ZONING REQUIREMENTS

ZONE: REGIONAL COMMERCIAL

CONSERVATION SUBDIVISION
MIN. PARENT PARCEL = 20.0 AC.
MIN. LOT SIZE = 20,000 SF
MIN. WIDTH = 75' @ FRONT SETBACK
MIN. PERIMETER BUFFER = 100'
MAX. HEIGHT = 35'

BUILDING SETBACKS:
FRONT 25'
SIDE & REAR 20'
WETLANDS 50'
LEACH FIELD SETBACKS
POORLY DRAINED SOILS 50'
VERY POORLY DRAINED SOILS 75'

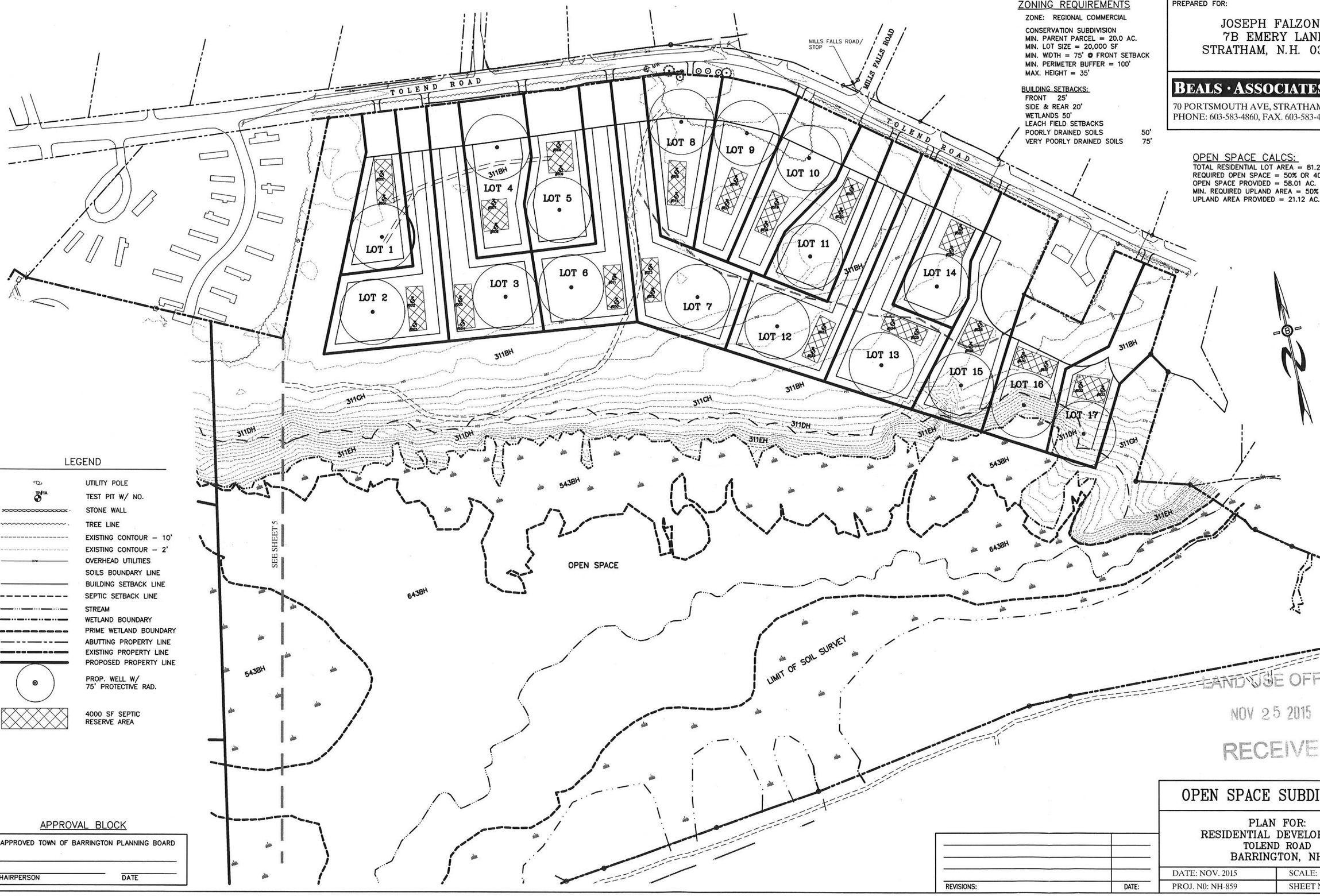
PREPARED FOR:

JOSEPH FALZONE
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

OPEN SPACE CALCS:

TOTAL RESIDENTIAL LOT AREA = 81.28 AC..
REQUIRED OPEN SPACE = 50% OR 40.64 AC.
OPEN SPACE PROVIDED = 58.01 AC.
MIN. REQUIRED UPLAND AREA = 50% OR 20.3 AC.
UPLAND AREA PROVIDED = 21.12 AC.



LEGEND

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

APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON DATE

LAND USE OFFICE
NOV 25 2015
RECEIVED

REVISIONS:	DATE:

OPEN SPACE SUBDIVISION

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TOLEND ROAD
BARRINGTON, NH

DATE: NOV. 2015	SCALE: 1"=100'
PROJ. N0: NH-859	SHEET NO. 6 OF 07