

Design: BWG Draft: BWG Date: 06/15/21  
 Checked: BWG Scale: AS SHOWN Project No.: 20747  
 Drawing Name: 20747-EX-CONDITIONS.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

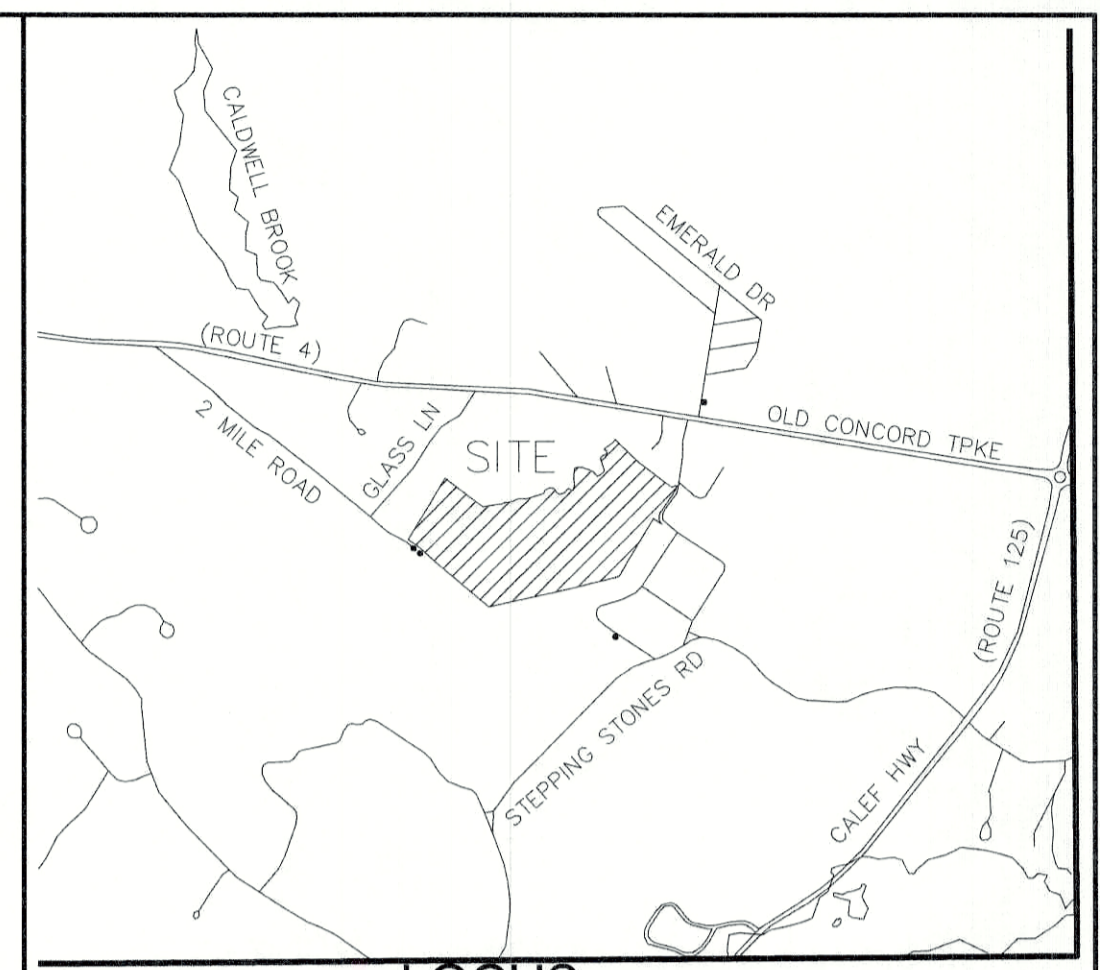
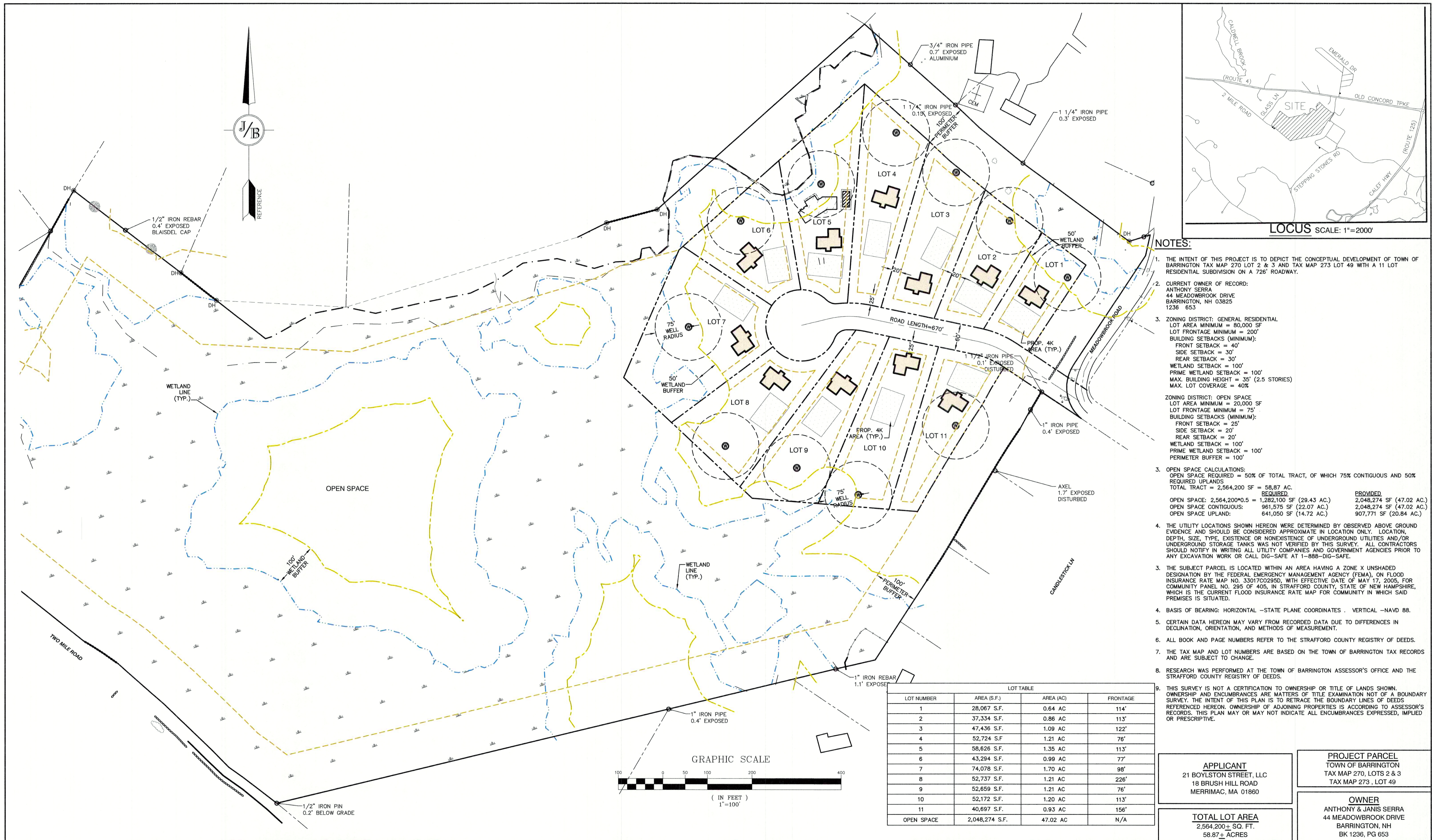
REV.	DATE	REVISION	BY
0	--	ISSUED FOR REVIEW	--

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERALL EXISTING CONDITIONS PLAN**  
 Project: **MEADOWBROOK VILLAGE  
 44 MEADOWBROOK DRIVE, BARRINGTON, NH**  
 Owner of Record: ANTHONY L. & JANIS SERRA  
 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG.653

DRAWING No.  
**C1**  
 SHEET X OF X  
 JBE PROJECT NO. 20747



- NOTES:**
- THE INTENT OF THIS PROJECT IS TO DEPICT THE CONCEPTUAL DEVELOPMENT OF TOWN OF BARRINGTON TAX MAP 270 LOT 2 & 3 AND TAX MAP 273 LOT 49 WITH A 11 LOT RESIDENTIAL SUBDIVISION ON A 726' ROADWAY.
  - CURRENT OWNER OF RECORD:  
ANTHONY L. SERRA  
44 MEADOWBROOK DRIVE  
BARRINGTON, NH 03825  
1236 PG 653
  - ZONING DISTRICT: GENERAL RESIDENTIAL  
LOT AREA MINIMUM = 80,000 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 40'  
SIDE SETBACK = 30'  
REAR SETBACK = 30'  
WETLAND SETBACK = 100'  
PRIME WETLAND SETBACK = 100'  
MAX. BUILDING HEIGHT = 35' (2.5 STORIES)  
MAX. LOT COVERAGE = 40%
  - ZONING DISTRICT: OPEN SPACE  
LOT AREA MINIMUM = 20,000 SF  
LOT FRONTAGE MINIMUM = 75'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 25'  
SIDE SETBACK = 20'  
REAR SETBACK = 20'  
WETLAND SETBACK = 100'  
PRIME WETLAND SETBACK = 100'  
PERIMETER BUFFER = 100'
  - OPEN SPACE CALCULATIONS:  
OPEN SPACE REQUIRED = 50% OF TOTAL TRACT, OF WHICH 75% CONTIGUOUS AND 50% REQUIRED UPLANDS  
TOTAL TRACT = 2,564,200 SF = 58.87 AC. **REQUIRED**  
OPEN SPACE: 2,564,200\*0.5 = 1,282,100 SF (29.43 AC.) **PROVIDED**  
OPEN SPACE CONTIGUOUS: 961,575 SF (22.07 AC.) 2,048,274 SF (47.02 AC.)  
OPEN SPACE UPLAND: 641,075 SF (14.72 AC.) 907,771 SF (20.84 AC.)
  - THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
  - THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X UNSHADED DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33017C0295D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 295 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
  - BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES . VERTICAL - NAVD 88.
  - CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
  - ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
  - THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
  - RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
  - THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.

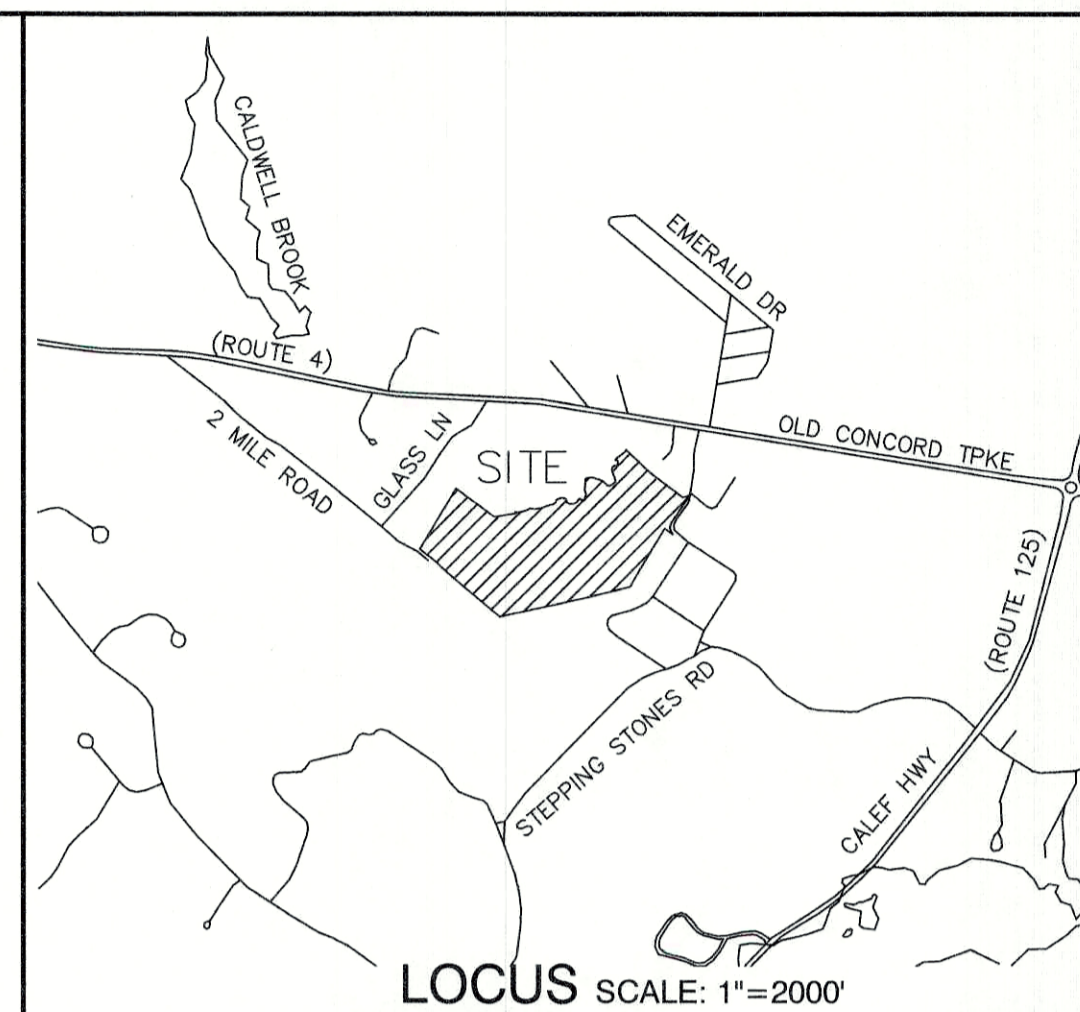
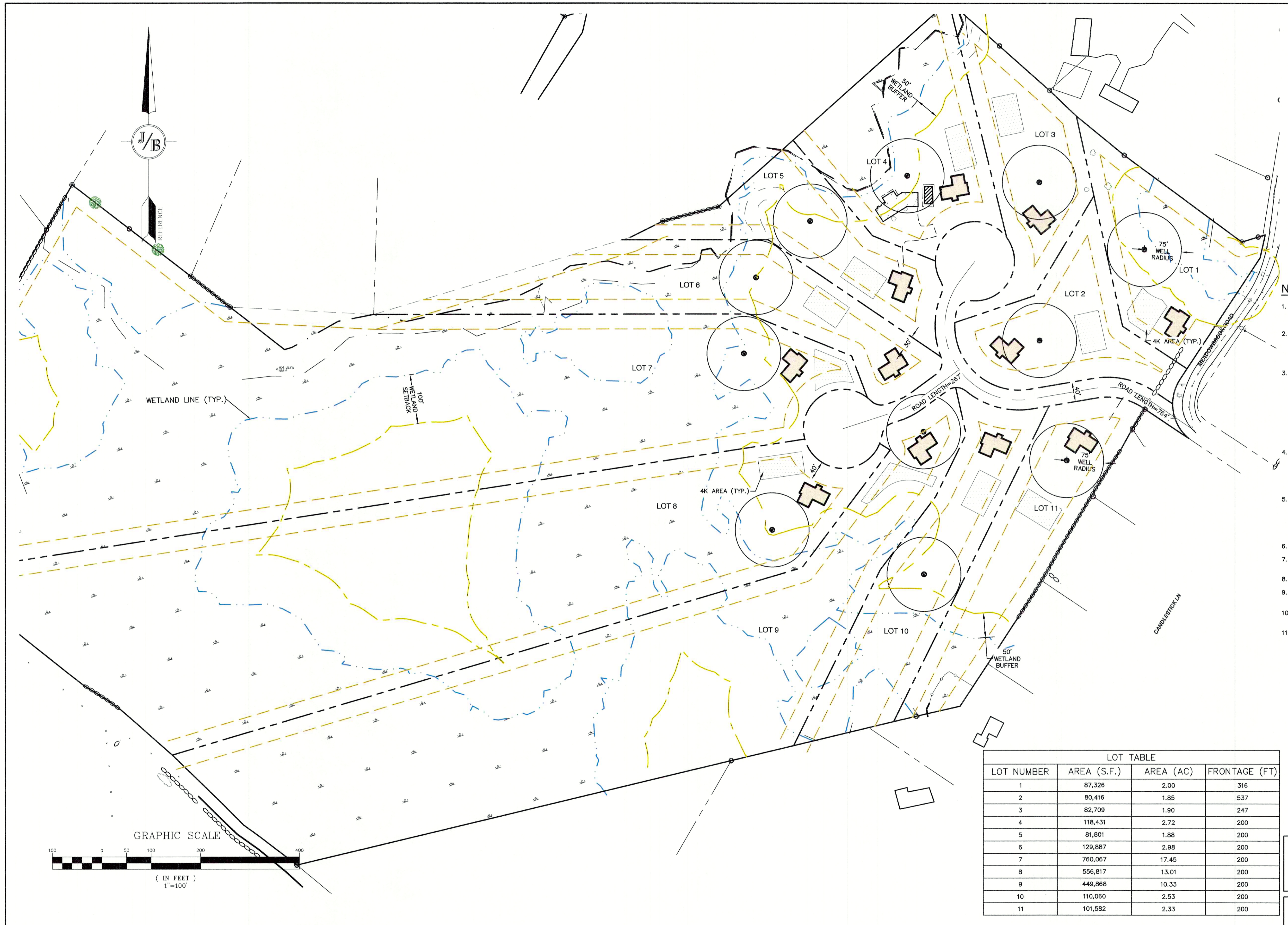
Design: BWG | Draft: CWW | Date: 05/17/21  
 Checked: DMC | Scale: AS-NOTED | Project No.: 20747  
 Drawing Name: 20747-PLAN.dwg  
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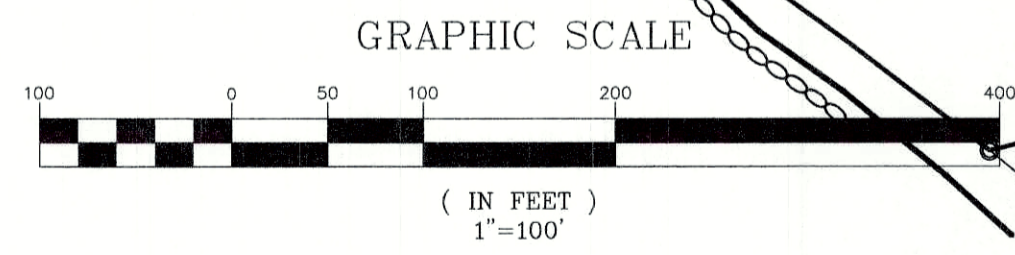
Plan Name: **OPEN SPACE CONCEPTUAL PLAN #1**  
 Project: **MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH**  
 Owner of Record: **ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653**

DRAWING No.  
**OSS**  
 SHEET 1 OF 1  
 JBE PROJECT NO. 20747



- NOTES:**
1. THE INTENT OF THIS PROJECT IS TO DEPICT THE CONCEPTUAL DEVELOPMENT OF TOWN OF BARRINGTON TAX MAP 270 LOT 2 & 3 AND TAX MAP 273 LOT 49 WITH A 11 LOT RESIDENTIAL SUBDIVISION ON A 992' ROADWAY.
  2. CURRENT OWNER OF RECORD:  
ANTHONY SERRA  
44 MEADOWBROOK DRIVE  
BARRINGTON, NH 03825  
1236 653
  3. ZONING DISTRICT: GENERAL RESIDENTIAL  
LOT AREA MINIMUM = 80,000 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 40'  
SIDE SETBACK = 30'  
REAR SETBACK = 30'  
WETLAND SETBACK = 100'  
MAX. BUILDING HEIGHT = 35' (2.5 STORIES)  
MAX. LOT COVERAGE = 40%
  4. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
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  6. BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NAVD 88.
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  8. ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
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  10. RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
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LOT TABLE			
LOT NUMBER	AREA (S.F.)	AREA (AC)	FRONTAGE (FT)
1	87,326	2.00	316
2	80,416	1.85	537
3	82,709	1.90	247
4	118,431	2.72	200
5	81,801	1.88	200
6	129,887	2.98	200
7	760,067	17.45	200
8	556,817	13.01	200
9	449,868	10.33	200
10	110,060	2.53	200
11	101,582	2.33	200



**APPLICANT**  
21 BOYLSTON STREET, LLC  
18 BRUSH HILL ROAD  
MERRIMAC, MA 01860

**PROJECT PARCEL**  
TOWN OF BARRINGTON  
TAX MAP 270, LOTS 2 & 3  
TAX MAP 273, LOT 49

**TOTAL LOT AREA**  
2,564,200± SQ. FT.  
58.87± ACRES

**OWNER**  
ANTHONY & JANIS SERRA  
44 MEADOWBROOK DRIVE  
BARRINGTON, NH  
BK 1236, PG 653

Design: BWG | Draft: DJP | Date: 05/17/21  
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Plan Name: **YIELD PLAN**  
 Project: **MEADOWBROOK VILLAGE  
44 MEADOWBROOK DR, BARRINGTON, NH**  
 Owner of Record: **ANTHONY L. & JANIS SERRA  
44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653**

DRAWING No. **Y1**  
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 JBE PROJECT NO. 20747