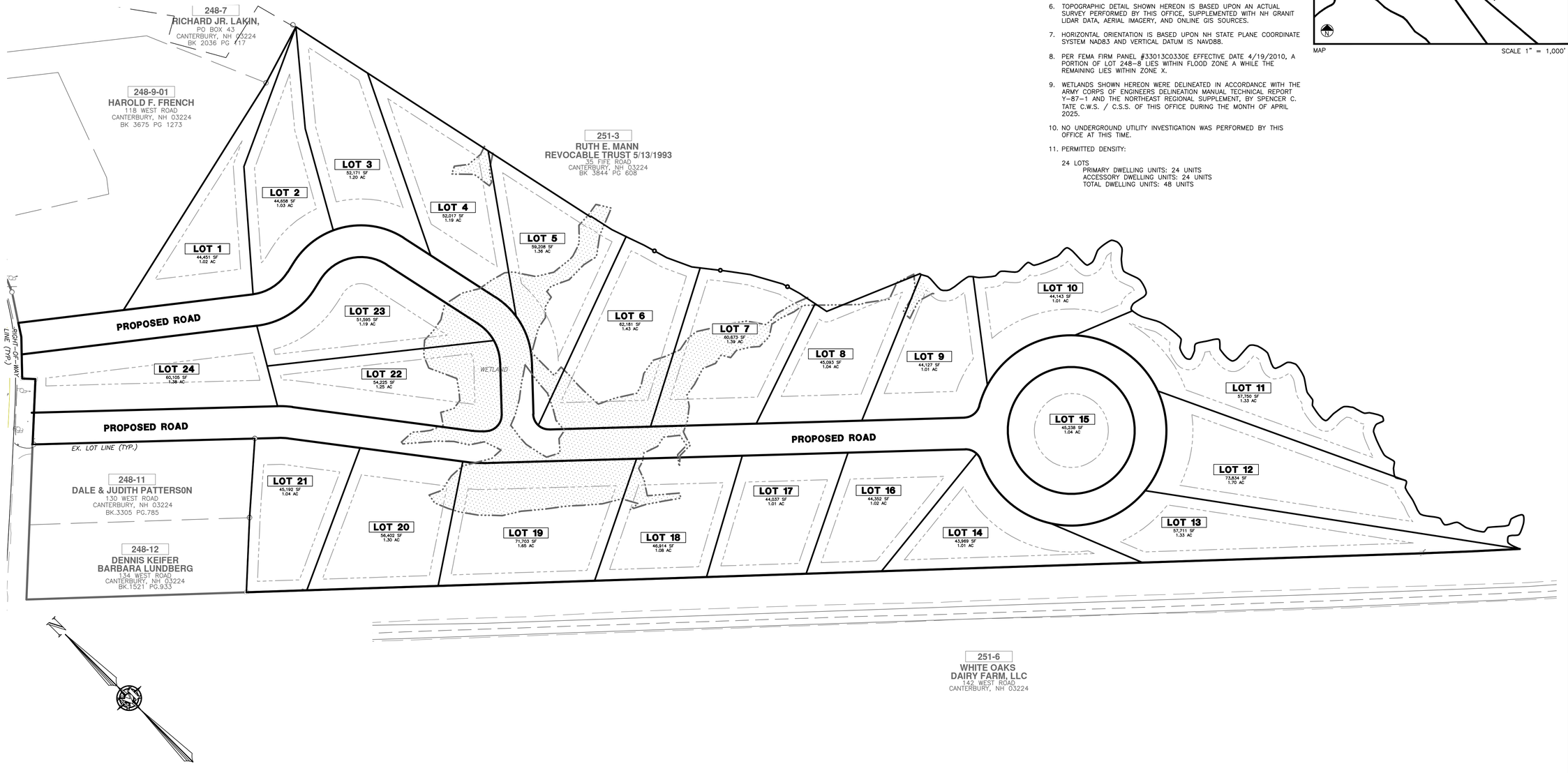
LEGEND:

- LOT LINE
- RIGHT-OF-WAY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK
- PROPOSED LOT LINE



GRAPHIC SCALE

100' 50' 0 100' 200' 300'

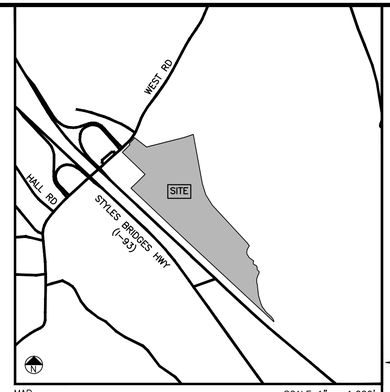
REFERENCE PLANS:

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 PURPOSE OF THIS PLAN IS TO DEPICT A CONVENTIONAL SUBDIVISION CONCEPT ON TAX MAP #248 LOT #8.
2. THE CURRENT OWNER OF RECORD FOR LOT 248-8 IS 114 WEST ROAD, LLC, 938 CLEMENT HILL ROAD, HOPKINGTON, NEW HAMPSHIRE 03229. SEE M.C.R.D. BK.3802 PG.2495 DATED 9/5/2023.
3. PER THE TOWN OF CANTERBURY ZONING ORDINANCE, LOTS WITHIN THE COMMERCIAL DISTRICT MUST HAVE A MINIMUM LOT SIZE OF 1 ACRE, A MINIMUM DEPTH OF 150 FEET, A MINIMUM WIDTH OF 200 FEET AND SETBACKS OF 50 FEET FRONT AND SIDE / REAR OF 20 FEET.
4. LOT 248-8 LIES WITHIN THE AQUIFER PROTECTION DISTRICT AND THE GROUNDWATER PROTECTION DISTRICT. ADDITIONAL RESTRICTIONS NOT SHOWN OR NOTED HEREON MAY APPLY.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON REFERENCE PLAN NOTED AND PHYSICAL EVIDENCE RECORDED DURING A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF APRIL 2025.
6. TOPOGRAPHIC DETAIL SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY PERFORMED BY THIS OFFICE, SUPPLEMENTED WITH NH GRANIT LIDAR DATA, AERIAL IMAGERY, AND ONLINE GIS SOURCES.
7. HORIZONTAL ORIENTATION IS BASED UPON NH STATE PLANE COORDINATE SYSTEM NAD83 AND VERTICAL DATUM IS NAVD88.
8. PER FEMA FIRM PANEL #33013C0330E EFFECTIVE DATE 4/19/2010, A PORTION OF LOT 248-8 LIES WITHIN FLOOD ZONE A WHILE THE REMAINING LIES WITHIN ZONE X.
9. WETLANDS SHOWN HEREON WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY SPENCER C. TATE C.W.S. / C.S.S. OF THIS OFFICE DURING THE MONTH OF APRIL 2025.
10. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
11. PERMITTED DENSITY:

    24 LOTS
    PRIMARY DWELLING UNITS: 24 UNITS
    ACCESSORY DWELLING UNITS: 24 UNITS
    TOTAL DWELLING UNITS: 48 UNITS



MAP SCALE 1" = 1,000'

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1454

NO.	DATE	DESCRIPTION	DR	CK
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HILDRETH'S FARM
CONCEPTUAL CONVENTIONAL SUBDIVISION PLAN

JUNE 3, 2024

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

SCALE: 1" = 100'

M-1
SHEET

FILE: 12609M00.dwg
PROJECT 12609.00
SHEET NO. 1 OF 1

Plotted: 6/3/2025 12:04 PM By: NCG
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