

ZONING SUMMARY TABLE TOWN CENTER DISTRICT & RESIDENTIAL		
ITEM	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	87,120 SF	227,499± SF
MINIMUM LOT FRONTAGE	200 FEET	347.12± LF
MINIMUM FRONT SETBACK	25 FT	51.9 FT
MINIMUM SIDE SETBACK	25 FT	47.2 FT
MINIMUM REAR SETBACK	25 FT	>25 FT

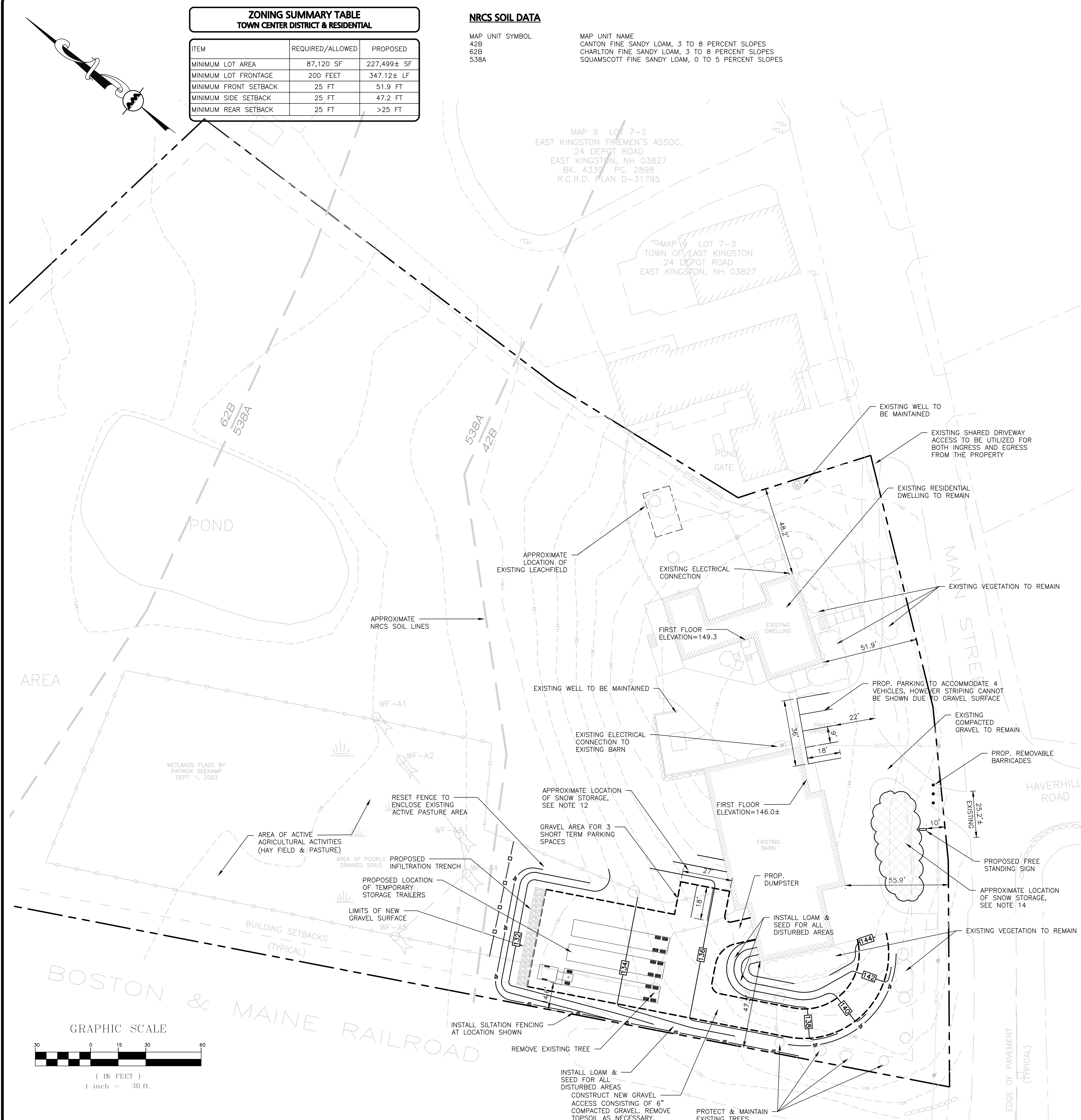
**NRCS SOIL DATA**

MAP UNIT SYMBOL  
42B  
62B  
538A

MAP UNIT NAME  
CANTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
SQUAMSCOTT FINE SANDY LOAM, 0 TO 5 PERCENT SLOPES

MAP 9 LOT 7-2  
EAST KINGSTON FIREMEN'S ASSOC.  
24 DEPOT ROAD  
EAST KINGSTON, NH 03827  
BK. 4339 PG. 2898  
R.C.R.D. PLAN D-31795

MAP 9 LOT 7-3  
TOWN OF EAST KINGSTON  
24 DEPOT ROAD  
EAST KINGSTON, NH 03827



**EROSION CONTROL NOTES**

- PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
- INSTALL EROSION CONTROL BLANKETS WHERE SLOPES EXCEED 2:1.
- ALL DRIVEWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED OR HAVE RIP RAP INSTALLED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH, OR MORE, OF RAINFALL.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
  - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
  - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- STANDARD WINTER NOTES:
  - ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES STEEPER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
  - ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
  - AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

**GENERAL NOTES:**

- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING LOCAL, MADOT, MAEP, MUTCD, AND AASHTO.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.

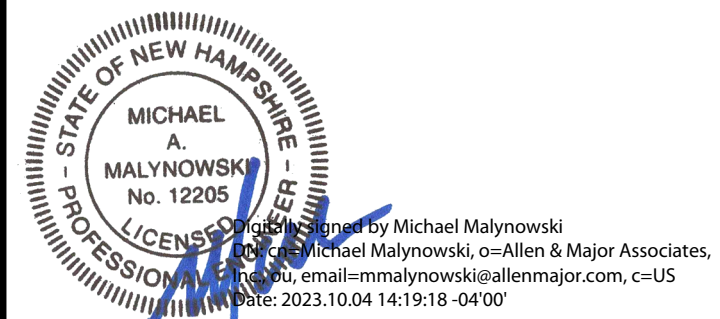
**RESOURCE NOTES:**

- NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 3301500395E, EFFECTIVE DATE: JUNE 17, 2005).

**TOWN NOTES:**

- THE PURPOSE OF THIS PLAN IS TO GAIN SITE REVIEW APPROVAL FOR THE CONVERSION OF A PORTION OF AN EXISTING BARN STRUCTURE FOR USE AS A FARM MARKET AND BUSINESS OFFICE.
- THE PROPERTY IS SHOWN AS LOT 7-1, ON MAP 9 OF THE TOWN OF EAST KINGSTON TAX ASSESSOR'S MAPS.
- THE SUBJECT PARCEL CONTAINS 5.22 ACRES OR 227,499 SQUARE FEET AREA OF LAND.
- TITLE REFERENCE FOR THE PROJECT PARCEL IS THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, BOOK NO. 6458 PAGE 0219.
- THE SUBJECT PARCEL IS SERVED BY ON-SITE WATER AND SEWER, ELECTRIC SERVICE IS MUNICIPAL.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM. NO WORK SHALL BE PERMITTED ON SATURDAY, SUNDAY, AND FEDERALLY RECOGNIZED HOLIDAYS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
- THE EXISTING USE FOR THE SITE IS RESIDENTIAL DWELLING WITH AGRICULTURE.
- NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY AT THIS TIME.
- NO LIGHTING UPGRADES ARE PROPOSED. ANY NEW EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY EDWARDS SURVEY & DESIGN ON OR BETWEEN JULY AND SEPTEMBER 2023.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH THE NHDES REGULATIONS.

TOWN OF EAST KINGSTON  
PLANNING BOARD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
**MIDDLETON FARM**  
1 MAIN STREET  
EAST KINGSTON, NH 03827

PROJECT:  
**PROPOSED CHANGE OF USE**  
TAX MAP 9, LOT 7-1  
1 MAIN STREET  
EAST KINGSTON, NH

PROJECT NO.	3308-01	DATE:	10/03/23
SCALE:	AS SHOWN	DWG.:	C330801_Layout & Materials
DRAFTED BY:	MM	CHECKED BY:	MAM

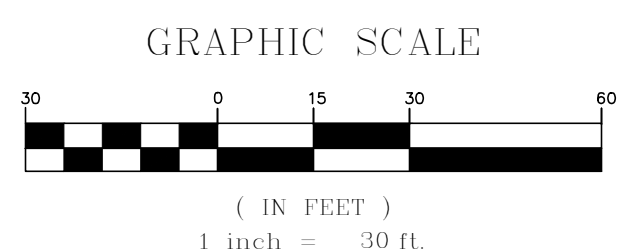
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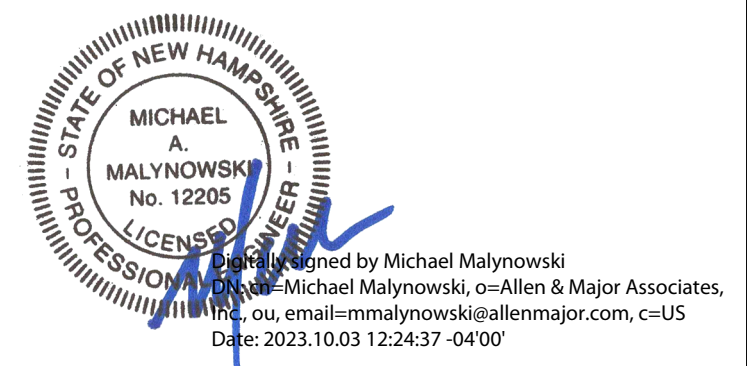
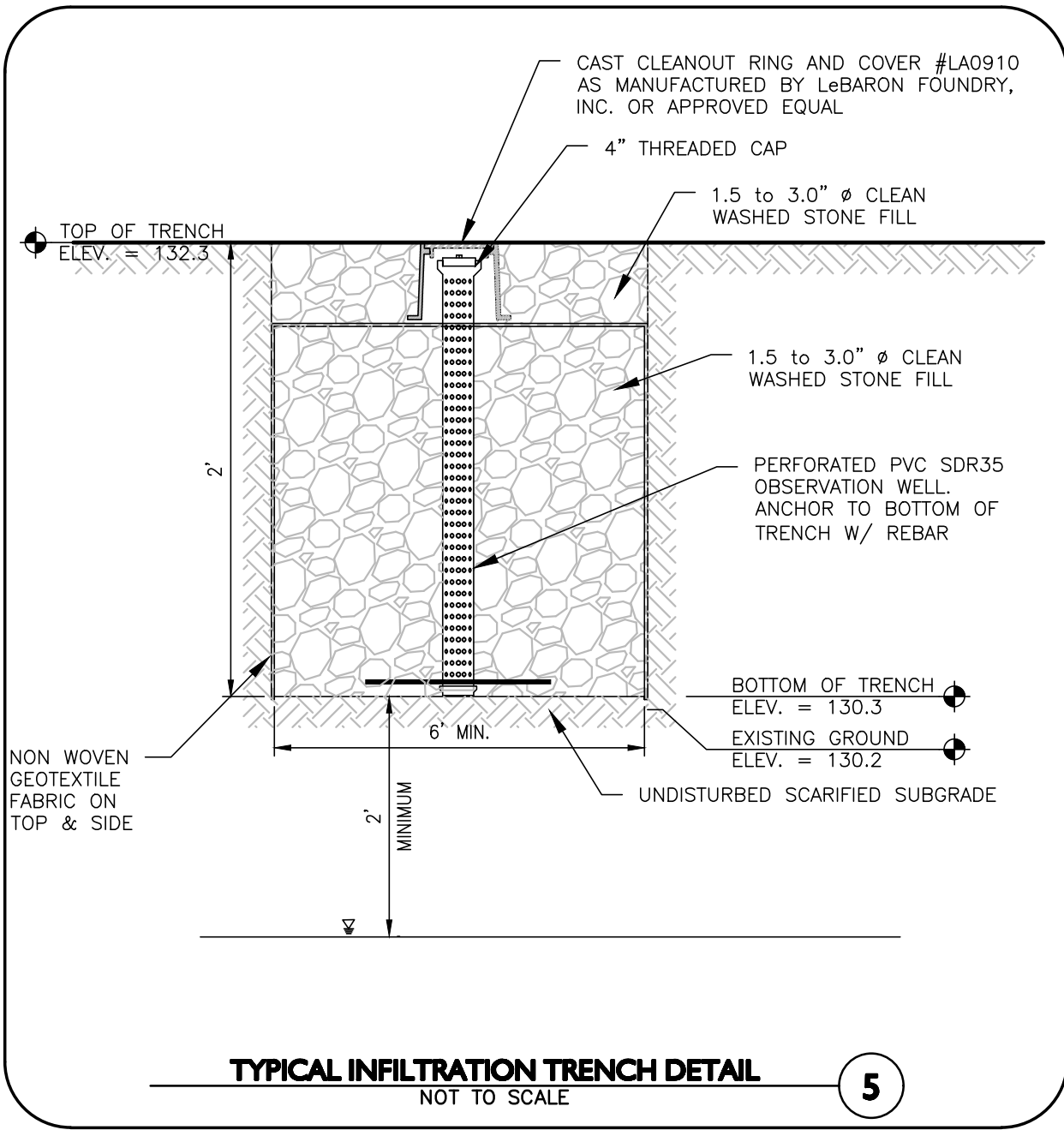
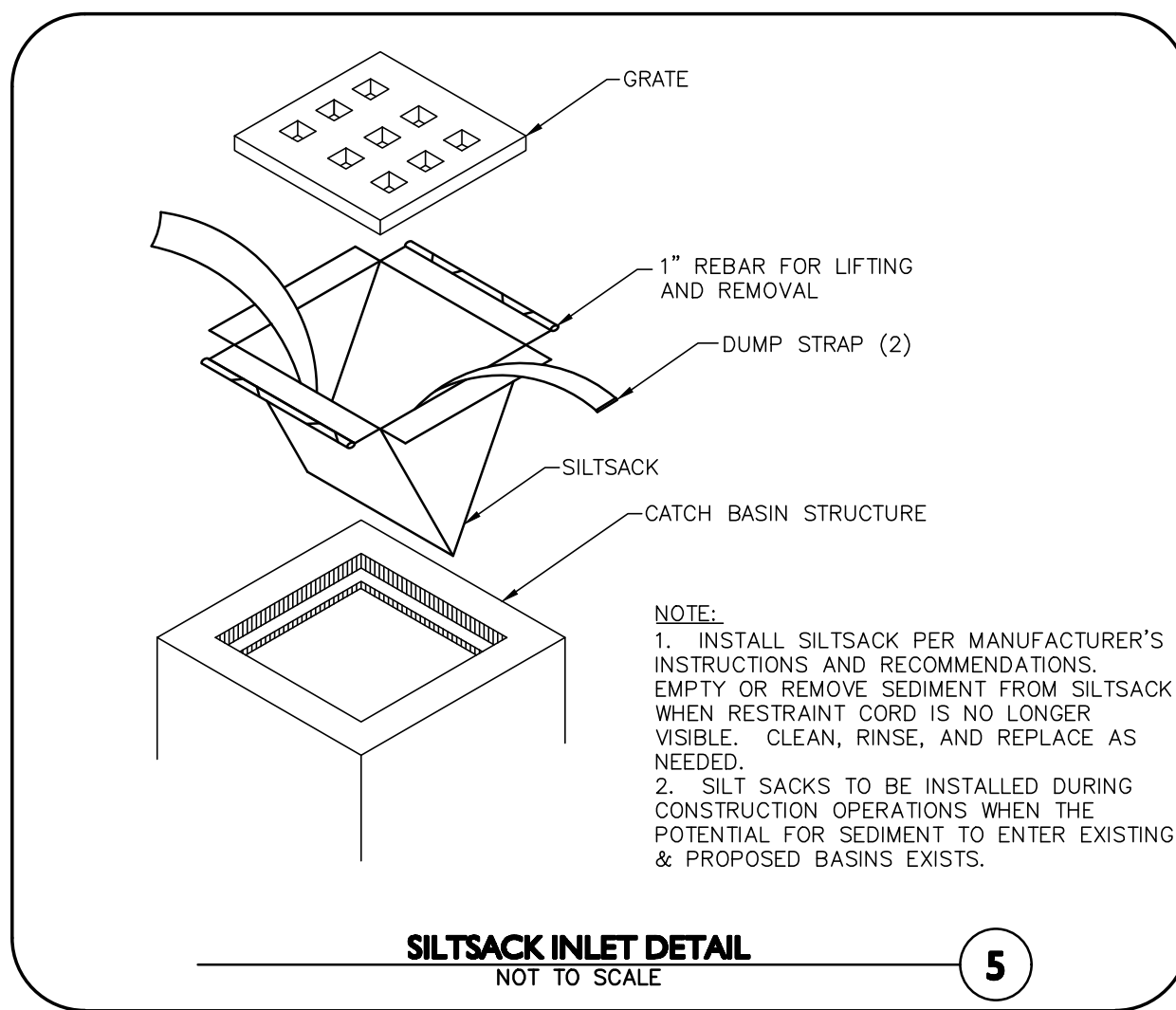
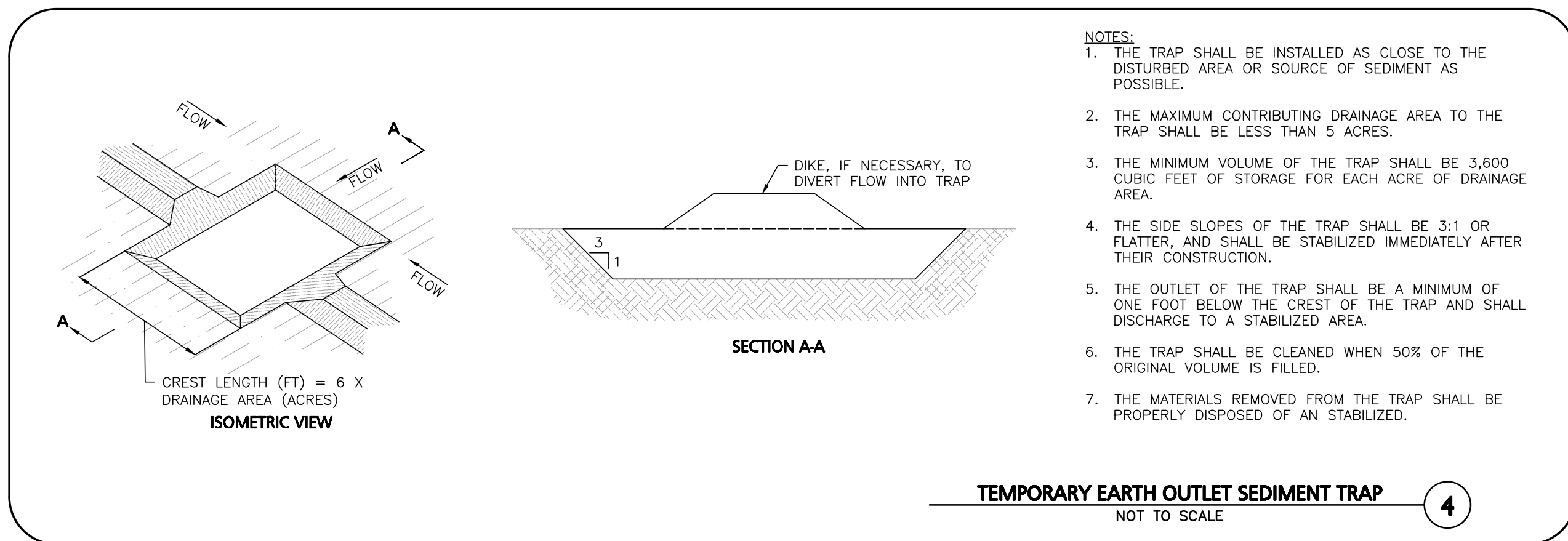
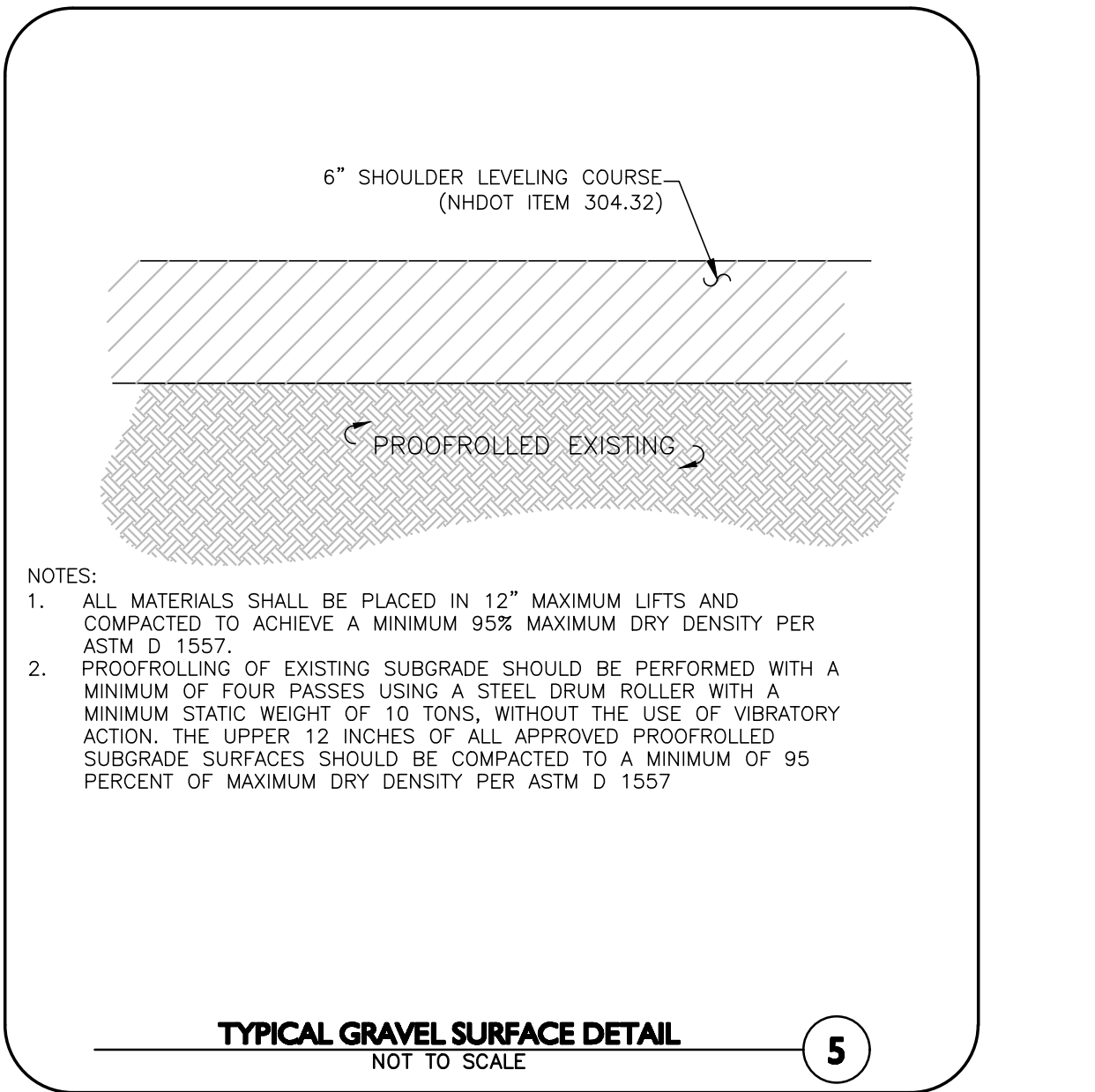
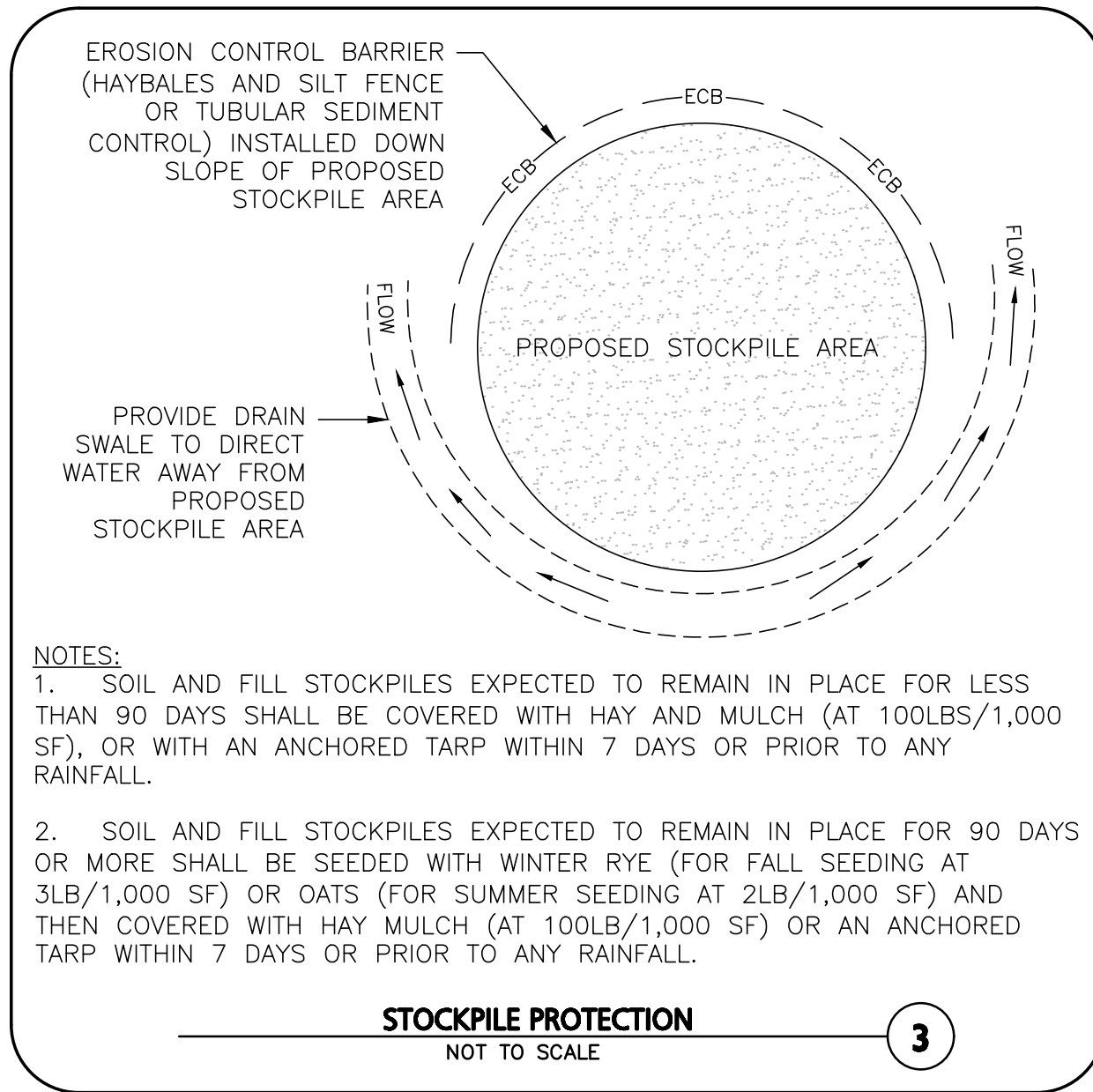
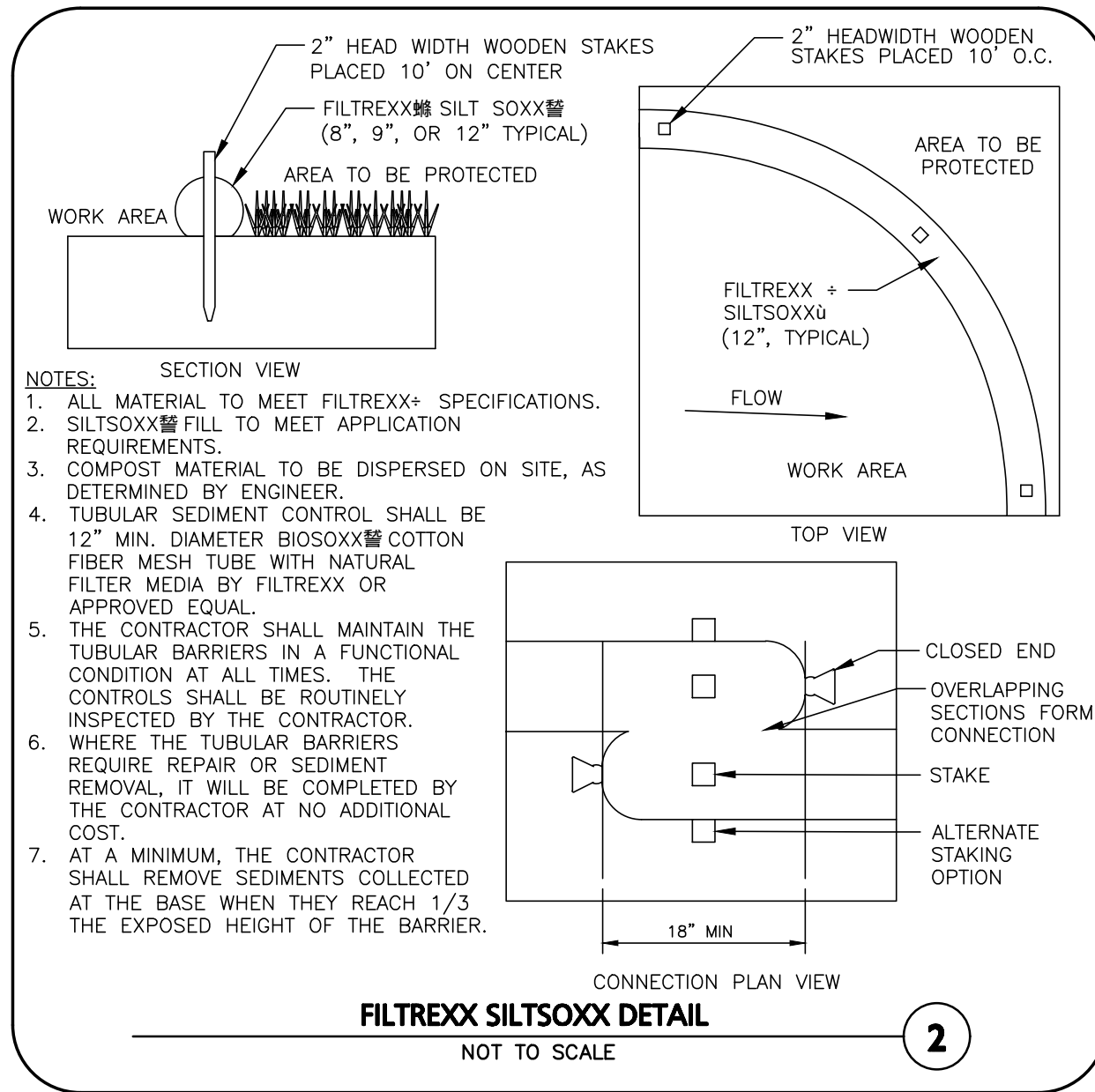
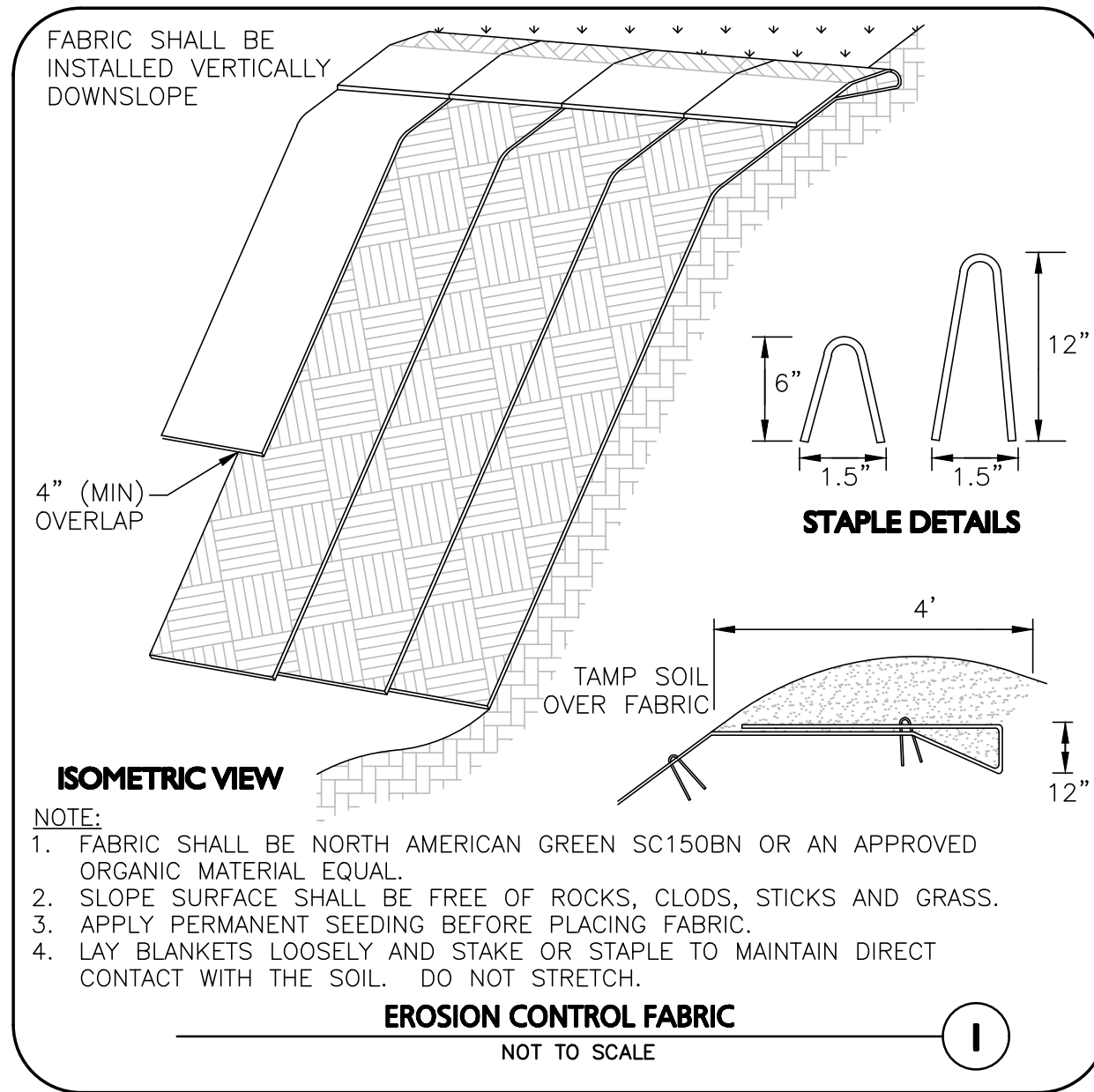
**ALLEN & MAJOR ASSOCIATES, INC.**  
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DRAWING TITLE: **SITE IMPROVEMENTS PLAN** SHEET No. **C-1**





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PREPARED BY:

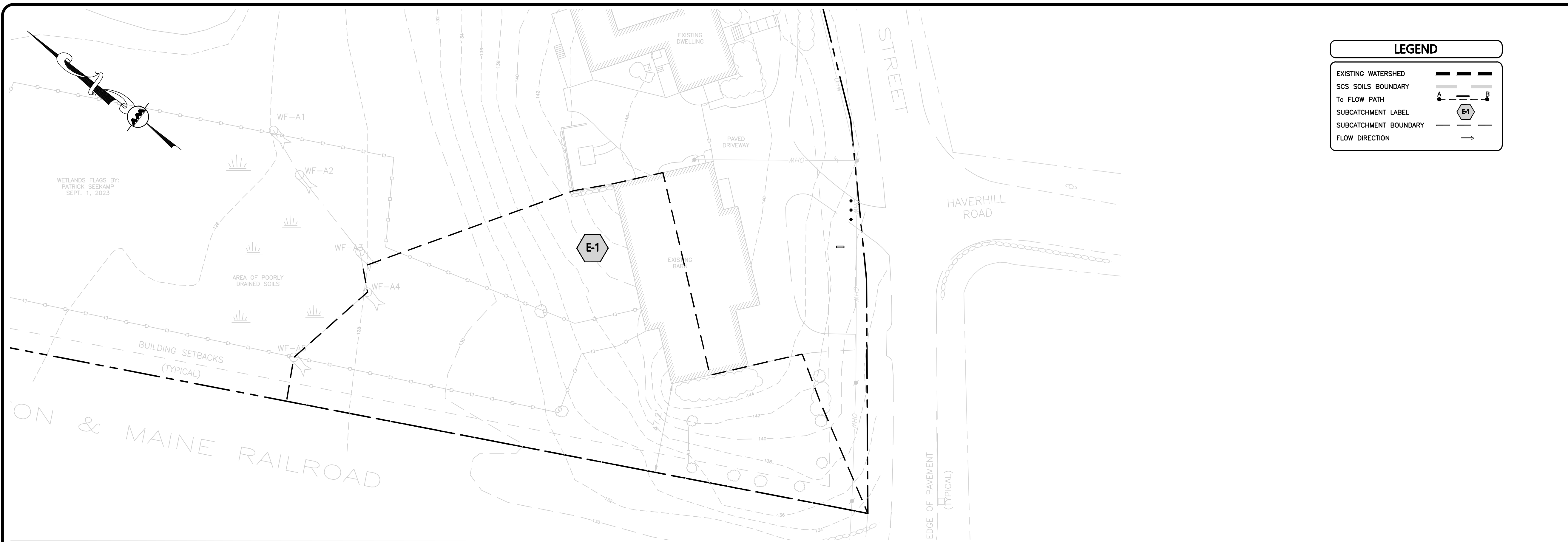
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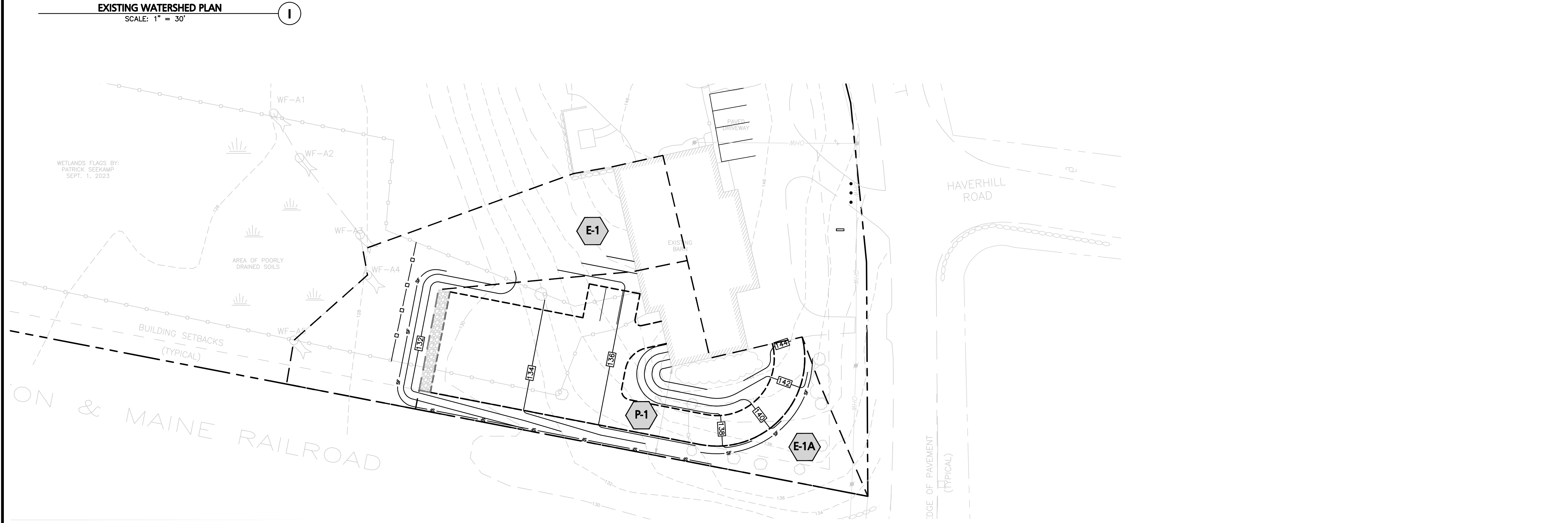
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DRAWING TITLE:	SHEET No.
SITE DETAILS	C-2

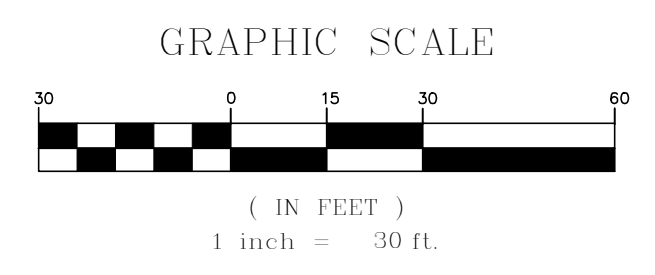


LEGEND	
EXISTING WATERSHED	— — — — —
SCS SOILS BOUNDARY	— — — — —
Tc FLOW PATH	— — — — —
SUBCATCHMENT LABEL	E-1
SUBCATCHMENT BOUNDARY	— — — — —
FLOW DIRECTION	⇒

**EXISTING WATERSHED PLAN**  
SCALE: 1" = 30'



**PROPOSED WATERSHED PLAN**  
SCALE: 1" = 30'



STATE OF NEW HAMPSHIRE  
MICHAEL MALYNOWSKI  
No. 12205  
LICENSED PROFESSIONAL ENGINEER  
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Date: 2023.10.04 14:19:46 -04'00'  
PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

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DRAWING TITLE:	SHEET No.
<b>WATERSHED PLANS</b>	<b>C-3</b>