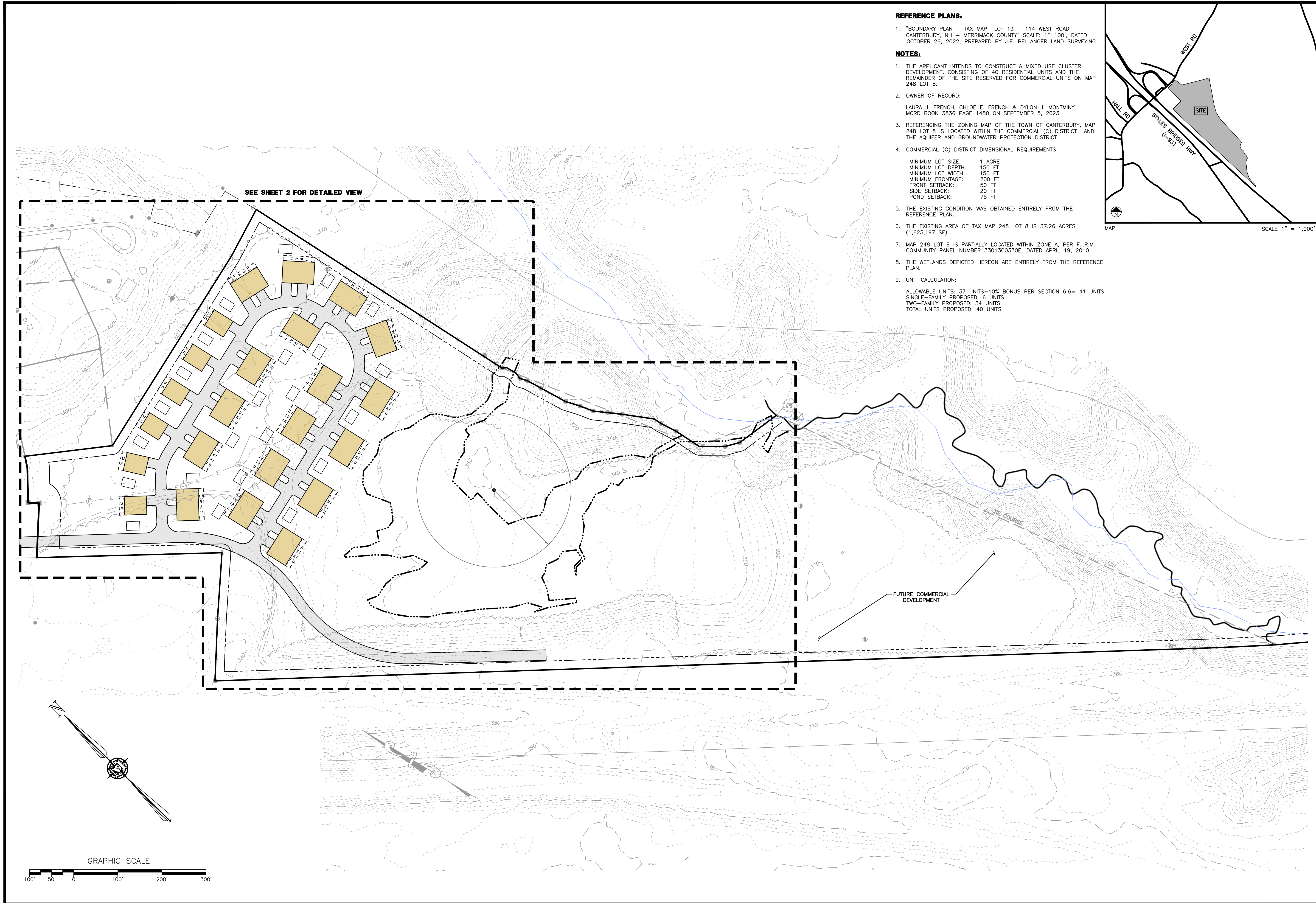


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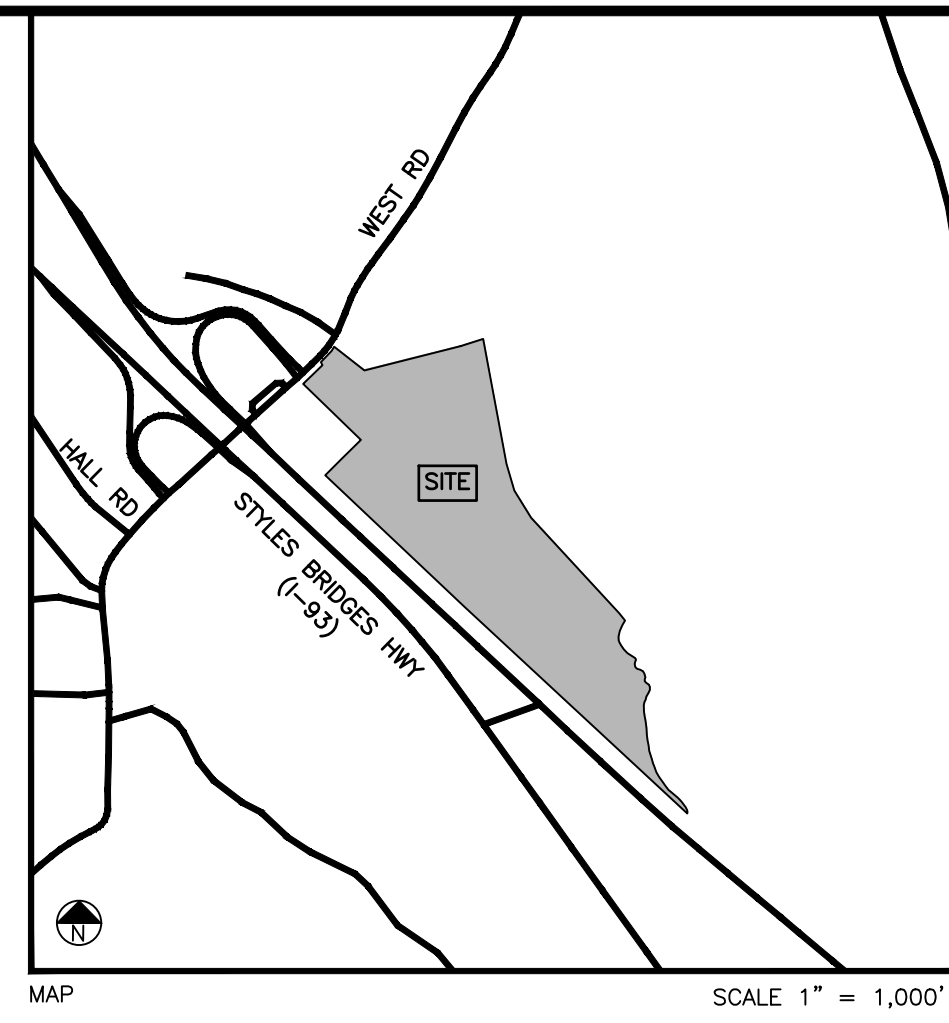
SEE SHEET 2 FOR DETAILED VIEW

REFERENCE PLANS:

1. "BOUNDARY PLAN - TAX MAP LOT 13 - 114 WEST ROAD - CANTERBURY, NH - MERRIMACK COUNTY" SCALE: 1"=100', DATED OCTOBER 26, 2022, PREPARED BY J.E. BELLANGER LAND SURVEYING.

NOTES:

- THE APPLICANT INTENDS TO CONSTRUCT A MIXED USE CLUSTER DEVELOPMENT, CONSISTING OF 40 RESIDENTIAL UNITS AND THE REMAINDER OF THE SITE RESERVED FOR COMMERCIAL UNITS ON MAP 248 LOT 8.
- OWNER OF RECORD:
LAURA J. FRENCH, CHLOE E. FRENCH & DYLAN J. MONTMINY
MCRD BOOK 3836 PAGE 1480 ON SEPTEMBER 5, 2023
- REFERENCING THE ZONING MAP OF THE TOWN OF CANTERBURY, MAP 248 LOT 8 IS LOCATED WITHIN THE COMMERCIAL (C) DISTRICT AND THE AQUIFER AND GROUNDWATER PROTECTION DISTRICT.
- COMMERCIAL (C) DISTRICT DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM LOT DEPTH: 150 FT
 MINIMUM LOT WIDTH: 150 FT
 MINIMUM FRONTAGE: 200 FT
 FRONT SETBACK: 50 FT
 SIDE SETBACK: 20 FT
 POND SETBACK: 75 FT
- THE EXISTING CONDITION WAS OBTAINED ENTIRELY FROM THE REFERENCE PLAN.
- THE EXISTING AREA OF TAX MAP 248 LOT 8 IS 37.26 ACRES (1,623,197 SF).
- MAP 248 LOT 8 IS PARTIALLY LOCATED WITHIN ZONE A, PER F.I.R.M. COMMUNITY PANEL NUMBER 33013C0330E, DATED APRIL 19, 2010.
- THE WETLANDS DEPICTED HEREON ARE ENTIRELY FROM THE REFERENCE PLAN.
- UNIT CALCULATION:
 ALLOWABLE UNITS: 37 UNITS+10% BONUS PER SECTION 6.6= 41 UNITS
 SINGLE-FAMILY PROPOSED: 6 UNITS
 TWO-FAMILY PROPOSED: 34 UNITS
 TOTAL UNITS PROPOSED: 40 UNITS



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 31 OLD NASHUA ROAD, AMHERST, NH 03051 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584

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CONCEPTUAL CONDOMINIUM
 DEVELOPMENT
 OVERALL VIEW
 OCTOBER 1, 2024

114 WEST ROAD, LLC
 114 WEST ROAD
 MAP 248 LOT 8
 CANTERBURY, NEW HAMPSHIRE
 SCALE: 1" = 100'

Q-1
 SHEET
 FILE: 12609Q00C.dwg
 PROJECT 12609.00
 SHEET NO. 1 OF 2

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C				
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A				

CONCEPTUAL CONDOMINIUM
 DEVELOPMENT
 DETAILED VIEW
 OCTOBER 1, 2024

114 WEST ROAD, LLC
 114 WEST ROAD
 MAP 248 LOT 8
 CANTERBURY, NEW HAMPSHIRE
 SCALE: 1" = 60'

Q-2
 SHEET
 FILE: 12609Q00C.dwg
 PROJECT: 12609.00
 SHEET NO. 2 OF 2