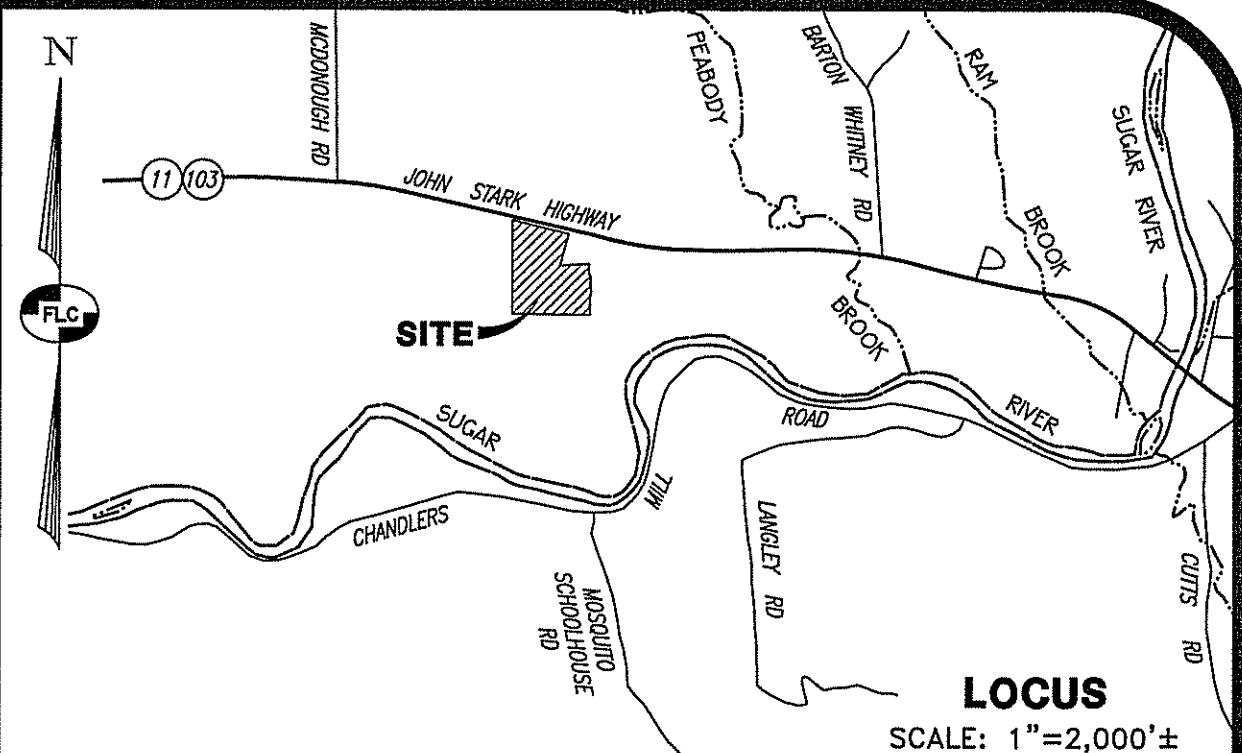
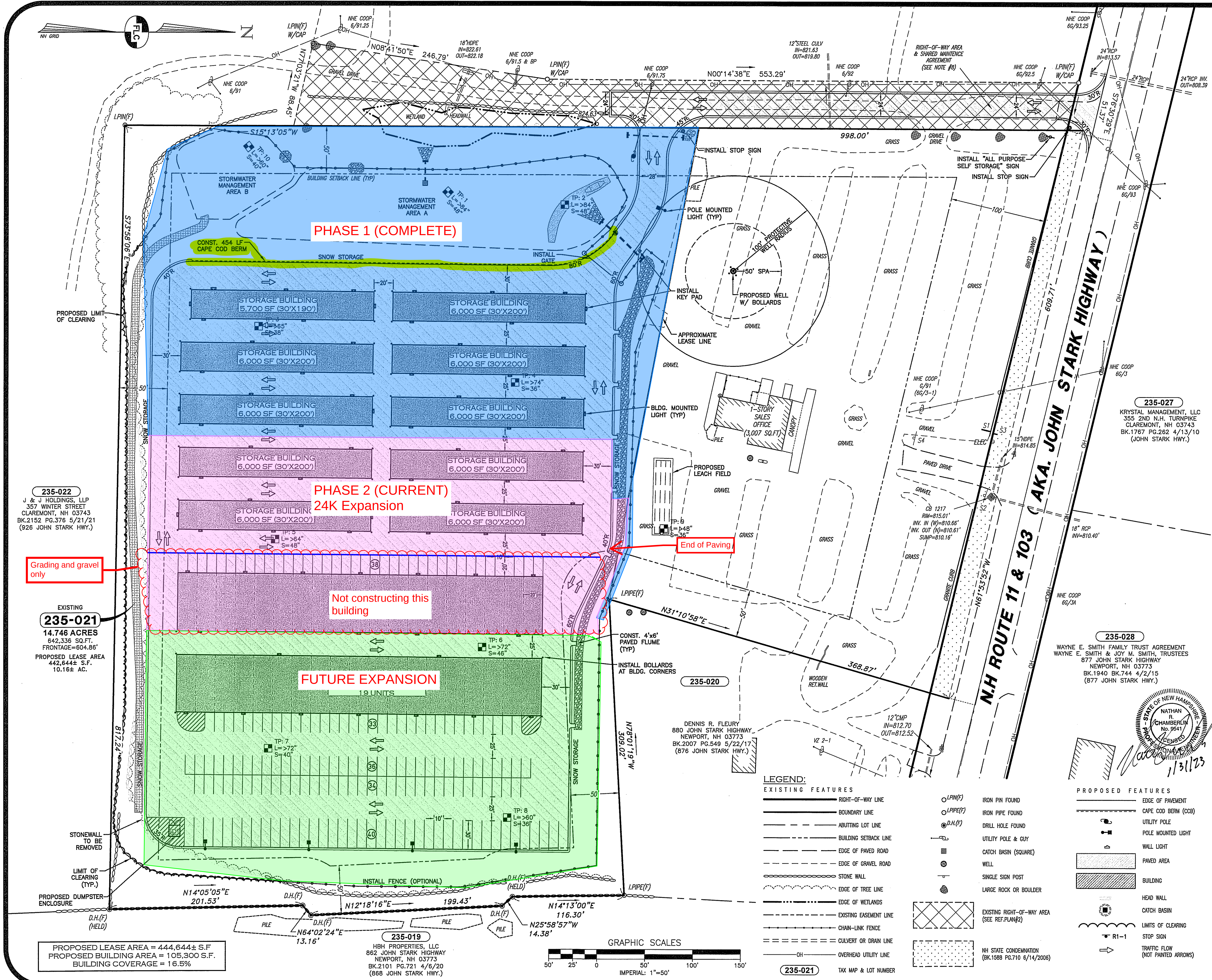




- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP LOT 235-21 IS ALL PURPOSE STORAGE NEWPORT, LLC - 4007 DEAN MARTIN DRIVE, LAS VEGAS, NV, 89103. THE DEED REFERENCE TO THE PARCEL IS BK.2158 PG.703, DATED JUNE 24, 2021 IN THE SULLIVAN COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SELF-STORAGE FACILITY ON PARCEL 235-21.
 - THE TOTAL AREA OF TAX MAP PARCEL 235-21 IS 14.746 ACRES OR 642,336 SQ.FT. WITH 609.71 FT. OF FRONTAGE ALONG N.H. ROUTE 11-103.
 - ZONING FOR THE ENTIRE PARCEL IS (RC) - RURAL COMMERCIAL DISTRICT. REQUIREMENTS INCLUDE:
MINIMUM LOT SIZE = 5 ACRES
MINIMUM FRONTAGE REQUIREMENT = 300 FT.
FRONT SETBACKS = 100 FT.
SIDE SETBACKS = 50 FT.
REAR SETBACKS = 50 FT.
 - THE SURFACE FEATURES SHOWN WERE DERIVED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JUNE 2021. AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE TOPOGRAPHY SHOWN HEREON WAS GENERATED FROM NH GRANIT LIDAR (LIGHT DETECTION AND RANGING) AND IS NOT THE RESULT OF AN ON-THE-GROUND SURVEY BY THIS OFFICE.
 - TAX MAP PARCEL 235-21 DOES NOT LIE WITHIN THE BOUNDARY OF THE 100-YEAR FLOOD HAZARD PER FEMA FIRM PANELS NUMBER 33019C0285E & 33019C0305E, DATED MAY 23, 2006.
 - TAX MAP PARCEL 235-21 LIES OUTSIDE THE GROUNDWATER PROTECTION DISTRICT PER "MAP 5-4: INVENTORY OF EXISTING AQUIFERS IN NEWPORT".
 - TAX MAP PARCEL 235-21 IS SUBJECT TO AND HAS THE MUTUAL BENEFIT WITH LOT 235-22 OF A RIGHT-OF-WAY AREA FOR A SHARED DRIVEWAY, TOGETHER WITH A SHARED MAINTENANCE AGREEMENT FOR UPKEEP. SEE REFERENCE PLAN #2 AND WARRANTY DEED FROM DENNIS R. FLEURY TO J & J HOLDINGS, LLP, RECORDED IN BOOK 2152 PAGE 376, DATED APRIL 21, 2021 IN THE SULLIVAN COUNTY REGISTRY OF DEEDS.
 - WETLAND LOCATIONS SHOWN ARE PER A FIELD SURVEY BY THIS OFFICE. WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 BY CHRISTOPHER A. GUIDA, C.W.S. OF THIS OFFICE IN JUNE 2021 AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE OF 2021.
- PROPOSED NOTES:**
- LIGHTING SHALL BE DOWNCAST AND CONFORM TO THE LOCAL SITE PLAN REGULATIONS.
 - SNOW STORAGE SHALL BE ADJACENT TO PAVED AREAS.
 - THERE IS A PROPOSED SIGN FOR THE SITE. THE SIGN WILL CONFORM WITH LOCAL SIGN STANDARDS.
 - LOT COVERAGE: ALL BUILDINGS SHALL NOT COVER MORE THAN 30% OF THE LOT AREA (EXCLUDING PARKING). TOTAL BUILDING COVERAGE IS 16.5% (108,300 SQ.FT.).
 - GREEN SPACE: MINIMUM REQUIRED GREEN SPACE IS 35%. THE PROPOSED GREEN SPACE IS 32.8%. A WAIVER REQUEST HAS BEEN SUBMITTED AND IS PENDING PLANNING BOARD APPROVAL.
 - THIS PROJECT WILL REQUIRE FILING FOR A NHDES, ALTERATION OF TERRAIN PERMIT.
 - ESTIMATED MAXIMUM HOURLY TRAFFIC INTO AND OUT OF THE SITE IS 94 TRIPS.

C	01/31/23	RELOCATE PROPOSED WELL	DW&G	NRC	CEB
B	01/06/23	ADDRESS AOT RFMI	AOT	NRC	CEB
A	9/19/22	ADD PAVED FLUMES, SITE GRADING	-	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR	CK

SITE LAYOUT PLAN
TAX MAP 235 LOT 21
(880 JOHN STARK HIGHWAY)
NEWPORT, NEW HAMPSHIRE

PREPARED FOR:
ALL PURPOSE STORAGE
NEWPORT, LLC
4007 DEAN MARTIN DRIVE LAS VEGAS, NV 89103

SCALE: 1" = 50' FEBRUARY 15, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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Phone: (603) 672-5456 Fax: (603) 413-5456
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