

**Notes**

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT SUBDIVISION WITH 1000 LF OF NEW ROAD. THE FOLLOWING USES ARE AS FOLLOWS:
  - LOT 1 IS A PROPOSED 50,000 SF 2-STORY BUILDING WITH RETAIL ON THE FIRST FLOOR, AND OFFICE SPACE ON THE SECOND FLOOR.
  - LOT 2 IS A PROPOSED 140-UNIT MULTI-FAMILY DEVELOPMENT WITH 7 - 2-STORY 20-UNIT BUILDINGS.
- OWNER OF RECORD:  
DAN G. AND PAMELA A. STAUFFACHER  
165 SHERWOOD DRIVE  
ALLENSTOWN, NH 03275
- DEED REFERENCE TO PROPERTY IS BOOK 3016, PAGE 1167 M.C.R.D.
- TOTAL PROPERTY AREA IS 35.525 ACRES
- PROPERTY IS CURRENTLY ZONED: CLI - COMMERCIAL/LIGHT INDUSTRIAL
- ZONING REQUIREMENTS:
 

MIN. FRONTAGE:	75 feet
SIDE SETBACK:	15 feet
REAR SETBACK:	40 feet
MAX. BLDG COVERAGE:	75%
MAX. BLDG HEIGHT:	45 FT
- BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON FROM A PLAN TITLED "EXISTING CONDITIONS, PLAN OF LAND DAN G. & PAMELA A. STAUFFACHER, ASSESSORS MAP 105 LOT 003 & 011, 91 PINEWOOD ROAD, ALLENSTOWN, NH" BY GRANITE STATE SURVEYING DATED NOVEMBER 15, 2007.
- SITE TO BE SERVED BY AND MUNICIPAL WATER AND SEWER.
- LOT 1  
PARKING REQUIRED = 1 SP PER 200 SF OF 1ST FLOOR AREA  
1 SP PER 400 SF OF 2ND FLOOR AREA  
= 25,000 / 200 = 125 SPACES  
25,000 / 400 = 63 SPACES  
TOTAL = 188 SPACES  
PARKING PROPOSED = 190 SPACES
- LOT 2  
PARKING REQUIRED = THERE IS NO ZONING PROVISION FOR MULTI-FAMILY  
PARKING PROPOSED = 255 SPACES = 1.8 SPACES PER UNIT

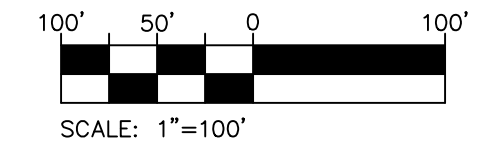
TOTAL WETLAND IMPACT = 46,200 SF

No.	DESCRIPTION	DATE
1.	ADD CLUBHOUSE, DETENTION BASINS	10/08/2020
.	.	.
.	.	.

CONCEPTUAL SITE PLAN #2  
MAP 105, LOT 003  
91 PINEWOOD ROAD  
ALLENSTOWN, NEW HAMPSHIRE

PREPARED FOR: THIBEAULT CORP OF NE  
603 OLD MAMMOTH ROAD  
LONDONDERRY, NH 03053

DATE: OCTOBER 2, 2020



PREPARED BY:  
RJB ENGINEERING, LLC  
2 GLENDALE ROAD  
CONCORD, NH 03301  
PH. 603-219-0194