

ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
FRONTAGE	EQUAL TO BUILDING WIDTH	211.63 FT
FRONT YARD	30 FT*	42.3 FT
SIDE YARD	11.1 FT	10.2 FT
REAR YARD	10 FT	N/A
AREA	NONE	1.0 AC
LANDSCAPED OPEN SPACE	35% (15,246 SF)	43% (18,955 SF)
SNOW STORAGE	20% (2,225 SF)	20% (2,264 SF)

*MIN. DEPTH MAY BE REDUCED FROM 30 FT IF IN CONFORMITY WITH YARDS OF ADJOINING LOTS

- GENERAL NOTES**
1. THE PURPOSE OF THE PLAN IS TO DEPICT THE CONSTRUCTION OF A PROPOSED MONTESSORI SCHOOL WITH ASSOCIATED SITE IMPROVEMENTS
 2. EXISTING BOUNDARY INFO BASED ON DETERMINATION BY TFMORAN.
 3. EXISTING SITE CONDITIONS IS BASED ON FIELD SURVEY BY TFMORAN.
 4. THE SITE PARCELS ARE IDENTIFIED AS MAP 84 LOT 85 AND MAP 84 LOT 89. THESE PARCELS CONSISTS OF A TOTAL AREA OF APPROXIMATELY 1.0± ACRES, LOCATED IN THE COMMERCIAL ZONING DISTRICT OF THE TOWN OF NEW LONDON, NEW HAMPSHIRE. PRIVATE SCHOOLS ARE PERMITTED BY SPECIAL EXCEPTION.
 5. THERE ARE NO PROPOSED TRASH RECEPTACLES OR DUMPSTER ON-SITE. TRASH SHALL BE REMOVED FROM THE SITE IN A LEGAL MANNER.

PARKING SUMMARY

PROPOSED DEVELOPMENT	BLDG. AREA/ SEATS	TOWN REQ.	REQUIRED	PROVIDED
PROPOSED DAY SCHOOL	36 STUDENTS	-	-	15 SPACES

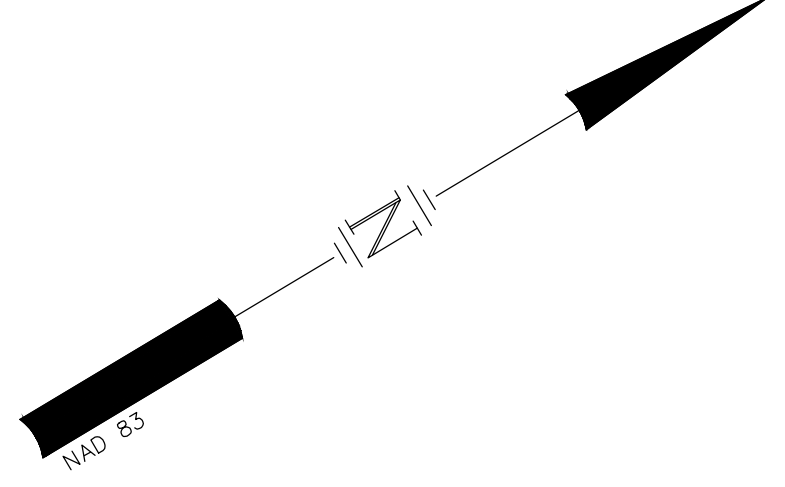
APPROVED BY THE TOWN OF NEW LONDON PLANNING BOARD

ON _____ AND _____
 BOARD MEMBER _____ AND _____
 BOARD MEMBER _____

TAX MAP 84 LOTS 85 & 89
SITE LAYOUT PLAN
STRAWBERRY BLOSSOM MONTESSORI SCHOOL
331 MAIN ST., NEW LONDON, NH
 OWNED BY
BAR HARBOR BANK & TRUST
 PREPARED FOR
STRAWBERRY BLOSSOM MONTESSORI

SCALE: 1"=20' **MAY 1, 2025**

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HORIZONTAL SCALE 1"=20'
 20 10 0 20

REV	DATE	DESCRIPTION	DR	CK
2	6/12/2025	PER PLANNING BOARD MEETING COMMENTS	ABS	RD
1	6/5/2025	PER EVERSOURCE COMMENTS	ABS	RD

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists

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FILE: 95550-20 DR: JSH FB: - CK: RED CADFILE: 95550-20 SITE PLAN C-3