



TOTAL NEW LOT
MAP 204 LOT 5-1
483,799 S.F.
11.11 ACRES

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A SCHEMATIC LAYOUT FOR THE NEW 11 ACRE FRONTAGE LOT. THE IMPROVEMENTS WOULD PROPOSE A NEW DRIVEWAY ENTRANCE ONTO NH ROUTE 3 DIRECTLY ACROSS FROM LEDOUX DRIVE. AS PART OF THE SUBDIVISION THE PARENT PARCEL WOULD BE PROVIDED WITH AN ACCESS EASEMENT FOR USE OF THE PROPOSED DRIVEWAY. THE NEW 11 AC LOT WILL SEEK SITE PLAN APPROVAL FOR PHASED DEVELOPMENT WITH POTENTIALLY THREE BUILDINGS AS SCHEMATICALLY DEPICTED.
 - THIS PLAN IS NOT INTENDED TO SHOW FINAL SITE OR BUILDING LAYOUT/SIZES BUT IS INTENDED TO DEPICT THE SPIRIT OF A PLANNED UNIT DEVELOPMENT (PUD) AS DESCRIBED IN SECTION 704 OF THE TOWN OF CARROLL ZONING ORDINANCE.
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 2. THE SUBJECT PARCEL IS KNOWN AS TOWN OF CARROLL TAX MAP 204 LOT 5-1.
 3. TOTAL AREA OF THE PARCEL IS 483,799 S.F. (11.11 ACRES).
 4. OWNER: PIKE INDUSTRIES, INC
 C/O ARTHUR WHITCOMB
 3 EASTGATE PARK RD.
 BELMONT, NH 03220
 5. THE SUBJECT PARCEL IS ZONED INDUSTRIAL (IND) WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 MIN. LOT SIZE 4 ACRES
 FRONT SETBACK 100 FT
 SIDE SETBACK 25 FT OR 50% OF BUILDING HEIGHT (WHICHEVER IS GREATER)
 REAR SETBACK 25 FT OR 50% OF BUILDING HEIGHT (WHICHEVER IS GREATER)
 MAX. BUILDING HGT 50 FT
 MIN. OPEN SPACE FOR EACH SF OF INDUSTRIAL SPACE THERE SHALL BE 2 SF OPEN SPACE



PUD CONCEPT PLAN

PREPARED FOR:
NORTH COUNTRY EAGLE PROJECT
 US ROUTE 3 (TAX MAP 204 LOT 5-1)
 CARROLL, NEW HAMPSHIRE

PREPARED FOR: 36 EAGLE, LLC. 65 REGIONAL DRIVE CONCORD, NH 03301	OWNER: PIKE INDUSTRIES, INC. C/O ARTHUR WHITCOMB 3 EASTGATE PARK ROAD BELMONT, NH 03220
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NO.	DATE	DESCRIPTION

GRAPHIC SCALE

0 20 40 80 120
 (IN FEET)
 1 Inch = 40 ft.

<p>MAP 204 LOT 12 21 PROSPECT ST., LLC. 3 FARMER ROAD WINDHAM, NH 03087 (SINGLE-FAMILY RES.) ZONE: RURAL</p>	<p>MAP 204 LOT 13 JOHN, MICHAEL, & ROBIN SELENSKY 872 MONUMENT POINT STREET HENDERSON, NV. 89002 (SINGLE-FAMILY RES.) ZONE: RURAL</p>	<p>MAP 204 LOT 14 UNITED PARCEL SERVICE BT-NEWYO, LLC 55 GLENLAKE PARKWAY ATLANTA, GA. 30328 (COMMERCIAL) ZONE: RURAL</p>	<p>MAP 204 LOT 15 THOMAS & CHARLENE MCGEE P.O. BOX 24 TWIN MOUNTAIN, NH 03595 ZONE: RURAL</p>
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NORTHPOINT ENGINEERING, LLC
 Civil Engineering / Land Planning / Construction Services
 119 Storrs St, Ste 201
 Concord, NH 03301
 Tel 603-226-1166
 Fax 603-226-1160
 www.northpointeng.com

DATE: MARCH 2021
 PROJ: 19085
 SCALE: 1"=40'
 SHEET: 2 OF 2

FILE: G:\projects\19085_PUD_Concept_Plan - PB_Submitted.dwg BY: BIL DATE: 05 May 2021 - 1:05pm



MAP 204 LOT 1
JAMES & JULIE ROESBERRY
PO BOX 456
TWIN MOUNTAIN, NH 03595
ZONE: RESIDENTIAL/BUSINESS

MAP 204 LOT 5
PIKE INDUSTRIES, INC.
C/O ARTHUR WHITCOMB
3 EASTGATE PARK DRIVE
BELMONT, NH 03220
ZONE: INDUSTRIAL

MAP 204 LOT 6
PIKE INDUSTRIES, INC.
C/O ARTHUR WHITCOMB
3 EASTGATE PARK DRIVE
BELMONT, NH 03220
ZONE: INDUSTRIAL
(TO BE MERGED WITH MAP 204 LOT 5)

MAP 204 LOT 4
STATE OF NH
29 HAZEN DRIVE
CONCORD, NH 03031
ZONE:
RESIDENTIAL/BUSINESS

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C/O ARTHUR WHITCOMB
3 EASTGATE PARK
BELMONT, NH 03220
ZONE: INDUSTRIAL

MAP 204 LOT 12
21 PROSPECT ST., LLC.
3 FARMER ROAD
WINDHAM, NH 03087
(SINGLE-FAMILY RES.)
ZONE: RURAL

MAP 204 LOT 13
JOHN, MICHAEL, & ROBIN SELENSKY
872 MONUMENT POINT STREET
HENDERSON, NV. 89002
(SINGLE-FAMILY RES.)
ZONE: RURAL

MAP 204 LOT 14
UNITED PARCEL SERVICE
BT-NEWYO, LLC
55 GLENLAKE PARKWAY
ATLANTA, GA. 30328
(COMMERCIAL)
ZONE: RURAL

MAP 204 LOT 15
THOMAS & CHARLENE MCGEE
P.O. BOX 24
TWIN MOUNTAIN, NH 03595
ZONE: RURAL

U.S. ROUTE 3

PARKER ROAD

LEDOUX DRIVE

PROPOSED OPEN
SPACE AREA
APPROX. 4.7 Acres

PROPOSED
ACCESS DRIVE
WITH EASEMENT

PROPOSED
PAVEMENT AREA

APPROX. TOP OF BLUFF

FUTURE
BUILDING
SITE

PROPOSED
PHASE 1
BUILDING

FUTURE
BUILDING
SITE

PUD OVERVIEW PLAN

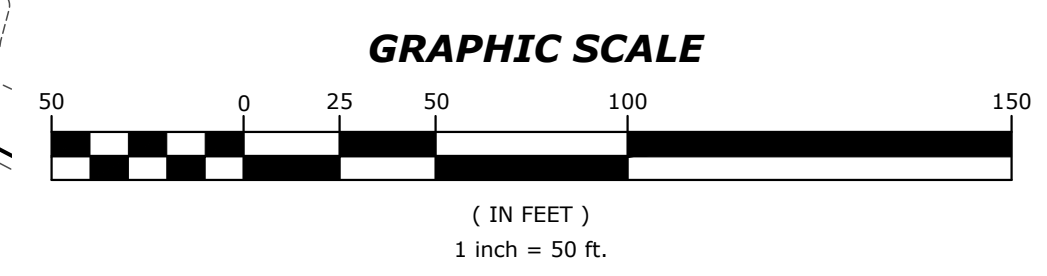
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CONCORD, NH 03301

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REVISIONS:

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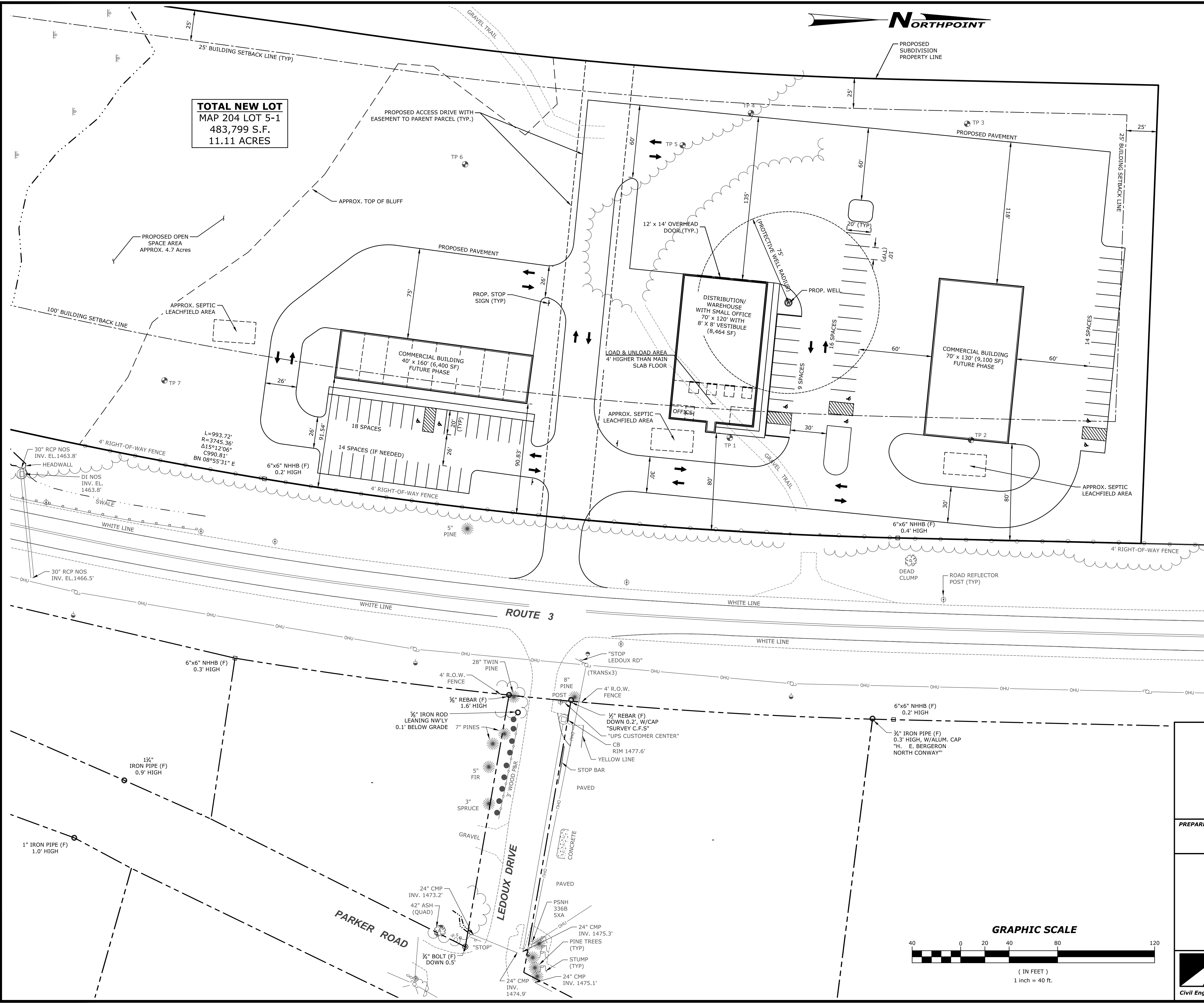
DATE: MARCH 2021
PROJ: 19085
SCALE: 1"=50'
SHEET: 1 OF 2

FILE: C:\projects\19085\Map\19085_PUD_Concept_Plan - PB_Submitted.dwg BY: Jumbo DATE: 11 Mar 2021 - 10:28am



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