



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 RESIDENTIAL 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		PROP. WELL W/ 75' PROTECTIVE RAD.
	TEST PIT W/ NO.		STREAM
	STONE WALL		WETLAND BOUNDARY
	TREE LINE		PRIME WETLAND BOUNDARY
	EXISTING CONTOUR - 10'		ABUTTING PROPERTY LINE
	EXISTING CONTOUR - 2'		EXISTING PROPERTY LINE
	OVERHEAD UTILITIES		PROPOSED PROPERTY LINE
	SOILS BOUNDARY LINE		5000 SF SEPTIC RESERVE AREA
	BUILDING SETBACK LINE		
	SEPTIC SETBACK LINE		

REVISIONS:	DATE:

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
- 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
  - 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.
  - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
  - ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN OF BARRINGTON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN OF BARRINGTON ZONING REGULATIONS.
  - PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE BENCHMARK:
  - 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.
  - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
  - DISTURBANCE OVER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485-A-17 REQUIRED.

DESIGN REVIEW SITE PLAN

PLAN FOR: RESIDENTIAL DEVELOPMENT TOLEND ROAD BARRINGTON, NH	
DATE: AUG. 2015	SCALE: 1"=100'
PROJ. NO: NH-859	SHEET NO. 1 OF 00