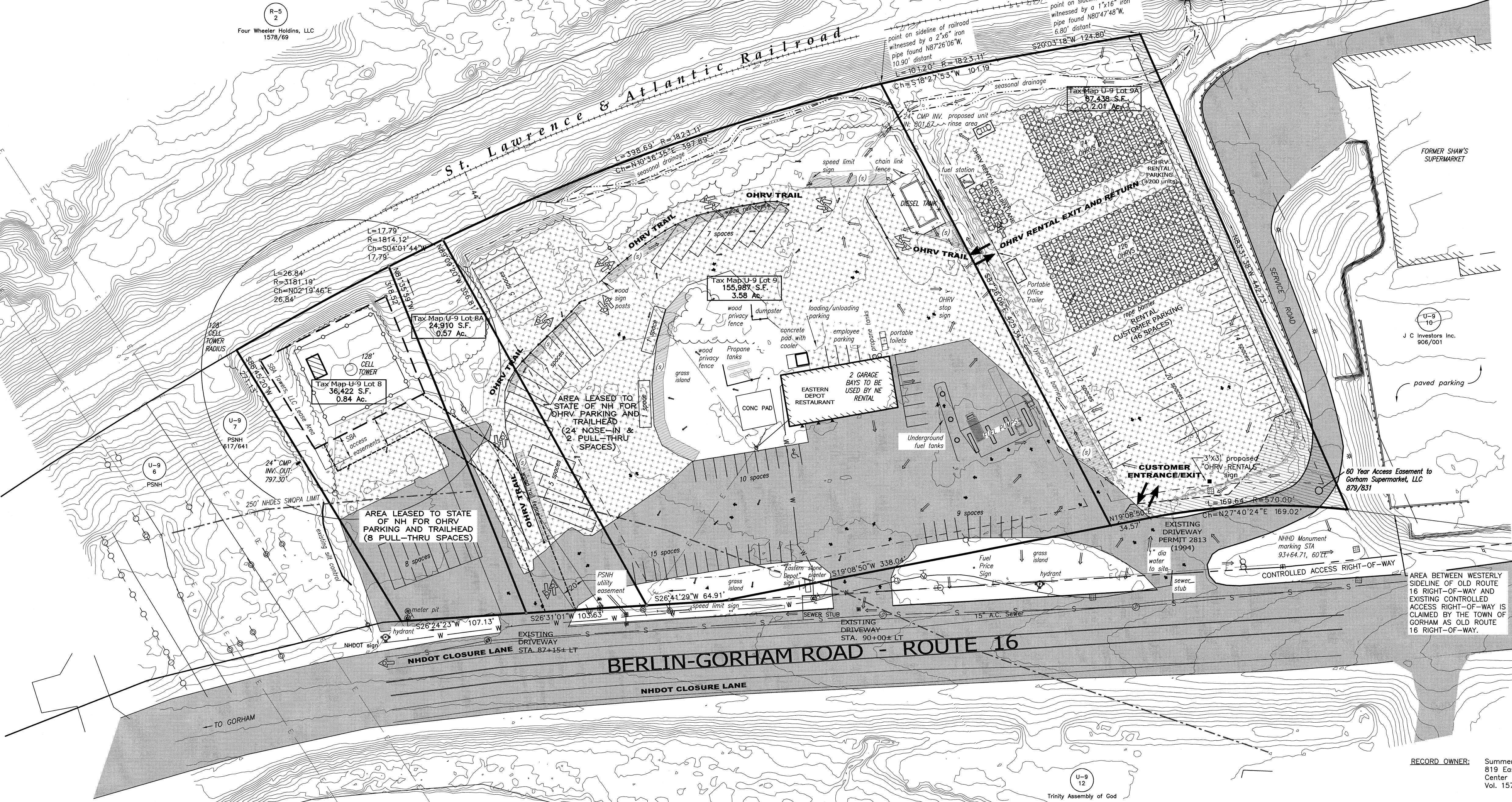


PLAN REFERENCES:

1. "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).
2. "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).
3. "BOUNDARY SURVEY FOR SBA TOWERS II LLC," DATED DECEMBER 5, 2012, BY HORIZONS ENGINEERING, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #3730.
4. NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS FOR PROJECT DFP 027-2(16) 1971

R-5
2
Four Wheeler Holdings, LLC
1578/69



- NOTES:**
1. 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.
 2. 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.
 3. 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 - 48 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.
 4. 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 (OPUS). 1' CONTOURS DERIVED FROM PUBLICLY ACCESSIBLE LIDAR DATA.
 5. ZONING DISTRICT: C-B, COMMERCIAL A. SETBACKS: 20' FRONT/REAR, 10' SIDES. 1' PARKING AND DRIVE SETBACK.
 6. SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.
 7. BOUNDARIES SHOWN PER PRIOR SURVEYS-- SEE PLAN REFERENCES.
 8. EXISTING LIGHTING SHOWN IS DOWNWARD FACING, NO PROPOSED NEW LIGHTING, HOWEVER ANY NEW AND REPLACEMENT LIGHTING NEEDS TO COMPLY WITH THE CURRENT REQUIREMENTS, AND WILL NEED PERMITTING THROUGH THE CODE ENFORCEMENT OFFICE.
 9. EXISTING SIGNS SHOWN, LOT 9 CURRENTLY HAS THREE SIGNS:
(A) AFFIXED TO BUILDING-- 48 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.
 10. NO CHANGES TO EXISTING 44' X 94' X 35' HIGH BUILDING.
 11. LANDSCAPE PLAN-- VEGETATIVE BUFFERS AND EXISTING TREE LINE SHOWN. NO CHANGES PROPOSED.
 12. THERE ARE NO PROPOSED CHANGES TO THE PARKING LOT OR BUILDING EXTERIOR.
 13. THE EXISTING DUMPSTER IS USED BY EASTERN DEPOT RESTAURANT. RENTAL BUSINESS INTERIOR RUBBISH WILL BE STORED INSIDE THE MAINTENANCE SHOP, AND PRIVATELY REMOVED.
 14. PROPOSED TWO 500 GALLON DOUBLE WALL FUEL CELLS ON A SKID, LOCATED ON SITE WILL FOLLOW NHDES BEST MANAGEMENT PRACTICES FOR GROUND WATER PROTECTION (ENW-NG 401). THIS INCLUDES AN IMPERVIOUS PAD, PROTECTIVE BARRIERS, AND ROOF COVERING.
 15. HOURS OF OHRV RENTAL OPERATION: 9AM-7PM.
 16. 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.
 17. WATER & SEWER LINES SHOWN ARE APPROXIMATE ONLY.
 18. THE SITE PLAN REGULATIONS OF THE TOWN OF GORHAM, N.H. ARE A PART OF THIS PLAN, AND 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.
 19. EXISTING SNOW STORAGE SHOWN, HOWEVER THE ATV/RENTAL BUSINESS ENDS PRIOR TO WINTER.
 20. 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.
 21. NHDOT DRIVE PERMITTING IS UNDER REVIEW.

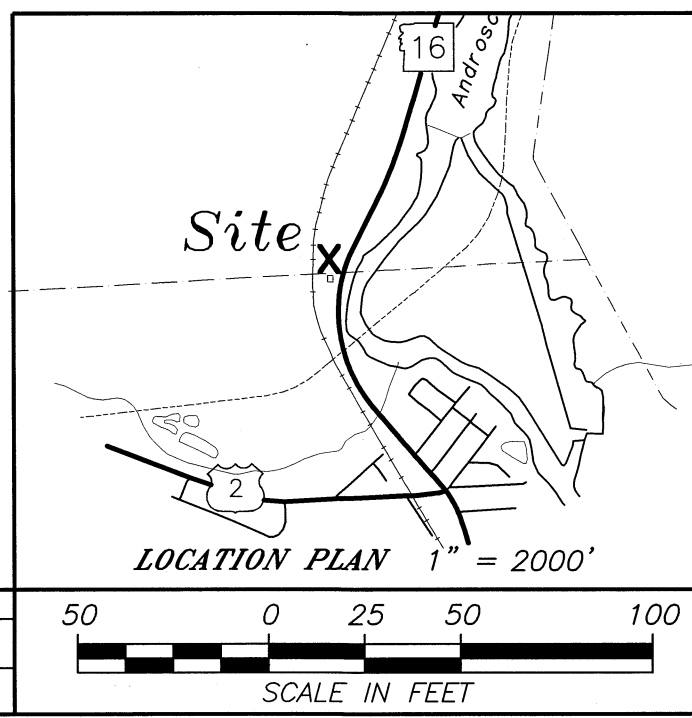


Androscoggin
River

- *** LEGEND *****
- Utility Pole, Overhead Utility Line
 - Treatise
 - 789 - Existing Grade Contour
 - S - Sewer Structure, Sewer Line
 - W - Water Valve, Water Line
 - Sign
 - Iron Pipe/Pin Found or Per Plan References
 - NHDOT Highway Right-Of-Way Monument
 - Downward Facing Light
 - Catch Basin
 - 4 Steel UTV, Size Approx.
 - Ground Drainage Direction
 - Vehicle Traffic Flow Arrow
 - General OHRV Traffic Flow Arrow
 - Rental OHRV Traffic Flow Arrow
 - Building
 - Tax Map & Lot Number With Deed Reference
 - Asphalt Surface
 - Gravel Surface
 - Snow Storage

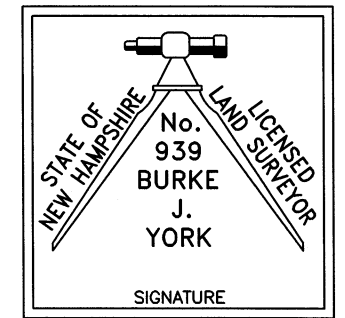
123
2
John Doe
123/123

Revisions	Revisions	Revisions



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



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

APPROVED BY GORHAM, NH PLANNING BOARD

DATE: _____

Checked by: BJJ
Drawing No.: 21-112.3