



LOWELL RD

ZONING INFORMATION

ZONING DISTRICT:	GENERAL ONE ZONE (G-1) & WETLAND CONSERVATION DISTRICT		
	REQUIRED	EXISTING	PROPOSED
ZONE CRITERIA			
MINIMUM LOT AREA	87,120 SF	457,281 SF	NO CHANGE
MIN. FRONT SETBACK	50 FT	N/A	168.8 FT
MIN. SIDE SETBACK	15 FT	N/A	64.8 FT
MIN. REAR SETBACK	15 FT	N/A	382.2 FT
MAX. BUILDING HEIGHT	38 FT	N/A	36 FT
INTERIOR LANDSCAPING	10%	N/A	11.3%
LOT COVERAGE	N/S	N/A	35.0%
PARKING SPACES	84/250	N/A	176*
PARKING CRITERIA 10X20**	VARIES DEPENDING ON HOW ZONING CLASSIFIES THE USE: RETAIL BUSINESS USE: REQUIREMENT = 1 SPACES/200 SF GFA CALCULATION: REQUIRED: 50,000 / 200 = 250 INDUSTRIAL* (WAREHOUSE) USE: THE PARKING REQUIREMENT = 1 SPACES/600 SF GFA OR 0.75 SPACE PER EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE TWO LARGEST SUCCESSIVE SHIFTS, WHICHEVER IS LARGER. CALCULATION: REQUIRED: 50,000 / 600 = 84		
	6	N/A	5 STANDARD 1 VAN
ACCESSIBLE PARKING SPACES	6	N/A	5 STANDARD 1 VAN
ACCESSIBLE PARKING CRITERIA	TOTAL PARKING 151 TO 200 = 6 VAN ACCESSIBLE SPACES= 1 PER 6 SPACES = 1		

N/A: NOT APPLICABLE
N/S: NOT SPECIFIED
*PLANNING BOARD MAY VARY REQUIREMENTS IF APPLICANT CAN DEMONSTRATE FEWER SPACES THAN REQUIRED ARE CONSISTENT WITH PROPOSED USE
** CONCEPT SPACES CONSIST OF BOTH 9X18 & 10X20. 9X18 WOULD REQUIRE TOWN APPROVAL.



Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

DRAFT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NHA250020.01-0A
DRAWN BY: MJW
CHECKED BY: KWC / GSD
DATE: 10/30/2025
CAD I.D.: P-CIVL-PROP

PROJECT:

**SITE
DEVELOPMENT
PLANS**

FOR

**RESTAURANT
DEPOT, LLC**

PROPOSED DEVELOPMENT

273 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
PARCEL ID: 234-034-000

BOHLER

3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900

www.BohlerEngineering.com

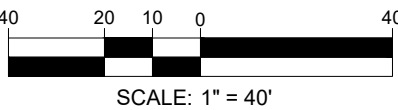
SHEET TITLE:

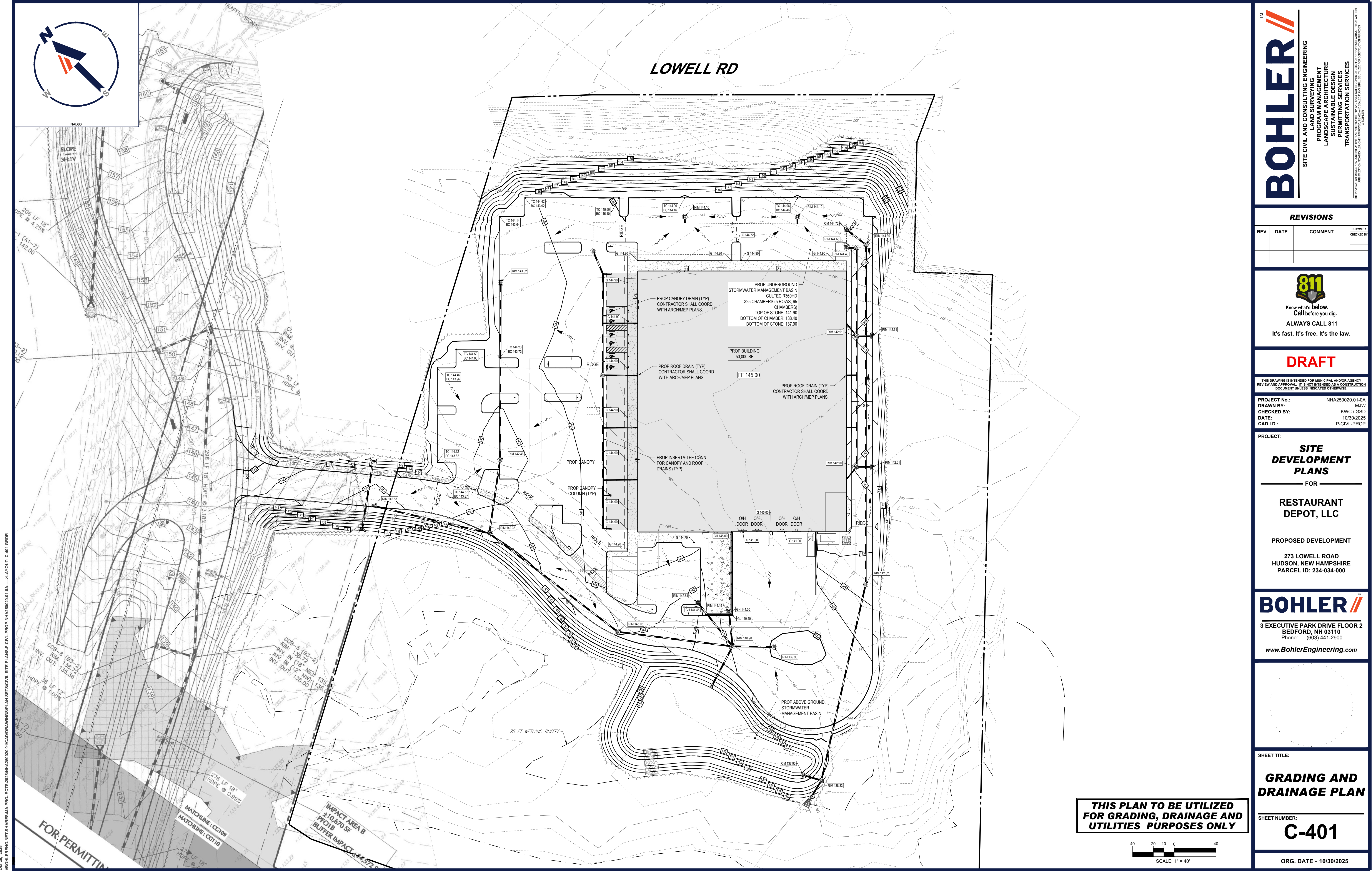
**SITE
PLAN**

SHEET NUMBER:

C-301

ORG. DATE - 10/30/2025





BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

DRAFT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NHA250020.01-0A
DRAWN BY: MJW
CHECKED BY: KWC / GSD
DATE: 10/30/2025
CAD I.D.: P-CIVIL-PROP

PROJECT:

SITE
DEVELOPMENT
PLANS

FOR

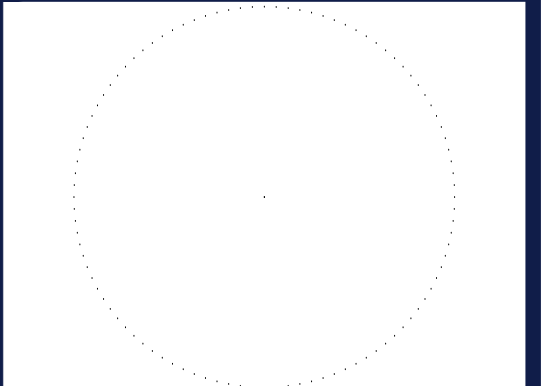
RESTAURANT
DEPOT, LLC

PROPOSED DEVELOPMENT

273 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
PARCEL ID: 234-034-000

BOHLER

3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900
www.BohlerEngineering.com



SHEET TITLE:

GRADING AND
DRAINAGE PLAN

SHEET NUMBER:

C-401

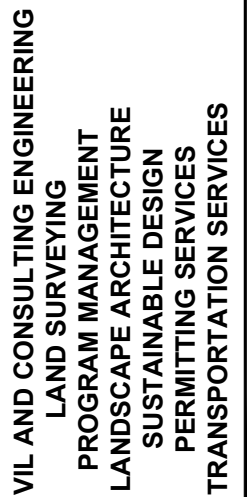
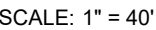
ORG. DATE - 10/30/2025

02/23/2025
BOHLER ENGINEERING, INC. PROJECT: NHA250020.01 CAD DRAWINGS/PLAN SETS/CIVIL SITE PLAN/PROP-NHA250020.01-0A-LAYOUT-C-401 GROR

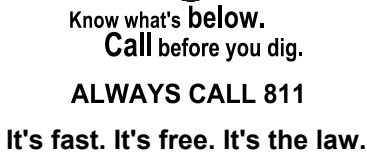


FOR PERMITTING

**THIS PLAN TO BE UTILIZED
FOR UTILITIES PURPOSES
ONLY**



REV	DATE	COMMENT	DRAWN BY
			CHECKED BY



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

FOR —

PROPOSED DEVELOPMENT

3 EXECUTIVE PARK DRIVE FLOOR 2
BEDFORD, NH 03110
Phone: (603) 441-2900

www.BohlerEngineering.com



SHEET NUMBER:

ORG. DATE - 10/30/2025