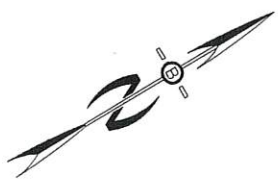


LOCATION MAP
N.T.S.



ZONING REQUIREMENTS

ZONE: REGIONAL COMMERCIAL

USE:	RESIDENTIAL	COMMERCIAL
MIN. LOT SIZE =	80,000 SF	40,000 SF
MIN. FRONTAGE =	200'	200'
MAX. HEIGHT =	35'	40'

BUILDING SETBACKS:

FRONT	40'	75'
SIDE & REAR	30'	30'
POORLY DRAINED SOILS		50'
VERY POORLY DRAINED SOILS		100'

LEACH FIELD SETBACKS

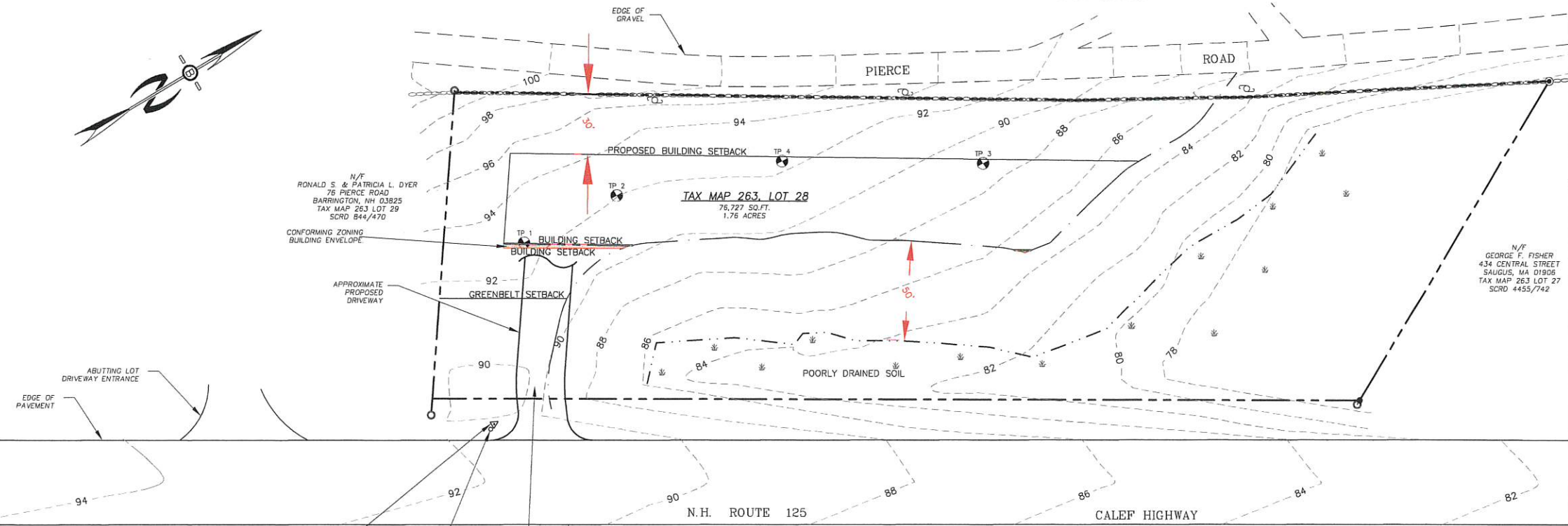
POORLY DRAINED SOILS	50'
VERY POORLY DRAINED SOILS	100'

PREPARED FOR:

JON CHINBURG
126 MILL ROAD
DURHAM, NH
BOOK 4799, PAGE 539

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863



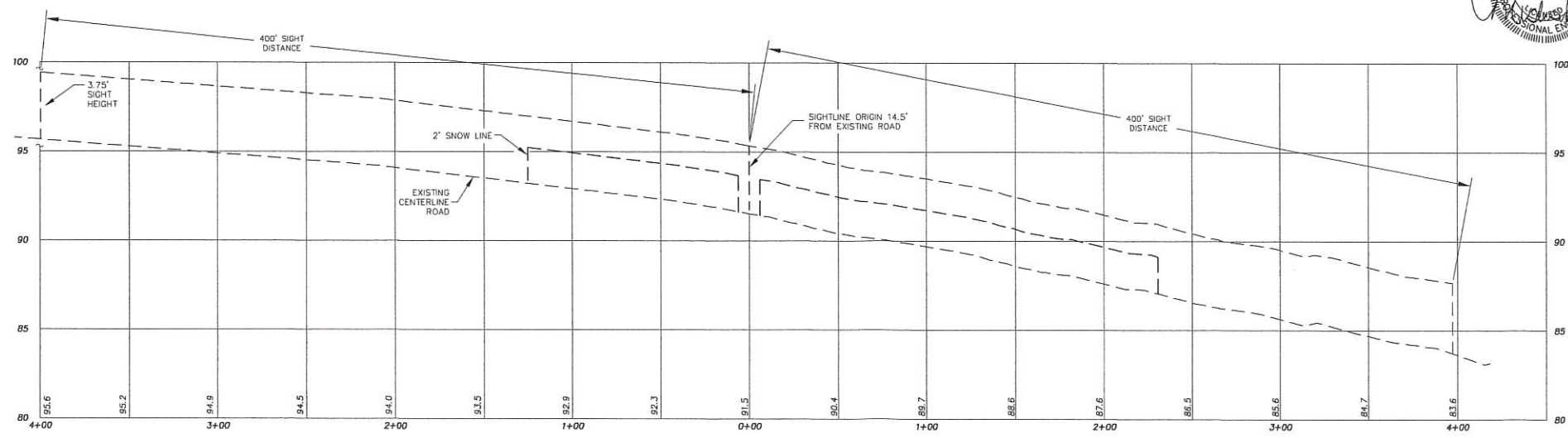
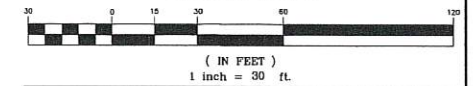
WITNESS POST FIELD LOCATED BY ATLANTIC LLS 9/8/21
LOCATION OF FLUSHING BASIN COVER PER NHDOT FIELD LOCATION 9/13/21
POSSIBLE OLD CURB CUT
EDGE OF PAVEMENT



NOTES:

- ALL ELECTRICAL, TELEPHONE, TELEVISION AND ALARM LINES TO BE UNDERGROUND. THE SIZE AND LOCATION IS TO BE PLACED OUTSIDE OF THE RIGHT-OF-WAY AS PER TOWN TYP. ROADWAY SECTION. LOW PROFILE UTILITY BOX STRUCTURES SHALL BE USED TO THE GREATEST EXTENT.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
- ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN STANDARD SPECIFICATIONS AND TO NH D.O.T STANDARDS AND REGULATIONS.

GRAPHIC SCALE



SIGHTLINE PROFILE

HORIZONTAL: 1"=40' VERTICAL: 1"=4'

REVISIONS:	DATE:
VARIANCE PLAN	
PLAN FOR: JON CHINBURG PIERCE ROAD & CALEF HIGHWAY (RT 125) BARRINGTON, NH	
DATE: SEPTEMBER 2021	SCALE: 1" = 30'
PROJ. NO: NH-1372	SHEET NO. 1 OF 1