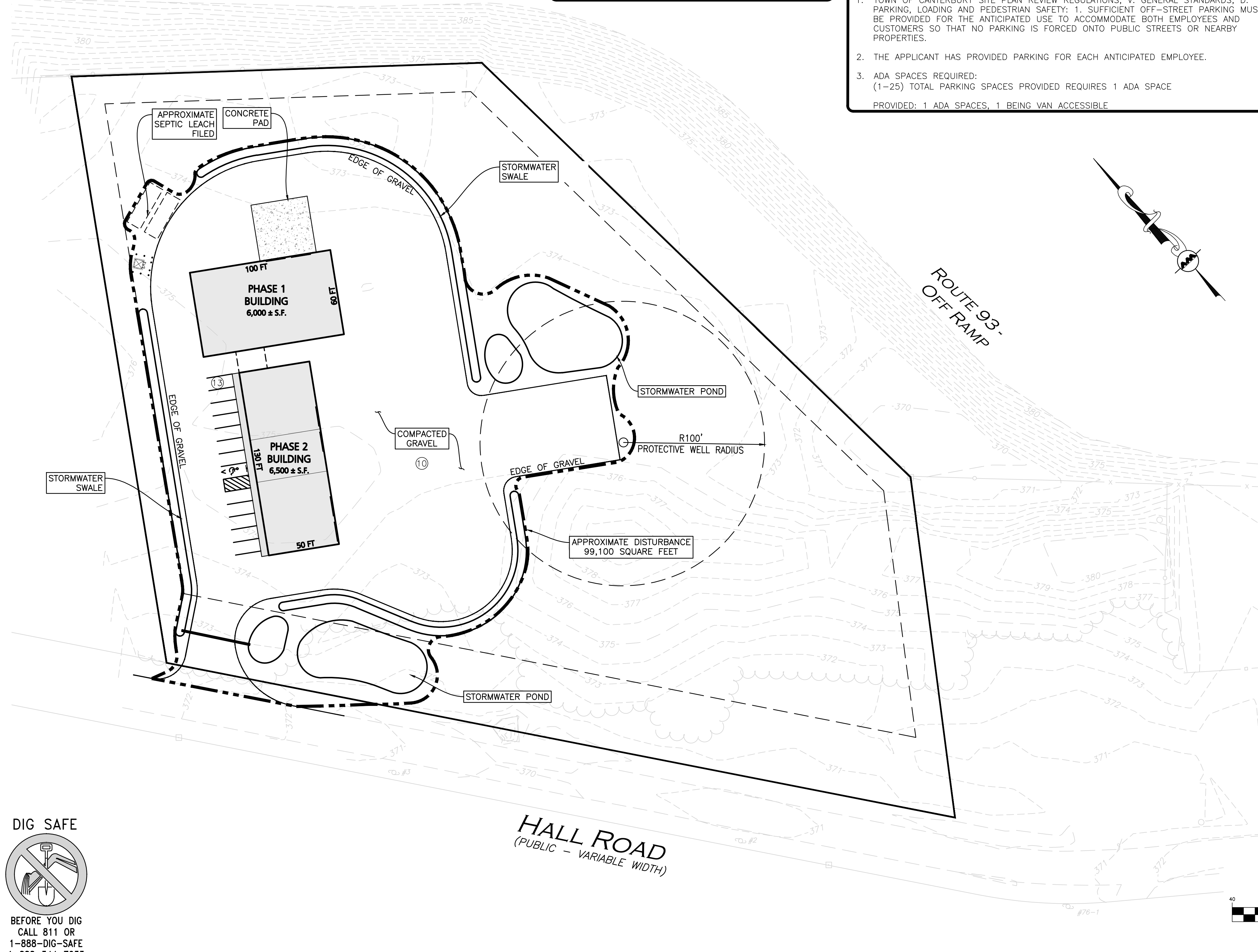


INTERSTATE ROUTE 93
(PUBLIC - VARIABLE WIDTH)

ZONING SUMMARY TABLE INDUSTRIAL DISTRICT (I)		
ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	2 ACRES	5.05 ACRES
MIN. LOT DEPTH	150 FEET	228.7 FEET
MIN. LOT WIDTH	200 FEET	288.5 FEET
MIN. LOT FRONTAGE	200 FEET	564.6 FEET
FRONT YARD SETBACK	50 FEET	87.8 FEET
SIDE YARD SETBACK	20 FEET	60.0 FEET
REAR YARD SETBACK	20 FEET	127.9 FEET
MAXIMUM LOT COVERAGE	35%	32.7%

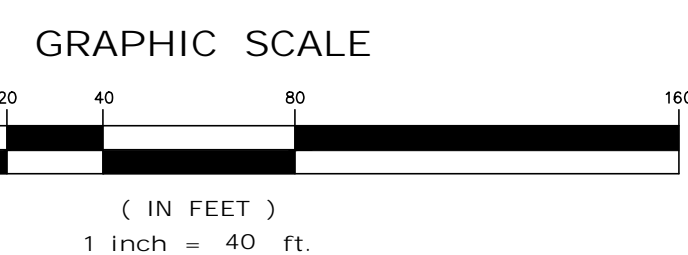
OFF-STREET PARKING SUMMARY TABLE			
USE	CALCULATION	MIN. REQUIRED	PROPOSED
PHASE 1: WAREHOUSE, STORAGE, WHOLESALE ESTABLISHMENTS 4 EMPLOYEES 6,000 S.F.	1 SPACE PER EMPLOYEES	4	4
PHASE 2: WAREHOUSE, STORAGE, WHOLESALE ESTABLISHMENTS 4 EMPLOYEES 6,500 S.F.	1 SPACE PER EMPLOYEES	8	9
NOTES:		TOTAL	12
1. TOWN OF CANTERBURY SITE PLAN REVIEW REGULATIONS, V. GENERAL STANDARDS, D. PARKING, LOADING AND PEDESTRIAN SAFETY: 1. SUFFICIENT OFF-STREET PARKING MUST BE PROVIDED FOR THE ANTICIPATED USE TO ACCOMMODATE BOTH EMPLOYEES AND CUSTOMERS SO THAT NO PARKING IS FORCED ONTO PUBLIC STREETS OR NEARBY PROPERTIES.			13
2. THE APPLICANT HAS PROVIDED PARKING FOR EACH ANTICIPATED EMPLOYEE.			
3. ADA SPACES REQUIRED: (1-25) TOTAL PARKING SPACES PROVIDED REQUIRES 1 ADA SPACE PROVIDED: 1 ADA SPACES, 1 BEING VAN ACCESSIBLE			

LEGEND	
SIGN	
BOLLARD	
BUILDING	
BUILDING ARCHITECTURE	
CURB	
RETAINING WALL	
PARKING STRIPING	
ROADWAY STRIPING	
TRAFFIC ARROWS	
HEAVY DUTY CONCRETE	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
SNOW STORAGE	
GRAVEL ACCESS	
SETBACK LINE	
SAW-CUT LINE	
PARKING COUNT	
STEEL GUARDRAIL	
WOOD GUARDRAIL	
CHAIN LINK FENCE	
WOOD FENCE	
TREE LINE	
TRANSFORMER	



NOTES

- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
- THE ENTIRE SITE IS WITHIN AN AQUIFER AND GROUNDWATER PROTECTION DISTRICT.
- OFFICE ESTABLISHMENTS LESS THAN 5,000 SF OF FLOOR AREA ARE PERMITTED BY-RIGHT. OFFICE ESTABLISHMENTS MORE THAN 5,000 SF OF FLOOR AREA MAY BE AUTHORIZED AS A SPECIAL EXCEPTION BY THE BOARD OF ADJUSTMENT.
- THE PROPOSED DEVELOPMENT WITHIN THE AQUIFER AND GROUNDWATER PROTECTION DISTRICT SHALL REQUIRE A CONDITIONAL USE PERMIT FOR:
 - A. STORAGE, HANDLING, AND USE OF REGULATED SUBSTANCES IN QUANTITIES EXCEEDING 100 GALLONS OR 800 POUNDS DRY WEIGHT AT ANY ONE TIME, PROVIDED THAT AN ADEQUATE SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN, IS APPROVED BY THE LOCAL FIRE DEPARTMENT.
 - B. ANY USE THAT WILL RENDER IMPERVIOUS MORE THAN 15 PERCENT OR 2,500 SQUARE FEET OF ANY LOT, WHICHEVER IS GREATER.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



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**PROGRESS PRINT
ISSUED FOR REVIEW**
APRIL 20, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	TBD	ISSUED FOR SITE PLAN REVIEW

APPLICANT/OWNER:
STATION MEADOW, LLC
4 DUNLAP ROAD
BURLINGTON, MA 01803

PROJECT:
TAX MAP 251, LOT 18
HALL ROAD
CANTERBURY, NH

PROJECT NO.	2915-01	DATE:	4/03/2021
SCALE:	1" = 40'	DWG. NAME:	C2915-01
DESIGNED BY:	AM	CHECKED BY:	BDJ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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TEL: (603) 627-5500
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DRAWING TITLE:	SHEET No.
LAYOUT & MATERIALS PLAN	C-102