

PLAN REFERENCES:

HCRD PLAN #16135
HCRD PLAN #13658
HCRD PLAN #1325
HCRD PLAN #1693
HCRD PLAN #15778
HCRD PLAN #1605
HCRD PLAN #2815
HCRD PLAN #16683
HCRD PLAN#21209
HCRD PLAN#29065
HCRD PLAN#12404
HCRD PLAN#7469
HCRD PLAN #191

DEED REFERENCES:

HCRD BOOK#8041/PAGE 1699
HCRD BOOK#6801/PAGE 332
HCRD BOOK#8829/PAGE 69

TAX MAP 174 LOT 178
N/F JOSEPH IRELAND 2016 FAMILY TRUST
70 FERRY STREET
HUDSON, NEW HAMPSHIRE 03051
HCRD BOOK 8829/PAGE 69

SBDH FND
END OF WALL
IN PVMT

TAX MAP 174 LOT 179
N/F DANIEL & GALE MORENCY
72 FERRY STREET
HUDSON, NEW HAMPSHIRE 03051
HCRD BOOK 5615/PAGE 368

TAX MAP 174 LOT 180
N/F KAREN WOLLEN
74 FERRY STREET
HUDSON, NEW HAMPSHIRE 03051
HCRD BOOK 8798/PAGE 255

FERRY STREET

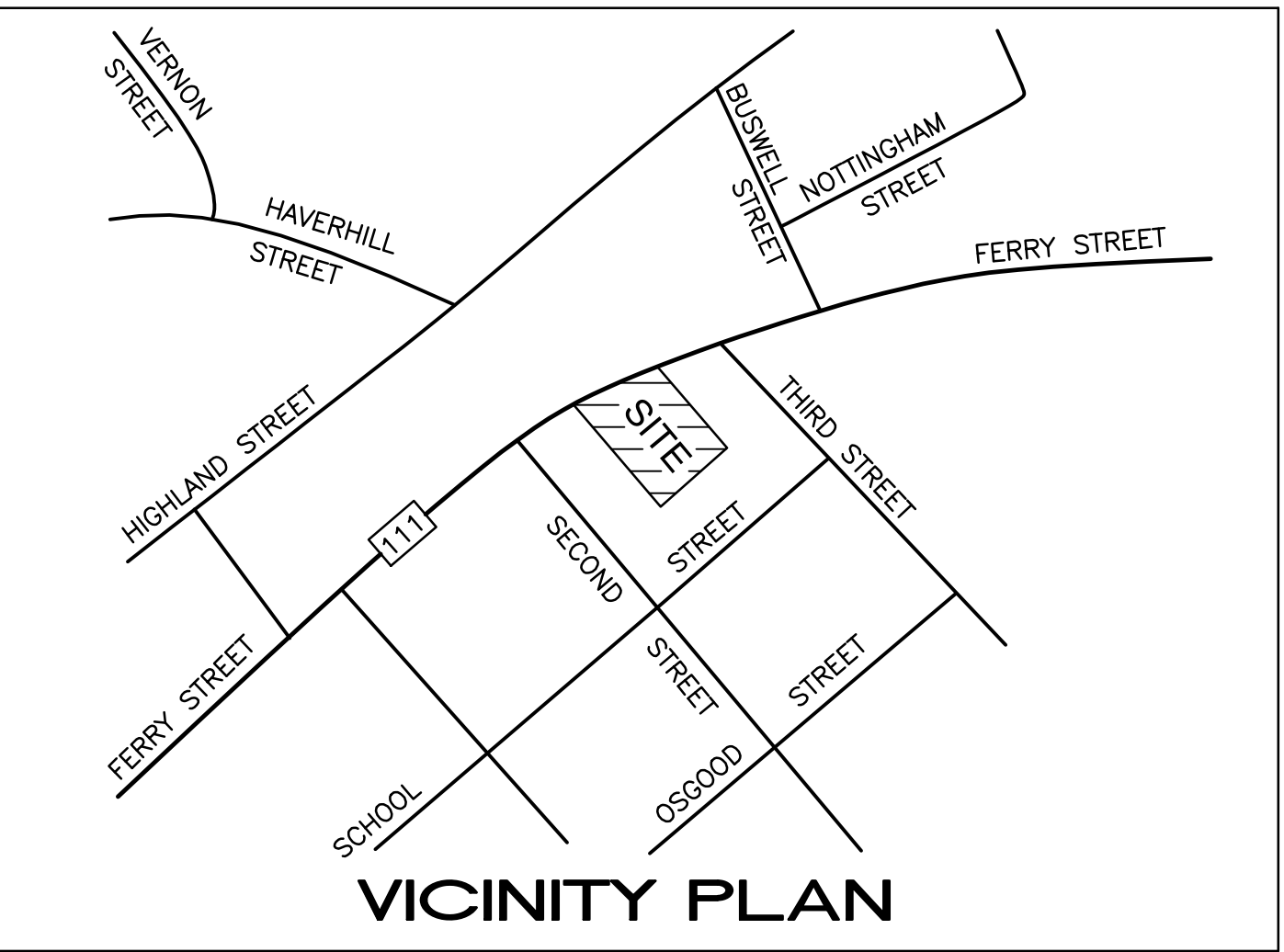
CBDH
FND UP 0.1'

CBDH
FND UP 0.1'

CBDH
FND UP 0.1'

THIRD STREET

N



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 174 LOT 216 INTO TWO LOTS PER ZBA CASE #174-216 GRANTED ON NOVEMBER 14, 2024
- TOTAL PARCEL AREA= 0.89 ACRES-38,831 SQ. FT. (FROM PLAN REFERENCES)
- BOUNDARY SHOWN WAS TAKEN FROM PLANS AND INFO OF RECORD
- BOUNDARY COMPLETED IN CONJUNCTION WITH RANGEWAY LAND SURVEY & DESIGN 252 DANIEL PLUMMER ROAD GOFFSTOWN NH 03045
- PARCEL ZONE TR - TOWN RESIDENTIAL
- ZONING REQUIREMENTS FRONTAGE 90 MINIMUM LOT SIZE 10,000 SQ. FT. WATER & SEWER FRONT SETBACK 30 FEET (ARTERIAL/COLLECTOR ROADWAYS) SIDE/REAR SETBACK 15 FEET (ARTERIAL/COLLECTOR ROADWAYS) FRONT SETBACK 30 FEET (LOCAL ROADWAYS) SIDE/REAR SETBACK 15 FEET (LOCAL ROADWAYS) ACCESSORY BUILDINGS 30 FEET (FRONT SETBACK) 5 FEET (SIDE/REAR SETBACKS)
- EXISTING USE - APARTMENT BUILDING
- PROPOSED USE - EXISTING USE TO REMAIN ON MAP 174 LOT 216 NEW LOT TO BE A SINGLE FAMILY RESIDENCE
- BOTH LOTS ARE SERVICED, OR WILL BE SERVICED, BY THE MUNICIPAL WATER AND SEWER
- IRON PIPES SHALL BE SET AT ALL SIDE AND REAR LOT CORNERS. A STONE BOUND SHALL BE INSTALLED ALONG THE STREET AND CURVATURE OF THE RIGHT OF WAY
- STREET ADDRESSES SHALL BE OBTAINED BY THE TOWN OF HUDSON FIRE DEPARTMENT PRIOR TO ISSUANCE OF ANY BUILDING PERMITS
- PROPER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED, AND MAINTAINED, DURING LOT DEVELOPMENT AND UNTIL LOT IS STABILIZED.
- ZBA CASES CASE #174-216 APPLICANT REQUESTED A VARIANCE TO ARTICLE VII, DIMENSIONAL REQUIREMENTS, 334-27 TABLE OF MINIMUM DIMENSIONAL REQUIREMENTS AND 334-72, LOT REQUIREMENT FOR SUBDIVISION OF LAND. ACTION SOUGHT FOR A PROPOSED 2-LOT SUBDIVISION WITH THE NEWLY CREATED LOT CONTAINING 70 FEET OF FRONTAGE WHERE 90 FEET IS REQUIRED IN THE TR ZONE. GRANTED 11/14/2024 AND RECORDED AT THE HCRD AS BOOK 9824/PAGE 2117
- ABUTTING BUILDINGS ARE APPROXIMATE ONLY. THE LOCATIONS OF THESE BUILDINGS WAS TAKEN FROM PLANS AND INFORMATION OF RECORD ALONG WITH AREAL PHOTOS OF THE AREA.

I CERTIFY THAT THE WORK PERFORMED IN PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1:10,000 OR BETTER



RANGWAY LAND SURVEY & DESIGN
PAUL W. ZARNOWSKI, LLC

SUBDIVISION PLAN

MAP 174 LOT 216
71 FERRY STREET
HUDSON, NEW HAMPSHIRE 03051

OWNER OF RECORD/PREPARED FOR
LK41 REAL ESTATE LLC
PO BOX 414
NASHUA, NEW HAMPSHIRE 03061
HCRD BOOK 8041 PAGE 1699

SCALE: 1"=20' SHEET 1 OF 2 JANUARY 20, 2025

OWNER OF RECORD

Joseph Palto 2/25/25
LK41 REAL ESTATE LLC

BENCHMARK LLC
Consulting Engineers Land Planners
50 Nashua Road Suite 305
Londonderry, New Hampshire 03053
Phone: (603) 437-5000

DEVELOPMENT AGREEMENT

ALL STIPULATIONS OF THE APPROVAL SHALL INCORPORATE INTO THE DEVELOPMENT AGREEMENT DATED 2025 SHALL BE SIGNED AND RECORDED AT THE HILLSBOROUGH COUNTRY REGISTRY OF DEEDS TOGETHER WITH THE PLAN OF RECORD

IMPACT FEES

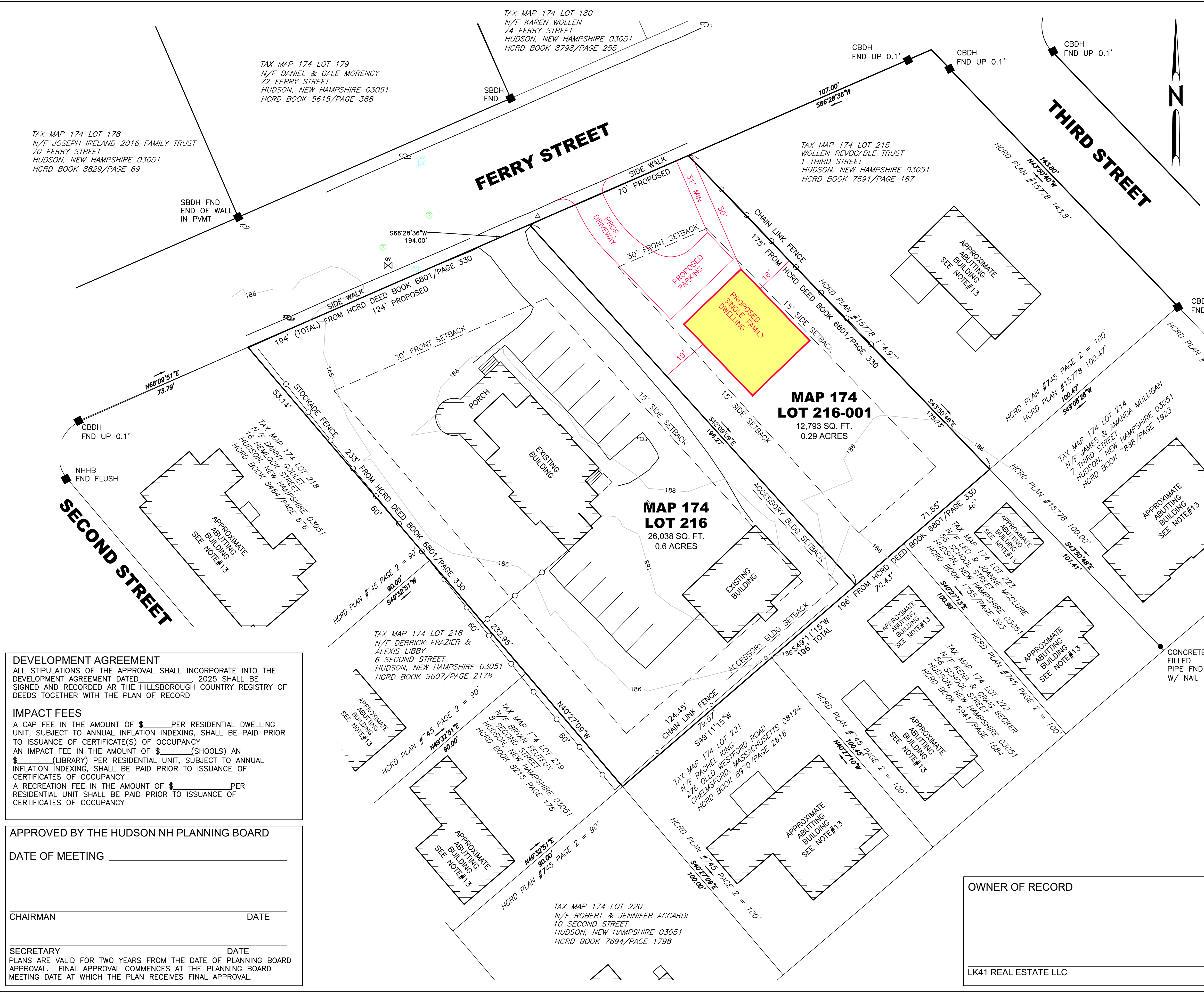
A CAP FEE IN THE AMOUNT OF \$ PER RESIDENTIAL DWELLING UNIT, SUBJECT TO ANNUAL INFLATION INDEXING, SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY
AN IMPACT FEE IN THE AMOUNT OF \$ (SCHOOLS) AN \$ (LIBRARY) PER RESIDENTIAL UNIT, SUBJECT TO ANNUAL INFLATION INDEXING, SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY
A RECREATION FEE IN THE AMOUNT OF \$ PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY

APPROVED BY THE HUDSON NH PLANNING BOARD

DATE OF MEETING

CHAIRMAN DATE

SECRETARY DATE
PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



- NOTES:
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 - BOUNDARY SHOWN WAS TAKEN FROM PLANS AND INFO OF RECORD
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SIDE/REAR SETBACK 15 FEET (LOCAL ROADWAYS)
ACCESSORY BUILDINGS 30 FEET (FRONT SETBACK)
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 - PROPOSED USE - EXISTING USE TO REMAIN ON MAP 174 LOT 216
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 - PROPER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED. AND MAINTAINED, DURING LOT DEVELOPMENT AND UNTIL LOT IS STABILIZED.
 - ZBA CASES
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 - ABUTTING BUILDINGS ARE APPROXIMATE ONLY. THE LOCATIONS OF THESE BUILDINGS WAS TAKEN FROM PLANS AND INFORMATION OF RECORD ALONG WITH AERIAL PHOTOS OF THE AREA.

DEVELOPMENT AGREEMENT
ALL STIPULATIONS OF THE APPROVAL SHALL INCORPORATE INTO THE DEVELOPMENT AGREEMENT DATED 7/2025 SHALL BE SIGNED AND RECORDED AT THE HILLSBOROUGH COUNTRY REGISTRY OF DEEDS TOGETHER WITH THE PLAN OF RECORD

IMPACT FEES
A CAP FEE IN THE AMOUNT OF \$_____ PER RESIDENTIAL DWELLING UNIT, SUBJECT TO ANNUAL INFLATION INDEXING, SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY
AN IMPACT FEE IN THE AMOUNT OF \$_____ (SCHOOL)S AN \$_____ (LIBRARY) PER RESIDENTIAL UNIT, SUBJECT TO ANNUAL INFLATION INDEXING, SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY
A RECREATION FEE IN THE AMOUNT OF \$_____ PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY

APPROVED BY THE HUDSON NH PLANNING BOARD

DATE OF MEETING _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____
PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

I CERTIFY THAT THE WORK PERFORMED IN PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1:10,000 OR BETTER



RANGWAY LAND SURVEY & DESIGN
PAUL W. ZARNOWSKI, LLC

TOPOGRAPHIC SUBDIVISION PLAN

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71 FERRY STREET
HUDSON, NEW HAMPSHIRE 03051

OWNER OF RECORD/PREPARED FOR
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PO BOX 414
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SCALE: 1"=20' SHEET 2 OF 2 JANUARY 20, 2025

OWNER OF RECORD

LK41 REAL ESTATE LLC

REVISION	DATE

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Londonderry, New Hampshire 03053
Phone: (603) 437-5000