NORTH
NH State Plane Grid NAD83

Tax map lot labels (site)

Tax Map 128 Lot 175
#25

Tax Map 128 Lot 225
Robert & Gloria Sloane
559/342
#26

#28

Tax Map 128 Lot 172
David & Carlene
Bushek
1037/680

Tax Map 128 Lot 218
Michael Warren
1404/870

ZONE RT
ZONE BG

Tax Map 128 Lot 174
Rose Terry
1309/643
#15

Tax Map 128 Lot 173
Nancy Bachelor
1346/448
#18

Tax Map 128 Lot 216
Androscoggin Valley
Home Care Services

chain link fence

snow storage

#17

ZONE RT
ZONE BG

Tax Map 128 Lot 226
Douglas Gaeb & Claire Theriault
1245/617

transformer pole

#795

wall height: 2 1/2'   57.5'± wall height: 7 1/2'   23'±
wall height: 7 1/2'

102'±
57.5'±
41.5'±

46.75'±

31,135 Sq. Feet ±
0.71 Acres ±
Tax Map 128 Lot 217
David R. Poulin
1332/525

grass

paved drive

paved parking

"Eternal Machines"
#879

HEMLOCK LANE (40')

101.4'±
103.5'±

Poulin storage

overhang

paved parking

#823

Hope for NH
Recovery Center

overhang
(entry lighting under)

PEAVEY LANE
(40')

bituminous sidewalk

sign

wall height: 2'

bituminous sidewalk   250'±   EXIT   bituminous sidewalk   ENTRY

bituminous sidewalk
paved

MAIN STREET
1094
(50')

Tax Map 128 Lot 263
Tri-County CAP
1272/240

Tax Map 128 Lot 264
Great Lakes Hydro America

LEGEND

* * * LEGEND * * *
- IRON PIPE OR PIN, FOUND
- IRON PIN, SET
- UNMONUMENTED POINT
- WOOD POST
- UTILITY POLE
- LIGHT POLE
- COMMUNICATIONS MANHOLE
- CATCH BASIN
- STORM SEWER
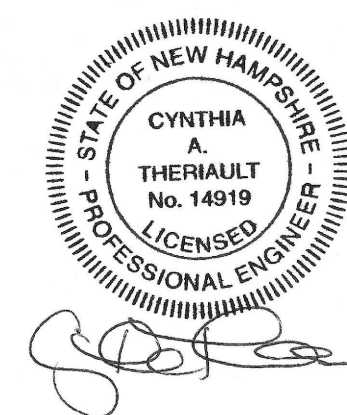- SANITARY SEWER
- ZONING BOUNDARY
- FENCE LINE
- STONE WALL

PLAN REFERENCES:

1. "PLAN OF BERLIN MILLS VILLAGE, BERLIN NH," BY E.C. JORDAN, C.E. DATED OCTOBER 1881, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN VOL. 6 PG. 400 (YLS FILE# B-1-36)

2. "PLAN FOR CONVEYANCE OF LAND BETWEEN FOURTH AND MAPLE STREETS, BERLIN NH," BY BROWN COMPANY, DATED NOV. 4, 1921, RECORDED AT COOS COUNTY REGISTRY OF DEEDS IN VOL. 148 PG. 402 (YLS FILE# B-1-36)

3. "BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN, PROPERTY OF ROBERT LABRECQUE, TAX MAP 128 LOT 170, 38 PEAVEY LANE, BERLIN, NEW HAMPSHIRE," BY YORK LAND SERVICES LLC, DATED FEBRUARY 29, 2012 (YLS DWG# 12-002)

4. "BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OF DOUGLAS GAEB & CLAIRE L. THERIAULT, TAX MAP 128 LOT 226, AND ROBERT E. AND GLORIA SLOANE, TAX MAP 128 LOT 225, BERLIN, NEW HAMPSHIRE," BY YORK LAND SERVICES LLC, DATED MARCH 12, 2013, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN #3753 (YLS DWG# 12-026A)

CONSTRUCTION DRAWINGS FOR ROUTE 16 ROADWAY RECONSTRUCTION, BY HEB ENGINEERS (SURVEY BY YORK LAND SERVICES, LLC), DATED MARCH 2, 2016

NOTES

Plan reference: "Site Plan - Hope for NH Recovery" prepared by York Land Services, LLC dated April 13, 2016.

1. ZONING DISTRICTS: B-G BUSINESS GENERAL
                      R-T RESIDENTIAL TWO FAMILY

2. SIGNAGE: PROPOSED SIGN AFFIXED TO EAST BUILDING FACE AND EXISTING FREESTANDING SIGN POST AT THE CORNER OF MAIN STREET AND HEMLOCK LANE. SIGNS TO MEET ZONING STANDARDS.

3. LIGHTING: NO NEW SITE LIGHTING PROPOSED - EXISTING PARKING LOT AND UNDER CANOPY ENTRY LIGHTING TO REMAIN.

4. SNOW STORAGE: AS SHOWN.

5. PARKING: EXISTING PAVED PARKING TO REMAIN.

6. LANDSCAPING: NO CHANGES PROPOSED.

7. EXISTING BUILDING HEIGHT: 22.6 FEET AT HIGHEST POINT.

8. PARCEL DOES NOT FALL WITHIN THE FEMA DESIGNATED SPECIAL HAZARD AREA.

9. GARBAGE / REFUSE IS TYPICAL CURBSIDE PICKUP.

10. CONTOURS 2 FOOT PER CITY 1992 MAPPING.

11. THE PURPOSE OF THIS SITE PLAN IS FOR A CHANGE OF USE OF AN EXISTING STRUCTURE. NO CHANGES TO EXISTING STRUCTURE FOOTPRINT, STRUCTURE HEIGHT, PARKING, SNOW STORAGE/REMOVAL, ETC. - BOUNDARIES SHOWN ARE APPROXIMATE.

Title block

CINDY THERIAULT, PE
33 School Street, Unit 2
Laconia, NH 03246
603.273.1690
cindytheriaultpe@gmail.com

Proposed use: Casino
Assembly Group A-2

Site Plan Review

No.	Description	Date

STATE OF NEW HAMPSHIRE
CYNTHIA A. THERIAULT
No. 14919
LICENSED PROFESSIONAL ENGINEER

APPROVED FOR RECORDING
BERLIN CITY PLANNING BOARD
DATE:

**Northwoods Casino
at 823 Main St**

Site Plan

Project number	20210010
Date	August 27, 2021
Drawn by	CT
Checked by	CT

C100

Scale	1" = 20'

Revisions	Revisions	Revisions

20 0 10 20 40
SCALE IN FEET

LOCATION PLAN

SITE

LOCATION PLAN
1" = 2000 FEET

MapsOnline by PeopleGIS

Legend:
- Buildings
- Parcels
- Lot Line Roads
- NH Highways
  - Interstate
  - US Highway
  - State Highway
- City Boundary
- Streets
- Streams
- Open Water
- Wetlands Boundary
- Easements
- ROW Line
- Parks
- Public Land

CITY OF BERLIN N.H.

HIGHLAND PARK

Streets: Main St, Hemlock Ln, Peavey Ln, School St, Birch St

Parcels:
- 128-263 1.22 Ac
- 128-264 6.10 Ac
- 128-229 0.29 Ac #911
- 128-228 0.14 Ac
- 128-227 0.17 Ac
- 128-226 0.47 Ac #879
- 128-222 0.31 Ac
- 128-223 0.31 Ac #40
- 128-224 #34
- 128-225 #26
- 127-72 21.00 Ac
- 128-221 0.50 Ac #58
- 128-220 0.29 Ac #33
- 128-218 0.19 Ac #17
- 128-217 0.72 Ac #823
- 128-171 0.50 Ac
- 128-172 #28 #34
- 128-173 #18
- 128-169 0.23 Ac #533
- 128-168 #523
- 128-176 0.16 Ac #29-33
- 128-175 0.12 Ac #25
- 128-174 0.12 Ac #15
- 128-216 #795
- 128-264 6.10 Ac
- 119-320 86.66 Ac
- 129-49.30 4.70 Ac
- 128-150 0.57 Ac
- 128-167 #505
- 128-177 0.08 Ac #32
- 128-210 0.11 Ac
- 128-211 0.16 Ac #22-24
- 128-178 0.14 Ac #502
- 128-179 #498
- 128-209 0.11 Ac
- 128-208 0.11 Ac
- 128-207 0.11 Ac
- 128-215 #777
- 128-214 #773
- 128-213 #2
- 128-255 0.79 Ac
- 128-165 #489
- 128-180 0.07 Ac
- 128-199 0.11 Ac
- 128-163 0.20 Ac

0   160   320 ft

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