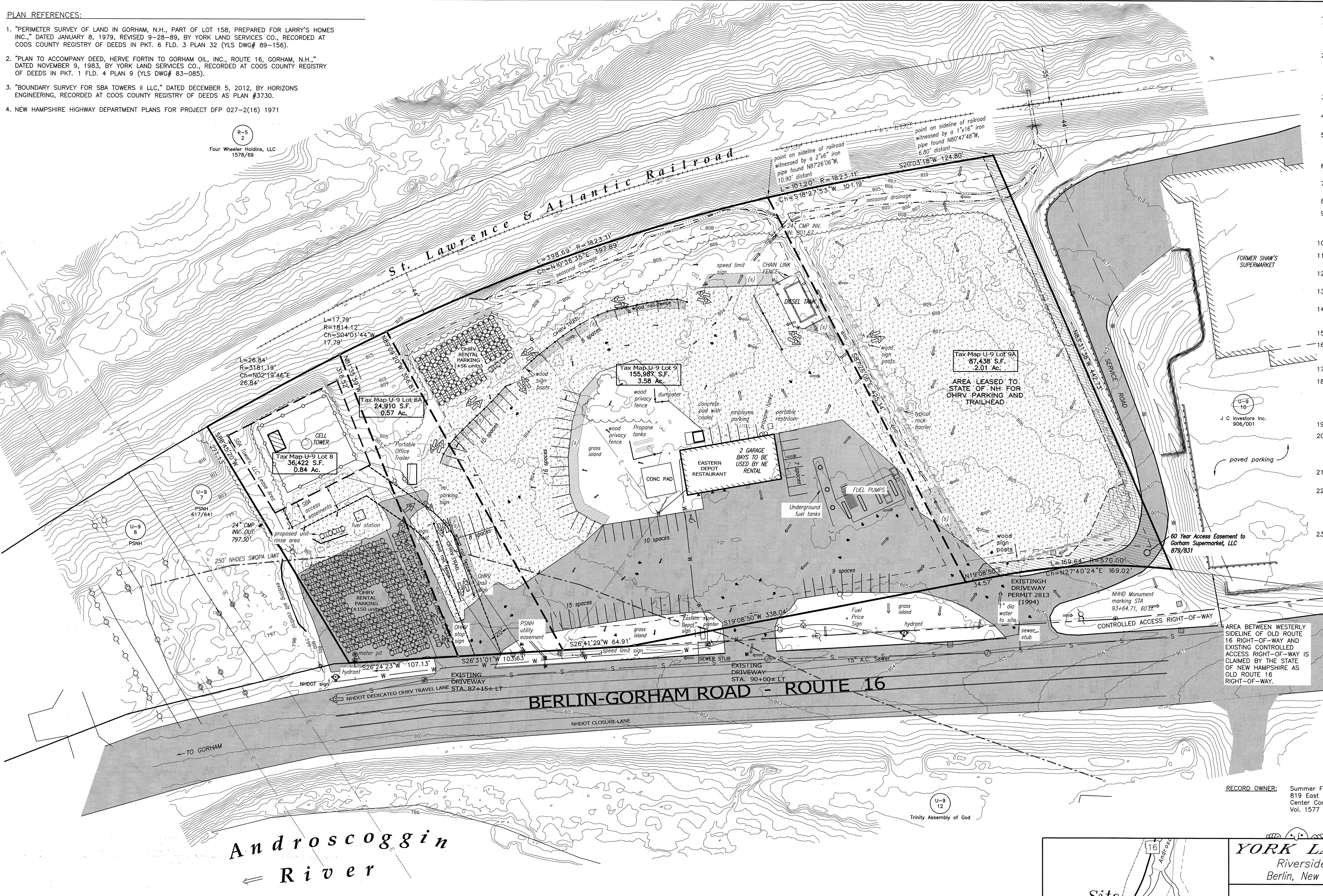


PLAN REFERENCES:

- "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

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



NOTES:

- FOR THE PURPOSE OF THIS SITE PLAN, THE FOUR INDIVIDUAL LOTS OWNED BY SUMMER FUN INC. TO BE CONSIDERED AS ONE. THE SITE IMPROVEMENTS ARE PREVIOUSLY EXISTING, AND THERE IS NO PROPOSED STRUCTURES. 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. NORTHEAST RENTALS WILL NOT LIMIT THE AMOUNT OF UNITS ON SITE. ANTICIPATED RENTAL NUMBERS ARE 75 UNITS PER DAY, REQUIRING APPROXIMATELY 38 ADDITIONAL PARKING SPACES SEPARATE FROM THE RESTAURANT.
- PARKING SPACES SHOWN FOR ATV RENTAL BUSINESS: 42. RESTAURANT SPACES SHOWN: 46. SPACES ARE NOT DEDICATED 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 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-B, COMMERCIAL A. SETBACKS: 20' FRONT/REAR, 10' SIDES.
- 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; 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 OFFICER.
- EXISTING SIGNS SHOWN (PRE-EXISTING SIGNAGE SIZE NOT MEASURED).
- NO CHANGES TO EXISTING 44' X 94' X 35' HIGH BUILDING. WAIVER REQUEST FOR STRUCTURE HEIGHT ON ABUTTING PARCELS.
- 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.
- NUMBER OF EMPLOYEES DURING A TYPICAL WEEKEND SHIFT: 20.
- PROPOSED 500 GALLON DOUBLE WALL FUEL CELL ON A TRAILER, LOCATED ON SITE WILL FOLLOW NHDES BEST MANAGEMENT PRACTICES FOR GROUND WATER PROTECTION (ENV-WQ 401).
- HOURS OF OHRV RENTAL OPERATION: 9AM-7PM.
- RINSE AREA: THE UTV'S AND ATV'S WILL BE SPRAY RINSED ON SITE WITH WATER ONLY (NO SOAPS OR DETERGENTS). THE RINSE BAY IS LOCATED ON A NATURAL GRAVEL SURFACE, AND WILL BE PARTIALLY ENCLOSED BY SANDBAGS AND STRAW WADDLES TO ENCOURAGE NATURAL EVAPORATION AND PERCOLATION. MAINTENANCE WILL BE REQUIRED TO KEEP DOWNHILL ENCLOSURE DEPTH AT APPROXIMATE 4" TO ELIMINATE WATER ESCAPE.
- WATER & 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.
- 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.



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

APPROVED BY GORHAM, NH PLANNING BOARD

DATE: _____

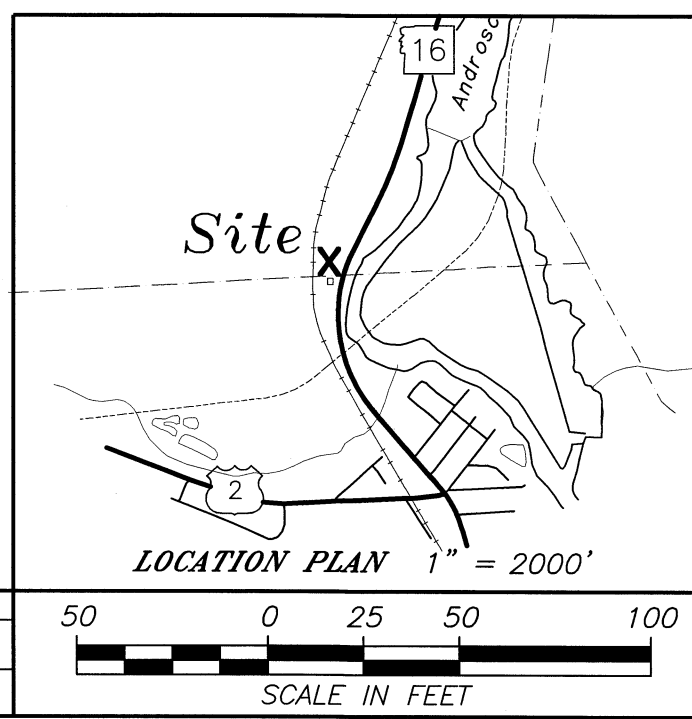
Androscoggin
River

***** LEGEND *****

- Utility Pole, Overhead Utility Line
- Treeline
- Existing Grade Contour
- Sewer Structure, Sewer Line
- Water Valve, Water Line
- Sign
- Iron Pipe/Pin Found or Per Plan Reference
- NHDOT Highway Right-Of-Way Monument
- Downward Facing Light
- Catch Basin
- 4 Seat 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 Owner 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

STATE OF NEW HAMPSHIRE
No. 959
BURKE
J.
YORK
SIGNATURE

THIS SURVEY AND PLAN PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO MY BOARD OF LICENSED LAND SURVEYORS' CODE OF ADMINISTRATIVE RULES.

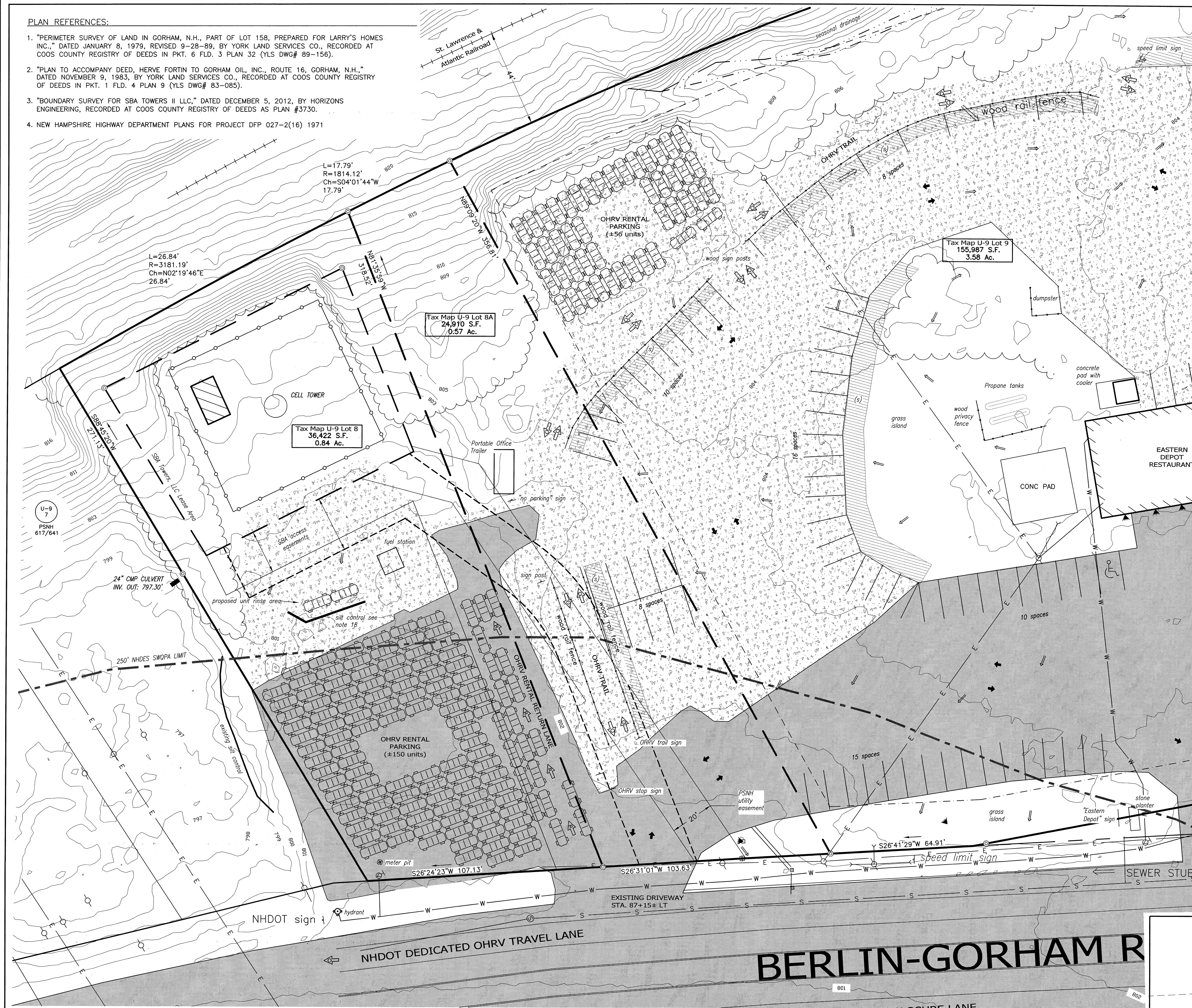
Scale 1 inch = 50 feet	Made by BJY, NBY, RCG	Drawn by BJY
Method GPS (PP & RTK) / TOTAL STATION	Date March 7, 2022	Checked by BJY
Drawing No. 21-112.1		

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

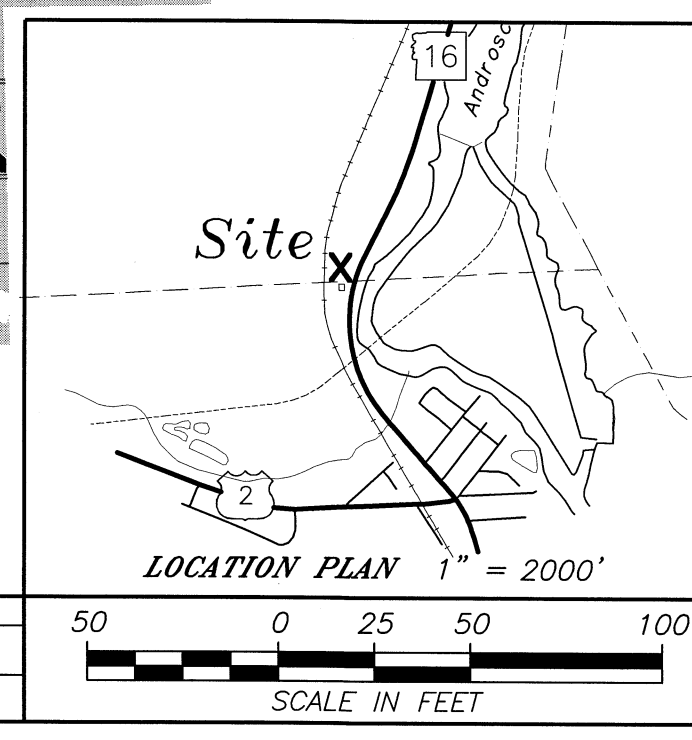
NOTES:

1. FOR THE PURPOSE OF THIS SITE PLAN, THE FOUR INDIVIDUAL LOTS OWNED BY SUMMER FUN INC. TO BE CONSIDERED AS ONE. THE SITE IMPROVEMENTS ARE PREVIOUSLY EXISTING, AND THERE IS NO PROPOSED STRUCTURES. 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. NORTHEAST RENTALS WILL NOT LIMIT THE AMOUNT OF UNITS ON SITE. ANTICIPATED RENTAL NUMBERS ARE 75 UNITS PER DAY, REQUIRING APPROXIMATELY 38 ADDITIONAL PARKING SPACES SEPERATE FROM THE RESTAURANT.
3. PARKING SPACES SHOWN FOR ATV RENTAL BUSINESS: 42. RESTAURANT SPACES SHOWN: 46. SPACES ARE NOT DEDICATED AND CAN BE CROSS-UTILIZED.
4. CUSTOMER TRAILER PARKING (LESS THAN 1% OF THE CUSTOMERS WITH TRAILERS ANTICIPATED) CAN UTILIZE THE STATE PARKING AREA.
5. NORTH IS NEW HAMPSHIRE STATE PLANE GRID NAD83 BASED ON OPUS DERIVED POSITION OF SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD83 (OPUS). 1' CONTOURS DERIVED FROM PUBLICLY ACCESSIBLE LIDAR DATA.
6. ZONING DISTRICT: C-B, COMMERCIAL A. SETBACKS: 20' FRONT/REAR, 10' SIDES.
7. SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.
8. BOUNDARIES SHOWN PER PRIOR SURVEYS- SEE PLAN REFERENCES.
9. 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 OFFICER.
10. EXISTING SIGNS SHOWN (PRE-EXISTING SIGNAGE SIZE NOT MEASURED).
11. NO CHANGES TO EXISTING 44' X 94' X 35' HIGH BUILDING. WAIVER REQUEST FOR STRUCTURE HEIGHT ON ABUTTING PARCELS.
12. LANDSCAPE PLAN- VEGETATIVE BUFFERS AND EXISTING TREE LINE SHOWN. NO CHANGES PROPOSED.
13. THERE ARE NO PROPOSED CHANGES TO THE PARKING LOT OR BUILDING EXTERIOR.
14. THE EXISTING DUMPSTER IS USED BY EASTERN DEPOT RESTAURANT. RENTAL BUSINESS INTERIOR RUBBISH WILL BE STORED INSIDE THE MAINTENANCE SHOP, AND PRIVATELY REMOVED.
15. NUMBER OF EMPLOYEES DURING A TYPICAL WEEKEND SHIFT: 20.
16. PROPOSED 500 GALLON DOUBLE WALL FUEL CELL ON A TRAILER, LOCATED ON SITE WILL FOLLOW NHDES BEST MANAGEMENT PRACTICES FOR GROUND WATER PROTECTION (ENV-WO 401).
17. HOURS OF OHRV RENTAL OPERATION: 9AM-7PM.
18. RINSE AREA: THE UTV'S AND ATV'S WILL BE SPRAY RINSED ON SITE WITH WATER ONLY (NO SOAPS OR DETERGENTS). THE RINSE BAY IS LOCATED ON A NATURAL GRAVEL SURFACE, AND WILL BE PARTIALLY ENCLOSED BY SANDBAGS AND STRAW WADDLES TO ENCOURAGE NATURAL EVAPORATION AND PERCOLATION. MAINTENANCE WILL BE REQUIRED TO KEEP DOWNHILL ENCLOSURE DEPTH AT APPROXIMATE 4" TO ELIMINATE WATER ESCAPE.
19. WATER & SEWER LINES SHOWN ARE APPROXIMATE ONLY.
20. 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.
21. EXISTING SNOW STORAGE SHOWN, HOWEVER THE ATV/RENTAL BUSINESS ENDS PRIOR TO WINTER.
22. 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.
23. NHDOT DRIVE PERMITTING IS UNDER REVIEW.



RECORD OWNER: Summer Fun, Inc.
819 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 2- PARTIAL SITE DETAIL
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

Scale: 1 inch = 50 feet
Method: GPS (PP & RTK) / TOTAL STATION
Date: March 7, 2022
Checked by: EBJ
Drawing No.: 21-112.2

- *** LEGEND ***
- Utility Pole, Overhead Utility Line
 - Trees
 - Existing Grade Contour
 - Sewer Structure, Sewer Line
 - Water Valve, Water Line
 - Sign
 - Iron Pipe/Pin Found or Pier Plan Reference
 - NHDOT Highway Right-Of-Way Monument
 - Downward Facing Light
 - Catch Basin
 - 4 Seat 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

Revisions	Revisions	Revisions