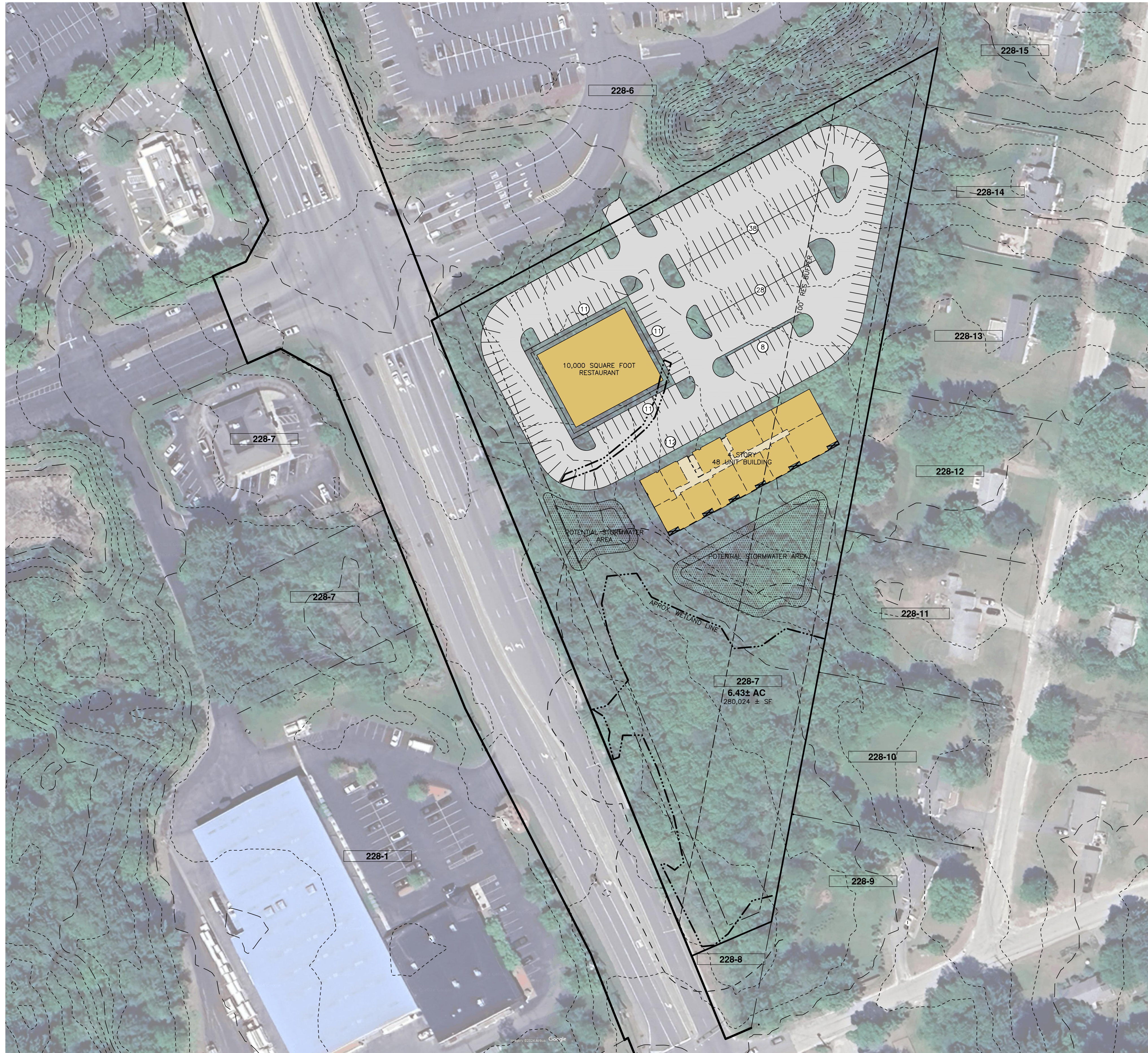


Plotted: 5/21/2024 11:54 AM By: NCG  
 H:\COMMON DATA\0 - ENG Department Common Data\Business Development and Proposal\SRF\39 - Ibones  
 - Hudson\0\_Drawings\ENG\Concepts\Copper Door, Hudson F.dwg



**NOTES:**

1. THE APPLICANT INTENDS TO CONSTRUCT A 10,000 SQUARE FOOT RESTAURANT WITH 48 UNIT RESIDENTIAL BUILDING ON MAP 228 LOT 7.
2. OWNER OF RECORD:  
 256 LOWELL ROAD, LLC  
 9 OLD DERRY ROAD  
 HUDSON, NEW HAMPSHIRE 03051  
 BK. 9645 PG. 2437
3. REFERENCING THE ZONING MAP OF THE TOWN OF HUDSON, MAP 228 LOT 7 IS LOCATED WITHIN THE BUSINESS (B).
4. THE EXISTING TOPOGRAPHY WAS OBTAINED FROM NEW HAMPSHIRE (NH) GEOGRAPHICALLY REFERENCED ANALYSIS AND INFORMATION TRANSFER SYSTEM (GRANT) LIDAR POINT CLOUD DATA (MERRIMACK CLASSIFIED LAS - PUBLISHED IN 2016). VERTICAL DATUM IS REPORTED TO BE NAVD88.
5. THE EXISTING AREA OF TAX MAP 3D-1 LOT 4 IS 11.4 ACRES (494,391 SF).
6. NO WETLAND INSPECTION/DELINEATION HAS BEEN PERFORMED BY THIS OFFICE.
7. THE EXISTING CONDITIONS DEPICTION WAS OBTAINED FROM VARIOUS SOURCES AND IS TO BE CONSIDERED APPROXIMATE. NO GUARANTEE IS MADE TO THE ACCURACY OF THIS INFORMATION. DATA SOURCES INCLUDE BUT ARE NOT LIMITED TO:
  - AERIAL PHOTOGRAPHY
  - NEW HAMPSHIRE GEOGRAPHICALLY REFERENCED ANALYSIS AND INFORMATION TRANSFER SYSTEM (NH GRANT) GEODATA.

**ZONING NOTES:**

1. REFERENCING THE ZONING MAP OF THE TOWN OF HUDSON, MAP 228 LOT 7 IS LOCATED WITHIN THE BUSINESS (B).
2. DIMENSIONAL REQUIREMENTS FOR THE BUSINESS (B):

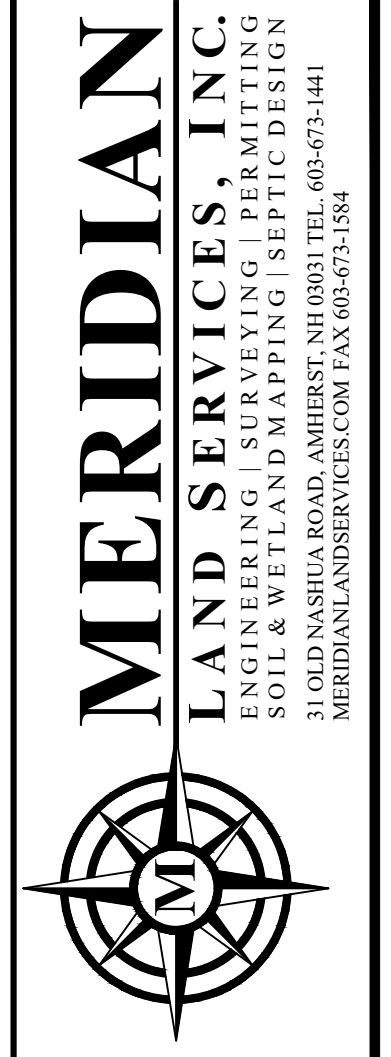
ZONING SUMMARY			
ZONE: BUSINESS (B)			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT SIZE	43,560 SF	280,024 SF	280,024 SF
LOT SIZE WITH SEWER/WATER	30,000 SF	280,024 SF	280,024 SF
FRONTAGE	150 FT	760 FT	760 FT
FRONT YARD SETBACK	50 FT	NOT APPLICABLE	TBD
REAR YARD SETBACK	15 FT	NOT APPLICABLE	TBD
SIDE YARD SETBACK	15 FT	NOT APPLICABLE	TBD
MAX. BLDG HEIGHT	50 FT	NOT APPLICABLE	TBD
MIN. GREEN SPACE	20 FT *	NOT APPLICABLE	TBD
RESIDENTIAL BUFFER	100 FT **	NOT APPLICABLE	TBD
MAX. BUILDING COVERAGE	NOT APPLICABLE	N/A	N/A
WETLAND BUFFER	50 FT	N/A	TBD

\* A GREEN (I.E., GRASS OR LANDSCAPING) AREA SHALL BE SHOWN BETWEEN THE RIGHT-OF-WAY LINE AND ANY PAVEMENT, GRAVEL OR STRUCTURE (EXCEPTING APPROVED DRIVEWAYS). THE MINIMUM WIDTH SHALL BE 20 FEET WHERE THERE IS A THIRTY-FOOT BUILDING SETBACK LINE OR 35 FEET WHERE THERE IS A FIFTY-FOOT BUILDING SETBACK LINE.

\*\* PER SECTION 276-11.1b(12)(C) IN ALL ZONING DISTRICTS OTHER THAN THE GENERAL (G) AND THE GENERAL-ONE ZONING DISTRICTS, WHERE A COMMERCIAL OR INDUSTRIAL USE OR ZONING DISTRICT ABUTS A RESIDENTIAL USE OR ZONING DISTRICT AND ANY IMPROVED PART OF THE NON-RESIDENTIAL DEVELOPMENT.

DENSITY SUMMARY			
BUILDABLE LOT AREA	RATIO	ALLOWED	PROVIDED
280,024 SF	3 UNITS REQUIRE 53,560 SF EACH ADDITIONAL REQUIRES 5,000 SF	45.3 UNITS	48 UNITS

PARKING SUMMARY			
DESCRIPTION	RATIO	REQUIRED	PROVIDED
RESTAURANT (10,000 SF)	1 SPACE PER 75 SF	133.33 SPACES	
MULTI-FAMILY (48 UNITS)	2 SPACES PER UNIT	94 SPACES	
		228 SPACES	219 SPACES



REV.	DATE	DESCRIPTION	DR	CK
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CONCEPT PLAN

256 LOWELL ROAD, LLC  
 256 LOWELL ROAD  
 TAX MAP 228 LOT 7  
 HUDSON, NEW HAMPSHIRE

**Q-1**  
 SHEET

PROJECT  
 SHEET NO. 1 OF 1

