

APPROVAL:
 THE SITE PLAN REGULATIONS OF THE TOWN OF CANTERBURY ARE HEREBY INCORPORATED BY REFERENCE AS PART OF THE APPROVAL OF THIS PLAN.
 THIS SITE PLAN IS HEREBY APPROVED BY THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____
 DATE _____ CHAIRMAN OF THE PLANNING BOARD

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- ATV TRAIL
- EDGE OF TREE LINE
- BOX WIRE R.O.W. FENCE
- TAX MAP & LOT NUMBER

PROPOSED FEATURES

- EDGE OF PAVEMENT
- CAPE COB BEAM (CCB)
- STORM WATER DRAINAGE
- STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- DRAINAGE SWALE
- UTILITY POLE
- WALL LIGHT
- TRAFFIC FLOW (NOT PRINTED ARROWS)

PROPOSED FEATURES (continued)

- GRANITE BOUND FOUND
- N.H.D.O.T. CONCRETE H.W. BOUND FOUND
- IRON PIN FOUND
- UTILITY POLE & GUY
- OVERHEAD UTILITY LINE
- CULVERT OR DRAIN LINE
- SINGLE SIGN POST
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL

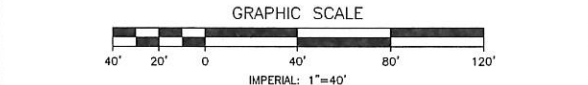
PROPOSED FEATURES (continued)

- PAVED AREA
- BUILDING
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- TEMPORARY SILT FENCE
- EARTHEN BERM

TOTAL PROPOSED SELF STORAGE BUILDING AREA 39,350 S.F.
 REQUIRED IMPERVIOUS LOT COVERAGE: 35% MAXIMUM
 PROPOSED IMPERVIOUS LOT COVERAGE: (77,621 ± S.F. / 222,238 S.F.) = 34.9% ±

- NOTES:**
- THE OWNERS OF RECORD FOR TAX MAP 248 LOT 15 ARE:
 A 50% INTEREST - IRA FINANCIAL TRUST COMPANY, F.B.O. JOEY D. KEELER, ROTH IRA ACCOUNT, 5024 SOUTH BUR OAK PLACE, SUITE 200, SIOUX FALLS, SD 57108, DEED REFERENCE IS BK. 3627 PG. 1941 DATED MARCH 27, 2019 IN THE MERRIMACK COUNTY REGISTRY OF DEEDS.
 - A 50% INTEREST - PENSICO TRUST COMPANY, CUSTODIAN, F.B.O. BRENDA L. LITCHFIELD, IRA ACCOUNT, P.O. BOX 26903, SAN FRANCISCO, CA 94126, DEED REFERENCE IS BK. 3193 PG. 1645 DATED MAY 13, 2010 IN THE MERRIMACK COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SELF-STORAGE FACILITY FOR TAX MAP 248 PARCEL 15 AS SHOWN.
 - THE TOTAL AREA OF THE LOT IS 5.102 ACRES OR 222,238 SQ.FT. WITH 916.84 FEET OF FRONTAGE ALONG HALL ROAD.
 - ZONING FOR THE LOT IS THE INDUSTRIAL DISTRICT (I); PAGE 29 LISTS WAREHOUSE & STORAGE AS ALLOWED USES.
 - BUSINESS LIGHT INDUSTRY
 - REQUIRED
 - EXISTING
 - PROPOSED
 - MIN. LOT AREA
 - 2 ACRES
 - 3.89 ACRES
 - 3.89 ACRES
 - MIN. LOT DEPTH
 - 150 FT.
 - 311.55 FT.
 - 311.55 FT.
 - MIN. LOT WIDTH
 - 200 FT.
 - 140.26 FT.
 - 140.26 FT.
 - MIN. FRONTAGE
 - 200 FT.
 - 111.15 FT.
 - 111.15 FT.
 - MIN. FRONT SETBACK
 - 50 FT.
 - <45 FT.
 - 56.0 FT.
 - MIN. SIDE & REAR SETBACK
 - 20 FT.
 - 23.0 FT.
 - MAX. IMPERVIOUS COVERAGE
 - 35%
 - 34.9%
 - THE BOUNDARY INFORMATION SHOWN IS BASED ENTIRELY ON THE REFERENCE PLAN CITED HEREON AND IS NOT THE RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.
 - THE SURFACE FEATURES SHOWN WERE DEVELOPED FROM A PRECISE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JANUARY 2022.
 - THE HORIZONTAL ORIENTATION IS BASED ON NH STATE PLANE COORDINATE SYSTEM, DEVELOPED FROM THE N.O.A.A. ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZES THE HIGH ACCURACY NATIONAL SPATIAL REFERENCE SYSTEM (NSRS).
 - THE VERTICAL DATUM IS BASED ON NAVD88.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), MERRIMACK COUNTY, TOWN OF CANTERBURY, NEW HAMPSHIRE, COMMUNITY NO. 330013, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301300330E, DATED: APRIL 19, 2010.
 - THE SITE LIES OUTSIDE THE AQUIFER PER U.S.G.S. WATER RESOURCE INVESTIGATIONS REPORT 92-4123, PLATE NO. 8, FOR THE UPPER MERRIMACK RIVER BASIN, PREPARED IN COOPERATION WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES AND WATER RESOURCES DIVISION.
 - THE LOT IS SUBJECT TO:
 - THE DECLARATION OF PROTECTIVE COVENANTS FOR "CANTERBURY DEPOT COMMERCE PARK", SEE BOOK:2679 PAGE 944, DATED JULY 12, 2004 IN THE MERRIMACK COUNTY REGISTRY OF DEEDS.

- REFERENCE PLANS:**
- "TAX MAP 4, LOT 033-000 & 021-002 - SUBDIVISION AND ANNEXATION - OF LAND FOR - TOWN OF CANTERBURY - AND WILLIAM M. & KATHLEEN RICE - WEST ROAD - CANTERBURY, NEW HAMPSHIRE - MERRIMACK COUNTY", SCALE 1"=100', DATED OCTOBER 14, 1998 AND LAST REVISED MAY 4, 1999, BY LEPENE ENGINEERING & SURVEYING, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #14772.
 - "TAX MAP 4, LOT 021-005 - SUBDIVISION PLAN - FOR - GROVER STREET, LLC - CANTERBURY DEPOT ROAD - CANTERBURY, NEW HAMPSHIRE - MERRIMACK COUNTY", SCALE 1"=50', DATED SEPTEMBER 13, 2004 AND LAST REVISED OCTOBER 5, 2004, BY LEPENE ENGINEERING & SURVEYING, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #17104.
 - "STATE OF NEW HAMPSHIRE - DEPT. OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID SECONDARY PROJECT - I-93-2(8)45 - NH PROJECT NO. P-5264F - INTERSTATE 93 - TOWN OF CANTERBURY - COUNTY OF MERRIMACK", LAYOUT, SCALE 1"=50', FISCAL YEAR: 1959.



REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE LAYOUT PLAN
TAX MAP 248 LOT 15
(HALL ROAD)
CANTERBURY, NEW HAMPSHIRE
 PREPARED FOR:
PATRIOT HOLDINGS, LLC
 4023 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103
 SCALE: 1"=40' MAY 3, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

FILE: 3127SP00.DWG PROJ. NO. 3127.00 SHEET NO. SP-1 PAGE NO. 2 OF 8

