.m. in the “Buxton Community Development Conference Room” at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
  
- V. MINUTES OF PREVIOUS MEETING(S)
  - 9 November 16 Meeting Minutes – Decisions
  - 14 December 16 Meeting Minutes – Decisions
  
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
  
- XIV. NEW BUSINESS/PUBLIC HEARINGS:

- A. Bosley Court Lot Line Relocation  
SB# 01-17

5 & 9 Bosley Court  
Map 199/Lots 8 & 8-1

Purpose of Plan: To depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1. Application Acceptance & Hearing.

- B. Miara Transportation Expansion  
SP# 01-17

12 Bockes Road  
Map 136/Lot 1

Purpose of Plan: To depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other associated site improvements. Application Acceptance & Hearing.

- XV. OTHER BUSINESS
- XVI. ADJOURNMENT

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

The public is invited to attend.

---

John M. Cashell  
Town Planner

POSTED: Town Hall, Library, Post Office – 12-30-16

# **Bosley Court Lot Line Adjustment Plan 5 & 9 Bosley Court (Private-Common Drive)**

Staff Report  
11 January 2017

**SITE:** Bosley Court -- Map 199/Lots 008 & 008- 001 -- SB #01-17

**ZONING:** G-- Minimum lot size 1 Acre and 150 ft. of frontage.

**PURPOSE OF PLAN:** To depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1. Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Lot Line Adjustment Plan, Pelham Road Subdivision Map 199/Lot 8 & 8-1, 5 & 9 Bosley Court, Hudson, NH, prepared by Keach-Nordstrom, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110, dated 20 OCT 2016 ( no revision date), consisting of the Cover Sheet and Sheets 1 & 2 and Notes 1 – 12 (said plan is attached hereto).

## **ATTACHMENTS:**

- 1) Project Narrative and Lot Line Adjustment application, date stamped 7 DEC 16 – “A”.
- 2) Comments from: the Town eng., Elvis Dhima, Deputy Fire Chief, John O’Brien, Road Agent, Kevin Burns, Asst. Assessor, Jim Michaud, and Zoning Admin., Bruce Buttrick – “B”.
- 3) Plan-of-Record for 3 Lot Subdivision Plan (described below Outstanding Issues #1) – “C”.

## **OUTSTANDING ISSUES:**

1. As most board members will recall, the 2 lots included in this Lot Line Adjustment (LLA, a.k.a. a Lot Line Relocation) application were included in a 3 lot subdivision approved by the board in 2015. A condition of that approval included allowing a shared driveway for all 3 lots. Note: the shared driveway is cited on the attached LLA Plan as “Bosley Court (private – common drive)” coming off Pelham Rd. On the approved 3-lot subdivision plan (attached) and entitled: Pelham Rd. Subdivision 56 & 58 Pelham Road, Hudson, New Hampshire, said Bosley Court is cited as “Proposed Driveway Easment”. This latter Plan is further identified as having an HCRD #38735 (see bottom middle of the Plan).
2. The Hall Chart, shown on Sheet 1 of 2 indicates that each of the 2 lots included in this LLA Plan meets or exceeds the minimum lot size of 1 acre (43,560 sf) and the required 150 ft of frontage on Pelham Rd. Also, the existing lot line proposed for relocation between the 2 subject lots is clearly depicted on Sheets 2 & 3 of the Plan set.

**REQUESTED WAIVERS:** N/A

## **APPLICATION TRACKING:**

7 DEC 16 - Application submitted.  
11 JAN 17 - Public hearing scheduled.

*u*  
**A**  
*4*

December 7, 2016

**Pelham Road Subdivision – Lot Line Relocation Application**  
**Tax Map 199; Lots 8 & 8-1**  
**Bosley Court, Hudson, NH**  
KNA Project No. 16-0325-2



**Project Narrative**

The subject properties, referenced on Hudson Tax Map 199 as Lots 8 & 8-1, are located off Bosley Court (a private common drive) in Hudson, New Hampshire. The parcels were part of a subdivision prepared by Maynard & Paquette in September of 2015, and approved by the New Hampshire Department of Environmental Services (NHDES). The lots, approximately 2.988 acres in combined area, are located entirely within the General (G) Zoning District. To date, Lot 8 is developed with an existing duplex and all associated site appurtenances, and Lot 8-1 is currently undeveloped. The Applicant, and current owner of both parcels, is proposing to relocate the lot line between Lots 8 and 8-1 to better accommodate building construction on Lot 8-1. Each lot will be serviced by private wells and septic systems. The Applicant intends to record cross easements for both Lots 8 and 8-1 to allow overlapping protective well radii.

*Accont.*



**LOT LINE RELOCATION APPLICATION FOR REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 7, 2016 Tax Map # 199 Lot # 8 & 8-1

Name of Project: Pelham Road Subdivision

Zoning District: \_\_\_\_\_ General SB# \_\_\_\_\_  
(For Town Use) (For Town Use)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Norman Boyer

Same as Owner

Address: 65 Plateau Ridge Road

Address: Loudon, NH 03307

Telephone # (603) 493-5143

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1.

**(FOR TOWN USE)**

Plan Routing Date: \_\_\_\_\_ Sub/Site Date: \_\_\_\_\_

\_\_\_\_\_ I have no comments \_\_\_\_\_ I have comments (attach to form)

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

Department:

\_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning

\_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid \_\_\_\_\_

**LOT LINE RELOCATION DATA SHEET**

Plan Name: Pelham Road Subdivision

Plan Type: Lot Line Relocation Plan

Legal Description:           Map 199                    Lot 8

                                  Map 199                    Lot 8-1

Date: December 7, 2016

---

Location:                   5 & 9 Bosley Court

Total Area:               S.F. 130,162                    Acres: 2.988

Area in Wetlands:         None

Zoning:                    General (G)

Lots Not Meeting  
Required Dimensions:     None

Required Area:            43,560 SF

Required Frontage:        150 FT

Water and Waste System  
Proposed:                 Private Wells and Septic Systems

Number of Lots With  
Existing Buildings:        One

Existing Buildings  
To Be Removed:           None

Flood Zone Reference:    FIRM Map 33011C0518D, Panel #518, 9/25/2009

Proposed Linear Feet  
Of New Roadway:         0 LF

**LOT LINE RELOCATION DATA SHEET**

Dates/Case #/Description:

N/A

Stipulations of ZBA,  
(Attach Copies of Stipulations on  
Separate Sheet)

NH Wetlands Board Action:

N/A

Conservation Commission Recommendation:

N/A


List Permits Required:

NHDES Subdivision

**APPLICATION FOR LOT LINE RELOCATION  
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Lot Line Relocation Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Lot Line Relocation Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: 

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: 

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

Technical Review Signature: \_\_\_\_\_

Planner Approval Signature: 

APPLICATION IS DUE AT 10:00 A.M. Tuesday the week prior to the Planning Board Meeting. Any applications/materials received after that time will be deferred until the next available meeting.



"B"



**LOT LINE RELOCATION APPLICATION FOR REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 7, 2016 Tax Map # 199 Lot # 8 & 8-1

Name of Project: Pelham Road Subdivision (Bosley Court)

Zoning District: \_\_\_\_\_ General SB# 01-17  
(For Town Use) (For Town Use)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Norman Boyer  
Address: 65 Plateau Ridge Road  
Address: Loudon, NH 03307  
Telephone # (603) 493-5143  
Fax # \_\_\_\_\_  
Email: \_\_\_\_\_

Same as Owner  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.  
Address: 10 Commerce Park No., Suite 3  
Address: Bedford, NH 03110

Telephone # (603) 627-2881  
Fax # (603) 627-2915  
Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1.

**(FOR TOWN USE)**

Plan Routing Date: 12-7-16 Sub/Site Date: 1-11-17

I have no comments  I have comments (attach to form)

Pro. Title: TOWN ENGINEER Date: 12/12/16  
(Initials)

Department:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \$574.14 (BD)

**LOT LINE RELOCATION APPLICATION FOR REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**



Date of Application: December 7, 2016 Tax Map # 199 Lot # 8 & 8-1  
Name of Project: Pelham Road Subdivision (Bastley Court)  
Zoning District: \_\_\_\_\_ General SB# 01-17  
(For Town Use) (For Town Use)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Norman Boyer  
Address: 65 Plateau Ridge Road  
Address: Loudon, NH 03307  
Telephone # (603) 493-5143  
Fax # \_\_\_\_\_  
Email: \_\_\_\_\_

Same as Owner  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.  
Address: 10 Commerce Park No., Suite 3  
Address: Bedford, NH 03110

Telephone # (603) 627-2881  
Fax # (603) 627-2915  
Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1.

**(FOR TOWN USE)**

Plan Routing Date: 12-7-16 Sub/Site Date: 1-11-17

I have no comments  I have comments (attach to form)

JOB Title: Jegorhan Deputy Fire Chief Date: 12/8/16  
(Initials)

Department:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \$574.14 (BD)



**LOT LINE RELOCATION APPLICATION FOR REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 7, 2016 Tax Map # 199 Lot # 8 & 8-1

Name of Project: Pelham Road Subdivision (Boskey Court)

Zoning District: \_\_\_\_\_ General SB# 01-17  
(For Town Use) (For Town Use)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Norman Boyer

Same as Owner

Address: 65 Plateau Ridge Road

Address: Loudon, NH 03307

Telephone # (603) 493-5143

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1.

**(FOR TOWN USE)**

Plan Routing Date: 12-7-16 Sub/Site Date: 1-11-17

I have no comments  I have comments (attach to form)

BB Title: Zoning Administration Date: 12-16-16  
(Initials)

Department:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \$574.14 BD





**LOT LINE RELOCATION APPLICATION FOR REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 7, 2016 Tax Map # 199 Lot # 8 & 8-1

Name of Project: Pelham Road Subdivision (Bastey Court)

Zoning District: \_\_\_\_\_ General SB# 01-17  
(For Town Use) (For Town Use)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Norman Boyer

Same as Owner

Address: 65 Plateau Ridge Road

Address: Loudon, NH 03307

Telephone # (603) 493-5143

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1.

**(FOR TOWN USE)**

Plan Routing Date: 12-07-16 Sub/Site Date: 1-11-17

I have no comments  I have comments (attach to form)  
KN Title: 10m<sup>2</sup> 96ft<sup>2</sup> Date: 12/12/16  
(Initials)

Department:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \$574.14 BD

**LOT LINE RELOCATION APPLICATION FOR REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**



Date of Application: December 7, 2016 Tax Map # 199 Lot # 8 & 8-1

Name of Project: Pelham Road Subdivision (BOSTEY COURT)

Zoning District: \_\_\_\_\_ General SB# 01-17  
(For Town Use) (For Town Use)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

Name: Norman Boyer  
Address: 65 Plateau Ridge Road  
Address: Loudon, NH 03307  
Telephone # (603) 493-5143  
Fax # \_\_\_\_\_  
Email: \_\_\_\_\_

DEVELOPER:

Same as Owner  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.  
Address: 10 Commerce Park No., Suite 3  
Address: Bedford, NH 03110

Telephone # (603) 627-2881  
Fax # (603) 627-2915  
Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1.

(FOR TOWN USE)

Plan Routing Date: 12-07-16 Sub/Site Date: 1-11-17

I have no comments  I have comments (attach to form)

BD Title: LIEUTENANT Date: \_\_\_\_\_  
(Initials)

Department:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \$574.14 BD



**LOT LINE RELOCATION APPLICATION FOR REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 7, 2016 Tax Map # 199 Lot # 8 & 8-1

Name of Project: Pelham Road Subdivision (Bosley Court)

Zoning District: \_\_\_\_\_ General SB# 01-17  
(For Town Use) (For Town Use)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Norman Boyer

Same as Owner

Address: 65 Plateau Ridge Road

Address: Loudon, NH 03307

Telephone # (603) 493-5143

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict a lot line adjustment between Lots 8 & 8-1 to better accommodate building construction on Lot 8-1.

**(FOR TOWN USE)**

Plan Routing Date: 12-7-16 Sub/Site Date: 1-11-17

I have no comments  I have comments (attach to form)

(Initials) Title: Asst. Assessor Date: 12-8-16

Department:

Zoning  Engineering  Assessor  Police  Fire  Planning

Consultant  Highway Department

Fees Paid \$574.14 BD



**ABUTTERS:**

**DIRECT ABUTTERS:**

MAP 199/LOT 007  
RITA DESJARDINS  
56 PELHAM ROAD  
HUDSON, NH 03051

MAP 199/LOT 008  
MADELINE & OSCAR MOREAU  
58 PELHAM ROAD  
HUDSON, NH 03307

MAP 199/LOT 006  
WAYNE S. & MAUREEN F. FISKE  
52 PELHAM ROAD  
HUDSON, NH 03051

MAP 199/LOT 004  
DONALD DUMONT MANAGEMENT TRUST  
DONALD R. DUMONT TRUSTEE  
195R CENTRAL STREET  
HUDSON, NH 03051

MAP 199/LOTS 011 & 011-01  
ROSEMARIE J. BOYER REVOCABLE TRUST  
ROSEMARIE J. BOYER TRUSTEE  
65 PLATEAU RIDGE ROAD  
LOUDEM, NH 03307

MAP 199/LOT 009  
ROBERT N. & MICHELLE R. DUMONT  
60 PELHAM ROAD  
HUDSON, NH 03051

MAP 199/LOT 028  
DENISE LYNNE BABCOCK  
MARY P. MCMANUS  
59 PELHAM ROAD  
HUDSON, NH 03051

MAP 199/LOT 033  
WILLIAM & LAURIE  
45 PELHAM ROAD  
HUDSON, NH 03051

MAP 199/LOT 032  
GIULIO S. & LISA R. MAMBRO  
47 PELHAM ROAD  
HUDSON, NH 03051

MAP 199/LOT 029  
CHRISTOPHER P. & PAULA J. BARRY  
53 PELHAM ROAD  
HUDSON, NH 03051

MAP 199/LOT 027  
ANTONIO A. & MARIA SOUSA  
63 PELHAM ROAD  
HUDSON, NH 03051

**ABUTTERS WITHIN 200 FT:**  
MAP 199/LOT 010  
SHITL A. & ANAND K. SHUKLA  
4 GRANITE HILL ROAD  
HUDSON, NH 03051

MAP 199/LOT 026  
LOUIS R. & LORI A. LAINE  
65 PELHAM ROAD  
HUDSON, NH 03051

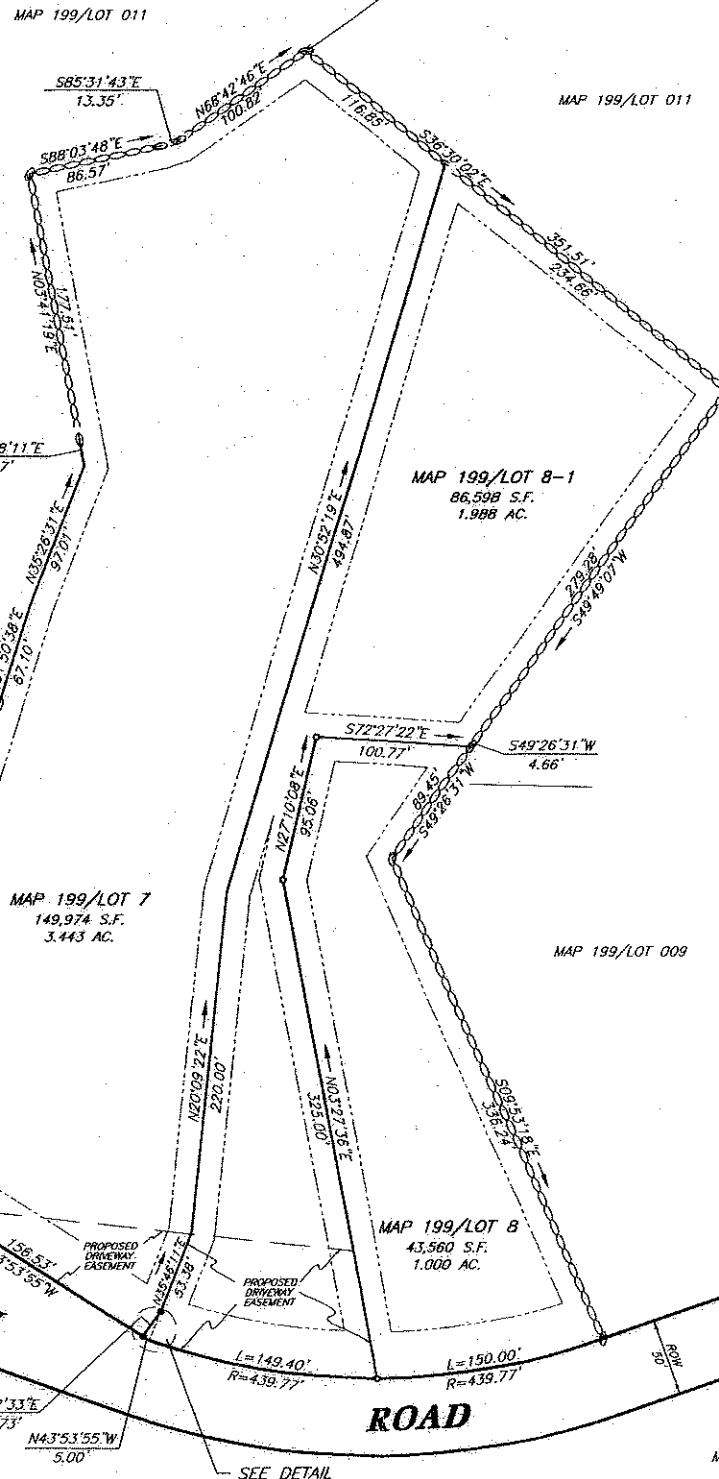
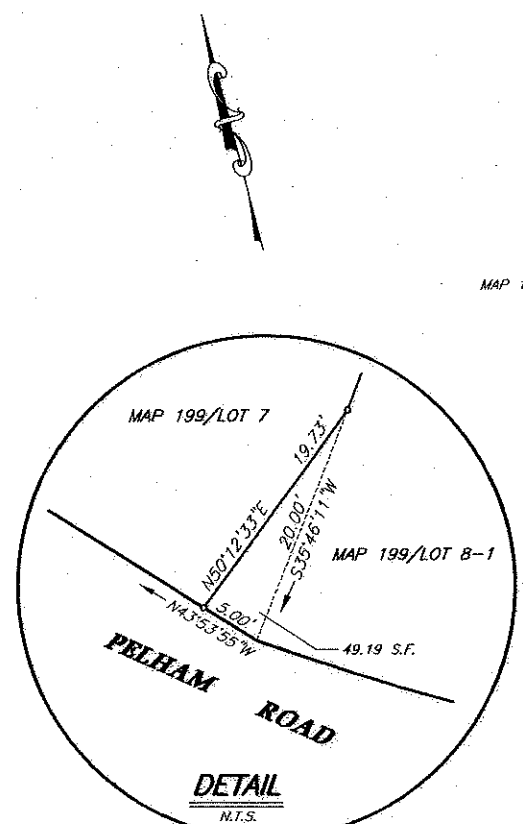
MAP 199/LOT 012  
ROSEMARIE BOYER REVOCABLE TRUST  
ROSEMARIE BOYER TRUSTEE  
65 PLATEAU RIDGE ROAD  
LOUDEM, NH 03307

**CONSULTANT(S):**

MAYNARD & PAQUETTE  
ENGINEERING ASSOC., LLC  
23 EAST PEARL STREET  
NASHUA, NH 03051

EXISTING LOT AREA TABLE				
LOT NUMBER	TOTAL LOT AREA (S.F.)	WETLANDS (S.F.)	STEEP SLOPES (S.F.)	NET CONTIGUOUS BUILDABLE AREA (S.F.)
199/007	150,023	0	0	150,023
199/008	130,109	0	0	130,109

PROPOSED LOT AREA TABLE				
LOT NUMBER	TOTAL LOT AREA (S.F.)	WETLANDS (S.F.)	STEEP SLOPES (S.F.)	NET CONTIGUOUS BUILDABLE AREA (S.F.)
199/007	149,974	0	0	149,974
199/008	86,598	0	0	86,598
199/008-1	43,560	0	0	43,560



**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- ⊙ DRILL HOLE FOUND
- ⊖ EXISTING STONE WALL
- EDGE OF WETLANDS
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT/BLDG.
- Ⓜ STREET ADDRESS

**VICINITY**

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINE BETWEEN LOTS 7 & 8 AND TO SUBDIVIDE LOT 8 INTO 2 NEW LOTS, NEW LOT 8 AND NEW LOT 8-1.
  - PRESENT ZONING: GENERAL
  - EXISTING USE: RESIDENTIAL
  - PROPOSED USE: RESIDENTIAL
  - LOT NUMBERING REFERS TO ASSESSOR'S TAX MAP 199.
  - AREA OF EXCHANGE:
- |          | OLD LOT AREA | NEW LOT AREA | AREA OF EXCHANGE |
|----------|--------------|--------------|------------------|
| LOT 7:   | 150,023 S.F. | 149,974 S.F. | -49 S.F.         |
| LOT 8:   | 130,109 S.F. | 86,598 S.F.  | -43,511 S.F.     |
| LOT 8-1: | 0 S.F.       | 43,560 S.F.  | +43,560 S.F.     |
| TOTALS:  | 280,132 S.F. | 280,132 S.F. | 0 S.F.           |
- DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 43,560 S.F.  
MIN. YARD SETBACKS:  
FRONT: 30 FT  
SIDE: 15 FT  
REAR: 15 FT  
MIN. LOT FRONTAGE: 150 FT
  - PERMANENT MARKERS ARE TO BE SET AT ALL NEW LOT CORNERS AND STONE BOUNDS AT ALL POINTS OF CURVATURE AND TANGENCY ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR.
  - N.H.P. F.I.R.M. COMMUNITY PANEL 33011C051B0 INDICATES THAT THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
  - HILLSBOROUGH COUNTY SOILS CONSERVATION SERVICE (SCS) MAPPING INDICATES ON-SITE SOIL(S) AS:  
CpB-CHATFIELD HOLLIS CANTON COMPLEX, 0-8% SLOPES  
LwA-LEICESTER, 0-8% SLOPES  
BoA-BOROHEMISTS, 0-8% SLOPES
  - SITE IS SERVED BY PRIVATE WELL AND SEPTIC.
  - A C.A.P. FEE OF \$993.94, SUBJECT TO ANNUAL INFLATION INDEXING, AS PERMITTED BY THE IMPACT FEE METHODOLOGY, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - A PUBLIC SCHOOL IMPACT FEE OF \$3,578.00 SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.
  - A RECREATION CONTRIBUTION OF \$400.00 SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.
  - NH-DES SUBDIVISION APPROVAL No. \_\_\_\_\_ (PENDING)

**PLAN REFERENCES:**

- SUBDIVISION PLAN-BOYER SUBDIVISION III, PREPARED FOR NORM BOYER BY MAYNARD & PAQUETTE ENGINEERING ASSOC., LLC, DATED MARCH 26, 2001. (HCRD PLAN No. 31389)
- SUBDIVISION PLAN-BOYER SUBDIVISION II, PREPARED FOR NORM BOYER BY MAYNARD & PAQUETTE, INC., DATED JULY 17, 1990. (HCRD PLAN No. 25208)
- LOT LINE RELOCATION - LOTS 14 & 15/MAP 17; ESTATE OF FELIX S. BOSLEY PELHAM ROAD, HUDSON, NH; PREPARED FOR: RITA DESJARDINS, EXECUTRIX AND MADELINE MOREAU; PREPARED BY: MAYNARD & PAQUETTE INC.; SCALE: 1"=50' DATED: MAY 25, 1989; H.C.R.D. NO. 23744

**WAIVERS:**

- HTC 193.10(I) SHARED DRIVEWAY

SUBDIVISION PLAN - TAX MAP 199/LOTS 007 & 008  
**PELHAM RD. SUBDIVISION**  
**56 & 58 PELHAM ROAD**  
**HUDSON, NEW HAMPSHIRE**

APPLICANT/OWNER OF RECORD  
NORMAND BOYER  
65 PLATEAU RIDGE ROAD  
LOUDEM, NH 03307

SCALE: 1" = 60' DATE: SEPTEMBER 1, 2015

**Maynard & Paquette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Nashua, NH 03060  
Phone: (603)883-8433 Fax: (603)883-7227

APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
DATE OF MEETING: 14 Oct 2015

*[Signature]* SIGNATURE DATE: 12/17/15  
*[Signature]* SIGNATURE DATE: 12/17/15

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

*[Signature]* 11/24/15  
NORMAND BOYER DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM A FIELD SURVEY LAST MADE ON THE GROUND IN JANUARY, 2013 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



HCRD# 38735

KPM	APB	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
					1	12460	

© COPYRIGHT, ALL RIGHTS RESERVED 2015 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

# Miara Transportation Expansion Site Plan

Staff Report  
11 January 2017

**SITE:** 12 Bockes Road -- Map 136/Lot 001 – SP# 01-17

**ZONING:** R-2

**PURPOSE OF PETITION:** To depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other associated site improvements. Application Acceptance & Hearing.

**PLANS UNDER REVIEW ENTITLED:** Non-Residential Site Plan Miara Transportation, Map 136 Lot 1, 12 Bockes Road, Hudson, New Hampshire, , prepared by Keach-Nordstrom Associates, Inc. dated: 3 OCT 2016, no revision date, consisting of Sheets 1 – 11, together with Notes 1 – 34 on Sheet 1 of 11 (said plans are attached hereto).

## **ATTACHMENTS:**

1. Project Narrative and Site Plan Application, date stamped 9 DEC 2016 – Attachment “A”.
2. CLD’s Initial Comments Report, dated 3 JAN 2017 - “B”
3. Comments/Memos from Zoning Administrator, Bruce Buttrick, Town Eng., Elvis Dhima, Deputy Fire Chief, John O’Brien, Asst. Assessor, Jim Michaud, Road Agent, Kevin Burns and Lt. Bianchi, HPD. – “C”.
4. CAP FEE WORK SHEET – “D”.

## **OUTSTANDING ISSUES:**

1. As described in the highly detailed Project Narrative, this application involves the request to build “...a vehicle loading and storage expansion area of approximately 56,000-sf, due west of the existing development, in the rear of the property. The proposed expansion area will impact a wetland area in order to provide access and maneuverability for trucks and other company vehicles throughout the site, including the proposed storage areas. In addition to the site expansion, a 2,430-sf maintenance building addition is also proposed directly adjacent to the existing maintenance building. The proposed design provides a full stormwater management system in accordance with Local, State, and Federal codes and guidelines, as well as landscaping, and other site appurtenances.”
2. In regard to the above-described project, the ZBA, after receiving Input from the Conservation Commission and Planning Board, granted both a Use Variance (i.e., expansion of a non-conforming commercial use in a R-2 zone) and a Wetland Special Exception Permit. Please see Zoning Admin. comments in attachment “C”, which includes his Zoning Determination and copies of said ZBA Approval Decisions.
3. The Applicant did not submit a traffic study or traffic analysis as part of this initial Site Plan application submission. Rather, the Applicant determined that for the initial hearing he would like to present this project, and then have the Planning Board decide if submission of either a traffic study or a traffic analysis is warranted for this project.



4. As cited in CLD's Initial Comments Report "B" many items remain outstanding with this initial submission (e.g., exterior lighting plans, depiction of loading bays, screened trash containers, parking space dimensions, etc.). Note: in discussing the extent of these outstanding items with the Applicant's engineer, Paul Chisholm, P.E., he respectfully requested, that for the initial hearing, he would like to present to the board the overall Site Plan, as presently critiqued by CLD, prior to revising the plans. As cited by Mr. Chisholm to this author, his client would like to manage site plan costs, to the extent possible, and as such, he would like for the board to review the attached plans, which will lead, hopefully, to final revised plans that incorporate both CLD's Comments and those of the Planning Board resulting from next Wednesday night's meeting. This author informed him in regard to this strategy that, at minimum, a second hearing date, most likely a month out, will be in order at the conclusion of next Wed. night's meeting. Mr. Chisholm acknowledge to this author that he is his client will not have a problem with such a delay.

**APPLICATION TRACKING:**

- 9 DEC 16 – Site Plan application submitted.
- 11 JAN 16 – Initial Planning Board Public Hearing scheduled.

**RECOMMENDATION:**

For this initial public hearing, staff acknowledges that Site Plan application acceptance is in order, but that final action should be postponed until the revised plans are submitted. Further, after the hearing is conducted, that the board vote to defer further review of this application, date specific, to the 8 FEB 16 meeting. DRAFT MOTIONS to the effect of the foregoing are provided below.

**DRAFT MOTIONS:**

I move to accept the proposed Miara Transportation expansion development, located at 12 Bockes Road, Map 136/Lot 001:

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_ >

I move for the Planning Board to continue the public hearing on the Miara Transportation expansion development, located at 12 Bockes Road, Map 136/Lot 001, date specific, to the 8 FEB 2017 Planning Board meeting.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.



KEACH-NORDSTROM ASSOCIATES, INC.

★ PROJECT NARRATIVE ★

Miara Transportation

12 Bockes Road

Tax Map 136; Lot1

KNA Project No. 16-0223-1

"A"

December 5, 2016

Project Location

The subject property is located at 12 Bockes Road and referenced as Hudson Tax Map 136 as Lot 1.

Project Intent

The project proposes a trailer and specialty trailer storage expansion area of approximately 56,000-sf, due west of the existing development, in the rear of the property. The proposed expansion area will impact a wetland finger in order to provide access for the large vehicles to maneuver throughout the site and access the proposed storage areas. In addition to the site expansion, a 2,430-sf maintenance building addition is also proposed directly adjacent to the existing maintenance building. The proposed design includes a full stormwater management system as well as landscaping, lighting, and other site appurtenances.

Existing Conditions

The subject property is 9.216-acres in total area and partially developed with the existing Miara Transportation site. The developed portion is situated in the northeasterly corner of the parcel, with undeveloped areas to the west and south of the development. Two separate wetland complexes exist onsite and are located in the undeveloped portion of the property to the west and south. There are a total of three buildings onsite and the largest of which has a footprint of approximately 23,188-sf. Parking is located along the frontage of Bockes Road, east of the main building, while the rear of the parcel is utilized for vehicle storage and loading. Undeveloped portions of the site are covered by woodlands, with topography sloping from west to east.

Soil data and information was taken from the NRCS Web Soil Survey. The predominant on-site soil types are identified as Deerfield loamy fine sand, 3-8% slopes, Hinckley loamy sand, 8-15% slopes, Windsor loamy sand, 3-8% slopes, and Scituate stony fine sandy loam, 3-8% slopes. Windsor, Hinckley, and Deerfield are Hydrologic Group 'A' soils and Scituate is a Type 'C' soil.

Storm Water Management

In general, the 2-year, 10-year, and 25-year frequency storms have been analyzed as required by the Town of Hudson design guidelines as well as common engineering practice. Proposed treatment practices will be provided following the recommended design practices outlined in the publication entitled New Hampshire Department of Environmental Services Best Management Practices for Stormwater Management and Erosion and Sediment Control. The project proposes a new stormwater pond to mitigate the impacts of development. Additionally, the existing stormwater system is basic

*Civil Engineering*

*Land Planning*

*Landscape Architecture*

and will be improved by adding oil/water separators within the existing structures. A full stormwater management report has been prepared for this project.

### Erosion and Sediment Control

As an integral part of the engineering design of this site, an erosion and sedimentation control plan will be developed with the intent of limiting the potential for soil loss and associated receiving water quality degradation, both during and after the construction period. Traditional temporary erosion and sedimentation control devices and practices, such as siltation fencing, check dams, and seeding will be specified. Again, reference is made to the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire manual to appropriately provide and design for erosion control practices. Also, in an effort to account for abnormal adverse building conditions, common engineering practices attempt to further protect all affected areas through caution to the future contractor that any indicated erosion control practices are a minimum standard and serve as a guide only. Notes to this effect are typically added to the design plans and further state more extensive erosion control measures are, by mention, incorporated as field conditions warrant or as directed by the appropriate Local or State authority.

Finally, efforts protecting all affected areas are provided via site specific construction sequencing sensitive to limiting soil loss due to erosion as well as giving consideration to potential associated water quality degradation. It is important for the contractor to recognize that proper judgment in the implementation of work will be essential if erosion is to be limited and protection of completed work is to be realized. Moreover, any specific changes in sequence and/or field conditions affecting the ability of specific erosion control measures to adequately serve their intended purpose are immediately remedied with alternative means.

### Wetland Impacts

Michele F. Grenier (C.W.S. #102) mapped two onsite jurisdictional wetlands in April 2016, which were field located by this office during on ground survey efforts. The site has a bordering vegetated wetland located along the southwest property line that runs through the property and continues offsite. This wetland is a palustrine system, non tidal. The dominant wetland species include trees, shrubs, and persistent emergent. The predominant wetland species include red maple (*Acer rubrum*), highbush blueberry (*Vaccinium corymbosom*) and cinnamon fern (*Osmunda cinnamomea*).

An offsite wetland system crosses the western property line as a finger like projection. This wetland is also a palustrine (non tidal) and dominated by red maple (*Acer rubrum*). As the attached Wetland and Wetland Buffer Impact Plans depict, the proposed site improvements require 5,550 square feet of permanent wetland impact along with 31,700 square feet of permanent buffer impact.

**PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE**



**"A"**  
**cont.**

Date of Application: December 5, 2016 Tax Map # 136 Lot # 1

Name of Project: Miara Transportation

Zoning District: \_\_\_\_\_ General SP# 01-17  
(For Town Use) (For Town Use)

ZBA Action: Variance and Wetland Special Exception (Case #136-001)

PROPERTY OWNER:

DEVELOPER:

Name: Joseph A. Miara Jr., Trustee (Same As Owner)

Address: Granite Realty Trust

Address: 12 Bockes Rd, Hudson, NH 03051

Telephone # (978) 658-3616

Fax # (978) 658-4038

Email: joe@jamiara.com

PROJECT ENGINEER

SURVEYOR

Name: Paul Chisholm, PE, LEED AP ND - KNA Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Suite 3 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # (603) 627-2881 (603) 627-2881

Fax # (603) 627-2915 (603) 627-2915

Email: pchisholm@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other other associated site improvements.

<i>For Town Use</i>	
Plan Routing Date: _____	Sub/Site Date: _____
<input type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
_____ Title: _____	Date: _____
(Initials)	
DEPT:	
<input type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department	
Fees Paid: _____	

**SITE DATA SHEET**

PLAN NAME: Miara Transportation

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 136 LOT 1

DATE: October 3, 2016

---

Location by Street: 12 Bockes Road

Zoning: Residential 2 (R-2)

Proposed Land Use: Commercial

Existing Use: Commercial

Surrounding Land Use(s): Residential & Commercial

Number of Lots Occupied: One

Existing Area Covered by Building: 25,619 SF - Miara Facility & 1,001 SF - Utility Easement Building

Existing Buildings to be removed: None

Proposed Area Covered by Building: 28,049 SF - Miara Facility & 1,001 SF - Utility Easement Building

Open Space Proposed: 55.4%

Open Space Required: 35%

Total Area: S.F.: 401,449 Acres: 9.216

Area in Wetland: 67,929 SF Area Steep Slopes: 9,826 SF

Required Lot Size: 60,000 SF

Existing Frontage: 569.85 FT

Required Frontage: 120 FT

Building Setbacks:

	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>133.5'</u>
Side:	<u>15'</u>	<u>20.5'</u>
Rear:	<u>15'</u>	<u>345.2'</u>

**SITE PLAN DATA SHEET  
(Continued)**

Flood Zone Reference: FIRM Map 3300920536D, Panel 536 of 701, 9/25/09  
 Not in a Flood Hazard Area

Width of Driveways: 32' - Miara Facility (Existing)

Number of Curb Cuts: One (Existing) - Miara Facility & One (Existing) - Utility Easement Building


Proposed Parking Spaces: 32 Total (32 Existing, no new spaces)

Required Parking Spaces: 27 Total

Basis of Required Parking (Use): Office Space & Automotive Working Bays

Dates/Case #/Description/Stipulations  
 of ZBA, Conservation Commission,  
 NH Wetlands Board Actions: Case # 136-001, Wetland Special Exception  
 (Attach stipulations on separate sheet) and Variance

**Hudson Town Code**

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. <u>HTC 276.11.1(B)(12)(c)</u>	<u>100' Buffer</u>
	2. _____	_____
	3. _____	_____
	4. _____	_____
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____

(Left column for Town Use)

Impact Fees:  
 C.A.P Fee: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Development Agreement  
 Proposed: \_\_\_\_\_

<i>For Town Use</i>	
Data Sheet Checked By: _____	Date: _____

**APPLICATION FOR SITE PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements:

Applicant Initials		Staff Initials
<u>PDC</u>	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
<u>PDC</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>PDC</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>PDC</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>PDC</u>	e) Plan date by day/month/year	_____
<u>PDC</u>	f) Revision block inscribed on the plan	_____
<u>PDC</u>	g) Planning Board approval block inscribed on the plan	_____
<u>PDC</u>	h) Title of project inscribed on the plan	_____
<u>PDC</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>PDC</u>	j) North point inscribed on the plan	_____
<u>PDC</u>	k) Property lines: exact locations and dimensions	_____
<u>PDC</u>	l) Square feet and acreage of site	_____
<u>PDC</u>	m) Square feet of each building (existing and proposed)	_____
<u>PDC</u>	n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.	_____

Applicant  
Initials

Staff  
Initials

<u>PDC</u> o)	Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract	_____
<u>PDC</u> p)	Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract	_____
<u>N/A</u> q)	Pertinent highway projects	_____
<u>PDC</u> r)	Assessor's Map and Lot number(s)	_____
<u>PDC</u> s)	Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan	_____
<u>PDC</u> t)	Delineate zoning district on the plan	_____
<u>PDC</u> u)	Storm water drainage plan	_____
<u>PDC</u> v)	Topographical elevations at 2-foot intervals contours: existing and proposed	_____
<u>PDC</u> w)	Utilities: existing and proposed	_____
<u>PDC</u> x)	Parking: existing and proposed	_____
<u>N/A</u> y)	Parking space: length and width	_____
<u>N/A</u> z)	Aisle width/maneuvering space	_____
<u>PDC</u> aa)	Landscaping: existing and proposed	_____
<u>PDC</u> ab)	Building and wetland setback lines	_____
<u>PDC</u> ac)	Curb cuts	_____
<u>PDC</u> ad)	Rights of way: existing and proposed	_____
<u>PDC</u> ae)	Sidewalks: existing and proposed	_____
<u>PDC</u> af)	Exterior lighting plan	_____
<u>N/A</u> ag)	Sign locations: size and design	_____
<u>N/A</u> ah)	Water mains and sewerage lines	_____
<u>N/A</u> ai)	Location of dumpsters on concrete pads	_____
<u>PDC</u> aj)	All notes from plats	_____



Applicant Initials		Staff Initials
<u>W</u>	ak) Buffer as required by site plan regulations	_____
<u>PDC</u>	al) Green and open space requirements met with both types of spaces inscribed on the plan	_____
<u>PDC</u>	am) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	_____
<u>PDC</u>	an) Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan.	_____
<u>PDC</u>	ao) "Valid for one year after approval" statement inscribed on the plan.	_____
<u>PDC</u>	ap) Loading bays/docks	_____
<u>PDC</u>	aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	_____
<u>PDC</u>	ar) Error of closure (1 in 10,000 or better)	_____
<u>PDC</u>	as) Drafting errors/omissions	_____
<u>PDC</u>	at) Developer names, addresses, telephone numbers and signatures	_____
<u>PDC</u>	au) Photographs, electronic/digital display or video of site and area	_____
<u>N/A</u>	av) Attach one (1) copy of the building elevations	_____
<u>N/A</u>	aw) Fiscal impact study	_____
<u>N/A</u>	ax) Traffic study	_____
<u>N/A</u>	ay) Noise study	_____

Applicant  
Initials

Staff  
Initials

N/A az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents \_\_\_\_\_

PDC ba) Copy of applicable Town, State, Federal approval/permits to include but not limited to the following: \_\_\_\_\_

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shore-land protection certification in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

N/A bb) Presentation plan (colored, with color-coded bar chart) \_\_\_\_\_

PDC bc) Fees paid to clerk \_\_\_\_\_

PDC bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members. \_\_\_\_\_

\*Under the purview of the Planning Board, any and all items may be waived.

---

---

---

---

---

---

---

---

---

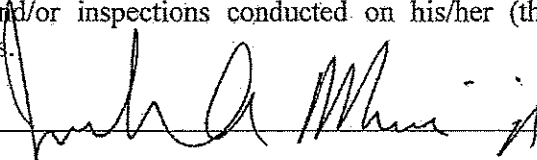
---

**APPLICATION FOR SITE PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Site Plan specifications or application form are incomplete, the application will be considered rejected.

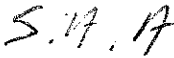
Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: \_\_\_\_\_



- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: \_\_\_\_\_



- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

APPLICATION IS DUE AT NOON 21 days prior to the Planning Board Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: Miara Transportation

Street Address: 12 Bockes Road, Hudson, New Hampshire 03051

I Paul Chisholm, PE hereby request that the Planning Board waive the requirements of item HTC 276-11.1(b)(12)(c) of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc.

(name of surveyor and engineer) dated October 3, 2016 for property tax map(s) 136 and lot(s) 1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The Applicant is proposing an expansion to match what is existing today. A hardship would result from strict compliance of the regulation because the expansion area would have an unusual and unconventional site layout that wouldn't match the existing site layout. The large trailers and specialty trailers require a large, open area for maneuverability that can tie into the existing site. Furthermore, this site was a commercially zoned site when it was originally approved.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

There is an existing natural buffer to the adjacent residences, which are all located approximately 250 - 300-ft away from the proposed expansion area with woodlands in between. The Applicant is proposing stockade fencing and landscaping to further enhance the buffer between the adjacent residences and proposed expansion area. Therefore, strict conformity of the regulation would not be contrary to the spirit and intent of the regulation.

Signed:   
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: \_\_\_\_\_




Waiver Not Granted: \_\_\_\_\_



**APPLICATION FOR SITE PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements:

Miara Transportation Site Plan  
Town of Hudson  
CLD Reference No. 03-0249.1530  
Reviewed January 3, 2017

Applicant Initials	Staff Initials	
_____ a)		a) One set received by CLD.
_____ b)		b) No traffic, school or utility impacts noted
_____ c)		
_____ d)		
_____ e)	<u>CLD/SWR</u>	
_____ f)	<u>CLD/SWR</u>	e) Listed as month/day/year
_____ g)	<u>CLD/SWR</u>	
_____ h)	<u>CLD/SWR</u>	
_____ i)	<u>CLD/SWR</u>	
_____ j)	<u>CLD/SWR</u>	
_____ k)	<u>CLD/SWR</u>	
_____ l)	<u>CLD/SWR</u>	
_____ m)	<u>CLD/SWR</u>	
_____ n)		n) Abutters names and addresses are shown on the plans and in the application. Unable to verify 5-day update criteria

Applicant Initials	Staff Initials	
_____ o)	<i>JC</i>	Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract <i>SEE SHEET 1 &amp; 11</i> o) New road south of site not shown.
_____ p)	<u>CLD/SWR</u>	Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract
_____ q)	<u>N/A</u>	Pertinent highway projects q) None listed.
_____ r)	<u>CLD/SWR</u>	Assessor's Map and Lot number(s)
_____ s)	<i>JC</i> <i>SEE APPLICATION</i>	Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan s) Waiver noted on plans, copy of request form not provided.
_____ t)	<u>CLD/SWR</u>	Delineate zoning district on the plan
_____ u)	<u>CLD/SWR</u>	Stormwater drainage plan
_____ v)	<u>CLD/SWR</u>	Topographical elevations at 2-foot intervals contours: existing and proposed
_____ w)	<i>JC</i> <i>TO BE REVIEWED AT HEARING</i>	Utilities: existing and proposed w) No revisions to existing septic system proposed. No capacity information provided. Existing connections to building not shown; water service piping not shown.
_____ x)	<u>CLD/SWR</u>	Parking: existing and proposed
_____ y)	<i>WILL BE PROVIDED IN REVISED PLANS</i>	Parking space: length and width y) N/A - existing spaces only shown. No dimensions given.
_____ z)	<i>S.A.A.</i>	Aisle width/maneuvering space z) N/A - existing aisle width shown. No dimensions given.
_____ aa)	<u>CLD/SWR</u>	Landscaping: existing and proposed
_____ ab)	<u>CLD/SWR</u>	Building and wetland setback lines
_____ ac)	<u>CLD/SWR</u>	Curb cuts
_____ ad)	<u>CLD/SWR</u>	Rights of way: existing and proposed
_____ ae)	<u>N/A</u>	Sidewalks: existing and proposed ae) None shown.
_____ af)	<i>WILL BE PROVIDED ON REVISED PLANS</i>	Exterior lighting plan af) No new lighting proposed. Existing lighting not shown.
_____ ag)	<i>u</i>	Sign locations: size and design ag) No new building sign proposed; no existing sign shown.
_____ ah)	<i>N/A</i>	Water mains and sewerage lines ah) Not shown
_____ ai)	<i>WILL BE PROVIDED ON REVISED PLANS</i>	Location of dumpsters on concrete pads ai) Existing/proposed not shown.
_____ aj)	<u>CLD/SWR</u>	All notes from plats

Applicant  
Initials

Staff  
Initials

- |           |  |                                  |   |
|-----------|--|----------------------------------|---|
| _____ ak) | Buffer as required by site plan regulations  |                                  | ak) Waiver requested.                     |
| _____ al) | Green and open space requirements met with percentages of both types of spaces inscribed on the plan   | <i>JC</i><br><u>CLD/SWR</u>      |   |
| _____ am) | Soil types and boundaries. Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan. | <u>CLD/SWR</u>                   |   |
| _____ an) | Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan.                      | <u>CLD/SWR</u>                   |   |
| _____ ao) | "Valid for one year after approval" statement inscribed on the plan  | <u>CLD/SWR</u>                   |   |
| _____ ap) | Loading bays/docks   | <u>CLD/SWR</u>                   | ap) Loading spaces/bays/docks not shown.  |
| _____ aq) | State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature  | <u>CLD/SWR</u>                   |   |
| _____ ar) | Error of closure (1 in 10,000 or better)   | <u>CLD/SWR</u>                   |   |
| _____ as) | Drafting errors/omissions  | <i>JC</i>                        | as) Not stated.                           |
| _____ at) | Developer names, addresses, telephone numbers and signatures   | <i>JC SHEET 1 of APPLICATION</i> | at) Phone numbers not provided.           |
| _____ au) | Photographs, electronic/digital display or video of site and area  | <i>AT MEETING</i>                | au) Not provided in CLD's review package. |
| _____ av) | Attach one (1) copy of the building elevations   | <i>AT MEETING</i>                | av) Building elevations not provided.     |
| _____ aw) | Fiscal impact study  | <i>PLR REQUEST OF THE BOARD</i>  | aw) Fiscal Impact Study not provided.     |
| _____ ax) | Traffic study  | <i>u u u</i>                     | ax) Traffic Study not provided.           |
| _____ ay) | Noise study  | <i>u u u</i>                     | ay) Noise Study not provided.             |



Applicant  
Initials

Staff  
Initials

\_\_\_\_\_ az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents

*JL*  
*JL*

az) Existing easement noted but copy not received for review.

\_\_\_\_\_ ba) Copy of applicable Town, State, Federal approval/ permits to include but not limited to the following:

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shoreland protection certification in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

ba) Permit noted but copies not received for review. Copy of variances not received.

\_\_\_\_\_ bb) Presentation plan (colored, with color coded bar chart)

*AT MEETING*

bb) No presentation plan received. Requires Town action.

\_\_\_\_\_ bc) Fees paid to clerk

*JL*

bc) Requires Town action.

\_\_\_\_\_ bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

*JL*

bd) Requires Town action.

\*Under the purview of the Planning Board any and all items may be waived.

\_\_\_\_\_

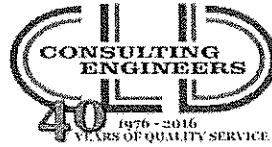
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



"B"

January 3, 2017

Mr. John Cashell, Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Re: Town of Hudson Planning Board Review  
Miara Transportation, 12 Bockes Road  
Tax Map 136, Lot 1; Acct. #1350-888  
CLD Reference No. 03-0249.1530

Dear Mr. Cashell:

CLD Consulting Engineers, Inc. (CLD) has reviewed the first submission of the materials received on December 13, 2016 related to the above-referenced project. Authorization to proceed with our review was received on December 19, 2016. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

We have included a copy of CLD's evaluation of the checklist for your reference. We note that several items could not be verified by CLD and require action by the Town.

The phased project appears to consist of a 2,430-square-foot addition to an existing building, removal of an existing underground fuel storage tank, installation of a 9,999-gallon aboveground fuel storage tank, reconstruction and paving of several large areas within the site and other associated site improvements. The site is serviced by a private well (to be relocated) and on-site septic system.

The following items are noted:

**1. Site Plan Review Codes and Administrative Requirements and Definitions**

- a. HR 275-8.C.(5) The aisle width at the existing parking lot to remain as depicted in the plans does not conform to the Regulations.
- b. HR 275-8.C.(6)(a) The applicant has noted that "4+" loading spaces are provided but none are labeled on the plans.
- c. HR 275-8.C.(11) The existing parking lot as depicted in the plans includes only one handicapped accessible parking spot where two are required.
- d. HR 275-8.C.(11) The plan note regarding compliance with ADA Regulations does not include the revision date for the Regulations used.
- e. HR 275-9.B. No Traffic Study was provided for review.
- f. HR 275-9.C. A Noise Study was not provided for review.
- g. HR 275-9.D. A Fiscal Impact Study was not provided for review.



- h. HR 275-9.F. Copies of the existing NET&T easement was not received for review as part of the package.
  - i. HR 275-9.G. No copies of applicable approvals or permits were provided in CLD's review package.
  - j. HR 275-9.I. No Environmental Impact Study was provided for review.
  - k. HR 276-3. A completed application for site plan approval was not included in CLD's review copy.
  - l. HR 276-7.B & 11.1.B.(12)(c) The applicant has noted on the plan set that a waiver from the 100-foot buffer requirement was requested. A copy of this waiver request was not provided in CLD's review package.
  - m. HR 276.11.1.B.(3) The title block on the plan set does not exactly match the Regulations.
  - n. HR 276-11.1.B.(13) The applicant is not proposing any new business identification signs (nor are any existing signs shown) as part of the site expansion but has included a note stating that all signs are subject to approval by the Hudson Planning Board prior to installation.
  - o. HR 276.11.1.B.(16) The applicant has not shown all roadways within 200 feet of the lot (new street constructed to the south of the site is not shown).
  - p. HR 276-11.1.B.(20) and HR 334.14 The height of existing and proposed buildings within the subject site are not indicated on the plans.
  - q. HR 276-11.1.B.920) The applicant has not shown proposed or existing snow storage locations on the plans.
- 2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)**
- a. The applicant has proposed reconstruction of the existing site driveway; however, a match/tie-in detail for the connection at Bockes Road was not provided.
  - b. The applicant has proposed installation of four inches of crushed gravel for the Phase I driveway subbase and noted that based on Contractor's evaluation, an additional 12 inches of gravel may need replacement.
- 3. Utility Design/Conflicts**
- a. HR 275-9.E., HR 276.13.G. and Env-Wq 1004.15. The applicant has not shown an existing sewer connection between the building where the addition is proposed to be constructed and the existing septic system nor has expansion of this septic system been proposed.
  - b. HR 275-9.E. The applicant has not shown the piping connection to the relocated well nor provided a detail for this well and piping installation.
  - c. HR 276-13.A. The applicant has not shown any utility connections to the existing building where the addition is proposed to be constructed.
  - d. Env-Or 300. The applicant has not provided any details for the aboveground fuel storage tank installation other than a layout detail. Details regarding secondary containment, positive limiting barriers for the refueling area concrete pad, and any other applicable requirements of Env-Or 300 are not detailed in the plan set. The applicant should also note that the



installation of the storage tank and all appurtenances shall be performed in accordance with Env-Or 300 and any other applicable Federal, State or Town of Hudson requirements.

- e. Env-Or 300. Evidence of NHDES approval of the proposed aboveground fuel storage facility was not included in CLD's review package. The applicant should forward copies of all documentation from the NHDES to the Town for their records.
- f. Env-Or 400. The applicant should note that the removal of the existing underground tank and all appurtenances shall be performed in accordance with Env-Or 400 and any other applicable Federal, State or Town of Hudson requirements.

#### **4. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)**

- a. The applicant should provide riprap sizes on the Site Plan and/or Detail Sheet, and include supporting calculations within the Stormwater Management Report.
- b. We note Pond 10P within the Stormwater Management Report does not match the Outlet Structure Detail on Sheet 10 of the Plan Set. The applicant should correct this discrepancy.
- c. We note the bottom of the Pocket Pond has a 207 contour; the pond utilizes an impervious liner as well as an orifice in the Outlet Structure of 210.2. This results in elevations ranging from 5' to 10' below the southern wetland existing ground elevations. The applicant should provide more information regarding the impermeable liner proposed. (Size, specs, installation requirements, etc.) Due to the proximity of the wetland to the south, and the proposed cut to construct this pond, it appears draining of the abutting wetland may occur, which would result in additional wetland impact; which does not seem to be the intended design in this location.
- d. The applicant should keep the Town informed of any future communication with NHDES in relation to the Wetland Permit discussions to ensure NHDES comments do not alter drainage design/calculations.
- e. The applicant has not provided a detail for construction of the Pocket Pond with impermeable liner.

#### **5. Zoning (HR 334)**

- a. HR 334-17, 334-20, 334-29 and 334-31.A. The site is located in the Residential (R-2) District. The applicant has noted that a variance was granted by the Hudson Zoning Board of Adjustment for the expansion of the existing non-conforming use of the site. A copy of this variance was not included in CLD's review package.
- b. HR 334-35.B.(2), 334-38.D. and HR 276-11.1.B.(12). The applicant has proposed impacts to wetlands buffer areas for stormwater feature installations. The applicant has noted that a variance was granted by the Hudson Zoning Board of Adjustment for the wetlands buffer disturbances. A copy of this variance was not included in CLD's review package.
- c. HR 334-38.A. Wetlands impacts are in excess of 1,000 square feet. No compensatory wetland mitigation areas are shown on the plans.
- d. HR 334-64. The applicant is not proposing any new (nor shown any existing) business identification signs as part of the site expansion but has noted that all signs are subject to approval by the Hudson Planning Board.



- e. HR 334-83. The applicant has noted that the subject parcel is not located in a designated flood hazard area.

#### **6. Erosion Control/Wetland Impacts**

- a. HR 290-4.A.(3) and (5). The applicant should review the proposed erosion control layout as it appears that additional measures are needed where water may flow towards wetlands on the south side of the Phase I driveway area.
- b. HR 290-5.K.(14). The applicant has not shown a staging or stockpile area. Associated erosion control measures should be indicated for these locations.
- c. The applicant should note the proposed surface treatment for the large gravel area in the Phase 1 west side of the site.

#### **7. Landscaping (HR 275-9.C.(7)) and Lighting (HR 276-11.1.B.(14))**

- a. HR 276.11.1.B.(14) The applicant has noted that no new site lighting is proposed. Information regarding existing site lighting was not included on the plans.

#### **8. State and Local Permits (HR 275-9.G.)**

- a. The applicant has noted that an NHDES Wetlands Permit is pending. The applicant should forward copies of all documentation related to this permit to the Town for their records. No other permits are noted as required.
- b. The applicant should note the intent to register and acquire construction approval for the new 9,999-gallon aboveground fuel tank with NHDES.
- c. The applicant has proposed "removal" of the existing well. Details for the decommissioning should be included in the plan set.
- d. We note the disturbance between the partial depth removal of existing pavement, Phase 1 gravel, and Phase 2 building, the disturbance appears to exceed the 100,000 sf threshold for the New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) requirement. The applicant should provide the actual disturbed area to clarify whether an NHDES AoT permit is required.
- e. Additional local permitting may be required.

#### **9. Other**

- a. We suggest that the applicant reference the 2016 Standard Specifications for Road and Bridge Construction from the State of New Hampshire Department of Transportation, not the older 2010 version of this specification.
- b. CLD's plan set did not include any architectural elevations or plans for the proposed building addition.
- c. The applicant did not include a bollard installation detail in the plans.
- d. The applicant has not shown any dumpsters or enclosures on the site. The applicant should confirm that none are existing or proposed.

Mr. John Cashell  
CLD Reference No. 03-0249.1530  
January 3, 2017  
Page 5 of 5



- e. Env-Or 400. The applicant has noted that the existing underground fuel storage tank is to be relocated, but has not shown a location for an underground tank. If the underground tank is to be removed and replaced with the aboveground tank shown on the plan, the note should be clarified. The applicant has also noted removal of the existing monitoring well, but has not provided a detail for removal. The applicant should note on the plan the intent to comply with Federal and State Regulations related to tank removal, including the intent to perform required soil and groundwater sampling.

Please feel free to call if you have any questions.

Very truly yours,

Heidi J. Marshall, P.E.

Paul Konieczka, AICP

HJM:PK:jt

Enclosure

cc: Town of Hudson Engineering Division – File  
Keach-Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3B  
Bedford, NH 03110  
Fax (603) 627-2915



**PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 5, 2016 Tax Map # 136 Lot # 1

Name of Project: Miara Transportation

Zoning District: \_\_\_\_\_ General SP# 01-17  
(For Town Use) (For Town Use)

ZBA Action: Variance and Wetland Special Exception (Case #136-001)

C

PROPERTY OWNER:

DEVELOPER:

Name: Joseph A. Miara Jr., Trustee (Same As Owner)

Address: Granite Realty Trust

Address: 12 Bockes Rd, Hudson, NH 03051

Telephone # (978) 658-3616

Fax # (978) 658-4038

Email: joe@jamiara.com

PROJECT ENGINEER

SURVEYOR

Name: Paul Chisholm, PE, LEED AP ND - KNA Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Suite 3 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # (603) 627-2881 (603) 627-2881

Fax # (603) 627-2915 (603) 627-2915

Email: pchisholm@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other other associated site improvements.

<i>For Town Use</i>	
Plan Routing Date: <u>12/22/16</u>	Sub/Site Date: _____
<input type="checkbox"/> I have no comments <input checked="" type="checkbox"/> I have comments (attach to form)	
<u>ELD</u> (Initials)	Title: <u>Town Engineer</u> Date: <u>12/22/16</u>
DEPT: <input checked="" type="checkbox"/> Zoning <input checked="" type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department	
Fees Paid: <u>\$2759.64</u>	

## Dhima, Elvis

---

**From:** Dhima, Elvis  
**Sent:** Thursday, December 22, 2016 10:52 AM  
**To:** Cashell, John  
**Cc:** Dubowik, Brooke  
**Subject:** Miara Transportation Plan Review

John

Below are my comments:

1. Provide detail of the proposed underdrain.
2. Provide cleanouts/access ports for the proposed underdrain.
3. Provide cleanout/access port detail.

Thank you

E

*Elvis Dhima, P.E.*  
*Town Engineer*

Town of Hudson, NH  
12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008  
Mobile: (603) 318-8286







**PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 5, 2016 Tax Map # 136 Lot # 1

Name of Project: Miara Transportation

Zoning District: \_\_\_\_\_ General SP# 01-17  
(For Town Use) (For Town Use)

ZBA Action: Variance and Wetland Special Exception (Case #136-001)

PROPERTY OWNER:

DEVELOPER:

Name: Joseph A. Miara Jr., Trustee (Same As Owner)

Address: Granite Realty Trust

Address: 12 Bockes Rd, Hudson, NH 03051

Telephone # (978) 658-3616

Fax # (978) 658-4038

Email: joe@jamiara.com

PROJECT ENGINEER

SURVEYOR

Name: Paul Chisholm, PE, LEED AP ND - KNA Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Suite 3 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # (603) 627-2881 (603) 627-2881

Fax # (603) 627-2915 (603) 627-2915

Email: pchisholm@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other other associated site improvements.

<i>For Town Use</i>	
Plan Routing Date: _____	Sub/Site Date: _____
<input checked="" type="checkbox"/> I have no comments	<input checked="" type="checkbox"/> I have comments (attach to form)
<u>BB</u> (Initials)	Title: <u>Zoning Admin</u> Date: <u>12-22-16</u>
DEPT: <input checked="" type="checkbox"/> Zoning	Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____
	Consultant _____ Highway Department _____
Fees Paid: <u>\$2759.04</u>	

*SUBMITTED TO ZONING DISTRICT ZBA  
WETLAND EXCEPTION DECISION*



# TOWN OF HUDSON

## FIRE DEPARTMENT

### INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911  
Business 603-886-6005  
Fax 603-594-1142

Robert M. Buxton  
Chief of Department

### Zoning Determination

August 1, 2016

#16-85

Paul Chisholm P.E.  
Keach-Nordstrom Associates, Inc  
Suite 3  
10 Commerce Park North  
Bedford, NH 03110

Re: 12 Bockes Road 136/001-000  
**District: Residential Two - (R-2)**

Dear Mr. Chisholm:

Your request for zoning review and determination of a yard expansion and new structure at this address has been completed.

#### **Zoning Review / Determination:**

The requested expansion of an existing non-conforming use is not allowed except by variance from the Zoning Board of Adjustment (§ 334-29).

Any construction activity within the wetland and wetland buffer would require a special exception from the Zoning Board of Adjustment (§ 334-35C). The Special exception includes a review by the Conservation Commission and the Planning Board prior to the Special Exception hearing (§ 334-35B).

This activity would also need Site Plan Approval from the Hudson Planning Board:

*" § 334-16.1 Site plan approval. [Added 3-4-2000] No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, change a use or commence any site development activity (other than one- or two-family residential activity) without first securing site plan approval from the Hudson Planning Board pursuant to this chapter."*

Please feel free to contact me if you have any further questions regarding this matter.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Sincerely,

Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)

cc: Zoning Board of Adjustment  
J.Michaud, Town Assessor  
J.Cashell, Town Planner  
Chief Buxton  
Deputy O'Brien  
File

Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

Town of Hudson

Zoning Board of Adjustment

## **Decision to Grant a Variance**

On **9/29/16**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case# 136-001**, pertaining to a request by **Joseph A. Miara Jr., 12 Bockes Road, Hudson, NH** for a Variance **to allow expansion of the existing non-conforming use to expand the parking area (storage), loading area, and construction of 2,430 sq-ft maintenance building addition.** [Map 136, Lot 001, Zoned R-2; HZO Article VIII §334-29, Extension or enlargement of nonconforming uses.]

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed: Maryellen Davis  
Maryellen Davis  
Chairman, Hudson Zoning Board of Adjustment

Date: 07-Oct-16

Signed: Bruce Buttrick  
Bruce Buttrick  
Zoning Administrator

Date: 10-6-16

Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

Town of Hudson

Zoning Board of Adjustment

## **Decision to Grant a Wetlands Special Exception Permit**

On **9/29/16**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case# 136-001**, pertaining to a request by **Joseph A. Miara Jr., 12 Bockes Road, Hudson, NH** to allow for a Wetland Special Exception from Article IX, Section 334-35, to allow the proposed storage expansion area of approximately 56,000 sq-ft, to impact a wetland & buffer area of 37,250 sq-ft in order to provide access and maneuverability for trucks and other company vehicles through the site. [Map 136, Lot 001, Zoned R-2; HZO Article VII §334-35, Uses within Wetland Conservation District.]

Following the hearing of testimony by the applicant, a majority of the members of this Zoning Board voted that this Wetlands Special Exception should be granted, with the following stipulations:

1. With stipulation to carry out all requirements or stipulations of the Conservation Commission as follows:
  - a. Construction and restoration shall comply with BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Dept of Environmental Services – Current Issue).
  - b. During construction and restoration, erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

- c. Install "Do not Cut, Do not Disturb" Town conservation markers along the conservation district boundaries.
- d. All notes found on the Construction Detail sheets 4 through 6 of the Wetland and Wetland Buffer Impact Plan dated June 23, 2016 that pertain to alteration of terrain and storm-water runoff and management will be strictly adhered to during all phases of construction.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this special exception shall be considered conditions of the special exception, regardless of the fact that such facts or intentions were not specifically stated as part of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed: Maryellen Davis Date: 07-Oct-16  
Maryellen Davis  
Chairman, Hudson Zoning Board of Adjustment

Signed: Bruce Buttrick Date: 10-6-16  
Bruce Buttrick  
Zoning Administrator



**PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 5, 2016 Tax Map # 136 Lot # 1

Name of Project: Miara Transportation

Zoning District: \_\_\_\_\_ General SP# 01-17  
(For Town Use) (For Town Use)

ZBA Action: Variance and Wetland Special Exception (Case #136-001)

PROPERTY OWNER:

DEVELOPER:

Name: Joseph A. Miara Jr., Trustee (Same As Owner)

Address: Granite Realty Trust

Address: 12 Bockes Rd, Hudson, NH 03051

Telephone # (978) 658-3616

Fax # (978) 658-4038

Email: joe@jamiara.com

PROJECT ENGINEER

SURVEYOR

Name: Paul Chisholm, PE, LEED AP ND - KNA Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Suite 3 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # (603) 627-2881 (603) 627-2881

Fax # (603) 627-2915 (603) 627-2915

Email: pchisholm@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other other associated site improvements.

*For Town Use*

Plan Routing Date: \_\_\_\_\_ Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

JOB Title: Deputy Fire Chief Date: 12/23/14  
(Initials)

DEPT:  
\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police  Fire \_\_\_\_\_ Planning  
\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \$2759.64





**PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 5, 2016 Tax Map # 136 Lot # 1

Name of Project: Miara Transportation

Zoning District: \_\_\_\_\_ General SP# 01-17  
(For Town Use) (For Town Use)

ZBA Action: Variance and Wetland Special Exception (Case #136-001)

PROPERTY OWNER:

DEVELOPER:

Name: Joseph A. Miara Jr., Trustee (Same As Owner)

Address: Granite Realty Trust

Address: 12 Bockes Rd, Hudson, NH 03051

Telephone # (978) 658-3616

Fax # (978) 658-4038

Email: joe@jamiara.com

PROJECT ENGINEER

SURVEYOR

Name: Paul Chisholm, PE, LEED AP ND - KNA Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Suite 3 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # (603) 627-2881 (603) 627-2881

Fax # (603) 627-2915 (603) 627-2915

Email: pchisholm@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other other associated site improvements.

*For Town Use*

Plan Routing Date: \_\_\_\_\_ Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

KB Title: ROAD AGENT Date: 12/29/16  
(Initials)

DEPT:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid: \$2759.04





**PRELIMINARY & FINAL SITE PLAN APPLICATION  
FOR PLAN REVIEW (Also for Wireless)  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: December 5, 2016 Tax Map # 136 Lot # 1

Name of Project: Miara Transportation

Zoning District: \_\_\_\_\_ General SP# 01-17  
(For Town Use) (For Town Use)

ZBA Action: Variance and Wetland Special Exception (Case #136-001)

PROPERTY OWNER:

DEVELOPER:

Name: Joseph A. Miara Jr., Trustee (Same As Owner)

Address: Granite Realty Trust

Address: 12 Bockes Rd, Hudson, NH 03051

Telephone # (978) 658-3616

Fax # (978) 658-4038

Email: joe@jamiara.com

PROJECT ENGINEER

SURVEYOR

Name: Paul Chisholm, PE, LEED AP ND - KNA Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Suite 3 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # (603) 627-2881 (603) 627-2881

Fax # (603) 627-2915 (603) 627-2915

Email: pchisholm@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other other associated site improvements.

*For Town Use*

Plan Routing Date: \_\_\_\_\_ Sub/Site Date: \_\_\_\_\_

I have no comments  I have comments (attach to form)

PC Title: LIEUTENANT Date: 12/22/16  
(initials)

DEPT:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid: \$2,759.04

**CAP FEE WORKSHEET**

**“D”**

**Date:** 01/11/16      **ZONE #:** 1      **Map/Lot:** 136/001

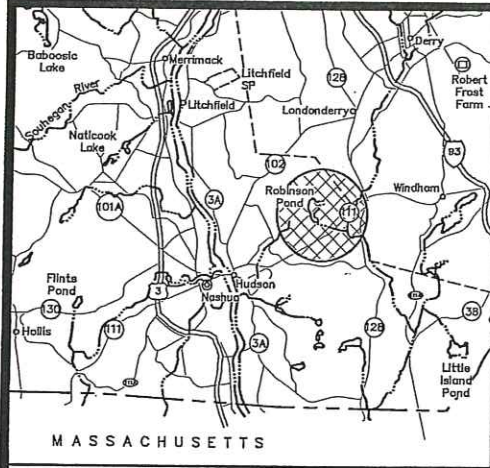
**Project Name:** Miara Transportation

**Proposed ITE Use #1:** Maintenance Building

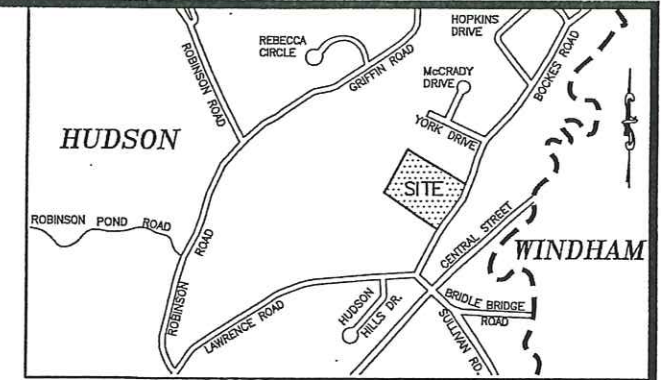
**Proposed Building Area (square  
footage):**                      2,430 sf x \$1.21      S.F.

**CAP FEES:**

**Total CAP Fee:**                      \$ 2,940.30



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



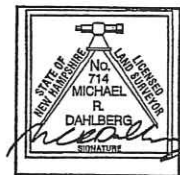
**OWNER/APPLICANT:**  
 JOSEPH A. MIARA JR., TRUSTEE  
 GRANITE REALTY TRUST  
 12 BOCKES ROAD  
 HUDSON, NEW HAMPSHIRE 03051

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

**SHEET TITLE**

**SHEET No.**

MASTER PLAN	1
EXISTING CONDITIONS PLAN	2
REMOVALS/DEMOLITION PLAN	3
NON-RESIDENTIAL SITE LAYOUT PLAN	4
GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN	5
LANDSCAPE PLAN	6
DRAINAGE PROFILES	7
CONSTRUCTION DETAILS	8 - 11



**KMA**  
 KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 627-2881

OCTOBER 3, 2016  
 PROJECT NO. 16-0223-1

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 \_\_\_\_\_

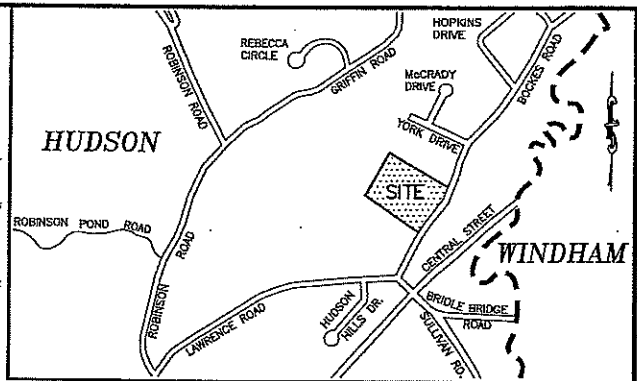
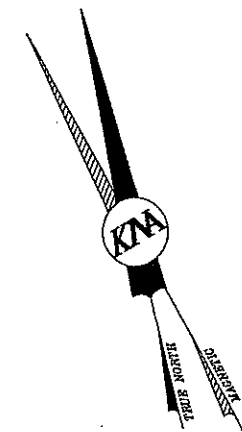
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

S:\project\1602231\Drawings\Production Drawings\1602231-DETAILS.dwg, Layout1, 11/29/2016 3:28:43 PM, Items



LEGEND

- IPIN-F IRON PIN FOUND
@DH-F DRILL HOLE FOUND
@ UTILITY POLE
SIGN LIGHT
WELL
SEWER MANHOLE
DRAINAGE MANHOLE
CATCH BASIN
OVERHEAD UTILITIES
TREE LINE
RETAINING WALL
ABUTTER LINE
PROPERTY LINE
WETLAND
STOCKADE FENCE
EDGE OF PAVEMENT
EDGE OF GRAVEL
STONEWALL
BUILDING SETBACK
GREEN SPACE BUFFER
EASEMENT
ZONE LINE
PROPOSED EDGE OF GRAVEL
PROPOSED STOCKADE FENCE



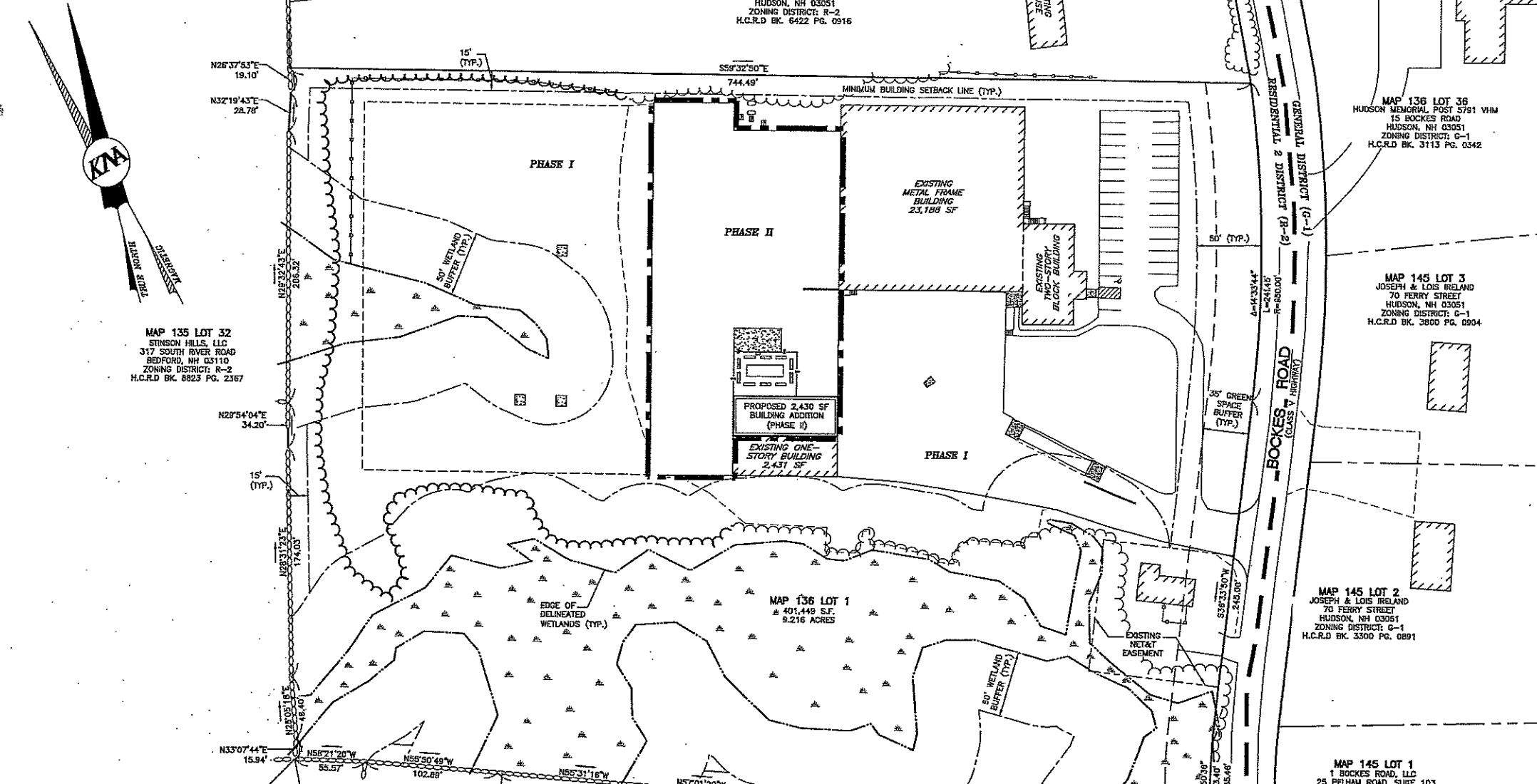
LOCUS PLAN SCALE: 1"=1,000'

REFERENCE PLANS:

- 1. SUBDIVISION PLAN OF LAND, PREPARED FOR, BERTHA A. MOONEY, HUDSON, NH. SCALE: 1"=50', DATED: MAY 23, 1984, PREPARED BY RONALD R. BURD, INC. H.C.R.D. PLAN NO. 19108.
2. BOUNDARY PLAN OF MAP 36 LOT 27 & 28, LOCATED ON, BOCKES ROAD, HUDSON, N.H., SCALE: 1"=100', DATED: NOV. 18, 1987, PREPARED BY GEORGE F. KELLER INC. H.C.R.D. PLAN NO. 21585.
3. 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.

NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS FOR THE SITE EXPANSION, INCLUDING TRAILER AND SPECIALTY TRAILER STORAGE AREA AND ADDITIONAL MAINTENANCE BUILDING, ON TAX MAP 136 LOT 1.
2. TOTAL LOT AREA = 401,449 SF, OR 9.216 ACRES.
3. MAP 136 LOT 1 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
4. 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
5. 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
6. 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.
7. HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 83.
8. WETLAND MAPPING WAS PERFORMED BY MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, IN APRIL, OF 2016.
9. SITE IS SERVICED BY PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.
10. 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 THIS SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
11. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 330092033D, 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.
12. TOTAL PERMANENT WETLAND IMPACT = 5,550 SF
13. OPEN SPACE REQUIRED = 35%
14. OPEN SPACE PROPOSED = 35.4%
15. PARKING CALCULATIONS:
 - PARKING REQUIRED = 2 SPACES/AUTOMOTIVE BAY x 2 BAYS = 4 SPACES
 - TOTAL SPACES REQUIRED = 1 SPACE/300 SF OFFICE x 6,500 SF = 21.7 SPACES
 - TOTAL PARKING PROVIDED = 32 SPACES EXISTING
16. 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
17. NO NEW SITE LIGHTING IS PROPOSED.
18. LANDSCAPE PLANTINGS THAT FAIL TO THRIVE SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE DEEDED PROPERTY OWNER IN PERPETUITY.
19. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
20. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONSTRUCT ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
21. 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.
22. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.



OWNER OF MAP 136 LOT 1
SIGNATURE: [Signature]
DATE: 12/7/16

MAP 135 LOT 37 STINSON HILLS, LLC
317 SOUTH RIVER ROAD
BEDFORD, NH 03110
ZONING DISTRICT: R-2
H.C.R.D. BK. 8692 PG. 1479

MAP 144 LOT 21-B STINSON HILLS, LLC
317 SOUTH RIVER ROAD
BEDFORD, NH 03110
ZONING DISTRICT: R-2

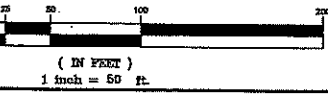
MAP 144 LOT 21 STINSON HILLS, LLC
317 SOUTH RIVER ROAD
BEDFORD, NH 03110
ZONING DISTRICT: R-2
H.C.R.D. BK. 8623 PG. 2367

MAP 145 LOT 1 JOSEPH & LOIS IRELAND
25 PELHAM ROAD, SUITE 103
SALM, NH 03078
ZONING DISTRICT: G-1
H.C.R.D. BK. 8752 PG. 2019

NOTES (CONTINUED):

- 22. 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.
23. HOURS OF OPERATION: 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY.
24. WAIVERS REQUESTED: HTC 276.11.(b)(12)(c) - 100' BUFFER
25. PERMITS REQUIRED: PENDING STATUS
26. THE TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE AND WETLANDS SPECIAL EXCEPTION ON SEPTEMBER 29, 2016 TO ALLOW THE EXPANSION OF AN EXISTING, NON-CONFORMING USE AND WETLANDS AND WETLAND BUFFER DISTURBANCES (CASE #135-001).
27. FLOOD STORAGE 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 HAILED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REGULATIONS.
28. ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH INDICES REQUIREMENTS FOR SUCH SYSTEMS.
29. THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRECONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
30. ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
31. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-34, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
32. AFTER ISSUANCE OF THE FOUNDATION PERMIT FOR THE PROPOSED BUILDING, AND PRIOR TO THE ISSUANCE OF THE FRAMING PERMIT THEREOF, THE APPLICANT SHALL SUBMIT TO THE HUDSON COMMUNITY DEVELOPMENT DEPARTMENT A FOUNDATION "AS-BUILT" PLAN ON A TRANSPARENCY AND TO THE SAME SCALE AS THE APPROVED SITE PLAN. THE FOUNDATION "AS-BUILT" PLAN SHALL INCLUDE ALL STRUCTURAL DIMENSIONS AND LOT LINE SETBACK MEASUREMENTS TO THE FOUNDATION AND BE STAMPED BY A LICENSED LAND SURVEYOR. ANY DISCREPANCY BETWEEN THE APPROVED SITE PLAN AND FOUNDATION "AS-BUILT" PLANS SHALL BE DOCUMENTED BY THE APPLICANT AND BE PART OF THE FOUNDATION "AS-BUILT" SUBMISSION.
33. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A LICENSED PROFESSIONAL ENGINEER SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED PLAN.
34. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THERE OF.

GRAPHIC SCALE



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.

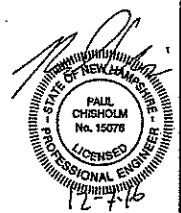
[Signature] 12-7-16
LICENSED LAND SURVEYOR DATE

MASTER 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 5B, Bedford, NH 03110 Phone (603) 627-2881

Table with columns: No., DATE, DESCRIPTION, BY. Includes revision history and date: OCTOBER 3, 2016, SCALE: 1" = 50', SHEET 1 OF 11.

MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102 PERFORMED THE WETLAND MAPPING IN APRIL 2016 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTHEAST AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

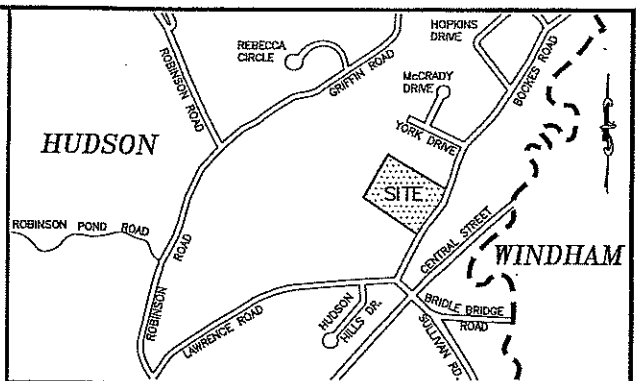


PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING:
SIGNATURE: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_
SIGNATURE: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_
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.



**LEGEND**

- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ U UTILITY POLE
- + SIGN
- ⊙ LIGHT
- ⊙ W WELL
- ⊙ S S SEWER MANHOLE
- ⊙ D D DRAINAGE MANHOLE
- ⊙ C C CATCH BASIN
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREETLINE
- 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



**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. 19108.
- "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. 21506.
- "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"=80', DATED: JANUARY 15, 1990, WITH REVISIONS THROUGH 11/12/90, PREPARED BY GEORGE F. KELLER INC.

**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 SERVED 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 NAVD 29.
- WETLAND MAPPING WAS PERFORMED BY MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, IN APRIL OF 2016.
- SITE IS SERVED BY PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDBLUM 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 KMA 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 3300203536, 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.



**SCS SOILS LEGEND**

- CsC CHATFIELD-HOLLIS COMPLEX, 8-15% SLOPES
  - DeB DEERFIELD LOAMY FINE SAND, 3-8% SLOPES
  - BeC HICKLEY LOAMY SAND, 8-15% SLOPES
  - StB SCITUATE STONY FINE SANDY LOAM, 3-8% SLOPES
  - WdB WINDSOR LOAMY SAND, 3-8% SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY

**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

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

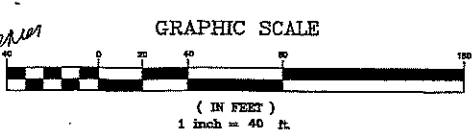
REVISIONS		
No.	DATE	DESCRIPTION

DATE: OCTOBER 3, 2016 SCALE: 1" = 40'  
PROJECT NO: 16-0223-1 SHEET 2 OF 11

**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.

*Michael F. Greiner*  
MICHAEL F. GRENIER  
LICENSED LAND SURVEYOR  
12-7-16 DATE



MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, PERFORMED THE WETLAND MAPPING IN APRIL 2016 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

*Michele F. Greiner*  
MICHELE F. GRENIER  
No. 102  
CERTIFIED WETLAND SCIENTIST

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

BENCHMARK  
PK SET IN ASH TREE  
ELEV.=224.25

MAP 135 LOT 36  
STINSON HILLS, LLC  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110  
ZONING DISTRICT: R-2  
H.C.R.D. BK. 8682 PG. 1479

MAP 135 LOT 37  
STINSON HILLS, LLC  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110  
ZONING DISTRICT: R-2  
H.C.R.D. BK. 8682 PG. 1479

MAP 144 LOT 21-8  
STINSON HILLS, LLC  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110  
ZONING DISTRICT: R-2

MAP 144 LOT 21  
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. 0304

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

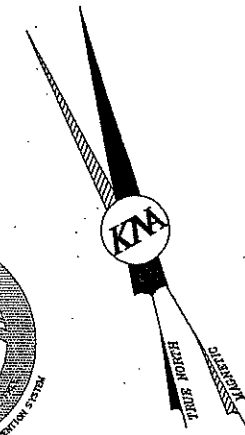
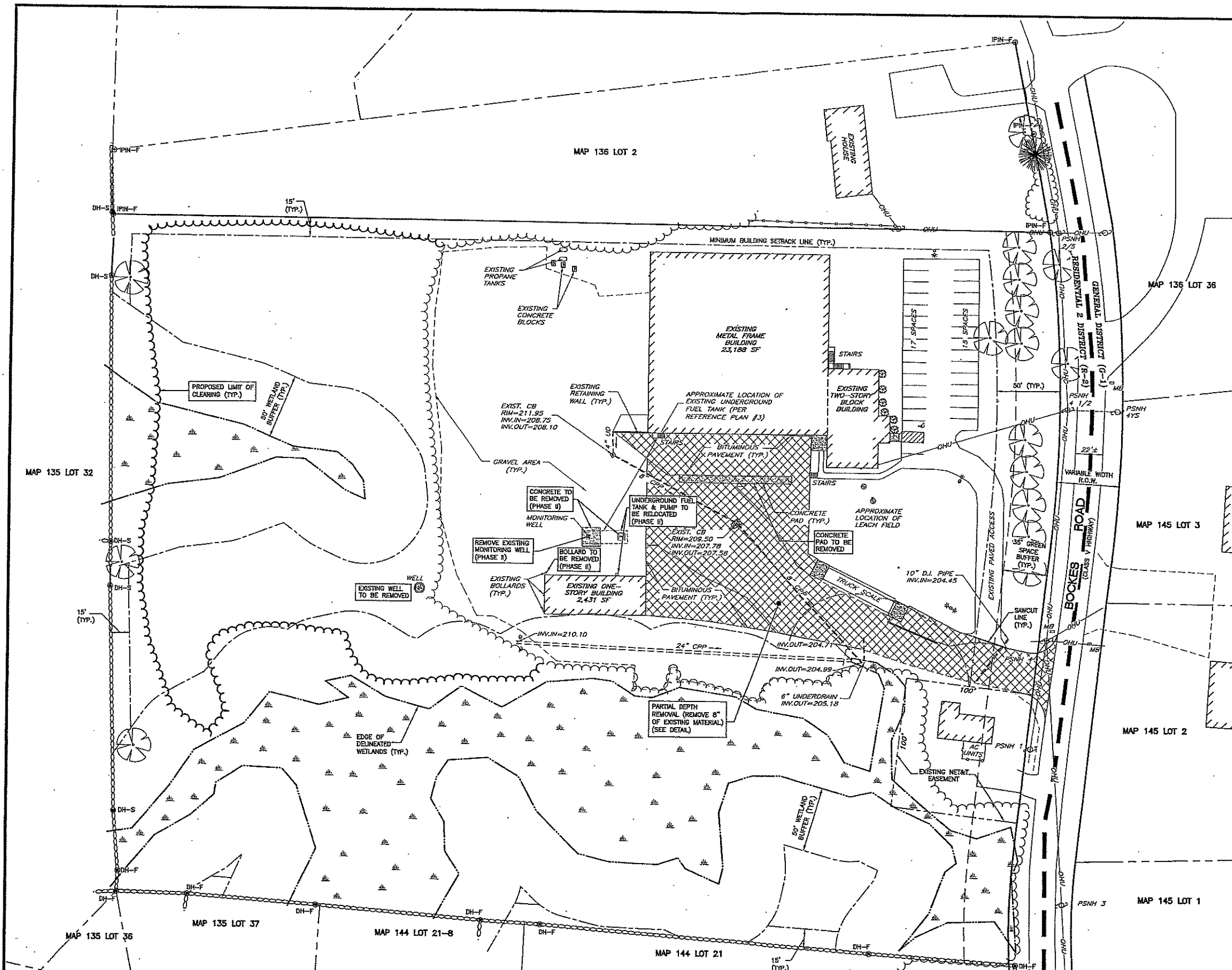
MAP 136 LOT 2  
PETER J. & TAMMY L. MORRIS  
16 BOCKES ROAD  
HUDSON, NH 03051  
ZONING DISTRICT: R-2  
H.C.R.D. BK. 8422 PG. 0916

MAP 136 LOT 36  
HUDSON MEMORIAL POST 5781 VHM  
15 BOCKES ROAD  
HUDSON, NH 03051  
ZONING DISTRICT: G-1  
H.C.R.D. BK. 3113 PG. 0342

S:\\_proj\160223\160223-1-SITEPLAN.dwg, EXIST, 11/29/2016 3:29:08 PM, rmm

**REMOVALS/DEMOLITION NOTES:**

1. ALL STUMPS, ROOTS, BRANCHES, 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.



**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
- OHU OVERHEAD UTILITIES
- DL DRAINAGE LINE
- TR TREETRINE
- RW RETAINING WALL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- STOCKADE FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- GREEN SPACE BUFFER
- EASEMENT
- ZONE LINE

**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

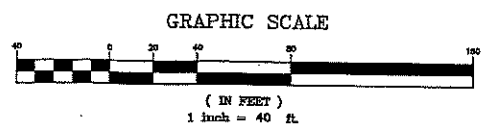
**APPLICANT:**  
 JOSEPH A. MIARA JR., TRUSTEE  
 GRANITE REALTY TRUST  
 12 BOCKES ROAD  
 HUDSON, NH 03051

**KM**  
 KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 302, Bedford, NH 03110 Phone (603) 627-2881

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

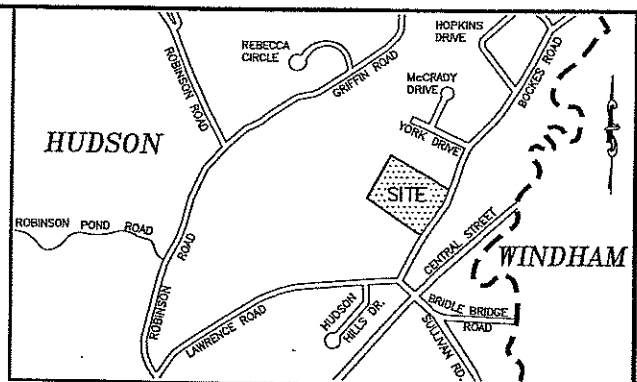
APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

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.



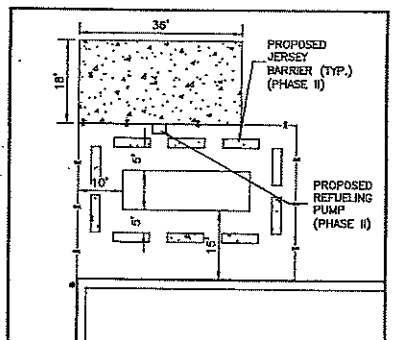
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 3, 2016 SCALE: 1" = 40'  
 PROJECT NO: 16-0223-1 SHEET 3 OF 11



**LOCUS PLAN**  
SCALE: 1"=1,000'

SEE SHEET 1 FOR NOTES & REFERENCE PLANS



**FUEL TANK LAYOUT DETAIL**  
SCALE: 1" = 20'

**LEGEND**

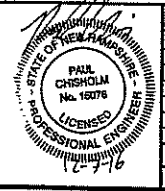
● IPIN-F	IRON PIN FOUND	---	PROPERTY LINE
○ DH-F	DRILL HOLE FOUND	---	WETLAND
⊕	UTILITY POLE	---	STOCKADE FENCE
⊕	SIGN	---	EDGE OF PAVEMENT
⊕	LIGHT	---	EDGE OF GRAVEL
⊕	WELL	---	STONEWALL
⊕	SEWER MANHOLE	---	BUILDING SETBACK
⊕	DRAINAGE MANHOLE	---	CATCH BASIN
⊕	OVERHEAD UTILITIES	---	EASEMENT
---	TREELINE	---	ZONE LINE
---	RETAINING WALL	---	PROPOSED EDGE OF GRAVEL
		---	PROPOSED STOCKADE FENCE
		---	AREA OF WETLAND IMPACT
		---	AREA OF WETLAND BUFFER IMPACT

**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

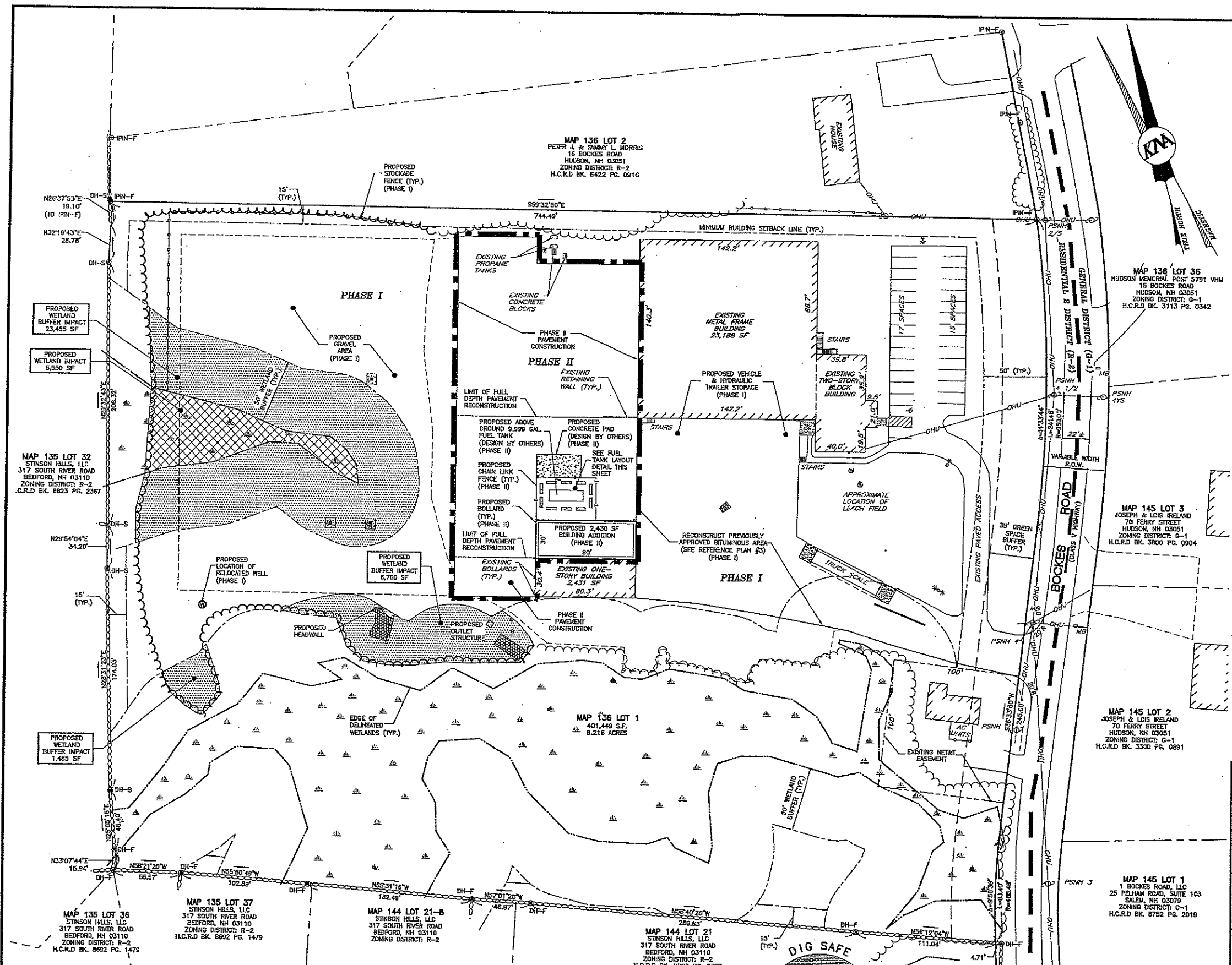
**APPLICANT:**  
JOSEPH A. MIARA JR., TRUSTEE  
GRANITE REALTY TRUST  
12 BOCKES ROAD  
HUDSON, NH 03051

**KMA**  
KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 38, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS		
No.	DATE	DESCRIPTION

DATE: OCTOBER 3, 2016  
PROJECT NO: 16-0223-1  
SCALE: 1" = 40'  
SHEET 4 OF 11

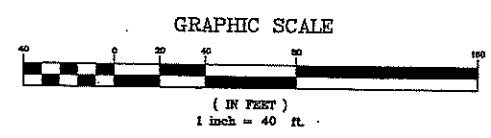


PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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.





**LEGEND**

● IPN-F	IRON PIN FOUND	---	ABUTTER LINE
⊙ DH-F	DRILL HOLE FOUND	---	PROPERTY LINE
⊕	UTILITY POLE	---	WETLAND
+	SIGN	---	STOCKADE FENCE
⊙	LIGHT	---	EDGE OF GRAVEL
⊙	WELL	---	10' CONTOUR
⊙	SEWER MANHOLE	---	2' CONTOUR
⊙	DRAINAGE MANHOLE	---	STONEWALL
⊙	CATCH BASIN	---	SCS SOIL LINE
OHU	OVERHEAD UTILITIES	---	BUILDING SETBACK
---	DRAINAGE LINE	---	GREEN SPACE BUFFER
---	TREELINE	---	EASEMENT
---	RETAINING WALL	---	ZONE LINE
		---	PROPOSED EDGE OF GRAVEL
		---	PROPOSED STOCKADE FENCE

**LOAM & SEED ALL  
DISTURBED AREAS (TYP.)**

- CONSTRUCTION NOTES:**
1. 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. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
  2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HOPEP. CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SUMPS UNLESS OTHERWISE NOTED.
  3. CATCH BASINS TO BE REPLACED IF FOUND NOT TO HAVE 3' SUMPS OR PROPOSED OIL/GAS SEPARATORS DO NOT FIT IN STRUCTURE.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
  5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  6. SEE DRAINAGE PROFILES AND CONSTRUCTION DETAILS FOR SPECIFIC CONSTRUCTION INFORMATION.

- EROSION CONTROL NOTES:**
1. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL, TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2016, AS AMENDED FROM TIME TO TIME.
  2. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
  3. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
  4. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDELE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
  5. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
  6. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
  7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
  8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
  9. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
  10. SNOW ACCUMULATED DURING THE WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING & STOCKPILE AREA, SURROUNDED BY SILT FENCE.



**EROSION & SEDIMENT CONTROL LEGEND**

○	TEMPORARY BLOCK AND GRAVEL SEDIMENT BARRIERS AT ALL CATCH BASINS
---	TEMPORARY SILT FENCE
---	TEMPORARY STONE CHECK DAM
---	LIMITS OF CLEARING
---	EROSION CONTROL BLANKETS

**GRADING, DRAINAGE, UTILITY &  
EROSION CONTROL 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) 827-2891



**REVISIONS**

No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 3, 2016 SCALE: 1" = 40'  
PROJECT NO: 16-0223-1 SHEET 5 OF 11

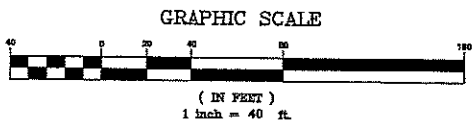
**NPDES NOTE**

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

**SCS SOILS LEGEND**

CaC	CHAFFIELD-HOLLIS COMPLEX, 6-15% SLOPES
DeB	DESFIELD LOAMY FINE SAND, 3-8% SLOPES
HbC	HINCKLEY LOAMY SAND, 8-15% SLOPES
SbB	SITTUATE STONY FINE SANDY LOAM, 3-8% SLOPES
WdB	WINDSOR LOAMY SAND, 3-8% SLOPES

SOURCE: USDA-SCS WEB SOIL SURVEY



S:\proj\1602231\Draw\Production Drawings\1602231-SITEPLAN.dwg, GRADE, 11/29/2016 3:28:08 PM, r16ms

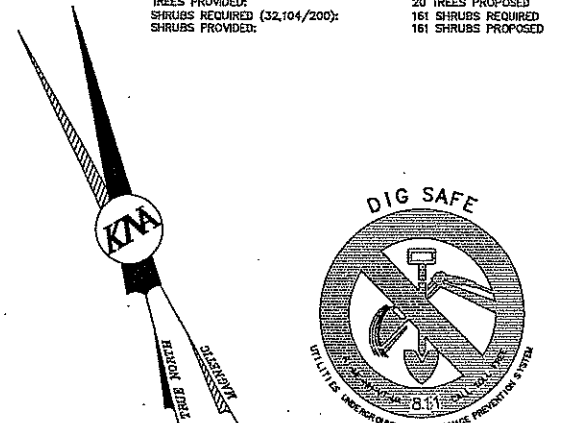
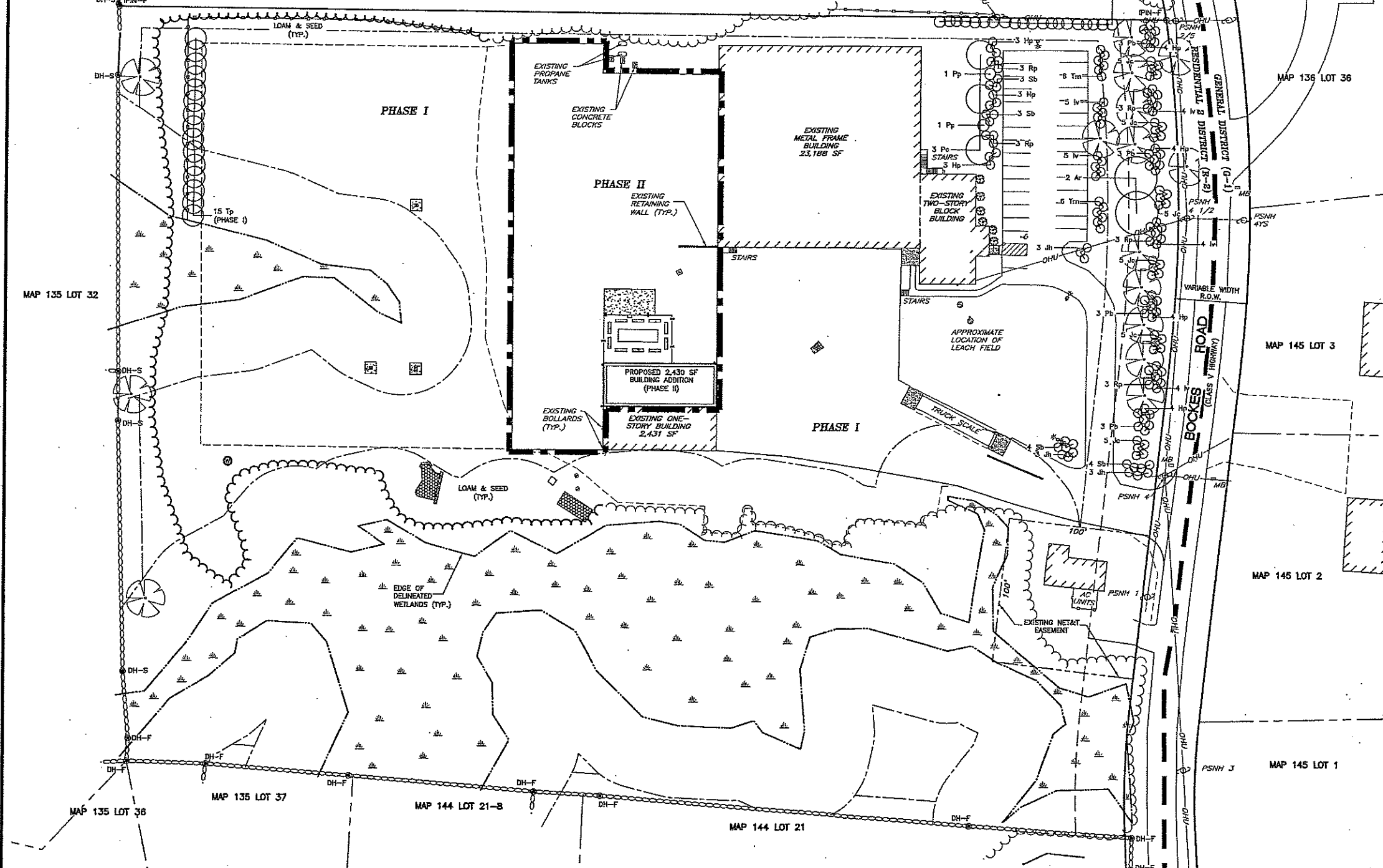


PLANT LIST (PHASE II)				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT
<b>TREES</b>				
Ar	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-2.5' CAL 40-60'
Pc	3	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	2-2.5' CAL 15-20'
<b>SHRUBS</b>				
Hp	25	HYDRANGEA PANICULATA 'BOMBSHELL'	BOMBSHELL PANICLE HYDRANGEA	18-24' 3-4'
Iv	22	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24' B&B 3-4'
Jc	30	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	18-24' B&B 3-4'
Jh	9	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18-24' B&B 6-12'
Pb	12	PIERIS 'BROUWER'S BEAUTY'	BROUWER'S BEAUTY ANDROMEDA	2-3' B&B 4-5'
Pp	2	PIREA PUNGENS 'LUTEA'	GOLDEN COLORADO SPRUCE	4-5' B&B 8-10'
Rp	15	RHODODENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHODODENDRON	2.5-3' B&B 4-5'
Sb	14	SPIRAEA BUMALDA 'GOLD FLAME'	GOLD FLAME SPIREA	18-24' 2-3'
Tm	12	TAXUS MEDIA 'TAUNTONI'	TAUNTONI YEW	2-2.5' B&B 3-4'
To	20	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	4-5' B&B 15-20'

- LANDSCAPE NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
  - ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
  - IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
  - PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
  - PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.

**LANDSCAPE CALCULATIONS**

REQUIRED PARKING LOT SHADE TREES AND SHRUBS	32,104 SF
PROPOSED PAVED AREA:	32,104 SF
TREES REQUIRED (32,104/1,600):	20 TREES REQUIRED
TREES PROVIDED:	20 TREES PROPOSED
SHRUBS REQUIRED (32,104/200):	161 SHRUBS REQUIRED
SHRUBS PROVIDED:	161 SHRUBS PROPOSED



**LEGEND**

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

**LANDSCAPE PLAN**

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

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

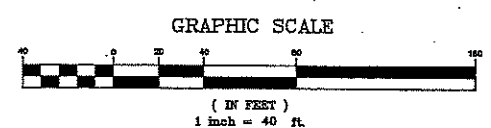
**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerces Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 3, 2016      SCALE: 1" = 40'  
 PROJECT NO: 16-0223-1      SHEET 6 OF 11

**PLANT LIST (PHASE I)**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
Tp	15	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT WESTERN ARBORVITAE	5-6' B&B	30-40'

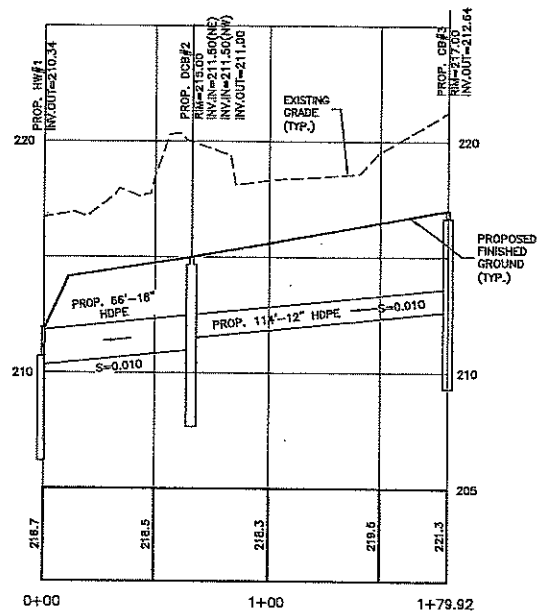


PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

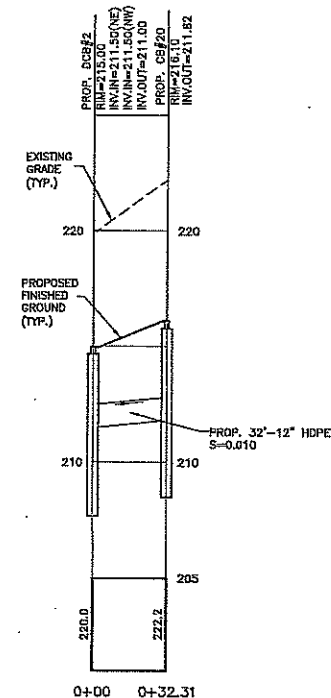
APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

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.

S:\proj\1602231\1602231.dwg - SITEPLAN.dwg LANDSCAPE, 12/7/2016 12:05:33 PM rfm



PROP. HW#1 TO PROP. CB#3  
 SCALE: 1" = 40' (HORIZ.)  
 1" = 4' (VERT.)



PROP. DCB#2 TO PROP. CB#20  
 SCALE: 1" = 40' (HORIZ.)  
 1" = 4' (VERT.)



**DRAINAGE PROFILES**

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

<b>OWNER OF RECORD:</b> JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051 H.C.R.D. BK. B-410 PG. 2473	<b>APPLICANT:</b> JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051
--	---

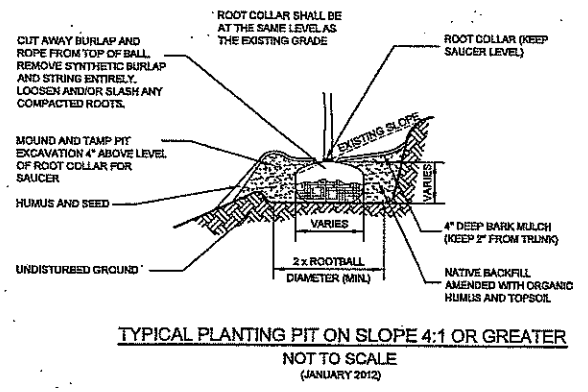
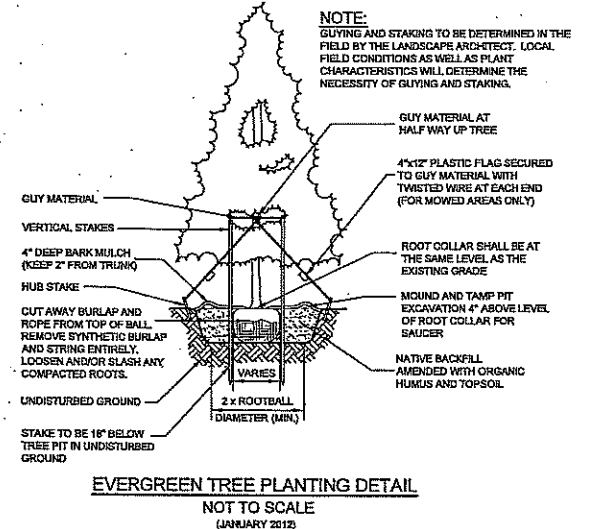
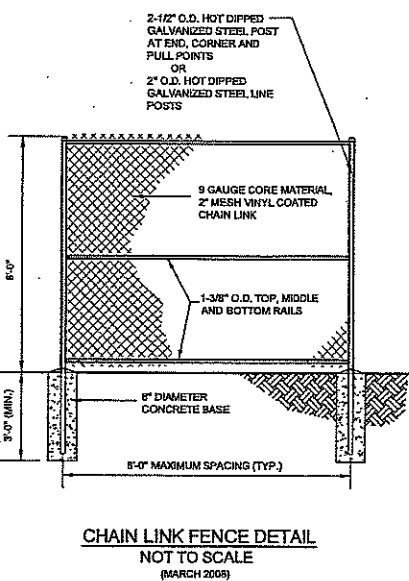
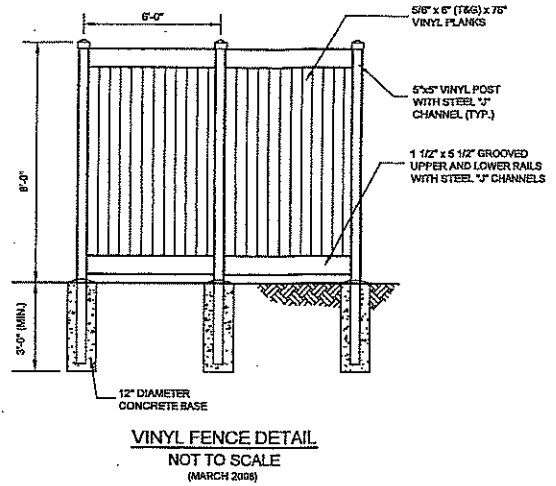
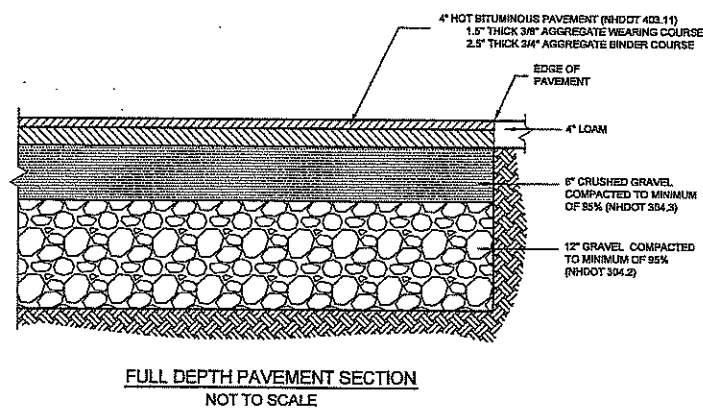
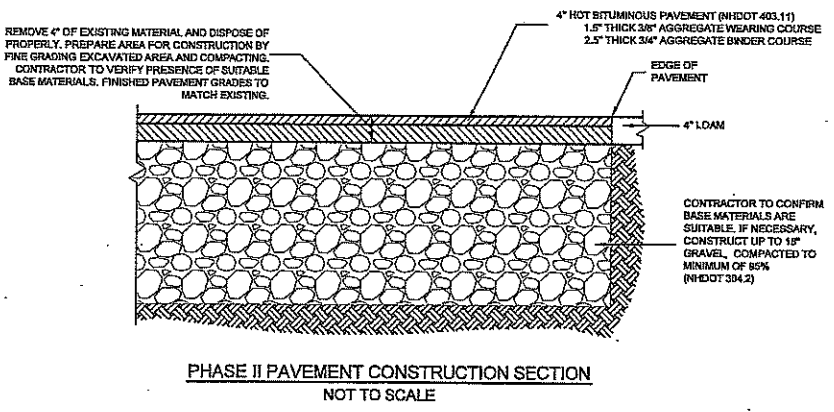
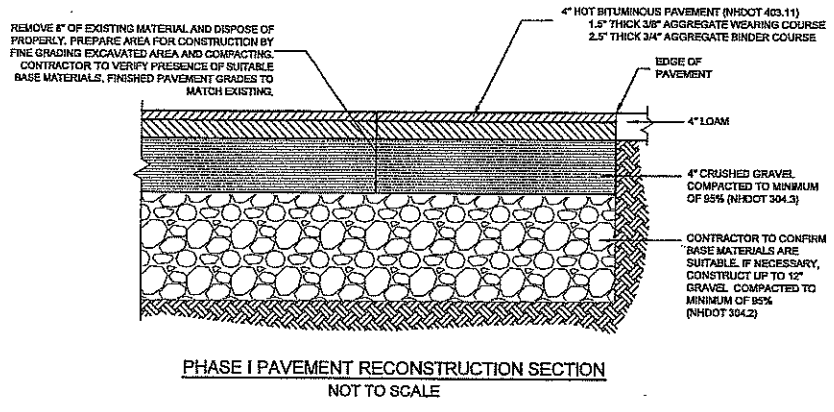
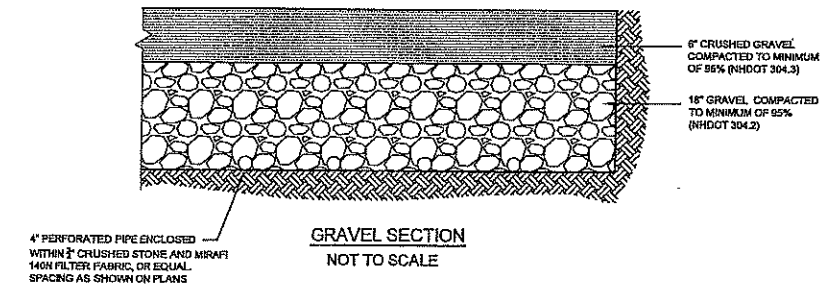
**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 38, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 3, 2016  
 PROJECT NO: 16-0223-1

SCALE: AS SHOWN  
 SHEET 7 OF 11

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL	<b>APPROVED BY THE HUDSON, NH PLANNING BOARD</b> 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.

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.

**CONSTRUCTION DETAILS**

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

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

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

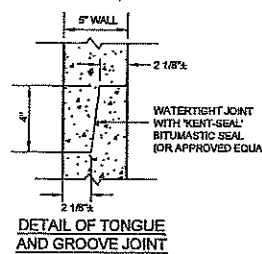
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 3, 2016 SCALE: AS SHOWN  
PROJECT NO: 16-0223-1 SHEET 8 OF 11

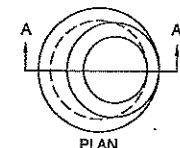
S:\project\160223\Drawings\Production Drawings\160223-DETAILS.dwg, Layout1, 11/29/2016 3:28:47 PM, rch

**NOTES:**

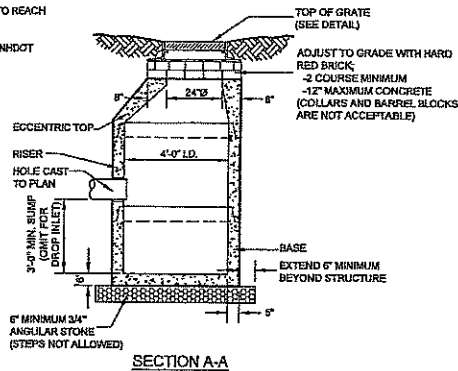
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
- THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE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



DETAIL OF TONGUE AND GROOVE JOINT

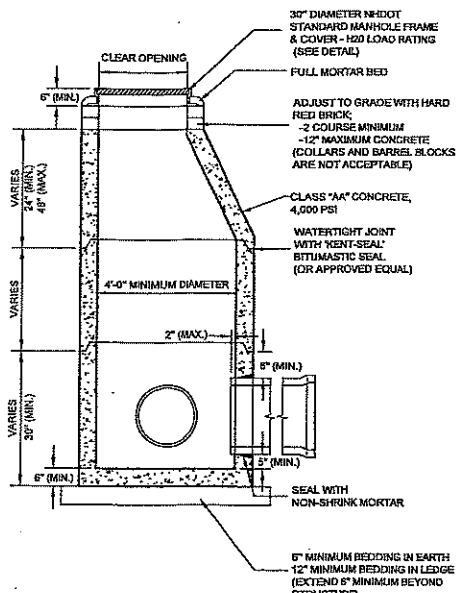


PLAN



SECTION A-A

PRECAST REINFORCED CATCH BASIN  
NOT TO SCALE  
(MAY 2012)



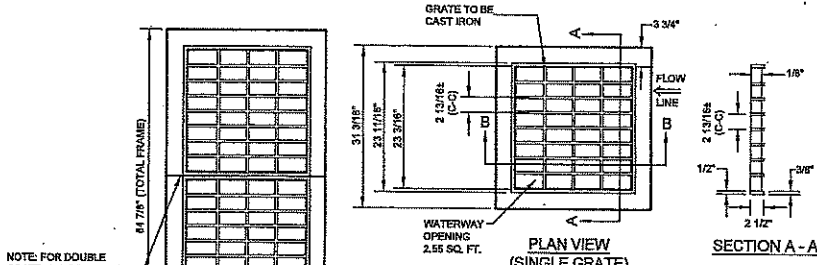
ELEVATION

**NOTES:**

- STEPS ARE NOT ALLOWED.
- ALL SECTIONS SHALL BE CONCRETE CLASS AA (4,000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE WALL.
- THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
- MATERIALS AND CONSTRUCTION TO MH-DOT STANDARDS.

PRECAST REINFORCED DRAIN MANHOLE DETAIL

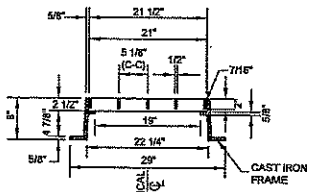
NOT TO SCALE  
(MARCH 2008)



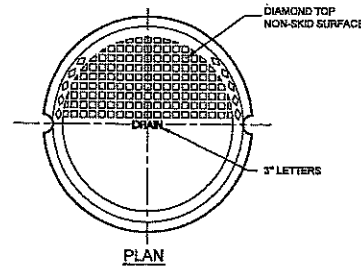
PLAN VIEW (SINGLE GRATE)

SECTION A-A

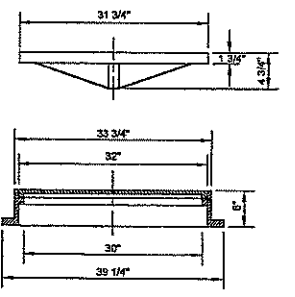
PLAN VIEW (DOUBLE GRATE)



TYPE B FRAME & GRATE DETAIL  
NOT TO SCALE  
(MARCH 2008)



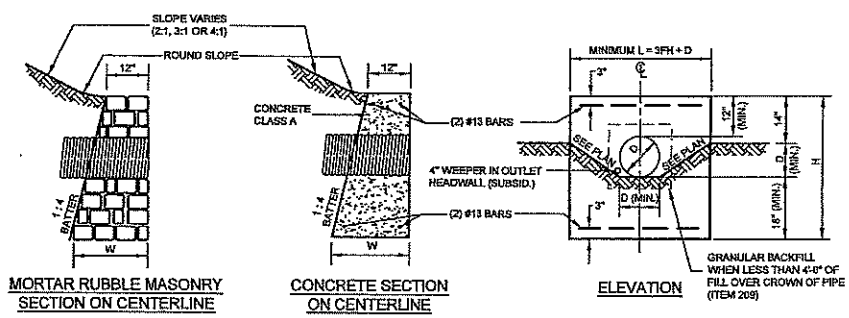
PLAN



SECTION

DRAIN MANHOLE FRAME AND COVER DETAIL  
NOT TO SCALE  
(JANUARY 2012)

- 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



MORTAR RUBBLE MASONRY SECTION ON CENTERLINE

CONCRETE SECTION ON CENTERLINE

ELEVATION

**NOTE:**

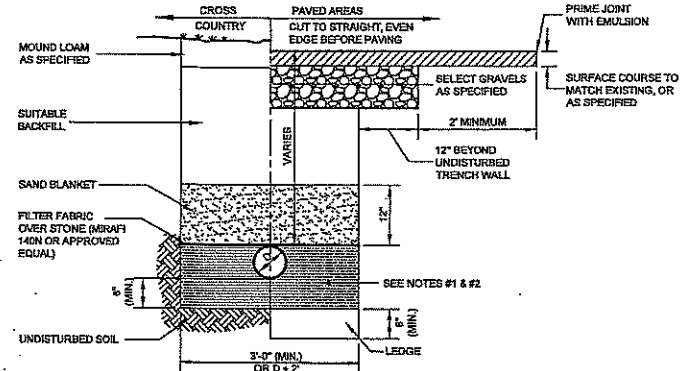
DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

DIAMETER D (INCH)	AREA OF PIPE (SQ. FT)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	PIPE EXC. 4" DEPTH 1" LENGTH (CU. YD.)	HEADER EXC. 1" DEPTH (CU. YD.)	ITEM 208 PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W	MASONRY IN CORNER FRUSTRUM (CU. YD.)	HEADER EXC. 1" DEPTH (CU. YD.)
12"	0.78	0.126	1.08	0.61	9	3'-2"	0.111	0.768	0.30	3'-6"	3'-5"	18"	1'-10 1/2"	0.28	1.667
16"	1.23	0.203	1.73	0.85	11	3'-0"	0.120	0.947	0.35	4'-0"	3'-9"	1'-4"	1'-11 1/4"	0.31	1.232
18"	1.77	0.222	2.32	1.13	14	6'-2"	0.130	1.111	0.39	5'-6"	4'-6"	1'-4"	2'-0"	0.35	1.406
24"	3.14	0.260	4.71	1.78	20	7'-2"	0.145	1.451	0.48	7'-6"	4'-6"	1'-10"	2'-1 1/2"	0.42	1.776
30"	4.51	0.301	7.67	2.58	25	8'-2"	0.165	1.810	0.65	8'-6"	5'-0"	2'-4"	2'-3"	0.51	2.164
36"	7.07	0.344	11.43	3.53	31	11'-2"	0.222	2.187	0.68	10'-6"	5'-6"	2'-10"	2'-4 1/2"	0.61	2.572
42"	9.62	0.389	16.24	4.65	36	13'-2"	0.236	2.581	1.07	13'-6"	6'-0"	3'-4"	2'-4"	0.72	3.000
48"	12.57	0.438	21.99	5.95	42	15'-2"	0.236	3.006	1.31	15'-6"	6'-6"	3'-10"	2'-7 1/2"	0.84	3.447
54"	15.90	0.486	28.83	7.44	47	17'-2"	0.333	3.433	1.58	17'-6"	7'-0"	4'-4"	2'-9"	0.98	3.914
60"	19.63	0.538	36.82	9.13	52	19'-2"	0.370	3.882	1.87	19'-6"	7'-6"	4'-10"	2'-10 1/2"	1.12	4.401
66"	23.76	0.593	46.03	11.04	58	21'-2"	0.407	4.335	2.17	21'-6"	8'-0"	5'-4"	3'-0"	1.26	4.907
72"	28.27	0.649	56.55	13.17	63	23'-2"	0.445	4.828	2.50	23'-6"	8'-6"	5'-10"	3'-11 1/2"	1.46	5.433

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS

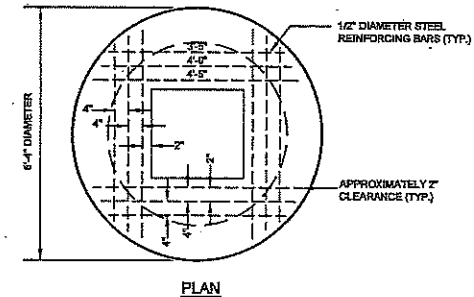
NOT TO SCALE  
(MARCH 2008)



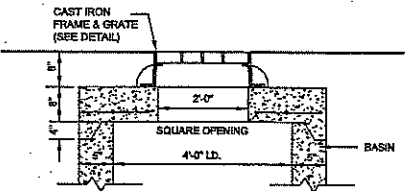
**NOTES:**

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

STORM DRAINAGE TRENCH DETAIL  
NOT TO SCALE  
(MARCH 2008)



PLAN



ELEVATION

REINFORCED CONCRETE TOP SLAB (4'-0" I.D.)  
NOT TO SCALE  
(MARCH 2008)

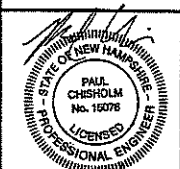
CONSTRUCTION DETAILS

**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

**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 202, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY

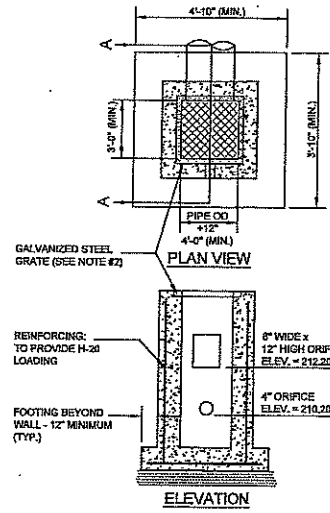
DATE: OCTOBER 3, 2016 SCALE: AS SHOWN  
PROJECT NO: 16-0223-1 SHEET 9 OF 11

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 \_\_\_\_\_

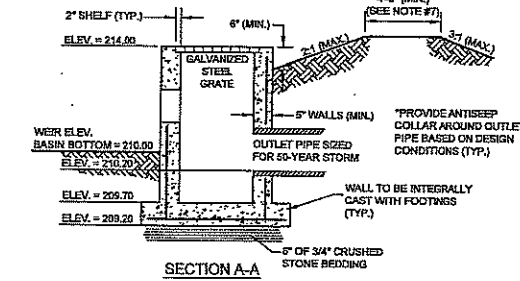
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



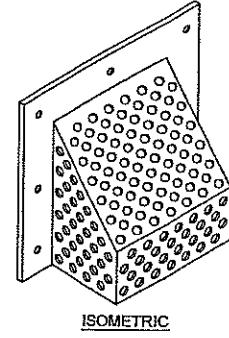
**OUTLET STRUCTURE AT DETENTION BASIN**  
NOT TO SCALE

**NOTES**

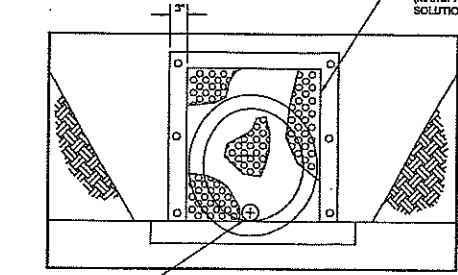
1. ALL CEMENT CONCRETE TO BE 4,000 PSI MINIMUM.
2. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE.
3. ALL OPENINGS CAST IN AS REQUIRED.
4. PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-78 DESIGNATION AND H-20 LOADINGS.



**SECTION A-A**

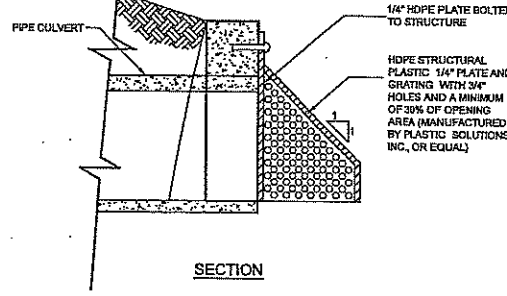


**ISOMETRIC**

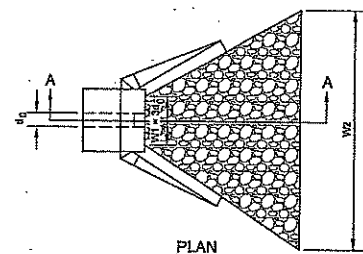


**ELEVATION**

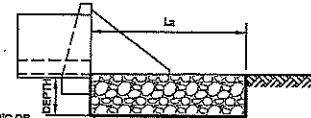
**TRASH RACK DETAIL**  
NOT TO SCALE



**SECTION**



**PLAN**



**SECTION A-A**

**PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL**  
NOT TO SCALE  
(MARCH 2008)

LOCATION	L <sub>a</sub>	W <sub>1</sub>	W <sub>2</sub>	Ø50	DEPTH
PROP. HWYS	24'	SEE PLAN	SIDE PLAN	6"	15"

**TABLE 7-24 - RECOMMENDED RIP RAP GRADATION RANGES**

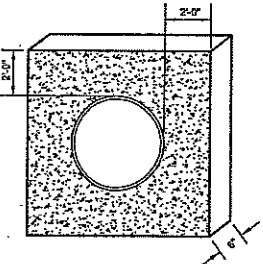
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 Ø50
85%	1.5 TO 1.8 Ø50
55%	1.0 TO 1.5 Ø50
15%	0.3 TO 0.5 Ø50

**CONSTRUCTION SPECIFICATIONS:**

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

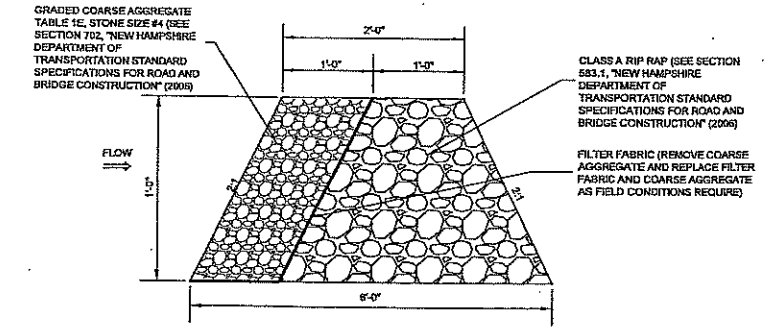
**MAINTENANCE:**

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TALKWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

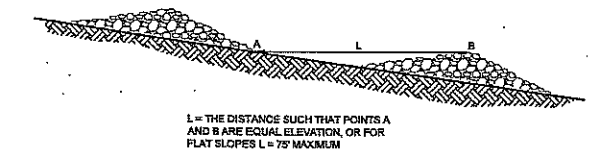


**CONCRETE ANTI SEEP COLLAR/  
TRENCH DAM DETAIL**  
NOT TO SCALE  
(MARCH 2008)

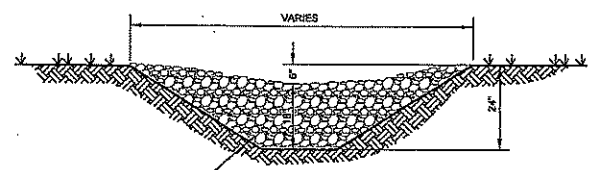
- NOTES:**
1. ANTI SEEP COLLAR TO BE PLACED IN BETWEEN PIPE RISERS.
  2. 3,000 PSI PORTLAND IN PLACE CONCRETE.



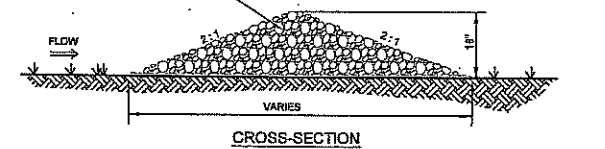
**PERMANENT STONE CHECK DAM SECTION**  
NOT TO SCALE  
(MARCH 2008)



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

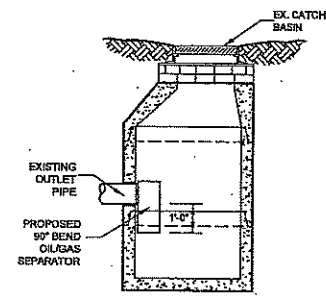


**ELEVATION**

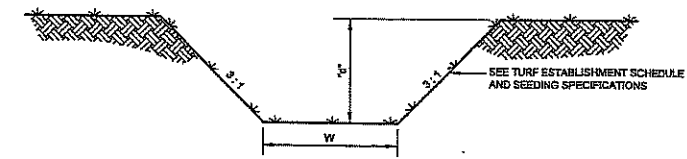


**CROSS-SECTION**

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



**OIL/GAS SEPARATOR**  
NOT TO SCALE



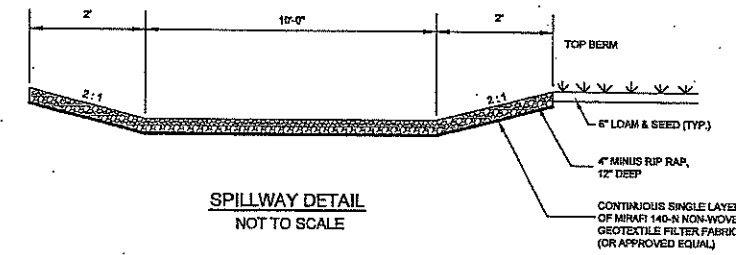
**TREATMENT SWALE DETAIL**  
NOT TO SCALE

LOCATION	PEAK FLOW	PEAK VELOCITY	SWALE WIDTH "W"	SWALE LENGTH	SWALE SLOPE	DEPTH "D"	PEAK DEPTH OF RUNOFF
SWALE	7.55 CFS	3.28 FPS	4'	380'	0.010	12"	5.2'

\* IN 25 YEAR STORM EVENT

**MAINTENANCE**

1. TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION. MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENCRUSTMENT OF WEEDS AND WOODY VEGETATION, HOWEVER IT SHOULD NOT BE MOVED TOO CLOSELY SO AS TO REDUCE THE FILTERING EFFECT. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.
2. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.



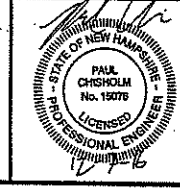
**SPILLWAY DETAIL**  
NOT TO SCALE

**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

**KMA**  
KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 302, Bedford, NH 03110 Phone (603) 827-2881



**REVISIONS**

No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 3, 2016 SCALE: AS SHOWN  
PROJECT NO: 16-0223-1 SHEET 10 OF 11

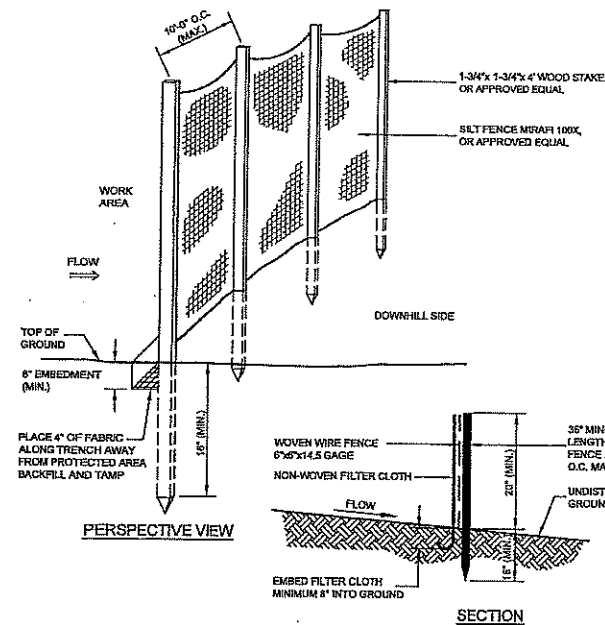
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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.





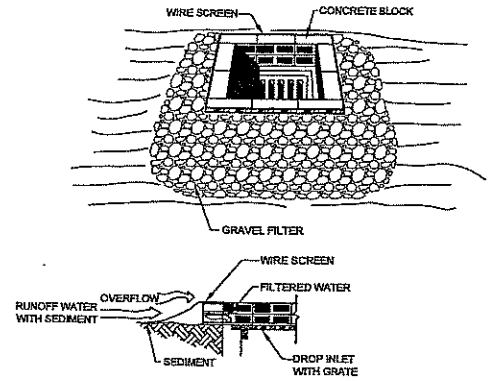
**SILT FENCE DETAIL**  
NOT TO SCALE  
(MARCH 2008)

**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 TIES 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.

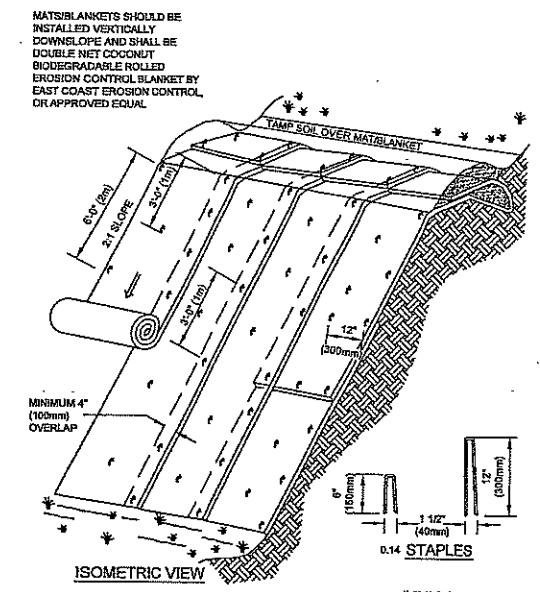


**NOTES:**

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)

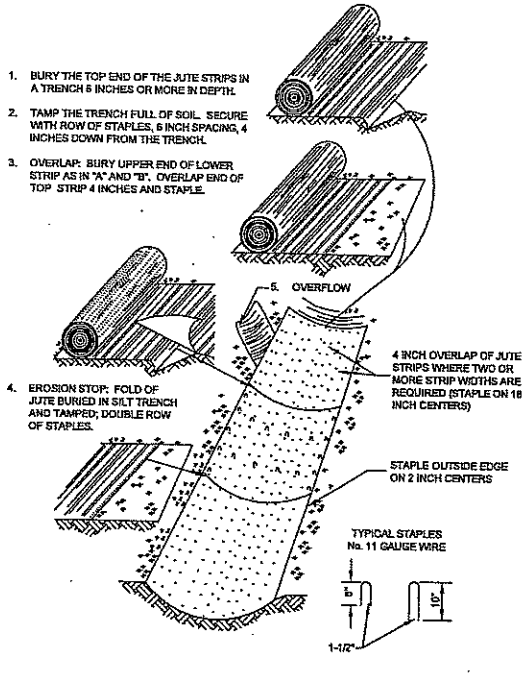


**NOTES:**

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOGS, 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)

**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 SURFACE 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 SEEDING 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 SEEDING 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 UNLIFTABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH HAY, ANCHOR MULCH OR 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 RESEED AND RESEED.
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 SEEDING AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDING AREA. MAINTAIN SEEDING 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 MIXTURE 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 10 POUNDS PER ACRE OR 1.8 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 60 POUNDS PER 1,000 S.F.

**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 490:23 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCING ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCINGS 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. NATURAL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTION ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDING WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCINGS 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 THICKNESSES.
8. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BUREAU LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRAGILE 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 RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GRASS COVER. MAINTAIN SPECIFIED SILTATION BARRIERS THROUGHOUT THE 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 UNSTABLE 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 INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25\"/>

**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 INCHES OF MULCH OR SEEDING 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 CLEAR OF 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\"/>

**CONSTRUCTION DETAILS**

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

<b>OWNER OF RECORD:</b> JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051 H.C.R.D. BK. 6410 PG. 2473	<b>APPLICANT:</b> JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051
---	---

**KMA**  
KEACHE-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3E, Bedford, NH 03110 Phone (603) 857-2881

REVISIONS		
No.	DATE	DESCRIPTION

DATE: OCTOBER 3, 2016 SCALE: AS SHOWN  
PROJECT NO: 16-0223-1 SHEET 11 OF 11

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.

B:\\_Project\1602231\Drawings\Production Drawings\602231-Detail.dwg, Layout1, 11/29/2016 3:26:02 PM, rlv