

- NOTES:**
- ZONING DISTRICT: C-A, COMMERCIAL A. CURRENT BUILDING SETBACKS: 20' FRONT/REAR, 10' SIDES.
  - NORTH IS NEW HAMPSHIRE STATE PLANE GRID NAD83 BASED ON OPUS DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD88 BASED ON USGS BENCHMARK AFFIXED TO SOUTH WALL OF TOWN HALL (USGS 0 1 1922, PFO381- NHDOT 177-0050- FEMA RM16). 1' CONTOURS DERIVED FROM PUBLICLY ACCESSIBLE LIDAR DATA.
  - SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA).
  - BUILDING HEIGHTS OF RESIDENTIAL AND COMMERCIAL BUILDINGS SHOWN ARE TYPICAL 1-2 STORY. SUBJECT STRUCTURE IS 1 STORY. MAX HEIGHT PER TOWN STANDARDS IS 35'.
  - VEGETATION IN THE VICINITY OF THE SUBJECT STRUCTURE IS SHOWN. TREELINE TO BE TRIMMED BACK TO BOUNDARY LINES.
  - UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY.
  - NEW LIGHTING MUST CONFORM TO TOWN OF GORHAM STANDARDS.
  - ALL NEW SIGNAGE MUST COMPLY TO TOWN OF GORHAM STANDARDS.
  - RUBBISH REMOVAL: TRASH WILL BE STORED INSIDE STORAGE BUILDING AND PICKED UP CURBSIDE BY TOWN OF GORHAM ON SCHEDULED DAYS.
  - HOURS OF OPERATION ARE TYPICAL: RETAIL AND RENTAL BIKE SHOP- 8AM TO 8PM. BREW PUB- 11AM TO 10PM.
  - PARKING: NO PARKING WITHIN SETBACKS. PARKING CALCULATIONS: 1 SPACE PER 4 RESTAURANT SEATS= 29 SPACES. 1 SPACE PER EMPLOYEE= 8. 1 SPACE PER BIKE SHOP PATRON= 6. TOTAL= 43 SPACES (41 OFF-STREET PARKING PLUS 2 ADA SPACES PROVIDED). ADDITIONAL PUBLIC PARKING ON RAILROAD STREET WITHIN 400'= ESTIMATED 55 SPACES.
  - STORMWATER TRENCH IS A 4' WIDE X 3' DEEP CUT FILLED WITH 6" DIAMETER ROCKS (APPROX.), TOPPED WITH A FILTER FABRIC AND 6" OF 2" MINUS GRAVEL. TRENCH TO SLOW STORMWATER AND LET IT PERCOLATE THROUGH NATURAL GROUND.
  - THE SUBDIVISION REGULATIONS OF THE TOWN OF GORHAM, NH, ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE BY WRITING BY THE TOWN PLANNING BOARD AND ATTACHED HERETO.

**LEGEND**

- ⊙ Sewer Manhole
- w — Water Line and Valve
- ⊕ Drainage Catch Basin, Manhole
- - - Building Setback
- ↓ Traffic Flow Arrow
- ▨ No Parking Areas (painted on pavement)
- ~ Treeline
- ⊙ Iron Pipe/Pin Found
- ▭ Building
- 123/2 Tax Map & Lot Number With Deed Reference
- ↑ Ground Drainage Direction
- Proposed Grade Contour
- - - Existing Grade Contour
- Utility Pole, Overhead Utility Line

**APPROVED BY GORHAM, NH PLANNING BOARD**

DATE: \_\_\_\_\_

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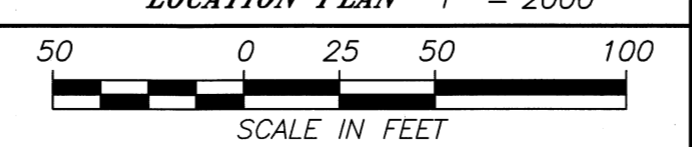
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**PRELIMINARY 1-7-21**  
**(TRC NOT SCHEDULED YET)**

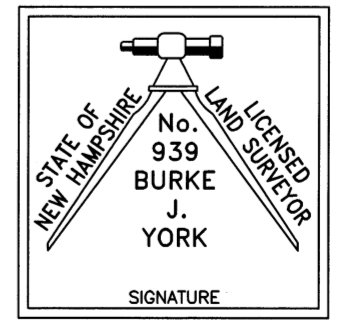
- PLAN REFERENCES:**
- "PLAT OF MAJOR SUBDIVISION AND LOT LINE ADJUSTMENT FOR ST. LAWRENCE & ATLANTIC RAILROAD," DATED NOVEMBER 30, 1989, REVISED TO JUNE 26, 1990, BY YORK LAND SERVICES CO., RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN 452A (YLS DWG. #89-174).

Revisions



**YORK LAND SERVICES, LLC**  
Riverside Courtyards, 3 Twelfth Street  
Berlin, New Hampshire 03570 - (603)752-7282

Site Plan  
**BIG DAY BREWING COMPANY**  
and  
**BARKER MOUNTAIN BIKES**  
Tax Map U3 Lot 65  
Glen Road - NH Route 16, Gorham, NH  
Prepared for  
**20 GLEN ROAD LLC**



THIS SURVEY AND PLAT PREPARED UNDER MY DIRECT SUPERVISION, AND CONFORMS TO NH BOARD OF LICENSURE- LAND SURVEYORS CODE OF ADMINISTRATIVE RULES.  
Drawing No. 21-002

Scale 1 inch = 50 feet	Made by AMY, BJJ	Drawn by BJJ	Checked by BJJ
Method GPS (PP & RTK) / TOTAL STATION	Date JANUARY 7, 2021		

