

- 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 NAVD88 (OPUS). 1" CONTOURS DERIVED FROM PUBLICLY ACCESSIBLE LIDAR DATA.
  - ZONING DISTRICT: C-A, COMMERCIAL A. SETBACKS: 20' FRONT/REAR, 10' SIDES.
  - PART OF THE SUBJECT PROPERTY SOUTH OF PARKING AREA FALLS WITHIN SPECIAL FLOOD HAZARD AREA (ZONE AE) PER FEMA FLOOD INSURANCE RATE MAP #33007C0993D EFFECTIVE DATE: FEB 20, 2013.
  - BOUNDARIES SHOWN PER PLAN REFERENCE 3, VERIFIED BY CURRENT SURVEY.
  - EXISTING FREE-STANDING LIGHTING SHOWN IS DOWNWARD FACING, AND APPEAR TO BE FLOURESCENT. UNDER-CANOPY LIGHTING IS SHOWN- APPROXIMATELY 16'-6" SQUARE FLOURESCENT CAN LIGHTS. ANY NEW AND REPLACEMENT LIGHTING NEEDS TO COMPLY WITH THE CURRENT REQUIREMENTS, AND WILL NEED PERMITTING THROUGH THE CODE ENFORCEMENT OFFICER.
  - EXISTING FREESTANDING SIGN SHOWN IS 200 S.F., IT WILL BE RE-FACED.
  - BUILDING HEIGHT OF SUBJECT BUILDING IS 18'. DIMENSIONS ARE TO SCALE. RESIDENTIAL AND COMMERCIAL BUILDINGS WITHIN 200' ARE TYPICAL 1 OR 2 STORY.
  - LANDSCAPE PLAN- VEGETATIVE BUFFERS AND EXISTING TREES/SHRUBS SHOWN. NO CHANGES PLANNED.
  - THERE ARE NO PROPOSED CHANGES TO THE PARKING LOT OR BUILDING EXTERIOR.
  - THE EXISTING 20' X 24' DUMPSTER ENCLOSURE WILL BE FITTED WITH A ROOF AND PROPER DOORS, AND BE UTILIZED FOR LIGHT REPAIR/MAINTENANCE OF RENTAL UNITS. BUILDING PERMIT WILL BE REQUIRED AS PART OF THIS RETRO-FIT. A 2 CU/YD DUMPSTER WILL BE LOCATED ON THE SOUTH SIDE OF THE MAINTENANCE SHOP, AND TRASH AND PRIVATELY REMOVED.
  - NUMBER OF EMPLOYEES DURING A TYPICAL WEEKEND SHIFT: 20.
  - PROPOSED 500 GALLON DOUBLE WALL FUEL CELL LOCATED ON SITE WILL FOLLOW NHDES BEST MANAGEMENT PRACTICES FOR GROUND WATER PROTECTION (ENV-WQ 401) AND BE PROTECTED BY PROPOSED BOLLARDS.
  - HOURS OF OPERATION: 9AM-7PM.
  - THE UTV'S AND ATV'S WILL BE SPRAY RINSED ON SITE WITH WATER ONLY (NO SOAPS OR DETERGENTS). THE RINSE BAY IS APPROXIMATELY 12' WIDE X 20' LONG, CONSISTING OF GRAVEL BASE MATERIAL (PAVEMENT IS REMOVED) SURROUNDED BY THE CURRENT CURBED SIDES AND A 4" HIGH PAVED BERM ON THE FORE AND AFT ENDS TO PROHIBIT SILT AND WATER ESCAPE. WATER WILL BE ALLOWED TO NATURALLY PERMEATE AND FILTER THROUGH THE GRAVEL MATERIAL. TOTAL "BATHTUB" DEPTH IS 6"-8" (4" BERM PLUS REMOVAL OF PAVEMENT). MAINTENANCE WILL BE REQUIRED TO KEEP TUB DEPTH AT APPROXIMATE 6" TO ELIMINATE WATER ESCAPE.
  - GAS & SEWER LINES SHOWN ARE APPROXIMATE ONLY.
  - 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.
  - SNOW STORAGE SHOWN. THE ATV/RENTAL BUSINESS ENDS PRIOR TO WINTER. APPROXIMATELY 40 SPACES IN THE MAIN PARKING AREA ON THE WEST SIDE OF THE BUILDING ARE CURRENTLY USED FOR WINTER PARKING BY OTHER NE RENTAL LOCATION. SNOW IS CURRENTLY FLOWED TO THE EDGES OF THE REMAINING UNUSED PARKING AREAS.
  - NO KITCHEN USE IS GOING TO BE UTILIZED FOR THE PURPOSE OF THIS PLAN. THE NORTHERLY END OF THE BUILDING WILL UTILIZE APPROXIMATELY 1500 S.F. FOR RETAIL OPERATIONS. THE MIDDLE PORTION OF THE BUILDING WILL UTILIZE APPROXIMATELY 1200 S.F. FOR RENTAL OPERATIONS. THE REAR HALF IS EXISTING KITCHEN NOT BEING UTILIZED.
  - SHADED ATV/UTV RENTAL PARKING AREA CAN ACCOMMODATE APPROXIMATELY 175 FOUR SEAT UTV'S. ONLY 120 UNITS WILL BE STORED ON SITE.
  - PARKING SPACES SHOWN: 115, PLUS 2 HANDICAP DESIGNATED PARKING SPACES. SEE TABLE BELOW. RECIPROCAL PARKING AND ACCESS EASEMENTS ARE DESCRIBED IN 799/833 BETWEEN TAX MAP U-6 LOT 30 AND TAX MAP U-6 LOT 30A.
  - CUSTOMER TRAILER PARKING (LESS THAN 1% OF THE CUSTOMERS WITH TRAILERS ANTICIPATED) IS SHOWN. POLARIS ADVENTURE TRAILER PARKING WILL UTILIZE GRAVEL PARKING AREA OFF UNION STREET (SEE NOTE 21).
  - I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THERE IS NO CURRENT ZONING OR LAND USE VIOLATIONS (NONE HAVE BEEN PRESENTED BY TOWN OF GORHAM). THE GRAVEL PARKING AREA FRONTING UNION STREET IS AN OBVIOUS USE OF THE SUBJECT PROPERTY BY U-6-24. THIS GRAVEL PARKING AREA (NOT WITHIN SETBACKS) WILL BE UTILIZED FOR POLARIS ADVENTURES TRAILER PARKING. NO ACCESS WILL BE ALLOWED FROM THE NORTH SIDE OF MESSENGER BROOK.
  - NHDOT DRIVE PERMITTING IS UNDER REVIEW.
  - GORHAM CODE ENFORCEMENT OFFICER RELATED THAT AN UNDERGROUND PROPANE TANK MAY EXIST IN FRONT OF THE SUBJECT BUILDING. ANY EXCAVATIONS ARE CAUTIONED.
  - A 6" HIGH WOOD STOCKADE FENCE WILL BE BUILT AT THE EXISTING LIMIT OF TREES/BRUSH IN ORDER TO: 1. MINIMIZE ANY DEBRIS WASHING OR BLOWING INTO THE SWALE OR WOODED AREA; 2. HELP MITIGATE NOISE DIRECTED TO THE SOUTH; 3. PROHIBIT RENTAL CLIENTELE FROM ENTERING THE WOODED BUFFER AND POSSIBLE WETLAND AREAS; 4. PROHIBIT ANY ACCESS TO UNION STREET FROM THE MAIN RENTAL AREA.

**ADDITIONAL OPERATIONAL NOTES:**

120 RENTAL UNITS ON SITE  
 APPLICANT WILL CAP DAILY RENTALS AT 250  
 ALL RENTERS TO BE GIVEN INSTRUCTION ON OPERATION OF RENTAL UNIT  
 GUIDED TOURS TO UTILIZE THE ROUTE 16 TRAILHEAD, NOT THE ROUTE 2 (LANCASTER ROAD) TRAILHEAD  
 UPON APPROVAL OF THIS SITE PLAN, APPLICANT WILL WAIVE IN WRITING ITS USE OF #177 MAIN STREET FOR RENTING ATV/UTV'S- OPERATIONS WILL BE MOVED TO THIS SITE.  
 APPLICANTS WILL NOT USE GASOLINE POWERED PRESSURE WASHERS AT THIS SITE.

**PARKING CALCULATIONS**

\*FOR THE PURPOSES OF THESE CALCULATIONS, THE 2 ADA SPACES ARE NOT COUNTED.

115 AVAILABLE SPACES  
 -10 SPACES SHOWN FOR LOADING AND PULL THROUGH CUSTOMER TRUCK/TRAILER COMBINATION  
 -5 SPACES FOR DEDICATED RETAIL SPACE  
 -20 SPACES FOR EMPLOYEES (1 PER)  
 -80 AVAILABLE CUSTOMER SPACES

USING N.E. RENTAL DATA, IT IS ESTIMATED THAT THERE ARE 2 ATV/UTV UNITS RENTED PER CUSTOMER VEHICLE= 80 AVAILABLE SPACES X 2= 160 MAXIMUM POSSIBLE RENTAL UNITS

THERE WILL BE A MAXIMUM OF 120 UNITS ON SITE

**APPROVED BY GORHAM, NH PLANNING BOARD**

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

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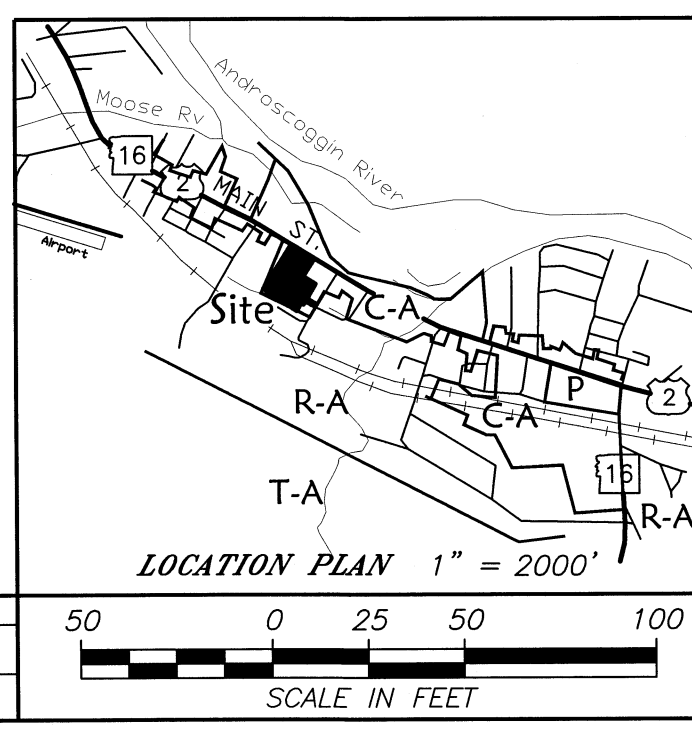
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- PLAN REFERENCES:**
- "PLAT OF PROPERTY SURVEYED FOR EMILIEN J. LABONVILLE TRUST, TAX MAP U-6 PARCEL 33, TAX MAP U-7 PARCEL 23, DUBLIN STREET GORHAM, NHEW HAMPSHIRE," DATED APRIL 4, 2006, REVISED APRIL 29, 2008, BY YORK LAND SERVICES, LLC (YLS DWG #05-118).
  - "SITE PLAN PREPARED FOR NORTHEAST SNOWMOBILE & ATV RENTALS (SUMMER FUN, INC.), PROPERTY OF YOU LAND CONVENIENCE, LLC, TAX MAP U6 LOT 7, MAIN STREET - NH ROUTE 16 & U.S. ROUTE 2, GORHAM, NEW HAMPSHIRE," DATED OCTOBER 20, 2019, REVISED NOVEMBER 14, 2019, BY YORK LAND SERVICES, LLC (YLS DWG #19-106).
  - "TITLE INSURANCE PLAN MAIN STREET, GORHAM, NEW HAMPSHIRE, PREPARED FOR BURGER KING CORPORATION," DATED JUNE 19, 1990, BY ALLAN H. SWANSON, INC., REVISED JUNE 28, 1990, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN 482B.

Revisions	Revisions	Revisions
2-15-21, BJJ, Misc planner comments	3-4-21, BJJ, Misc planner comments	
2-20-21, BJJ, Misc planner comments		



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

Site Plan Prepared for  
**Polaris Adventures**  
 at  
**NORTHEAST SNOWMOBILE & ATV RENTALS**  
 (d/b/a WINTER FUN, INC.)  
 Tax Map U6 Lot 30  
 Main Street - NH Route 16 & U.S. Route 2  
 Gorham, New Hampshire

Scale: 1 inch = 50 feet  
 Method: GPS(PP & RTK)/TOTAL STATION  
 Date: JANUARY 8, 2020  
 Made by: JRY, BJJ, AMY  
 Drawn by: BJJ, BJJ  
 Checked by: BJJ  
 Drawing No.: 20-125

THIS SURVEY AND PLAT PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO NH BOARD OF LICENSEE - LAND SURVEYORS CODE OF ADMINISTRATIVE RULES.