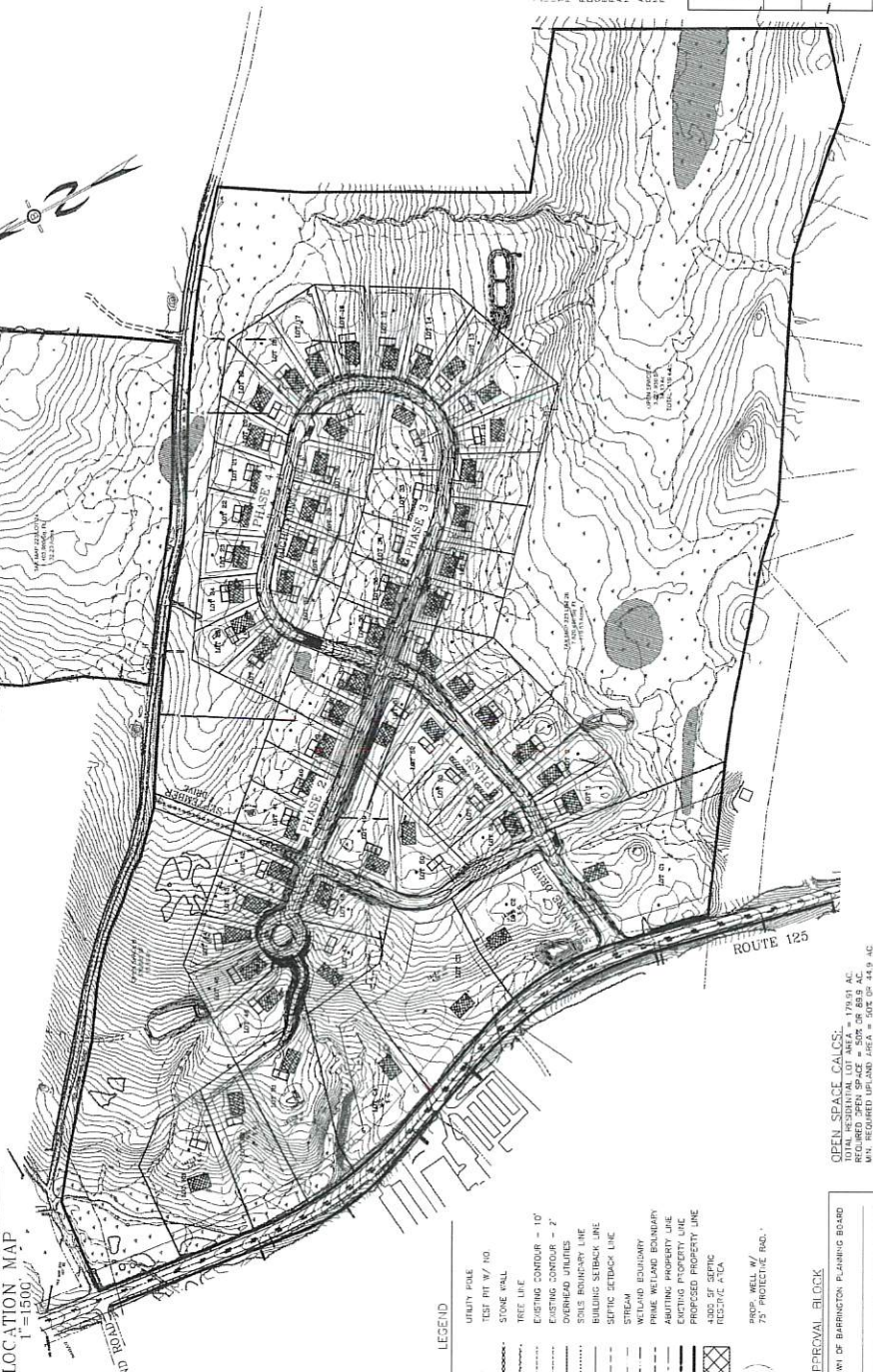


THE RIDGE AT GREENHILL

PREPARED FOR:
ROUTE 125 DEVELOPMENT, LLC
 JOSEPH FALZONE
 7B EMERY LANE
 STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE. STRATHAM, N.H. 03885
 PHONE: 603-383-5860, FAX: 603-383-4863

ZONING REQUIREMENTS
 ZONE: REGIONAL COMMERCIAL
 CONSENTATION SUBDIVISION
 MIN. LOT SIZE = 20,000 SQ. FT.
 MIN. WIDTH = 75' @ FRONT SETBACK
 MAX. HEIGHT = 35'
 BUILDING SETBACKS:
 FRONT 25'
 SIDE 10' AND 20'
 REAR 10' AND 20'
 LEACH FIELD SETBACKS
 FOOD, DRAINED SOILS 50'
 LEFT TYPICAL GRADED SOILS 75'



TOWN NOTES
 IN ALL CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER TO CORRECT THE DISCREPANCIES TO MEET THE REQUIREMENTS OF THE TOWN ENGINEER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER.

TOWN ENGINEER		DATE
DATE		DATE
OPEN SPACE SUBDIVISION		
PLAN FOR: RESIDENTIAL DEVELOPMENT RT. 125 / OLD GREEN HILL RD. BARRINGTON, NH		
DATE	JAN. 2019	SCALE: 1" = 200'
PROJ. NO.	NH-1144	SHEET NO. 1 OF 1

OPEN SPACE CALCS:
 TOTAL RESIDENTIAL LOT AREA = 178.91 AC.
 REQUIRED OPEN SPACE = 50% OF 178.91 AC.
 OPEN SPACE PROVIDED = 117.7 AC.
 (UP TO 70% OPEN SPACE PROVIDED = 125.24 AC.)

LEGEND

UTILITY POLE	1" = 10'
10' SETBACK	1" = 10'
STONE WALL	1" = 10'
EXISTING CONTOUR - 10'	1" = 10'
EXISTING CONTOUR - 2'	1" = 10'
SOILS BOUNDARY LINE	1" = 10'
BUILDING SETBACK LINE	1" = 10'
SETBACK SETBACK LINE	1" = 10'
STREAM	1" = 10'
WETLAND BOUNDARY	1" = 10'
PRIME WETLAND BOUNDARY	1" = 10'
ADJUTING PROPERTY LINE	1" = 10'
ADJUTING PROPERTY LINE	1" = 10'
PROPOSED PROPERTY LINE	1" = 10'
AREA OF DEPTH	1" = 10'
RESERVE AREA	1" = 10'
PROPOSED WELL W/ 75' PROTECTIVE RING	1" = 10'

APPROVAL BLOCKS

APPROVED TOWN OF BARRINGTON PLANNING BOARD	DATE
CHAIRPERSON	DATE

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LAND USE OFFICE

ZONING REQUIREMENTS
 ZONE: REGIONAL COMMERCIAL
 CONSERVATION SUBDIVISION
 MIN. PAVED PARKING: 2.0 AC.
 MIN. FRONT SETBACK: 75 FT.
 MIN. SIDE/REAR SETBACK: 10 FT.
 MIN. FRONT SETBACK: 10 FT.
 MIN. SIDE/REAR SETBACK: 10 FT.

BUILDING SETBACKS
 SIDE & REAR: 30'
 METLANDS: 50'
 POORLY DRAINAGE SOILS
 VERY POORLY DRAINAGE SOILS

50'
75'

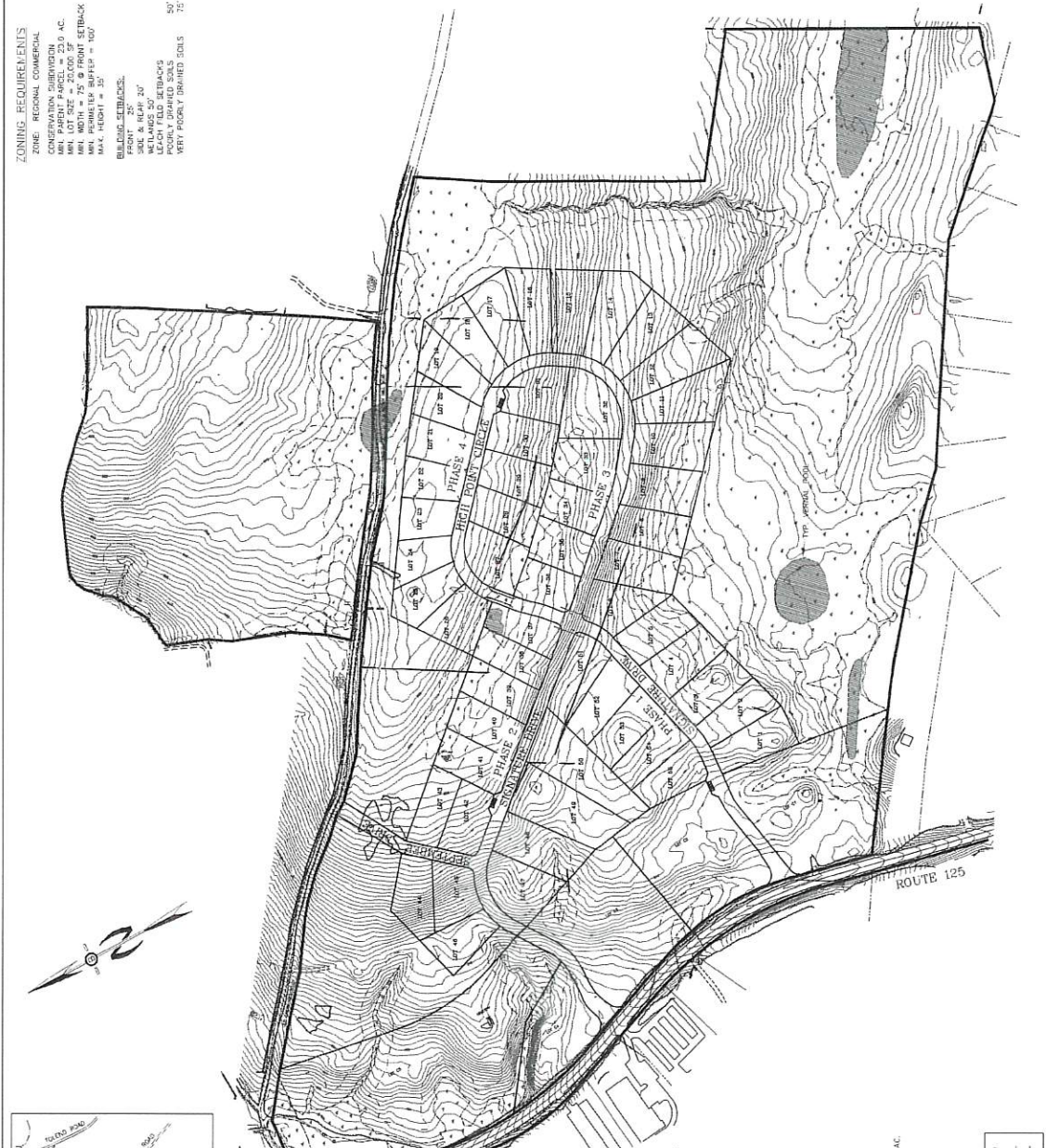
PREPARED FOR:
ROUTE 125 DEVELOPMENT, LLC
JOSEPH FAZLONE
7B EMERY LANE
STRATHAM, N.H. 03865

BEALS ASSOCIATES PLLC
 70 FORTSMOUTH AVENUE, STRATHAM, NH 03855
 PHONE: 603-563-4860 FAX: 603-563-4863

NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE SUBDIVISION MAP AS APPROVED BY THE TOWN ENGINEER.
 2. THE PLAN HAS BEEN PREPARED FOR METLANDS AND ONE (1) METLANDS LOT HAS BEEN IDENTIFIED ON THE PLAN.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE SUBDIVISION MAP AS APPROVED BY THE TOWN ENGINEER.
 4. ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 5. ALL UTILITIES SHALL BE DEEPER THAN THE TOWN ENGINEER'S REQUIREMENTS.
 6. PROJECT IS BASED ON LATEST DATA AND HAS NO PRECEDENCE.
 7. THE LANDOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER AND THE STATE OF NEW HAMPSHIRE.
 8. SEE DETAIL SHEET FOR FINISHING CONSTRUCTION NOTES AND DETAILS.
 9. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE.
 10. ALL UTILITIES SHALL BE DEEPER THAN THE TOWN ENGINEER'S REQUIREMENTS.

TOWN NOTICE
 IF ANY CONSTRUCTION IS BEING PERFORMED THAT DIFFERS FROM THE SUBDIVISION MAP AS APPROVED BY THE TOWN ENGINEER, THE LANDOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER AND THE STATE OF NEW HAMPSHIRE.
 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN ENGINEER'S REQUIREMENTS AND THE STATE OF NEW HAMPSHIRE'S REQUIREMENTS FOR ROAD AND DRAINAGE CONSTRUCTION.

REVISIONS	DATE
REVISED PER REVIEW COMMENTS	6-20-19
REVISIONS	DATE
OPEN SPACE SUBDIVISION	
PLAN FOR: RESIDENTIAL DEVELOPMENT FT. 125 / OLD GREEN HILL RD. BARRINGTON, NH	
DATE: MAY 2019	SCALE: 1"=150'
PROJ. NO.: NH-114	SHEET NO.: 12 OF 37



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 RECORDS SECTION

LEGEND
 UTILITY POLE
 FRON. FIRE CISTERN
 STONE WALL
 TREE LINE
 EXISTING CONTOUR - 10'
 EXISTING CONTOUR - 2'
 OVERHEAD UTILITIES
 SOILS BOUNDARY LINE
 BUILDING SETBACK LINE
 SEPTIC SETBACK LINE
 STREAM
 WETLAND BOUNDARY
 EXISTING PROPERTY LINE
 CONSERVATION PROPERTY LINE
 PROPOSED PROPERTY LINE

OPEN SPACE CALC.
 TOTAL RESIDENTIAL LOT AREA = 79.97 AC.
 MIN. REQUIRED UPLAND AREA = 5.12 (OR 4.4) AC.
 OPEN SPACE PROVIDED = 117.1 AC.
 UPLAND AREA PROVIDED = 65.6 AC.

APPROVAL BLOCK
 APPROVED: TOWN OF BARRINGTON PLANNING BOARD
 CHAIRPERSON _____ DATE _____

LAND USE OFFICE

PREPARED FOR:
ROUTE 125 DEVELOPMENT, LLC
JOSEPH FALZONE
7B EMERY LANE
STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE, STRATHAM, NH 03885
 PHONE: 603-851-8900, FAX: 603-851-4863

ZONING REQUIREMENTS

ZONE	FEEDBACK COMMERCIAL	RESIDENTIAL	COMMERCIAL
MIN. LOT SIZE	80,000 SF	40,000 SF	40,000 SF
MAX. HEIGHT	35'	35'	40'
BUILDING SETBACKS:			
FRONT	50'	30'	35'
SIDE & REAR	30'	30'	35'
SIDEWALK	5'	5'	5'
MINIMUM DRIVEWAY WIDTH	10'	10'	10'
MINIMUM DRIVEWAY CLEARANCE	10'	10'	10'
LEAKY FIELD DRAINAGE	50'	50'	50'
POORLY DRAINAGE SOILS	50'	50'	50'
VERY POORLY DRAINAGE SOILS	100'	100'	100'



REVISION	DATE	DESCRIPTION
1	2-18-20	ISSUED PER MOST COMMENTS
2	8-20-20	ISSUED PER FEED COMMENTS
3	8-20-20	ISSUED PER FEED COMMENTS
4	8-20-20	ISSUED PER FEED COMMENTS

COMMERCIAL LOTS SITE PLAN

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

DATE: AUG. 2020 SCALE: 1"=80'
 PROJ. NO.: NH1144 SHEET NO.: 1 OF 1



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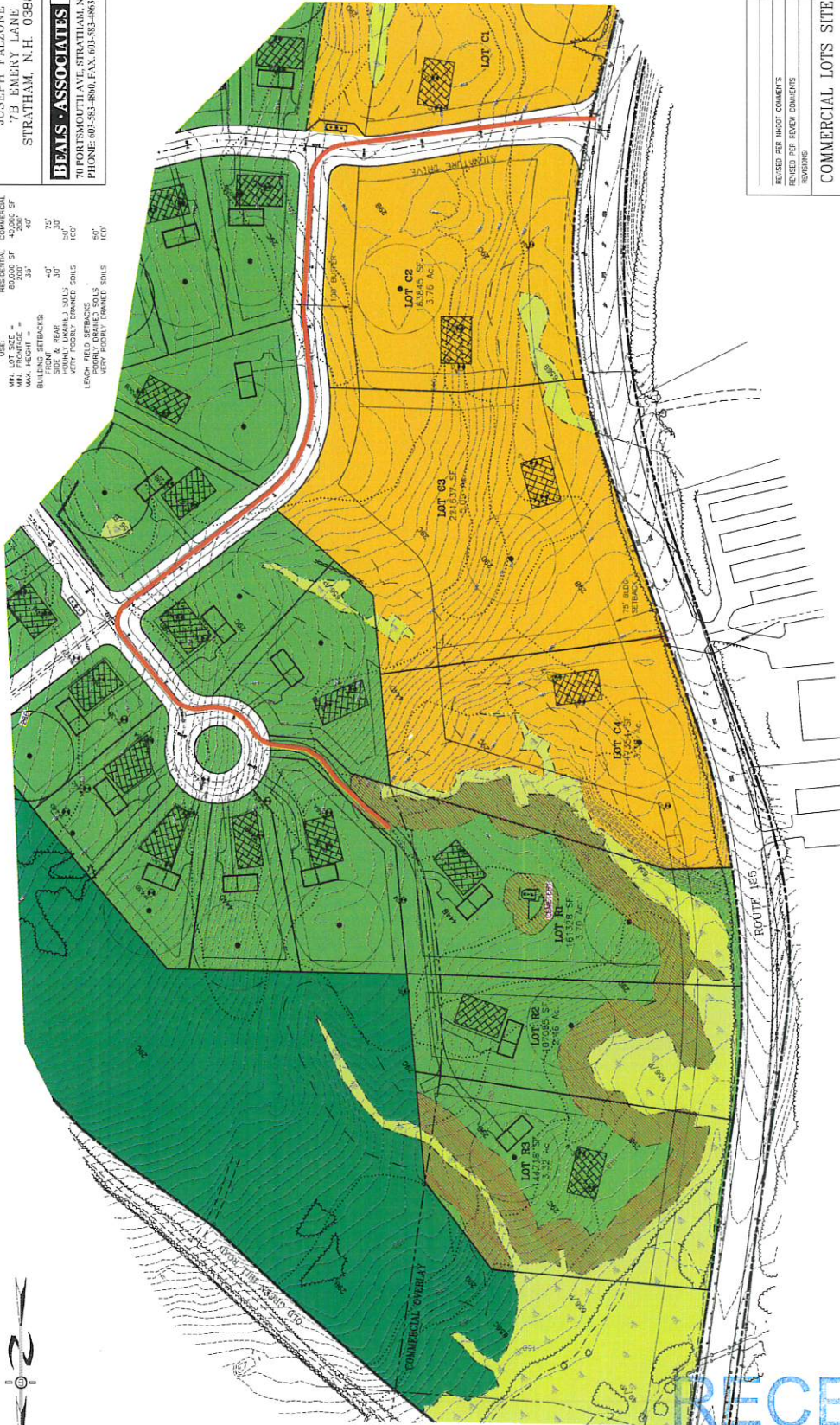
LAND USE OFFICE

PREPARED FOR:
 ROUTE 125 DEVELOPMENT, LLC
 JOSEPH FAIZONE
 7B EMERY LANE
 STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVENUE, STRATHAM, NH 03885
 PHONE: 603-93-8800, FAX: 603-93-4863

ZONING REQUIREMENTS

ZONE	RESIDENTIAL	COMMERCIAL
MIN. LOT SIZE	80,000 SF	40,000 SF
MIN. FRONT YARD SETBACK	30'	25'
MIN. SIDE YARD SETBACK	10'	10'
MIN. REAR YARD SETBACK	10'	10'
MIN. FRONT DRIVEWAY WIDTH	10'	10'
MIN. SIDE DRIVEWAY WIDTH	10'	10'
MIN. REAR DRIVEWAY WIDTH	10'	10'
MIN. DRIVEWAY CLEARANCE	10'	10'
MIN. DRIVEWAY PAVEMENT	ASPH/CON	ASPH/CON
MIN. DRIVEWAY GRADING	ASPH/CON	ASPH/CON
MIN. DRIVEWAY CURB	ASPH/CON	ASPH/CON
MIN. DRIVEWAY GUTTER	ASPH/CON	ASPH/CON
MIN. DRIVEWAY DRAINAGE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY LIGHTING	ASPH/CON	ASPH/CON
MIN. DRIVEWAY SIGNAGE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY FENCING	ASPH/CON	ASPH/CON
MIN. DRIVEWAY LANDSCAPING	ASPH/CON	ASPH/CON
MIN. DRIVEWAY UTILITIES	ASPH/CON	ASPH/CON
MIN. DRIVEWAY MAINTENANCE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY SAFETY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY ACCESSIBILITY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY SECURITY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY PRIVACY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY SOUND	ASPH/CON	ASPH/CON
MIN. DRIVEWAY VIBRATION	ASPH/CON	ASPH/CON
MIN. DRIVEWAY AIR QUALITY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY CLIMATE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY ENERGY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY WATER	ASPH/CON	ASPH/CON
MIN. DRIVEWAY WASTE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HEALTH	ASPH/CON	ASPH/CON
MIN. DRIVEWAY CULTURE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY ECONOMY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY SOCIETY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY ENVIRONMENT	ASPH/CON	ASPH/CON
MIN. DRIVEWAY QUALITY OF LIFE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY WELL-BEING	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HAPPINESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY PEACE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY LOVE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HOPE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY FAITH	ASPH/CON	ASPH/CON
MIN. DRIVEWAY COURAGE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY KINDNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY PATIENCE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HUMILITY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY GRACE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY MERCY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY COMPASSION	ASPH/CON	ASPH/CON
MIN. DRIVEWAY GENTLENESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY MILDNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY MEANNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY CRUELTY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HARSHNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY BITTERNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY ENMITY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY RIVALRY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HATRED	ASPH/CON	ASPH/CON
MIN. DRIVEWAY VIOLENCE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY WAR	ASPH/CON	ASPH/CON
MIN. DRIVEWAY PEACE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY LOVE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HOPE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY FAITH	ASPH/CON	ASPH/CON
MIN. DRIVEWAY COURAGE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY KINDNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY PATIENCE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HUMILITY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY GRACE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY MERCY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY COMPASSION	ASPH/CON	ASPH/CON
MIN. DRIVEWAY GENTLENESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY MILDNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY MEANNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY CRUELTY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HARSHNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY BITTERNESS	ASPH/CON	ASPH/CON
MIN. DRIVEWAY ENMITY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY RIVALRY	ASPH/CON	ASPH/CON
MIN. DRIVEWAY HATRED	ASPH/CON	ASPH/CON
MIN. DRIVEWAY VIOLENCE	ASPH/CON	ASPH/CON
MIN. DRIVEWAY WAR	ASPH/CON	ASPH/CON



REVISION	DATE
REVISION 2	2-18-20
REVISION 1	6-20-19
DATE	DATE

COMMERCIAL LOTS SITE PLAN

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

DATE: AUG. 2020 SCALE: 1"=80'
 PROJ. NO: NH-1144 SHEET NO: 1 OF 1



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