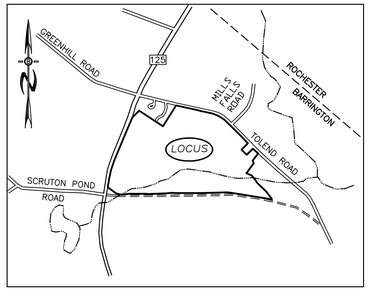

LOCATION MAP
1"=1500'

ZONING REQUIREMENTS

ZONE: RESIDENTIAL/AGRICULTURAL–(RA)
MIN. LOT SIZE = 80,000 SF
MIN. FRONTAGE = 200'
MAX. HEIGHT = 35'
MIN. OPEN SPACE = 60%

BUILDING SETBACKS:

FRONT	40'
SIDE & REAR	30'
POORLY DRAINED SOILS	50'
VERY POORLY DRAINED SOILS	100'

LEACH FIELD SETBACKS

POORLY DRAINED SOILS	50'
VERY POORLY DRAINED SOILS	100'

THE INTENT OF THIS PLAN IS TO ESTABLISH RESIDENTAIL LOT DENSITY YIELD OR PRELIMINARY COMMERCIAL DESIGN USING CALCULATIONS ACCORDING TO TOWN REGULATIONS AND NOT INTENDED FOR CONSTRUCTION AND/OR APPROVAL. THIS PLAN WAS CREATED USING AVAILABLE DATA FROM EXISTING MUNICIPAL AND STATE RECORDS. THE ELEVATIONS SHOWN ARE FROM USGS MAPS AND TO BE CONSIDERED APPROXIMATE.

BEALS ASSOCIATES PLLC. DID NOT PERFORM A BOUNDARY SURVEY AND TAKES NO RESPONSIBILITY FOR ITS USE. BOUNDARY DATA WAS TAKEN FROM EXISTING PUBLIC RECORDS AND IS CONSIDERED APPROXIMATE

LEGEND

- UTILITY POLE
- TP#1A — TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR – 10'
- EXISTING CONTOUR – 2'
- OHW — OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- PROP. WELL W/ 75' PROTECTIVE RAD.
- STREAM
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 5000 SF SEPTIC RESERVE AREA

PREPARED FOR:
HARBOR STREET LIMITED PARTNERSHIP
7B EMERY LANE
STRATHAM, N.H. 03885

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

NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1–888–DIG–SAFE
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON–SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON–SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN OF BARRINGTON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN OF BARRINGTON ZONING REGULATIONS.
6. PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE BENCHMARK:
7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
8. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
9. DISTURBANCE OVER 100,000 SQ. FT. ALTERATION OF TERRIAN PERMIT RSA 485: A–17 REQUIRED.

REVISIONS:	DATE:

OPEN SPACE REVIEW PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TOLEND ROAD
BARRINGTON, NH

DATE: OCT. 2015	SCALE: 1"=100'
PROJ. N0: NH-859	SHEET NO. 1 OF 00