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
- OPEN SPACE

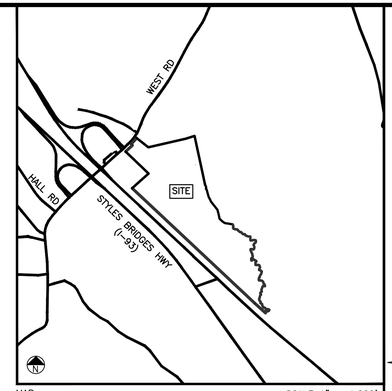
1. UNIT CALCULATION:

   GROSS PROPERTY AREA: 34.37 AC (1,497,131 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

2. OPEN SPACE CALCULATION:

   REQUIRED OPEN SPACE PERCENTAGE: 50%
   EXISTING LOT AREA: 34.37 AC (1,497,131 SF)
   ADDITIONAL LOT AREA: 0.476 AC (20,752 SF)
   REQUIRED OPEN SPACE: 17.18 AC (748,566 SF)

   PROPOSED OPEN SPACE: 17.91 AC (788,651 SF)



MAP SCALE 1" = 1,000'

248-9-01
HAROLD F. FRENCH
118 WEST ROAD
CANTERBURY, NH 03224
BK 3675 PG 1273

251-3
RUTH E. MANN
REVOCABLE TRUST 5/13/1993
35 FIFE ROAD
CANTERBURY, NH 03224
BK 3844 PG 608

RES. 1 RES. 2 RES. 3 RES. 4 RES. 5 RES. 6 RES. 7 RES. 8 RES. 9 RES. 10 RES. 11 RES. 12 RES. 13 RES. 14 RES. 15 RES. 16 RES. 17 RES. 18 RES. 19 RES. 20 RES. 21 RES. 22 RES. 23 RES. 24 RES. 25 RES. 26

COM. 1 COM. 2 COM. 3

RIGHT-OF-WAY LINE (TYP.)

WETLAND

COLD BROOK

CONDOMINIUM LOT LINE (TYP.)

248-8
34.37±
1,497,131±

LOT LINE (TYP.)

248-11
DALE & JUDITH PATTERSON
130 WEST ROAD
CANTERBURY, NH 03224
BK.3305 PG.785

248-12
DENNIS KEIFER
BARBARA LUNDBERG
134 WEST ROAD
CANTERBURY, NH 03224
BK.1521 PG.933

BLD.±

INTERSTATE 93 - SENATOR STYLES BRIDGES HIGHWAY (NORTHBOUND LANES)

251-6
WHITE OAKS
DAIRY FARM, LLC
142 WEST ROAD
CANTERBURY, NH 03224

GRAPHIC SCALE
100' 50' 0 100' 200' 300'

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

ISSUED FOR STATE AND/OR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

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

CONCEPTUAL CONDOMINIUM DEVELOPMENT

OPEN SPACE EXHIBIT

SEPTEMBER 18, 2025

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

SCALE: 1" = 100'

E-1
SHEET

FILE 12609100B – OPSP.dwg
PROJECT 12609.00
SHEET NO. 1 OF 1

Plotted: 9/18/2025 1:00 PM By: SRF
H:\MLS\12609\12609.00\0_Drawings\ENG\Exhibits\12609100B - OPSP.dwg