

LEGEND:

	LOT LINE
	RIGHT-OF-WAY LINE
	FORMER LOT LINE
	ABUTTING LOT LINE
	BUILDING SETBACK
	10-FOOT CONTOUR
	2-FOOT CONTOUR
	PROPOSED LOT LINE
	PROPOSED CONDOMINIUM LINE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED BASIN
	PROPOSED LANDSCAPE BERM

REFERENCE PLANS:

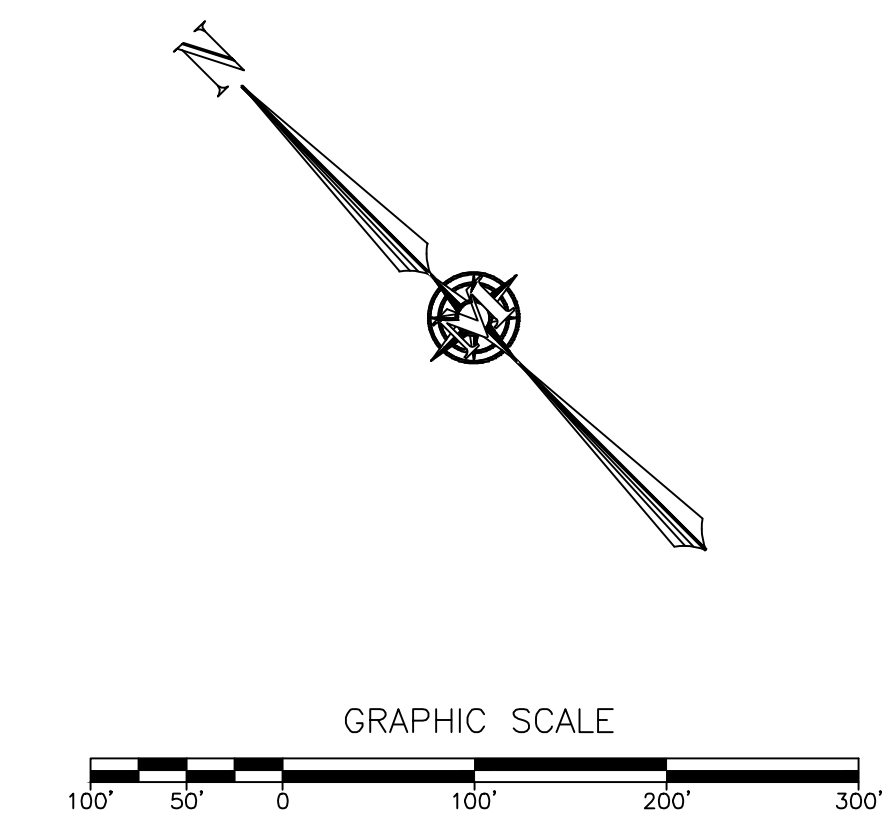
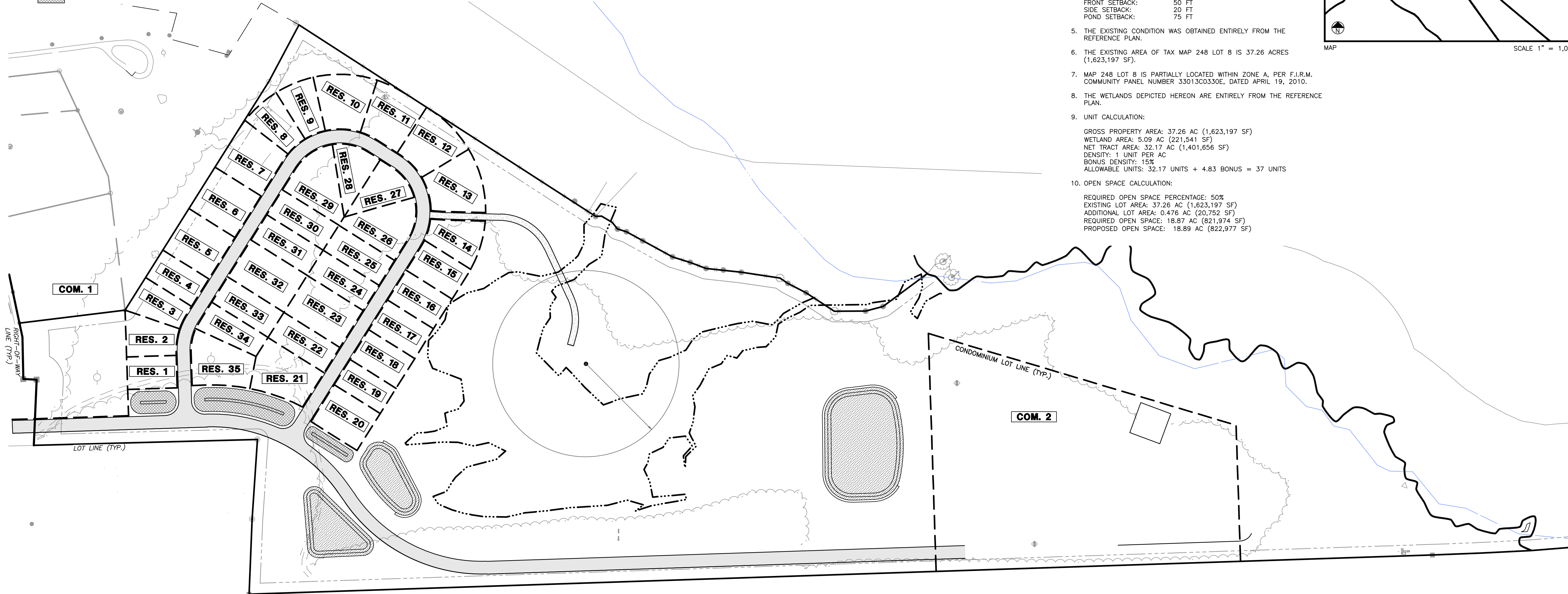
1. "BOUNDARY PLAN - TAX MAP LOT 13 - 114 WEST ROAD - CANTERBURY, NH - MERRIMACK COUNTY" SCALE: 1"=100', DATED OCTOBER 26, 2022, PREPARED BY J.E. BELLANGER LAND SURVEYING.

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
114 WEST ROAD, CANTERBURY, NH 03224
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:
GROSS PROPERTY AREA: 37.26 AC (1,623,197 SF)
WETLAND AREA: 5.09 AC (221,541 SF)
NET TRACT AREA: 32.17 AC (1,401,656 SF)
DENSITY: 1 UNIT PER AC
BONUS DENSITY: 15%
ALLOWABLE UNITS: 32.17 UNITS + 4.83 BONUS = 37 UNITS
- OPEN SPACE CALCULATION:
REQUIRED OPEN SPACE PERCENTAGE: 50%
EXISTING LOT AREA: 37.26 AC (1,623,197 SF)
ADDITIONAL LOT AREA: 0.476 AC (20,752 SF)
REQUIRED OPEN SPACE: 18.87 AC (821,974 SF)
PROPOSED OPEN SPACE: 18.89 AC (822,977 SF)



MERIDIAN
LAND SERVICES, INC.
ENGINEERING SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03824 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX: 603-673-1584



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CONCEPTUAL CONDOMINIUM DEVELOPMENT
CONDOMINIUM LAYOUT PLAN
DECEMBER 23, 2024

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

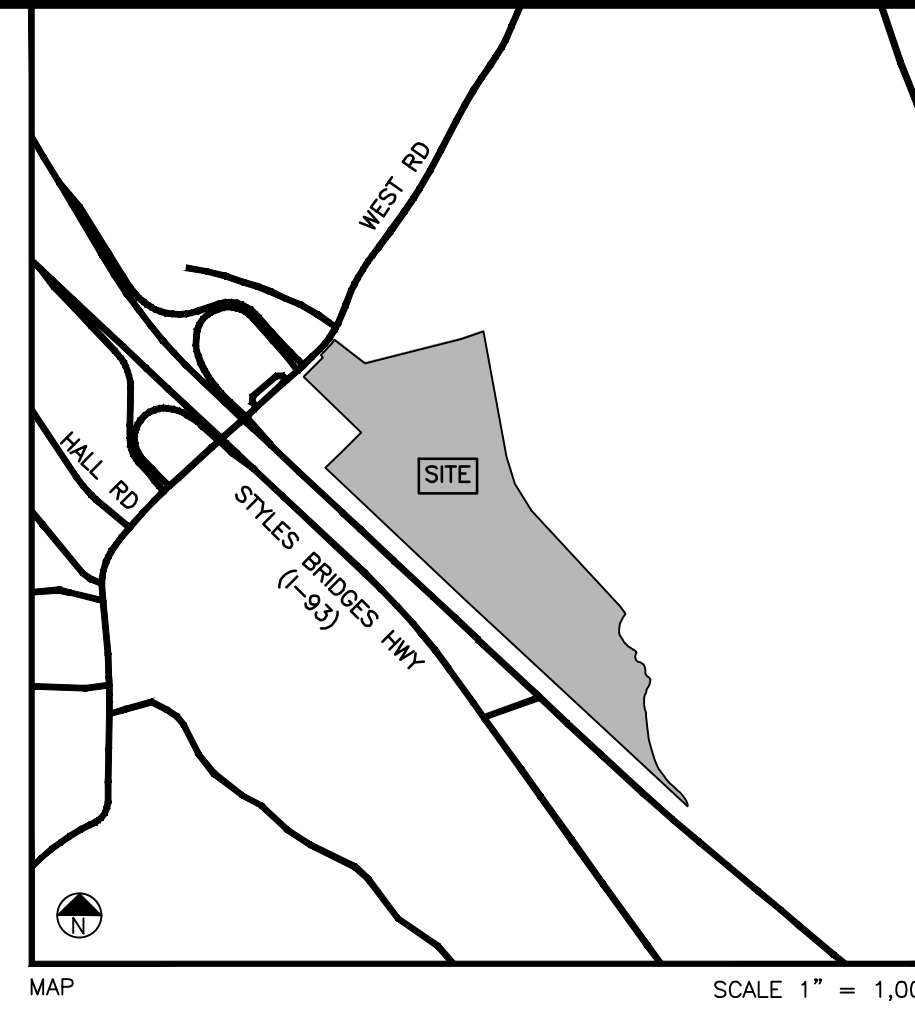
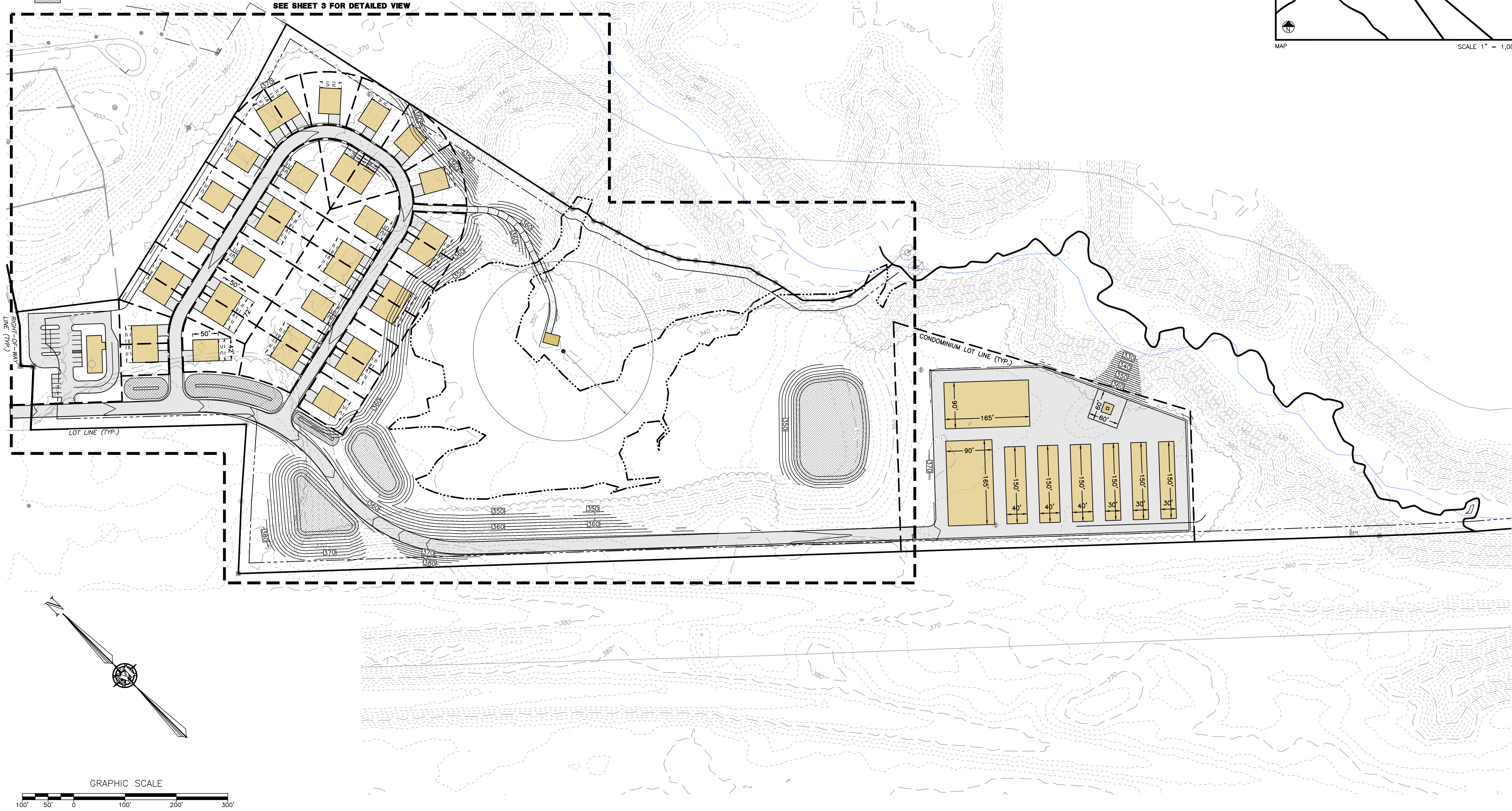
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FILE: 12609Q006.dwg
PROJECT 12609.00
SHEET NO. 1 OF 3

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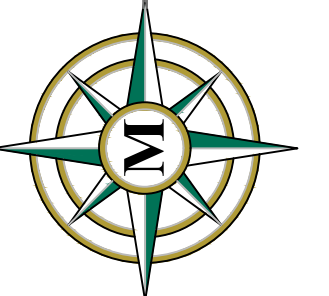
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SEE SHEET 3 FOR DETAILED VIEW



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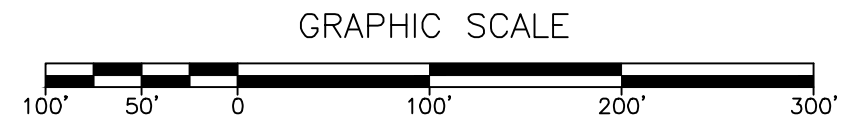
CONCEPTUAL CONDOMINIUM
 DEVELOPMENT
 OVERVIEW PLAN

114 WEST ROAD, LLC
 114 WEST ROAD
 MAP 248 LOT 8
 CANTERBURY, NEW HAMPSHIRE

Q-2
 SHEET

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 SHEET NO. 2 OF 3

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REV.	DATE	DESCRIPTION	DR	CK
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CONCEPTUAL CONDOMINIUM
 DEVELOPMENT
 DETAILED VIEW PLAN

114 WEST ROAD, LLC
 114 WEST ROAD
 MAP 248 LOT 8
 CANTERBURY, NEW HAMPSHIRE

Q-3
 SHEET

FILE: 12609Q000.dwg
 PROJECT: 12609.00
 SHEET NO. 3 OF 3

DECEMBER 23, 2024

SCALE: 1" = 60'