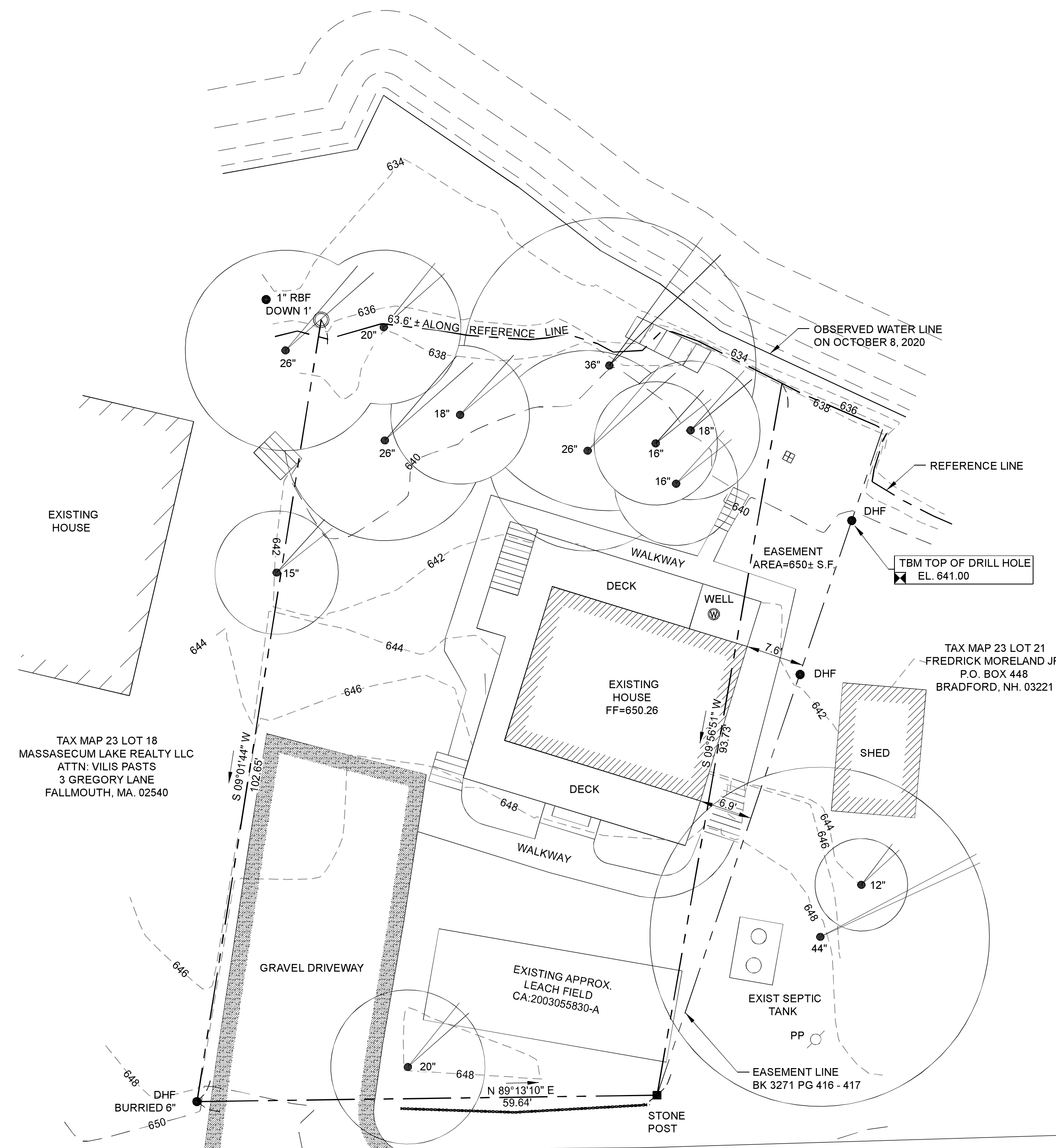


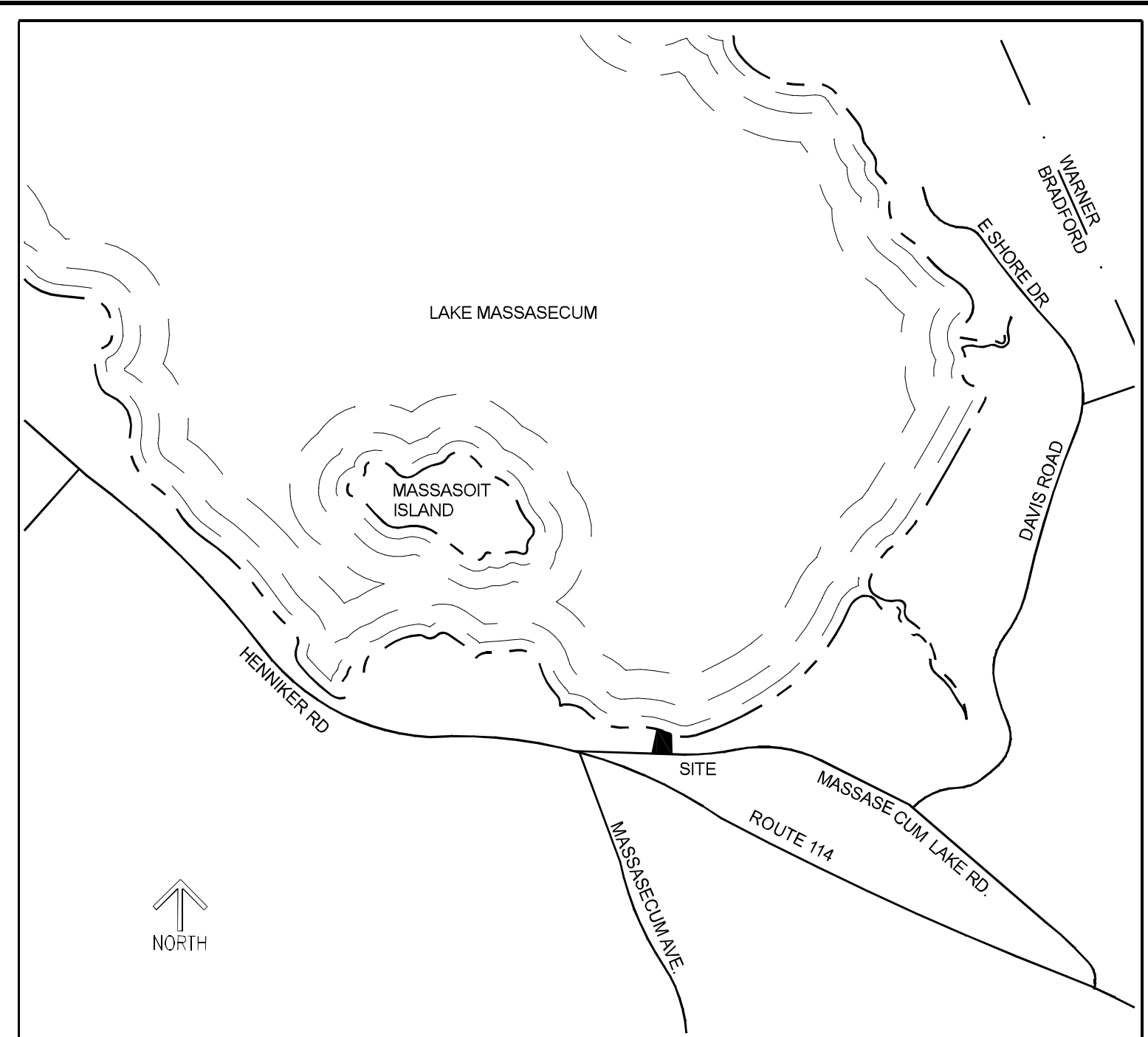
5/8" RBF
1" TALL

MASSASECUM LAKE
REFERENCE LINE ELEV=636.7



LEGEND:

- SUBJECT PROPERTY LINES
- ABUTTERS PROPERTY LINES
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING REFERENCE LINE
- IRON PIPE OR PIPE FOUND
- STONE OR CONC. BOUND FOUND
- BENCH MARK
- TAX MAP & LOT NUMBER
- UTILITY POLE
- EXISTING TREE AND SIZE



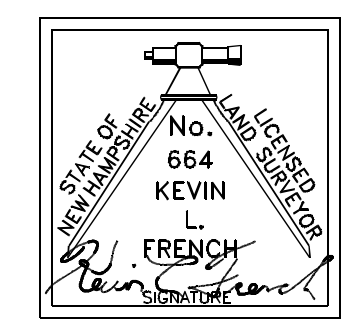
VICINITY MAP
SCALE 1"=600'

- NOTES:**
- OWNER: RICHARD B AND SHARON HUDSON
1361 REGENT STREET
SCHENECTADY, NY 12309
 - SUBJECT PROPERTY: TAX MAP 23 LOT 20 BK 3270 PG 0416 M.C.R.D.
0.17 ACRES ZONED: RURAL RESIDENTIAL
 - ELEVATIONS ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAVD 88. THE SOLUTION WAS GENERATED FROM OBSERVATIONS TAKEN BY THIS OFFICE IN OCTOBER OF 2020 AND PROCESSED THROUGH THE NATIONAL GEOGRAPHIC OPUS SOLUTION CENTER.
 - REFERENCE ELEVATION OF MASSASECUM LAKE IS 636.7 PER NHDES CONSOLIDATED LIST OF WATER BODIES DATED 11-05-2020
 - BUILDING SETBACKS PER THE TOWN OF BRADFORD ZONING REGULATIONS:
FRONT 50'
SIDE 30'
LAKE 75'

- DEED REFERENCES:**
- MCRD MAP BOOK 3271 PAGES 414,415 WARRANTY DEED FROM ANN AND STEPHEN LUCIER TO RICHARD AND SHARON HUDSON DATED SEPTEMBER 7, 2011.
 - MCRD MAP BOOK 20 PAGE 417 FIDUCIARY DEED OF PERMANENT EASEMENT FROM FREDERICK MORELAND JR TRUSTEE OF THE FREDERICK MORELAND JR TRUST TO RICHARD AND SHARON HUDSON. DATED SEPTEMBER 7, 2011.

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BRADFORD, NH.

KEVIN L. FRENCH, LLS DATE:



EXISTING CONDITIONS PLAN

TAX MAP 23 LOT 20
22 MASSASECUM LAKE ROAD
BRADFORD, NH 03221

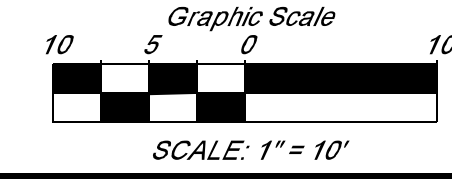
OWNERS OF RECORD:
RICHARD B. AND SHARON HUDSON
1361 REGENT STREET
SCHENECTADY, NY 12309
DEED: BK 3271 PAGE 0416 M.C.R.D.

PREPARED BY:
FRENCH LAND SERVICES INC.
581 SCHOOL STREET
RUMNEY, N.H. 03266
Tel: (603) 786-9790
frenchls@worldpath.net



PREPARED BY:
BROWN ENGINEERING LLC.
345 NH ROUTE 104, SUITE 7
NEW HAMPTON, NH 03256
Tel: (603) 744-1044
www.browneengineeringllc.com

DATE: 1-11-21



REV	DATE	DESCRIPTION	BY

JOB NO: 4793-183
EXP-1

GENERAL NOTES

1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY BROWN ENGINEERING, LLC.
2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF BRADFORD AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.
5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE/SHE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR, ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION, 1-888-DIG-SAFE.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. LIMIT OF WORK IS NOTED ON THIS SHEET. CONTRACTOR TO WORK WITHIN THESE LIMITS AS SHOWN. NO AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FIVE CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PANS. IN ADDITION SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.5" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM OF 4" LOAM (COMPACTED THICKNESS), PRIOR TO SEEDING AND MULCHING.
4. ALL SWALES AND DITCH LINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AND EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCH LINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
5. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
6. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE OF GRADES ARE INSTALLED IN AREAS TO BE PAVED.
 - B. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIALS, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; AND/OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
8. IN NO WAY ARE THE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
9. ALL EROSION CONTROL METHODS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AS WELL AS INDICATED IN THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION."
10. ALL ROADS, PATHS, DRIVEWAYS, PATIOS AND POOL DECKS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 48 HOURS OF ACHIEVING FINISH GRADE.

LINETYPE LEGEND	
	EROSION CONTROL
	PROPERTY LINE
	PROPERTY SETBACKS
	REFERENCE LINE
	REFERENCE LINE SETBACKS
	TOPOGRAPHY MIN
	TOPOGRAPHY MAJ
	MESH FENCING / PARAMETERS OF WORK

EXISTING IMPERVIOUS CALCULATIONS	
HOUSE & DECK	: 1,600 SF
DRIVEWAY	: 0 SF
STAIRS & WALKWAY	: 170 SF
TOTAL IMPERVIOUS	: 1,770 SF
TOTAL LOT WITHIN 250'	: 5,921 SF
29.9% IMPERVIOUS	

DIMENSIONAL REGULATIONS (Article III, Section D)

RURAL RESIDENTIAL			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	2 ACRES	0.14 ACRES	0.14 ACRES
MAXIMUM DWELLING UNIT/2 ACRES	1	1	1
MINIMUM FRONTAGE	250'	59'-7"	59'-7"
MINIMUM FRONT SETBACK	50'	32'-7"	32'-7"
MINIMUM ADJUTER SETBACK	30'	6'-10"	5'-6"
SHORELINE SETBACK	75'	25'-4"	25'-4"
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'

MAP 23 LOT 23

MAP 23 LOT 24

MASSASECUM LAKE ROAD

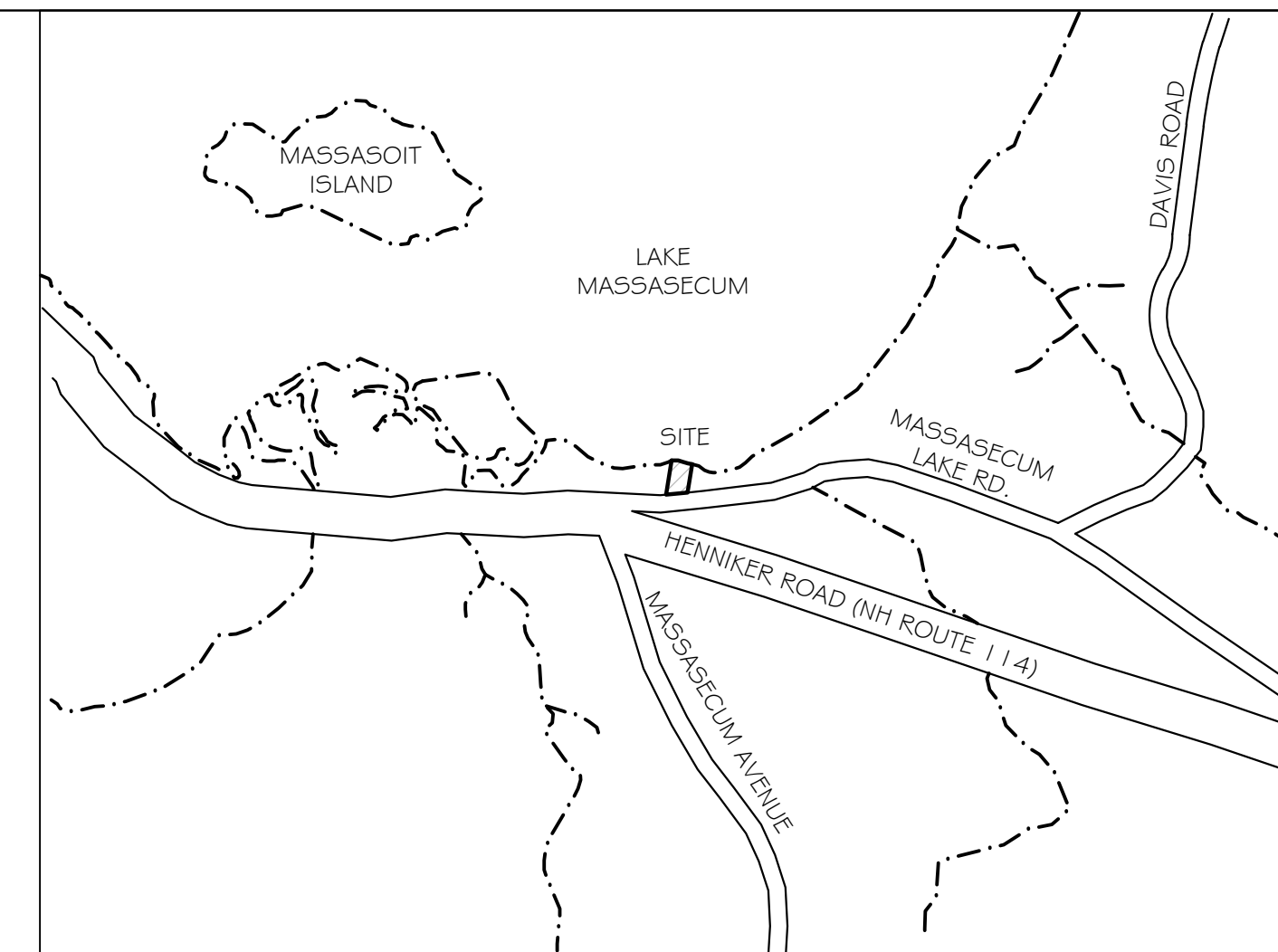
MAP 23 LOT 18

MAP 23 LOT 21

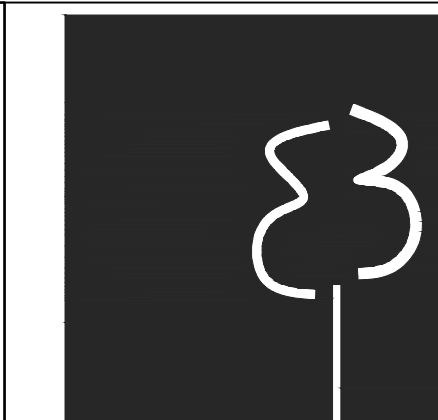
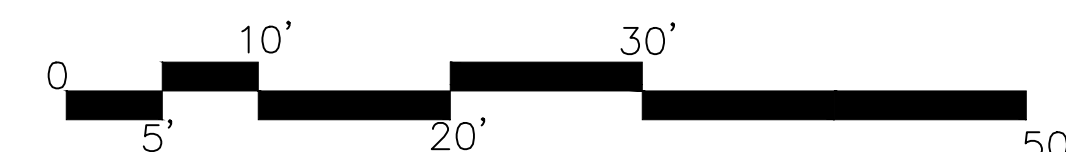
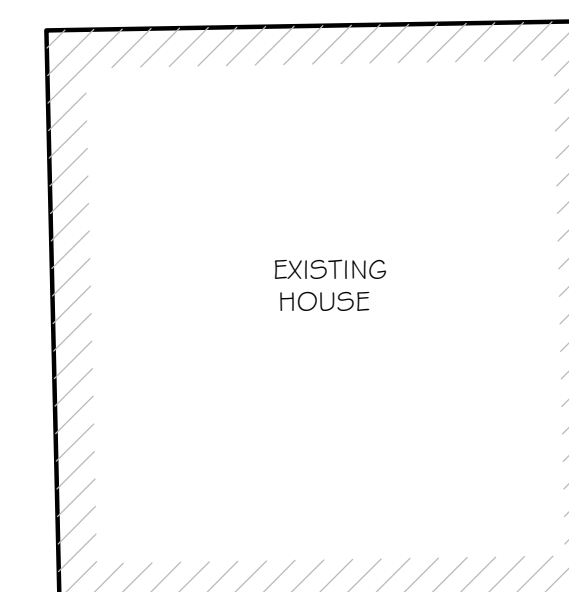
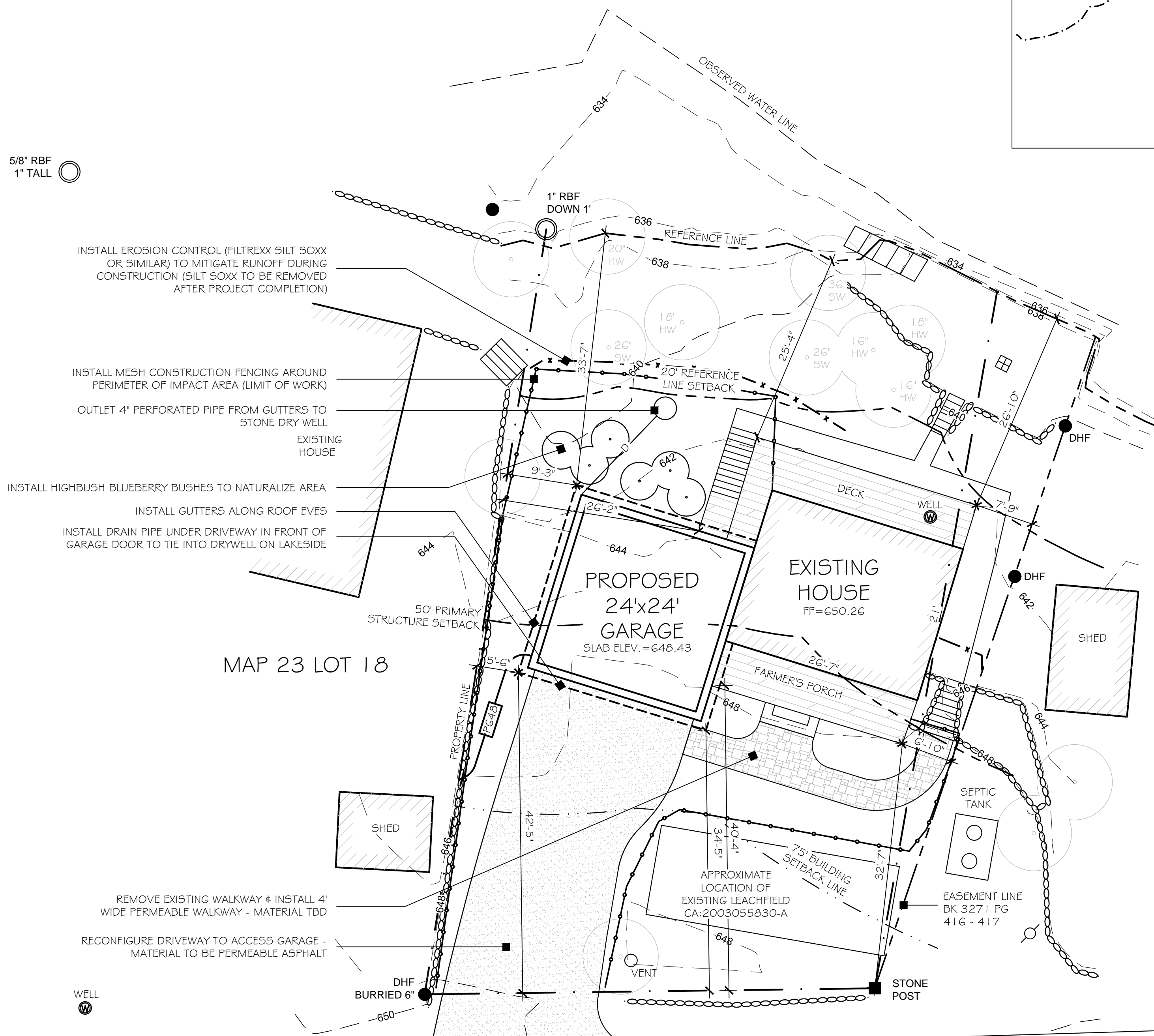
5/8" RBF
1' TALL

- INSTALL EROSION CONTROL (FILTREX SILT SOXX OR SIMILAR) TO MITIGATE RUNOFF DURING CONSTRUCTION (SILT SOXX TO BE REMOVED AFTER PROJECT COMPLETION)
- INSTALL MESH CONSTRUCTION FENCING AROUND PERIMETER OF IMPACT AREA (LIMIT OF WORK)
- OUTLET 4" PERFORATED PIPE FROM GUTTERS TO STONE DRY WELL
- INSTALL Highbush BLUEBERRY BUSHES TO NATURALIZE AREA
- INSTALL GUTTERS ALONG ROOF EAVES
- INSTALL DRAIN PIPE UNDER DRIVEWAY IN FRONT OF GARAGE DOOR TO TIE INTO DRYWELL ON LAKESIDE
- REMOVE EXISTING WALKWAY & INSTALL 4" WIDE PERMEABLE WALKWAY - MATERIAL TBD
- RECONFIGURE DRIVEWAY TO ACCESS GARAGE - MATERIAL TO BE PERMEABLE ASPHALT

MASSASECUM LAKE
FULL LAKE ELEV: 636.7



VICINITY MAP
SCALE: 1" = 500'



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

HUDSON
RESIDENCE

Site Location:
22 Massasecum Lake Road
Bradford, NH 03221
Tax Map: 23
Lot #: 20

Prepared For:
Richard B. & Sharon Hudson
1361 Regent Street
Schenectady, NY 12309

ZBA PLAN

DATE: 01 - 11 - 2021

SCALE: 1" = 10'

PROJECT #: 2073

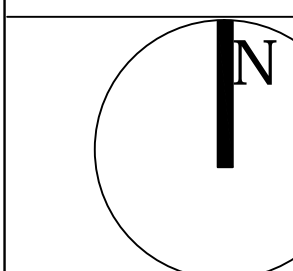
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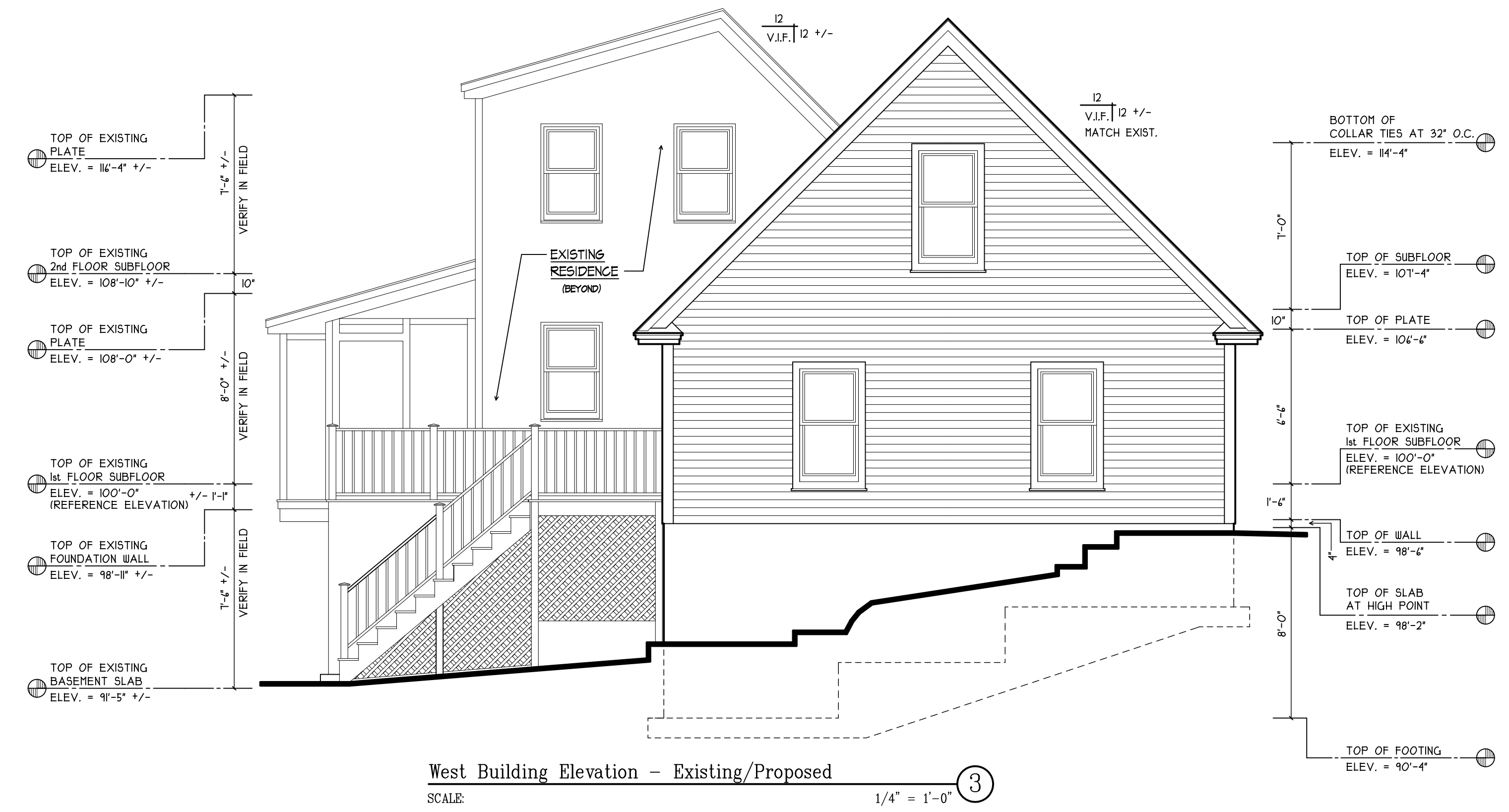
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REVISIONS: DATE:
Issued for Client Review

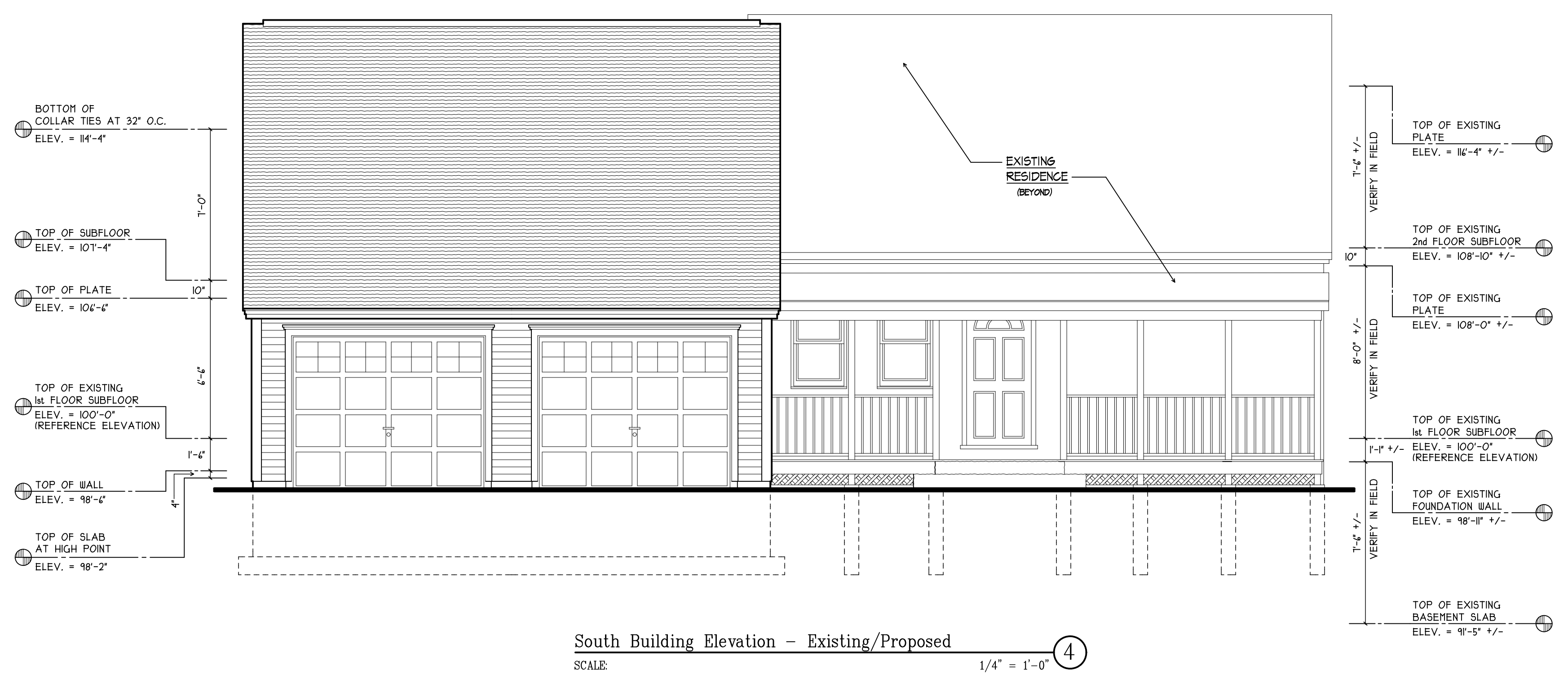
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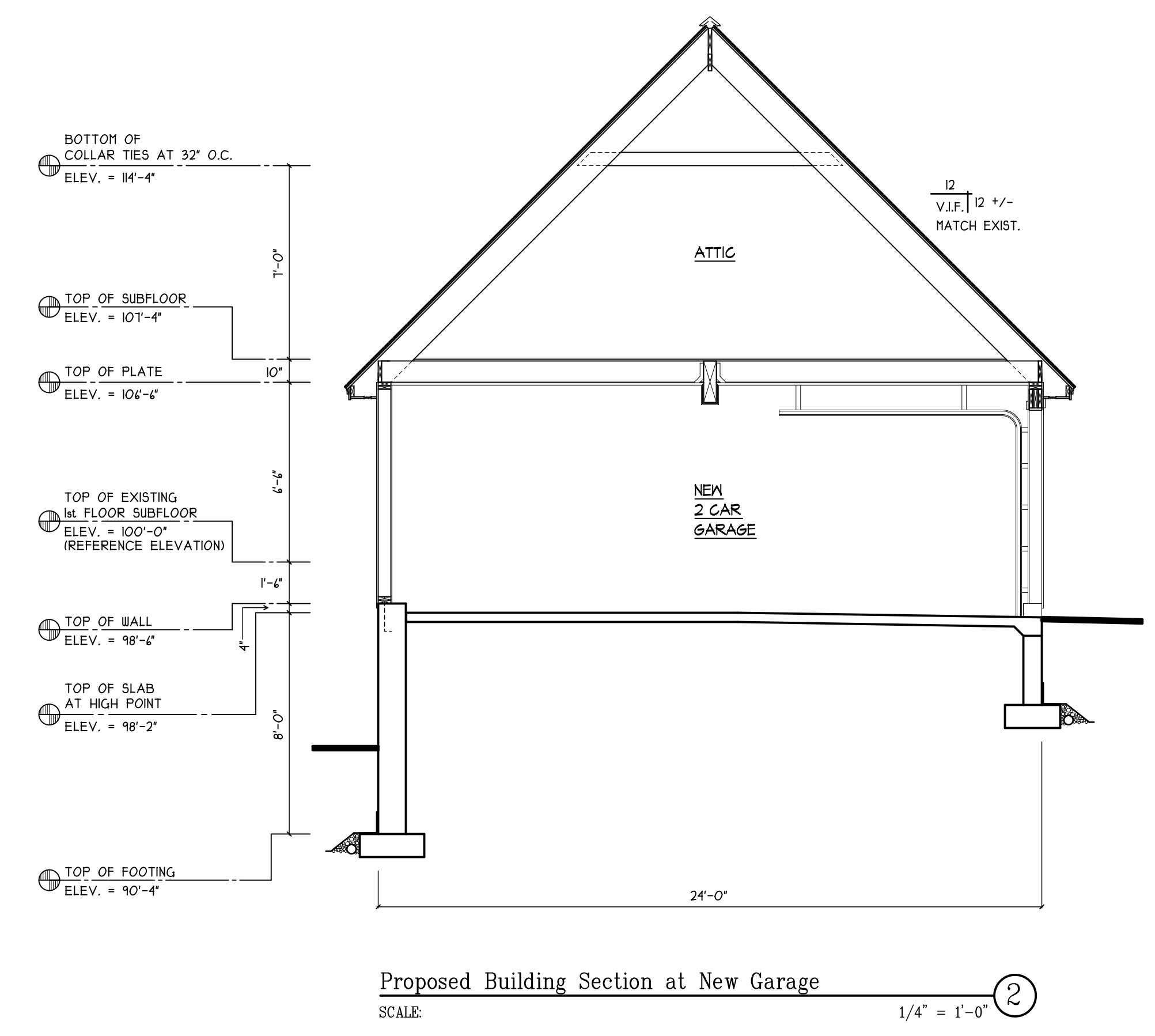




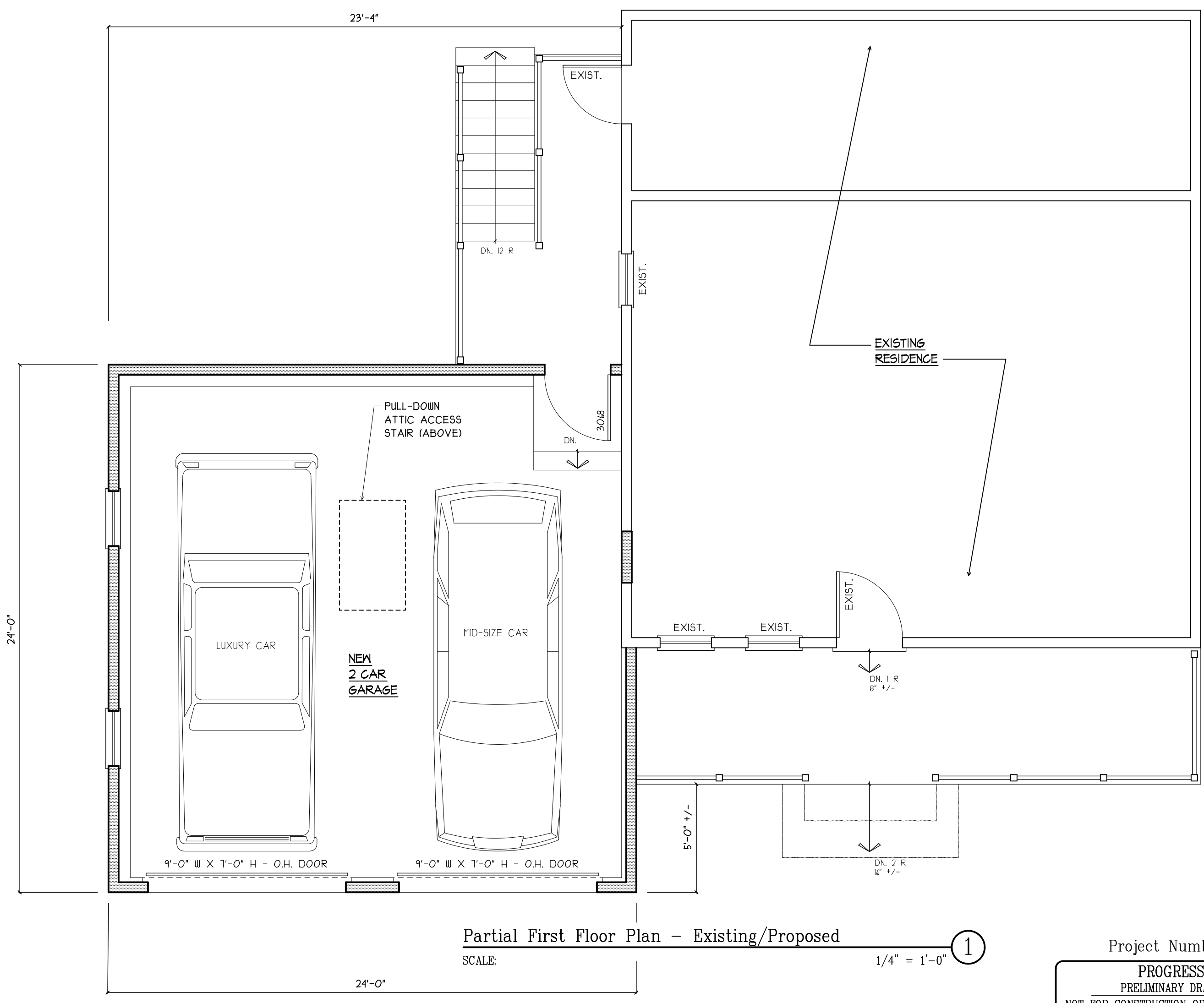
West Building Elevation - Existing/Proposed
SCALE: 1/4" = 1'-0" 3



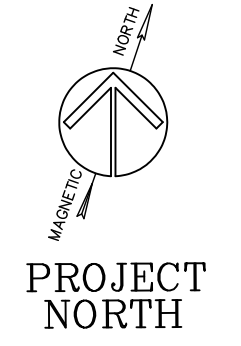
South Building Elevation - Existing/Proposed
SCALE: 1/4" = 1'-0" 4



Proposed Building Section at New Garage
SCALE: 1/4" = 1'-0" 2



Partial First Floor Plan - Existing/Proposed
SCALE: 1/4" = 1'-0" 1



Addition/Renovations to the HUDSON RESIDENCE
22 Massesecum Lake Road
Bradford, New Hampshire