

**LEGEND**

|       |                         |   |                  |
|-------|-------------------------|---|------------------|
| □ GBF | GRANITE BOUND FOUND     | — | PROPERTY LINE    |
| ○ IRF | IRON ROD FOUND          | — | WETLAND          |
| ● DHF | DRILL HOLE FOUND        | — | SETBACK          |
| ● DHS | DRILL HOLE SET          | — | EDGE OF PAVEMENT |
| ●     | IRON PIN TO BE SET      | — | STONEWALL        |
| ■     | GRANITE BOUND TO BE SET | — | ZONE LINE        |
| - - - | ABUTTER LINE            |   |                  |

**SHEET INDEX**

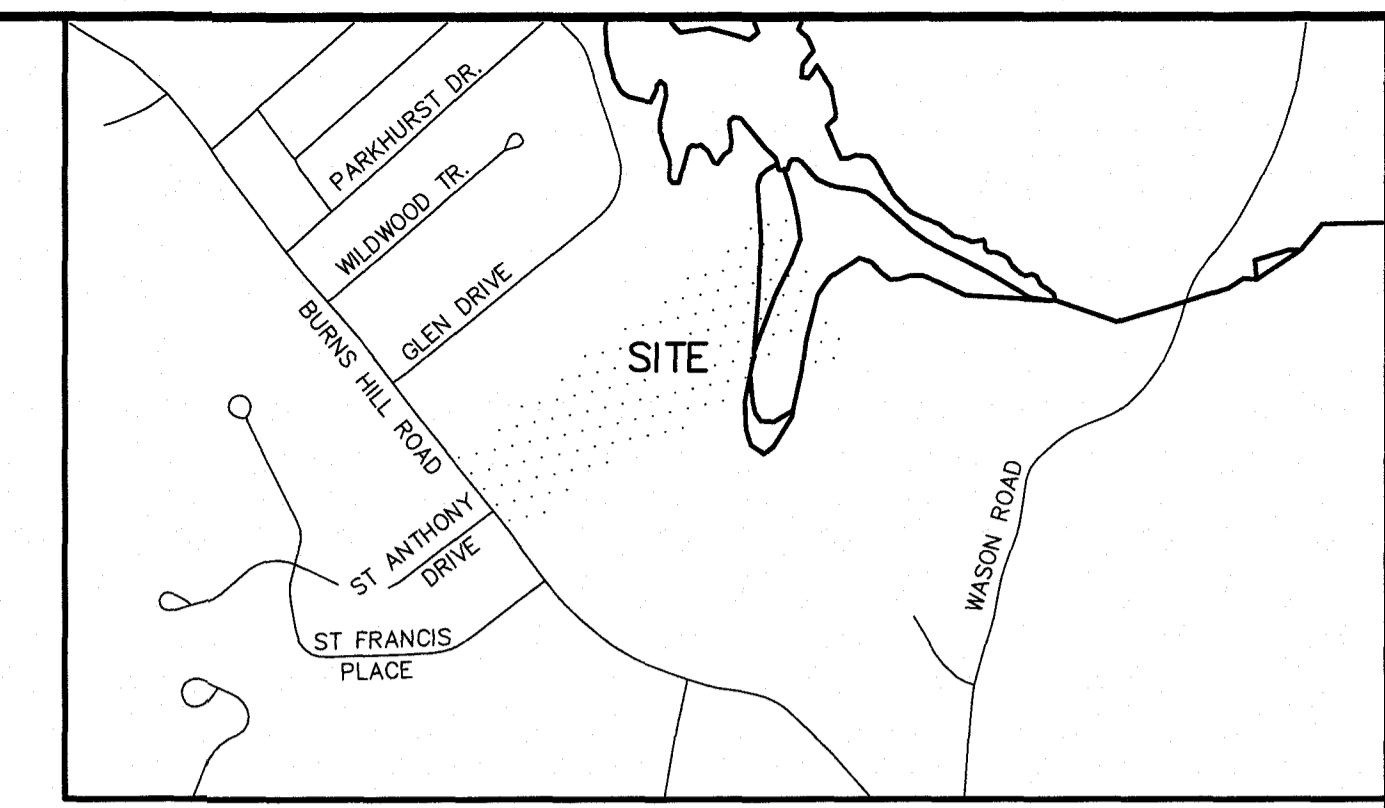
|              |                              |
|--------------|------------------------------|
| SHEET 1 OF 2 | SUBDIVISION PLAN             |
| SHEET 2 OF 2 | TOPOGRAPHIC SUBDIVISION PLAN |

**LOT AREA TABLE**

| LOT NUMBER | TOTAL LOT AREA (SF) | WETLAND AREA (SF) | AREA (SF) >25% SLOPE | BUILDABLE AREA (SF) | FRONTAGE (FT) |
|------------|---------------------|-------------------|----------------------|---------------------|---------------|
| 65         | 1,151,942           | 276,585           | 172,385              | 702,972             | 232.73        |
| 65-1       | 89,858              | 19,100            | 0                    | 70,758              | 272.00        |

**REFERENCE PLANS:**

- "SUBDIVISION PLAN OF LAND IN HUDSON, N.H. PREPARED FOR A & W ASSOCIATES, INC. SCALE: 1" = 80' DEC. 6, 1972" PREPARED BY L.W. SZUGDA AND SONS, SURVEY CONSULTANTS, HUDSON, N.H. H.C.R.D. PLAN #8251.
- "SUBDIVISION PLAN BURNS HILL ROAD, HUDSON, N.H. SCALE: 1" = 100' DATE: JUNE 1978" PREPARED BY A.E. MAYNARD CIVIL ENGINEER, NASHUA, N.H. H.C.R.D. PLAN #11464.
- "LOT LINE RELOCATION PLAN - LOTS 161-2 & 162/MAP 14, KONIS LOT LINE RELOCATION, GLEN DRIVE, HUDSON, NEW HAMPSHIRE SCALE: 1" = 50' DECEMBER 21, 1988 PREPARED BY MAYNARD & PAQUETTE INC., NASHUA, N.H. H.C.R.D. PLAN #24262.
- "PLAN OF GIUFFRIDA SUBDIVISION LOCATED IN HUDSON, N.H. TAX MAP 15 LOT 14 PREPARED FOR CONCETTO, ANN & JOEL GIUFFRIDA" DATE: APRIL 17, 1990, LAST REVISED 8/15/91 SCALE: 1" = 50' PREPARED BY CHRISTIANSEN & SERGI, HAVERHILL, MA H.C.R.D. PLAN #25443.
- "LOT LINE RELOCATION PLAN: LOT 176 & 176-1 / MAP 14 BURNS HILL ROAD, HUDSON, NEW HAMPSHIRE SCALE: 1" = 100' DATE: JUNE, 1985" PREPARED BY MAYNARD & PAQUETTE INC., NASHUA, N.H. H.C.R.D. PLAN #28957.
- "AMENDED LOT LINE RELOCATION PLAN MAP 14 / LOT 176 & 176-1, BURNS HILL ROAD, HUDSON, NEW HAMPSHIRE SCALE: 1" = 100' DATE: FEBRUARY 10, 2000 PREPARED BY MAYNARD & PAQUETTE INC., NASHUA, N.H. H.C.R.D. PLAN #30879.
- "TAKING/BOUNDARY PLAN (LOTS 7 & 26, MAP 15 & LOT 176, MAP 14) HUDSON DUMP, BURNS HILL ROAD, HUDSON, NEW HAMPSHIRE SCALE: 1" = 150', 6 MARCH 2000" PREPARED BY HAYNER/SWANSON, INC, NASHUA, NEW HAMPSHIRE H.C.R.D. PLAN #31606.



**VICINITY PLAN**  
SCALE: 1" = 1,000±

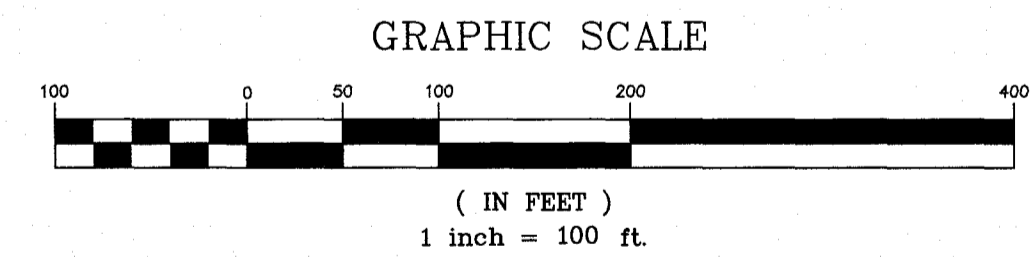
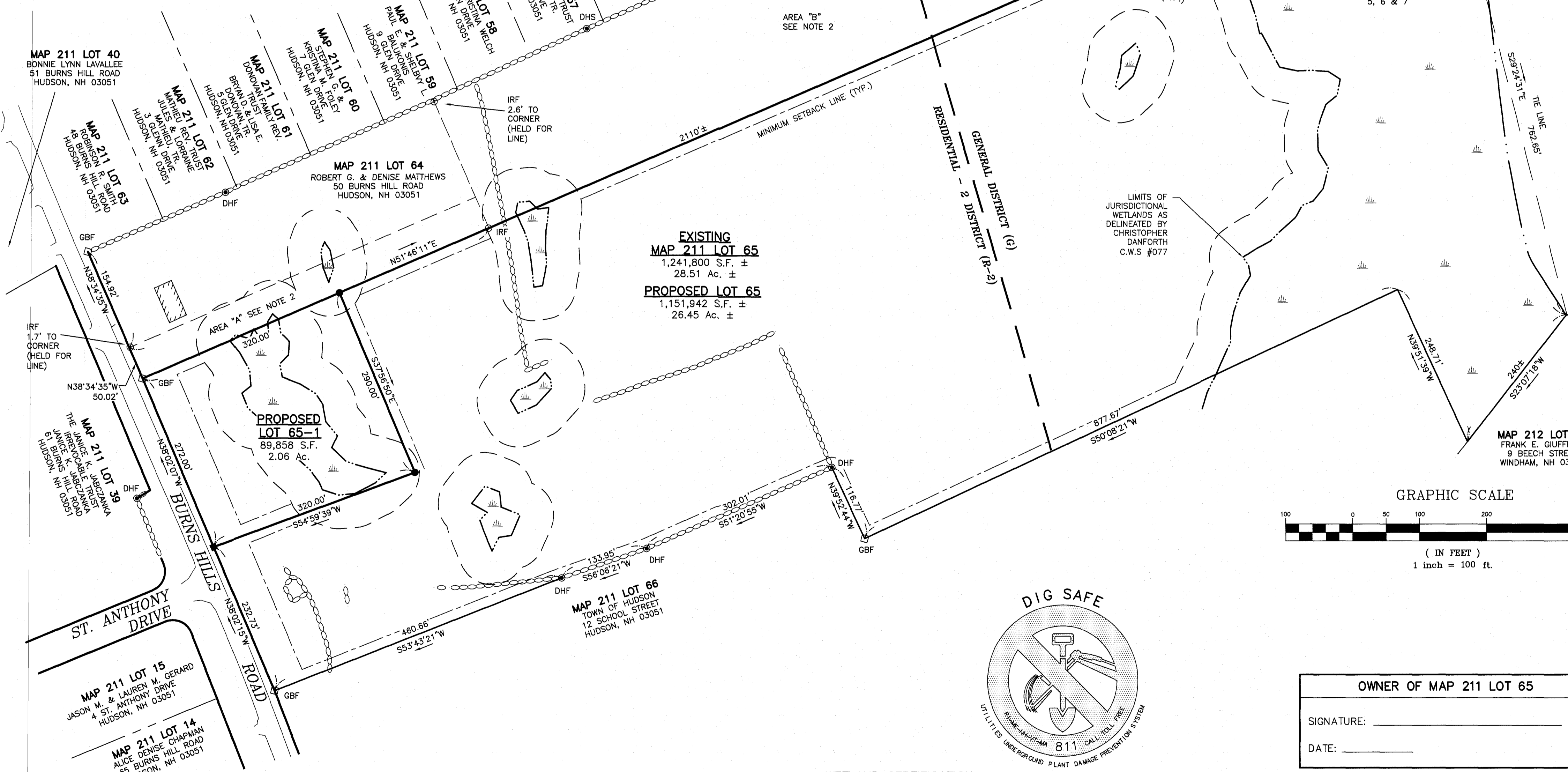
**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF MAP 211 LOT 65 IN HUDSON, N.H. INTO TWO (2) LOTS.
- AREA "A" WAS CREATED AND INTENDED TO BE MERGED WITH LOT 64 IN 1985 PER PLAN REFERENCE 5 AND AREA "B" WAS CREATED AND INTENDED TO BE MERGED WITH LOT 64 IN 2000 PER PLAN REFERENCE 6, HOWEVER NO DEEDS CONVEYING THESE TWO AREAS WERE FOUND. PER BOOK 7438 PAGE 516, THESE AREAS WERE EXCLUDED INTO THE TGG REALTY TRUST AND THEREFORE ARE NOT PART OF THIS SURVEY.
- EXISTING LOT AREA:  
MAP 211 LOT 65 = 1,241,800 S.F.±, OR 26.45 ACRES ±
- OWNERS OF RECORD:  
TGG REALTY TRUST  
50 BURNS HILL ROAD  
HUDSON, NH 03051  
BK. 7438 PG. 516
- THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL 2 AND GENERAL ZONING DISTRICTS (R-2 & G). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS SERVICED WITHOUT MUNICIPAL SEWER AND WATER:

**TABLE OF ZONING REQUIREMENTS**

| DESCRIPTION          | R-2       | G         |
|----------------------|-----------|-----------|
| MINIMUM LOT SIZE     | 43,560 SF | 43,560 SF |
| MINIMUM LOT FRONTAGE | 150 FT    | 150 FT    |
| FRONT YARD SETBACK   | 50 FT     | 50 FT     |
| SIDE YARD SETBACK    | 15 FT     | 15 FT     |
| REAR YARD SETBACK    | 15 FT     | 15 FT     |

- THE HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD88 OBTAINED FROM GPS SURVEY METHODS POST PROCESSED BASED UPON NHDOT CONTROL POINT 229-0310. NORTH ORIENTATION IS NAD83.
- TOPOGRAPHIC DATA IS PARTIALLY BASED ON ACTUAL FIELD SURVEY BY THIS OFFICE AND AUGMENTED BY LIDAR DATA OBTAINED FROM N.H. GRANIT.
- PROPOSED LOTS WILL HAVE ON SITE SEPTIC AND MUNICIPAL WATER.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301100656D, EFFECTIVE DATE: SEPTEMBER 25, 2008, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG SAFE AT 811.
- THIS PLAN SET CONTAINS A TOTAL OF 2 SHEETS. SHEETS 1 WILL BE ON FILE AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE ENTIRE SET WILL BE ON FILE AT THE TOWN OF HUDSON PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTE THE PLAN WHICH IS APPROVED BY THE HUDSON PLANNING BOARD.
- PERMITS REQUIRED:  
NHDES SUBDIVISION - PENDING
- PROPOSED FUTURE DRIVEWAYS SHALL MEET TOWN CONSTRUCTION STANDARDS AND SHALL NOT EXCEED 10% SLOPE.



**OWNER OF MAP 211 LOT 65**

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**SUBDIVISION PLAN**  
**TGG REALTY TRUST -BURNS HILL ROAD**  
MAP 211 LOT 65  
52 BURNS HILL ROAD  
HUDSON, NEW HAMPSHIRE 03051  
HILLSBOROUGH COUNTY

**OWNER AND APPLICANT:**  
TGG REALTY TRUST  
50 BURNS HILL ROAD  
HUDSON, NH 03051  
BK. 7438 PG. 516

**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: \_\_\_\_\_

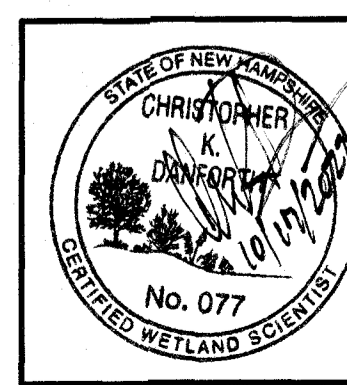
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**WETLAND CERTIFICATION**

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN MAY OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077 OF KEACH-NORDSTROM ASSOCIATES ACCOMPANIED BY AUDREY CARR WETLAND SCIENTIST APPRENTICE #064. 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.



**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 JUNE OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

10/17/22  
DATE

LICENSED LAND SURVEYOR

**REVISIONS**

| No. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

DATE: OCTOBER 17, 2022  
PROJECT NO: 22-0502-1  
SCALE: 1" = 100'  
SHEET 1 OF 2



**TP #1**  
 LOGGED BY GPC  
 PERC TEST @ 20"  
 DATE: 7-8-2022  
 PERC RATE: 8 MIN./INCH  
 IMPERVIOUS LAYER: NONE  
 WATER ENCOUNTERED: NONE

|                       |   |
|-----------------------|---|
| 0"                    | TOP SOIL  |
| 8"                    | 10YR 7/2,<br>GRANULAR, FRIABLE,<br>LOAMY SAND, FEW<br>ROOTS |
| 18"                   | 10YR 5/3,<br>SAND<br>LOOSE GRANULAR                         |
| 26"<br>E.S.H.W.T.     | 10YR 6/4,<br>FIRM, SAND,<br>W/ REDOX FEATURES               |
| 60" BOTTOM OF<br>HOLE |   |

**SOILS LEGEND**

| MAP UNIT | SOIL TYPE  |
|----------|--|
| CmD      | CANTON FINE SANDY LOAM<br>15 TO 25 PERCENT SLOPES        |
| CpB      | CHATFIELD-HOLLIS-CANTON COMPLEX<br>ROCKY                 |
| CtD      | CHATFIELD-HOLLIS-ROCK OUTCROP<br>15 TO 35 PERCENT SLOPES |
| MoB      | MONTAUK FINE SANDY LOAM<br>3 TO 8 PERCENT SLOPES         |
| Gw       | FREETOWN MUCKY PEAT<br>0 TO 2 PERCENT SLOPES             |

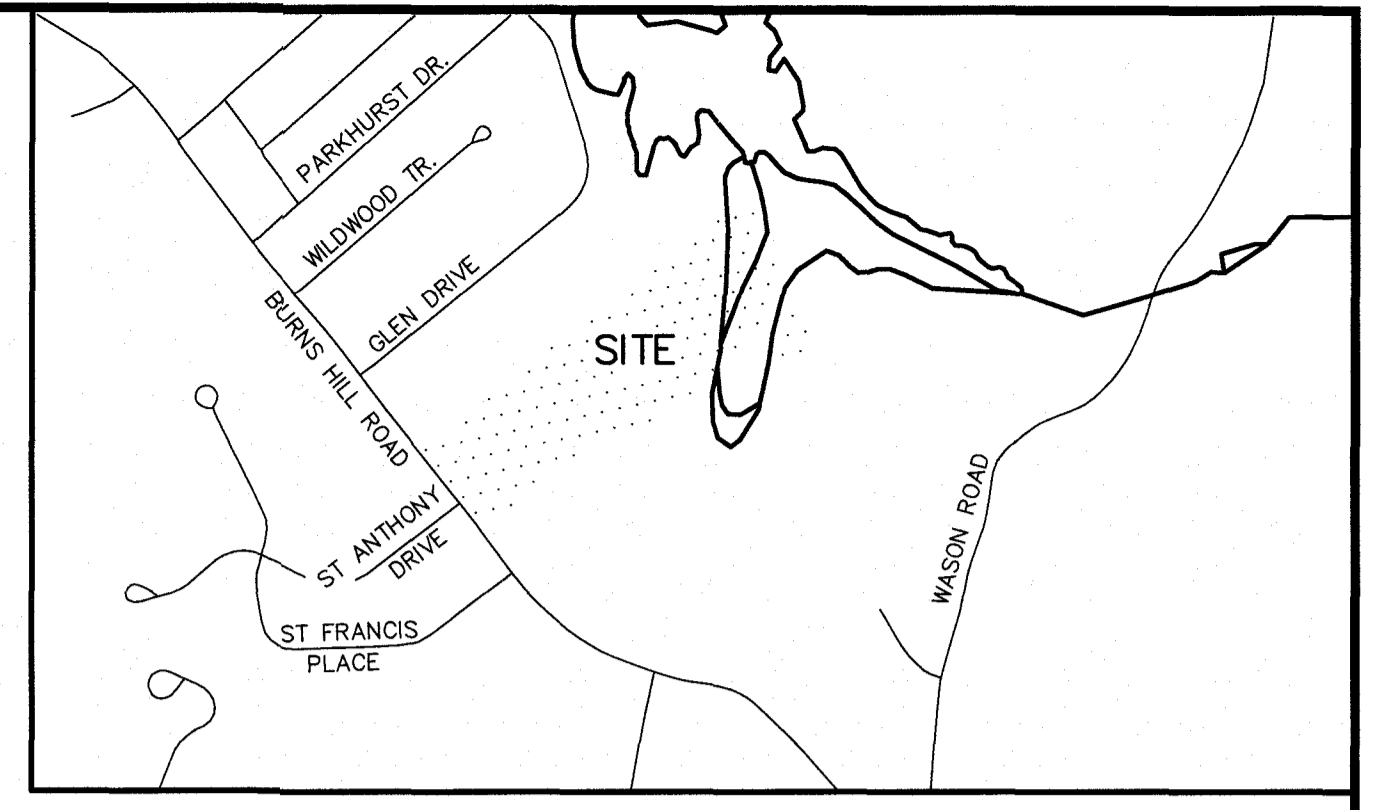
SOURCE: USDA-SCS WEB SOIL SURVEY  
HILLSBOROUGH COUNTY

**LOT AREA TABLE**

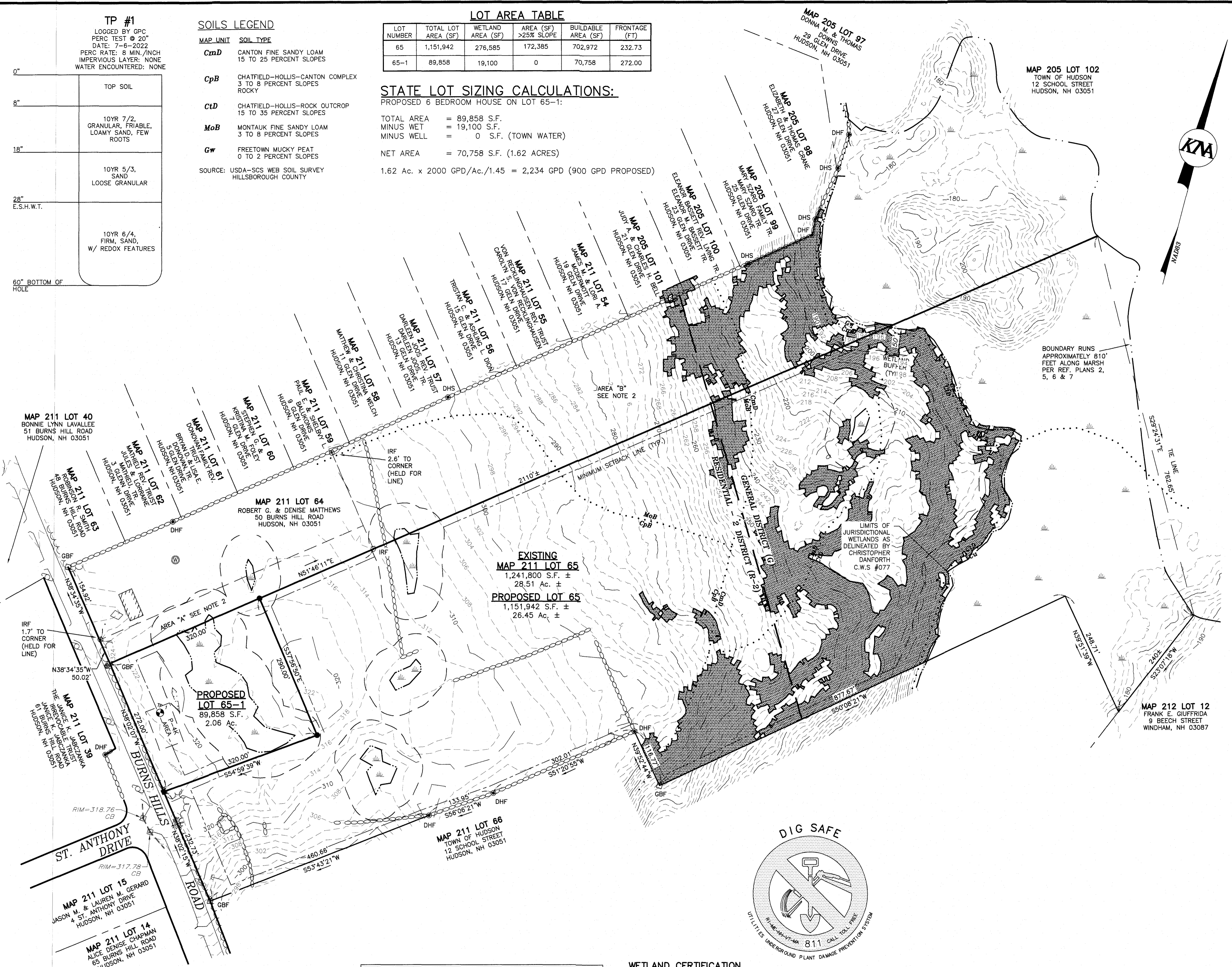
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| 65-1       | 89,858              | 19,100            | 0                    | 70,758              | 272.00        |

**STATE LOT SIZING CALCULATIONS:**

PROPOSED 6 BEDROOM HOUSE ON LOT 65-1:  
 TOTAL AREA = 89,858 S.F.  
 MINUS WET = 19,100 S.F.  
 MINUS WELL = 0 S.F. (TOWN WATER)  
 NET AREA = 70,758 S.F. (1.62 ACRES)  
 1.62 Ac. x 2000 GPD/Ac./1.45 = 2,234 GPD (900 GPD PROPOSED)



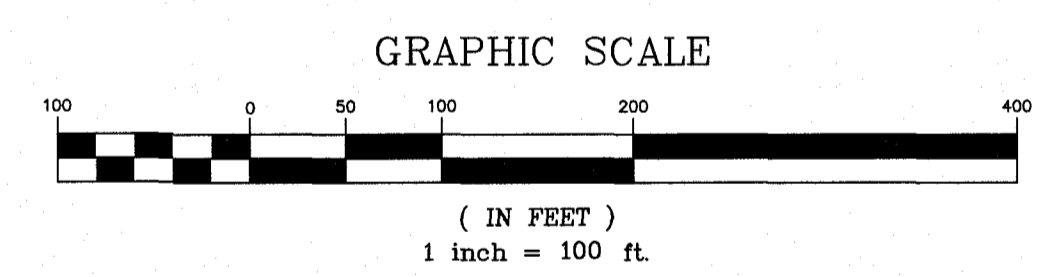
**VICINITY PLAN**  
 SCALE: 1" = 1,000±



**LEGEND**

|       |                                    |
|-------|------------------------------------|
| □ GBF | GRANITE BOUND FOUND                |
| ○ IRF | IRON ROD FOUND                     |
| ● DHF | DRILL HOLE FOUND                   |
| ● DHS | DRILL HOLE SET                     |
| ●     | IRON PIN TO BE SET                 |
| ■     | GRANITE BOUND TO BE SET            |
| ---   | ABUTTER LINE                       |
| ---   | ZONE LINE                          |
| ---   | SCS SOIL TYPE                      |
| ---   | PROPERTY LINE                      |
| ---   | WETLAND                            |
| ---   | SETBACK                            |
| ---   | EDGE OF PAVEMENT                   |
| ---   | STONEWALL                          |
| ---   | STEEP SLOPES                       |
| ---   | 4000 S.F. AREA SUITABLE FOR SEPTIC |

SEE SHEET 1 FOR NOTES & REFERENCE PLANS



**TOPOGRAPHIC SUBDIVISION PLAN**  
**TGG REALTY TRUST -BURNS HILL ROAD**  
 MAP 211 LOT 65  
 52 BURNS HILL ROAD  
 HUDSON, NEW HAMPSHIRE 03051  
 HILLSBOROUGH COUNTY

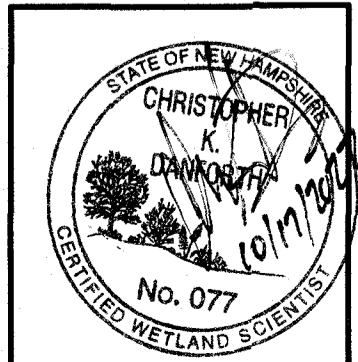
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 HUDSON, NH 03051  
 BK. 7438 PG. 516

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

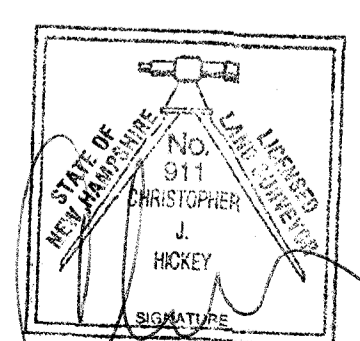
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 \_\_\_\_\_  
 LICENSED LAND SURVEYOR  
 DATE: 10/17/22



**REVISIONS**

| No. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

DATE: OCTOBER 17, 2022 SCALE: 1" = 100'  
 PROJECT NO: 22-0502-1 SHEET 2 OF 2