

LEGEND:

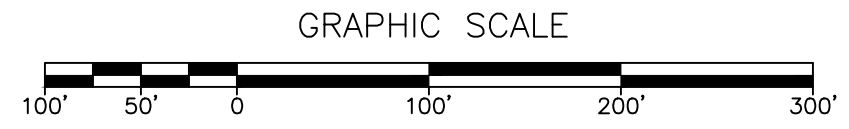
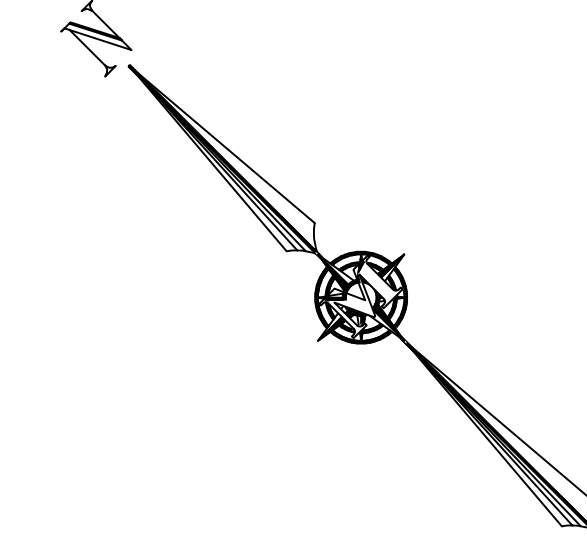
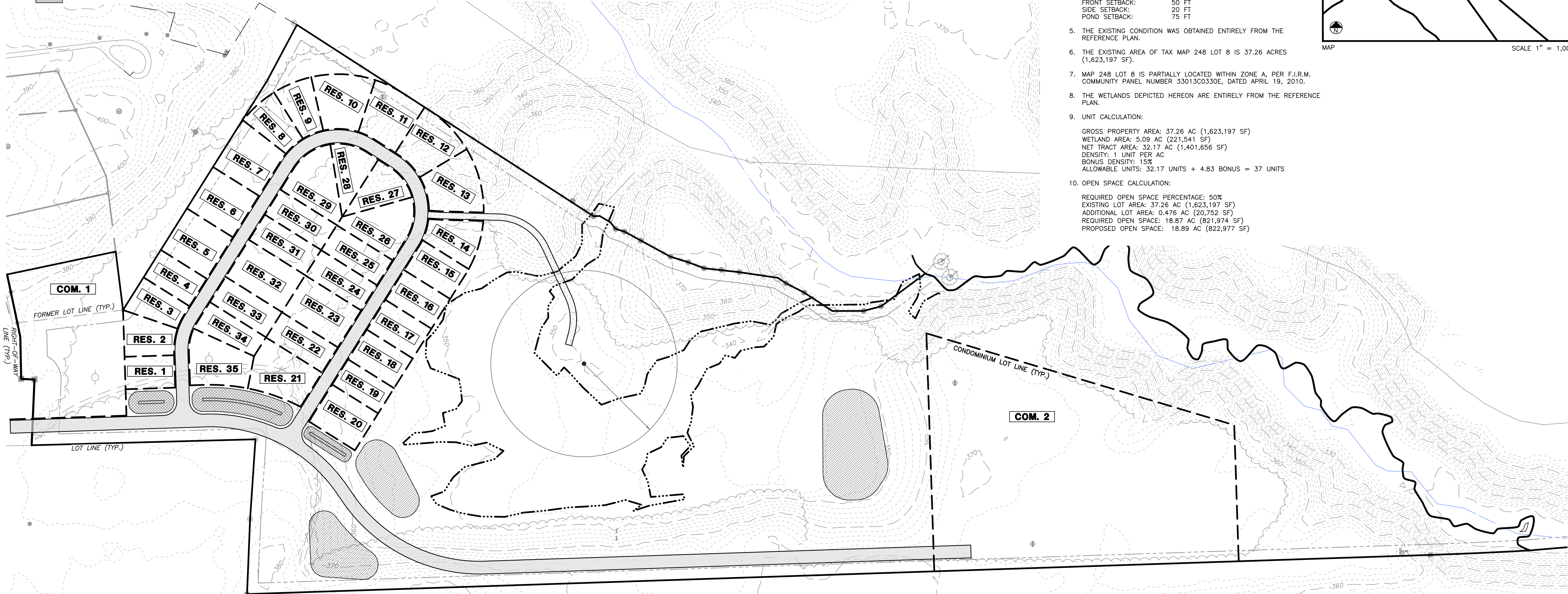
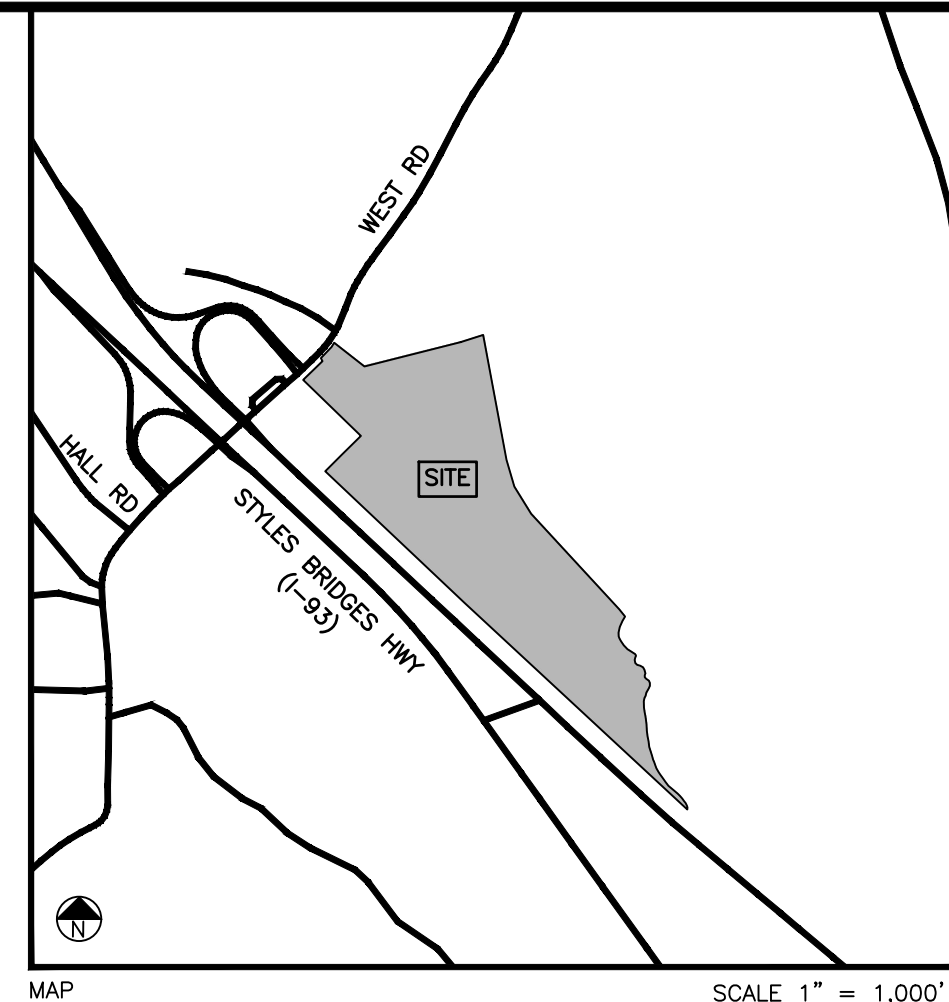
- LOT LINE
- RIGHT-OF-WAY LINE
- FORMER LOT LINE
- ABUTTING LOT LINE
- BUILDING SETBACK
- - - 400 10-FOOT CONTOUR
- - - 398 2-FOOT CONTOUR
- PROPOSED LOT LINE
- - - PROPOSED CONDOMINIUM LINE
- █ PROPOSED PAVEMENT
- █ PROPOSED BUILDING
- █ PROPOSED BASIN
- █ PROPOSED LANDSCAPE BERM

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:

1. 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.
2. 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
3. REFERRING TO 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.
4. 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
5. THE EXISTING CONDITION WAS OBTAINED ENTIRELY FROM THE REFERENCE PLAN.
6. THE EXISTING AREA OF TAX MAP 248 LOT 8 IS 37.26 ACRES (1,623,197 SF).
7. MAP 248 LOT 8 IS PARTIALLY LOCATED WITHIN ZONE A, PER F.I.R.M. COMMUNITY PANEL NUMBER 33013C0330E, DATED APRIL 19, 2010.
8. THE WETLANDS DEPICTED HEREON ARE ENTIRELY FROM THE REFERENCE PLAN.
9. 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
10. 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)



REV.	DATE	DESCRIPTION	DR	CK
A				
B				
C				
D				
E				
F				
G				
H				
I				

CONCEPTUAL CONDOMINIUM DEVELOPMENT
CONDOMINIUM LAYOUT PLAN
NOVEMBER 19, 2024

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

Q-1
SHEET
FILE: 12609000E.dwg
PROJECT 12609.00
SHEET NO. 1 OF 3

Plotted: 11/19/2024 2:22 PM By: SRP
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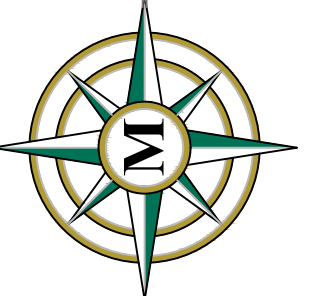
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MERIDIAN
 LAND SERVICES, INC.
 ENGINEERING SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03051 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584



REV.	DATE	DESCRIPTION	DR	CK
1				
2				
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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: 12609000E.dwg
 PROJECT: 12609.00
 SHEET NO. 3 OF 3

NOVEMBER 19, 2024

SCALE: 1" = 60'