

THE INTENT OF THIS PLAN IS TO ESTABLISH RESIDENTIAL LOT DIVISIONS AND TO PROVIDE FOR CONSTRUCTION.

**CONCEPTUAL DATA**  
 18 SINGLE FAMILY LOTS  
 LOT SIZES 8000 SF +  
 2,500 +/- LF OF ROADWAY

**ZONING REQUIREMENTS**  
 ZONE: VALLEY DISTRICT (VD)  
 MIN. LOT SIZE = 5000 SF  
 MIN. FRONT YARD SETBACK = 25'  
 MAX. HEIGHT = 32'  
 BUILDING SETBACKS:  
 30' & NEAR  
 25' & NEAR  
 20' & NEAR  
 15' & NEAR  
 10' & NEAR  
 5' & NEAR  
 NEW FRONT YARD PARKED SPACES

PREPARED FOR:  
**JOSEPH FALZONE**  
 7B EMERY LANE  
 STRATHAM, N.H. 03885

70 GORTSOUTH AVE.  
 THIRD FLOOR SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860  
 FAX: 603-583-4863



PLANNING BOARD APPROVAL, BLOCK

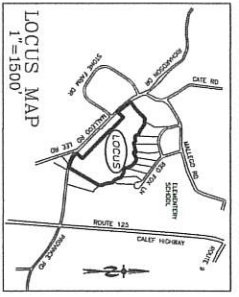
REVISION	DATE	DESCRIPTION

**YIELD SITE PLAN**  
 PLAN FOR  
 RESIDENTIAL DEVELOPMENT  
 MALLECO ROAD  
 BARRINGTON, NH

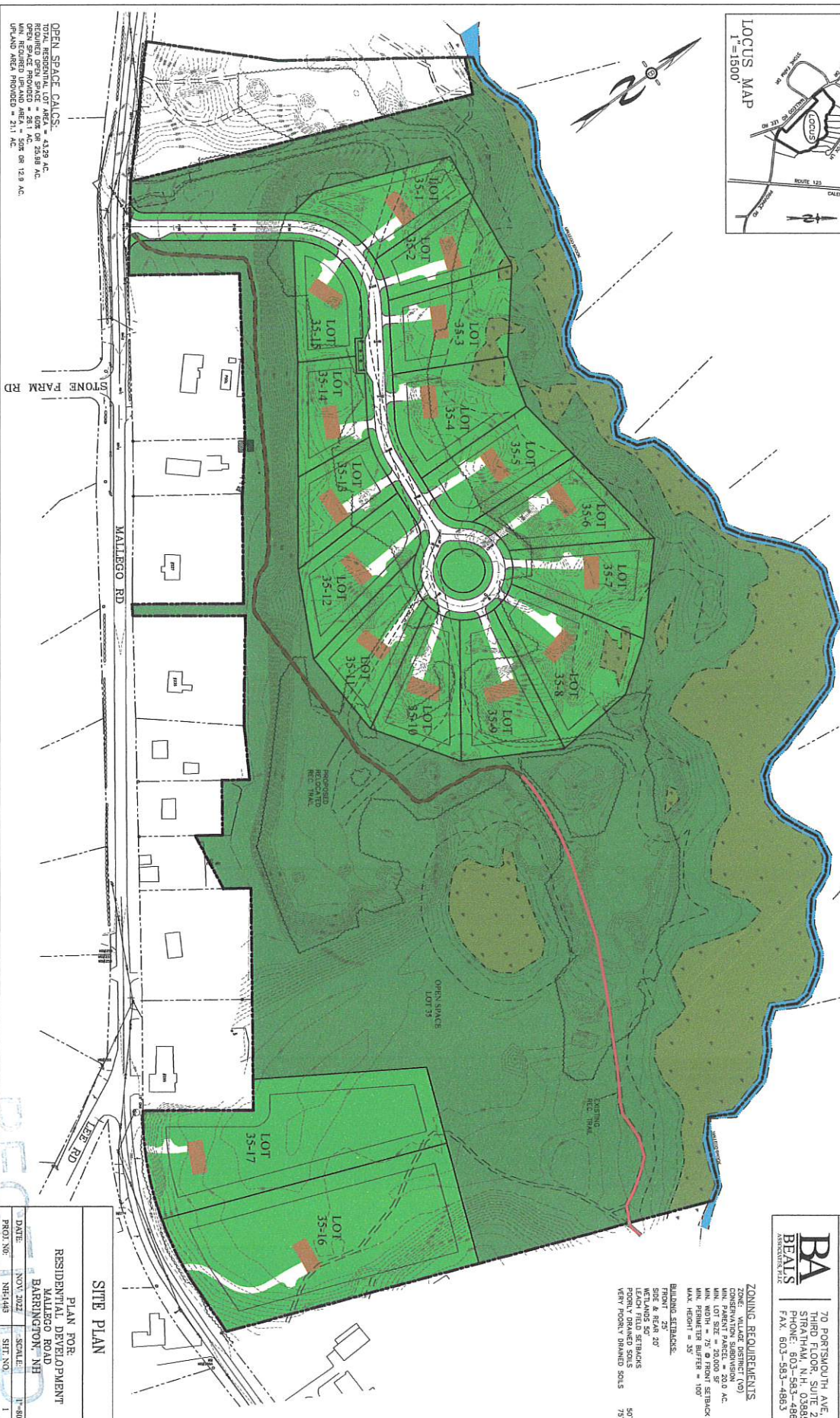
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LAND USE OFFICE



# BENDING BROOK



OPEN SPACE CALCS:  
 TOTAL OPEN SPACE = 439 AC.  
 REQUIRED OPEN SPACE = 608 OR 23.88 AC.  
 OPEN SPACE PROVIDED = 281 AC. OR 12.9 AC.  
 UNLAND AREA PROVIDED = 21.1 AC.

**ZONING REQUIREMENTS**  
 RESIDENTIAL (R-20)  
 CONSERVATION SUBDIVISION  
 MIN. PARENT PARCEL = 200 AC.  
 MIN. LOT = 10 AC.  
 MIN. WIDTH = 75' @ FRONT SETBACK  
 MIN. FRONT SETBACK = 100'  
 MAX. HEIGHT = 35'  
 BUILDING SETBACKS:  
 FRONT = 75'  
 SIDE = 25'  
 REAR = 25'  
 METLANDS SETBACKS:  
 LEACH FIELD SETBACKS  
 PLANTING DRINKED SOILS  
 VERY POORLY DRAINING SOILS

PREPARED FOR:  
**JOSEPH FAIZONE**  
 7B EMERY LANE  
 STRATHAM, N.H. 03885

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

SITE PLAN			
PLAN FOR: RESIDENTIAL DEVELOPMENT MALLEGRO ROAD BARRINGTON, NH			
DATE:	NOV 2022	SCALE:	1"=80'
PROJ. NO.:	NH-1449	SHT. NO.:	1

DEC 2 0 2022

RECORDED  
 LAND USE OFFICE