KEY PLAN

REFERENCES

1. Carroll County Registry of Deeds (CCRD plan book). Dates given are dates of execution.
2. "Plan of Land for Patricia C. & Brett W. Ingram..." dated 3/20/2001, by White MOUNTAIN SURVEY & ENGINEERING, INC.
3. "Plan of Lands of Elias Ververidis...." dated 10/01/2003, by White MOUNTAIN SURVEY & ENGINEERING, INC.
4. "Proposed Site Plan for Bank East Corporation..." dated 2/3/1987, by White MOUNTAIN SURVEY & ENGINEERING, INC., CCRD 95/48.
5. "Proposed Site Plan for Paul Zimmerman..." dated 2/05/1985, by White MOUNTAIN SURVEY & ENGINEERING, INC., CCRD 74/1.
6. "Proposed Site Plan for Paul Zimmerman..." dated 3/5/1985, by White MOUNTAIN SURVEY & ENGINEERING, INC., CCRD 74/5.
7. "Proposed Site Plan & Boundary Line Adjustment for Shannon Rental..." dated 8/22/1984, by White Mountain Survey Co., CCRD 69/77.
8. "Topographic & Existing Conditions Site Plan of Clarke Plaza..." dated 5/15/1984, by White Mountain Survey Co., CCRD 56/20.
9. "Proposed Site Plan for Paul Zimmerman and BankEast Corp.," dated 5/15/1984, by White Mountain Survey Co., CCRD 69/21.
10. "Plan of Lands of BankEast Corporation..." dated 6/22/1983, by White Mountain Survey Co.
11. "Plan of Land of Dick Clarke Enterprises, Inc... for Paul Zimmerman," dated 4/29/1983, by White Mountain Survey Co., CCRD 62/37.
12. "Plan of Lands of Ruth S. Wakefield," dated 8/20/1981, by White Mountain Survey & Engineering, CCRD 55/52.
13. "Plan of Lands for R. Willard & M. Virginia Sumner...," dated 4/8/1980, revised 5/18/1981, by White Mountain Survey Co., CCRD 51/92.
14. "Lot Line Adjustment for Hearthstone Home of Wolfeboro, Inc.," dated 7/20/2001, revised 8/23/2001 by Land Technical Service Corp., CCRD 200/15.
15. "Clark Plaza," believed to have been authored by Turner Associates, precise date unknown, believed to have been drafted in the mid 1990s, provided by Paul E. Zimmerman.
16. "Wolfeboro, NH, Sewer System Map," dated March 2006 and "Center Street Water Main Replacement" Record Plan revised 8/2006 by Wright-Pierce.
17. "Wolfeboro, NH, Water System Map," dated 2003, by Wright-Pierce.
18. "State of New Hampshire Highway Dept. Plans of proposed F.L.R. Project No. 14148, Suncook Valley Road," revised 4/6/1943.
19. "Plan of Subdivision prepared for The P. and D. Zimmerman Family Limited Partnership," dated 11/21/2007 by White MOUNTAIN SURVEY & ENGINEERING, INC.
20. Town of Wolfeboro, New Hampshire, Drawings Nos. 13 and 14, "As Built" Sewer Plan and Profile, Center and Pine Streets, dated July 1977 and revised to 02/13/1979, by Hoyle, Tanner and Associates, Inc.
16. "Wolfeboro, NH, Sewer System Map," dated March 2006 and "Center Street Water Main Replacement" Record Plan revised 8/2006 by Wright-Pierce.

UNDERGROUND UTILITY CAUTIONARY NOTES

1. THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE APPROXIMATELY AS DETERMINED FROM PHYSICAL EVIDENCE ON OR ABOVE THE SURFACE OF THE GROUND, FROM INFORMATION SUPPLIED BY THE UTILITY COMPANIES, FROM INFORMATION GATHERED FROM THE OWNER OR OWNER'S REPRESENTATIVES, FROM REFERENCE PLANS OF PREVIOUSLY CONSTRUCTED WORK AND FROM ANECDOTAL DATA. THIS PLAN IN NO WAY WARRANTEES THAT THESE LOCATIONS ARE CORRECT OR COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ANY UNDERGROUND FACILITIES WITHIN THE AREAS OF WORK.
2. CONTRACTOR SHALL GIVE NOTICE TO "DIG SAFE" PRIOR TO START OF CONSTRUCTION. THERE ARE UNDERGROUND FACILITIES LOCATED WITHIN AND ADJACENT TO THE AREAS OF WORK.
3. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR LOCATIONS AND WORK NEEDED PRIOR TO THE START OF CONSTRUCTION. THESE FACILITIES' DEFINITIVE LOCATIONS ARE TO BE DETERMINED BY THESE RESPECTIVE UTILITY COMPANIES.
4. IF LOCATION OF UNDERGROUND FACILITIES DIFFER FROM WHAT IS SHOWN ON THIS PLAN, CONTRACTOR SHALL CONTACT THE PROPER UTILITY AND THE ENGINEER BEFORE PROCEEDING. THE PURPOSE OF THIS NOTICE SHALL BE TO DETERMINE THE BEST METHOD TO PROCEED.

SITE DATA

PLAN PURPOSE
THE PURPOSE OF THIS APPLICATION IS TO SHOW A SITE STABILIZATION PROPOSAL. NOTES AND CALCULATIONS SHOWN HEREON ARE IN REFERENCE TO THE PREVIOUSLY APPROVED, COMPLETED PROJECT.

PARKING AND ACCESS EASEMENT NOTE
UPON CONVEYANCE OF LOT 1, THE OWNERS OF LOTS 1 AND 2 SHALL EXECUTE AND RECORD A RECIPROCAL PARKING AND ACCESS EASEMENT, ALLOWING SHARED USE OF EXISTING AND FUTURE PARKING FACILITIES, AND ALLOWING ACCESS TO LOT 1 OVER LOT 2. SEE INSTRUMENT TO BE RECORDED.

PARKING CALCULATION
REFERENCE WOLFEBORO CODE 175-142
LOT 1 PROPOSED USE: 13,745 SF (GROSS) BUSINESS SERVICE (12,921 SF NET)
CODE PARKING REQUIREMENT: (1ST FLOOR) 1 SPACE/250 SF
(2ND FLOOR) 1 SPACE/400 SF
LOT 1 PARKING SPACES REQUIRED: (8,185/250)+(5,560/400) = 47
LOT 1 PARKING SPACES PROVIDED: 33

LOT 2 EXISTING USE: 32,440 SF MIXED USE SHOPPING CENTER
CODE PARKING REQUIREMENT: 1 SPACE PER 400 SF
LOT 2 PARKING SPACES REQUIRED: 32,440/400 = 82
LOT 2 PARKING SPACES PROVIDED: 133 (OF WHICH 14 WILL BE REQUIRED BY LOT 1 TO MEET CODE)

WATER AND SEWER SERVICE NOTE
THE EXISTING SHOPPING CENTER IS SERVED BY MUNICIPAL WATER AND SEWER FACILITIES. THE PROPOSED BUILDING WILL BE SERVED BY MUNICIPAL WATER AND SEWER FACILITIES.

VERTICAL DATUM
N.G.V.D. 1929

NH PERMIT REQUIREMENTS
NHDOT PERMIT APPROVAL NO. 493189A

STREETSCAPE NOTE
STREETSCAPE YARD AREA IS 3,700 SF
CANOPY TREES:
4 TREES ARE REQUIRED. 21 ARE EXISTING.
SHRUBS:
8 SHRUBS ARE REQUIRED. 8 ARE PROPOSED

BUFFER NOTE
THE PROPOSED USE ABUTS LOTS OF EQUIVALENT INTENSITY USE. THEREFORE, PER CODE 175.157 D(8), BUFFERING IS NOT APPLICABLE.

FLOODPLAIN NOTE
PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WOLFEBORO, COMMUNITY-PANEL #330239 0015 A, EFFECTIVE DATE 5/17/1989, A PORTION OF THE SUBJECT PARCEL LIES WITHIN ZONE A, WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD, WITH NO BASE ELEVATIONS DETERMINED. THE LIMITS OF THIS ZONE A ARE SHOWN APPROXIMATELY HEREON, BASED ON SAID FLOOD MAP. BY A LETTER OF MAP AMENDMENT, DATED 11/19/1996, THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DECLARED THAT "ANY FUTURE CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THIS PROPERTY REMAINS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS FOR FLOODPLAIN MANAGEMENT."

RIGHT OF WAY NOTES
CENTER STREET – N.H RTES. 28 & 109
THE RIGHT OF WAY LIMITS OF CENTER STREET (A.K.A. N.H. RTES 28 & 109) HAVE BEEN ESTABLISHED BASED ON THE LOCATION OF EXISTING MONUMENTS, AND ON REFS. 10, 11, 12 AND 18.
PINE STREET
THE RIGHT OF WAY LIMITS OF PINE STREET HAVE BEEN ESTABLISHED BASED ON THE LOCATION OF EXISTING MONUMENTS, AND ON REFS. 6, 7, 10 AND 13.

SOLID WASTE STORAGE NOTE
SOLID WASTE WILL BE STORED INSIDE OF THE PROPOSED BUILDING.

EXISTING PAVEMENT NOTE
WHERE NEW PAVEMENT IS TO ABUT EXISTING PAVEMENT, EXISTING PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN SURFACE. ALL SEAMS BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SEALED AND ROLLED TO MAKE A SMOOTH TRANSMISSION BETWEEN NEW AND EXISTING SURFACES.

IMPERVIOUS SURFACES
63% OF THE 47,061 SF LOT IS COVERED WITH IMPERVIOUS SURFACES:
11,193 SF ROOF
18,407 SF PAVEMENT

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JUN 16 2016

ZONING
BOARD OF ADJUSTMENT

ZONING INFORMATION

Districts: C2 GD:
COMMERCIAL (GREATER DOWNTOWN)
WETLANDS CONSERVATION OVERLAY

Setback Requirements:
FRONT YARD (Street) ______ 10'
SIDE YARD ______ 6'
REAR YARD ______ 6'

NOTE: NO BUILDINGS, STRUCTURES, ROADS AND PARKING AREAS SHALL BE PERMITTED WITHIN 50' OF ANY POORLY DRAINED SOIL, NOR SHALL BUILDING ACTIVITY BE PERMITTED WITHIN 75' OF ANY VERY POORLY DRAINED SOIL.

SUBJECT PARCEL INFORMATION

Tax Map #	Owner of Record
218-17.001	P. & D. ZIMMERMAN FAMILY LTD. PARTNERSHIP
Area	
1.08 Ac 47,061 SF	PO BOX 300 WOLFEBORO FALLS, NH 03896-0300

WOLFEBORO PLANNING BOARD APPROVAL

Chairman: ______________________

Member: ______________________

Date Approved: ________ Date Signed: ________

Case #: ______________________

DATE	REVISION
6/16/2016	OWNER REVISED

LEGEND

EXISTING
□ — STORM DRAIN
XCB – CATCH BASIN
DMH – DRAINAGE MANHOLE
XSD – STORM DRAIN
—XUG— UNDERGROUND CONDUIT BANK
—XOH— OVERHEAD UTILITIES / UTILITY POLE
VALVE REDUCER
—XW— WATER LINE
—XS— SEWER LINE / SEWER MANHOLE
PEAR TREE
AREA TO BE STABILIZED WITH 4" DEPTH OF LOAM, SEEDED AND MULCHED
AREA WITHIN AND AROUND FOUNDATION TO BE FILLED WITH SANDY GRAVEL
AREA TO BE HYDROSEEDED WITH SEED EQUIVALENT TO "MIX 1" AS SPECIFIED IN USDA/NRCS "VEGETATING NEW HAMPSHIRE SAND AND GRAVEL PITS"

Variance Application Plan

Prepared For

P. & D. ZIMMERMAN FAMILY LTD. PARTNERSHIP

29 Center Street Wolfeboro, NH

Parcel ID 218-017-001

FEET: 1" = 30' (0, 15', 30', 60')
METERS 1:360 (0, 3.6, 7.2, 10.8, 14.4, 18.0)

CERTIFICATION

THIS PLAN DEPICTS THE DESIGNED IMPROVEMENTS AND OTHER ENGINEERING DATA. THE ENGINEERING ASPECTS OF THIS PLAN HAVE BEEN PREPARED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION; EVERY SUCH ASPECT OF THIS PLAN IS BASED ON MY BEST KNOWLEDGE AND OPINION THEREOF. THIS PLAN DOES NOT CONSTITUTE ANY GUARANTEES, TITLE OR OTHERWISE, BUT HAS BEEN PREPARED WITH USUAL AND CUSTOMARY STANDARDS OF CARE. ANY REFERENCES SHOWN ARE SOLELY FOR GENERAL INFORMATION.

USERS OF THIS PLAN ARE CAUTIONED TO REFER TO THE REVISIONS BLOCK FOR EXPLANATORY DETAILS; THE MOST RECENTLY DATED PLAN SHALL SUPERSEDE ALL EARLIER PLANS.

PLAN PREPARED BY WHITE MOUNTAIN SURVEY & ENGINEERING, INC. JAMES F. RINES, P.E., L.L.S. — MAY 26, 2010 — DATE

LOCATION PLAN

SHEET

C1a

RESEARCH	KMA
FIELD	ALN/MJC
COMPS	KMA
CADD	KMA/MJ
PLAN CHK	DRA/DRP

(603) 539-4118, PO Box 440, Ossipee, New Hampshire 03864

WHITE MOUNTAIN SURVEY & ENGINEERING, INC.

www.whitemountainsurvey.com

THIS DRAWING AND THE SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY WHITE MOUNTAIN SURVEY & ENGINEERING, INC. FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE SPECIFICALLY PROVIDED, WHITE MOUNTAIN SURVEY & ENGINEERING, INC. SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS, RESERVING ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING THE COPYRIGHT.

PARKING CALCULATION

REFERENCE WOLFEBORO CODE 175-142
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LOT 2 PARKING SPACES PROVIDED: 133 (OF WHICH 14 WILL BE REQUIRED BY LOT 1 TO MEET CODE)

UNDERLYING SITE PLAN + PARKING CALCULATION BASED ON WHITE MOUNTAIN SURVEY COMPANY
SITE PLAN DATE 04/15/2008

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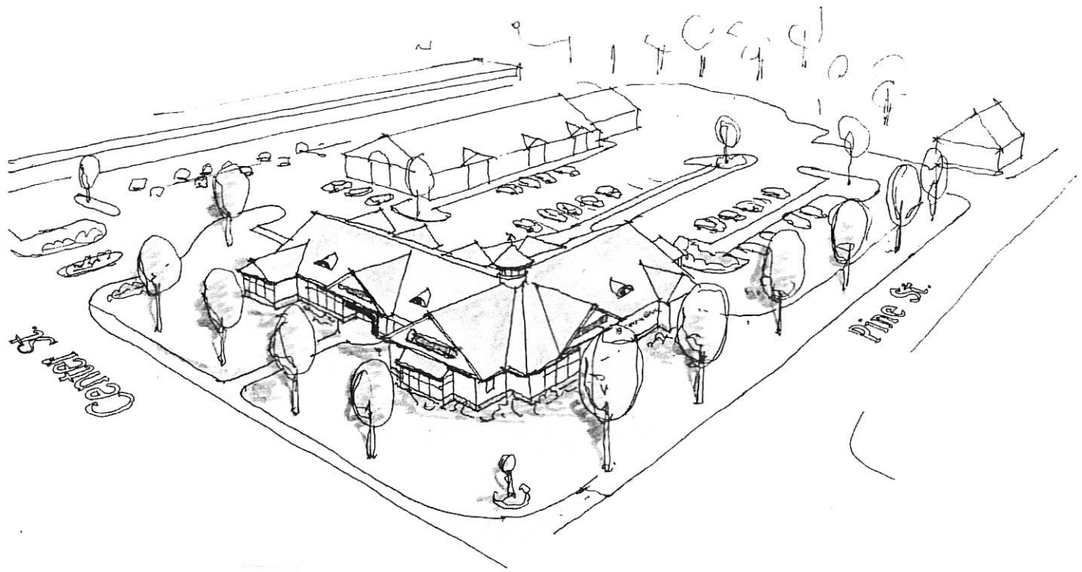
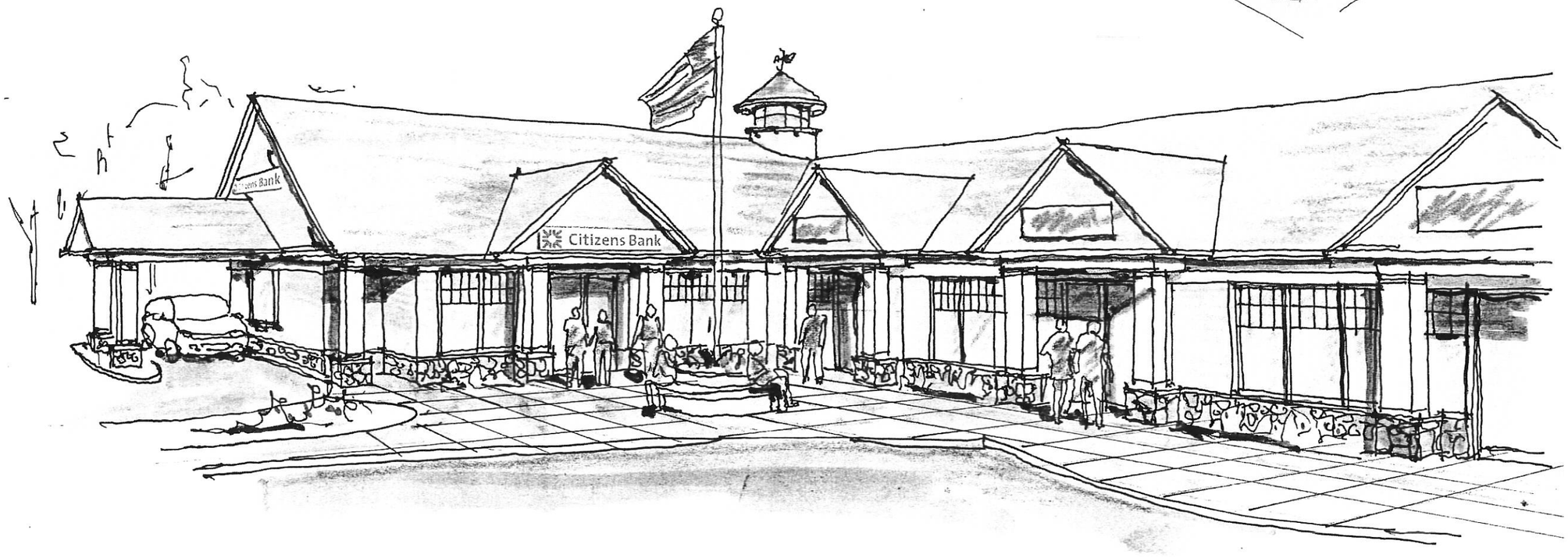
SITE PLAN
SCALE: 1" = 20' - 1"

CLARKE PLAZA
RETAIL BUILDING
CENTER STREET WOLFEBORO NH

TMS architects

FEBRUARY 8, 2016





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PLAZA SIDE PERSPECTIVE
AND BIRDS VIEW
NOT TO SCALE

CLARKE PLAZA
RETAIL BUILDING
CENTER STREET WOLFEBORO NH

TMS architects

FEBRUARY 8, 2016

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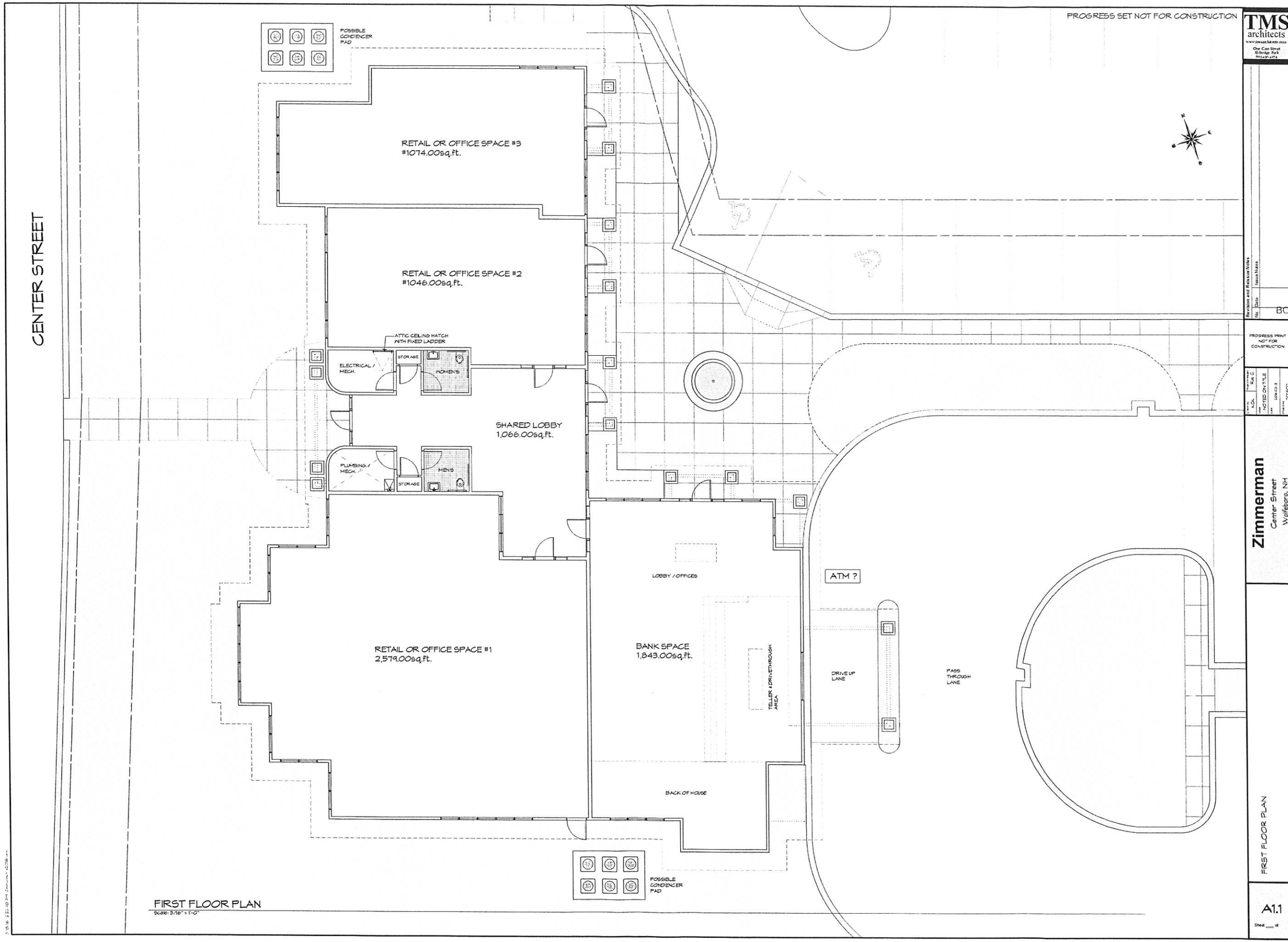
PERSPECTIVE VIEW NEAR CORNER
OF CENTER STREET + PINE STREET
NOT TO SCALE

CLARKE PLAZA
RETAIL BUILDING
CENTER STREET WOLFEBORO NH

TMS architects

FEBRUARY 17, 2016



FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

TMS architects

Revision and Reissue Notes

No	Date	Issue Notes

PROGRESS PRINT NOT FOR CONSTRUCTION

Drawn by: KCK
Project Manager: Rob C.
Date: NOTED ON TITLE
Scale: 1/24=0'-3
Plot Date: 2016-01

Zimmerman
Center Street
Wolfeboro, NH

FIRST FLOOR PLAN

A1.1

Sheet ___ of

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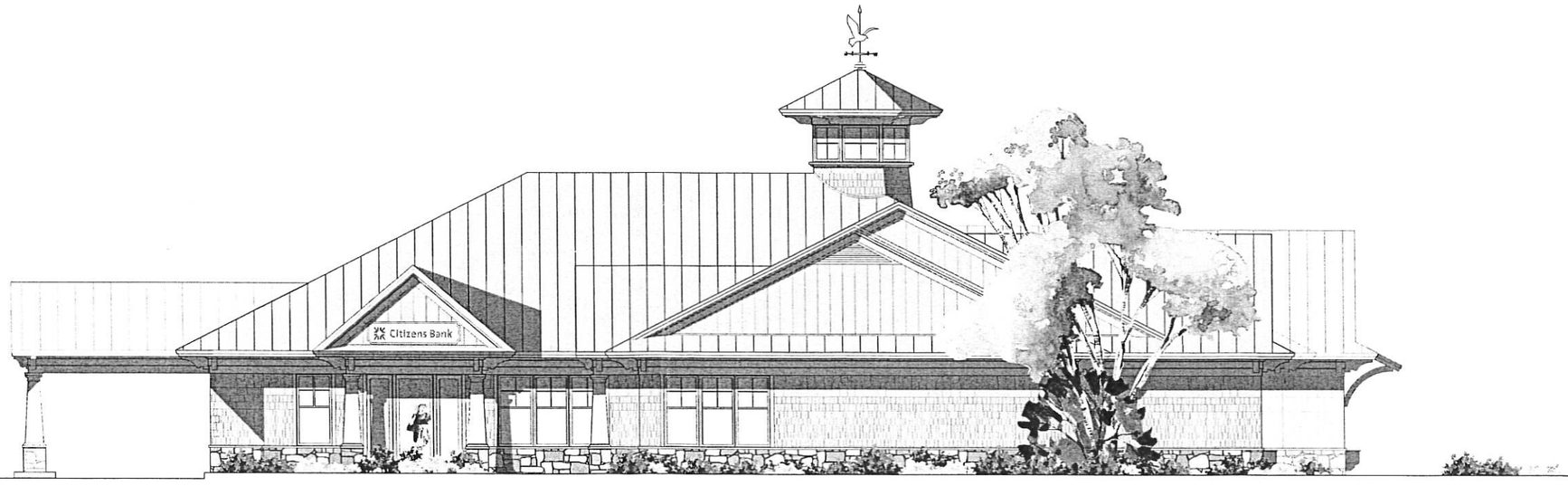
PROGRESS SET NOT FOR CONSTRUCTION

PARKING LOT SIDE ELEVATION

Scale: 1/4" = 1'-0"



ENTRY ELEVATION

Scale: 1/4" = 1'-0"

TMS architects

Revision and Reissue Notes

No	Date	Issue Notes

PROGRESS PRINT NOT FOR CONSTRUCTION

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ZONING BOARD OF ADJUSTMENT

Zimmerman

Center Street

Wolfeboro, NH

EXTERIOR ELEVATIONS

A2.0

Sheet ___ of

PROGRESS SET NOT FOR CONSTRUCTION

CENTER STREET ELEVATION

Scale: 1/4" = 1'-0"

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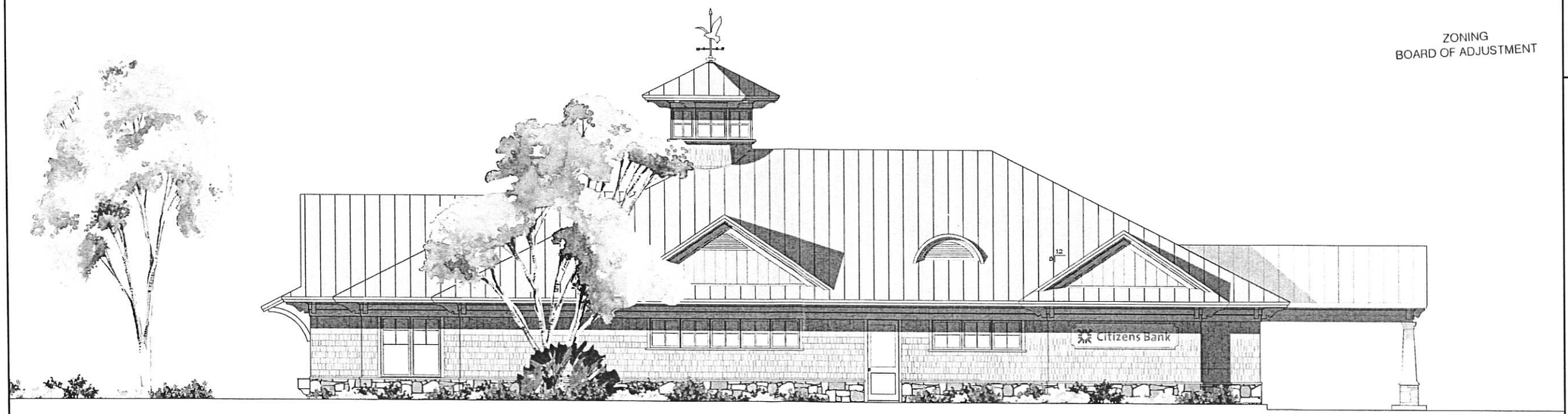
ZONING
BOARD OF ADJUSTMENT



PINE STREET ELEVATION

Scale: 1/4" = 1'-0"

TMS architects

Revision and Reissue Notes

No.	Date	Issue Notes

PROGRESS PRINT NOT FOR CONSTRUCTION

Drawn by: KCK
Checked by: Rob C.
Date: NOTED ON TITLE
Scale: 2/24/2015
Plot Date: 2016/01

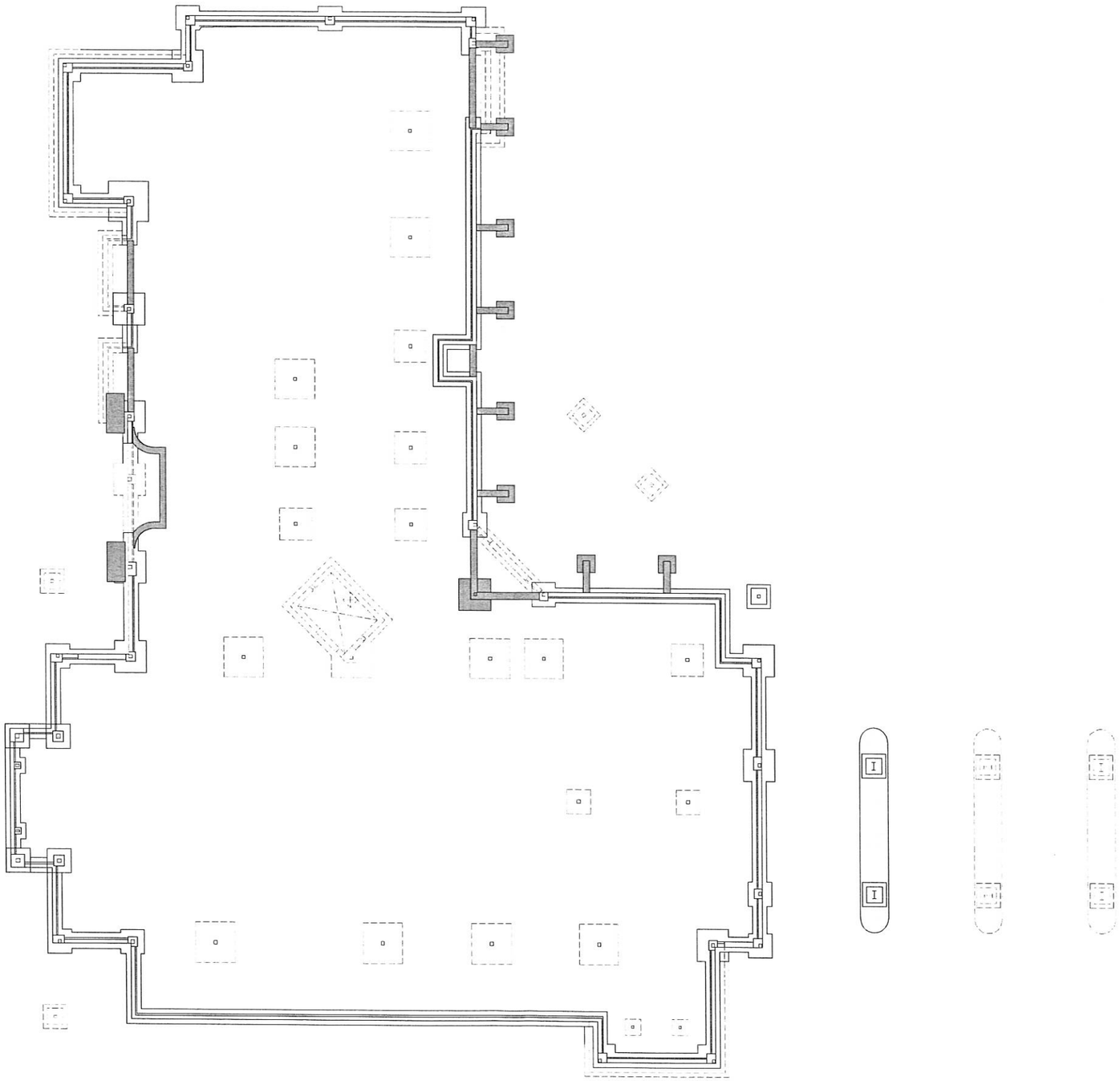
Zimmerman
Center Street
Wolfeboro, NH

EXTERIOR ELEVATIONS

A2.1

Sheet ___ of

PROGRESS SET NOT FOR CONSTRUCTION



FOUNDATION PLAN
Scale: 3/16" = 1'-0"

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JUN 16 2016

ZONING
BOARD OF ADJUSTMENT

TMS architects
www.tmsarchitects.com
One Cate Street
Eldredge Park
Portsmouth, NH 03801

Revision and Reissue Notes

No.	Date	Issue Notes

PROGRESS PRINT
NOT FOR
CONSTRUCTION

Drawn by: KCK
Checked by: Rob C.
Date: NOTED ON TITLE
Date: 2016-03-22
Project No.: 20-807

Zimmerman
Center Street
Wolfeboro, NH

FOUNDATION PLAN

A1.0

Sheet ___ of