

**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 259  
 CANDIA, NH 03034
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMMERCIAL (C1) & AQUIFER PROTECTION DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

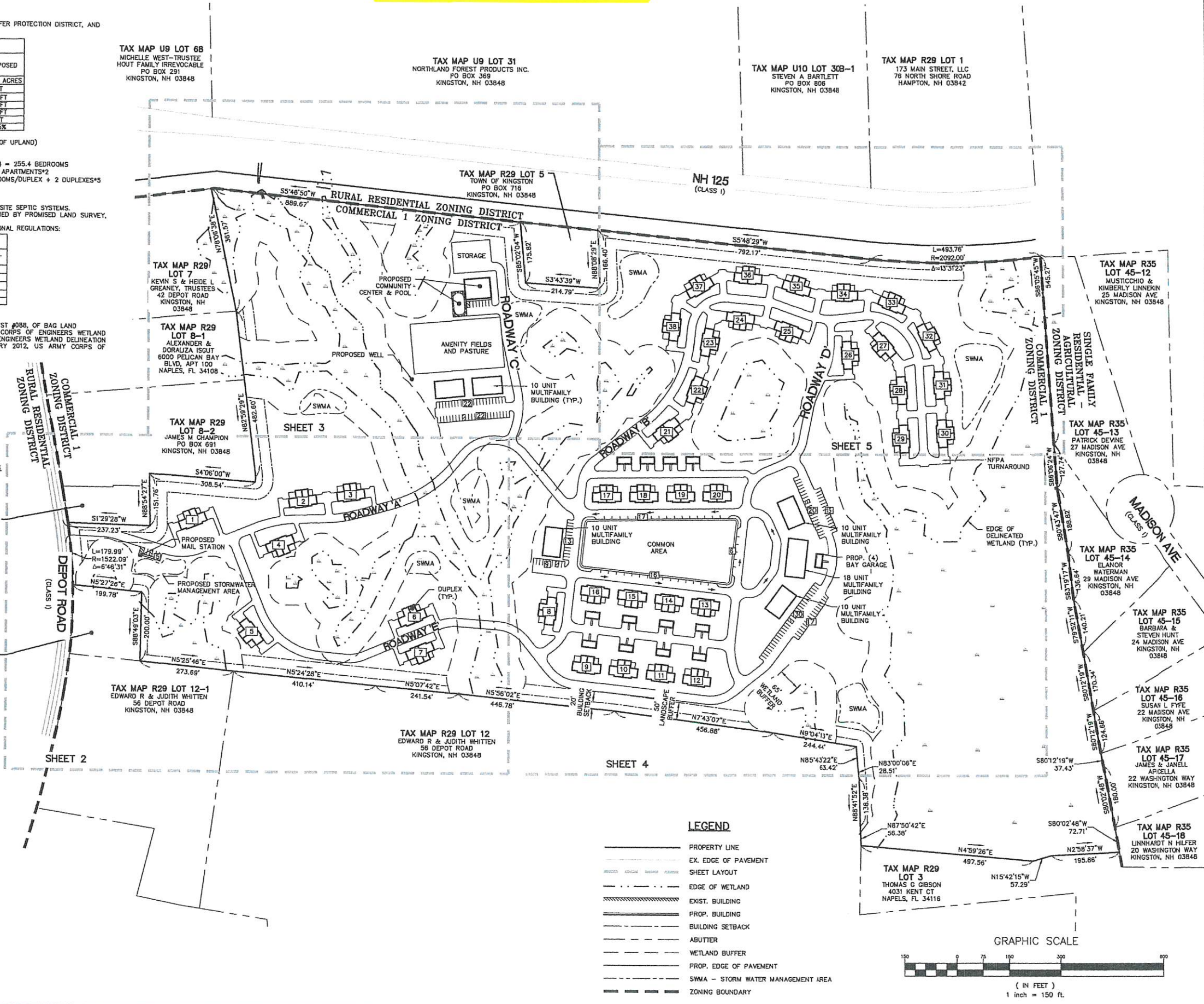
DESCRIPTION	REQUIRED (C1)	EXISTING	PROPOSED
MINIMUM LOT SIZE	2 ACRES	85.05 ACRES	85.05 ACRES
MINIMUM LOT FRONTAGE	200 FT	183 FT	183 FT
FRONT YARD SETBACK	30 FT	> 50 FT	> 50 FT
SIDE YARD SETBACK	20 FT	> 50 FT	> 50 FT
REAR YARD SETBACK	20 FT	> 50 FT	> 50 FT
BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
LOT COVERAGE	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 BEDROOM/APARTMENT + 33 APARTMENTS\*2 BEDROOMS/APARTMENT + 36 DUPLEXES\*4 BEDROOMS/DUPLEX + 2 DUPLEXES\*5 BEDROOM/DUPLEX = 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, L.L.C. FROM APRIL OF 2023.
- MULTIFAMILY DEVELOPMENT LOTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

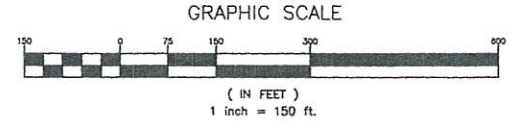
DESCRIPTION	PARENT PARCEL REQUIRED	PARENT PARCEL PROVIDED
MINIMUM LOT SIZE	10 ACRES	85.05 ACRES
MINIMUM LOT FRONTAGE	150 FT	183 FT
RESIDENTIAL BUFFER	50 FT	> 50 FT
BUILDING SEPARATION	25 FT	25 FT
BUILDING HEIGHT	35 FT	< 35 FT

- 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, NORTHCENTRAL 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)
  - NHDES PWS APPROVAL
  - NHDES 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)

# EXHIBIT A



- LEGEND**
- PROPERTY LINE
  - EX. EDGE OF PAVEMENT
  - SHEET LAYOUT
  - - - EDGE OF WETLAND
  - ▨ EXIST. BUILDING
  - ▨ PROP. BUILDING
  - BUILDING SETBACK
  - BUTTER
  - WETLAND BUFFER
  - PROP. EDGE OF PAVEMENT
  - SWMA - STORM WATER MANAGEMENT AREA
  - ZONING BOUNDARY



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

TAX MAP U9 LOT 31  
 NORTHLAND FOREST PRODUCTS INC.  
 PO BOX 359  
 KINGSTON, NH 03848

TAX MAP U10 LOT 308-1  
 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 &  
 DORALZA ISOUT  
 6000 PELICAN BAY  
 BLVD, APT 100  
 NAPLES, FL 34108

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

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 R29 LOT 12-1  
 EDWARD R & JUDITH WHITTEN  
 56 DEPOT ROAD  
 KINGSTON, NH 03848

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

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

TAX MAP R35 LOT 45-12  
 MUSTICCHIO &  
 KIMBERLY LINNEN  
 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 FYTE  
 22 MADISON AVE  
 KINGSTON, NH  
 03848

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

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



REV. NO.	DATE	COMMENTS
1	11/16/2023	PRELIMINARY SITE PLAN REVIEW SUBMITTAL

APPLICANT:  
 WILCOMB'S WAY, LLC  
 22 ANSELMI WAY  
 WETHELEN, NH 03844

OWNER-LOT 2:  
 CORRADO & LUCA  
 ANTONI  
 22 ANSELMI WAY  
 WETHELEN, NH 03844

OWNER-LOT 4:  
 ANTHONY  
 ANTONI, ADVANCED DRIVER  
 TRAINING  
 51 NORTH MAIN STREET  
 IPSWICH, MA 01938

OWNER-LOT 6:  
 RUTH S. ALBERT  
 1013 JUDITH  
 KINGSTON, NH 03848

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STAMP:

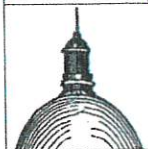
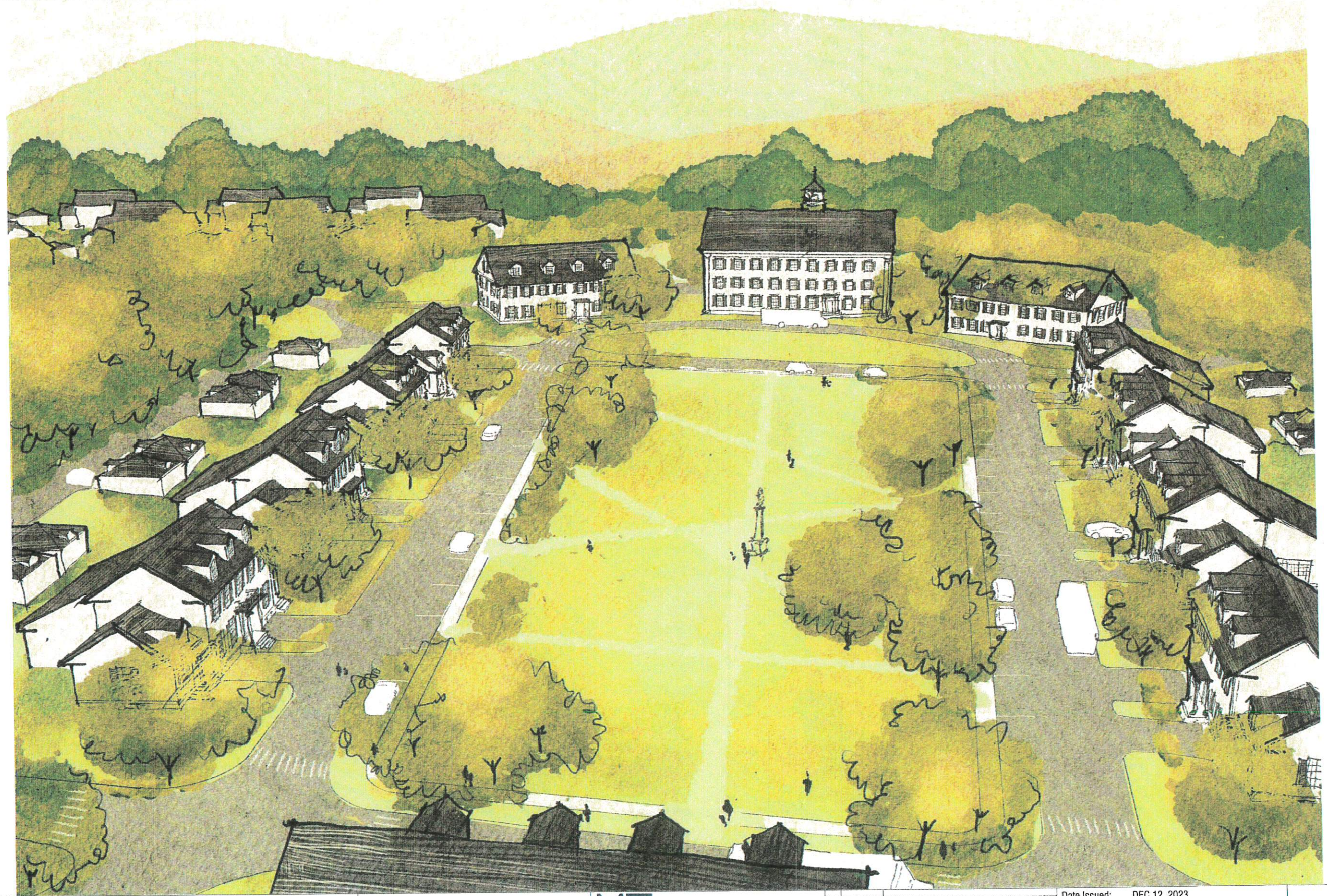
LOCATION:  
 TAX MAP R29 LOTS 2,4,6 & 10  
 ROUTE 125  
 KINGSTON, NEW HAMPSHIRE  
 ROCKINGHAM COUNTY

PROJECT:  
**LIBERTY COMMON**

TITLE:  
**CONCEPTUAL MASTER PLAN**

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

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 SCALE 1/16"=1'  
 0 5 10 20  
 SCALE 1/8"=1'  
 0 2 4 8 12 16 20  
 SCALE 1/4"=1'  
 0 2 4 6 8 10 12 14 16 18 20  
 SCALE 3/16"=1'  
 0 2 4 6 8 10 12 14 16 18 20  
 SCALE 1/12"=1'  
 0 2 4 6 8 10 12 14 16 18 20  
 SCALE 1/17"=1'  
 0 2 4 6 8 10 12 14 16 18 20  
 SCALE 3"=1'



**LIBERTY COMMON**  
 Sterling Homes  
 Kingston NH

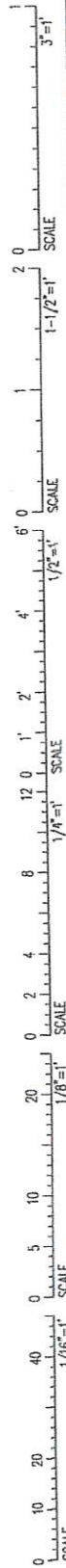

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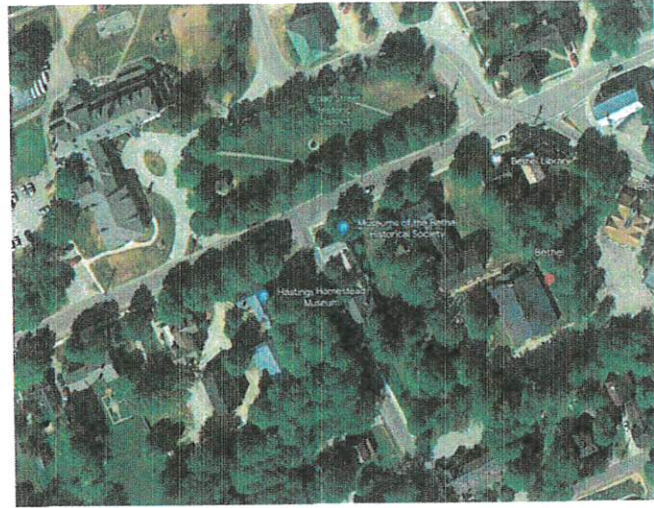
NO.	DATE	REVISIONS

Date Issued: DEC 12, 2023  
 Drawing Scale:  
**SKETCH CONCEPT**

**A0.0**



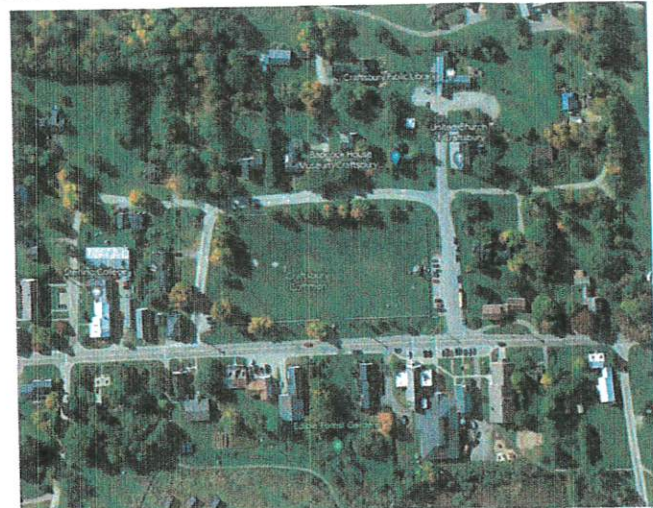
Village Center, Amherst, NH



Broad Street Common, Bethel, ME



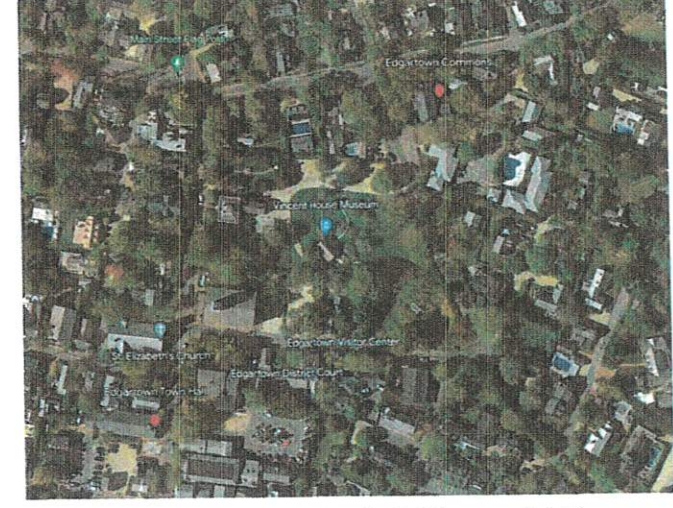
Town Green, Bridport, VT



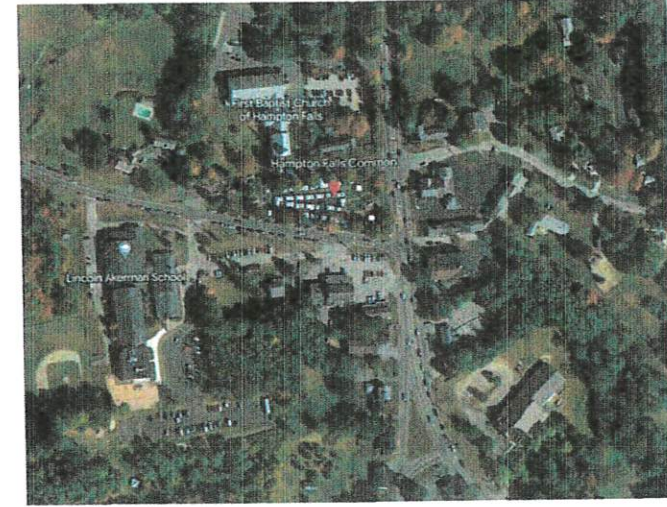
Craftsbury Common, Craftsbury, VT



The Dartmouth Green, Hanover, NH



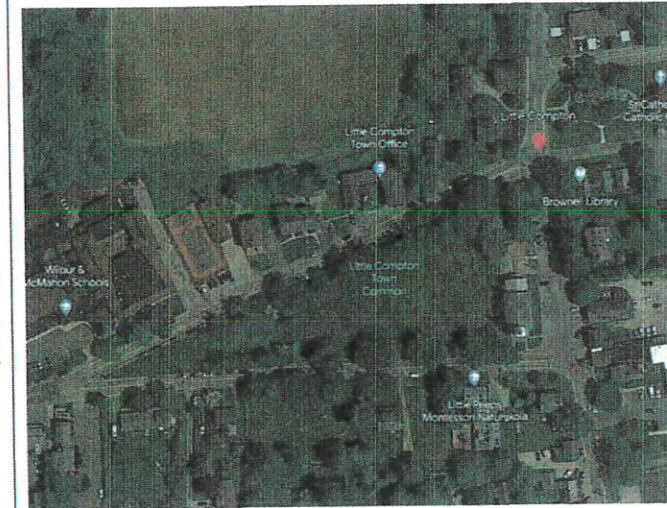
Edgartown Commons, Martha's Vineyard, MA



Town Common, Hampton Falls, NH



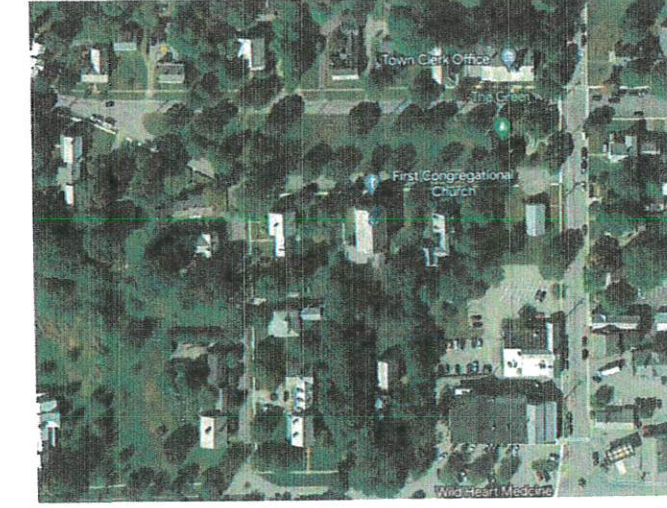
Town Commons, Haverhill, NH



Town Commons, Little Compton, RI



Taylor Park, St. Albans City, VT



The Green, Walpole, NH



The Green, Woodstock, VT

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Kingston NH

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NO.	DATE	REVISIONS

Date Issued:	DEC 12, 2023
Drawing Scale:	
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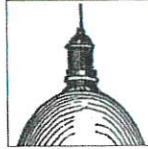
A0.2

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1/10"=1'  
SCALE  
6 0  
4 2  
1"=1'  
SCALE  
12 0  
8 4  
2 0  
1/8"=1'  
SCALE  
20 0  
10 5  
0 0  
1/16"=1'  
SCALE  
40 0  
20 10  
0 0  
SCALE



Drawn by J. W. Barber—Engraver  
CENTRAL PART OF

view in the central part of Concord village  
Middlesex Hotel are seen on the right.



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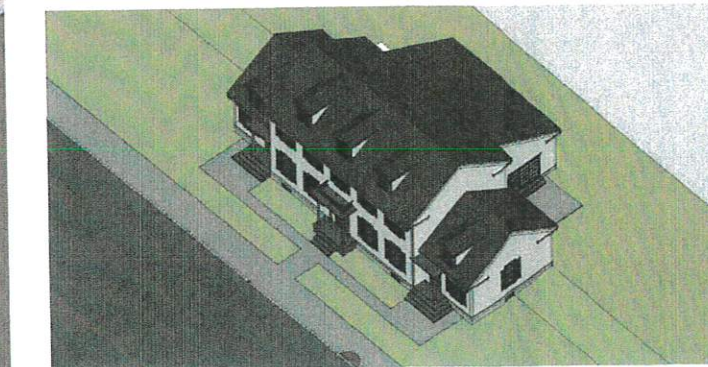
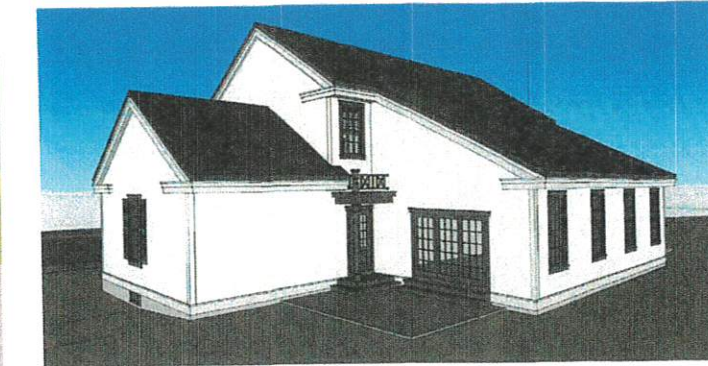
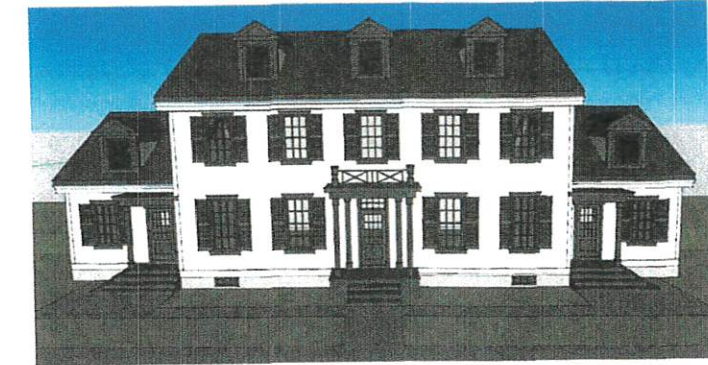
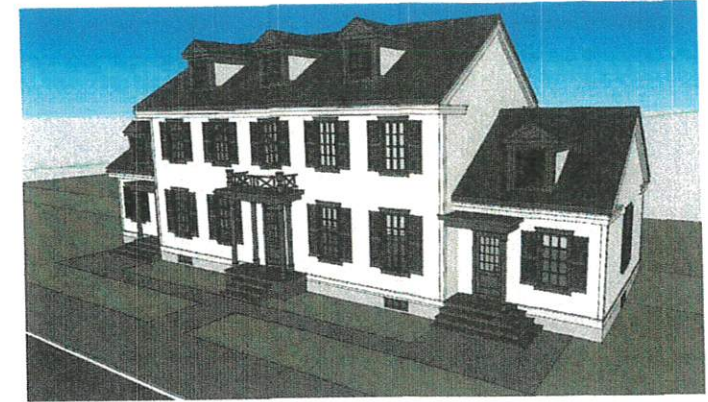
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NO.	REVISIONS

Date Issued: DEC 12, 2023  
Drawing Scale:  
TOWN COMMON REFERENCE

A0.1





0 10 20 40  
 SCALE 1/16"=1'  
 0 5 10 20  
 SCALE 1/8"=1'  
 0 4 8 12  
 SCALE 1/4"=1'  
 0 1 2 3 4  
 SCALE 1/2"=1'  
 0 1 2  
 SCALE 1/17"=1'  
 0 1 2  
 SCALE 3"=1'


**LIBERTY COMMON**  
 Sterling Homes  
 Kingston NH


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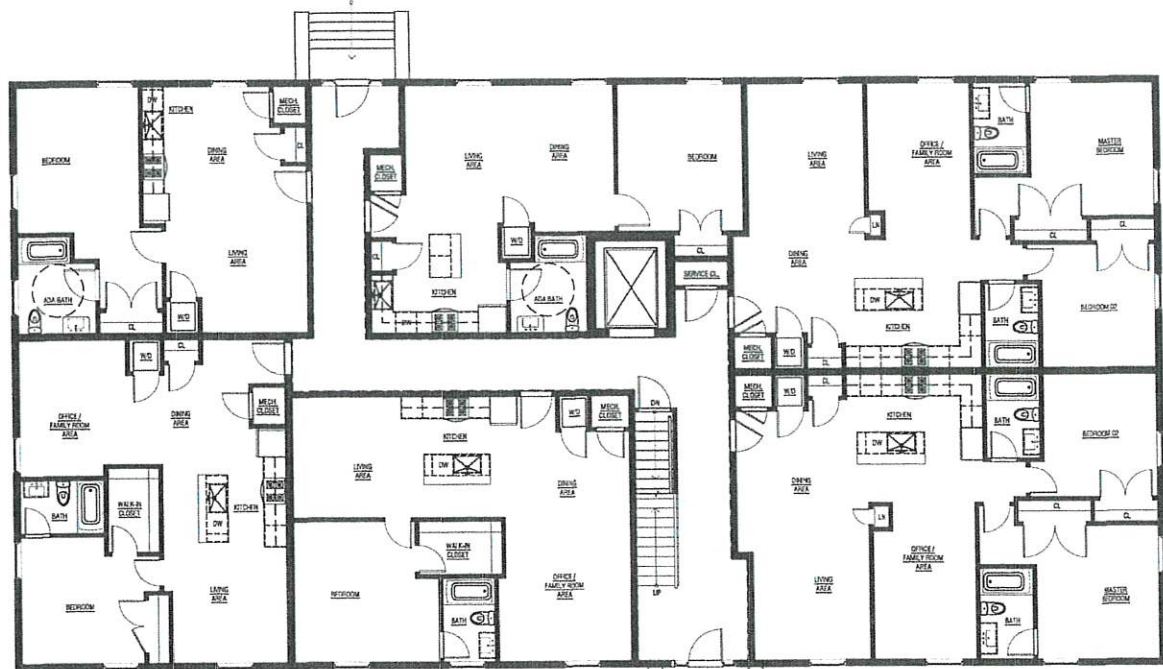

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NO.	DATE	REVISIONS

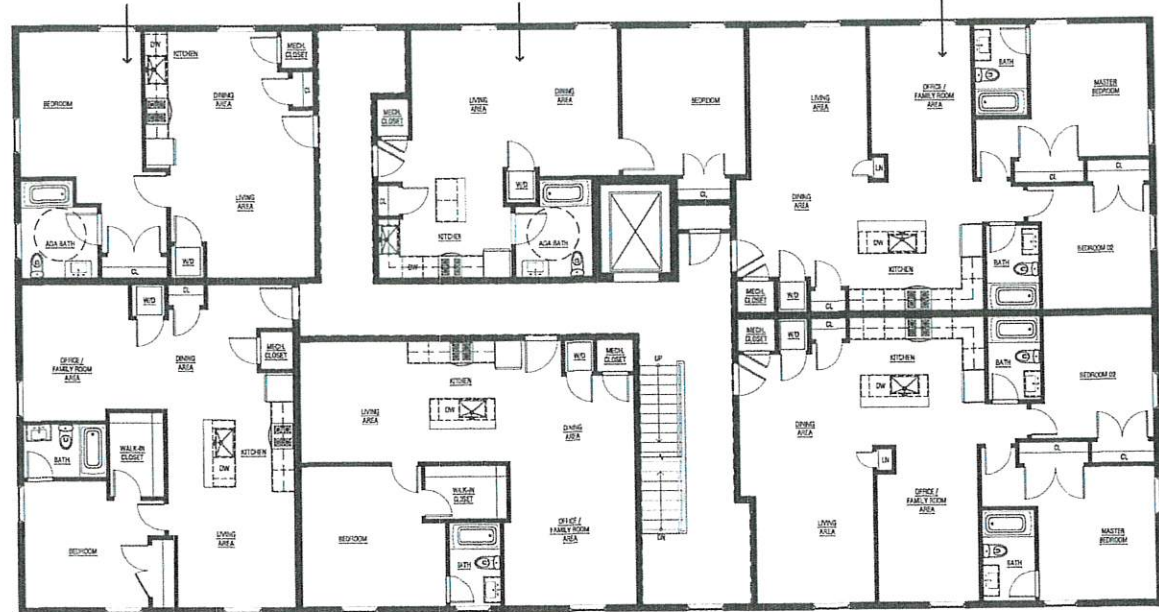
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 Typ. Duplex - Perspective Views

A1.1

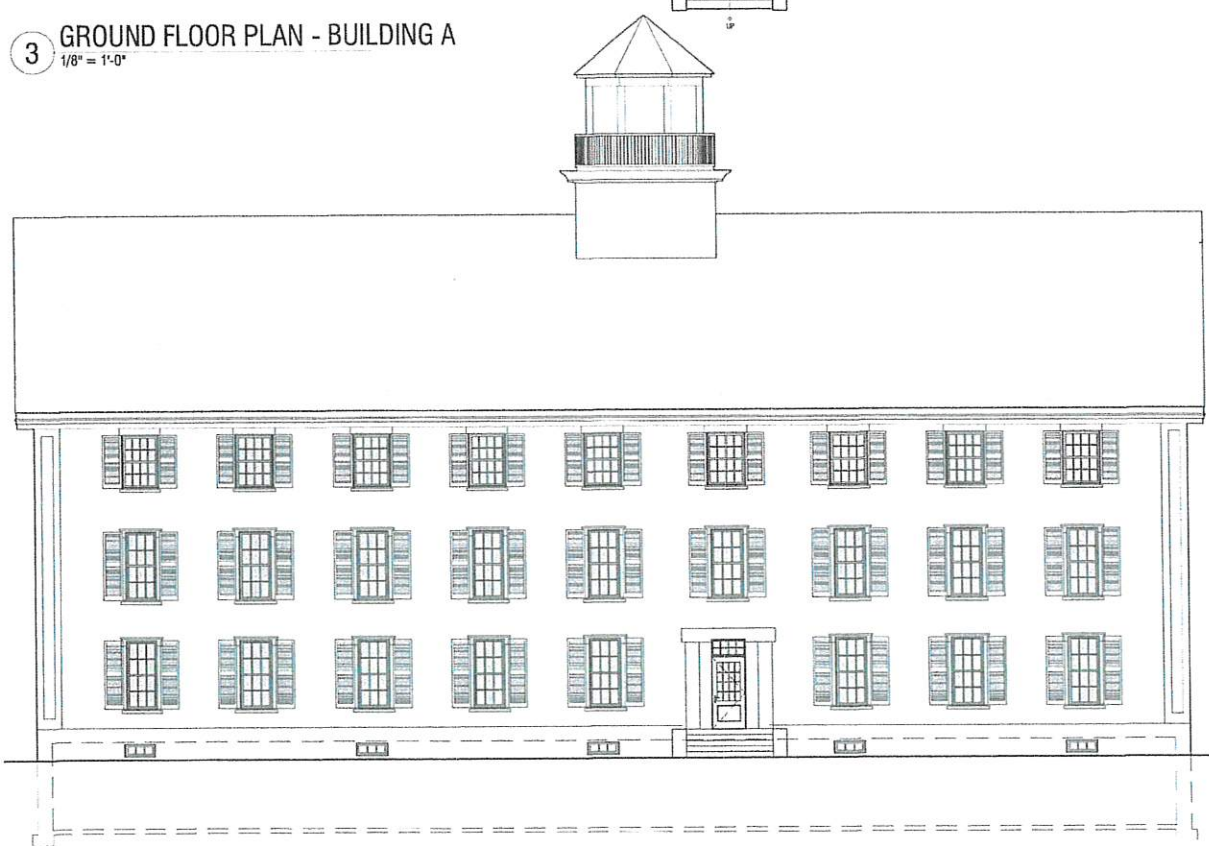
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SCALE  
0 2 4 6 8 10 12 14 16 18 20  
1"=1"  
SCALE



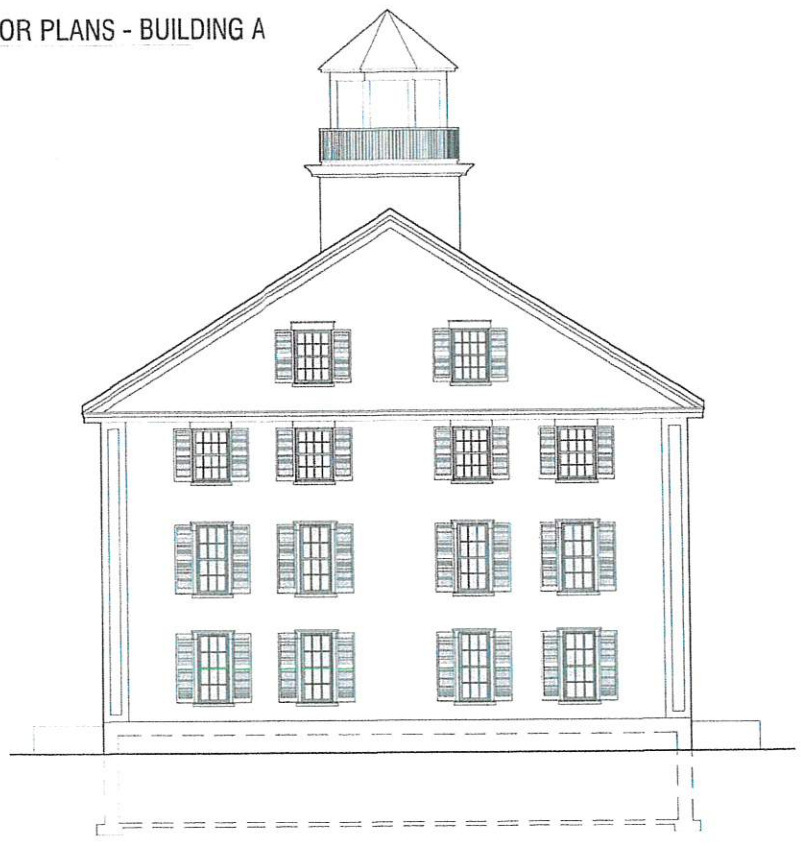
3 GROUND FLOOR PLAN - BUILDING A  
1/8" = 1'-0"



4 UPPER FLOOR PLANS - BUILDING A  
1/8" = 1'-0"



1 FRONT FACADE - BUILDING A  
1/8" = 1'-0"



2 RIGHT FACADE - BUILDING A  
1/8" = 1'-0"

ROOF RIDGE = 50'-5"  
ATTIC = 32'-8"  
THIRD FLOOR = 23'-4"  
SECOND FLOOR = 13'-0"  
FIRST FLOOR = 2'-8"  
GRADE = 0'-0"  
BASEMENT = -5'-7"



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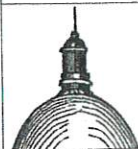
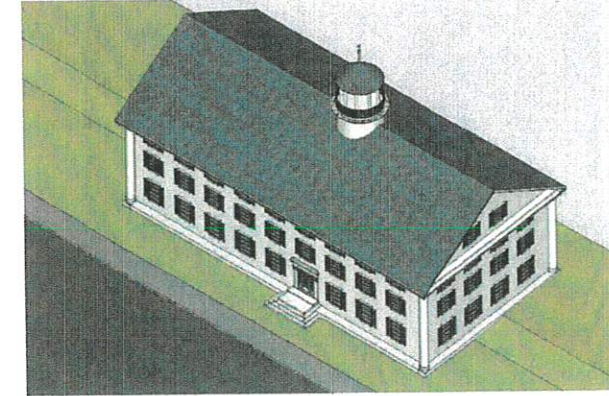
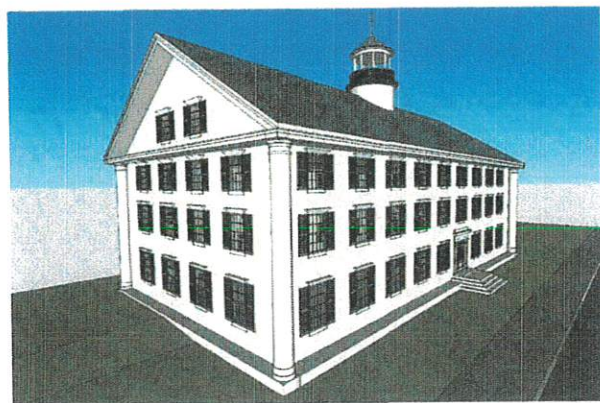
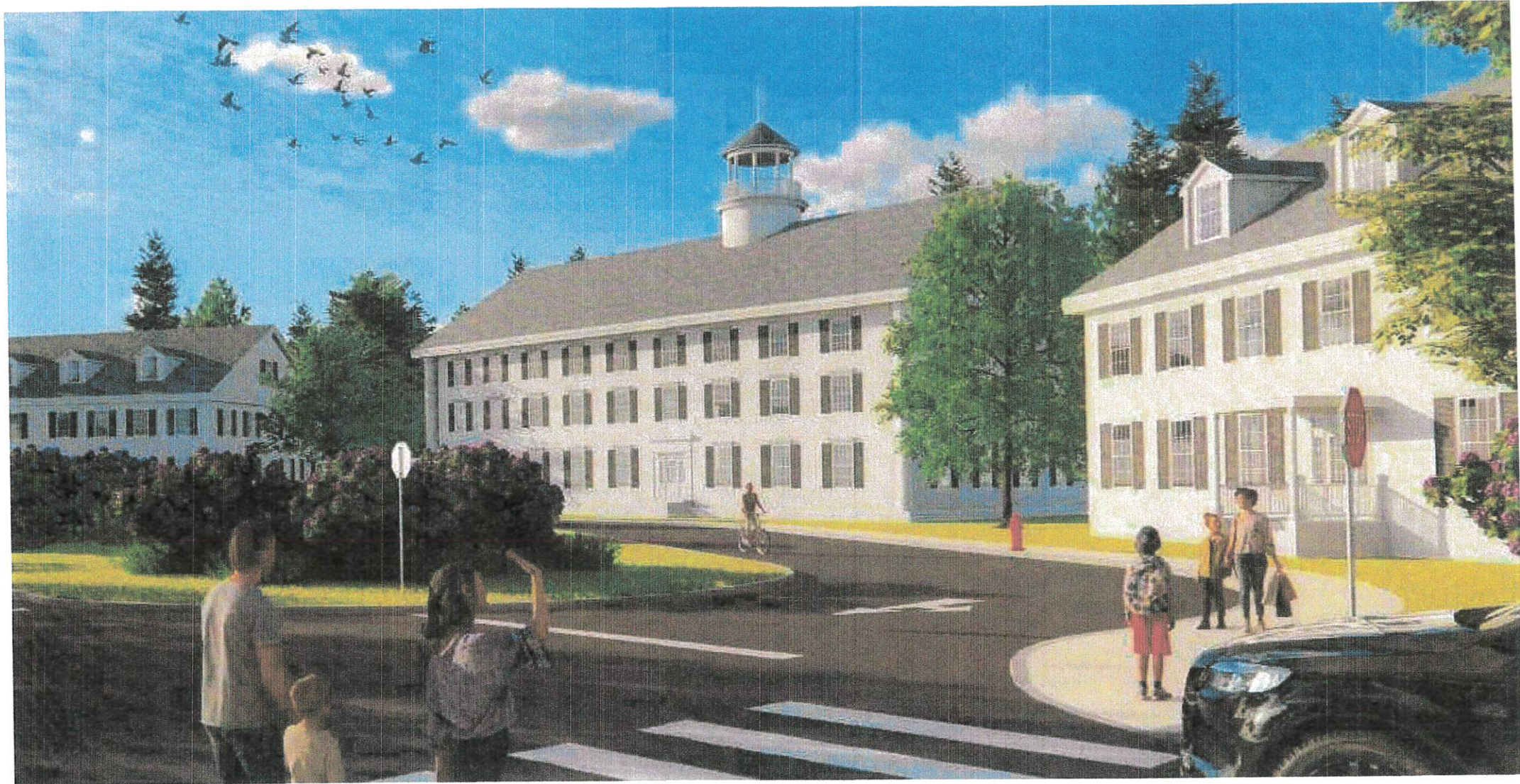
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NO.	DATE	DESCRIPTION

Date Issued: DEC 12, 2023  
Drawing Scale: 1/8" = 1'-0"  
Building 'A' Plans & Elevations

A2.0

3"=1'  
SCALE  
0 2  
1/12"=1'  
SCALE  
0 6  
1/8"=1'  
SCALE  
0 4  
1"=1'  
SCALE  
0 12  
1/4"=1'  
SCALE  
0 8  
1/2"=1'  
SCALE  
0 4  
3/4"=1'  
SCALE  
0 20  
1/8"=1'  
SCALE  
0 10  
5  
1/16"=1'  
SCALE  
0 40  
10  
20  
SCALE



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NO.	DATE	REVISIONS

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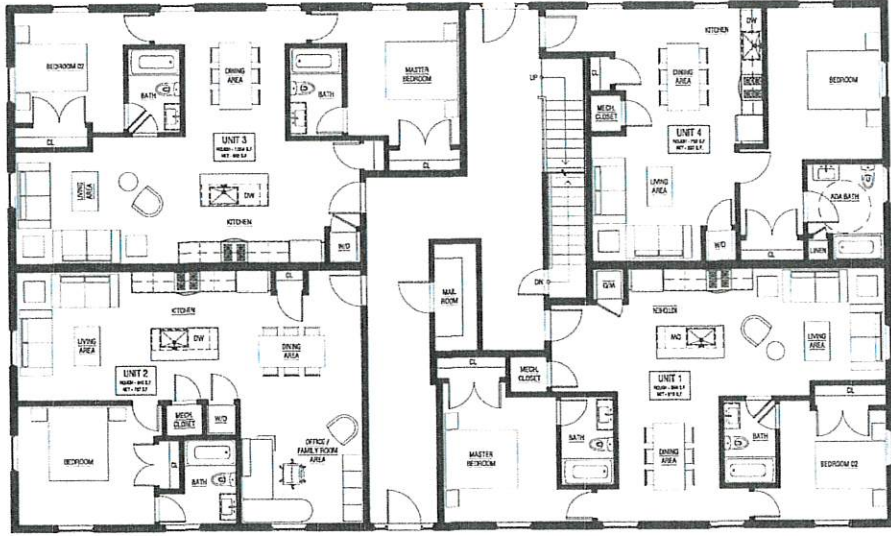
Drawing Scale:

Building 'A' - Perspective Views

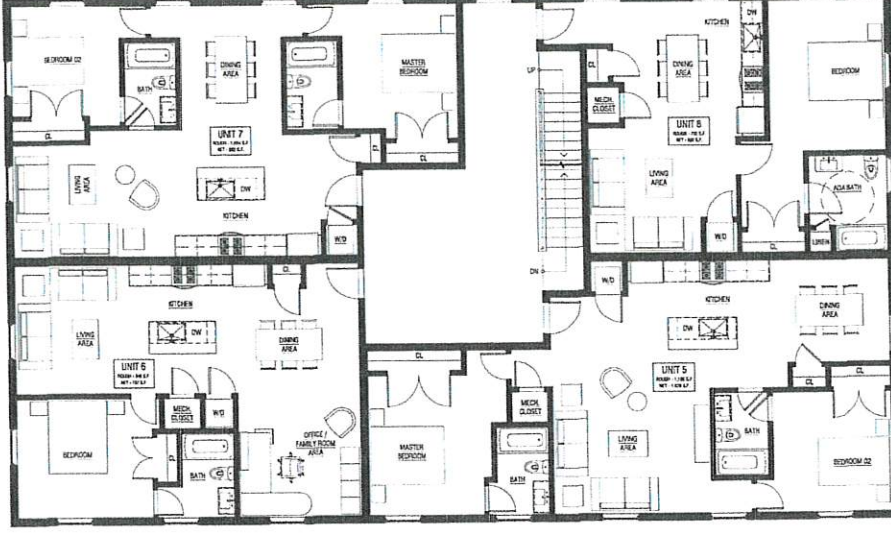
A2.1



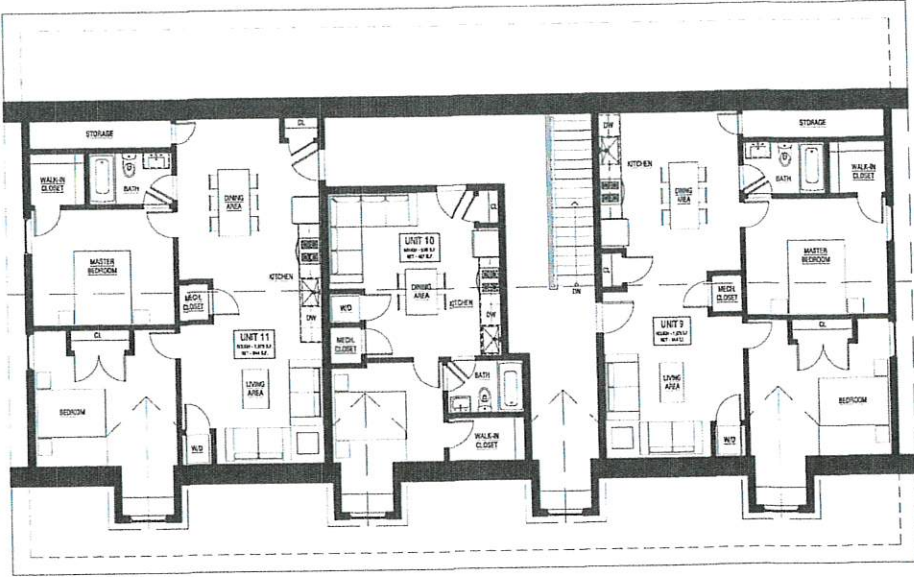
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6'-0"  
5'-0"  
4'-0"  
3'-0"  
2'-0"  
1'-0"  
12"  
8"  
4"  
2"  
0"  
20"  
10"  
0"  
40"  
20"  
10"  
0"  
SCALE  
1/8"=1'-0"  
SCALE  
1/8"=1'-0"  
SCALE  
1/8"=1'-0"  
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1/8"=1'-0"  
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1/8"=1'-0"  
SCALE  
1/8"=1'-0"  
SCALE  
1/8"=1'-0"



3 GROUND FLOOR PLAN - BUILDING B  
1/8" = 1'-0"



4 SECOND FLOOR PLAN - BUILDING B  
1/8" = 1'-0"



5 ATTIC FLOOR PLAN - BUILDING B  
1/8" = 1'-0"



1 FRONT FACADE - BUILDING B  
1/8" = 1'-0"

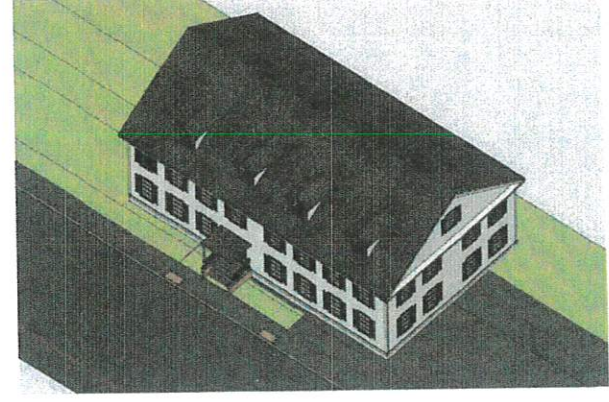
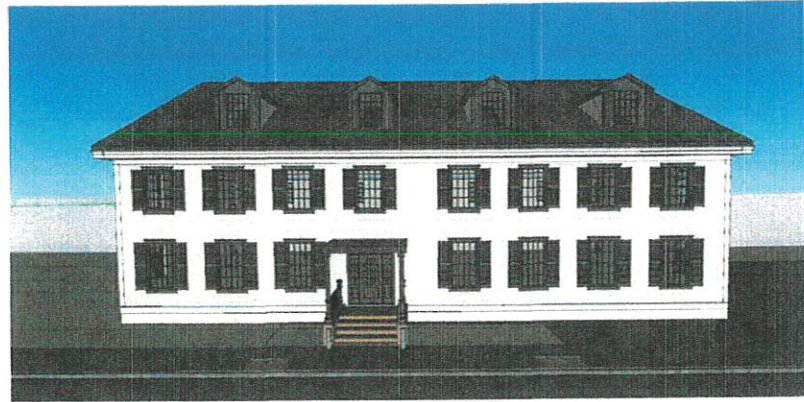
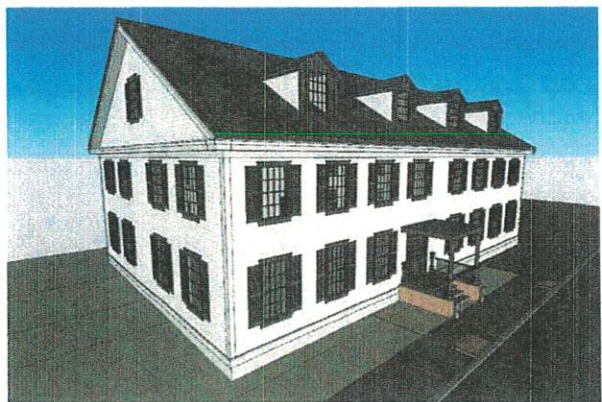


2 SIDE FACADE - BUILDING B  
1/8" = 1'-0"

THIRD FLOOR = 24'-8"  
SECOND FLOOR = 12'-0"  
FIRST FLOOR = 2'-8"  
GRADE = 0'-0"  
BASEMENT = -9'-7"

NO.	DATE	DESCRIPTION

1"=1'  
SCALE  
0 2 4 6 8 10 12 14 16 18 20  
1/16"=1'  
SCALE  
0 2 4 6 8 10 12 14 16 18 20  
1/8"=1'  
SCALE  
0 2 4 6 8 10 12 14 16 18 20  
1/4"=1'  
SCALE  
0 2 4 6 8 10 12 14 16 18 20  
1/2"=1'  
SCALE  
0 2 4 6 8 10 12 14 16 18 20  
3/4"=1'  
SCALE  
0 2 4 6 8 10 12 14 16 18 20  
1"=1'  
SCALE



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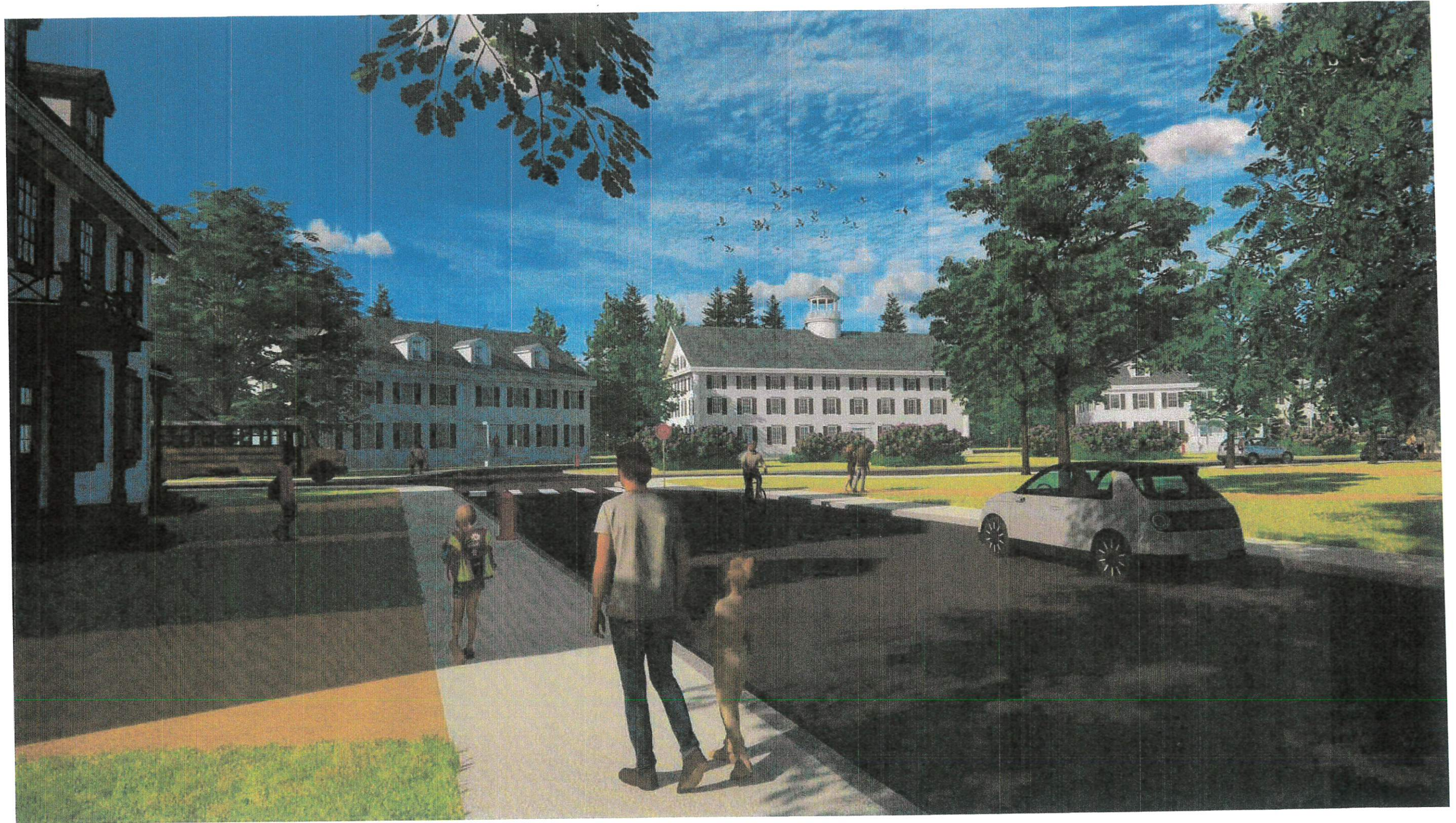
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NO.	REVISIONS

Date Issued: DEC 12, 2023  
Drawing Scale:  
Building 'B' - Perspective Views

A3.1

0 10 20 40  
 SCALE  
 1/16"=1'  
 0 5 10 20  
 SCALE  
 1/8"=1'  
 0 2 4 8 12  
 SCALE  
 1/4"=1'  
 0 2 4 6  
 SCALE  
 1/2"=1'  
 0 1 2  
 SCALE  
 1"=1'  
 0 2  
 SCALE  
 1"=1'  
 0 2  
 SCALE  
 2"=1'



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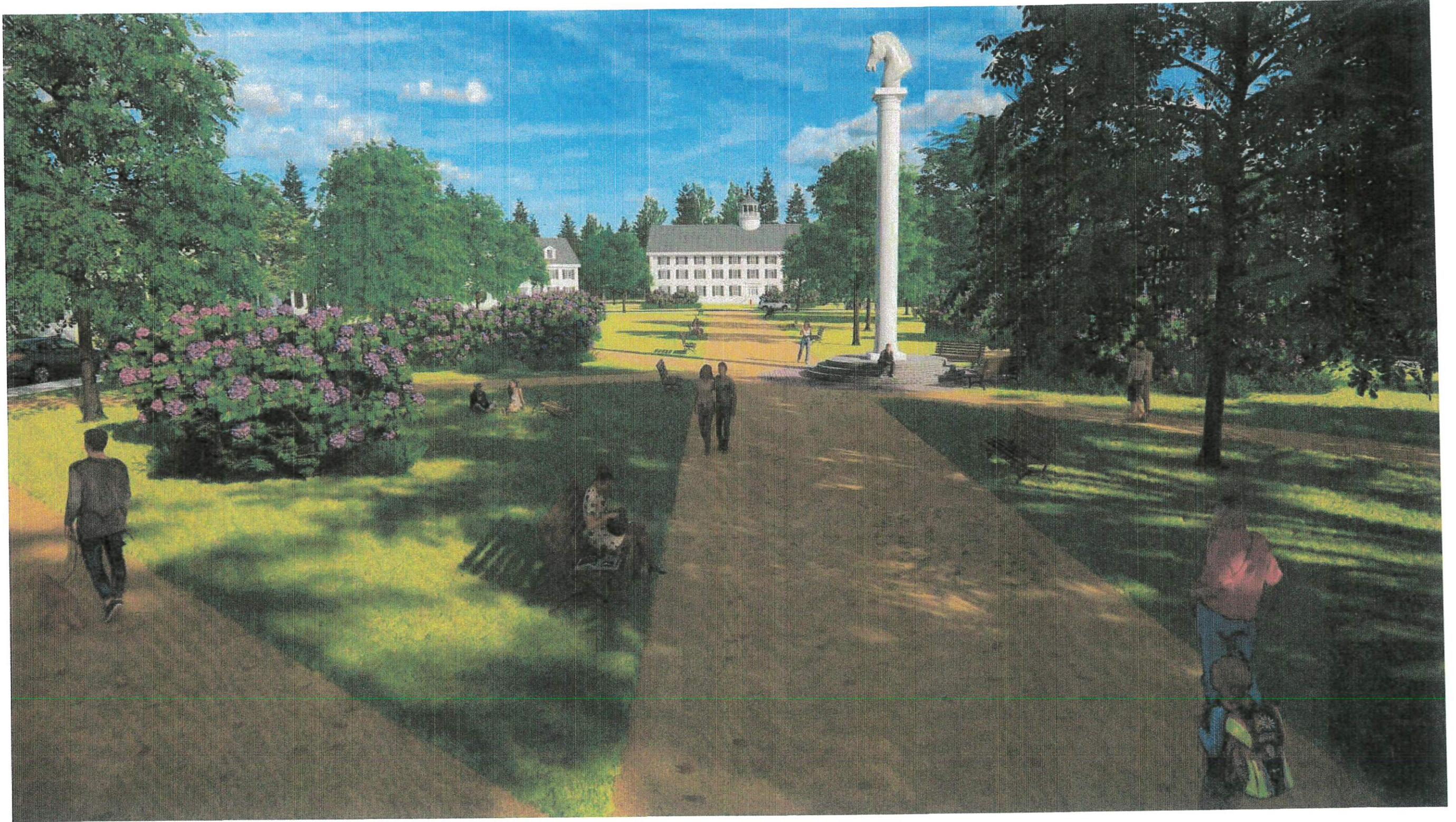

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Date Issued: DEC 12, 2023  
 Drawing Scale:  
 Buildings 'A' and 'B' - Perspective Views

**A4.0**

1/8"=1' SCALE  
 0 10 20 40  
 1/16"=1' SCALE  
 0 5 10 20  
 1/8"=1' SCALE  
 0 2 4 8 12 16 20  
 1/16"=1' SCALE  
 0 2 4 6 8 10 12 14 16 18 20  
 1/8"=1' SCALE  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
 1/16"=1' SCALE  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
 1/16"=1' SCALE  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
 1/16"=1' SCALE



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NO.	DATE	REVISIONS

Date Issued:	DEC 12, 2023
Drawing Scale:	
Buildings 'A' and 'B' - Perspective Views	

**A4.1**