

SUBDIVISION PLAN

#2 DEER RUN ROAD

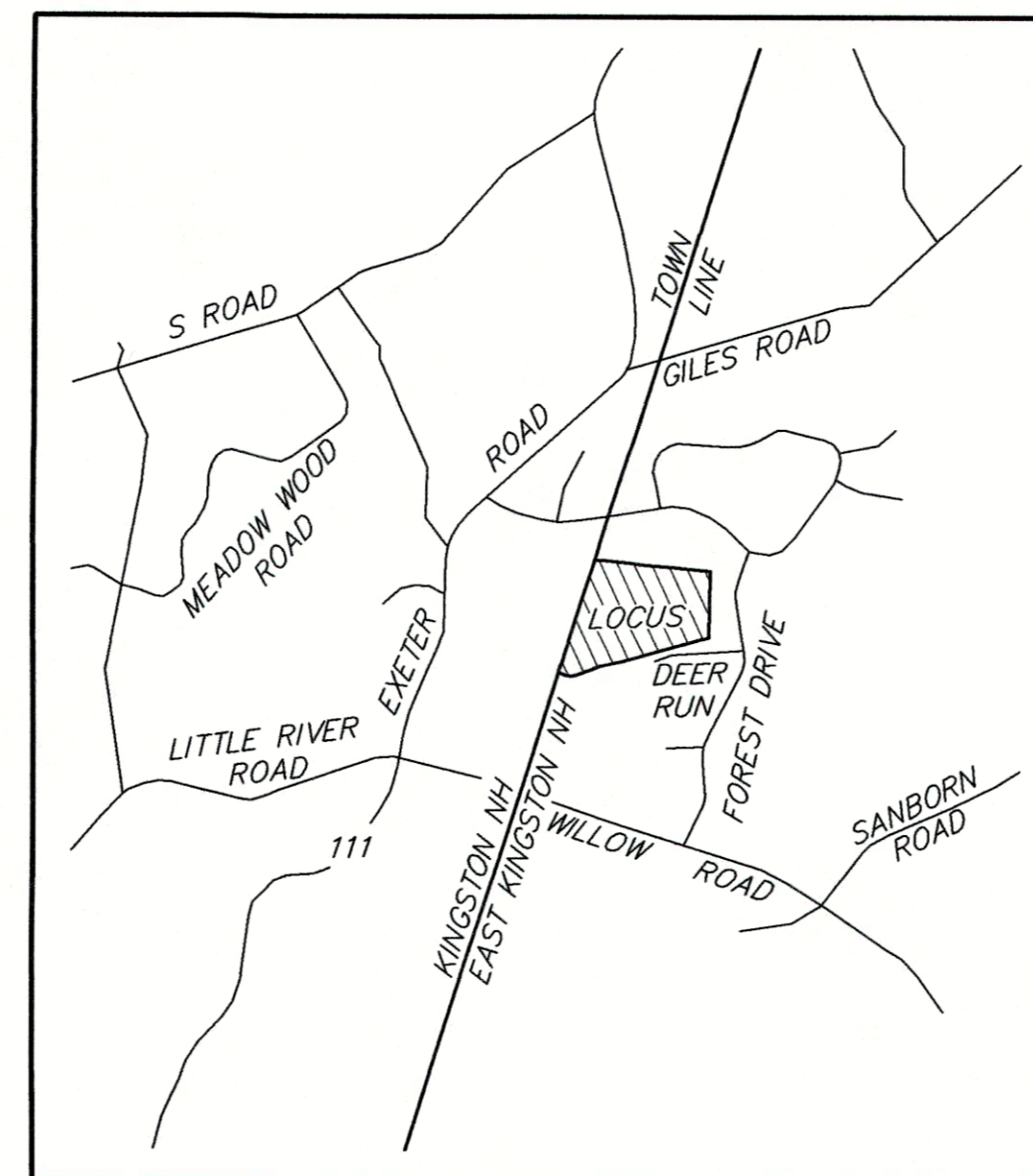
EAST KINGSTON, NEW HAMPSHIRE 03827

PREPARED FOR

STERLING HOMES, LLC
C/O KEITH MARTEL

SHEET INDEX

SHEET 1..... TITLE SHEET
SHEET 2..... EXISTING CONDITIONS PLAN
SHEET 3..... SUBDIVISION PLAN
SHEET 4..... TOPOGRAPHIC SUBDIVISION PLAN



VICINITY MAP

SCALE: 1"=1000'

NOTES:

- OWNER OF RECORD OF EAST KINGSTON MAP 6 LOT 1-4 IS DESCHENES LIVING TRUST, C/O DAWN LASAGE, 5 TRUE ROAD, SALISBURY, MA.
A. ADDRESS OF PARCEL: 2 DEER RUN ROAD, EAST KINGSTON, NH.
B. DEED REFERENCE TO PARCEL IS BK. 3198 PG. 1142 IN THE RCRD.
- AREA = 902,613 SF +/- OR 20.7212 ACRES +/-.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF THE SUBJECT LOT INTO THREE BUILDING LOTS.
- CURRENT ZONING IS RESIDENTIAL-AGRICULTURAL-FORESTRY(EAST KINGSTON).
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 3301500384E EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN FLOOD ZONE A.
- BENCHMARK USED: NHCO CORS BASE STATION
VERTICAL DATUM: NAVD 88 (CORS)
BENCHMARKS SET: AS NOTED
HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
HORIZONTAL DATUM: NAD 83
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. HANCOCK ASSOCIATES MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- ANY FURTHER SUBDIVISION OF EITHER OF THE THREE, NEWLY CREATED LOTS SHALL NECESSITATE THE INSTALLATION OF AN APPROVED FIRE PROTECTION SOURCE IN ACCORDANCE WITH CURRENT ORDINANCE AND REGULATION REQUIREMENTS. PER SUBDIVISION REGULATIONS SECTION VI.S.1.(EAST KINGSTON).
NEAREST CISTERN IN EAST KINGSTON IS APPROXIMATELY 1,000 FEET FROM DEER RUN ON FORREST DRIVE.

ZONING:

EAST KINGSTON, NEW HAMPSHIRE: RESIDENTIAL-AGRICULTURAL-FORESTRY

REFERENCES:

- SUBDIVISION PLAN, DESCHENES PROPERTY, DATED 7/29/91 AND LAST REVISED 12/19/91, PREPARED BY KIMBALL CHASE AND RECORDED AT RCRD PLAN #0-21531.
- RED GATE FARM IN KINGSTON/EAST KINGSTON, PREPARED BY KIMBALL CHASE, DATED 5/15/87, LAST REVISED 12/11/87 AND RECORDED AT RCRD AS PLAN #0-17747.
- SUBDIVISION PLAN OF LAND #152 WILLOW ROAD IN EAST KINGSTON, NH AND LOT LINE ADJUSTMENT PLAN OF LAND ON EXETER ROAD IN KINGSTON, NH DATED JANUARY 2004, PREPARED BY FRANCIS DESCHENES, LLC & CIVIL CONSTRUCTION MANAGEMENT, INC, RECORDED AT RCRD AS PLAN #0-31586.

SETBACK REQUIREMENTS:

EAST KINGSTON NEW HAMPSHIRE
FRONT SETBACK 30'
SIDE SETBACK 25'
REAR SETBACK 25'

LEGEND

— 234 —	SURFACE CONTOUR	☆	LIGHT POLE
— O — O — O —	STONE WALL	■	CATCH BASIN
— — — — —	EDGE OF PAVEMENT	DHCB	DRILL HOLE IN CONCRETE BOUND
— — — — —	WOOD FENCE	DHSB	DRILL HOLE IN STONE BOUND
— — — — —	EDGE OF WOODED AREA	I.PIPE	IRON PIPE
— — — — —	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	I.ROD	IRON ROD
— — — — —	OHW—	MHB	MASS HIGHWAY BOUND
— 208.8 WFA2	LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION	EPLP	ESCUTCHEON PIN IN A LEAD PLUG
— 232.6	LIMIT OF 100-FOOT WETLAND BUFFER ZONE	ECSB	ESSEX COUNTY STONE BOUND
× 26.8 12" M	SPOT ELEVATION	CTR. BK.	CENTER BACK
× 26.8 18" P	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES	BP	BRICK PATIO
— — — — —	PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES	CHIM	CHIMNEY
— — — — —	MARSH	ER	ELECTRIC RISER
		PRW	PAVER RETAINING WALL
		WD	WOOD DECK
		P	PERC
		TP	TEST PIT

1/6/2023 SOIL TEST FOR SEPTIC (EAST KINGSTON) WITNESS: KIP KEISER TP1 0-6" A L 2.5Y 4/2 6-24" Bw SL 2.5Y 6/6 24-80" C SL 2.5Y 6/3 MASSIVE NO STANDING/WEEPING REDOX 48" ESHW 48" P1 15 MINS/INCH	1/26/2024 SOIL TEST FOR SEPTIC EAST KINGSTON-WITNESS: KIP KEISER TP5 0-6" A L 6-24" Bw LS 2.5Y 6/6 24-66" C LS 2.5Y 6/4 MASSIVE NO STANDING/WEEPING REDOX 48" ESHW 48" REFUSAL @66" P5 16 MINS/INCH @42"	1/26/2024 SOIL TEST FOR SEPTIC EAST KINGSTON-WITNESS: KIP KEISER TP7 0-6" A L 6-24" Bw LS 2.5Y 6/6 18-72" C LS 2.5Y 6/4 MASSIVE WEeping @ 60" STANDING @ 72" REDOX 60" ESHW 60" NO REFUSAL P7 8 MINS/INCH @ 36'	1/26/2024 SOIL TEST FOR SEPTIC EAST KINGSTON-WITNESS: KIP KEISER TP9 0-6" A 6-24" Bw SL 2.5Y 6/6 24-84" C SL 2.5Y 6/4 BLOCKY W/STONE NO STANDING/WEEPING REDOX 60" ESHW 60" P9 15 MINS/INCH @ 36'
TP2 0-6" A L 2.5Y 4/2 6-24" Bw SL 2.5Y 6/6 24-76" C SL 2.5Y 6/3 MASSIVE NO STANDING/WEEPING REDOX 48" ESHW 76"	TP6 0-6" A L 6-24" Bw LS 2.5Y 6/6 24-54" C LS 2.5Y 6/4 MASSIVE NO STANDING/WEEPING REDOX 72" LEDGE 54" ESHW 48" P6 8 MINS/INCH @ 42'	TP8 0-3" A L 3-18" B LS 2.5Y 6/6 18-72" C LS 2.5Y 5/6 MASSIVE NO STANDING/WEEPING REDOX 60" NO REFUSAL P8 8 MINS/INCH @ 36'	TP10 0-3" A L 3-24" Bw LS 2.5Y 6/6 24-84" C LS 2.5Y 6/4 NO STANDING/WEEPING REDOX 72" ESHW 72" P10 15 MINS/INCH @ 36'

PROJECT:

#2
DEER RUN ROAD

East Kingston, New Hampshire

PREPARED FOR:

STERLING HOMES, LLC
C/O KEITH MARTEL

724 East Industrial Park Drive
Manchester, New Hampshire

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Landscape Architects

Wetland Scientists

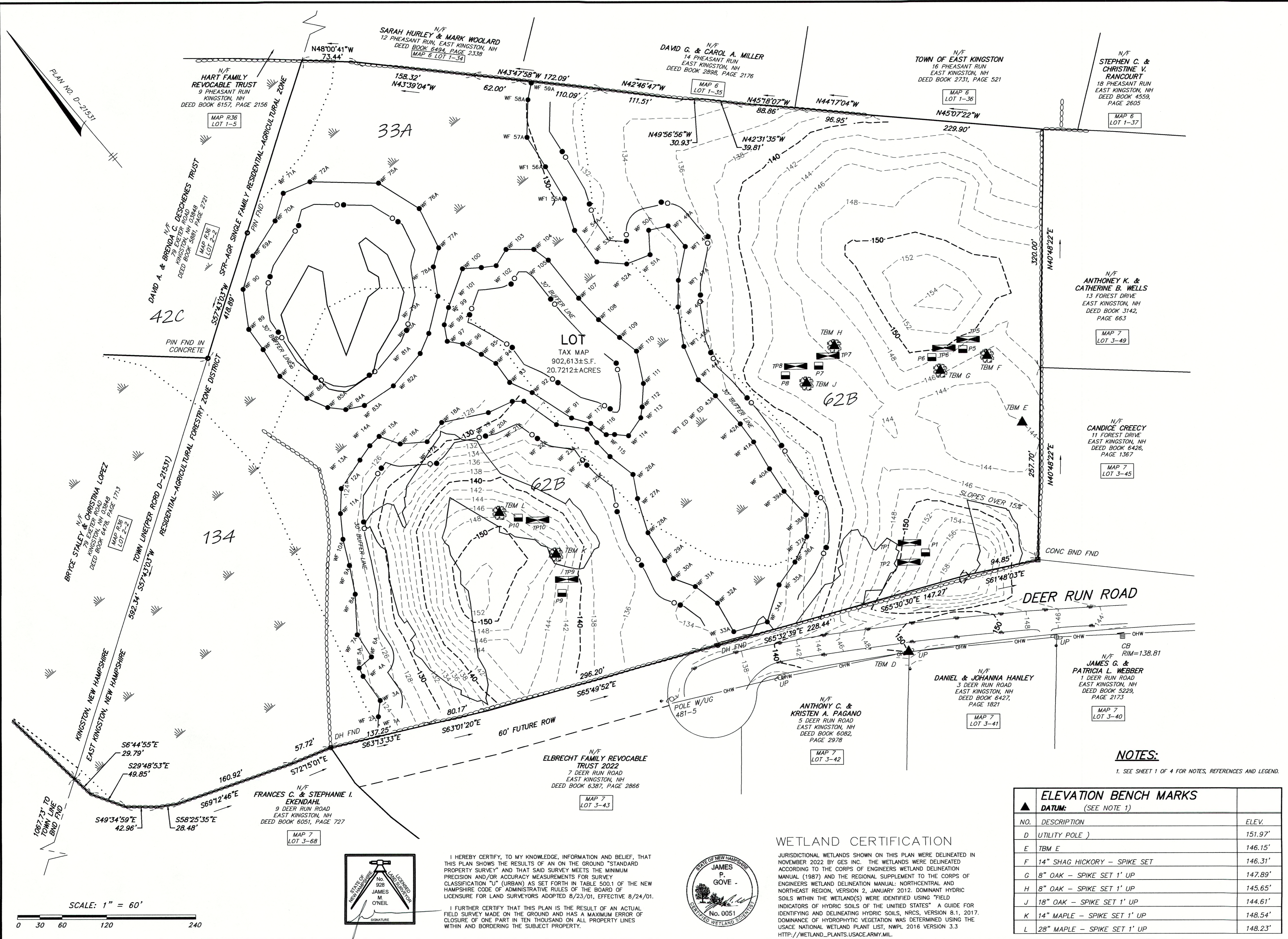
185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

TITLE SHEET
IN
EAST KINGSTON, NH
(ROCKINGHAM COUNTY)

PLOT DATE: Apr 15, 2024 11:18 am
PATH: X:\26404 Deschenes Trust- Kingston NH\Surv\DWG\

DWG: 27559sv.dwg	DRAWN BY: JAR	CHECK BY: JMO
LAYOUT: TS		
SHEET: 1 OF 4		
PROJECT NO.:	27559	



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DEER RUN ROAD
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PREPARED FOR:
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724 East Industrial Park Drive
Manchester, New Hampshire

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Landscape Architects
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NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION

DATE: 2/27/2024 DRAWN BY: JAR
SCALE: 1"=60' CHECK BY: JMO

EXISTING CONDITIONS PLAN OF LAND IN EAST KINGSTON, NH (ROCKINGHAM COUNTY)

PLOT DATE: Apr 17, 2024 1:11 pm
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LAYOUT: EC-1
SHEET: 2 OF 4
PROJECT NO.: 27559

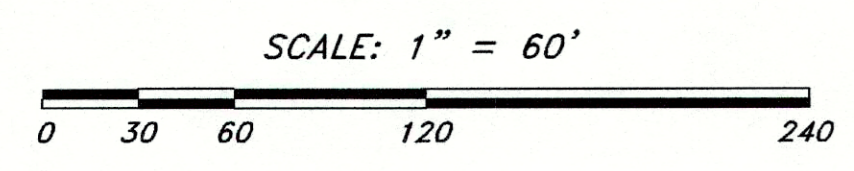
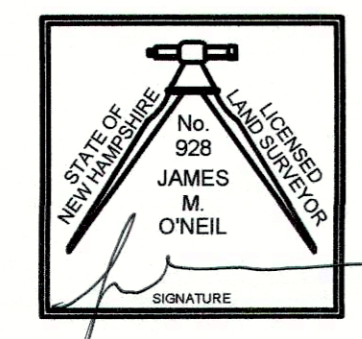
NOTES:
1. SEE SHEET 1 OF 4 FOR NOTES, REFERENCES AND LEGEND.

ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
D	UTILITY POLE)	151.97'
E	TBM E	146.15'
F	14" SHAG HICKORY - SPIKE SET	146.31'
G	8" OAK - SPIKE SET 1' UP	147.89'
H	8" OAK - SPIKE SET 1' UP	145.65'
J	18" OAK - SPIKE SET 1' UP	144.61'
K	14" MAPLE - SPIKE SET 1' UP	148.54'
L	28" MAPLE - SPIKE SET 1' UP	148.23'

WETLAND CERTIFICATION
JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN NOVEMBER 2022 BY GES INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 [HTTP://WETLAND_PLANTS.USACE.ARMY.MIL](http://wetland_plants.usace.army.mil)



I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



PROJECT:

#2 DEER RUN ROAD

East Kingston, New Hampshire

PREPARED FOR:

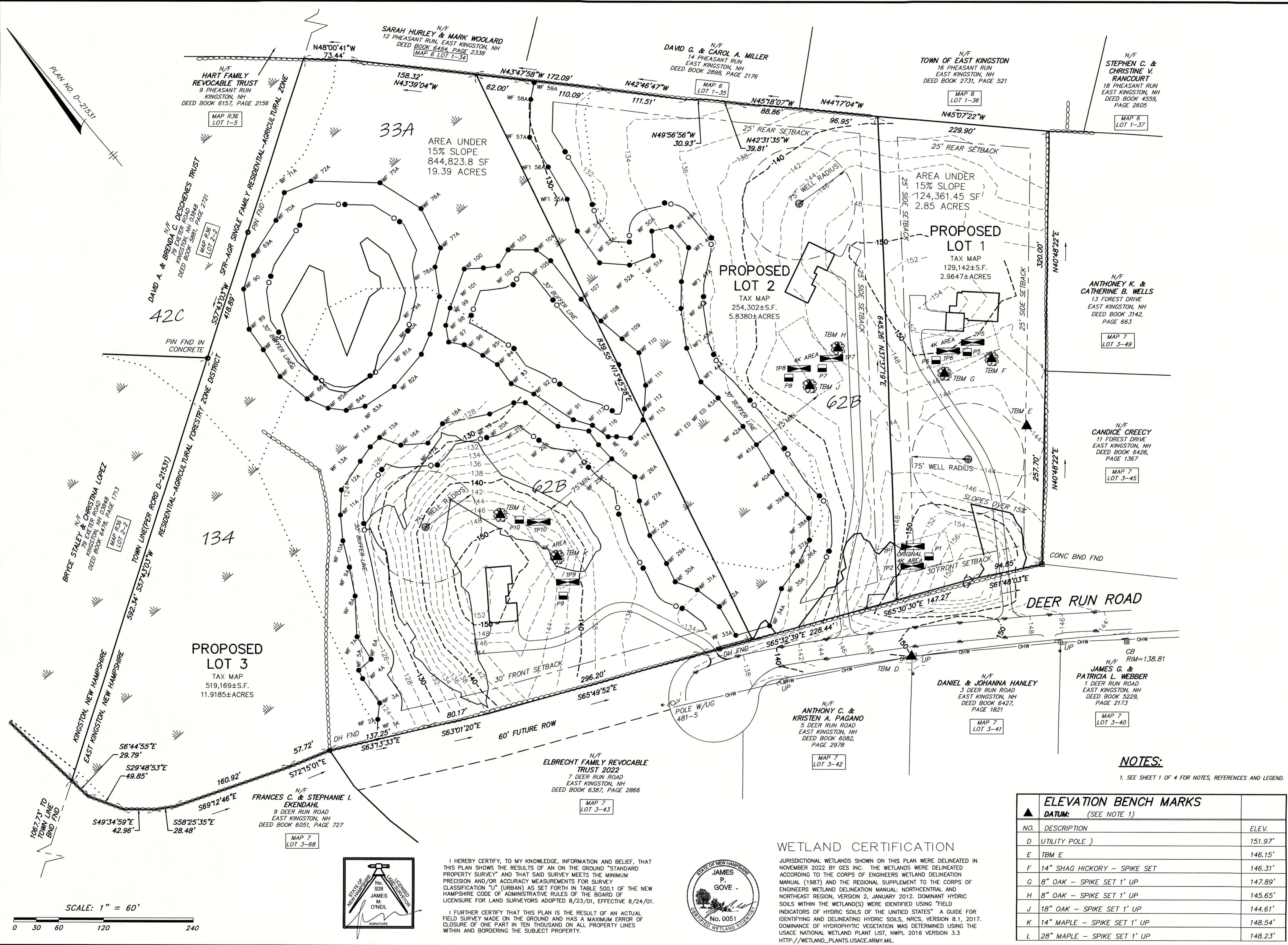
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NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 2/27/2024 DRAWN BY: JAR
SCALE: 1"=60' CHECK BY: JMO

TOPOGRAPHIC SUBDIVISION PLAN OF LAND IN EAST KINGSTON, NH (ROCKINGHAM COUNTY)

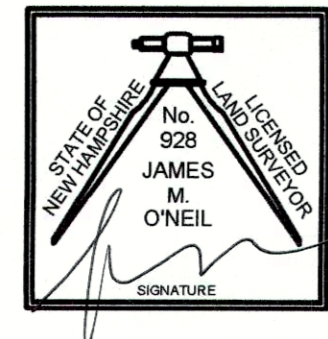
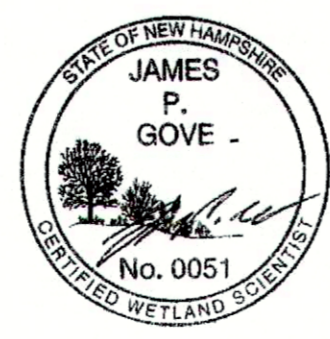
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DWG: 27559sub.dwg
LAYOUT: TOPO
SHEET: 3 OF 4
PROJECT NO.: 27559

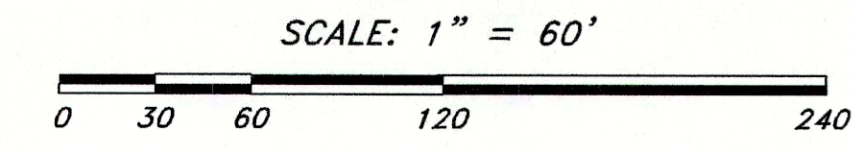
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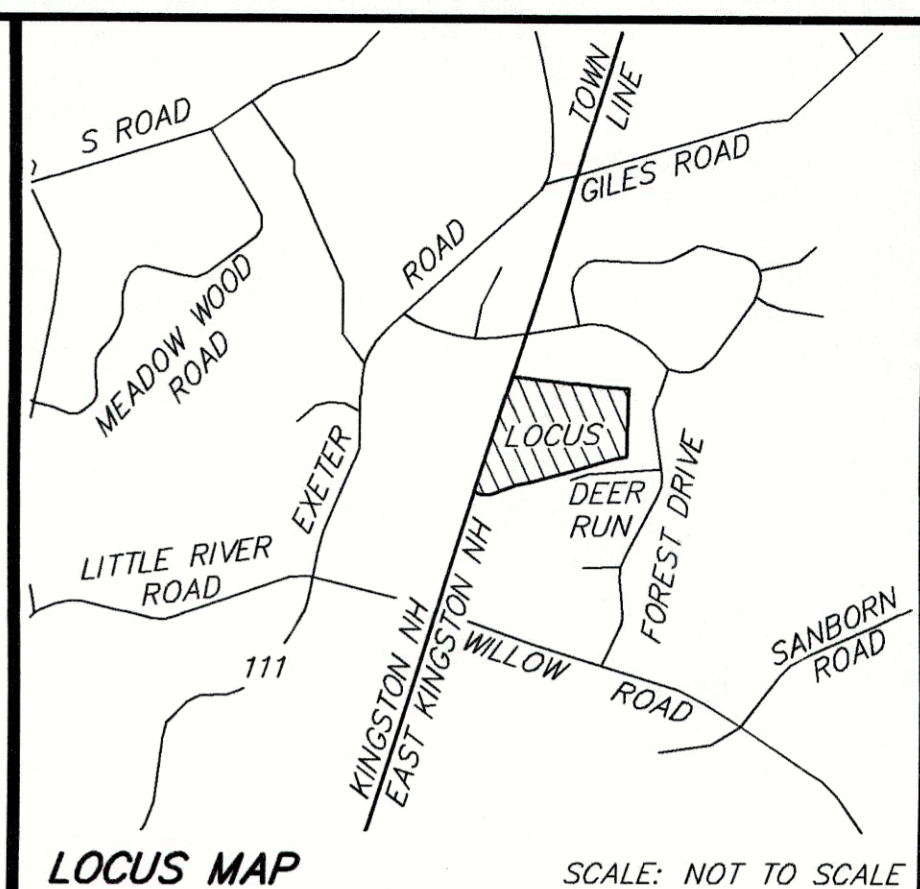
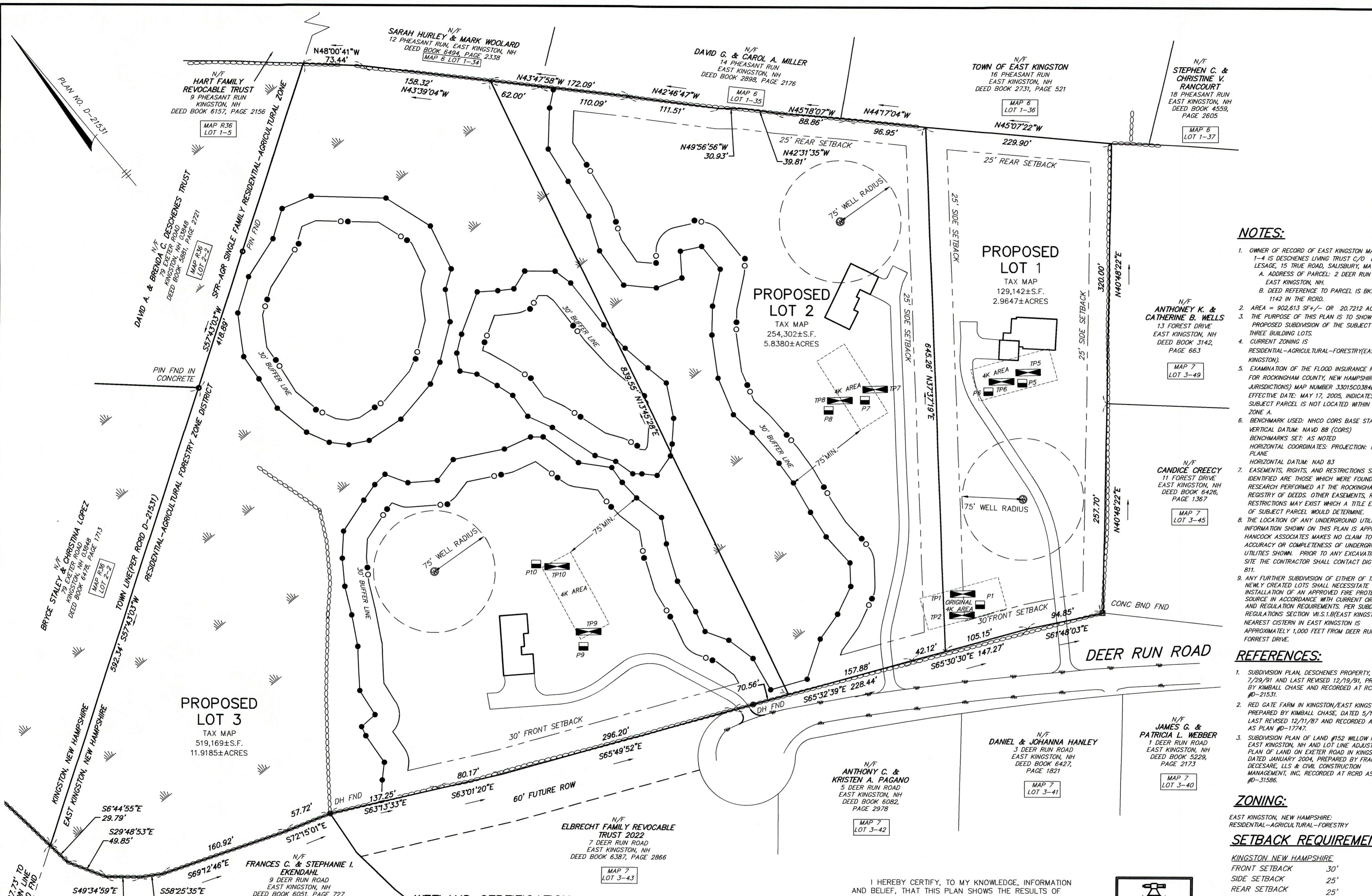
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NOTES:

- OWNER OF RECORD OF EAST KINGSTON MAP 6 LOT 1-4 IS DESCHENES LIVING TRUST C/O DAWN LESAGE, 15 TRUE ROAD, SALISBURY, MA 01952
A. ADDRESS OF PARCEL: 2 DEER RUN ROAD, EAST KINGSTON, NH.
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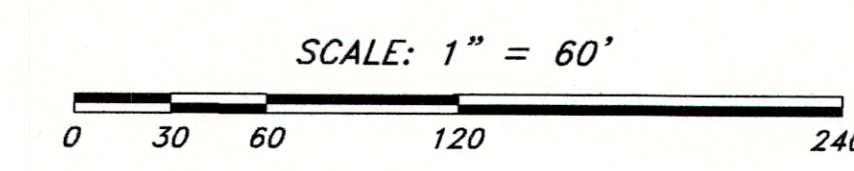
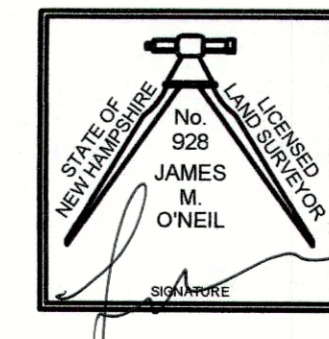
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ZONING:
EAST KINGSTON, NEW HAMPSHIRE:
RESIDENTIAL-AGRICULTURAL-FORESTRY

SETBACK REQUIREMENTS:
KINGSTON, NEW HAMPSHIRE
FRONT SETBACK 30'
SIDE SETBACK 25'
REAR SETBACK 25'

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NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 2/27/2022
SCALE: 1"=60'

DRAWN BY: JMO/JAR
CHECK BY: JMO

SUBMISION PLAN OF LAND
IN
KINGSTON AND EAST KINGSTON, NH
(ROCKINGHAM COUNTY)

DWG: 27559sv.dwg
LAYOUT: SUB
SHEET: 4 OF 4
PROJECT NO.: 27559

APPROVED BY THE TOWN OF EAST KINGSTON PLANNING BOARD ON:

CHAIRPERSON DATE

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN NOVEMBER 2022 BY GES INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 HTTP://WETLAND_PLANTS.USACE.ARMY.MIL.