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OFF-STREET PARKING SUMMARY TABLE

USE	CALCULATION	MIN. REQUIRED	PROPOSED
RECREATIONAL FACILITY	AS DETERMINED BY PARKING STUDY	TBD	37
RESIDENTIAL 80 STUDIO UNITS	STUDIO: 2 SPACES PER UNIT 80 UNITS X 2 = 160 SPACES	160	144
TOTAL		TBD	181

NOTES:

- STANDARD PARKING SPACES SHALL BE 9' X 18'.
- PARALLEL PARKING SPACES SHALL BE 8' X 22'.
- HANDICAP PARKING SPACES SHALL BE 8' X 18'.
- DRIVE AISLE WIDTH MINIMUM SHALL BE 24' FOR 2-WAY TRAVEL AND 20' FOR 1-WAY.
- LOADING SPACES SHALL BE 12' X 25' W/ 14' CLEARANCE HEIGHT
- ADA SPACES REQUIRED:
(151 - 200) TOTAL PARKING SPACES PROVIDED REQUIRES 6 ADA SPACES, 1 BEING VAN ACCESSIBLE

PROVIDED: 6 ADA SPACES, 4 BEING VAN ACCESSIBLE

NOTES

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LEGEND

SIGN	
BOLLARD	
PROPOSED BUILDING	
EXISTING BUILDING	
CURB	
RETAINING WALL	
PARKING STRIPING	
TRAFFIC ARROWS	
HEAVY DUTY CONCRETE	
SIDEWALK	
ADA ACCESSIBLE RAMP	
SNOW STORAGE	
SETBACK LINE	
PARKING COUNT	10
STEEL GUARDRAIL	
WOOD FENCE	
DECORATIVE FENCE	
TREE LINE	
TRANSFORMER	T

LIST OF POTENTIAL VARIANCES/WAIVERS/PERMITS:

\$1301.6B. ISDS MUST BE 20 FEET FROM PROPERTY LINE AND 100 FEET FROM WETLAND

\$1301.6C. BOTTOM OF ISDS MUST BE 4.5' ABOVE SEASONAL HIGH AND 6.5' ABOVE BEDROCK

\$102.5 A. 2.: EVERY BUILDING LOT IN HISTORIC DISTRICT I THAT HAS A DWELLING THEREON SHALL NOT HAVE MORE THAN ONE ADDITIONAL STRUCTURE FOR USE AS PERMITTED IN ACCORDANCE WITH ARTICLE 102.5

\$201.4A. MINIMUM LOT SIZE WITHIN THE AQUIFER PROTECTION DISTRICT FOR EACH DWELLING UNIT SHALL BE 3 ACRES IN ZONE A.

\$201.4C. MAX IMPERVIOUS IS 15% IN ZONE A (MAY BE INCREASED TO 35% IF APPLICANT CAN SHOW, TO THE SATISFACTION OF THE PLANNING BOARD, STORMWATER MANAGEMENT TECHNIQUES THAT WOULD ALLOW FOR RECHARGE ON THE PROPERTY TO BE DEVELOPED.

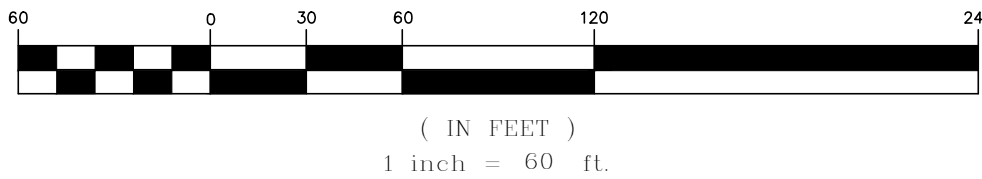
\$201.4G. MULTI-FAMILY RESIDENTIAL REQUIRES A CONDITIONAL USE PERMIT BY THE KINGSTON PLANNING BOARD

\$202.5B.3. WHERE AN EXISTING BUILDING WITHIN THE WETLAND BUFFER IS DESTROYED OR IS IN NEED OF EXTENSIVE REPAIR, IT MAY BE REBUILT PROVIDED THAT SUCH RE-BUILDING IS COMPLETED WITHIN TWO YEARS OF THE EVENT CAUSING DESTRUCTION. THE NEW OR REBUILT STRUCTURE SHALL NOT EXTEND FURTHER INTO THE WETLAND BUFFER THAN THE ORIGINAL FOOTPRINT.

\$202.8 CONDITIONAL USE PERMIT IS REQUIRED FOR WORK WITHIN THE BUFFER

\$904.15B.1. TABLE OF OFF-STREET PARKING REQUIREMENTS
STUDIO: 2 PER DWELLING UNIT
TWO+ B.R.: 4 PER DWELLING UNIT

GRAPHIC SCALE



CONCEPTUAL
ISSUED FOR REVIEW
APRIL 18, 2023

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT/OWNER:

MAJOR SANBORN SEMINARY LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROJECT:

MULTI-FAMILY DEVELOPMENT
MAIN & CHURCH STREET
KINGSTON, NH

PROJECT NO. 2748-04 DATE: TBD

SCALE: 1" = 60' DWG. NAME: C-2748-04

DESIGNED BY: SM CHECKED BY: BDJ

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:

CONCEPTUAL LAYOUT
PLAN #2

SHEET No.

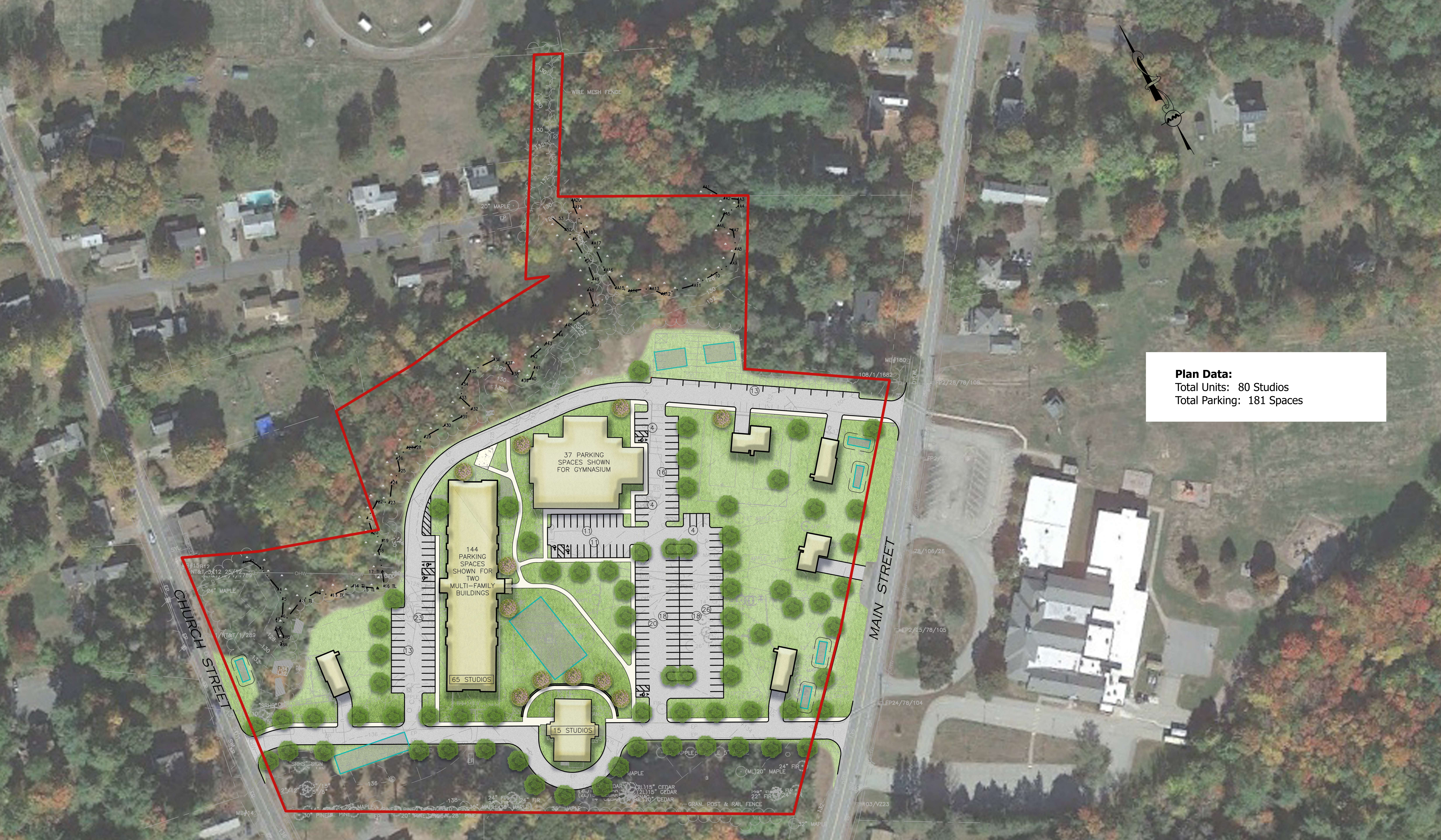
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Plan Data:
Total Units: 80 Studios
Total Parking: 181 Spaces