

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:
WILCOMB'S WAY, LLC
PO BOX 299
CANDIA, NH 03034
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMMERCIAL (C1) & AQUIFER PROTECTION DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

TABLE OF ZONING REQUIREMENTS			
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%	0.03%	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 + 33 APARTMENTS*2 BEDROOMS/APARTMENT + 36 DUPLEXES*4 BEDROOMS/DUPLEX + 2 DUPLEXES*5 BEDROOM/DUPLEX
PROPOSED DENSITY = 255 BEDROOMS
- MAP R-29 LOT 2 TO BE SERVICED 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:

TABLE OF DIMENSIONAL REQUIREMENTS		
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 #088, 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: NORTH CENTRAL 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
 - NPDES GCP (SWPPP)
 - NPDES PWS APPROVAL
 - NHDDOT 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)

TAX MAP R29 LOT 9
GAIL F ANDERSON
45 EAST ROAD
E. KINGSTON, NH 03848

TAX MAP R29 LOT 11
KATHY J KLEINE, HEIRS
52 DEPOT ROAD
KINGSTON, NH 03848

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

TAX MAP U9 LOT 31
NORTHLAND FOREST PRODUCTS INC.
PO BOX 369
KINGSTON, NH 03848

TAX MAP U10 LOT 30B-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

TAX MAP R29 LOT 5
TOWN OF KINGSTON
PO BOX 716
KINGSTON, NH 03848

TAX MAP R29 LOT 7
KEVIN S & HEIDE L GREANEY, TRUSTEES
42 DEPOT ROAD
KINGSTON, NH 03848

TAX MAP R29 LOT 8-1
ALEXANDER & DORALIZA ISGUT
6000 PELICAN BAY BLVD, APT 100
NAPLES, FL 34108

TAX MAP R29 LOT 8-2
JAMES M CHAMPTION
PO BOX 691
KINGSTON, NH 03848

TAX MAP R29 LOT 12
EDWARD R & JUDITH WHITTEN
56 DEPOT ROAD
KINGSTON, NH 03848

TAX MAP R35 LOT 45-12
MUSTICCHIO & KIMBERLY LINNEKIN
25 MADISON AVE
KINGSTON, NH 03848

TAX MAP R35 LOT 45-13
PATRICK DEVINE
27 MADISON AVE
KINGSTON, NH 03848

TAX MAP R35 LOT 45-14
ELANOR WATERMAN
29 MADISON AVE
KINGSTON, NH 03848

TAX MAP R35 LOT 45-15
BARBARA & STEVEN HUNT
24 MADISON AVE
KINGSTON, NH 03848

TAX MAP R35 LOT 45-16
SUSAN L FYFE
22 MADISON AVE
KINGSTON, NH 03848

TAX MAP R35 LOT 45-17
JAMES & JANELLE APICELLA
22 WASHINGTON WAY
KINGSTON, NH 03848

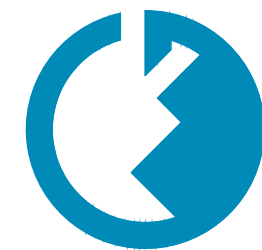
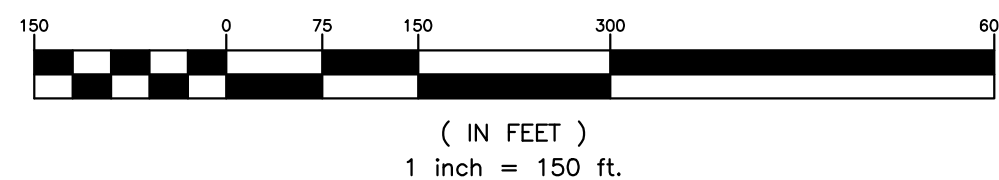
TAX MAP R35 LOT 45-18
LINNHARDT N HILFER
20 WASHINGTON WAY
KINGSTON, NH 03848

TAX MAP R29 LOT 3
THOMAS G GIBSON
4031 KENT CT
NAPLES, FL 34116

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

GRAPHIC SCALE



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REVISIONS		BY	DATE	COMMENTS
No.	DATE	PRELIMINARY SITE PLAN REVIEW SUBMITTAL		
1	11/16/2023			

OWNER: LOT 2:
CORRADO & LUCIA AMENTA
22 BARTLETT ROAD
WILCOMB'S WAY, LLC
PO BOX 299
CANDIA, NH 03034

OWNER: LOT 4:
IAN WALLIS
CONTRACTOR
TRAINING COL ADVANCED DRIVER
51 NORTH MAIN STREET
IPSWICH, MA 01938

OWNER: LOT 6:
RUTH S. ALBERT
PO BOX 131
KINGSTON, NH 03848

OWNER: LOT 10:
BRENDA GRANT
PO BOX 728
KINGSTON, NH 03848

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STAMP:

LOCATION:

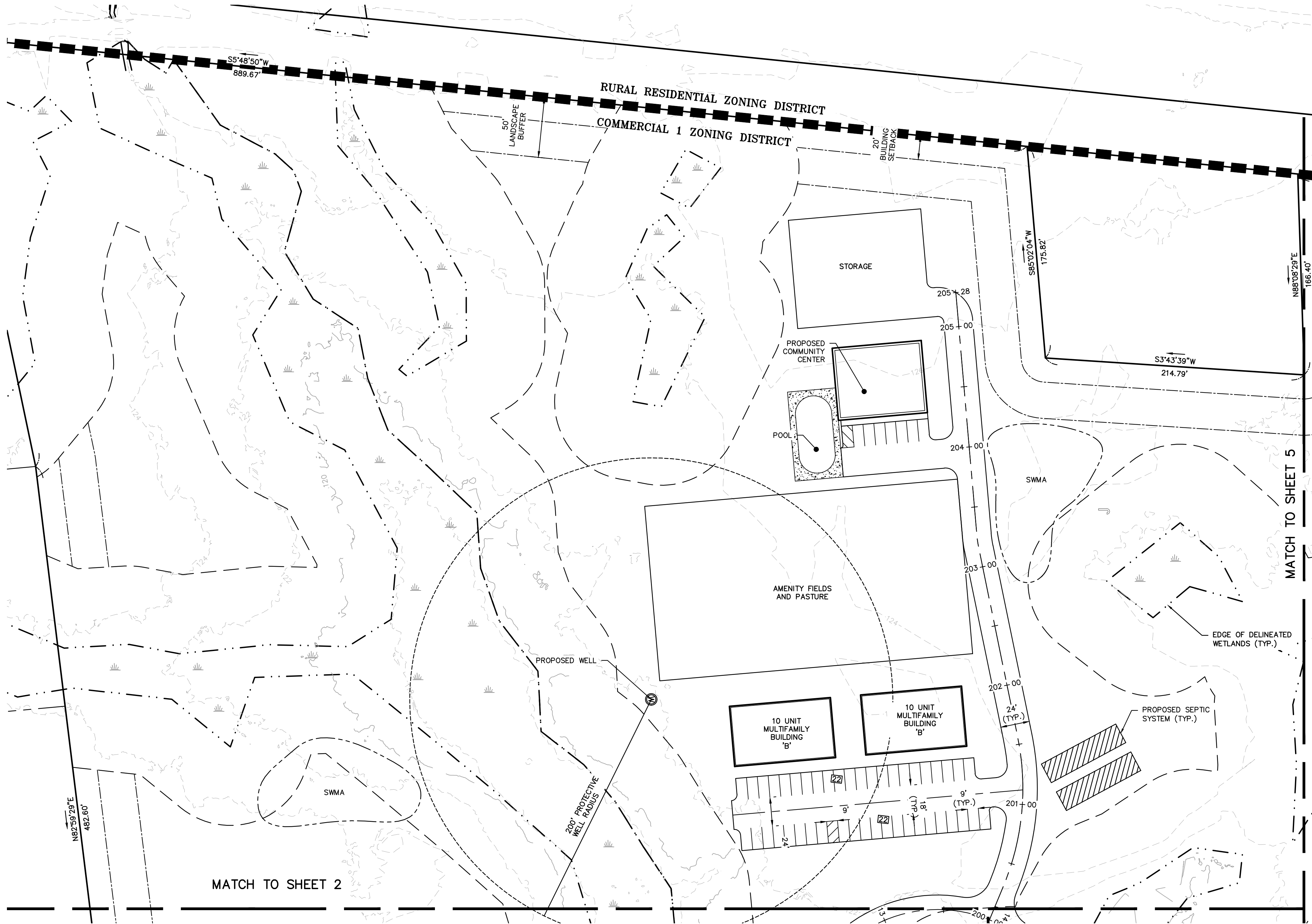
TAX MAP R29 LOTS 2,4,6 & 10
ROUTE 125
KINGSTON, NEW HAMPSHIRE
ROCKINGHAM COUNTY

PROJECT:
LIBERTY COMMON

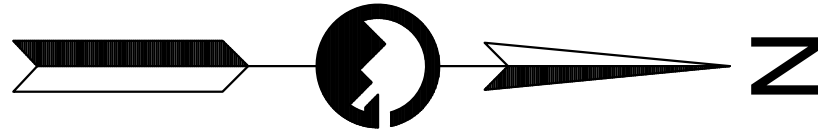
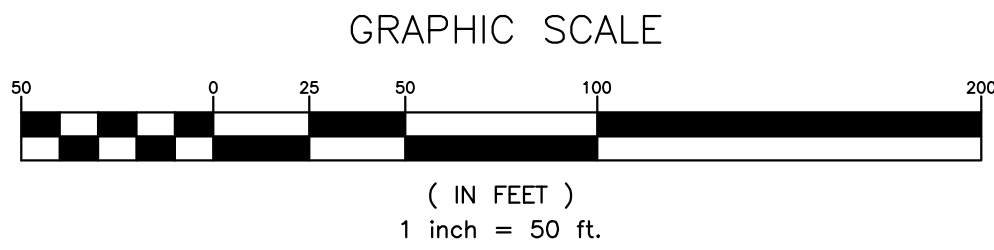
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**CONCEPTUAL
MASTER PLAN**

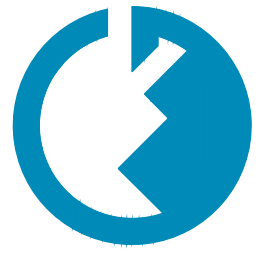
PROJECT No. 22-1227-1 DATE: NOVEMBER 16, 2023 SCALE: HORIZ. 1"=150'
SHEET: 1 OF 5

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- LEGEND**
- PROPERTY LINE
 - EX. EDGE OF PAVEMENT
 - EDGE OF WETLAND
 - EXIST. BUILDING
 - PROP. BUILDING
 - BUILDING SETBACK
 - PROP. EDGE OF PAVEMENT
 - EX. MINOR CONTOUR
 - EX. MAJOR CONTOUR
 - WETLAND BUFFER
 - NITRATE SETBACK
 - WELL SETBACK
 - STORMWATER MANAGEMENT AREA
 - ABUTTER LINE
 - ZONE LINE





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REVISIONS	
No.	DATE
1	11/16/2023
COMMENTS	
PRELIMINARY SITE PLAN REVIEW SUBMITTAL	
BY	BUC

OWNER- LOT 2:
CORRADO & LUCIA AMENTA
22 BARTLETT ROAD
WILMOUTH, MA 01944

OWNER- LOT 4:
IAN WALLIS
51 CANTON STREET
TRADING MAIN STREET
IPSWICH, MA 01938

OWNER- LOT 6:
RUTH S. ALBERT
PO BOX 131
KINGSTON, NH 03848

APPLICANT:
WILCOMB'S WAY, LLC
PO BOX 239
CANDIA, NH 03034

OWNER- LOT 10:
BRENDA GRANT
PO BOX 728
KINGSTON, NH 03849

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STAMP:

LOCATION:

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

PROJECT:

LIBERTY COMMON

TITLE:

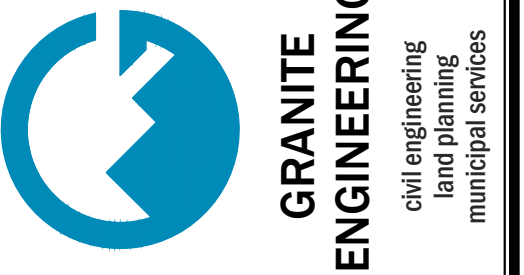
CONCEPTUAL
SITE PLAN

PROJECT No. 22-1227-1

DATE: NOVEMBER 16, 2023

SHEET: 3 OF 5

SCALE: HORIZ. 1"=50'

[illegible]

OWNER: LOT 4: IN CONTROL ADVANCED DRIVER 50 NORTH MAIN STREET IPSWICH, MA 01938	OWNER: LOT 6: S. ALBERT PO BOX 43 KINGSSTON, NH 03848
OWNER: LOT 10: BOB GRANT 1000 WILLOW KINGSSTON, NH 03848	OWNER: LOT 11: LUCIA AMENTA 22 BARTLEY ROAD WEIHEUEN, MA 01844

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CAMP:

LOCATION:

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

PROJECT:

LIBERTY COMMON

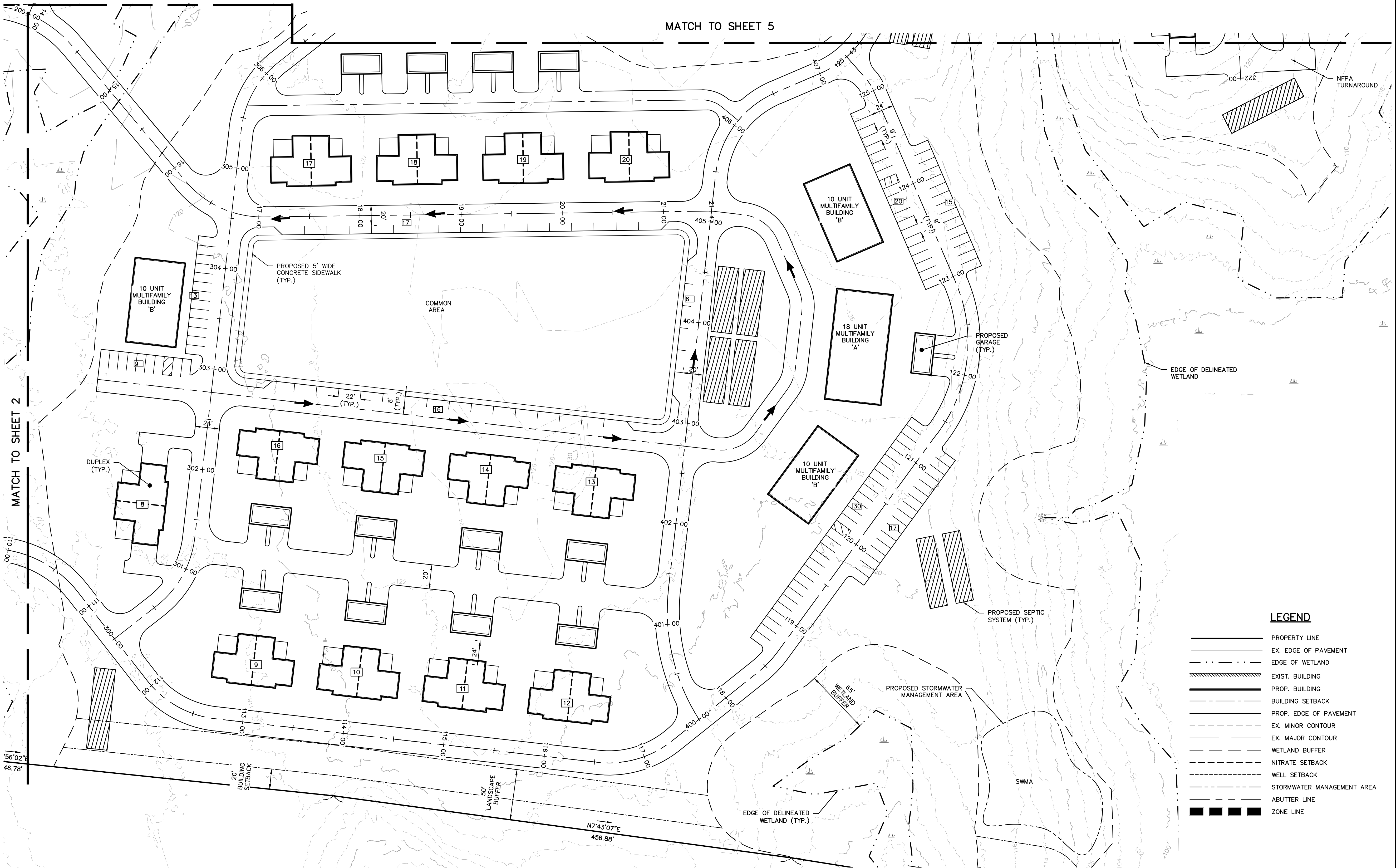
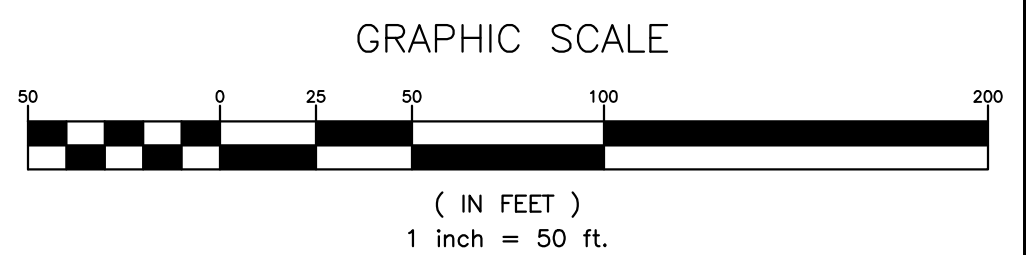
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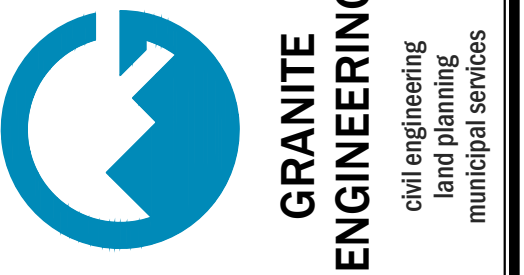
CONCEPTUAL SITE PLAN

PROJECT No.	DATE:	SCALE:
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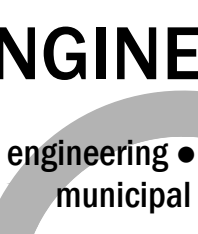
PROJECT NO.	DATE	SCALE
E-1227-1	NOVEMBER 16, 2023	HORIZ.

SHEET:		1"=50'
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[illegible]

OWNER-LOT 4: IAN WALLIS IN CONTROL ADVANCED DRIVER TRAINING 55 NORTH MAIN STREET IPSWICH, MA 01938	OWNER-LOT 6: PO BOX 15 ALBERT KINGSTON, NH 03848	OWNER-LOT 10: BROOKS GRANT PO BOX 299 KINGSTON, NH 03848
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CAMP:

LOCATION:

AX MAP R29 LOTS 2,4,6 & 10
ROUTE 125
INGSTON, NEW HAMPSHIRE
ROCKINGHAM COUNTY

PROJECT:
LIBERTY COMMON

TITLE: **CONCEPTUAL
SITE PLAN**

PROJECT No.	DATE:	SCALE:
-1227-1	NOVEMBER 16, 2023	HORIZ.
SHEET:	5 OF 5	1"=50'



	PROPERTY LINE
	EX. EDGE OF PAVEMENT
	EDGE OF WETLAND
	EXIST. BUILDING
	PROP. BUILDING
	BUILDING SETBACK
	PROP. EDGE OF PAVEMENT
	EX. MINOR CONTOUR
	EX. MAJOR CONTOUR
	WETLAND BUFFER
	NITRATE SETBACK
	WELL SETBACK
	STORMWATER MANAGEMENT AREA
	ABUTTER LINE
	ZONE LINE

