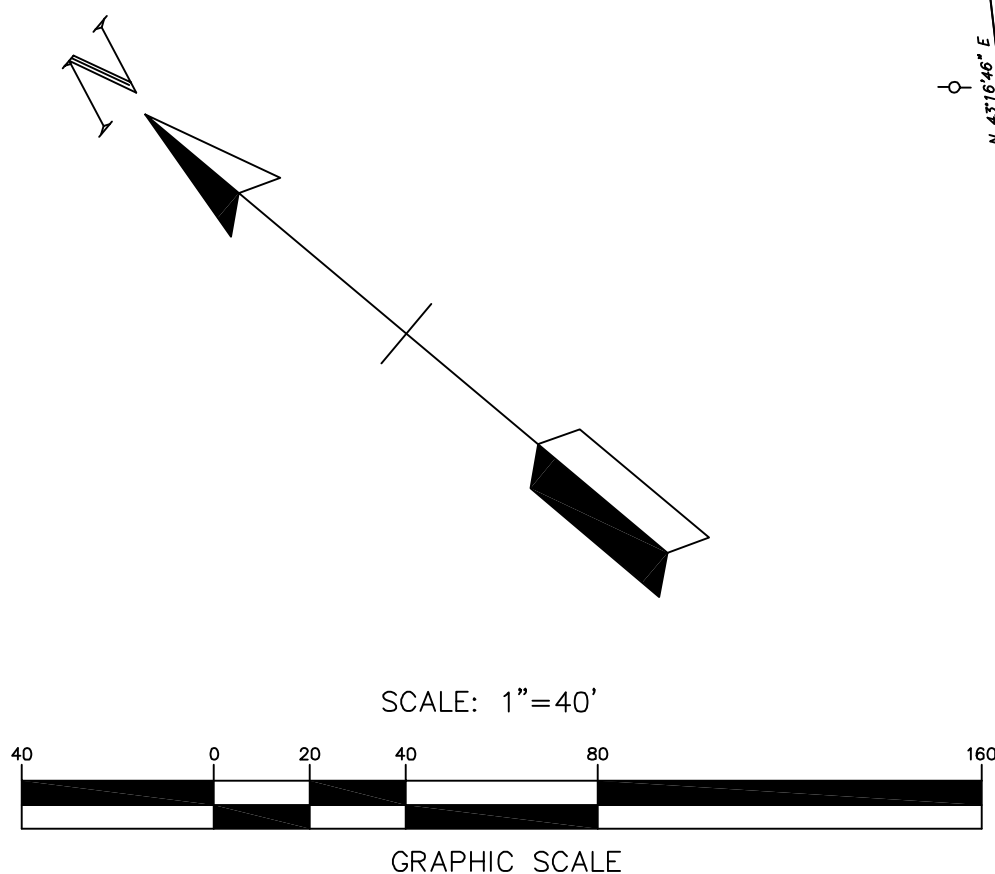


LEGEND

- 290 --- EXISTING CONTOUR
--- 430.3 --- PROPOSED SPOT GRADE
x 282.6x EXISTING SPOT GRADE
--- EXISTING TREE LINE
--- PROPOSED TREE LINE
--- EXISTING CATCH BASIN
--- EXISTING HYDRANT
--- EXISTING ROADWAY
--- EXISTING EDGE OF GRAVEL
--- PROPOSED EDGE OF GRAVEL
--- PROPOSED VINYL FENCE
--- EXISTING BUILDING
--- W --- EXISTING WATER LINE
--- GAS --- EXISTING GAS LINE
--- OHE --- EXISTING OVERHEAD ELECTRIC/TELEPHONE
--- S --- EXISTING SEWER LINE
--- APPROXIMATE TOWN LINE
--- EXISTING LIGHT POLE
--- PROPOSED LIGHT POLE
--- EXIST. SEWER MANHOLE
--- EXIST. DRAIN MANHOLE
--- # --- OF PARKING SPACES
--- PROPOSED WALKWAY LIGHT
--- LANDSCAPED AREA



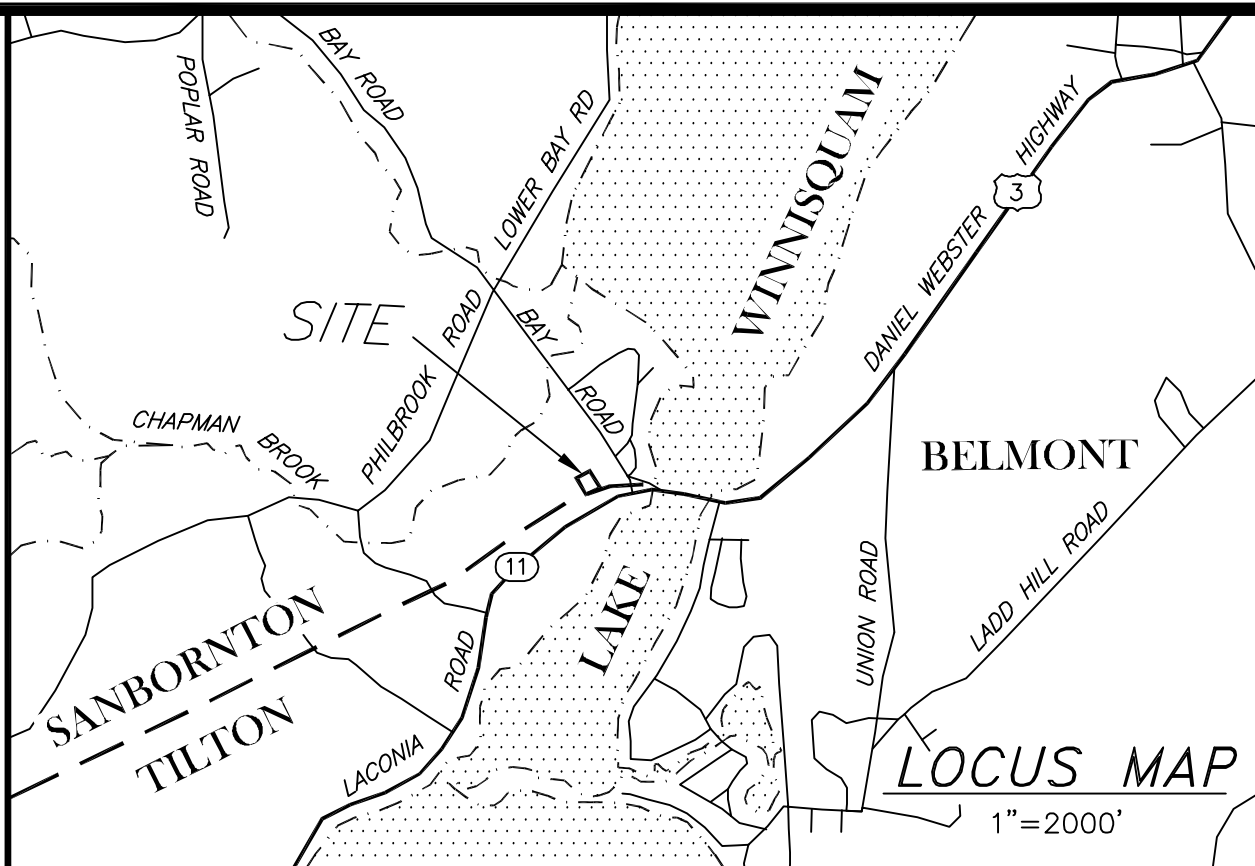
DRIVEWAY ALIGNMENT
SITE PLAN AMENDMENT FOR 1004 LACONIA ROAD
TAX MAP 24, LOTS 23, 24, 25
BAY ROAD AND LACONIA ROAD
SANBORNTON, NH

REVISIONS

DATE	DESCRIPTION	DWN BY	CK BY

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH
PH: 603-387-8688

SCALE: 1"=40'
DATE: APRIL 8, 2024
DR. BY: JR CK. BY: JR
JOB NO. _____
SHEET NO. 1 OF 2

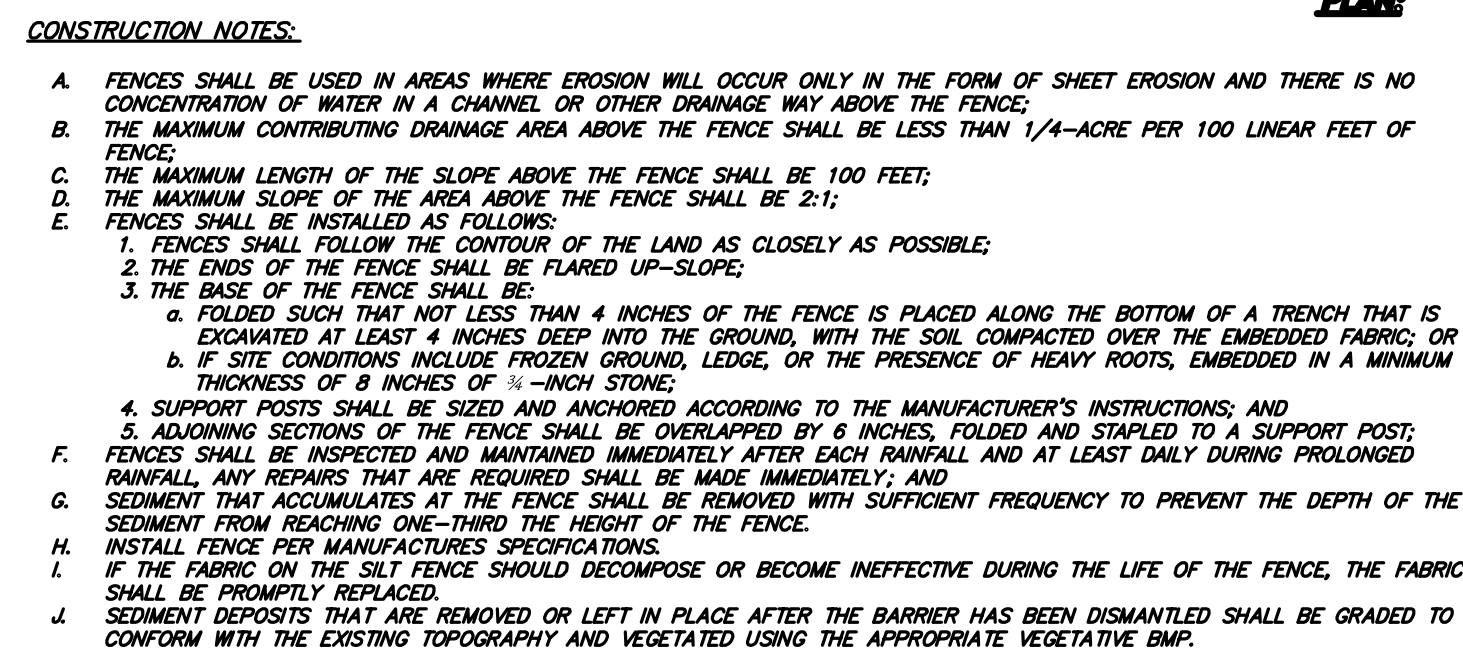


NOTES

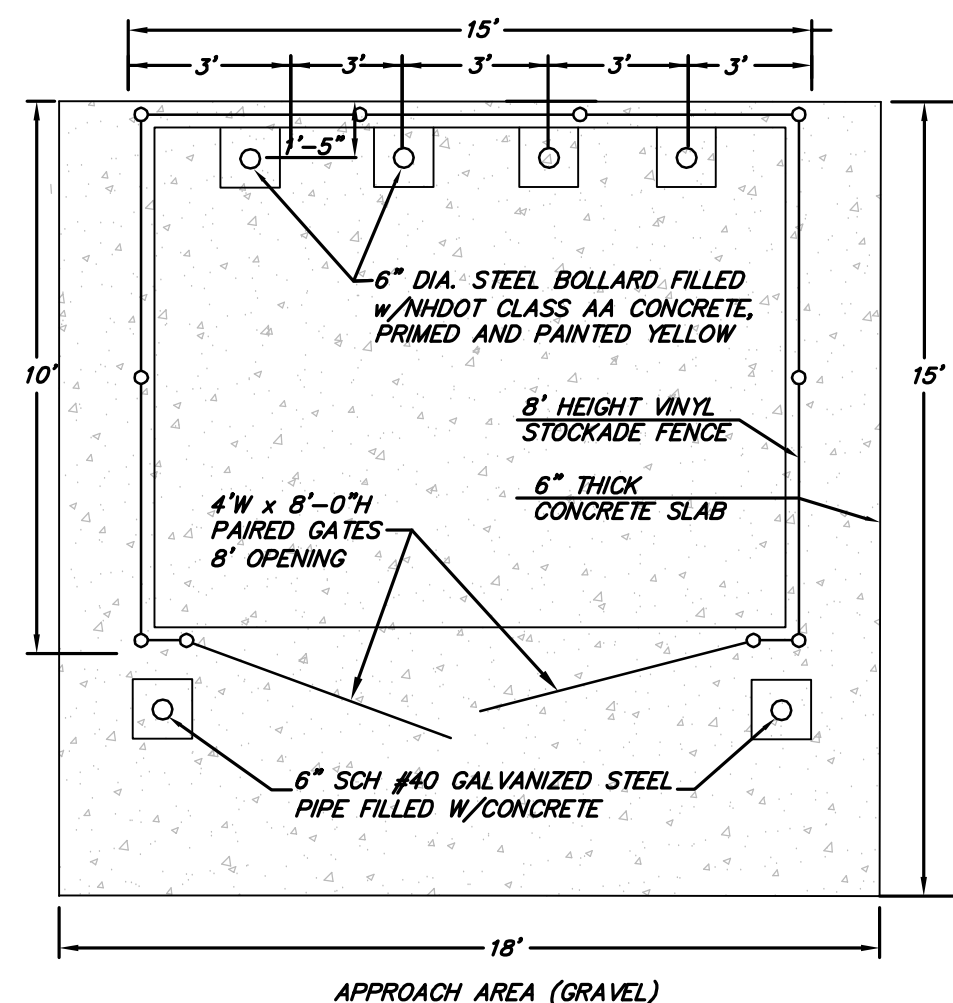
- THE PURPOSE OF THIS PLAN IS TO AMEND THE SITE ACCESS FOR THE PROPOSED SITE PLAN ON MAP 24/LOT 23 WHICH INCLUDES:
 - CONSTRUCTION OF A 2,418 S.F. 74 INTERIOR SEAT RESTAURANT/BAR WITHIN THE EXISTING STRUCTURE. KITCHEN ASSOCIATED WITH PROPOSED RESTAURANT SHALL ALSO PROVIDE TAKE-OUT SERVICE WITH ADDITIONAL EXTERIOR SEATING PROVIDED.
 - CONSTRUCTION OF A 145 S.F. ENTRANCE VESTIBULE AT THE SOUTHWEST CORNER OF THE EXISTING STRUCTURE
 - CONSTRUCTION OF A 1,540 S.F. TWO STORY ADDITION ON THE REAR OF THE BUILDING.
 - CONSTRUCTION OF ASSOCIATED PARKING AND FACILITIES
 - CONSTRUCTION OF A 2,400 S.F. FUNCTIONS/EVENTS TENT.
- OWNER OF RECORD: CONLEY ENTERPRISES, INC.
6 BAY ROAD
SANBORNTON, N.H. 03269
BK. 3540/PG. 530
- TOTAL AREA OF PARCEL IS 31,452 S.F. (0.722 AC.)
- THE PARCEL IS ZONED COMMERCIAL (LIGHT MANUFACTURING PERMITTED)
- DIMENSIONAL REQUIREMENTS

	COM. REQ.	PROPOSED
MINIMUM LOT AREA	0.5 AC.	0.722 AC. (EXISTING)
MINIMUM FRONTAGE	125'	149.2' (EXISTING)
FRONT BUILDING SETBACK	30'	32.1' (EXISTING)
SIDE SETBACK	10'	28.3' (EXISTING)
REAR SETBACK	10'	93.3' (ADDITION)
BUILDING HEIGHT	35'	24'
IMPERVIOUS COVERAGE	60%	51.0%
- THE EXISTING LOT IS CURRENTLY A 2,418 S.F. COMMERCIAL BUILDING.
- THE SITE IS LOCATED WITHIN THE AQUIFER CONSERVATION DISTRICT.
- THE PROJECT IS NOT LOCATED IN THE SHORELAND PROTECTION ZONE.
- NO STATE PERMITS REQUIRED.
- PARKING REQUIREMENTS:

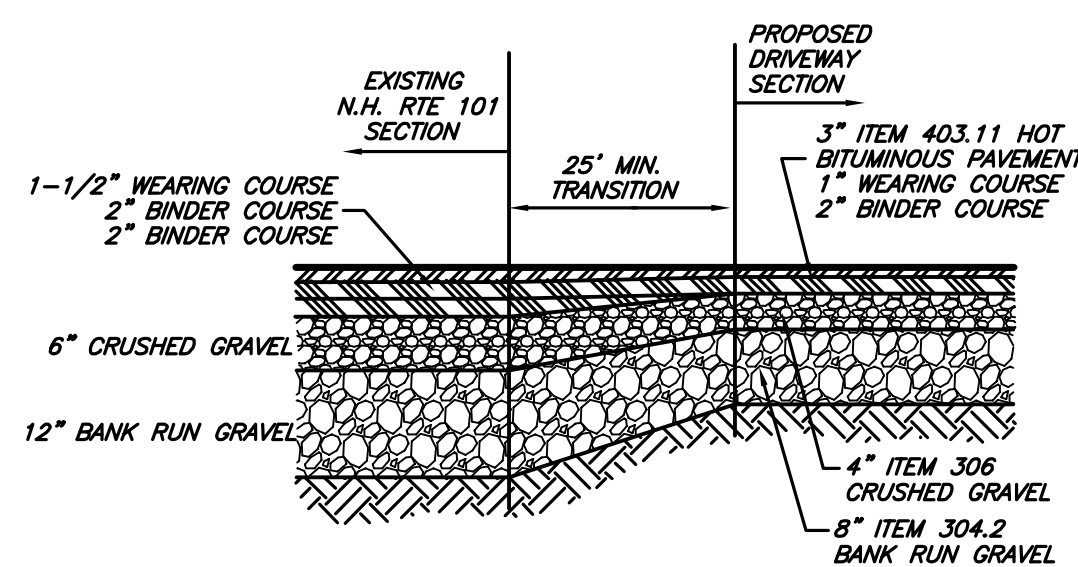
74 SEAT RESTAURANT @ 1 SP/3 SEATS	= 25 SPACES REQUIRED
100 SEAT FUNCTION/EVENT TENT @ 1 SP/3 SEATS	= 34 SPACES REQUIRED
TOTAL REQUIRED	= 59 SPACES
60 SPACES PROVIDED (INCLUDING 3 ACCESSIBLE SPACES)	
- THE SITE IS BE SERVED BY MUNICIPAL SEWER AND ON-SITE WELL. ELECTRIC AND GAS SERVICE TO THE SITE IS FROM LACONIA ROAD.
- PICNIC TABLES WILL BE PLACED ON A GRADED PAVED SURFACE UNDER THE PROPOSED TENT.
- ALL FOOD FOR TENT FUNCTIONS SHALL BE PREPARED AT THE PROPOSED RESTAURANT AND TRANSPORTED TO THE TENT AS A CATERING FUNCTION.
- ALL TENT RELATED SERVICE ITEMS SHALL BE DISPOSABLE PAPER SERVICE GOODS.
- SERVICE EQUIPMENT AND TABLES MAY BE STORED IN TENT AREAS OVERNIGHT FOR USE THE FOLLOWING DAY. LONG TERM STORAGE OF SERVICE EQUIPMENT SHALL BE WITHIN THE EXISTING BUILDING ON-SITE.
- TRASH IN ALL OUTDOOR SERVICE AREAS SHALL BE CLEANED UP AT THE END OF EACH DAY AND PLACED IN THE DUMPSTERS ON-SITE.
- HOURS OF OPERATION 11 A.M. TO 10 P.M. ON OCCASION MUSIC MAY BE PROVIDED BY THE "LOBSTER CONNECTION" OR BY PATRONS FOR THEIR OWN EVENT. MUSIC SHALL NOT BE ALLOWED AFTER 10 P.M. THE VOLUME OF ANY MUSIC SHALL BE MONITORED BY THE OWNER, AND SHALL NOT BE ALLOWED TO EXCEED 85 DECIBELS AT THE EVENT GATE ENTRANCE. ANY AND ALL COMPLAINTS FROM ABUTTERS OR THE GENERAL PUBLIC REGARDING NOISE SHALL BE DEALT WITH BY THE OWNER IMMEDIATELY.
- PATRONS FROM THE EVENT TENT SHALL HAVE ACCESS TO BATHROOM FACILITIES AT THE RESTAURANT.
- ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF SANBORNTON PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADES.
- TRASH PICK UP SHALL BE PRIVATE.
- PLOWED SNOW FROM THE FACILITIES DRIVEWAY, PARKING LOT AND SIDEWALKS SHALL BE STORED IN THE DESIGNATED AREA SHOWN IN THIS PLAN SET. WHEN SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
- OWNER TO CONTROL DUST AT ALL TIMES.
- ALL LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED TO PREVENT GLARE.
- THE SUBJECT PARCEL IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP TOWN OF SANBORNTON, NEW HAMPSHIRE, PANEL 10 OF 20, COMMUNITY PANEL NUMBER 330080010B, EFFECTIVE DATE JUNE 15, 1979.



NOT TO SCALE

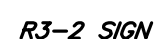
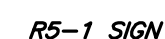


NOT TO SCALE



NOTE: CONTRACTOR SHALL CONFIRM PAVEMENT SECTION WITHIN N.H. ROUTE 101. TRANSITION FROM N.H. ROUTE 101 TO BE PROVIDED TO SITE ACCORDINGLY OVER 25-FOOT MIN. DISTANCE.

N.H. ROUTE 101/ ENTRANCE DRIVE
NOT TO SCALE



NOTES:

1. POSTS SHALL BE SET PLUMB. ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH; AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SIFTED MATERIAL. CARE SHALL BE TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED. AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME GROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST. EXCESSIVE POSTS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION."
6. WHEN THE SIGN IS IN PLACE NO PART OF THE POST SHALL BE VISIBLE ABOVE THE SIGN.

NOT TO SCALE



- NOTES:**

1. ALL LIGHT POLES, LUMINAIRES AND WIRE TO BE FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
2. REFER TO LIGHT POLE MANUFACTURER FOR A, B, C AND D DIMENSIONS AND ANCHOR BOLT SIZE.
3. SEE ELECTRICAL SITE PLAN FOR CONDUIT ATTACH LOCATION.
4. ALL CONDUIT INSIDE OF CONCRETE POLE BASES SHALL BE GALVANIZED RIGID STEEL AND ALL ELBOWS SHALL BE A MIN. 3/4" RADIIUS.
5. THE POLE STEEL EXPOSURE IS INTENDED TO PREVENT DAMAGE TO LIGHT POLE FROM LOW SPEED VEHICLE IMPACT AND IS INTENDED FOR PARKING LOT ONLY. CONTRACTOR SHALL REVIEW AND VERIFY THIS FEATURE WITH THE OWNER PRIOR TO CONSTRUCTION.
6. CONCRETE SHALL BE 4,000 PSI CLASS A, PRECAST CONCRETE.
7. FOR LIGHT POLES GREATER THAN 20' IN HEIGHT, THE LIGHT POLE BASE SHALL BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.



MINIMUM LENGTH
STONES = 1'

MAXIMUM LENGTH OF STRAIGHT CURB

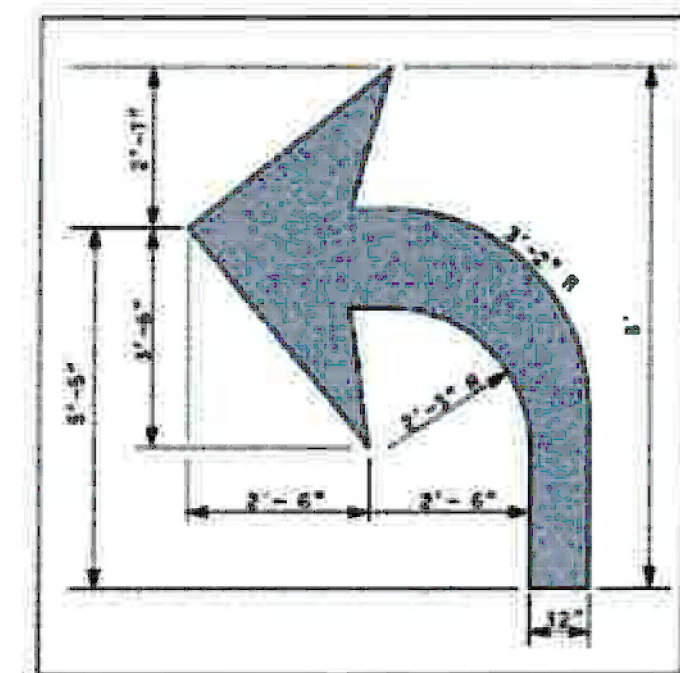
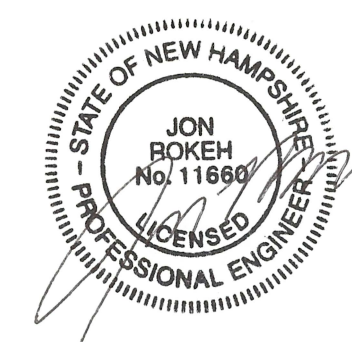
MINIMUM LENGTH OF STRAIGHT CURVE

MINIMUM LENGTH OF STRAIGHT CURB
STONES LAID ON CURVE = SEE
CHART

ADJOINING STONES SHALL HAVE THE
SAME OR APPROXIMATELY THE SAME
LENGTH

NOT TO SCALE

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
< 2	USE CURVED CURVE
2 - 15	USE RADIAL JOINTS
16 - 28	1'-6"
29 - 41	2'
42 - 55	3'
56 - 68	4'
69 - 82	5'
83 - 96	6'
97 - 110	7'
OVER 110	8'



TURN ARROW
(RIGHT TURN OPPOSITE IN KIND)

DATE	DESCRIPTION	DWN BY	CK BY

SCALE: AS NOTED
DATE: APRIL 8, 2024
DR. BY: JR CK. BY: JR
JOB NO. _____
SHEET NO. 2 OF 2