

HIGHLAND STREET 2-LOT SUBDIVISION

SB# 01-22

STAFF REPORT

February 23, 2022

SITE: 53 Highland Street; Map 174 Lot 148-000

ZONING: Town Residence (TR)

PURPOSE OF PLAN: Subdivide Tax Map 174 Lot 148 into 2 lots.

PLANS UNDER REVIEW:

Proposed Subdivision for Dumont Realty & Development, LLC (Tax Map 174 Lot 148) 53 Highland Street, Hudson, NH 03051; prepared by Boudreau Land Surveying, P.L.L.C., 2 Beatrice Lane, Newmarket, NH 03857; prepared for Dumont Realty & Development, LLC, 43 Lowell Street, Suite 202-A, Hudson, NH 03051; consisting of 3 sheets and cover, Notes 1-14 on Sheet C3; dated January 20, 2022; last revised February 14, 2022.

ATTACHMENTS:

- A. Department Comments
- B. CAP Fee worksheet

APPLICATION TRACKING:

- February 1, 2022 – Application received.
- February 23, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

Due to an error in the deed of Lot 148, there is a 14.42' x 125.39' gap between the lot lines of Lot 148 and Lot 149, explained in Note 8 on Sheet C1. The submitted plan shows a lot line adjustment that is under agreement between the Applicant and the owner of Map 174 Lot 149.

The existing Lot 148 contains a 1-story residential dwelling, a detached garage, and two paved driveways leading to each building. The lot is almost entirely covered with a tall pine trees, with the trees coming right up next to the existing buildings.

The submitted plan is proposes to subdivide the lot into two single-family house lots. The new driveway for Lot 148-1 will access Nottingham Street.

STAFF COMMENTS

1. **Dimensional Requirements (§ 334-27, § 334-14):** The subdivided lots and house footprints shown on the submitted plan are conforming to all dimensional requirements. Frontage for the newly created lot is provided on Nottingham Street.
2. **Details on Water & Sewer Service Connections, and Driveways:** The Applicant shall provide the details requested by the Town Engineer and address any comments subsequent to the review of these details.

DEPARTMENT COMMENTS

See **Attachment C** for comments from town departments.

1. Public Works: New driveway cannot interfere with the existing natural swale along Highland Street.
2. Town Engineer offered the following comments with current status in parentheses:
 - a. Details on existing water and sewer services for the existing dwelling (minor revision of location of lines in public ROW);
 - b. Only one driveway per lot or requires a waiver (resolved);
 - c. Add cleanout and curb stop
 - d. Plan and profile for the proposed driveway (done with driveway permit, can be confirmed prior to recording)
 - e. Provide grading spots and driveway culvert showing water runoff. (grading spots added, culvert & work in public ROW to be coordinated with DPW and Engineering prior to recording)
 - f. Sight distance is not an issue.
3. Fire Chief: Addressing to be obtained from HFD prior to building permit application.
4. Zoning Administrator: Street frontage is not a problem for this corner lot.

DRAFT MOTIONS

ACCEPT the subdivision plan application:

I move to accept the lot line relocation and subdivision plan application for the Proposed Subdivision for Dumont Realty & Development, LLC, 53 Highland Street, Map 174 Lot 148.

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

CONTINUE the public hearing to a date certain:

I move to continue the lot line relocation and subdivision plan application for the “Proposed Subdivision for Dumont Realty & Development, LLC”, 53 Highland Street, Map 174 Lot 148, to date certain, _____, 2022.

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

APPROVE the subdivision plan application:

I move to approve the Proposed Subdivision for Dumont Realty & Development, LLC (Tax Map 174 Lot 148) 53 Highland Street, Hudson, NH 03051; prepared by Boudreau Land Surveying, P.L.L.C., 2 Beatrice Lane, Newmarket, NH 03857; prepared for Dumont Realty & Development, LLC, 43 Lowell Street, Suite 202-A, Hudson, NH 03051; consisting of 4 sheets, Notes 1-11 on Sheet 2, Notes 1-10 on Sheet 3, and Notes 1-13 on Sheet 4; dated January 20, 2022; last revised February 14, 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 HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,991.00 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. 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.
7. Applicant shall coordinate with the Department of Public Works and the Engineering Department to achieve a solution to the existing drainage problem on Nottingham Street with the addition of the new driveway.

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

Received: 2/1/22

SUBDIVISION APPLICATION

Date of Application: January 12, 2022 Tax Map #: 174 Lot #: 148

Site Address: 53 Highland Street

Name of Project: Subdivision - 53 Highland Street

Zoning District: TR General SB#: 01-22
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Dumont Realty & Development, LLC

Address: 43 Lowell Street Suite 202-A

Address: Hudson, NH 03051

Telephone # 603-231-7344

Email: derekmanagement@aol.com

PROJECT ENGINEER:

SURVEYOR:

Name: _____ Boudreau Land Surveying

Address: _____ 2 Beatrice Lane

Address: _____ Newmarket, NH 03857

Telephone # _____ 603-659-3468

Email: _____ scott@boudreauls.net

PURPOSE OF PLAN:

The purpose of the plan is to subdivide Tax Map 174 Lot 148 into 2 lots.

(For Town Use Only)

Routing Date: 2/1/22 Deadline Date: 2/8/22 Meeting Date: TBD

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

SA Title: Public Works Date: 2/1/22
(Initials)

Department: _____

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

From: Dhima, Elvis
Sent: Tuesday, February 8, 2022 11:30 AM
To: Dubowik, Brooke
Subject: RE: Dept Sign Off - Highland St 2-Lot Subdivision SB# 01-22

Brooke

Please see below

1. Applicant shall provide existing water and sewer services for the existing dwelling.
2. Applicant shows two driveways serving the existing lot. Applicant shall remove one of the driveways or ask for a waiver.
3. Applicant shall provide cleanout and curb stop for the proposed water and sewer service.
4. Applicant shall provide a plan and profile for the proposed driveway.
5. Sight distance is not an issue therefore plan and profile is not required.
6. There is an existing drainage issue along Nottingham Street. Applicant shall provide grading spots and driveway culvert showing the water runoff.

E

Elvis Dhima, P.E.
Town Engineer

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





TOWN OF HUDSON

Land Use Division



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

Zoning Determination #22-010R1 Review of proposed subdivision #01-22

February 7, 2022

Dumont Realty & Development, LLC
Suite 202-A
43 Lowell Rd
Hudson, NH 03051

Re: **53 Highland St Map 174 Lot 148**
District: Town Residence (TR)

Dear Mr. Dumont,

Zoning review of your proposed 2 lot subdivision, sheet: C3, plan dated January 2022.

Revised Zoning Review / Determination:

The Hudson Zoning Ordinance §334-27.2 Lot Requirements for subdivision of land requires the following: *“All lots shall meet the minimum lot area, minimum lot frontage, and building setback requirements provided in §334-27, Table of Minimum Dimensional Requirements.”*

§334-27 Table of Minimum Dimensional Requirements does not state that frontage shall be provided for each street access for corner lots. Nottingham Street is the proposed access “frontage” for the corner lot and satisfies the requirements for such. I would determine that Nottingham Street is being used as the minimum lot frontage and is also the access, then the other lot line along Highland Street does not need to be as “required” frontage.

Sincerely,

Bruce Buttrick
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public Folder
B. Groth, Town Planner
File

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



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2022

Date: 02-16-22 Zone # 1 Map/Lot: 174/148-000
53 Highland Street

Project Name: 53 Highland S-Lot Subdivision

Proposed ITE Use #1: Single Family Residential Lots

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

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>2,013.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,991.00</u>

***** CAP FEE only applies to the new lot on Nottingham Street *****

Check should be made payable to the Town of Hudson.

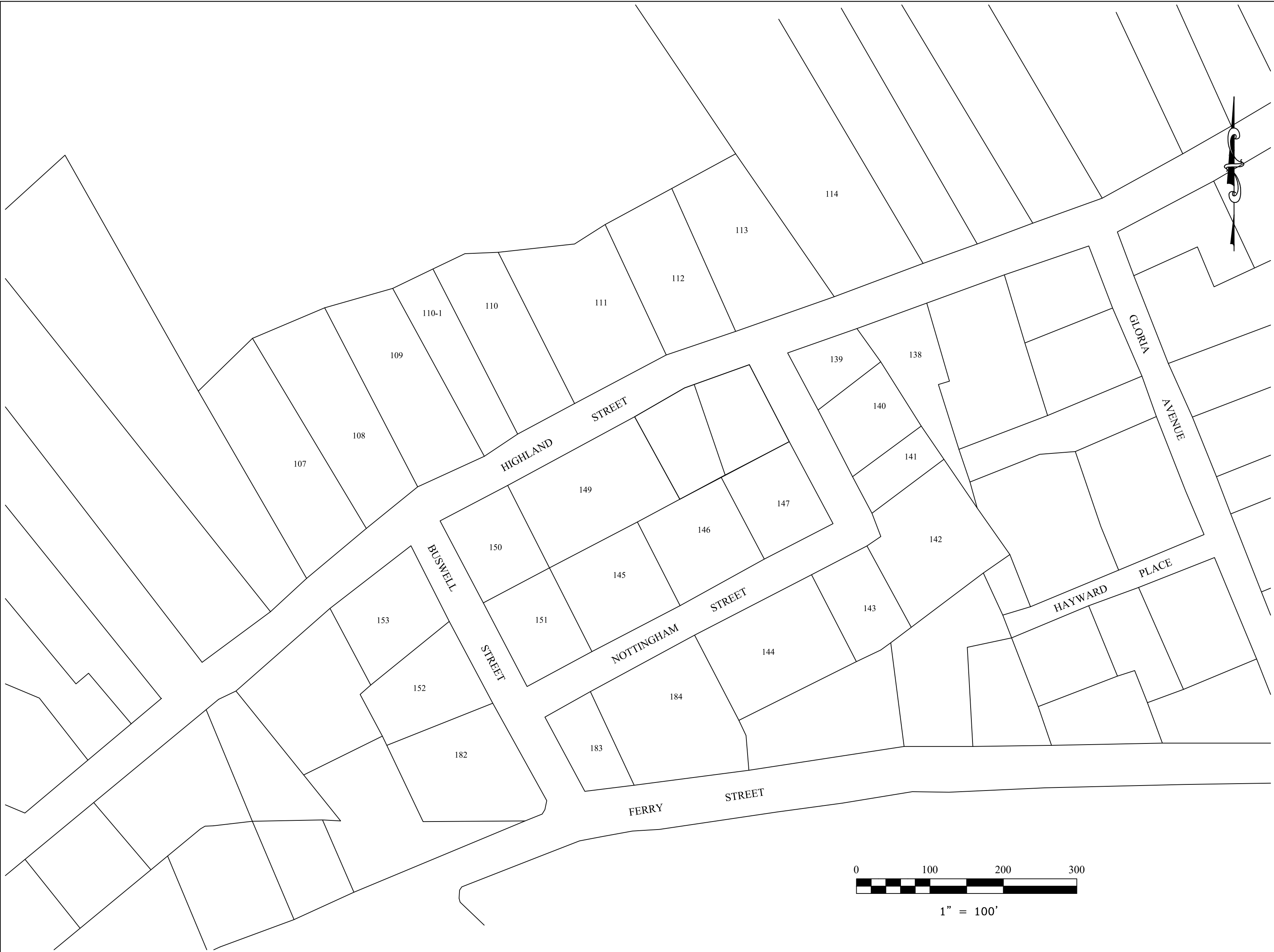
Thank you,

Brooke Dubowik

Administrative Aide

PROPOSED SUBDIVISION FOR DUMONT REALTY & DEVELOPMENT, LLC

(TAX MAP 174 LOT 148)
53 HIGHLAND STREET
HUDSON, NH 03051



- | | | |
|--|---|---|
| <p>DIRECT ABUTTERS</p> <p>Tax Map 174 Lot 149
The Statz Revocable Trust Agreement
49 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 145
Linda Dannewitz
4 Nottingham Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 146
Joshua A. Norse
6 Nottingham Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 147
Lionel R. & Dorothy Ann Boucher
8 Nottingham Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 139
The Andrews Trust
59 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 140
Jamie Pascoe
15 Nottingham Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 111
George Fuller, Jr.
56 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 112
Darren & Karen Desjadin
58 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 113
Daniel Boucher
60 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 150
Linda Riendeau
5 Buswell Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 151
Stephen M. & Lisa A. Nute
18 Hummingbird Lane
Hudson, NH 03051</p> | <p>ABUTTERS WITHIN 200'</p> <p>Tax Map 174 Lot 107
Denise A. Viens
44 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 108
Maurice N. & Carol Ann Viens
46 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 109
Frederick J. King
48 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 110-1
Stephen Boily
50 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 110
Tracey Martin
52 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 114
Gerard L. Poliquin
62 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 138
Katelyn Cronkite Kinney & Steven Arthur Dezenzo
61 Highland Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 141
Carl P. & Wanda J. Johnson
13 Nottingham Street
Hudson, NH 03051</p> | <p>Tax Map 174 Lot 142
Robert L. Martin, Jr.
Alyssa K. Brooks
11 Nottingham Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 143
Morgan Family Revocable Trust
9 Nottingham Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 144
Kenneth B. & Ann M. Gilman
7 Nottingham Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 184
John E. & Mary T. Dopp
84 Ferry Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 183
Michael Revocable Trust
82 Ferry Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 153
Gauthier Family Trust
6 Buswell Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 152
Carl J. & Theresa M. Spearing
4 Buswell Street
Hudson, NH 03051</p> <p>Tax Map 174 Lot 182
Ricky Shaughnessy
80 Ferry Street
Hudson, NH 03051</p> |
|--|---|---|

LEGEND

- — IRON PIPE/ROD FOUND
- — BOUND FOUND
- — IRON ROD TO BE SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- ⊙ — UTILITY POLE
- ⊗ — SEWER MANHOLE
- ⊕ — DRAIN MANHOLE
- — CATCH BASIN
- ⊗ — WATER VALVE
- ⊕ — GAS VALVE
- — — — — BOUNDARY LINE
- — — — — ABUTTER LINE
- — — — — OVERHEAD WIRES
- — — — — RIGHT-OF-WAY
- — — — — EDGE OF GRAVEL
- — — — — EDGE OF PAVEMENT
- — — — — BUILDING SETBACK LINE
- — — — — UNDERGROUND GAS (APPROXIMATE)
- — — — — WATER SERVICE (APPROXIMATE)
- — — — — SANITARY SEWER (APPROXIMATE)

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.L.S. #961
JANUARY 20, 2022 DATE

OWNER SIGNATURE	DATE
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APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

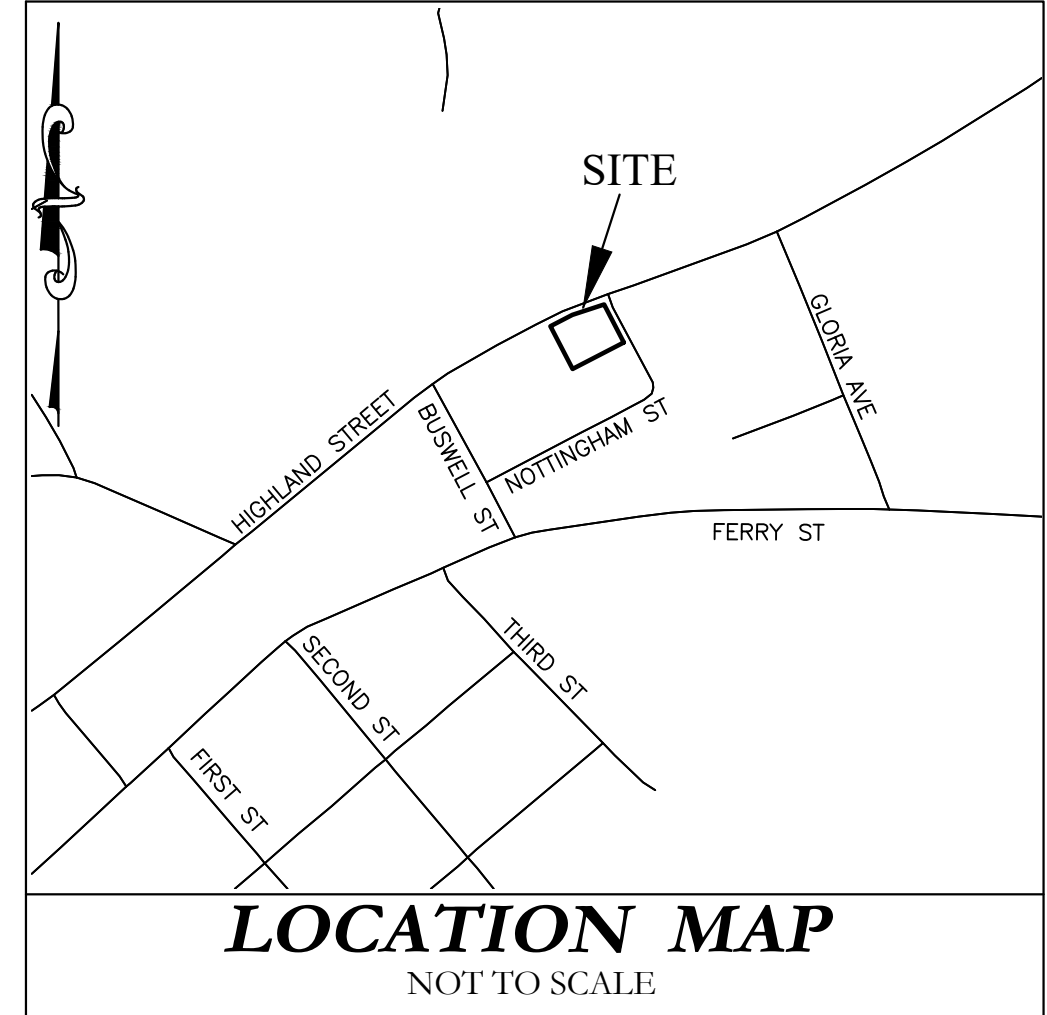
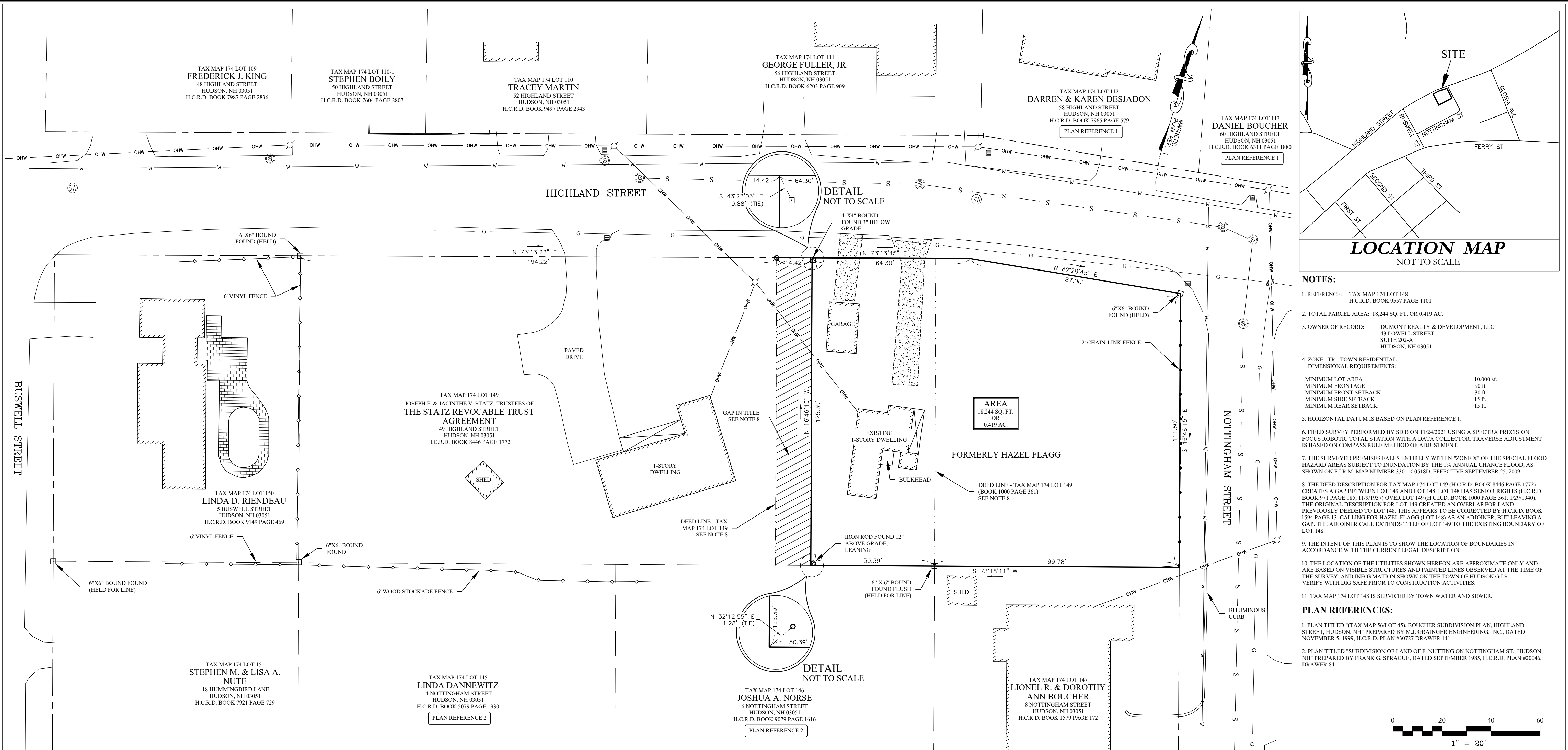
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

SHEET INDEX

TITLE	SHEET NO.
BOUNDARY PLAN	C1
BOUNDARY LINE ADJUSTMENT	C2
SUBDIVISION PLAN	C3

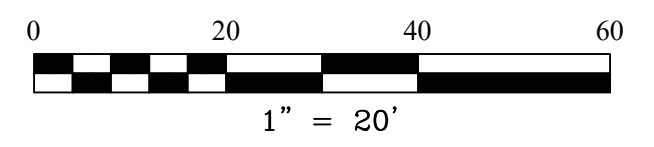
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CHECKED BY:	DRAWING NAME: 21046A
JOB NAME: 21046	SHEET: COVER





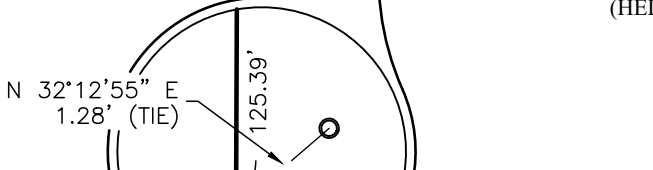
- NOTES:**
- REFERENCE: TAX MAP 174 LOT 148
H.C.R.D. BOOK 9557 PAGE 1101
 - TOTAL PARCEL AREA: 18,244 SQ. FT. OR 0.419 AC.
 - OWNER OF RECORD: DUMONT REALTY & DEVELOPMENT, LLC
43 LOWELL STREET
SUITE 202-A
HUDSON, NH 03051
 - ZONE: TR - TOWN RESIDENTIAL
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA: 10,000 s.f.
MINIMUM FRONTAGE: 90 ft.
MINIMUM FRONT SETBACK: 30 ft.
MINIMUM SIDE SETBACK: 15 ft.
MINIMUM REAR SETBACK: 15 ft.
 - HORIZONTAL DATUM IS BASED ON PLAN REFERENCE 1.
 - FIELD SURVEY PERFORMED BY SDB ON 11/24/2021 USING A SPECTRA PRECISION FOCUS ROBOTIC TOTAL STATION WITH A DATA COLLECTOR. TRAVERSE ADJUSTMENT IS BASED ON COMPASS RULE METHOD OF ADJUSTMENT.
 - THE SURVEYED PREMISES FALLS ENTIRELY WITHIN "ZONE X" OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M. MAP NUMBER 33011C0518D, EFFECTIVE SEPTEMBER 25, 2009.
 - THE DEED DESCRIPTION FOR TAX MAP 174 LOT 149 (H.C.R.D. BOOK 8446 PAGE 1772) CREATES A GAP BETWEEN LOT 149 AND LOT 148. LOT 148 HAS SENIOR RIGHTS (H.C.R.D. BOOK 971 PAGE 185, 11/9/1937) OVER LOT 149 (H.C.R.D. BOOK 1000 PAGE 361, 1/29/1940). THE ORIGINAL DESCRIPTION FOR LOT 149 CREATED AN OVERLAP FOR LAND PREVIOUSLY DEEDED TO LOT 148. THIS APPEARS TO BE CORRECTED BY H.C.R.D. BOOK 1594 PAGE 13, CALLING FOR HAZEL FLAGG (LOT 148) AS AN ADJOINER, BUT LEAVING A GAP. THE ADJOINER CALL EXTENDS TITLE OF LOT 149 TO THE EXISTING BOUNDARY OF LOT 148.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION.
 - THE LOCATION OF THE UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE BASED ON VISIBLE STRUCTURES AND PAINTED LINES OBSERVED AT THE TIME OF THE SURVEY, AND INFORMATION SHOWN ON THE TOWN OF HUDSON G.I.S. VERIFY WITH DIG SAFE PRIOR TO CONSTRUCTION ACTIVITIES.
 - TAX MAP 174 LOT 148 IS SERVICED BY TOWN WATER AND SEWER.

- PLAN REFERENCES:**
- PLAN TITLED "TAX MAP 56/LOT 45, BOUCHER SUBDIVISION PLAN, HIGHLAND STREET, HUDSON, NH" PREPARED BY M.J. GRAINGER ENGINEERING, INC., DATED NOVEMBER 5, 1999, H.C.R.D. PLAN #30727 DRAWER 141.
 - PLAN TITLED "SUBDIVISION OF LAND OF F. NUTTING ON NOTTINGHAM ST., HUDSON, NH" PREPARED BY FRANK G. SPRAGUE, DATED SEPTEMBER 1985, H.C.R.D. PLAN #20046, DRAWER 84.



LEGEND

- — IRON PIPE/ROD FOUND
- — BOUND FOUND
- — IRON ROD TO BE SET WITH IDENTIFICATION CAP "L.S. 961" UNLESS OTHERWISE NOTED ON PLAN
- — UTILITY POLE
- ⊙ — SEWER MANHOLE
- ⊙ — DRAIN MANHOLE
- ⊙ — CATCH BASIN
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- ⊙ — GAS VALVE
- — BOUNDARY LINE
- — ABUTTER LINE
- — OVERHEAD WIRES
- — RIGHT-OF-WAY
- — EDGE OF GRAVEL
- — EDGE OF PAVEMENT
- — BUILDING SETBACK LINE
- — UNDERGROUND GAS (APPROXIMATE)
- — WATER SERVICE (APPROXIMATE)
- — SANITARY SEWER (APPROXIMATE)



PURSUANT TO RSA 676:18, III
 "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

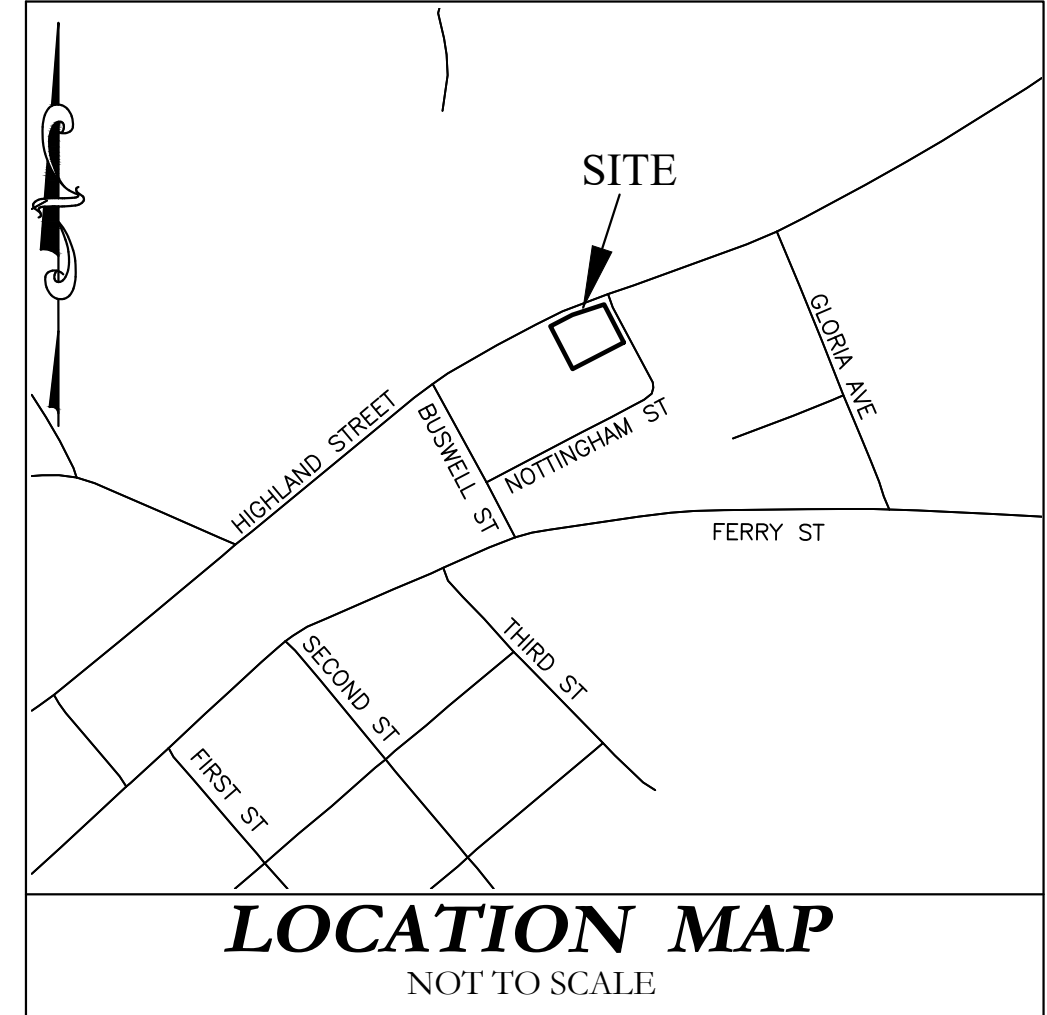
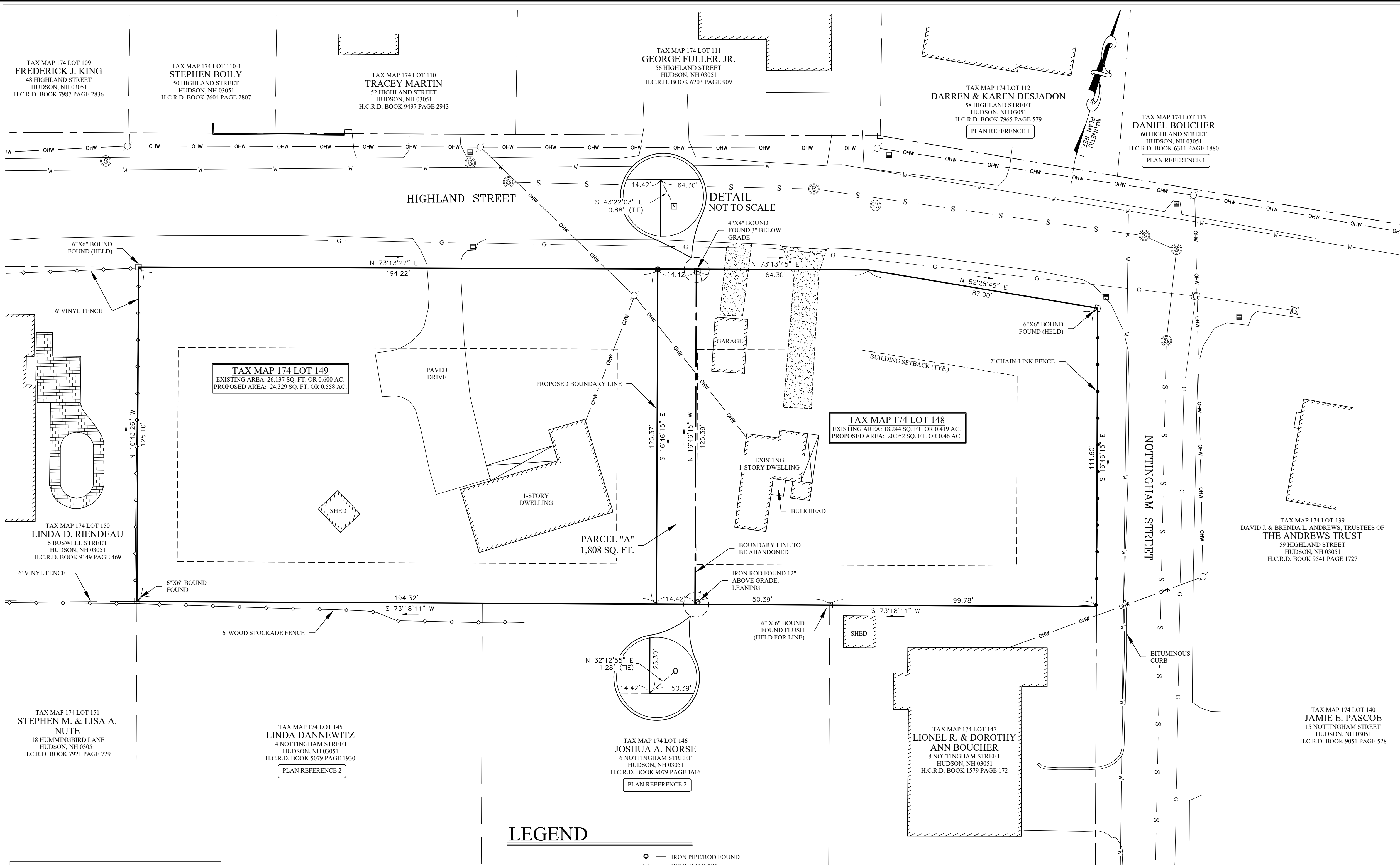
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Signature
 L.L.S. #961
 JANUARY 20, 2022 DATE

BOUNDARY PLAN
 LAND OF
DUMONT REALTY AND DEVELOPMENT, LLC
 (TAX MAP 174 LOT 148)
 53 HIGHLAND STREET
 HUDSON, NH

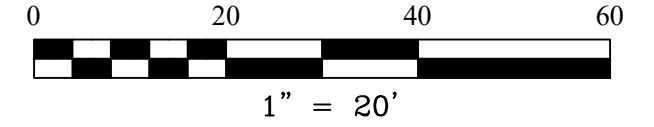
DRAWN BY: SDB DATE: JANUARY 20, 2022
 CHECKED BY: ARB DRAWING NAME: 21046A
 JOB NAME: 21046 SHEET: C1

Boudreau Land Surveying P.L.L.C.
 SCOTT D. BOUDREAU, L.L.S. #961
 2 BEATRICE LANE
 NEWMARKET, NH 03857
 (603) 659-3468



- NOTES:**
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 - OWNERS OF RECORD: TAX MAP 174 LOT 148 DUMONT REALTY & DEVELOPMENT, LLC 43 LOWELL STREET SUITE 302-A HUDSON, NH 03051; TAX MAP 174 LOT 149 THE STATZ REVOCABLE TRUST AGREEMENT 49 HIGHLAND STREET HUDSON, NH 03051
 - ZONE: TR - TOWN RESIDENTIAL DIMENSIONAL REQUIREMENTS: MINIMUM LOT AREA 10,000 s.f.; MINIMUM FRONTAGE 90 ft.; MINIMUM FRONT SETBACK 30 ft.; MINIMUM SIDE SETBACK 15 ft.; MINIMUM REAR SETBACK 15 ft.
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 - PLAN TITLED "BOUNDARY PLAN LAND OF DUMONT REALTY AND DEVELOPMENT, LLC, (TAX MAP 174 LOT 148), 53 HIGHLAND STREET, HUDSON, NH" DATED JANUARY 12, 2022, PREPARED BY THIS OFFICE, TO BE RECORDED HEREWITH.



OWNER SIGNATURE - LOT 148 _____ DATE _____

OWNER SIGNATURE - LOT 149 _____ DATE _____

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

SUBDIVISIONS ARE VALID FOR TWO 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.

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 - — EDGE OF GRAVEL
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 - — BUILDING SETBACK LINE
 - — UNDERGROUND GAS (APPROXIMATE)
 - — WATER SERVICE (APPROXIMATE)
 - — SANITARY SEWER (APPROXIMATE)

PURSUANT TO RSA 676:18, III

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L.L.S. #961
JANUARY 20, 2022 DATE

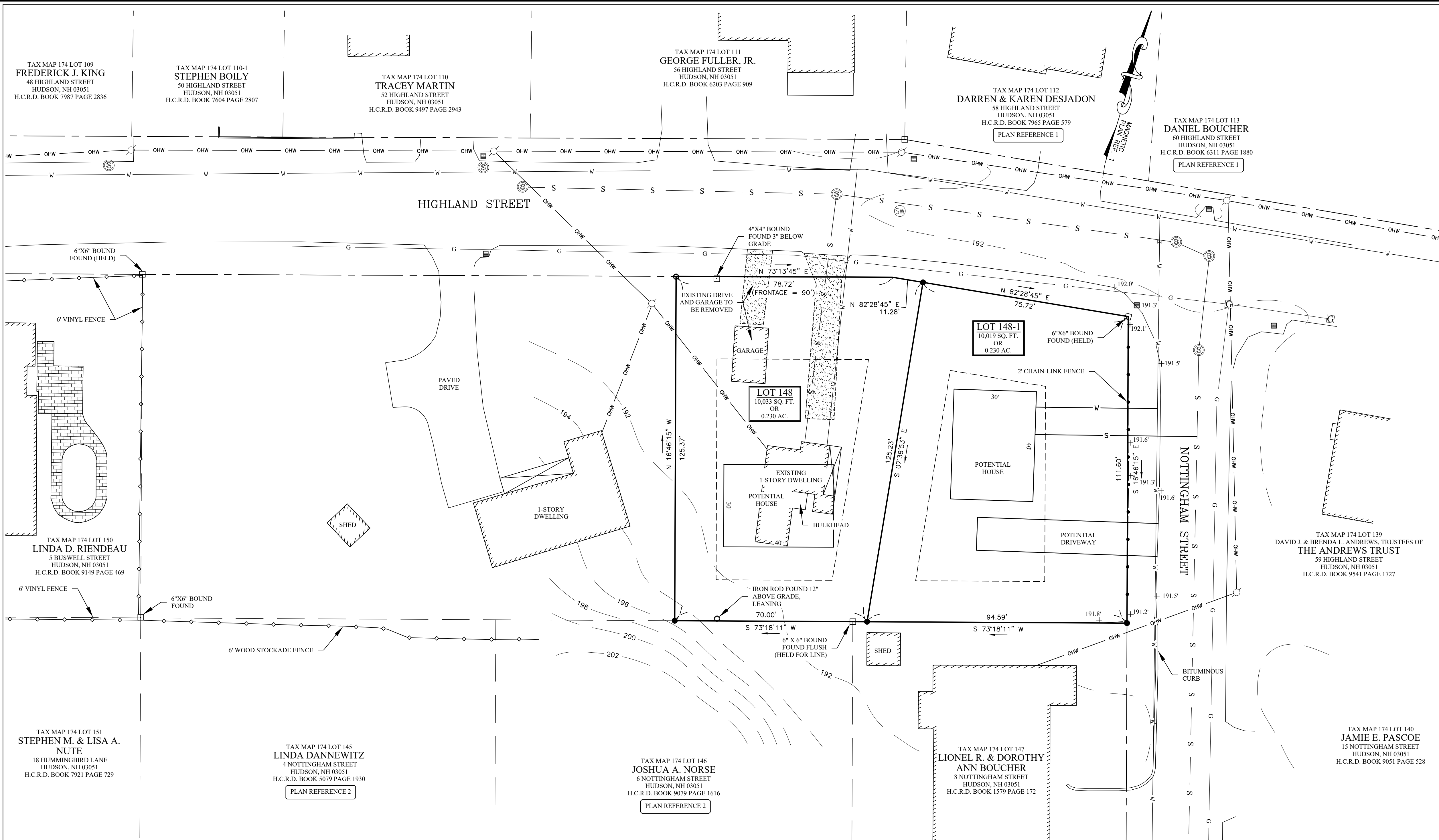
PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN

DUMONT REALTY & DEVELOPMENT, LLC (TAX MAP 174 LOT 148) 53 HIGHLAND STREET HUDSON, NH

THE STATZ REVOCABLE TRUST AGREEMENT (TAX MAP 174 LOT 149) 49 HIGHLAND STREET HUDSON, NH

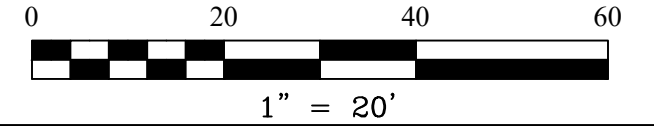
DRAWN BY: SDB	DATE: JANUARY 20, 2022
CHECKED BY: ARB	DRAWING NAME: 21046A2
JOB NAME: 21046	SHEET: C2

Boudreau Land Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468



- NOTES:**
- REFERENCE: TAX MAP 174 LOT 148 H.C.R.D. BOOK 9557 PAGE 1101
 - PARCEL AREA: 20,052 SQ. FT. OR 0.46 AC.
 - OWNER OF RECORD: TAX MAP 174 LOT 148 DUMONT REALTY & DEVELOPMENT, LLC 43 LOWELL STREET SUITE 202-A HUDSON, NH 03051
 - ZONE: TR - TOWN RESIDENTIAL DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT AREA 10,000 s.f.
 MINIMUM FRONTAGE 90 ft.
 MINIMUM FRONT SETBACK 30 ft.
 MINIMUM SIDE SETBACK 15 ft.
 MINIMUM REAR SETBACK 15 ft.
 - HORIZONTAL DATUM IS BASED ON PLAN REFERENCE 1.
 - VERTICAL DATUM IS NAVD83.
 - FIELD SURVEY PERFORMED BY SDB ON 11/24/2021 USING A SPECTRA PRECISION FOCUS ROBOTIC TOTAL STATION WITH A DATA COLLECTOR. TRAVERSE ADJUSTMENT IS BASED ON COMPASS RULE METHOD OF ADJUSTMENT.
 - THE SURVEYED PREMISES FALLS ENTIRELY WITHIN "ZONE X" OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M. MAP NUMBER 3301 IC0518D, EFFECTIVE SEPTEMBER 25, 2009.
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 174 LOT 148 INTO 2 LOTS.
 - THERE ARE NO WETLANDS ON SITE.
 - THE LOCATION OF THE UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE BASED ON VISIBLE STRUCTURES AND PAINTED LINES OBSERVED AT THE TIME OF THE SURVEY, AND INFORMATION SHOWN ON THE TOWN OF HUDSON G.I.S. VERIFY WITH DIG SAFE PRIOR TO CONSTRUCTION ACTIVITIES.
 - TAX MAP 174 LOT 148 IS SERVICED BY TOWN WATER AND SEWER.
 - THERE WILL BE NO EXTERIOR LIGHTING.
 - APPLICANT SHALL PROVIDE CLEANOUT AND CURB STOP FOR THE PROPOSED WATER AND SEWER SERVICE.

- PLAN REFERENCES:**
- PLAN TITLED "(TAX MAP 56/LOT 45), BOUCHER SUBDIVISION PLAN, HIGHLAND STREET, HUDSON, NH" PREPARED BY M.J. GRAINGER ENGINEERING, INC., DATED NOVEMBER 5, 1999, H.C.R.D. PLAN #50727 DRAWER 141.
 - PLAN TITLED "SUBDIVISION OF LAND OF F. NUTTING ON NOTTINGHAM ST., HUDSON, NH" PREPARED BY FRANK G. SPRAGUE, DATED SEPTEMBER 1985, H.C.R.D. PLAN #20046, DRAWER 84.
 - PLAN TITLED "BOUNDARY PLAN LAND OF DUMONT REALTY AND DEVELOPMENT, LLC, (TAX MAP 174 LOT 148), 53 HIGHLAND STREET, HUDSON, NH" DATED JANUARY 12, 2022, PREPARED BY THIS OFFICE, TO BE RECORDED HERewith.
 - PLAN TITLED "PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN DUMONT REALTY & DEVELOPMENT, LLC AND THE STATZ REVOCABLE TRUST AGREEMENT" DATED JANUARY 12, 2022, PREPARED BY THIS OFFICE, TO BE RECORDED HERewith.



SUBDIVISION PLAN
 PREPARED FOR
DUMONT REALTY & DEVELOPMENT, LLC
 (TAX MAP 174 LOT 148)
 53 HIGHLAND STREET
 HUDSON, NH

DRAWN BY: SDB	DATE: JANUARY 20, 2022
CHECKED BY: ARB	DRAWING NAME: 21046A3
JOB NAME: 21046	SHEET: C3

SCOTT D. BOUDREAU
L.L.S. #961

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L.L.S. #961
 FEBRUARY 14, 2022 DATE

LEGEND

	IRON PIPE/ROD FOUND
	BOUND FOUND
	IRON ROD TO BE SET WITH IDENTIFICATION CAP "L.S. 961" UNLESS OTHERWISE NOTED ON PLAN
	UTILITY POLE
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	BOUNDARY LINE
	ABUTTER LINE
	OVERHEAD WIRES
	RIGHT-OF-WAY
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	BUILDING SETBACK LINE
	UNDERGROUND GAS (APPROXIMATE)
	WATER SERVICE (APPROXIMATE)
	SANITARY SEWER (APPROXIMATE)

NO.	DATE	DESCRIPTION	BY
1	2-14-2021	REVISED BASED ON TOWN ENGINEER COMMENTS DATED 2-8-2022	SDB

OWNER SIGNATURE	DATE
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APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

SUBDIVISIONS ARE VALID FOR TWO 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.