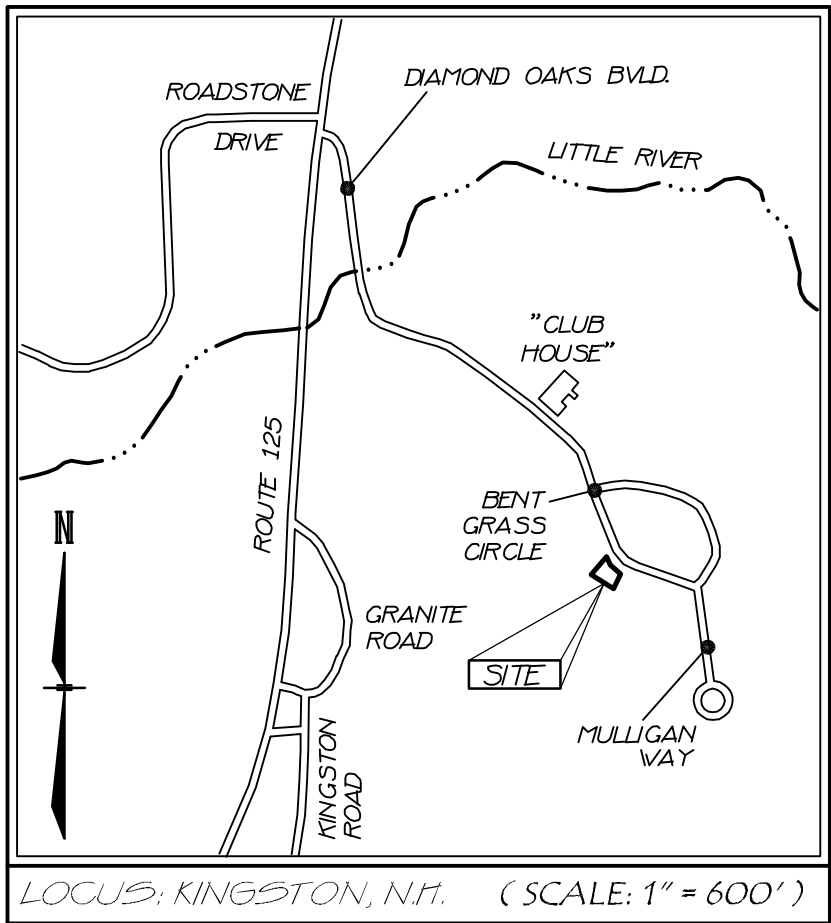


"VILLAGE AT GRANITE FIELDS CONDOMINIUMS"
RESIDENTIAL UNIT LIMITED COMMON AREA
BOUNDARY ADJUSTMENT - AMENDED SITE PLAN
TAX MAP R3 LOT 4 - LU4020
BENT GRASS CIRCLE & MULLIGAN WAY
KINGSTON, NEW HAMPSHIRE

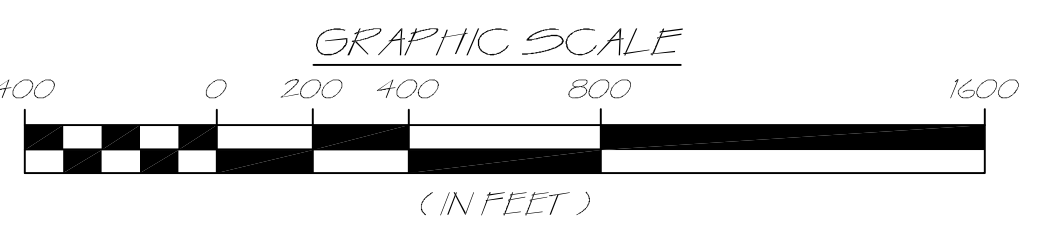
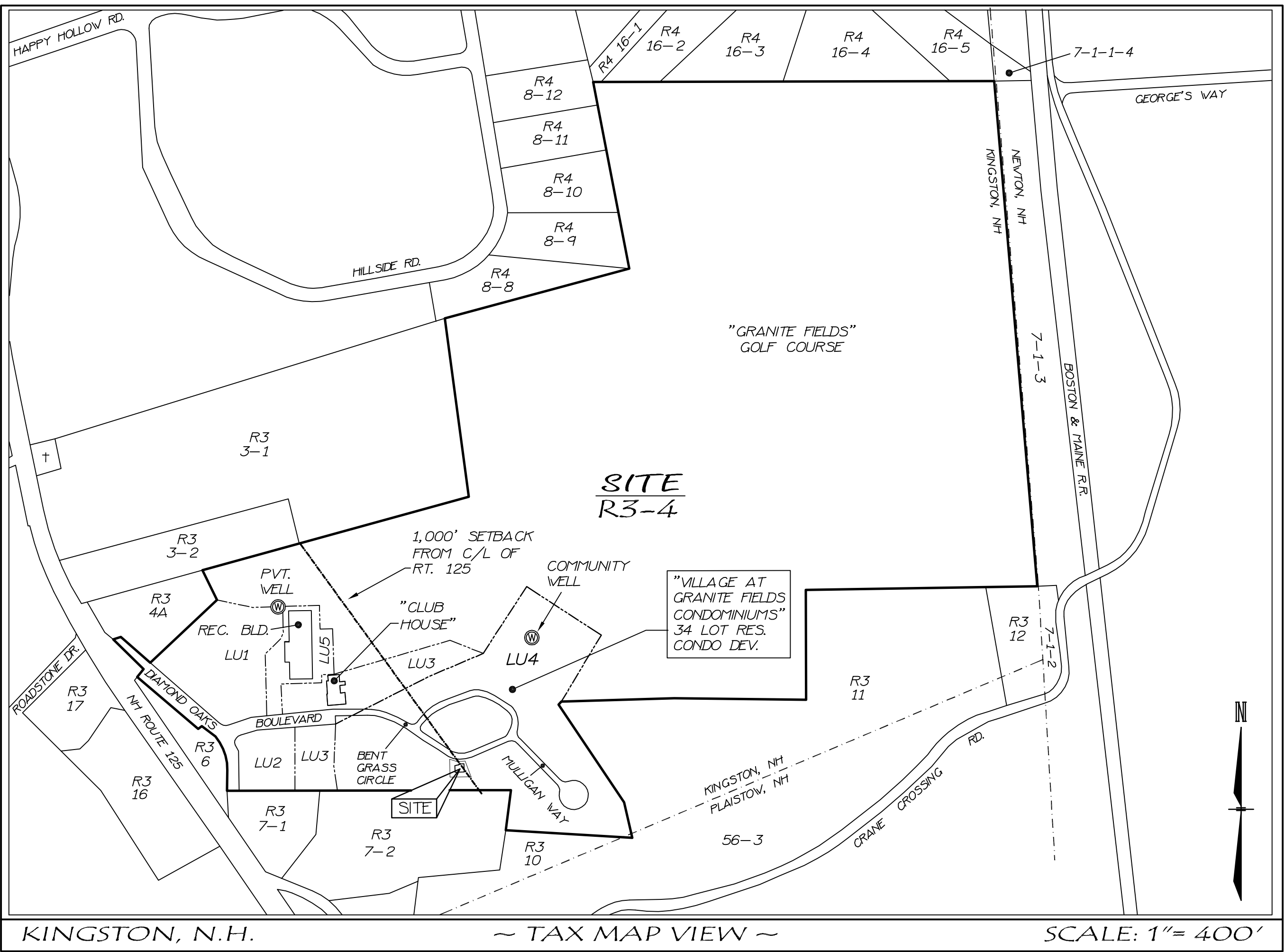


NOTES:

- OWNER OF RECORD MAP R3 LOT 4 - LU4020:
HAWKS RIDGE OF SOUTH KINGSTON, LLC.
C/O JAMES DUFRESNE
P.O. BOX 175
PLAISTOW, NH 03865
PARCEL AREA: 169 AC±
R.C.R.D. DEED BK: 5342 PG: 0308

APPLICANT:
SAME AS OWNER
- SITE LIES IN THE TOWN OF KINGSTON COMMERCIAL III ZONE.
- THE INTENT OF THIS PLAN IS TO ADJUST / RELOCATE THE LIMITED COMMON AREA 4020 AND ITS ASSOCIATED UNIT.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF ROCKINGHAM NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 33015C0577E, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT WITHIN A FLOOD HAZARD AREA.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE SHORE LAND PROTECTION DISTRICT.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. S.E.C. & ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG SAFE AT 1-888-344-7233.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH COMPLETED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL WOULD DETERMINE.
- CHANGE OF USE REQUIRES REVIEW AND/OR APPROVAL OF THE PLANNING BOARD.
- APPROVAL OF THIS APPLICATION IS SUBJECT TO TOWN OF KINGSTON SITE PLAN ORDINANCE (904.15.A.2) "ACTIVE AND SUBSTANTIAL DEVELOPMENT"
- OWNER TO COMPLY WITH ALL MAINTENANCE & INSPECTION REQUIREMENTS OF THE TOWN OF KINGSTON STORMWATER MANAGEMENT REGULATIONS (908.16.6 A, E & F)
- EXISTING CONDITIONS SHOWN ON THIS PLAN ARE PROVIDED FROM ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN 2018 AND MARCH 2021. SITE INFORMATION SET TO STATE PLANE GRID NAD83 & ELEVATION DATUM NAVD88.
- IN ADDITION TO THE IMPROVEMENTS SHOWN ON THIS PLAN, THIS DEVELOPMENT IS STILL SUBJECT TO ALL APPLICABLE NOTES, CONDITIONS, AND OR RESTRICTIONS AS SHOWN ON THE EXISTING APPROVED SITE PLAN. (SEE REFERENCE PLAN #1)
- REQUEST FOR VARIANCE:

VARIANCE GRANTED 02-10-2022 TO TOWN OF KINGSTON ARTICLE 110 COMMERCIAL ZONE C-III, SECTION 110.4(A) TO ALLOW (1) AGE RESTRICTED, SINGLE FAMILY RESIDENTIAL CONDOMINIUM UNIT (PART OF VILLAGE AT GRANITE FIELDS CONDOMINIUMS) TO BE LOCATED WITHIN THE 1,000-FOOT SETBACK (NO CLOSER THAN 950'+/- AT ITS CLOSEST POINT) FROM ROUTE 125.



LEGEND

- | | |
|--------------------|------------------------|
| OVERHEAD LIGHT | EXISTING GRANITE BOUND |
| FLOOD LAMP | EXISTING IRON PIN |
| CATCH BASIN | EXISTING DRILL HOLE |
| DRAIN MANHOLE | EXISTING TREELINE |
| SEWER MANHOLE | EDGE OF PAVEMENT |
| STREET LIGHT | EDGE OF VETLANDS |
| UTILITY POLE W/GUY | BOUNDARY LINE |
| SPOT GRADE | STONE WALL |
| MAIL BOX | EASEMENT LINE |
| SEWER LINE | BUILDING SETBACK LINE |
| WATER LINE | GUARD RAIL |
| | DRAIN LINE |
| | ELECTRIC & CABLE |

REFERENCE PLANS:

- (AS RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS)
- PLAN #D-37717
 - PLAN #D-41150
 - PLAN #D-42558
 - PLAN #D-37335
 - PLAN #D-37336



06-07-2022
BRIAN R. HAYNES, LLS #873

APPROVED BY THE TOWN OF KINGSTON
PLANNING BOARD ON: _____

COVER SHEET

PROJECT: TAX MAP R3 LOT 4 - LU4020 BENT GRASS CIRCLE & MULLIGAN WAY KINGSTON, NEW HAMPSHIRE			
SCALE: AS NOTED	DRAWN BY: CAZ		
DATE: APRIL 7, 2022	REVISED: 1. 4-22-22	2. 06-07-22	
OWNER: / HAWKS RIDGE OF SOUTH KINGSTON, LLC.			3.
APPLICANT: C/O JAMES DUFRESNE P.O. BOX 175 PLAISTOW, NH 03865			4.
PREPARED BY: S.E.C. & ASSOCIATES, INC.			5.
S.E.C. & ASSOCIATES, INC. P.O. BOX 1337 - PLAISTOW, NH 03865 PHONE: (603)-382-5065 ~ SERVING N.H. & MA. ~ EMAIL: SEC@SECSURVEYING.COM			DRAWING #: AMEND SITE LU4020 JOB NO. 20-2806

[illegible]

SHEET 2 OF 3

NOTES:

1. SEE COVER SHEET (SHEET 1) FOR ALL PROJECT NOTES.

