

WINNIPESAUKEE RIVER

INDUSTRIAL DRIVE

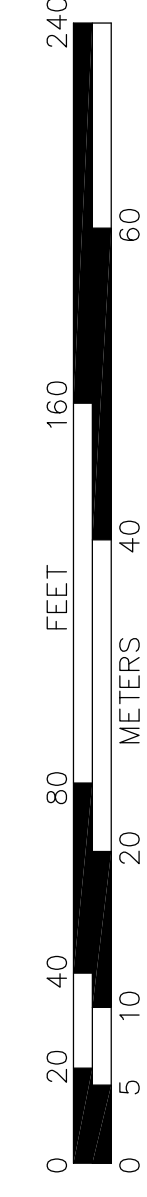
INDUSTRIAL DRIVE



ZONING TABULATION

ZONING ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA WITH SEWER	0.5 ACRES	392,271 SF (9.0 AC) - (LOTS 7 & 8)	392,271 SF (9.0 AC) - (LOTS 7 & 8)
MINIMUM LOT AREA WITHOUT SEWER	1.0 ACRES	392,271 SF (9.0 AC) - (LOTS 7 & 8)	392,271 SF (9.0 AC) - (LOTS 7 & 8)
MINIMUM LOT FRONTAGE	150 FT.	474.67 FT.	474.67 FT.
MINIMUM LOT DEPTH	20 FT.	N/A	44.3
MINIMUM SIDE YARD SETBACK	20 FT.	N/A	80.9 FT.
MINIMUM REAR YARD SETBACK	20 FT.	N/A	178.4 FT.
MINIMUM WATER BODY SETBACK	150 FT.	N/A	178.4 FT.
MINIMUM MAXIMUM BUILDING HEIGHT	3 STORIES	N/A	1 STORY
BLDG. COVERAGE	---	N/A	17.6%
IMPERVIOUS LOT COVERAGE	---	N/A	38.3%
GREEN SPACE	---	N/A	25.3%
PARKING SPACES	---	N/A	202 SPACES **

** TOTAL SPACES PROVIDED: 202 SPACES (INCLUDING 10 HANDICAP SPACES)



BORDERLAND ENGINEERING, INC.

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Canton, MA 02021
781-963-9500
www.borderlandeng.com

SITE PLAN
IN

NORTHFIELD, NEW HAMPSHIRE

LOTS 7 & 8 INDUSTRIAL DRIVE

PREPARED FOR: NORTON LAND COMPANY, LLC
466 SUMNER STREET
STOUGHTON, MA 02072

DRAWING SCALE: 1 INCH = 40 FEET

DATE: FEB. 14, 2025 PROJECT NUMBER: P2949

SITE LAYOUT & LIGHTING SHEET 3 OF 6

APPROVAL BY THE NORTHFIELD PLANNING BOARD

PLANNING BOARD CHAIRMAN & SECRETARY

DATE

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE BOARD, THE SITE PLAN APPROVAL GRANTED HEREON EXPIRES ONE YEAR FROM THE DATE OF APPROVAL.

ASSESSOR'S REFERENCE:
PARCEL NO. R14-0007-007
PARCEL NO. R14-0007-008

OWNER:
NORTON LAND COMPANY, LLC
466 SUMNER STREET
STOUGHTON, MA 02072

DEED REFERENCE:
BOOK 3853, PAGE 1756

PLAN REFERENCES:
PLAN #8824, RECORDED SEPT. 15, 1981.

N/E
EVROKS CORPORATION
23 INDUSTRIAL DRIVE
STOUGHTON, MA 02072
MAP SHEET: 000014

N/E
TITLON, PT. 140
PARCEL NO. R14-0074-000