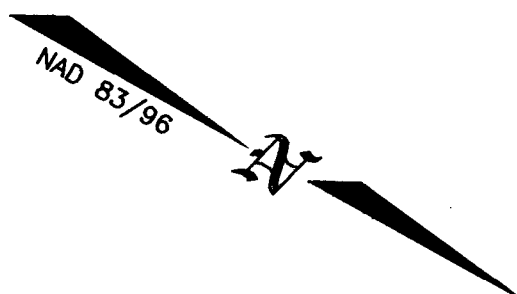


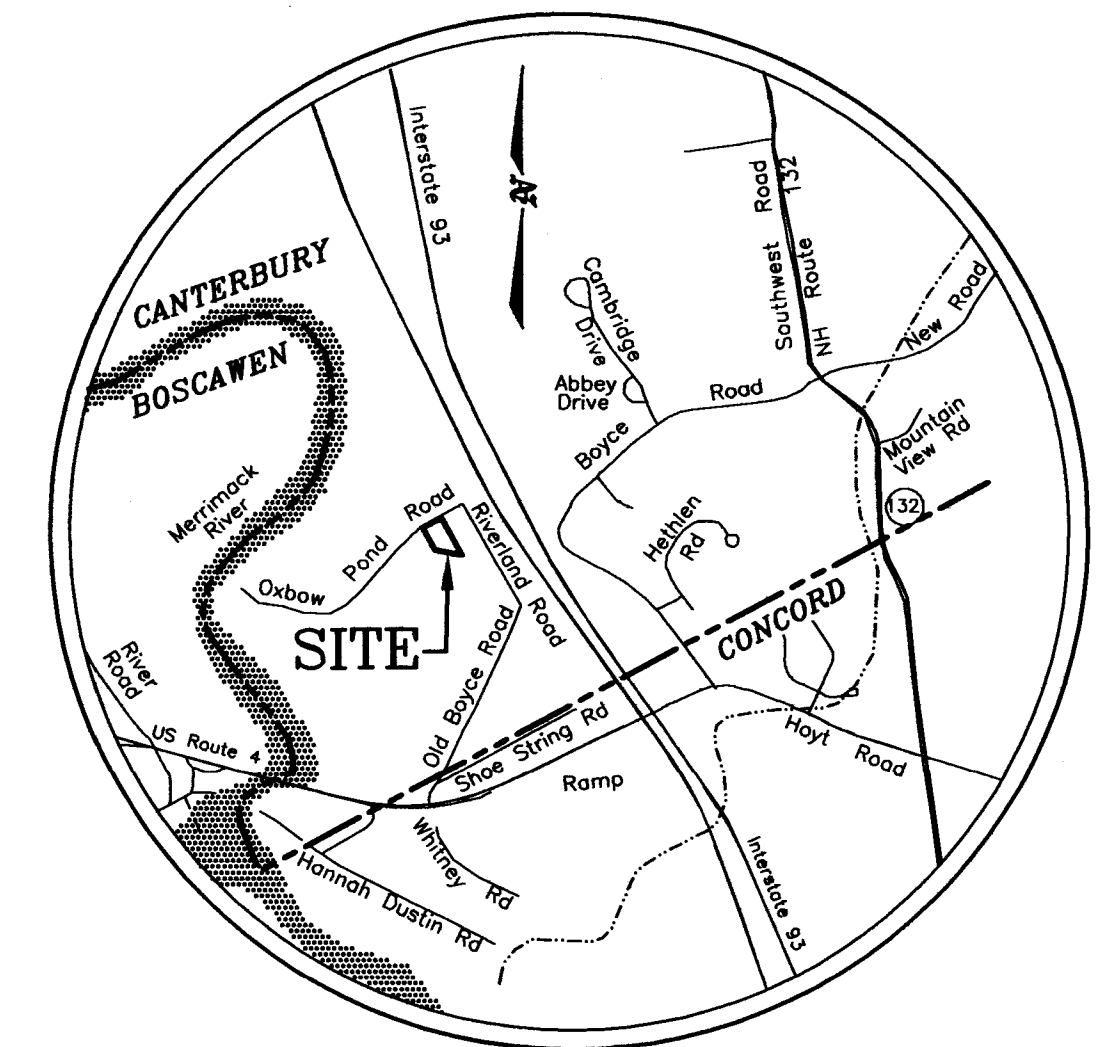
- LEGEND**
- GRANITE BOUND FOUND
  - IRON ROD FOUND
  - UTILITY POLE W/ANCHOR
  - OPEN TREELINE
  - WOODED
  - SIGN
  - OHE
  - OVERHEAD ELECTRIC
  - EDGE EXISTING PAVEMENT
  - 330
  - 330
  - 327+0
  - EXISTING 5' CONTOUR
  - EXISTING 1' CONTOUR
  - EXISTING SPOT ELEVATION
  - BUILDING SETBACK LINE
  - EDGE PROPOSED PAVEMENT
  - TRAFFIC FLOW DIRECTION
  - HANDICAPPED PARKING
  - BUILDING MOUNTED DOWN-FACING LIGHT
  - PROPOSED CATCHBASIN
  - PROPOSED DRAIN MANHOLE



MAP 267 LOT 47  
DUGOUT PROPERTIES, LLC  
15 FREEDOM ACRES DRIVE  
CONCORD, NH 03301  
BOOK 2300 PAGE 1585

**MAP 267 LOT 46**  
65,045 S.F.  
1.493 Ac.

MAP 267 LOT 60  
WILLIAM C. & LORI WIGHT  
7 OXBOW POND ROAD  
CANTERBURY, NH 03224  
BOOK 3779 PAGE 1683



**PLAN REFERENCES:**

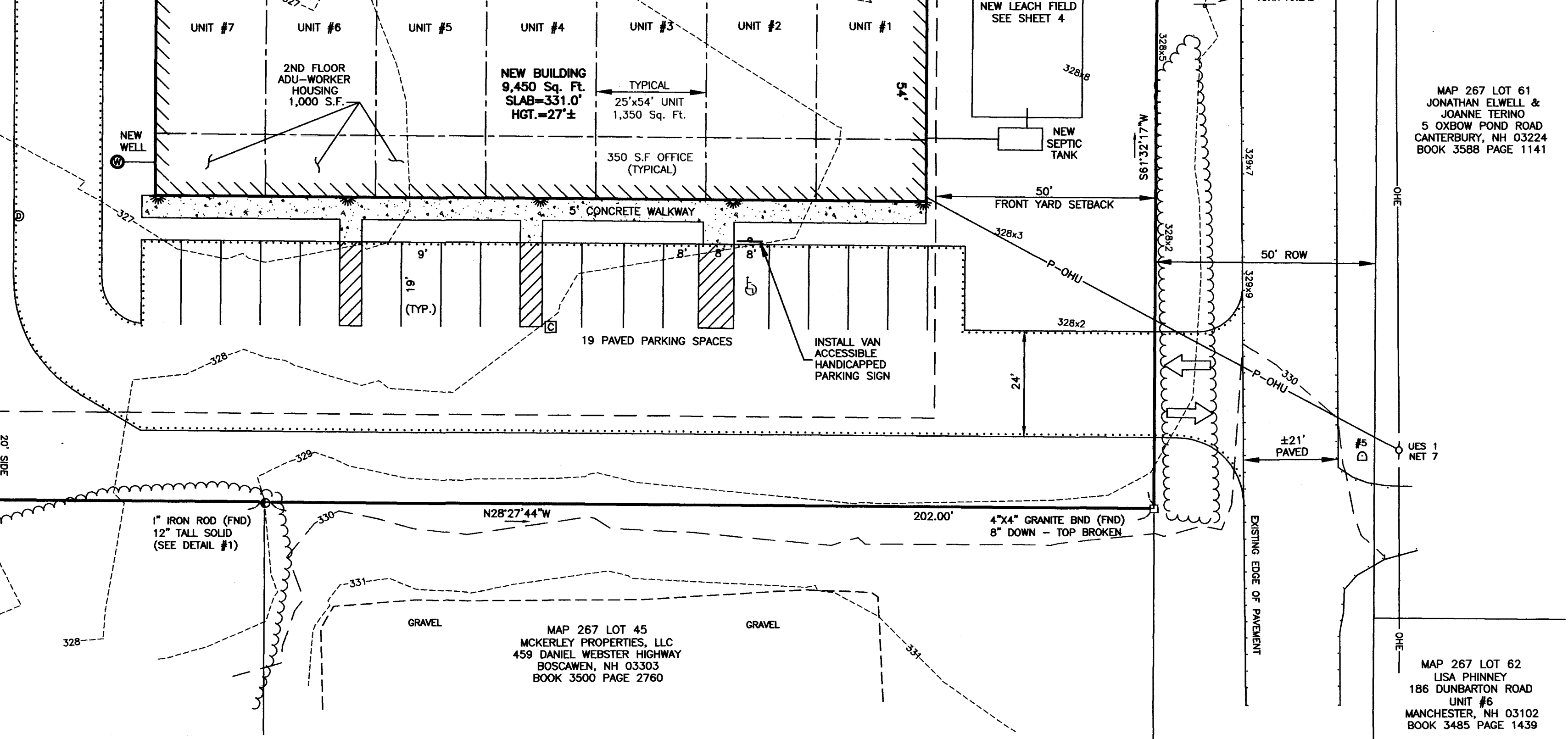
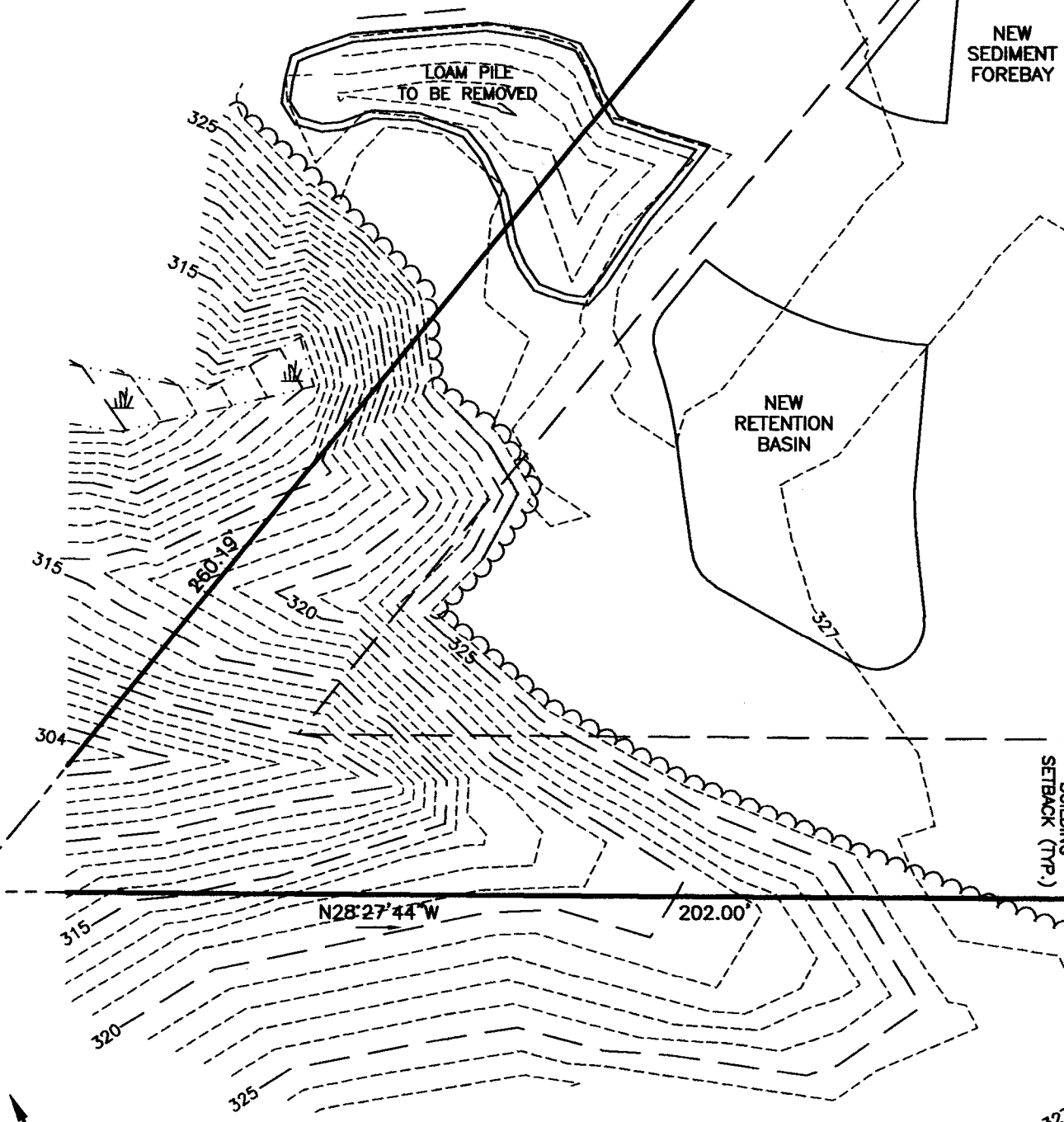
1. RIVERLAND SUBDIVISION, LAND SUBDIVISION OF DONALD & LOIS BOOTH, CANTERBURY, NH, SCALE: 1"=100', DATED FEBRUARY 1992, PLAN BY ROSTRON SITE SERVICES, RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #12402.
2. DONALD & LOIS BOOTH SUBDIVISION, LAND OF DONALD & LOIS BOOTH, RIVERLAND ROAD, CANTERBURY, NH 03224, SCALE: 1"=50', DATED AUGUST 7, 1999, REVISED 10-23-2000, PREPARED BY RAYMOND G. CUSHMAN, LLS #281, DRAWN BY ROBERT T. FRENCH AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #15332.
3. SUBDIVISION PLAN, DON AND LOIS BOOTH, CANTERBURY, NH, DATED 5-11-89, SCALE: 1"=100', SHEET NO 1 OF 2 AND 2 OF 2, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. OF CONCORD, NH AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #11511.

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND THE PROPOSED SITE DEVELOPMENT ON LOT 46. THE PROPOSED 9,450 S.F. COMMERCIAL BUILDING WILL CONTAIN 7 CONTRACTOR UNITS/OFFICES AND AN ACCESSORY DWELLING UNIT.
2. THE PROPERTY IS LOCATED IN THE "C" COMMERCIAL DISTRICT AS SHOWN ON THE CANTERBURY ZONING MAP. THE PROPERTY IS SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:  
 MINIMUM FRONTAGE: 200 FEET  
 MINIMUM LOT SIZE: 1 ACRE  
 MINIMUM LOT DEPTH: 150 FEET  
 MINIMUM LOT WIDTH: 200 FEET  
 BUILDING SETBACKS:  
 FRONT: 50 FEET  
 SIDE & REAR: 20 FEET
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2021. THE VERTICAL DATUM IS NGVD29 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN DECEMBER 2007.
4. THE BOUNDARY LINES ARE FROM PLAN REFERENCE #1, WHICH HAS BEEN ROTATED INTO NH STATE PLANE, NAD 83/96 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN 2007.
5. THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CANTERBURY, COMMUNITY NUMBER 330108, PANEL 0337 E DATED APRIL 19, 2010.
6. SITE WAS INSPECTED FOR WETLANDS AND NONE WERE FOUND.

MAP 267 LOT 61  
JONATHAN ELWELL &  
JOANNE TERINO  
5 OXBOW POND ROAD  
CANTERBURY, NH 03224  
BOOK 3588 PAGE 1141

MAP 267 LOT 62  
LISA PHINNEY  
186 DUNBARTON ROAD  
UNIT #6  
MANCHESTER, NH 03102  
BOOK 3485 PAGE 1439



**ADDITIONAL ABUTTER**  
MAP 267 LOT 43  
CHARLES F.E. PHINNEY  
16 RIVERLAND ROAD  
CANTERBURY, NH 03224  
BOOK 2721 PAGE 1323

MAP 267 LOT 44  
STEVEN A. & SUSAN M. BOOTH  
56 BAPTIST ROAD  
CANTERBURY, NH 03224  
BOOK 2242 PAGE 1518 & 1520

MAP 267 LOT 45  
MCKERLEY PROPERTIES, LLC  
459 DANIEL WEBSTER HIGHWAY  
BOSCAWEN, NH 03303  
BOOK 3500 PAGE 2760

**SITE PLAN**  
PREPARED FOR

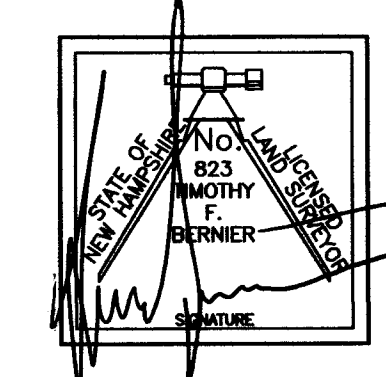
**M.D.M. PROPERTY MANAGEMENT LLC**

ASSESSORS MAP 267 LOT 46  
OXBOW POND ROAD  
CANTERBURY, NEW HAMPSHIRE  
SCALE: 1"=20' \* DATE: FEBRUARY 2022  
SHEET 1 OF 5

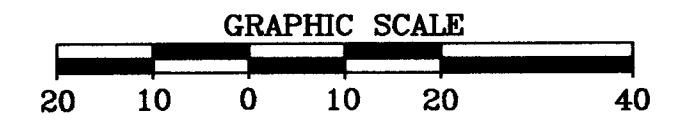
APPROVED BY THE TOWN OF CANTERBURY PLANNING BOARD

DATE: \_\_\_\_\_

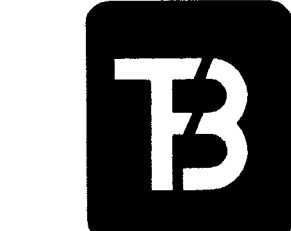
CHAIR: \_\_\_\_\_



**OWNER OF RECORD**  
MAP 267 LOT 46  
M.D.M. PROPERTY MANAGEMENT, LLC  
459 DANIEL WEBSTER HIGHWAY  
BOSCAWEN, NH 03303  
BOOK 3611 PAGE 666



NO.	REVISION	DATE
1	ADD NOTE #1 REVISED	3/11/22



**T. F. BERNIER, INC.**  
*Land Surveyors - Designers - Consultants*  
50 PLEASANT STREET - P.O. BOX 3464  
CONCORD, NEW HAMPSHIRE 03302-3464  
Tel:(603)224-4148 - Fax:(603)224-0507

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB	BRK/TFB/JRC	TFB	228	16	564-02
DRAWING NAME					
01_SitePlan_Lot46					



**SOILS**  
FROM THE NRCS WEB SOIL SURVEY  
35A- CHAMPLAIN LOAMY FINE SAND, 0-3% SLOPES.  
SOMWHAT EXCESSIVELY DRAINED, HSG A

**LOT COVERAGE**  
BUILDING: 9,450 S.F.  
CONC. WALK: 975 S.F.  
PAVEMENT: 25,204 S.F.  
TOTAL: 35,629 S.F. (54.8%)  
(WAIVER REQUESTED)