

- 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.

***** LEGEND *****

- Building Setback
- Utility Pole, Overhead Utility Line
- Underground Utility
- Treeline
- Existing Grade Contour
- Spot Elevation
- Ground Drainage Direction
- Vehicle Traffic Flow Arrow
- UTV/ATV Traffic Flow Arrow
- Sprinkler
- Iron Pipe/Pin Per Plan Reference #3
- Iron Pipe/Pin Found
- Building
- Tax Map & Lot Number With Deed Reference
- ATV/UTV Rental Parking Area
- 4 Seat UTV, Size Approx.
- 500YR= 500 Year Flood Zone - Not a FEMA Designated Special Flood Hazard Area
- 100YR= 100 Year Flood Zone - a designated FEMA Special Flood Hazard Area
- LOADING PARKING SPACE
- TRUCK/TRAILER PARKING SPACE

- 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'-4" 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.
 - TRASH IS STORED ON-SITE WITHIN AN ENCLOSED DUMPSTER AREA. IT IS 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 (ENW-WQ 401) AND BE PROTECTED BY PROPOSED BOLLARDS.
 - HOURS OF OPERATION: 9AM-7PM.
 - THE UTV'S AND ATV'S WILL NOT BE CLEANED ON SITE. ANY CHANGE WOULD REQUIRE AN APPROVED AMENDMENT TO THIS SITE PLAN.
 - GAS & SEWER LINES SHOWN ARE APPROXIMATE ONLY.
 - THE SITE PLAN REGULATIONS OF THE TOWN OF GORHAM, N.H. ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT 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 AS AN ALLOWED USE 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 RETAIL 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 150 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.
 - NHDOT DRIVE PERMITTING IS UNDER REVIEW.
 - GORHAM CODE ENFORCEMENT OFFICER RELAYED THAT AN UNDERGROUND PROPANE TANK MAY EXIST IN FRONT OF THE SUBJECT BUILDING. ANY EXCAVATIONS ARE CAUTIONED.
 - TO MINIMIZE ANY DEBRIS WASHING INTO SWALE PRIOR TO THE ENTERING THE WOODED FILTER AREA OF MESSENGER BROOK DURING SNOWMELT REQUIRES FALL SITE CLEANUP.

PARKING CALCULATIONS

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

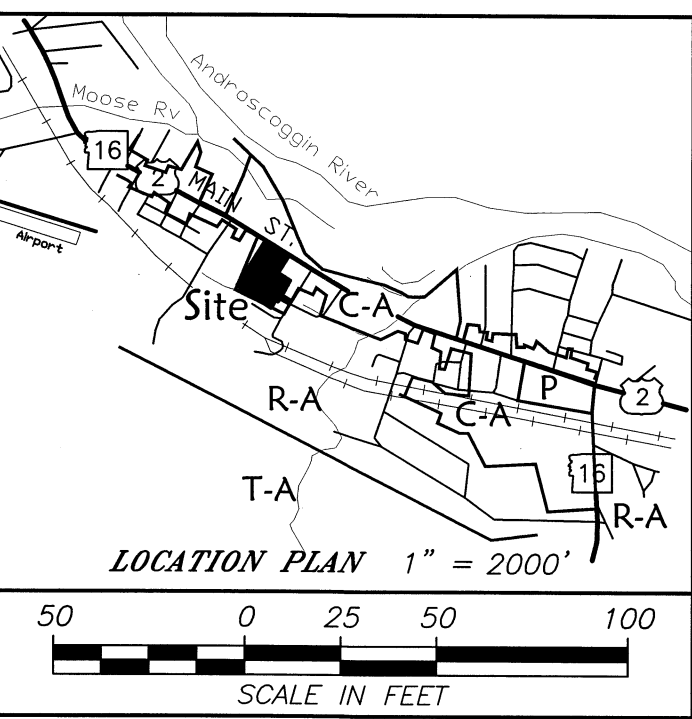
115 AVAILABLE SPACES
 -10 SPACES SHOWN FOR LOADING AND PULL THROUGH CUSTOMER TRUCK/TRAILER COMBINATION
 -5 SPACES FOR DEDICATED RETAIL SPACE
 -20 SPACES FOR EMPLOYEES (1 PER)

=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 150 UNITS ON SITE

APPROVED BY GORHAM, NH PLANNING BOARD

DATE: _____



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
 Made by: JRY, BJC, AMY
 Drawn by: BJC, BJJ
 Date: JANUARY 8, 2020
 Checked by: BJJ
 Drawing No. 20-125

SIGNATURE: _____
 No. 939 BURKE J. YORK
 LAND SURVEYOR

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