

51 CENTRAL STREET 2-LOT SUBDIVISION

SB# 04-23

STAFF REPORT

July 26, 2023

SITE: 51 Central Street, Map 182 Lot 006

ZONING: Town Residential (TR)

PURPOSE OF PLAN: To subdivide one lot into two lots.

PLANS UNDER REVIEW:

Subdivision Plan, Map 182 Lot 006, 51 Central Street, Hudson, NH; prepared by: Jeffrey Land Survey, LLC, 1 Burgess Drive Litchfield, NH 03052; prepared for: Leonard Vigeant Jr. 58 High Range Road, Londonderry, NH 03053; consisting of 2 sheets and general notes 1-10 on Sheet 1; dated May 2023.

ATTACHMENTS:

- A. Department Comments
- B. CAP Fee worksheet

APPLICATION TRACKING:

- June 9, 2023 – Application received.
- July 26, 2023 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The existing lot is 29,148 SF with frontage on Gillis Street and Central Street located in the TR district. There is an unnamed waterway on the southeast edge of the site, although no portion of the site is in the 100-year flood plain. The applicant proposes subdividing the lot, creating two lots, one with 14,755 SF and 258.91 feet of frontage and one with 14,393 SF and 90 feet of frontage. Both lots would have more than 10,000 SF of contiguous upland and would be served by municipal sewer and water. The new lot would have frontage on Gillis Street and no new roadways would be built.

DEPARTMENT COMMENTS

See **Attachment A** for comments from town departments. There were some initial comments from Engineering and DPW regarding utility installment to which the Applicant responded. The comment from Engineering & DPW provided in Attachment A present the current comment.

1. Engineering: Due to the fact that the water and sewer service for the proposed lot could be installed after the road gets paved, the applicant shall restore the new paved road to the satisfaction of DPW and Engineering Department. At a minimum, the repair shall be ten feet away from each edge of the trench and full width of the road.

RECOMMENDATIONS

The Applicant responded to several completeness issues identified by the Planning Department which are now resolved, however a few minor revisions are needed:

- The sewer cleanouts and water curbstops need to be added to the plan
- The sewer connection to the existing house must be shown.
- Generally speaking, the Subdivision Plans from Jeffrey Land Survey and the Driveway Profiles from Benchmark Engineering need to be coordinated. Specificallhe plans should show a dimension between the side lot line and the proposed driveway for proposed new house lot (182/006/001) to confirm that there is a minimum separation of 5-feet.

Staff notes that while the plan copies distributed to the Planning Board do not have stamps, the originals contained in the town file are stamped by an LLS & Wetland Scientist (Jeffrey Land Survey Subdivision Plans) and by a Professional Engineer (Benchmark Sight Distance Plan)

Staff recommends making the procedural determination of whether or not the application constitutes a development of regional impact (DRI). Unless determined to be a DRI, Staff recommends accepting the application and holding a public hearing, followed by deliberation and consideration of waiver requests and approval.

DRAFT MOTIONS

REGIONAL IMPACT in accordance with RSA 36:56:

I move to determine that subdivision application SB# 04-23, Subdivision Plan, 51 Central Street, Map 182 Lot 006 (IS or IS NOT) a development of regional impact.

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

ACCEPT the subdivision application:

I move to accept the subdivision application SB# 04-23 for the Subdivision Plan, 51 Central Street, Map 182 Lot 006.

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

Draft motions continued on the following page

APPROVE the subdivision application:

I move to approve the subdivision plan for the Subdivision Plan, Map 182 Lot 006, 51 Central Street, Hudson, NH; prepared by: Jeffrey Land Survey, LLC, 1 Burgess Drive Litchfield, NH 03052; prepared for: Leonard Vigeant Jr. 58 High Range Road, Londonderry, NH 03053; consisting of 2 sheets and general notes 1-10 on Sheet 1; dated May 2023; 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 \$6,136 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. The Plan date shall be revised to include the calendar day as well as revision dates.
4. Sewer cleanouts and water curbstops shall be added to the Plan.
5. The sewer connection for the existing house shall be added to the Plan.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
7. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
8. 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.
9. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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

Dubowik, Brooke

From: Dhima, Elvis
Sent: Thursday, June 22, 2023 1:06 PM
To: Groth, Brian; Dubowik, Brooke
Cc: Twardosky, Jason
Subject: 51 Central Street

Brian

Please add the following to the comments from ENG & DPW

Due to the fact that the water and sewer service for the proposed lot could be installed after the road gets paved, the applicant shall restore the new paved road to the satisfaction of DPW and Engineering Department. At a minimum, the repair shall be ten feet away from each edge of the trench and full width of the road

Thank you

E

Elvis Dhima, P.E.
Town Engineer

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





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 - 2023

Date: 07/20/2023 Zone # 1 Map/Lot: 182/6/001 51 Central Street

Project Name: 51 Central Street Subdivision Plan

Proposed ITE Use #1: Single-Family Residential

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

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Impact (\$2,158 per unit)	\$ <u>2,158.00</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>6,136.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

Ben Gradert
Associate Planner

JEFFREY LAND SURVEY LLC

1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089



June, 2023
Hudson Planning Board
12 School Street
Hudson, NH 03051

RE: Subdivision Narrative, lot 182-6

Dear Board Members,

The applicant proposes a two-lot subdivision at Map 182 Lot 6 with a street address of 51 Central Street, Hudson, NH.

The intent is to create two lots, one with 14,755 sf and one with 14,393 sf.

Both lots are in in the TR district, with a minimum required area of 10,000 sf.

Both lots have more than 10,000 sf contiguous upland .

Both lots are to be served with municipal sewer and water.

There are to be no new roadways built.

There are to be no new drainage structures installed.

Please do not hesitate to let me know if you have any further questions.

Gregg R. Jeffrey, LLS
Jeffrey Land Survey LLC
1 Burgess Drive
Litchfield, NH 03052

SUBDIVISION APPLICATION

Date of Application: MAY 2023 Tax Map #: 182 Lot #: 6

Site Address: 51 CENTRAL STREET

Name of Project: SUBDIVISION PLAN, 51 CENTRAL STREET, HUDSON, NH

Zoning District: TR General SB#: 04-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: LEONARD VIGEANT JR.

Address: 58 HIGH RANGE RD

Address: LONDONDERRY, NH 03053

Telephone # _____

Email: VFamilyProperties@comcast.net

DEVELOPER:

PROJECT ENGINEER:

Name: _____

Address: _____

Address: _____

Telephone # _____

Email: _____

SURVEYOR:

 GREGG R. JEFFREY LLS

 1 BURGESS DR.

 LITCHFIELD, NH 03052

 603-424-4089

 gjeffrey@jeffreylandsurvey.com

PURPOSE OF PLAN:

 TO SUBDIVIDE ONE LOT INTO TWO LOTS.

(For Town Use Only)

Routing Date: 6/12/23 Deadline Date: 6/19/23 Meeting Date: 7/12/23

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

SUBDIVISION APPLICATION

Date of Application: MAY 2023 Tax Map #: 182 Lot #: 6

Site Address: 51 CENTRAL STREET

Name of Project: SUBDIVISION PLAN, 51 CENTRAL STREET, HUDSON, NH

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

Z.B.A. Action: _____

<u>PROPERTY OWNER:</u>	<u>DEVELOPER:</u>
Name: <u>LEONARD VIGEANT JR.</u>	_____
Address: <u>58 HIGH RANGE RD</u>	_____
Address: <u>LONDONDERRY, NH 03053</u>	_____
Telephone # _____	_____
Email: _____	_____

<u>PROJECT ENGINEER:</u>	<u>SURVEYOR:</u>
Name: _____	<u>GREGG R. JEFFREY LLS</u>
Address: _____	<u>1 BURGESS DR.</u>
Address: _____	<u>LITCHFIELD, NH 03052</u>
Telephone # _____	<u>603-424-4089</u>
Email: _____	<u>gjeffrey@jeffreylandsurvey.com</u>

PURPOSE OF PLAN:
TO SUBDIVIDE ONE LOT INTO TWO LOTS.

(For Town Use Only)	
Routing Date: _____	Deadline Date: _____ Meeting Date: _____
_____ I have no comments _____ I have comments (attach to form)	
_____ (Initials)	Title: _____ Date: _____
Department: _____	
Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___	

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/
 Stipulations of ZBA,
 Conservation Commission,
 NH Wetlands Board Action:

(Attach Stipulations on
 Separate Sheet)

List Permits Required:

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

(For Town Use Only)
Data Sheets Checked By: _____ Date: _____

LETTER OF AUTHORITY AND AGENCY

To Whom It May Concern:

I, Leonard Vigeant, Jr., do hereby authorize my father, Leonard Vigeant, Sr., to act in my place and stead and represent my interests as my attorney-in-fact, agent and representative in all matters concerning filing an application to subdivide my property in Hudson, New Hampshire identified as Lot 182-6, having a street address of 51 Central Street; and, further, that this letter confirms that my father has been authorized to sign any and all applications and submittals and act on my behalf with matters dealing with the Town of Hudson since April 13, 2023.

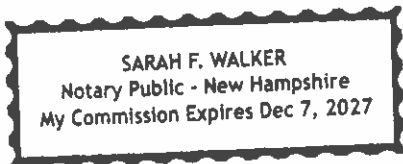
In addition to authorizing my father as my agent, I also authorize Gregg Jeffrey, Land Surveyor, and Morgan A. Hollis, Attorney, to act on my behalf in any proceedings before the Planning Board of the Town of Hudson.

IN WITNESS WHEREOF, this 19 day of July, 2023.

Witness

Leonard Vigeant, Jr.

F:\2023\23-40\documents\letter of authority & agency [7-18-23].docx



SUBDIVISION PLAN APPLICATION AUTHORIZATION

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Site Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: _____ Date: _____

Print Name of Owner: LEONARD VIGEANT JR.

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

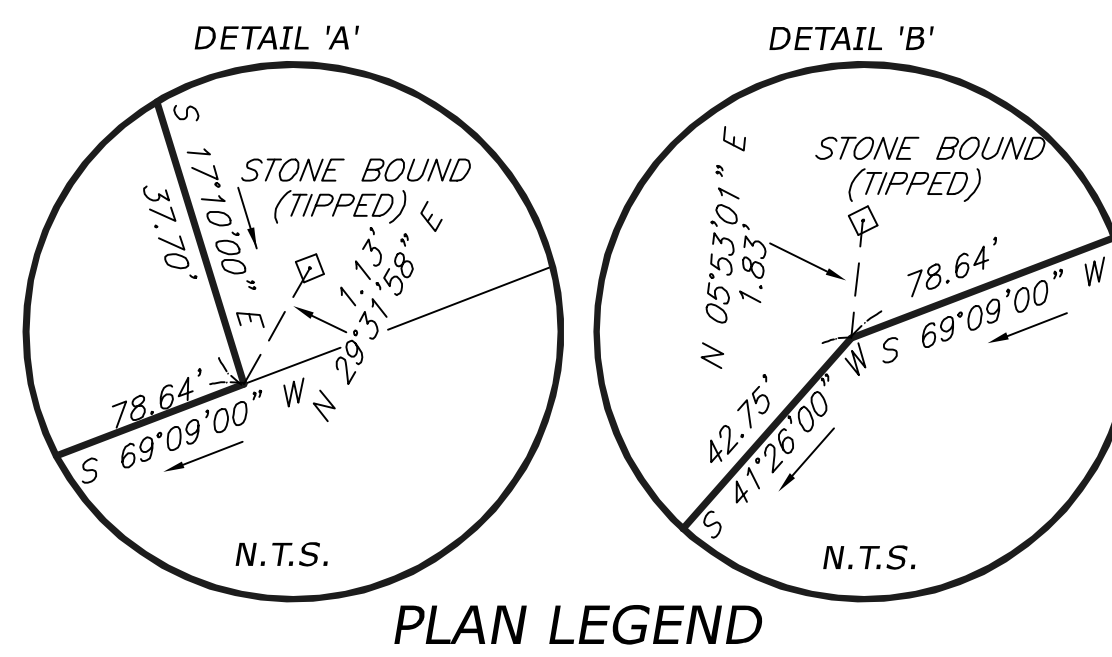
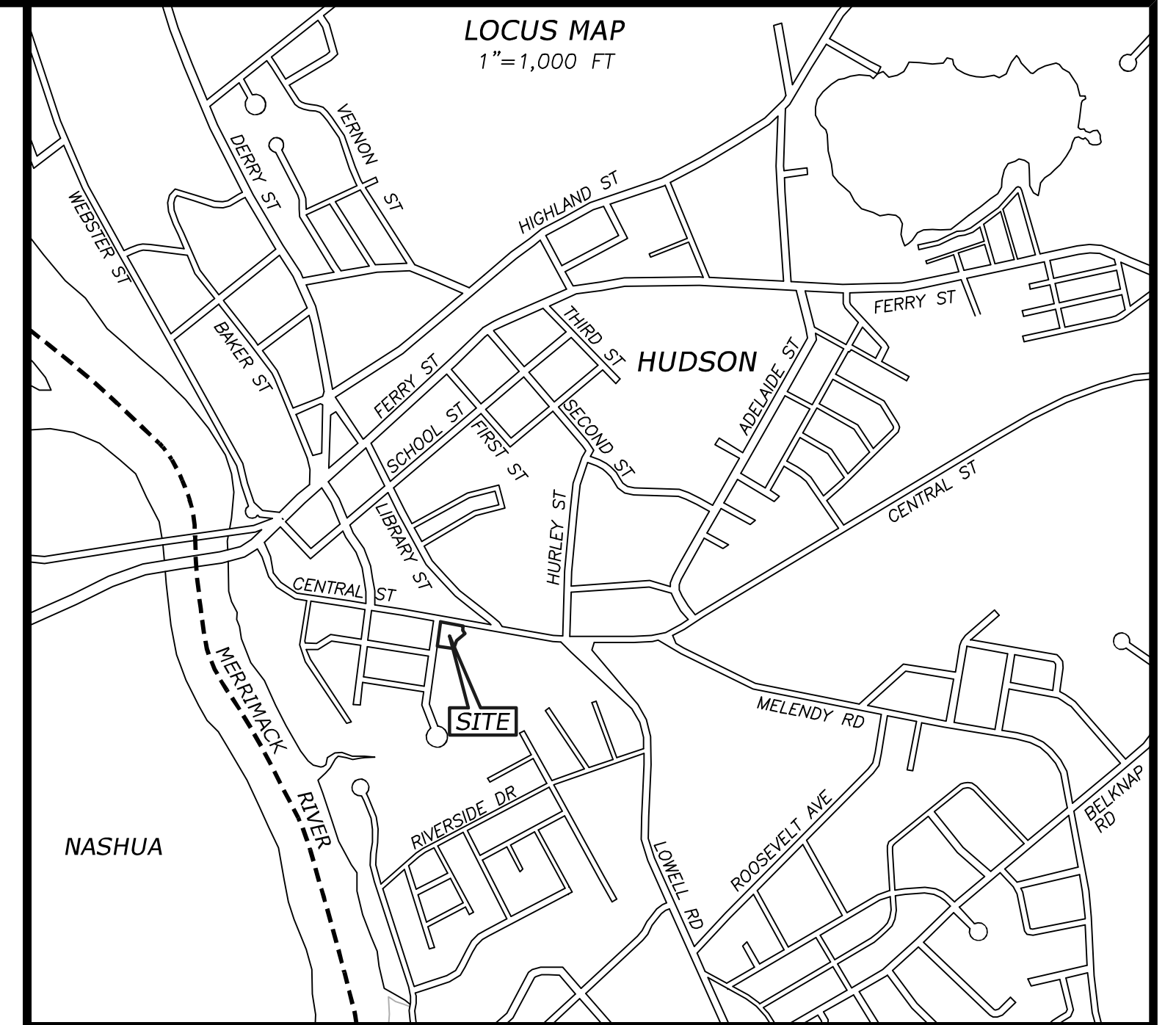
Signature of Developer: _____ Date: _____

Print Name of Developer: _____

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

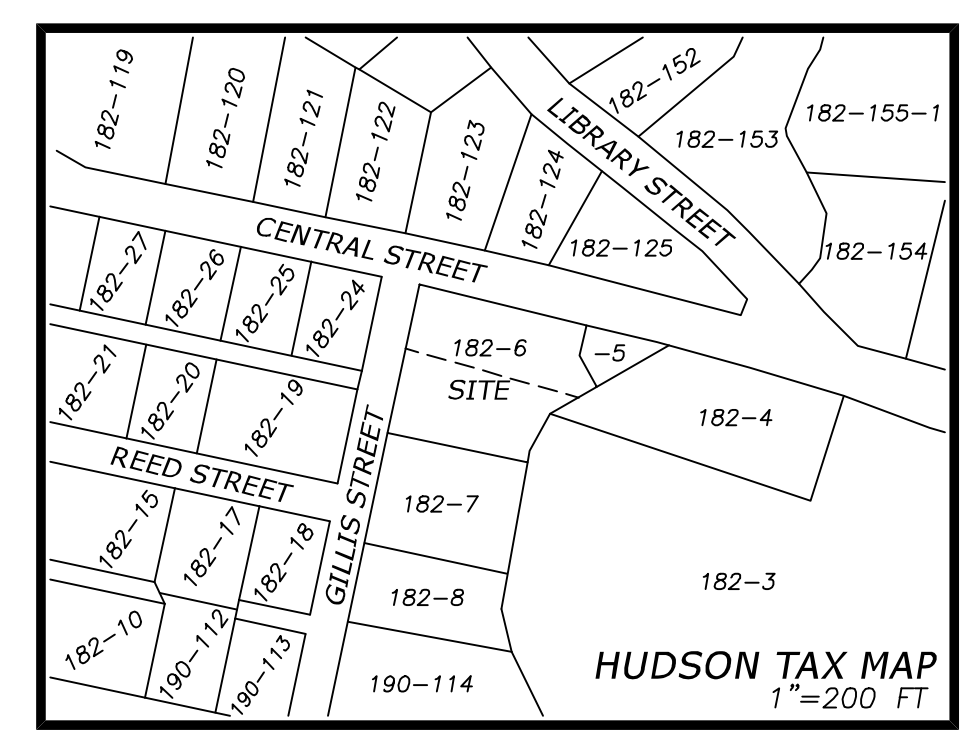
SIGHT DISTANCES
 182-6 - 511' SOUTH - 511'
 182-6-1 - 412' SOUTH - 412'
 NORTH - 63' NORTH - 158'

REFERENCE PLANS:
 1. REFERENCE PLAN: "HOUSE LOTS, HUDSON, N.H. OWNED BY J.F. GILLIS" RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) AS PLAN 544.
 2. REFERENCE PLAN: "SUBDIVISION PLAN OF LAND, GILLIS STREET, HUDSON, N.H. SURVEYED FOR HENRY FRENETTE" DATED NOVEMBER 1974 AND RECORDED AT THE HCRD AS PLAN 8080.
 3. REFERENCE PLAN: "PLAN OF LAND IN HUDSON, N.H. SHOWING MAP 182 LOT 8" DATED AUGUST 2013 AND RECORDED IN THE HCRD AS PLAN 37809.
 4. REFERENCE PLAN: "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED T.R.A.-B PROJECT NO. 23124, N.H. PROJECT NO. C-3920, CENTRAL STREET" ON FILE AT THE NHDOT.

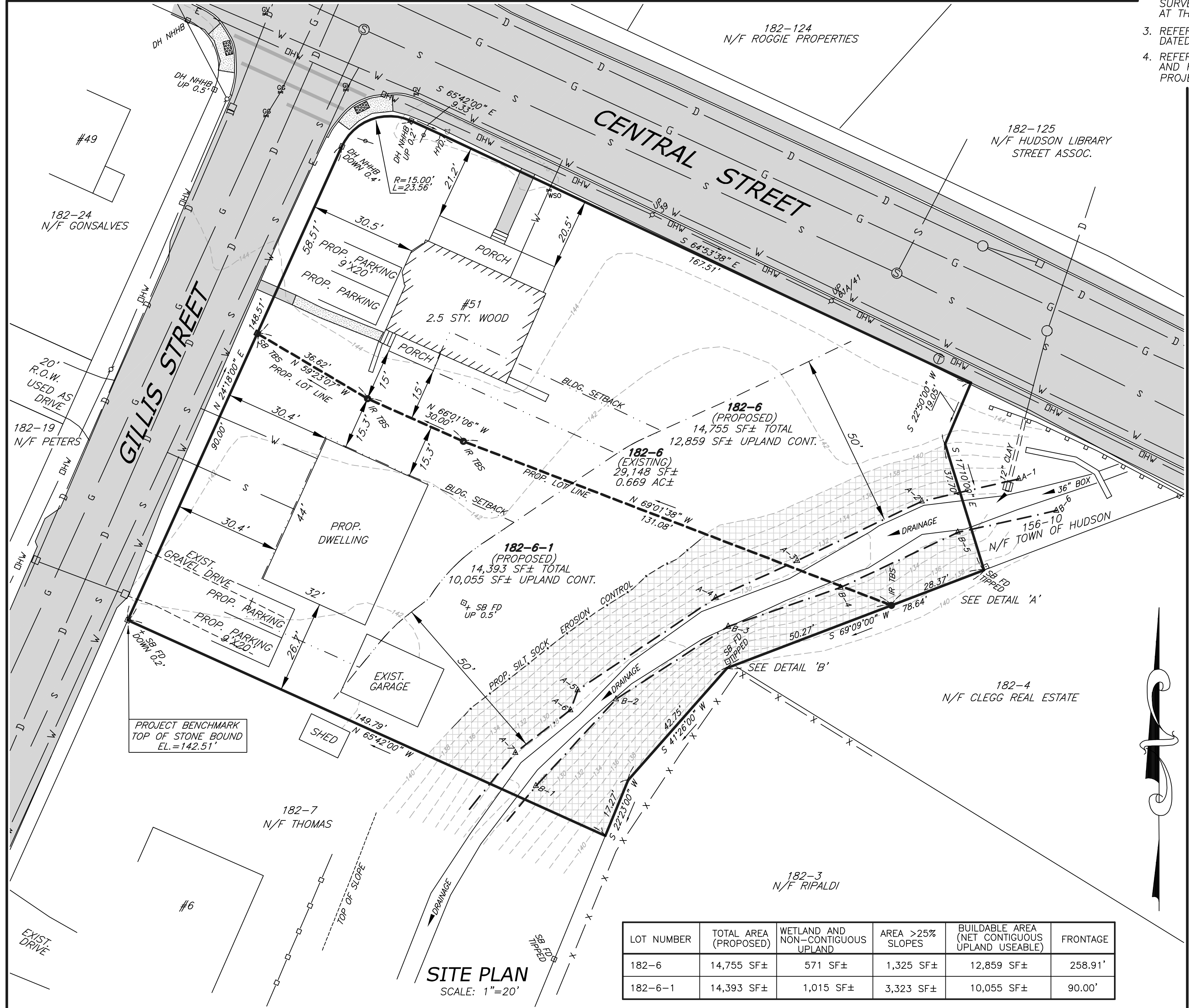


PLAN LEGEND

CONTOUR LINE	---
STONE BOUND FOUND	□
STONE BOUND TO BE SET	■
IRON ROD TO BE SET	●
UTILITY POLE	○
PROPOSED NEW LOT LINE	---
EXISTING LOT LINE	---
WETLAND FLAG	▲
EDGE OF WETLANDS	---
EDGE OF WETLANDS BUFFER	---
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
OVERHEAD WIRES	DHW
STEEP SLOPES	▨



- PLAN NOTES:**
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED SUBDIVISION OF HUDSON LOT 182-6.
 - LOT AREA
TAX MAP 182 LOT 6 = 29,148 SF OR 0.669 AC.
 - REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 182 LOT 6.
 - CURRENT ZONING DISTRICT:
MINIMUM SETBACKS: FRONT= 30' (50' CENTRAL STREET)
SIDE= 15'
REAR= 15'
MIN. AREA = 10,000 SF
MIN. FRONTAGE = 90'
 - FOR BOUNDARY INFORMATION SEE PLAN REFERENCE 1.
 - TOPOGRAPHIC INFORMATION DEPICTED HEREON IS A RESULT OF AN ON-THE-GROUND SURVEY PREPARED BY THIS OFFICE MAY & JUNE 2023.
 - NO PORTION OF THE PROPERTY IS WITHIN THE 100-YEAR FLOOD PLAN AS PER FIRM MAP NUMBER 33011C0518D
 - OWNER OF RECORD: MAP 182 LOT 6
LEONARD VIGEANT JR.
58 HIGH RANGE RD.
LONDONDERRY, NH 03053
HCRD BK 9693 PG 1823
 - WETLANDS FLAGGED BY B.A.G. LAND CONSULTANTS ON 6/1/23.
 - BENCHMARK: NHDOT STATION 229-0040, ELEVATION 157.82'.



LOT NUMBER	TOTAL AREA (PROPOSED)	WETLAND AND NON-CONTIGUOUS UPLAND	AREA >25% SLOPES	BUILDABLE AREA (NET CONTIGUOUS UPLAND USEABLE)	FRONTAGE
182-6	14,755 SF±	571 SF±	1,325 SF±	12,859 SF±	258.91'
182-6-1	14,393 SF±	1,015 SF±	3,323 SF±	10,055 SF±	90.00'

OWNERS SIGNATURE
 LEONARD VIGEANT JR.
 58 HIGH RANGE RD
 LONDONDERRY, NH 03053

OWNER, LOT 182-6 _____ DATE _____

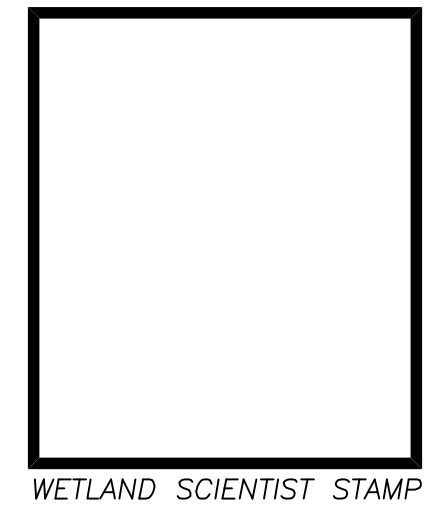
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

- ABUTTERS:**
- LOT 182-7 BRYAN & ANGELA THOMAS 6 GILLIS ST. HUDSON, NH 03051 HCRD BK 8612 PG 1767
 - LOT 182-8 JOAN TATE, TRUSTEE DORIS R. DUCHARME TRUST 104 PELHAM ROAD HUDSON, NH 03051 HCRD BK 5455 PG 1708
 - LOT 182-18 DAVID ANGER 5 GILLIS ST HUDSON, NH 03051 HCRD BK 3061 PG 405
 - LOT 182-19 MICHAEL PETERS TRUSTEE 3 GILLIS ST HUDSON, NH 03051 HCRD BK 8626 PG 570
 - LOT 182-24 DANIEL & JANIS GONSALVES 49 CENTRAL ST HUDSON, NH 03051 HCRD BK 5664 PG 1883
 - LOT 182-25 JASON DRAB 47 CENTRAL ST HUDSON, NH 03051 HCRD BK 9138 PG 2186
 - LOT 182-121 JEFFREY & LUCILLE HURLEY 44 CENTRAL ST HUDSON, NH 03051 HCRD BK 5731 PG 310
 - LOT 182-122 GEORGE LAROCQUE 46 CENTRAL ST HUDSON, NH 03051 HCRD BK 8885 PG 2288
 - LOT 182-123 JOSHUA L'HEUREUX & KASEY SMITH 35 LIBRARY STREET HUDSON, NH 03051 HCRD BK 9654 PG 2854
 - LOT 182-124 ROGIE PROPERTIES LLC 253 MAIN ST NASHUA, NH 03060 HCRD BK 8129 PG 667
 - LOT 182-125 HUDSON LIBRARY ST ASSOC 253 MAIN ST NASHUA, NH 03060 HCRD BK 8117 PG 705



CERTIFICATION:

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.

 LICENSED LAND SURVEYOR DATE _____

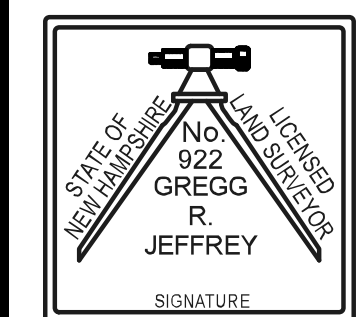
CERTIFICATION:

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 ON THE GROUND BY THIS OFFICE DURING MAY OF 2023. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

 LICENSED LAND SURVEYOR DATE _____

REV. 3		BY:
REV. 2		BY:
REV. 1		BY:

SUBDIVISION PLAN
51 CENTRAL STREET, HUDSON, NH
 PREPARED FOR
LEONARD VIGEANT JR.
 OWNER AND APPLICANT, LOT 182-6
 HILLSBOROUGH COUNTY, NH

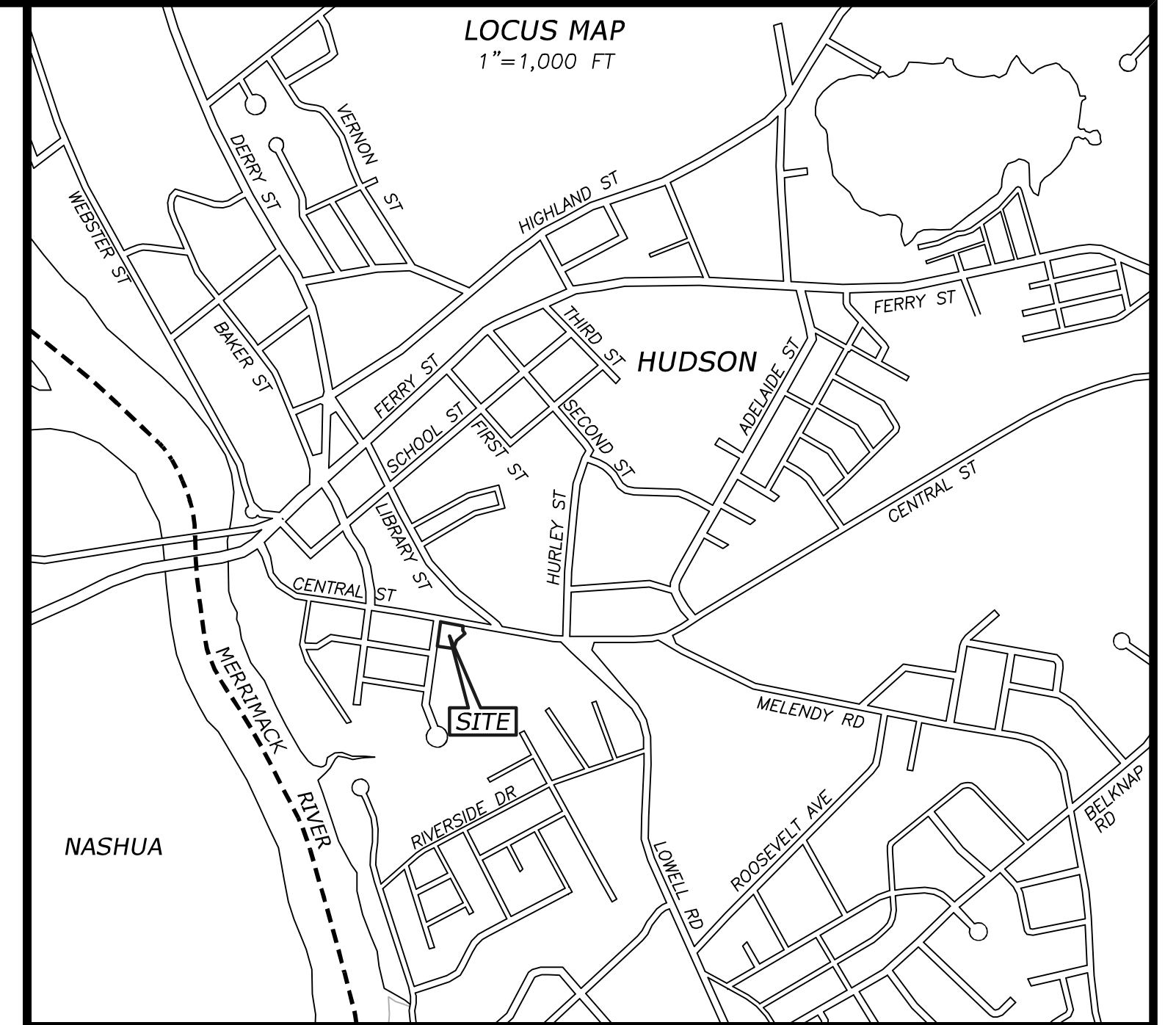


JEFFREY LAND SURVEY, LLC
 1 BURGESS DRIVE
 LITCHFIELD, NH 03052

LOCATIONS OF DRIVEWAYS, TRAVELWAYS & PARKING LOTS
WITHIN 200' OF LOT 182-6



SCALE
1"=50'



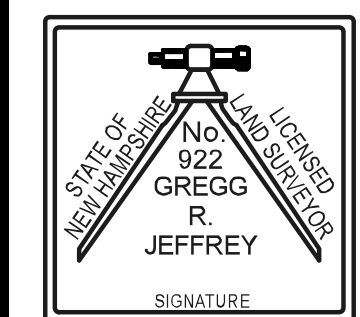
- PLAN NOTES:**
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED SUBDIVISION OF HUDSON LOT 182-6.
 - LOT AREA
TAX MAP 182 LOT 6 = 29,148 SF OR 0.669 AC.
 - REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 182 LOT 6.
 - CURRENT ZONING DISTRICT:
TR
MINIMUM SETBACKS: FRONT= 30' (50' CENTRAL STREET)
SIDE= 15'
REAR= 15'
MIN. AREA = 10,000 SF
MIN. FRONTAGE = 90'
 - FOR BOUNDARY INFORMATION SEE PLAN REFERENCE 1.
 - TOPOGRAPHIC INFORMATION DEPICTED HEREON IS A RESULT OF AN ON-THE-GROUND SURVEY PREPARED BY THIS OFFICE MAY & JUNE 2023.
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 - OWNER OF RECORD: MAP 182 LOT 6
LEONARD VIGEANT JR.
58 HIGH RANGE RD.
LONDONDERRY, NH 03053
HCRD BK 9693 PG 1823
 - WETLANDS FLAGGED BY B.A.G. LAND CONSULTANTS ON 6/1/23.
 - BENCHMARK: NHDOT STATION 229-0040, ELEVATION 157.82'.

REV. 3		BY:
REV. 2		BY:
REV. 1		BY:

LOCATION PLAN
51 CENTRAL STREET, HUDSON, NH
PREPARED FOR
LEONARD VIGEANT JR.
OWNER AND APPLICANT, LOT 182-6
HILLSBOROUGH COUNTY, NH



CONTACT DIG SAFE 24 HOURS
PRIOR TO CONSTRUCTION
1-888-DIG-SAFE



JEFFREY LAND SURVEY, LLC
1 BURGESS DRIVE
LITCHFIELD, NH 03052

SHEET 2 OF 2
ONLY SHEET 1 TO BE RECORDED

1"=50' DATE: MAY 2023

PURSUANT TO THE SUBDIVISION OF LAND REGULATIONS OF THE HUDSON PLANNING BOARD, SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

OWNERS SIGNATURE
LEONARD VIGEANT JR.
58 HIGH RANGE RD
LONDONDERRY, NH 03053

OWNER, LOT 182-6

DATE

CERTIFICATION:

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.

LICENSED LAND SURVEYOR

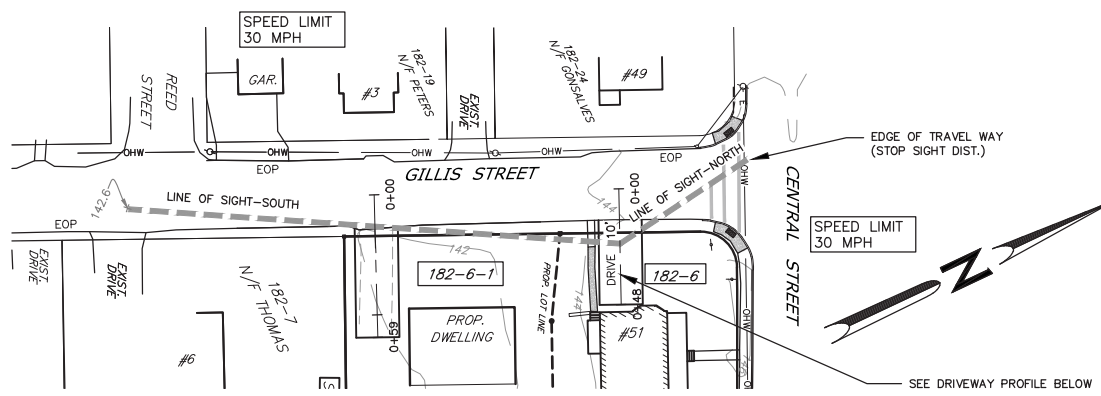
DATE

CERTIFICATION:

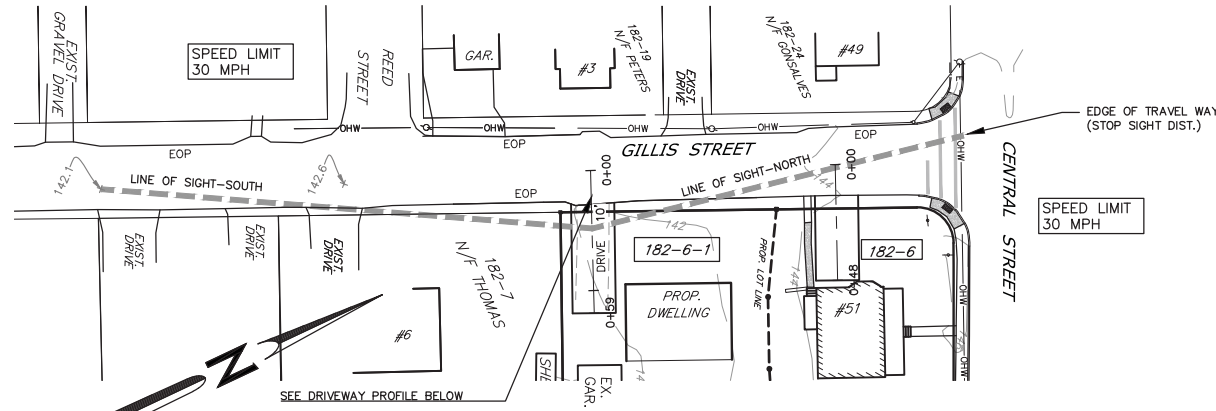
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING MAY OF 2023. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

LICENSED LAND SURVEYOR

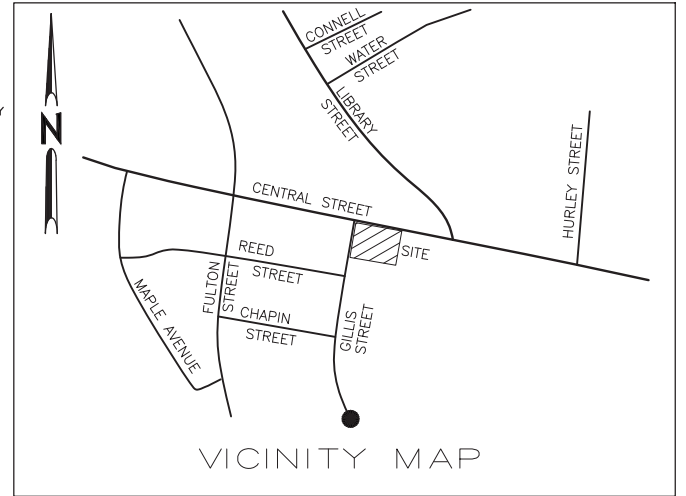
DATE



SIGHT DISTANCE PLAN - LOT 182-6
SCALE: 1"=40'

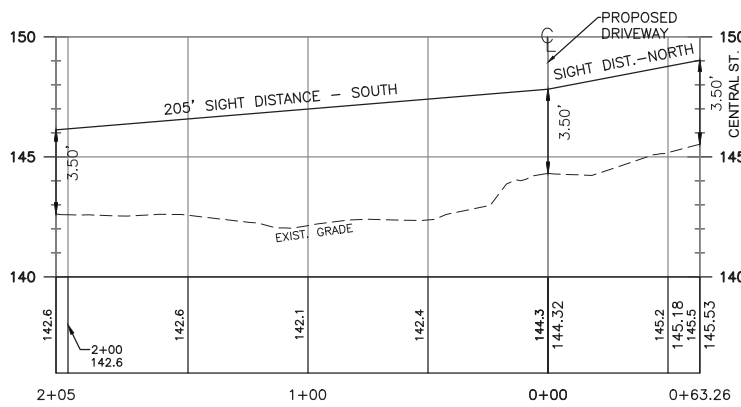


SIGHT DISTANCE PLAN - LOT 182-6-1
SCALE: 1"=40'

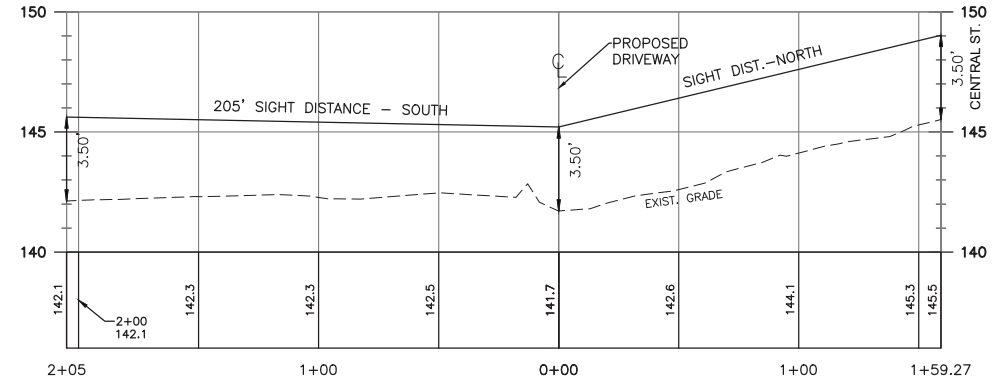


VICINITY MAP

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SIGHT DISTANCE PLANS FOR THE SUBDIVISION OF TAX MAP 182 LOT 6 IN HUDSON, NH.
 2. SURVEY & TOPOGRAPHIC INFORMATION SHOWN PROVIDED BY: JEFFREY LAND SURVEY, LLC
1 BURGESS DRIVE, LITCHFIELD, NH 03052 PH:603-424-4089
 3. FOR ADDITIONAL INFORMATION SEE SUBDIVISION PLANS BY JEFFREY LAND SURVEY TO BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS

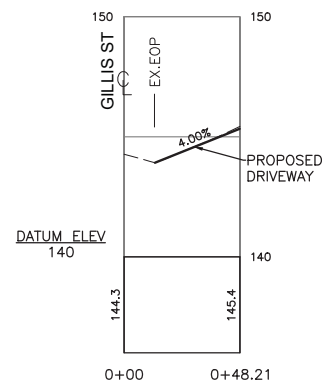


SIGHT DISTANCE PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)



SIGHT DISTANCE PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

LOT 182-6



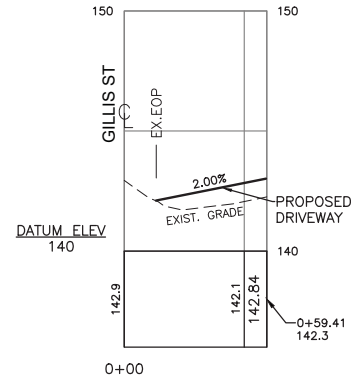
DRIVEWAY PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)

I HEREBY CERTIFY THAT THE DRIVEWAY ALL SEASON SAFE SIGHT DISTANCE, FOR A 30 MPH SPEED LIMIT, REQUIRED BY AASHTO STANDARDS WILL BE ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS PROPOSED WITH THESE PLANS.

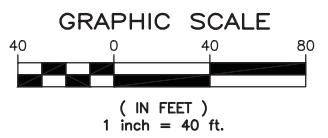
NICHOLAS B. LORING, PE _____ DATE
BENCHMARK, LLC



LOT 182-6-1



DRIVEWAY PROFILE
SCALE: 1"=40' (HORIZ.)
1"=4' (VERT.)



SIGHT DISTANCE PLAN
TAX MAP 182 LOTS 006 & 006-001
GILLIS STREET
HUDSON NEW HAMPSHIRE 03051
OWNER OF RECORD/PREPARED FOR
LEONARD VIGEANT JR
58 HIGH RANGE ROAD
LONDONDERRY NEW HAMPSHIRE 03053
HCRD BOOK 9693/PAGE 1823
SCALE: 1"=40'(H) SHEET 1 OF 1 JULY 3, 2023

REVISIONS	DATE

