SITE DATA

OWNER OF RECORD OF MAP 781Z LOTS 12, 12-1, 12-2, 12-3: KEY AUTO GROUP, 94-98 MANCHESTER STREET, CONCORD, NEW HAMPSHIRE
DEED REFERENCE TO PARCEL IS BK 3629 PG 0787
COMBINED AREA OF PARCELS = 482,685± SF OR 11.08± ACRES

ZONED: HIGHWAY COMMERCIAL DISTRICT (CH), OFFICE PARK PERFORMANCE (OFP)
EXISTING USE: AUTO VEHICLE SALES AND SERVICES
PROPOSED USE: 4 STORY HOTEL + EXISTING USES

THE PURPOSE OF THIS PLAN IS TO DEPICT A NEW, FOUR STORY HOTEL ON A LOT WITH AN EXISTING CAR SERVICE FACILITY. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, PARKING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED(CH):	REQUIRED(OFP):	PROVIDED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	40,000 SF	N/A	482,685 SF
LOT FRONTAGE	200 FT	N/A	246.8 FT
MAXIMUM STRUCTURE DIMENSIONS:			
STRUCTURE HEIGHT	45 FT	45 FT	<45 FT
LOT COVERAGE	80%	60%	34.5%
MINIMUM YARD REQUIREMENTS:			
FRONT	50 FT	25 FT	54.4 FT
SIDE	25 FT	25 FT	26.5 FT
REAR	30 FT	25 FT	956.8 FT

PARKING REQUIREMENTS (FOR PROPOSED HOTEL)	REQUIRED:	PROPOSED:
PARKING FOR HOTEL (SEE CALC.)	128 SPACES	128 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	5 SPACES	5 SPACES
PARKING SPACE SIZE	9 FT X 19 FT	9 FT X 19 FT
AISLE WIDTH	24 FT	24 FT

PARKING CALCULATIONS

HOTEL REQUIRED PARKING RATIO:
1.1 SPACES PER ROOM

TOTAL REQUIRED = 116 ROOMS * 1.1 SPACES/ROOM = 128 SPACES

NOTES

1. SEE NOTES ON SHEET C-01.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE. CURB RADII ARE 4' UNLESS OTHERWISE NOTED.
3. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
4. SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.

TABULATIONS

	EXISTING	PROPOSED
GROSS ACREAGE	198,256 S.F./4.55 AC (CH) 284,520 S.F./6.53 AC (OFP)	198,256 S.F./4.55 AC (CH) 284,520 S.F./6.53 AC (OFP)
SQUARE FEET DEVOTED TO USE		
AUTO REPAIR SHOP	±52,070 S.F. (CH) ±57,195 S.F. (OFP)	±42,103 S.F. (CH) ±56,969 S.F. (OFP)
HOTEL	N/A	±83,183 S.F. (CH) ±10,795 S.F. (OFP)
SQUARE FEET OF FLOOR AREA BY USE		
AUTO REPAIR SHOP	17,389 S.F.	17,389 S.F.
HOTEL	N/A	14,768 S.F.
GROUND COVERAGE OF BUILDINGS & STRUCTURES (S.F. & %)	4,583 S.F./2.3% (CH) 12,806 S.F./4.5% (OFP)	19,351 S.F./9.8% (CH) 12,806 S.F./4.5% (OFP)
GROUND COVERAGE FOR PARKING & LOADING AREAS (S.F. & %)	93,036 S.F./46.9% (CH) 42,632 S.F./15.0% (OFP)	95,303 S.F./48.1% (CH) 51,130 S.F./18.0% (OFP)
INTERNAL PARKING LOT LANDSCAPING AREA (S.F. & %)	3,183 S.F./1.6% (CH) 1,735 S.F./0.6% (OFP)	10,373 S.F./5.2% (CH) 1,810 S.F./0.6% (OFP)
IMPERVIOUS SURFACE COVERAGE (EXCLUDING BUILDINGS)	89,853 S.F./45.3% (CH) 40,897 S.F./14.4% (OFP)	84,930 S.F./42.8% (CH) 49,320 S.F./17.3% (OFP)
USEABLE LAND AREA CALCULATIONS	198,256 S.F. (CH) 140,659 S.F. (OFP)	198,256 S.F. (CH) 140,659 (OFP)
PARKING TOTALS AND CALCULATIONS	121 SPACES	128 NEW SPACES (249 TOTAL) (SEE CALCULATION ABOVE)

SITE DEVELOPMENT PLANS

TAX MAP 781Z LOTS 12, 12-1, 12-2, 12-3

SITE LAYOUT PLAN

PROPOSED 4-STORY HOTEL

94-98 MANCHESTER STREET
CONCORD, NEW HAMPSHIRE

OWNED BY & PREPARED FOR
KEY AUTO GROUP

1"=60' (11"X17")
SCALE: 1"=30' (22"X34")

JANUARY 21, 2026

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DIG SAFE
CONTACT DIG SAFE, 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=30'
30 15 0 30

REV	DATE	DESCRIPTION	DR	CK

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