VICINITY PLAN

ZONING DISTRICT: NEIGHBORHOOD RESIDENTIAL – NR
HIGH COMMERCIAL DISTRICT OVERLAY (HCO)

CONSERVATION SUBDIVISION REQUIREMENTS:

MINIMUM OVERALL LOT SIZE –	30 ACRES
FRONT SETBACK –	20'
SIDE SETBACK –	20'
REAR SETBACK –	20'
LOT WIDTH AT FRONT SETBACK –	75'
WETLAND SETBACK –	50' (HYDRIC B)
WETLAND SETBACK –	100' (HYDRIC A)

CONSERVATION LOT SIZE REQUIREMENTS:

MINIMUM LOT SIZE –	20,000 SQ. FT.

OPEN SPACE REQUIREMENT:

OPEN SPACE –	60% OF OVERALL PARCEL
MUST BE CONTIGUOUS –	75% OF OPEN SPACE

OPEN SPACE PROVIDED –	22.47 ACRES
WETLANDS IN OPEN SPACE –	4.46 ACRES
SLOPES 25%+ IN OPEN SPACE –	2.38 ACRES
TOTAL USEABLE LAND IN OPEN SPACE –	15.63 ACRES (69.7%)

50% OF OPEN SPACE SHOULD BE FREE OF WETLANDS, OPEN WATER, EXPOSED LEDGE, OR OTHER TERRIAN CONDITIONS THAT WOULD NORMALLY BE CONSIDERED OTHERWISE UNDEVELOPABLE

DENSITY CALCULATION:
DEDUCT FROM OVERALL LOT AREA
100% OF ALL SURFACE WATER
75% OF ALL HYDRIC "A" SOILS
50% OF ALL HYDRIC "B" SOILS
25% OF SLOPES BETWEEN 15% – 25%
100% OF SLOPES GREATER THAN 25%
100% OF ALL EXISTING AND PROPOSED STREET RIGHTS OF WAY
= NET DEVELOPABLE AREA

NET DEVELOPABLE AREA / 60,000 SQ. FT. = NUMBER OF LOTS

OVERALL LOT AREA = 37.47 ACRES OR		1,632,193 SQ. FT.
OPEN WATER = APPROXIMATELY	57,000 SQ. FT.	– 57,000 SQ. FT.
HYDRIC "A" SOILS =	0 SQ. FT.	
HYDRIC "B" SOILS =	148,865 SQ. FT. X 50% =	– 74,432 SQ. FT.
SLOPES 25%+ =	121,014 SQ. FT. X 100% =	– 121,014 SQ. FT.
SLOPES 15%–25% =	427,453 SQ. FT. X 25% =	– 106,863 SQ. FT.

TOTAL AREA OF DEVELOPABLE AREA =	1,272,884 SQ. FT.
DEVELOPABLE AREA / 60,000 SQ. FT. =	21.22 LOTS
ALLOWED LOTS =	21 LOTS

OPEN SPACE OPEN TO PUBLIC DIVIDE DEVELOPABLE AREA/40,000 SQ. FT.
1,272,884 SQ. FT. / 40,000 SQ. FT. = 31.8 LOTS – 32 LOTS ALLOWED

SEE YIELD PLAN – 15 LOTS ALLOWED
15 LOTS * 20% (ALLOWED BONUS) = 18 LOTS
15 LOTS * 30% (ALLOWED BONUS WITH PUBLIC ACCESS TO OPEN SPACE) = 19.5 LOTS = 20 LOTS
PROPOSED 18 LOT CONSERVATION SUBDIVISION

*NO DRIVEWAYS ALLOWED OFF ENDS OF HAMMERHEAD

*DRIVEWAYS NOT TO EXCEED 10%

CONSERVATION SUBDIVISION

RAMSDELL WOODS SUBDIVISION

TAX MAP 233 LOT 29 & 30

RAMSDELL LANE, BARRINGTON, NEW HAMPSHIRE

PREPARED FOR:
TUCK REALTY CORP.
34 RAEDER DRIVE
STRATHAM, NH 03885

OWNER OF RECORD:
GARY & GEORGE RAMSDELL
274 RAMSDELL LANE
BARRINGTON, NH 03825

PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC

683 FIRST NH TURNPIKE (RTE 4)
NORTHWOOD, NH 03261
Tel: (603) 677–7004
Fax: (603) 677–7014
www.brownengineeringllc.com

civil engineers, surveyors
construction managers

Graphic Scale
80 40 0 80

SEPTEMBER 30, 2013

SCALE: 1" = 80'

REV.	DATE	DESCRIPTION	BY
1	10–31–13	REVISIONS PER COMMENTS FROM MEETINGS	SRF

JOB NO:4714-03