



LOCATION MAP  
1"=1500'

**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:

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**BEALS ASSOCIATES PLLC**

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**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 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN 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 IS OVER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485-A-17 IS REQUIRED.
- ALL FERTILIZER SHALL BE NO-PHOSPHATE, SLOW RELEASE NITROGEN AND SHALL NOT INCREASE ANY FERTILIZER LOADING OF THE PRIME WETLAND.

**TOWN NOTES**

IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

**OPEN SPACE SUBDIVISION**

PLAN FOR:  
 RESIDENTIAL DEVELOPMENT  
 RT. 125 / OLD GREEN HILL RD.  
 BARRINGTON, NH

DATE: JAN. 2019 SCALE: 1"=150'  
 PROJ. NO: NH-1144 SHEET NO. 1 OF 1

**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
- 4000 SF SEPTIC RESERVE AREA
- PROP. WELL W/ 75' PROTECTIVE RAD.

**APPROVAL BLOCK**

APPROVED TOWN OF BARRINGTON PLANNING BOARD  
 \_\_\_\_\_  
 CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**OPEN SPACE CALCS:**

TOTAL RESIDENTIAL LOT AREA = 179.91 AC.  
 REQUIRED OPEN SPACE = 50% OR 89.9 AC.  
 MIN. REQUIRED UPLAND AREA = 50% OR 44.9 AC.  
 OPEN SPACE PROVIDED = 117.0 AC.  
 UPLAND AREA PROVIDED = 85.65 AC.

ROUTE 125

OPEN SPACE B  
 590,227 SF  
 8.58 AC.

TAX MAP 223 LOT 26  
 7,820,496 Sq. Ft.  
 179.53 Acres

OPEN SPACE A  
 530,168 SF  
 75.80 AC  
 TOTAL - 117 AC.

