

RIVER'S PEAK SUBD.

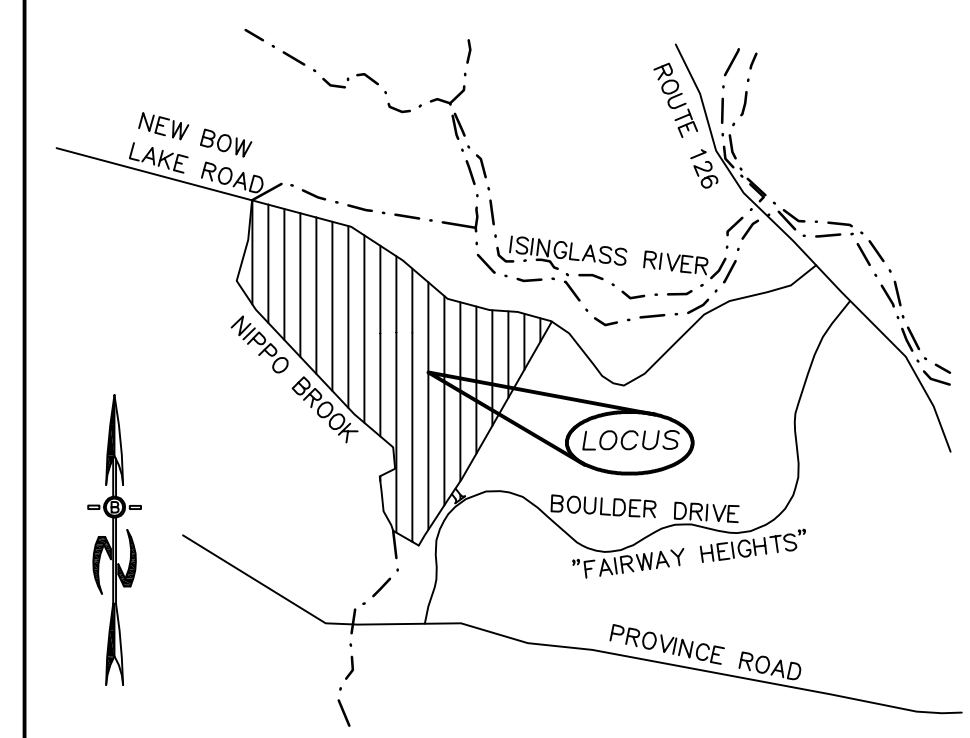
ISINGLASS RIVER

APPROXIMATE EDGE OF RIVER BASED ON AERIAL PHOTOGRAPH
ISINGLASS RIVER PROTECTION DISTRICT

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

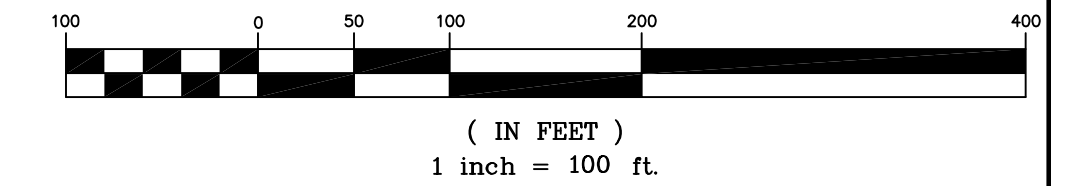
LEGEND

- UTILITY POLE
- 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'

GRAPHIC SCALE



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