

**LEGEND:**

**EXISTING FEATURES**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- CURB LINE
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF DITCH
- 900 10' CONTOUR INTERVAL
- 898 2' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- CULVERT OR DRAIN LINE
- OVERHEAD UTILITY LINE
- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE & GUY
- WELL
- EXPOSED LEDGE
- TAX MAP & LOT NUMBER
- EXISTING BUILDING

**PROPOSED FEATURES**

- EDGE OF PAVEMENT
- CAPE COD BERM (CCB)
- STORM WATER DRAINAGE
- SILK SACK
- LIMITS OF CLEARING
- DRAINAGE SWALE
- UTILITY POLE
- LIGHT
- WALL LIGHT
- BOLLARD
- SAWCUT LINE
- PAVED AREA
- BUILDING
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- (TBR) TO BE REMOVED
- (R1-1) STOP SIGN
- CHAIN-LINK FENCE

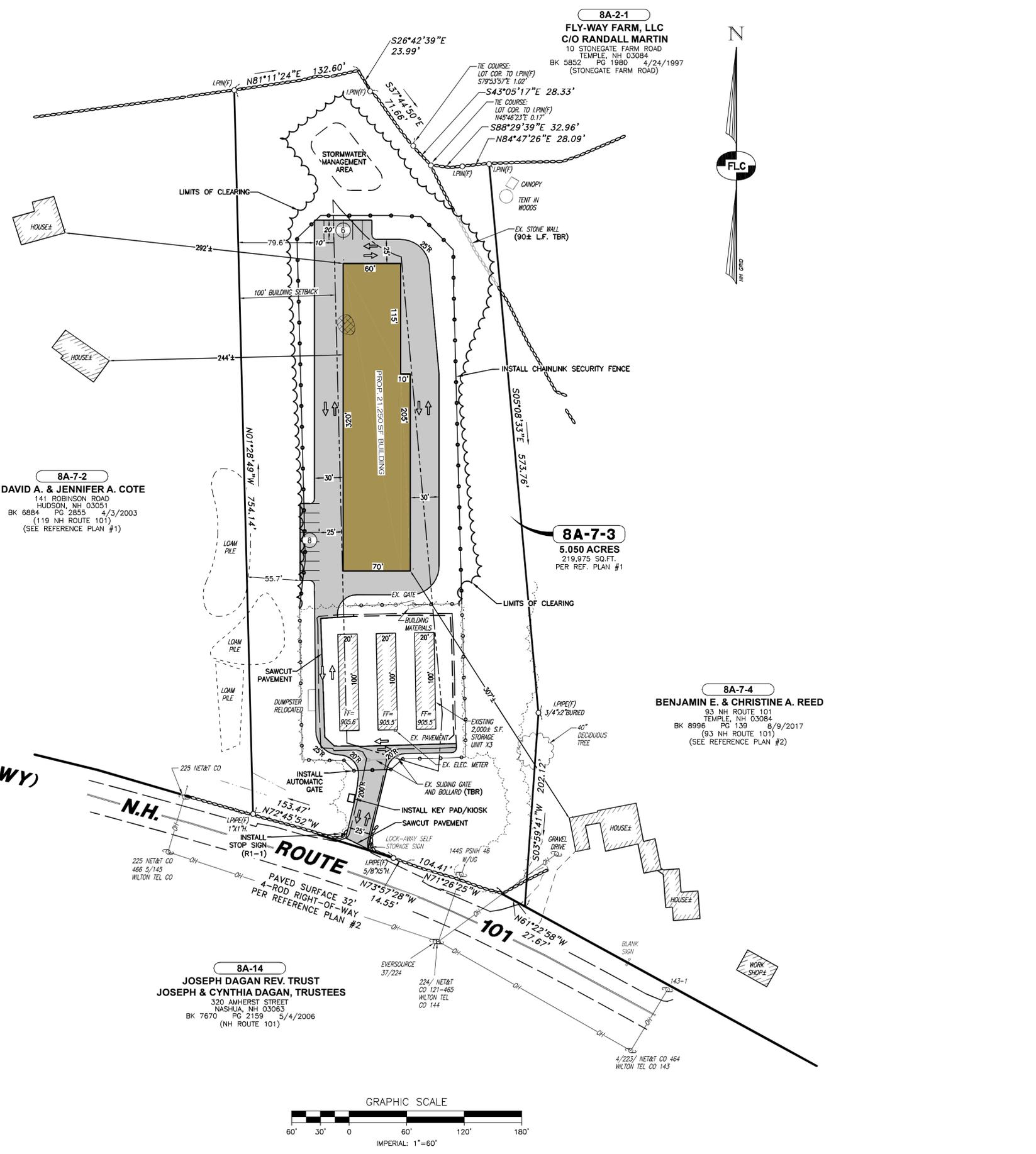
**8A-7-2**  
**DAVID A. & JENNIFER A. COTE**  
 141 ROBINSON ROAD  
 HUDSON, NH 03051  
 BK 6884 PG 2855 4/3/2003  
 (119 NH ROUTE 101)  
 (SEE REFERENCE PLAN #1)

**8A-2-1**  
**FLY-WAY FARM, LLC**  
**C/O RANDALL MARTIN**  
 10 STONEGATE FARM ROAD  
 TEMPLE, NH 03084  
 BK 5852 PG 1980 4/24/1997  
 (STONEGATE FARM ROAD)

**8A-7-4**  
**BENJAMIN E. & CHRISTINE A. REED**  
 93 NH ROUTE 101  
 TEMPLE, NH 03084  
 BK 8996 PG 139 8/9/2017  
 (93 NH ROUTE 101)  
 (SEE REFERENCE PLAN #2)

**8A-14**  
**JOSEPH DAGAN REV. TRUST**  
**JOSEPH & CYNTHIA DAGAN, TRUSTEES**  
 320 AMHERST STREET  
 NASHUA, NH 03063  
 BK 7670 PG 2159 5/4/2006  
 (NH ROUTE 101)

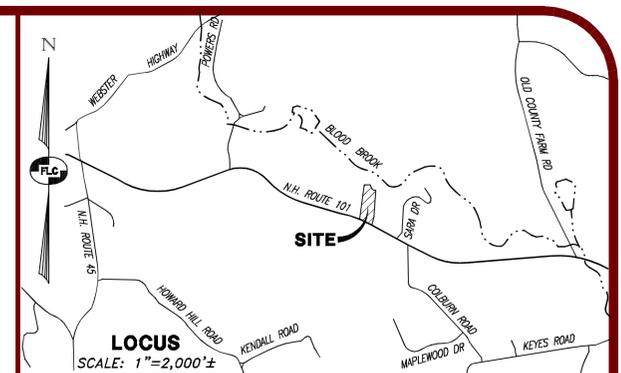
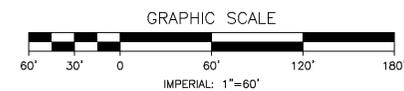
**8A-7-3**  
**5.050 ACRES**  
 219,975 SQ.FT.  
 PER REF. PLAN #1



**(GIBBONS HWY)**

**N.H. ROUTE 101**

- REFERENCE PLANS:**
- "SUBDIVISION PLAN OF LAND LOCATED ON N.H. ROUTE 101 - TEMPLE, NH - SURVEYED FOR DONALD L. ANDERSEN" SCALE 1"=100', DATED SEPTEMBER 16, 1986, BY WILLIAM A. BEAN, JR. L.L.S. RECORDED IN THE H.C.R.D. AS PLAN #22278.
  - "SUBDIVISION PLAN OF LAND - TAX MAP LOT 8-7-4 - PREPARED FOR: DONALD L. AND JEANNE-MARIE ANDERSEN - TEMPLE, NEW HAMPSHIRE", SCALE: 1"=100', DATED JULY, 21 2004 BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN #33338.



- NOTES:**
- THE OWNERS OF RECORD FOR TAX MAP LOT 8-7-3 ARE STEVEN W. AND CHRISTINE M. ANDERSEN - 12 NH ROUTE 45, TEMPLE, NH 03084. THE DEED REFERENCE FOR THE PARCEL IS BK.8199 PG.1298 DATED APRIL 29, 2010 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED EXPANSION OF THE EXISTING SELF-STORAGE FACILITY ON TAX MAP 8 LOT 7-3 AS SHOWN.
  - THE TOTAL AREA OF TAX MAP PARCEL 8-7-3 IS 5.05 ACRES OR 219,978 SQ.FT. WITH 300.10 FT. OF FRONTAGE ALONG NH RT. 101.
  - ZONING FOR THE ENTIRE PARCEL IS (RR) - RURAL RESIDENTIAL DISTRICT - MINIMUM LOT SIZE = 3 ACRES MINIMUM FRONTAGE REQUIREMENT = 300 FT. BUILDING SETBACK FOR NEW BUILDINGS = 35 FT. FROM ALL LOT LINES (EXCEPT FOR SPECIAL EXCEPTIONS LISTED IN THE TOWN OF TEMPLE, NH ZONING ORDINANCE)
- SPECIAL EXCEPTION CONDITIONS STANDARDS:**  
 NEW FACILITIES SHALL BE LOCATED ON A LOT AT LEAST 5 ACRES. THE PROPOSED USE SHALL BE SET BACK AT LEAST FIVE HUNDRED FEET FROM ANY EXISTING DWELLING OF ANOTHER OWNER, PROVIDED, HOWEVER, THAT, AT THE DISCRETION OF THE BOARD OF ADJUSTMENT, THIS DISTANCE MAY BE REDUCED IN ANY AMOUNT TO A MINIMUM OF TWO HUNDRED FEET, BUT ONLY IF WRITTEN PERMISSION IS OBTAINED FROM THE ABUTTING OWNERS AFFECTED.
- IN THE EVENT THAT THE BOARD OF ADJUSTMENT FINDS THAT THE ABOVE STANDARDS HAVE BEEN MET AND, ACCORDINGLY, GRANTS A SPECIAL EXCEPTION, ANY SUCH USE SHALL COMPLY WITH THE FOLLOWING ADDITIONAL CONDITIONS AND THE BOARD OF ADJUSTMENT MAY NOT WAIVE COMPLIANCE WITH THE FOLLOWING CONDITIONS AS PART OF ITS DECISION REGARDING THE SPECIAL EXCEPTION:
- ALL BUILDINGS SHALL BE SET BACK AT LEAST ONE HUNDRED FEET FROM ALL LOT LINES;
  - ACCESS SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, NOT MORE THAN THIRTY-TWO (32) FEET WIDE.
  - THE TOTAL FOOTPRINT OF ALL BUILDINGS AND STRUCTURES SHALL OCCUPY NO MORE THAN ONE-EIGHTH (1/8) OF THE LOT OR PARCEL OF LAND.
- THE EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE THE RESULT OF AN ON-SITE SURVEY PERFORMED BY THIS OFFICE. THE BOUNDARY INFORMATION WAS COLLECTED FROM REFERENCE PLAN #1 AND IS NOT THE RESULT OF A PRECISE SURVEY PERFORMED BY THIS OFFICE.
  - TAX MAP PARCEL 8-7-3 DOES NOT LIE WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD HAZARD PER FEMA FIRM PANEL NUMBER 33011C0430D, DATED SEPTEMBER 25, 2009.
  - TAX MAP PARCEL 8-7-3 DOES NOT LIE WITHIN THE WETLAND CONSERVATION OVERLAY DISTRICT PER THE TOWN OF TEMPLE WETLAND PROTECTION ORDINANCE.
  - TAX MAP PARCEL 8-7-3 LIES WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT PER THE TOWN OF TEMPLE AQUIFER PROTECTION OVERLAY DISTRICT MAP, AND IS SUBJECT TO THE REGULATIONS PRESENT IN THE AQUIFER PROTECTION SECTION OF THE ZONING ORDINANCE.

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

**SITE LAYOUT PLAN**  
**TAX MAP 8A LOT 7-3**  
**(103 N.H. ROUTE 101)**  
**TEMPLE, NEW HAMPSHIRE**  
 PREPARED FOR:  
**PATRIOT HOLDINGS, LLC**  
 4007 DEAN MARTIN DRIVE LAS VEGAS, NV 89103  
 LAND OF:  
**ALL PURPOSE STORAGE TEMPLE, LLC**  
 4007 DEAN MARTIN DRIVE LAS VEGAS, NV 89103

SCALE: 1"=60' NOVEMBER 1, 2023

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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