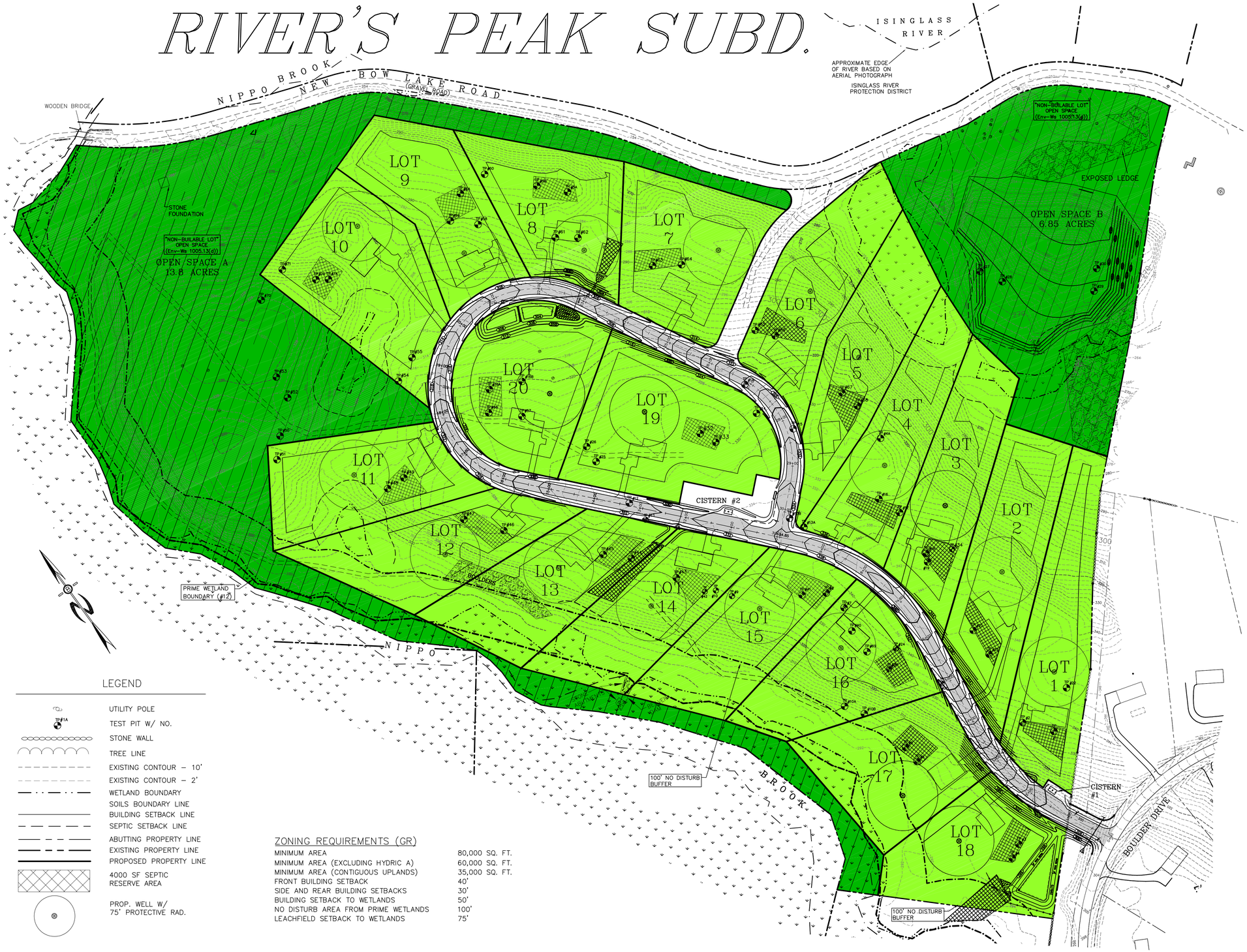
RIVER'S PEAK SUBD.



LEGEND

- UTILITY POLE
- TP#1A — TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR – 10'
- EXISTING CONTOUR – 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 4000 SF SEPTIC RESERVE AREA
- PROP. WELL W/ 75' PROTECTIVE RAD.

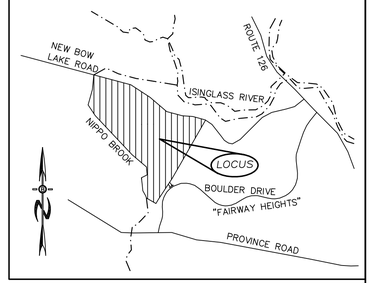
ZONING REQUIREMENTS (GR)

MINIMUM AREA	80,000 SQ. FT.
MINIMUM AREA (EXCLUDING HYDRIC A)	60,000 SQ. FT.
MINIMUM AREA (CONTIGUOUS UPLANDS)	35,000 SQ. FT.
FRONT BUILDING SETBACK	40'
SIDE AND REAR BUILDING SETBACKS	30'
BUILDING SETBACK TO WETLANDS	50'
NO DISTURB AREA FROM PRIME WETLANDS	100'
LEACHFIELD SETBACK TO WETLANDS	75'

PREPARED FOR:

CABERNET BUILDERS
P.O. BOX 291
STRATHAM, N.H. 03885

BEALS • ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863



LOCATION MAP
1"=1500'

TOTAL LOT AREA 64.4 ACRES
TOTAL OPEN SPACE 21.9 ACRES
TOTAL ROAD LENGTH 3050 LF

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REVISIONS:	DATE:

SUBDIVISION SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
BOULDER DRIVE
BARRINGTON, NH

DATE: DEC. 2013	SCALE: 1"=100'
PROJ. NO: NH-193	SHEET NO. 5 OF 12