

1. PLAN OF LOT 3885-A & CONCORD COACH MOTOR INN SOUTH MAIN ST. RTE. 3-A CONCORD, N.H. 7-29-80 BY BELLANTONE FOOTE HOWARD INC. M.C.R.D. PLAN #7495.
2. EASEMENT PLAN 412-414 SOUTH MAIN STREET (ROUTE 3A) BOW/CONCORD, NEW HAMPSHIRE PREPARED FOR DUNKIN DONUTS AND IRVING OIL CORPORATION FEBRUARY 20, 2002 AND REVISED 3/26/02 BY MHF DESIGN CONSULTANTS, INC. M.C.R.D. PLAN #16133.
3. RE-SUBDIVISION PLAN ASSESSORS MAP 1 BLOCK 2 LOTS 1 & 2 412-414 SOUTH MAIN STREET (ROUTE 3A) BOW/CONCORD, NEW HAMPSHIRE PREPARED FOR IRVING OIL CORPORATION FEBRUARY 22, 2002 AND LAST REVISED 8/23/02 BY MHF DESIGN CONSULTANTS, INC. M.C.R.D. PLAN #16134.
4. IRVING OIL CORPORATION BOW, NH CONCORD, NH 414 SOUTH MAIN STREET-ROUTE 3A SITE PLAN 1/15/01 AND LAST REVISED 10/15/02 BY MHF DESIGN CONSULTANTS, INC. M.C.R.D. PLAN #16139.
5. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED LS 1870 (1) N.H. NO. P-3050-N E.E. EVERETT TURNPIKE TOWN OF BOW CITY OF CONCORD COUNTY OF MERRIMACK.
6. STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT 1-93-1(71) 35 N.H. PROJECT NO. P-7428-A INTERSTATE ROUTE 93 TOWN OF BOW CITY OF CONCORD COUNTY OF MERRIMACK.

1. OWNER OF RECORD OF MAP 1 LOT 2-3 IS CAPITAL HOTEL COMPANY VI, LLC 406 S. MAIN ST. CONCORD NH 03301-3466. PROPERTY ADDRESS 406 S MAIN ST., CONCORD, NH
2. DEED REFERENCE TO PARCEL IS BK. 3498 PG. 1178 IN THE MCRD.
AREA = 104.556 SF +/- or 2.4003 Acres +/-.
3. 1-2-3 INDICATES TAX MAP, BLOCK AND LOT NUMBER.
4. THE PURPOSE OF THIS PLAN IS TO DEPICT THE LAYOUT OF TWO LAND CONDOMINIUM UNITS AND ASSOCIATED LIMITED COMMON AREA ON TAX MAP 1 LOT 2-3. CONDOMINIUM UNITS 1 AND 2 SHOWN HEREON HAVE NOT YET BEEN BEGUN.
5. CURRENT ZONING IS GENERAL COMMERCIAL DISTRICT (CG). MINIMUM STRUCTURE SETBACKS ARE AS FOLLOWS: 30' FRONT & REAR; 25' SIDE.
5. PARKING CALCULATIONS:
REQUIRED:
HOTEL: 1.1 SP./ROOM = 82 ROOMS X 1.1 = 91 SPACES
PROPOSED: 91 SPACES (INCL. 6 ACCESSIBLE)
6. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBERS 33013C0541E AND 33013C0542E EFFECTIVE DATE: APRIL 19, 2010 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
7. BENCHMARK USED: NHCO CORS BASE STATION
VERTICAL DATUM: NAVD 88 (CORS)
BENCHMARKS SET: AS NOTED
8. HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
HORIZONTAL DATUM: NAD 83/86
9. EASEMENTS, RIGHTS AND RESTRICTIONS:

B. 773 P. 233 RIGHTS OF THE STATE OF NH FOR SLOPE, EMBANKMENT AND DRAINAGE.

B. 788 P. 386 RIGHTS OF THE STATE OF NH FOR SLOPE, EMBANKMENT AND DRAINAGE AND RIGHTS OF ACCESS, VIEW AND LIGHT.
10. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS WOULD DETERMINE.
11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.



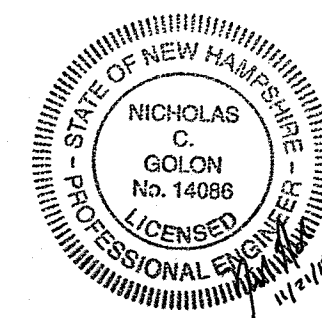
	<u>EXISTING</u>	<u>PROPOSED</u>
GROSS ACREAGE	104,556 SF	104,556 SF
GROUND COVERAGE OF BUILDINGS & STRUCTURES (SF & %)	19,167 SF 18.3%	9,700 SF 9.3%
IMPERVIOUS SURFACE COVERAGE	62,357 SF 59.6%	39,234 SF 37.5%
NET LAND AREA CALCULATIONS		
MIN. LOT SIZE	25,000 SF	104,556 SF
BUILDABLE LAND	12,500 SF	104,556 SF
MIN. FRONTAGE	150 FT	191 FT
MIN YARD SETBACKS		
FRONT	30 FT	30.5 FT
REAR	30 FT	228.9 FT
SIDE	25 FT	26.0 FT
MAX. LOT COVERAGE	80%	56%
MAX. HEIGHT	45 FT	4-STORY
WETLAND BUFFER	N/A	N/A
SF OF FLOOR AREA BY USE		
HOTEL		38,800 SF

I HEREBY CERTIFY THAT THIS SITE PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED THEREON HAVE NOT YET BEGUN AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. 356-B:20 I AND V.

PURSUANT TO RSA 676:18,III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS PROVIDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN.



<i>REV.</i>	<i>DATE</i>	<i>DESCRIPTION</i>	<i>DR</i>	<i>CR</i>

<p>TAX MAP 1 BLOCK 2 LOT 3</p> <p><u>CONDOMINIUM SITE PLAN</u></p> <p>DAYS INN REDEVELOPMENT</p> <p>CONCORD, NEW HAMPSHIRE</p> <p>OWNED BY</p> <p>CAPITOL HOTEL COMPANY VI, LLC</p> <p>PREPARED FOR</p> <p>DUPREY HOSPITALITY</p>				
<p>SCALE: 1"=30'</p>		<p>NOVEMBER 20, 2018</p>		