

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- CURB LINE
- 722 2' CONTOUR INTERVAL
- CULVERT OR DRAIN LINE
- SEWER LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- WATER LINE
- TAX MAP & LOT NUMBER
- NUMBER OF PARKING SPACES

- DRILL HOLE FOUND
- DRILL HOLE PER REF. PLAN
- IRON PIN PER REF. PLAN
- UTILITY POLE, GUY & LIGHT
- CATCH BASIN (SQUARE)
- CATCH BASIN (ROUND)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- ELECTRICAL PULLBOX
- MONITORING WELL
- BOLLARD
- LIGHT POST
- SINGLE SIGN POST
- HANDICAPPED PARKING

ABUTTERS INFORMATION:

MAP 17 LOT 7
HOPE PROPERTIES LLC
PO BOX 157
PETERBOROUGH, NH 03458
BK. 9738 PG. 72 DATE:10/30/2023

MAP 17 LOT 5
MALT VENTURES LLC
10 MAIN STREET
PETERBOROUGH, NH 03458
BK. 9768 PG. 1331 DATE:4/17/2024

SIGN INFORMATION:

S1="2 HOUR PARKING"
S2="HANDI-CAP PARKING"
S3="NO PARKING BETWEEN SIGNS"
S4="CUSTOMER PARKING FOR ROY'S ONLY"
S5="DEPOT SQUARE SHOPS"
S6="STOP"
S7="CENTERTOWN 3-5 MAIN ST."
S8="ROY'S PARKING"

STRUCTURE INFORMATION:

CB3633
RIM=721.32'
IN=717.01' (N73W)
OUT=717.32' (CB3606)
SUMP=715.1'

CB3606
RIM=720.96'
IN=714.98' (CB3633)
IN=715.40' (CB3615)
OUT=715.16' (S80E)
SUMP=713.0'

CB3615
RIM=721.20'
OUT=717.10' (CB3606)
SUMP=716.8'

CB3514
RIM=721.54'
OUT=719.49'
SUMP=(FULL)

CB3327
RIM=720.54'
OUT=712.64' (N40E)
SUMP=711.4'

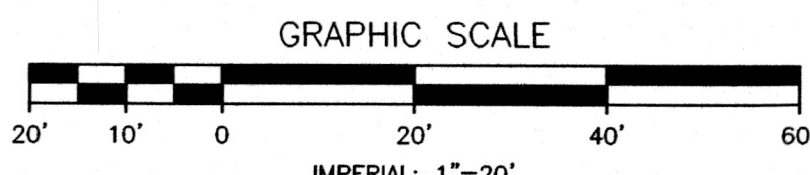
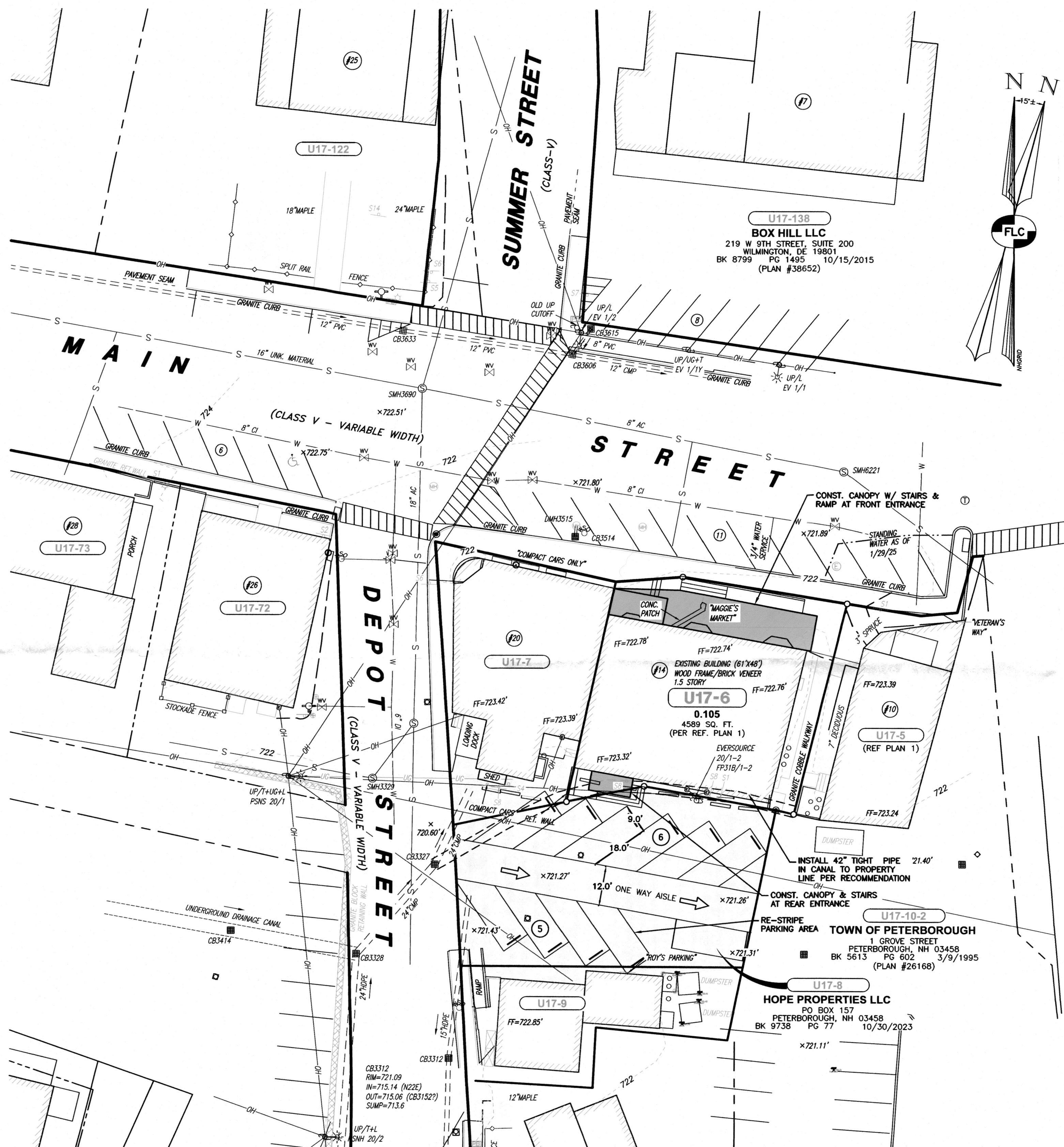
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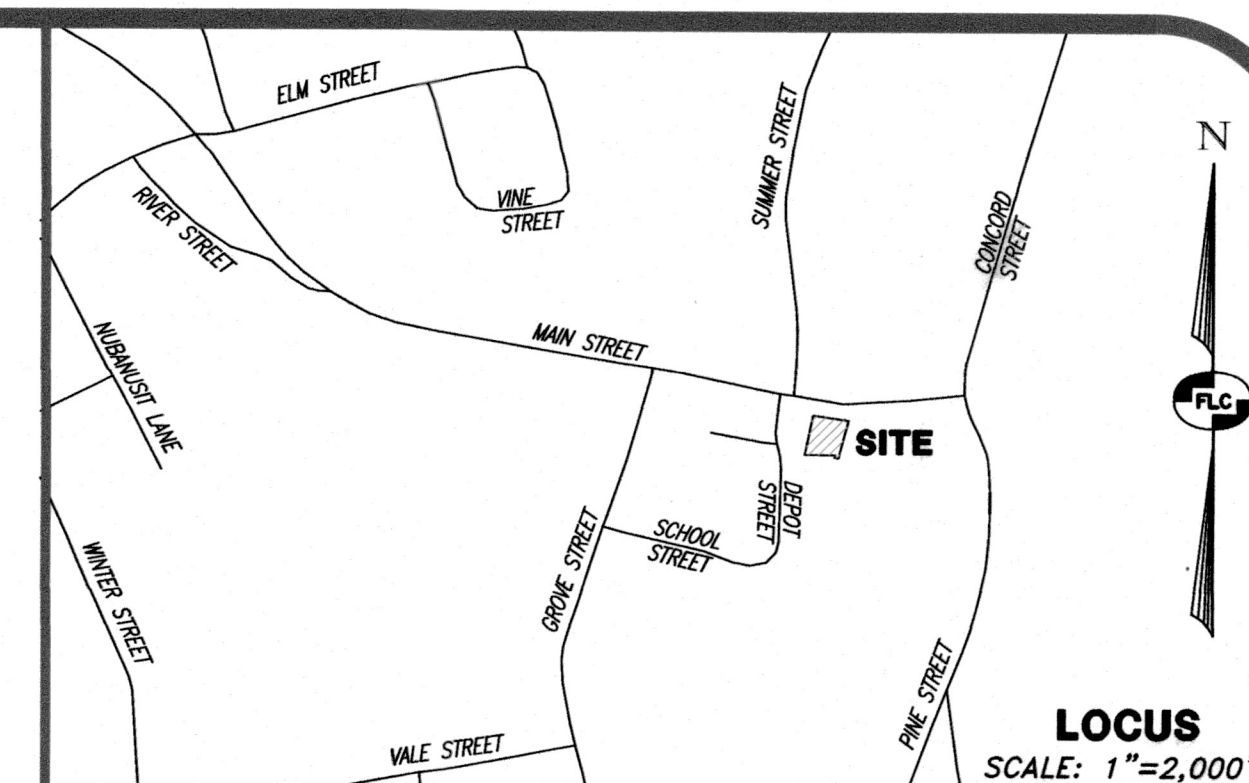
REFERENCE PLANS:

- "LOT LINE ADJUSTMENT - PLAN OF LAND - WARD R. & ANNE J. STOOPS - PETERBOROUGH, N.H." SCALE: 1"=10'. DATED AUGUST 25, 1981, REVISED JULY 23, 1981. DRAWN BY: THOMAS F. MORAN RECORDED IN THE HCRD AS PLAN #17104
- "BOUNDARY PLAN OF LANDS - YANKEE ASSOCIATES, INC. - & HILDING A. ANDERSON - PETERBOROUGH, N.H." SCALE: 1"=10'. DATED JULY 25, 1980. DRAWN BY: THOMAS F. MORAN RECORDED IN THE HCRD AS PLAN #13537.



NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

SOIL	DESCRIPTION
36B	ADAMS LOAMY SAND, 3 TO 8% SLOPES
101	ONDAGA FINE SANDY LOAM, 0 TO 3% SLOPES, FREQUENTLY FLOODED



LOCUS
SCALE: 1"=2,000'±

NOTES:

- THE OWNER OF RECORD FOR TAX MAP U17 LOT 6 IS HOPE PROPERTIES LLC, P.O. BOX 157, PETERBOROUGH, NH 03458. SEE H.C.R.D. BK. 9738 PG. 70 DATED 10/30/2023.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED RENOVATIONS TO ROY'S MARKET AND ASSOCIATED SITE IMPROVEMENTS ON TAX MAP U17 LOTS 6, 7, AND 8, AS SHOWN.
- THE EXISTING AREA FOR TAX MAP THE EXISTING AREA FOR TAX MAP U17 LOT 6 IS 4,589 SQ. FT. WITH 71.31 FT OF FRONTAGE ON MAIN STREET PER REFERENCE PLAN #1.
- ZONING FOR THE SUBJECT PARCELS IS DOWNTOWN COMMERCIAL DISTRICT.
- LOT REQUIREMENTS INCLUDE:
MIN. LOT SIZE: NO MINIMUM
ROAD FRONTAGE: NO MINIMUM
FRONT SETBACKS: 5 FT
SIDE AND REAR SETBACKS: 15 FT (MAY BE REDUCED TO ZERO (0) BY THE PLANNING BOARD DURING SITE PLAN REVIEW).
- THIS PARCEL LIES INSIDE THE GROUND WATER PROTECTION OVERLAY DISTRICT.
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JANUARY, 2025 TOGETHER WITH THE REFERENCE PLANS CITED HEREON AND GIS INFORMATION PROVIDED BY THE TOWN OF PETERBOROUGH.
- LOT LINES SHOWN ARE BASED ENTIRELY ON THE REFERENCE PLANS NOTED HEREON TOGETHER WITH PHYSICAL EVIDENCE RECOVERED IN JANUARY, 2025. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
- THE HORIZONTAL ORIENTATION IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD-88. THE REFERENCE BENCHMARK IS USGS STANDARD DISK 744 P. SET VERTICALLY IN THE EAST CORNER OF THE PETERBOROUGH TOWN HALL, ELEVATION=742.55'
- THE UTILITIES SHOWN ARE A COMPILATION OF FIELD WORK AND THE REFERENCE PLANS NOTED. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0289D, EFFECTIVE DATED 9/25/2009.
- SUBJECT PARCEL IS CURRENTLY SERVICED BY MUNICIPAL WATER AND SEWER.
- THE PREMISES IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS DESCRIBED IN A DECREE OF THE HILLSBOROUGH COUNTY SUPERIOR COURT RECORDED IN THE HCRD BK. 2416 PG. 143 DATED: 9/2/1975.
- THE SUBJECT PARCEL SHALL NOT BE USED FOR ANY MOTOR VEHICLE REPAIR GARAGE OR MOTOR VEHICLE RESTORATION BUSINESS NOR SHALL THE PREMISES BE USED FOR A GASOLINE STATION BUSINESS, AS RECORDED IN CURRENT DEED.
- THE CURRENT DEED ERRONEOUSLY REFERS TO REFERENCE PLAN #2 WHERE A PORTION OF THE ORIGINAL PARCEL WAS CONVEYED TO THE TOWN IN HCRD BK. 2958 PG.575. DATED 10/13/1982. SEE ALSO, "PARCEL C" ON REFERENCE PLAN #1 NOTED HEREON.

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONCEPTUAL SITE PLAN
TAX MAP U17 LOT 6, 7, & 8
(14 & 20 MAIN STREET)
PETERBOROUGH, NEW HAMPSHIRE

PREPARED FOR:
CHRIS ANDERSON
20 MAIN STREET PETERBOROUGH, NH 03458

LAND OF:
HOPE PROPERTIES LLC
PO BOX 157, PETERBOROUGH, NH 03458

SCALE: 1" = 20' JULY 12, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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