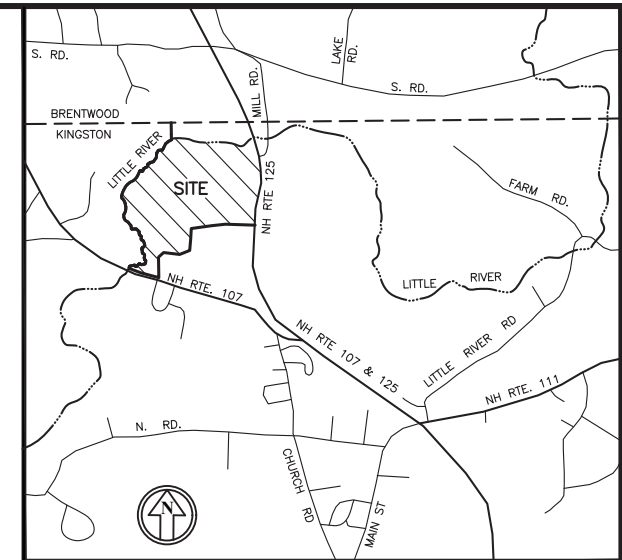


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SUBDIVISION & SITE PLANS

266 NH ROUTE 125
KINGSTON, NEW HAMPSHIRE



LOCATION MAP
NOT TO SCALE

SHEET INDEX

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APPROVED BY THE TOWN OF KINGSTON
PLANNING BOARD ON: _____

The Dubai Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com

150 0 75 150
1 INCH = 150 FEET

KARL R. DUBAY
No. 3906
Professional Engineer

**PRELIMINARY
DESIGN REVIEW
SUBMISSION**

REV.	DATE:	REVISIONS: COMMENT:	BY:

DRAWN BY: WA
CHECKED BY: KRD
DATE: FEB. 13, 2020
SCALE: 1"=150'
FILE: 163-COVER
DEED REF: -

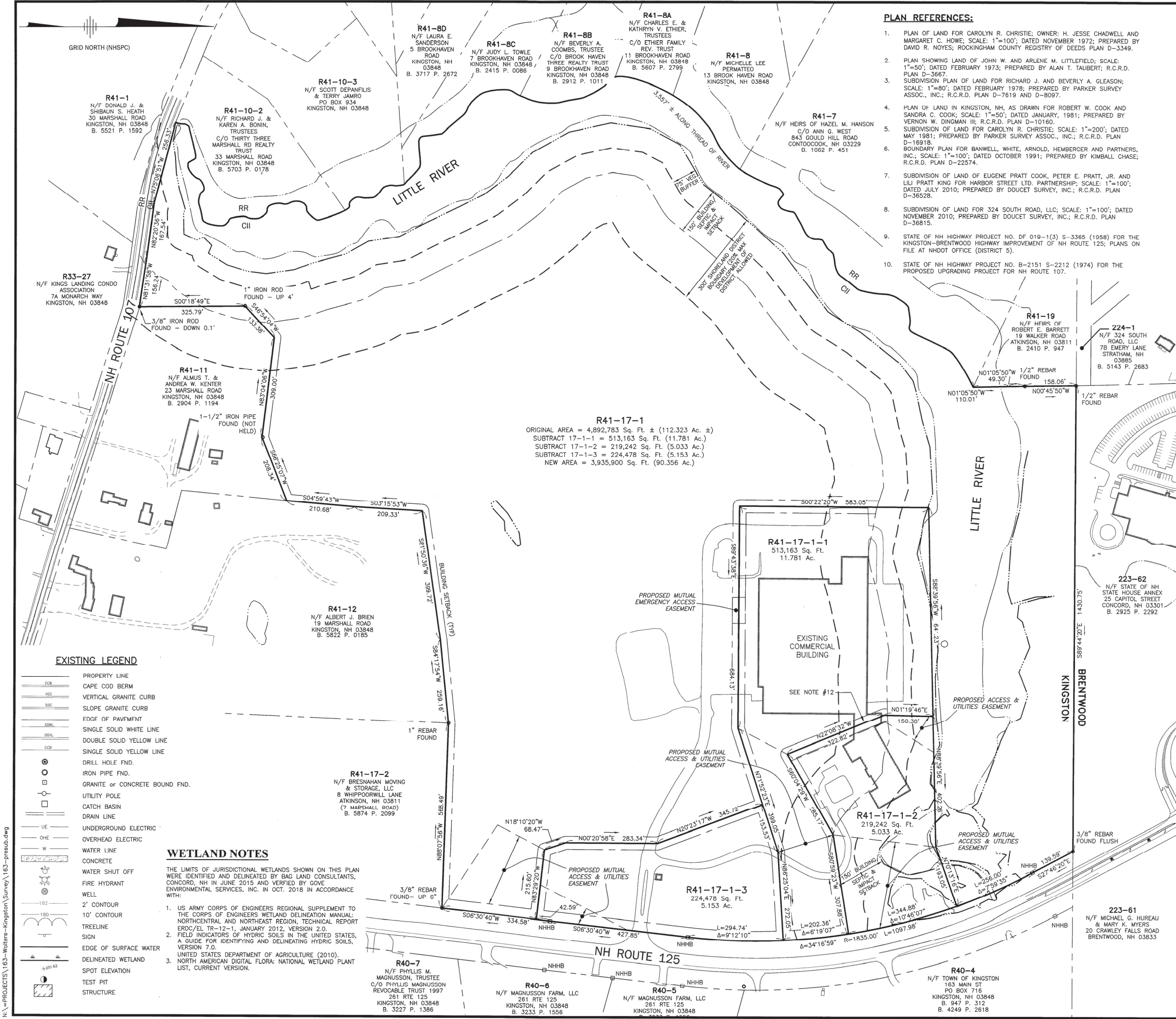
PARCEL:
**MAP R-41
LOT 17-1**
266 ROUTE 125
KINGSTON, NH

FOR _____

266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

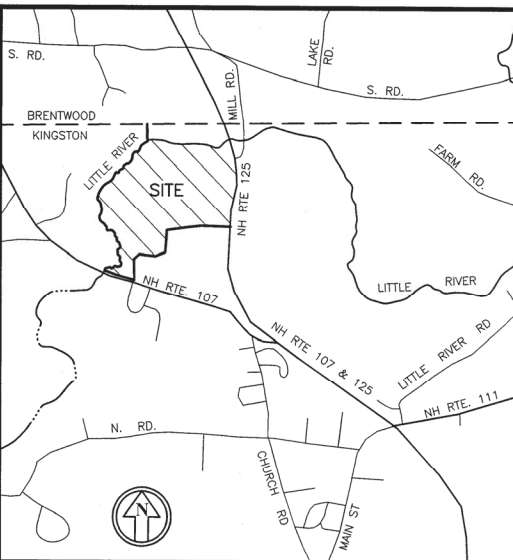
SHEET TITLE:
**TITLE
SHEET**

PROJECT #163 SHEET 1 of 43



PLAN REFERENCES:

1. PLAN OF LAND FOR CAROLYN R. CHRISTIE; OWNER: H. JESSE CHADWELL AND MARGARET C. HOWE; SCALE: 1"=100'; DATED NOVEMBER 1972; PREPARED BY DAVID R. NOYES; ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-3349.
2. PLAN SHOWING LAND OF JOHN W. AND ARLENE M. LITTLEFIELD; SCALE: 1"=50'; DATED FEBRUARY 1973; PREPARED BY ALAN T. TAUBERT; R.C.R.D. PLAN D-3567.
3. SUBDIVISION PLAN OF LAND FOR RICHARD J. AND BEVERLY A. GLEASON; SCALE: 1"=80'; DATED FEBRUARY 1978; PREPARED BY PARKER SURVEY ASSOC., INC.; R.C.R.D. PLAN D-7619 AND D-8097.
4. PLAN OF LAND IN KINGSTON, NH, AS DRAWN FOR ROBERT W. COOK AND SANDRA C. COOK; SCALE: 1"=50'; DATED JANUARY, 1981; PREPARED BY VERNON W. DINGMAN III; R.C.R.D. PLAN D-10160.
5. SUBDIVISION OF LAND FOR CAROLYN R. CHRISTIE; SCALE: 1"=200'; DATED MAY 1981; PREPARED BY PARKER SURVEY ASSOC., INC.; R.C.R.D. PLAN D-16918.
6. BOUNDARY PLAN FOR BANWELL, WHITE, ARNOLD, HEMBERGER AND PARTNERS, INC.; SCALE: 1"=100'; DATED OCTOBER 1991; PREPARED BY KIMBALL CHASE; R.C.R.D. PLAN D-22574.
7. SUBDIVISION OF LAND OF EUGENE PRATT COOK, PETER E. PRATT, JR. AND LILI PRATT KING FOR HARBOR STREET LTD. PARTNERSHIP; SCALE: 1"=100'; DATED JULY 2010; PREPARED BY DOUCET SURVEY, INC.; R.C.R.D. PLAN D-36815.
8. SUBDIVISION OF LAND FOR 324 SOUTH ROAD, LLC; SCALE: 1"=100'; DATED NOVEMBER 2010; PREPARED BY DOUCET SURVEY, INC.; R.C.R.D. PLAN D-36815.
9. STATE OF NH HIGHWAY PROJECT NO. DF 019-1(3) S-3365 (1958) FOR THE KINGSTON-BRENTWOOD HIGHWAY IMPROVEMENT OF NH ROUTE 125; PLANS ON FILE AT NHDOT OFFICE (DISTRICT 5).
10. STATE OF NH HIGHWAY PROJECT NO. B-2151 S-2212 (1974) FOR THE PROPOSED UPGRADE PROJECT FOR NH ROUTE 107.



NOTES:

1. OWNERS OF RECORD:
266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BK. 3426 PG. 1613 (R.C.R.D.)
2. THE INTENT OF THIS PLAN IS TO DEPICT A FOUR (4) LOT SUBDIVISION. BOUNDARY INFORMATION AND EXISTING FEATURES SHOWN HEREON FOR LOT 17-1 ARE THE RESULT OF AN ON-THE-GROUND SURVEY BY THIS OFFICE, DATED MAY 2015, AND JUNE-JULY 2018. TOPOGRAPHICAL DATA SHOWING TWO (2) FOOT CONTOUR INTERVALS PROVIDED BY EASTERN TOPOGRAPHICS, INC., WOLFEBORO, NEW HAMPSHIRE; WITH SUPPLEMENTAL INFORMATION PROVIDED BY THIS OFFICE FOR "IN-FILL" AREAS TOO OBSCURE DUE TO EXCESSIVE TREE COVER.
3. HORIZONTAL DATUM REFERENCED TO N.H. STATE PLANE COORDINATE SYSTEM (NAD83); VERTICAL DATUM IS REFERENCED TO NAVD88, BASED ON FIELD OBSERVATIONS MADE BY THIS OFFICE.
4. LOT 17-1 IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA, OR 100 YEAR FLOOD PLAIN, PER NATIONAL FLOOD INSURANCE RATE MAP 3301500379E, WITH AN EFFECTIVE DATE MAY 17, 2005.
4. LOT 17-1 IS ZONED COMMERCIAL (C-II) PER TOWN OF KINGSTON ZONING MAP:
- MIN. LOT FRONTAGE: 200FT
MIN. FRONT YARD: 30FT
MIN. SIDE YARD: 20FT
MIN. REAR YARD: 20FT
5. SUMMARY ACREAGE FOR LOT 17-1: 112.323 ACRES, 4,892,783 SQUARE FEET, MORE OR LESS.
6. NH ROUTE 125 IS A CONTROLLED ACCESS HIGHWAY; POINTS OF ACCESS GRANTED BY THE STATE OF NH PER DEED IN BK. 1485 PG. 357; SEE HIGHWAY LAYOUT PLANS FOR THE KINGSTON-BRENTWOOD PROJECT NO. DF 019-1(3) S3365 (1958).
7. BOUNDARY LINE AGREEMENT, RECORDED AT BK. 2390 PG. 1079, BETWEEN LANDOWNERS ALONG THE NORTHERLY BOUNDARY OF TAX MAP R-41 LOT 11, AS DEPICTED ON SURVEY PLAN PREPARED FOR CAROLYN R. CHRISTIE, DATED MAY 1981; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-16918.
8. LOT 17-1 IS SUBJECT TO A WATER EASEMENT, 10 FEET IN WIDTH, GRANTED TO TAX MAP R-41 LOT 11, RECORDED IN BK. 2390 PG. 1081.
9. LOT 17-1 IS SUBJECT TO AN UTILITY EASEMENT, 20 FEET IN WIDTH, FOR THE TRANSMISSION OF ELECTRICITY, TO EXETER & HAMPTON ELECTRIC CO. AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY IN BK. 2398 PG. 1462. THE ON-THE-GROUND LOCATION OF THE UTILITY LINE HAS NOT BEEN LOCATED BY THIS OFFICE AND NOT SHOWN HEREON.
10. LOT 17-1 IS SERVICED BY ONSITE WATER AND SEWER.
11. EXISTING CONDITIONS PLANS ARE A PART OF AND TO BE INCLUDED WITH THE OVERVIEW PLAN, SHOWN AT A SCALE OF 1"=40 FEET, WITH EXISTING FEATURES SHOWN IN GREATER DETAIL.
12. PORTIONS OF THE EXISTING BUILDING WILL BE REMOVED TO PROVIDE SEPARATION- SEE SITE PLANS.

LAND SURVEYORS CERTIFICATION:

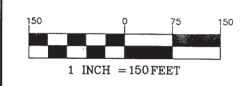
I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN OCTOBER & NOVEMBER, 2015 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

TIMOTHY W. SUTHERLAND
DATE
APPROVED BY THE TOWN OF KINGSTON
PLANNING BOARD ON: _____



The Dubai Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462

Engineers
Planners
Surveyors
TheDubayGroup.com



PRELIMINARY DESIGN REVIEW SUBMISSION

REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: WA
CHECKED BY: TWS
DATE: FEB. 13, 2020
SCALE: 1"=150'
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PARCEL:
**MAP R-41
LOT 17-1**
266 ROUTE 125
KINGSTON, NH
FOR _____

266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:
**PRELIMINARY
SUBDIVISION
PLAN**

PROJECT #163 SHEET S1

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Zoning Ordinance Compliance Notes

- 109.1 Zoning District**
The subject parcel is located within the Commercial Zone C-II.
- 109.3 Pre-Existing Uses**
The existing warehouse/distribution facility use will remain via a minor subdivision.
- 109.5 Permitted Uses:**
A.Manufacturing and Storage
C.Materials Distribution & Truck terminals
D.Accessory uses customarily incident to the above
E.Professional office
H.Retail
I.Restaurants
- 109.8 Lot Regulations:**
B.Area - 2 acres (min) (complies)
C.Frontage - 200 LF (min contiguous on Class 5+) (complies)
D.Building Setbacks:
1. Front - 30FT (min) (complies)
2. Side and Rear - 20FT (min) (complies)
Abutting “a residential property” - 50FT vegetated buffer. (Complies as the Residential abutting zones are buffered via vegetation retained along the river and across Route 107, the parcels adjacent to the south along Route 107, to the north (Brentwood/Courthouse, and across Route 125 are Commercial zoned)
3. Building Separation - 30FT (min) (complies)
4. Applicable wetland setbacks (complies, refer to Section 202)
5. Applicable Shoreland setbacks (complies, refer to Section 205)
- 109.9 Lot Coverage**
Allowed = 50% as proper storm water management techniques incorporating recharge on the property are provided. (complies, also refer to controlling impervious area limitations of Section 201.4.C)
- 109.12 Structure Regulations:**
A.Height - 45FT (max) measured from grade to the highest roof peak. (complies)
B.Service Areas:
1.Parking to the satisfaction of the Planning Board. (complies and amount is reasonable to industry/market standards for similar facilities)
2. All drives shall have clear and nonhazardous access to the public right-of-way. (complies, and includes excellent access/egress/circulation, and security control where needed, offsite improvements on Route 125 will consist of a corridor upgrade through the frontage in accordance with NHDOT permitting criteria)
- 201 Aquifer Protection Overlay District**
201.3.A. Location: Property is located within the overlay per the reference maps (Zone B).
201.4.A Lot Area: Nonresidential use in Comm District in Zone B - 2 Acres (min) for each principal building. (complies)
201.4.B.2 Hydrogeologic Study
Required as septic that exceed 2,400 GPD per lot. (will comply)
- 201.4.C Lot Coverage (Zone B):
Impervious coverage - 60% (max) where appropriate stormwater management recharge design is provided. (complies).
- 201.4.E Prohibited Uses (None Proposed)
Note that section 4 allows for gas station use, as does accessory uses for truck terminals in the underlying zoning district. Section 14 then references that gas stations require a ZBA special exception for additional protections for groundwater, which will be coordinated if necessary.
- 201.4.F Permitted Uses that are Proposed:
1. Uses normally permitted by underlying Ordinance except as prohibited in Section 4 of this article. (complies)
2. Conservation Activities (ancillary proposed which comply)
3. Outdoor recreation. (ancillary proposed which comply)
4. Normal operation and maintenance of existing waterways and supplies (complies)
5. Paths and bridges. (ancillary proposed which comply)
6. Existing structures with no impermeable increase. (complies)
- 201.4.G. Conditional Uses:
Industrial and commercial uses (not otherwise prohibited in 201.4) are allowed via issuance of a Conditional Use Permit by Planning Board meeting the following CUP criteria: (compliance anticipated via final design phase):
a. not detrimentally affect the groundwater quality contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants (compliance anticipated)
b. not cause a significant reduction in the long-term water volume contained in the aquifer or in the storage capacity of the aquifer (compliance anticipated)
c. no wastewater discharge other than that typically discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of toxic or hazardous wastes as herein defined (compliance anticipated)
d. use complies with all other applicable sections of this Article (compliance anticipated)
e. a hydrogeologic study will be submitted for >2,400 GPD septic systems (compliance anticipated)
- 201.6 Design & Operations Guidelines
A. Nitrate loading: NO3-N groundwater concentration shall not exceed 10 mg/l beyond the site. (compliance anticipated)

- B. Safeguards: Provisions shall be designed to protect the site from point and nonpoint loading sources from operations and function. (compliance anticipated)
D. Drainage: Impervious surface runoff shall be recharged on the site, and diverted toward areas covered with vegetation for surface infiltration to the extent possible. Follow BMP's on pretreatment prior to recharge. (compliance anticipated)
- 201.7 Non-Conforming Uses
May continue and be maintained, repaired and improved, unless such use is an imminent hazard to public health and safety. (complies)
- 202 Wetlands Conservation District**
- 202.2.B Wetland Buffers: All of the wetlands directly connected to the Little River are assumed to be assigned the buffer width of 100 FT per Table A, exempting the access provisions, and uses permitted herein. All of these wetlands will be protected and are not anticipated to be impacted. The only other wetland on the site is centrally located and will be removed in accordance with NHDES permitting criteria (<4 KSF).
- 202.5 Permitted Uses:
A.Permitted
7. Water impoundments and supply wells (complies)
8. Maintenance of existing drainage ways (complies)
4-7. Wildlife, Parks, Recreational, conservation, trails, open space (complies)
B.Buffer provisions which do not significantly alter the buffer are:
1. Tree work to be undertaken with special care (complies)
2. Structures are prohibited (complies)
3. Existing building mods to be limited to existing buffer encroachment (complies)
4. Vehicle Storage is prohibited. (complies)
5. Dumping or placing of trash or waste (complies)
6. Organic fertilizers allowed, pesticides/herbicides prohibited (complies)
7. Native species landscaping of the buffer allowed (complies)
- 202.6.A Access/Utilities Permitted Subject to Review
1. Essential to the productive use of land not zoned under the provisions of this ordinance. (complies)
2. Designed to minimize any detrimental impact of such uses. (complies)
3. Design compatible with the intents and purposes of this ordinance. (complies)
- 202.6.B Underlying Zone District Allowances are permitted subject to:
1. Uses are consistent with the purpose and intent in Article 202.1 (complies)
2. Procedures of 202.7.B are followed. (complies)
- 202.7.B Review Procedure - For Final Design Phase
Plans/reports including a report prepared by a Certified Wetland Scientist “describing whether the impact on the wetlands and/or designated buffer is significant”. (complies)
- 202.8 Conditional Use Permits
CUP required for work in the WCD unless permitted via Articles 202.5 and 202.6.
A.1 CUP application required (complies and will be submitted at final design phase)
B. Conditional Use Permit criteria by the Planning Board (in wetlands & buffers):
1. Essential to the productive use of land not within the WCD. (complies)
2. Minimize detrimental impact upon the wetland (design & o/m) and will include restoration of the site as nearly as possible to its original grade and condition. (complies)
3. No alternative route with less impact is feasible. (complies)
- 202.10 Exempt: Fire ponds and intake areas of dry hydrants (existing facilities comply, proposed facilities will be separate and not utilize pond resources for fire suppression)
- 203 Flood Plain Development**
The subject parcel and immediate adjacent areas are not located within the 100-YR Flood Plain per FEMA Maps 33015C0379E and 33015C0383E dated 05-17-2005.
- 205 Shoreland Protection Ordinance**
205.2 Definitions:
F. Seasonal High Water Level: The average annual high water elevation, including floodplains and associated wetlands that include submerged or emergent vegetation. If the wetland has saturated soils part or all of the year, but does not have surface water over the soils then the reference line should be at the limit of the surface water.
G. Shoreline: The water's edge at seasonal high water level. (NOTE: edge of upboard jurisdictional wetlands associated with the Little River were delineated and surveyed, which are in most cases conservatively beyond the SHWL and thus the SPD limits and setbacks are conservatively shown)
- 205.3 District Boundaries
A. 300FT from seasonal high water level of Little River (Applies)
- 205.4 Use Regulations
A. Lot Area - per underlying zone district (complies)
B. Lot Coverage - 20% (max) structures (including pavement), of any lot or portion thereof within the SPD. (complies, see summary plan).
- C. Setbacks -
To Little River Shoreline & major tributaries:
150FT (min) to Buildings & Septics (Complies)
(Accessory buildings are allowed in both above areas via CUP) (complies)
- D. Surface Alterations:
Fill/Cut/Impact is allowed within 150 feet of the Little River Shoreline for the approved use if needed for utilities and driveways. (Complies, see plans)

- E. Vegetative Buffer - Alteration of natural vegetation within 75FT of the Little River shoreline and its major tributaries is allowed as a necessity for utilities and access ways and driveways. (Complies, see plans). Note self-imposed 50ft buffer for emergency access to Route 107.
- 205.5 Prohibited Uses:
Complies, none proposed in the SPD, including items A through K)
- 205.6 Conditional Uses:
A.1 Industrial and commercial uses not otherwise prohibited in Section 205.5 of these regulations are allowed via Conditional Use Permit by the Planning Board: (Criteria complies)
B. CUP Criteria:
1. No detrimental effect to surface water quality of the adjacent river. (complies)
2. Septic discharge is limited to domestic type (no storage/disposal of hazmat/toxins). (complies)
3. No undue damage to spawning grounds and other wildlife habitat. (complies)
4. Compliance with the use regulations including 205.4 (complies)
5. The design and construction are consistent with intent of the Ordinance (complies)
- 205.7 Special Exceptions for Lots of Record (complies, but not required)
A special exception shall be granted by the Board of Adjustment to permit the erection of a structure within the Shoreland Protection District provided that all of the following conditions are found to exist:
A. Official lot of record at Registry prior to this section ordinance amendment posted (complies)
B. The use for which the exception is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Shoreland Protection District. (complies)
C. Due to the provisions of the Shoreland Protection District, no reasonable and economically viable use of the lot can be made without the exception. (complies)
D. The design and construction of the proposed use will, to the extent practical, be consistent with the purpose and intent of this Section. (complies)
- 205.8 Permitted Uses:
B. Forest Management Tree Removal (complies)
Retain 50% of the basal area (min 2IN caliper at 4.5FT) (complies)
Reduces to retain 75% of basal area on slopes >15% (complies)
C. Uses permitted in the underlying district of the Zoning Ordinance, except for those listed as conditional uses in Section 205.6 and those prohibited in Section 205.5. (complies)
- 205.9 Non-Conforming Uses:
A. Non-conforming uses that are not expanded are allowed. (complies)
- 209.2 Groundwater Management Zone** (N/A as parcel is not included in Zone list)
- 301.1 General Lot Regulations**
A. Frontage - 200LF (min) contiguous Class 5+-. (complies)
Access - Shall be via the conforming frontage. (complies including mutual easements, also see 901.1.C.5 for shared access point compliance)
Area - 80,000SF (min) (complies)
D. Structure Setbacks - 20FT (min) Front/Side/Rear (complies)
E. Building & Septic System Setbacks
Building along NH Route 125 ROW - 100FT (min) to centerline (complies)
Septic Systems along NH Route 125 ROW - 100FT (min) to centerline (complies) (does not apply to parking)
- 301.3.C NFPA - All work to meet applicable NFPA regulations. (complies)
- 302.4 Site Lighting Design**
A. Shielding - Fixtures >1,800 lumens - full shielding Dark Sky Compliant (complies)
B. Mounting Height - Fixtures >1,800 lumens & flood/spots >900 lumens: 3 + (D/3), where D is the distance in feet to abutting property, or 25FT (max) (complies)
E. IESNA standards and practices apply. (complies)
F. Near wildlife habitats - minimize and shield (complies)
G. Control - provide timers/dimmers/sensors, particularly after 11PM (complies)
- 302.7.B Grandfathering - existing noncompliant lighting can be retained. (complies)
- Note: The plans depict an alternate site lighting design that meets industry standards, and may require relief from the town lighting ordinance.
- 303.3 Sign Requirements**
A.4 Street Numbers - shall included on sign, sized for recognition via road speed. (Compliance Anticipated)
C.3 No electronic message signs allowed.
C.7 One freestanding sign on the lot per business.
C.8 Directional signs are allowed at driveways, 5SF area (max), 7FT height (max) (Compliance Anticipated)
C.9 Grandfathering - existing noncompliant signage can be retained if unaltered. (Compliance Anticipated)
C.10 Business ID signs at doorways are allowed, 10% (max) of the entrance doorway area. (Compliance Anticipated)
D.2 Freestanding: 80SF (max), 25FT height (max), setbacks 10FT Front / 25FT Side (min). (Compliance Anticipated)
D.3.c Multi-Tenant Kiosk allowed, 12FT height (max), each tenant sign 0.5FT x 4FT. (Compliance Anticipated)
D.4 Wall signage - Each tenant at 10% of wall area, 500SF (max). (Compliance Anticipated)
D.5.b Changeable Text - allowed on freestanding signs, 1 change per 12 hours (max), area = 20% of sign face area (max). (Compliance Anticipated)

- D.5.d Illumination - both internal and external are allowed in this District. (Compliance Anticipated)
- 405 Impact Fee Ordinance**
405.4.A Per official Impact Fee Schedule adopted 2013, Commercial Development Impact Fee Applies to Fire Department @ \$.054 per building SF. (Compliance Anticipated)
405.5.B Potential waiver credits for other assets or offsite improvements provided that exceed those minimally required for the development mitigation. (Compliance Anticipated and may be pursued)
405.5.C Potential waiver credits for other offsetting value provided to the Town (property tax revenue windfalls over and above normally anticipated Fire Dept allocation of service, etc.) (Compliance Anticipated and may be pursued)
405.6.A Fee Assessment - Calculated upon Site Plan Approval (Compliance Anticipated)
405.6.C Fee Collection - Paid prior to issuance of C.O. for building (see below) (Compliance Anticipated)
405.6.D Fee Payment Schedule - Allowed to be negotiated with the Planning Board. (Compliance Anticipated and may be pursued)
- 407.2 Noise Standards**
Measured at property line to Rural Residential District (n/a to homes in C district)
“Sender Premises” 70DB 7AM-9PM, 60DB 9PM-7AM (Compliance Anticipated)
Exempts construction and additional situations. (Compliance Anticipated)

- 801.1 Installation of Wells and Septic Systems**
Requires approval by Town prior to submittal to NHDES permitting. (Compliance Anticipated)
Requires compliance with Town Board of Health Regulations (Compliance Anticipated)
- 901 Driveways**
901.1.A Town permit required. (Compliance Anticipated in addition to NHDOT permit)
901.1.C.3 Seline Setback - 20FT (min) (Complies)
901.1.C.4 Sight Distance - 200FT (min or greater if required by NHDOT) (Complies)
901.1.C.5 Curbeuts - 2 per parcel (max), shared access points are encouraged (Complies)



The Dubai Group, Inc.
84 Range Road
Windham, NH 03087
603-458-6462
Engineers
Planners
Surveyors
TheDubayGroup.com



PRELIMINARY DESIGN REVIEW SUBMISSION

		REVISIONS:	
REV:	DATE:	COMMENT:	BY:

DRAWN BY: WA
CHECKED BY: KRD
DATE: FEB. 13, 2020
SCALE: NONE
FILE: 163-NOTES
DEED REF: -

PARCEL:
**MAP R-41
LOT 17-1**
266 ROUTE 125
KINGSTON, NH
FOR
266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:
**ZONING
ORDINANCE
COMPLIANCE
NOTES**

APPROVED BY THE TOWN OF KINGSTON
PLANNING BOARD ON: _____

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Site Plan Regulation Notes

904.4.A Procedure - Preliminary review is required unless waived.
(Compliance with procedures is anticipated)

904.6 General Standards
D. Buffers Setback - 50FT (min) vegetated buffer to Residential uses.
(Complies, refer to Ordinance Section 109.8.D.2)
Includes 15FT wide (min) 6FT HT (min) planted shrubbery and trees.
(Complies)
50% (min) of plantings shall be evergreen. (Complies)
Credits may be taken for retaining existing vegetated buffers.
(Complies, this section also states that the buffer is waivable in lieu of other alternative buffers)
E.2.b Dumpsters - locate in side or rear of site, provide full access/circulation, screening. (Complies, wastes are handled within the warehouse buildings)
E.2.e Dumpster Enclosures - 6-8FT stockade enclosure with plantings
(Complies, see section above)
F. Sidewalks required for appropriate pedestrian circulation (Complies)
G. Site Design - include clear/controlled areas for visitors and entrances.
(Complies)
H. Parking - Per Typical Town Section - 4IN pavement, 6IN crush gravel, 12IN gravel, 2FT shoulders, 3:1 through box daylight, 2:1 all other.
(Complies)
I. Roadway - Per Typical Town Section - Section same as above, 2% cross slope, 12FT aisles, 5FT shoulders. (These are private but will exceed these requirements anyway)
J. Fire Protection - Per Town Fire Protection Regulations: (Compliance Anticipated)
Title III: Rules and Regulations, Section 1000 - Board of Selectmen Article 1008 - Fire Protection:
1008.2.B - Provide Cistern/Dry Hydrant @ 30KGAL (refer to local specs), OR provide NFPA Automatic Sprinkler full building coverage. (full building coverage will be provided - complies)

904.10 Water/Septic Systems - NHDES Permits required prior to Site Plan Approval (Compliance Anticipated)
904.12 Bonding - Required in accordance with Town requirements (Compliance Anticipated)
904.13 Recording - Site Plans/Asbuilts require recording at Registry. (Compliance Anticipated)

904.14 Access Management
A. Shared driveways are encouraged. (Complies)
B. Encourage driveway options to roads with lower average daily traffic. (Compliance Anticipated via NHDOT permit and offsite mitigation)
D. Driveway separation - (Compliance Anticipated via NHDOT permit and offsite mitigation)
E. Compliance with Town Driveway Regulations is required. (Compliance Anticipated)

904.15.B Parking Regulations
1. Office Lot:
3 per KSF = 3 x 22 = 66 spaces required, 75 spaces provided
Retail Lot:
Restaurant @ 2000 SF w/30 seats = 1 per 2 seats plus 1 per employee = (30/2) + 4 = 19 spaces required
Convenience Store: 6 per KSF plus 1 per employee @ 3100 SF = 19 + 3 = 22 required
Fast Food w/Drive-thru: 12 per GSFA @ 1500 SF = 18 spaces required
Total spaces required = 19 + 22 + 18 = 59
60 spaces provided (not including fueling or truck spaces or drive-thru queue)
Existing Warehouse Lot:
144,623 GSF footprint, 114 spaces provided. Per section 904.11, the Planning Board may approve the parking serving the buildings which are sufficiently adequate for the industry uses.
Proposed Warehouse Lot:
800,000 SF footprint
209 spaces provided
Per section 904.11, the Planning Board may approve the parking serving the buildings which are sufficiently adequate for the industry uses.
2. Parking Dimensions - 9FT x 18FT with 24FT aisles (Complies)
3.a ADA Compliance - required (complies)
4.b Loading Area Requirements
4 spaces for the first 150KSF + 1 space per each addtl 150KSF (obviously complies).
Dimensions: 12FT x 25FT @ 14FT clearance (complies)
Existing Loading Provisions: 13 docks, 5 interior excluded docks, 16 trailer storage slips, additional area for circulation, access, queueing, and security
Proposed 800 KSF Loading Provisions: 4 flush access doors, 178 docks, 395 trailer storage slips, additional areas for circulation, access queueing, and security

5.c Permeable Pavement - could be provided within paved spaces, and have conservatively not been credited against impervious areas. This treatment practice is fully recognized by NHDES permitting regulations.
10.a Parking Lot Landscaping
i. 10% of parking areas in front of building (complies)
ii. 8% of parking areas to side of building (complies)
iii. 5% of parking areas to rear or obscured from road (complies)
iv.1 tree per area, 2IN caliper @ 12IN from grade (complies)
all planting areas shall contain shrubs and ground cover (complies)
10.c Trees: Section (a) above requires 1 deciduous tree per 15 spaces (complies)
Tree Setback to EOP = 5FT (min) (complies)
Truck areas can be waived in lieu of perimeter screening L.S. (complies)
10.d Curbing - required (complies)
10.e Perimeter Shade Trees - 1 tree per 20LF perimeter, if internal areas are waived per (c) above, then add additional tree at 1:50LF. (complies)
10.f Screening - Front/Side parking shall be screened from road view. (complies)
10.g Residential Screening - If parking lot is located within 50FT to property:
i. 4FT HT dense planting consisting of at least 50% evergreen shrubbery; (Complies)
ii. A berm or grade change 4FT min vertical above the parking elevation; (complies)
iii. A 4FT HT solid wall or fence; or (complies)
iv. Any combination of the above resulting in 4FT HT. (complies)
11. Alternative Parking Standards:
a. Waivers are allowed to parking capacity if the Board concurs with design. (Refer to 904.13.B.1)
b.iii.1 Up to 40% of the required parking area may be pre-designed and land banked.

Parking Figure 4” pavement, 6” crushed gravel, 12” gravel (Complies)

Subdivision Regulations

905.6 Lots
A. Buildable Area - The minimum required area within the lot as required by the Zoning Ordinance shall be comprised of 60,000 SF of dry contiguous land rated as suitable for building. (Complies)
C. Side Lot Lines - shall be perpendicular to the street. (Complies)
D. Lot Width - 100FT (min) via offset line parallel to the two frontage corners. (Complies)
E. Driveway Location - shall be within 3000 FT of a hydrant along approved roads. (Complies) Hydrants shall meet requirements of the NHFA and approved by the Kingston Fire Department. (Complies)

905.9 Septic Systems
B. NHDES - Compliance/Permit required (Complies and permits required)
C. 4K Area - Obviously provided on each lot, wetland setback 100FT (min). (Complies)

905.11 Drives
A. Should be shown on plans, coordinate with NHDOT. (Compliance Anticipated)
B. Safety of traveling public shall be accommodated. (Compliance Anticipated)
C. Grading/Drainage per NHDOT standards. (Compliance Anticipated)
D. Setback to side lot lines 20 FT (min). (Shared/New access drives between development pad sites will be provided as recommended elsewhere in regulations and ordinances)
E. Sight distance per NHDOT standards. (Compliance Anticipated)
F. Shared drives are permitted, max 2 drives serving any one parcel. (Compliance Anticipated)

905.13 Submittals
A.3 Includes TRC meeting coordination (Compliance Anticipated)
A.8 The Board may require a site impact analysis (Compliance Anticipated, scope of analysis is to be determined)
B.3 A joint site walk with Planning and Conservation is required. (Compliance Anticipated)
B.4 Features shall be staked out in field for walk. (Compliance Anticipated)
B.6 Fire Suppression requirement shall be addressed. (Compliance Anticipated)

905.14.C Submission Requirements (34 items- see regs): (Compliance Anticipated)
19. Certified Site Specific Soil Map. (Compliance Anticipated)
24. 2 test pits required per 4K (Compliance Anticipated)
31. Indicate abutters' buildings, wastewater facilities, driveways and wells 100FT of parcel; if there is nothing within 100FT provide certified statement on plan. (Compliance Anticipated)

905.14.E Access Management (Compliance Anticipated)
1. Shared drives are encouraged. (Compliance Anticipated)
2. Multi-frontage lots are encouraged to distribute access. (Compliance Anticipated)
4. Driveway spacing (centerline) table example 50 MPH 275 FT (however NHDOT controls) (Compliance Anticipated)

905.14.I Monumentation - is required. (Compliance Anticipated)

905.17 Waivers - Considered by the Board (no major waivers anticipated at this time)

907 Performance Guarantees - Required (Compliance Anticipated)

908.16.3 Stormwater Management and Erosion Control (Compliance Anticipated)
SWPPP Plans and EPA Filings required. (Compliance Anticipated)
908.18 Other Required Permits:
A. NHDES AOT Permit (Compliance Anticipated & AOT required)
B. EPA NPDES/SWPPP (Compliance Anticipated & EPA/SWPPP required)

Fire Protection Regulations (Section 1008)

1008.2.B Nonresidential Fire Suppression - IAW NFPA 13 (Compliance Anticipated)
1008.2.C Water Sources shall meet NFPA and KFD. (Compliance Anticipated)
1008.2.D All systems designs shall be via a qualified PE. (Compliance Anticipated)
1008.3 Cisterns & Dry Hydrants - IAW KFD specifications. (Compliance Anticipated)

Septic Regulations

1301.3.A Town Health Officer review/approval required prior to submittal to NHDES. (Compliance Anticipated)
1301.5.C Include minimum 100FT protective well radii & 100FT setback to wetlands. (complies)
1301.6.B.1 a. Septic setback to property lines - 20FT (min) (complies)
b. Septic setback to Route 125 centerline - 100FT (min) (complies)
1301.6.B.2 Septic Setback to wet/water features - 100FT (min) (complies)
1301.6.B.3.a Shoreland Protection District:
Septic setback to Shoreline of Little River - 150FT (min). (complies)

1301.6.B.4 No subsurface disposal system shall be installed on filled wetland. (complies)
1301.6.B.5 Wet fill credits not allowed to achieve minimum setback distances for septic. (complies))
1301.6.C.1 Bed Bottom in Aquifer District
a. Effluent Disposal Area EFD vertical separation that are ITA's:
1. 4.5FT above SHWT and 2.0FT natural permeable soil. (complies to NHDES standards for Presby systems, if 4.5 FT separation is required notwithstanding where NHDES compliance on a Presby package is indeed achieved, that is easily attainable for the systems where designed)
2. 6.5FT above bedrock and 4FT min of natural permeable soil. (complies)
3. 6.5FT above any impermeable subsoil and 3FT of natural permeable soil. (complies)
b. 1 Receiving Layer - relative to “a” above shall be 100FT laterally from the field. (complies, also NHDES allows drainage facilities to be within 75 FT of systems)
1301.6.E Pump System Alarms (complies)
1301.6.1.a shall be hard-wired on a separate circuit from the pump. (complies)
1301.6.1.b. shall have exterior warning light in obvious common area if serving multiple units. (complies)
1301.6.F.1 Test Pits - All test pits for the purpose of obtaining septic data shall be witnessed by the Health Officer or designated agent. (Compliance Anticipated), additional final test pits to be duly witnessed will be coordinated.

1301.8 Waivers - considered on a case by case basis. (compliance is intended, all designs will meet NHDES regulations with no NHDES waivers required.

1304.B Wells (Complies)
Setbacks 100 FT (septics and surface waters), 25 FT to culverts, 20 FT to ROW or driveways. (complies)



The Dubay Group, Inc.

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		REVISIONS:	
REV:	DATE:	COMMENT:	BY:

DRAWN BY: WA
CHECKED BY: KRD
DATE: FEB. 13, 2020
SCALE: NONE
FILE: 163-NOTES
DEED REF: -

PARCEL:
**MAP R-41
LOT 17-1**
266 ROUTE 125
KINGSTON, NH

FOR

266 ROUTE 125, LLC

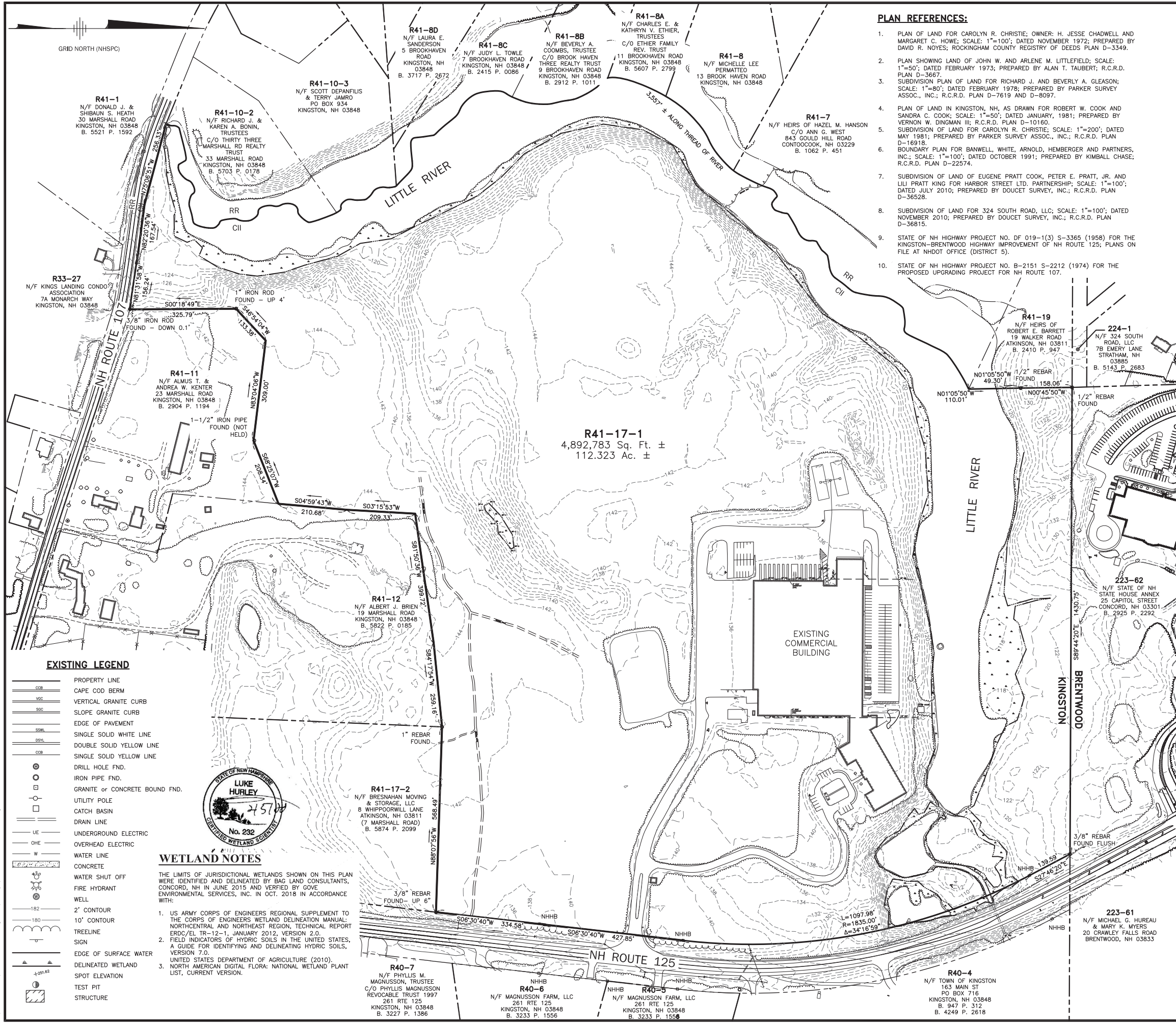
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:
**MUNICIPAL
REGULATIONS
COMPLIANCE
NOTES**

PROJECT #163 SHEET 3 of 43

APPROVED BY THE TOWN OF KINGSTON
PLANNING BOARD ON: _____

N:\PROJECTS\163-Walters-Kingston\Survey\163-ECP-OVERVIEW.dwg



EXISTING LEGEND

	PROPERTY LINE
	CAPE COD BERM
	VERTICAL GRANITE CURB
	SLOPE GRANITE CURB
	EDGE OF PAVEMENT
	SINGLE SOLID WHITE LINE
	DOUBLE SOLID YELLOW LINE
	SINGLE SOLID YELLOW LINE
	DRILL HOLE FND.
	IRON PIPE FND.
	GRANITE OR CONCRETE BOUND FND.
	UTILITY POLE
	CATCH BASIN
	DRAIN LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	WATER LINE
	CONCRETE
	WATER SHUT OFF
	FIRE HYDRANT
	WELL
	2' CONTOUR
	10' CONTOUR
	TREELINE
	SIGN
	EDGE OF SURFACE WATER
	DELINEATED WETLAND
	SPOT ELEVATION
	TEST PIT
	STRUCTURE

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE IDENTIFIED AND DELINEATED BY BAG LAND CONSULTANTS, CONCORD, NH IN JUNE 2015 AND VERIFIED BY COVE ENVIRONMENTAL SERVICES, INC. IN OCT. 2018 IN ACCORDANCE WITH:

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- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.
- UNITED STATES DEPARTMENT OF AGRICULTURE (2010). NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

PLAN REFERENCES:

- PLAN OF LAND FOR CAROLYN R. CHRISTIE; OWNER: H. JESSE CHADWELL AND MARGARET C. HOWE; SCALE: 1"=100'; DATED NOVEMBER 1972; PREPARED BY DAVID R. NOYES; ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-3349.
- PLAN SHOWING LAND OF JOHN W. AND ARLENE M. LITTLEFIELD; SCALE: 1"=50'; DATED FEBRUARY 1973; PREPARED BY ALAN T. TAUBERT; R.C.R.D. PLAN D-3667.
- SUBDIVISION PLAN OF LAND FOR RICHARD J. AND BEVERLY A. GLEASON; SCALE: 1"=80'; DATED FEBRUARY 1978; PREPARED BY PARKER SURVEY ASSOC., INC.; R.C.R.D. PLAN D-7619 AND D-8097.
- PLAN OF LAND IN KINGSTON, NH, AS DRAWN FOR ROBERT W. COOK AND SANDRA C. COOK; SCALE: 1"=50'; DATED JANUARY, 1981; PREPARED BY VERNON W. DINGMAN III; R.C.R.D. PLAN D-10160.
- SUBDIVISION OF LAND FOR CAROLYN R. CHRISTIE; SCALE: 1"=200'; DATED MAY 1981; PREPARED BY PARKER SURVEY ASSOC., INC.; R.C.R.D. PLAN D-16918.
- BOUNDARY PLAN FOR BANWELL, WHITE, ARNOLD, HEMBERGER AND PARTNERS, INC.; SCALE: 1"=100'; DATED OCTOBER 1991; PREPARED BY KIMBALL CHASE; R.C.R.D. PLAN D-22574.
- SUBDIVISION OF LAND OF EUGENE PRATT COOK, PETER E. PRATT, JR. AND LIU PRATT KING FOR HARBOR STREET LTD. PARTNERSHIP; SCALE: 1"=100'; DATED JULY 2010; PREPARED BY DOUCET SURVEY, INC.; R.C.R.D. PLAN D-36528.
- SUBDIVISION OF LAND FOR 324 SOUTH ROAD, LLC; SCALE: 1"=100'; DATED NOVEMBER 2010; PREPARED BY DOUCET SURVEY, INC.; R.C.R.D. PLAN D-36815.
- STATE OF NH HIGHWAY PROJECT NO. DF 019-1(3) S-3365 (1958) FOR THE KINGSTON-BRENTWOOD HIGHWAY IMPROVEMENT OF NH ROUTE 125; PLANS ON FILE AT NHDOT OFFICE (DISTRICT 5).
- STATE OF NH HIGHWAY PROJECT NO. B-2151 S-2212 (1974) FOR THE PROPOSED UPGRADING PROJECT FOR NH ROUTE 107.

NOTES:

- OWNERS OF RECORD:
266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BK. 3426 PG. 1613 (R.C.R.D.)
- THE INTENT OF THIS PLAN IS TO PROVIDE BOUNDARY INFORMATION AND EXISTING FEATURES SHOWN HEREON FOR LOT 17-1. THEIR LOCATIONS AND DEPICTIONS ARE THE RESULT OF AN ON-THE-GROUND SURVEY BY THIS OFFICE, DATED MAY 2015, AND JUNE-JULY 2018. TOPOGRAPHICAL DATA SHOWING TWO (2) FOOT CONTOUR INTERVALS PROVIDED BY EASTERN TOPOGRAPHICS, INC., WOLFEBORO, NEW HAMPSHIRE; WITH SUPPLEMENTAL INFORMATION PROVIDED BY THIS OFFICE FOR "IN-FILL" AREAS TOO OBSCURE DUE TO EXCESSIVE TREE COVER.
- HORIZONTAL DATUM REFERENCED TO N.H. STATE PLANE COORDINATE SYSTEM (NAD83); VERTICAL DATUM IS REFERENCED TO NAVD88, BASED ON FIELD OBSERVATIONS MADE BY THIS OFFICE.
- LOT 17-1 IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA, OR 100 YEAR FLOOD PLAIN, PER NATIONAL FLOOD INSURANCE RATE MAP 33015C0379E, WITH AN EFFECTIVE DATE MAY 17, 2005.
- LOT 17-1 IS ZONED COMMERCIAL (C-II) PER TOWN OF KINGSTON ZONING MAP:
MIN. LOT FRONTAGE: 200FT
MIN. FRONT YARD: 30FT
MIN. SIDE YARD: 20FT
MIN. REAR YARD: 20FT
- SUMMARY ACREAGE FOR LOT 17-1: 112.323 ACRES, 4,892,783 SQUARE FEET, MORE OR LESS.
- NH ROUTE 125 IS A CONTROLLED ACCESS HIGHWAY; POINTS OF ACCESS GRANTED BY THE STATE OF NH PER DEED IN BK. 1485 PG. 357; SEE HIGHWAY LAYOUT PLANS FOR THE KINGSTON-BRENTWOOD PROJECT NO. DF 019-1(3) S3365 (1958).
- BOUNDARY LINE AGREEMENT, RECORDED AT BK. 2390 PG. 1079, BETWEEN LANDOWNERS ALONG THE NORTHERLY BOUNDARY OF TAX MAP R-41 LOT 11, AS DEPICTED ON SURVEY PLAN PREPARED FOR CAROLYN R. CHRISTIE, DATED MAY 1981; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-16918.
- LOT 17-1 IS SUBJECT TO A WATER EASEMENT, 10 FEET IN WIDTH, GRANTED TO TAX MAP R-41 LOT 11, RECORDED IN BK. 2390 PG. 1081.
- LOT 17-1 IS SUBJECT TO AN UTILITY EASEMENT, 20 FEET IN WIDTH, FOR THE TRANSMISSION OF ELECTRICITY, TO EXETER & HAMPTON ELECTRIC CO. AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY IN BK. 2398 PG. 1462. THE ON-THE-GROUND LOCATION OF THE UTILITY LINE HAS NOT BEEN LOCATED BY THIS OFFICE AND NOT SHOWN HEREON.
- LOT 17-1 IS SERVICED BY ONSITE WATER AND SEWER.
- EXISTING CONDITIONS PLANS ARE A PART OF AND TO BE INCLUDED WITH THE OVERVIEW PLAN, SHOWN AT A SCALE OF 1"=40 FEET, WITH EXISTING FEATURES SHOWN IN GREATER DETAIL.

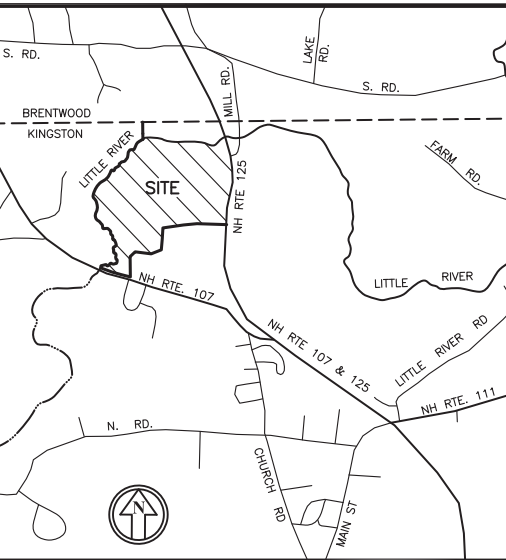
LAND SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN OCTOBER & NOVEMBER, 2015 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Timothy W. Sutherland 2/10/20
TIMOTHY W. SUTHERLAND DATE

APPROVED BY THE TOWN OF KINGSTON
PLANNING BOARD ON: _____



LOCATION MAP NOT TO SCALE



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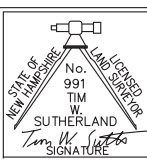
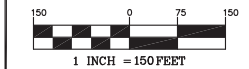
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Planners

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				COMMENT:			

DRAWN BY: WA
CHECKED BY: TWS
DATE: FEB. 13, 2020
SCALE: 1"=150'
FILE: 163-ECP-OVERVIEW
DEED REF: -

PARCEL:

MAP R-41 LOT 17-1

266 ROUTE 125
KINGSTON, NH

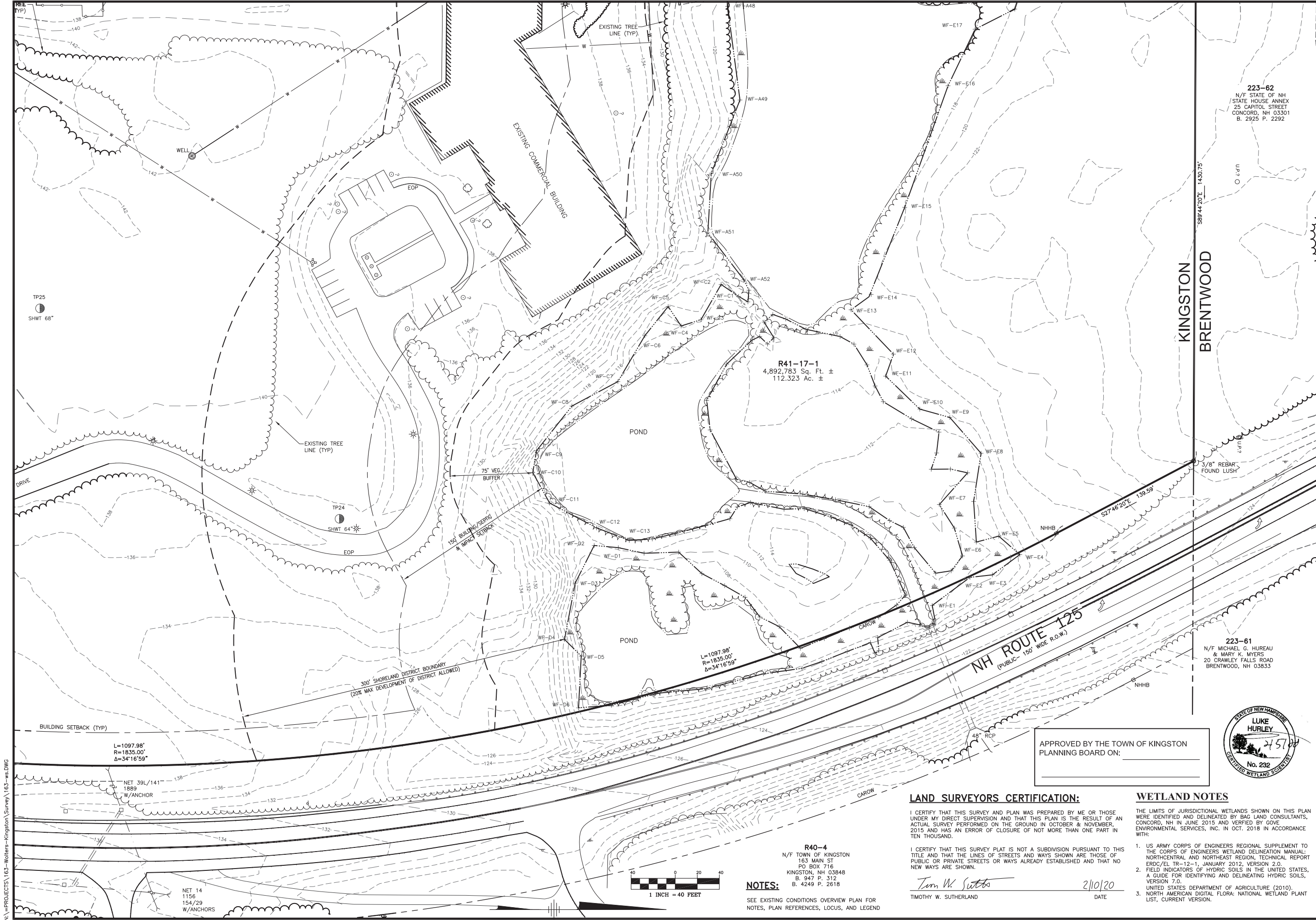
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266 ROUTE 125, LLC
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BOOK 3426 PAGE 1613

SHEET TITLE:

EXISTING CONDITIONS OVERVIEW PLAN

PROJECT #163 SHEET 4 of 43



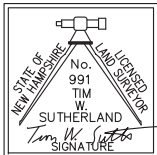
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	E	B	
	D	A	

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SCALE: 1"=40'
FILE: 163-ws
DEED REF: -

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266 ROUTE 125
KINGSTON, NH

FOR

266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:

**EXISTING
CONDITIONS
PLAN - A**

PROJECT #163 SHEET 5 of 43

223-62
N/F STATE OF NH
STATE HOUSE ANNEX
25 CAPITOL STREET
CONCORD, NH 03301
B. 2925 P. 2292

223-61
N/F MICHAEL G. HUREAU
& MARY K. MYERS
20 CRAWLEY FALLS ROAD
BRENTWOOD, NH 03833



APPROVED BY THE TOWN OF KINGSTON
PLANNING BOARD ON: _____

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Timothy W. Sutherland
TIMOTHY W. SUTHERLAND

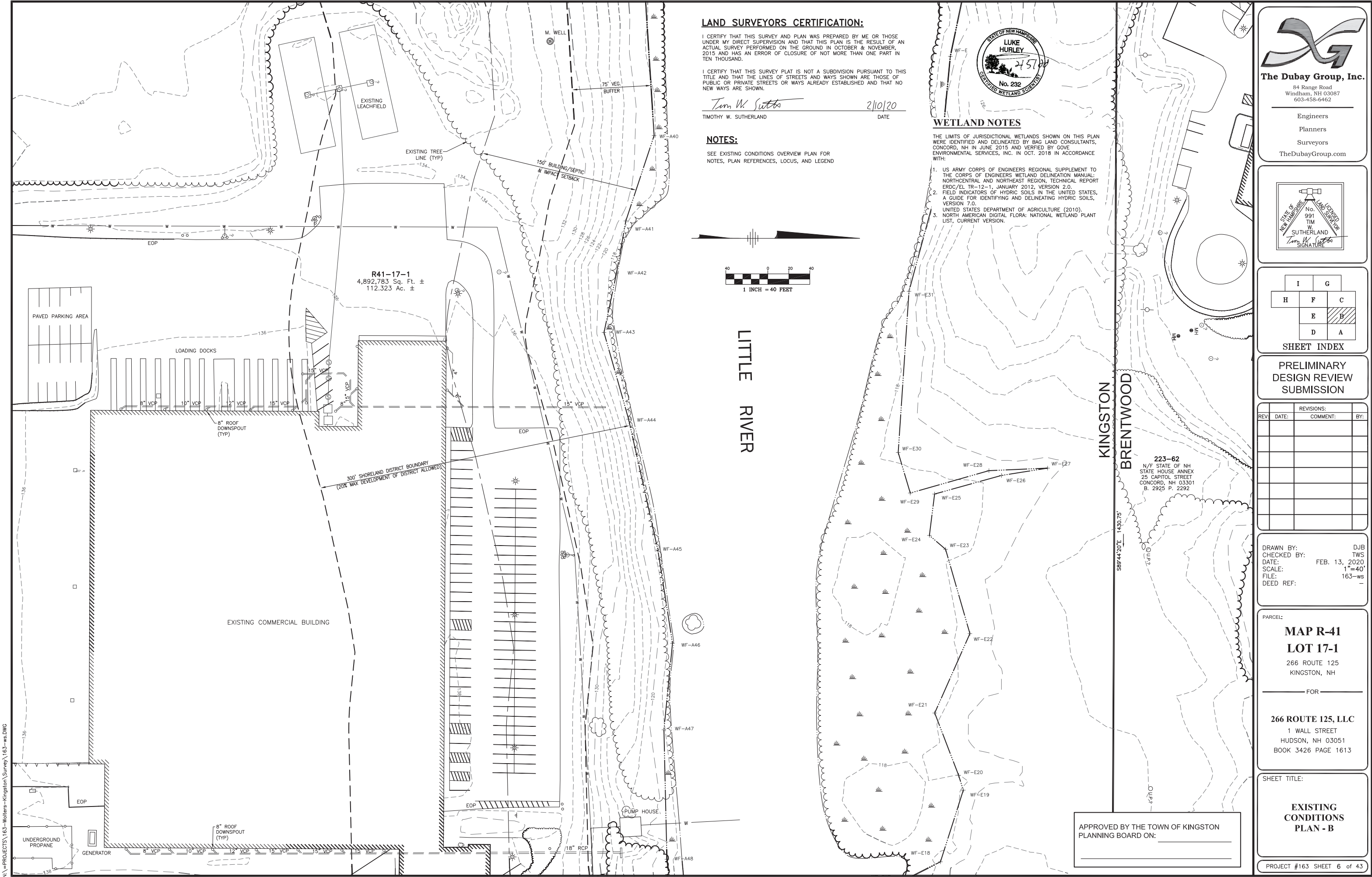
2/10/20
DATE

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3. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
4. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

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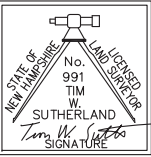
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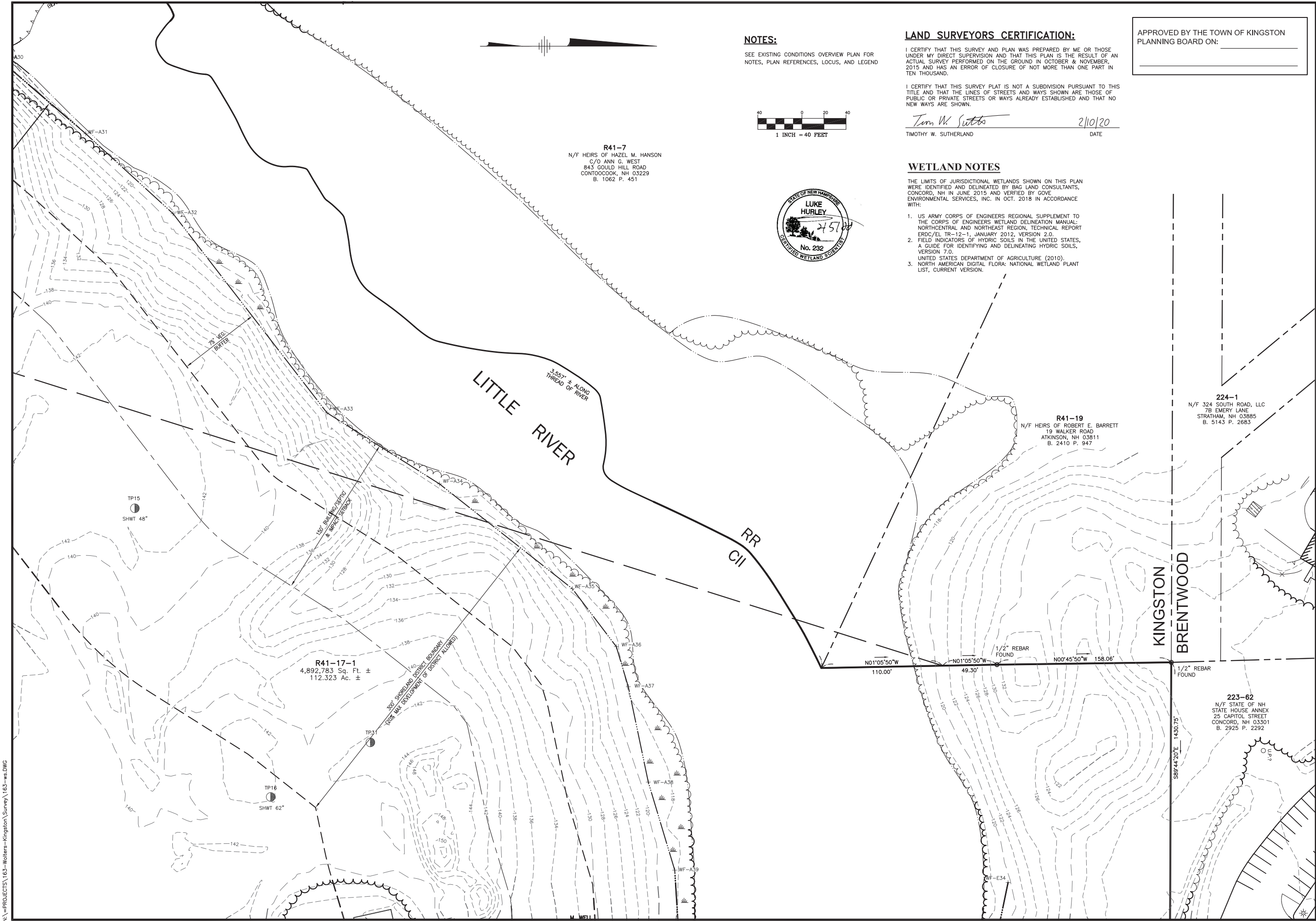
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PARCEL:
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266 ROUTE 125
KINGSTON, NH

FOR

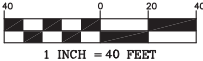
266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:
**EXISTING
CONDITIONS
PLAN - B**



NOTES:

SEE EXISTING CONDITIONS OVERVIEW PLAN FOR NOTES, PLAN REFERENCES, LOCUS, AND LEGEND



R41-7
N/F HEIRS OF HAZEL M. HANSON
C/O ANN G. WEST
843 GOULD HILL ROAD
CONTOOCOOK, NH 03229
B. 1062 P. 451



LAND SURVEYORS CERTIFICATION:

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Tim W. Sutherland 2/10/20
TIMOTHY W. SUTHERLAND DATE

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APPROVED BY THE TOWN OF KINGSTON PLANNING BOARD ON: _____



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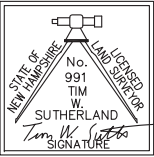
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SHEET INDEX

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REV.		DATE		REVISIONS:		BY:	
				COMMENT:			

DRAWN BY: DJB
CHECKED BY: TWS
DATE: FEB. 13, 2020
SCALE: 1"=40'
FILE: 163-ws
DEED REF: -

PARCEL:

**MAP R-41
LOT 17-1**

266 ROUTE 125
KINGSTON, NH

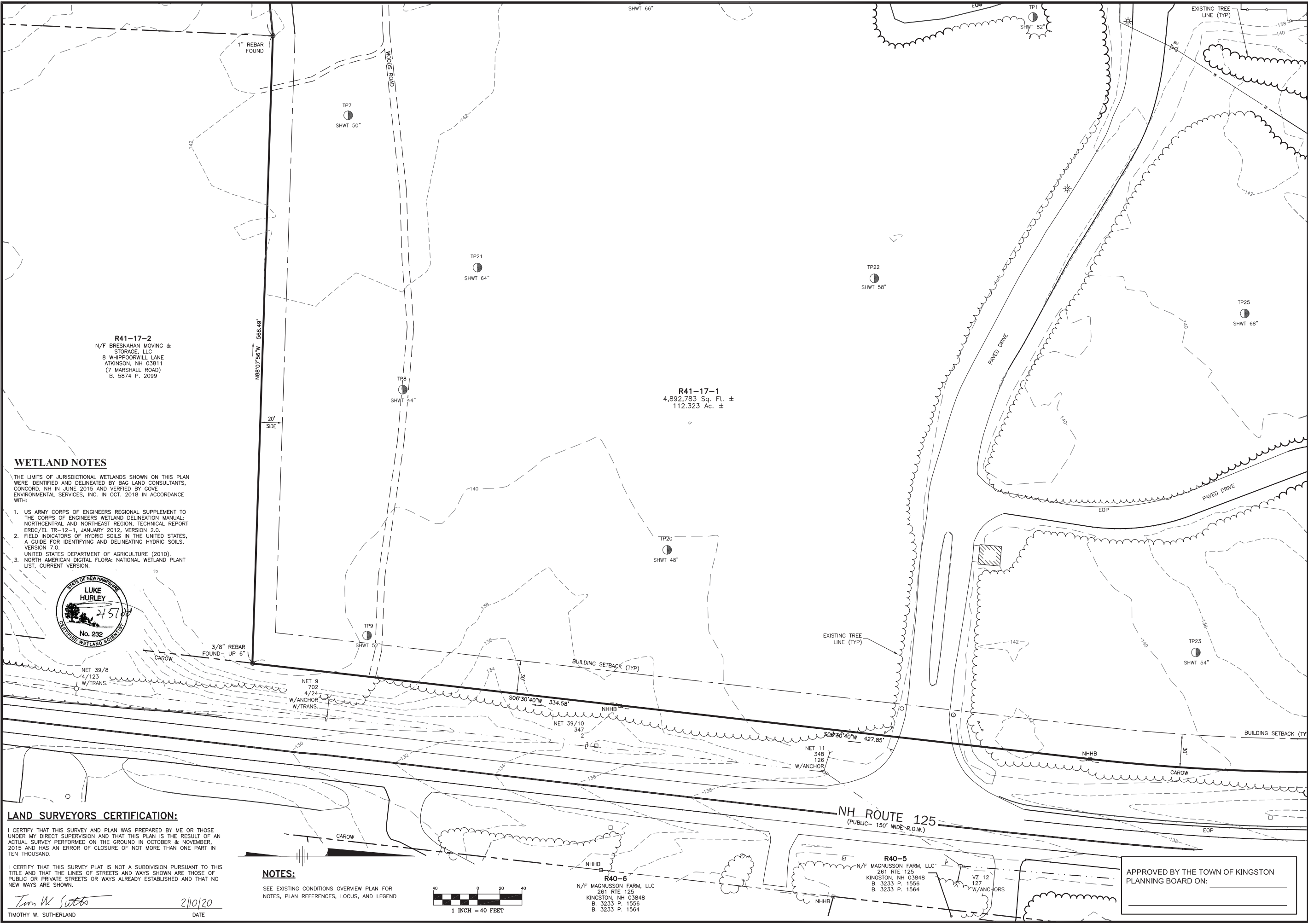
FOR

266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:

**EXISTING
CONDITIONS
PLAN - C**

N:\PROJECTS\163-Walters-Kingston\Survey\163-ws.DWG



WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE IDENTIFIED AND DELINEATED BY BAG LAND CONSULTANTS, CONCORD, NH IN JUNE 2015 AND VERIFIED BY GOVE ENVIRONMENTAL SERVICES, INC. IN OCT. 2018 IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
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3. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
4. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.



LAND SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN OCTOBER & NOVEMBER, 2015 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

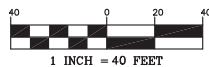
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Timothy W. Sutherland
TIMOTHY W. SUTHERLAND

2/10/20
DATE

NOTES:

SEE EXISTING CONDITIONS OVERVIEW PLAN FOR NOTES, PLAN REFERENCES, LOCUS, AND LEGEND



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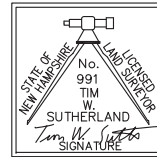
84 Range Road
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603-458-6462

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	D		A

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FILE: 163-ws
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PARCEL:

MAP R-41 LOT 17-1

266 ROUTE 125
KINGSTON, NH

FOR

266 ROUTE 125, LLC

1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:

EXISTING CONDITIONS PLAN - D

PROJECT #163 SHEET 8 of 43

APPROVED BY THE TOWN OF KINGSTON
PLANNING BOARD ON:

N:\PROJECTS\163-Walters-Kingston\Survey\163-ws.DWG



WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE IDENTIFIED AND DELINEATED BY BAG LAND CONSULTANTS, CONCORD, NH IN JUNE 2015 AND VERIFIED BY GOVE ENVIRONMENTAL SERVICES, INC. IN OCT. 2018 IN ACCORDANCE WITH:

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3. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
4. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.

R41-12
N/F ALBERT J. BRIEN
19 MARSHALL ROAD
KINGSTON, NH 03848
B. 5822 P. 0185

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PLANNING BOARD ON: _____

LAND SURVEYORS CERTIFICATION:

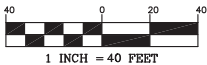
I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN OCTOBER & NOVEMBER, 2015 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

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Timothy W. Sutherland

TIMOTHY W. SUTHERLAND

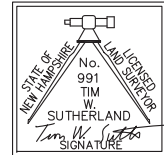
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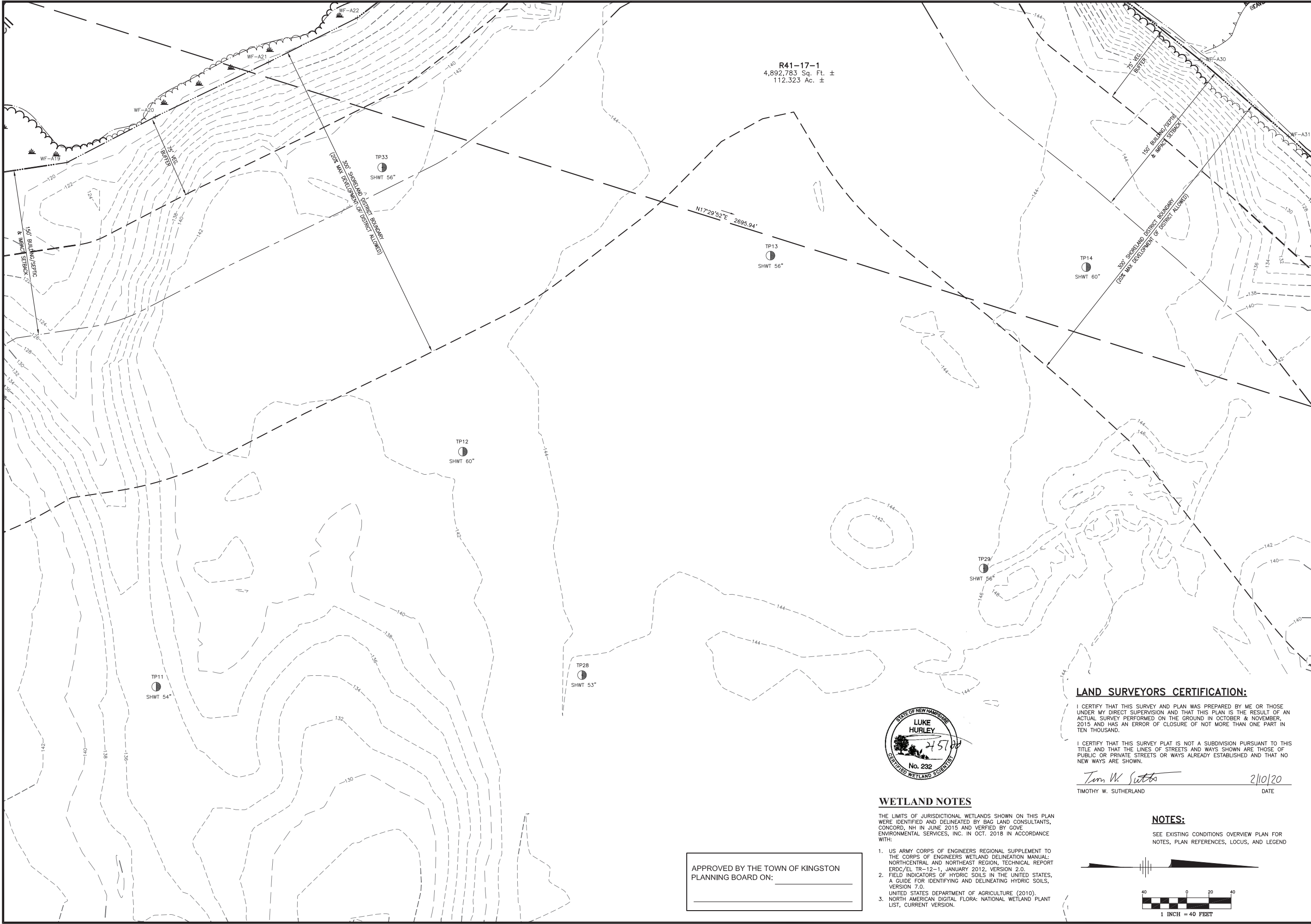
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LOT 17-1**
266 ROUTE 125
KINGSTON, NH

FOR
266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:
**EXISTING
CONDITIONS
PLAN - E**

PROJECT #163 SHEET 9 of 43

N:\PROJECTS\163-Walters-Kingston\Survey\163-ws.DWG



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PLANNING BOARD ON: _____



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LAND SURVEYORS CERTIFICATION:

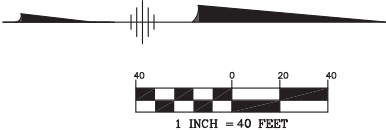
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Timothy W. Sutherland 2/10/20
TIMOTHY W. SUTHERLAND DATE

NOTES:

SEE EXISTING CONDITIONS OVERVIEW PLAN FOR NOTES, PLAN REFERENCES, LOCUS, AND LEGEND



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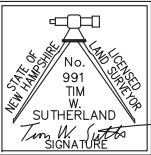
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Surveyors

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				COMMENT:		

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LOT 17-1**
266 ROUTE 125
KINGSTON, NH

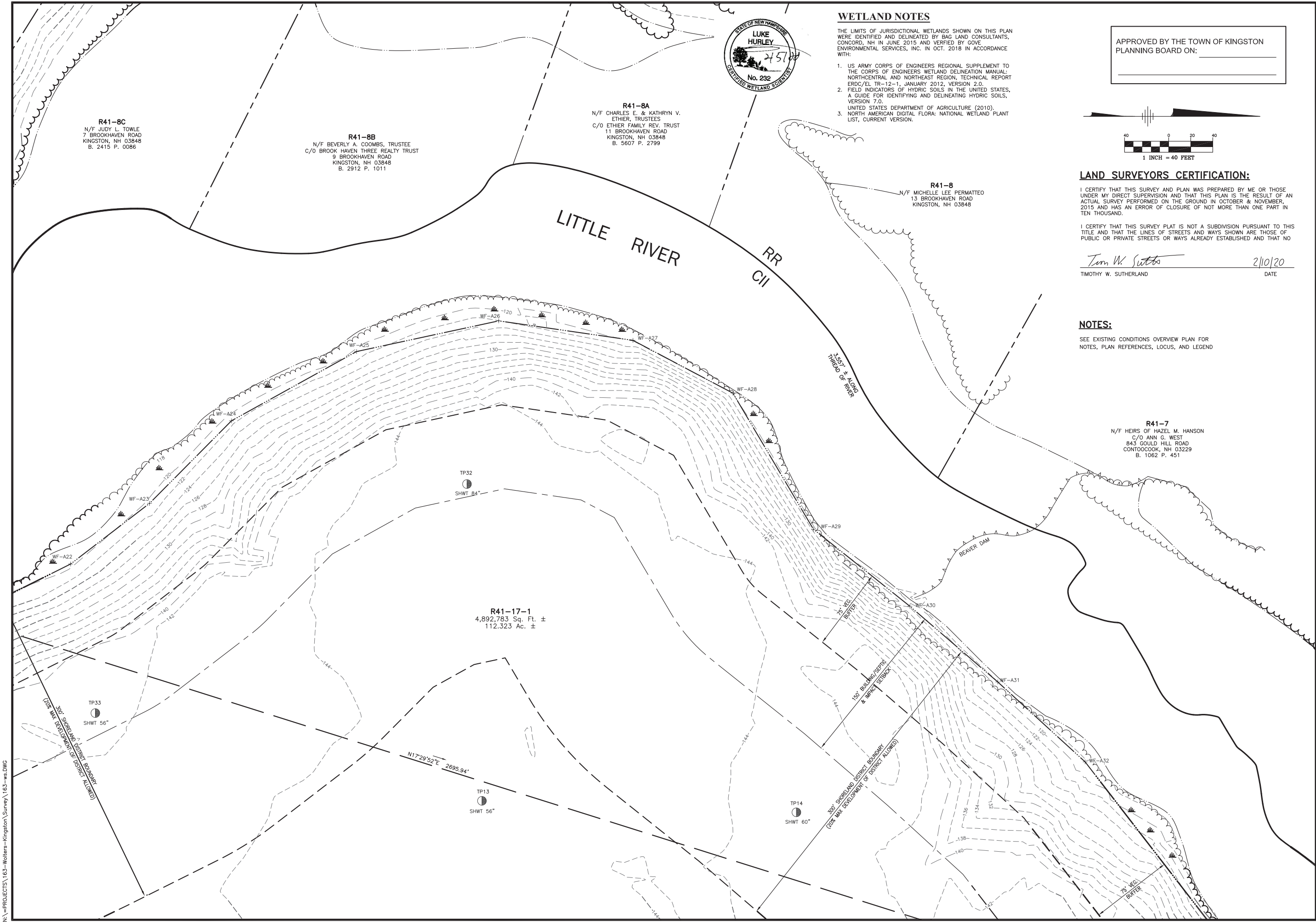
FOR

266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:
**EXISTING
CONDITIONS
PLAN - F**

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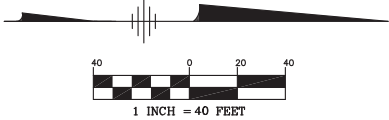


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Tim W. Sutherland 2/10/20
TIMOTHY W. SUTHERLAND DATE

NOTES:

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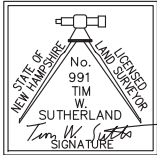
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LOT 17-1

266 ROUTE 125
KINGSTON, NH

FOR

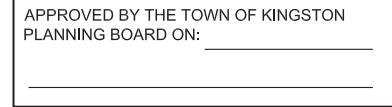
266 ROUTE 125, LLC

1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:

EXISTING
CONDITIONS
PLAN - G

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TIMOTHY W. SUTHERLAND DATE

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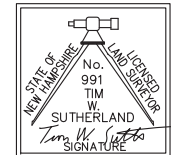
84 Range Road
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LOT 17-1

266 ROUTE 125
KINGSTON, NH

— FOR

266 ROUTE 125, LLC

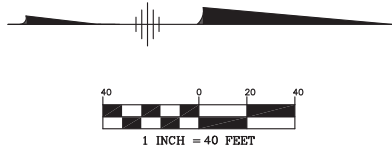
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HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:

**EXISTING
CONDITIONS
PLAN-H**

PROJECT #163 SHEET 12 of 43

N:\PROJECTS\163-Walters-Kingston\Survey\163-rs.DWG



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TIMOTHY W. SUTHERLAND DATE

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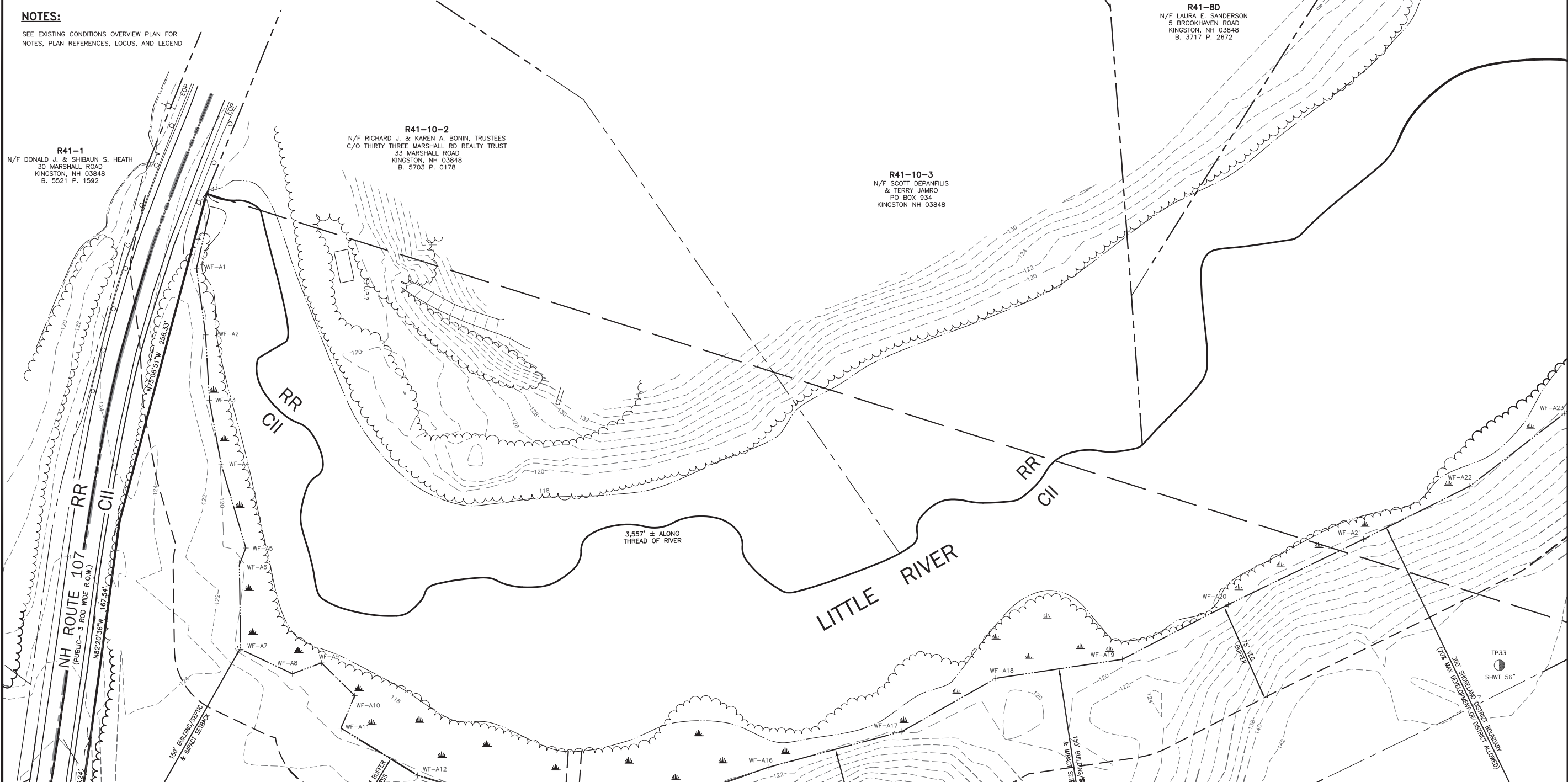
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PLANNING BOARD ON: _____



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4. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.



R41-1
N/F DONALD J. & SHIBAU S. HEATH
30 MARSHALL ROAD
KINGSTON, NH 03848
B. 5521 P. 1592

R41-10-2
N/F RICHARD J. & KAREN A. BONIN, TRUSTEES
C/O THIRTY THREE MARSHALL RD REALTY TRUST
33 MARSHALL ROAD
KINGSTON, NH 03848
B. 5703 P. 0178

R41-10-3
N/F SCOTT DEPANFILIS
& TERRY JAMRO
PO BOX 934
KINGSTON NH 03848

R41-8D
N/F LAURA E. SANDERSON
5 BROOKHAVEN ROAD
KINGSTON, NH 03848
B. 3717 P. 2672

R41-8C
N/F JUDY L. TOWLE
7 BROOKHAVEN ROAD
KINGSTON, NH 03848
B. 2415 P. 0086



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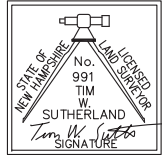
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				COMMENT:		

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PARCEL:

**MAP R-41
LOT 17-1**

266 ROUTE 125
KINGSTON, NH

FOR

266 ROUTE 125, LLC

1 WALL STREET
HUDSON, NH 03051
BOOK 3426 PAGE 1613

SHEET TITLE:

**EXISTING
CONDITIONS
PLAN - I**

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84 Range Road
Windham, NH 03087
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	A	G

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KINGSTON, NH

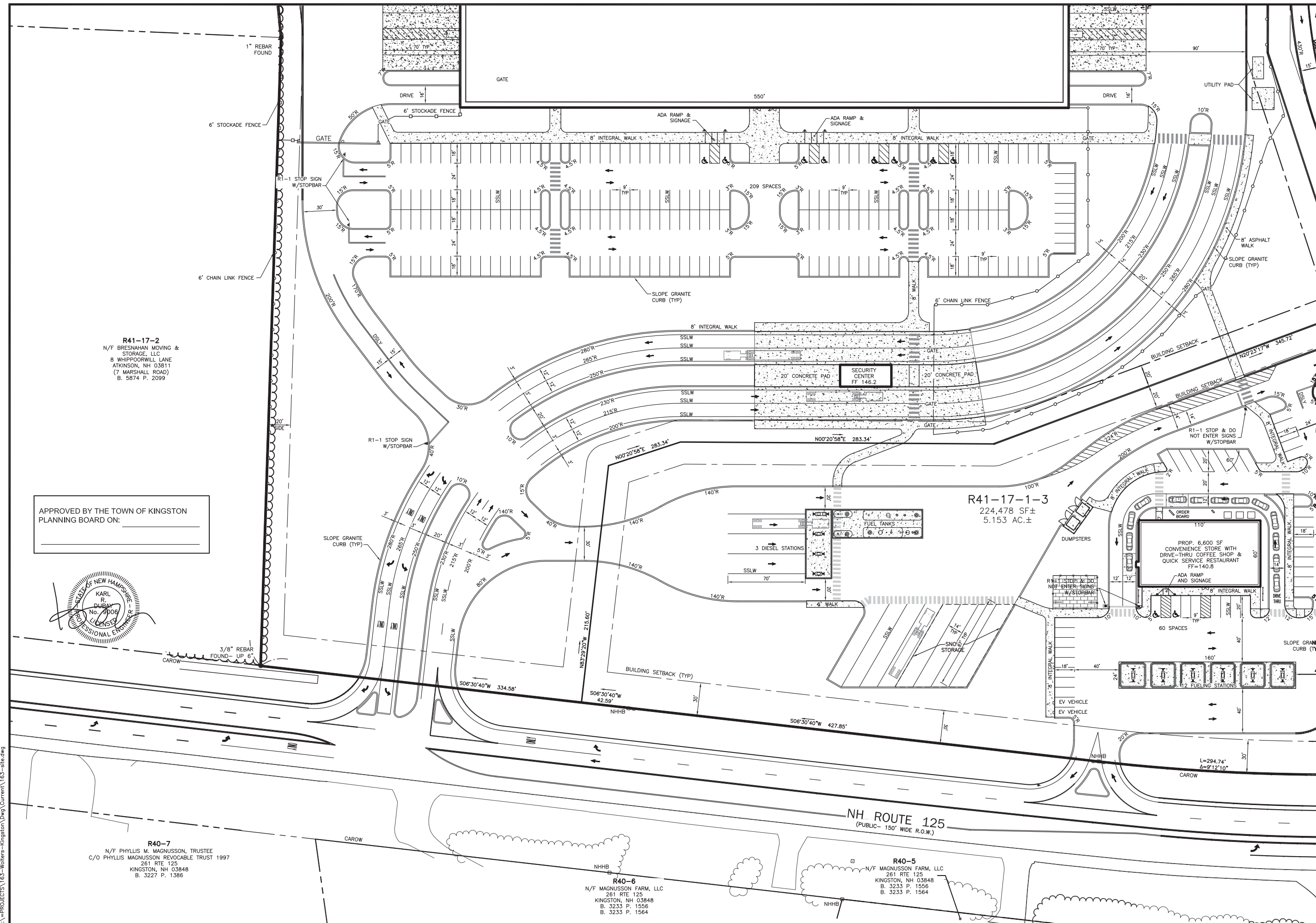
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266 ROUTE 125, LLC
1 WALL STREET
HUDSON, NH 03051
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SHEET TITLE:

**SITE
PLAN - A**

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