

WAIVER REQUESTS

- SECTION VII, (A) LOTS SHALL NOT BE NARROWER THAN 125'
- SECTION VII, (F) SHARED DRIVEWAY (NECK ONLY)

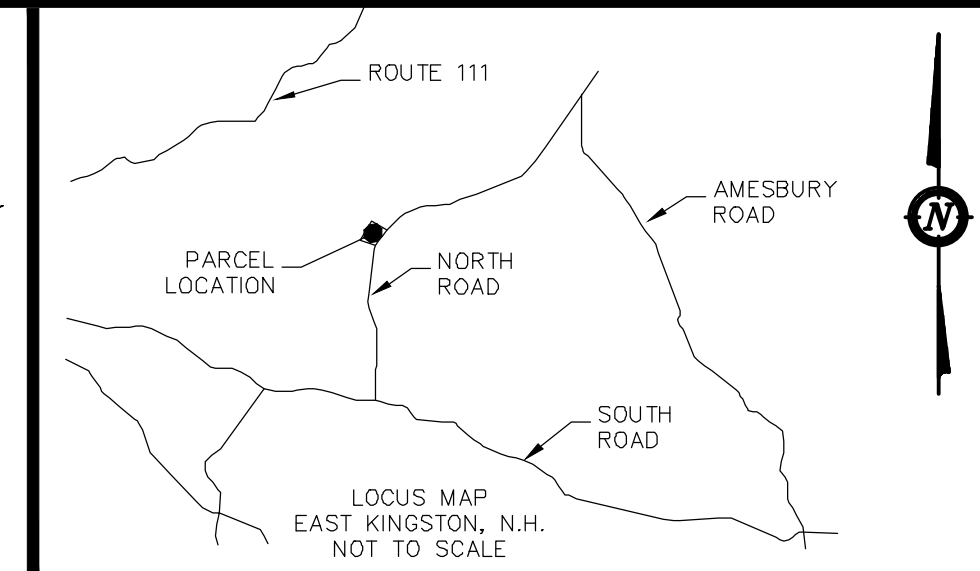
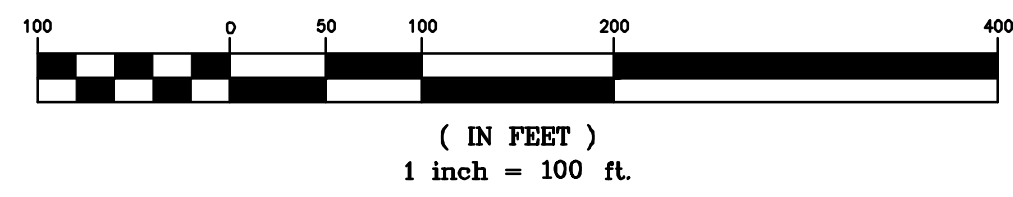
WAIVERS WERE APPROVED BY THE EAST KINGSTON PLANNING BOARD ON _____

N/F LOIS V. TURCO REVOCABLE TRUST
DANIEL TURCO TRUSTEE
32 RAYNARD STREET
GLOUCESTER, MA 01930
TAX MAP 7, LOT 3-19
R.C.R.D. BOOK 5968, PAGE 934

SOILS:
33A - SCITCO SILT LOAM 0-5 PERCENT SLOPES
42B - CANTON FINE SANDY LOAM, 3-8 PERCENT SLOPES
62B - CHARLTON FINE SANDY LOAM 3 TO 8 PERCENT SLOPES
134 - MAYBID SILT LOAM
298 - PITS, SAND AND GRAVEL

SEE: USDA-NRCS WEBSOIL

GRAPHIC SCALE



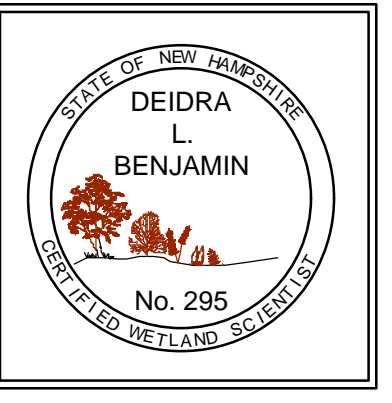
NOTES:

- OWNER: LOIS V. TURCO REV. TRUST DANIEL TURCO TRUSTEE 131 NORTH ROAD EAST KINGSTON, NH 03827 32 RAYNARD STREET GLOUCESTER, MA 01930
- TAX MAP 16, LOT 2-2
- LOT AREA: 1,747,687 Sq. Ft., 40.12 Ac.
- R.C.R.D. BOOK 5968, PAGE 934
- ZONING: RESIDENTIAL-AGRICULTURAL SETBACKS:
FRONT ~ 30.0'
SIDE ~ 25.0' (10.0' ACCESSORY SETBACK)
REAR ~ 25.0' (10.0' ACCESSORY SETBACK)
WETLANDS SETBACK POORLY DRAINED SOILS ~ 15.0'
WETLANDS SETBACK VERY POORLY DRAINED SOILS ~ 30.0'
MIN. LOT SIZE 87,120 Sq. Ft. (2 Ac.)
65,340 Sq. Ft. OF UPLAND FREE OF POORLY DRAINED SOILS
NO VERY POORLY DRAINED SOILS, 35% SLOPES OR BEDROCK PERMITTED IN THE MINIMUM LOT AREA
MIN. LOT FRONTAGE: 200.00'
- EAST KINGSTON REQUIRES THE FOLLOWING SETBACKS FOR ONSITE SEWAGE DISPOSAL SYSTEMS. 20' SETBACK FROM ALL BOUNDARY LINES, 75' FROM SURFACE WATERS, 75' FROM EXISTING AND PROPOSED WELLS. EACH LOT IS TO CONTAIN A MINIMUM OF 1250 GALLONS SEPTIC TANK AND BE DESIGNED FOR A MINIMUM OF THREE BEDROOMS.
- A DILIGENT EFFORT WAS MADE TO REVIEW THE EAST KINGSTON ZONING AND SUBDIVISION REGULATIONS TO ENSURE THIS SUBDIVISION COMPLIES WITH BOTH DOCUMENTS. WAIVERS HAVE BEEN REQUESTED FOR ANY KNOWN VARIATIONS.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN DECEMBER OF 2023, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330203, MAP# - 3301500403E, DATED: MAY 17, 2005
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 16 LOT 2-2 INTO 4 LOTS. THIS IS AN X SHEET PLAN SET. SHEET 1 IS AN OVERVIEW SUBDIVISION PLAN, WITH SHEET 2 BEING THE DETAILED SUBDIVISION PLAN SHEETS 1 & 2 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEET 3 SHOWS TOPOGRAPHICAL DETAILS. SHEET 3 AND THE REMAINDER OF THE PLAN SET WITH ADDITIONAL ENGINEERING DETAILS WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF EAST KINGSTON
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- THE EXISTING USE OF THE PARCEL IS RESIDENTIAL. THE PROPOSED USE IS RESIDENTIAL.
- THE TOPOGRAPHIC SURVEY OF THE PARCEL WAS DONE USING CONVENTIONAL METHODS UNDER NO SNOW CONDITIONS. NEITHER THIS SURVEY OR THE RESEARCH CONDUCTED ON THE PROPERTY FOUND EVIDENCE OF ANY BURIAL GROUNDS OR CEMETERIES ON THE PARCEL.
- THERE IS A DRY HYDRANT AND FIRE POND ON AUTUMN LANE. THERE IS A DRY HYDRANT NORTH OF THE PROJECT SITE ON NORTH ROAD / NH ROUTE 108. THE PROPOSED FRONT DOOR ON LOT 2-3 IS 2,465 TRAVELED FEET FROM THE DRY HYDRANT ON AUTUMN LANE AND 3,035 TRAVELED FEET FROM THE DRY HYDRANT ON NH ROUTE 108. PROPOSED LOT 2-2, 2-4, & 2-5 ARE ALL CLOSER THAN THIS TO BOTH HYDRANTS. IN THE EVENT THE BUILDING ON LOT PROPOSED LOT 2-3 IS FURTHER THAN SHOWN AND GREATER THAN THE 2600' REQUIRED TRAVELED DISTANCE THE HOME MAY NEED TO BE SPRINKLED.

WETLAND NOTES:

- THE PROJECT SITE WAS REVIEWED FOR WETLANDS BY DEIDRA BENJAMIN, IN DECEMBER OF 2023 UNDER NO SNOW CONDITIONS UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

FINAL APPROVAL
BY
EAST KINGSTON PLANNING BOARD
CERTIFIED BY: _____
DATE: _____



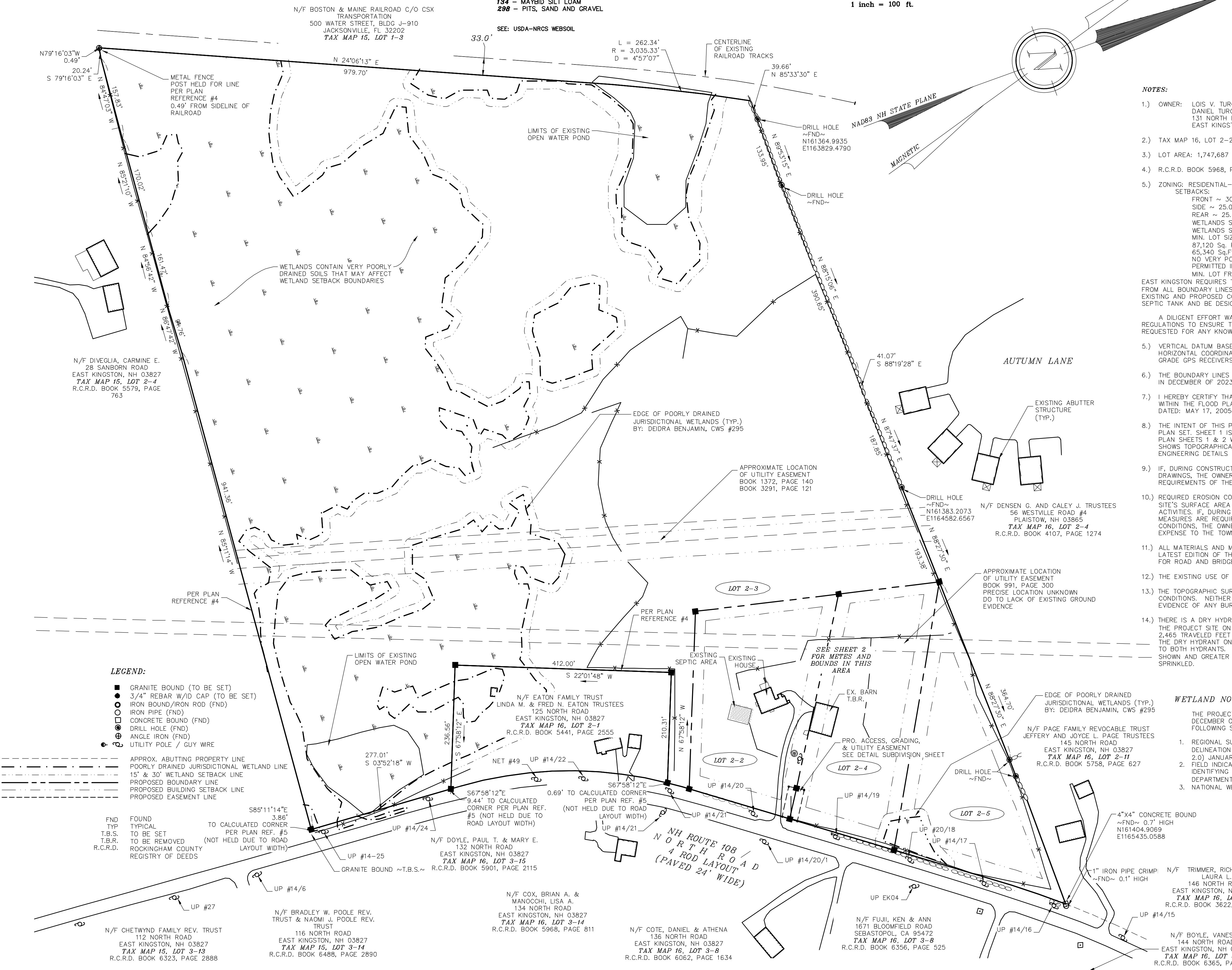
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF EAST KINGSTON, N.H. -1:10,000-
3-26-24
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

OVERVIEW SUBDIVISION
LAND OF
LOIS V. TURCO REVOCABLE TRUST
DANIEL TURCO TRUSTEE
131 NORTH ROAD
EAST KINGSTON, N.H.
TAX MAP 16, LOT 2-2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 INCH EQUALS 100 FEET
DATE: MARCH 26, 2024
FILE NO.: DB 2023 -123

STATE OF NEW HAMPSHIRE
REGISTERED LAND SURVEYOR
No. 805
KENNETH A. BERRY
SIGNATURE



LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON BOUND/IRON ROD (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE
- APPROX. ABUTTING PROPERTY LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- 15' & 30' WETLAND SETBACK LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

- FND FOUND TYPICAL TO CALCULATED CORNER PER PLAN REF. #5
- T.B.S. TO BE SET TO CALCULATED CORNER PER PLAN REF. #5 (NOT HELD DUE TO ROAD LAYOUT WIDTH)
- T.B.R. TO BE REMOVED (NOT HELD DUE TO ROAD LAYOUT WIDTH)
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS

N/F CHETWYND FAMILY REV. TRUST
112 NORTH ROAD
EAST KINGSTON, NH 03827
TAX MAP 15, LOT 3-13
R.C.R.D. BOOK 6323, PAGE 2888

N/F BRADLEY W. POOLE REV. TRUST & NAOMI J. POOLE REV. TRUST
116 NORTH ROAD
EAST KINGSTON, NH 03827
TAX MAP 15, LOT 3-14
R.C.R.D. BOOK 6488, PAGE 2890

N/F COX, BRIAN A. & MANOCCHI, LISA A.
134 NORTH ROAD
EAST KINGSTON, NH 03827
TAX MAP 16, LOT 3-14
R.C.R.D. BOOK 5968, PAGE 811

N/F COTE, DANIEL & ATHENA
136 NORTH ROAD
EAST KINGSTON, NH 03827
TAX MAP 16, LOT 3-9
R.C.R.D. BOOK 6062, PAGE 1634

N/F FUJII, KEN & ANN
1671 BLOOMFIELD ROAD
SEBASTOPOL, CA 95472
TAX MAP 16, LOT 3-8
R.C.R.D. BOOK 6356, PAGE 525

N/F TRIMMER, RICHARD A. & LAURA
146 NORTH ROAD
EAST KINGSTON, NH 03827
TAX MAP 16, LOT 3-7
R.C.R.D. BOOK 3622, PAGE 113

N/F PAGE FAMILY REVOCABLE TRUST
JEFFERY AND JOYCE L. PAGE TRUSTEES
145 NORTH ROAD
EAST KINGSTON, NH 03827
TAX MAP 16, LOT 2-11
R.C.R.D. BOOK 5758, PAGE 627

N/F DENSEN G. AND CALEY J. TRUSTEES
56 WESTVILLE ROAD #4
PLAISTOWN, NH 03865
TAX MAP 16, LOT 2-4
R.C.R.D. BOOK 4107, PAGE 1274

N/F EATON FAMILY TRUST
LINDA M. & FRED N. EATON TRUSTEES
125 NORTH ROAD
EAST KINGSTON, NH 03827
TAX MAP 16, LOT 2-1
R.C.R.D. BOOK 5441, PAGE 2555

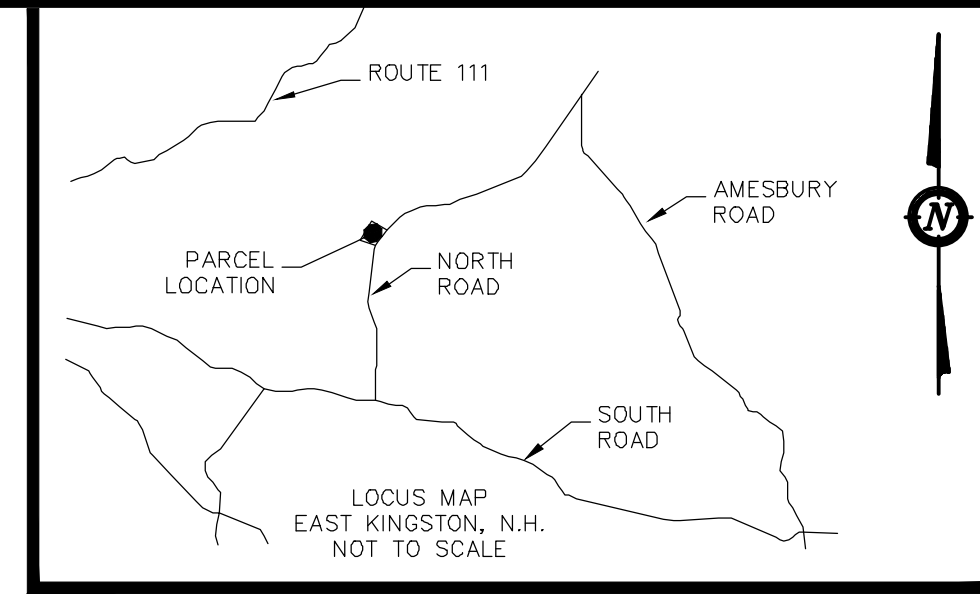
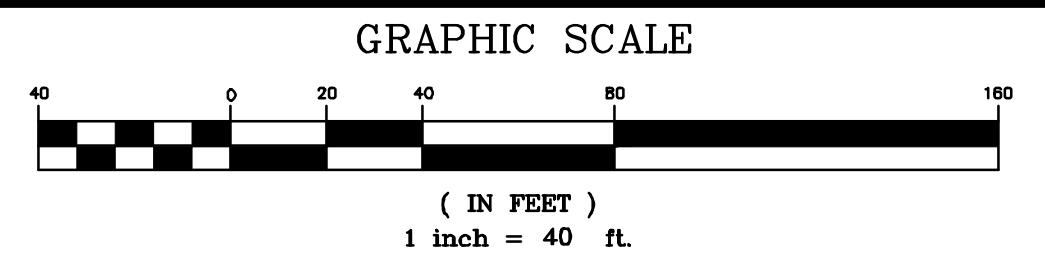
N/F DOYLE, PAUL T. & MARY E.
132 NORTH ROAD
EAST KINGSTON, NH 03827
TAX MAP 16, LOT 3-15
R.C.R.D. BOOK 5901, PAGE 2115

N/F DIVEGLIA, CARMINE E.
28 SANBORN ROAD
EAST KINGSTON, NH 03827
TAX MAP 15, LOT 2-4
R.C.R.D. BOOK 5579, PAGE 763

N/F BOSTON & MAINE RAILROAD C/O
TRANSPORTATION
500 WATER STREET, BLDG J-910
JACKSONVILLE, FL 32202
TAX MAP 15, LOT 1-3

PLAN REFERENCES:

- "PLAN OF LAND IN EAST KINGSTON AS DRAWN FOR DANIEL BODWELL," BY: VERNON W. DINGMAN III DATED: JANUARY 1986 R.C.R.D. PLAN #D-14823
- "SUBDIVISION PLAN OF LAND IN EAST KINGSTON AS DRAWN FOR DANIEL BODWELL BY: TIMOTHY J. WININGS DATED JULY 1987 R.C.R.D. PLAN #D-16743
- "SUBDIVISION OF LAND IN EAST KINGSTON, NH FOR RAYMOND & PAULINE MORIN" BY: WILLIAM G. COLLINS ASSOCIATES DATED: OCTOBER 1986 R.C.R.D. PLAN #D-17990
- "SUBDIVISION PLAN APEX REALTY TRUST" BY: TRITECH ENGINEERING CORPORATION DATED: MARCH 29, 2016 R.C.R.D. PLAN #D39502
- "PLAT OF LAND FOR WILLIAM A. & LOIS V. TURCO IN EAST KINGSTON, NH" BY: PARKER SURVEY ASSOCIATES INC. DATED: AUGUST 1986 NOT RECORDED ~ AT THE OFFICE OF BS&E
- "SITE PLAN COUNTRY HILLS OF EAST KINGSTON, AUTUMN LANE, OWNERS GARY DENSEN & JEFF CALEY, TRUSTEES EAST KINGSTON, NOMINEE TRUST" BY: CIVIL CONSTRUCTION MANAGEMENT INC. DATED: MARCH 26, 2002 R.C.R.D. PLAN #D-30866
- "AS-BUILT CONDOMINIUM SITE PLAN AS DRAWN FOR GARY DENSEN & JEFF CALEY, TRUSTEES, 163 NORTH ROAD LLC." BY: CIVIL CONSTRUCTION MANAGEMENT INC. DATED: MAY 2014 R.C.R.D. PLAN #D-38354
- "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE R.R., OPERATED BY BOSTON AND MAINE R.R." BY: OFFICE OF VALUATION ENGINEER DATED: JUNE 30, 1914 V.2.N.H / 45
- "STATE OF NEW HAMPSHIRE STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO207-D, TOWN OF EAST KINGSTON, ROCKINGHAM COUNTY" BY: NHDOT DATED: 1927



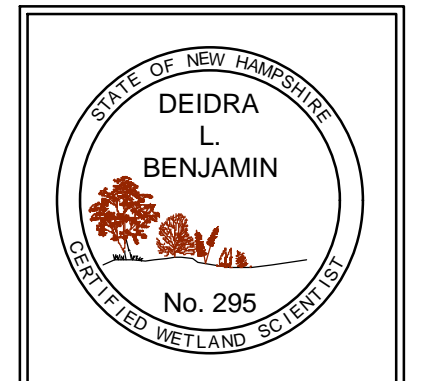
- NOTES:**
- OWNER: LOIS V. TURCO REV. TRUST DANIEL TURCO TRUSTEE 131 NORTH ROAD EAST KINGSTON, NH 03827
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 - THE EXISTING USE OF THE PARCEL IS RESIDENTIAL. THE PROPOSED USE IS RESIDENTIAL.
 - NO BURIAL GROUNDS WERE FOUND ON THE PARCEL.

WETLAND NOTES:

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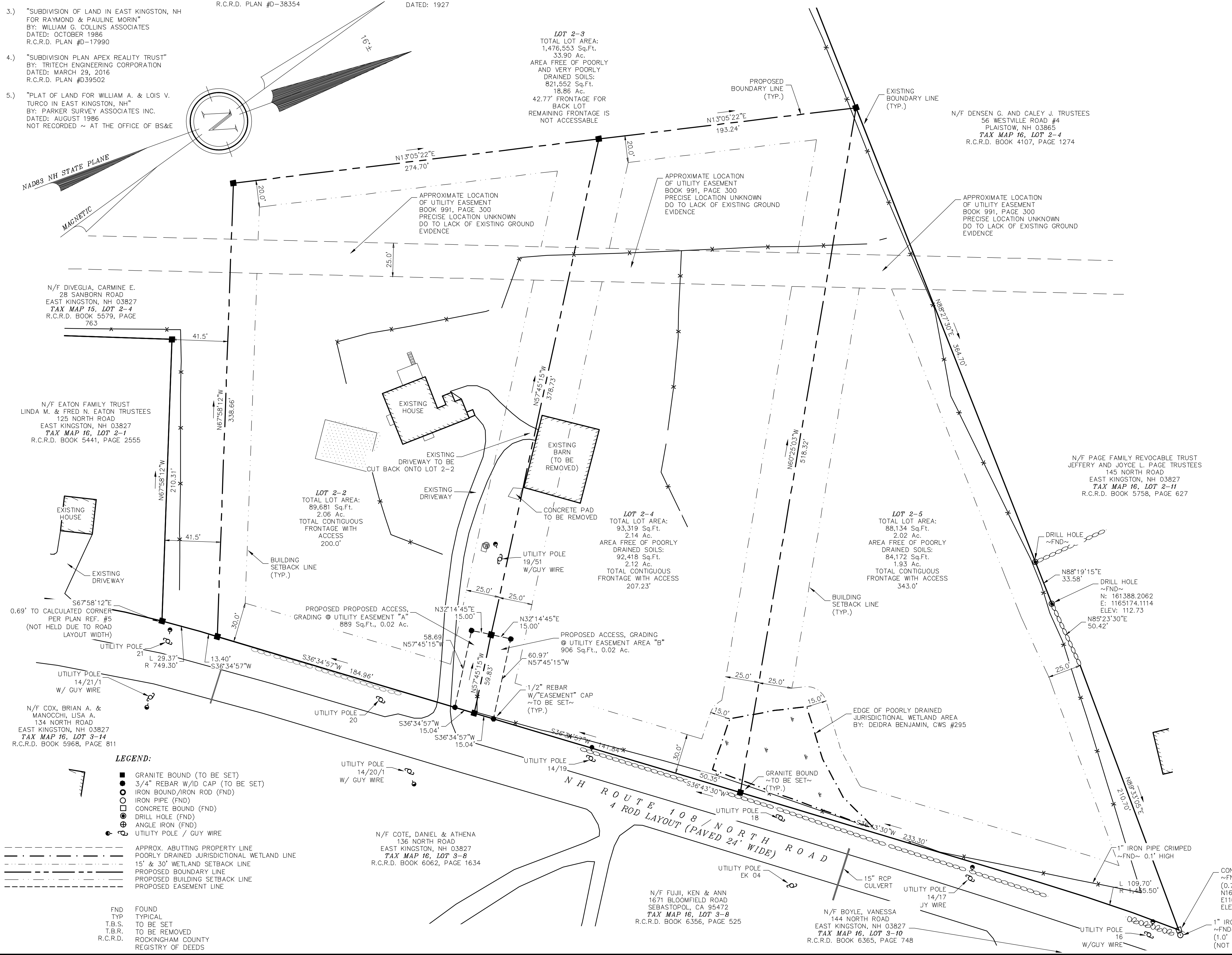
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DEIDRA BENJAMIN, CWS #295



FINAL APPROVAL
BY
EAST KINGSTON PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF EAST KINGSTON, N.H. -1:10,000-
KENNETH A. BERRY L.L.S. 805 DATE **3-26-24**



- LEGEND:**
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 - 3/4" REBAR W/D CAP (TO BE SET)
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REVISION	DATE	DESCRIPTION

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LAND OF
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DANIEL TURCO TRUSTEE
131 NORTH ROAD
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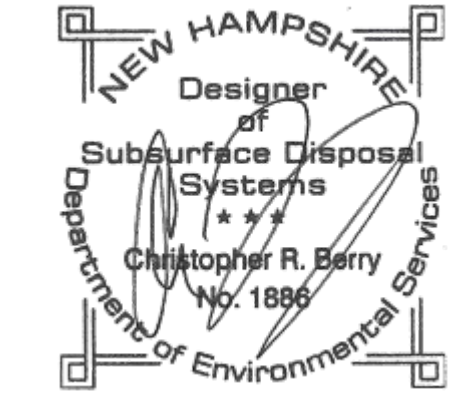
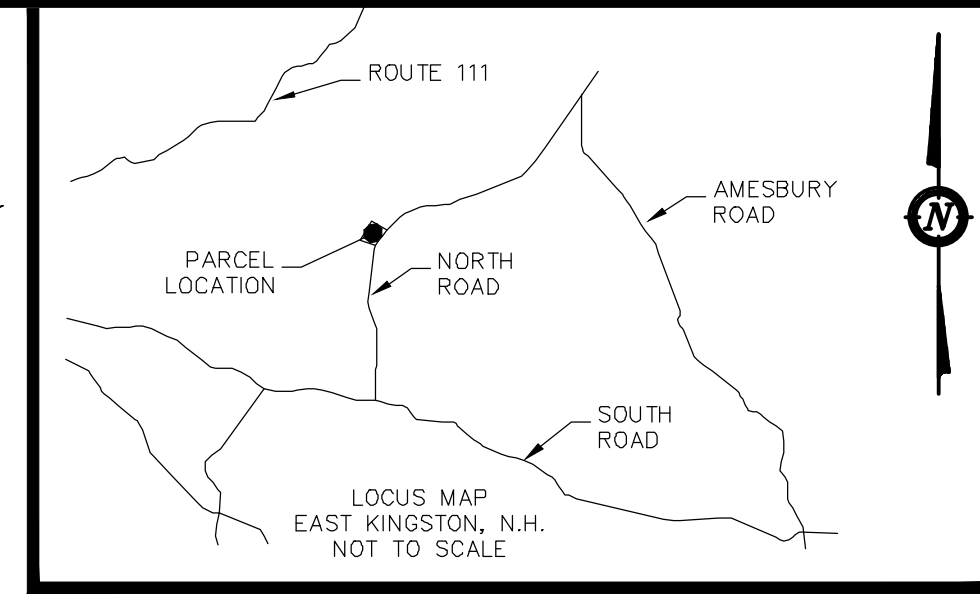
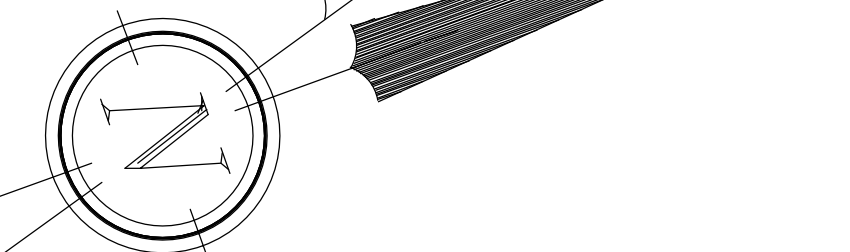
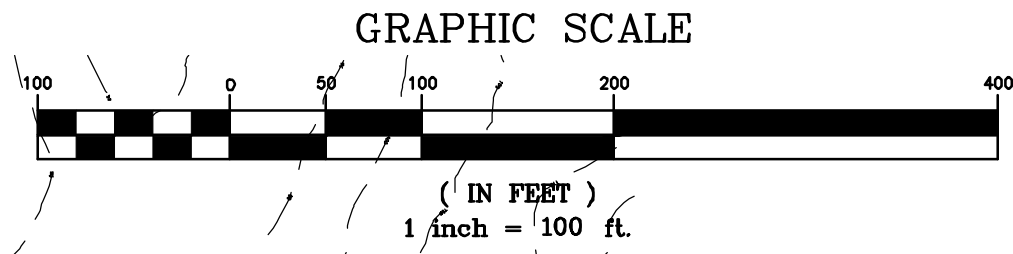
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335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 INCH EQUALS 40 FEET
DATE: MARCH 26, 2024
FILE NO.: DB 2023-123

STATE OF NEW HAMPSHIRE
REGISTERED SURVEYOR
NO. 805
KENNETH A. BERRY
SIGNATURE

SHEET 2 OF 11

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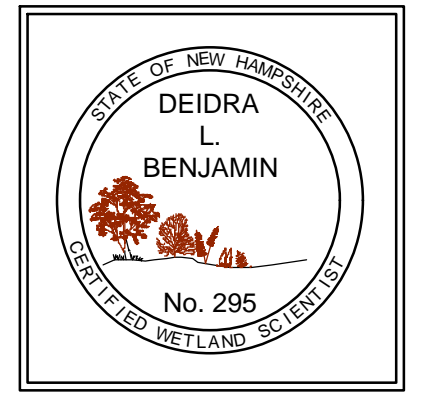
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- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE, (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

DEIDRA BENJAMIN, CWS #295



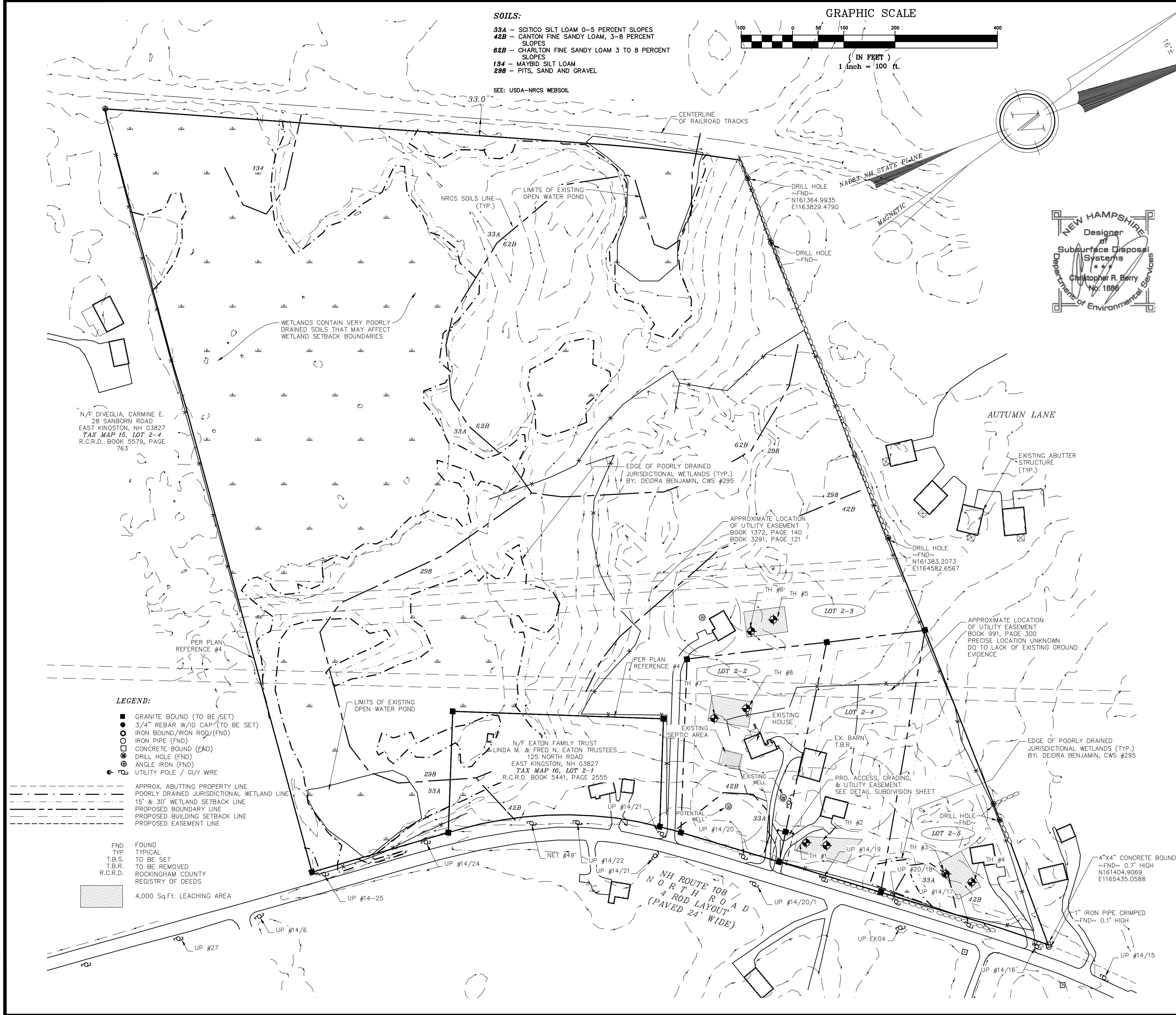
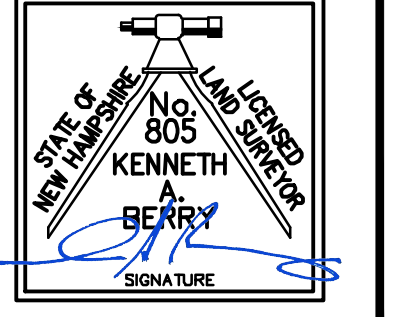
FINAL APPROVAL
 BY
EAST KINGSTON PLANNING BOARD
 CERTIFIED BY: _____
 DATE: _____

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF EAST KINGSTON, N.H. -1:10,000-
 3-26-24
 KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

OVERVIEW SUBDIVISION TOPOGRAPHY
 LAND OF
 LOIS V. TURCO REVOCABLE TRUST
 DANIEL TURCO TRUSTEE
 131 NORTH ROAD
 EAST KINGSTON, N.H.
TAX MAP 16, LOT 2-2

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 INCH EQUALS 100 FEET
 DATE: MARCH 26, 2024
 FILE NO.: DB 2023-123



LEGEND:

- GRANITE BOUND (TO BE/SET)
- 3/4" REBAR W/ID CAP/(TO BE SET)
- IRON BOUND/IRON ROD/(FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- DRILL HOLE (FND)
- ANGLE IRON (FND)
- UTILITY POLE / GUY WIRE

- - - - - APPROX. ADJUTING PROPERTY LINE
- - - - - POORLY DRAINED JURISDICTIONAL WETLAND LINE
- - - - - 15' & 30' WETLAND SETBACK LINE
- - - - - PROPOSED BOUNDARY LINE
- - - - - PROPOSED BUILDING SETBACK LINE
- - - - - PROPOSED EASEMENT LINE

- FND FOUND
- TYP TYPICAL
- T.B.S. TO BE SET
- T.B.R. TO BE REMOVED
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS

4,000 Sq.Ft. LEACHING AREA

TEST HOLES:

TEST HOLES WERE WITNESSED IN THE FIELD ON 3-19-24 BY CHRISTOPHER R. BERRY OF BERRY SURVEYING & ENGINEERING, DESIGNER #1966 AND VERIFIED BY THE TOWN OF EAST KINGSTON BUILDING INSPECTOR KIP KAISER ON THE SAME DATE.

TEST HOLE #1
0-6" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,
6-24" 10YR 5/8, VERY FINE SANDY LOAM, GRANULAR, FRIABLE,
24-48" 10YR 6/2, MOST VERY FINE SAND W/ REDOX. & DEPL., SINGLE GRAIN, LOOSE IN HAND,
48"-72" 2.5Y 6/2, FINE SANDY LOAM, BLOCKY, FIRM

E.S.H.W.T. = 27"
NO LEDGE
NO GROUND WATER
ROOTS TO 27"
PERC. RATE = 4 MIN/IN

TEST HOLE #2
0-6" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,
6-24" 10YR 5/8, VERY FINE SANDY LOAM, GRANULAR, FRIABLE,
24-48" 10YR 6/2, MOST VERY FINE SAND W/ REDOX. & DEPL., SINGLE GRAIN, LOOSE IN HAND,
48"-72" 2.5Y 6/2, FINE SANDY LOAM, BLOCKY, FIRM

E.S.H.W.T. = 24"
NO LEDGE
NO GROUND WATER
ROOTS TO 24"
PERC. RATE = 4 MIN/IN

PERC. RATE = 4 MIN/IN

TEST HOLE #3
0-6" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,
6-24" 10YR 5/8, VERY FINE SANDY LOAM, GRANULAR, FRIABLE,
24-48" 10YR 6/2, MOST VERY FINE SAND W/ REDOX. & DEPL., SINGLE GRAIN, LOOSE IN HAND,
48"-72" 2.5Y 6/2, FINE SANDY LOAM, BLOCKY, FIRM

E.S.H.W.T. = 24"
NO LEDGE
NO GROUND WATER
ROOTS TO 24"
PERC. RATE = 4 MIN/IN

TEST HOLE #4
0-6" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,
6-24" 10YR 5/8, VERY FINE SANDY LOAM, GRANULAR, FRIABLE,
24-48" 10YR 6/2, MOST VERY FINE SAND W/ REDOX. & DEPL., SINGLE GRAIN, LOOSE IN HAND,
48"-72" 2.5Y 6/2, FINE SANDY LOAM, BLOCKY, FIRM

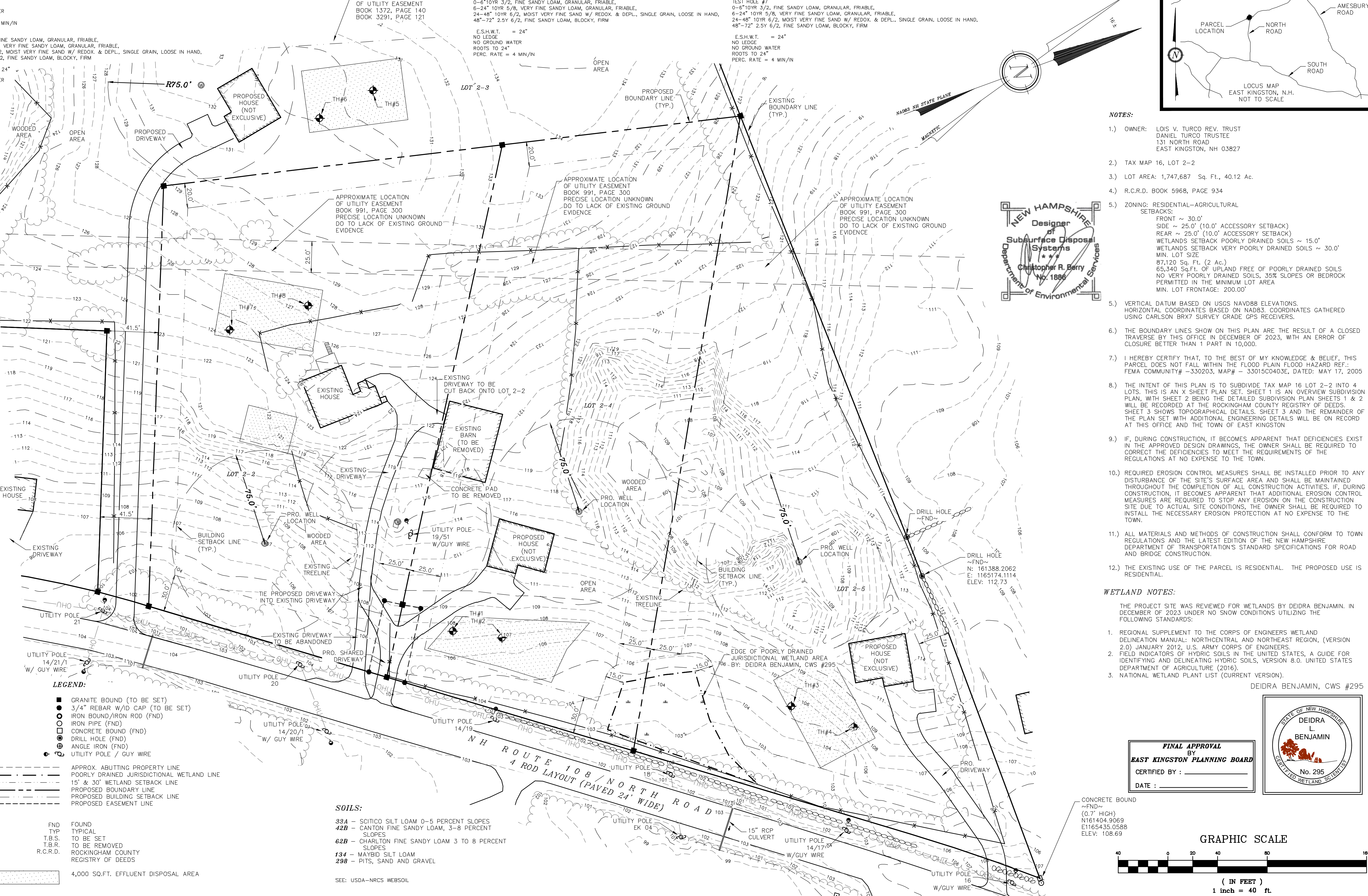
E.S.H.W.T. = 27"
NO LEDGE
NO GROUND WATER
ROOTS TO 27"
PERC. RATE = 4 MIN/IN

TEST HOLE #5
0-6" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,
6-24" 10YR 5/8, VERY FINE SANDY LOAM, GRANULAR, FRIABLE,
24-48" 10YR 6/2, MOST VERY FINE SAND W/ REDOX. & DEPL., SINGLE GRAIN, LOOSE IN HAND,
48"-72" 2.5Y 6/2, FINE SANDY LOAM, BLOCKY, FIRM

E.S.H.W.T. = 24"
NO LEDGE
NO GROUND WATER
ROOTS TO 24"
PERC. RATE = 4 MIN/IN

TEST HOLE #6
0-6" 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE,
6-24" 10YR 5/8, VERY FINE SANDY LOAM, GRANULAR, FRIABLE,
24-48" 10YR 6/2, MOST VERY FINE SAND W/ REDOX. & DEPL., SINGLE GRAIN, LOOSE IN HAND,
48"-72" 2.5Y 6/2, FINE SANDY LOAM, BLOCKY, FIRM

E.S.H.W.T. = 24"
NO LEDGE
NO GROUND WATER
ROOTS TO 24"
PERC. RATE = 4 MIN/IN



- NOTES:**
- OWNER: LOIS V. TURCO REV. TRUST
DANIEL TURCO TRUSTEE
131 NORTH ROAD
EAST KINGSTON, NH 03827
 - TAX MAP 16, LOT 2-2
 - LOT AREA: 1,747,687 Sq. Ft., 40.12 Ac.
 - R.C.R.D. BOOK 596B, PAGE 934
 - ZONING: RESIDENTIAL-AGRICULTURAL
SETBACKS:
FRONT ~ 30.0'
SIDE ~ 25.0' (10.0' ACCESSORY SETBACK)
REAR ~ 25.0' (10.0' ACCESSORY SETBACK)
WETLANDS SETBACK POORLY DRAINED SOILS ~ 15.0'
WETLANDS SETBACK VERY POORLY DRAINED SOILS ~ 30.0'
MIN. LOT SIZE
87,120 Sq. Ft. (2 Ac.)
65,340 Sq. Ft. OF UPLAND FREE OF POORLY DRAINED SOILS
NO VERY POORLY DRAINED SOILS, 35% SLOPES OR BEDROCK
PERMITTED IN THE MINIMUM LOT AREA
MIN. LOT FRONTAGE: 200.00'
 - VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED
USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED
TRAVERSE BY THIS OFFICE IN DECEMBER OF 2023, WITH AN ERROR OF
CLOSURE BETTER THAN 1 PART IN 10,000.
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS
PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.:
FEMA COMMUNITY# - 330203, MAP# - 33015C04036, DATED: MAY 17, 2005
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 16, LOT 2-2 INTO 4
LOTS. THIS IS AN X SHEET PLAN SET. SHEET 1 IS AN OVERVIEW SUBDIVISION
PLAN, WITH SHEET 2 BEING THE DETAILED SUBDIVISION PLAN SHEETS 1 & 2
AND SHEET 3 SHOWS TOPOGRAPHICAL DETAILS. SHEETS 1 & 2
WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
SHEET 3 WITH ADDITIONAL ENGINEERING DETAILS WILL BE ON RECORD
AT THIS OFFICE AND THE TOWN OF EAST KINGSTON
 - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST
IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO
CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE
REGULATIONS AT NO EXPENSE TO THE TOWN.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY
DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED
THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING
CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL
MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION
SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO
INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE
TOWN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN
REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD
AND BRIDGE CONSTRUCTION.
 - THE EXISTING USE OF THE PARCEL IS RESIDENTIAL. THE PROPOSED USE IS
RESIDENTIAL.

WETLAND NOTES:

THE PROJECT SITE WAS REVIEWED FOR WETLANDS BY DEIDRA BENJAMIN, IN
DECEMBER OF 2023 UNDER NO SNOW CONDITIONS UTILIZING THE
FOLLOWING STANDARDS:

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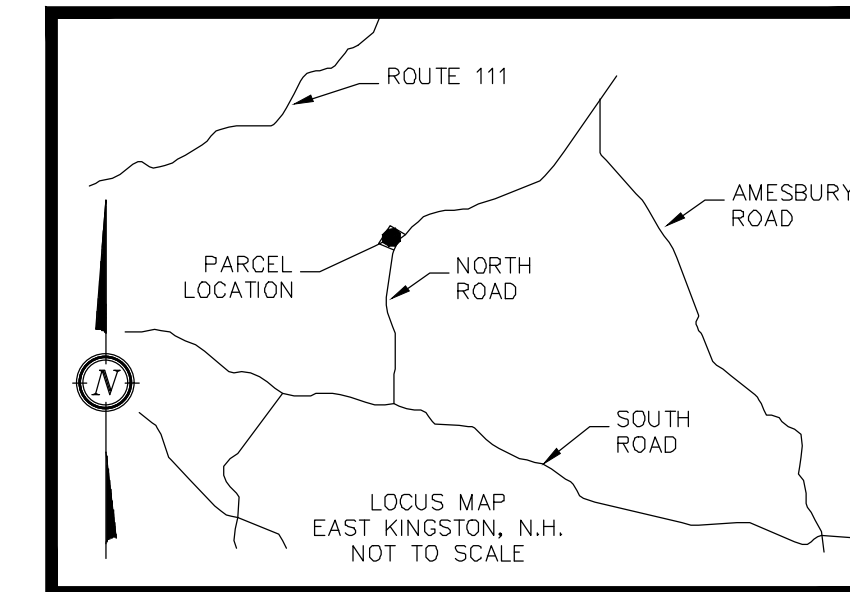
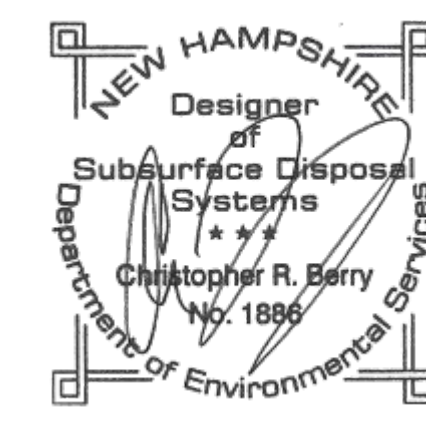
DEIDRA BENJAMIN, CWS #295

FINAL APPROVAL
BY
EAST KINGSTON PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

- LEGEND:**
- GRANITE BOUND (TO BE SET)
 - 3/4" REBAR W/D CAP (TO BE SET)
 - IRON BOUND/IRON ROD (FND)
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T.B.R. TO BE REMOVED
R.C.R.D. ROCKINGHAM COUNTY
REGISTRY OF DEEDS
- 4,000 SQ.FT. EFFLUENT DISPOSAL AREA

- SOILS:**
- 33A - SCITICO SILT LOAM 0-5 PERCENT SLOPES
 - 42B - CANTON FINE SANDY LOAM, 3-8 PERCENT SLOPES
 - 62B - CHARLTON FINE SANDY LOAM 3 TO 8 PERCENT SLOPES
 - 134 - MAYBID SILT LOAM
 - 298 - PITS, SAND AND GRAVEL
- SEE: USDA-NRCS WEBSITE



REVISION	DATE	DESCRIPTION

DETAIL TOPOGRAPHY PLAN
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DANIEL TURCO TRUSTEE
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TAX MAP 16, LOT 2-2

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SHEET 4 OF 11