

**LEGEND**

○	DRILL HOLE
○	IRON PIPE OR IRON ROD
□	BOUND
—	PROPERTY LINE
—	ABUTTER LINE
—	STONE WALL
○	CATCH BASIN
○	DRAIN MANHOLE
○	SEWER MANHOLE
○	HYDRANT
○	WATER VALVE
○	GAS VALVE
—	WATER LINE
—	GAS LINE
—	SEWER LINE
—	UTILITY POLE
—	GUY WIRE
—	OVERHEAD WIRES
—	LIGHT POST
—	SIGN
—	TREE
—	TREELINE
176	CONTOUR ELEVATION
EOP	EDGE OF PAVEMENT
BCC	BITUMINOUS CONCRETE CURB
DSYL	DOUBLE SOLID YELLOW LINE

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO ACCOMMODATE AN ADMINISTRATIVE CHANGE OF USE OF THE SITE FROM A PHARMACY TO A MIXED USE BUILDING (BANK, RETAIL, AND DANCE STUDIO)
2. EXISTING PARKING LOT TO BE RE-STRIPED INCLUDING STOP BARS, ADA STRIPING/ APPURTENANCES ETC. RE-STRIPING SHALL NOT INCLUDE DIRECTIONAL FLOW ARROWS.
3. PARKING CALCULATIONS:
 

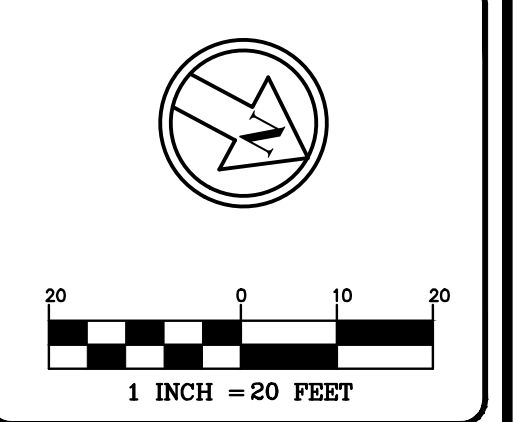
EXISTING SPACES	= 56	55 SPACES PROPOSED
2,080 SF BANK @ 1:300	=	7 REQ'D SPACES
3,000 SF @ 1:200	=	15 REQ'D SPACES
1,150 SF RETAIL @ 1:300	=	4 REQ'D SPACES
29 SPACES AVAILABLE FOR DANCE STUDIO		
4. VEGETATED OVERGROWTH TO BE TRIMMED & CLEARED PRIOR TO ISSUANCE OF C/O, INCLUDING PROVISION OF ALL SEASON SIGHT DISTANCE.
5. ANY TENANT SIGNAGE SHALL BE PROPERLY PERMITTED.



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Engineers  
 Planners  
 Surveyors

TheDubayGroup.com



REVISIONS:

REV.	DATE:	COMMENT:	BY:
1	2-26-26	REV. SPACE/PARKING CALCS	REK

DRAWN BY: EAF  
 CHECKED BY: KRD  
 DATE: JANUARY 7, 2026  
 SCALE: 1"=20'  
 FILE: 804-COU-2026-02-26  
 DEED REF: -

PROJECT:

**MAP 30 LOT 96**  
 18 CRYSTAL AVENUE  
 DERRY, NH 03038

FOR

**VILLAGE CENTER PROPERTIES, LLC**  
 CRISTOPHER MCCARTHY  
 PO BOX 4402  
 WINDHAM, NH 03087

SHEET TITLE:

**ADMINISTRATIVE CHANGE OF USE SITE PLAN**  
**02-19-2026**

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 811 DigSafe MA•ME•NH•RI•VT