

- 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.

- 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 NAVD83 (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 #35007C0993D EFFECTIVE DATE: FEB 20, 2013
 - BOUNDARIES SHOWN PER PLAN REFERENCE 3, VERIFIED BY CURRENT SURVEY.
 - EXISTING FREE-STANDING LIGHTING SHOWN. ALL TYPICAL NEW LIGHTING MUST COMPLY TO TOWN OF GORHAM DARK SKY STANDARDS.
 - EXISTING FREESTANDING SIGN SHOWN. ALL NEW SIGNAGE MUST COMPLY TO TOWN OF GORHAM STANDARDS.
 - BUILDING HEIGHT OF SUBJECT BUILDING IS 18'. DIMENSIONS ARE TO SCALE. RESIDENTIAL AND COMMERCIAL BUILDINGS WITHIN 200' ARE TYPICAL 1 OR 2 STORY.
 - VEGETATIVE BUFFERS AND EXISTING TREES/SHRUBS SHOWN. NO CHANGES PLANNED.
 - THERE ARE NO PROPOSED CHANGES TO THE PARKING LOT TO BUILDING EXTERIOR.
 - TRASH IS STORED ON-SITE WITHIN AN ENCLOSED DUMPSTER AREA. IT IS PRIVATELY MOVED.
 - PARKING SPACES SHOWN: 115, PLUS 2 HANDICAP DESIGNATED PARKING SPACES. OFFSITE PARKING IS AVAILABLE AT 177 MAIN ST.
 - 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)
 - TRAILER PARKING WILL BE LOCATED ON-SITE, OR OFF-SITE IF SPACE IS REQUIRED.
 - HOURS OF OPERATION: 9AM-7PM.
 - THE UTV'S AND ATV'S ARE CLEANED BY A PRESSURE WASHER ON-SITE WITH WATER ONLY. NO SOAPS OR DETERGENTS ARE USED.
 - GAS & SEWER LINES SHOWN ARE APPROXIMATE ONLY.
 - THE SUBDIVISION 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 SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE TOWN PLANNING BOARD AND ATTACHED HERETO.
 - SNOW STORAGE SHOWN. ADDITIONAL SNOW STORAGE WITHIN PARKING LIMITS AS NECESSARY.
 - NO KITCHEN USE IS GOING TO BE UTILIZED FOR THE PURPOSE OF THIS PLAN.
 - SHADED ATV/UTV RENTAL PARKING AREA CAN ACCOMMODATE APPROXIMATELY 175 FOUR SEAT UTV'S. A MIX OF SMALLER SIZE UTV'S MAY ACCOMMODATE MORE UNITS. ADDITIONAL UNITS COULD PARK IN CUSTOMER PARKING AS SPACE ALLOWS.
 - PARKING REQUIREMENTS PER GORHAM ZONING SECTION 5.3: ONE SPACE PER 300 S.F. GROSS SPACE AND EACH EMPLOYEE= 5,752 S.F./300= 19+ 20 EMPLOYEES= 39 TOTAL SPACES. OR ONE SPACE PER ANTICIPATED PATRON AND EACH EMPLOYEE (NOT UTILIZED, AS AN ESTIMATED PATRON PER RENTAL UNIT IS 2.5 PERSONS PER VEHICLE.) EXAMPLE: 200 RENTAL UTV UNITS/2.5= 80 SPACES PLUS 20 EMPLOYEES= 100 TOTAL SPACES.
 - RECIPROCAL PARKING AND ACCESS EASEMENTS ARE DESCRIBED IN 799/833 BETWEEN TAX MAP U-6 LOT 30 AND TAX MAP U-6 LOT 30A.

***** LEGEND *****

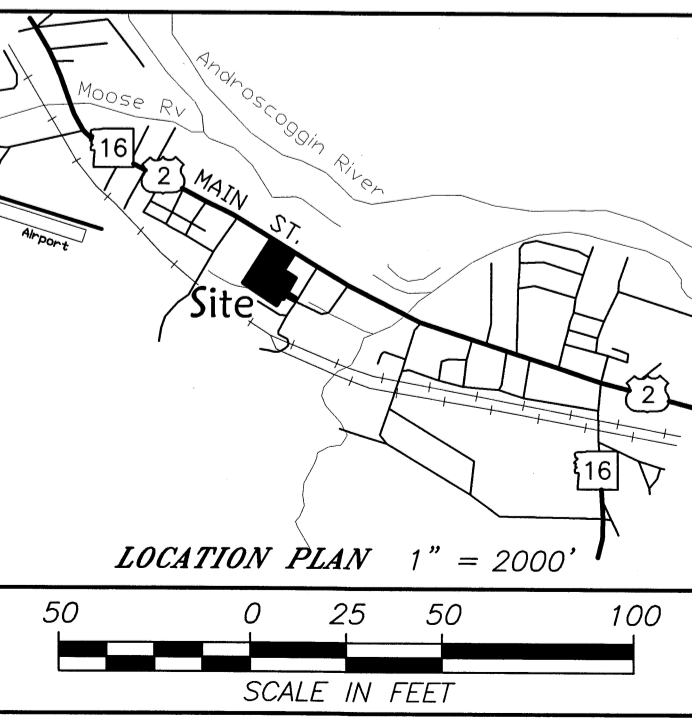
- Building Setback
- Utility Pole, Overhead Utility Line
- Underground Utility
- Treeline
- Deciduous Tree, Coniferous Tree, Shrub
- Existing Grade Contour
- Spot Elevation
- Ground Drainage Direction
- Vehicle Traffic Flow Arrow
- UTV/ATV Traffic Flow Arrow
- Sprinkler
- Iron Pipe/Per Plan Reference #3
- Iron Pipe/Pin Found
- Building
- Tax Map & Lot Number With Deed Reference
- ATV/UTV Rental Parking Area
- 4 Seat UTV, Size Approx.

**PRELIMINARY 1-8-21
(TRC NOT SCHEDULED YET)**

**PRELIMINARY 1-8-21
(TRC NOT SCHEDULED YET)**

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
Date JANUARY 8, 2020
Checked by BJJ
Drawing No. 20-125

Made by JRY, BJC, AMY
Drawn by BJJ, BJJ

LAND LICENSED SURVEYOR
No. 939
BURKE
J.
YORK
SIGNATURE

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