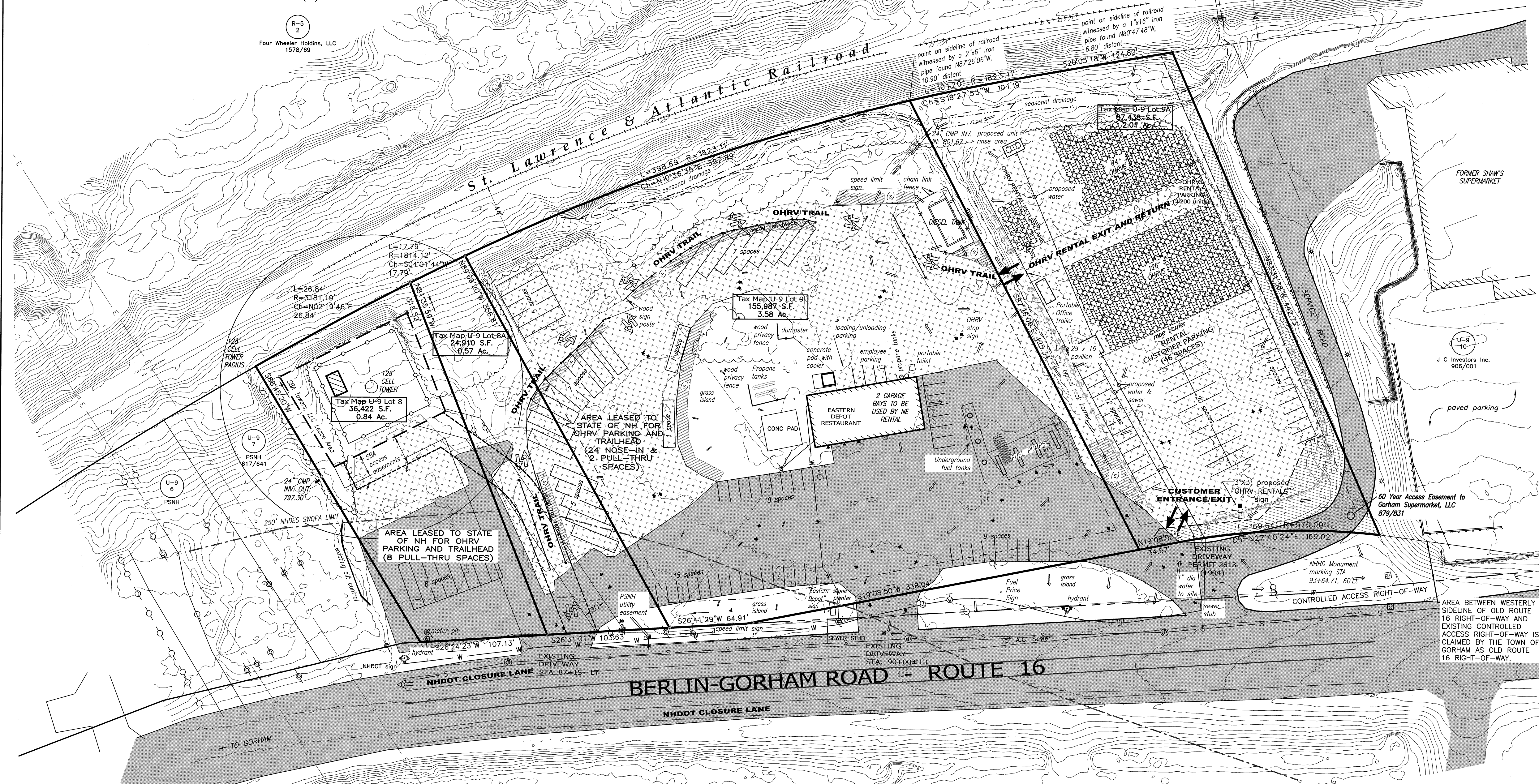


PLAN REFERENCES:

- "PERIMETER SURVEY OF LAND IN GORHAM, N.H., PART OF LOT 158, PREPARED FOR LARRY'S HOMES INC.," DATED JANUARY 8, 1979, REVISED 9-28-89, BY YORK LAND SERVICES CO., RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN PKT. 6 FLD. 3 PLAN 32 (YLS DWG# 89-156).
- "PLAN TO ACCOMPANY DEED, HERVE FORTIN TO GORHAM OIL, INC., ROUTE 16, GORHAM, N.H.," DATED NOVEMBER 9, 1983, BY YORK LAND SERVICES CO., RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN PKT. 1 FLD. 4 PLAN 9 (YLS DWG# 83-085).
- "BOUNDARY SURVEY FOR SBA TOWERS II LLC," DATED DECEMBER 5, 2012, BY HORIZONS ENGINEERING, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #3730.
- NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS FOR PROJECT DFP 027-2(16) 1971

NOTES:

- THE SITE IMPROVEMENTS ON THIS PLAN ARE PREVIOUSLY EXISTING, AND THERE IS NO PROPOSED DRAINAGE DIRECTION CHANGE. THE RESTAURANT WAS PREVIOUSLY APPROVED, AND NOT PART OF THIS SITE PLAN.
- APPROXIMATELY 200 RENTAL OHRV'S ARE SHOWN (TO SCALE) WHICH ARE ROTATED THROUGHOUT THE RENTAL SEASON TO KEEP MACHINE HOURS LOWER. ANTICIPATED RENTAL NUMBERS ARE 75 UNITS PER DAY.
- PARKING REQUIRED:  
NORTHEAST RENTALS- 75 UNITS/1 VEHICLE PER 2 UNITS=38 PARKING SPACES.  
NORTHEAST RENTAL EMPLOYEES- 6 (FUEL TRUCK AND EMPLOYEE VAN= 2 SPACES).  
EASTERN DEPOT RESTAURANT-73 SEATS, 8 EMPLOYEES PER SHIFT= 27 SPACES.  
TOTAL SPACES REQUIRED: 67.
- PARKING SPACES SHOWN:  
LOT 9A - 46 SINGLE LOTS 8, 8A, 9 - 35 SINGLE AND 34 TRUCK & TRAILER.  
SPACES ARE NOT DEDICATED TO RESTAURANT OR OHRV RENTAL AND CAN BE CROSS-UTILIZED.
- CUSTOMER TRAILER PARKING (LESS THAN 1% OF THE CUSTOMERS WITH TRAILERS ANTICIPATED) CAN UTILIZE THE STATE PARKING AREA.
- NORTH IS NEW HAMPSHIRE STATE PLANE GRID NAD83 BASED ON PART DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS OUP OF THIS PROJECT. VERTICAL DATUM IS NAVD83 (OPUS). 1" CONTOURS DERIVED FROM PUBLICLY ACCESSIBLE LIDAR DATA.
- ZONING DISTRICT: C-B, COMMERCIAL A. SETBACKS: 20' FRONT/REAR, 10' SIDES. 1' PARKING AND DRIVE SETBACK.
- SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.
- BOUNDARIES SHOWN PER PRIOR SURVEYS- SEE PLAN REFERENCES.
- EXISTING LIGHTING SHOWN IS DOWNWARD FACING. PROPOSED NEW LIGHTING ON PAVILION AND ANY NEW AND REPLACEMENT LIGHTING NEEDS TO COMPLY WITH THE CURRENT REQUIREMENTS, AND WILL NEED PERMITTING THROUGH THE CODE ENFORCEMENT OFFICER.
- EXISTING SIGNS SHOWN. LOT 9 CURRENTLY HAS THREE SIGNS:  
(A) AFFIXED TO BUILDING- 55 S.F.  
(B) FUEL PRICE SIGN- 21 S.F.  
(C) PRIMARY BUSINESS SIGN- 113 S.F.  
NORTHEAST RENTALS PROPOSES A 9 S.F. SIGN ON LOT 9A.
- NO CHANGES TO EXISTING 44' X 94' X 35' HIGH BUILDING. A PAVILION/RESTROOM BUILDING IS PROPOSED ON LOT 9A. APPROXIMATE DIMENSIONS: 28' X 16' X 16' HIGH. TWO BATHROOMS AND A WASH STATION ARE PROPOSED.
- LANDSCAPE PLAN- VEGETATIVE BUFFERS AND EXISTING TREE LINE SHOWN. NO CHANGES PROPOSED.
- THERE ARE NO PROPOSED CHANGES TO THE PARKING LOT OR BUILDING EXTERIOR.
- THE EXISTING DUMPSTER IS USED BY EASTERN DEPOT RESTAURANT. RENTAL BUSINESS INTERIOR RUBBISH WILL BE STORED INSIDE THE MAINTENANCE SHOP, AND PRIVATELY REMOVED.
- NORTHEAST RENTAL UNITS WILL USE THE EXISTING PERMITTED FUEL PUMPS TO FUEL MACHINES.
- HOURS OF OHRV RENTAL OPERATION: 9AM-7PM.
- RINSE AREA OWNER DESIGNED: THE OHRV'S WILL BE SPRAY RINSED ON SITE WITH WATER ONLY (NO SOAPS OR DETERGENTS) IN A CLOSED SYSTEM USING RECYCLED WATER. FRESH WATER WILL NEED TO BE INTRODUCED ON OCCASION. OUTDOOR SPOUT WILL BE MOUNTED ON A 4'X4' POST AND DRAINED PRIOR TO WINTER.
- WATER & SEWER LINES SHOWN ARE APPROXIMATE ONLY. THE PROPOSED LINES WILL NEED TO MEET GWAS STANDARDS. CONTRACTOR WILL CONFIRM PRIOR TO CONSTRUCTION.
- THE SITE PLAN REGULATIONS OF THE TOWN OF GORHAM, N.H. ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SITE PLAN REGULATIONS, EXCEPTING ONLY ANY WAIVERS OR MODIFICATIONS MADE IN WRITING BY THE TOWN PLANNING BOARD AND ATTACHED HERETO.
- EXISTING SNOW STORAGE SHOWN, HOWEVER THE ATV/RENTAL BUSINESS ENDS PRIOR TO WINTER.
- I CAN NOT CERTIFY THE FOLLOWING: "I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THERE IS NO CURRENT ZONING OR LAND USE VIOLATIONS" AS THE SOUTHEAST CORNER OF THE PAVED PARKING APPEARS TO HAVE BEEN CONSTRUCTED ON ABUTTING LAND. I CAN CERTIFY THAT NO ZONING VIOLATIONS HAVE BEEN PRESENTED TO SUMMER FUN INC. BY TOWN OF GORHAM.
- NHDOT DRIVE PERMITTING IS UNDER REVIEW.



Androscoggin River

\*\*\* LEGEND \*\*\*

	Utility Pole, Overhead Utility Line		Sign		4 Seat UTV, Size Approx.
	Tree line		Iron Pipe Pin Found or Per Plan References		Ground Drainage Direction
	Existing Grade Contour		NH DOT Highway Right-Of-Way Monument		Vehicle Traffic Flow Arrow
	Sewer Structure, Sewer Line		Downward Facing Light		General OHVR Traffic Flow Arrow
	Water Valve, Water Line		Catch Basin		Rental OHVR Traffic Flow Arrow

123 2  
John Doe  
123/123

Revisions	Revisions	Revisions
5-17-22, B.J.Y., WATER/SEWER/PAVILION/FUELING		

Scale: 1 inch = 50 feet

Method: GPS (PP & RTK) / TOTAL STATION

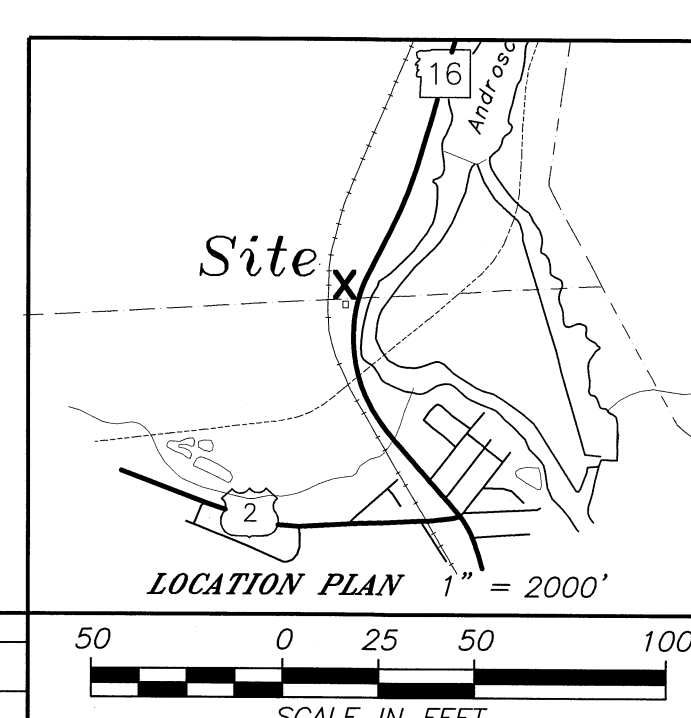
Date: APRIL 27, 2022

Checked by: B.J.Y. Drawing No. 21-112.3

RECORD OWNER: Summer Fun, Inc.  
815 East Conway Road  
Center Conway, NH 03813  
Vol. 1577 Pg. 749

APPROVED BY GORHAM, NH PLANNING BOARD

DATE: \_\_\_\_\_



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

**SHEET 1- OVERALL SITE**  
Site Plan Prepared for  
**NORTHEAST SNOWMOBILE & ATV RENTALS**  
(d/b/a WINTER FUN, INC.)  
Tax Map U-9 Lots 8, 8A, 9, & 9A  
Berlin-Gorham Road - NH Route 16  
Gorham, New Hampshire

Signature: \_\_\_\_\_  
No. 836 BURKE J. YORK

THIS SURVEY AND PLAN PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO NH BOARD OF LICENSING AND SURVEYORS CODE OF ADMINISTRATIVE RULES.