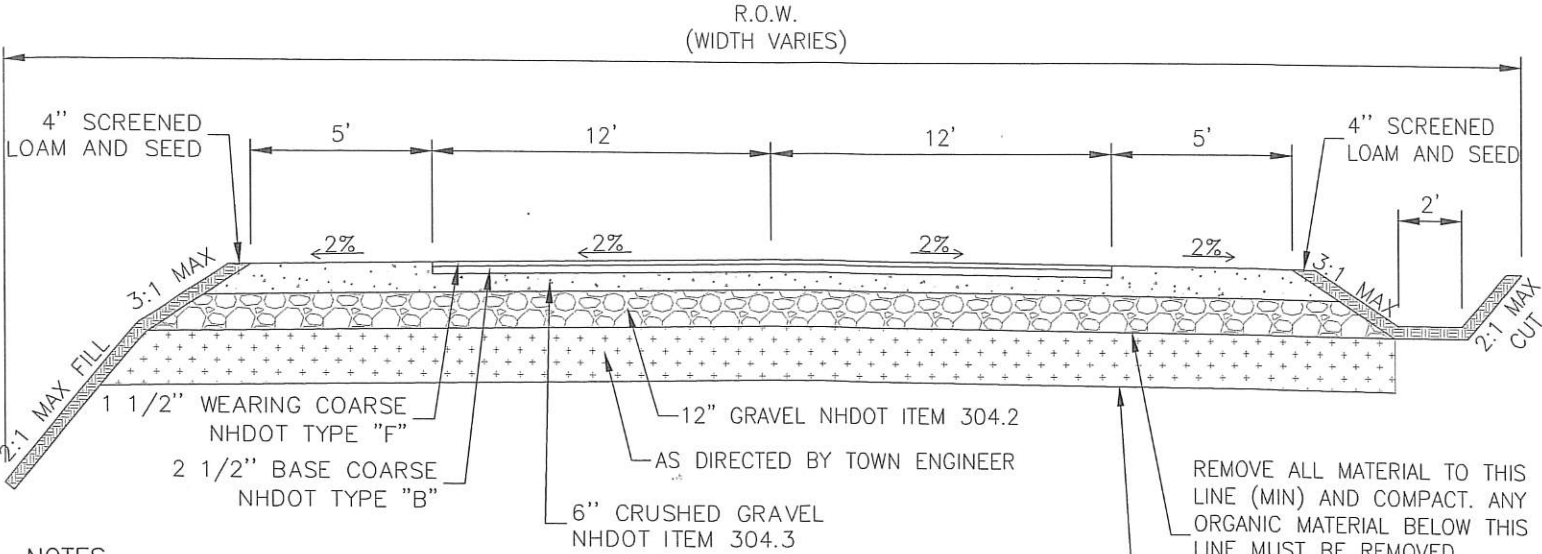
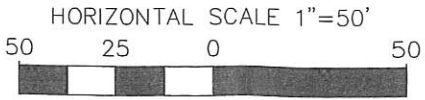


NOTES

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED INTERSECTION IMPROVEMENTS AT THE INTERSECTION OF TOWLE ROAD AND MILL ROAD IN KINGSTON, NH.
- 2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF KINGSTON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO THE TOWN OF KINGSTON DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY AND/OR STATE AGENCY.
- 3. ALL WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER OF RECORD IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- 2. FOR ADDITIONAL INFORMATION, CONSTRUCTION NOTES, AND DETAILS, REFER TO SITE PLANS PREPARED BY TFMORAN, INC. TITLED "UNITIL KINGSTON SOLAR PROJECT", DATED JUNE 8, 2023.



INTERSECTION IMPROVEMENTS PLAN VIEW



NOTES

- 1. INSTALLATION, SPECIFICATIONS, AND PROCEDURES SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 2. INSTALL UNDERDRAIN IN WET AREAS OR AS DIRECTED BY TOWN ENGINEER.
- 3. ALL MATERIAL MUST BE A MINIMUM OF 95% COMPACTION @ 8% MOISTURE CONTENT.
- 4. SIGNS, MAILBOXES, AND GUARDRAILS (WHEN REQUIRED) SHALL BE INSTALLED NO CLOSER THAN 5' FROM THE EDGE OF PAVEMENT.

TYP. ROADWAY CROSS-SECTION

NOT TO SCALE



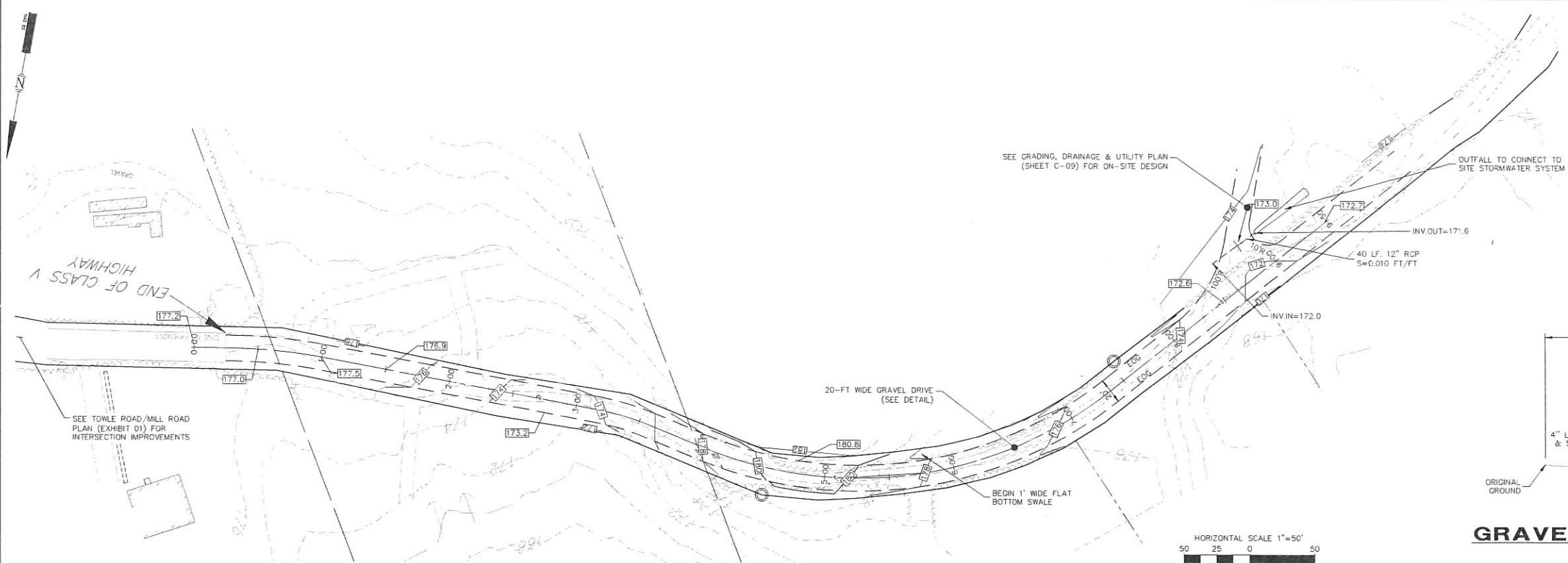
EXHIBIT
TOWLE & MILL ROAD RIGHT-OF-WAY (ROW)
TOWLE ROAD/MILL ROAD INTERSECTION PLAN
UNITIL KINGSTON SOLAR PROJECT
14 & 24 TOWLE RD, KINGSTON, NH 03848
PREPARED FOR
UNITIL ENERGY SYSTEMS, INC.
SCALE: 1"=50' **JUNE 8, 2023**



48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

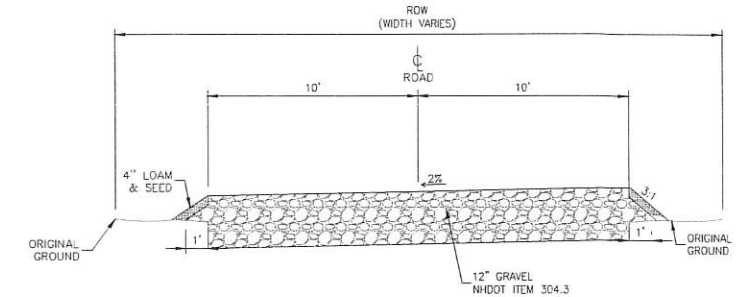
REV	DATE	DESCRIPTION	DR	CK

20025-00	DR	JB	FB		
	CK	NG	CADFILE	20025-00 DESIGN_LAYOUT.DWG	EX-01



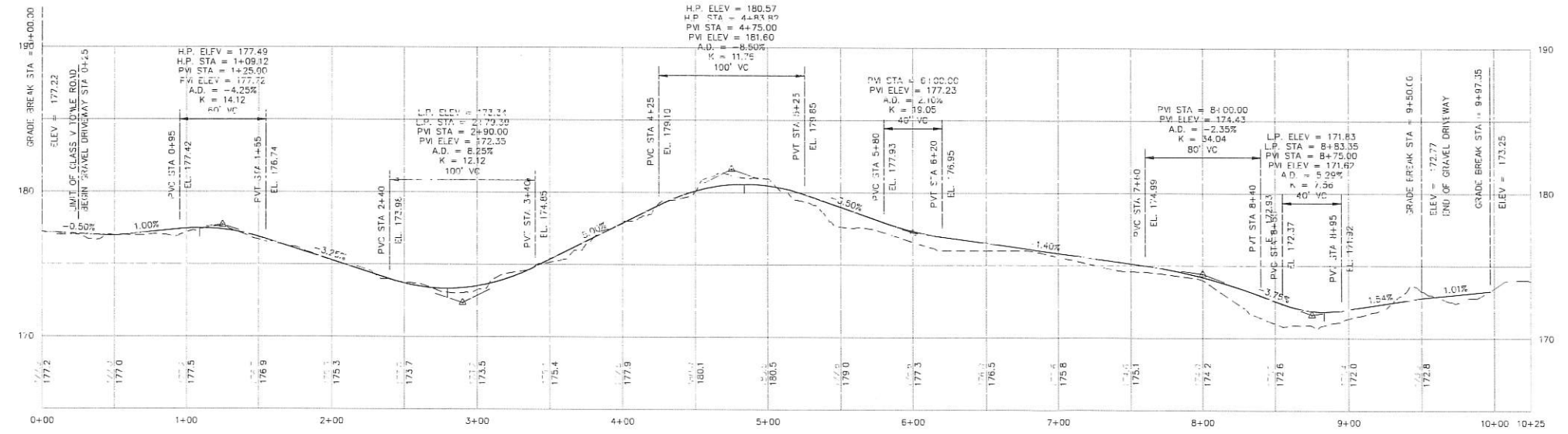
**TOWLE ROAD DRIVEWAY
PLAN VIEW**

NOTES
1. SEE GRADING NOTES ON SHEET C-02.

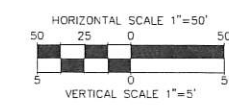


GRAVEL DRIVE CROSS-SECTION
NOT TO SCALE

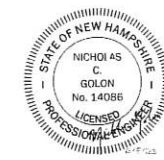
NOTES
1. REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER PAVEMENT FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.



**TOWLE ROAD DRIVEWAY
PROFILE VIEW**



Copyright 2023 © TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



SITE-DEVELOPMENT PLANS
TAX MAP R12 LOTS 25 & 26
TOWLE ROAD PLAN & PROFILE
UNITIL KINGSTON SOLAR PROJECT
24 TOWLE ROAD
KINGSTON, NH 03848
PREPARED FOR
UNITIL ENERGY SYSTEMS
30 ENERGY WAY
EXETER, NH 03833
SCALE: 1"=50' H/1"=5' V JUNE 8, 2023

REV	DATE	DESCRIPTION	OR	CK

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

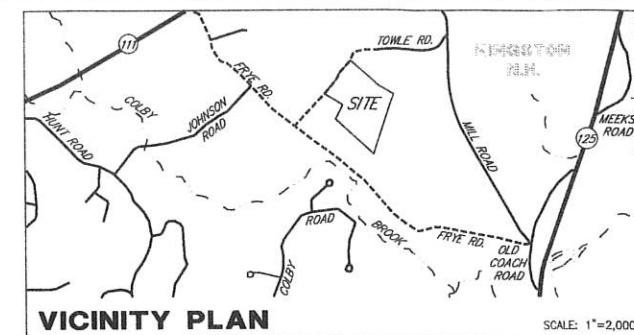
20025-00

DR JB FB
CK NG CADFILE

20/25-00 DESIGN_LAYOUT

C-11

1



1. OWNER OF RECORD OF MAP R-12 LOT 26:
RICHARD W. SENTER (TRUSTEE)
24 TOWLE ROAD REALTY TRUST
66 ROCKINGHAM ROAD
KINGSTON, NH 03848
DEED REFERENCE TO PARCEL IS BK. 2893 PG. 2190

AREA OF PARCEL = 1,432,611 S.F.± OR 32.888 ACRES±
2. R-12-26 INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL SOLAR ARRAY LAYOUT.
4. CURRENT ZONING DISTRICT: RURAL RESIDENTIAL (RR)
MINIMUM LOT FRONTAGE: 200 FEET ON CLASS V HIGHWAY OR BETTER.
MINIMUM BUILDING SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET
REAR: 20 FEET
*COMMERCIAL USE WITHIN RURAL RESIDENTIAL ZONING DISTRICT REQUIRES A 50 FOOT VEGETATIVE BUFFER.
5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015C0390E, EFFECTIVE DATE MAY 17, 2005, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
6. HORIZONTAL DATUM: NAD83(2011)
VERTICAL DATUM: NAVD88
BENCHMARKS SET: AS NOTED
7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) MAY DETERMINE.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TO AVOID ANY DAMAGE TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN, PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
9. CONCEPTUAL LAYOUT OF SOLAR ARRAY BASED UPON INFORMATION PROVIDED BY ARRAY MANUFACTURER. FINAL LAYOUT AND ARRAY LOCATIONS TO BE FINALIZED BY UNTIL IN COORDINATION WITH MANUFACTURER.

APRIL 13, 2023



TAX MAP R-12 LOT 26

OVERALL SITE LAYOUT PLAN
UNTIL KINGSTON SOLAR PROJECT
24 TOWLE ROAD
KINGSTON, NH
PREPARED FOR
UNITIL ENERGY SYSTEMS
30 ENERGY WAY
EXETER, NH

SCALE: 1"=100'

APRIL 13, 2023



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmcorp.com

[illegible]

Copyright 2023 ©TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TEMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of
TE Moran, Inc.

