

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING IN THE TOWN OF KINGSTON, NH:
  - MERGE PROPERTIES MAP R29 LOTS 4, 6, AND 8 WITH LOT 2.
  - DEVELOP A RESIDENTIAL MIXED-STYLE COMMUNITY DEVELOPMENT CONSISTING OF DUPLEXES AND GARDEN STYLE BUILDINGS.
- AREA OF PARCELS AFTER MERGER OR ADJUSTMENT:  
MAP R-29 LOT 2 = 85.05 ACRES
- OWNER OF RECORD:  
WILCOB'S WAY, LLC  
PO BOX 298  
CANDIA, NH 03034
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMMERCIAL (C1) & AQUIFER PROTECTION DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

DESCRIPTION	REQUIRED (C1)	EXISTING	PROPOSED
MINIMUM LOT SIZE	2 ACRES	85.05 ACRES	85.05 ACRES
MINIMUM LOT FRONTAGE	200 FT	183 FT	183 FT
FRONT YARD SETBACK	30 FT	> 50 FT	> 50 FT
SIDE YARD SETBACK	20 FT	> 50 FT	> 50 FT
REAR YARD SETBACK	20 FT	> 50 FT	> 50 FT
BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
LOT COVERAGE	25%	0.01%	16.25%

- PERMITTED DENSITY CALCULATION = UPLAND AREA / (4 BEDROOMS/ACRE OF UPLAND)  
 UPLAND AREA = TOTAL AREA - WETLANDS  
 UPLAND AREA = 3,704,583 SF - 922,894 SF = 2,781,689 SF  
 PERMITTED DENSITY = 2,781,689 SF / (4 BEDROOMS/ACRE OF UPLAND) = 255.4 BEDROOMS  
 PROPOSED DENSITY = 35 APARTMENTS\*1 BEDROOMS/APARTMENT + 35 APARTMENTS\*2 BEDROOMS/APARTMENT + 36 DUPLEXES\*4 BEDROOMS/DUPLEX + 2 DUPLEXES\*5 BEDROOM/DUPLEX = 255 BEDROOMS
- MAP R-29 LOT 2 TO BE SERVED BY A PRIVATE WATER SYSTEM AND ON SITE SEPTIC SYSTEMS.
- INFORMATION SHOWN HEREON WAS TAKEN FROM A FIELD SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC, FROM APRIL OF 2023.
- MULTIFAMILY DEVELOPMENT LOTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

DESCRIPTION	PARENT PARCEL REQUIRED	PARENT PARCEL PROVIDED
MINIMUM LOT SIZE	10 ACRES	85.05 ACRES
MINIMUM LOT FRONTAGE	150 FT	183 FT
RESIDENTIAL BUFFER	50 FT	> 50 FT
BUILDING SEPARATION	25 FT	25 FT
BUILDING HEIGHT	35 FT	< 35 FT

- WETLANDS WERE DELINEATED BY BRUCE GILDAY, CERTIFIED WETLAND SCIENTIST #058, OF BAG LAND CONSULTANTS OF CONCORD, NH, IN MAY OF 2023, ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
- THIS PROJECT WILL REQUIRE THE FOLLOWING STATE AND LOCAL PERMITS:
  - NHDES ALTERATION OF TERRAIN PERMIT
  - NHDES DREDGE AND FILL PERMIT
  - NHDES SUBSURFACE PERMIT
  - LOCAL SITE APPROVAL
  - NHDES GCP (SWPPP)
  - NHDES PWS APPROVAL
  - NHDOT DRIVEWAY PERMIT
  - NHDES SUBDIVISION PERMIT
- PARKING CALCULATIONS:  
 BASIS:  
 2 SPACES PER (1) BEDROOM DWELLING UNIT  
 4 SPACES PER (2+) BEDROOM DWELLING UNIT  
 REQUIRED:  
 2 SPACES \* 35 (1) BEDROOM APARTMENTS = 70 SPACES  
 4 SPACES \* 33 (2) BEDROOM APARTMENTS = 132 SPACES  
 4 SPACES \* 76 (2+) BEDROOM TOWNHOUSE = 304 SPACES  
 TOTAL = 506 SPACES REQUIRED  
 PROPOSED:  
 512 SPACES (INCLUDING 2 INTERIOR GARAGE SPACES & 2 EXTERIOR DRIVEWAY SPACES ON ALL TOWNHOUSE UNITS)

# EXHIBIT A

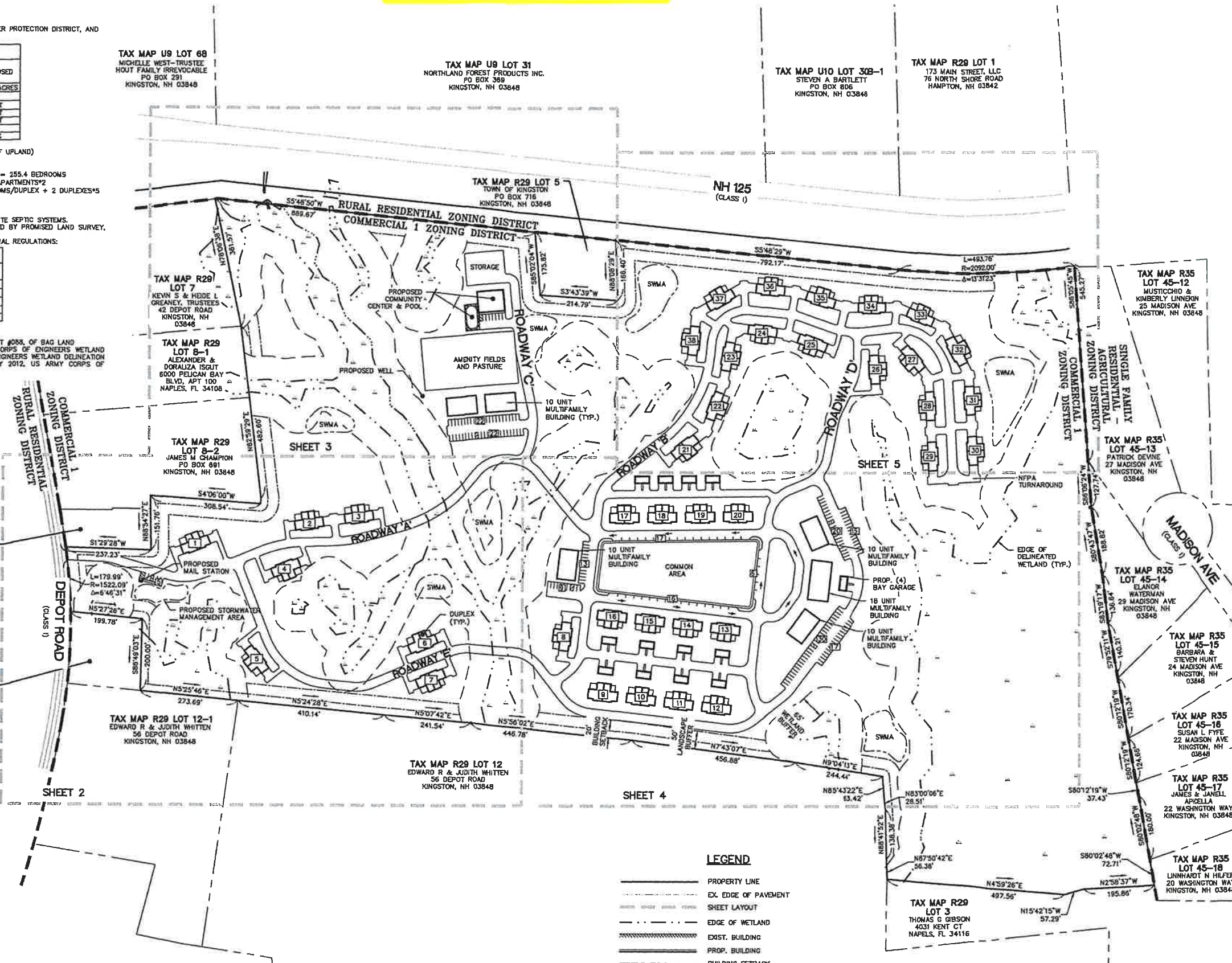


TAX MAP U9 LOT 68  
MICHELLE WEST-TRUSTEE  
HOYT FAMILY IRREVOCABLE  
PO BOX 291  
KINGSTON, NH 03848

TAX MAP U9 LOT 31  
NORTHLAND FOREST PRODUCTS INC.  
PO BOX 389  
KINGSTON, NH 03848

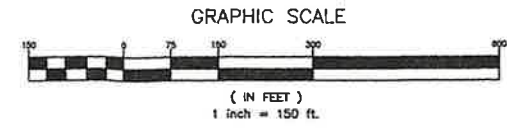
TAX MAP U10 LOT 308-1  
STEVEN A BARTLETT  
PO BOX 806  
KINGSTON, NH 03848

TAX MAP R29 LOT 1  
173 MAIN STREET, LLC  
76 NORTH SHORE ROAD  
HAMPTON, NH 03842



**LEGEND**

- PROPERTY LINE
- - - EX. EDGE OF PAVEMENT
- SHEET LAYOUT
- - - EDGE OF WETLAND
- EXIST. BUILDING
- PROP. BUILDING
- BUILDING SETBACK
- ABUTTER
- WETLAND BUFFER
- PROP. EDGE OF PAVEMENT
- SWMA - STORM WATER MANAGEMENT AREA
- ZONING BOUNDARY



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REV.	DATE	DESCRIPTION
1	11/16/2023	PRELIMINARY SITE PLAN REVIEW SUBMITTAL

APPLICANT:  
WILCOB'S WAY, LLC  
CORRADO & LUCIA ARENTA  
322 BARTLETT ROAD  
METHUEN, MA 01844

OWNER-LOT 1:  
JAN WALLIS  
CONCORD ADVANCED DRIVER  
100 W. MAIN STREET  
SPRINGFIELD, MA 01103

OWNER-LOT 2:  
BRENDA GRANT  
PO BOX 726  
KINGSTON, NH 03848

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150 Dow Street, Tower 2, Suite 421  
Manchester, New Hampshire 03101  
603.518.8030

www.GraniteEng.com

STAMP:

LOCATION:  
TAX MAP R29 LOTS 2, 4, 6 & 10  
ROUTE 125  
KINGSTON, NEW HAMPSHIRE  
ROCKINGHAM COUNTY

PROJECT:  
**LIBERTY COMMON**

TITLE:  
**CONCEPTUAL MASTER PLAN**

PROJECT No. DATE: 22-1227-1 NOVEMBER 16, 2023 SCALE: HORIZ. 1"=150'

SHEET: 1 OF 5