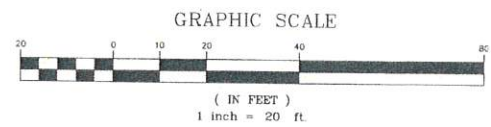


**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO REMOVE AN EXISTING SHED AS SHOWN ON SHEET C1 AND CONSTRUCT A 2000± S.F. BARN ON TAX MAP R-40, LOT 12.
- ZONING DISTRICT: COMMERCIAL ZONE C-II (AQUIFER DISTRICT)  
LOT AREA MINIMUM = 2 AC = 87,120 SF  
LOT FRONTAGE MINIMUM = 200' FOR CLASS V HWY.  
BUILDING SETBACKS (MINIMUM):  
FRONT (STREET) SETBACK = 30'  
SIDE SETBACK = 20', 50' WHEN ABUTTING RESIDENTIAL USE.  
REAR SETBACK = 20', 50' WHEN ABUTTING RESIDENTIAL USE.  
WETLAND SETBACK = VARIES, NO WETLANDS ON SITE  
BUILDING HEIGHT = 45'  
MAX SEALED SURFACE = 35% UP TO 60% WITH ACCEPTANCE OF PROPOSED STORMWATER TECHNIQUES.  
SEALED SURFACE EXISTING = 15,872 S.F. = 37.1%  
SEALED SURFACE PROPOSED = 17,559 S.F. = 41.0%
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0383E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- HOURS OF OPERATION:  
GARAGE: MONDAY THRU FRIDAY: 6:00 AM TO 8:00 PM  
SATURDAY 9:00 AM TO 3:00 PM  
ICE RINK: MONDAY THRU SUNDAY: 6:00 AM TO 10:00 PM



APPROVED - KINGSTON, NH ZONING BOARD OF ADJUSTMENT	PROJECT PARCEL TOWN OF KINGSTON TAX MAP R-40, LOT 12
APPLICANT/OWNER SOUHEGAN RIVER VIEW INVESTMENTS 1 SMITH LANE AMHERST, NH 03031 BK 6196, PG 622	TOTAL LOT AREA 42,802 SQ. FT. 0.983 ACRES
DATE:	

Design: BWG Draft: GAP Date: 8/29/23  
Checked: BWG Scale: AS SHOWN Project No.: 21258  
Drawing Name: 21258-PLAN.dwg  
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	8/29/23	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE & UTILITY PLAN**  
MAP R-40, LOT 12

Project: **TAX MAP R-40 LOT 12**  
**255 ROUTE 125, KINGSTON, NEW HAMPSHIRE**

Owner of Record: **SOUHEGAN RIVER VIEW INVESTMENTS**  
**1 SMITH LANE, AMHERST, NH 03031**

DRAWING No.

**ZBA**

SHEET 1 OF 1  
JBE PROJECT NO. 21258