Exhibit A

Existing Conditions

201	3'-0"x 6'-8"	I
202	3'-0"x 6'-6"	I
203	2 - 1'10"x6'6"	I
204	3'-0"x 6'-6"	I
205	3'-0"x 6'-6"	I
206	2'-8" x 6'-6"	I
208	3'-0"x 6'-6"	I
210	3'-0"x 6'-6"	I
211	3'-0"x 6'-6"	I
213	3'-0"x 6'-6"	I
214	3'-0"x 6'-6"	I
215	3'-0"x 6'-8"	I
216	3'-0"x 6'-6"	I

CONF. ROOM 208

NEW ROOF OVER 1ST FLR. INFILL

I.T./ DATA 206

BUILD UP PLATFORM TO CONF. ROOM FLOOR

RAMP

~~NEW SINGLE STEP~~
~~PER IBC 1003.5 (2)~~
USE RAMP IF <4"R
PER IBC 3411.8.5

Single step Up to Conf. room

NEW BUILT IN BASE CABS WITH UPPER BOOK SHELVES

* ALL HARDWA VERIFY WITH

-OFFICE DIVIDERS BY OTHERS

WORKSTATION

NEW MTL HANDRAIL AT 36" AFF

REUSE EXISTING DOOR

4' W. X 3'-6" GLASS

OPEN WORK AREA 209

INSTALL FLEXIBLE BARRIER ROPE TO CLOSE OFF STAIR

UP

202

HOUSEKEEPING 203

2'-8"W x 3'-6" GLASS

206

211

2'-0"

210

3½"

OFFICE 207

OFFICE 210

OFFICE 211

9'-0"

11'-0"

6'-7½"

6'-7½"

Proposed Changes

201	3'-0"x 6'-8"	I
202	3'-0"x 6'-6"	I
203	2 - 1'10"x6'6"	I
204	3'-0"x 6'-6"	I
205	3'-0"x 6'-6"	I
206	2'-8" x 6'-6"	I
208	3'-0"x 6'-6"	I
210	3'-0"x 6'-6"	I
211	3'-0"x 6'-6"	I
213	3'-0"x 6'-6"	I
214	3'-0"x 6'-6"	I
215	3'-0"x 6'-8"	I
216	3'-0"x 6'-6"	I

Bedroom #1

CONF. ROOM 208

NEW ROOF OVER 1ST FLR. INFILL

I.T./ DATA 206

BUILD UP PLATFORM TO CONF. ROOM FLOOR

~~NEW SINGLE STEP PER IBC 1003.5~~ (2) USE RAMP IF <4"R PER IBC 3411.8.5

Single Step Up to B.R.

* ALL HARDWA VERIFY WITH

NEW BUILT IN BASE CABS WITH UPPER BOOK SHELVES

-OFFICE DIVIDERS BY OTHERS

WORKSTATION

#1

Living #1

NEW MTL HANDRAIL AT 36" AFF

REUSE EXISTING DOOR

Common Entry

#2

~~4'-1"L x 3'-0" GLASS~~

Bathroom #1

~~OPEN WORK AREA~~ 204

INSTALL FLEXIBLE BARRIER ROPE TO CLOSE OFF STAIR

UP

HOUSEKEEPING 203

Living #2

2'-8"W x 3'-6" GLASS

206

211

2'-0"

210

3½"

Bedroom #2

~~OFFICE~~ 207

~~OFFICE~~ 210

Bathroom #2

9'-0"

6'-7½"

~~OFFICE~~ 211

11'-0"

6'-7½"

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Exhibit B

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 MCENEANEY 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.

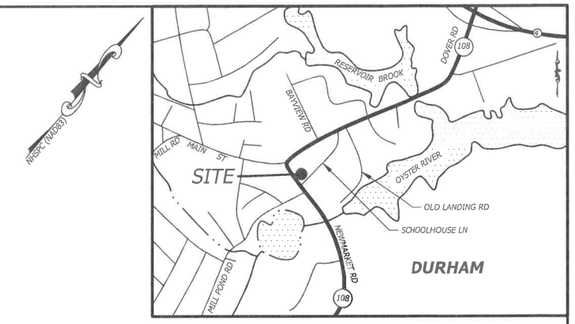
(L) "THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY PLANS OF PROPOSED FEDERAL AID PROJECT, OBD-STP-M-X-5133(003) N.H. NO. C-2424-C, MAIN STREET / NEWMARKET ROAD / N.H. ROUTE 108" DATED FEBRUARY 9, 2000. PREPARED BY AND ON FILE WITH NHDOT. NHDOT PROJECT NUMBER C-2424-C.

(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

- AIR CONDITIONING
- ELECTRIC METER
- GAS VALVE
- DECIDUOUS TREE
- STUMP
- SIGN
- GATE VALVE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- HYDRANT
- BOLLARD
- IRON ROD FOUND
- NEW HAMPSHIRE HIGHWAY BOUND
- MAGNAIL FOUND
- TEMPORARY BENCHMARK
- LIGHT POST

- PROPERTY LINE
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
- ABUTTING PROPERTY LINE
- GUARD RAIL
- VINYL FENCE
- BRUSH / TREE LINE
- EXISITNG EASEMENT LINE
- UNDERGROUND WATERLINE
- EXISTING UNDERGROUND DRAIN
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC
- GRANITE CURB
- PAVEMENT
- BRICK
- CONCRETE PAD



VICINITY MAP
1" = 1,000'

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%

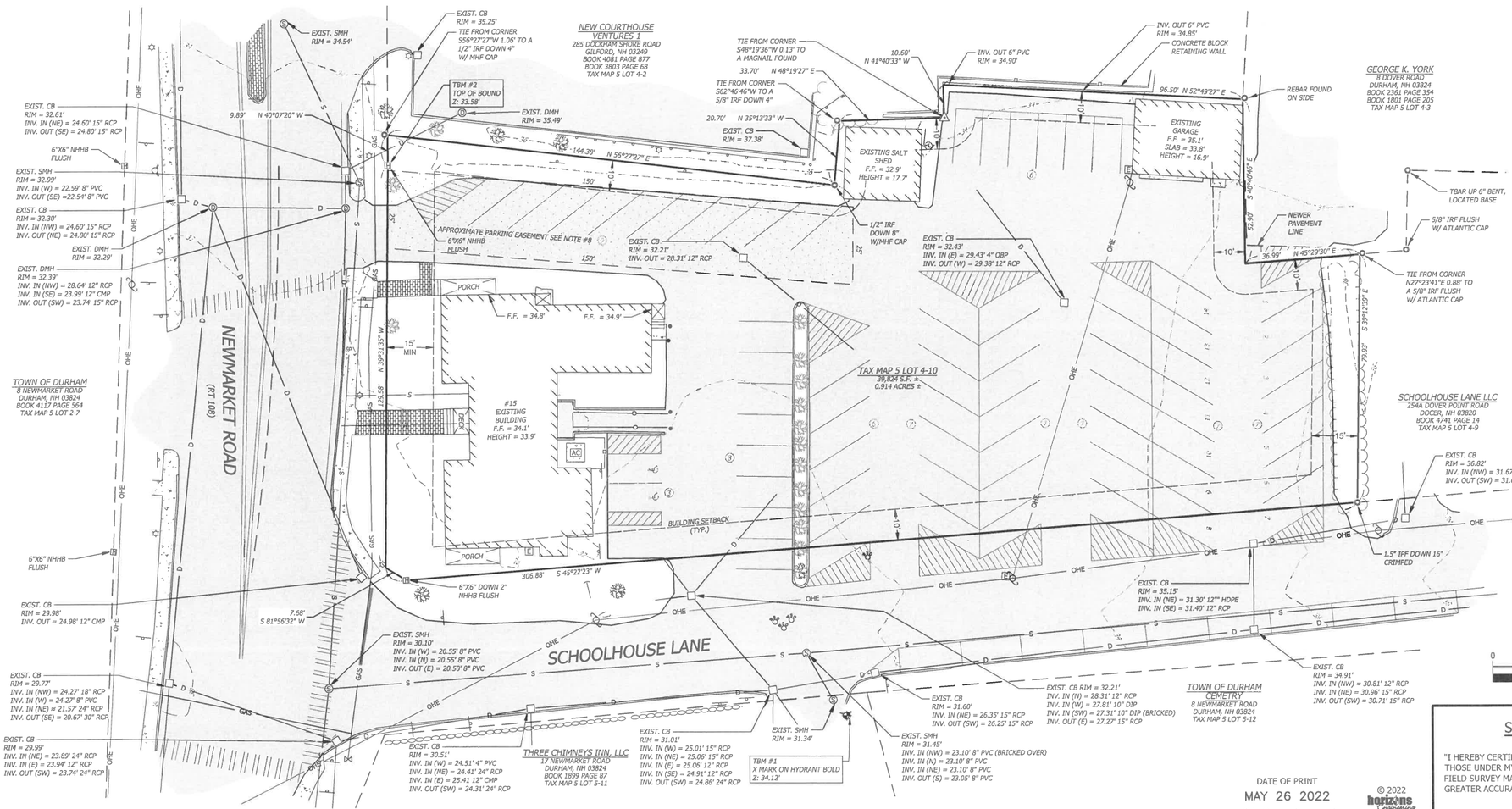
4. THE BEARINGS SHOWN HEREON REFER TO THE NEW HAMPSHIRE COORDINATE SYSTEM (NAD83). THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TAKEN FROM STATIC GPS OBSERVATIONS & PROCESSED USING OPUS.

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.



SCALE: 1"=20'

0 10' 20' 40' 80'

SCALE IN FEET

DATE OF PRINT
MAY 26 2022
HORIZONS ENGINEERING

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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)."

LICENSED LAND SURVEYOR _____ DATE _____

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Civil and Structural Engineering
Land Surveying and Environmental Consulting
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www.horizonsengineering.com

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

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE:	PROJECT #:
2022-04-19	220102
ENG'D BY: RMF	DRAWN BY: RMF
CHECK'D BY: XXX	ARCHIVE #: H-___

V101

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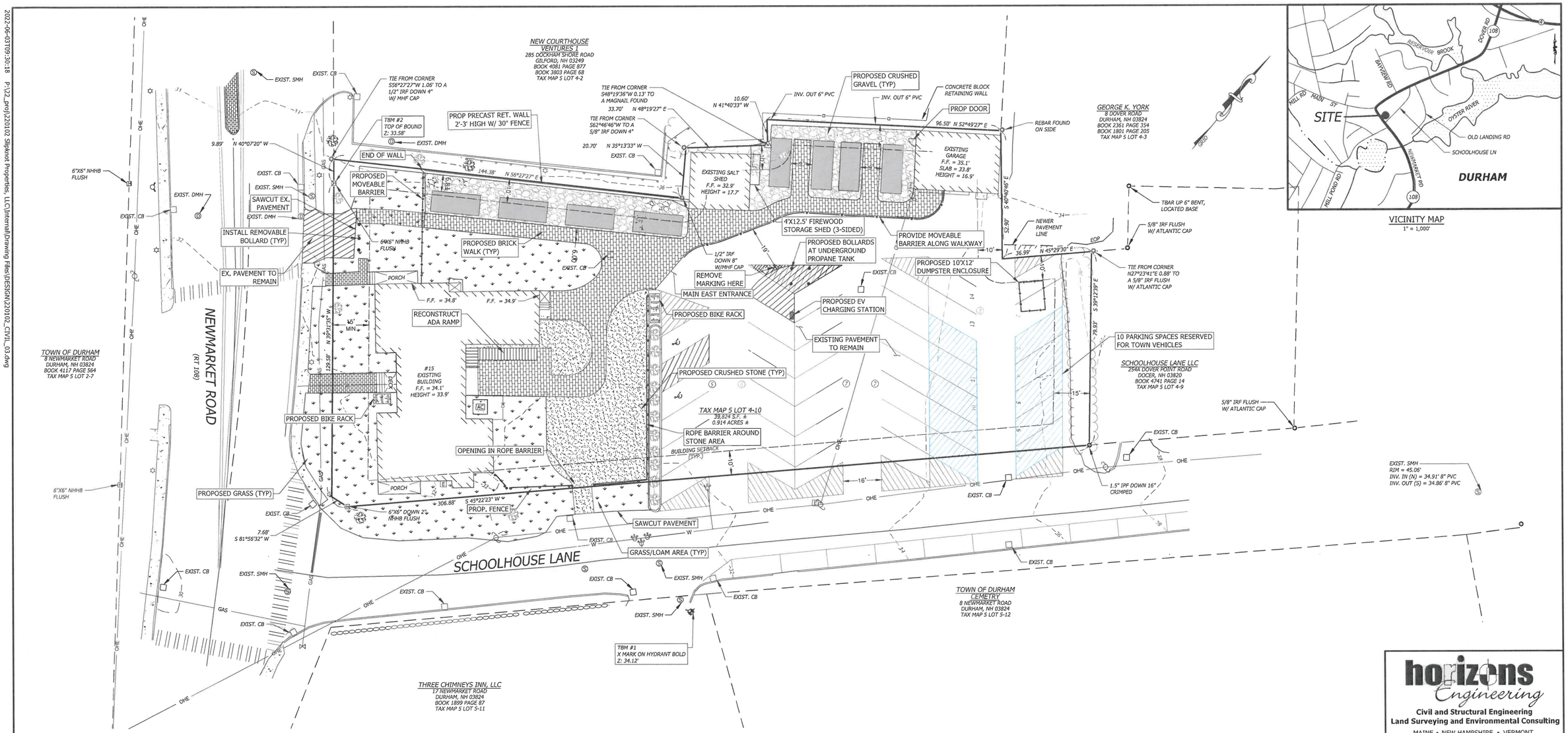

GENERAL NOTES

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 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.

4. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN MARCH OF 2022 WITH SOKKIA GRX3 RTK UNITS, LEICA 1203+ AND TOPCON FC-6000.

5. 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.

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[b]
REAR SETBACK	15 FT	N/A	227 FT
BUILDING HEIGHT	N/A	30 FT[a]	33.9 FT

[a]BUILDING HEIGHT OF 35 FT IS ALLOWED BY SPECIAL EXCEPTION
[b]OUTBUILDINGS 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%

0 10 20 40 80
SCALE IN FEET

FOR REVIEW
NOT FOR CONSTRUCTION

DATE OF PRINT
JUNE 03 2022
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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 UTILITES	MJS	MCS

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

C101

Exhibit C

MERCANTILE
PUBLIC HOUSE

PUBLIC HOUSE
MERCANTILE

MERCANTILE

PUBLIC HOUSE