

MIARA TRANSPORTATION

SP# 05-22

STAFF REPORT #2

(Please refer to 5/25/22 report for earlier comments)

September 14, 2022

SITE: 12 Bockes Road; Map 136 Lot 1

ZONING: Residential-Two (R-2)

PURPOSE OF PLAN: This project proposes to construct a 6,320 sf “hoop” structure in the rear of the existing property. The proposed structure will be used for trailer storage to keep snow and weather away from trailers and equipment.

PLANS UNDER REVIEW:

Non-residential Site Plan Phase One Amendment / Miara Transportation, Map 136 Lot 1, 12 Bockes Road, Hudson, New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Joseph A. Miara Jr., Trustee, Granite Realty Trust, 12 Bockes Road, Hudson, NH 03051; consisting of 9 sheets with a separate cover sheet and general notes 1-26 on Sheet 1; dated April 27, 2022; last revised August 25, 2022.

ATTACHMENTS

- A. ZBA Notice of Decision, Variance Granted Case #136-001, March 24, 2022.

APPLICATION TRACKING:

- January 11, 2017 – Site plan and wetland special exception approved.
- March 24, 2022 – Variance to expand a nonconforming use granted by ZBA.
- May 3, 2022 – Application received.
- May 25, 2022 – Public hearing deferred to June 22, 2022.
- June 22, 2022 – Deferred to July 27, 2022.
- July 27, 2022 – Deferred to August 24, 2022.
- August 24, 2022 – Deferred to September 14, 2022.
- September 14, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The intent of this application is effectively to add a “hoop structure” to Phase I of the original site plan approval of 2017. The applicant submitted an updated project narrative, clarifying that Phase I of the project has been started. The gravel parking area on the northern portion of the site

has been expanded and the stormwater pond partially constructed. Once the original Phase I is completed, the hoop structure would be constructed. The purpose of the hoop structure is to shield trailers from snow accumulation. Phase II will be completed at a later date.

STAFF COMMENTS

1. **Existing Conditions:** The existing conditions on the site show a gravel parking area encroaching into the wetland buffer to the south of the existing one-story building. Staff discovered that this encroachment dates back to 1990, when the site was first developed, and had not been remedied by the previous property owner. Due to staff feedback, the Removals/Demolition Plan and Landscape Plan have been revised to show the removal of the existing gravel area and loam and seed within that portion of the wetland buffer.
2. **Previous Approval – Landscape Plan:** The Landscape Plan of the previous approval (HCRD #39181) included additional plantings around the parking area and street edge along Bockes Road that are omitted in the current submission. The Applicant should clarify if the intent of the new Landscape Plan (Sheet 6) is additive (i.e. adding the restored buffer area) or as a full replacement to the previously approved plan. Staff recommends that it be additive, and that the final version of Sheet 6 be revised to include: the previously approved landscaping and; to add a note stipulating the timeline for the landscape installation to be done concurrently with Phase 1.
3. **Proposed Canopy:** The Zoning Administrator provided a copy of the Variance Decision (**Attachment A**). Staff notes that the manner in which the structure is built and secured is a matter for Inspectional Services during their building permit review.

RECOMMENDATION

Staff recommends the application acceptance and public hearing. The Board may consider conditional approval or continuance if additional information or a site walk is necessary.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application for the Non-residential Site Plan Phase One Amendment / Miara Transportation, 12 Bockes Road, Map 136 Lot 1.

Motion by: _____ Second: _____ Carried/Failed: _____

CONTINUE the public hearing to a date certain:

I move to continue the site plan application for the Non-residential Site Plan Phase One Amendment / Miara Transportation, 12 Bockes Road, Map 136 Lot 1, to date certain, _____, 2022.

Motion by: _____ Second: _____ Carried/Failed: _____

APPROVE the site plan application:

I move to approve the site plan application entitled: Non-residential Site Plan Phase One Amendment / Miara Transportation, Map 136 Lot 1, 12 Bockes Road, Hudson, New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Joseph A. Miara Jr., Trustee, Granite Realty Trust, 12 Bockes Road, Hudson, NH 03051; consisting of 9 sheets with a separate cover sheet and general notes 1-26 on Sheet 1; dated April 27, 2022; last revised August 25, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. The roof material shall be earth tone color, not white, and shall be extended to cover the outside of the storage container anchors.
3. Notwithstanding the amendment proposed in this application, the site remains subject to the site plan approval of January, 11, 2017 and the development agreement recorded on February 24, 2017 at the HCRD, Document Number 7008707, Book 8946 Page 2774.
4. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with Inspectional Services.
5. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.

Motion by: _____ Second: _____ Carried/Failed: _____

Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 136, Lot 001-000, Zone R-2 (Residential-Two), Case # 136-001

ZBA Decision 03/24/2022

Variance -- GRANTED with 2 stipulations

Property Owner: Joseph A. Miara Jr., Trustee, Granite Realty Trust
12 Bockes Road, Hudson, NH 03051

Agent/Representative: Anthony M. Basso, LLS. Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3, Bedford, NH 03110

Legal Representative: J. Bradford Westgate, Esquire, Winer and Bennett, LLP
111 Concord Street, Nashua, NH 03064

Property Location: 12 Bockes Road, Hudson, NH 03051

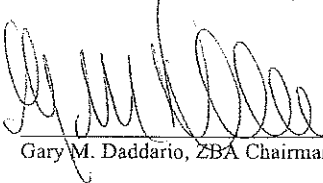
Action sought: Variance to erect a 80 ft. x ~79 ft. x 34 ft. high 'hoop' structure attached by 4 (four) 40 ft. ocean containers used as a base with a proposed location in the rear of the property

Zoning Ordinance Article: VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of nonconforming uses

Action granted: After consideration of the testimony, review of the proposed site plan and aerial views of the site and surrounding areas; and with recognition that when site was developed it was a permitted use but became a non-conforming use when the zone changed to residential; and after review of the criteria for the granting of a Variance and determining that the criteria have been satisfied, motion made, seconded and voted 5:0 to grant the Variance with two (2) stipulations:

- (1) that the canvas/vinyl tarp roof material be earth tone color, not white, and be extended to cover the outside of the storage container anchors; and
- (2) that the ZBA input/comments be forwarded to the Planning Board.

NOTE: All representations of fact or intention made by the applicant and agent during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.



Gary M. Daddario, ZBA Chairman

4/8/22

Date



Bruce Buttrick, Zoning Administrator

4-7-22

Date

July 9, 2022

**Subject: Miara Transportation – Non-Residential Site Plan
Map 136; Lot 1
12 Bockes Road, Hudson NH
KNA Project No. 16-0223-1**

PROJECT NARRATIVE

Joseph A. Miara, Jr., Trustee of Granite Realty Trust (the “Applicant”), is the owner of 12 Bockes Road. The property is located on the northwesterly side of Bockes Road, across from the VFW facility. The property is within Hudson’s Residential-2 Zoning District and approximately 9.216 acres in overall area, housing the existing Miara Transportation facility.

The property currently contains one 23,188 sf industrial building. In February of 2017 the Hudson Planning Board Approved a two-phase expansion on the property. The expansion included a 2,430 Sf building, pavement expansion in the rear of the existing building, and a large expansion of the gravel area. The gravel area expansion included a wetland impact to the existing wetlands in the rear of the site. This impact was approved through the Hudson Zoning Board, Hudson Conservation Commission, and a Wetland and Non-Site Specific permit was approved by the State of New Hampshire. Phase one of this expansion was the wetland impact and gravel expansion. Phase two is the proposed building and the newly paved area.

Phase one of this project has been started. The gravel area has been expanded and the stormwater pond was partially constructed. Phase two has not begun yet. The rest of the phase one design is being completed currently. The construction sequence is proposed to be completing phase one, constructing the hoop structure, and then constructing phase two at a later date. Due to phase one still being constructed, the previously approved work that has not been finished was included in this plan set in order to show the finalization of phase one and the proposed hoop structure in conjunction.

This project proposes a 79’ by 80’ hoop structure that would be used congruently with the current use of the property. The hoop structure is proposed in in the rear of the property sitting atop the gravel and outside out of all setbacks. The hoop structure will be used as trailer storage for the company to prevent snow from piling up on the trailers and making them unsafe for roadway travel. Miara Transportation transports a variety of items that come in all shapes and sizes. This assortment makes completely clearing snow from the loaded trailers difficult. This hoop structure would mitigate any impacts with snow or other types of weather on the loaded trailers.

SITE PLAN APPLICATION

Date of Application: 4/26/2022 Tax Map #: 136 Lot #: 1

Site Address: 12 Bockes Road

Name of Project: Miara Transportation

Zoning District: R-2 General SP#: _____
(For Town Use Only)

Z.B.A. Action: Approved variance from section 334-29, to allow expansion of non-conforming use

PROPERTY OWNER:

DEVELOPER:

Name: Granite Realty Trust, c/o Joseph Miara Jr. same as owner

Address: 12 Bockes Road _____

Address: Hudson, NH 03051 _____

Telephone # 1-978-658-3616 _____

Email: joe@jamiara.com _____

PROJECT ENGINEER:

SURVEYOR:

Name: Keach Nordstrom Assoc., Allison Lewis Keach Nordstrom Assoc., Chris Hickey

Address: 10 Commerce Park North, Suite 3 10 Commerce Park North, Suite 3

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # 603-627-2881 603-627-2881

Email: alewis@keachnordstrom.com chickey@keachnordstrom.com

PURPOSE OF PLAN:

This project proposes to construct a 6,320 sf "hoop" structure in the rear of the existing property.

The proposed structure will be used for trailer storage to keep snow and weather away from trailers and equipment.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SITE DATA SHEET

PLAN NAME: Miara Transportation

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 136 LOT 1

DATE: 4/26/2022

Location by Street: 12 Bockes Road

Zoning: R-2

Proposed Land Use: Transportation Company

Existing Use: Transportation Company

Surrounding Land Use(s): Multi-family, VFW, residential, warehouse

Number of Lots Occupied: 1

Existing Area Covered by Building: 25,618.1 sf

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 34,368.1 sf (2,430 sf previously approved, but not yet built)

Open Space Proposed: 220,365 sf

Open Space Required: N/A

Total Area: S.F.: 401,449 Acres: 9.21

Area in Wetland: 61,666.3 sf Area Steep Slopes: 0 sf

Required Lot Size: 60,000 sf

Existing Frontage: 569.85 ft

Required Frontage: 120 ft

Building Setbacks: Required* Proposed

| | | |
|--------|--------------|---------------------------|
| Front: | <u>50 ft</u> | <u>27.6 ft (existing)</u> |
| Side: | <u>15 ft</u> | <u>20.8 ft (existing)</u> |
| Rear: | <u>15 ft</u> | <u>94.9 ft</u> |

SITE DATA SHEET
(Continued)

Flood Zone Reference: 300920536D

Width of Driveways: 31.5 ft (existing)

Number of Curb Cuts: 0

Proposed Parking Spaces: 0 (32 spaces existing)

Required Parking Spaces: 57 spaces

Basis of Required Parking (Use): Industrial

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: 9/29/16, Case # 136-001 Wetlands Special Exception Permit
(Attach stipulations on separate sheet) 9/29/16, Case # 136-001 Variance for expansion of
non-conforming use.

Waiver Requests 7/11/16, Con Com recommends Wetland Special Exception
approval.

| <i>Town Code Reference:</i> | <i>Regulation Description:</i> |
|-----------------------------|--------------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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|---|
| (For Town Use Only) |
| Data Sheets Checked By: _____ Date: _____ |

SITE PLAN APPLICATION AUTHORIZATION

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 Planner, the Town Engineer, 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: Joseph A Miara jr Date: 4/29/22
Print Name of Owner: Joseph A Miara jr

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

Signature of Developer: _____ Date: _____

Print Name 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.



TOWN OF HUDSON

Conservation Commission



Ken Dickinson, Chairman Pat Nichols, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

Motion to Recommend a Wetlands Special Exception

Date: July 11, 2016

Case: Miara Transportation
12 Bockes Road
Hudson, New Hampshire
Map 136, Lot 1 Zone R2

Description of work to be performed: The project proposes a vehicle and storage expansion area of approximately 56,000-sf in the rear of the property. The project also entails expanding an existing maintenance building by 2,430-sf along with improvements to the existing storm-water management, lighting and landscaping.

Members Present: Ken Dickinson, James Battis, Michael Tranfaglia, Raimundo Matos, William Collins, Jeff Beland and Randy Brownrigg

Conservation Members Stepping Down: None

Alternates Seated: None

Motion is to recommend approval of the Wetlands Special Exception Application filed by Joseph A. Miara Jr., Trustee Granite Realty Trust. This approval is for the permanent wetlands buffer impact of approximately 31,700 square feet and permanent wetland impact of approximately 5,500 square feet as shown on the Wetland & Wetland Buffer Impact Plan, Miara Transportation Map 136 lot 1, 12 Bockes Road, Hudson, New Hampshire Hillsborough County. Project No: 16-0233-1 sheet 3 of 6 dated June 2, 2016 and revised June 23, 2016 with the following stipulations.

1. Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services-Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
3. Install approved "Do not cut/Do not disturb" Town conservation markers along the conservation district boundaries.

(“Miara Transportation Wetlands Special Exception” motion stipulations continued from page 1)

4. All notes found on the Construction Detail sheets 4 through 6 that pertain to alteration of terrain and storm-water runoff and management will be strictly adhered to during all phases of construction.

Motion By: J. Battis

Second By: R. Brownrigg

Vote: Favorable: 7 Unfavorable: 0 Abstaining: 0

Dissent Reason(s): None

Approved,

A handwritten signature in cursive script that reads "Ken Dickinson". The signature is written in dark ink and is positioned below the word "Approved,".

Ken Dickinson, Chairman

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

A43

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| FEES: | 14.47 |
| SURCHARGE: | 2.00 |
| CASH: | — |

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.

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

A43

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| FILED | 14-47 |
| SURCHARGE | 2- |
| CASH | - |

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



TOWN OF HUDSON

Zoning Board of Adjustment



Maryellen Davis, Chairman

Thaddeus Luszey, Selectmen Liaison

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

HUDSON ZONING BOARD OF ADJUSTMENT MEETING MINUTES September 29, 2016

I. CALL TO ORDER

Chairman Davis called this meeting of the Hudson Zoning Board of Adjustment to order at 7:30 PM on Thursday, September 29, 2016, in the Paul Buxton Meeting Room in the Town Hall basement. Chairman Davis then requested Mr. Houle to call the roll. Representatives of the Hudson Zoning Board of Adjustment were as follows:

Members Present: Maryellen Davis, Donna Shuman, Charles Brackett, Normand Martin, Jim Pacocha

Alternates Present: Gerald Dearborn, Maurice Nolin, Kevin Houle

Staff Present: Bruce Buttrick, Zoning Administrator

Excused: Selectmen Liaison Ted Luszey

Recorder: Mary-Ellen Marcouillier

II. SEATING OF ALTERNATES AND ANNOUNCEMENTS

For the benefit of all attendees Chairman Davis noted that copies of the agenda for the meeting, as well as an outline of the rules and regulations governing hearing before the Zoning Board of Adjustment were available at the door of the meeting room. She noted the outline includes the procedures that should be followed by anyone who wished to request a rehearing in the event the Board's final decision was not felt to be acceptable.

The curfew for the meeting is 11 PM. Chairman Davis does not anticipate this to be a problem for this session. In the event that a case is not heard by 11 PM, it will be postponed until the next meeting. If a case is in process, it will be heard until midnight then continued at the next meeting.

III. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. **Case 136-001 (9-29-16):** Joseph A. Miara Jr., Trustee, 12 Bockes Road, Hudson, NH, requests the following:

- a. **A Variance to allow 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 Non-Conforming Uses.]

- b. A Wetland Special Exception to allow the proposed storage expansion area of approximately 56,000 sq. ft. to impact a wetland and 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 IX §334-35B, Uses within Wetland Conservation District.]**

Chairman Davis asked the Board their preference in hearing the case. Did they want to hear (a) and (b) together or hear each one individually. The Board requested to hear each one individually.

a. Attorney Brad Westgate testified on behalf of Joseph Miara:

It is in the public interest to permit reasonable expansion of existing business properties in the Town to demonstrate vitality among the town's businesses and prevent stagnation and deterioration of business properties if constrained to existing conditions.

The spirit of the ordinance is partially derived from the purposes of the ordinance. If the Variance is granted, it will permit a reasonable improvement to the Applicant's property and Miara Transportation's operations encouraging the most appropriate use of land by allowing natural expansion of the parking (storage) and loading area in the most isolated portion of the property and allowing improvements and expansion of the maintenance building, consistent with the general purposes of the Zoning Ordinance.

Substantial justice is done by granting the Variance since it permits the possibility that the project can go forward (provided the other necessary approvals are obtained) which would allow an upgrade to the facility and, demonstrate vitality of the business.

Permitting a modest addition to the maintenance building in the center of the property several hundred feet from Bockes Road, together with an expansion of the parking (storage) and loading area to the rear of the property, adjacent to undeveloped land, will not diminish the value of surrounding properties.

The property is located in close proximity to a main thoroughfare NH Route 111 – Central Street. This permits the vehicles leaving the facility to access Route 111 without the need to go through residential neighborhoods and be on local roads for only a brief period of time. The property is located across the street from the G-1 zoning district which permits a wide variety of uses, including numerous commercial and industrial uses (including warehouse and a transportation of freight terminal). It is a logical location for Miara Transportation's operation and for the proposed expansion to enhance those operations. Miara Transportation is, in effect, a specialty transporter and warehouse. The expansion will accommodate business needs and potential expansion, including the ability to park a greater number and variety of specialty flatbed trailers and box trailers. It is only because of the change in the zoning district, after the original site plan application was first filed (in 1984) that this Variance is required.

Chairman Davis asked if anyone in the audience wished to speak in favor of the application, no one came forward. Chairman Davis then asked if anyone in the audience wish to speak neutrally or in opposition of the application, no one came forward.

Chairman Davis asked if any Board Members had any questions. Mr. Dearborn asked Mr. Chisholm if there was a high water table on the property. Mr. Chisholm replied that there was a monitoring well that

would be relocated. The planning design will incorporate the relocation. Mr. Dearborn asked the distance between the closest houses to the property. Mr. Chisholm measured 200 feet to the property line. Mr. Chisholm further stated that there would be a landscape buffer.

Mr. Brackett asked Mr. Chisholm if the current gravel area would stay gravel. Mr. Chisholm stated that they would keep it gravel. Mr. Brackett asked where the trailers were being stored presently. Mr. Chisholm responded that the trailers are either on the road, parked here or stored in Wilmington, MA. He also stated that the trailers presently stored here are specialty trailers and would be stored for months at time.

Mr. Martin asked if they were boxed trailers. Chris Cleaver, Operating Manager at Hudson Facility stated that most were flat beds. Chairman Davis asked if they had any refrigerators that would require the trailers running all night. Mr. Cleaver answered no. The only movement would be the cabs of the trucks going in and out.

Mr. Cleaver testified that their hours of operation were Monday – Friday, 8:00 AM to 4:30 PM and typically they tried their best to stay within those hours.

Chairman Davis declared the matter before the Board.

Mr. Martin made a motion to Grant, seconded by Mr. Brackett.

Chairman Davis asked the clerk to poll the Board.

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|------------------|-------|
| Normand Martin | Grant |
| Charles Brackett | Grant |
| Jim Pacocha | Grant |
| Donna Shuman | Grant |
| Maryellen Davis | Grant |

Vote: 5-0 Grant Variance

Before hearing case (b), Mr. Brackett disclosed that he did vote on the Planning Board side. Chairman Davis asked the Applicant if there was any issue with Mr. Brackett hearing the case. Attorney Westgate replied that there was no issue.

b. Paul Chisholm, Project Engineer testified:

In order to access the upland areas, the finger wetland must be impacted. The trailers require a larger area than most commercial sites require for maneuvering into or out of the proposed storage areas, which are located outside of the wetland area. Michael Grenier, CWS, determined that the finger wetland area has a low function and value with insignificant wildlife habitat. The proposed onsite storm water features will provide adequate storm water treatment, detention and discharge controls. The proposed conveyance swale will recreate the function of the existing finger wetland, which was identified as its only function.

The project's design, permitting, construction and maintenance methods will be designed by a Licensed Professional Engineer and LEED accredited professional with specialty in neighborhood development. General construction sequencing and erosion control practices have been implemented according to the State of New Hampshire, Department of Environmental Services (NHDES) Best Management Practices as described in the manual for Storm Water Management and Erosion and Sediment Control Handbook for

Urban and Developing Areas in New Hampshire. The expansion is simply proposed in the only area onsite with enough space to accommodate it.

Chairman Davis asked if anyone in the audience wished to speak in favor of the application, on one came forward. Chairman Davis then asked if anyone in the audience wish to speak neutrally or in opposition of the application, no one came forward.

Chairman Davis asked if any Board Members had any questions. Mr. Brackett asked if the cabs were on all the trailers. Mr. Chisholm stated that they were only parking trailers and specialty trailers.

Chairman Davis declared the matter before the Board.

Mr. Pacocha made a motion to Grant with stipulation from Conservation Commission, seconded by Mr. Martin.

Chairman Davis asked the clerk to poll the Board.

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|------------------|------------------------|
| Jim Pacocha | Grant with stipulation |
| Normand Martin | Grant with stipulation |
| Charles Brackett | Grant with stipulation |
| Donna Shuman | Grant with stipulation |
| Maryellen Davis | Grant with stipulation |

Vote: 5-0 Grant Wetland Special Exception with Stipulation

IV. REVIEW OF MINUTES

July 28, 2016 minutes were reviewed. Motion made by Mr. Martin to approve as amended and seconded by Ms. Shuman. All in favor. Vote: 5-0.

August 25, 2016 minutes were reviewed. Motion made by Ms. Shuman to approve as amended and seconded by Mr. Pacocha. All in favor. Vote: 4-0-1. Mr. Martin abstained from voting because he wasn't present at the meeting.

V. ADJOURNMENT

Mr. Martin made a motion to adjourn and Ms. Shuman seconded the motion. All in favor, the motion passed unanimously. Chairman Davis declared the meeting adjourned at 8:50 PM.

Maryellen Davis, Chairman



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

December 6, 2016

Joseph A. Miara Trustee
Granite Realty Trust
12 Bockes Rd
Hudson, NH 03051

RE: NH DES Wetlands Bureau File 2016-02751, 12 Bockes Rd, Hudson Tax Map 136 Lot 1

Dear Mr. Miara:

Attached please find Wetlands Permit 2016-02751 to impact 5,550 square feet of forested wetland for the expansion of the existing gravel surface for additional trailer and specialty trailer storage and construction of a 2,430 square foot commercial building.

The decision to approve this application was based on the following findings:

1. This is a minor impact project per Administrative Rule Env-Wt 303.03(h) Projects involving less than 20,000 square feet of alteration in the aggregate in nontidal wetlands, nontidal surface waters, or banks adjacent to nontidal surface waters which exceed the criteria of Env-Wt 303.04(f).
2. The impacts are necessary to provide access to two buildable uplands; therefore, the need for the proposed impacts has been demonstrated by the applicant per Env-Wt 302.01.
3. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per Env-Wt 302.03.
4. The applicant has demonstrated by plan and example that each factor listed in Env-Wt 302.04(a) Requirements for Application Evaluation, has been considered in the design of the project.
5. The application included NH Natural Heritage Bureau (NHB) Memo NHB16-1737 identifying five (5) vertebrate species in the vicinity of the project.
6. In response to these species, NH Fish and Game Nongame and Endangered Wildlife Program finds, "We do not expect impacts to the American Eel as there will be no impacts to Beaver Brook. We do not expect impacts to the Blanding's, spotted, or wood turtle as long as impacts to wetlands are minimized, no sumps will be placed in catch basins or other stormwater structures to entrap turtles, and the use of welded plastic or 'biodegradable plastic' erosion control netting is avoided."
7. NH DHR found "No Historic Properties Affected."

Any person aggrieved by this decision may appeal to the N.H. Wetlands Council ("Council") by filing an appeal that meets the requirements specified in RSA 482-A:10, RSA 21-O:14, and the rules adopted by the Council, Env-WtC 100-200. The appeal must be filed **directly with the Council within 30 days** of the date of this decision and must set forth fully **every ground** upon which it is claimed that the decision complained of is unlawful or unreasonable. Only those grounds set forth in the notice of appeal can be considered by the Council. Information about the Council, including a link to the Council's rules, is available at <http://nhec.nh.gov/> (or more directly at <http://nhec.nh.gov/wetlands/index.htm>.) Copies of the rules also are available from the DES Public Information Center at (603) 271-2975. Your permit must be signed, and a copy must be posted in a prominent location on site during construction. If you have any questions, please contact me at (603) 559-1515 or via email at eben.lewis@des.nh.gov.

Sincerely,

Eben M. Lewis
Wetlands Inspector, Southeast Region Supervisor
DES Wetlands Bureau

enclosures

cc: Paul D. Chisholm, Keach-Nordstrom Assoc. Inc.
Hudson Conservation Commission

www.des.nh.gov

222 International Drive • Suite 175 • Portsmouth, NH 03801 (603) 559-1500 • TDD Access: Relay NH 1-800-735-2964



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

WETLANDS AND NON-SITE SPECIFIC PERMIT 2016-02751 PAGE 1 OF 2

Permittee: Granite Realty Trust, Joseph A. Miara Trustee
12 Bockes Rd
Hudson, NH 03051
Project Location: 12 Bockes Road, Hudson
Hudson Tax Map 136 Lot 1
Waterbody: Unnamed Wetland

**NOTE --
CONDITIONS**

APPROVAL DATE: 12/06/2016

EXPIRATION DATE: 12/06/2021

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Impact 5,550 square feet of forested wetland for the expansion of the existing gravel surface for additional trailer and specialty trailer storage and construction of a 2,430 square foot commercial building.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with the 'Wetland & Buffer Impact Plan' (Sheet 3 of 6) by Keach-Nordstrom, Inc. dated June 2, 2016 and revised through 06/23/16 as received by the NH Department of Environmental Services (DES) on September 23, 2016.
2. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
3. All dredged and excavated material and construction-related debris shall be placed outside of the areas subject to RSA 482-A .
4. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
5. Construction equipment shall be inspected daily for leaking fuel, oil, and hydraulic fluid prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
6. The permittee's contractor shall maintain appropriate oil/diesel fuel spill kits on site that are readily accessible at all times during construction, and shall train each operator in the use of the kits.
7. All refueling of equipment shall occur outside of surface waters or wetlands during construction. Machinery shall be staged and refueled in upland areas only.
8. Faulty equipment shall be repaired immediately prior to entering areas that are subject to RSA 482-A jurisdiction.
9. Any fill used shall be clean sand, gravel, rock, or other suitable material.
10. No sumps shall be placed in catch basins or other stormwater structures to entrap turtles.
11. The use of welded plastic or 'biodegradable plastic' erosion control netting shall be avoided.
12. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
13. Where construction activities occur between November 30 and May 1, all exposed soil areas shall be stabilized within 1 day of establishing the grade that is final or that otherwise will exist for more than 5 days. Stabilization shall include placing 3-inches of base course gravels, or loaming and mulching with tack or netting and pinning on slopes steeper than 3:1.

GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES-Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by DES;
6. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
7. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

APPROVED: _____


Eben M. Lewis
DES Wetlands Bureau

=====

BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)

#546
Hudson Planning

| | |
|------------|-------|
| FEES: | 30.67 |
| SURCHARGE: | 2.00 |
| CASH: | 0 |

SITE PLAN DEVELOPMENT AGREEMENT

This Agreement is entered into this ^{24th} day of ~~FEB~~ 2017, between Granite Realty Trust, owner, Joseph A. Miara, Jr., Trustee, 12 Bockes Road, Map 136; Lot 001, Hudson, NH 03051 and the **Town of Hudson**, a municipal corporation, at 12 School Street, Hudson, New Hampshire. It represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the subdivision of land and to approve and disapprove site plans for multifamily dwelling units and nonresidential developments pursuant to RSA 674 et seq.

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances and the rules and regulations of Hudson Planning Board.

WHEREAS, site plan approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

Final site plan approval is granted for the Site Plan 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, revision date 18 JAN 2017,

consisting of Sheets 1 – 11, together with Notes 1 – 34 on Sheet 1 of 11, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-34, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of the foundation permit and prior to the issuance of the framing permit, 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.
- 5) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 6) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet 6 of the Plan.
- 7) Construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review.
- 9) The calculated CAP fee of \$2,940.30, prepared in accordance with the 2016 CAP Fee Matrix for Zone One, shall be submitted to the Town prior to the issuance of the Certificate of Occupancy. Said CAP fee amount shall be inscribed on the Site Plan-of-Record prior to Planning Board endorsement.
- 10) All pertinent notes are inscribed on the Master Sheet of the Plan.

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

II

Applicant shall comply with all subdivision, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose higher standards than the above-mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Water Supply and Pollution Control Commission, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

III

Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

IV

Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

V

Applicant acknowledges that it will have sole responsibility for ensuring the quality of the construction and that Applicant will not hold the Town, building inspector or other officers, employees, agents or assigns of the Town responsible for any claims, damages, fees or costs alleged to be incurred on account of the Town's negligent inspection of the improvements to be constructed. Similarly, Applicant agrees to hold harmless and indemnify the Town for any claims, damages, fees or costs sought or asserted by third parties against the Town on the grounds of negligent or improper inspection of the construction of the improvements called for herein.

VI

Applicant shall provide and install erosion and sedimentation control measures as required by the plan, by RSA 149-M, and as deemed necessary by the Town Engineer or his designated agent.

VII

The Applicant shall be responsible for any off-site problems, which arise from this construction. This includes, but is not limited to, erosion, runoff, sedimentation, drainage, and property damage by construction equipment, including damage to existing streets, sewers and drainage systems. Upon notification by the Town in writing, the developer must submit a plan within one week to remedy the problem. The Town Engineer division shall then set a construction schedule in consultation with the developer so that the problem can be corrected as soon as practical.

VIII

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

IX

The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

X

Applicant shall notify the Town Engineer at least sixty (60) days prior to anticipated construction. A pre-construction meeting shall be held at least thirty (30) days prior to commencement of construction. A three-party inspection agreement and any other pertinent documents shall be finalized prior to the pre-construction meeting.

XI

The Agreement to complete bonded or otherwise secured improvements is not contingent upon the commencement of work on the site or on the sale of any of the lots or property contained in the approved plan.

XII

At the time of plan recording, Applicant shall also execute and deliver to the Town easements for sewer, drainage, water, utilities as may be specified by the Hudson Planning Board, or otherwise specified on the plan.

XIII

The Applicant shall remove all waste from the particular site prior to the issuance of any Certificate of Completion or occupancy permit. All waste will be removed in compliance with applicable Town, State and Federal regulations.

XIV

Prior to commencing construction, Applicant agrees to pay all fees as required by all ordinances and regulations of the Town in effect at the time of this Agreement, as well as any other fees imposed by the Hudson Planning Board, upon application for a building permit, unless phased payments are provided for. Applicant shall have an affirmative obligation to supplement this fee schedule, as information about the number of dwelling units per lot becomes available.

XV

Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

XVI

A note shall be added to the recorded plan. This note shall state the existence of this Development Agreement, and that a copy of it is on file with the Planning Department or other designated Town department. This Agreement shall be recorded with the plan.

XVII

This agreement shall run with the land and shall be binding on any subsequent purchaser of the proposed development on applicant's heirs and assigns, and on any successor entity.

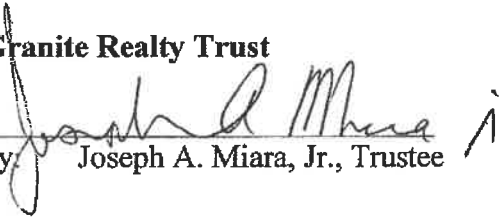
XVIII

Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.

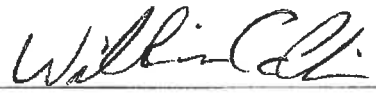
IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.



Witness

Granite Realty Trust

by: Joseph A. Miara, Jr., Trustee

TOWN OF HUDSON, NH



Witness



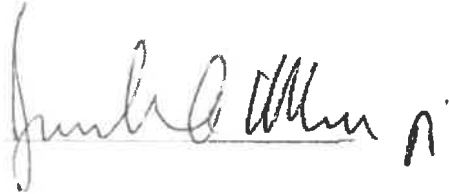
by: Glenn Della-Monica, Chairman
Hudson Planning Board

Owner Affidavit

I, Joseph A. Miara Jr., authorized representative of Granite Realty Trust, and owner of the property referenced on Tax Map 136 as Lot 1, located at 12 Bockes Road, Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:



Printed Name of Owner:

Joseph A Miara jr

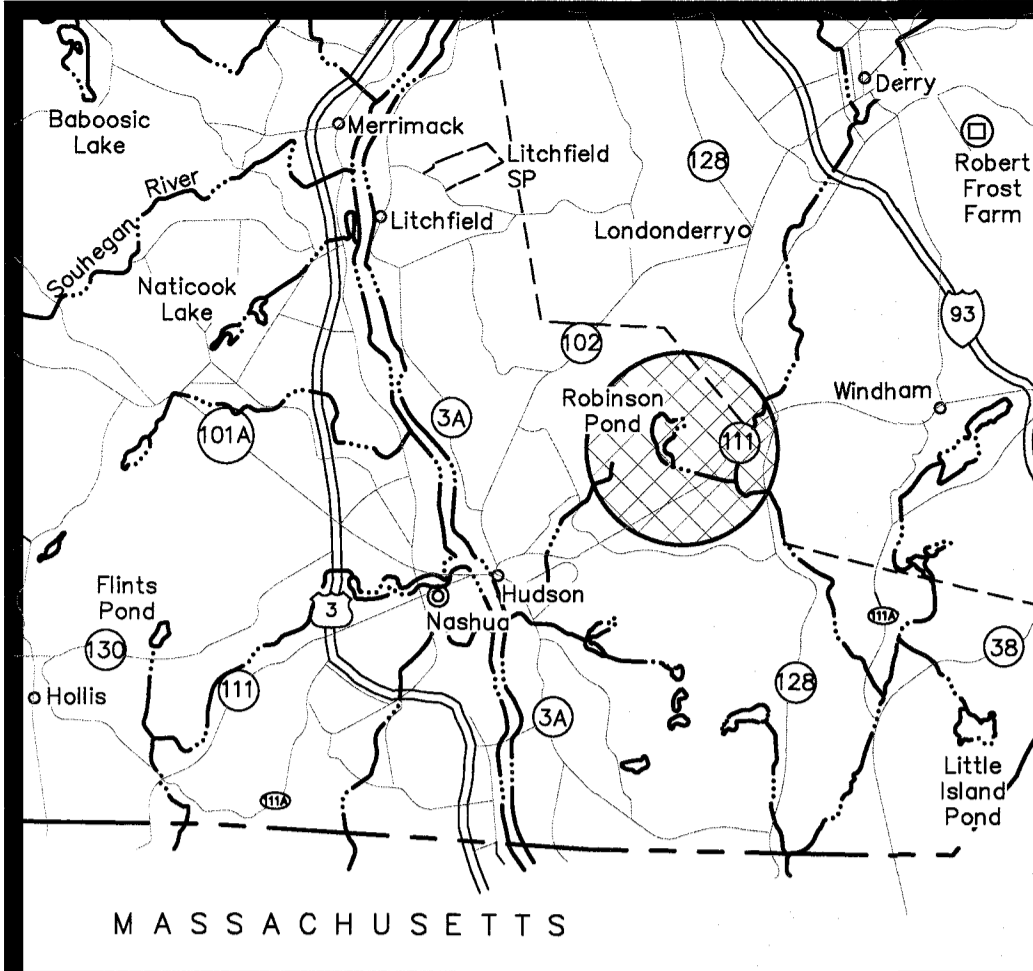
Address of Owner:

12 Bockes Road

Hudson, NH 03051

Date:

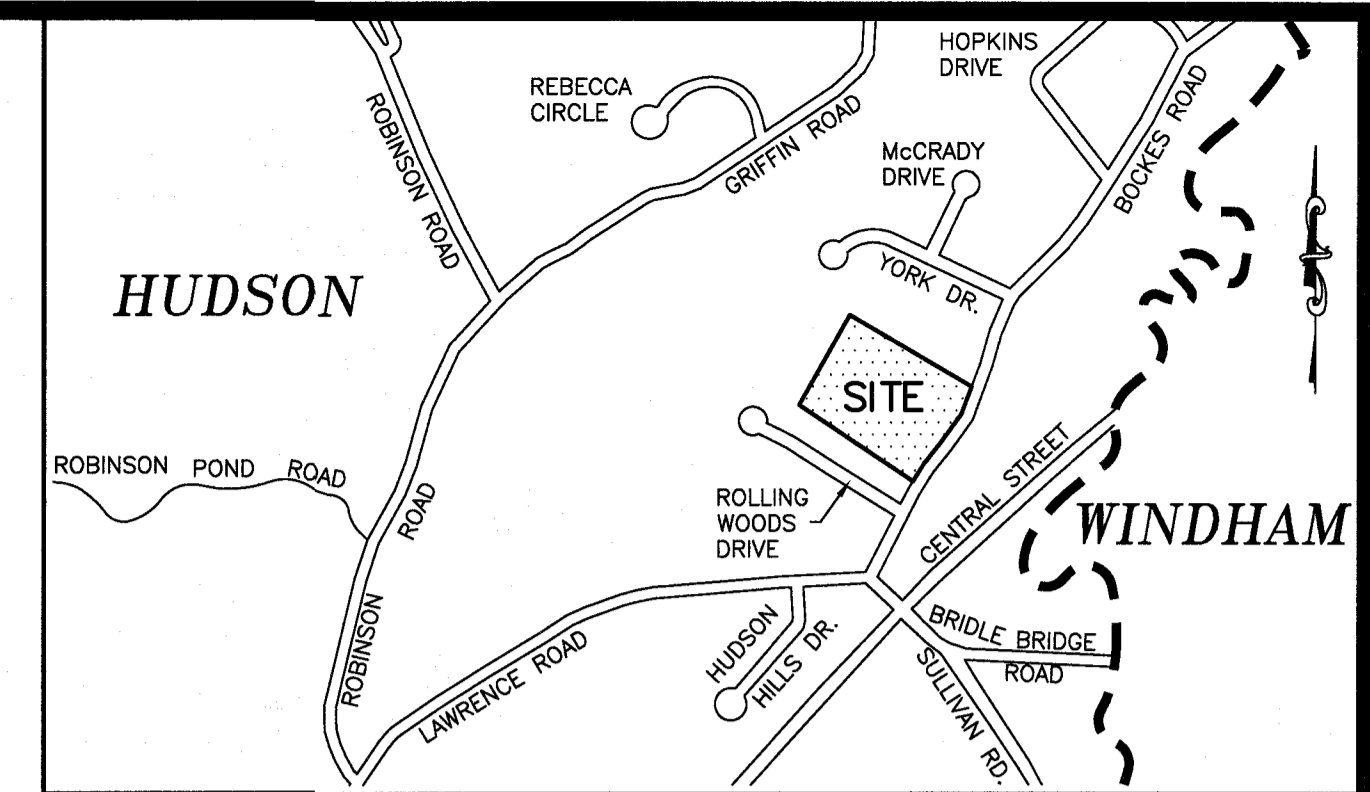
2/16/22



VICINITY PLAN
NOT TO SCALE

NON-RESIDENTIAL SITE PLAN PHASE ONE AMENDMENT MIARA TRANSPORTATION

MAP 136 LOT 1 12 BOCKES ROAD HUDSON, NEW HAMPSHIRE



LOCUS PLAN
SCALE: 1"=1,000'

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

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



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

APRIL 27, 2022
 LAST REVISED: AUGUST 25, 2022
 PROJECT NO. 16-0223-1

SHEET TITLE

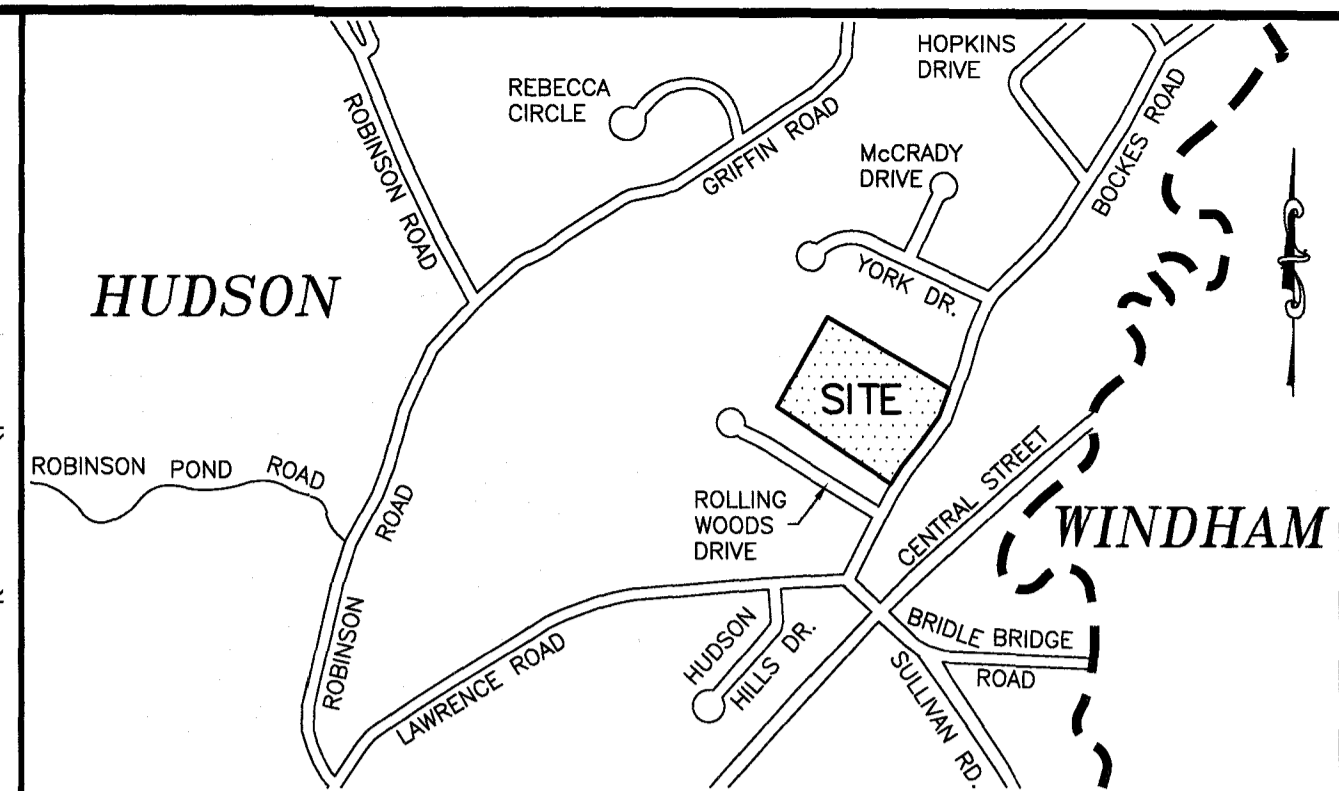
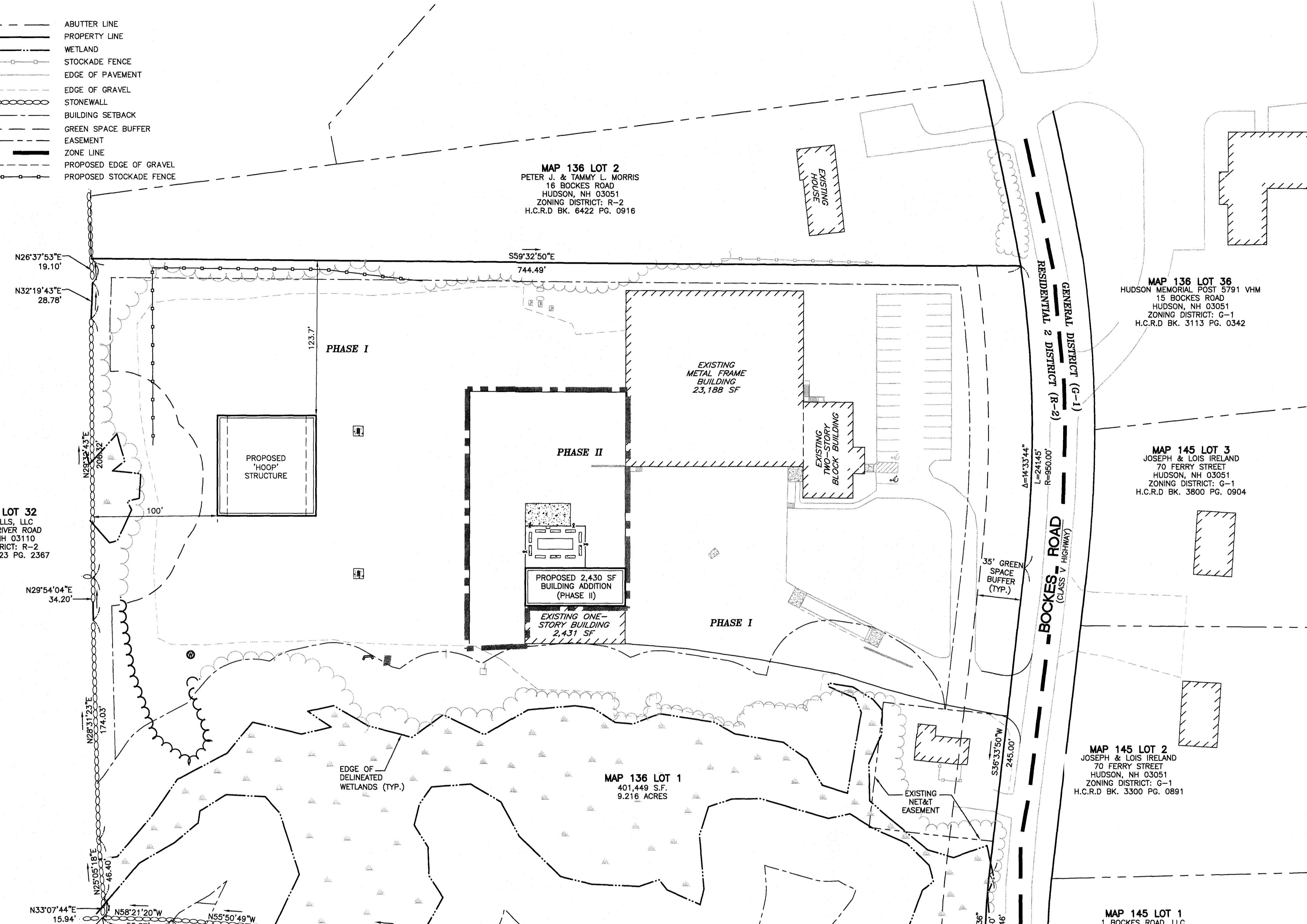
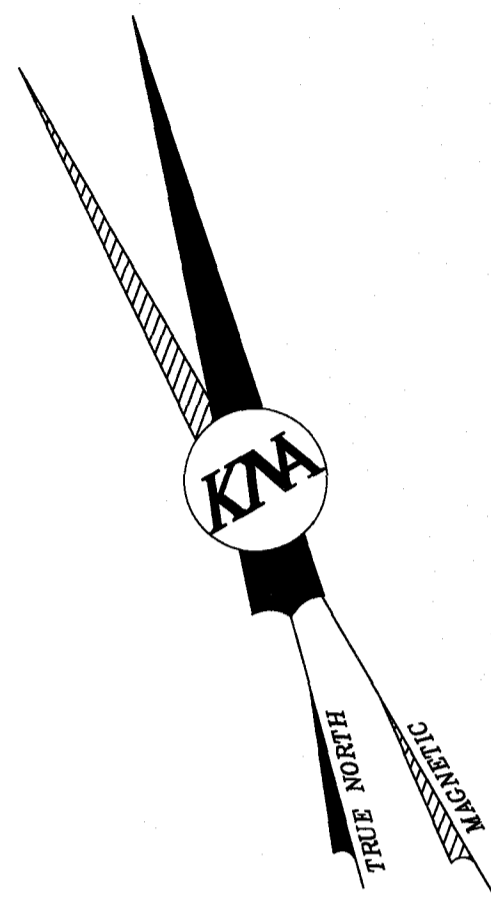
SHEET No.

| | |
|---|-------|
| 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 |
| CONSTRUCTION DETAILS | 7 - 9 |

| | |
|---|---|
| PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL. | APPROVED BY THE HUDSON, NH PLANNING BOARD DATE OF MEETING: _____ |
| | _____ SIGNATURE DATE: _____ |
| | _____ SIGNATURE DATE: _____ |
| SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL. | |

LEGEND

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



LOCUS PLAN
REFERENCE PLANS: SCALE: 1"=1,000'
 1. "SUBDIVISION PLAN OF LAND, PREPARED FOR, BERTHA A. MOONEY, HUDSON, NH." SCALE: 1"=50', DATED: MAY 29, 1984, PREPARED BY RONALD R. BURD, INC. H.C.R.D. PLAN NO. 19106.
 2. "BOUNDARY PLAN OF MAP 36 LOT 27 & 28, LOCATED ON, BOCKES ROAD, HUDSON, N.H.," SCALE: 1"=100', DATED: NOV. 16, 1987, PREPARED BY GEORGE F. KELLER INC. H.C.R.D. PLAN NO. 21586.
 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.
 4. "MASTER PLAN, MIARA TRANSPORTATION," SCALE: 1"=50', DATED: OCTOBER 3, 2016, LAST REVISED: JANUARY 18, 2017, PREPARED BY KEACH-NORDSTROM ASSOCIATES INC. H.C.R.D. PLAN NO. 39181

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED A 'HOOP' STRUCTURE FOR TRAILER STORAGE, ON TAX MAP 136 LOT 1. THIS LOT WAS PREVIOUSLY APPROVED FOR A TWO PHASE PROJECT AS DETAILED IN REFERENCE PLAN 4, AND THIS 'HOOP' STRUCTURE WILL BE CONSTRUCTED DURING THE PHASE ONE CONSTRUCTION PROCESS.
 - TOTAL LOT AREA = 401,449 SF, OR 9.216 ACRES.
 - MAP 136 LOT 1 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
 - OWNER OF RECORD:
 JOSEPH A. MIARA JR., TRUSTEE
 GRANITE REALTY TRUST
 12 BOCKES ROAD
 HUDSON, NH 03051
 H.C.R.D. BK. 8410 PG. 2473
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL 2 DISTRICT (R-2). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS NOT SERVICED WITH MUNICIPAL SEWER AND WATER:

| | | | |
|-----------------------------|-----------|------------|------------|
| | REQUIRED: | EXISTING: | PROPOSED: |
| -MINIMUM LOT AREA | 60,000 SF | 401,449 SF | 401,449 SF |
| -MINIMUM LOT FRONTAGE | 120 FT | 569.85 FT | 569.85 FT |
| -MINIMUM BUILDING SETBACKS: | | | |
| -FRONT | 50 FT | 27.6 FT | 27.6 FT |
| -SIDE | 15 FT | 20.8 FT | 20.8 FT |
| -REAR | 15 FT | 427.1 FT | 94.9 FT |
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON REFERENCE PLAN #1 AND AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING MARCH OF 2016 AND JUNE OF 2022.
 - HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29.
 - WETLAND MAPPING WAS PERFORMED BY CHRISTOPHER K. DANFORTH, CERTIFIED WETLAND SCIENTIST #077, IN JANUARY OF 2022.
 - SITE IS SERVICED BY PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. UTILITIES SHOWN HEREON ARE ONLY THOSE FOUND WITHIN THE AREA OF KNA FIELD SURVEY AND ARE SOLELY BASED UPON VISIBLE SURFACE EVIDENCE. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 3300920536D, PANEL 536 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - A WETLAND SPECIAL EXCEPTION FROM ARTICLE IX, SECTION 334-35, TO ALLOW THE PROPOSED STORAGE EXPANSION AREA OF APPROXIMATELY 56,000 SF, TO IMPACT A WETLAND AND BUFFER AREA WAS APPROVED BY THE HUDSON ZONING BOARD ON SEPTEMBER 26, 2016.
 - A VARIANCE TO ALLOW EXPANSION OF THE EXISTING NON-CONFORMING USE TO EXPAND THE PARKING AREA, LOADING AREA, AND CONSTRUCTION OF A 2,430 SF MAINTENANCE BUILDING WAS APPROVED BY THE HUDSON ZONING BOARD ON SEPTEMBER 29TH, 2016 (CASE #136-001).
 - A VARIANCE TO ALLOW THE EXPANSION OF THE EXISTING NON-CONFORMING USE TO CONSTRUCT AN 80 FT. BY 79 FT 'HOOP' STRUCTURE WAS APPROVED BY THE HUDSON ZONING BOARD ON MARCH 24, 2022.
 - OPEN SPACE REQUIRED = 35%
 OPEN SPACE PROPOSED = 58.1%
 - PARKING CALCULATIONS:
 PARKING REQUIRED = 2 SPACES/AUTOMOTIVE BAY x 2 BAYS = 4 SPACES
 = 1 SPACE/300 SF OFFICE x 6,500 SF = 21.7 SPACES
 TOTAL PARKING REQUIRED = 25.7 = 26 SPACES
 TOTAL PARKING PROVIDED = 32 SPACES EXISTING (INCLUDES 2 HANDICAP SPACES)
 - LOADING:
 1 SPACE/FIRST 5,000 SF + (1 SPACE/10,000 SF x 23,049 SF) = 1 + 2.3 = 3.3 SPACES
 TOTAL SPACES PROVIDED: 44 SPACES
 - NO NEW SITE LIGHTING IS PROPOSED.
 - EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.

OWNER OF MAP 136 LOT 1
 SIGNATURE: _____
 DATE: _____

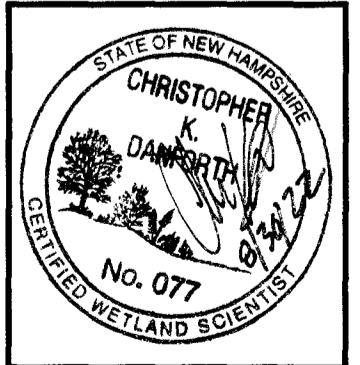
MAP 135 LOT 37
 JAMES R. & VARINIA G. WEAVER
 27 ROLLING WOODS DRIVE
 HUDSON, NH 03051
 ZONING DISTRICT: R-2

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

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

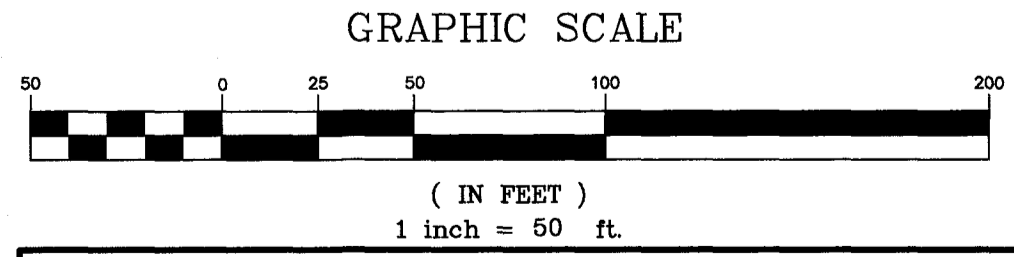
MAP 145 LOT 1
 1 BOCKES ROAD, LLC
 25 PELHAM ROAD, SUITE 103
 SALEM, NH 03079
 ZONING DISTRICT: G-1
 H.C.R.D. BK. 8752 PG. 2019

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



NOTES (CONTINUED):

- HOURS FOR REFUSE REMOVAL AND DELIVERIES OF SUPPLIES SHALL BE NO EARLIER THAN 7:00 AM AND NO LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
- HOURS OF OPERATION: 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY.
- WARRANTS GRANTED ON JANUARY 11, 2017:
- PERMITS REQUIRED:
 NHDES WETLANDS STATUS APPROVED PERMIT NUMBER 2016-02751
- SNOW STORAGE AREAS ARE AT CAPACITY. SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ONSITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
- ALL EXISTING AND PROPOSED BUILDING HEIGHTS ARE UNDER 38'.



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

 LICENSED LAND SURVEYOR 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

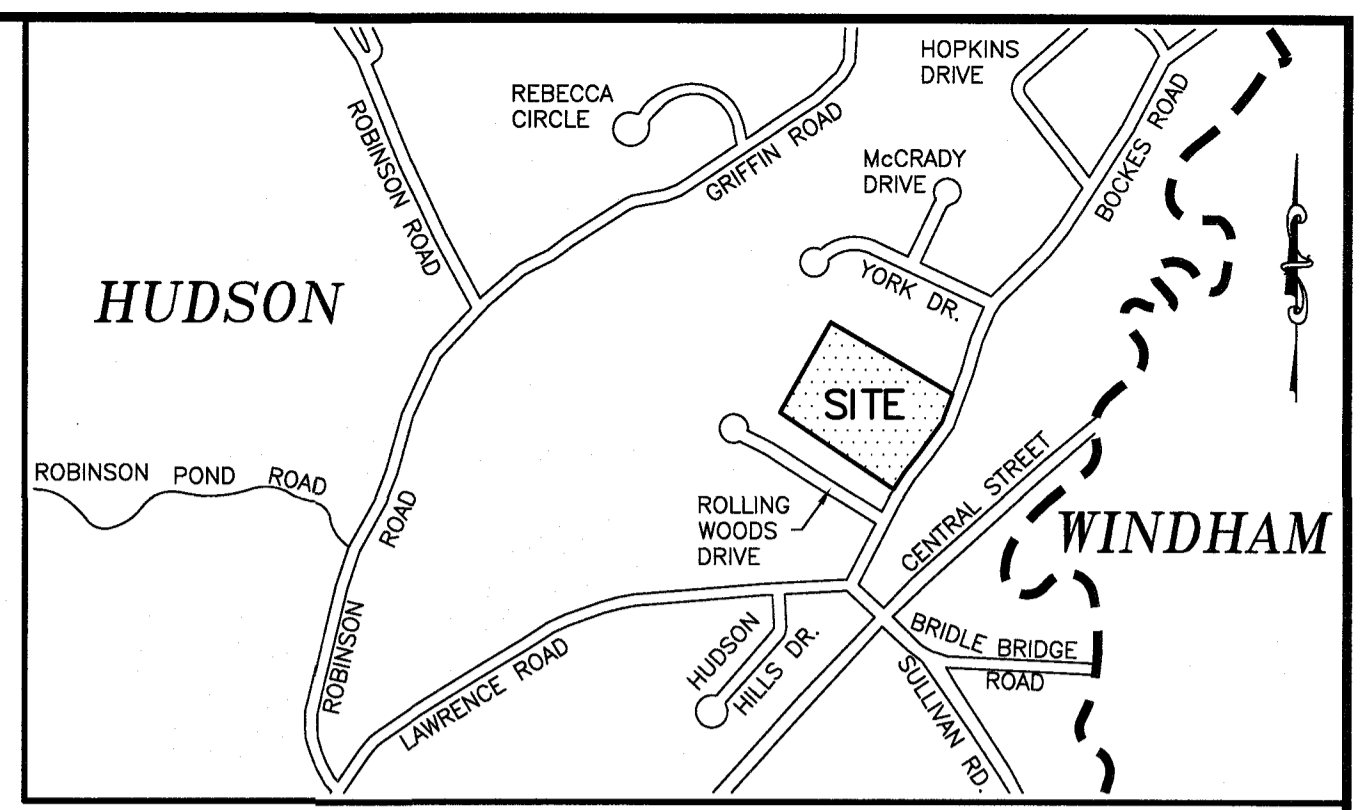
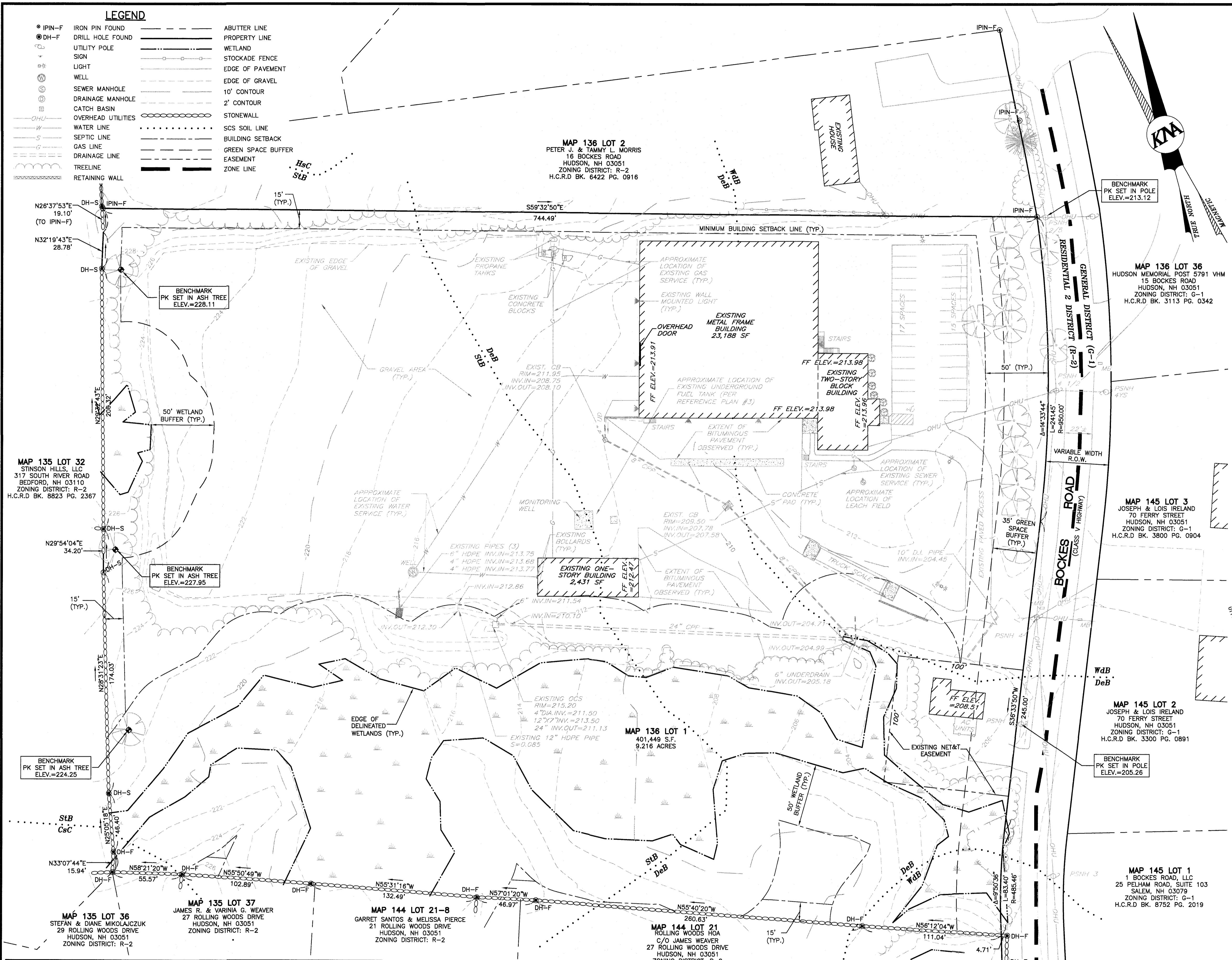
KNA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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

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

| REVISIONS | | | | |
|-----------|---------|---------------------------|-----|-----|
| No. | DATE | DESCRIPTION | BY | ACL |
| 1 | 8/1/22 | REVISED PER TOWN COMMENTS | ACL | ACL |
| 1 | 8/25/22 | REVISED PER TOWN COMMENTS | ACL | ACL |

DATE: APRIL 27, 2022 SCALE: 1" = 50'
 PROJECT NO: 16-0223-1 SHEET 1 OF 9



LOCUS PLAN
SCALE: 1"=1,000'

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON TAX MAP 136 LOT 1 AS OF THE DATE OF FIELD SURVEY AND THE REMOVALS REQUIRED FOR PROPOSED SITE PLAN IMPROVEMENTS.
- TOTAL LOT AREA = 401,449 SF, OR 9.216 ACRES.
- MAP 136 LOT 1 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
- OWNER OF RECORD: JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051 H.C.R.D. BK. 3113 PG. 0342
- THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL 2 DISTRICT (R-2). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS NOT SERVICED WITH MUNICIPAL SEWER AND WATER:
 - MINIMUM LOT AREA: 60,000 SF
 - MINIMUM LOT FRONTAGE: 120 FT
 - MINIMUM BUILDING SETBACKS:
 - FRONT: 50
 - SIDE: 15
 - REAR: 15
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON REFERENCE PLAN #1 AND AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING MARCH OF 2016.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29.
- WETLAND MAPPING WAS PERFORMED BY MICHELLE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, IN APRIL OF 2016.
- SITE IS SERVICED BY PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. UTILITIES SHOWN HEREON ARE ONLY THOSE FOUND WITHIN THE AREA OF KNA FIELD SURVEY AND ARE SOLELY BASED UPON VISIBLE SURFACE EVIDENCE. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 3300920536D, PANEL 536 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS, AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

DIG SAFE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
811 CALL FOR FREE

SCS SOILS LEGEND

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

GRAPHIC SCALE
0 20 40 60 80 100
(IN FEET)
1 inch = 40 ft.

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

KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, 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 TWO YEARS FROM DATE OF APPROVAL.

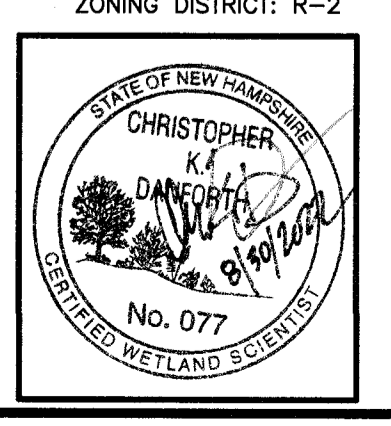
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WETLAND CERTIFICATION

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8/30/22
DATE

LICENSED LAND SURVEYOR

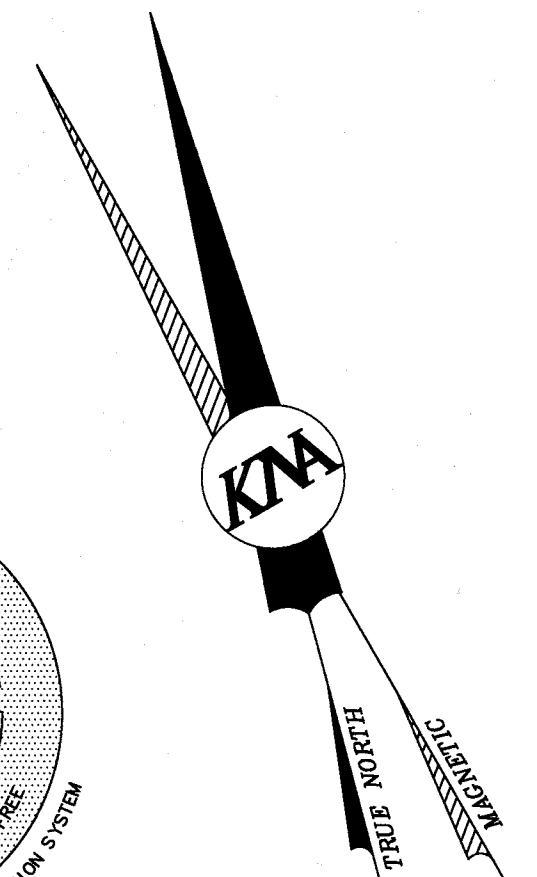
REVISIONS

| No. | DATE | DESCRIPTION | BY |
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| 1 | 8/1/22 | REVISED PER TOWN COMMENTS | ACL |
| 1 | 8/25/22 | REVISED PER TOWN COMMENTS | ACL |

DATE: APRIL 27, 2022
PROJECT NO: 16-0223-1
SCALE: 1" = 40'
SHEET 2 OF 9

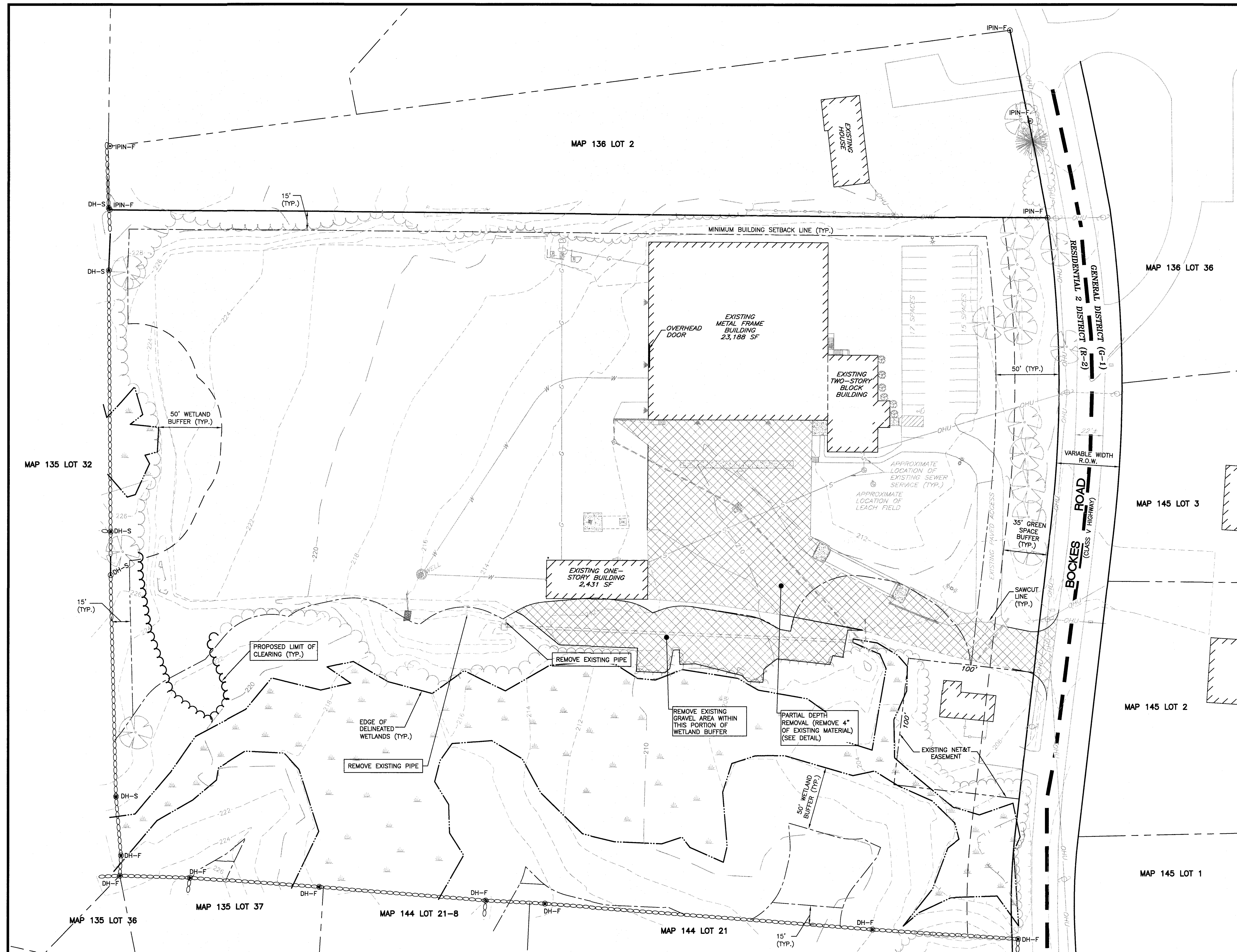
REMOVALS/DEMOLITION NOTES:

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 OFFSITE BY AN APPROVED METHOD.
4. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
5. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
8. WELLS SHALL BE DECOMMISSIONED BY A LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH We-604 OR ANY OTHER LOCAL, STATE OR FEDERAL REGULATIONS.
9. THE UNDERGROUND STORAGE TANK SHALL BE REMOVED IN ACCORDANCE WITH ENV-O-400 OR ANY OTHER LOCAL, STATE OR 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
- W WATER LINE
- S SEPTIC LINE
- G GAS LINE
- DL DRAINAGE LINE
- T TREELINE
- R 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 |
|---|---|

KNA KEACH-NORDSTROM ASSOCIATES, INC.

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

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| | | | |

DATE: APRIL 27, 2022 SCALE: 1" = 40'
PROJECT NO: 16-0223-1 SHEET 3 OF 9

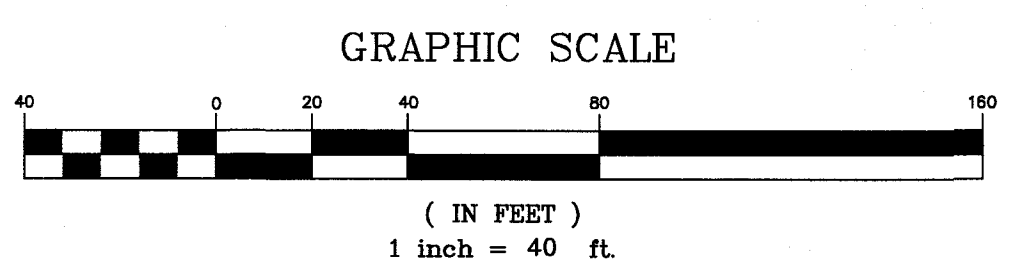
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

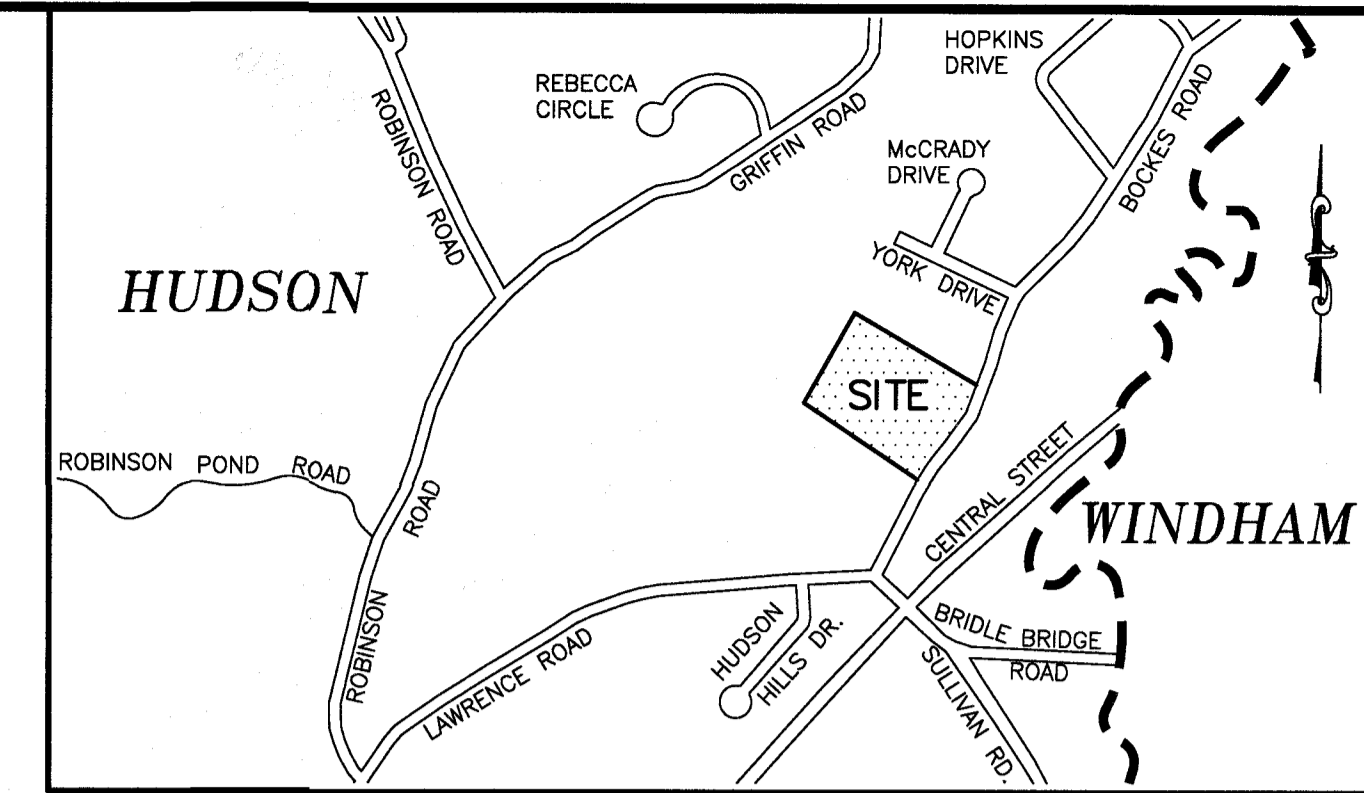
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LOCUS PLAN
SCALE: 1"=1,000'

SEE SHEET 1 FOR NOTES & REFERENCE PLANS

LEGEND

- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- UTILITY POLE
- SIGN
- LIGHT
- WELL
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- OVERHEAD UTILITIES
- TREELINE
- 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



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NON-RESIDENTIAL SITE LAYOUT PLAN

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

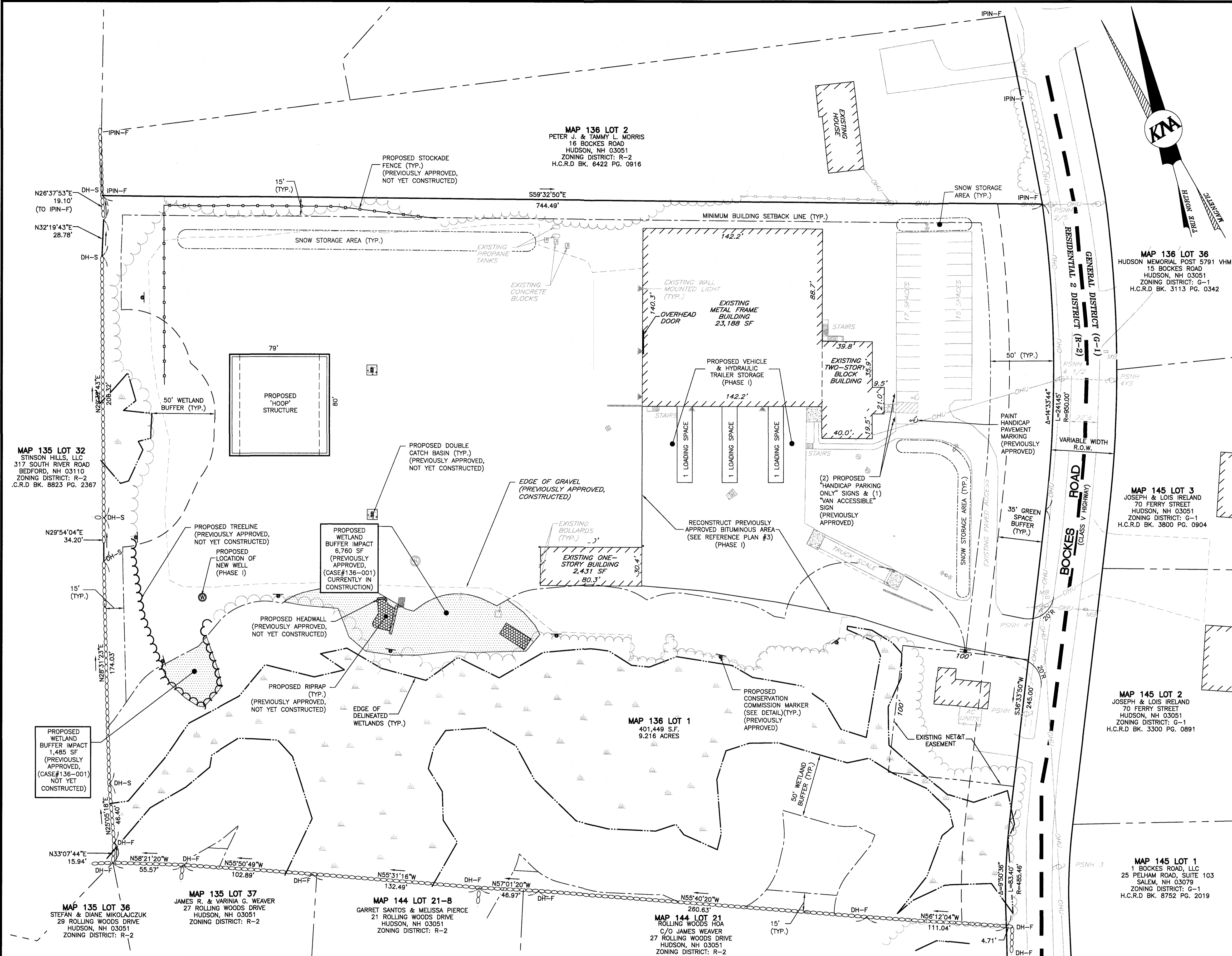
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DATE: APRIL 27, 2022 SCALE: 1" = 40'
PROJECT NO: 16-0223-1 SHEET 4 OF 9



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
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LEGEND

- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- UTILITY POLE
- ⊕ SIGN
- ⊕ LIGHT
- ⊕ WELL
- ⊕ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
- ⊕ CATCH BASIN
- OHU OVERHEAD UTILITIES
- W WATER LINE
- S SEPTIC LINE
- G GAS LINE
- DR DRAINAGE LINE
- TREELINE
- RETAINING WALL
- STOCKADE FENCE
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- BUILDING SETBACK
- GREEN SPACE BUFFER
- EASEMENT
- ZONE LINE
- PROPOSED EDGE OF GRAVEL
- PROPOSED STOCKADE FENCE
- PROPOSED WATER LINE

**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 2016 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 HDPEP. 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.
7. THE INSTALLATION OF THE PROPOSED ABOVE GROUND STORAGE TANK, FUEL DISPENSARY SYSTEM, CONCRETE PAD AND APPURTENANCES SHALL CONFORM TO ENV-G 300 AND ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS PRIOR TO CONSTRUCTION. ANY APPROVALS SHALL BE SENT TO THE TOWN OF HUDSON.

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 2010, 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 IDLE 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 DIG SILENT.



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
- STAGING AND STOCKPILE AREA

**GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN
MIARA TRANSPORTATION
MAP 136 LOT 1
12 BOCKES ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

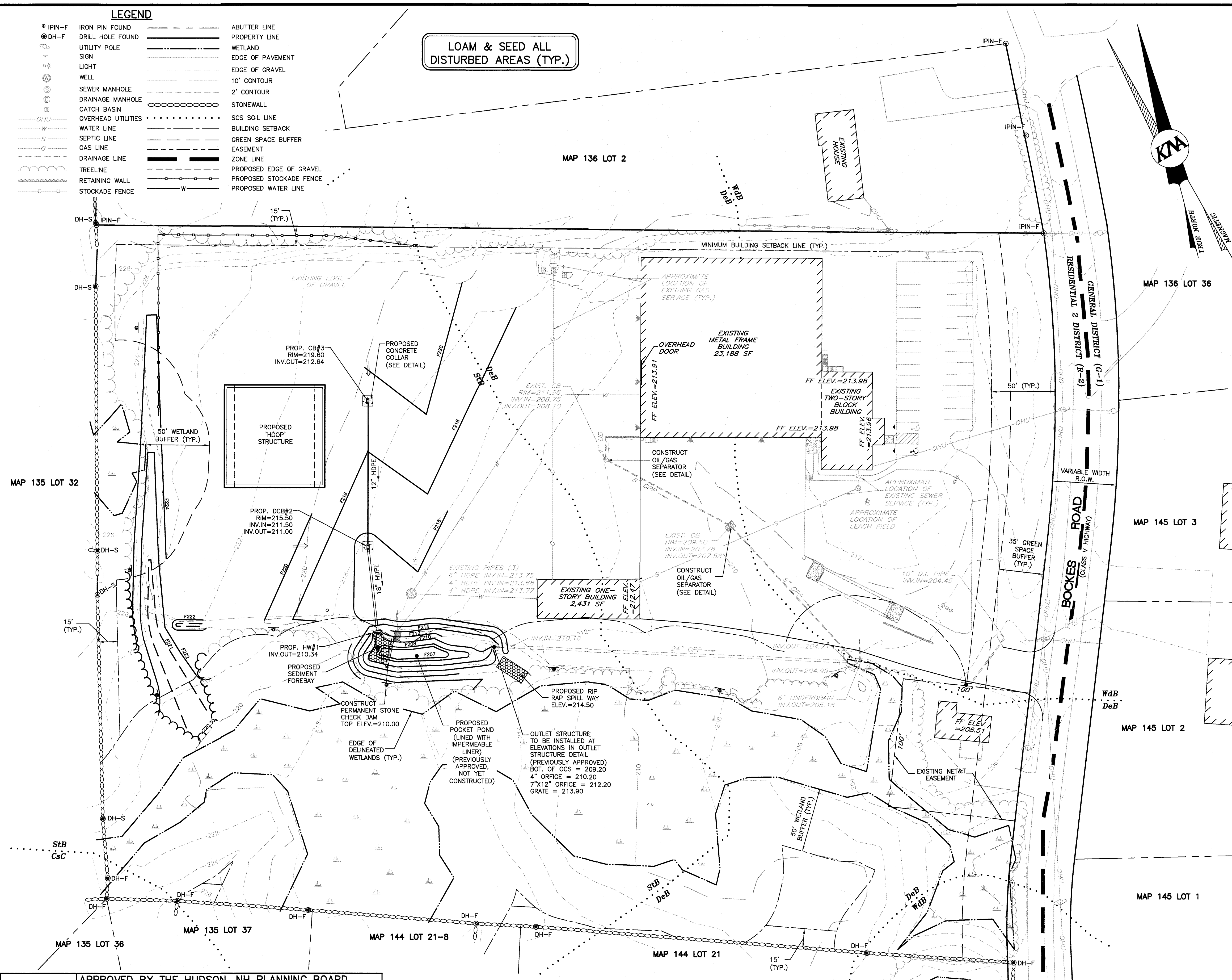
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DATE: APRIL 27, 2022 SCALE: 1" = 40'
PROJECT NO: 16-0223-1 SHEET 5 OF 9



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

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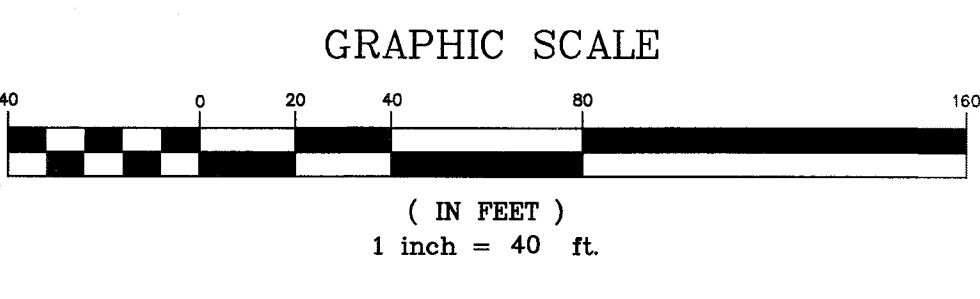
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

CsC CHATFIELD-HOLLIS COMPLEX, 8-15% SLOPES
DeB DEERFIELD LOAMY SAND, 3-8% SLOPES
HsC HINCKLEY 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

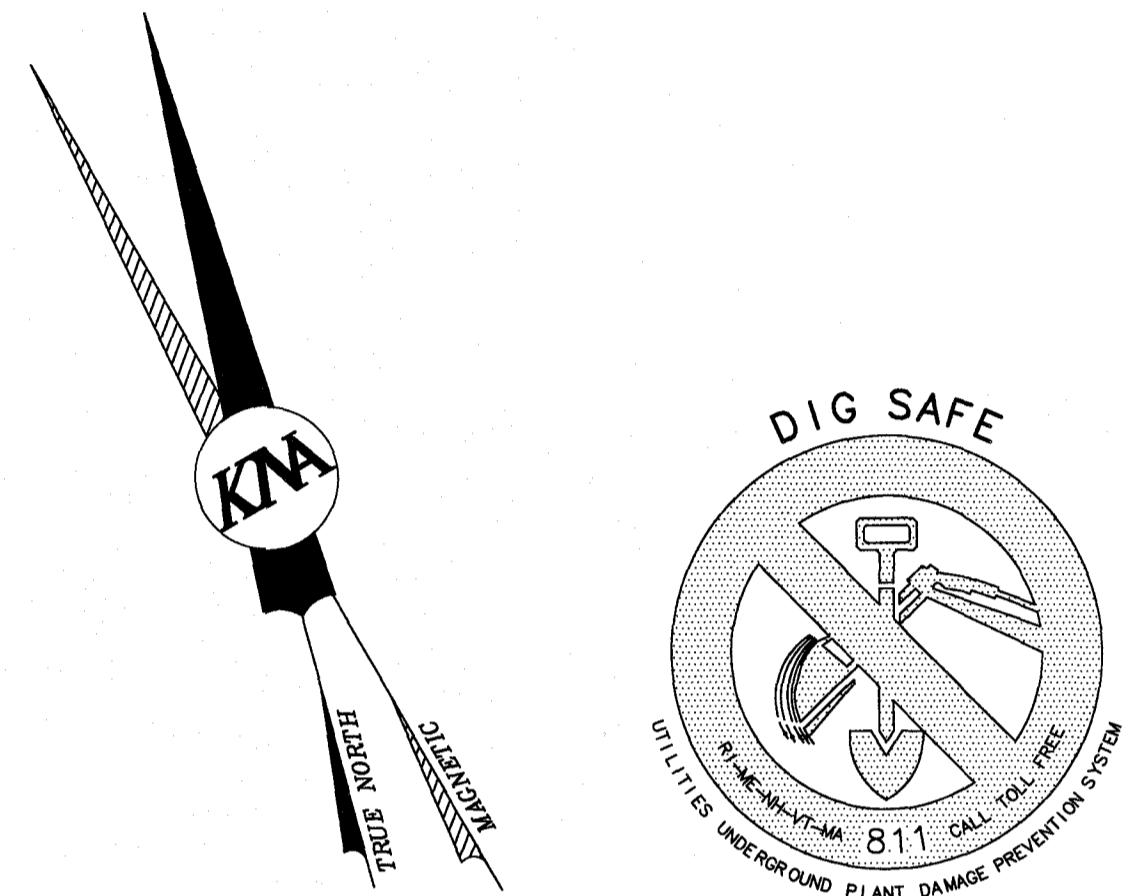
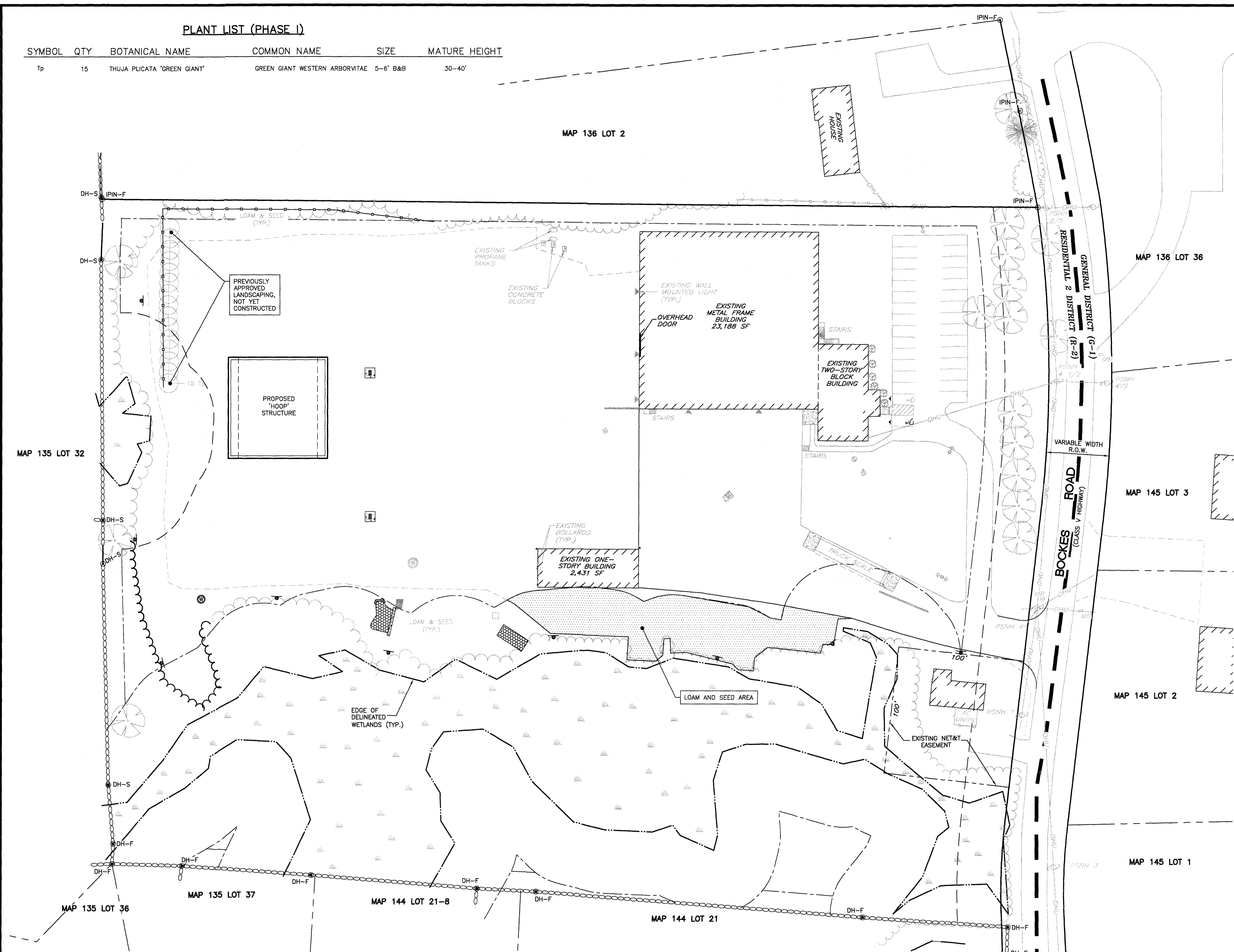


PLANT LIST (PHASE I)

| 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' |

LANDSCAPE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PREVIOUSLY APPROVED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
2. 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).
3. 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% FEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
5. 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.



LEGEND

| | | |
|----------|--------------------|---------------------------|
| ● IPIN-F | IRON PIN FOUND | — ABUTTER LINE |
| ● DH-F | DRILL HOLE FOUND | — PROPERTY LINE |
| ○ | UTILITY POLE | — WETLAND |
| + | SIGN | — STOCKADE FENCE |
| ○ | LIGHT | — EDGE OF PAVEMENT |
| ○ | WELL | — EDGE OF GRAVEL |
| ○ | SEWER MANHOLE | — STONEWALL |
| ○ | DRAINAGE MANHOLE | — BUILDING SETBACK |
| ○ | CATCH BASIN | — GREEN SPACE BUFFER |
| — OHU — | OVERHEAD UTILITIES | — EASEMENT |
| — | TREELINE | — ZONE LINE |
| — | 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

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

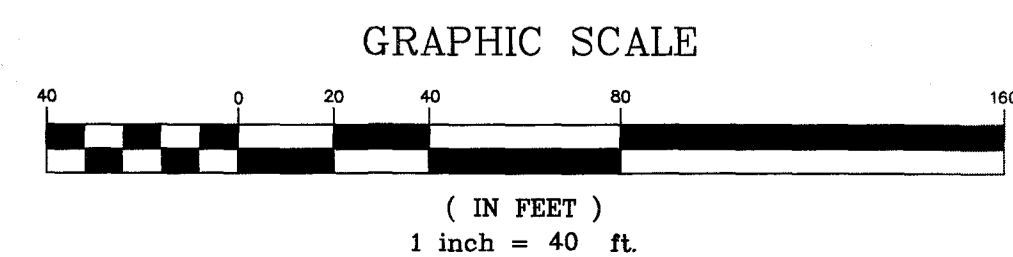
APPLICANT:
 JOSEPH A. MIARA JR., TRUSTEE
 GRANITE REALTY TRUST
 12 BOCKES ROAD
 HUDSON, NH 03051

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, 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 TWO YEARS FROM DATE OF APPROVAL

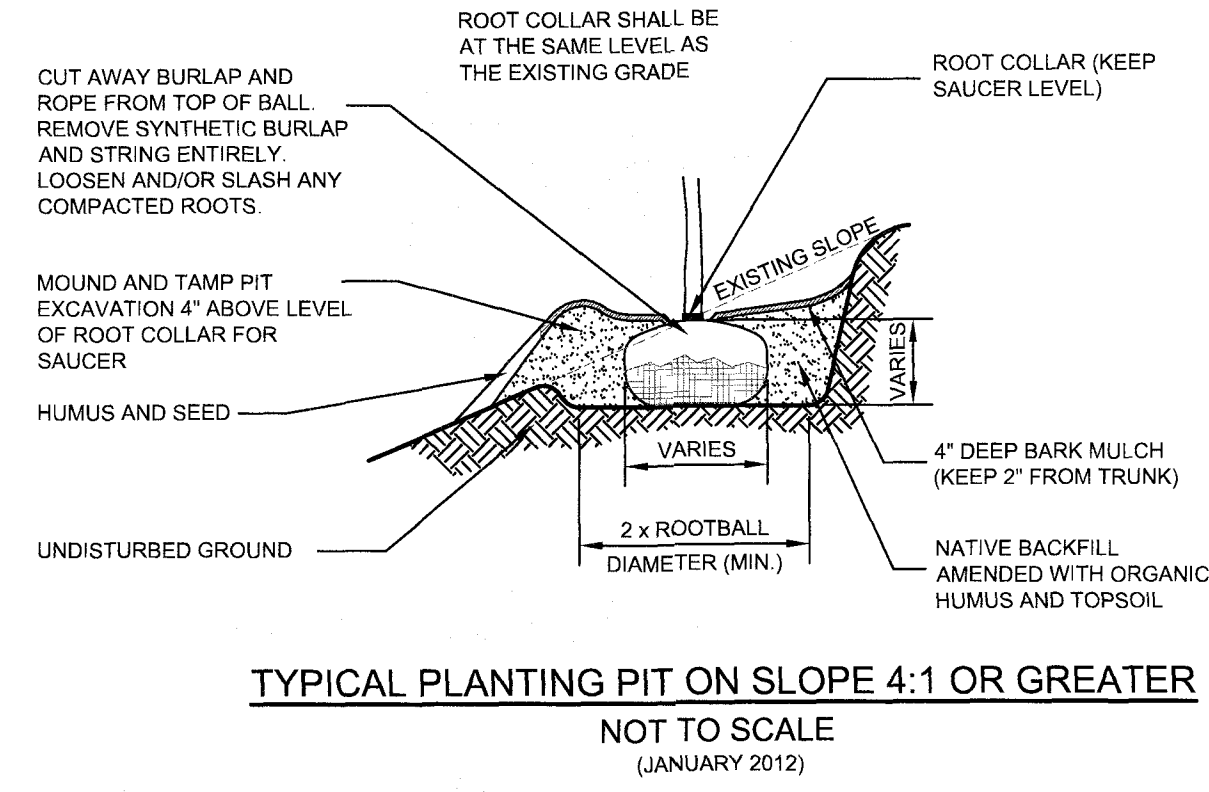
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 SIGNATURE DATE: _____
 SIGNATURE DATE: _____

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



| REVISIONS | | | |
|-----------|---------|---------------------------|-----|
| No. | DATE | DESCRIPTION | BY |
| 1 | 8/1/22 | REVISED PER TOWN COMMENTS | ACL |
| 1 | 8/25/22 | REVISED PER TOWN COMMENTS | ACL |

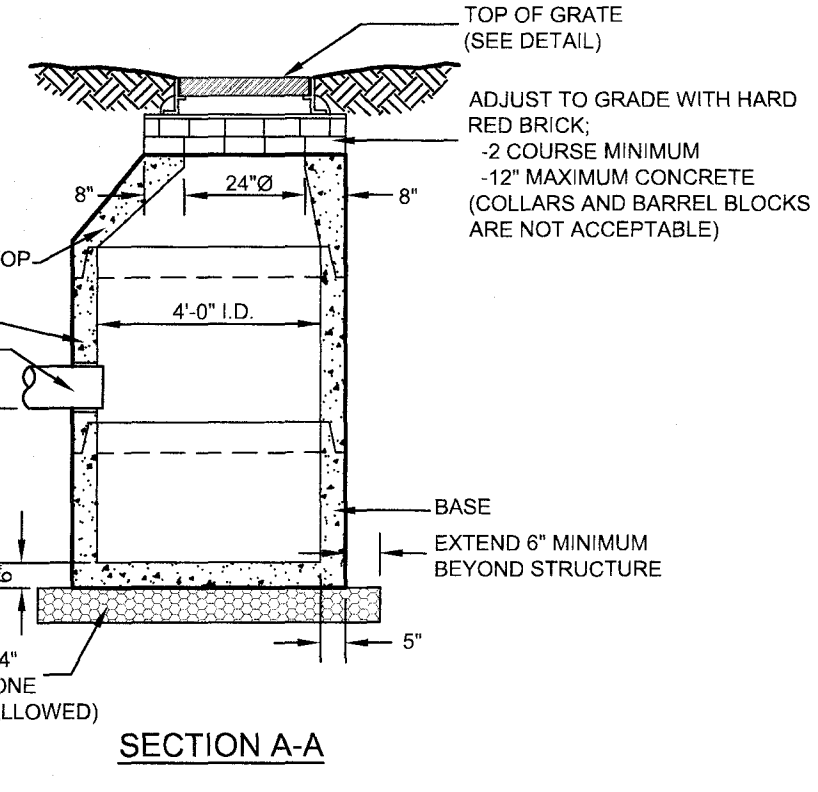
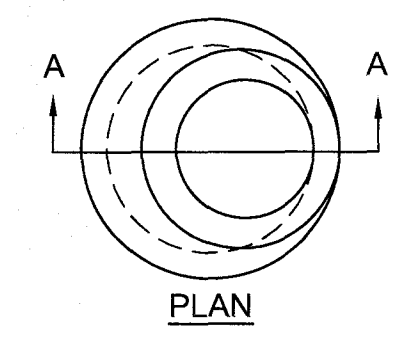
DATE: APRIL 27, 2022 SCALE: 1" = 40'
 PROJECT NO: 16-0223-1 SHEET 6 OF 9



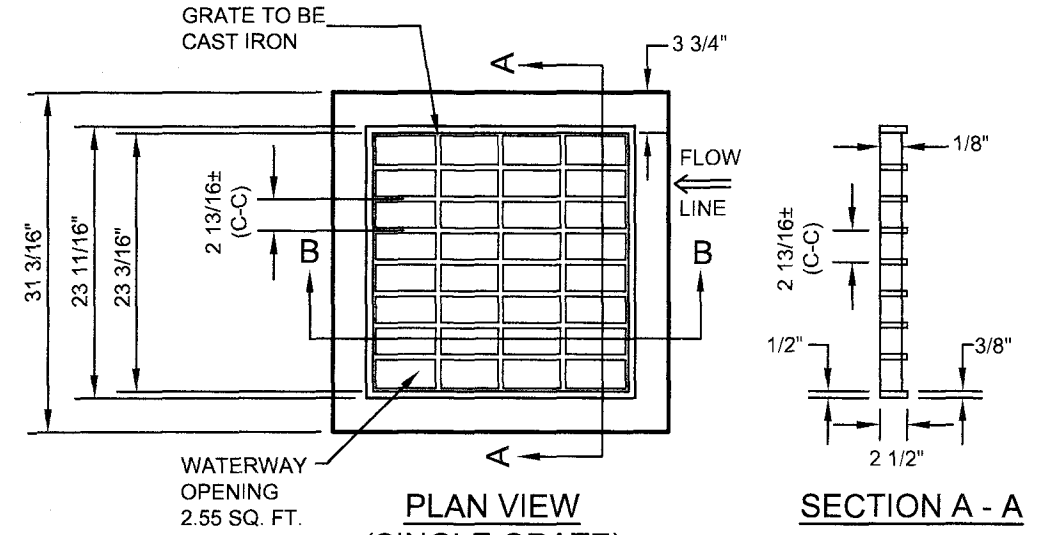
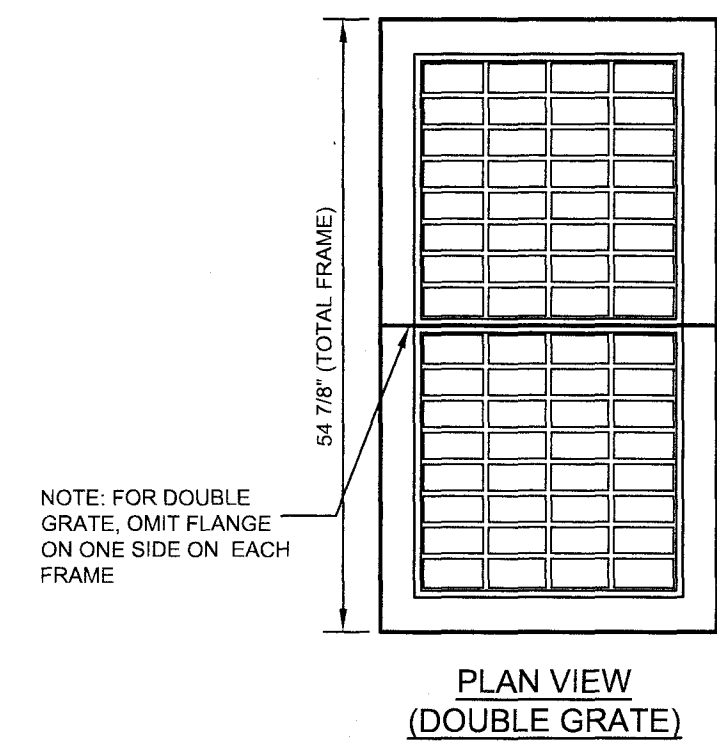
TYPICAL PLANTING PIT ON SLOPE 4:1 OR GREATER
NOT TO SCALE
(JANUARY 2012)

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 NHDOT STANDARDS.



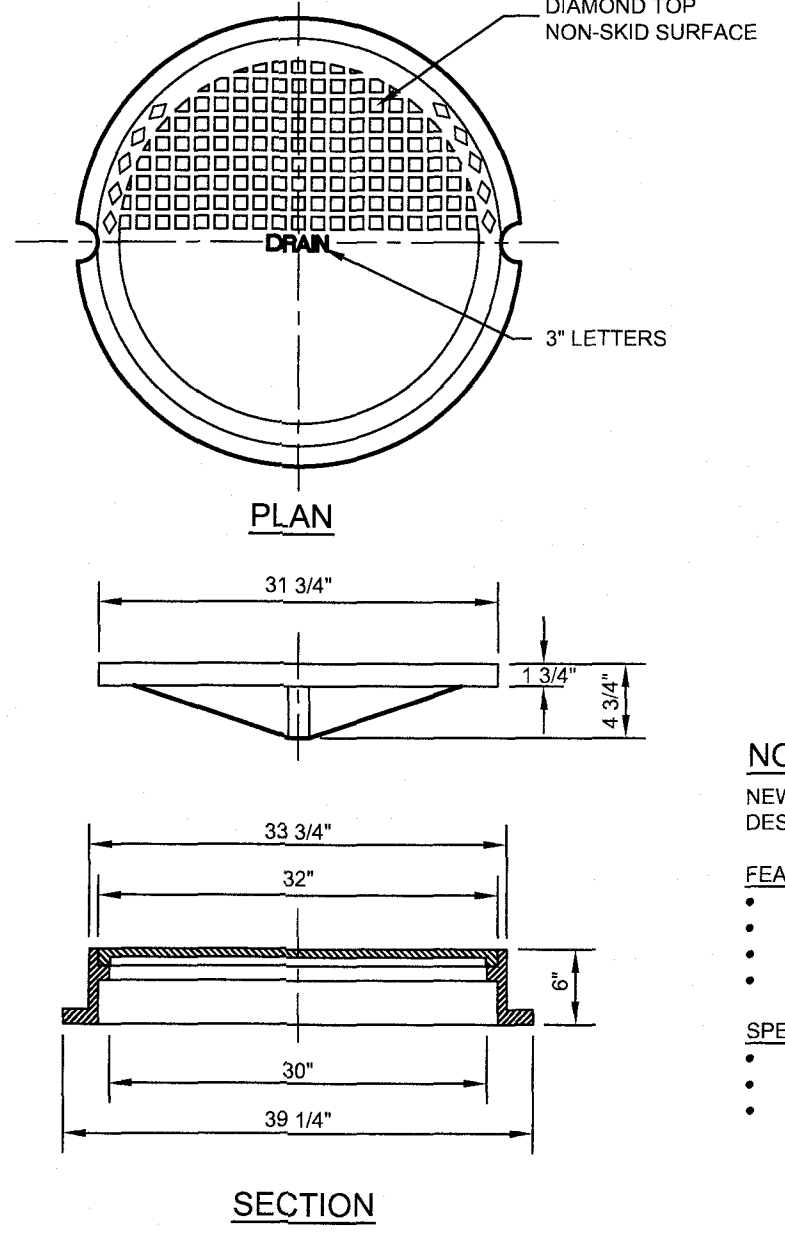
PRECAST REINFORCED CATCH BASIN
NOT TO SCALE
(MAY 2012)



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



WETLAND CONSERVATION DISTRICT BOUNDARY MARKER
NOT TO SCALE
(MARCH 2010)



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

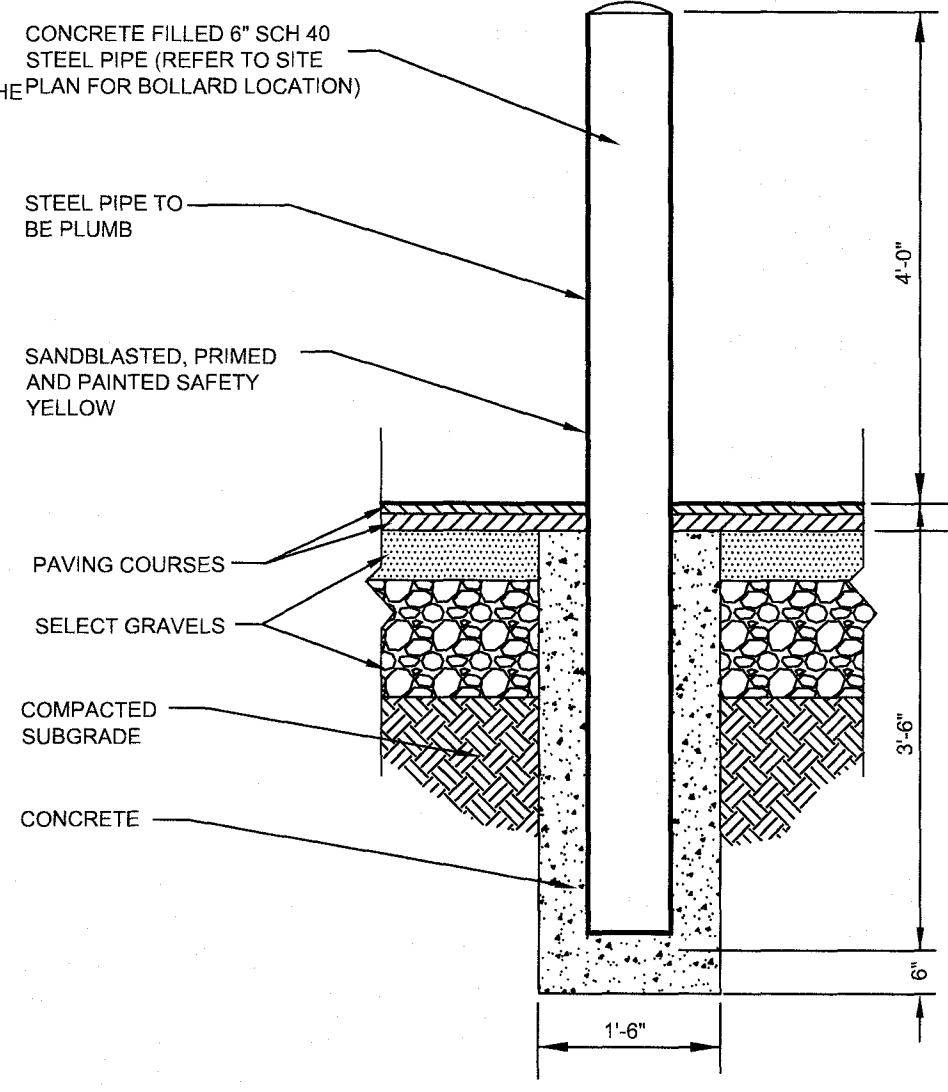
- NOTES:**
NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30\"/>

FEATURES:

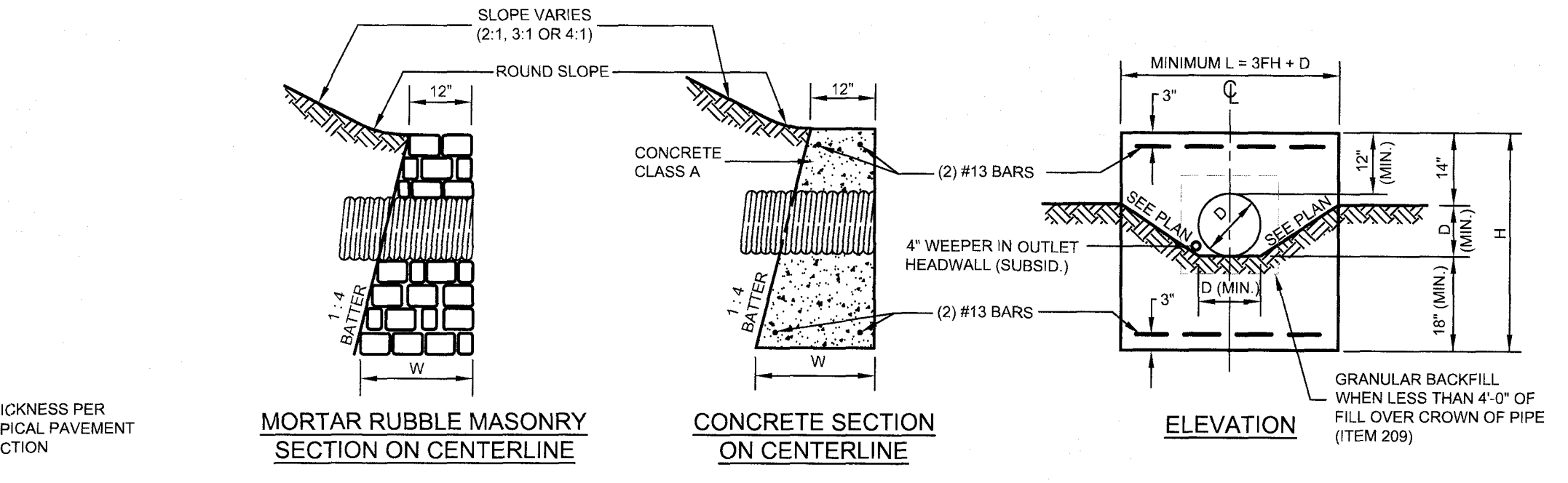
 - 3\"/>
 - COVERS MARKED DRAIN
 - NONROCKING COVER
 - DIAMOND SURFACE DESIGN

SPECIFICATIONS:

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



BOLLARD DETAIL
NOT TO SCALE
(MARCH 2008)

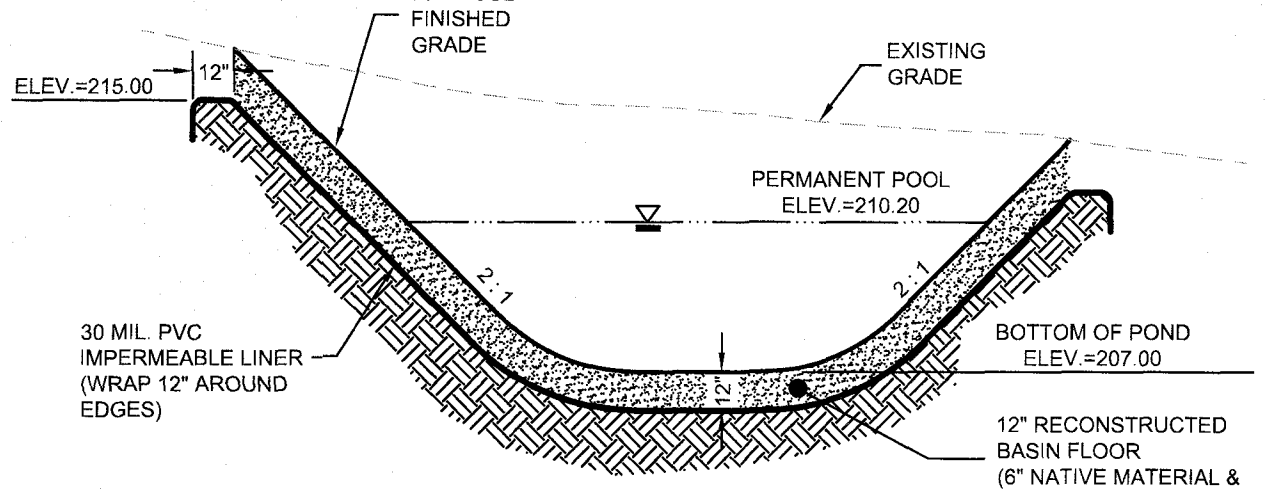


NOTE:
DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

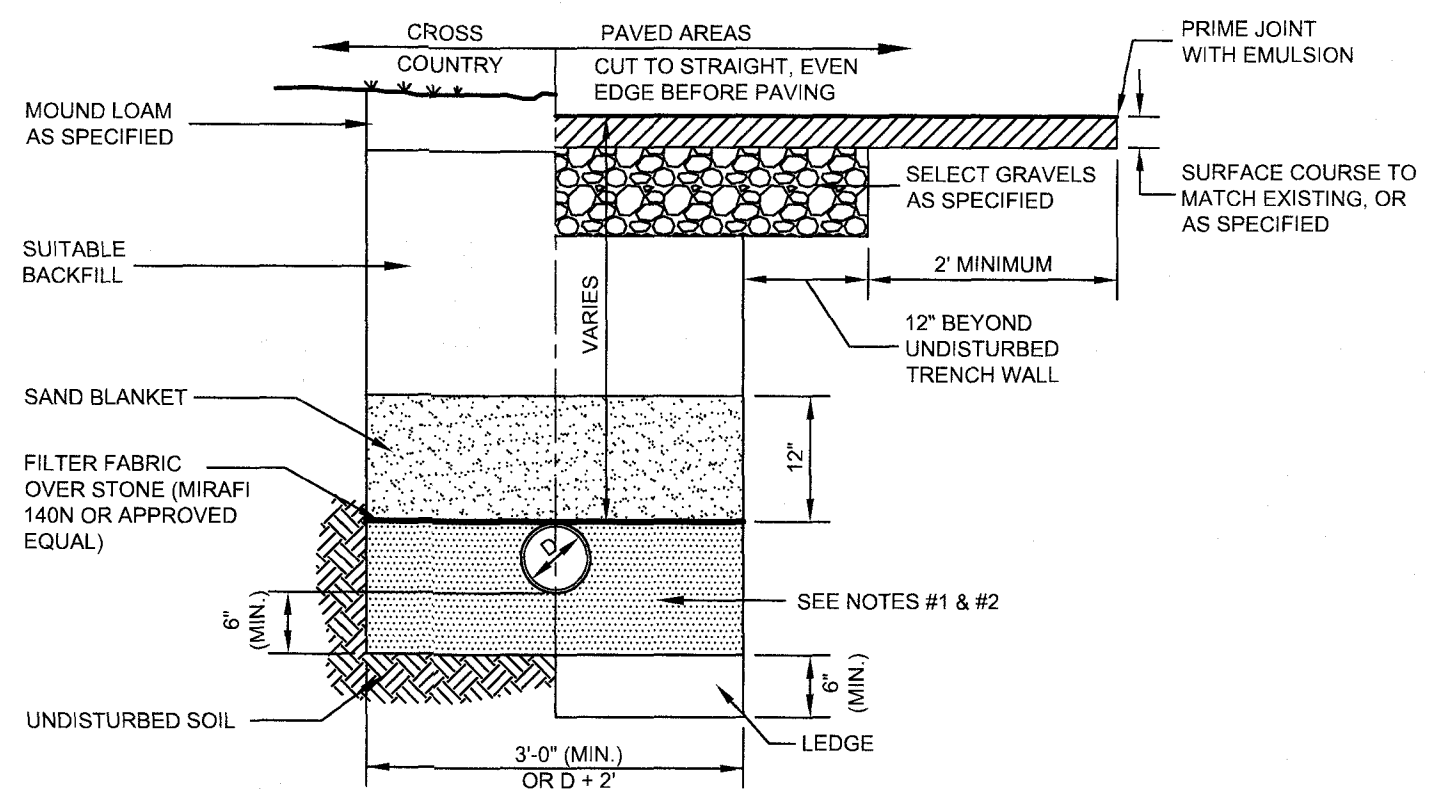
| DIAMETER D (INCH) | AREA OF PIPE (SF) | MASONRY PER FOOT OF WALL (CU. YD.) | MASONRY PER HOLE (CU. FT.) | MASONRY PER STANDARD HEADER (CU. YD.) | STEEL PER STANDARD HEADER (LB) | LENGTH OF BARS | PIPE EXC. 1' DEPTH (CU. YD.) | HEADER EXC. PER HEADER 1' DEPTH (CU. YD.) | ITEM 209 PER LINEAR FOOT | HEADER LENGTH L | HEADER HEIGHT H | FILL HEIGHT FH | WIDTH AT BOTTOM OF HEADER W | "L" HEADWALL | |
|-------------------|-------------------|------------------------------------|----------------------------|---------------------------------------|--------------------------------|----------------|------------------------------|---|--------------------------|-----------------|-----------------|----------------|-----------------------------|--------------------------------------|---|
| | | | | | | | | | | | | | | MASONRY IN CORNER FRUSTRUM (CU. YD.) | HEADER EXC. PER HEADER 1' DEPTH (CU. YD.) |
| 12" | 0.79 | 0.186 | 1.08 | 0.61 | 9 | 3'-2" | 0.111 | 0.759 | 0.30 | 3'-6" | 3'-6" | 10" | 1'-10 1/2" | 0.28 | 1.057 |
| 15" | 1.23 | 0.202 | 1.73 | 0.85 | 11 | 3'-10" | 0.120 | 0.947 | 0.35 | 4'-6" | 3'-9" | 11" | 1'-11 1/4" | 0.31 | 1.232 |
| 18" | 1.77 | 0.222 | 2.52 | 1.13 | 14 | 5'-2" | 0.130 | 1.111 | 0.38 | 6'-6" | 4'-0" | 1'-4" | 2'-0" | 0.35 | 1.406 |
| 24" | 3.14 | 0.260 | 4.71 | 1.78 | 20 | 7'-2" | 0.148 | 1.451 | 0.48 | 7'-6" | 4'-6" | 1'-10" | 2'-1 1/2" | 0.42 | 1.776 |
| 30" | 4.91 | 0.301 | 7.67 | 2.58 | 25 | 9'-2" | 0.185 | 1.810 | 0.65 | 9'-6" | 5'-0" | 2'-4" | 2'-3" | 0.51 | 2.164 |
| 36" | 7.07 | 0.344 | 11.49 | 3.53 | 31 | 11'-2" | 0.222 | 2.187 | 0.85 | 11'-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" | 0.259 | 2.581 | 1.07 | 13'-6" | 6'-0" | 3'-4" | 2'-6" | 0.72 | 3.000 |
| 48" | 12.57 | 0.438 | 21.99 | 5.95 | 42 | 15'-2" | 0.296 | 3.000 | 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 | 3.432 | 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 | 4.350 | 2.17 | 21'-6" | 8'-0" | 5'-4" | 3'-0" | 1.28 | 4.907 |
| 72" | 28.27 | 0.649 | 56.55 | 13.17 | 63 | 23'-2" | 0.445 | 4.838 | 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)

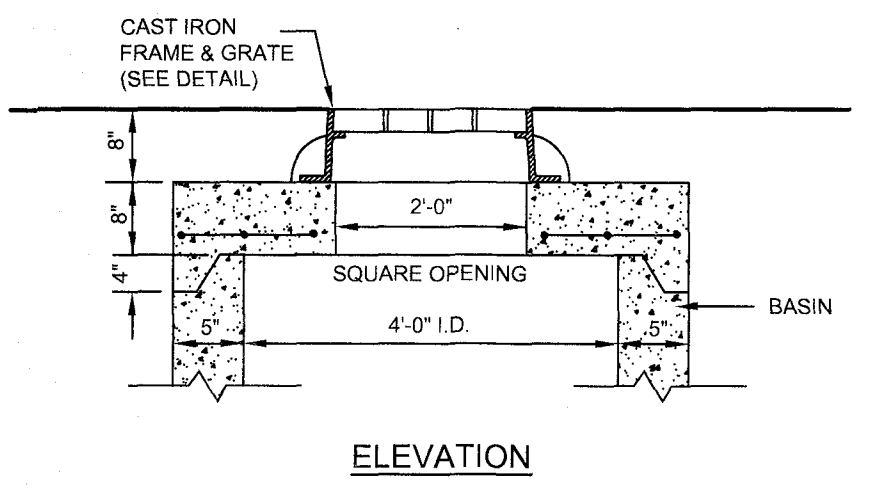
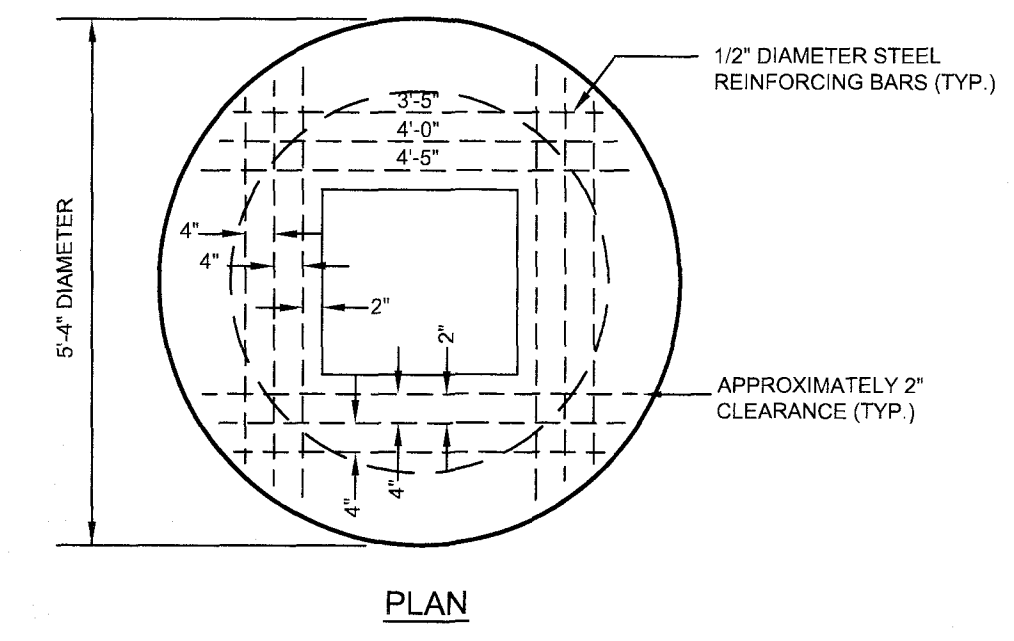


POCKET POND TYPICAL SECTION
NOT TO SCALE



- 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\"/>

STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



REINFORCED CONCRETE TOP SLAB (4'-0\"/>

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

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

SIGNATURE DATE: _____

SIGNATURE DATE: _____

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

CONSTRUCTION DETAILS

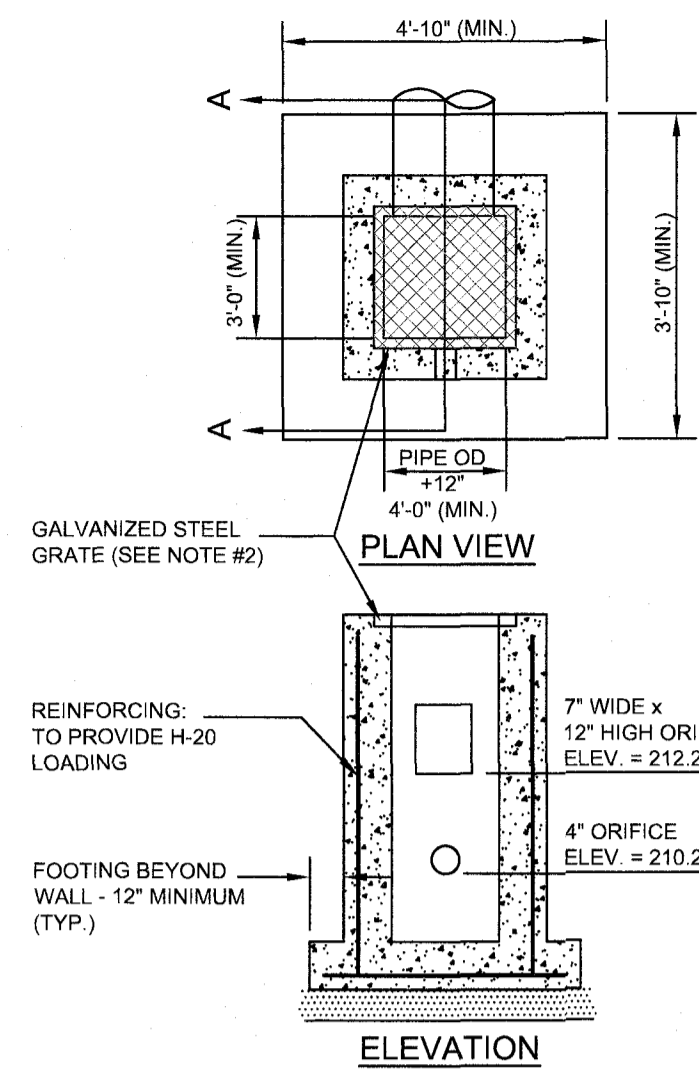
MIARA TRANSPORTATION
MAP 136 LOT 1
12 BOCKES ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

| | |
|---|---|
| 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 3B, Bedford, NH 03110 Phone (603) 627-2861

| REVISIONS | | | |
|-----------|---------|---------------------------|-----|
| No. | DATE | DESCRIPTION | BY |
| 1 | 8/1/22 | REVISED PER TOWN COMMENTS | ACL |
| 1 | 8/25/22 | REVISED PER TOWN COMMENTS | ACL |

DATE: APRIL 27, 2022 SCALE: AS SHOWN
PROJECT NO: 16-0223-1 SHEET 7 OF 9



OUTLET STRUCTURE AT DETENTION BASIN
NOT TO SCALE

- NOTES**
- ALL CEMENT CONCRETE TO BE 4,000 PSI MINIMUM.
 - GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE.
 - ALL OPENINGS CAST IN AS REQUIRED.
 - PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.

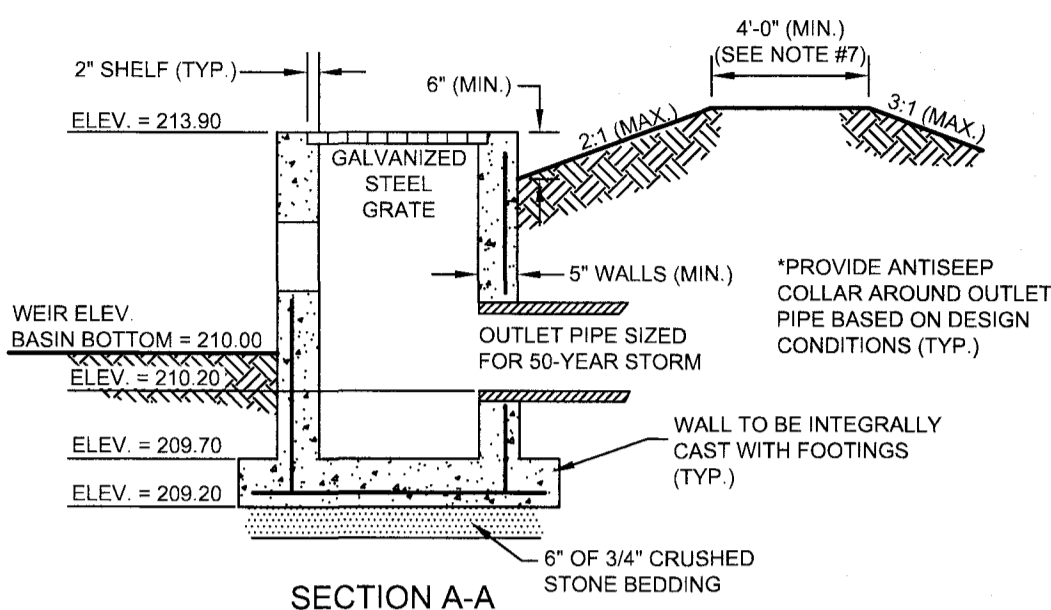


TABLE 7.24 -- RECOMMENDED RIP RAP GRADATION RANGES

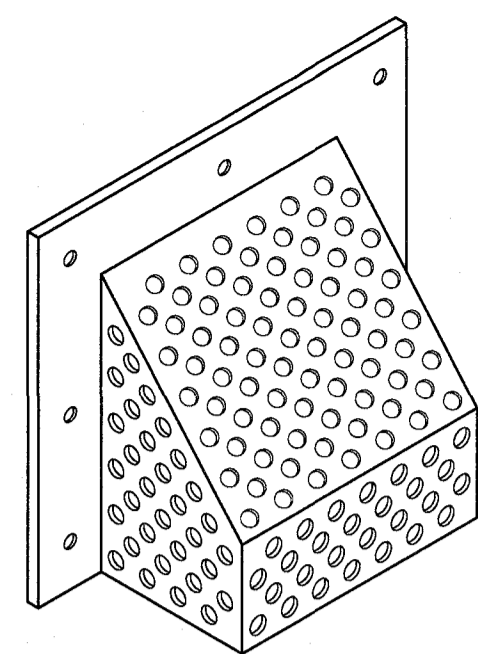
| PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE | SIZE OF STONE |
|---|----------------|
| 100% | 1.5 TO 2.0 d50 |
| 85% | 1.3 TO 1.8 d50 |
| 50% | 1.0 TO 1.5 d50 |
| 15% | 0.3 TO 0.5 d50 |

CONSTRUCTION SPECIFICATIONS:

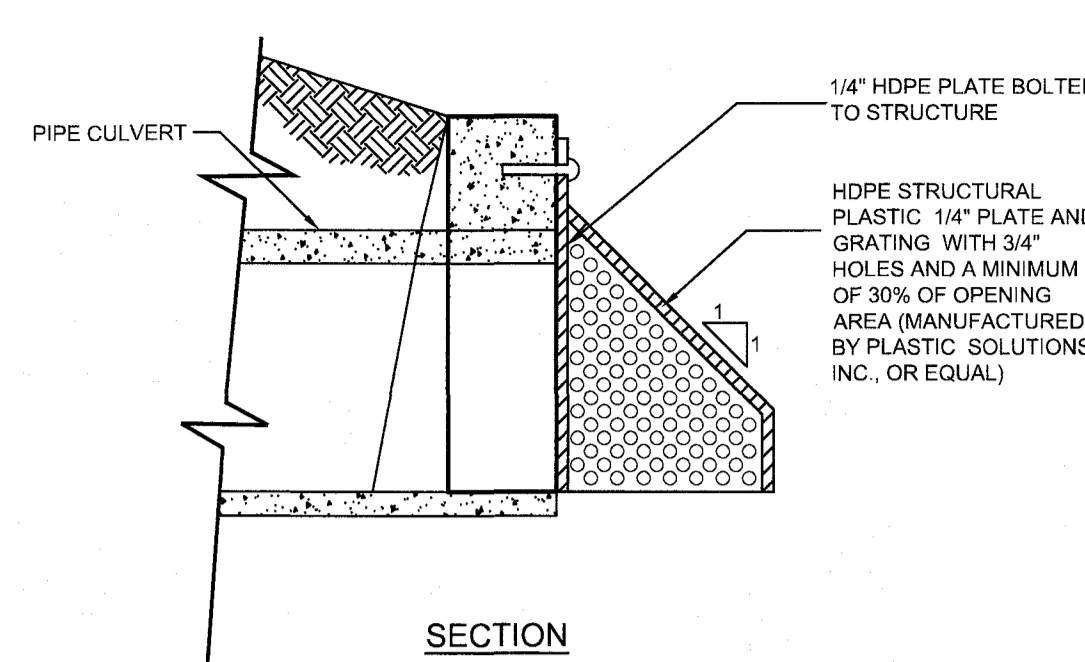
- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT 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.
- 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:

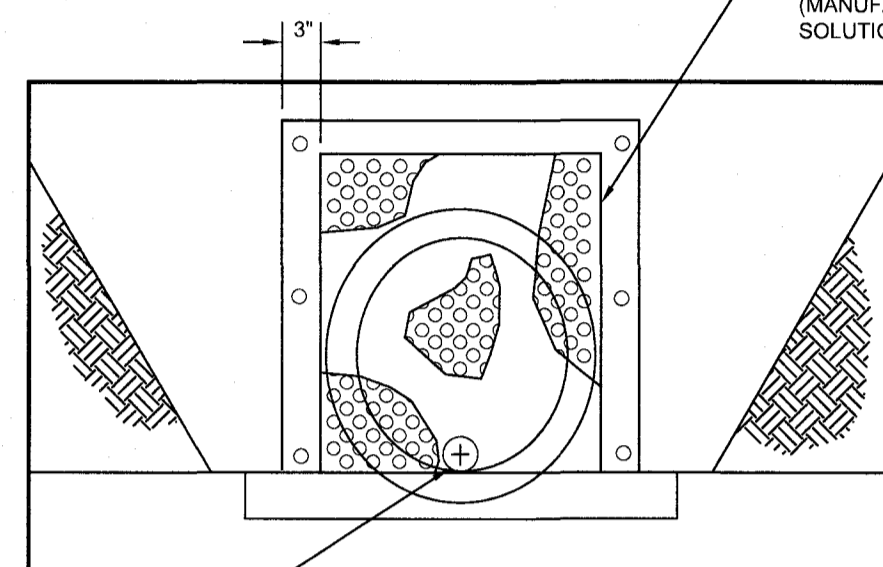
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL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



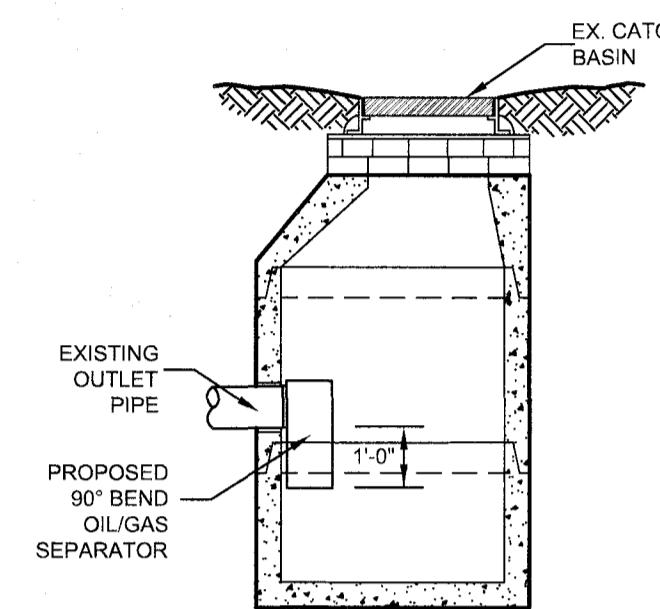
ISOMETRIC



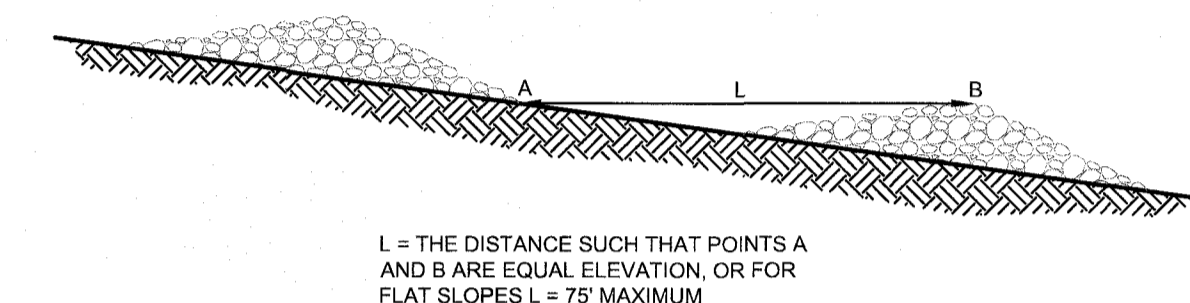
SECTION



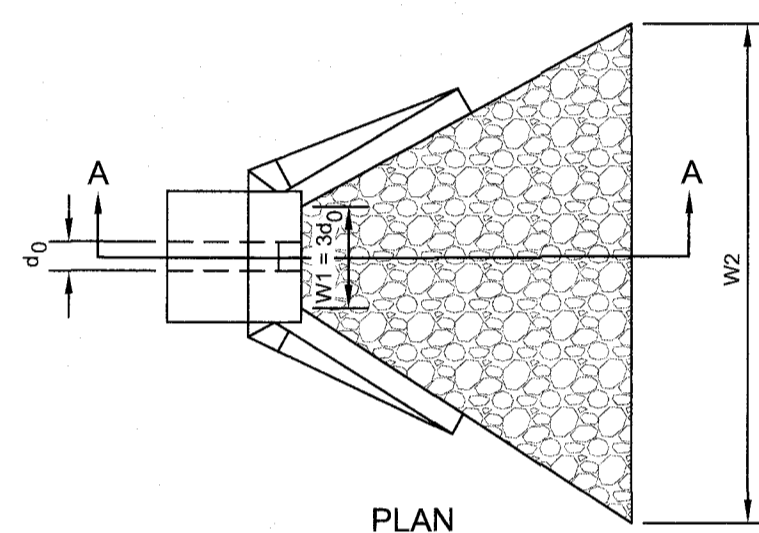
TRASH RACK DETAIL
NOT TO SCALE



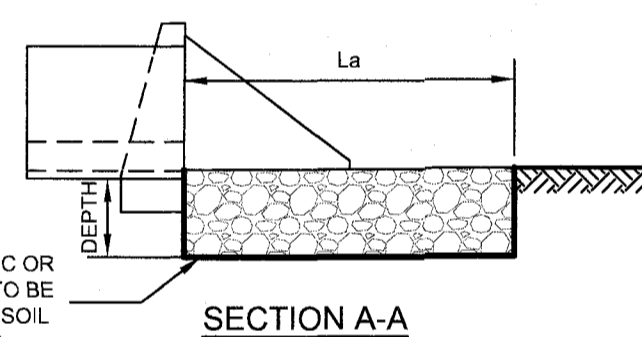
OIL/GAS SEPARATOR
NOT TO SCALE



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



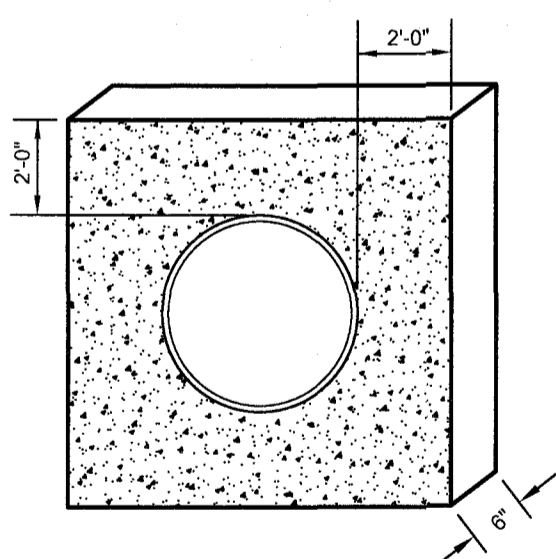
PLAN



SECTION A-A

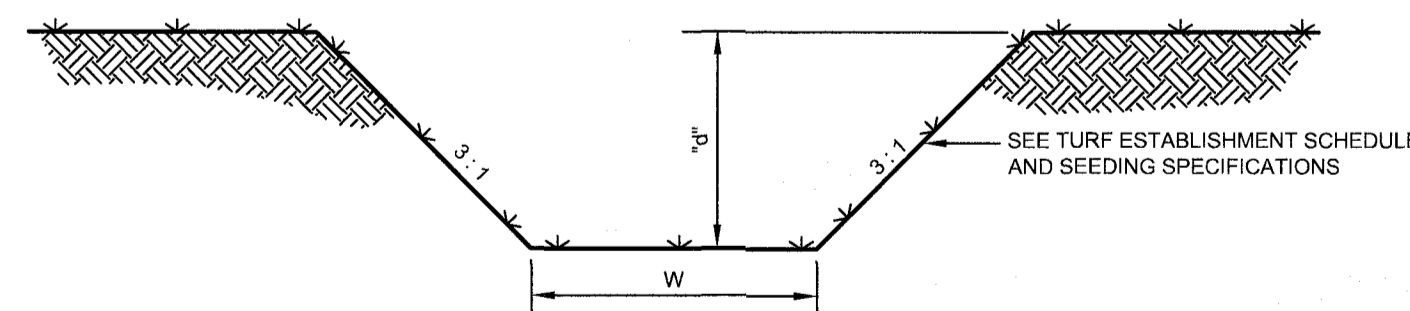
PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL
NOT TO SCALE
(MARCH 2008)

| LOCATION | La | W1 | W2 | d50 | DEPTH |
|------------|----------|----------|----------|-----|-------|
| PROP. HW#1 | SEE PLAN | SEE PLAN | SEE PLAN | 4" | 10" |



- NOTES:**
- ANTI SEEP COLLAR TO BE PLACED IN BETWEEN PIPE RIBS
 - 3,000 PSI POURED IN PLACE CONCRETE.

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



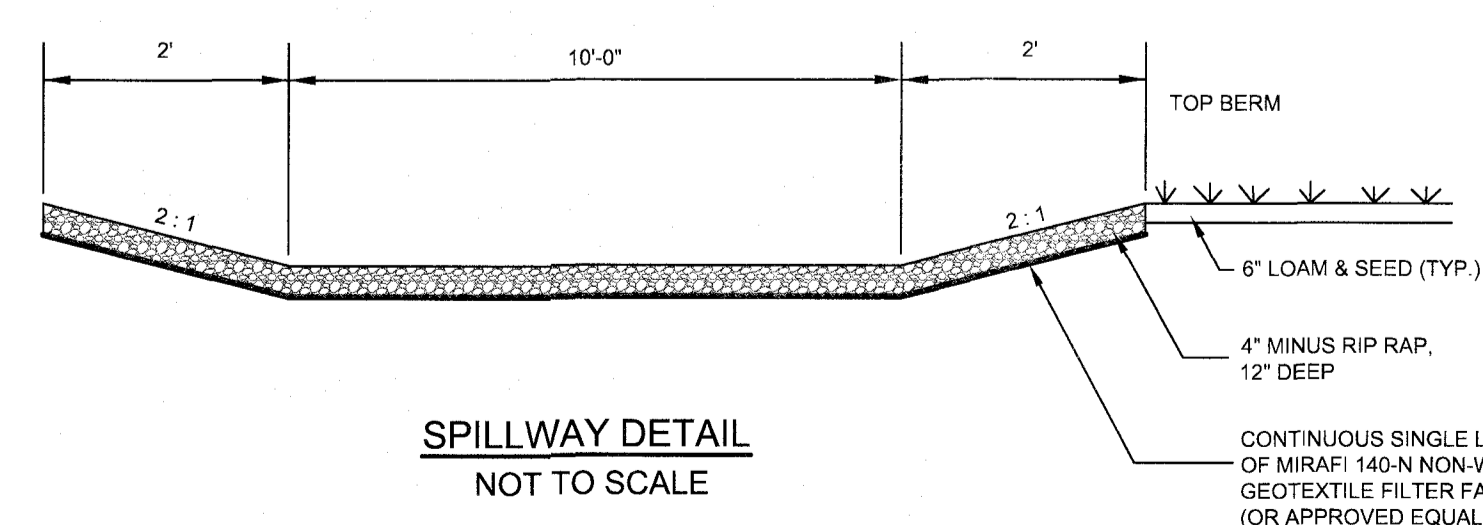
| LOCATION | PEAK FLOW | PEAK VELOCITY | SWALE WIDTH "W" | SWALE LENGTH | SWALE SLOPE | DEPTH "d" | PEAK DEPTH OF RUNOFF |
|----------|-----------|---------------|-----------------|--------------|-------------|-----------|----------------------|
| SWALE | *7.55 CFS | *3.29 FPS | 4' | 380' | 0.010 | 12" | 5.2' |

*IN 25 YEAR STORM EVENT

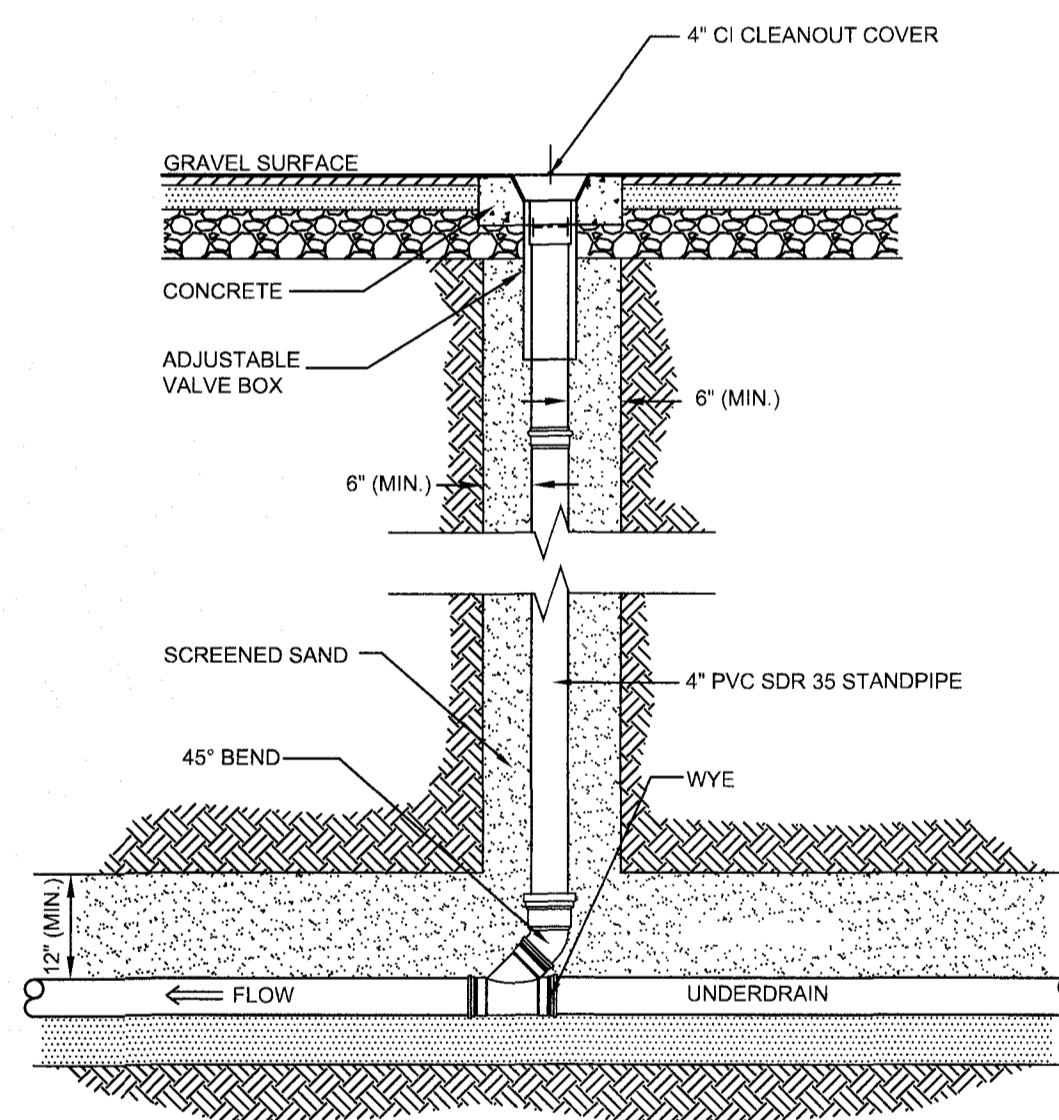
MAINTENANCE

- 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.
- 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 RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

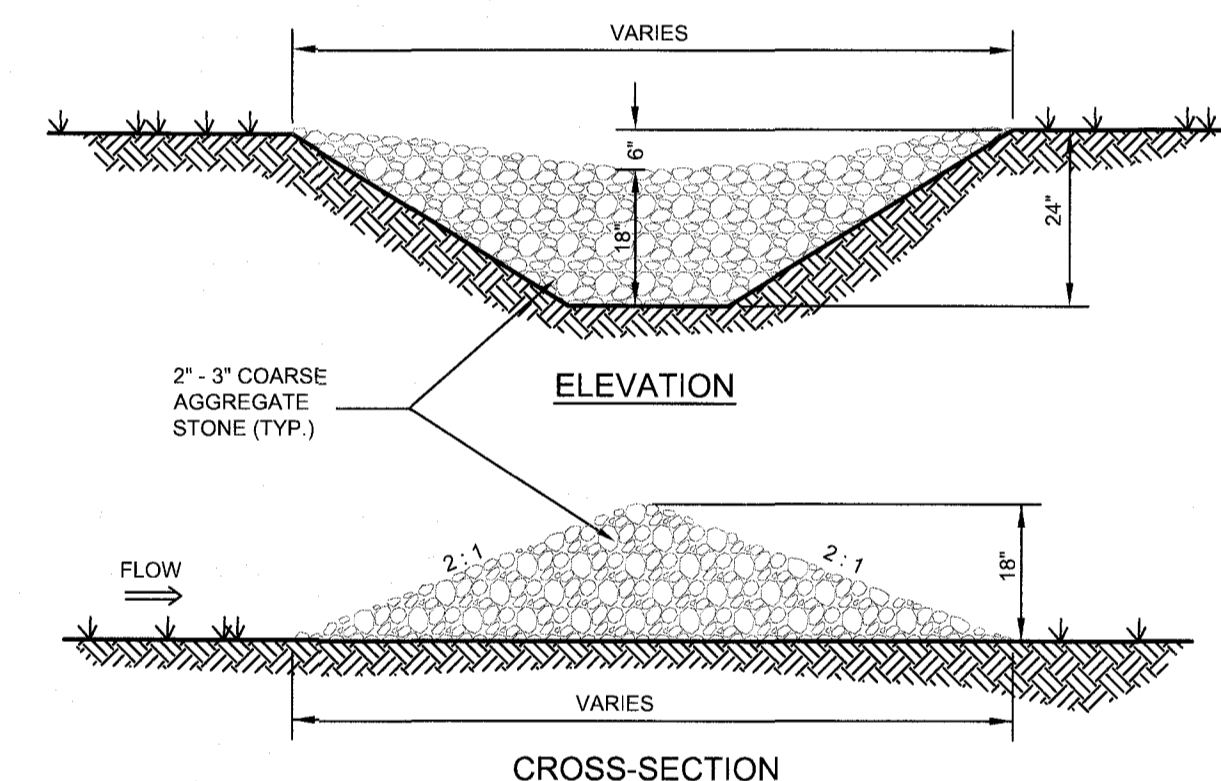
TREATMENT SWALE DETAIL
NOT TO SCALE



SPILLWAY DETAIL
NOT TO SCALE



CAST IRON CLEANOUT
NOT TO SCALE



STONE CHECK DAM DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS

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

OWNER OF RECORD:
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Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

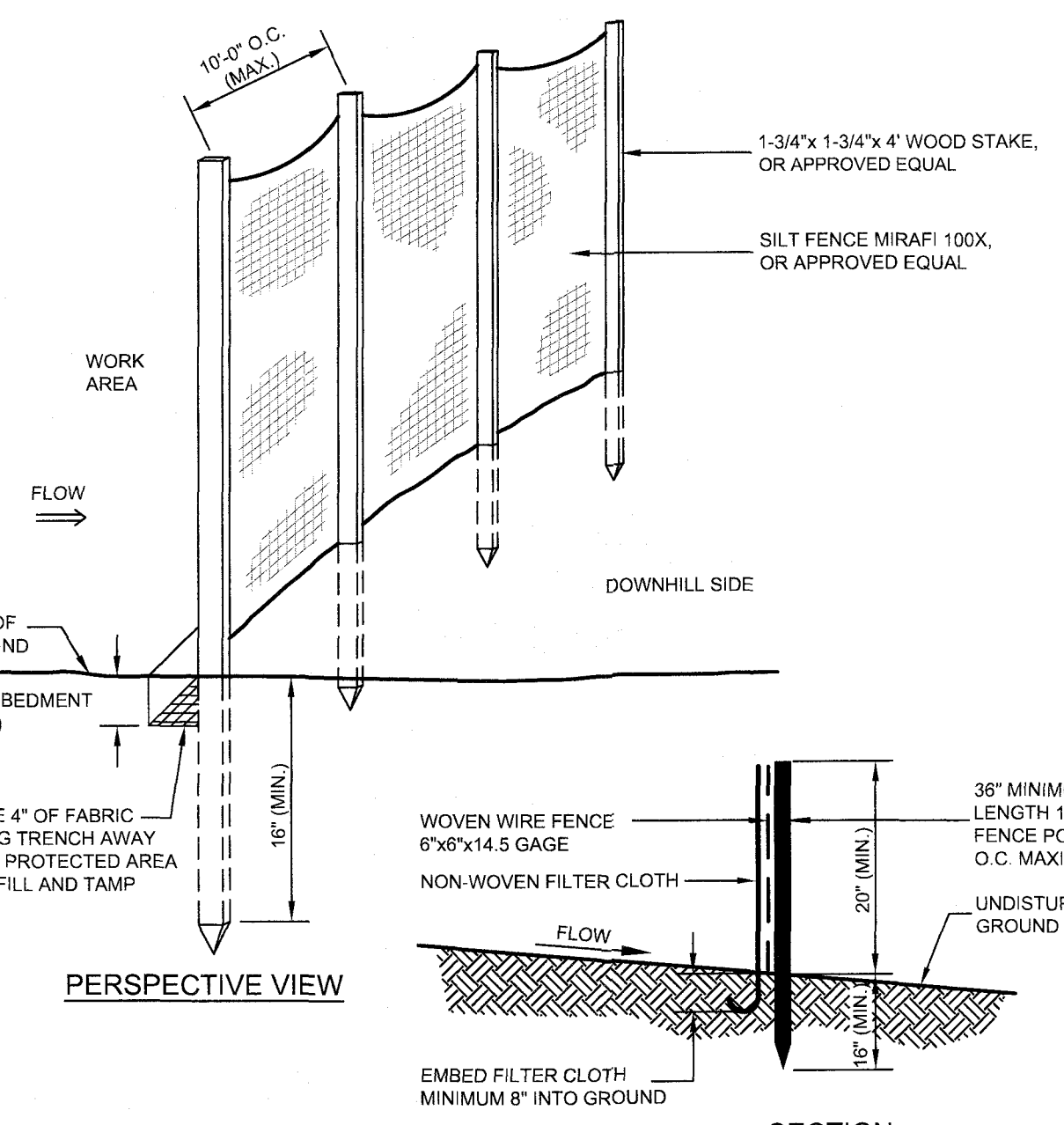
| REVISIONS | | | |
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| 1 | 8/1/22 | REVISED PER TOWN COMMENTS | ACL |
| 1 | 8/25/22 | REVISED PER TOWN COMMENTS | ACL |

DATE: APRIL 27, 2022 SCALE: AS SHOWN
PROJECT NO: 16-0223-1 SHEET 8 OF 9

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

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

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



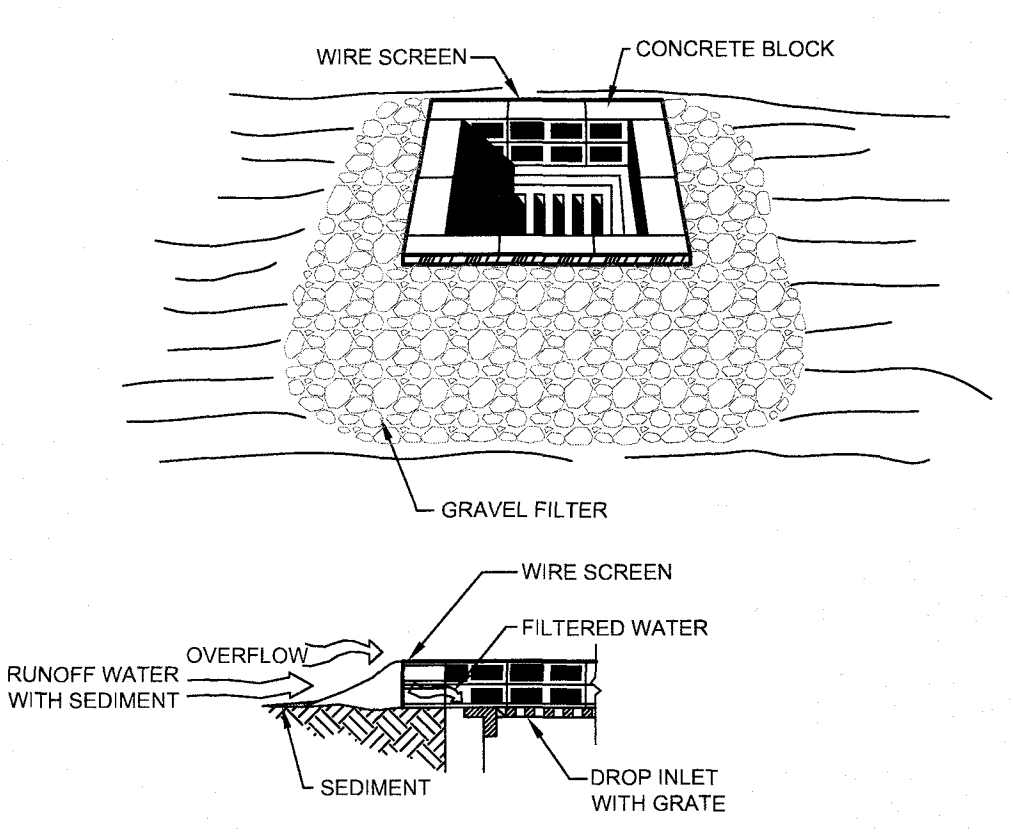
SILT FENCE DETAIL
NOT TO SCALE
(MARCH 2008)

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

MAINTENANCE:

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



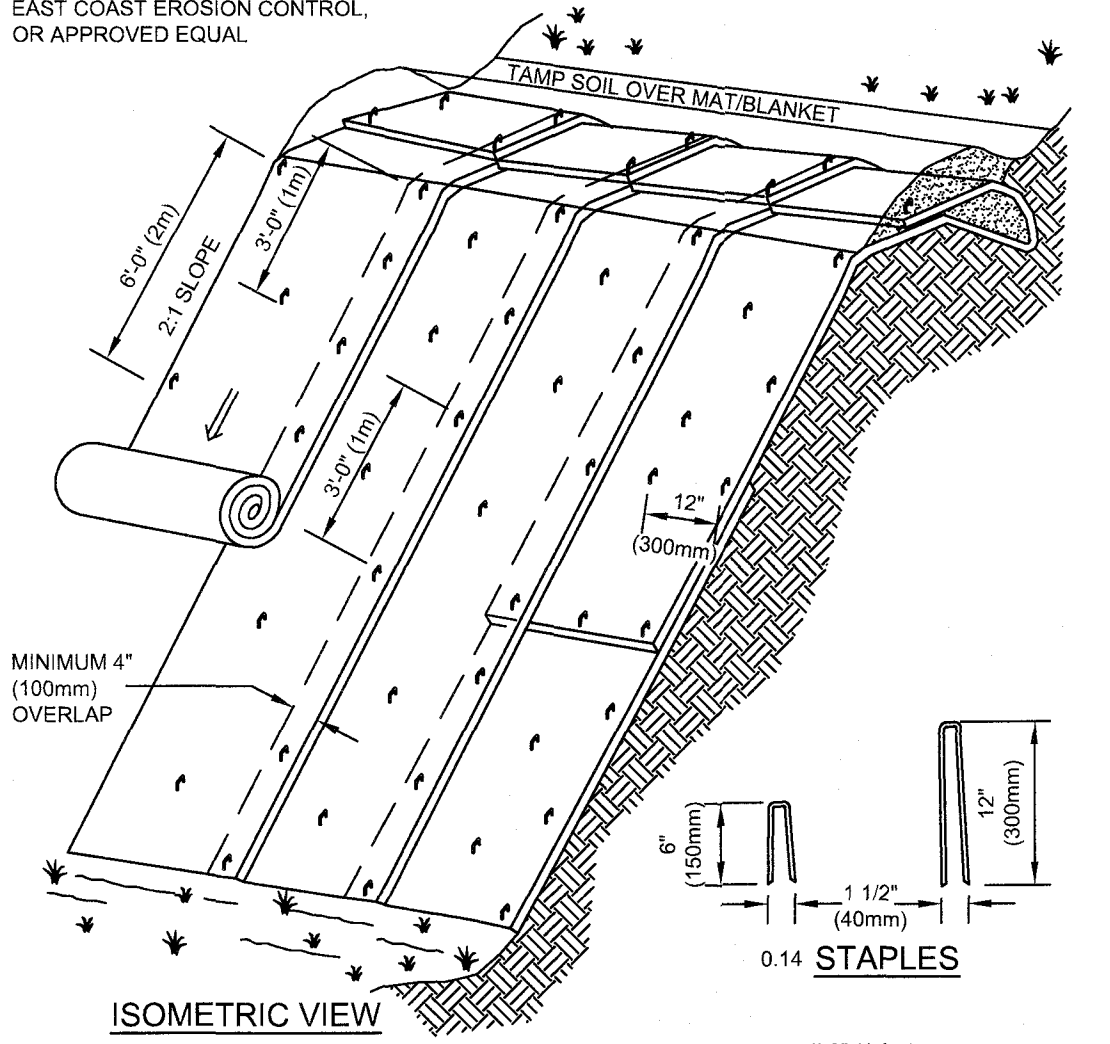
NOTES:

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)

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

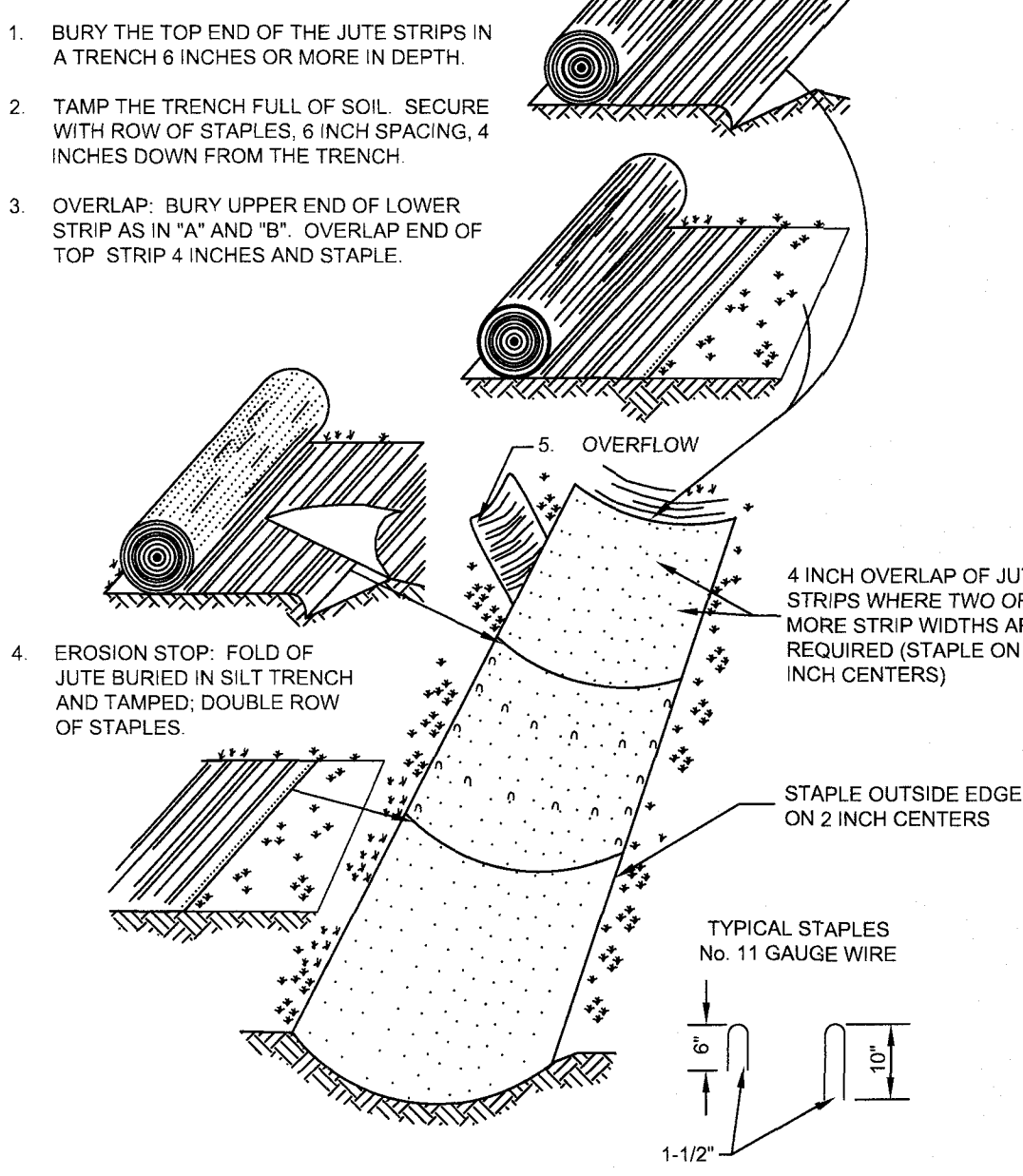


NOTES:

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

EROSION CONTROL BLANKETS - SLOPE INSTALLATION

NOT TO SCALE
(AUGUST 2011)



EROSION CONTROL BLANKETS - SWALE INSTALLATION

NOT TO SCALE
(MARCH 2008)

TURF ESTABLISHMENT SCHEDULE

PURPOSE:

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

PREPARATION AND EXECUTION:

1. RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
2. PLACE LOAM OVER AREAS TO BE SEED 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 SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
7. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNTILLABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH HAY. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3 : 1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
9. PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND 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 70 POUNDS PER ACRE OR 1.8 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MATERIALS:

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

CONSTRUCTION SEQUENCE

1. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCEMENT OF EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
3. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. MATERIALS SUITABLE FOR USE AS TOPSOIL, SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTIONS ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
4. BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
5. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
6. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY. TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
11. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
12. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
13. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE MAINTAINED AND WITHIN 24 HOURS AFTER A 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 TONS OF MULCH PER 1,000 S.F. ON AREAS WHERE MULCHING IS REQUIRED. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3\"/>

CONSTRUCTION DETAILS

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

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

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| DATE: APRIL 27, 2022 | SCALE: AS SHOWN |
| PROJECT NO: 16-0223-1 | SHEET 9 OF 9 |

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| PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL. | APPROVED BY THE HUDSON, NH PLANNING BOARD DATE OF MEETING: _____ | |
| | _____ SIGNATURE DATE: | _____ SIGNATURE DATE: |
| SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL. | | |