

SOIL TYPES
FROM THE MOST RECENT SOIL SURVEY
SURVEY OF MERRIMACK COUNTY
35A - CHAMPLAIN LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES

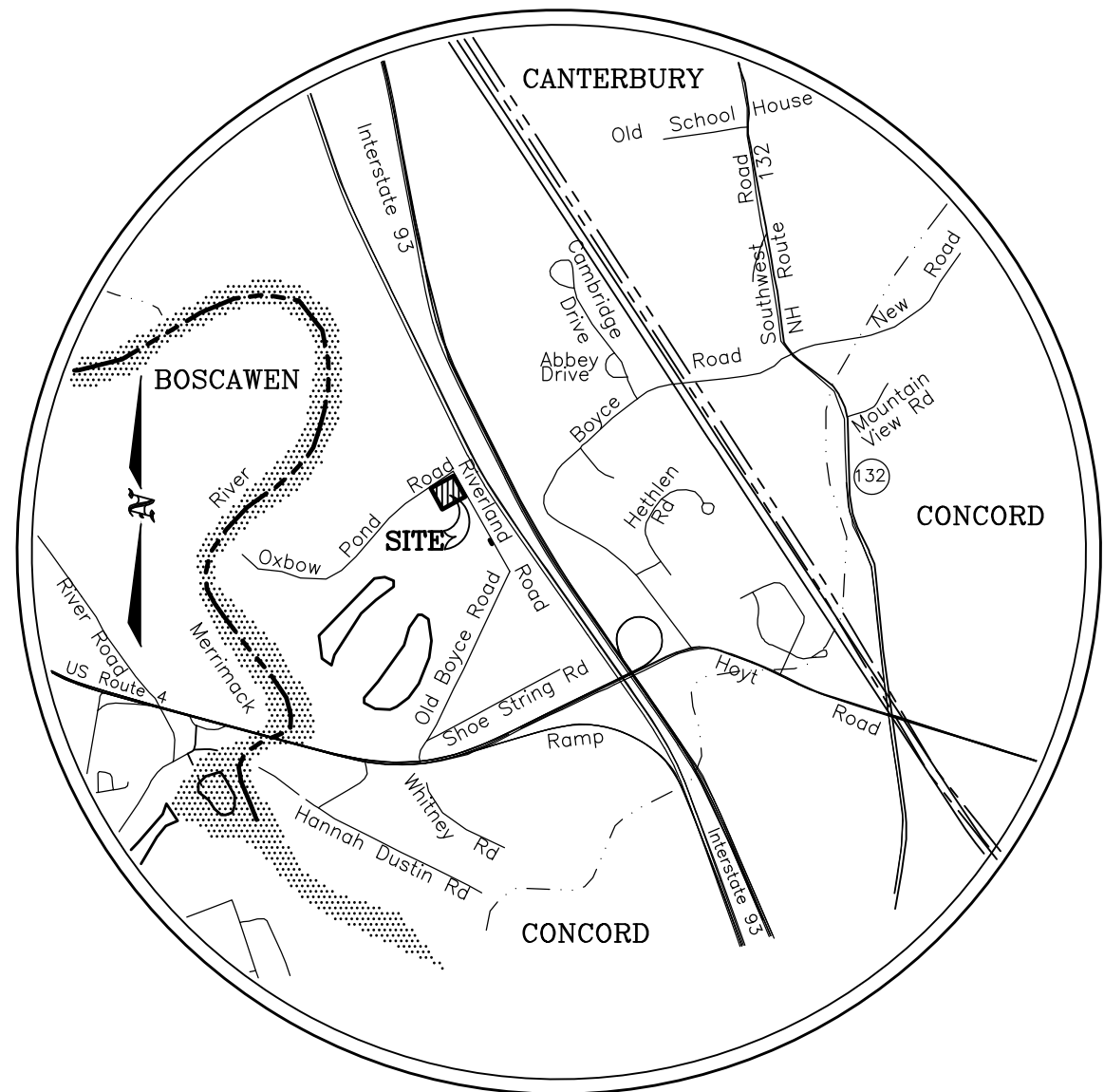
MAP 267 LOT 61
EDWARD JR. & WENDY J. KOBISKY
5 OXBOW POND ROAD
CANTERBURY, NH 03224
BOOK 3588 PAGE 1143

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

TBM - 2 NAILS SET
12" ABOVE GRADE
IN U.P. CE 6/ NET 6
ELEV = 332.61'

SEE BOOK 1791 PAGE 56
FOR NETT EASEMENT
NO WIDTH GIVEN.

MAP 261 LOT 7
STATE OF NEW HAMPSHIRE
BUREAU OF RAIL & TRANSPORTATION
P.O. BOX 483
CONCORD, NH 03302



PLAN REFERENCES:

- 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.
- 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.
- 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 #11151.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED AMENDMENTS TO THE SITE PLAN FOR MDM PROPERTY MANAGEMENT WHICH WAS APPROVED ON _____
- 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 & REAR: 50 FEET
SIDE & REAR: 20 FEET
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING DECEMBER 2015 BY THIS OFFICE.
- THE VERTICAL DATUM IS NGVD 1929 AND THE BEARINGS ARE REFERENCED TO NAD 83/96 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN DECEMBER 2015.
- 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.
- SITE WAS INSPECTED FOR WETLANDS AND NONE WERE FOUND.
- THE FLOOR DRAIN HOLDING TANK SHALL BE EQUIPPED WITH A LIGHT AND SOUND HIGH WATER FLOAT ALARM, SEE DETAIL.

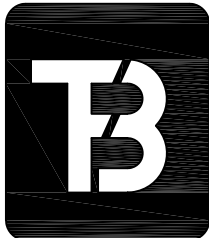
Preliminary Print

AMENDED
SITE PLAN
PREPARED FOR
**MDM PROPERTY
MANAGEMENT**

ASSESSORS MAP 267 LOT 45
OXBOW POND ROAD & RIVERLAND ROAD
CANTERBURY, NEW HAMPSHIRE

SCALE: 1"=20' * DATE: MARCH 2020

SHEET 1 OF 1



T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

39 WARREN STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

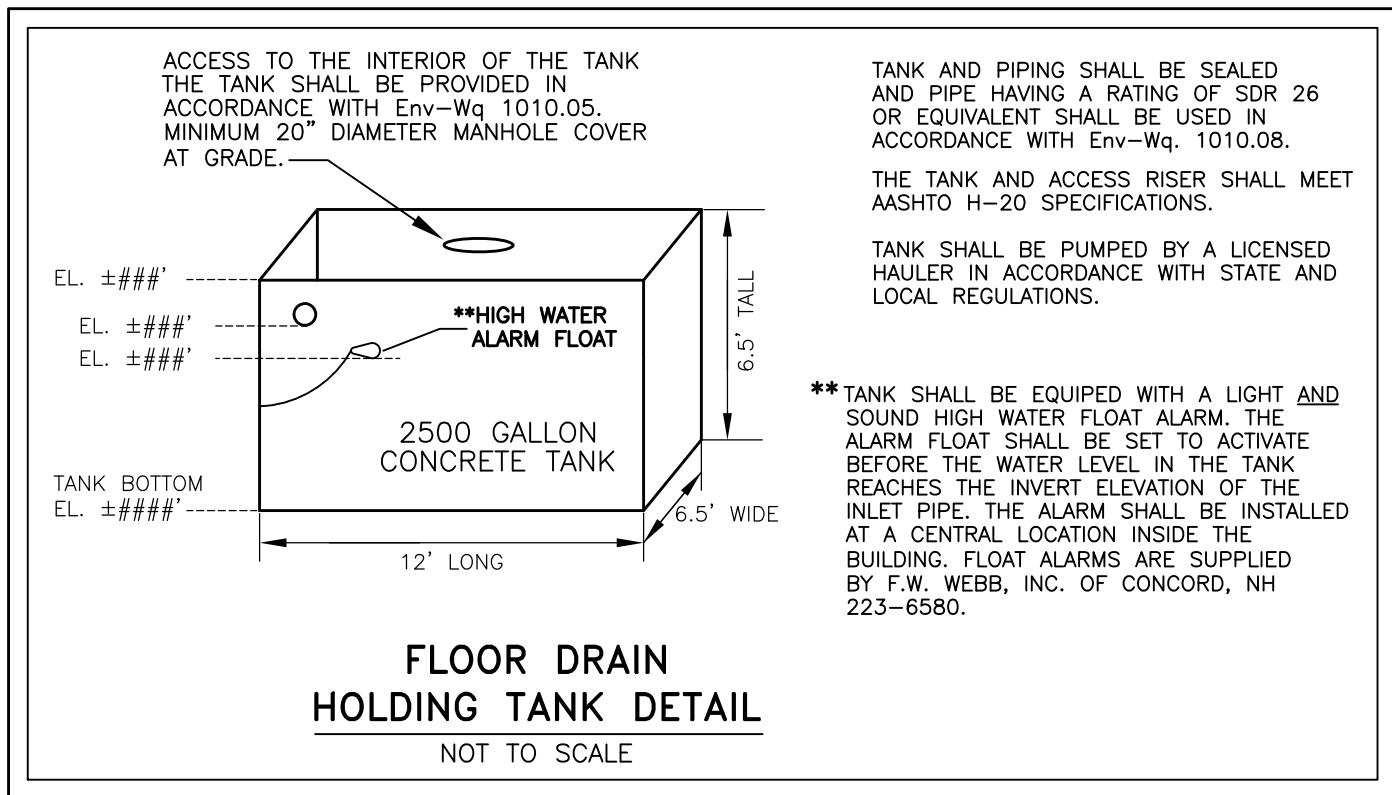
OWNER OF RECORD

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

NO.	REVISION	DATE

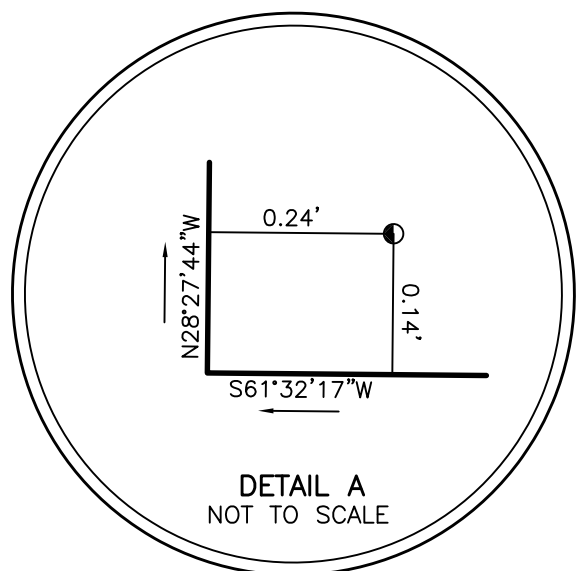
DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB	PW,TFB,JRC	TFB	178	75	564-01

DRAWING NAME
01SitePlan_Amend2020



LEGEND

- GRANITE / STONE BOUND
- IRON ROD FOUND
- UTILITY POLE W/ANCHOR
- TREELINE
- SIGN
- OHE OVERHEAD ELECTRIC
- HANDICAPPED PARKING
- EDGE PROPOSED PAVEMENT
- EDGE EXISTING PAVEMENT
- EDGE PROPOSED GRAVEL
- BUILDING SETBACK LINE
- LIGHT FIXTURE
- EXISTING CONTOUR LINE (1 FOOT INTERVAL)
- TRAFFIC FLOW DIRECTION



DETAIL A
NOT TO SCALE

1" IRON ROD
FOUND 12" TALL
SEE DETAIL A

APPROVED BY THE TOWN OF CANTERBURY PLANNING BOARD

DATE: _____

CHAIR: _____



CALL DIG SAFE
BEFORE BEGINNING
ANY EXCAVATION WORK

1-888-DIG-SAFE

