

- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED CLUSTER SUBDIVISION PLAN FOR THE PROPERTY ON TOWN OF EAST KINGSTON TAX MAP 4 / BLOCK 3 / LOTS 7 & 12 WITH 12 SINGLE-FAMILY LOTS. PROJECT TO BE SERVED BY ON-SITE SEPTIC AND WATER.
 - ZONING DISTRICT: RESIDENTIAL-AGRICULTURE-FORESTRY
 LOT FRONTAGE MINIMUM = 50'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30'
 SIDE SETBACK = 25'
 REAR SETBACK = 25'
 WETLAND SETBACK = 15' (POORLY DRAINED), 30' (VERY POORLY DRAINED)
 MAX. BUILDING HEIGHT = 35'
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0415E, DATED MAY 17, 2005.

LOT #	AREA (SQ.FT.)	AREA (AC.)	UPLAND (SQ.FT.)	FRONTAGE
OPEN SPACE	1,113,757	25.56	747,785	
1	47,087	1.08	47,087	183
2	45,556	1.04	45,529	212
3	49,207	1.12	45,702	210
4	49,964	1.14	50,011	188
5	50,576	1.16	50,576	215
6	68,860	1.50	68,860	86
7	35,462	1.27	55,432	52
8	63,011	1.44	53,981	233
9	72,548	1.66	65,714	157
10	57,041	1.30	57,041	52
11	49,510	1.13	49,510	191
12	45,160	1.03	45,160	237

MAP 14 / LOT 2-12
 JOSEPH GIANNINO
 17 NORTH ROAD
 EAST KINGSTON, NH 03827
 BK 3360 / PG 479

MAP 14 / LOT 2-6
 MONICA BALL &
 RACHEL LAWTON
 5 NORTH ROAD
 EAST KINGSTON, NH 03827
 BK 5594 / PG 2953

MAP 14 / LOT 2-5
 JULIAN C. DUNLOP &
 BOZENNA DUNLOP
 45 STUMPFIELD ROAD
 KENSINGTON, NH 03833
 BK 3601 / PG 2571

MAP 14 / LOT 1-12
 JEFFERY G. WALKER &
 CHRISTINE I. WALKER
 2 SOUTH ROAD
 EAST KINGSTON, NH 03827
 BK 3238 / PG 552

MAP 14 / LOT 4-2
 JEFFERY G. WALKER &
 CHRISTINE I. WALKER
 2 SOUTH ROAD
 EAST KINGSTON, NH 03827
 BK 5903 / PG 2044

MAP 14 / LOT 4-2
 JEFFERY G. WALKER &
 CHRISTINE I. WALKER
 2 SOUTH ROAD
 EAST KINGSTON, NH 03827
 BK 5903 / PG 2044

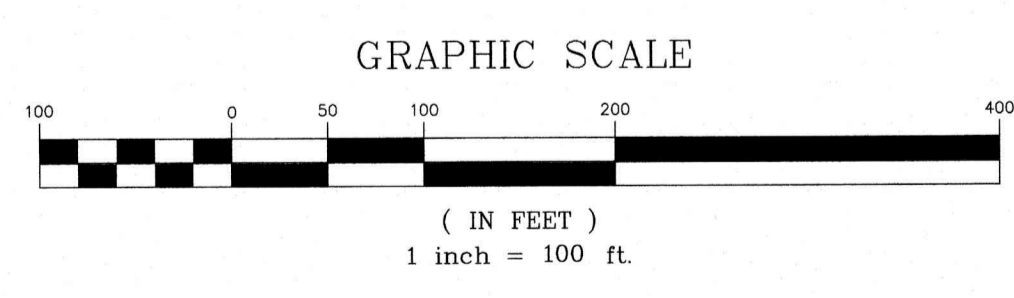
MAP 14 / LOT 3-16
 MATTHEW H. RANZ &
 JENNIFER W. WARDREP RANZ
 31 EAST ROAD
 EAST KINGSTON, NH 03827
 BK 5539 / PG 1082

MAP 14 / LOT 3-17
 STANLEY H. WOODWORTH &
 BONNIE J. WOODWORTH
 37 EAST ROAD
 EAST KINGSTON, NH 03827
 BK 4169 / PG 2705

MAP 14 / LOT 3-9
 DM BAKER REALTY, LLC
 PO BOX 160
 EAST KINGSTON, NH 03827
 BK 3345 / PG 1433

MAP 14 / LOT 3-9
 DM BAKER REALTY, LLC
 PO BOX 160
 EAST KINGSTON, NH 03827
 BK 3345 / PG 1433

MAP 14 / LOT 3-8
 DM BAKER REALTY, LLC
 PO BOX 160
 EAST KINGSTON, NH 03827
 BK 3345 / PG 1433



Design: BWG	Draft: KDR	Date: 10/12/23
Checked: BWG	Scale: AS SHOWN	Project No.: 19119
Drawing Name: 19119-CONCEPT-CLUSTER13.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
1	10/19/23	SUBDIVISION REVISIONS	KDR
0	10/12/23	ISSUED FOR REVIEW	KDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **CLUSTER CONCEPT #13**

Project: **EWALD SUBDIVISION
 14 TILTON LANE, EAST KINGSTON, NH**

Owner of Record: **PAPPALARDO FAMILY REALTY TRUST
 18 BRUSH HILL ROAD, MERRIMAC, MA 01860**

DRAWING No.

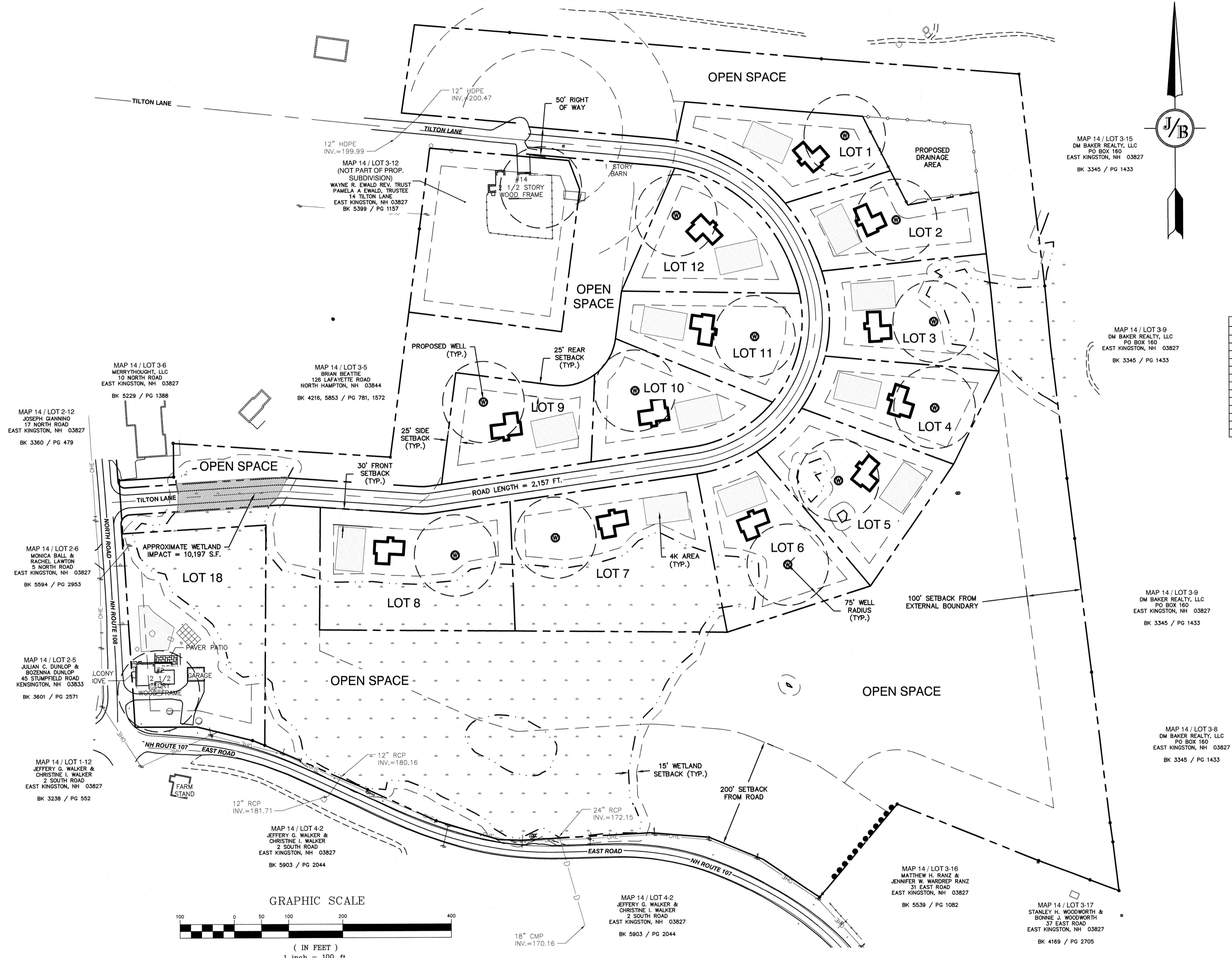
CP13

SHEET 1 OF 1
 JBE PROJECT NO. 19119

PROJECT PARCEL
 TOWN OF EAST KINGSTON
 TAX MAP 14, BLOCK 3, LOTS 7-1 & 12

APPLICANT/OWNER
 PAPPALARDO FAMILY REALTY TRUST
 18 BRUSH HILL RD
 MERRIMAC, MA 01860

TOTAL LOT AREA
 1,849,908 SQ. FT.
 42.67 ACRES



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- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED CLUSTER SUBDIVISION PLAN FOR THE PROPERTY ON TOWN OF EAST KINGSTON TAX MAP 4 / BLOCK 3 / LOTS 7-1 & 12 WITH 12 SINGLE-FAMILY LOTS. PROJECT TO BE SERVED BY ON-SITE SEPTIC AND WATER.
 - ZONING DISTRICT: RESIDENTIAL-AGRICULTURE-FORESTRY
 LOT AREA MINIMUM = 87,120 SQ.FT.
 LOT FRONTAGE MINIMUM = 200'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30'
 SIDE SETBACK = 25'
 REAR SETBACK = 25'
 WETLAND SETBACK = 15' (POORLY DRAINED), 30' (VERY POORLY DRAINED)
 MAX. BUILDING HEIGHT = 35'
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0415E, DATED MAY 17, 2005.

LOT #	AREA (SQ.FT.)	AREA (AC.)	UPLAND (SQ.FT.)	FRONTAGE (FT.)
1	44,188	1.01	44,265	236
2	43,593	1.00	43,593	143
3	57,071	1.31	44,072	158
4	43,930	1.00	43,930	105
5	57,477	1.31	54,540	116
6	58,418	1.34	51,779	118
7	98,127	2.25	44,368	347
8	79,104	1.81	44,700	351
9	45,277	1.03	45,277	278
10	45,414	1.04	45,414	361
11	49,529	1.13	49,529	213
12	48,345	1.10	48,345	345
OPEN SPACE	1,078,873	24.76	815,859	

MAP 14 / LOT 3-6
 MERRYTHOUGHT, LLC
 10 NORTH ROAD
 EAST KINGSTON, NH 03827
 BK 5229 / PG 1388

MAP 14 / LOT 3-5
 BRIAN BEATTIE
 126 LAFAYETTE ROAD
 NORTH HAMPTON, NH 03844
 BK 4216, 5853 / PG 781, 1572

MAP 14 / LOT 2-12
 JOSEPH GIANNINO
 17 NORTH ROAD
 EAST KINGSTON, NH 03827
 BK 3360 / PG 479

MAP 14 / LOT 2-6
 MONICA BALL &
 RACHEL LAWTON
 5 NORTH ROAD
 EAST KINGSTON, NH 03827
 BK 5594 / PG 2953

MAP 14 / LOT 2-5
 JULIAN C. DUNLOP &
 BOZENA DUNLOP
 45 STUMPFIELD ROAD
 KENSINGTON, NH 03833
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MAP 14 / LOT 1-12
 JEFFERY G. WALKER &
 CHRISTINE I. WALKER
 2 SOUTH ROAD
 EAST KINGSTON, NH 03827
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MAP 14 / LOT 4-2
 JEFFERY G. WALKER &
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 BK 5903 / PG 2044

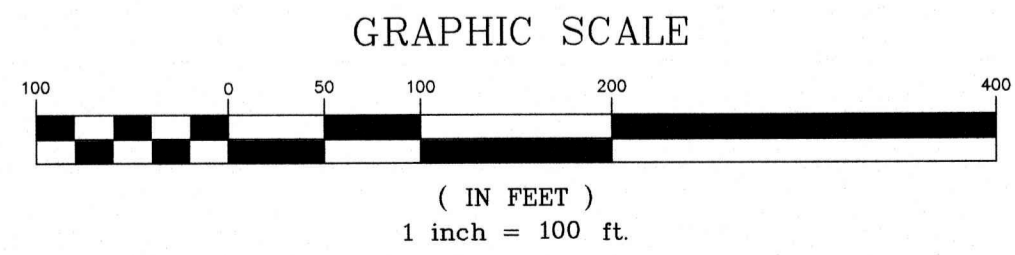
MAP 14 / LOT 4-2
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MAP 14 / LOT 3-9
 DM BAKER REALTY, LLC
 PO BOX 160
 EAST KINGSTON, NH 03827
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MAP 14 / LOT 3-8
 DM BAKER REALTY, LLC
 PO BOX 160
 EAST KINGSTON, NH 03827
 BK 3345 / PG 1433



PROJECT PARCEL
 TOWN OF EAST KINGSTON
 TAX MAP 14, BLOCK 3, LOTS 7-1 & 12

APPLICANT/OWNER
 PAPPALARDO FAMILY REALTY TRUST
 18 BRUSH HILL RD
 MERRIMAC, MA 01860

TOTAL LOT AREA
 1,849,908 SQ. FT.
 42.67 ACRES

Design: BWG Draft: KDR Date: 10/26/23
 Checked: BWG Scale: AS SHOWN Project No.: 19119
 Drawing Name: 19119-CONCEPT-CLUSTER14.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	ISSUED FOR REVIEW	REVISION	BY
0	10/26/23			KDR

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **CLUSTER CONCEPT #14**
 Project: **EWALD SUBDIVISION**
14 TILTON LANE, EAST KINGSTON, NH
 Owner of Record: **PAPPALARDO FAMILY REALTY TRUST**
18 BRUSH HILL ROAD, MERRIMAC, MA 01860

DRAWING No.
CP14
 SHEET 1 OF 1
 JBE PROJECT NO. 19119