

SITE PLAN PLAN SET

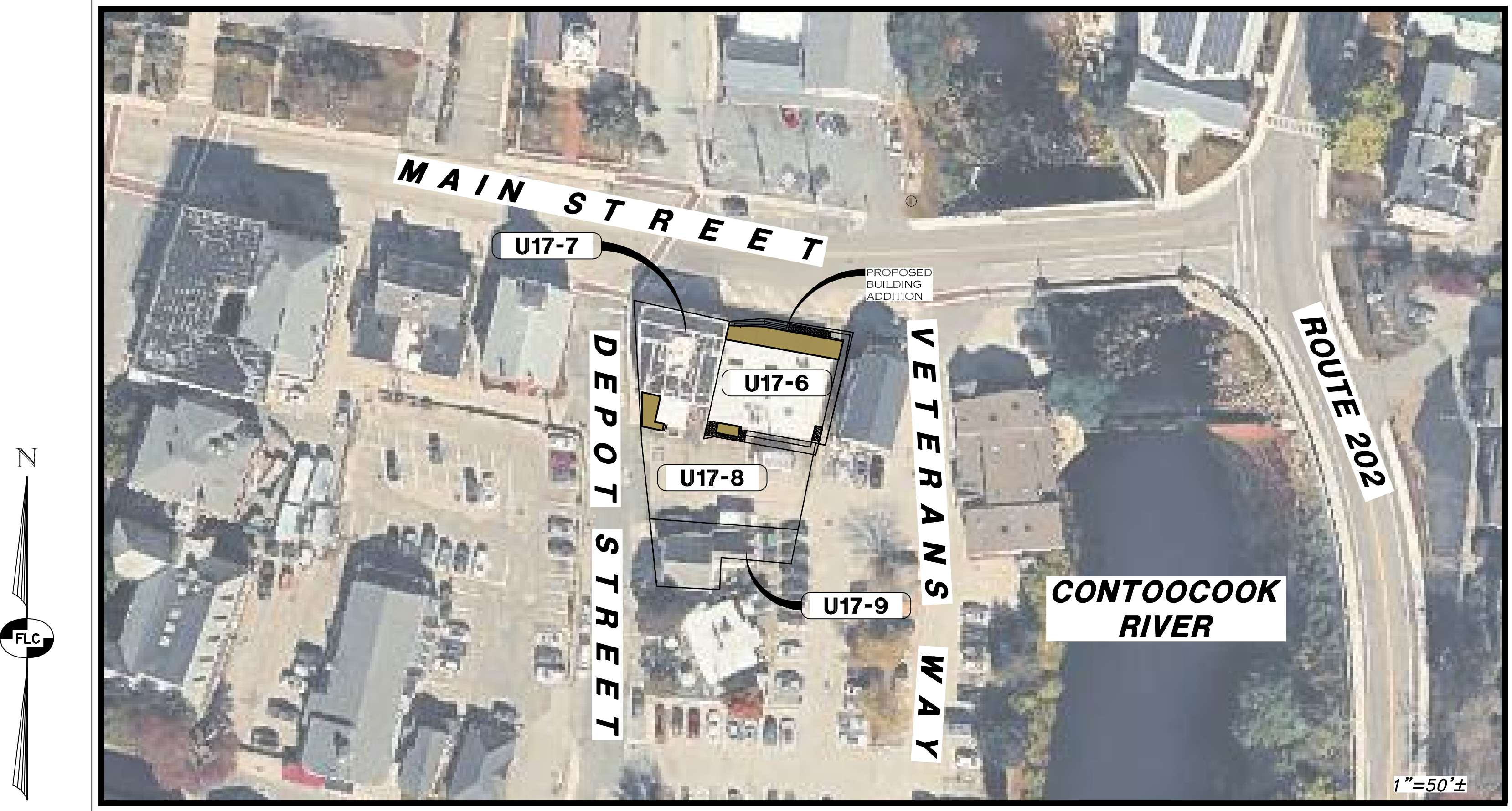
ROY'S MARKET

TAX MAP PARCELS U017-006-000, U017-007-000, U017-008-000, & U017-009-000
14 & 20 MAIN STREET & 4 DEPOT STREET

PETERBOROUGH, NEW HAMPSHIRE

AUGUST 10, 2026

LAST REVISED: SEPTEMBER 28, 2026



SHEET INDEX

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SP-1	SITE PLAN
GR-1	GRADING PLAN
UT-1	UTILITY PLAN
LS-1	LANDSCAPING PLAN
DT-1	CONSTRUCTION DETAILS

PREPARED FOR:

CHRIS ANDERSON

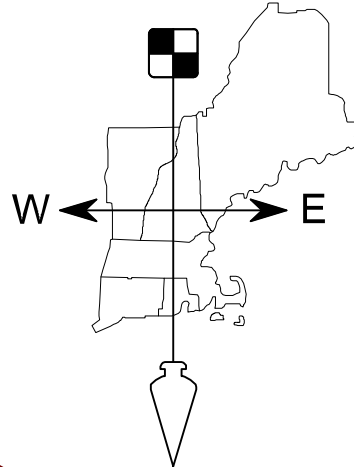
20 MAIN STREET
PETERBOROUGH, NEW HAMPSHIRE 03458

LAND OF:

HOPE PROPERTIES, LLC

PO BOX 157
PETERBOROUGH, NEW HAMPSHIRE 03458

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford NH 03055
45 Roxbury Street, Keene, NH 03431
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

APPROVED BY PETERBOROUGH PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
DIGSAFE.COM
OR DIAL 811
CALL BEFORE YOU DIG

C	9/28/26	REV. PER STAFF MEETING			CLR	CEB			
B	9/18/26	REV. PER STAFF REPORT			CLR	CEB			
A	9/10/26	REV. PER CONCEPTUAL MEETING			CLR	CEB			
REV.	DATE	DESCRIPTION			C/O	DR	CK		
FILE: 3982CV02C.DWG		PROJ. NO. 3982.00	SHEET: CV-1						

REFERENCE PLANS:

- "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 HCRO AS PLAN #13537."
- 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, PREPARED BY THOMAS F. MORAN, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 17104.
- "SUBDIVISION - PLAN OF LAND - YANKEE, INC. - PETERBOROUGH, NEW HAMPSHIRE" SCALE: 1"=40', DATED SEPTEMBER 8, 1992, PREPARED BY MONADNOCK SURVEY, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 26168.
- "DOWNTOWN UNDERGROUND CANAL LOCATION PLAN - STATE OF NEW HAMPSHIRE - TOWN OF PETERBOROUGH" 1"=10', DATED NOVEMBER, 2001, PREPARED BY HOYLE, TANNER & ASSOCIATES, INC. SEE PROJECT NUMBER 907401.

ABUTTERS:

U17-5
MALT VENTURES, LLC
10 MAIN STREET
PETERBOROUGH, NH 03458
BK. 9768 PG. 1331 4/17/2024

U17-10-1
10 DEPOT STREET, LLC
10 DEPOT STREET
PETERBOROUGH, NH 03458
BK. 9781 PG. 1480 6/20/2024

U17-72
JOURNEYS IN EDUCATION
26 MAIN STREET
PETERBOROUGH, NH 03458
BK. 6670 PG. 935 6/27/2002

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CURB LINE
- EXISTING EASEMENT LINE
- SHORELAND PROTECTION
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- STOCKADE FENCE
- CULVERT
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- GAS LINE
- WATER LINE
- SEWER LINE

- 100-YEAR FLOOD ZONE
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- IRON PIN PER REF. PLAN
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- GAS VALVE
- WATER SHUT-OFF
- SINGLE SIGN POST
- BORING
- EXISTING BUILDING
- TAX MAP & LOT NUMBER
- TO BE REMOVED
- DUMPSTER
- WHEEL STOPS

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF JANUARY, 2025 THROUGH JULY, 2026.

DATE: _____

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

36B
101
ADAMS LOAMY SAND
3 TO 8 PERCENT SLOPES
ONDANA FINE SANDY LOAM
0 TO 3 PERCENT SLOPES,
FREQUENTLY FLOODED

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N82°53'10"W	4.74'
L2	S71°08'14"W	34.28'

LOCUS
SCALE: 1"=200'±

NOTES:

- THE OWNER OF RECORD FOR TAX MAP U17 LOTS 6, 7, 8 & 9 IS HOPE PROPERTIES LLC, P.O. BOX 157, PETERBOROUGH, NH 03458. H.C.R.D. BK. 9738 PG. 70 DATED 10/30/2023 (LOT U17-6), BK. 9738 PG. 72 DATED 10/30/2023 (LOT U17-7), BK. 9738 PG. 77 DATED 10/30/2023 (LOT U17-8) & BK. 9738 PG. 74 DATED 10/30/2023 (LOT U17-9).
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP U17 LOTS 6, 7, 8 & 9 AS SHOWN.
- THE EXISTING AREA FOR TAX MAP U17 LOT 6 IS 0.105 ACRES WITH 71.31 FT. OF FRONTAGE ALONG MAIN STREET. THE EXISTING AREA FOR TAX MAP U17 LOT 7 IS 0.073 ACRES WITH 56.00 FT. OF FRONTAGE ALONG MAIN STREET AND 82.06 FT. OF FRONTAGE ALONG DEPOT STREET. THE EXISTING AREA FOR TAX MAP U17 LOT 8 IS 0.109 ACRES WITH 43.00 FT. OF FRONTAGE ALONG DEPOT STREET. THE EXISTING AREA FOR TAX MAP U17 LOT 9 IS 0.053 ACRES WITH 39.00 FT. OF FRONTAGE ALONG DEPOT STREET.
- 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 (MAY BE REDUCED TO ZERO (0) BY THE PLANNING BOARD DURING SITE PLAN REVIEW).
SIDE AND REAR SETBACKS: 15 FT (MAY BE REDUCED TO ZERO (0) BY THE PLANNING BOARD DURING SITE PLAN REVIEW).
- THE SURFACE FEATURES AND TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE SURVEY BY THIS OFFICE IN JANUARY, 2025 THROUGH JULY, 2026.
- LOT LINES SHOWN ARE BASED ON THE REFERENCE PLANS NOTED HEREON, CURRENT DEEDS AND PHYSICAL EVIDENCE RECOVERED, TOGETHER WITH A PRECISE ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JANUARY, 2025 THROUGH JULY, 2026. THE DEED DESCRIPTIONS BETWEEN LOTS U-17-7 & U-17-8 DO NOT FIT TOGETHER AND A BOUNDARY LINE AGREEMENT IS RECOMMENDED BY THIS OFFICE FOR RESOLUTION.
- HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD88 PER A GPS CORS SOLUTION.
- 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.
- PARCELS ARE SUBJECT TO THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0289E, LAST REVISED JUNE 10, 2026.
- SUBJECT PARCELS ARE CURRENTLY SERVED BY MUNICIPAL WATER AND SEWER.
- LOT U17-6 IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS DESCRIBED IN A DECREE OF THE HILLSBOROUGH COUNTY SUPERIOR COURT RECORDED IN THE HCRO BK. 2416 PG. 143 DATED: 9/2/1975.
- THE CURRENT DEED FOR LOT U17-6 NOTES THAT 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 FOR LOT U17-6 NOTES THAT THE SUBJECT PARCEL ERRONEOUSLY REFERS TO REFERENCE PLAN #2 WHERE A PORTION OF THE ORIGINAL PARCEL WAS CONVEYED TO THE TOWN IN HCRO PG.578 DATED 10/13/1982. SEE ALSO, "PARCEL C" ON REFERENCE PLAN #1 NOTED HEREON.
- TAX MAP U17 LOTS 8 & 9 ARE SUBJECT TO AND HAS THE BENEFIT OF A NINE (9) FOOT RIGHT-OF-WAY BEING FOUR AND ONE-HALF (4½) FEET DIRECTLY TO THE SOUTH OF THE NORTHERN BOUNDARY LINE AND FOUR AND ONE-HALF (4½) FEET DIRECTLY NORTH OF THE SOUTHERN BOUNDARY OF THE ADJOINING PREMISES. THESE RIGHTS-OF-WAY EXTEND FROM DEPOT STREET TO LAND NOW OR FORMERLY OF THE BOSTON AND MAINE RAILROAD.
- TAX MAP U17 LOT 9 HAS THE BENEFIT OF RIGHTS SET FORTH IN H.C.R.D. BK. 5829 PG. 419 TO INSTALL, MAINTAIN, A FUEL TANK, REFRIGERATION COMPRESSORS, AC UNIT AND EXISTING SHED TO SAME ALONG WITH THE RIGHT TO ENTER ONTO THE PREMISES OF PIVOVLISIANOS WHENEVER NECESSARY TO MAKER REPAIRS TO THE BUILDING AND ABOVE MACHINERY.
- TAX MAP U17 LOTS 6,7,8,9 IS WITH IN THE GROUNDWATER PROTECTION DISTRICT.

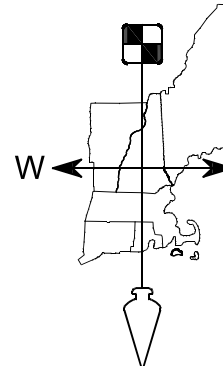
B	9/18/26	REV. PER STAFF REPORT	CLR	MDP
A	9/2/26	MISC. DRAFTING	JCL	MDP
REV.	DATE	DESCRIPTION	C/O	DR CK

EXISTING CONDITIONS PLAN
TAX MAP U17 LOTS 6, 7, 8 & 9
(14 & 20 MAIN STREET & 4 DEPOT STREET)
PETERBOROUGH, NEW HAMPSHIRE
PREPARED FOR:
CHRIS ANDERSON
20 MAIN STREET, PETERBOROUGH, NH 03458
LAND OF:
HOPE PROPERTIES LLC
P.O. BOX 157, PETERBOROUGH, NH 03458

SCALE: 1"=20'

JULY 23, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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FILE: 3982EX008.dwg

PROJ. NO. 3982.00

SHEET: EX-1

PAGE NO. 1 OF 1

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LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CURB LINE
- EXISTING EASEMENT LINE
- SHORELAND PROTECTION
- 720- 10' CONTOUR INTERVAL
- 722- 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- STOCKADE FENCE
- CULVERT
- OH OVERHEAD UTILITY LINE
- UG UNDERGROUND UTILITY LINE
- G GAS LINE
- W WATER LINE
- S SEWER LINE
- CB (F) GRANITE BOUND FOUND
- Q.H.(F) DRILL HOLE FOUND
- LPIN(F) IRON PIN FOUND
- PIPE(F) IRON PIPE FOUND
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- GAS VALVE
- WATER SHUT-OFF
- SINGLE SIGN POST
- EXISTING BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVED AREA
- PROPOSED BUILDING
- PROPOSED DECK
- WALL LIGHT
- 300 5 FT. CONTOUR
- 301 1 FT. CONTOUR
- 264.2 SPOT ELEVATION
- 264.5 SPOT ELEVATION AT CURB
- 263.9 SPOT ELEVATION AT CURB
- CAPE COD BERM
- W WATER LINE
- UGE UNDERGROUND UTILITY LINES
- S SEWER LINE
- C.O. SEWER SERVICE CLEAN OUT
- STONE CHECK DAM
- SWALE/GUTTER LINE
- DRAINAGE FLOW ARROW
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- TEST PIT LOCATION
- TRAFFIC FLOW ARROW (NOT PAINTED)
- LAMP POST
- CEILING MOUNTED LIGHT
- BUILDING MOUNTED LIGHT
- LEACHING CATCH BASIN
- BORING

U17-6 TAX MAP & LOT NUMBER

NOTES CONTINUED:

- TAX MAP U17 LOT 9 HAS THE BENEFIT OF RIGHTS SET FORTH IN H.C.R.D. BK. 5829 PG. 419 TO INSTALL, MAINTAIN A FUEL TANK, REFRIGERATION COMPRESSORS, AC UNIT AND EXISTING SHED TO SAME ALONG WITH THE RIGHT TO ENTER ONTO THE PREMISES OF PIROVOLISIANOS WHENEVER NECESSARY TO MAKER REPAIRS TO THE BUILDING AND ABOVE MACHINERY.
- PARKING CALCULATION:
LOT U17-6:
REQUIRED = 2 SPACES / 1,000 SF (RETAIL ESTABLISHMENT) = 2 X 3,560 = 7.12 = 8 SPACES
TOTAL REQUIRED = 8 SPACES
PROVIDED
10 SPACES
LOT U17-7:
THERE IS NO EXISTING PARKING ON LOT U17-7. ALL PARKING FOR THIS SITE IS OFF-SITE PUBLIC PARKING.
- THERE IS NO ADDITIONAL LIGHTING PROPOSED AT THIS TIME. ANY FUTURE LIGHTING SHALL BE DOWNCAST AND CONFORM TO THE TOWN OF PETERBOROUGH REGULATIONS.
- SNOW STORAGE SHALL BE ADJACENT TO PAVED AREAS.
- THERE IS NO PROPOSED SIGNAGE AT THIS TIME. FUTURE SIGNAGE SHALL CONFORM TO THE TOWN OF PETERBOROUGH'S SIGN REGULATIONS.
- THE EXISTING "OPEN SPACE" AREAS TOTAL 178± SF ON LOT U17-6 OR 3.9%. THE PROPOSED OPEN SPACE IS 276± SF OR 6.0%.
- LOT U17-7 HAS 24± SF OF OPEN SPACE OR 6.1%. THE PROPOSED OPEN SPACE IS 24± SF OR 6.1%.
- LOT U17-8 HAS 0 SF OF EXISTING OPEN SPACE. THE PROPOSED OPEN SPACE IS 0 SF.
- A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED/COORDINATED WITH THE TOWN PRIOR TO CONSTRUCTION COMMENCING.
- LOT U017-006 AND LOT U017-008 ARE PROPOSED TO BE MERGED AS PART OF THIS APPLICATION.
- TAX MAP U17 LOTS 6,7,8,9 IS WITH IN THE GROUNDWATER PROTECTION DISTRICT.



LOCUS
SCALE: 1"=200'±

NOTES:

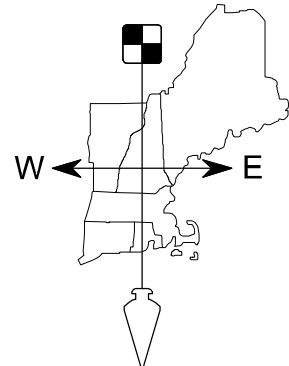
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- THE PURPOSE OF THIS PLAN IS TO DEPICT TWO SITE PLANS. THE FIRST SITE PLAN IS LOCATED ON TAX MAP U17 LOT 7 AND PROPOSES THE CONSTRUCTION OF A REPLACEMENT LOADING DOCK FOR ROY'S MARKET AND ASSOCIATED SITE IMPROVEMENTS. THE SECOND SITE PLAN IS LOCATED ON TAX MAP U17 LOTS 6, 8, AND 9 AND PROPOSES THE CONSTRUCTION OF BUILDING ADDITIONS & RENOVATIONS FOR MAGGIE'S MARKET AND ASSOCIATED SITE IMPROVEMENTS.
- THE EXISTING AREA FOR TAX MAP U17 LOT 6 IS 0.105 ACRES WITH 71.31 FT. OF FRONTAGE ALONG MAIN STREET. THE EXISTING AREA FOR TAX MAP U17 LOT 7 IS 0.073 ACRES WITH 58.00 FT. OF FRONTAGE ALONG MAIN STREET AND 82.06 FT. OF FRONTAGE ALONG DEPOT STREET. THE EXISTING AREA FOR TAX MAP U17 LOT 8 IS 0.109 ACRES WITH 43.00 FT. OF FRONTAGE ALONG DEPOT STREET. THE EXISTING AREA FOR TAX MAP U17 LOT 9 IS 0.053 ACRES WITH 39.00 FT. OF FRONTAGE ALONG DEPOT STREET.
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C	9/28/26	REV. PER STAFF MEETING		CLR	CEB
B	9/18/26	REV. PER STAFF REPORT		CLR	CEB
A	9/10/26	REV. PER CONCEPTUAL MEETING		CLR	CEB
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SITE PLAN
TAX MAP U17 LOTS 6, 7, 8 & 9
(14 & 20 MAIN STREET & 4 DEPOT STREET)
PETERBOROUGH, NEW HAMPSHIRE
PREPARED FOR:
CHRIS ANDERSON
20 MAIN STREET, PETERBOROUGH, NH 03458
LAND OF:
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SCALE: 1"=20' JULY 23, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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PROJ. NO. 3982.00

SHEET: SP-1

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LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
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- SEWER LINE
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- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- GAS VALVE
- WATER SHUT-OFF
- SINGLE SIGN POST
- EXISTING BUILDING
- TAX MAP & LOT NUMBER
- EXISTING SPOT GRADE

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVED AREA
- PROPOSED BUILDING
- PROPOSED DECK
- WALL LIGHT
- 5 FT. CONTOUR
- 1 FT. CONTOUR
- SPOT ELEVATION
- SPOT ELEVATION AT CURB
- CAPE COD BERM
- WATER LINE
- UNDERGROUND UTILITY LINES
- SEWER LINE
- SEWER SERVICE CLEAN OUT
- STONE CHECK DAM
- LIMITS OF CLEARING
- SWALE/GUTTER LINE
- DRAINAGE FLOW ARROW
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
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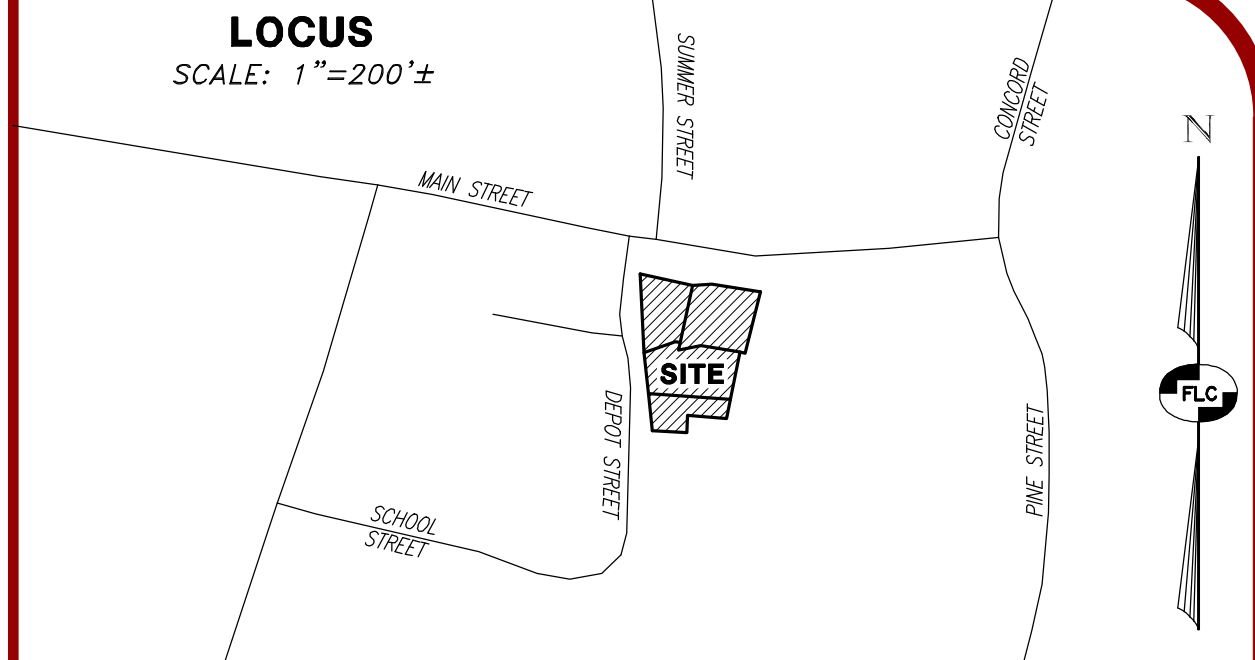


NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

--- SOIL BOUNDARY

36B ADAMS LOAMY SAND
3 TO 8 PERCENT SLOPES

101 ONDWA FINE SANDY LOAM
0 TO 3 PERCENT SLOPES,
FREQUENTLY FLOODED



GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF PETERBOROUGH AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF PETERBOROUGH DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233).
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF PETERBOROUGH FIRE DEPARTMENT REGULATIONS.
- ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDDED IMMEDIATELY UPON BEING CONSTRUCTED.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
- ALL POWER WORK SHALL CONFORM TO LOCAL PROVIDER'S STANDARDS.
- ALL TELEPHONE WORK SHALL CONFORM TO LOCAL PROVIDER'S SPECIFICATIONS.
- STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH THE TOWN OF PETERBOROUGH SPECIFICATIONS.

C	9/28/26	REV. PER STAFF MEETING	CLR	CEB
B	9/18/26	REV. PER STAFF REPORT	CLR	CEB
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REV.	DATE	DESCRIPTION	C/O	DR

GRADING PLAN
TAX MAP U17 LOTS 6, 7, 8 & 9
(14 & 20 MAIN STREET & 4 DEPOT STREET)
PETERBOROUGH, NEW HAMPSHIRE

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

LAND OF:
HOPE PROPERTIES LLC
P.O. BOX 157, PETERBOROUGH, NH 03458

SCALE: 1"=20' JULY 23, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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45 Roxbury Street, Keene, NH 03431
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FILE: 3982SP02C.DWG PROJ. NO. 3982.00 SHEET: GR-1

REFERENCE PLANS:

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LEGEND:

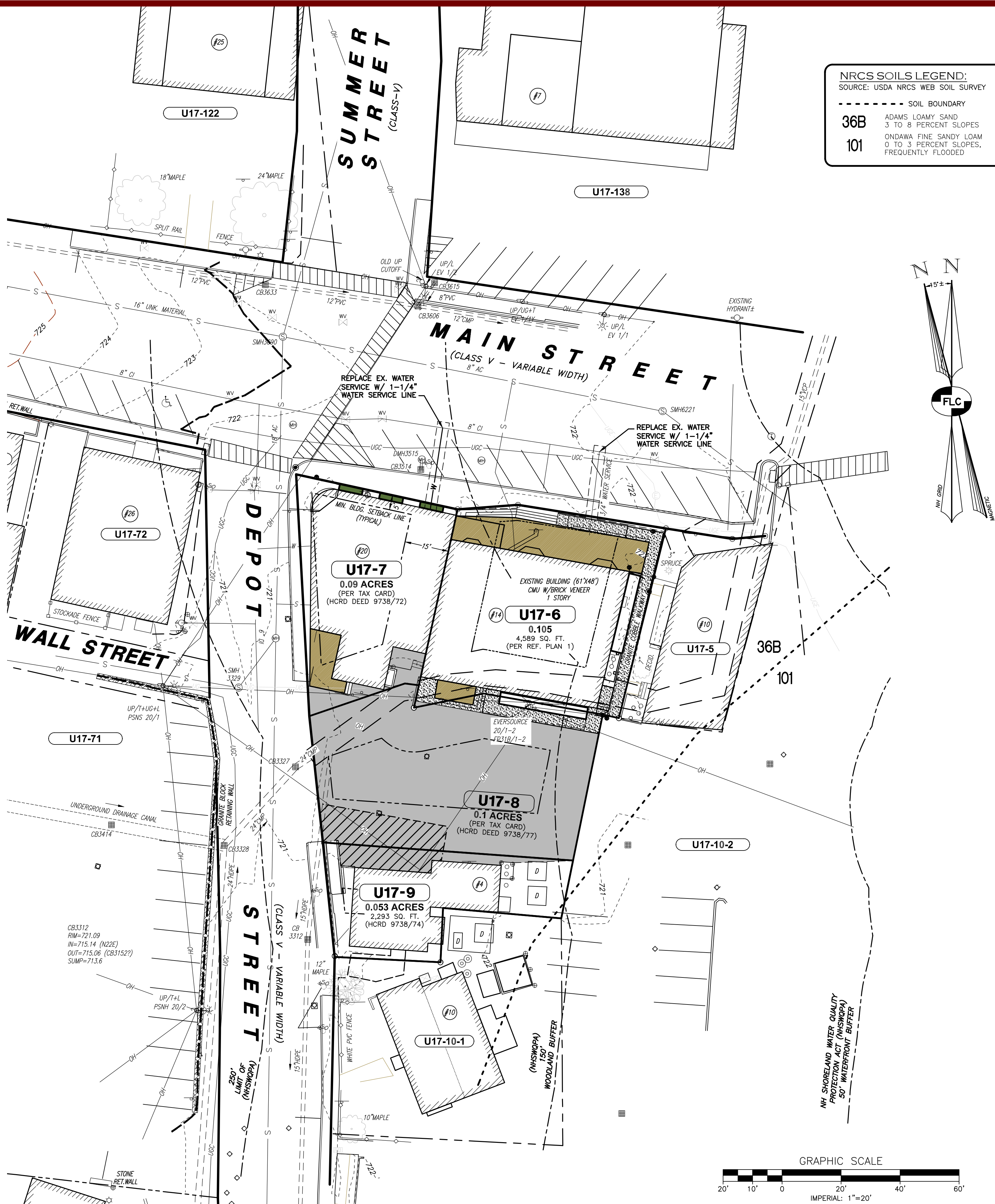
EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CURB LINE
- EXISTING EASEMENT LINE
- SHORELAND PROTECTION
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- STOCKADE FENCE
- CULVERT
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- GAS VALVE
- WATER SHUT-OFF
- SINGLE SIGN POST
- EXISTING BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- PAVED AREA
- PROPOSED BUILDING
- PROPOSED DECK
- WALL LIGHT
- 5 FT. CONTOUR
- 1 FT. CONTOUR
- SPOT ELEVATION
- SPOT ELEVATION AT CURB
- CAPE COD BERM
- WATER LINE
- UNDERGROUND UTILITY LINES
- SEWER LINE
- SEWER SERVICE CLEAN OUT
- STONE CHECK DAM
- LIMITS OF CLEARING
- SWALE/GUTTER LINE
- DRAINAGE FLOW ARROW
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- TEST PIT LOCATION
- TRAFFIC FLOW ARROW (NOT PAINTED)
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- BORING

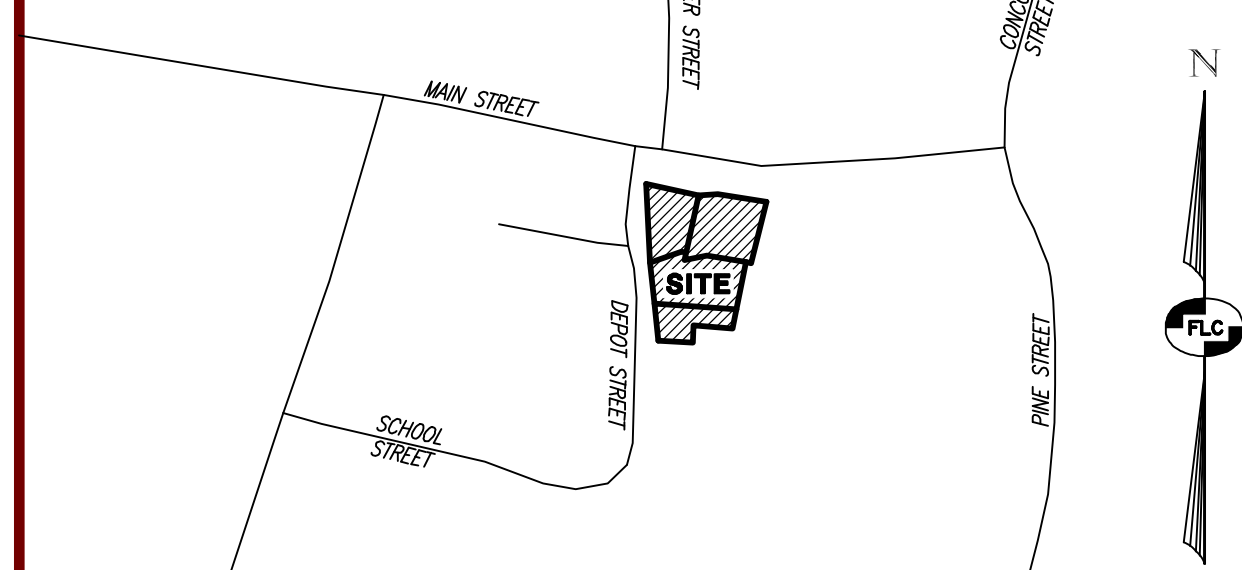
U17-6 TAX MAP & LOT NUMBER



NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

---	SOIL BOUNDARY
36B	ADAMS LOAMY SAND 3 TO 8 PERCENT SLOPES
101	ONDWA FINE SANDY LOAM 0 TO 3 PERCENT SLOPES, FREQUENTLY FLOODED

LOCUS
SCALE: 1"=200'±



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TAX MAP U17 LOTS 6, 7, 8 & 9
(14 & 20 MAIN STREET & 4 DEPOT STREET)
PETERBOROUGH, NEW HAMPSHIRE
PREPARED FOR:
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20 MAIN STREET, PETERBOROUGH, NH 03458
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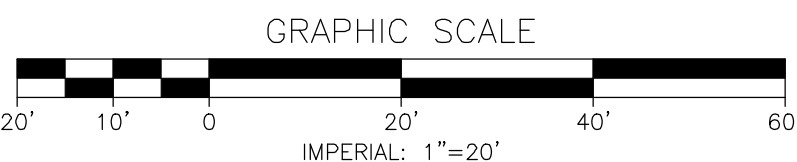
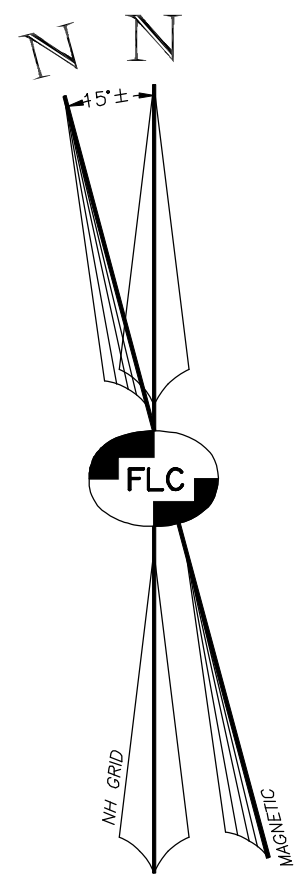
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CEILING MOUNTED LIGHT
BUILDING MOUNTED LIGHT
LEACHING CATCH BASIN
BORING

U17-6 TAX MAP & LOT NUMBER



LOCUS
SCALE: 1"=200'±

PLANT SYMBOLS

PLANT LIST (OR EQUAL)

QTY.

- | | | |
|-----|--|------------|
| BIR | BETULA PAPIRIFERA (PAPER BIRCH) | (2) 3'-4' |
| SWI | PANICUM VIRGATUM (SWITCHGRASS) | (4) 2 GAL. |
| BLU | ANDROPOGON GERARDII (BIG BLUESTEM) | (3) 2 GAL. |
| DRO | SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) | (3) 2 GAL. |

LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
- EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
- UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
- UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
- IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
- UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
- WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
- ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS.
- ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
- PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
- PARKING LOT LANDSCAPING:
INTERIOR REQUIREMENTS
REQUIRED INTERIOR UNPAVED PLANTING AREA = 10% X 1,620 SQ.FT. (10 SPACES) = 162 SQ.FT.
PROPOSED INTERIOR UNPAVED PLANTING AREAS = 228 SQ.FT.

ONE (1) TREE PER EIGHT (8) PARKING SPACES = ONE (1) TREE REQUIRED
PROPOSED = TWO (2) PAPER BIRCH TREES PROPOSED

ADDITIONALLY: ONE (1) TREE PER TEN (10) PARKING SPACES REQUIRED
PROPOSED = TWO (2) PAPER BIRCH TREES PROPOSED

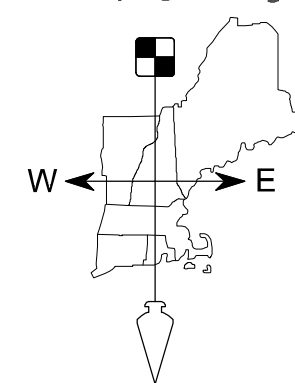
REV.	DATE	DESCRIPTION	C/O	DR	CK
-	-	-	-	-	-

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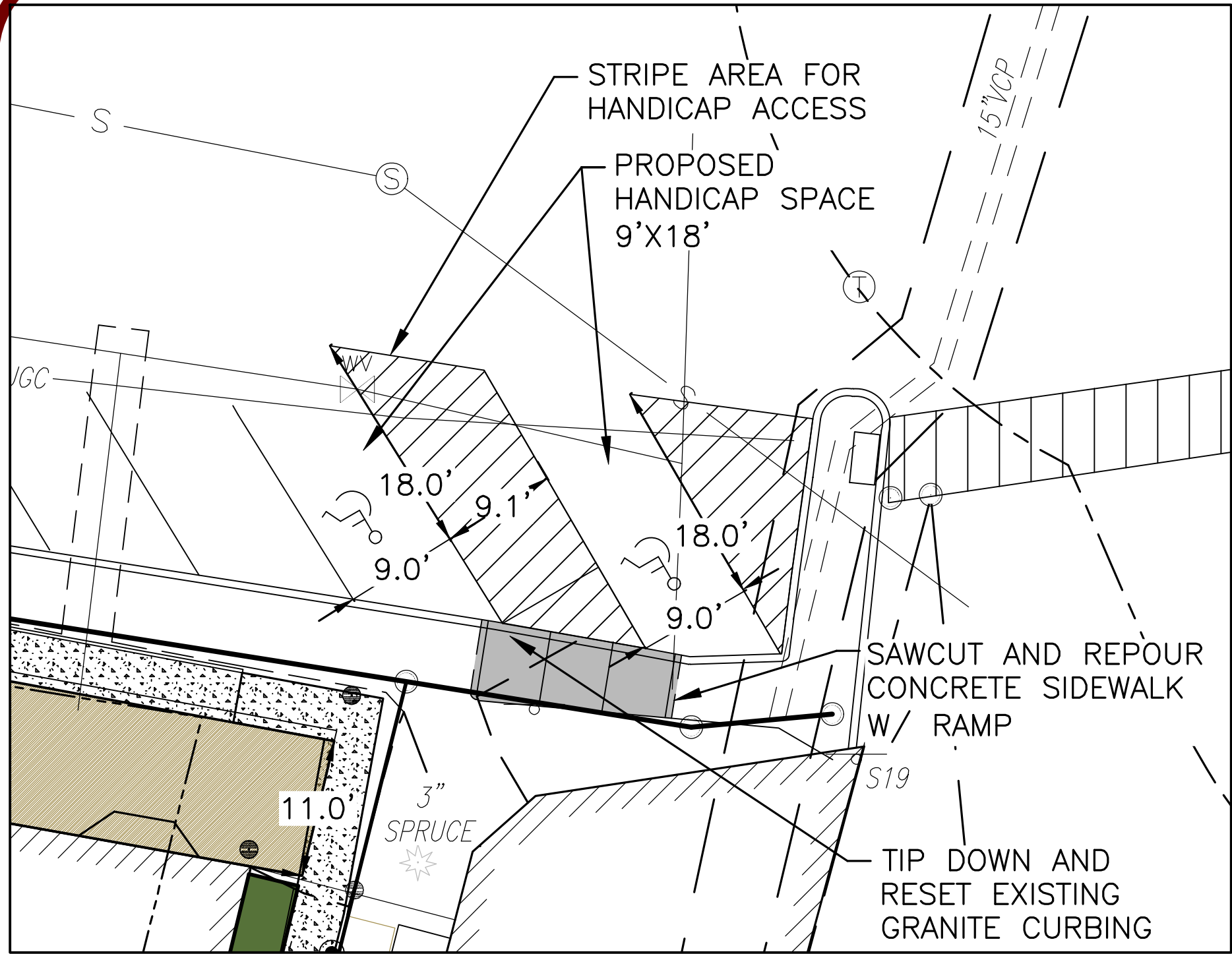
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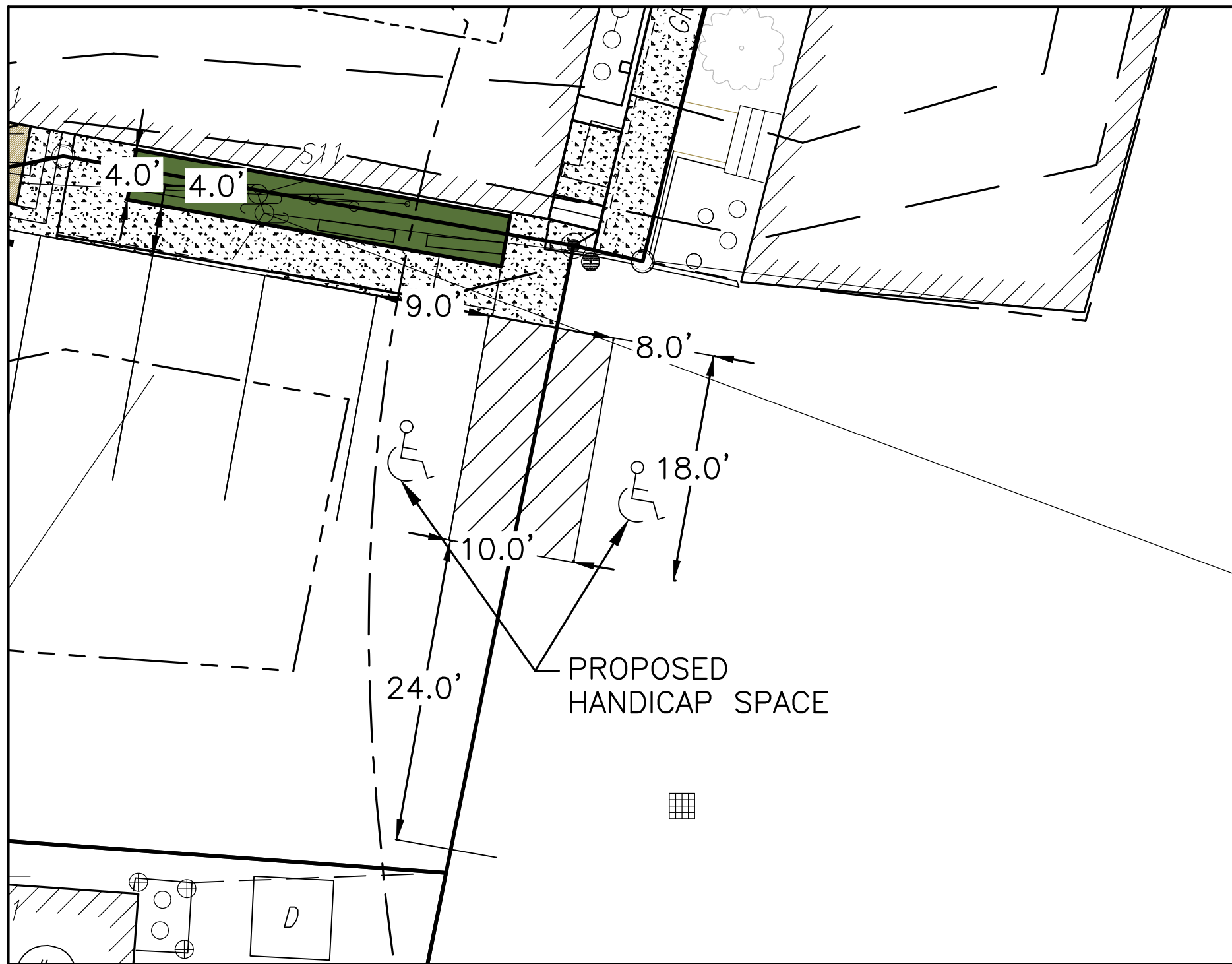
SHEET: LS-1



1. THE FINAL HANDICAP LAYOUT OPTION TO BE DETERMINED BY THE TOWN OF PETERBOROUGH SELECT BOARD.

HANDICAP PARKING LAYOUT - OPTION A

1
DT-1



1. THE FINAL HANDICAP LAYOUT OPTION TO BE DETERMINED BY THE TOWN OF PETERBOROUGH SELECT BOARD.

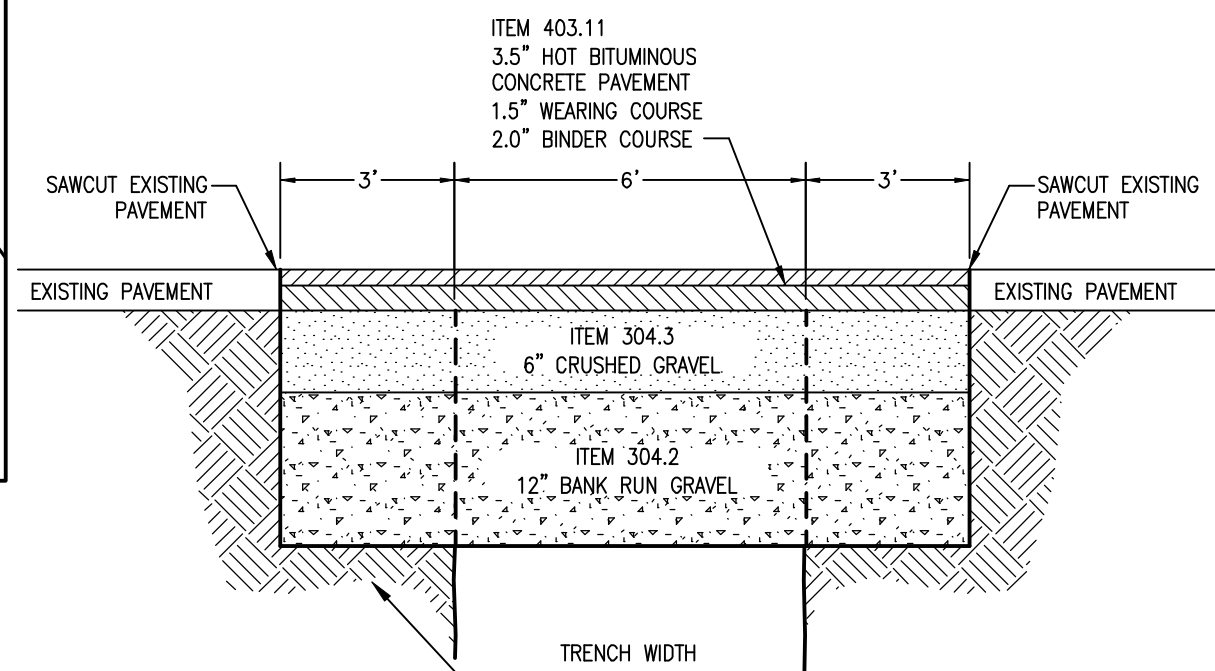
HANDICAP PARKING LAYOUT - OPTION B

2
DT-1

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- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-800-255-4977 IN NH, 1-888-344-7233 IN MA).
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF TOWN/CITY AGENCIES, SUCH AS THE PLANNING BOARD, ZONING BOARD, CONSERVATION COMMISSION, AND OTHERS, IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND FIELDSTONE LAND CONSULTANTS, PLLC PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR OBSERVING AND MANAGING THE PROJECT PER RSA 430:53 AND AGR 3800 REGARDING INVASIVE SPECIES (PLANTS AND INSECTS). NO INVASIVE SPECIES PLANT OR INSECT SHALL BE INTRODUCED ONTO THE SITE.

GENERAL CONSTRUCTION NOTES

3
DT-1

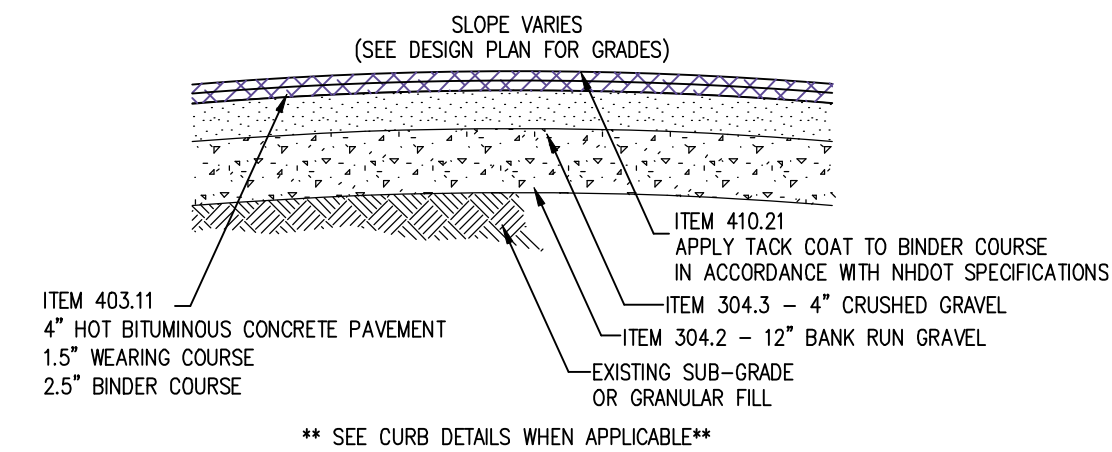


NOTE:

THE BINDER COURSE SHALL BE PLACED IMMEDIATELY AFTER TRENCH CONSTRUCTION AND ALLOWED TO STAND A MINIMUM OF 90 DAYS. A LEVELING COURSE SHALL BE APPLIED OVER THE TRENCH AFTER 90 DAYS AND THE ENTIRE ROAD OVERLAD TO THE LIMITS SHOWN ON THE PLANS.

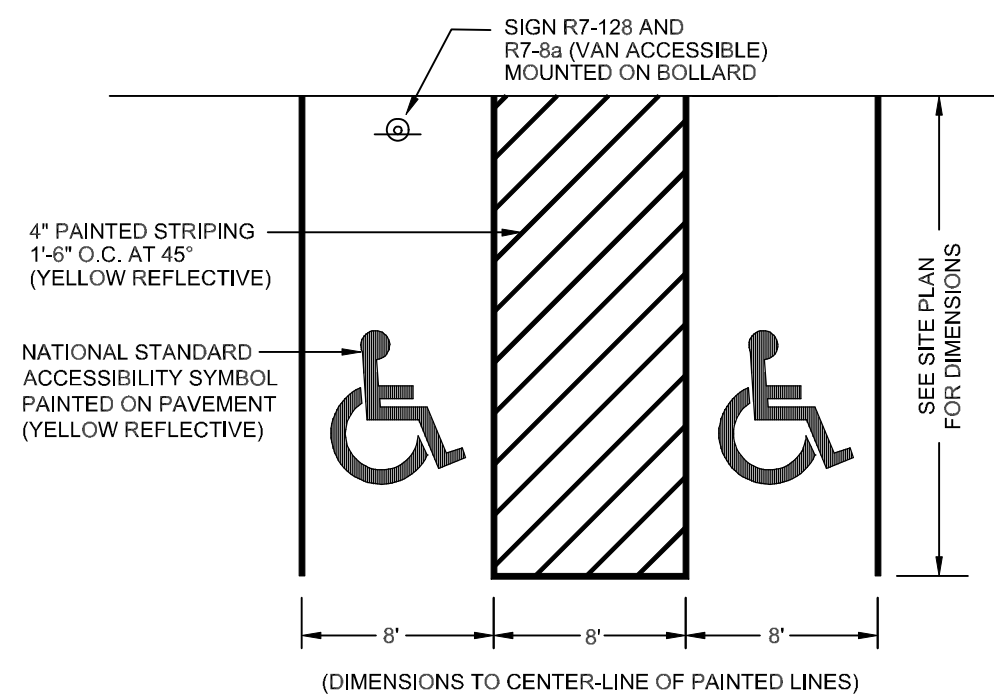
PAVEMENT TRENCH PATCH

4
DT-1



TYPICAL PAVEMENT SECTION

5
DT-1

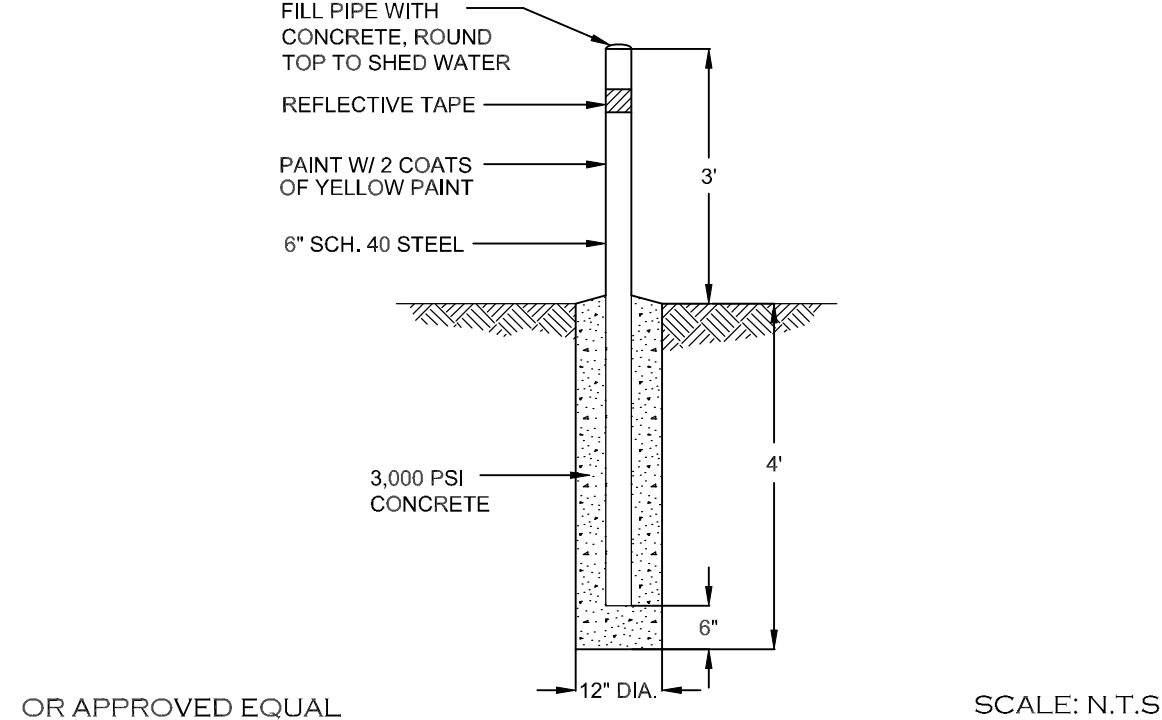


NOTES:

- MAXIMUM SLOPE IN ANY DIRECTION IS 2.0% FOR HANDICAP SPACES.
- SEE SITE PLAN FOR LOCATION OF HANDICAP SPACES AND TYPE OF HANDICAP RAMP TO BE USED.
- HANDICAP SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND LOCATED 6" FROM ACCESS DRIVE, INTO PARKING SPACE.
- THE HANDICAP SYMBOL SHALL HAVE A 5' x 9' CONTRASTING BACKGROUND, NORMALLY BLUE. A BACKGROUND IS NOT REQUIRED IF WHITE OR YELLOW SYMBOL IS ON BLACK ASPHALT.
- A MINIMUM OF ONE IN EVERY EIGHT (1:8) ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FT WIDE AND SHALL BE DESIGNATED VAN ACCESSIBLE.

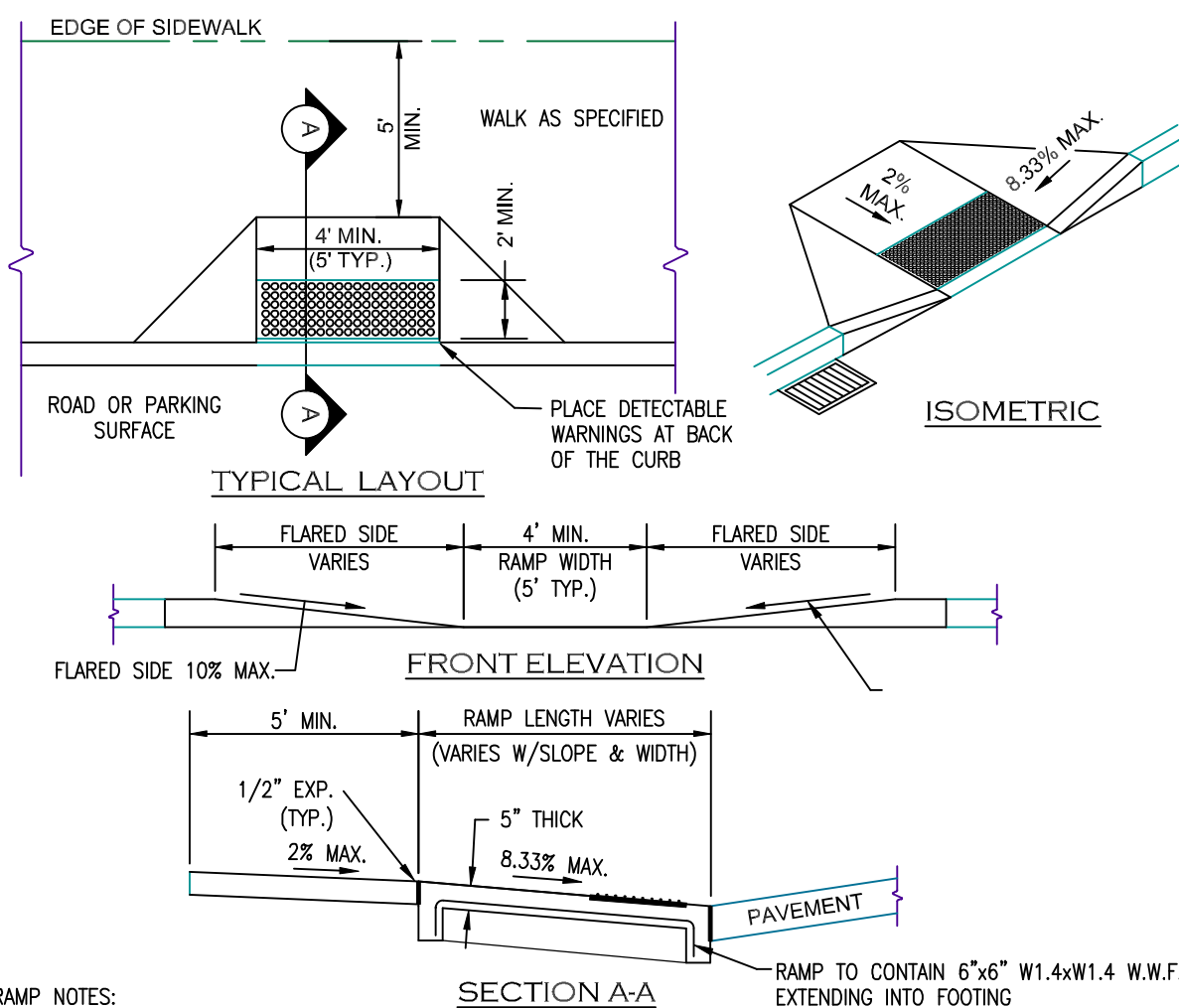
HANDICAP PARKING STALL LAYOUT

6
DT-1



BOLLARD

7
DT-3

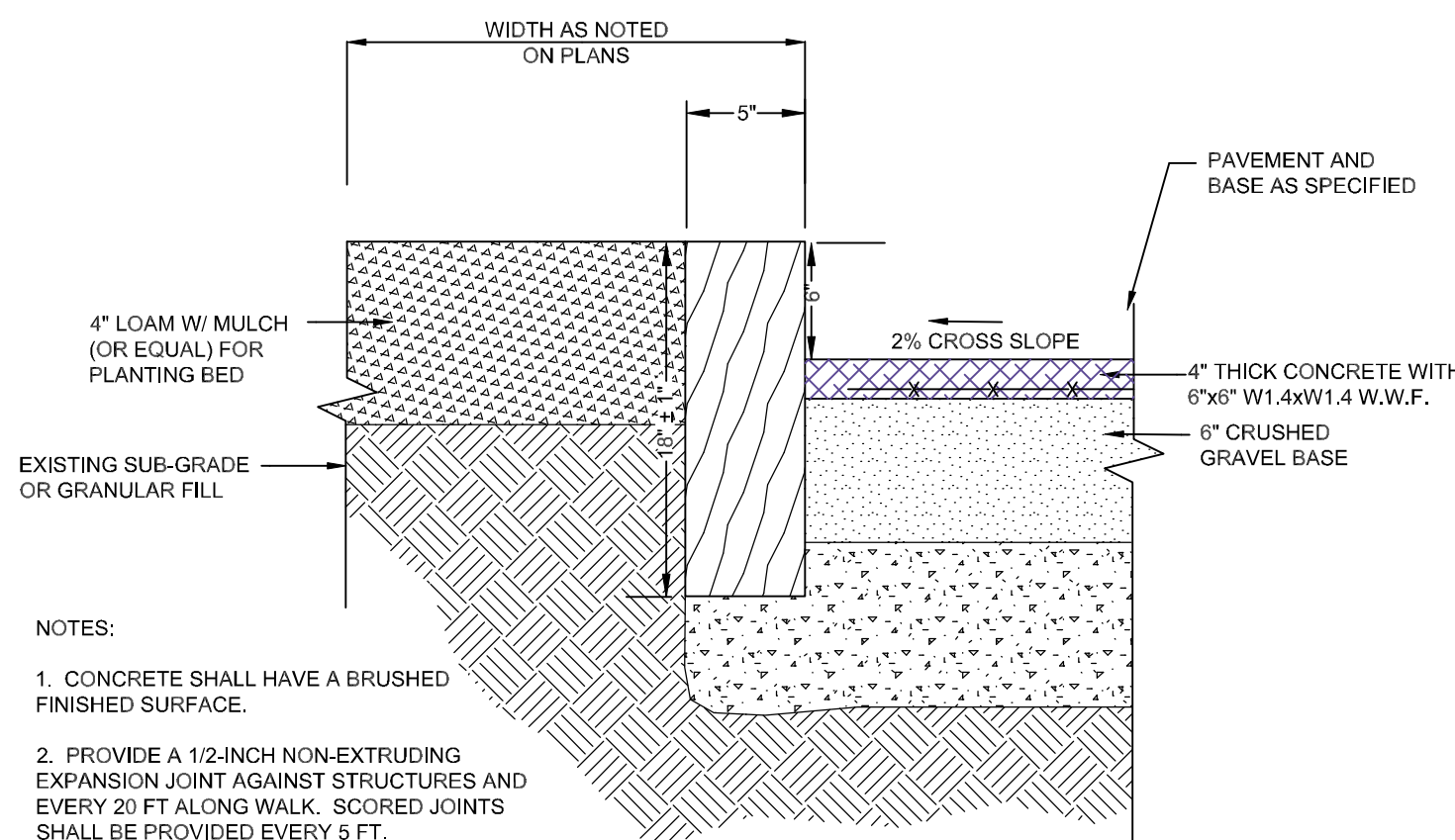


HANDICAP RAMP NOTES:

- A SIDEWALK CURB RAMP IS DEFINED AS THE ENTIRE CONCRETE SURFACE WHICH INCLUDES THE RAMP AND FLARED SIDES.
- THE MAXIMUM RUNNING SLOPE OF ANY SIDEWALK CURB RAMP IS 8.33% (1:12). THE MAXIMUM CROSS SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION. THE FLARED SIDE OF THE RAMP SHALL LIE ON A SLOPE OF 10% (1:10) MAXIMUM MEASURED ALONG THE CURB.
- TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. ROADWAY SHOULDER SLOPES ADJOINING SIDEWALK CURB RAMPS SHALL BE A MAXIMUM OF 5% (FULL WIDTH) FOR A DISTANCE OF 2 FEET FROM THE ROADWAY CURBLINE.
- INTERCEPT DRAINAGE ALONG THE CURB IN ADVANCE OF SIDEWALK CURB RAMPS OR LANDINGS. CATCH BASINS, MANHOLES, ETC. SHALL NOT BE LOCATED IN, OR AT THE BASE OF, SIDEWALK CURB RAMPS OR LANDINGS.
- THE BOTTOM OF THE SIDEWALK CURB RAMP OR LANDING, EXCLUSIVE OF THE FLARED SIDES, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK MARKINGS. IT IS DESIRABLE THAT THE LOCATION OF THE RAMP BE AS CLOSE AS POSSIBLE TO THE CENTER OF THE CROSSWALK.
- THE SIDEWALK CURB RAMP OR THE LANDING AREA (PARALLEL SIDEWALK CURB RAMP) SHALL CONTRAST VISUALLY WITH THE ADJOINING SIDEWALK SURFACE, EITHER ASPHALT/LIGHT-COLORED CONCRETE OR LIGHT-COLORED CONCRETE/DARK-STAINED CONCRETE. THE CONCRETE SURFACE SHALL BE SLIP RESISTANT (BROOM FINISHED).
- DETECTABLE WARNING PANELS SHALL BE THE FULL WIDTH OF THE LANDING, BLENDED TRANSITION, OR CURB RAMP THEY ARE A PART OF AND SHALL BE A MINIMUM OF 2 FEET IN DEPTH. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP, BLENDED TRANSITION OR LANDING AND THE STREET.
- A LEVEL LANDING 5'-0" DEEP, WITH A 2% MAXIMUM SLOPE IN EACH DIRECTION SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP TO ALLOW SAFE EGRESS FROM THE RAMP SURFACES. THE WIDTH OF THE LEVEL LANDING SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP. A LEVEL LANDING 4" DEEP SHALL BE PROVIDED AT ALL PEDESTRIAN PUSH BUTTONS AT SIGNALIZED CROSSINGS.
- RAMP OPENING SHALL BE THE SAME WIDTH AS THE SIDEWALK, UP TO 6'-0" WIDE.
- FOR NEW CONSTRUCTION - ALL DETECTABLE WARNINGS ARE TO BE CAST IRON AND SET IN CONCRETE.

HANDICAP SIDEWALK RAMP - HCR 1

8
DT-1

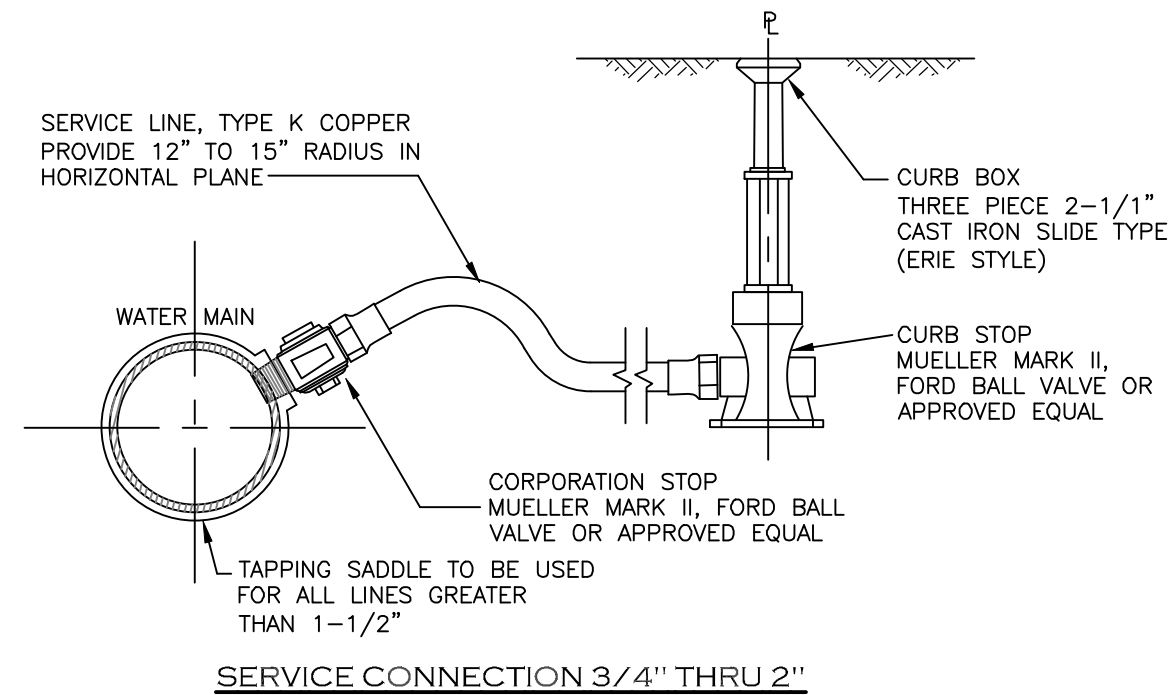


NOTES:

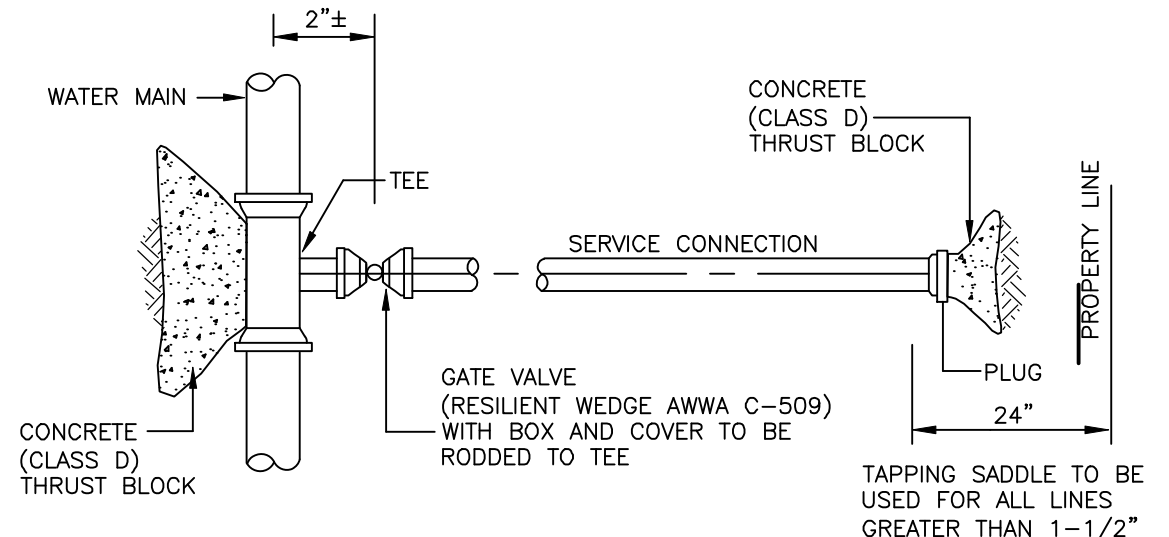
- CONCRETE SHALL HAVE A BRUSHED FINISHED SURFACE.
- PROVIDE A 1/2-INCH NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURES AND EVERY 20 FT ALONG WALK. SCORED JOINTS SHALL BE PROVIDED EVERY 5 FT.

SIDEWALK - CONCRETE (VERTICAL GRANITE CURB)

9
DT-1



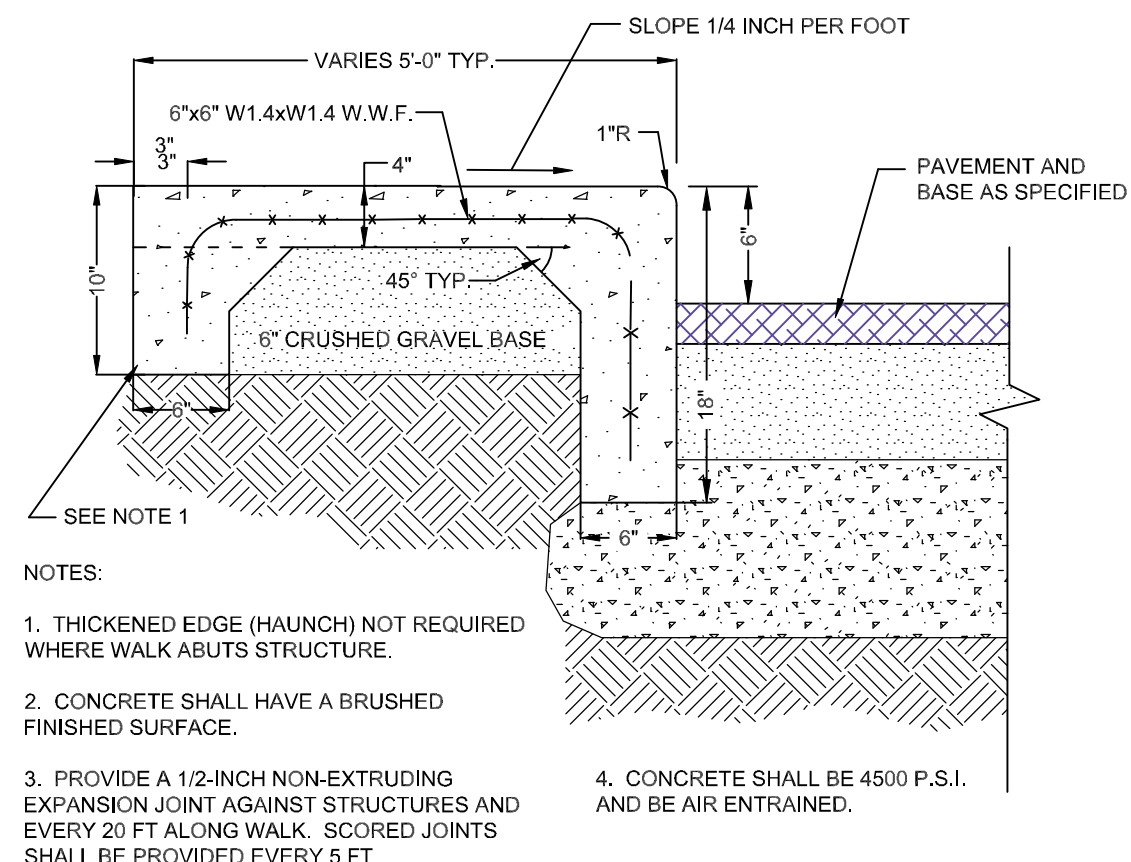
SERVICE CONNECTION 3/4" THRU 2"



SERVICE CONNECTION 4" AND OVER

WATER SERVICE CONNECTION DETAILS

7
DT-1



NOTES:

- THICKENED EDGE (HAUNCH) NOT REQUIRED WHERE WALK ABUTS STRUCTURE.
- CONCRETE SHALL HAVE A BRUSHED FINISHED SURFACE.
- PROVIDE A 1/2-INCH NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURES AND EVERY 20 FT ALONG WALK. SCORED JOINTS SHALL BE PROVIDED EVERY 5 FT.
- CONCRETE SHALL BE 4500 P.S.I. AND BE AIR ENTRAINED.

SCALE: N.T.S.

SIDEWALK - CONCRETE (INTEGRAL CONCRETE CURB)

8
DT-1

B	9/28/26	REV. PER TOWN STAFF MEETING		CLR	CEB
A	9/1/26	REV. PER CONCEPTUAL MEETING		CLR	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

CONSTRUCTION DETAILS
TAX MAP U17 LOTS 6, 7, 8 & 9
(14 & 20 MAIN STREET & 4 DEPOT STREET)
PETERBOROUGH, NEW HAMPSHIRE
PREPARED FOR:
CHRIS ANDERSON
20 MAIN STREET, PETERBOROUGH, NH 03458

SCALE: NOT TO SCALE NOVEMBER 6, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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