

**INTERSTATE 93**  
FEDERAL AID PROJECT  
I-93-2(73)3  
(N.H. PROJ. NO. P-1265-D)

**249-18**  
DAVID DYER &  
TEN MILE BROOK HOLDINGS, LLC  
85 TEN MILE BROOK ROAD  
BRISTOL, NH 03222  
BK.3672 PG.489 3/30/20  
(HALL ROAD)

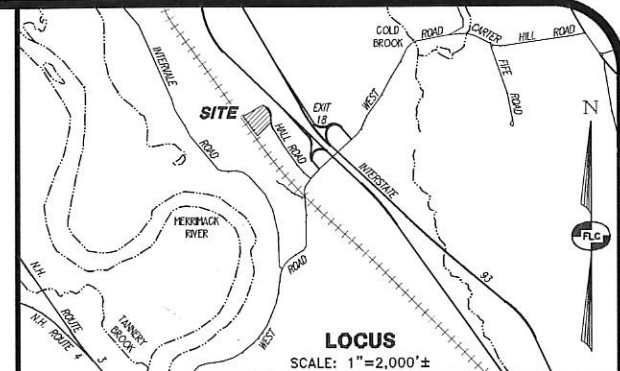
**248-15**  
IRA FINANCIAL TRUST COMPANY  
F.B.O. JODY D. KEELER ROTH IRA &  
PENSICO TRUST COMPANY  
F.B.O. BRENDA L. LITCHFIELD IRA  
P.O. BOX 26903  
SAN FRANCISCO, CA 94126  
BK.3527 PG.1941 3/27/19 &  
BK.3193 PG.1645 5/13/10  
(HALL ROAD)

**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 LEFENE 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 LEFENE 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(6)45 - NH PROJECT NO. P-5264F - INTERSTATE 93 - TOWN OF CANTERBURY - COUNTY OF MERRIMACK", LAYOUT, SCALE 1"=50', FISCAL YEAR: 1959.

TOTAL PROPOSED SELF STORAGE BUILDING AREA  
63,454 S.F.

REQUIRED IMPERVIOUS LOT COVERAGE:  
35% MAXIMUM  
PROPOSED IMPERVIOUS LOT COVERAGE:  
(125,850 S.F. / 220,785 S.F.) = 57.0%



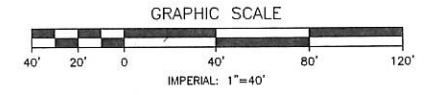
**NOTES:**

- THE OWNER OF RECORD FOR TAX MAP 248 LOT 15 IS C. N. WOOD REALTY CANTERBURY, 200 MERRIMACK STREET, WOBURN, MA 01801. DEED REFERENCE IS BK. 3040 PG.1992 DATED JANUARY 7, 2008 IN THE MERRIMACK COUNTY REGISTRY OF DEEDS.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED VEHICLE STORAGE FACILITY FOR TAX MAP 248 PARCEL 15 AS SHOWN.
- THE TOTAL AREA OF THE LOT IS 5.069 ACRES OR 220,785 SQ.FT. WITH 419.95 FEET OF FRONTAGE ALONG HALL ROAD.
- ZONING FOR THE LOT IS THE INDUSTRY DISTRICT (I):
 

BUSINESS LIGHT INDUSTRY	REQUIRED	EXISTING
MIN. LOT AREA	2 ACRES	3.89 ACRES
MIN. LOT DEPTH	150 FT.	311.55 FT.
MIN. LOT WIDTH	200 FT.	140.26 FT.
MIN. FRONTAGE	200 FT.	111.15 FT.
MIN. FRONT SETBACK	50 FT.	<45 FT.
MIN. SIDE & REAR SETBACK	20 FT.	77.12 FT.
- 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: 33013C0330E, 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.

**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
  - GRANITE BOUND FOUND
  - N.H.C.B.(F)
  - IRON PIN FOUND
  - UTILITY POLE & GUY
  - OVERHEAD UTILITY LINE
  - CULVERT OR DRAIN LINE
  - SINGLE SIGN POST
  - 10' CONTOUR INTERVAL
  - 2' CONTOUR INTERVAL
- PROPOSED FEATURES**
- EDGE OF PAVEMENT
  - CAPE COD BERM (CCB)
  - STORM WATER DRAINAGE
  - STORM DRAIN MANHOLE
  - LIMITS OF CLEARING
  - DRAINAGE SWALE
  - UTILITY POLE
  - AREA LIGHT
  - WALL LIGHT
  - PAVED AREA
  - BUILDING
  - TRAFFIC FLOW (NOT PAINTED ARROWS)
  - OVERHEAD UTILITY LINES
  - UNDERGROUND UTILITY LINES



REV.	DATE	DESCRIPTION	C/O	DR	CK

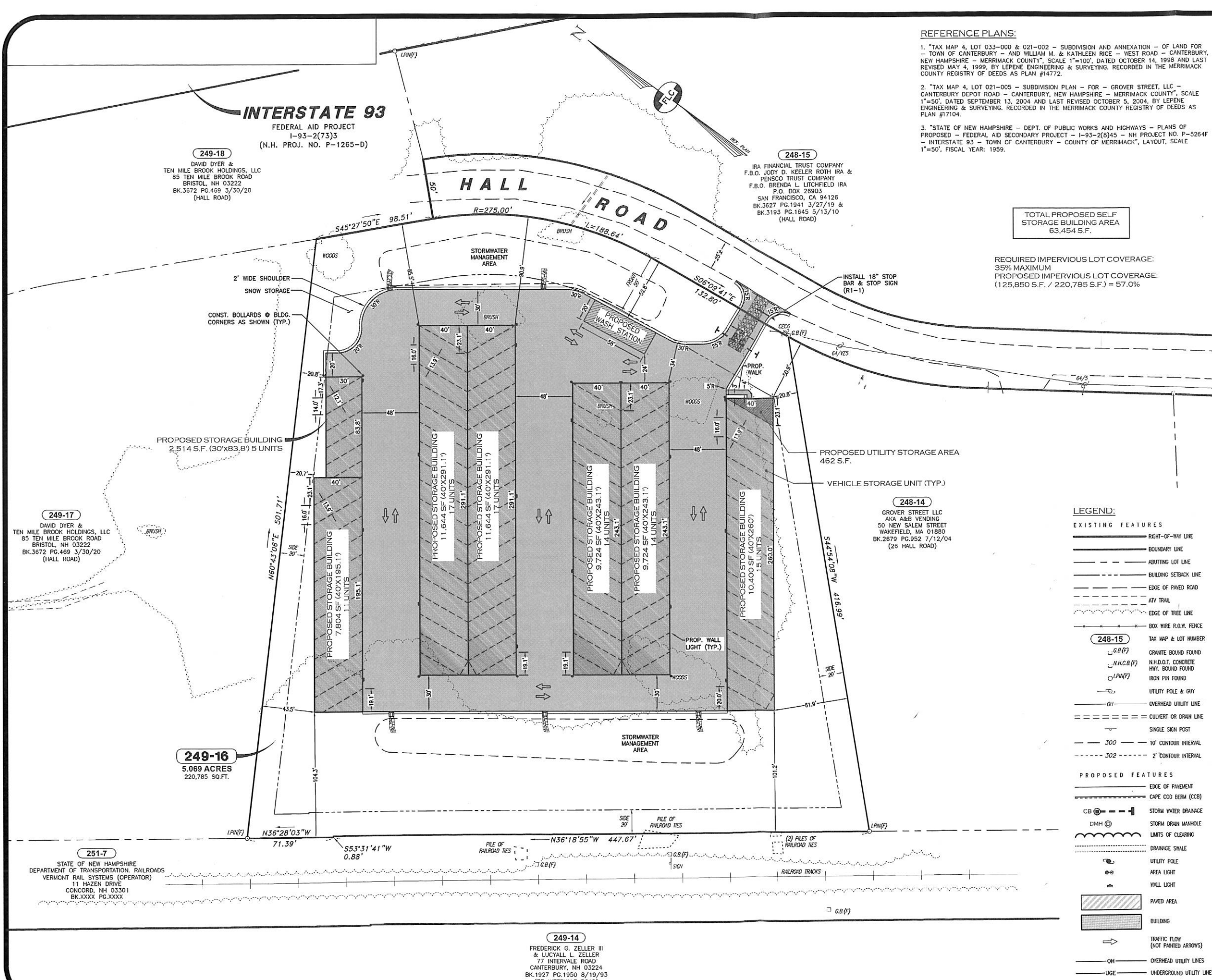
**SITE LAYOUT PLAN**  
**TAX MAP 249 LOT 16**  
**(HALL ROAD)**  
**CANTERBURY, NEW HAMPSHIRE**  
PREPARED FOR:  
**PATRIOT HOLDINGS, LLC**  
4007 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

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



PROPOSED STORAGE BUILDING  
2,514 S.F. (30'x83.8') 5 UNITS

**249-17**  
DAVID DYER &  
TEN MILE BROOK HOLDINGS, LLC  
85 TEN MILE BROOK ROAD  
BRISTOL, NH 03222  
BK.3672 PG.469 3/30/20  
(HALL ROAD)

**249-16**  
5.069 ACRES  
220,785 SQ.FT.

**251-7**  
STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION, RAILROADS  
VERMONT RAIL SYSTEMS (OPERATOR)  
11 HAZEN DRIVE  
CONCORD, NH 03301  
BK.XXXX PG.XXXX

**249-14**  
FREDERICK G. ZELLER III  
& LUCYALL L. ZELLER  
77 INTERVALE ROAD  
CANTERBURY, NH 03224  
BK.1927 PG.1950 8/19/93  
(77 INTERVALE ROAD)

**248-14**  
GROVER STREET LLC  
AKA A&B VENDING  
50 NEW SALEM STREET  
WAKEFIELD, MA 01880  
BK.2679 PG.952 7/12/04  
(26 HALL ROAD)