



NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A COMMERCIAL BUILDING ON HUDSON PROPERTY MAP 198 LOT 147 CONSISTING OF 0.80 AC.
- THE PROPOSED DEVELOPMENT INCLUDES:
 - NEW COMMERCIAL BUILDING TO BE OCCUPIED BY ONE TENANT
 - PARKING AND MANEUVERING SPACE
 - THREE OVERHEAD DOORS
 - DUMPSTER WITH ENCLOSURE
 - RETAINING WALL
 - PROPERTY TO BE SERVED BY RIGHT IN/RIGHT OUT DRIVEWAYS
 - CONNECTION TO MUNICIPAL UTILITIES (WATER AND SEWER) AND NATURAL GAS
 - RELOCATION OF OVERHEAD ELECTRIC, THEN UNDERGROUND TO BUILDING
 - NEW FREESTANDING SIGN
- ZONING DISTRICT: B - BUSINESS

DIMENSIONAL REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	0.69 AC.± (30,000 SQ.FT.)	0.8 AC.± (34,848 SQ.FT.)
MINIMUM FRONTAGE:	150'	171'
MAXIMUM BUILDING HEIGHT:	35'	35'
FRONT SETBACK:	50'	135'
SIDE SETBACK:	15'	16'
REAR SETBACK:	15'	17'
OPEN SPACE:	13,939 SF	18,254 SF
- TOTAL LAND AREA TO BE DISTRIBUTED WITH THIS PROJECT: 29,570 SF
- TOTAL PAVEMENT ON SITE AFTER DEVELOPMENT: 11,770 SF, OF WHICH 3,724 SF POROUS
- THE PROPOSED BUILDING WILL BE SERVED BY MUNICIPAL WATER AND SEWER AND UNDERGROUND GAS AND ELECTRIC.
- ALL WORK IS TO CONFORM TO THE TOWN OF HUDSON STANDARDS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT THEY HAVE THE MOST RECENT SET OF PLANS. ALL WORK SHALL BE PERFORMED USING THE COMPLETE SET OF PLANS AS SOME ITEMS ARE NOT SHOWN ON EVERY SHEET.
- THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF CONDITIONS ARE FOUND THAT DO NOT MATCH WHAT IS SHOWN ON THESE PLANS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- EACH ACCESSIBLE SPACE SHALL BE MARKED WITH AN UPRIGHT SIGN.
- ALL PARKING SPACES SHALL BE STRIPED WITH WHITE TRAFFIC PAINT WITH A 4" MINIMUM LINE WIDTH.
- ALL DISTURBED AREAS SHALL BE DRESSED WITH 4" OF LOAM AND SEED UNLESS OTHERWISE SPECIFIED.
- ALL SITE AND CONSTRUCTION PLANS MAY BE REVIEWED BY A THIRD PARTY CONSULTANT OF THE TOWNS CHOOSING. ALL COSTS ASSOCIATED WITH THE THIRD PARTY REVIEWS AND INSPECTION SHALL BE PAID BY THE DEVELOPER.
- NOTE REMOVED.
- LOCATION OF A SIGN MEETING ZONING REQUIREMENTS IS SHOWN. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.
- HUDSON SITE PLAN REVIEW REGULATIONS SECTION 275-8.C(7)(e) THAT STATES THAT LANDSCAPING REQUIREMENTS DO NOT APPLY TO PARKING AREAS CONSISTING OF A SINGLE ACCESS LANE.
- PARKING REQUIREMENTS

REQUIRED: 6,855 SF / 300 SF = 23 SPACES
PROVIDED: 14, OF WHICH 1 IS VAN ACCESSIBLE (SEE WAIVER REQUEST)
- THIS PLAN INCLUDES A 35' LONG LOADING AREA. THE HUDSON SITE PLAN REGULATIONS (275-8.C(6)(b)) ALLOWS FOR A 35' LOADING LENGTH WHEN DEMONSTRATED DELIVERY IS BY A SHORTER TRUCK. THE OWNERS WILL HAVE DELIVERIES VIA BOX TRUCKS AND OTHER TRUCKS WHERE 35' LOADING LENGTH IS ADEQUATE. (SEE WAIVER REQUEST)
- RETAINING WALL DESIGN IS TO BE COMPLETED AND STAMPED BY A NH LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN FOR REVIEW.
- THIS PLAN INCLUDES USE OF POROUS PAVEMENT. LANDOWNER IS RESPONSIBLE FOR ADHERING TO THE PROJECT OPERATION AND MAINTENANCE MANUAL.
- THIS DEVELOPMENT HAS BEEN DESIGNED FOR A SINGLE TENANT.

WAIVER REQUESTS

- 193-10.G FOR 2 DRIVEWAY CURB CUTS
- 275-8.C(2)(m) FOR PARKING QUANTITY
- 275-8.C(6)(b) FOR LOADING SPACE SIZE
- 276-11.1.B(9) THAT REQUIRES ERROR OF CLOSURE PREPARED BY A NH LICENSED LAND SURVEYOR
- 276-11.1.B.(12)(c) 100' RESIDENTIAL SETBACK

1	Addressed F&O Comments	1/7/2025
No.	Revision	Date
Designed by: JRB	Drawn by: BRC	Checked by: DMF

Site Development Plan
Commercial Development
Inside Out Painting and Remodeling
100 Lowell Road
Hudson, NH
 Assessors Map 198 Lot 147


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Sheet 3 of 10 Scale: 1" = 20' Date: 10/2/2024

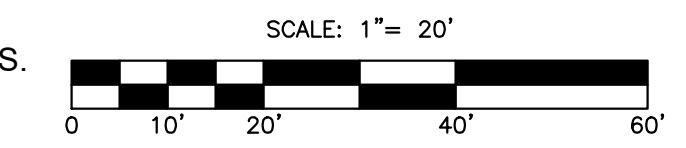
	Prepared for: 100 Lowell Road LLC 122 Lowell Road, Suite 3 Hudson, NH 03501	Hudson Planning Board Approval
Zoning Classification: B - Business		



NOTE: SEE SIGN DETAIL ON CONSTRUCTION DETAILS PLAN SHEET 8

PROPOSED SIGN
SCALE: NONE

THIS PLAN SET SUBMITTED FOR PERMITTING AND CONSTRUCTION ESTIMATES. THIS PLAN SET SHALL NOT BE USED FOR CONSTRUCTION.



APPROVED BY HUDSON, NH PLANNING BOARD DATE OF MEETING: _____		PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.
SIGNATURE _____	SIGNATURE _____	
SIGNATURE DATE: _____	SIGNATURE DATE: _____	
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.		

Drawing name: \s:\cadd\share\66770\inside out\Painting - 100 Lowell Rd Hudson NH - Hamilton\AutoCAD\Finals\66770 Site Development.dwg