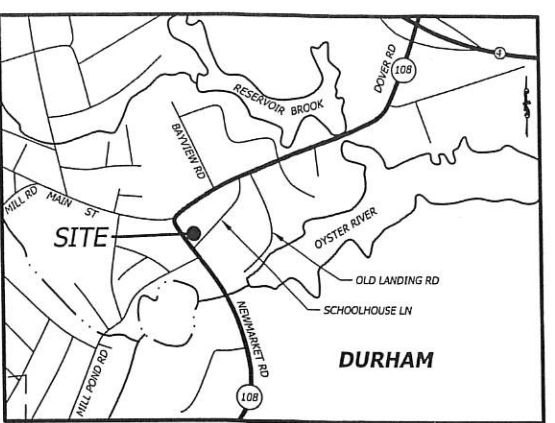
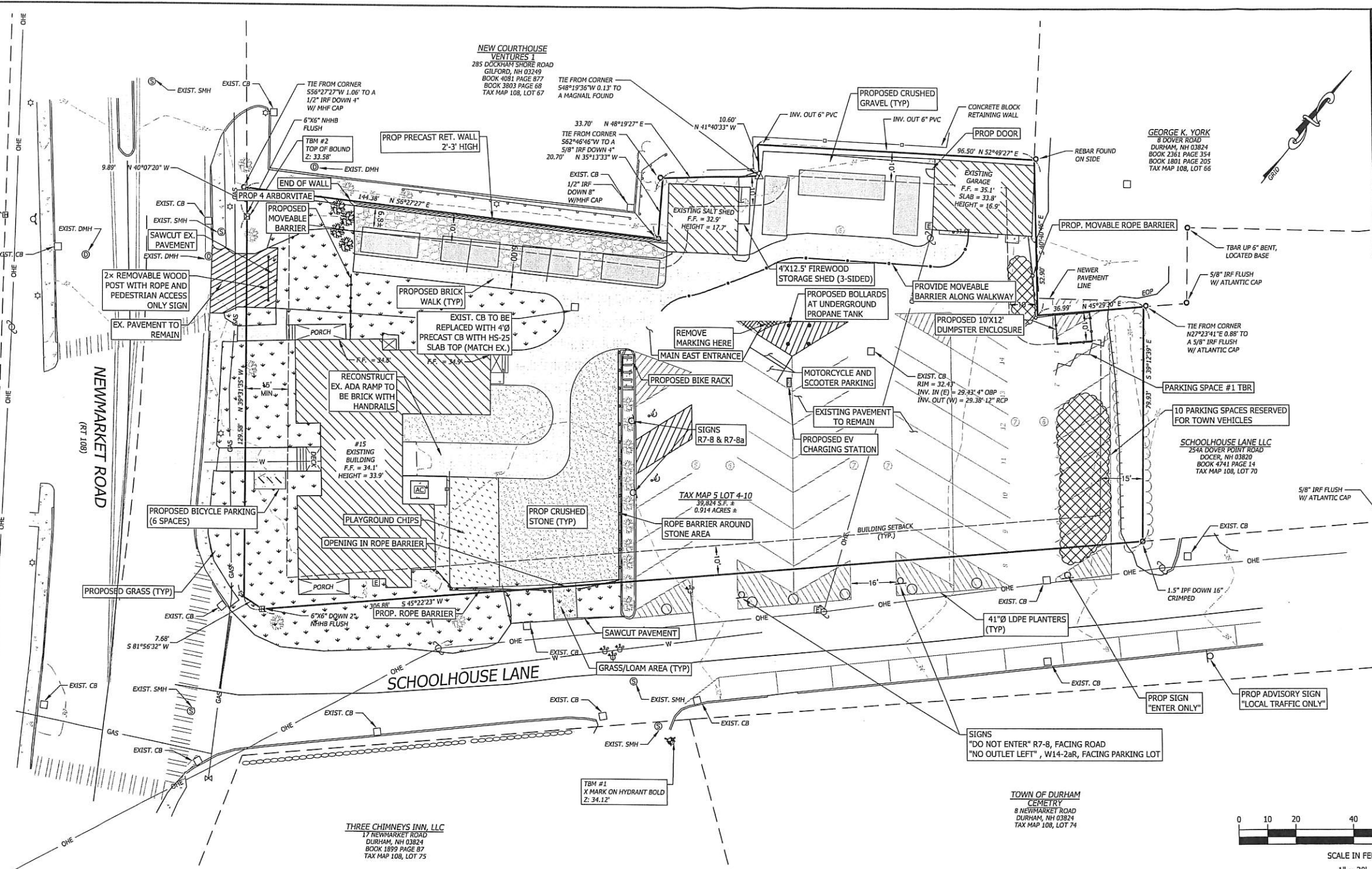


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FINAL APPROVAL BY DURHAM PLANNING BOARD.  
 CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER  
 CERTIFIED \_\_\_\_\_  
 DATE \_\_\_\_\_

TOWN OF DURHAM  
 7 NEWMARKET ROAD  
 DURHAM, NH 03824  
 BOOK 4117 PAGE 564  
 TAX MAP 108, LOT 1

**GENERAL NOTES**

- OWNER OF RECORD  
 SLIPKNOT PROPERTIES LLC  
 26 NEWMARKET ROAD  
 DURHAM, NH 03824  
 BK: 5037 PG: 442
- 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.
- 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.
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN MARCH OF 2022 WITH SOKKIA GRX3 RTK UNITS, LEICA 1203+ AND TOPCON FC-6000.
- 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.
- THE TOWN OF DURHAM HAS A 25' x 150' PARKING EASEMENT ON THE SUBJECT PARCEL AS REFERENCED ON SHEET V101. THE APPLICANT HAS A LICENSE TO UTILIZE THE EASEMENT AREA AS SHOWN ON THIS PLAN AND THE APPLICANT WILL PROVIDE 10 ALTERNATE PARKING SPACES AS NEEDED FOR TOWN USE. IF SNOW IS STORED IN SPACES 3 THROUGH 7 AS SHOWN, TOWN OF DURHAM MAY USE EQUIVALENT PARKING ELSEWHERE ON THE SITE.
- A LICENSE WILL BE ISSUED BY THE TOWN OF DURHAM TO THE OWNER FOR THE USE WITHIN THE RIGHT OF WAY AS SHOWN ON THIS PLAN.
- CONSTRUCTION HOURS - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS 7:00AM TO 6:00PM MONDAY THROUGH FRIDAY AND 9:00AM TO 5:00PM SUNDAY.
- ADDITIONAL INFORMATION - FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE SITE, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824 (603) 868-8064
- NOTICE OF DECISION - IT IS THE RESPONSIBILITY OF THE APPLICANT, SITE CONTRACTOR, AND BUILDING CONTRACTOR TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL AND TO DEVELOP AND MAINTAIN THE SITE CONSISTENT WITH THIS APPROVAL. PLEASE REVIEW THESE PLANS AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064.
- BLASTING - BLASTING AND ON-SITE CHIPPING (OF STONE) IS RESTRICTED TO THE HOURS OF 9:00AM TO 5:00PM MONDAY THROUGH FRIDAY.
- HOURS OF OPERATION (POST-CONSTRUCTION) - THERE IS NO LIMITATION ON THE HOURS OF OPERATION FOR ACTIVITY OCCURRING INSIDE OF THE BUILDING, PROVIDED HOURS CONFORM WITH OTHER APPLICABLE LAW.
- 12.1. FROM MEMORIAL DAY THROUGH LABOR DAY:
  - THE OUTDOOR FOOD TRUCKS MUST STOP SERVING BY 10:00PM
  - FOOD AND ALCOHOL FROM INSIDE THE MAIN BUILDING MUST NOT BE SERVED FOR CONSUMPTION OUTSIDE THE MAIN BUILDING AFTER 10:00PM
  - OUTDOOR ENTERTAINMENT MUST CEASE BY 10:00PM ON THURSDAY THROUGH SUNDAY AND 9:00PM ON MONDAY THROUGH WEDNESDAY.
- 12.1. FROM LABOR DAY THROUGH TO MEMORIAL DAY:
  - THE OUTDOOR FOOD TRUCKS MUST STOP SERVING BY 9:00PM
  - FOOD AND ALCOHOL FROM INSIDE THE MAIN BUILDING MUST NOT BE SERVED FOR CONSUMPTION OUTSIDE THE MAIN BUILDING AFTER 9:00PM
  - OUTDOOR ENTERTAINMENT MUST CEASE BY 9:00PM ON THURSDAY THROUGH SUNDAY AND 8:00PM ON MONDAY THROUGH WEDNESDAY.
- VARIANCE - VARIANCES WERE GRANTED 12 JULY 2022 FOR SIGNAGE LARGER THAN 6' IN THE HISTORIC DISTRICT AND FOR THE CREATION OF TWO HOTEL SUITES IN THE MAIN BUILDING.
- WAIVERS - THE FOLLOWING WAIVERS WERE GRANTED:
  - \$10.1 ALLOWING 36 PARKING SPACES ON SITE WHERE 61 SPACES IS REQUIRED
  - §9.4.2(b) LOCATING THE DUMPSTER 20' FROM THE PROPERTY LINE
  - §11.3.3(c) ALLOWING STORAGE OF 16 BICYCLES WHERE STORAGE FOR 21 IS REQUIRED.

**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	N/A	39,824 SF
LOT FRONTAGE	50 FT	N/A	N/A	140 FT
FRONT SETBACK	15 FT	25 FT	17 FT	17 FT
SIDE SETBACK	10 FT	N/A	N/A	3 FT*
REAR SETBACK	15 FT	N/A	N/A	227 FT
BUILDING HEIGHT	N/A	30 FT*	30 FT*	33.9 FT

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

**PARKING REQUIREMENTS**

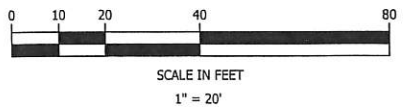
TYPE OF USE	REQUIRED	PROPOSED
RESTAURANT/BAR >4000 SF (4700 SF FLOOR AREA+ 1500 SF OUTDOOR SEATING)	40+1/200 SF OVER 4000SF = 51 SPACES	38 SPACES TOTAL**
FOOD TRUCK (EMPLOYEES) (8 TRUCKS)	1/TRUCK = 8 SPACES	
RETAIL (1600 SF FLOOR AREA)	1/250 SF = 6.4 SPACES*	
BED & BREAKFAST ROOMS (2 ROOMS)	1/ROOM = 2 SPACES	
<b>TOTAL</b>	<b>= 61 SPACES</b>	

\*RETAIL SPACES WERE NOT INCLUDED IN TOTAL SPACES REQUIRED AS THEY ARE RELATED TO RESTAURANT  
 \*\*10 OF THE 38 SPACES ARE RESERVED FOR TOWN PARKING UNDER A PARKING EASEMENT

\*\*THERE ARE ADDITIONAL ON-STREET PARKING SPACES ON SCHOOLHOUSE LN (14 SPACES) AND ON MILL POND ROAD (17 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  
 TAX MAP 108, LOT 69  
 (FORMERLY TAX MAP 5, LOT 4-10)  
 DURHAM, NH 03824

**SITE PLAN**

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
01	2022-06-02	REVISED UTILITIES	MJS	MCS
02	2022-06-29	MINOR SITE REVISIONS	MJS	MCS
03	2022-08-29	REVISED PER TOWN COA	MJS	MCS
04	2022-09-06	REVISED GREASE TRAP LOCATION	MJS	MCS

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