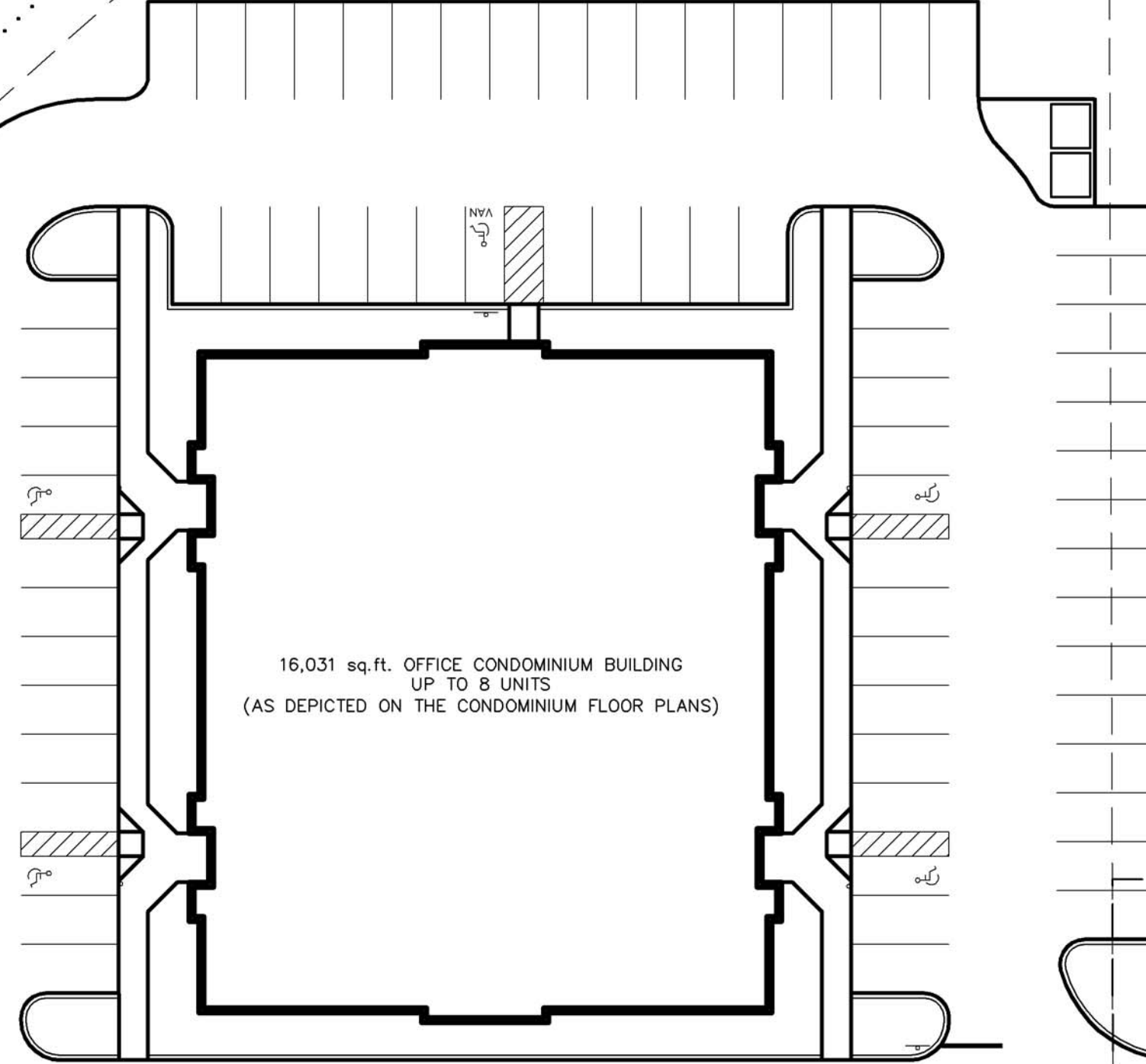


LOCUS MAP

GILFORD AVENUE  
LOT # 204-003-000  
TOWN OF GILFORD  
47 CHERRY VALLEY ROAD  
GILFORD, NH 03249

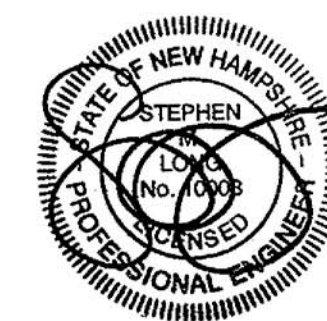
369 HOUNSELL AVENUE  
LOT # 204-003-009  
±2.89 ACRES  
±126,271 sq.ft.

359 HOUNSELL AVENUE  
LOT # 204-003-008  
TOWN OF GILFORD  
47 CHERRY VALLEY ROAD  
GILFORD, NH 03249



16,031 sq.ft. OFFICE CONDOMINIUM BUILDING  
UP TO 8 UNITS  
(AS DEPICTED ON THE CONDOMINIUM FLOOR PLANS)

50'x100' JOINT DRIVEWAY  
ACCESS EASEMENT



**GENERAL NOTES:**

- THIS PLAN IS A CONDOMINIUM SITE PLAN PREPARED IN COMPLIANCE WITH NEW HAMPSHIRE RSA 356-B:20, 1 AND REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM OF LAKES PROFESSIONAL CENTER, A CONDOMINIUM WHICH IS TO BE RECORDED SIMULTANEOUSLY HERewith TO CREATE A NON-RESIDENTIAL CONDOMINIUM AT 369 HOUNSELL AVENUE (LOT 204-003.009) IN GILFORD, NEW HAMPSHIRE.
- DECLARANT IS LAKES PROFESSIONAL CENTER LLC. SEE RCRD BK \_\_\_\_ PG \_\_\_\_ FOR DECLARANT'S SOURCE DEED.
- PROPERTY BOUNDARY FROM BCRD PLAN L 49-34 (SEE REFERENCES ITEM 1).
- TOTAL LAND AREA OF LOT 204-033.009 IS 2.89 ACRES AS PER BCRD PLAN L 49-34 (SEE REFERENCES ITEM 1). ENTIRE AREA IS SUBMITTED LAND.
- ALL OF THE SUBMITTED AREA OUTSIDE THE BUILDING IS COMMON AREA EXCEPT AS OTHERWISE NOTED OR DELINEATED ON THIS PLAN.
- THE ZONING DISTRICT IS (I) INDUSTRIAL. THIS IS A BUSINESS OFFICE DEVELOPMENT AND THE MINIMUM LOT DIMENSIONAL REQUIREMENTS OF THE INDUSTRIAL DISTRICT ARE AS FOLLOWS:

	REQUIRED	PROVIDED
- FRONT YARD SETBACK (FEET)	50'	72.6'
- SIDE YARD SETBACK (FEET)	25'	94.4'
- REAR YARD SETBACK (FEET)	25'	90.6'
- PARKING SETBACK (FEET)	15'	15.0'
- BUILDING HEIGHT (FEET)	48'	25'

- THE PARCEL IS LOCATED IN THE AQUIFER PROTECTION DISTRICT AND THE PROPOSED DEVELOPMENT IS DESIGNED FOR FULL COMPLIANCE WITH ARTICLE 19 OF THE ZONING ORDINANCE.
- THE PARCEL IS LOCATED IN THE BUSINESS PARK DISTRICT. A SPECIAL EXCEPTION IS REQUIRED PER SECTION 5.2.5(b) IN ORDER TO ALLOW MEDICAL USES WITHIN THE PROPOSED OFFICE BUILDING.
- PARKING REQUIREMENTS

REQUIRED BY THE ZONING ORDINANCE:

1 SPACE PER 150 SQ. FT. GROSS FLOOR AREA	=	107 SPACES
REDUCTION IN PARKING BY VARIANCE (SEE NOTE 12)	=	-20 SPACES
TOTAL REQUIRED	=	87 SPACES
TOTAL PROVIDED	=	87 SPACES (INCL. 5 HC)

- LOT COVERAGE:
 

TOTAL LOT AREA	=	126,271 SQ.FT.
BUILDING AREA	=	16,031 SQ.FT.
PROPOSED PAVEMENT	=	36,732 SQ.FT. (87 SPACES)
SIDEWALK	=	2,779 SQ.FT.
CONCRETE PADS	=	225 SQ.FT.
TOTAL IMPERVIOUS COVER	=	55,767 SQ.FT. (87 SPACES)
PROPOSED LOT COVERAGE	=	55,767/126,271 = 44% (87 SPACES)
MAXIMUM LOT COVERAGE	=	75%

- THE PARCEL IS NOT LOCATED IN A FLOOD ZONE. THE PARCEL IS DESIGNATED AS FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN). FLOOD DATA IS BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 330004 0015 C. MAP LATEST REVISED ON MAY 4, 1992.
- THERE ARE NO JURISDICTIONAL WETLANDS LOCATED WITHIN THE PARCEL.
- PROPERTY LINE METES AND BOUNDS ARE DERIVED FROM SURVEY PLAN REFERENCE #1 WITH AN ERROR OF CLOSURE BETTER THAN 1:15,000.
- ANY REGULATED SUBSTANCE THAT MAY BE USED IN THE PROPOSED BUILDING OR ON THE SITE SHALL BE USED AND STORED ONLY IN COMPLIANCE WITH THE AQUIFER PROTECTION DISTRICT PROVISIONS CONTAINED IN SECTION 19.4.2 OF THE ZONING ORDINANCE.
- ON FEBRUARY 24, 2009 THE GILFORD ZONING BOARD OF ADJUSTMENT GRANTED THE APPLICANT A SPECIAL EXCEPTION FOR MEDICAL USE IN THE PROPOSED OFFICE BUILDING AND ALSO GRANTED A VARIANCE TO REDUCE THE PARKING FROM 107 SPACES REQUIRED BY THE ZONING ORDINANCE TO 87 SPACES. THE VARIANCE CONTAINED A CONDITION THAT IF THE NUMBER OF PARKING SPACES IS DETERMINED TO BE INADEQUATE BASED ON A REVIEW BY THE CODE ENFORCEMENT OFFICER OR THE DIRECTOR OF PLANNING AND LAND USE IN A MANNER SIMILAR TO SECTION 7.2.1 AND 7.2.2, SHARED PARKING USES OF THE GILFORD ZONING ORDINANCE, THE APPLICANT OR ITS SUCCESSOR WILL INSTALL PARKING SPACES TO MEET THE REQUIRED NUMBER UP TO 107 SPACES. SEE SHEET C3A FOR LAYOUT OF 107 SPACES.
- A MASTER SIGNAGE PLAN WILL BE SUBMITTED TO THE PLANNING BOARD AT A FUTURE DATE FOR REVIEW AND APPROVAL. THERE IS NO FREESTANDING SIGNAGE PROPOSED AT THIS TIME. IF A FREESTANDING SIGN IS DESIRED IN THE FUTURE A PERMIT WILL BE APPLIED FOR.
- ON MARCH 9, 2009, THE LAKES BUSINESS PARK COMMISSION VOTED TO APPROVE THIS SITE PLAN SUBJECT TO ANY CONDITIONS IMPOSED BY THE GILFORD LAND USE BOARDS AND SUBJECT TO AND CONSISTENT WITH THE DECLARATION OF COVENANTS OF THE LAKES BUSINESS PARK AS AMENDED.

**PROPERTY SUBJECT TO:**

- 15' WIDE PEDESTRIAN TRAIL EASEMENT CROSSING ALONG THE LOT FRONTAGE ON HOUNSELL AVENUE AS SHOWN ON THE SUBDIVISION PLAN;
- 50' X 100' JOINT DRIVEWAY ACCESS EASEMENT SHARED WITH LOT # 204-003.008 AS SHOWN ON THE SUBDIVISION PLAN AND A RELATED EASEMENT USE AND MAINTENANCE AGREEMENT RECORDED AT BCRD BOOK \_\_\_\_ PAGE \_\_\_\_; AND
- DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKES BUSINESS PARK, PHASE II RECORDED AT BCRD BOOK 2166 PAGE 0364 AND A FIRST AMENDMENT THERETO RECORDED AT BCRD BOOK 2520 PAGE 0093.
- ALL NOTATIONS, FACTS, EASEMENTS AND MATTERS SHOWN ON BCRD PLAN L 49-33, 49-34, AND 49-35 (SEE REFERENCES ITEM 1).

**REFERENCES:**

- "SUBDIVISION OF LAND - LAKES REGION BUSINESS PARK - PHASE II" HOUNSELL AVENUE, GILFORD AVENUE/NH ROUTE 11 GILFORD, N.H., BELKNAP COUNTY; PLAN PREPARED FOR FOR CITY OF LACONIA AND TOWN OF GILFORD; PREPARED BY STEVEN J. SMITH & ASSOCIATES.; DATED FEBRUARY 6, 2002; PLAN LAST REVISED JUNE 16, 2004; RECORDED AT B.C.R.D. DRAWER L PLAN 49-33 TO 49-35.

**CERTIFICATIONS:**

THE UNDERSIGNED LICENSED LAND SURVEYOR CERTIFIES AS FOLLOWS:

- THIS PLAN IS ACCURATE AND IN COMPLIANCE WITH THE PROVISIONS OF NH RSA 356-B:20.
- THE BOUNDARIES OF THE CONDOMINIUM UNITS ARE DEPICTED ON THE CONDOMINIUM FLOOR PLANS AND ALL UNITS ARE LOCATED WITHIN THE BUILDING SHOWN ON THIS PLAN.

\_\_\_\_\_  
LICENSED LAND SURVEYOR DATE

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.



CONSTRUCTION CORPORATION

11 CORPORATE DRIVE, BELMONT NH 03220  
PHONE (603) 527-9090 FAX (603) 527-9191

**REVISION SCHEDULE**

REV. #	DATE	DESCRIPTION	BY	APPR.
1	04/02/09	REVISED CERTIFICATION	SML	SML
2	04/07/09	ADD 15' WIDE TRAIL EASEMENT	SML	SML

**CONDOMINIUM SITE PLAN  
FOR**

LAKES PROFESSIONAL CENTER  
369 HOUNSELL AVE  
GILFORD  
TAX MAP 204 LOT 003-009  
BELKNAP COUNTY  
NEW HAMPSHIRE

CSP1

DATE: 03/13/09

SCALE: 1"=30'

391 HOUNSELL AVENUE  
LOT # 204-003-010  
TOWN OF GILFORD  
47 CHERRY VALLEY ROAD  
GILFORD, NH 03249

368 HOUNSELL AVENUE  
LOT # 204-003-011  
LEA REAL ESTATE LLC  
85 SPRING STREET #2  
LACONIA, NH 03246