

**OFF-STREET PARKING AND LOADING SUMMARY TABLE**

USE: RETAIL STORE, SHOPPING CENTER, BANK: 49,440 SF	REQUIRED	
1 SPACES PER 250 SQUARE FEET	198	PARKING SPACES
49,440 SF / 250 = 197.8 SPACES		
USE: EXISTING RESTAURANT, EAT-IN: 150 SEATS & 25 EMPLOYEES		
1 SPACE PER 4 SEATS + 1 SPACE PER EMPLOYEE	62.5	PARKING SPACES
(150 SEATS / 4) + 25 EMPLOYEES = 62.5 SPACES		
USE: PROPOSED RESTAURANT, EAT-IN: 100 SEATS & 15 EMPLOYEES		
1 SPACE PER 4 SEATS + 1 SPACE PER EMPLOYEE	40.0	PARKING SPACES
(100 SEATS / 4) + 15 EMPLOYEES = 40.0 SPACES		
USE: RESTAURANT, FAST FOOD: 833 SQUARE FEET		
1 SPACE PER 60 SQUARE FEET (W/ DRIVE THROUGH)	14	PARKING SPACES
833 SF / 60 = 13.9 SPACES		
USE: SERVICE ESTABLISHMENT: 5,063 SQUARE FEET		
1 SPACE REQUIRED PER 300 SQUARE FEET	17	PARKING SPACES
5,063 SF / 300 = 16.9 SPACES		
USE: WAREHOUSE: 97,800 SQUARE FEET		
1 SPACE REQUIRED PER 1,200 SQUARE FEET	82	PARKING SPACES
97,800 SF / 1,200 = 81.5 SPACES		
<b>TOTAL REQUIRED PARKING =</b>	<b>413</b>	<b>PARKING SPACES</b>
ACCESSIBLE PARKING SPACE REQUIREMENT: FOR 201 TO 300 SPACES, 7 SHALL BE ACCESSIBLE, 1 SHALL BE VAN ACCESSIBLE)	25	ADA SPACES
<b>TOTAL PARKING PROVIDED: 452 PARKING SPACES</b>		
STANDARD	427	
ACCESSIBLE	25	

TABLE NOTES:  
1. PROPOSED PARKING SPACES SHALL BE A MINIMUM OF 10 FEET IN WIDTH AND 20 FEET IN DEPTH FOR 90° PARKING.

**TOWN OF HOOKSETT  
PERFORMANCE ZONE (PZ) DISTRICT**

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	1.0 ACRE	14.77 ACRES
MINIMUM LOT FRONTAGE	100 FEET	721.2 FEET
MAXIMUM BUILDING HEIGHT	75 FEET	20 FEET
MINIMUM FRONT SETBACK <sup>1,2</sup>	60 FEET (1:3)	80.7 FEET
MINIMUM SIDE SETBACK <sup>1</sup>	20 FEET (1:1)	194.3 FEET
MINIMUM REAR SETBACK <sup>1</sup>	20 FEET (1:1)	N/A
MAXIMUM IMPERVIOUS COVER	65%	80.5% <sup>3</sup>
STREET TREE STRIP	15 FEET	0 FEET <sup>3</sup>
FRONT LANDSCAPE AREA	15 FEET	0 FEET <sup>3</sup>
PERIMETER LANDSCAPE AREA (SIDE & REAR)	10 FEET (1/2 BUILDING HEIGHT)	0 FEET <sup>3</sup>
INTERIOR LANDSCAPING (PARKING)	10%	6.7% <sup>3</sup>

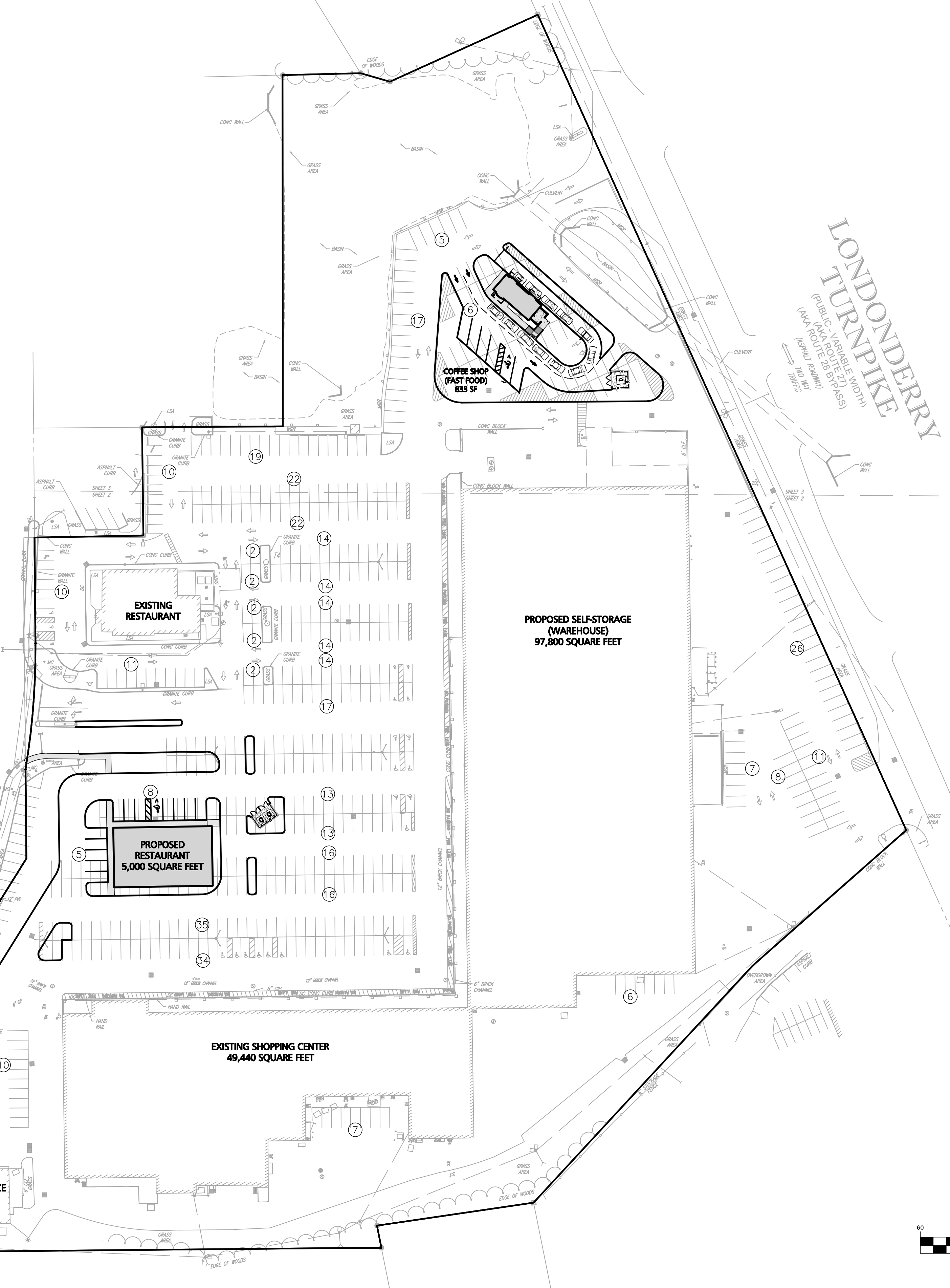
NOTES:  
1. CALCULATED AS A RATIO OF ONE FOOT OF MAXIMUM BUILDING HEIGHT TO ONE FOOT REQUIRED BUILDING SETBACK.  
2. MINIMUM FRONT STRUCTURE SETBACK DIMENSION IS 30 FEET. NO FRONT STRUCTURE SETBACK REQUIREMENT SHALL BE IN EXCESS OF ONE HUNDRED FEET.  
3. EXISTING NONCONFORMING TO REMAIN.

**DIG SAFE**



BEFORE YOU DIG  
CALL 811 OR  
1-888-DIG-SAFE  
1-888-344-7233

HOOKSETT ROAD



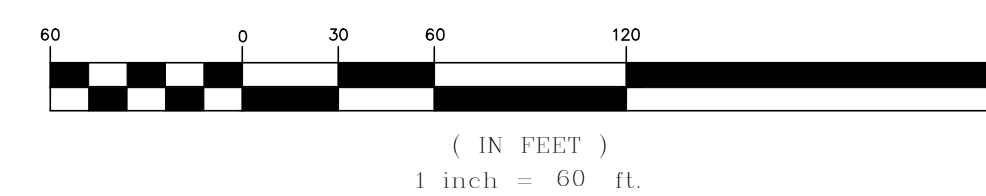
**LEGEND**

PROPERTY LINE	---
SIGN	—
BUILDING	▭
BOLLARD	•
PARKING STRIPING	▧
CURB	—
SIDEWALK	▨
SETBACK LINE	---
PARKING COUNT	⑩
CHAIN LINK FENCE	—x—x—

**NOTES**

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**GRAPHIC SCALE**



**CONCEPTUAL  
ISSUED FOR REVIEW**  
JANUARY 26, 2023

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT:  
**BRADY SULLIVAN PROPERTIES**  
670 N. COMMERCIAL STREET, SUITE 303  
MANCHESTER, NH 03101

PROJECT:  
**1265-1271 HOOKSETT ROAD**  
HOOKSETT, NH

PROJECT NO. 2038-12 DATE: TBD  
SCALE: 1" = 60' DWG. NAME: C2038-12  
DESIGNED BY: SM CHECKED BY: MAM

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: **CONCEPTUAL SITE PLAN #2** SHEET No. **2**

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