

*** LEGEND ***

- Sewer Line, Sewer Manhole
- Property Boundary
- Abutter Property Line
- Trestle
- Water Line and Valve
- Existing Grade Contour, Contour Label
- Utility Pole, Overhead Utility Line
- Parking Spaces/Painted Spaces
- Paved Road
- Zoning Boundary
- Traffic Flow
- Drainage Catch Basin, Manhole
- Iron Pipe/Pin Found
- Wood Post or Monument
- Building
- Approximate Building
- Tax Map & Lot Number With Deed Reference
- Snow Storage
- White Pine Tree, Misc. Deciduous Trees

PLAN REFERENCES:

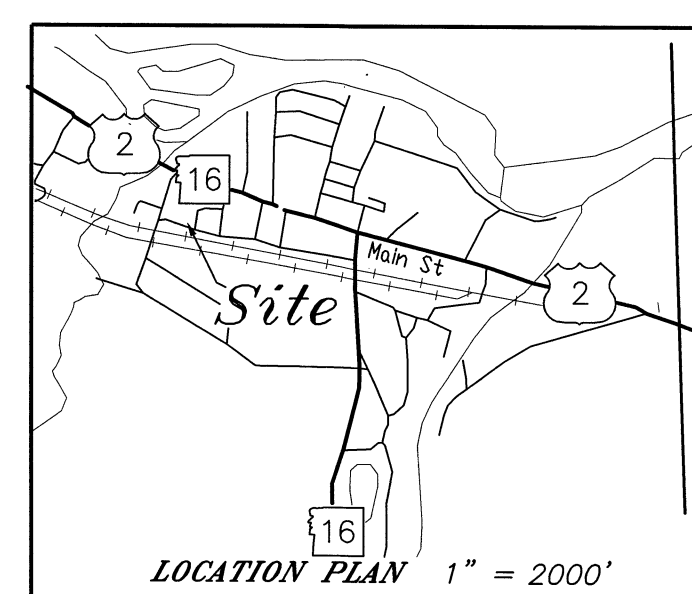
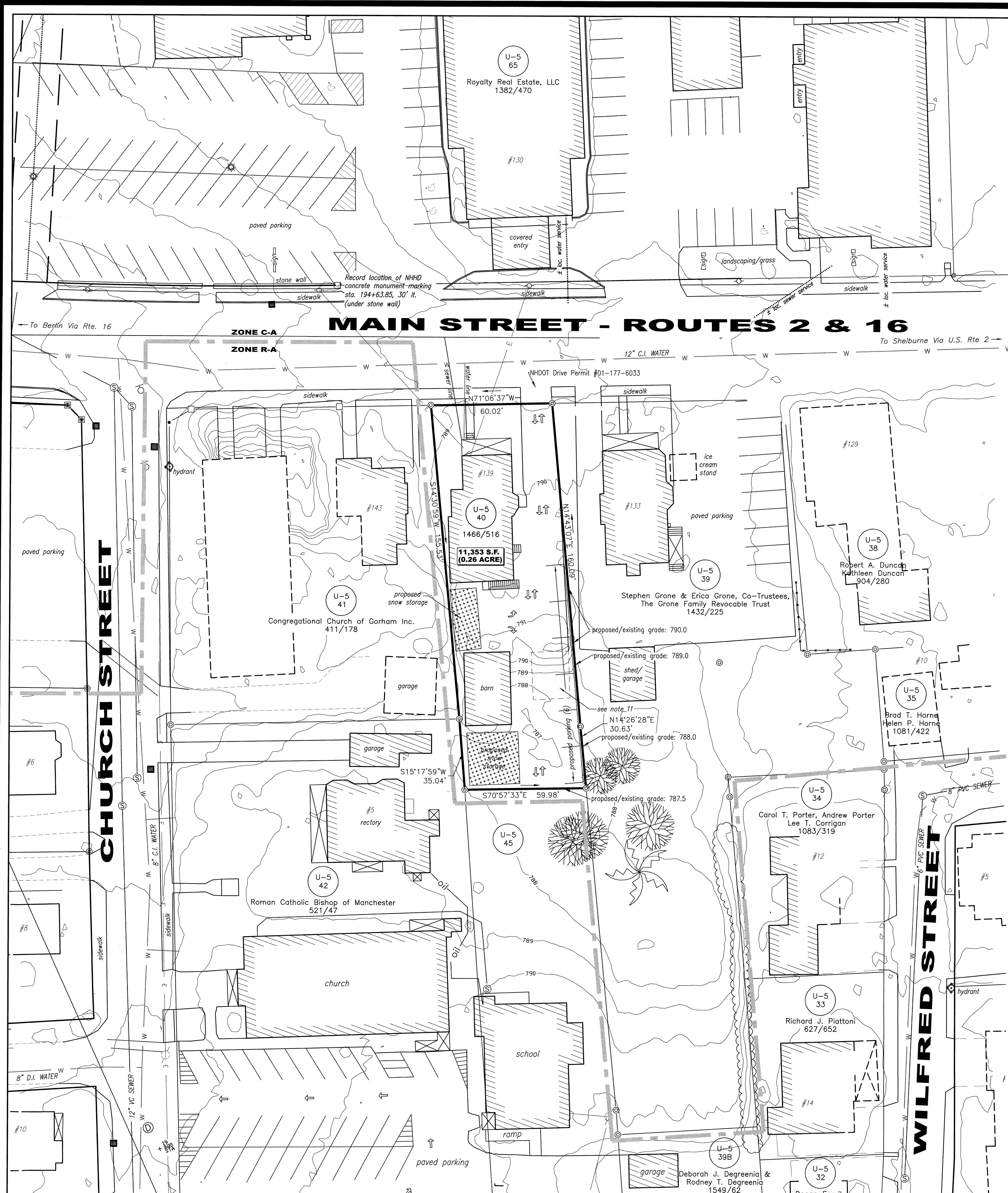
1. "PLAT TO ACCOMPANY DEED, PREPARED FOR ALICE TURGEON, MAIN STREET, GORHAM, NEW HAMPSHIRE," DATED MAY 19, 2000, BY YORK LAND SERVICES CO., RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #1512.
2. "SITE PLAN & PROPERTY SURVEY FOR THE ROMAN CATHOLIC BISHOP OF MANCHESTER, MANCHESTER, N.H. FOR HOLY FAMILY CHURCH, CHURCH ST., GORHAM, N.H.," DATED 9-21-1988, BY YORK LAND SERVICES CO. (YLS DWG# 88-133.)
3. "PLAN OF WILFRED PARADIS DEVELOPMENT, GORHAM, N.H.," DATED MAY 1954, BY E.E. TANKARD, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN PLAN BOOK, PAGE 22.
4. "ROSE MARIE LEBLANC PROPERTY AND SURROUNDINGS, GORHAM, N.H.," JANUARY 8, 1966, BY E.E. TANKARD, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN VOL. 510 PG. 139.
5. "PLAN SHOWING PARTIAL SUBDIVISION OF LAND BELONGING TO THE TOWN OF GORHAM ON RAILROAD STREET," JUNE, 1980, BY A.E. ADAMS, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN PKT. 6 FLD. 3 PLAN 7.
6. STATE OF N.H. DEPT. OF TRANSPORTATION, FEDERAL AID PRIMARY PROJECT F-027-2(18), N.H. PROJECT NO. P-2896, U.S. ROUTE 2 AND ROUTE 16, DATED 1982.
7. "PLAT OF PROPERTY SURVEYED FOR LLOYD & CHARLOTTE WENGER, MAIN STREET, GORHAM, NEW HAMPSHIRE," DATED NOVEMBER 5, 2001, BY YORK LAND SERVICES, LLC, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #1725 (YLS DWG. #01-069).
8. "SITE PLAN PREPARED FOR STEPHEN M. & ERICA C. GRONE, SCOGGINS COOL SHACK, MAIN STREET, GORHAM, NEW HAMPSHIRE," DATED MAY 1, 2006, BY YORK LAND SERVICES, LLC, (YLS DWG. #01-069).
9. "SITE PLAN FOR JAY'S TOURIST VILLA AND JAY'S QUICK LUBE, TAX MAP U-6 LOT 1, MAIN STREET, GORHAM, NEW HAMPSHIRE," DATED MARCH 28, 2016, BY YORK LAND SERVICES, LLC, (YLS DWG. #15-109).
10. "PLAT OF PROPERTY SURVEYED FOR RICHARD W. & LISE J. KING, TAX MAP U5 LOT 49, 20 CHURCH STREET, GORHAM, NEW HAMPSHIRE," DATED OCTOBER 12, 2016, BY YORK LAND SERVICES, LLC, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #4140 (YLS DWG. #16-127).

NOTES:

1. ZONING DISTRICT: R-A, RESIDENTIAL A. CURRENT BUILDING SETBACKS: 20' FRONT/REAR, 10' SIDES.
2. NORTH IS NEW HAMPSHIRE STATE PLANE GRID NAD83 BASED ON OPUS DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD88 BASED ON USGS BENCHMARK AFFIXED TO SOUTH WALL OF TOWN HALL (USGS 0 1 1922, PFO381- NHDOT 177-0050- FEMA RM16).
3. SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA).
4. BUILDING HEIGHTS OF RESIDENTIAL AND COMMERCIAL BUILDINGS SHOWN ARE TYPICAL 1-2 STORY.
5. VEGETATION IN THE VICINITY OF THE SUBJECT STRUCTURE IS SHOWN. NO CHANGES PROPOSED.
6. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY.
7. NO FREE-STANDING LIGHTING PROPOSED. ANY NEW LIGHTING AFFIXE TO BUILDING MUST CONFORM TO TOWN OF GORHAM DARK-SKY STANDARDS.
8. CURRENT SNOW STORAGE AREA SHOWN. IT WILL BE CONTRACTED TO BE REMOVED ON AN AS-NEEDED BASIS FOR ACCESS AND SAFETY.
9. SIGN: EXISTING SIGN TO BE REMOVED.
10. RUBBISH REMOVAL: TRASH IS STORED INSIDE. TYPICAL CURB-SIDE PICK-UP.
11. SHED TO BE REMOVED AND GRADES TO MATCH EXISTING.
12. PARKING - 6 SPACES PROVIDED. SPACES TO BE LOCATED 1' OFF PROPERTY LINE.
13. THE SUBDIVISION REGULATIONS OF THE TOWN OF GORHAM, NH, ARE PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY AND VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE TOWN PLANNING BOARD AND ATTACHED HERETO.

APPROVED BY GORHAM, NH PLANNING BOARD

DATE: _____



YORK LAND SERVICES, LLC
 Riverside Courtyards, 3 Twelfth Street
 Berlin, New Hampshire 03570 - (603)752-7282

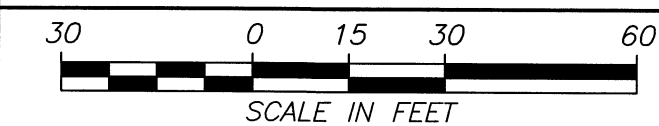
SITE PLAN
 Three Residential Units Within 139 Main Street
STEPHEN M. GRONE & ERICA C. GRONE
GRONE FAMILY REVOCABLE TRUST
 Tax Map U-5 Lot 40
 Gorham, New Hampshire

STATE OF NEW HAMPSHIRE
 No. 939
 BURKE
 J. BURKE
 J. BURKE
 SIGNATURE

THIS SURVEY AND PLAT PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO NH BOARD OF LICENSURE- LAND SURVEYORS CODE OF ADMINISTRATIVE RULES.

6261-3W
 YORK LLS (M 250 92)

Revisions	Revisions	Revisions



Scale	Made by	Drawn by
1 inch = 30 feet	BJY, EKY	BJY, CSL
Method	Date	Checked by
GPS (PP & RTK) / TOTAL STATION	JANUARY 12, 2022	BJY

Drawing No.
22-003