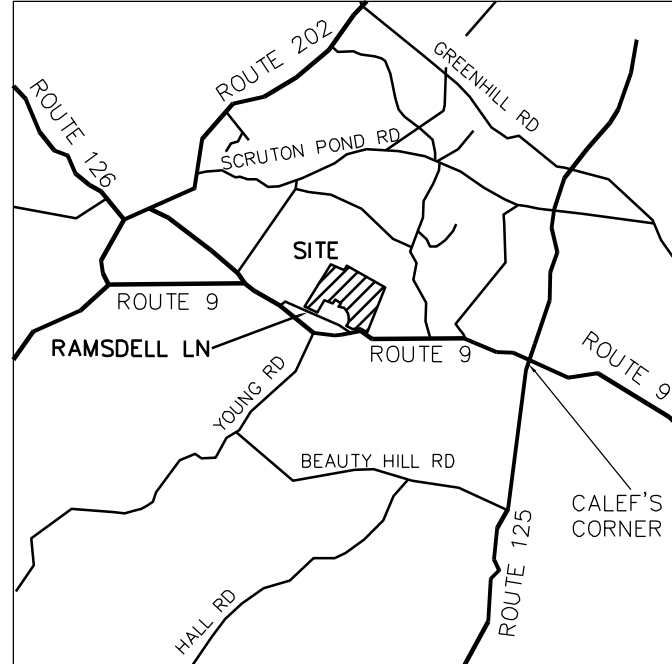




VICINITY PLAN

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.
DEDUCT FROM OVERALL LOT AREA		– 57,000 SQ. FT.
OPEN WATER = APPROXIMATELY	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%

TAX MAP 233 LOT 32
WHITNEY SCOTT, TRUST
P.O. BOX 599
NOTTINGHAM, NH 03825

CONSERVATION SUBDIVISION
RAMSDELL WOODS SUBDIVISION
TAX MAP 233 LOT 29 & 30
RAMSDELL LANE, BARRINGTON, NEW HAMPSHIRE

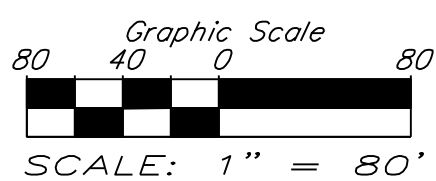
PREPARED FOR:
TUCK REALTY CORP.
34 RAEDER DRIVE
STRATHAM, NH 03885

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

PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC

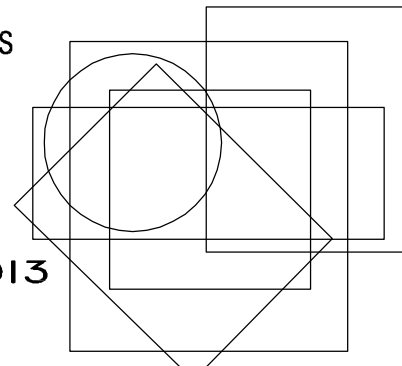
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civil engineers, surveyors
construction managers



SEPTEMBER 30, 2013

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



JOB NO: 4714-03