

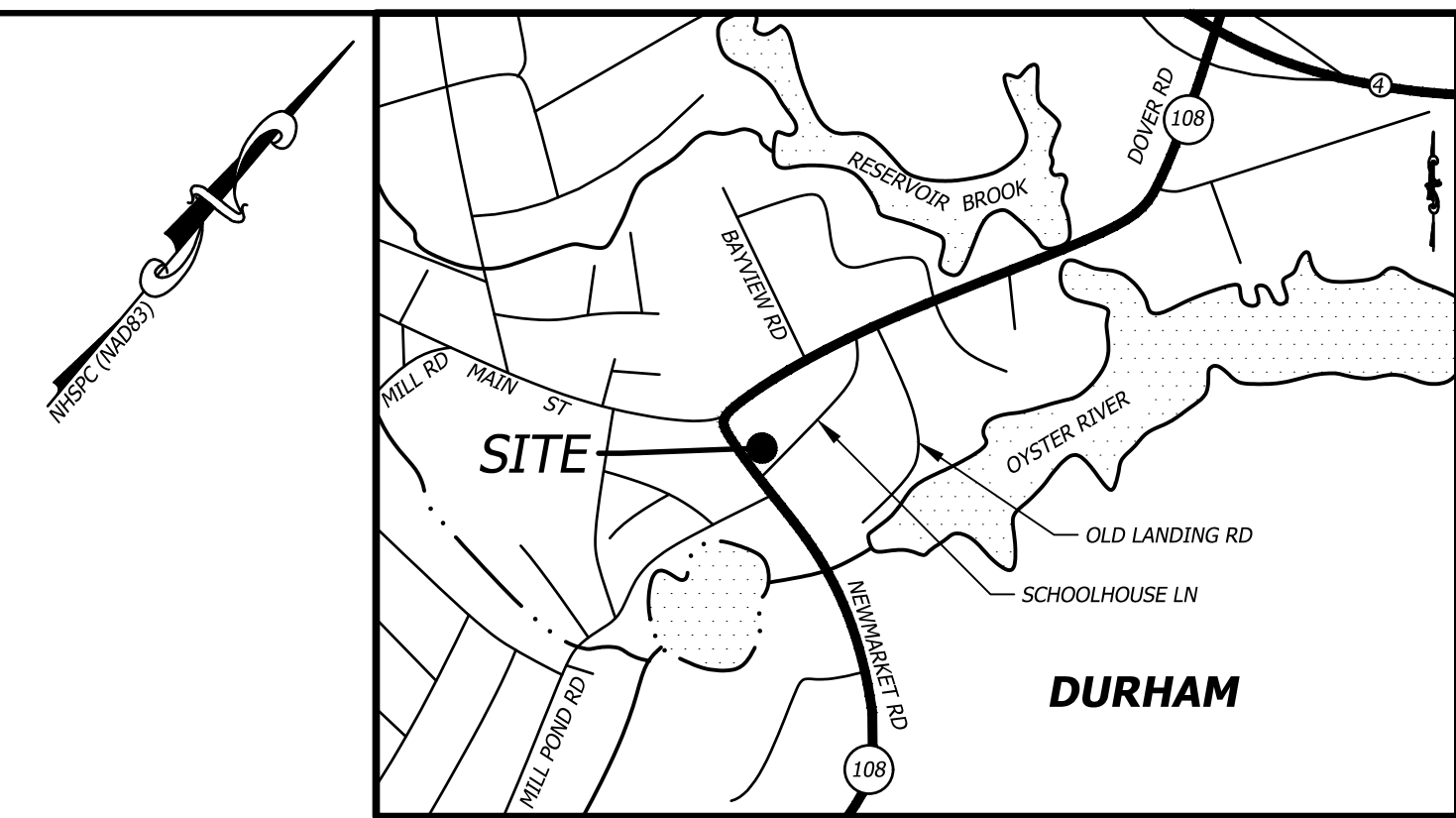
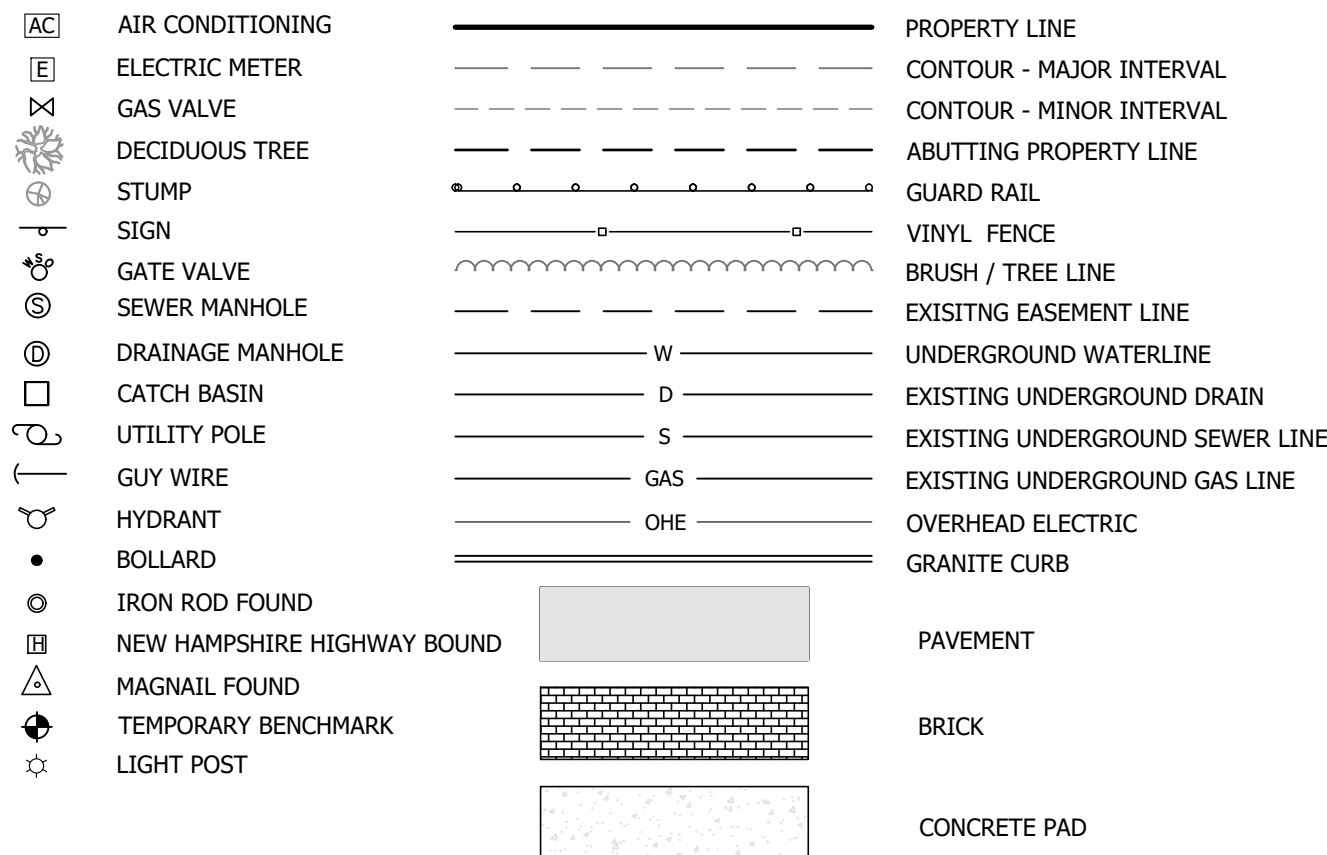
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PLAN REFERENCE

- (A) "PLAN OF LAND, TOWN OF DURHAM, DURHAM, NEW HAMPSHIRE." DATED SEPTEMBER 15, 1957 AND PREPARED BY G.L. DAVIS & ASSOCIATES. S.C.R.D. BK:734 PG:99.
(B) "PLAT OF LOT, PETER ORDWAY, SCHOOL HOUSE LANE, DURHAM, N.H." DATED JUNE 1984 AND PREPARED BY G.L. DAVIS & ASSOCIATES. S.C.R.D. BK:1136 PG:333.
(C) "SUBDIVISION OF LAND FOR H.R. HAINES CO. INC. IN DURHAM, N.H." DATED MAY 8, 1979 AND PREPARED BY BRUCE L. POHOPEK LAND SURVEYORS. S.C.R.D. PLAN #19A-11.
(D) "BOUNDARY LINE ADJUSTMENT FOR 10 DOVER ROAD PARTNERS, IN DURHAM, N.H." DATED JANUARY 13, 1988 AND PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC. S.C.R.D. PLAN #35-27.
(E) "PLAN OF LAND, PREPARED FOR ZARA CHAPIN, SCHOOL HOUSE LANE, DURHAM, NEW HAMPSHIRE." DATED DECEMBER 28, 1992 AND PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN #43-57.
(F) "EXISTING CONDITIONS SURVEY FOR THE THREE CHIMNEYS INN, ROUTE 108 NEWMARKET ROAD, DURHAM, NH." DATED DECEMBER 22, 1997 AND PREPARED BY O'NEIL SURVEY AND ASSOCIATES. S.C.R.D. PLAN #51-41.
(G) "TOPOGRAPHIC PLAN, DURHAM, NEW HAMPSHIRE FOR H.R. HAINES COMPANY, INC." DATED AUGUST 1971 AND PREPARED BY JOHN W. DURGIN. NOT RECORDED, ON FILE WITH THE TOWN OF DURHAM.
(H) "AS-BUILT CONDITIONS PLAN, HAROLD SMITH SUNOCO STATION, ROUTE 108 DURHAM, N.H." LAST REVISED JUNE 3, 2005 AND PREPARED BY KNIGHT HILL LAND SURVEYING ASSOCIATES, INC. FOR MHF DESIGN. NOT RECORDED, ON FILE WITH THE TOWN OF DURHAM.

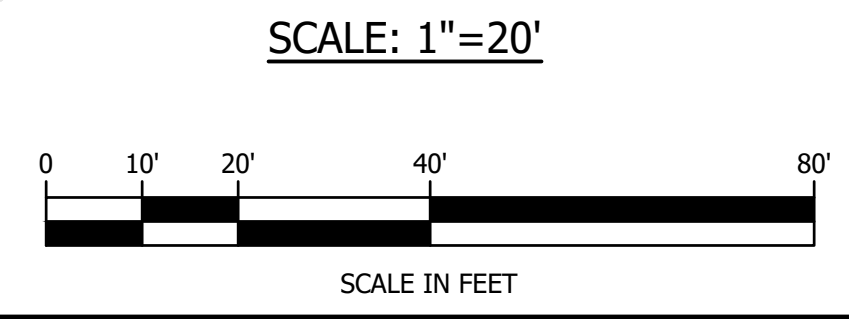
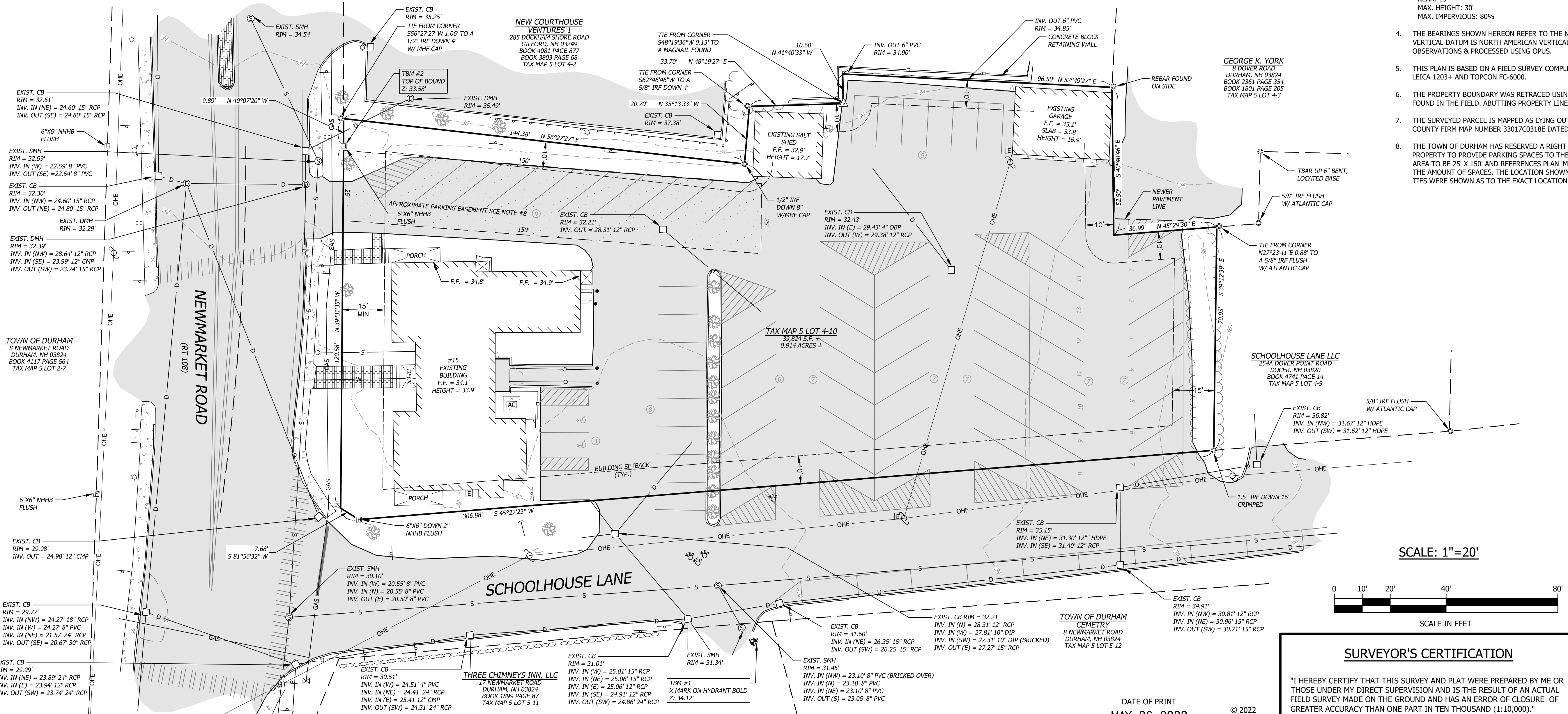
- (I) "SITE PLAN, ASSESSORS MAP 5 LOT 4-2, 4 DOVER ROAD, ROUTE 108, DURHAM, NH 03024, PREPARED FOR: COURTHOUSE VENTURES, LLC." LAST REVISED NOVEMBER 7, 2005 AND PREPARED BY MHF DESIGN CONSULTANTS, INC. NOT RECORDED, ON FILE WITH THE TOWN OF DURHAM.
(J) "THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, PLANS OF PROPOSED BRIDGE REPLACEMENT PROJECT, BRS-225(4), N.H. PROJECT NO. P-3816, NEWMARKET ROAD (N.H. ROUTE 108)." DATED MARCH 29, 1990. PREPARED BY AND ON FILE WITH NHDOT. NHDOT PROJECT NUMBER 3816. S.C.R.D. PLAN #38-20.
(K) "THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED TLR PROJECT, NO 14194, N.H. PROJ. NO. P2418, N.H. COLLEGE ROAD." DATED APRIL 14, 1953. PREPARED BY AND ON FILE WITH NHDOT. NHDOT PROJECT NUMBER 2418.
(L) "THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY PLANS OF PROPOSED FEDERAL AID PROJECT, OBD-STP-M-X-5133(003) N.H. NO. C-2424-C, MAIN STREET / NEWMARKET ROAD / N.H. ROUTE 108" DATED FEBRUARY 9, 2000. PREPARED BY AND ON FILE WITH NHDOT. NHDOT PROJECT NUMBER C-2424-C.
(M) "SITE PLAN, TOWN HALL MUNICIPAL PARKING, 15 NEWMARKET ROAD, DURHAM, NH 03824." DATE IS UNKNOWN (NOT LEGIBLE) AND PREPARED BY DURHAM PUBLIC WORKS. NOT RECORDED AND ON FILE WITH THE TOWN OF DURHAM.

LEGEND



GENERAL NOTES

- 1. OWNER OF RECORD: THMB LLC, 87 PACKER FALLS ROAD, DURHAM, NH 03824, BK: 4316 PG: 133.
2. INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND EXISTING IMPROVEMENTS ON THEREON FOR THE USE IN FUTURE DEVELOPMENT PURPOSES.
3. THE SUBJECT PROPERTY IS ZONED: COURTHOUSE (C) & HISTORIC DISTRICT. THE SETBACKS AND REQUIREMENTS ARE AS FOLLOWS: FRONT: MIN. - 15' MAX. - 25', SIDE: 10', REAR: 15', MAX. HEIGHT: 30', MAX. IMPERVIOUS: 80%.
4. THE BEARINGS SHOWN HEREON REFER TO THE NEW HAMPSHIRE COORDINATE SYSTEM (NAD83). THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TAKEN FROM STATIC GPS OBSERVATIONS & PROCESSED USING OPUS.
5. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN MARCH OF 2022 WITH SOKKIA GRX3 RTK UNITS, LEICA 1203+ AND TOPCON FC-6000.
6. THE PROPERTY BOUNDARY WAS RETRACED USING THE DEEDS OF RECORD, REFERENCE PLANS AND EVIDENCE FOUND IN THE FIELD. ABUTTING PROPERTY LINES ARE APPROXIMATE PER THE TOWN OF DURHAM TAX MAPS.
7. THE SURVEYED PARCEL IS MAPPED AS LYING OUTSIDE OF THE FLOOD ZONE PER F.E.M.A. FOR STRAFFORD COUNTY FIRM MAP NUMBER 33017C0318E DATED SEPTEMBER 30, 2015.
8. THE TOWN OF DURHAM HAS RESERVED A RIGHT TO A 25' X 150' PARKING EASEMENT OVER THE SUBJECT PROPERTY TO PROVIDE PARKING SPACES TO THE TOWN. SEE BK:4316 PG:133. THE DEED REFERENCED THE AREA TO BE 25' X 150' AND REFERENCES PLAN 'M', THE PLAN SHOWS 10 SPACES, THE DEED DID NOT SPECIFY THE AMOUNT OF SPACES. THE LOCATION SHOWN IS BASED OFF OF THE REFERENCE PLAN, NO MATHEMATICAL TIES WERE SHOWN AS TO THE EXACT LOCATION OF THE EASEMENT.



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EXISTING CONDITIONS SITE PLAN PREPARED FOR SLIPKNOT PROPERTIES, LLC 26 NEWMARKET ROAD DURHAM, NH OF PROPERTY LOCATED AT 15 NEWMARKET ROAD (NH RT 108) & SCHOOLHOUSE LANE NEWMARKET, STRAFFORD COUNTY, NH LAND OF: THMB LLC 87 PACKER FALLS ROAD, DURHAM, NH 03824

Table with columns: NO., DATE, REVISION DESCRIPTION, ENG, DWG. Includes revision 1: 2022-04-19, 220102.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

DATE OF PRINT MAY 26 2022 HORIZONS ENGINEERING LICENSED LAND SURVEYOR

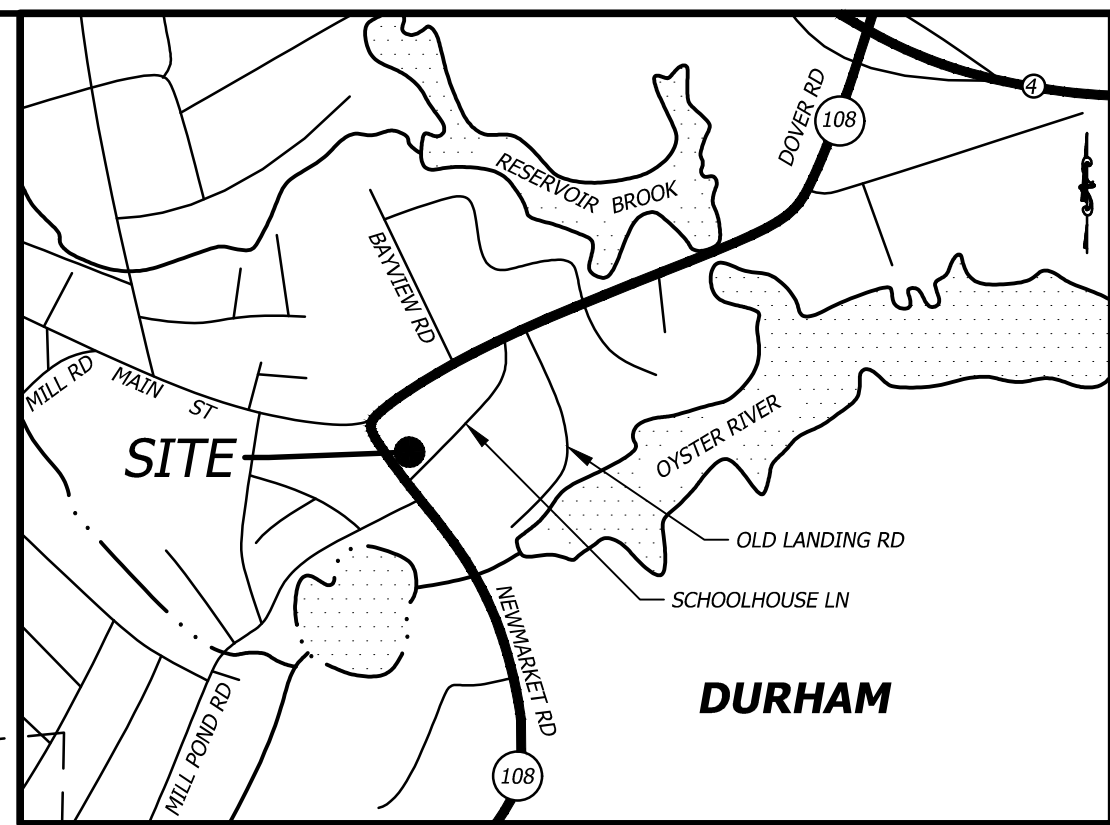
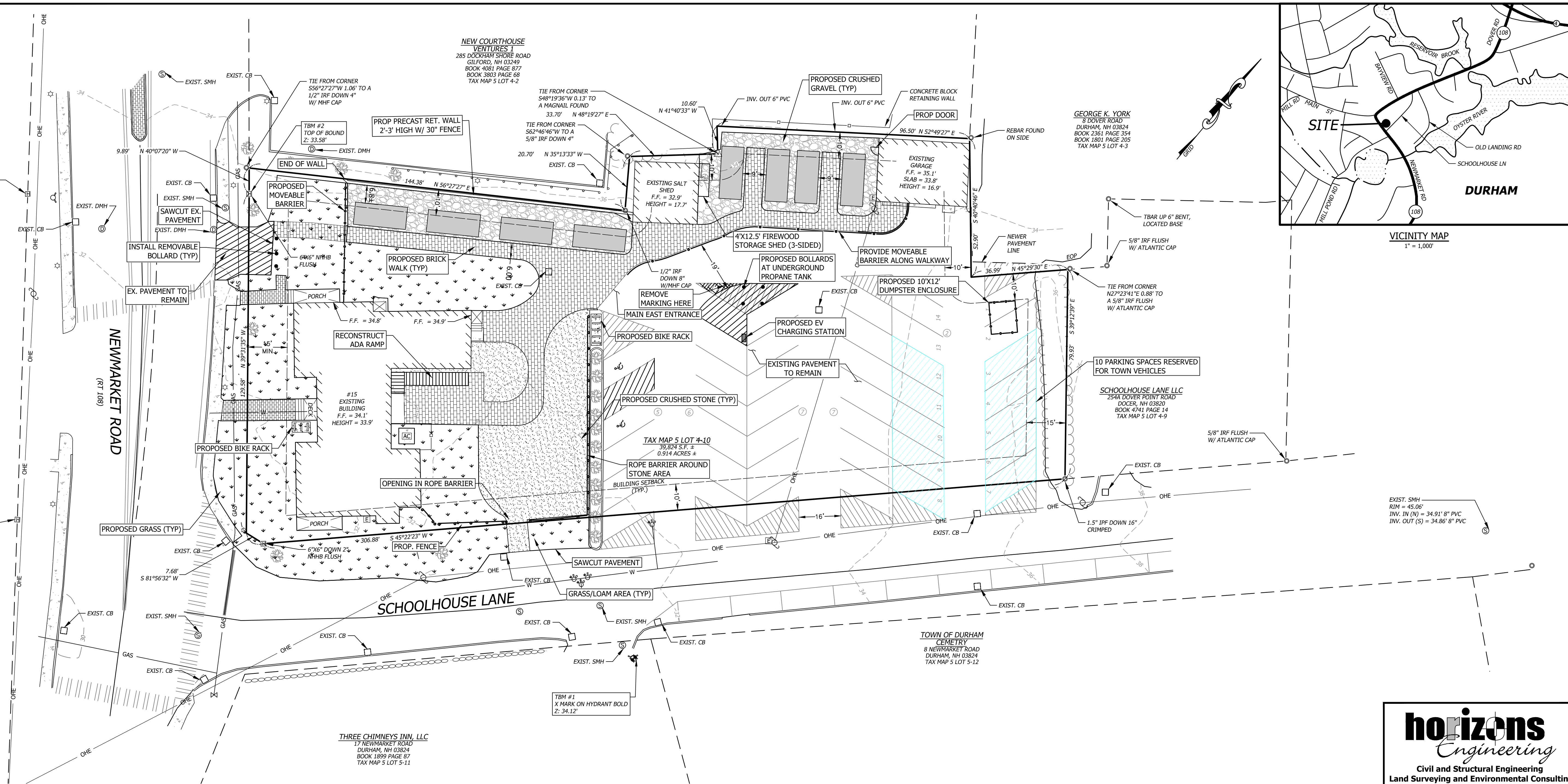


Table with columns: DATE, PROJECT #, ENG'D BY, DRAWN BY, CHECK'D BY, ARCHIVE #. Includes values: DATE: 2022-04-19, PROJECT #: 220102, ENG'D BY: RMF, DRAWN BY: RMF, CHECK'D BY: XXX, ARCHIVE #: H-101.

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TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824
BOOK 4117 PAGE 564
TAX MAP 5 LOT 2-7



VICINITY MAP
1" = 1,000'

GENERAL NOTES

- OWNER OF RECORD
THMB LLC
87 PACKER FALLS ROAD
DURHAM, NH 03824
BK: 4316 PG: 133
- INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF THE SUBJECT PARCEL AND EXISTING IMPROVEMENTS ON THEREON FOR THE USE IN FUTURE DEVELOPMENT PURPOSES.
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ZONING

THE SUBJECT PROPERTY IS ZONED: COURTHOUSE (C). THE PARCEL IS ALSO SUBJECT TO THE HISTORIC DISTRICT OVERLAY.

DIMENSIONAL REQUIREMENTS
(FROM TABLE 175-54 OF THE DURHAM ZONING ORDINANCE)

STANDARD	MINIMUM	MAXIMUM	EXISTING
LOT SIZE	5,000 SF	N/A	39,824 SF
LOT FRONTAGE	50 FT	N/A	140 FT
FRONT SETBACK	15 FT	25 FT	17 FT
SIDE SETBACK	10 FT	N/A	3 FT ³
REAR SETBACK	15 FT	N/A	227 FT
BUILDING HEIGHT	N/A	30 FT ³	33.9 FT

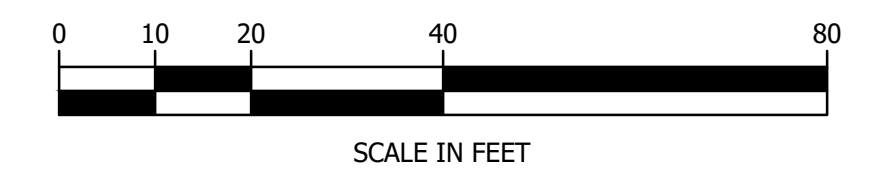
³BUILDING HEIGHT OF 35 FT IS ALLOWED BY SPECIAL EXCEPTION
³OUTBUILDINGS AT WESTERLY SIDE OF PROPERTY ARE WITHIN THE 10 FT SIDE SETBACK

PARKING REQUIREMENTS

TYPE OF USE	REQUIRED	PROPOSED
RESTAURANT/BAR >4,000 SF (5,000 SF FLOOR AREA)	40+1/200 SF OVER 4,000SF = 45 SPACES	27 SPACES TOTAL
RETAIL (1,175 SF FLOOR AREA)	1/250 SF = 5 SPACES	
OFFICE (1,175 SF FLOOR AREA)	1/350 SF = 3 SPACES	
TOTAL =	53 SPACES	

IMPERVIOUS SURFACE RATIOS

PRE-DEVELOPMENT	POST-DEVELOPMENT	ZONING MAXIMUM (PO)
33,603 SF/39,824 SF = 84.4%	32,000 SF/39,824 SF = 80.4%	80%



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SLIPKNOT PROPERTIES, LLC
15 NEWMARKET ROAD
MAP 5, LOT 4-10
DURHAM, NH 03824

SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
01	2022-06-02	REVISED UTILITIES	MJS	MCS

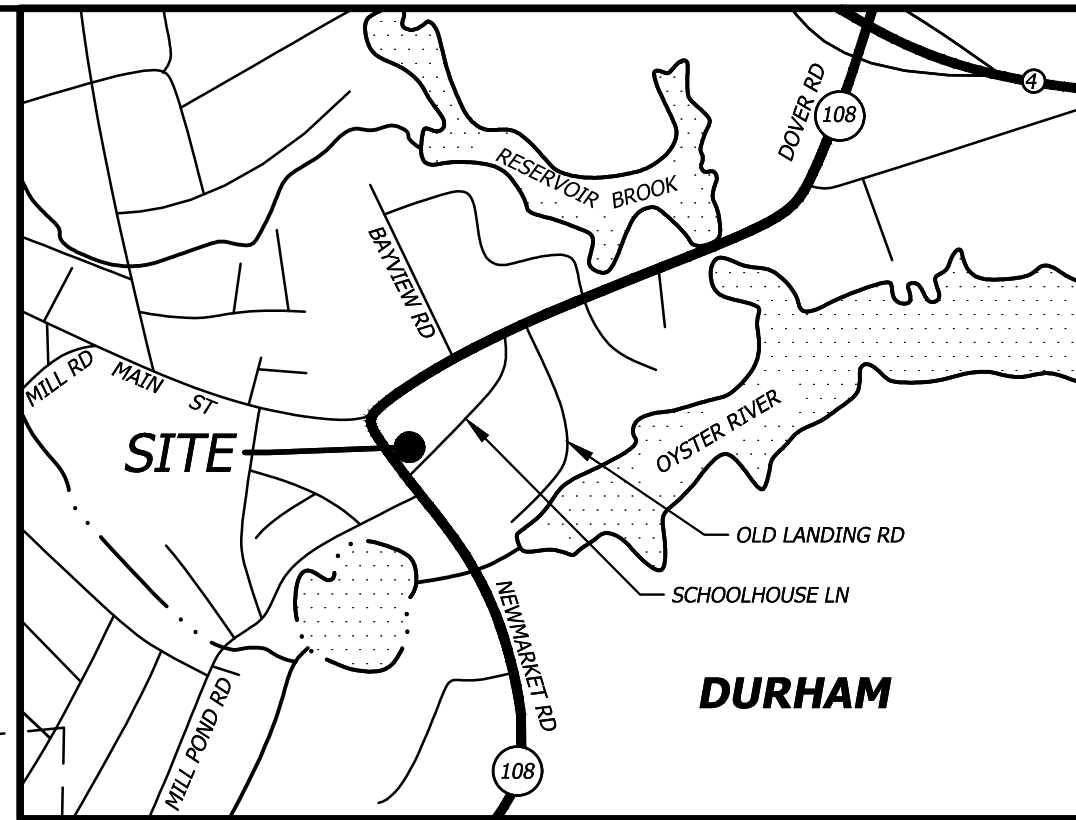
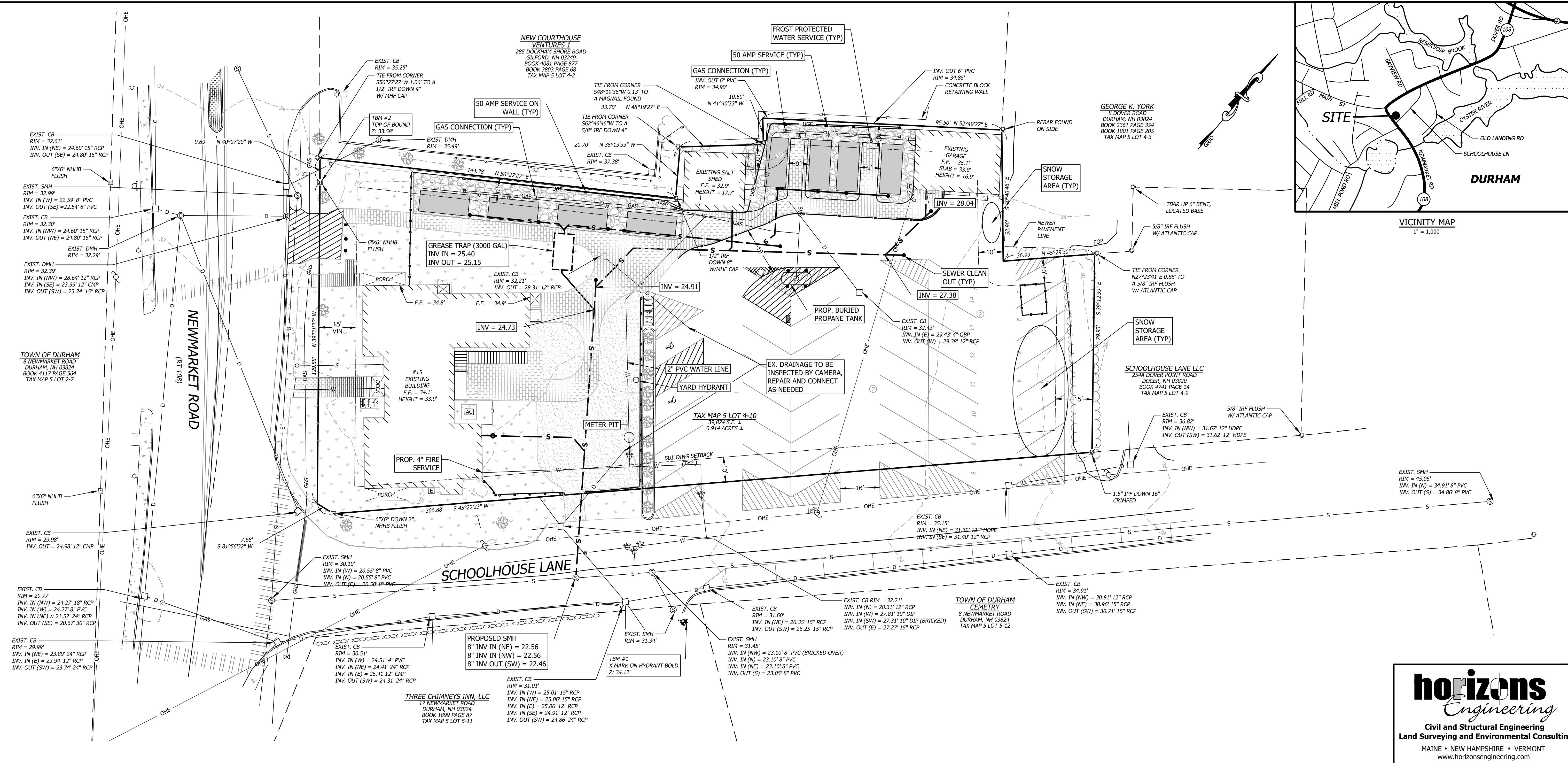
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DATE OF PRINT
JUNE 03 2022
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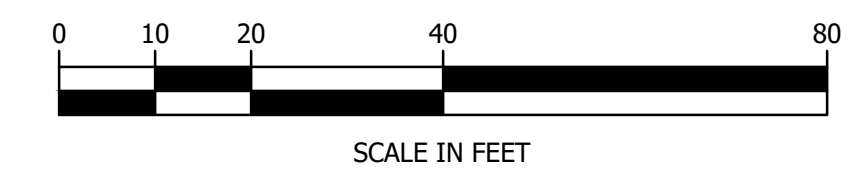
DATE:	PROJECT #:
2022-05-04	220102
ENG'D BY:	DRAWN BY:
MJS	AWS
CHECK'D BY:	ARCHIVE #:
MJS	H---

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GENERAL NOTES

- OWNER OF RECORD
 THMB LLC
 87 PACKER FALLS ROAD
 DURHAM, NH 03824
 BK: 4316 PG: 133
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**SLIPKNOT
 PROPERTIES, LLC**
 15 NEWMARKET ROAD
 MAP 5, LOT 4-10
 DURHAM, NH 03824

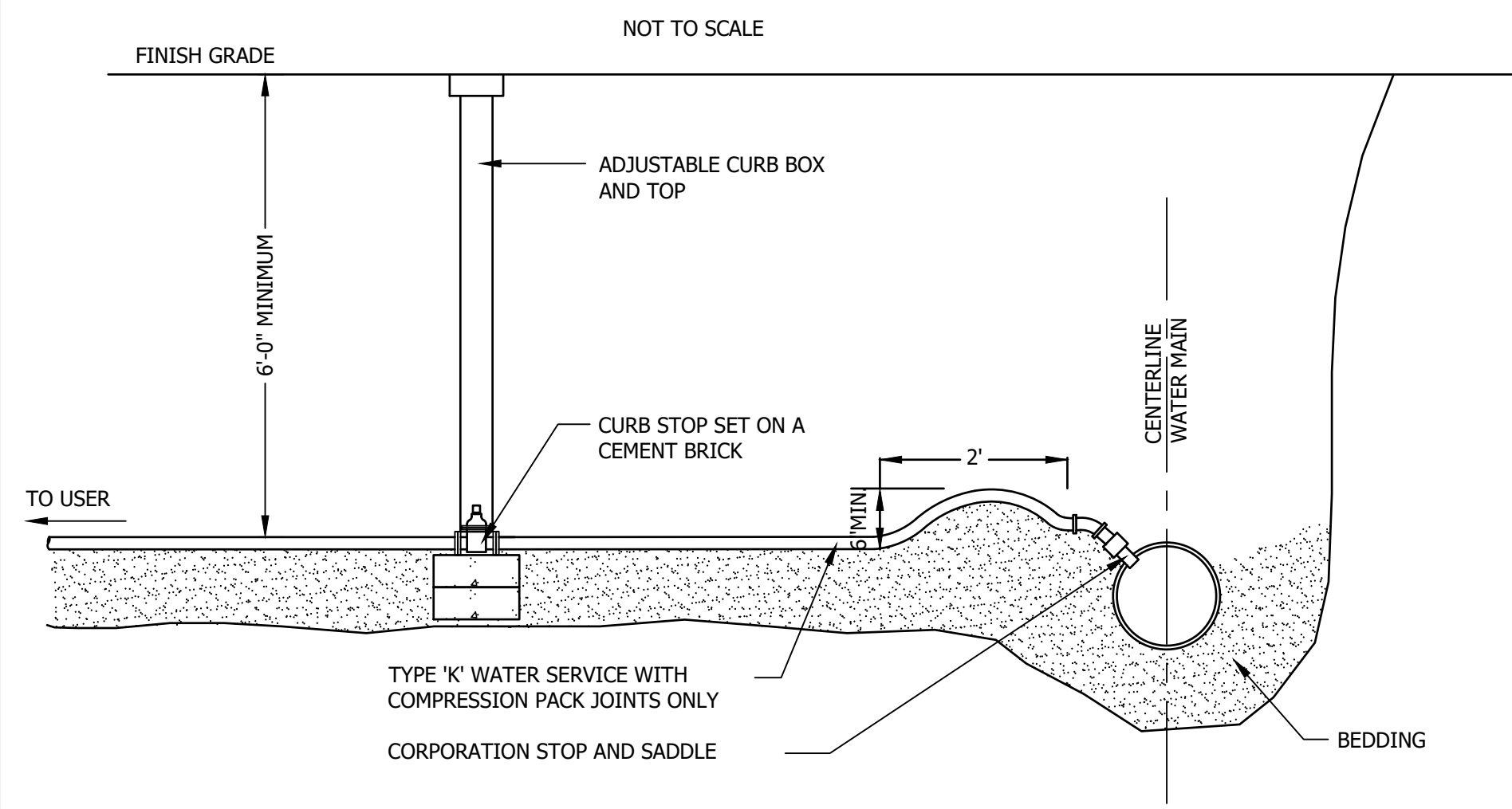
UTILITIES PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
01	2022-06-02	REVISED UTILITIES	MJS	MCS

DATE: 2022-05-04	PROJECT #: 220102
ENG'D BY: MJS	DRAWN BY: AWS
CHECK'D BY: MJS	ARCHIVE #: H---

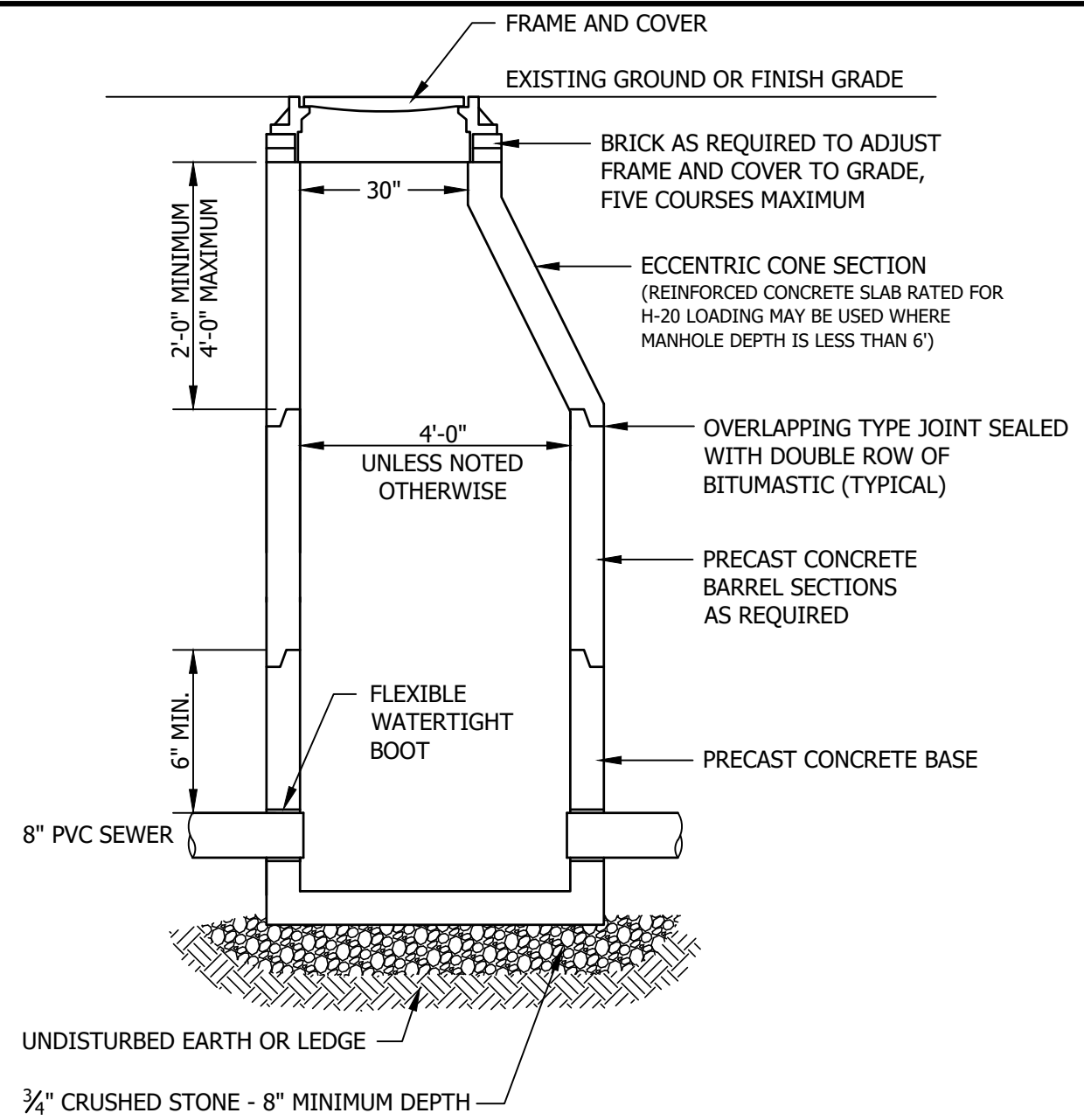
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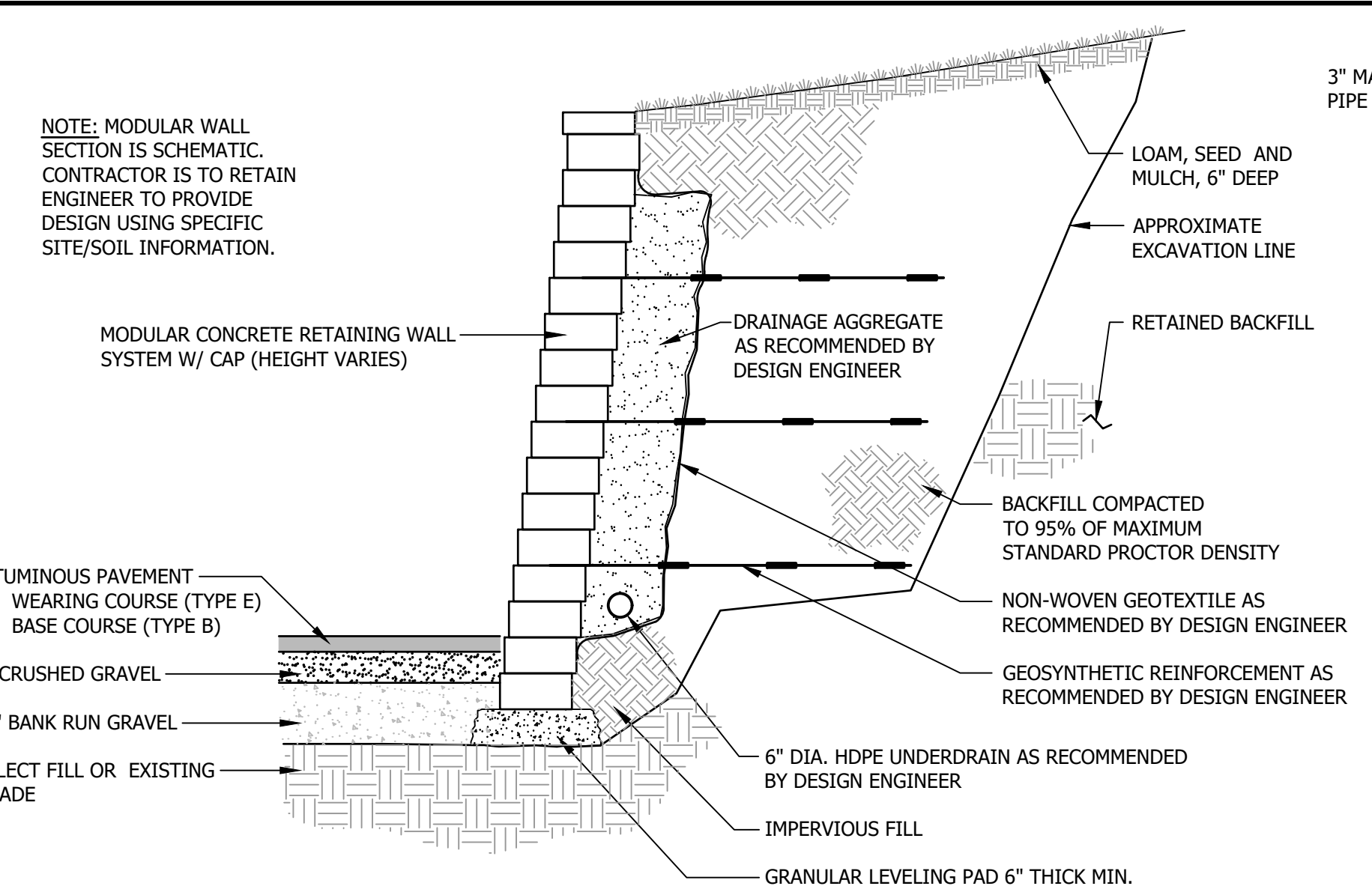
WATER SERVICE CONNECTION

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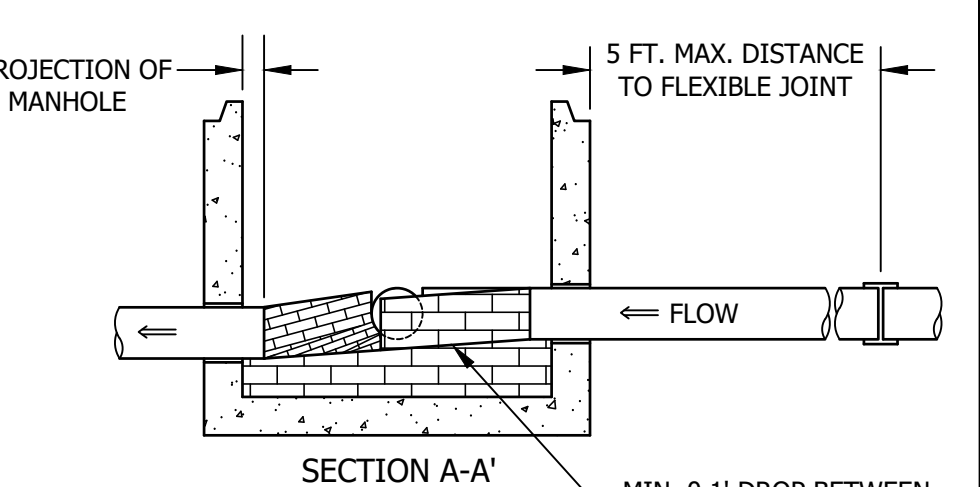
SANITARY SEWER MANHOLE DETAIL

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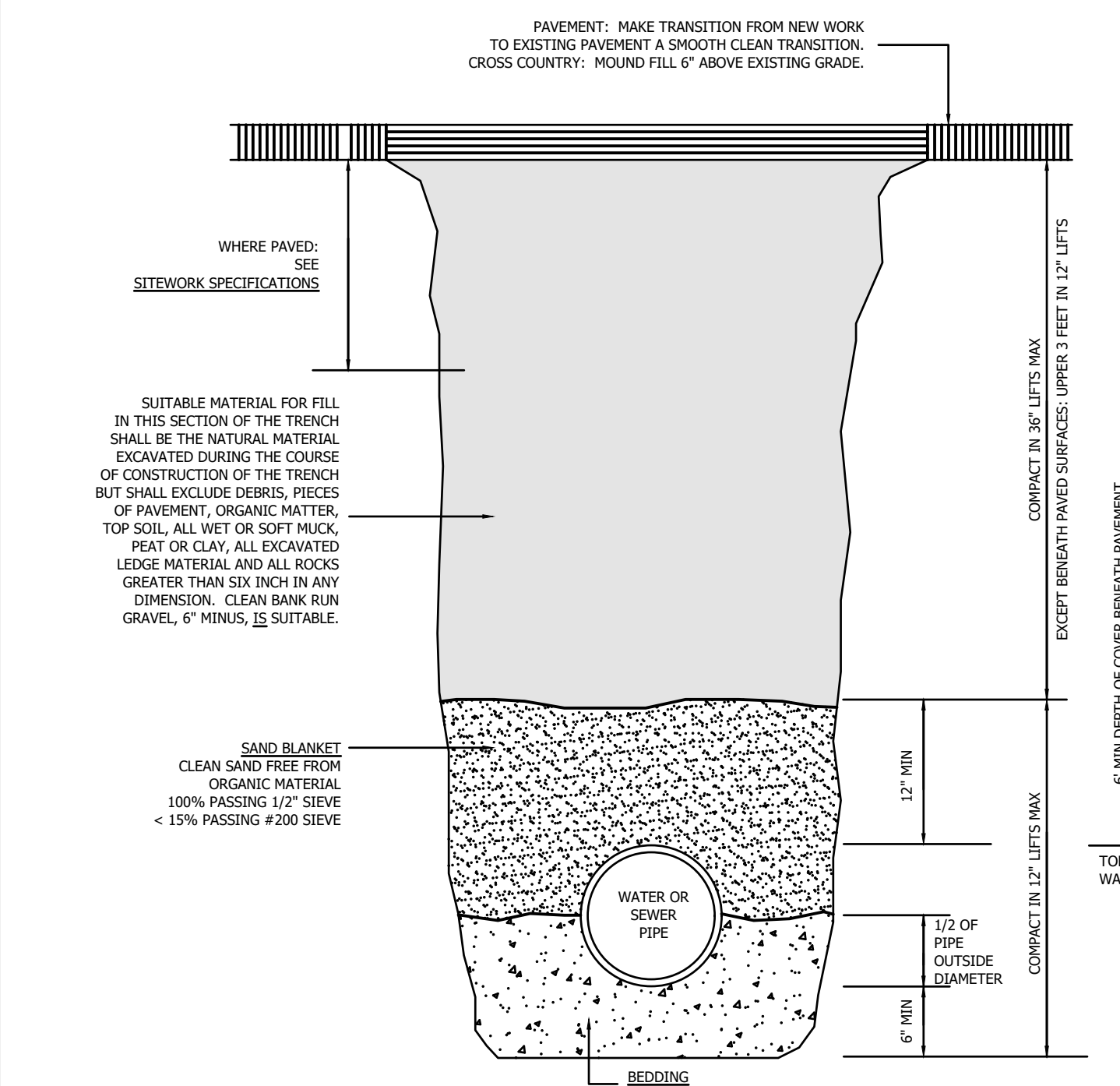
MODULAR RETAINING WALL DETAIL

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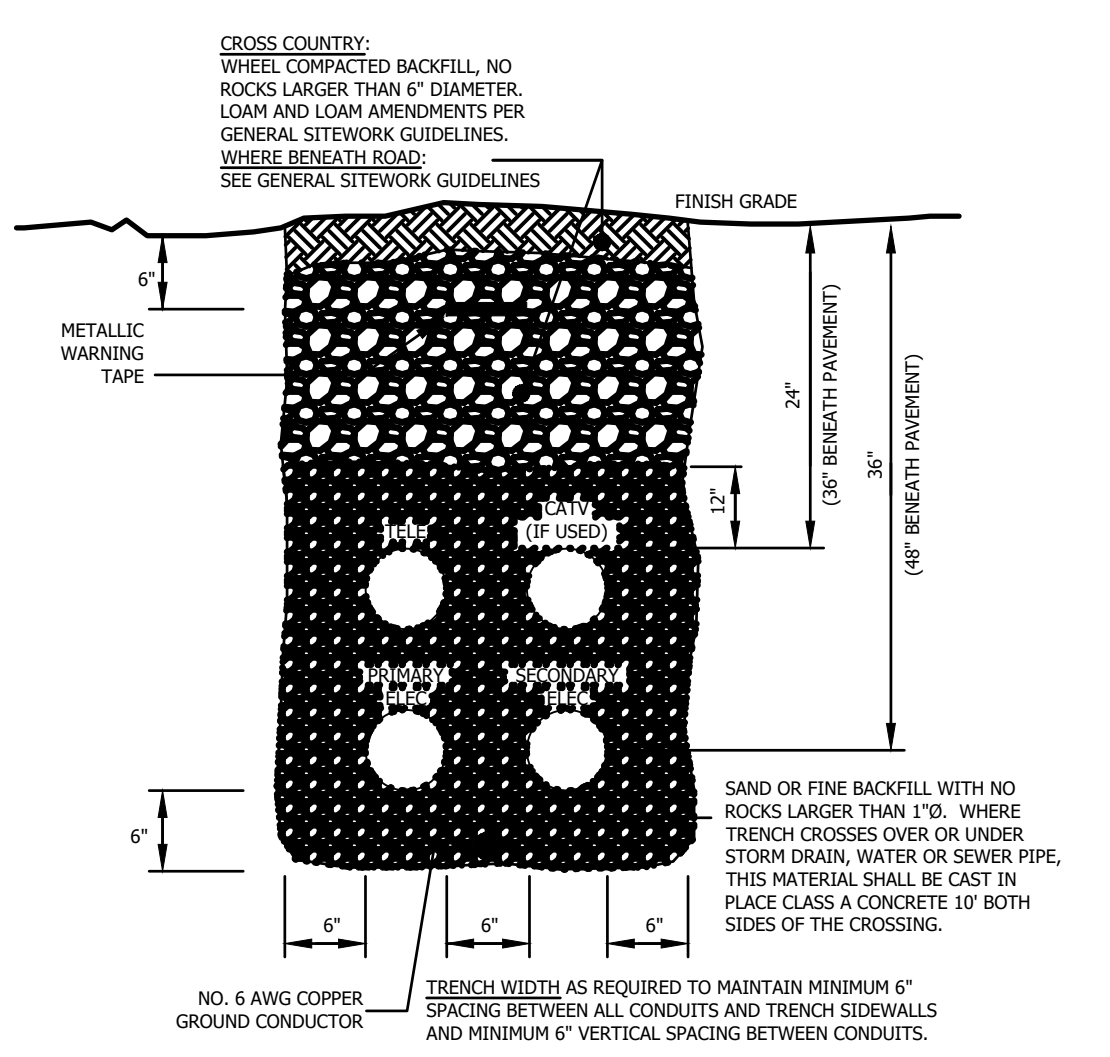
MANHOLE INVERT DETAILS

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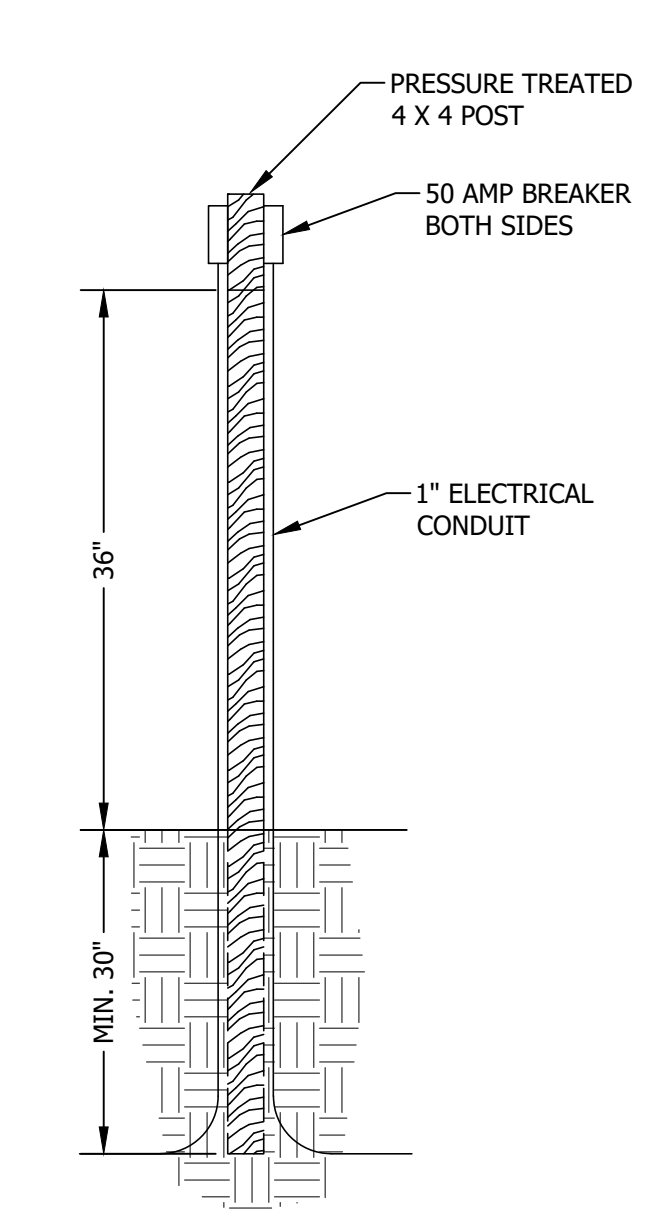
WATER and SEWER PIPE TRENCH SECTION

NO SCALE



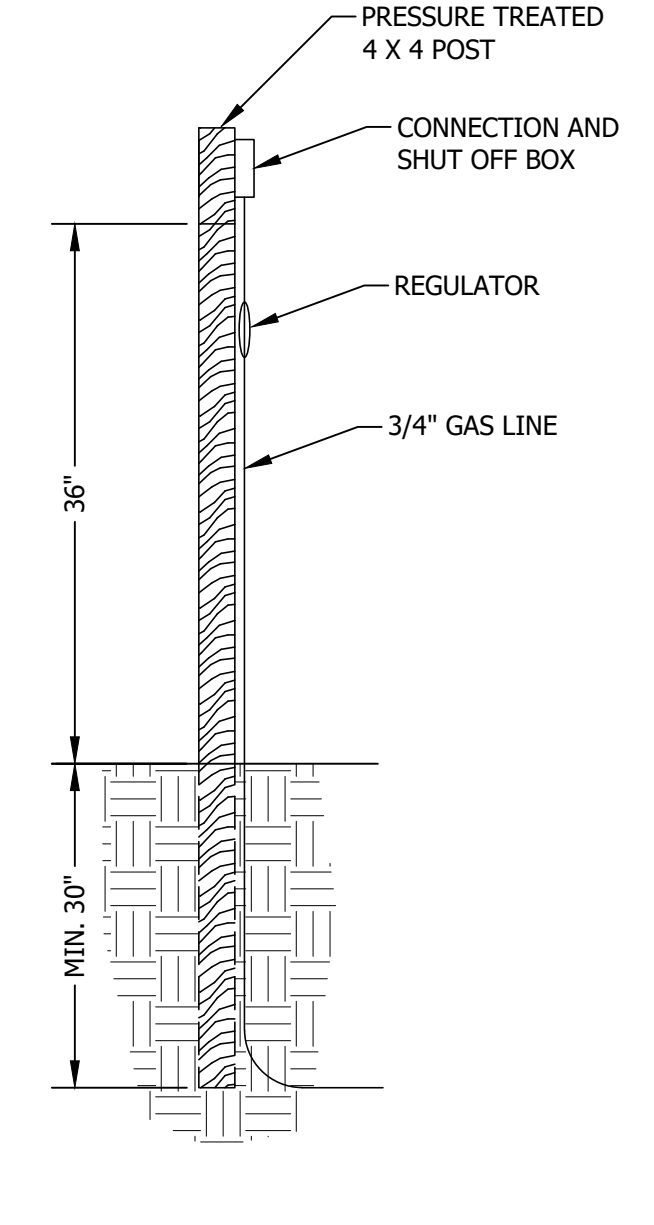
CONDUIT TRENCH DETAIL

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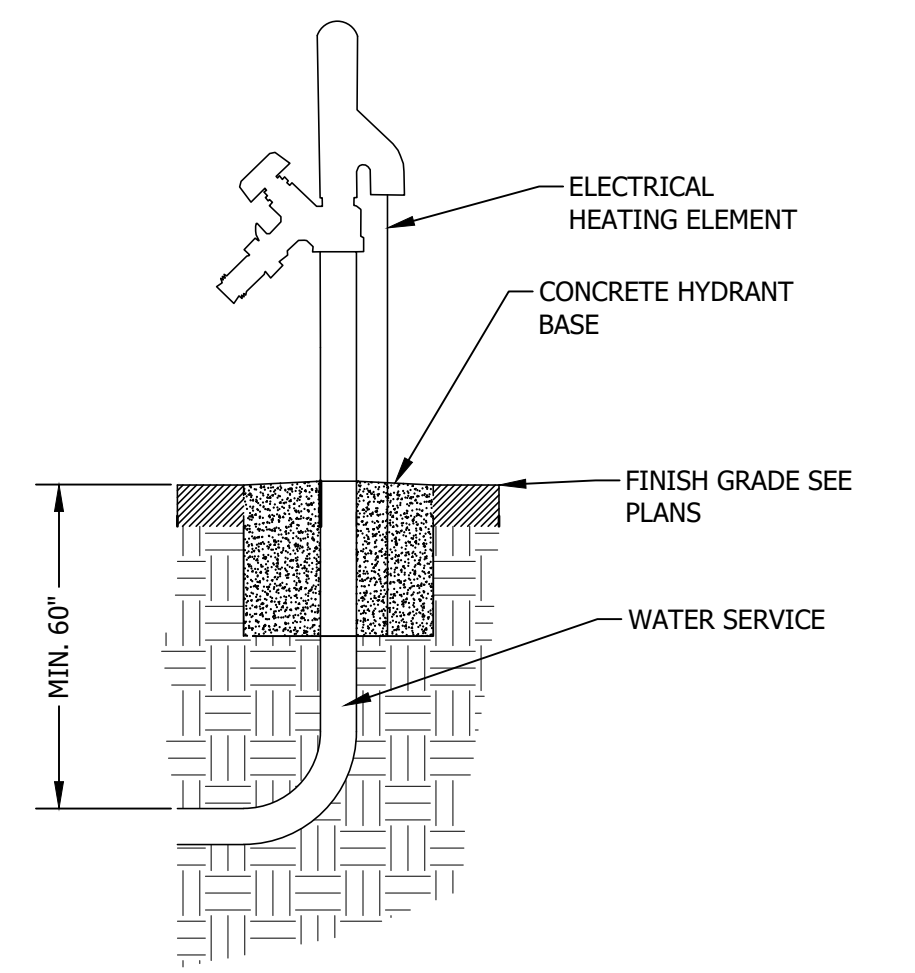
ELECTRICAL SERVICE

NOT TO SCALE



GAS SERVICE

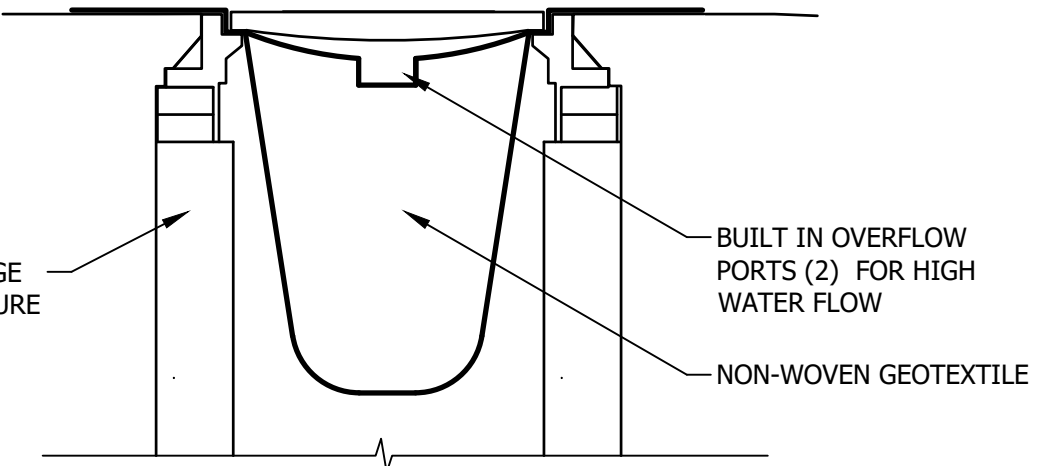
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YARD HYDRANT

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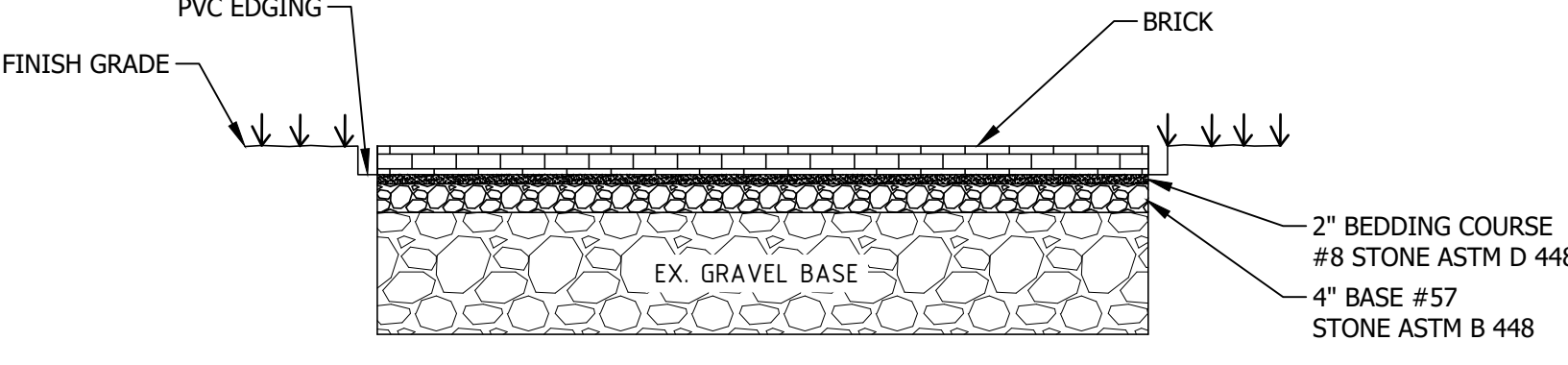
SEWER PIPE SHALL BE SOLID WALL SDR 35 PVC PIPE CONFORMING TO ASTM D3034
 WATER PIPE SHALL BE CEMENT LINED DUCTILE IRON CLASS 52
 DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER
 AND COPPER TUBE SIZE HDPE PLASTIC 200# CLASS



CATCH BASIN PROTECTION INSERT TYPE

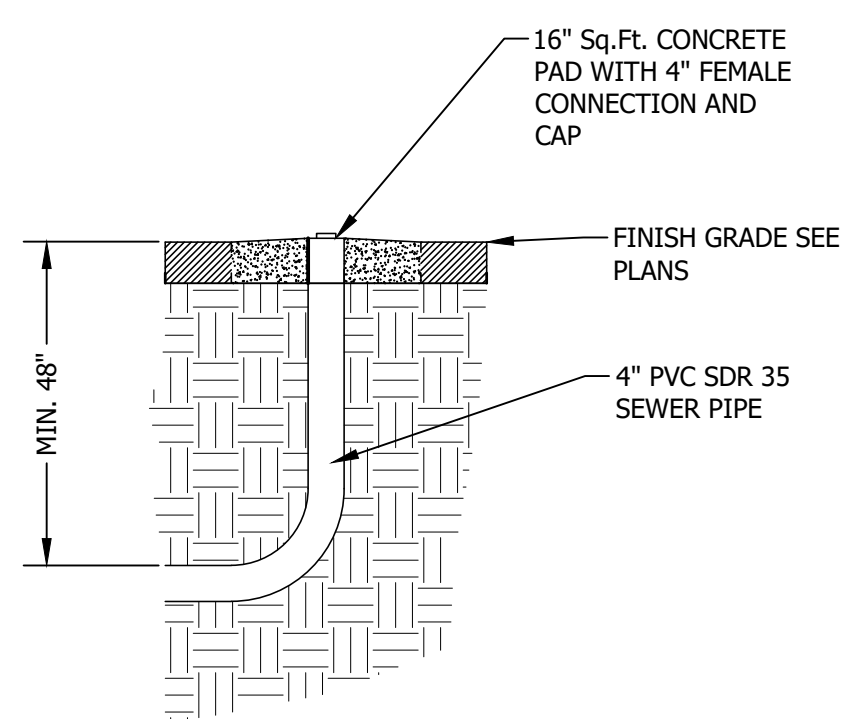
NO SCALE

1. ALL UTILITY SYSTEMS SHALL BE PLACED UNDERGROUND IN CONFORMITY WITH THE TERMS AND SPECIFICATIONS OF THE UTILITY COMPANIES INVOLVED. DETAIL SHOWN IS ADVISORY IN NATURE, FOR BIDDING PURPOSES.
2. CONTRACTOR SHALL CONTACT ELECTRIC, CABLE AND TELEPHONE OFFICES A MINIMUM OF 24 HOURS PRIOR TO START OF INSTALLATION TO MAKE ARRANGEMENTS FOR ON-SITE INSPECTIONS.
3. ALL CONDUIT SHALL BE 4" DIAMETER GRAY NESC SCHEDULE 40 PVC.
4. DEPTHS SHOWN ARE TO FINISH GRADE.
5. TRENCHES ARE TO BE AS STRAIGHT AND DIRECT LINE AS POSSIBLE. ROUTES THROUGH UNSTABLE SOILS OR OTHER HAZARDS ARE TO BE AVOIDED.
6. A PULLING ROPE, 1/4" DIAMETER POLYPROPYLENE AND CAPABLE OF A 200 TO 300 POUND PULL, SHALL BE INSTALLED IN EACH CONDUIT.
7. ALL UNDERGROUND JOINTS SHALL BE GLUED WITH CEMENT AS RECOMMENDED BY THE CONDUIT MANUFACTURER.



BRICK WALKWAY

NOT TO SCALE



SEWER SERVICE

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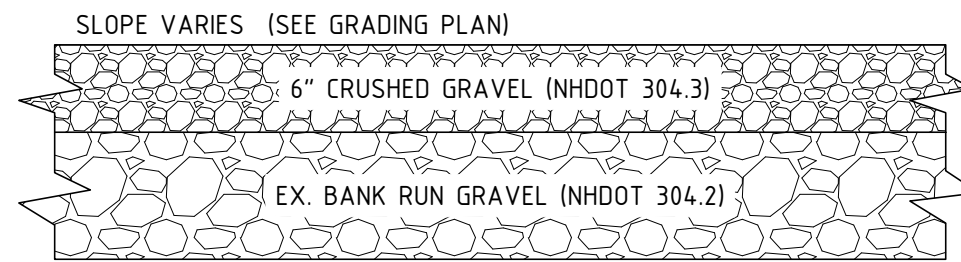
CONSTRUCTION DETAILS

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: 2022-05-04	PROJECT #: 220102
ENG'D BY: MJS	DRAWN BY: AWS/MCS
CHECK'D BY: MJS	ARCHIVE #: H-___
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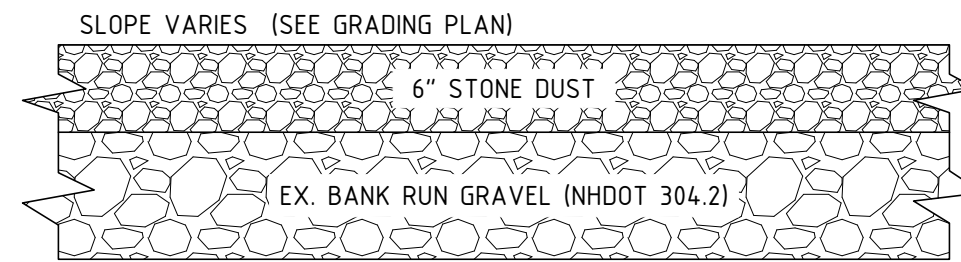
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- NOTES:**
1. COMPLETELY REMOVE DELETERIOUS MATERIALS ENCOUNTERED BELOW PARKING AREA.
 2. COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR.

GRAVEL CROSS-SECTION

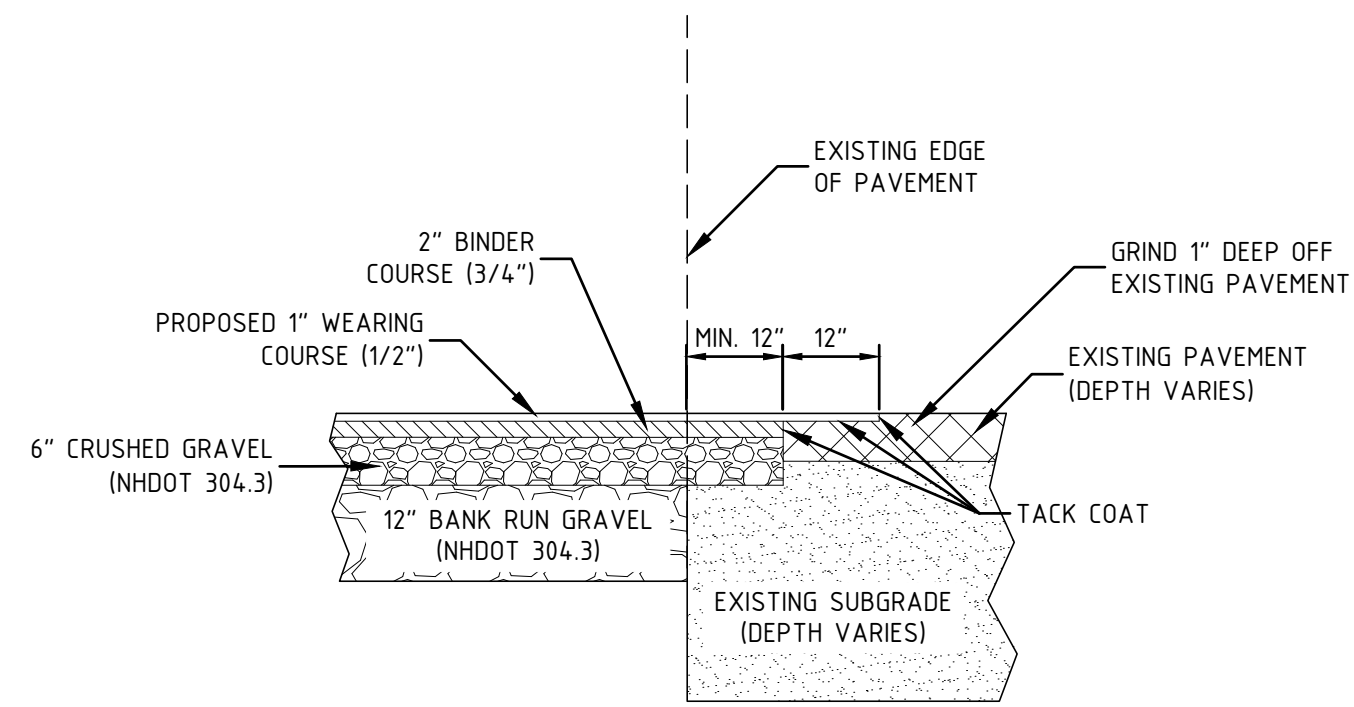
NTS



- NOTES:**
1. COMPLETELY REMOVE DELETERIOUS MATERIALS ENCOUNTERED BELOW PARKING AREA.
 2. COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR.

PATIO CROSS SECTION

NTS



- NOTES:**
1. SAWCUT THROUGH DEPTH OF PAVEMENT AT LEAST 1 FT. FROM EDGE OR GREATER IF REQUIRED BY NHDOT.
 2. INSTALL AND COMPACT CRUSHED GRAVEL TO GRADE.
 3. PLACE BINDER COURSE.
 4. GRIND EXISTING PAVEMENT 1 FT. WIDE TO A DEPTH NECESSARY TO PROPERLY MATCH NEW WEARING COURSE PAVEMENT.
 5. TACK COAT ALL EXISTING PAVEMENT SURFACES WITH EMULSIFIED ASPHALT (MS-1) PRIOR TO PLACING NEW PAVEMENT.

TYPICAL PAVEMENT SAWCUT DETAIL

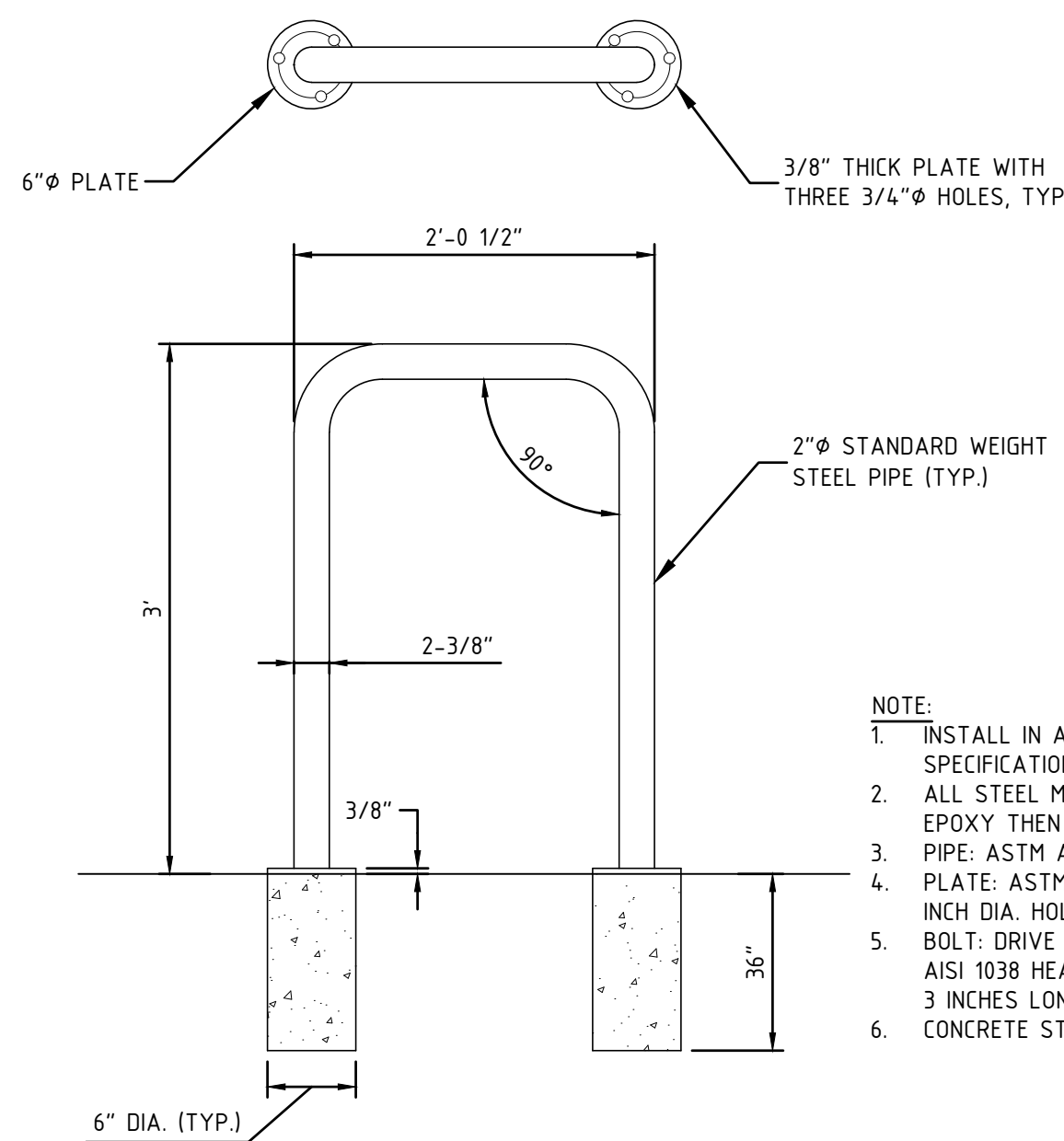
NTS

ITEM NO.	SIGN SIZE		TEXT	NO. SIGNS REQ'D
	HEIGHT	WIDTH		
R1-1	30"	30"		1
R7-8	18"	12"		1
R7-8a	9"	18"		1

- NOTES:**
1. ALL SIGNS SHALL BE PER "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
 2. ALL FREE STANDING SIGNS TO BE MOUNTED AT A MINIMUM HEIGHT OF 7' FROM THE EXISTING GRADE TO THE BOTTOM OF THE SIGN

SIGN SCHEDULE

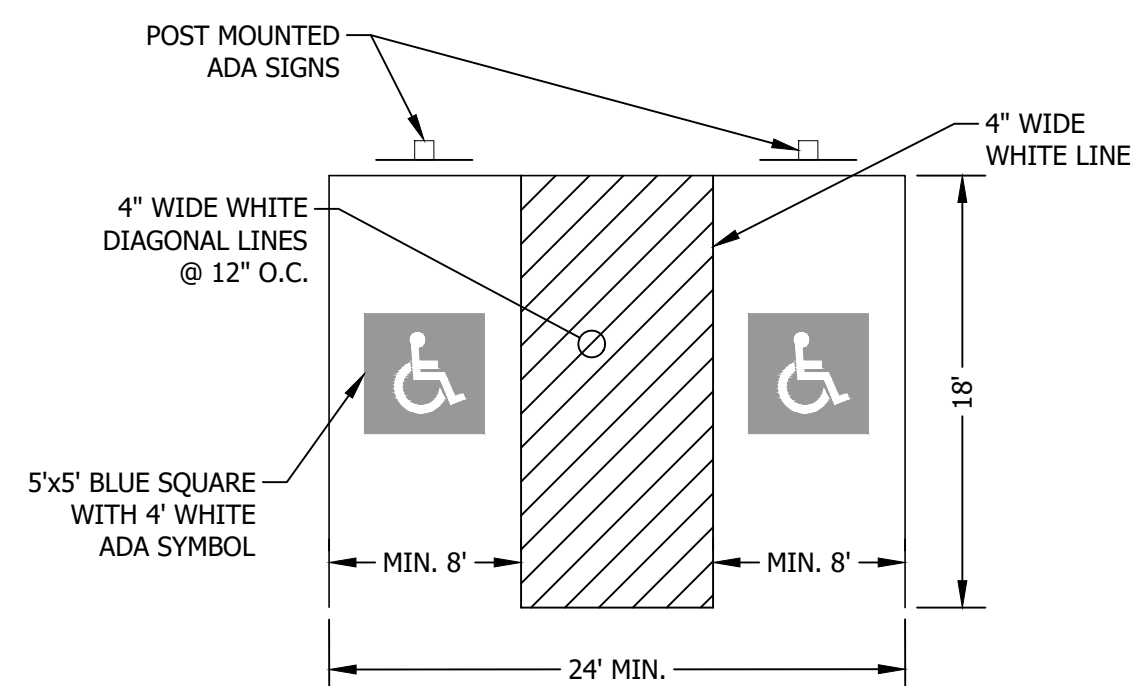
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- NOTE:**
1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 2. ALL STEEL MEMBERS SHALL BE COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 3. PIPE: ASTM A53 GRADE B STANDARD WEIGHT STEEL PIPE
 4. PLATE: ASTM 136 3/8 INCH THICK PLATE WITH THREE 3/4 INCH DIA. HOLES AT 120 DEGREE SPACING.
 5. BOLT: DRIVE TYPE ANCHOR BOLT MADE OF ZINC PLATED AISI 1038 HEAT TREATED CARBON STEEL, 1/2 INCH DIA. BY 3 INCHES LONG.
 6. CONCRETE STRENGTH TO BE 3,000 PSI AT 28 DAYS.

TYPICAL BIKE RACK DETAIL

NTS



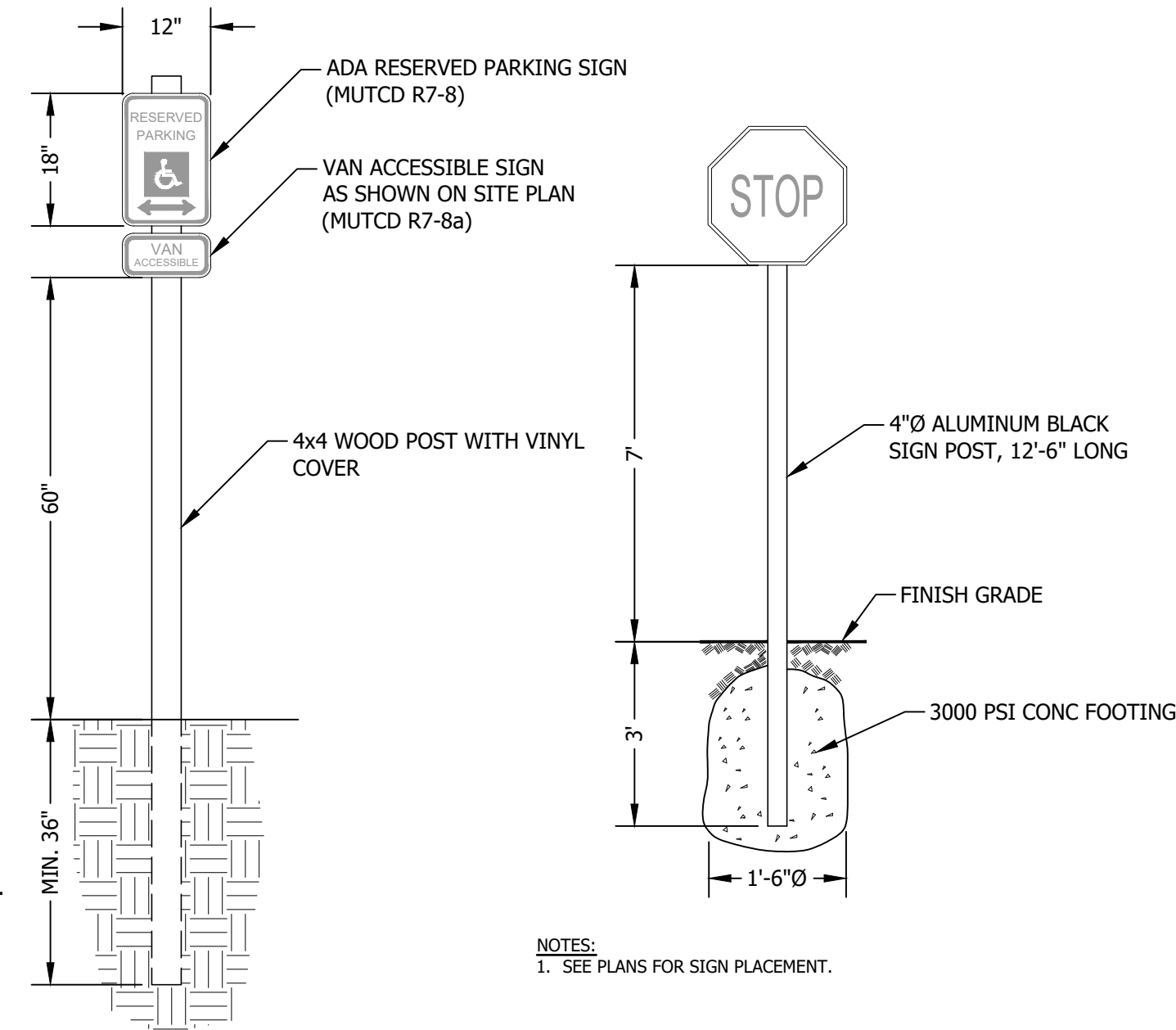
- NOTES:**
1. SEE SITE PLAN FOR STRIPING LAYOUT

PAVEMENT MARKINGS:

1. STRIPE PARKING AREAS AND DRIVES AS SHOWN, INCLUDING PARKING SPACES, HANDICAP SYMBOLS, AND PAINTED ISLANDS. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) AND AASHTO M248 TYPE "F". MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
2. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGN AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
3. PAINTED ISLANDS SHALL BE 4 INCH WIDE DIAGONAL LINES SPACED AT 3 FT. O.C. BORDERED BY 4 INCH WIDE LINES.
4. MAXIMUM SLOPE OF ADA PARKING IS 2%

ADA PARKING AND SIGNAGE DETAIL

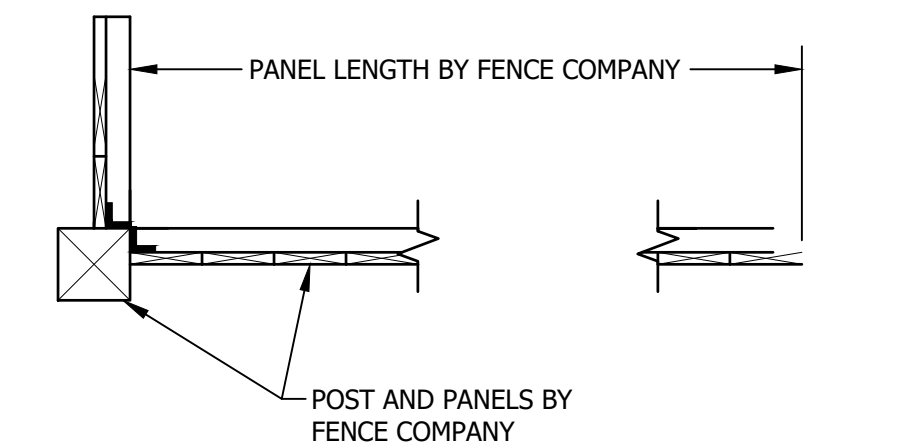
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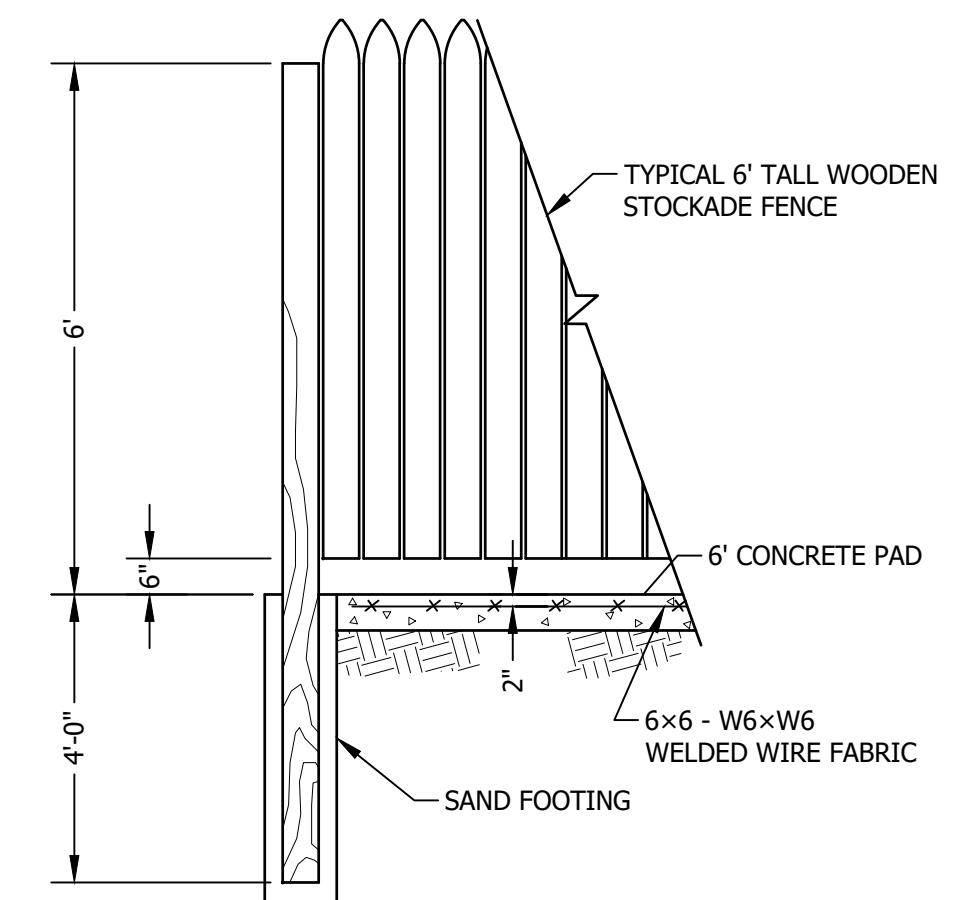
- NOTES:**
1. SEE PLANS FOR SIGN PLACEMENT.

TYPICAL POLE MOUNTED SIGN DETAIL

NOT TO SCALE



PLAN VIEW



ELEVATION VIEW

DUMPSTER ENCLOSURE

NOT TO SCALE

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SLIPKNOT
PROPERTIES, LLC
15 NEWMARKET ROAD
MAP 5, LOT 4-10
DURHAM, NH 03824

CONSTRUCTION DETAILS

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

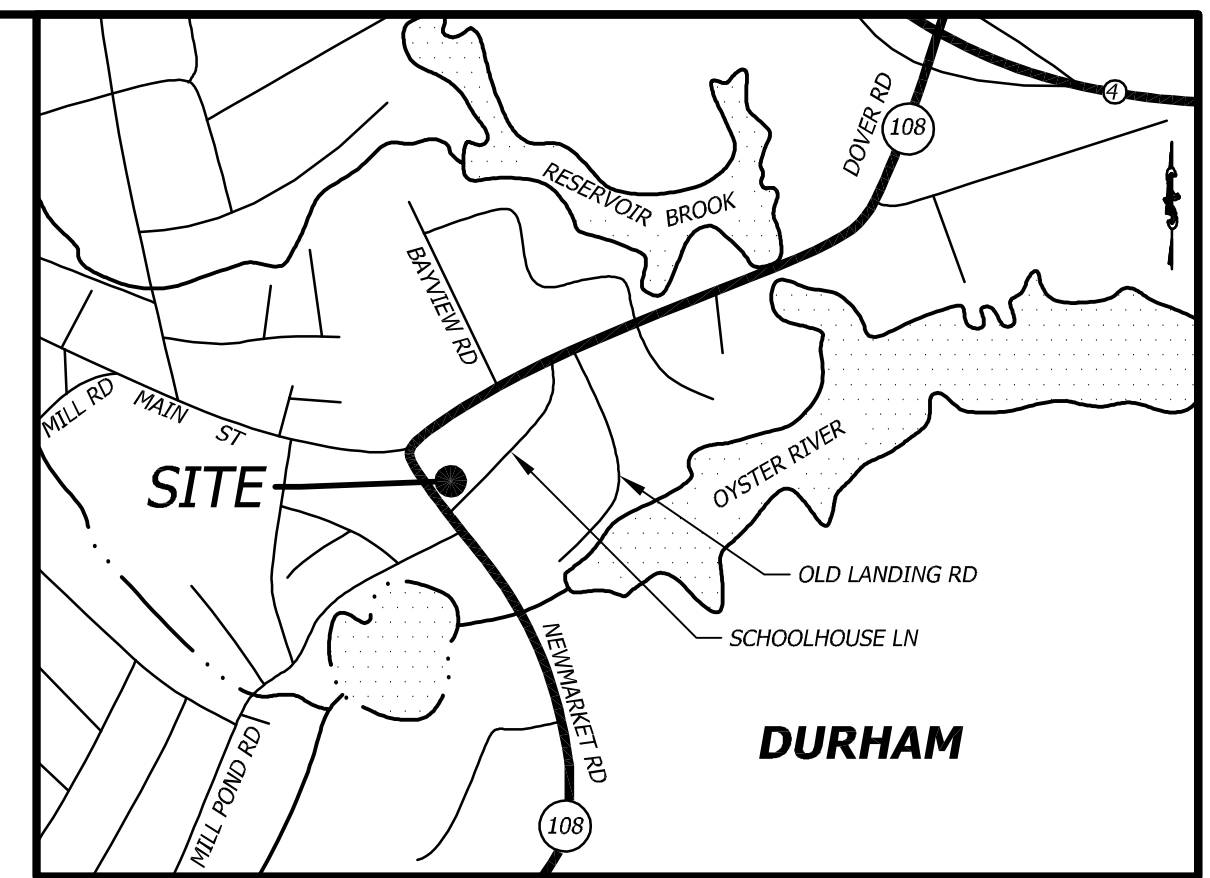
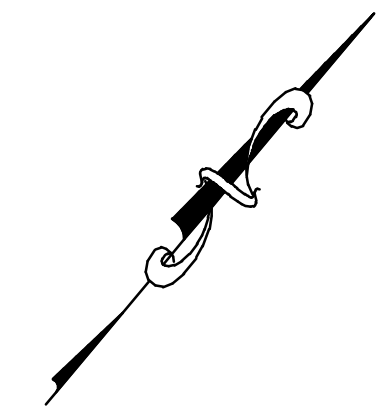
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CHECK'D BY: MJS	ARCHIVE #: H-___

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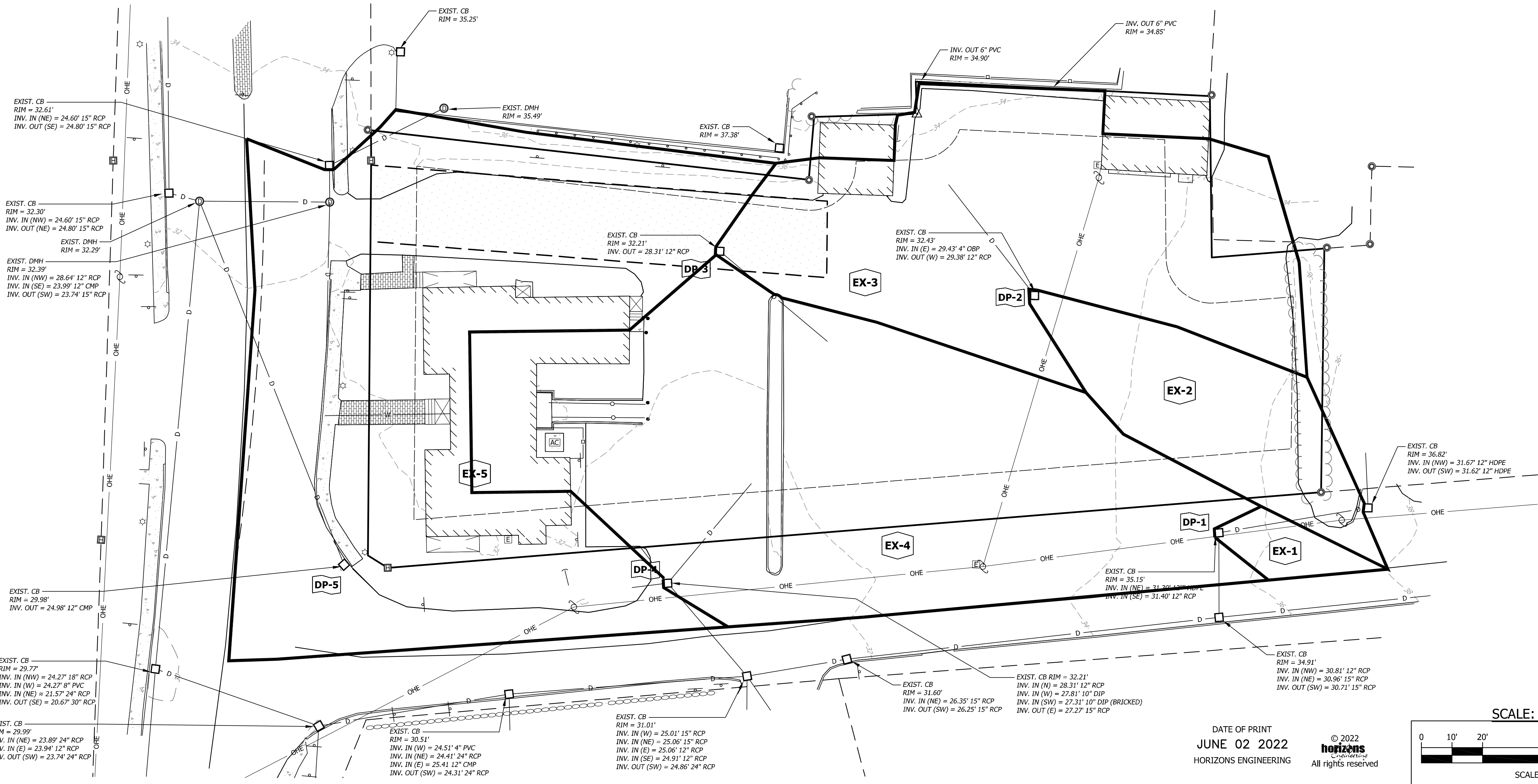
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LEGEND

- | | | | |
|--|-----------------------------|--|---------------------------------|
| | AIR CONDITIONING | | PROPERTY LINE |
| | ELECTRIC METER | | CONTOUR - MAJOR INTERVAL |
| | GAS VALVE | | CONTOUR - MINOR INTERVAL |
| | DECIDUOUS TREE | | ABUTTING PROPERTY LINE |
| | STUMP | | GUARD RAIL |
| | SIGN | | VINYL FENCE |
| | GATE VALVE | | BRUSH / TREE LINE |
| | SEWER MANHOLE | | EXISTING EASEMENT LINE |
| | DRAINAGE MANHOLE | | UNDERGROUND WATERLINE |
| | CATCH BASIN | | EXISTING UNDERGROUND DRAIN |
| | UTILITY POLE | | EXISTING UNDERGROUND SEWER LINE |
| | HYDRANT | | EXISTING UNDERGROUND GAS LINE |
| | BOLLARD | | OVERHEAD ELECTRIC |
| | IRON ROD FOUND | | GRANITE CURB |
| | NEW HAMPSHIRE HIGHWAY BOUND | | PAVEMENT |
| | MAGNAIL FOUND | | BRICK |
| | TEMPORARY BENCHMARK | | CONCRETE PAD |
| | LIGHT POST | | DRAINAGE AREA |
| | | | ANALYSIS POINT |
| | | | DRAINAGE AREA BOUNDARY |



VICINITY MAP
1" = 1,000'



NEWPORT VT • LITTLETON NH • NEW LONDON NH
POMFRET VT • KENNEBUNK ME • CONWAY NH

EXISTING DRAINAGE PLAN PREPARED FOR

SLIPKNOT PROPERTIES, LLC

26 NEWMARKET ROAD
DURHAM, NH

OF PROPERTY LOCATED AT
15 NEWMARKET ROAD (NH RT 108) &
SCHOOLHOUSE LANE
NEWMARKET, STRAFFORD COUNTY, NH

LAND OF: THMB LLC
87 PACKER FALLS ROAD, DURHAM, NH 03824

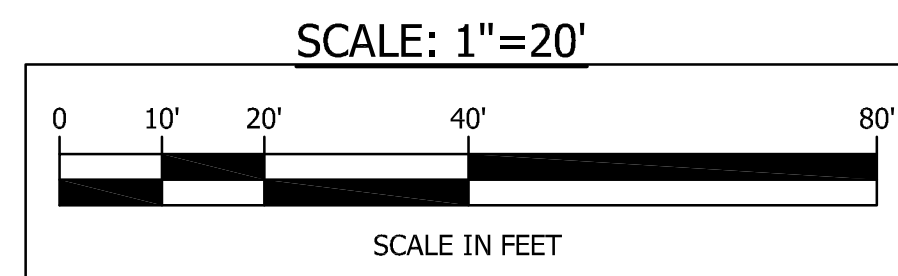
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DATE:	PROJECT #:
6/2/2022	220102
SURV'D BY:	DRAWN BY:
RMF	JFH
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XXX	H-___

SHEET 1 OF 2

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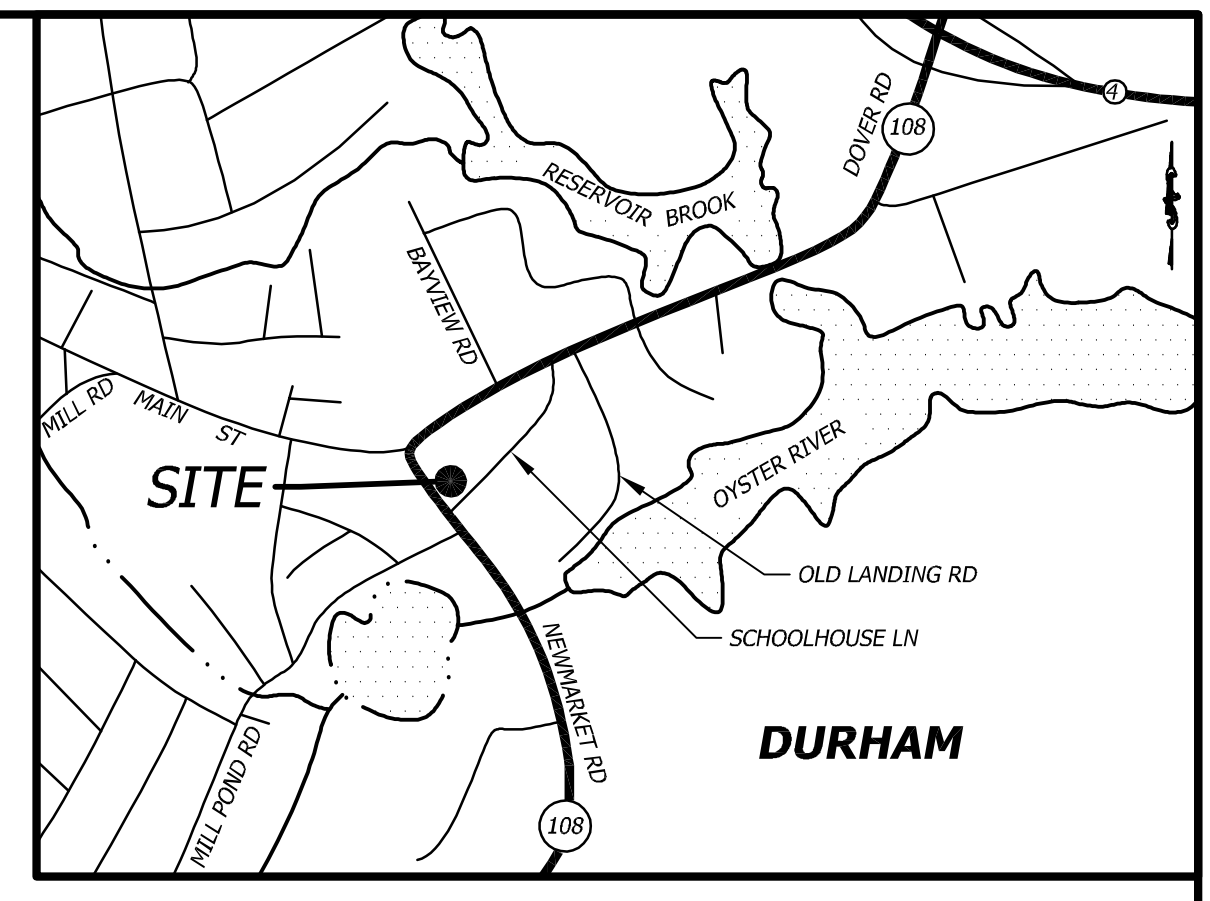
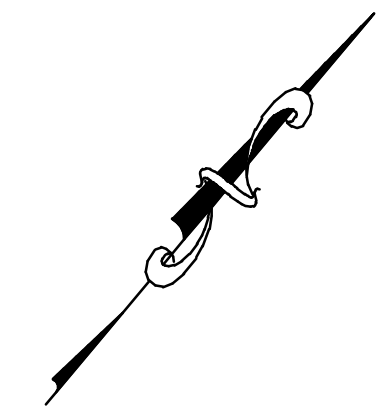
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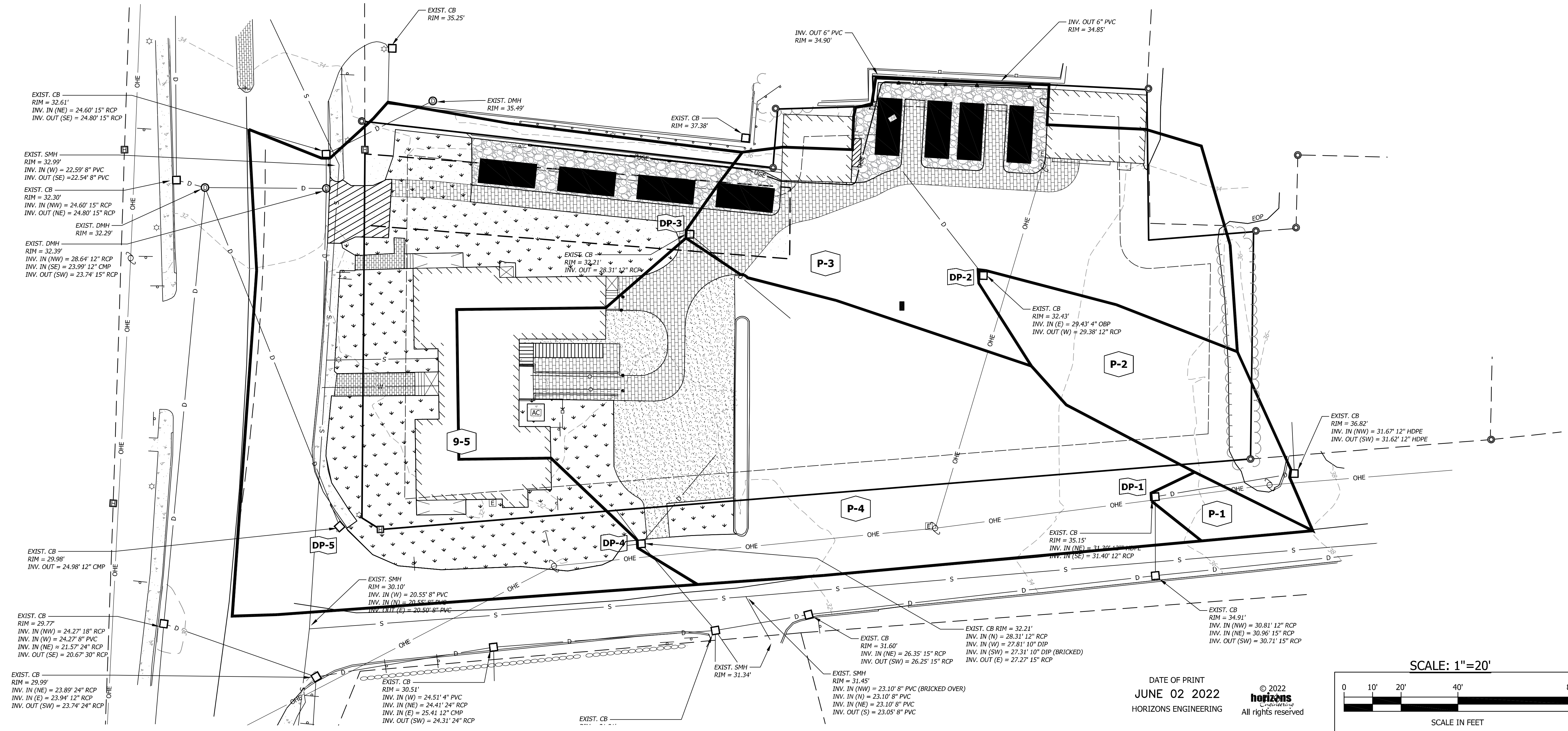
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LEGEND

- | | | | |
|--|-----------------------------|--|---------------------------------|
| | AIR CONDITIONING | | PROPERTY LINE |
| | ELECTRIC METER | | CONTOUR - MAJOR INTERVAL |
| | GAS VALVE | | CONTOUR - MINOR INTERVAL |
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| | TEMPORARY BENCHMARK | | DRAINAGE AREA |
| | LIGHT POST | | ANALYSIS POINT |
| | | | DRAINAGE AREA BOUNDARY |



VICINITY MAP
1" = 1,000'



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POMFRET VT • KENNEBUNK ME • CONWAY NH

PROPOSED DRAINAGE PLAN PREPARED FOR
SLIPKNOT PROPERTIES, LLC
26 NEWMARKET ROAD
DURHAM, NH

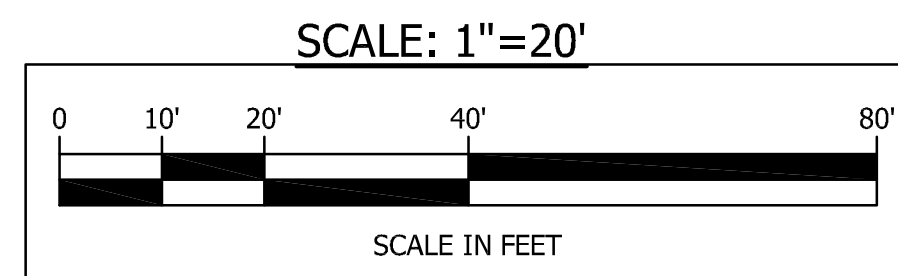
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DATE OF PRINT
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