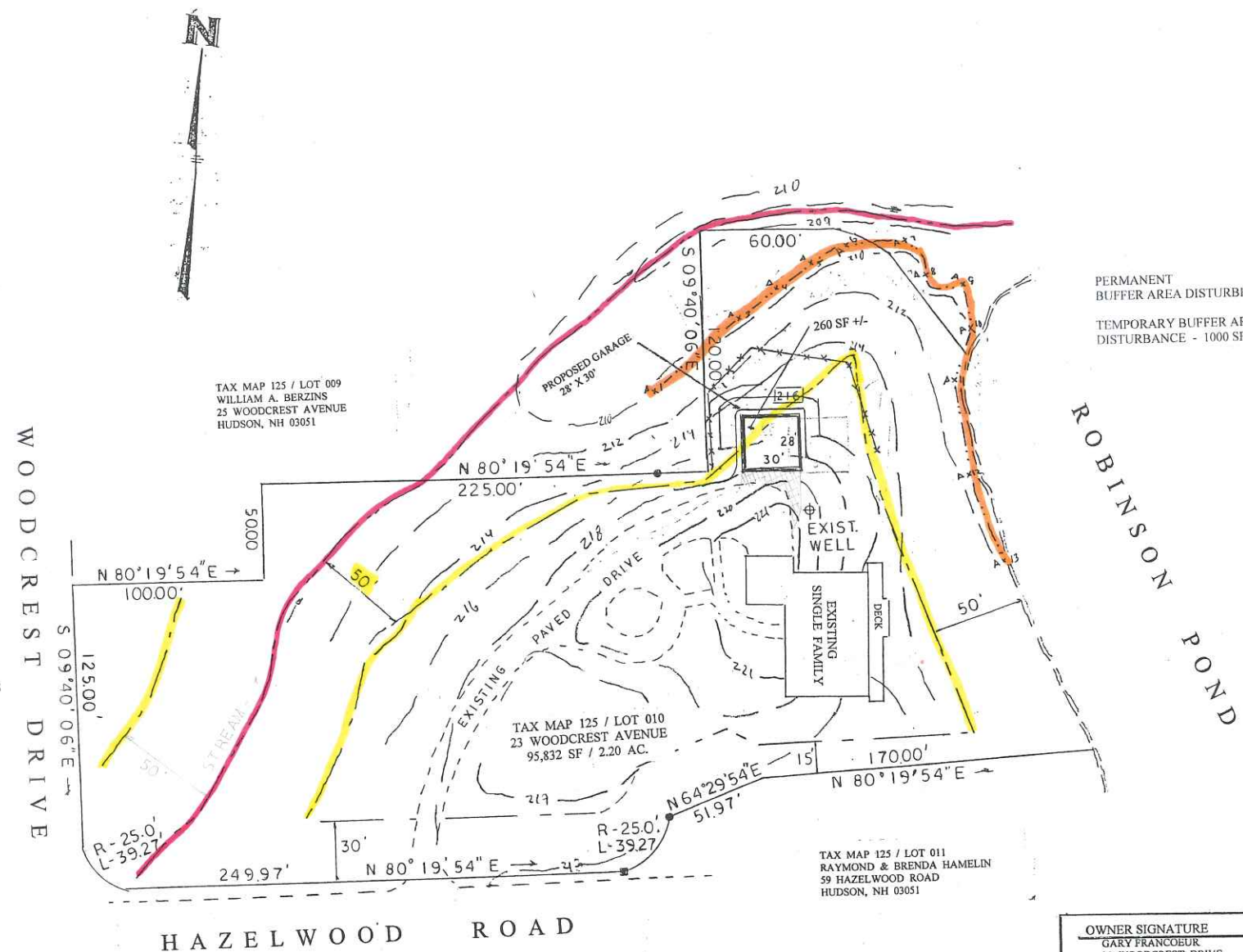


LOCATION PLAN

NOTES

- OWNERS OF RECORD: GARY FRANCOEUR
23 WOODCREST AVENUE
HUDSON, NH 03051
- DEED REFERENCE: BOOK 7327 PAGE 1678
- PLAN REFERENCE: HCRD #17378, # 17557
- PRESENT USE: SINGLE FAMILY RESIDENTIAL
- PRESENT ZONING: R1 - RESIDENTIAL
- MINIMUM SETBACKS: FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET
WETLANDS - 50 FEET
- EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- 2" STONE DRAINAGE STRIP AROUND SIDE OF GARAGE.
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.
- THE PURPOSE OF THIS PLAN IS TO SHOW LOCATION OF A PROPOSED GARAGE.

- LEGEND**
- - STONE BOUND
 - - IRON PIPE/ROD
 - - - - - EDGE OF PAVEMENT
 - - - - - EDGE OF WETLAND/ FLAGGED
 - ~ ~ ~ ~ ~ EDGE OF POND
 - - - - - 50' BUFFER TO WETLANDS
 - ***** PROPOSED SILT FENCE
 - 220 - EXISTING GRADE
 - 216 - PROPOSED FINISH GRADE
 - [Hatched Box] - NEW PAVEMENT
 - [Red Line] - RED HIGHLIGHT - STREAM
 - [Yellow Line] - YELLOW HIGHLIGHT - 50' BUFFER
 - [Orange Line] - ORANGE HIGHLIGHT - WETLAND FLAGS



PERMANENT BUFFER AREA DISTURBED 260SF +/-
TEMPORARY BUFFER AREA OF DISTURBANCE - 1000 SF +/-

OWNER SIGNATURE _____ MAP 125 / LOT 001
GARY FRANCOEUR
23 WOODCREST DRIVE
HUDSON, NH 03051
(603) 396-0140



TAX MAP 134 / LOT 0016
TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051

TAX MAP 134 / LOT 039
ANDREW & SELINA MAGA
52 HAZELWOOD ROAD
HUDSON, NH 03051

TAX MAP 125 / LOT 009
WILLIAM A. BERZINS
25 WOODCREST AVENUE
HUDSON, NH 03051

TAX MAP 125 / LOT 010
23 WOODCREST AVENUE
95,832 SF / 2.20 AC.

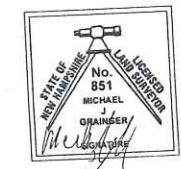
TAX MAP 125 / LOT 011
RAYMOND & BRENDA HAMELIN
59 HAZELWOOD ROAD
HUDSON, NH 03051

The jurisdictional wetland-upland boundary depicted was delineated in August 2018 by Marc Jacobs, Certified Wetland Scientist number 090, according to the standards of the 1987 US Army Corps of Engineers - Wetlands Delineation Manual; the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services - Wetlands Bureau - Env Wt 100-900 and §334-34 of the Hudson Zoning. Soils were evaluated utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 4, May 2017 and the Field Indicators of Hydric Soils in the United States, Version 8, 2016. The indicator status of vegetation as hydrophytic was determined according to the U.S. Army Corps of Engineers - Northcentral and Northeast 2016 Regional Wetland Plant List. Copies of site plans which have been reviewed by the wetland scientist are individually stamped, signed and dated. This note has been customized for this project.



REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	8/2/22	Added color	MSJ	

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION REFERENCED ABOVE AND A FIELD SURVEY MADE ON THE GROUND DURING DECEMBER 2018 & JANUARY 2021, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.



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.

PROPOSED PLOT PLAN
TAX MAP 125 / LOT 01
23 WOODCREST AVENUE
HUDSON, NH 03051

PREPARED FOR: GARY FRANCOEUR
23 WOODCREST AVENUE
HUDSON, NH 03051
(603) 396-0140

MAY 2, 2022 SCALE: 1" = 40'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
SHEET 1 J. N. 21 - 106

