

- PLAN REFERENCES:**
- "PLAT OF PROPERTY SURVEYED FOR ALFRED PROVENCHER, PARK STREET, GORHAM NEW HAMPSHIRE," DATED MAY 27, 1981 BY YORK LAND SERVICES CO., RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN PKT. 6, FLD. 1, PLAN 36 (YLS DWG. #81-034).
 - "SAM S. BENNETT ESTATE, EXCHANGE STREET, GORHAM NEW HAMPSHIRE," DATED MAY 21, 1984 BY YORK LAND SERVICES CO., (YLS DWG. #84-028).
 - "PLAT OF PROPERTY SURVEYED FOR THEODORE A. PICCOLO & NAN PICCOLO, EXCHANGE STREET, GORHAM NEW HAMPSHIRE," DATED SEPTEMBER 25, 1985, REVISED TO JULY 15, 1993, BY YORK LAND SERVICES CO. (YLS DWG. #85-103.1).
 - "BOUNDARY LINE ADJUSTMENT, PLAT OF PROPERTY SURVEYED FOR FLEURY FUNERAL HOMES, EXCHANGE, RAILROAD, & PARK STS., GORHAM, N.H.," DATED DECEMBER 7, 1988, REVISED TO JULY 15, 1992, BY YORK LAND SERVICES CO. PLAN IS UNRECORDED- APPROVED BY GORHAM PLANNING BOARD JULY 16, 1992; SEE DEED 797/507. (YLS DWG. #88-115).
 - "PLAT OF PROPERTY SURVEYED FOR TOWN OF GORHAM, TOWN HALL PARCEL, PARK STREET, GORHAM, NEW HAMPSHIRE" DATED JULY 8, 2004, BY YORK LAND SERVICES, LLC (YLS DWG. #04-070).
 - "MINOR LOT LINE ADJUSTMENT BETWEEN PROPERTIES OF RICHARD L. POULIN, TRUSTEE OF THE RICHARD L. POULIN REVOCABLE TRUST, TAX MAP U-5 LOT 9 AND TOWN OF GORHAM TAX MAP U-5 LOT 10, EXCHANGE STREET, GORHAM, NEW HAMPSHIRE," DATED SEPTEMBER 1, 2021, REVISED TO SEPTEMBER 16, 2021, BY YORK LAND SERVICES LLC. RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN 4661.
 - NHDT HIGHWAY PLANS, F-027-2(18)

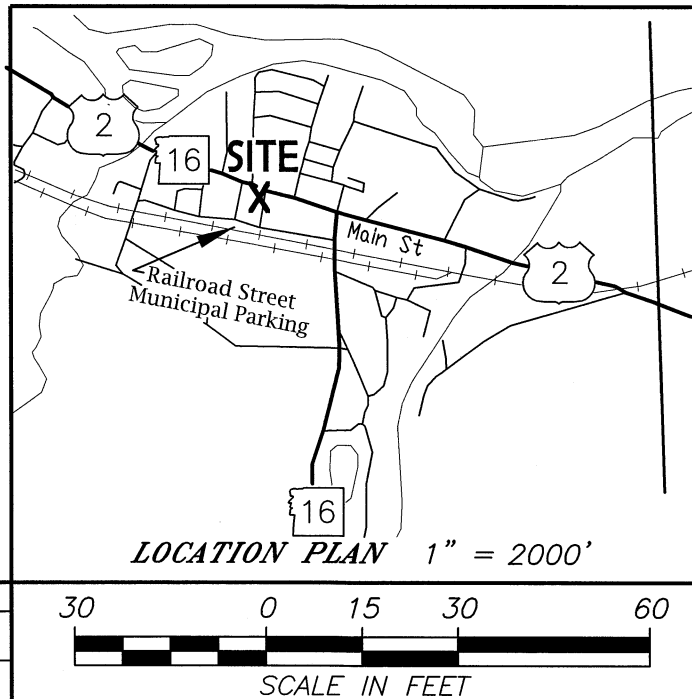
- NOTES:**
- NORTH IS NEW HAMPSHIRE STATE PLANE GRID NAD83 BASED ON OPUS DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD88 BASED ON USGS BENCHMARK AFFIXED TO SOUTH WALL OF TOWN HALL (USGS 0 1 1922, PF0381- NHDT 177-0050- FEMA RM16).
 - ZONING DISTRICT: C-A, COMMERCIAL A - COMMERCIAL COMPACT OVERLAY DISTRICT. CURRENT BUILDING SETBACKS: F/R/S-10'. ALL ZONES WITHIN 200' SHOWN.
 - AS PREPARER OF THIS PLAN, I CERTIFY THERE ARE NO ZONING AND LAND USE VIOLATIONS OR UNRESOLVED BOUNDARY CLAIMS OR DISPUTES PERTAINING TO THE PROPERTY AS REPORTED BY THE TOWN.
 - EXISTING STRUCTURE IS APPROXIMATELY 41' HIGH.
 - PARKING: REQUIRED 2 FOR EACH LONG-TERM RENTAL (10 UNITS), 1 FOR EACH SHORT-TERM RENTAL (4 UNITS) = 24 SPACES. PARKING AREA SHOWN SUPPORTS 4 VEHICLES, AND WILL BE FOR DROP-OFF AND PICK-UP, AND HANDICAP VEHICLES WITH A PLACARD ONLY. ALL OTHER PARKING WILL BE DIRECTED TOWARDS RAILROAD STREET MUNICIPAL PARKING AS IS CURRENTLY DONE WITH THIS MULTIFAMILY STRUCTURE.
 - EXISTING LIGHTING AT ENTRANCES AND EXITS IS TYPICAL RESIDENTIAL SURFACE FIXTURES. ANY NEW AND REPLACEMENT LIGHTING NEEDS TO COMPLY WITH THE CURRENT REQUIREMENTS, AND WILL NEED PERMITTING THROUGH THE CODE ENFORCEMENT OFFICER.
 - NO EXISTING SIGNAGE. NONE PROPOSED.
 - STRUCTURE IS NOT LOCATED IN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA).
 - LOCATION OF MUNICIPAL WATER & SEWER IS SHOWN.
 - SNOW STORAGE IS LIMITED, GORHAM PUBLIC WORKS ALLOWS THE LOT TO BE PLOWED TO EDGE OF EXCHANGE STREET WHERE IT IS ABSORBED INTO MUNICIPAL PLOWING. EXTREME STORMS WOULD REQUIRE PRIVATE REMOVAL.
 - RUBBISH REMOVAL IS CURBSIDE.
 - SUBJECT DEED AND ABUTTING CARREAU DEED HAVE MULTIPLE DISTANCE INCONSISTENCIES, HOWEVER, THE SOUTHEAST CORNER OF THE SUBJECT WAS SHOWN ON THE AGREED BOUNDARY PLAN AND THE NEWER NHDT WALL AT MAIN STREET CORNERS AT A VISIBLY OLDER WALL WHICH IS PROBABLY THE WALL DESCRIBED IN CARREAU'S CHAIN OF TITLE.
 - PART OF THE PARKING AREA MAY HAVE TO BE UTILIZED FOR FIRE PROTECTION/ESCAPE. ENGINEERING STUDY/RECOMMENDATIONS IS UNDERWAY, NOT YET COMPLETED BY OTHERS.

*** LEGEND ***

- Catch Basin
- Drain Manhole
- Sewer Line, Manhole
- Water Line, Valve, Hydrant
- Street Signage
- Monitoring Well
- NHDT Monument
- Unmonumented Point
- Iron Pin/Pipe Per Prior Survey(s) (Unless Otherwise Noted)
- Tree/Strub
- Utility Pole, Light Pole
- Overhead Utility Line
- Building
- Tax Map & Lot Number
- Owner Deed Reference

THIS PLAN IS DATED 6-29-22, AND HAS YET TO BE REVIEWED BY THE TRC (TOWN DEPARTMENT HEADS) AND THE CONTRACTED PLANNING BOARD REVIEWER. MINOR REVISIONS MAY BE NECESSARY PRIOR TO PUBLIC HEARING.

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
For Short-Term & Long-Term Residential Units
Property of:
PINE STICK LLC
Tax Map U-5 Lot 7
#1 Exchange Street
Gorham, New Hampshire

LICENSED SURVEYOR
No. 939
BURKE
J.
YORK

SIGNATURE: _____

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

Scale: 1 inch = 30 feet
Made by: B.J.Y., R.C.G.
Drawn by: R.C.G., C.S.L., B.J.Y.
Checked by: B.J.Y.
Date: June 29, 2022
Drawing No. 22-034

Revisions	Revisions	Revisions

