

10-13-1
 KING REALTY INC.
 G.C.R.D. BOOK 1120 PAGE 108

10-13-3
 DENNIS R. & SUSAN A. JUNIPER
 G.C.R.D. BOOK 2402 PAGE 934
 G.C.R.D. PLAN NO. 6742

10-13-4
 LEVIN HOLDINGS LLC
 G.C.R.D. BOOK 4424 PAGE 728

10-13-6
 "SIX FLAGS MOBILE HOME PARK"
 ROBERT E. VON HAGEL & ANDREA M. VON HAGEL, TRUSTEES
 G.C.R.D. BOOK 3018 PAGE 222
 G.C.R.D. PLAN NO. 4-5-17

ZONING COMPLIANCE
 BUILDING HEIGHT IS LESS THAN 35'
 BUILDING COVERAGE 66% VS 75% REQUIRED
 SUFFICIENT PAVED OR CLEARED AREA ON ALL FOUR SIDES

NOTES & REFERENCES

- 1) PARKING: STORE - 1 SPACE PER 3 PATRONS = 45 PATRONS • 15 SPACES
 GARAGE • 4 SPACES = 19 SPACES
- 2) IMPERVIOUS COVERAGE 75% MAX. CURRENT PLAN 58.3%

APPROVED BY THE CAMPTON, N.H.
 PLANNING BOARD ON 5/18/23
 BY

David L...
 CHAIR

PROPOSED PLAN FOR
 PENGUIN CAMPTON
 REAL ESTATE HOLDINGS LLC
 IN THE TOWN OF
 CAMPTON, NH
 JULY 31, 2023

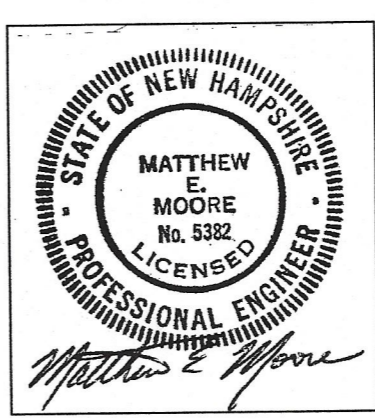
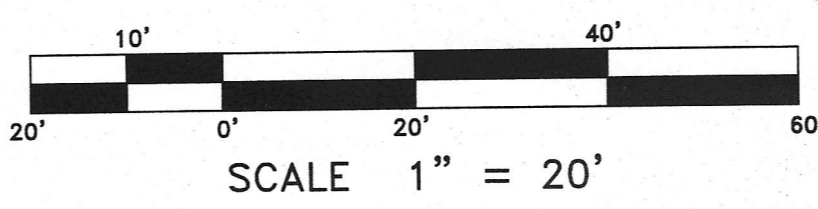
- NOTES & REFERENCES
- 1) OWNER: PENGUIN CAMPTON REAL ESTATE HOLDINGS LLC
 39 MILLENNIUM WAY
 CONCORD, NH 03303
 - 2) SUBJECT PROPERTY: 254 ROUTE 49, CAMPTON, NH (TAX LOT 10-13-2)
 - 3) REFERENCE DEED: G.C.R.D. BOOK 4533 PAGE 561
 - 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE TOPOGRAPHY OF THE SUBJECT PROPERTY. THE PERIMETER OF THE SUBJECT PROPERTY WAS NOT RESURVEYED AS PART OF THIS PROJECT. BOUNDARY INFORMATION SHOWN ON THIS PLAN TAKEN FROM A PLAN TITLED "A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR EXXON MOBIL CORPORATION IN THE TOWN OF CAMPTON, NH" BY SABOURN SURVEYING INC., SURVEYED JULY 2007, NOT RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS.
 - 5) REFERENCE IS MADE TO A 1971 EASEMENT AGREEMENT RECORDED AT G.C.R.D. BOOK 1136 PAGE 98 BETWEEN HARRY A. WALLACE (EXXON MOBIL PREDECESSOR IN TITLE) AND ROGER AND ROBERTA KING (KING REALTY INC. PREDECESSOR IN TITLE).
 - 6) THE FRONTAGE FOR THE SUBJECT TRACT IS CONTROLLED ACCESS RIGHT-OF-WAY. REFERENCE IS HEREBY MADE TO 1968 COMMISSIONERS' RETURN OF HIGHWAY LAYOUT RECORDED AT G.C.R.D. BOOK 1075 PAGE 388.
 - 7) PLAN ORIENTATION BASED UPON N.H.D.O.T. HIGHWAY PLANS, ROUTE 49 AND INTERSTATE 93, PROJECT NO. I-93-3(37)86, SHEETS 83 & 84 OF 281.
 - 8) UNDERGROUND UTILITIES WERE NOT LOCATED OR MAPPED AS PART OF THIS PROJECT.
 - 9) THE EASTERN PORTION OF THE SUBJECT PROPERTY IS SUBJECT TO A TRANSMISSION LINE EASEMENT FOR THE POWERLINES THAT CROSS OVER TAX LOT 10-13-3-3 AND 10-13-4. SAID EASEMENT IS OWNED BY PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE. PUBLIC SERVICE CO. TITLE IS DERIVED FROM A 1982 DEED FROM THE STATE OF NEW HAMPSHIRE RECORDED AT G.C.R.D. BOOK 1444 PAGE 196, WITH THE STATE'S TITLE BEING DERIVED FROM THE 1968 COMMISSIONERS' RETURN OF HIGHWAY LAYOUT REFERENCED IN NOTE 5 ABOVE.
 - 10) REFERENCE IS HEREBY MADE TO A 1969 UTILITY EASEMENT GRANTED BY CAMPTON, INC. TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, RECORDED AT G.C.R.D. BOOK 1131 PAGE 391, TO THE EXTENT THE SAME MAY BE APPLICABLE TO THE SUBJECT PROPERTY.
 - 11) THE SUBJECT PROPERTY IS IN THE COMMERCIAL ZONE. SETBACKS ARE 50' FRONT; 25' SIDE AND REAR.
 - 12) ELEVATION DATUM IS NGVD 1929. CONTOUR INTERVAL IS 2 FOOT.

EXTERIOR LIGHTS

- A) SITE LIGHTING - LED 20' HIGH LIGHT POLES - DARK SKY COMPLIANT
- B) PUMP STATION CANOPY LIGHTS - LED 2'x2' SHOEBOX LIGHTS - DARK SKY COMPLIANT
- C) BUILDING LIGHTS
 C1 - LED GOOSENECK BARN LIGHTS, FULL CUT OFF - DARK SKY COMPLIANT
 C2 - LED SURFACE MOUNTED STRIP LIGHT - WITHIN ENTRY CANOPY
 C3 - LED WALL PACK, FULL CUT OFF - DARK SKY COMPLIANT

LEGEND

- IFF IRON PIPE FOUND
- IRF IRON ROD FOUND
- NHHD N.H.D.O.T. CONCRETE BOUND FOUND
- GBF GRANITE BOUND FOUND
- COMPUTED POINT ONLY
- UTILITY POLE
- WATER SHUT-OFF
- CATCH BASIN
- GRAFTON COUNTY REGISTRY OF DEEDS
- TAX MAP & PARCEL NUMBER
- OVERHEAD UTILITY LINES
- EASEMENT DIMENSION
- MONITORING WELL
- 2 FOOT CONTOUR WITH ELEVATION
- GUARDRAIL
- △ BENCHMARK



SUBMITTED BY:
 MATTHEW MOORE CIVIL ENGINEERING, PLLC

SITE PLAN ENGINEERING
 & SEPTIC DESIGNS

644 Loudon Ridge Road
 Loudon, NH 03307
 Cell Phone (603)344-5377
 mattm-engineer@comcast.net