

BUSH HILL ROAD SUBDIVISION

SUBDIVISION APPLICATION SB#02-21

STAFF REPORT

SITE: 46 Bush Hill Road; Map 193, Lots 37

ZONING: General (G)

PURPOSE OF PLANS: To subdivide 1 residential 2.722-acre lot from an existing 6.244-acre lot.

PLANS UNDER REVIEW: Subdivision Plan Tax Map 193 Lot 37; prepared by S&H Land Services LLC, 141 Londonderry Turnpike, Hooksett, NH 03106; prepared for Peter & Lauri Ripaldi Family Rev. Trust & Carlo & Kimberly Ripaldi Family Rev. Trust, 46 Bush Hill Road, Hudson, NH 03051; consisting of 3 sheets, with notes 1-13 on Sheet 1; dated March 3, 2021.

ATTACHMENTS:

A. CAP Fee Worksheet

APPLICATION TRACKING:

- March 3, 2021 – Subdivision Application received.
- April 14, 2021 – Meeting scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

A two-family house, with accessory buildings/structures (a swimming pool, two sheds, an office trailer, a detached garage, and two carports/shelters) and two separate driveways (one asphalt and one gravel), currently occupy Lot 37. The home and accessory buildings cluster around the center of the lot. There are open lawns around the building cluster, which is surrounded by woods on all sides except toward the Northeast, where a marshy wetland is situated. There is a continuous area of delineated wetland along the northern and eastern edges of the lot, including a brook that runs along the western property line.

The application proposes to create a new lot (Lot 37-1) from the southern portion of Lot 37. This portion of the lot is densely wooded. The new lot will be flag-shaped, with a width of approximately 90' at the narrowest part. The submitted plan suggests a new driveway connecting Bush Hill Road to the future residence, which will be built somewhere in the "flag" portion of Lot 37-1. No development is proposed within the delineated wetland.

The application also proposes to create a well easement on a small portion of the new Lot 37-1 immediately next to Bush Hill Road to protect the existing well on Lot 37 servicing the existing two-family house.

STAFF COMMENTS

Summary: The submitted subdivision plan conforms to all dimensional requirements. Staff recommends the applicant add a reference to §193 to the driveway notes, a reference to §276-13 regarding underground utilities requirements, and the flood hazard zone to the site plan. Staff also recommends the Planning Board verify the type of residential use proposed for the new Lot 37-1 and evaluate issues regarding natural features, soil conditions for septic system, and stormwater.

1. **Use (§ 334-21, Article IX):** The submitted subdivision plan indicates the new Lot 37-1 will be residential in nature but neither the plan nor the application specifies the type of residential use. For a lot served by a private well and septic system, the General (G) District permits single-family detached dwelling, two-family dwelling, manufactured housing parks/subdivisions, and assisted living facility.

Staff recommends the Planning Board to verify the type of residential use proposed for the new Lot 37-1 is permitted in the General District.

2. **Dimensional Requirements (§ 334-27):** The submitted subdivision plan conforms to all dimensional requirements.
 - a. **Minimum lot area:** The new Lot 37-1 will have an area of 118,580 S.F. Lot 37 will have a post-subdivision area of 153,419 S.F. The area of both lots will exceed the minimum lot area of 43,560 S.F.
 - b. **Minimum lot frontage:** The new Lot 37-1 will have a frontage of approximately 150' and Lot 37 will have a frontage of approximately 293', meeting the minimum of 150'.
3. **Underground Utilities Requirements (§ 276-13):** All electric, telephone, television and other communication lines shall be provided by underground wiring.

Lots that abut existing easement or public-rights-of-way where overhead electric or telephone distribution supply lines and service connections have previously been installed may be supplied from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground.

Staff recommends the Board and applicant reference the applicable provisions of § 276-13 on the plan notes regarding underground utilities requirements.

4. **Natural Features (§ 289-23):** This section requires that due regard shall be shown for all natural features, such as large trees, watercourses, scenic points, historic spots and other community assets which, if preserved, shall add attractiveness and value to the subdivision.

Staff recommends the Planning Board consider whether the proposed application satisfies this requirement.

- 2. Director of Public Works (March 24, 2021): No comments.
- 3. Police Captain (March 25, 2021): No comments
- 4. Fire Chief (March 29, 2021): No comments.
- 5. Zoning Administrator (April 1, 2021): No comments.
- 6. Town Engineer (March 24, 2021):
 - a. Applicant shall provide the driveway profile to a possible location of the building, not to exceed 10 %
 - b. Applicant shall specify the speed limit of the road.
 - c. Applicant shall revise the sight distance profile to comply with table 3.2 , stopping sight distance on grades, found in AASHTO’s “ A policy on geometric design of highways and street 2018” 7th edition.

These comments primarily relate to standards that the applicant will be required to meet at the time they submit an application for a driveway permit. A condition of the Planning Board’s approval to address the Town Engineer’s recommendations is recommended below.

DRAFT MOTIONS:

ACCEPT the subdivision application:

I move to accept the open space subdivision plan for 46 Bush Hill Road, Map 193 Lot 37.

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

*[If the Board needs more information, move to **defer** the application and indicate why]*

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the subdivision application for 46 Bush Hill Road, Map 193 Lot 37, to date certain, _____, 2021.

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

*[If the Board needs more time to deliberate, move to **continue** the hearing]*

APPROVE the subdivision plan application:

I move to approve the open space subdivision application for Subdivision Plan Tax Map 193 Lot 37; prepared by S&H Land Services LLC, 141 Londonderry Turnpike, Hooksett, NH 03106; prepared for Peter & Lauri Ripaldi Family Rev. Trust & Carlo & Kimberly Ripaldi Family Rev. Trust, 46 Bush Hill Road, Hudson, NH 03051; consisting of 3 sheets, with notes 1-13 on Sheet 1; dated March 3, 2021; 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 HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,880 per single-family residential unit, or \$5,133 per residential unit within a duplex (or two-family structure) shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Approval of this plan shall be subject to final engineering review.
5. Development of the proposed lot is subject to the requirements of §193 in applying for a driveway permit.
6. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison

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

CAP FEE WORKSHEET - 2021

Date: 04-09-21 Zone # 2 Map/Lot: 193-037
 46 Bush Hill Rd.

Project Name: Bush Hill Road Subdivision

Proposed ITE Use #1: Residential

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-702	Traffic	<u>\$ 1,902 (SF)/1,155 (per unit Duplex)</u> (Zone 2)
2.	(Bank 09) 2050-182	Recreation	<u>\$ 400.00</u>
3.	(Bank 09) 2080-051	School	<u>\$ 3,578.00</u>
		Total CAP Fee (SF)	<u>\$ 5,880.00</u>
		Total CAP Fee (per 2F unit)	<u>\$ 5,133.00</u>

Check should be made payable to the Town of Hudson.

Thank you,
 Brian Groth, AICP
 Town Planner

PROJECT NARRATIVE

RIPALDI BUSH HILL ROAD SUBDIVISION

TAX MAP 193 LOT 37, PREPARED FOR: PETER & LAURI RIPALDI FAMILY REV. TRUST & CARLO & KIMBERLY RIPALDI FAMILY REV. TRUST, LOCATED AT: 46 BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE.

The Ripaldi Family Trusts are looking to subdivide off one 2.722 acre parcel from an existing 6.244 acre parcel located at 46 Bush Hill Road, in Hudson NH. The current lot is in the “general” zone. The existing lot is serviced by an existing well and septic system. The proposed lot is to be serviced by on site well and septic systems.

SUBDIVISION APPLICATION

Date of Application: 2/1/2021 Tax Map #: 193 Lot #: 37

Site Address: 46 BUSH HILL ROAD, HUDSON, NH 03051

Name of Project: SUBDIVISION PLAN, TAX MAP 193 LOT 37

Zoning District: GENERAL General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: PETER & LAURI RIPALDI FAM. REV. TRUST

Address: 46 BUSH HILL ROAD

Address: HUDSON, NH 03051

Telephone # (PETER) 603-759-3152

Email: PETERRIPALDI@GMAIL.COM

PROPERTY OWNER:

Name: CARLO & KIMBERLY RIPALDI FAM. REV. TRUST

Address: 46 BUSH HILL ROAD

Address: HUDSON, NH 03051

PROJECT ENGINEER:

Name: JON ROKEH

Address: 89 KING ROAD

Address: CHICHESTER, NH 03258

Telephone # 603-387-8688

Email: JON@ROKEHCONSULTING.COM

SURVEYOR:

Name: THOMAS HUOT

Address: 141 LONDONDERRY TURNPIKE

Address: HOOKSETT, NH 03106

Telephone # 603-628-8500

Email: TOMH@SHLANDSERVICES.COM

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 1 RESIDENTIAL 2.722 ACRE LOT FROM AN
EXISTING 6.244 ACRE LOT.

(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: ___

SUBDIVISION PLAN DATA SHEET

PLAN NAME: SUBDIVISION PLAN, TAX MAP 193 LOT 37

PLAN TYPE: Conventional Subdivision Plan or Open Space Development (Circle One)

LEGAL DESCRIPTION: MAP 193 LOT 37

DATE: 3/3/2021

Address: 46 BUSH HILL ROAD, HUDSON NH 03051

Total Area: S.F. 271,999 Acres: 6.244

Zoning: GENERAL

Required Lot Area: 43,560 S.F. OR 1 ACRE

Required Lot Frontage: 150'

Number of Lots Proposed: 2

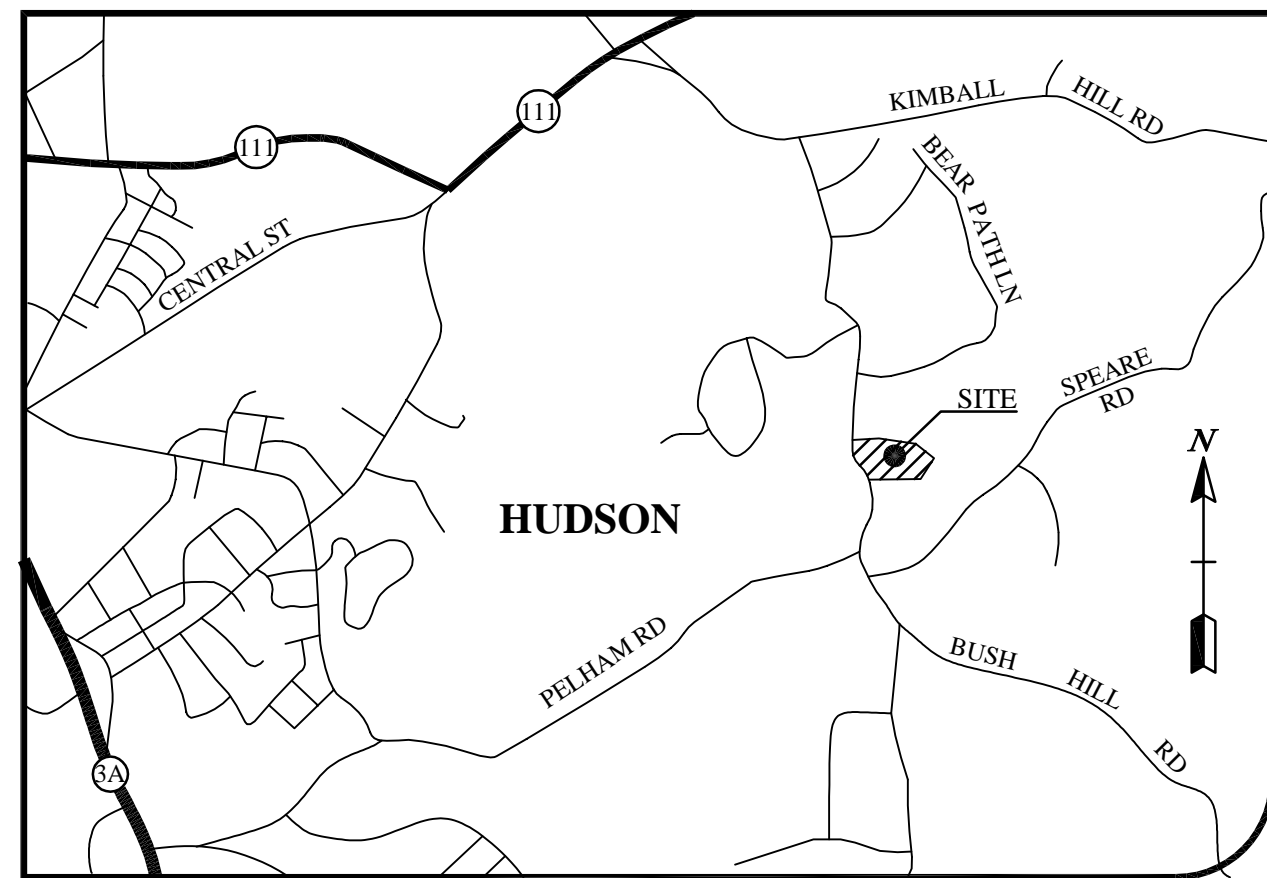
Water and Waste System Proposed: WELL & SEPTIC

Area in Wetlands: 67,030 S.F.

Existing Buildings To Be Removed: N/A

Flood Zone Reference: X

Proposed Linear Feet Of New Roadway: N/A



LOCUS MAP

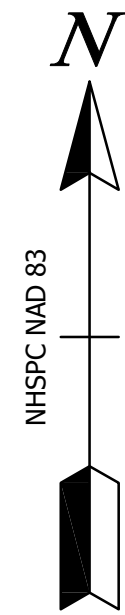
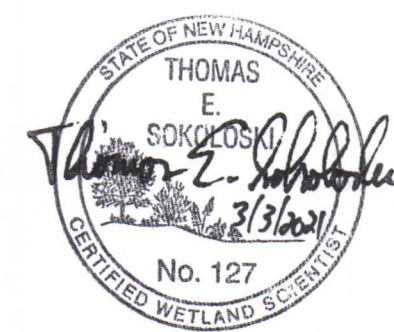
SCALE: 1" = 2,000'

REFERENCE PLANS

- "SUBDIVISION PLAN OF LAND, BUSH HILL ROAD, HUDSON, N.H. PREPARED FOR CARL RIPALDI." DATED MAY 1983 AND PREPARED BY SURVEY FIELD SERVICES. H.C.R.D. PLAN #15795.
- "LAND OF MARION SMITH, NEAR BUSH HILL ROAD, HUDSON, N.H." DATED MAY 1971 AND PREPARED BY FRANK G. SPRAGUE. H.C.R.D. PLAN #5124.
- "2 LOT SUBDIVISION, OWNER JOSEPH FIELD, 22 SPEARE ROAD, HUDSON, N.H." DATED OCTOBER 5, 1984 AND PREPARED BY PIANTIDOSI ASSOCIATES, INC. H.C.R.D. PLAN #17263.
- "CONSOLIDATION & SUBDIVISION PLAN, LAND OF CHARLES GUILLE, BUSH HILL ROAD, HUDSON, N.H." LAST REVISED JUNE 20, 1988 AND PREPARED BY ROLAND GIROUARD & ASSOC. H.C.R.D. PLAN #22386.
- "GUILLE LOT LINE RELOCATION PLAN, TAX MAP 21 / LOT 7, 38 BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR JEANNETTE GUILLE." DATED NOVEMBER 18, 1993 AND PREPARED BY M.J. GRAINGER ENGINEERING INC. H.C.R.D. PLAN #27091.
- "GUILLE LOT LINE RELOCATION PLAN, TAX MAP 21 / LOT 7, 38 BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR JEANNETTE GUILLE." REVISED MARCH 1995 AND PREPARED BY M.J. GRAINGER ENGINEERING INC. H.C.R.D. PLAN #27091.
- "CONSOLIDATION & SUBDIVISION PLAN, LOT 25 / MAP 20, LOT 1-1 / MAP 21, THURSTON'S LANDING, BUSH HILL ROAD, HUDSON, NH." DATED NOVEMBER 1987 AND PREPARED BY MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN #30686.
- "DRIVEWAY EASMENT PLAN - LOTS 25-50 & 25-51, BUSH HILL ROAD, HUDSON, N.H." DATED JANUARY 15, 2002 AND PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. H.C.R.D. PLAN #31822.
- "OVERVIEW PLAN, LAND OF CRIMSON PROPERTIES, LLC. MAP 193 LOT 44, 18 SPEARE ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY." DATED JUNE 24, 2015 AND PREPARED BY KEACH-NORDSTOM ASSOCIATES, INC. H.C.R.D. PLAN #38639.

WETLAND CERTIFICATION

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON AUGUST 6, 2020 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



NOTES

- OWNERS OF RECORD:
TAX MAP 193 LOT 37
PETER AND LAURI RIPALDI FAMILY REVOCABLE TRUST
PETER F. & LAURI L. RIPALDI - TRUSTEES
CARLO AND KIMBERLY RIPALDI FAMILY REVOCABLE TRUST
CARLO R. RIPALDI JR. & KIMBERLY J. RIPALDI - TRUSTEES
46 BUSH HILL ROAD
HUDSON, NH 03051
BK: 5952 PG: 1
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF THE SUBJECT PARCEL, CREATING ONE NEW RESIDENTIAL LOT.
- THE SUBJECT AND ABUTTING PARCELS ARE ZONED "G". DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

MIN. FRONTAGE = 150'
MIN. LOT SIZE = 43,560 S.F. (1 ACRE)

MINIMUM BUILDING SETBACKS:
FRONT = 50'
SIDE = 15'
REAR = 15'
WETLAND = 50'
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN MAY - DECEMBER 2020 & JANUARY 2021.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE. MAP NUMBER 33011C0519D. EFFECTIVE DATE SEPTEMBER 25, 2009.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- HORIZONTAL DATUM IS NHSPC (NAD '83) AND VERTICAL DATUM IS NAVD '88, BASED ON STATIC GPS OBSERVATIONS.
- THERE ARE NO EXISTING BUILDINGS WITHIN 50' OF THE PROPERTY LINES AND NO ROADWAYS, DRIVEWAYS, TRAVELED WAYS OR PARKING AREAS WITHIN 200' OF THE PROPERTY, EXCEPT AS SHOWN HEREON.
- LOTS ARE TO BE SERVICED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
- NHDES STATE SUBDIVISION APPROVAL IS PENDING.
- DRIVEWAYS SHALL MEET THE REQUIREMENTS OF NFPA 1144:
11.1. WHERE ANY POINT OF A BUILDING IS GREATER THAN 150' FROM THE ROADWAY, A DRIVEWAY SHALL BE PROVIDED WITHIN 150' OF THE BUILDING.
11.2. WHERE THE DRIVEWAY IS GREATER THAN 150' IN LENGTH, IT SHALL NOT BE LESS THAN 12' UNOBSTRUCTED WIDTH WITH A 13.5' VERTICAL CLEARANCE.
11.3. DRIVEWAYS GREATER THAN 300' SHALL BE PROVIDED WITH TURNOUTS OR TURNAROUNDS AT A LOCATION APPROVED BY THE FIRE DEPARTMENT.
- DRIVEWAYS SHALL NOT EXCEED A GRADE OF 10%.
- THIS PLAN SET CONSISTS OF 3 SHEETS. SHEET 1 IS TO BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. ALL SHEETS ARE TO REMAIN ON FILE WITH THE TOWN OF HUDSON.

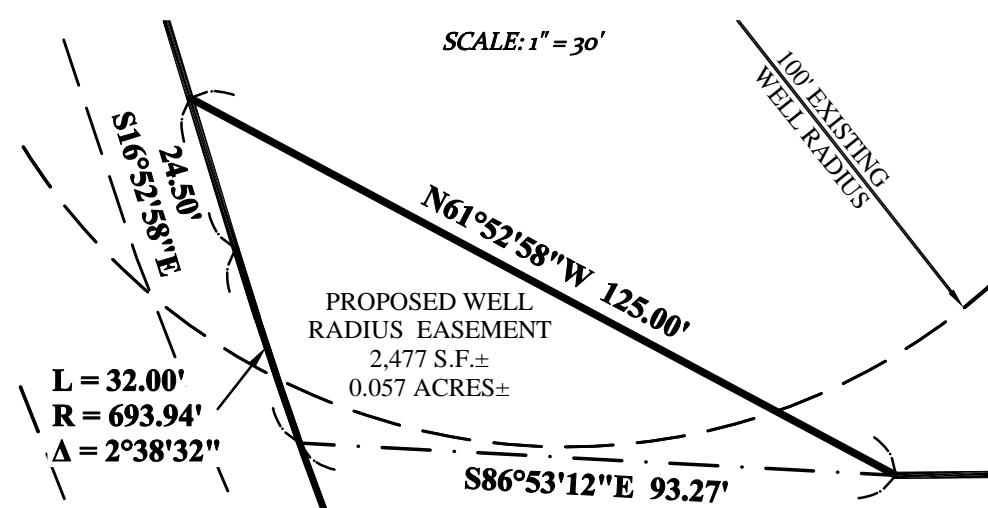
OWNERS' SIGNATURES

PETER F. RIPALDI, TRUSTEE	DATE
LAURI L. RIPALDI, TRUSTEE	DATE
CARLO R. RIPALDI, TRUSTEE	DATE
KIMBERLY L. RIPALDI, TRUSTEE	DATE

BUILDING AREA TABULATIONS

LOT NUMBER	LOT AREA	TOTAL FRONTAGE	WETLAND AREA	SLOPES >25%	CONTIGUOUS BUILDABLE AREA
EXIST. 139-37	271,999 S.F.	440.94'	67,030 S.F.	247,884 S.F.	179,967 S.F.
PRO. 139-37	118,580 S.F.	290.94'	46,905 S.F.	107,834 S.F.	95,932 S.F.
PRO. 139-37-1	153,419 S.F.	150.00'	20,125 S.F.	140,050 S.F.	84,035 S.F.

WELL EASEMENT 'A'



SYMBOL LEGEND

	BUILDING		MONUMENT TO BE SET		VENT PIPE
	GRAVEL		IRON PIPE FOUND		WELL
	PATIO		IRON ROD FOUND		MANHOLE
	EDGE OF PAVEMENT		UTILITY POLE		HYDRANT
	STONE RETAINING WALL		GUY WIRE		STONE WALL
	CHAINLINK FENCE		LIGHT POST		

APPROVED BY THE HUDSON, NH PLANNING BOARD

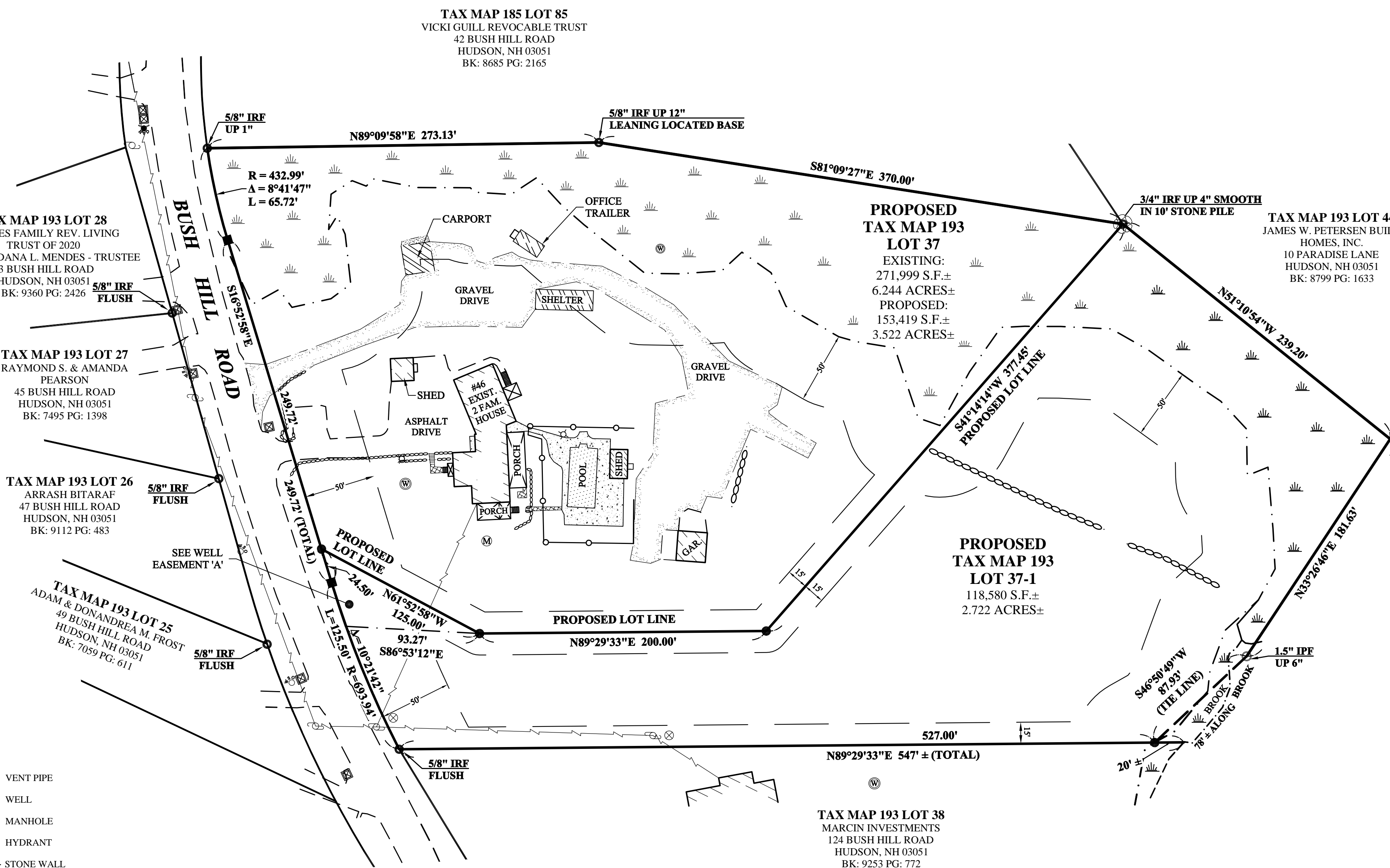
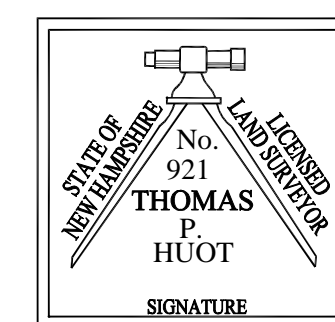
DATE OF MEETING:	
PLANNING BOARD CHAIRMAN	SIGNATURE DATE:
PLANNING BOARD SECRETARY	SIGNATURE DATE:

SUBDIVISIONS ARE VALID FOR TWO (2) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

Thomas P. Huot
 LICENSED LAND SURVEYOR
 DATE: 3/3/21

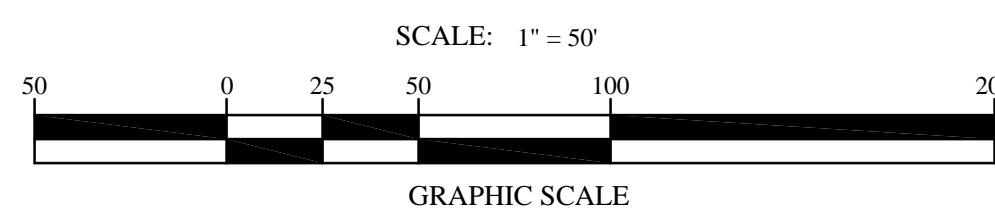


**SUBDIVISION PLAN
TAX MAP 193 LOT 37**

PREPARED FOR:
**PETER & LAURI RIPALDI
 FAMILY REV. TRUST**
 &
**CARLO & KIMBERLY RIPALDI
 FAMILY REV. TRUST**

LOCATED AT:
**46 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE**

PAGE: 1 OF 3



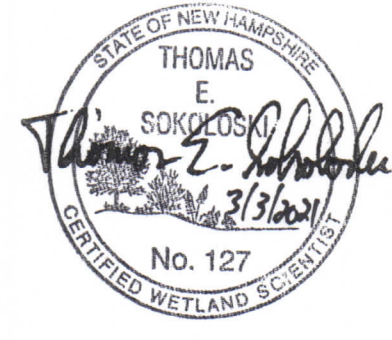
NO.	DATE	DESCRIPTION	BY

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
 141 LONDONDERRY TURNPIKE - HOOKSETT, NH
 PHONE: (603)-628-8300, FAX: (603)-546-7791

SCALE: 1" = 50' DATE: MARCH 3, 2021 FB: 31 PG: 10 TSC2/3 & SURVEYOR 2 JOB #2020169

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TEST PIT DATA - TP#1

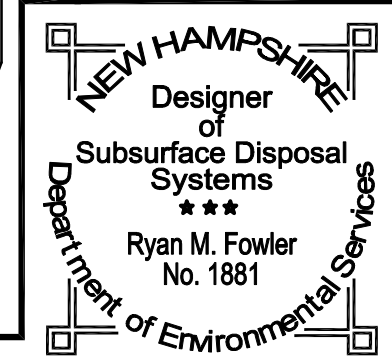
TEST PIT BY: R.M.F.
 DATED: 01-28-21
 DEPTH TO LEDGE: N/O
 ESTIMATED SEASONAL HIGH WATER TABLE: N/O
 DEPTH TO OBSERVED WATER TABLE: N/O
 DEPTH TO ROOT LINE: 42"
 PERCOLATION RATE: 14 MIN./INCH

TEST PIT DATA - TP#2

TEST PIT BY: R.M.F.
 DATED: 01-28-21
 DEPTH TO LEDGE: N/O
 ESTIMATED SEASONAL HIGH WATER TABLE: N/O
 DEPTH TO OBSERVED WATER TABLE: N/O
 DEPTH TO ROOT LINE: 60"
 PERCOLATION RATE: 14 MIN./INCH

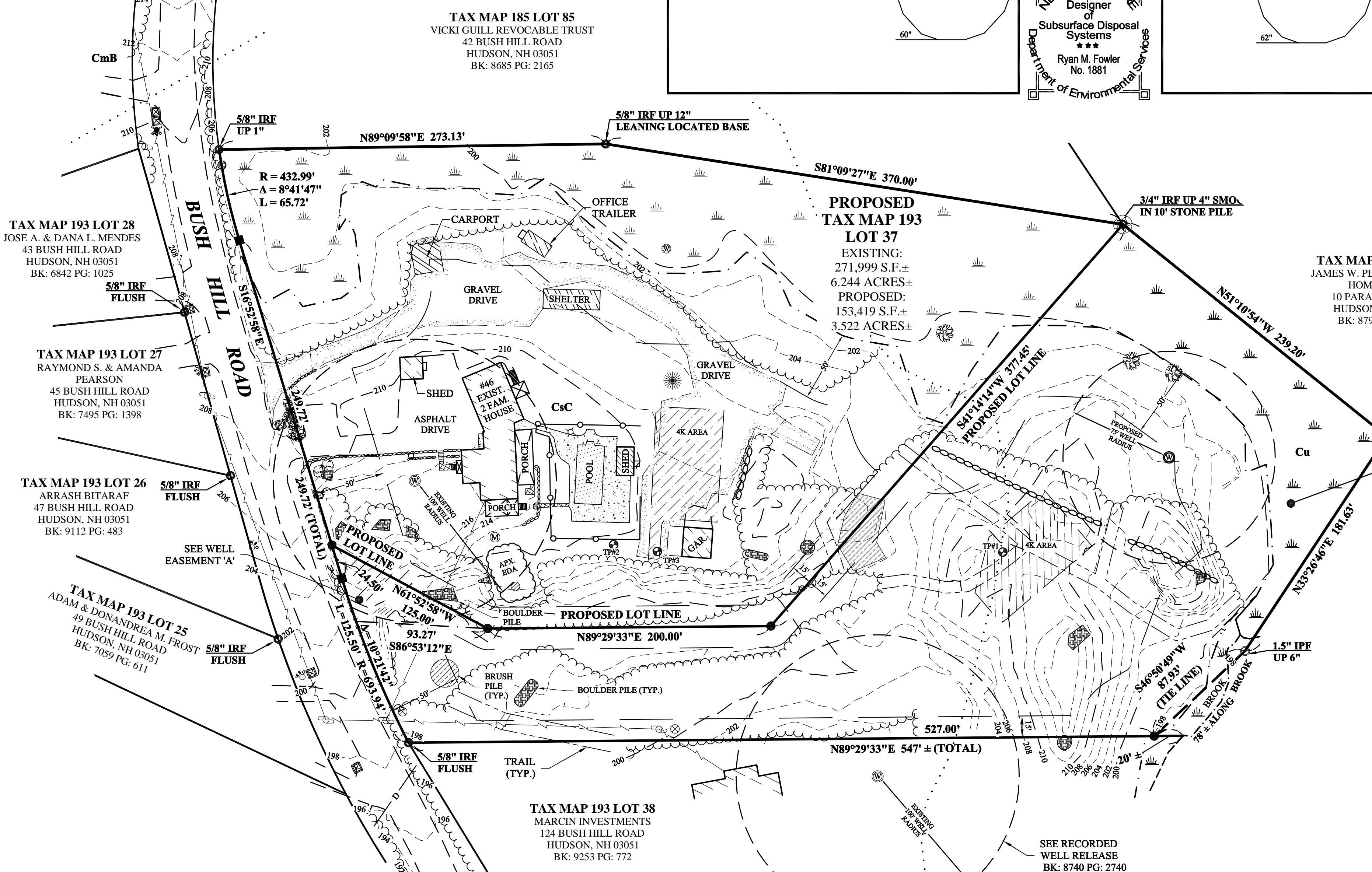
TEST PIT DATA - TP#3

TEST PIT BY: R.M.F.
 DATED: 01-28-21
 DEPTH TO LEDGE: N/O
 ESTIMATED SEASONAL HIGH WATER TABLE: N/O
 DEPTH TO OBSERVED WATER TABLE: N/O
 DEPTH TO ROOT LINE: 60"
 PERCOLATION RATE: 14 MIN./INCH



NRCS SOILS LEGEND

CmB - CANTON FINE SANDY LOAM, 0-8% SLOPES VERY STONY
 CsC - CHATFIELD-HOLLIS COMPLEX, 8-15% SLOPES, ROCKY
 Cu - SWANSEA MUCKY PEAT, 0-2% SLOPES



OWNERS' SIGNATURES

PETER F. RIPALDI, TRUSTEE	DATE
LAURI L. RIPALDI, TRUSTEE	DATE
CARLO R. RIPALDI, TRUSTEE	DATE
KIMBERLY L. RIPALDI, TRUSTEE	DATE

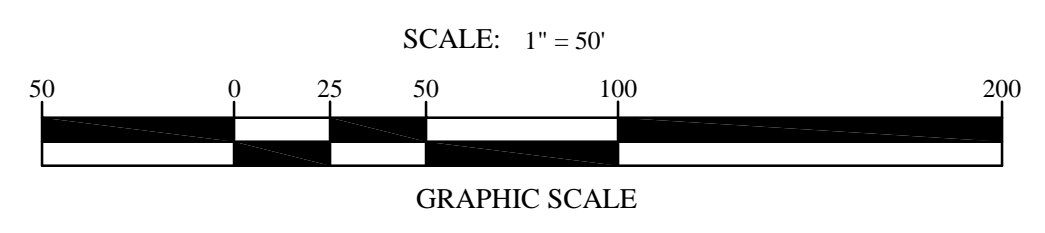
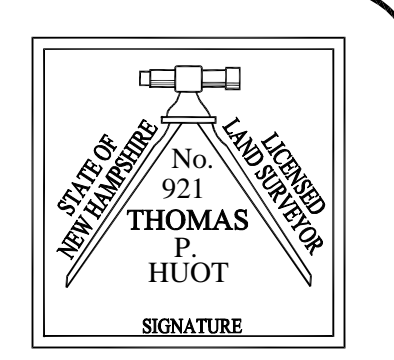
SYMBOL LEGEND

BUILDING	MONUMENT TO BE SET	VENT PIPE
GRAVEL	IRON PIPE FOUND	WELL
PATIO	IRON ROD FOUND	MANHOLE
EDGE OF PAVEMENT	UTILITY POLE	HYDRANT
STONE RETAINING WALL	GUY WIRE	STONE WALL
CHAINLINK FENCE	LIGHT POST	NRCS SOILS

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Thomas P. Huot
 LICENSED LAND SURVEYOR
 DATE: 3/3/21



NO.	DATE	DESCRIPTION	BY

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

PLANNING BOARD SECRETARY: _____ SIGNATURE DATE: _____

SUBDIVISIONS ARE VALID FOR ONE (1) YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

TOPOGRAPHIC SUBDIVISION PLAN
TAX MAP 193 LOT 37
 PREPARED FOR:
PETER & LAURI RIPALDI FAMILY REV. TRUST
 &
CARLO & KIMBERLY RIPALDI FAMILY REV. TRUST
 LOCATED AT:
46 BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE

SCALE: 1" = 50' DATE: MARCH 3, 20201 TSC2/3 & SURVEYOR 2 JOB #2020169

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
 141 LONDONDERRY TURNPIKE - HOOKSETT, NH
 PHONE: (603)-628-8300, FAX: (603)-546-7791

