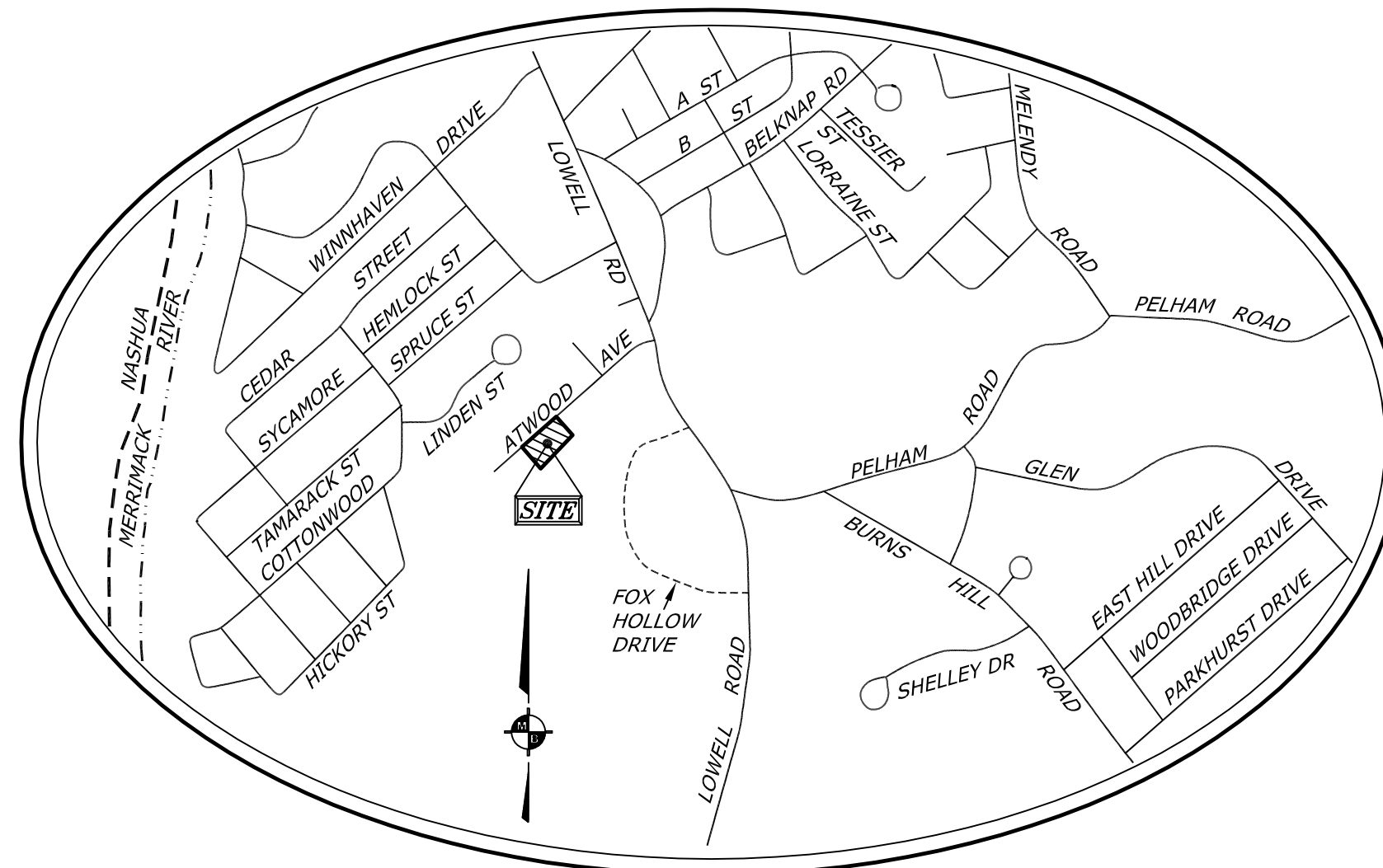


# SUBDIVISION PLAN SET

# "SOJKA WOODS"

26 ATWOOD AVENUE  
HUDSON, NEW HAMPSHIRE 03054

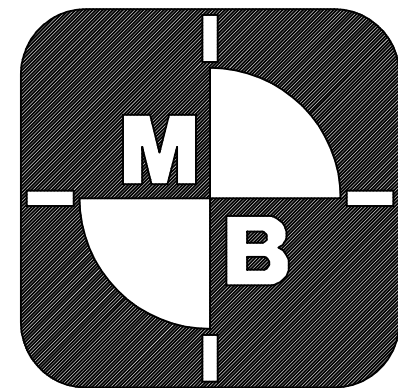
MAP 203 LOT 001



LOCUS MAP  
1"=1000'

PREPARED FOR:  
**KLN CONSTRUCTION CO., INC.**  
70 BRIDGE STREET, UNIT 1  
PELHAM, NH 03076

PREPARED BY:



**MEISNER BREM CORPORATION**

142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 • (978) 692-1313  
202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

EXISTING	DESCRIPTION	PROPOSED
—102—	2 FOOT CONTOUR	
—110—	10 FOOT CONTOUR	
----	EDGE OF PAVEMENT	
----	EDGE OF GRAVEL	
■	IRON PIPE	○ IF TBS
■	STONE BOUND	□
~~~~~	TREE LINE	~~~~~
—W—	WATERLINE	—W—
⊗	WATER SHUTOFF	
⊗	WATER GATE VALVE	
----	BUILDING SETBACK	
○	UTILITY POLE	
○	TEST PIT	

SHEET INDEX:	
1	COVER SHEET
2	SUBDIVISION PLAN
3	PRESENTATION PLAN
4	EXISTING AND PROPOSED CONDITIONS PLAN
5	SUBLOT 000 & 001 PROFILES
6	SUBLOT 002 PROFILES

**APPROVED BY THE HUDSON, NH PLANING BOARD**

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

DATE OF MEETING: \_\_\_\_\_

PLANNING BOARD CHAIRMAN \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

**REQUESTED WAIVER**

HR 289-20.C / CHAPTER 290

A WAIVER IS REQUESTED TO NOT PROVIDE A STORMWATER REPORT OR DRAINAGE CALCULATIONS DUE TO THE FACT THAT THIS IS ONLY A 3 LOT SUBDIVISION AND NO NEW ROAD IS PROPOSED.

**REQUIRED PERMIT AND PERMIT NUMBER:**

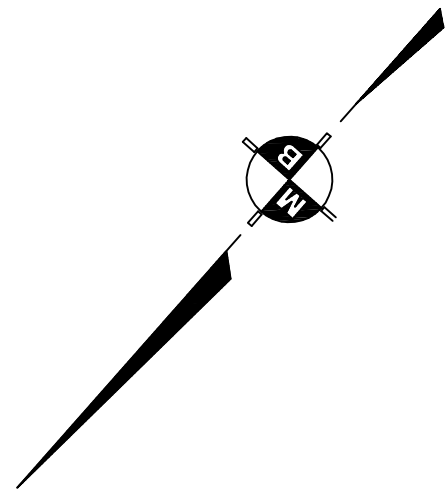
• NHDES SUBDIVISION PERMIT: eSA2023101301; DATED OCTOBER 13, 2023

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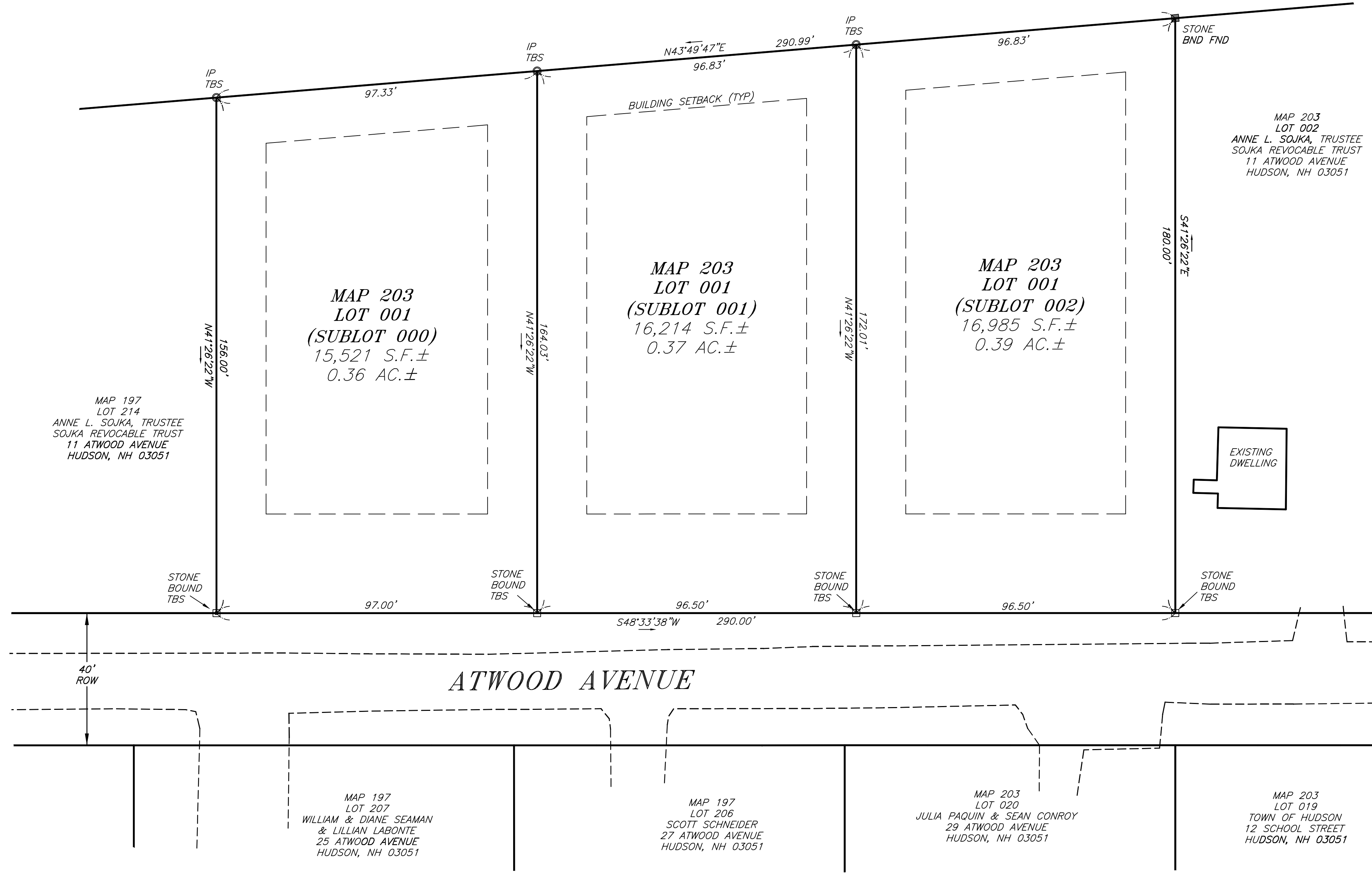
Note: All technical work by any individual done for preparation of this plan is the responsibility of Meisner Brem Corporation and not the individual.

DATE: 1-9-24 REVISION 1: PER TOWN REVIEW COMMENTS

Z:\8648 KLN CONSTRUCTION\ATWOOD RD HUDSON\dwg\8648 KLN Atwood Road Subdivision Plan 1,4-24.dwg, 1/10/2024 1:55:54 PM, C:\ePDF Writer (temporary)\0524.pcl



MAP 204  
LOT 006  
FOX HOLLOW CONDOMINIUM ASSOC.  
C/O GREAT NORTH PROPERTY MGMT  
636 DANIEL WEBSTER HIGHWAY  
MERRIMACK, NH 03054



MAP 197  
LOT 214  
ANNE L. SOJKA, TRUSTEE  
SOJKA REVOCABLE TRUST  
11 ATWOOD AVENUE  
HUDSON, NH 03051

MAP 203  
LOT 001  
(SUBLOT 000)  
15,521 S.F. ±  
0.36 AC. ±

MAP 203  
LOT 001  
(SUBLOT 001)  
16,214 S.F. ±  
0.37 AC. ±

MAP 203  
LOT 001  
(SUBLOT 002)  
16,985 S.F. ±  
0.39 AC. ±

MAP 203  
LOT 002  
ANNE L. SOJKA, TRUSTEE  
SOJKA REVOCABLE TRUST  
11 ATWOOD AVENUE  
HUDSON, NH 03051

MAP 197  
LOT 207  
WILLIAM & DIANE SEAMAN  
& LILLIAN LABONTE  
25 ATWOOD AVENUE  
HUDSON, NH 03051

MAP 197  
LOT 206  
SCOTT SCHNEIDER  
27 ATWOOD AVENUE  
HUDSON, NH 03051

MAP 203  
LOT 020  
JULIA PAQUIN & SEAN CONROY  
29 ATWOOD AVENUE  
HUDSON, NH 03051

MAP 203  
LOT 019  
TOWN OF HUDSON  
12 SCHOOL STREET  
HUDSON, NH 03051

**NOTES**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE PARCEL INTO 3 SINGLE FAMILY RESIDENTIAL LOTS ON MAP 203, LOT 001, 26 ATWOOD AVENUE.
- OWNER OF RECORD:  
ANNE L. SOJKA, TRUSTEE - SOJKA REVOCABLE TRUST  
11 ATWOOD ROAD  
HUDSON, NH 03051  
HCRD BOOK: 9492 PAGE: 2798
- PRESENT ZONING: TR - TOWN RESIDENCE
- ORIGINAL LOT SIZE: 48,720 S.F. ± OR 1.12 AC. ±
- MINIMUM LOT SIZE REQUIRED: 10,000 S.F.
- MINIMUM FRONTAGE: 90 FEET
- MINIMUM BUILDING SETBACKS:  
FRONT = 30 FEET  
SIDE = 15 FEET  
REAR = 15 FEET
- NO PORTION OF THE SUBJECT PREMISES FALL WITHIN 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 33011C0518D DATED 9/25/2009
- PROPERTIES TO BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL ON SITE SEPTIC SYSTEM.
- BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED AND AN ON-SITE TRANSIT SURVEY BY MEISNER BREM CORPORATION NOVEMBER 2023
- ELEVATIONS DEPICTED HEREON ARE BASED ON NVGD29 PER GPS OBSERVATIONS BY THIS OFFICE ON NOVEMBER 2023, BEING TIED TO "MASSCORS" USING BASE STATION "WES2" WITH AN ELEVATION LISTED AT 374.18' (CONVERTED TO NGVD USING VERTCON).
- THERE ARE NO WETLANDS ON THIS SITE.
- NO PERTINENT HIGHWAY PROJECTS PROPOSED.
- NHDES SUBDIVISION APPROVAL: eSA2023101301 10-13-2023
- THERE IS NO PROPOSED LIGHTING.
- PROPOSED HEIGHT OF DWELLINGS IS 32 FEET ±
- PROPOSED UTILITIES, (IE: ELECTRIC, TELEPHONE, CABLE, ETC.) TO BE OVERHEAD FROM EXISTING UTILITY POLES ACROSS THE STREET. NO PROPOSED UTILITY EASEMENTS ARE PROPOSED.

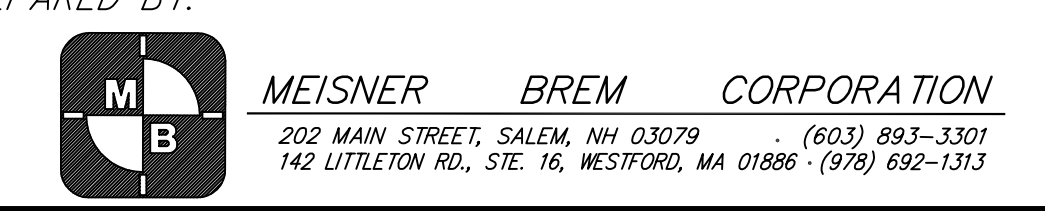
**PLAN REFERENCE**

PLAN OF LAND IN HUDSON, NH "ELMHURST", OWNED BY: WM. J. COUGHLIN, ESQ. JUNE, 1897. SCALE: 1"=50', FRANCIS A. TRACY, C.E. RECORDED AT THE HCRD AS PLAN #301.

Note: All technical work by any individual done for preparation of this plan is the responsibility of Meisner Brem Corporation and not the individual.

3			
2			
1	1-9-24	PER TOWN REVIEW COMMENTS	JW/IA
NO.	DATE	REVISION	BY

**SOJKA WOODS SUBDIVISION PLAN**  
**26 ATWOOD AVENUE** MAP 203  
**HUDSON, NH 03054** LOT 001  
 PREPARED FOR:  
**KLN CONSTRUCTION CO., INC.**  
 70 BRIDGE STREET, UNIT 1  
 PELHAM, NH 03076  
 PREPARED BY:



SCALE: 1"=20' SHEET: 2 OF 6 DATE: DECEMBER 14, 2023  
 © 2023 MEISNER BREM CORP. JOB NO.: 8648

APPROVED BY THE HUDSON, NH PLANNING BOARD  
 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

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

I CERTIFY THAT THE FIELD WORK NECESSARY FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000 USING THE TIE LINE, AS SHOWN.  
 KURT D. MEISNER L.L.S. #732  
 OWNERS ACKNOWLEDGMENT  
 SOJKA REVOCABLE TRUST - ANNE L. SOJKA, TRUSTEE



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**NOTES**

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE PARCEL INTO 3 SINGLE FAMILY RESIDENTIAL LOTS ON MAP 203, LOT 001, 26 ATWOOD AVENUE.
2. OWNER OF RECORD:  
ANNE L. SOJKA, TRUSTEE - SOJKA REVOCABLE TRUST  
11 ATWOOD ROAD  
HUDSON, NH 03051  
HCRD BOOK: 9492 PAGE: 2798
3. PRESENT ZONING: TR - TOWN RESIDENCE
4. ORIGINAL LOT SIZE: 48,720 S.F.± OR 1.12 AC.±
5. MINIMUM LOT SIZE REQUIRED: 10,000 S.F.
6. MINIMUM FRONTAGE: 90 FEET
7. MINIMUM BUILDING SETBACKS:  
FRONT = 30 FEET  
SIDE = 15 FEET  
REAR = 15 FEET
8. NO PORTION OF THE SUBJECT PREMISES FALL WITHIN 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 33011C0518D DATED 9/25/2009
9. PROPERTIES TO BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL ON SITE SEPTIC SYSTEM.
10. BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED AND AN ON-SITE TRANSIT SURVEY BY MEISNER BREM CORPORATION NOVEMBER 2023
11. ELEVATIONS DEPICTED HEREON ARE BASED ON NVDG29 PER GPS OBSERVATIONS BY THIS OFFICE ON NOVEMBER 2023, BEING TIED TO "MASSCORS" USING BASE STATION "WES2" WITH AN ELEVATION LISTED AT 374.18' (CONVERTED TO NGVD USING VERTCON).
12. THERE ARE NO WETLANDS ON THIS SITE.
13. NO PERTINENT HIGHWAY PROJECTS PROPOSED.
14. NHDES SUBDIVISION APPROVAL: eSA2023101301 10-13-2023
15. THERE IS NO PROPOSED LIGHTING.
16. PROPOSED HEIGHT OF DWELLINGS IS 32 FEET±
17. PROPOSED UTILITIES, (IE: ELECTRIC, TELEPHONE, CABLE, ETC.) TO BE OVERHEAD FROM EXISTING UTILITY POLES ACROSS THE STREET. NO PROPOSED UTILITY EASEMENTS ARE PROPOSED.

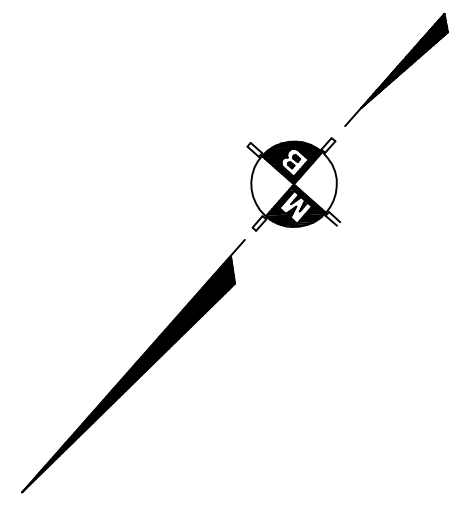
Note: All technical work by any individual done for preparation of this plan is the responsibility of Meisner Brem Corporation and not the individual.

NO.	DATE	REVISION	BY
3			
2			
1	1-9-24	PER TOWN REVIEW COMMENTS	JW/IA

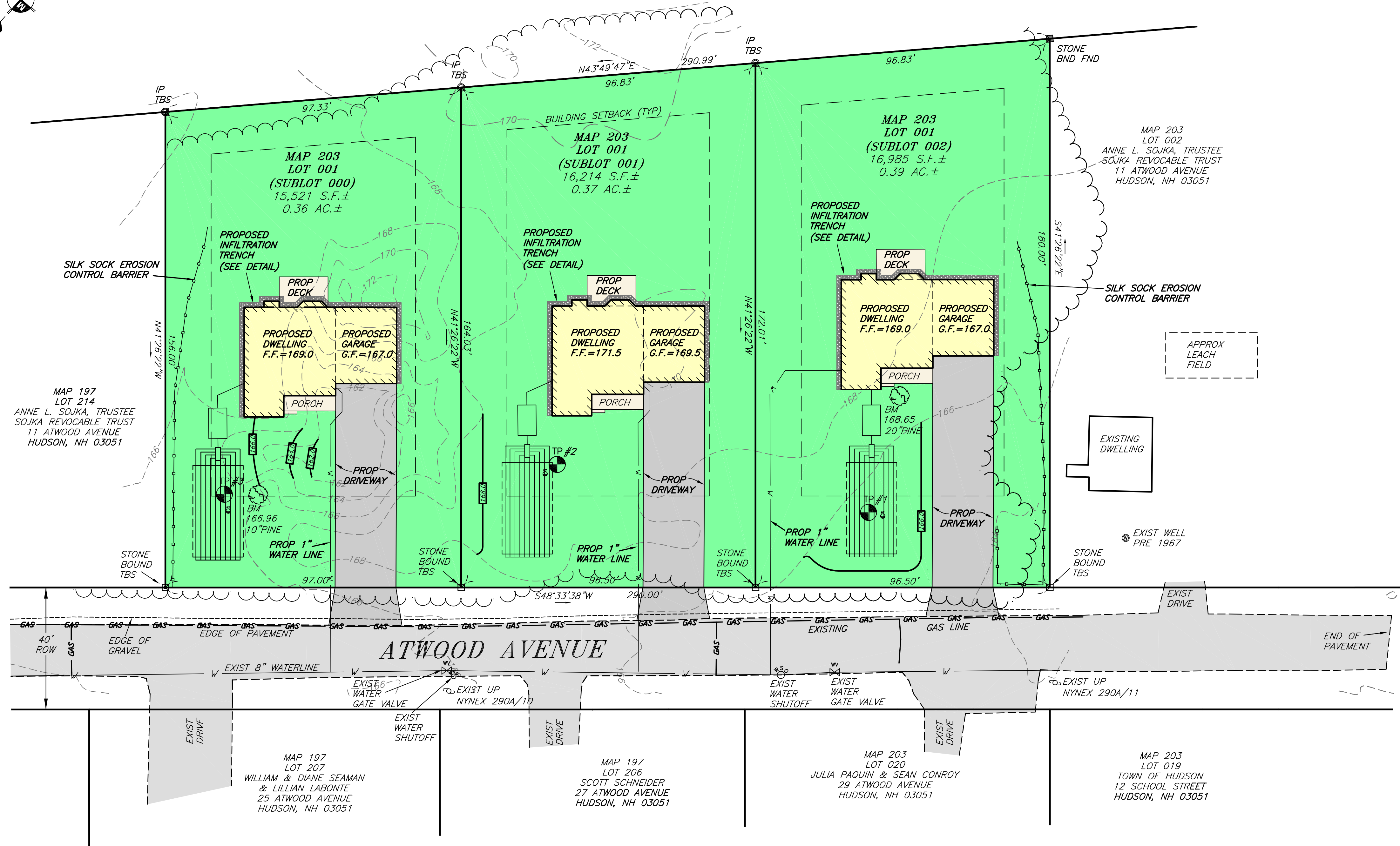
**SOJKA WOODS PRESENTATION PLAN**  
**26 ATWOOD AVENUE** MAP 203  
**HUDSON, NH 03054** LOT 001  
 PREPARED FOR:  
**KLN CONSTRUCTION CO., INC.**  
 70 BRIDGE STREET, UNIT 1  
 PELHAM, NH 03076  
 PREPARED BY:

**MEISNER BREM CORPORATION**  
 202 MAIN STREET, SALEM, NH 03079 (603) 893-3301  
 142 LITTLETON RD., STE. 16, WESTFORD, MA 01886 (978) 692-1313

SCALE: 1"=20' SHEET: 3 OF 6 DATE: DECEMBER 14, 2023  
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MAP 204  
 LOT 006  
 FOX HOLLOW CONDOMINIUM ASSOC.  
 C/O GREAT NORTH PROPERTY MGMT  
 636 DANIEL WEBSTER HIGHWAY  
 MERRIMACK, NH 03054



**LOT DETAILS (Single Family)**

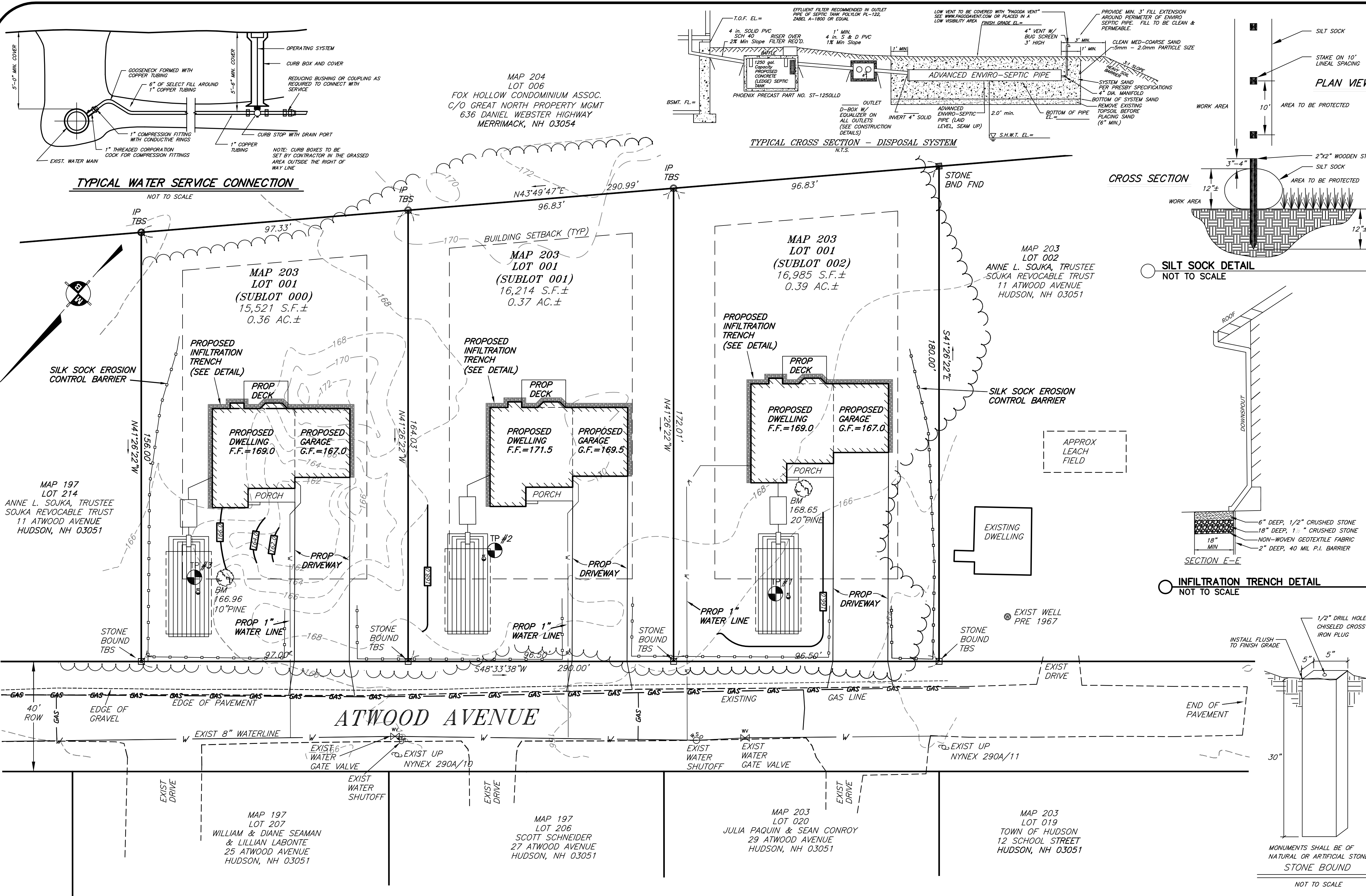
LOT #	TOTAL LOT AREA	WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA	FRONTAGE
LOT 1	15,521 S.F.	0 S.F.	0 S.F.	15,521 S.F.	97.00'
LOT A	16,214 S.F.	0 S.F.	0 S.F.	16,214 S.F.	96.50'
LOT B	16,985 S.F.	0 S.F.	0 S.F.	16,985 S.F.	96.50'

**APPROVED BY THE HUDSON, NH PLANING BOARD**  
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DATE OF MEETING: \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_  
 PLANNING BOARD SECRETARY \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_



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- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE PARCEL INTO 3 SINGLE FAMILY RESIDENTIAL LOTS ON MAP 203, LOT 001, 26 ATWOOD AVENUE.
  2. OWNER OF RECORD: ANNE L. SOJKA, TRUSTEE - SOJKA REVOCABLE TRUST 11 ATWOOD ROAD HUDSON, NH 03051 HCRD BOOK: 9492 PAGE: 2798
  3. PRESENT ZONING: TR - TOWN RESIDENCE
  4. ORIGINAL LOT SIZE: 48,720 S.F.± OR 1.12 AC.±
  5. MINIMUM LOT SIZE REQUIRED: 10,000 S.F.
  6. MINIMUM FRONTAGE: 90 FEET
  7. MINIMUM BUILDING SETBACKS:  
FRONT = 30 FEET  
SIDE = 15 FEET  
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  8. NO PORTION OF THE SUBJECT PREMISES FALL WITHIN 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 33011C0518D DATED 9/25/2009
  9. PROPERTIES TO BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL ON SITE SEPTIC SYSTEM.
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  12. THERE ARE NO WETLANDS ON THIS SITE.
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**SCS SOILS INFORMATION**  
(TAKEN FROM WEB SOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY)  
ENTIRE PARCEL IS H&B HINCKLEY LOAMY SAND, 3-8% SLOES

**TEST PIT LOGS**  
DATE: SEPTEMBER 28, 2023  
COMPILED BY: ROBERT BALQUIST - MEISNER BREM CORP.

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
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DATE OF MEETING: \_\_\_\_\_  
PLANNING BOARD CHAIRMAN \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_  
PLANNING BOARD SECRETARY \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

TP #1	TP #2	TP #3
0" - 8" 10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE	0" - 4" 10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE	0" - 6" 10YR 3/3 DARK BROWN FINE SANDY LOAM GRANULAR, FRIABLE
8" - 28" 10YR 4/6 DARK YELLOWISH BROWN LOAMY SAND GRANULAR, FRIABLE	4" - 28" 10YR 5/4 YELLOWISH BROWN LOAMY COARSE SAND SINGLE GRAIN, LOOSE	6" - 24" 10YR 4/6 DARK YELLOWISH BROWN LOAMY SAND GRANULAR, FRIABLE
28" - 48" 10YR 6/4 LIGHT YELLOWISH BROWN MEDIUM SAND MASSIVE, VERY FRIABLE	28" - 72" 10YR 6/2 LIGHT BROWNISH GRAY COBBLY COARSE SAND SINGLE GRAIN, LOOSE	24" - 38" 10YR 6/2 LIGHT BROWNISH GRAY FINE SAND MASSIVE, VERY FRIABLE
48" - 72" 10YR 7/2 LIGHT GRAY FINE MEDIUM SAND MASSIVE, VERY FRIABLE		38" - 72" 10YR 6/4 LIGHT YELLOWISH BROWN COBBLY COARSE SAND SINGLE GRAIN, LOOSE

ROOT GROWTH: 48"  
E.S.H.W.T.: NONE ENCOUNTERED  
OBSERVED WATER (SEEPS): REFUSAL: ---  
PERC RATE: 2 MPI

ROOT GROWTH: 28"  
E.S.H.W.T.: NONE ENCOUNTERED  
OBSERVED WATER (SEEPS): REFUSAL: ---  
PERC RATE: 2 MPI

ROOT GROWTH: 32"  
E.S.H.W.T.: NONE ENCOUNTERED  
OBSERVED WATER (SEEPS): REFUSAL: ---  
PERC RATE: 2 MPI

**LOT DETAILS (Single Family)**

LOT #	TOTAL LOT AREA	WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA	FRONTAGE
LOT 1	15,521 S.F.	0 S.F.	0 S.F.	15,521 S.F.	97.00'
LOT A	16,214 S.F.	0 S.F.	0 S.F.	16,214 S.F.	96.50'
LOT B	16,985 S.F.	0 S.F.	0 S.F.	16,985 S.F.	96.50'

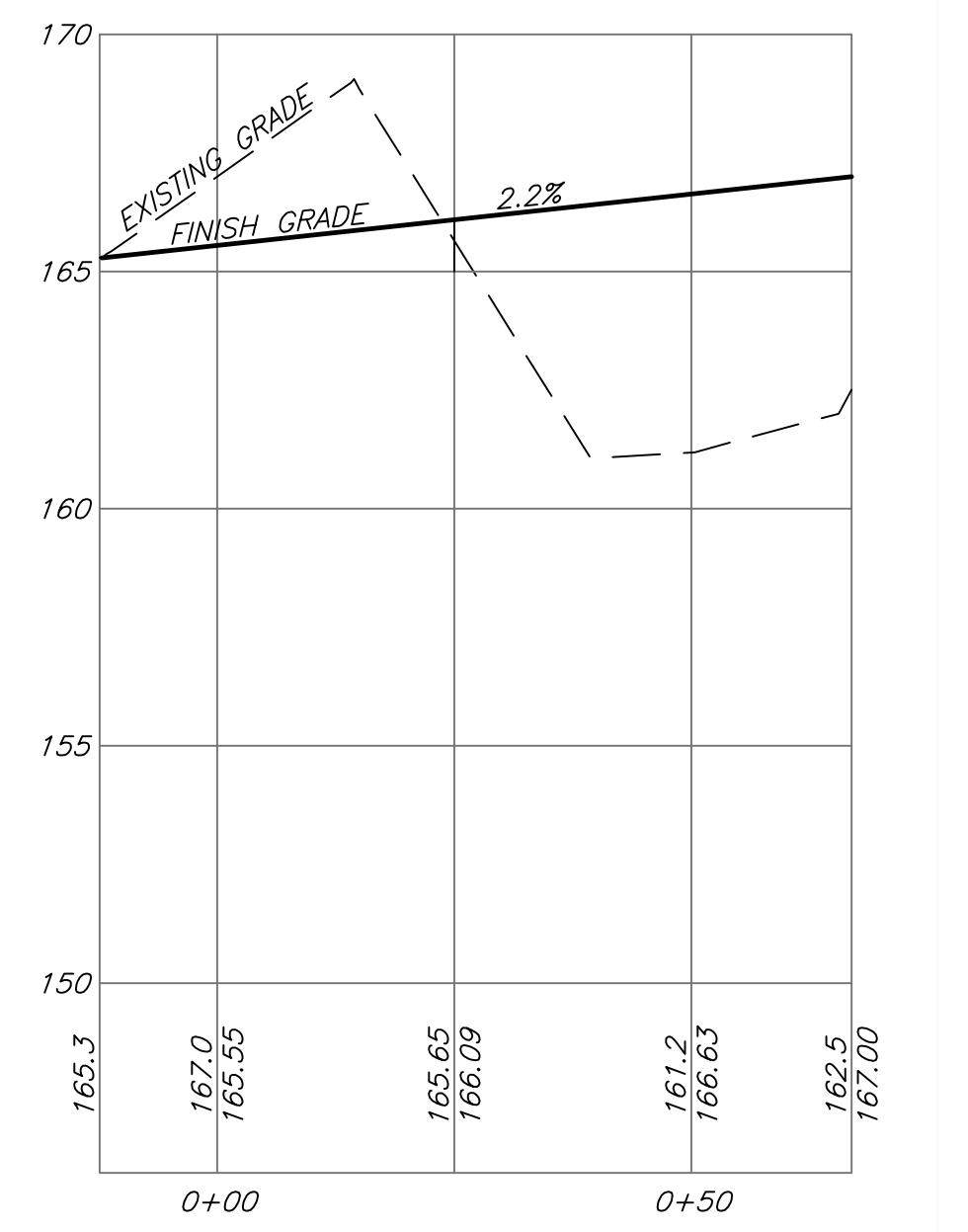
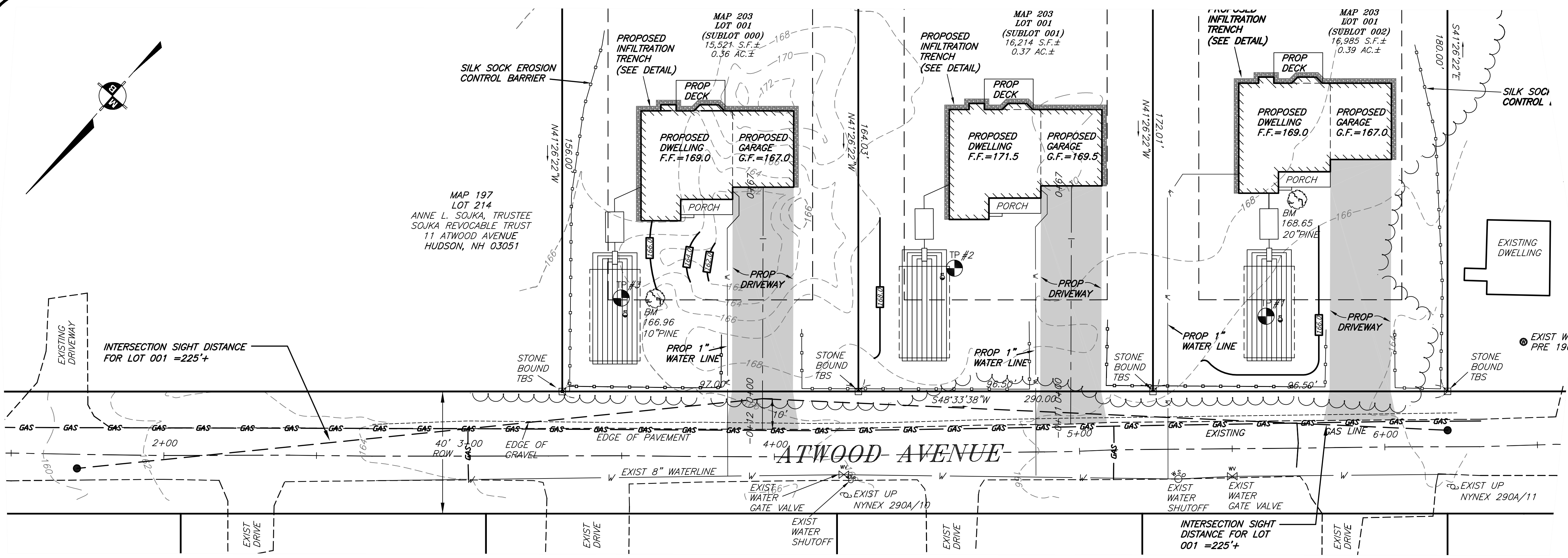
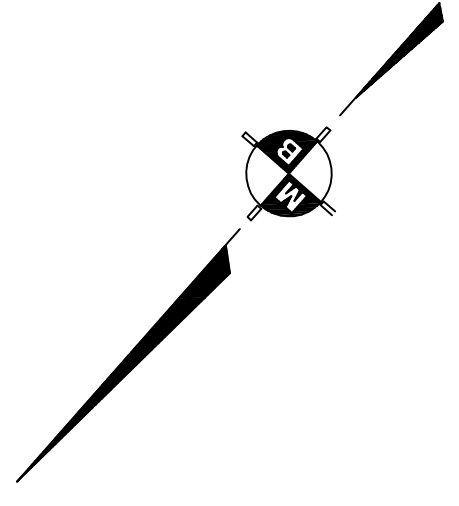


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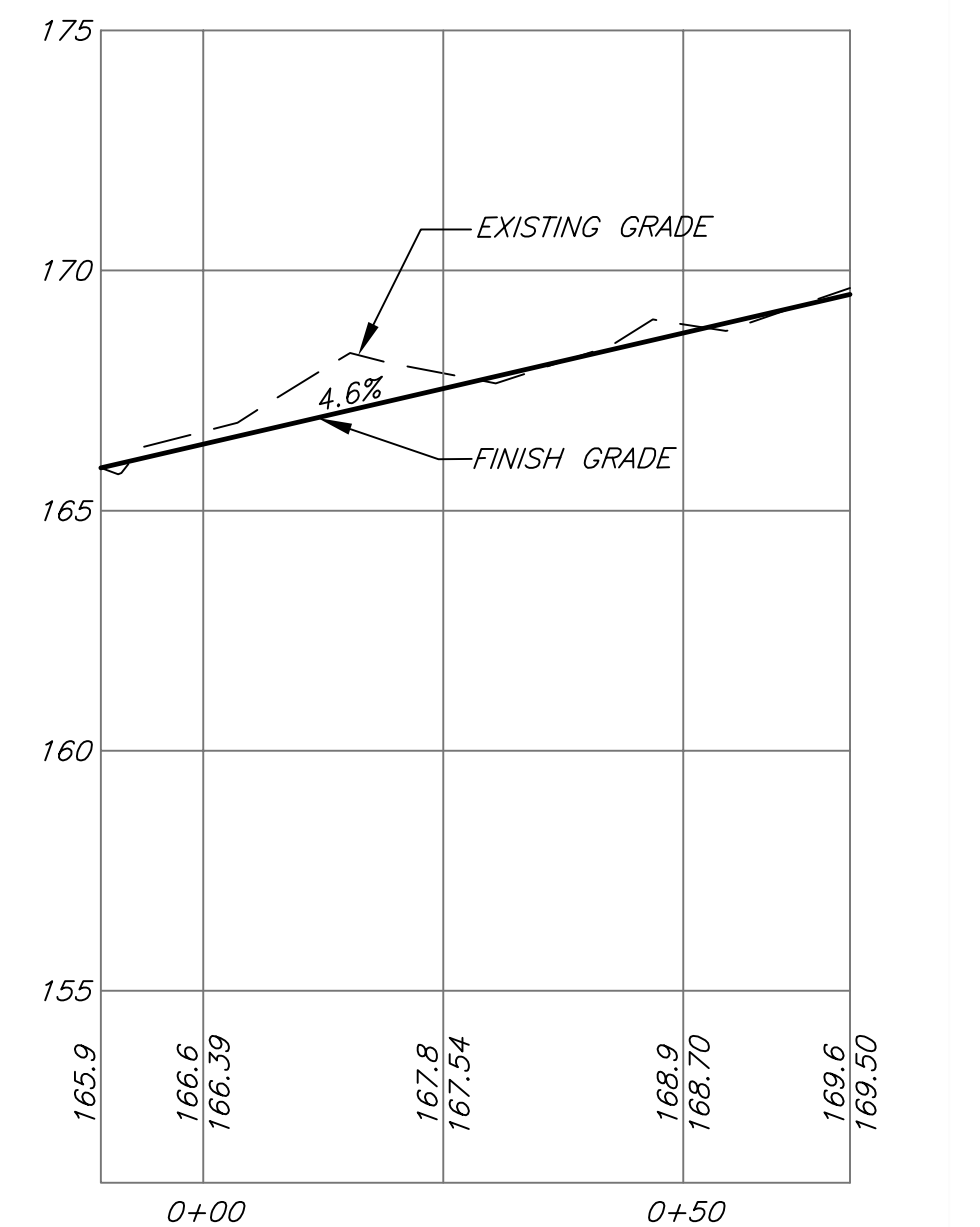
3			
2	1-9-24	PER TOWN REVIEW COMMENTS	JW/IA
NO.	DATE	REVISION	BY

**SOJKA WOODS EXISTING & PROPOSED CONDITIONS PLAN**  
26 ATWOOD AVENUE HUDSON, NH 03054  
PREPARED FOR: KLN CONSTRUCTION CO., INC.  
70 BRIDGE STREET, UNIT 1 PELHAM, NH 03076  
PREPARED BY: MEISNER BREM CORPORATION  
202 MAIN STREET, SALEM, NH 03079 (603) 893-3301  
142 LITTLETON RD., STE. 16, WESTFORD, MA 01886 (978) 692-1313

SCALE: 1"=20' SHEET: 4 OF 6 DATE: DECEMBER 14, 2023  
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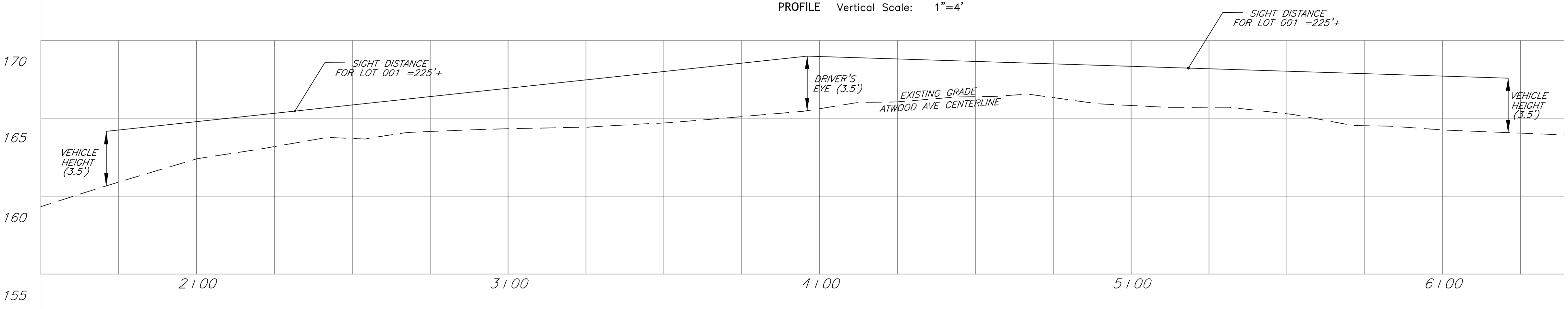


MAP 203 LOT 001 SUBLLOT 000 DRIVEWAY PROFILE



MAP 203 LOT 000 SUBLLOT 001 DRIVEWAY PROFILE

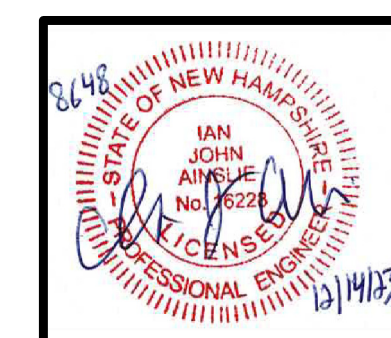
PLAN Horizontal Scale: 1"=20'  
 PROFILE Vertical Scale: 1"=4'



ATWOOD ROAD - SIGHT DISTANCE PROFILE (SUBLLOT 000)

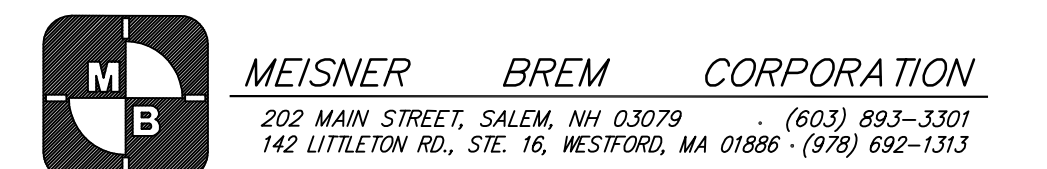
**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
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DATE OF MEETING: \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_  
 PLANNING BOARD SECRETARY \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_



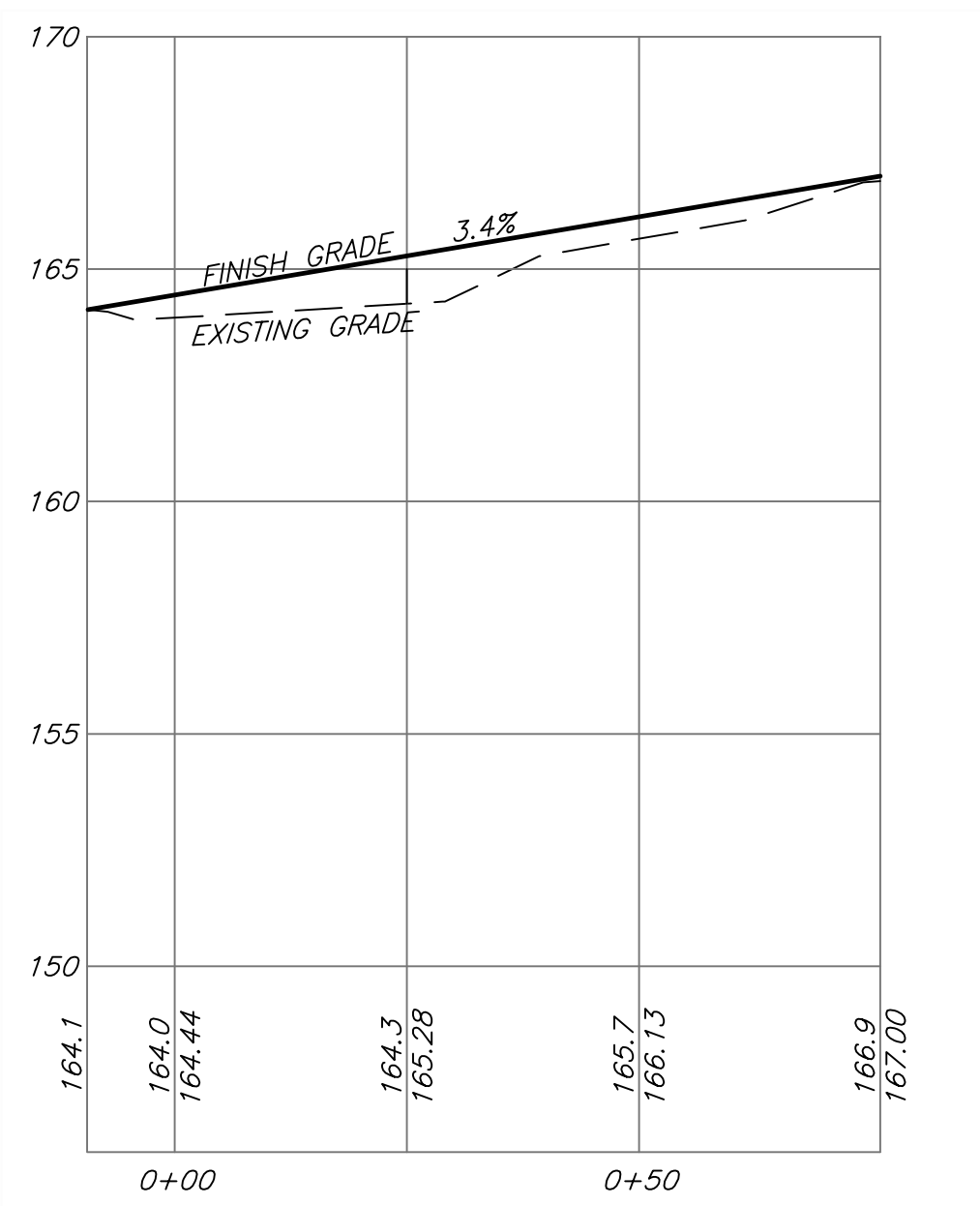
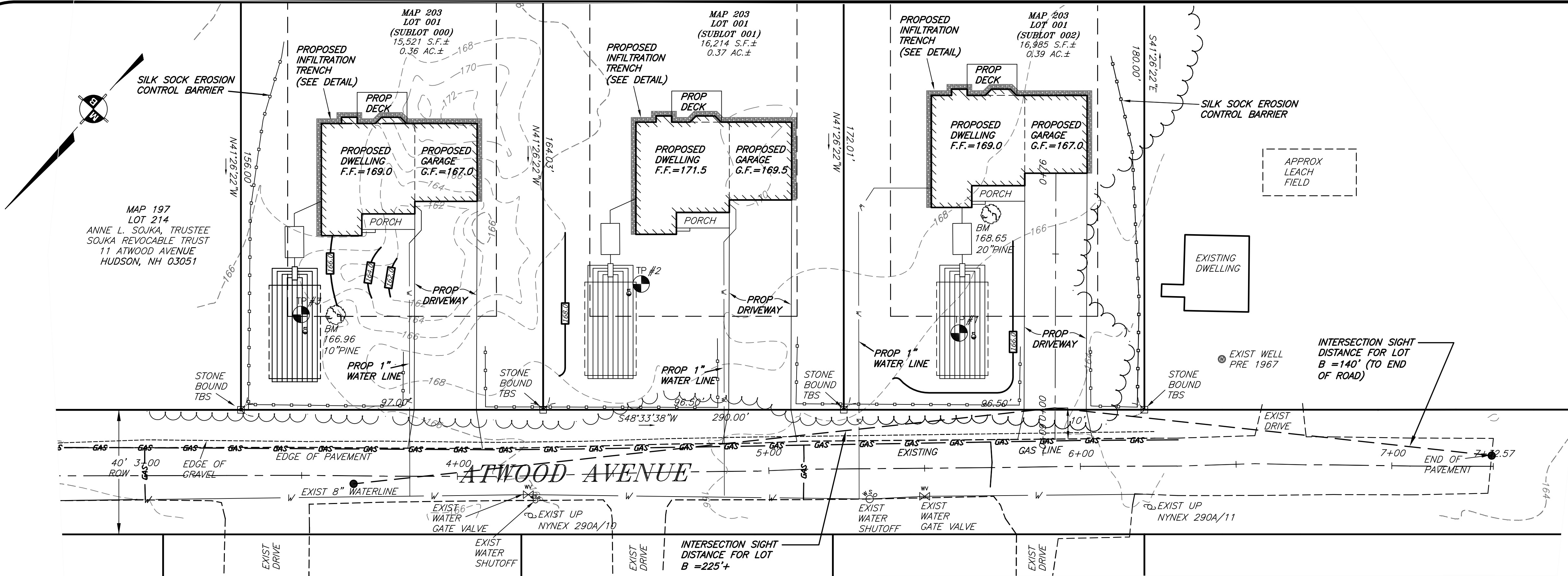
3			
2			
1	1-9-24	PER TOWN REVIEW COMMENTS	JW/IA
NO.	DATE	REVISION	BY

**SOJKA WOODS - SUBLOTS 000 & 001 PROFILES**  
 26 ATWOOD AVENUE MAP 203  
 HUDSON, NH 03054 LOT 001  
 PREPARED FOR:  
**KLN CONSTRUCTION CO., INC.**  
 70 BRIDGE STREET, UNIT 1  
 PELHAM, NH 03076  
 PREPARED BY:

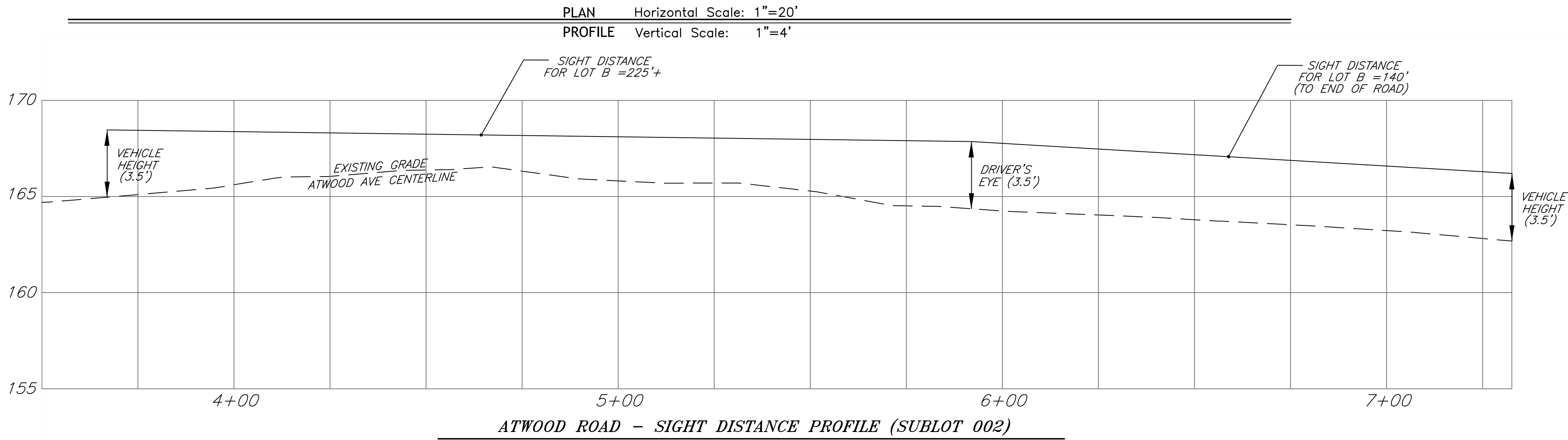


SCALE: 1"=20' SHEET: 5 OF 6 DATE: DECEMBER 14, 2023  
 © 2023 MEISNER BREM CORP. JOB NO.: 8648

Note: All technical work by any individual done for preparation of this plan is the responsibility of Meisner Brem Corporation and not the individual.



MAP 203 LOT 001 SUBLOT 002 DRIVEWAY PROFILE

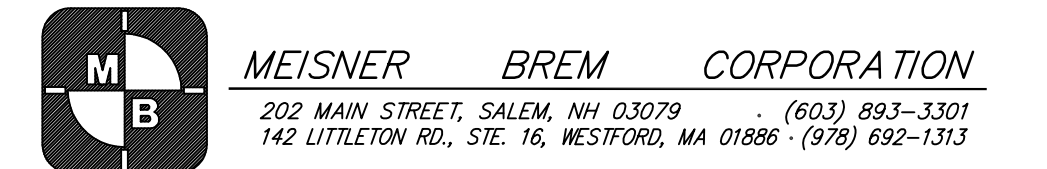


ATWOOD ROAD - SIGHT DISTANCE PROFILE (SUBLOT 002)

Note: All technical work by any individual done for preparation of this plan is the responsibility of Meisner Brem Corporation and not the individual.

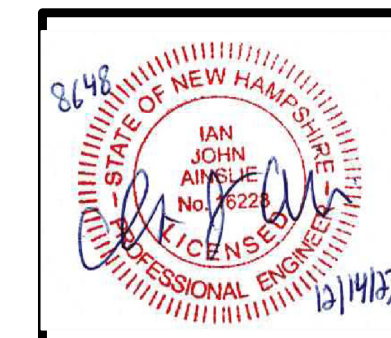
NO.	DATE	REVISION	BY
3			
2			
1	1-9-24	PER TOWN REVIEW COMMENTS	JW/IA

**SOJKA WOODS - SUBLOT 002 PROFILES**  
 26 ATWOOD AVENUE MAP 203  
 HUDSON, NH 03054 LOT 001  
 PREPARED FOR:  
**KLN CONSTRUCTION CO., INC.**  
 70 BRIDGE STREET, UNIT 1  
 PELHAM, NH 03076  
 PREPARED BY:



SCALE: 1"=20' SHEET: 6 OF 6 DATE: DECEMBER 14, 2023  
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**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 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  
 DATE OF MEETING: \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN SIGNATURE DATE \_\_\_\_\_  
 PLANNING BOARD SECRETARY SIGNATURE DATE \_\_\_\_\_



Z:\8648 KLN CONSTRUCTION\ATWOOD RD HUDSON\dwg\8648 KLN Atwood Road Subdivision Plan 1\_4-24.dwg, 1/10/2024, 2:08:42 PM, C:\temp\temp\8648 KLN.dwg