



LOCUS MAP
NOT TO SCALE

NOTES

1. APPLICANT AND OWNER:
WOODBERRY HUDSON INVESTMENTS
2 WELLMAN AVENUE, SUITE 210
NASHUA, NH 03034
2. THE SUBJECT PARCEL IS ZONED:
GENERAL-ONE (G-1)
3. DIMENSIONAL STANDARDS:
A. MIN. LOT SIZE = 87,120 SQ. FT. (CONTIGUOUS)
B. MIN. FRONTAGE = 200 FEET (CONTIGUOUS)
C. SETBACKS:
a. FRONT = 50 FEET (COLLECTOR ROAD)
= 30 FEET (LOCAL ROAD)
b. SIDE SETBACK = 15 FEET
c. REAR SETBACK = 15 FEET
D. WETLAND BUFFER = 50 FEET
4. THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 115 LOT 003 INTO 30 SINGLE-FAMILY LOTS.
5. PROPOSED LOTS TO BE SERVICED BY ON-SITE WELLS AND SUBSURFACE DISPOSAL SYSTEMS.
6. PROPOSED MONUMENTATION:
HIGHWAY MONUMENTATION: 5" x 5" x 30" STONE BOUND FRONT, REAR AND LOT ANGLE MONUMENTATION: 3/4" DIAMETER x 36" IRON REBAR W/ CAP.
7. AERIAL TOPOGRAPHY WAS PROVIDED BY JAMES W. SEWALL COMPANY AND GROUND CONTROL WAS PROVIDED BY BEDFORD DESIGN CONSULTANTS IN 2002 BASED ON VERTICAL DATUM NGVD 1929 FROM N.H.D.O.T. SURVEY DISC 263-0050 LOCATED IN LITCHFIELD, N.H., 0.8 MILES NORTHEAST OF THE HUDSON/LITCHFIELD TOWN LINE ON ROUTE 102.
8. THIS PLAN REPRESENTS EXISTING FIELD CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A FIELD SURVEY BY BEDFORD DESIGN CONSULTANTS IN FEBRUARY, 2002.
9. WETLANDS FLAGGED BY SCHAUER ENVIRONMENTAL CONSULTANTS AND LOCATED IN THE FIELD BY BEDFORD DESIGN CONSULTANTS IN MAY OF 2002.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAN PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 330092 0005 B WITH AN EFFECTIVE DATE OF JANUARY 3, 1979.
11. PROPERTY SUBJECT TO DRAINAGE AND UTILITY EASEMENT DEEDED TO THE TOWN OF HUDSON. THIS DOCUMENT NOT RECOVERED BY THIS OFFICE. (THIS EXCEPTION NOTED IN H.C.R.D. BOOK 5643 PAGE 329.)
12. COMMON DRIVEWAYS SHALL BE MAINTAINED BY INDIVIDUAL HOMEOWNER AGREEMENTS FOR EACH DRIVEWAY.



TAX MAP 115 LOT 003
CONCEPTUAL SUBDIVISION PLAN
LAND OF AND PREPARED FOR
WOODBERRY HUDSON INVESTMENTS
LOCATED AT
OLD DERRY ROAD
HUDSON, NEW HAMPSHIRE

SCALE: 1" = 200'	FEBRUARY 6, 2013	SHEET 1 OF 1
DESIGN: C.A.F.	DRAWN: C.A.F.	CHECKED: C.A.F.
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DATE	DESCRIPTION	BY	REV.