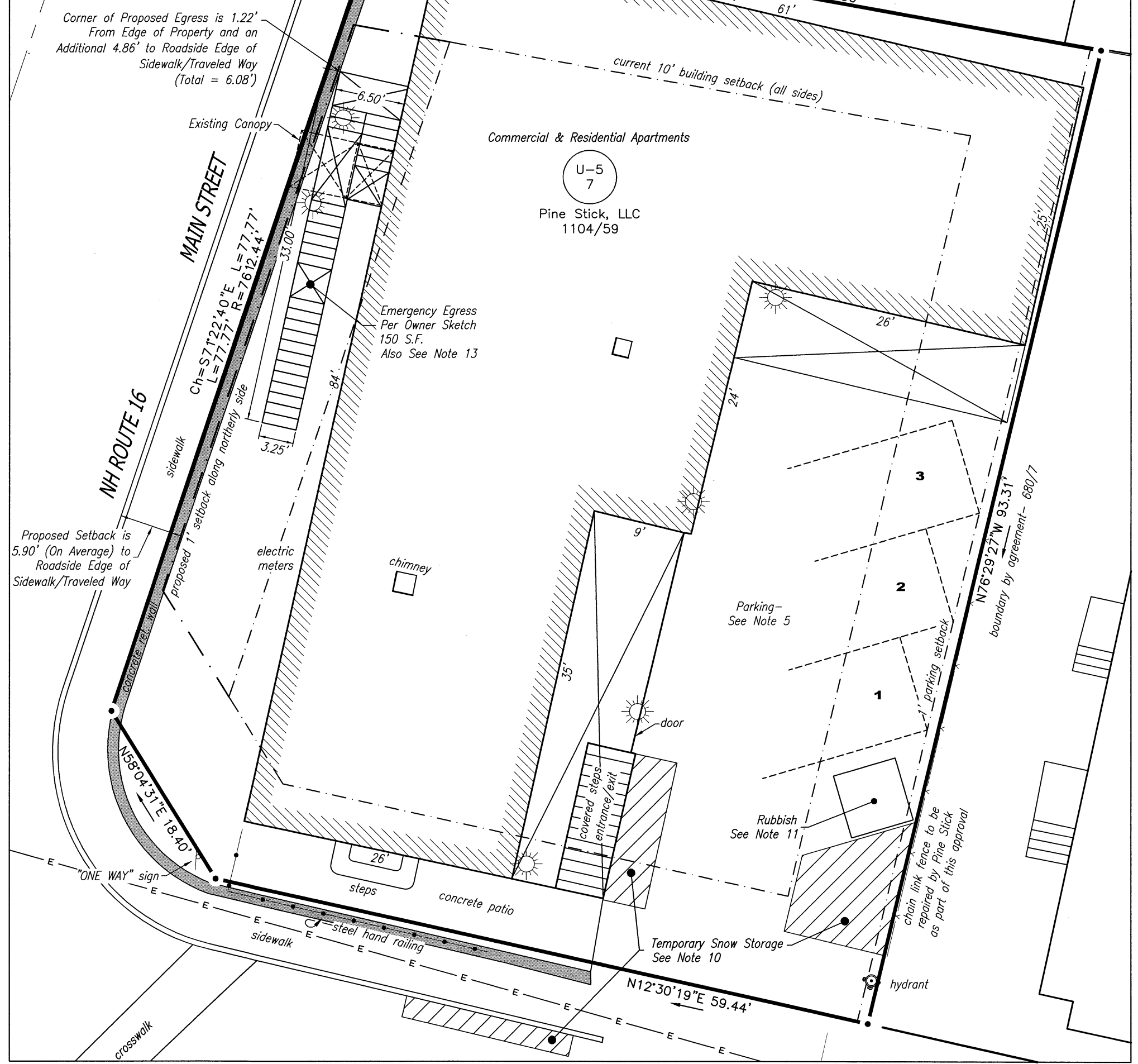


- PLAN REFERENCES:**
- "PLAT OF PROPERTY SURVEYED FOR ALFRED PROVENCHER, PARK STREET, GORHAM NEW HAMPSHIRE," DATED MAY 27, 1991 BY YORK LAND SERVICES CO., RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN PRT. 6, FLD. 1, PLAN 36 (YLS DWG. #81-034).
  - "SAM S. BENNETT ESTATE, EXCHANGE STREET, GORHAM NEW HAMPSHIRE," DATED MAY 21, 1994 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. #84-070).
  - "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.
  - NHDOT HIGHWAY PLANS, F-027-2(18).

Revisions	Revisions	Revisions
7/21/2023, Misc., CSL		
8/8/2023, Notes, CSL		



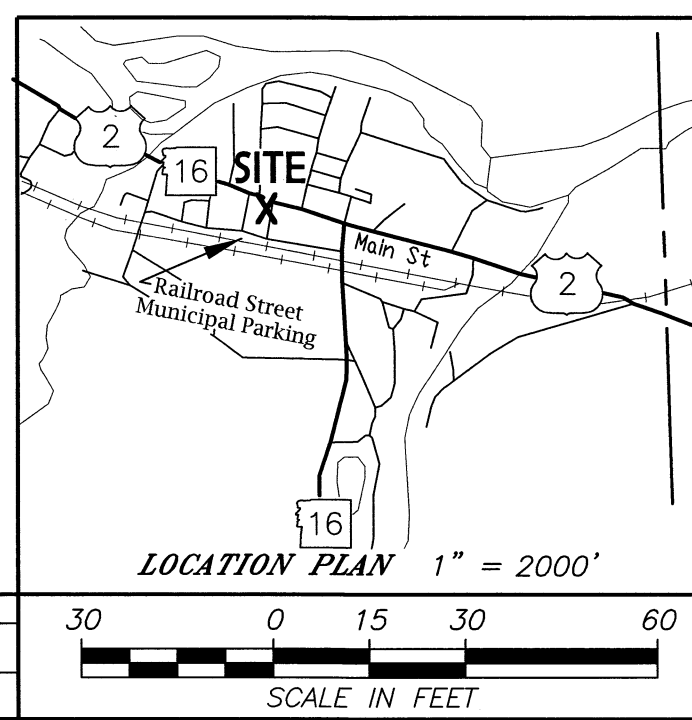
**SITE DETAIL**  
SCALE: 1 INCH = 10 FEET



- 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 NAVD83 BASED ON USGS BENCHMARK AFFIXED TO SOUTH WALL OF TOWN HALL (USGS 0 1 1922, PFO381- NHDOT 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, AND IS 3265 S.F. AT GROUND LEVEL (NOT INCLUDING PORCHES).
  - PARKING: REQUIRED 2 FOR EACH LONG-TERM RENTAL (13 UNITS), 1 FOR EACH SHORT-TERM RENTAL (1 UNIT) - 27 SPACES. PARKING AREA SHOWN (EACH 9' x 16') SUPPORTS 3 VEHICLES. SPECIAL CONSIDERATIONS WILL BE MADE FOR HANDICAP TENANTS. AS THIS IS A PRE-EXISTING STRUCTURE WITH 14 EXISTING UNITS, ALL OTHER PARKING WILL BE DIRECTED TOWARDS RAILROAD STREET MUNICIPAL PARKING OR PRIVATE OFF-SITE PARKING AS IS CURRENTLY DONE WITH THIS MULTIFAMILY STRUCTURE. A ZONING VARIANCE WAS GRANTED FOR FLEXIBLE PARKING BEYOND 400' (GORHAM ZONING BOARD OF ADJUSTMENT, CASE #08-023).
  - 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. BOTH MAIN STREET AND EXCHANGE STREET ARE ALSO LIGHTED, ENABLING VISITORS SAFE PASSAGE.
  - 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. PER GORHAM PUBLIC WORKS DIRECTOR, SNOW HAS HISTORICALLY BEEN ALLOWED TO BE BROUGHT CURBSIDE BY MANUAL MEANS (SHOVEL OR SNOWBLOWER), AND NOT PLOWED (WHICH WOULD PACK THE SNOW HARD). THE LOT COULD ALSO BE CLEARED BY PRIVATE REMOVAL.
  - RUBBISH REMOVAL IS CURRENTLY CURBSIDE (VERY FEW UNITS HAVE BEEN HISTORICALLY RENTED), HOWEVER, PRIVATE REMOVAL VIA SCREENED DUMPSTER IS NOW PROPOSED.
  - 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 NHDOT WALL AT MAIN STREET CORNERS AT A VISIBLY OLDER WALL WHICH IS PROBABLY THE WALL DESCRIBED IN CARREAU'S CHAIN OF TITLE.
  - PER PRIOR CODE ENFORCEMENT REVIEW, APPROVAL OF THIS PLAN IS CONTINGENT UPON THE BUILDING HAVING THE REQUIRED BUILDING CODE AND LIFE SAFETY UPGRADES COMPLETED FOR THE UNITS AS DETERMINED BY GORHAM CODE ENFORCEMENT AND FIRE CHIEF. PRIOR REVIEW DID NOT INDICATE SETBACKS FOR LIFE SAFETY UPGRADES, HOWEVER ZONING REGULATIONS DO. A CONDITIONAL USE PERMIT WILL BE REQUIRED FOR SIDE SETBACK REDUCTION (MEETING DATE IS NOTED FOR AUGUST 17, 2023 AT 6:30 PM).

- \*\*\* LEGEND \*\*\***
- Approximate location light
  - Catch Basin
  - Drain Manhole
  - Sewer Line, Manhole
  - Water Line, Valve, Hydrant
  - Street Signage
  - Monitoring Well
  - NHDOT Monument
  - Unmonumented Point
  - Iron Pin/Pipe Per Prior Survey(s) (Unless Otherwise Noted)
  - Tree/Shrub
  - Utility Pole, Light Pole
  - Overhead Utility Line

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

NO STATE OF NEW HAMPSHIRE  
PLANNING BOARD  
No. 835  
BURKE  
J. YORK  
SIGNATURE

THIS SURVEY AND PLAT PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO NH BOARD OF LICENSEES- LAND SURVEYORS CODE OF ADMINISTRATIVE RULES.  
Drawing No. 22-034

Scale: 1 inch = 30 feet  
Method: GPS(PP & RTK)/TOTAL STATION  
Date: JULY 19, 2023

Scale: 1" = 2000'  
30 0 15 30 60  
SCALE IN FEET