



August 16, 2021

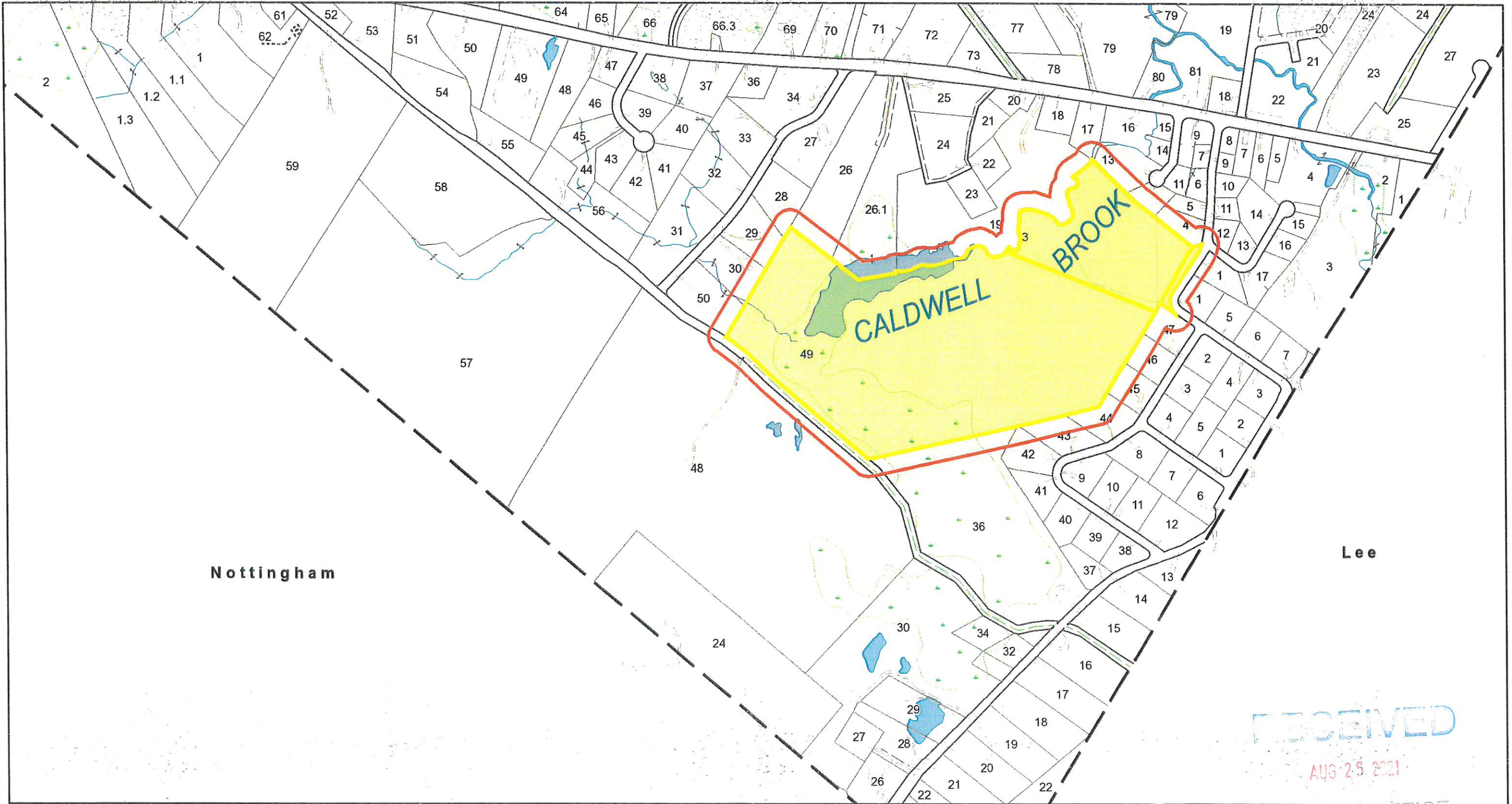
Barrington, NH

1 inch = 549 Feet

0 549 1099 1649



www.cai-tech.com



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CONSERVATION RESIDENTIAL SUBDIVISION

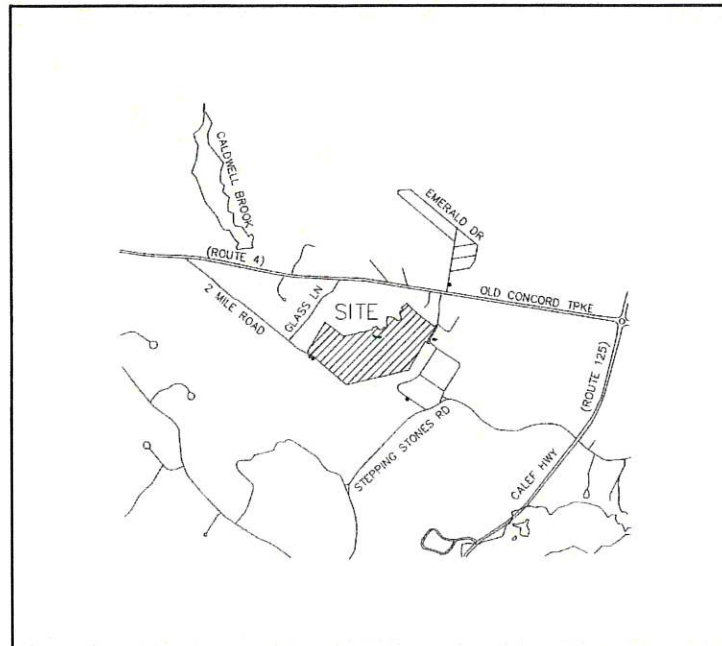
"MEADOWBROOK VILLAGE"

TAX MAP 270 LOT 2 & 3, TAX MAP 273 LOT 49

MEADOWBROOK DRIVE BARRINGTON, NH

SHEET INDEX

CS	COVER SHEET
C1	OVERALL EXISTING CONDITIONS PLAN
C1A- C1B	EXISTING CONDITIONS PLAN
Y1	YIELD PLAN
A1-A5	SUBDIVISION PLAN
C2	OVERALL SITE PLAN
C2A	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
P1	PLAN AND PROFILE
D1-D5	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT	STATUS	TYPE OF PERMIT	STATUS
NHDES SUBDIVISION PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - SUBSURFACE SYSTEMS BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302-0095 (603) 271-3503 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:	BARRINGTON SITE PLAN APPROVAL: TOWN OF EPPING PLANNING BOARD 157 MAIN STREET EPPING, NEW HAMPSHIRE 03042 (603) 679-6441 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:
USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT, NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION (NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION: EPA STORMWATER NOTICE PROCESSING CENTER MAIL CODE 4203M, US EPA 1200 PENNSYLVANIA AVENUE, NW WASHINGTON, DC 20460 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.			

OWNER OF RECORD
ANTHONY L. AND JANIS SERRA
44 MEADOWBROOK DRIVE
BARRINGTON, NH 03825

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

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: BARRY GIER
EMAIL: BGIER@JONESANDBEACH.COM

WETLAND CONSULTANT
GZA GEOENVIRONMENTAL, INC.
5 COMMERCE PARK NORTH, SUITE 201
BEDFORD, NH 03110
(603) 430-9282
CONTACT: JAMES LONG

ELECTRIC
EVERSOURCE
740 N COMMERCIAL ST
PO BOX 330
MANCHESTER, NH 03105-0330
(603) 662-7764

TELEPHONE
CONSOLIDATED COMMUNICATIONS
100 TRI CITY ROAD
SOMERWORTH, NH 03878
ATTN:DAVE KESTNER
(603) 743-1114

CABLE TV
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

OWNER: ANTHONY & JANIS SERRA

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

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

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

TOTAL LOT AREA
2,584,200± SQ. FT.
58.87± ACRES

APPROVED – BARRINGTON, NH
PLANNING BOARD

DATE:

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AUG 25 2021

LAND USE OFFICE

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG	Draft: DFP	Date: 06/23/21
Checked: BWG	Scale: AS NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		

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REV.	DATE	REVISION	BY
0	06/23/21	ISSUED FOR REVIEW	BWG

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:	COVER SHEET TAX MAP 270 / LOT 2 & 3, TAX MAP 273 / LOT 49
Project:	MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

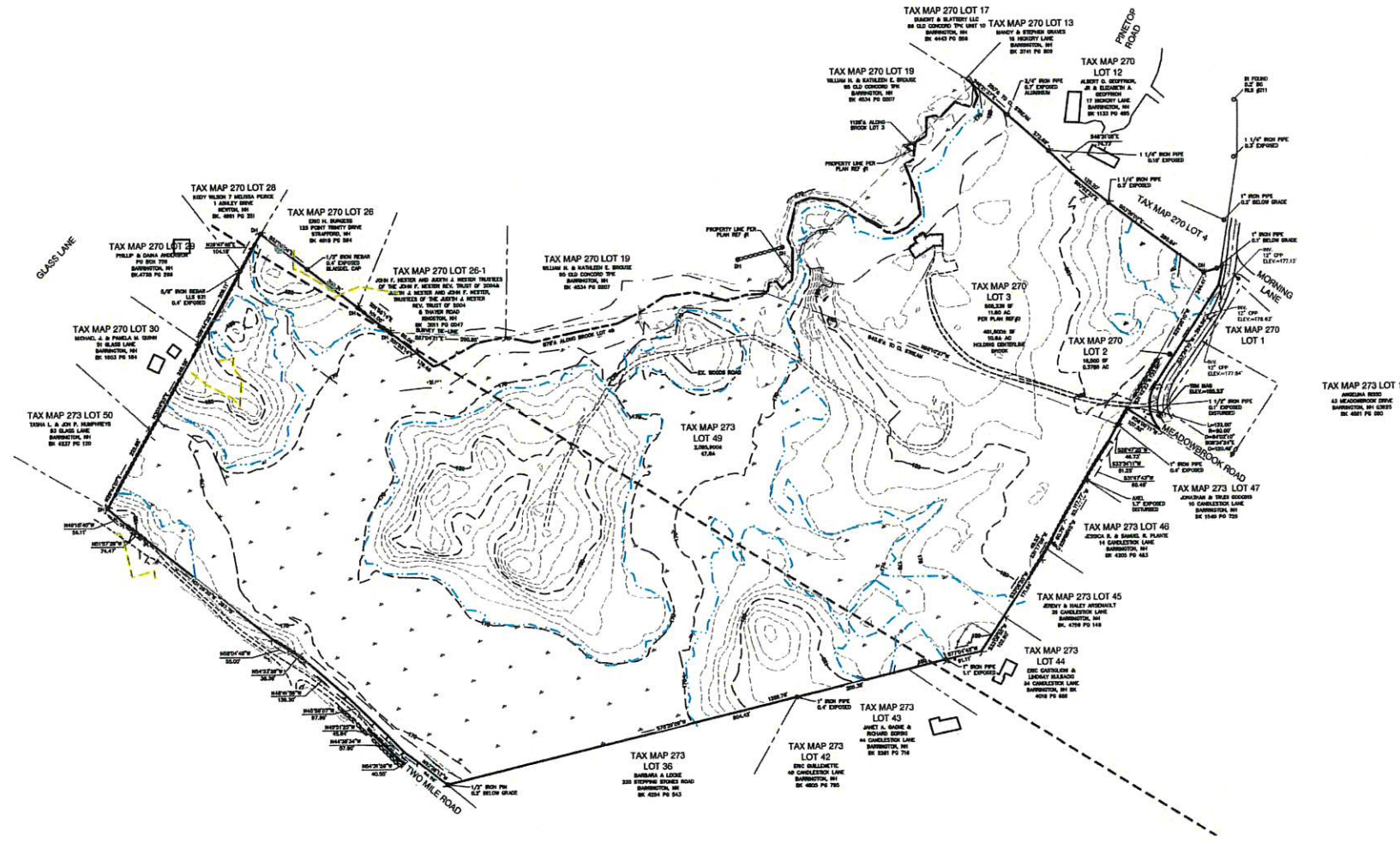
DRAWING No.

CS

SHEET 1 OF 20
JBE PROJECT NO. 20747

GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	CENTERLINE
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
---	DRAINAGE LINE
---	WATER LINE
---	WATER SERVICE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUARDRAIL
○	IRON PIPE/IRON ROD
○	DRILL HOLE
○	IRON ROD/DRILL HOLE
○	STONE/GRANITE BOUND
○	BENCHMARK (TBM)
○	DOUBLE POST SIGN
○	SINGLE POST SIGN
○	WELL
○	TEST PIT
○	TREES AND BUSHES
○	UTILITY POLE
○	LIGHT POLES
○	DRAIN MANHOLE
○	SEWER MANHOLE
○	HYDRANT
○	WATER GATE
○	WATER SHUT OFF
○	SINGLE GRATE CATCH BASIN
○	FRESHWATER WETLANDS



PLAN REFERENCES

- "SUBDIVISION OF LAND FOR CLAYTON R. ELLIOT AND PRISCILLA F. WHELAN IN BARRINGTON, NH"; PREPARED BY PARKER SURVEY ASSOC., INC; DATED FEBRUARY 5, 1979; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 20-12.
- "SUBDIVISION PLAN FOR JULIE ANN MCCARTHY BARRINGTON, NH; PREPARED BY EMERY ENGINEERS; DATED JUNE 24, 1996; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 29-81.
- "PLAN OF SUBDIVISION FOR RONALD PRATT & RICHARD SAULNIER 'CRYSTAL ACRES' ROUTE US 4 BARRINGTON, NH"; PREPARED BY K.E. MOORE & B.G. STAPLES LAND SURVEYORS; DATED NOVEMBER 17, 1984; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 36-99.
- "A SURVEY AND PLAT OF A BACK LOT SUBDIVISION PREPARED FOR JOHN & JUDITH NESTER SITUATED IN THE TOWN OF BARRINGTON, NH"; PREPARED BY BLAISDELL SURVEY, LLC; DATED DECEMBER 19, 2002; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 67-92.
- "PLANDS OF LAND FOR STEPHEN AND BARBARA LOCKE TAX MAP 13 LOTS 50, 84 & 85 STEPPINGSTONE AND TWO MILE ROAD BARRINGTON, NH"; PREPARED BY KEM LAND SURVEY, INC.; DATED SEPTEMBER 19, 2003; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 72-41.
- "MEADOWBROOK ESTATES BARRINGTON, NH"; PREPARED BY LEWIS R. HUGHEY; DATED AUGUST 23, 1962; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 004-F001-017.
- "REVISED PLAN OF GOLDEN CREST ESTATES BARRINGTON, NH" PREPARED BY R E MOORE & B. G. STAPLES; DATED JUNE 20, 1972; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 006-F003-032.
- "SUBDIVISION OF LAND IN BARRINGTON, NH OWNED BY DEXTER & PAULINE LAYNE"; PREPARED BY PEMBROKE LAND SURVEY CO.; DATED DECEMBER 11, 1985; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 027A-0065.
- "PROPERTY LINE ADJUSTMENT BETWEEN R. & R. SAULNIER & SARAH ELLIOT; PREPARED BY M.E. JENKINS; DATED MARCH 30, 1990; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 0032-138.

NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOTS 2 & 3 DEPICTED HEREON TAX MAP 270 AND LOT 49 DEPICTED HEREON TAX MAP 273.
- 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 OF 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.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY CONOR E. MADISON OF GZA GEOENVIRONMENTAL IN WINTER IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 89,000.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

David M. Collier
 No. 892
 DAVID M. COLLIER
 SIGNATURE

DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: 8/24/2021

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 AUG 25 2021
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PROJECT PARCEL TOWN OF BARRINGTON TAX MAP 270, LOTS 2 & 3 TAX MAP 273, LOT 49
OWNER ANTHONY & JANIS SERRA 44 MEADOWBROOK DRIVE BARRINGTON, NH BK 1236, PG 653
APPLICANT 21 BOYLSTON STREET, LLC 18 BRUSH HILL ROAD MERRIMAC, MA 01860
TOTAL LOT AREA 2,564,200± SQ. FT. 58.87± ACRES

Design: BWG	Draft: DFP	Date: 08/23/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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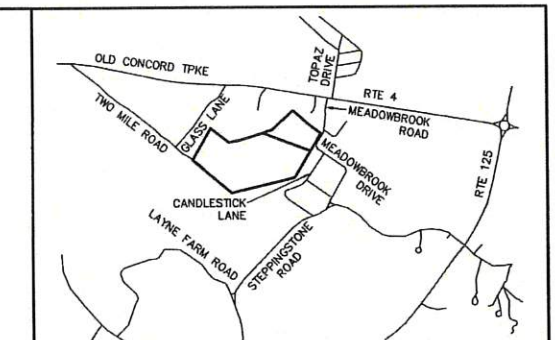
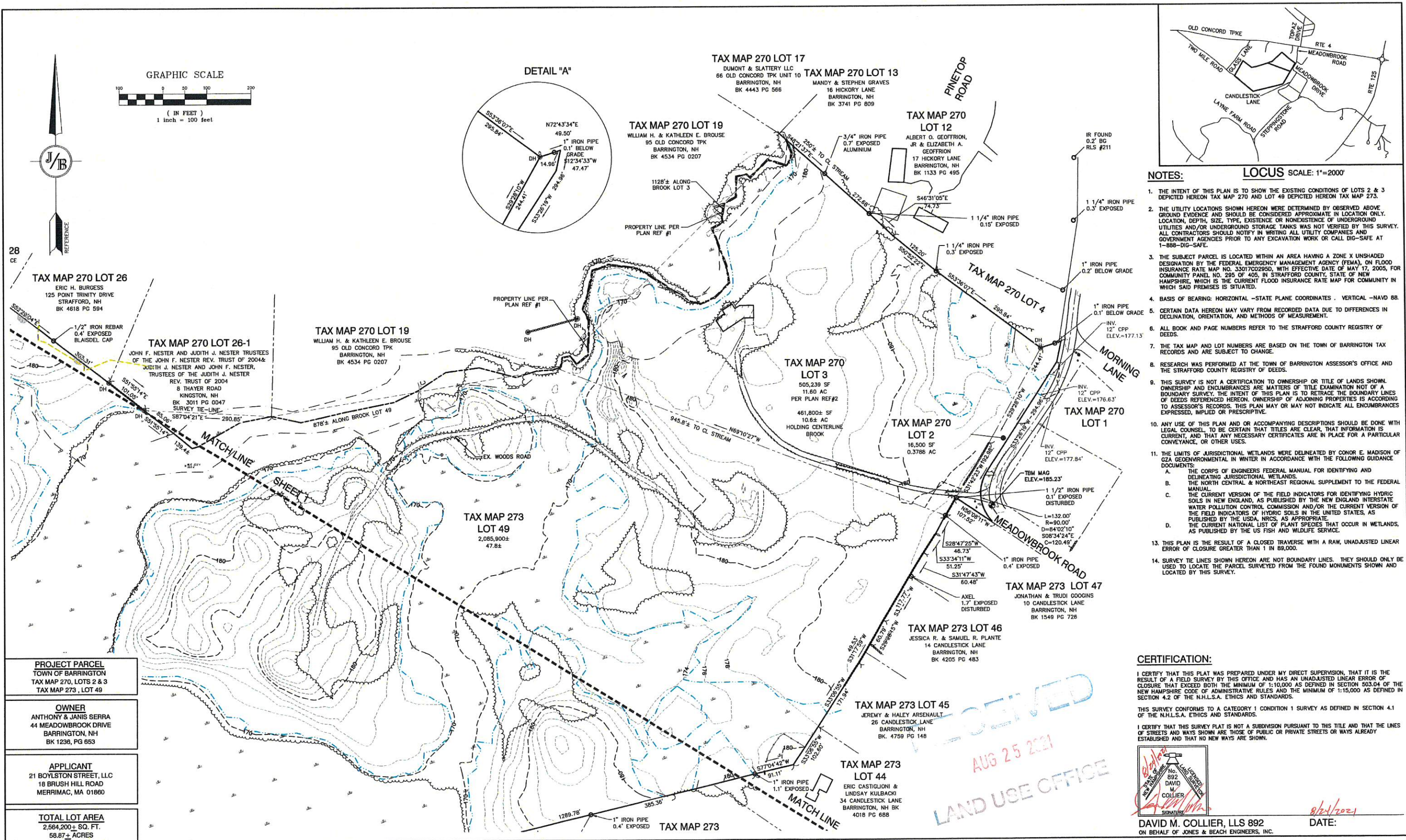
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: OVERALL EXISTING CONDITIONS PLAN TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
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. C1 SHEET 2 OF 20 JBE PROJECT NO. 20747



- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOTS 2 & 3 DEPICTED HEREON TAX MAP 270 AND LOT 49 DEPICTED HEREON TAX MAP 273.
 - 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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CERTIFICATION:

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DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 8/24/2021

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

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

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

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

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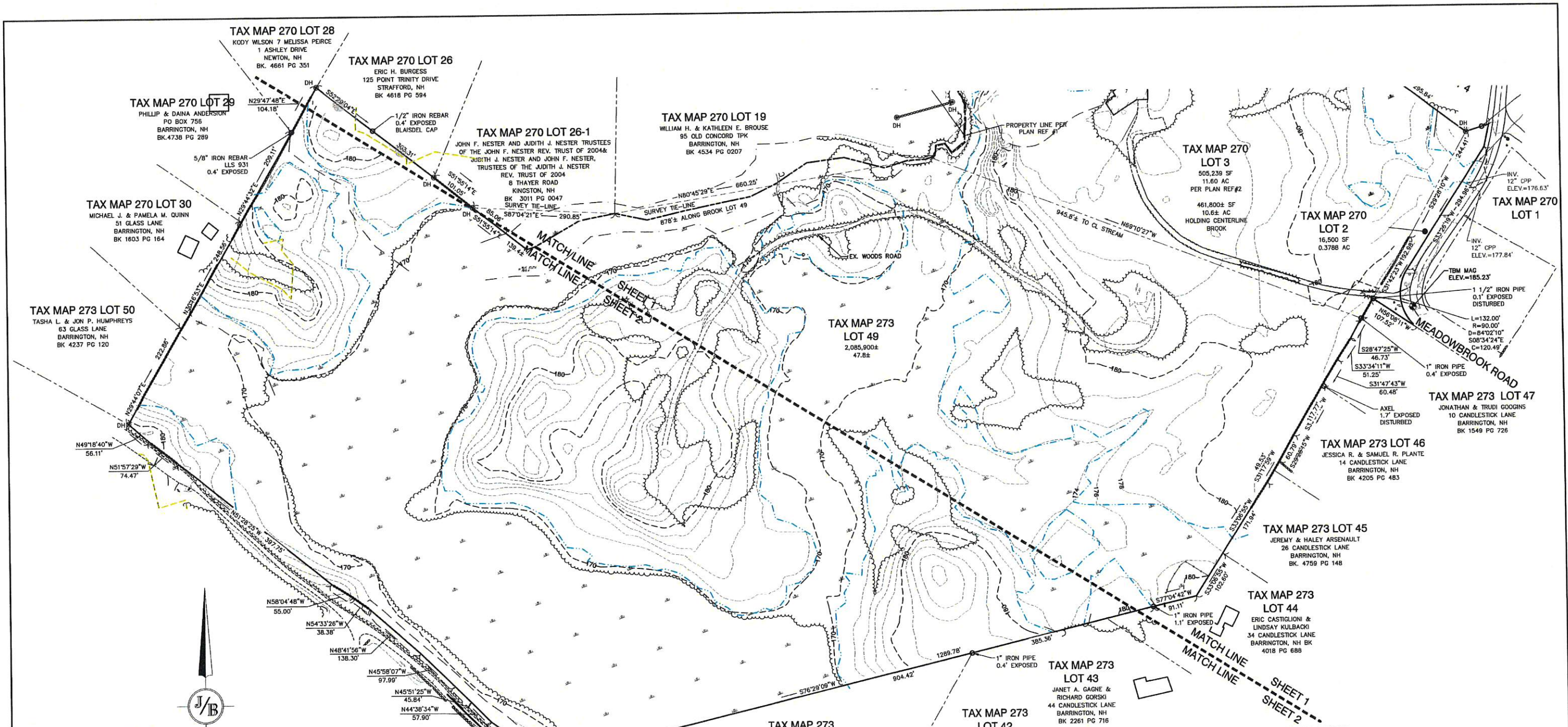
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Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN TAX MAP 270, LOT 2 & 3; TAX MAP 273, LOT 49
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.
C1A
SHEET 3 OF 20
JBE PROJECT NO. 20747

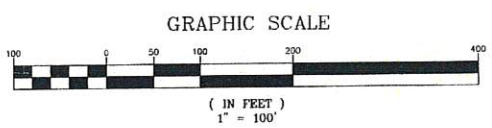


PROJECT PARCEL
TOWN OF BARRINGTON
TAX MAP 270, LOTS 2 & 3
TAX MAP 273, LOT 49

OWNER
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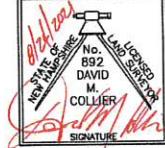
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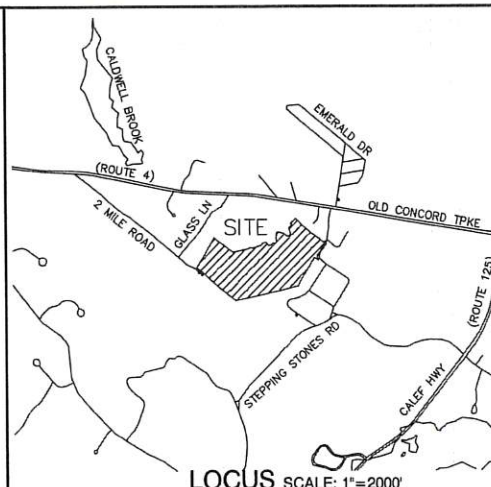
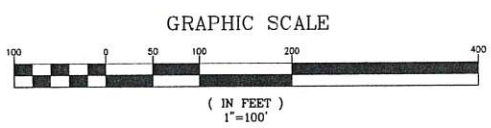
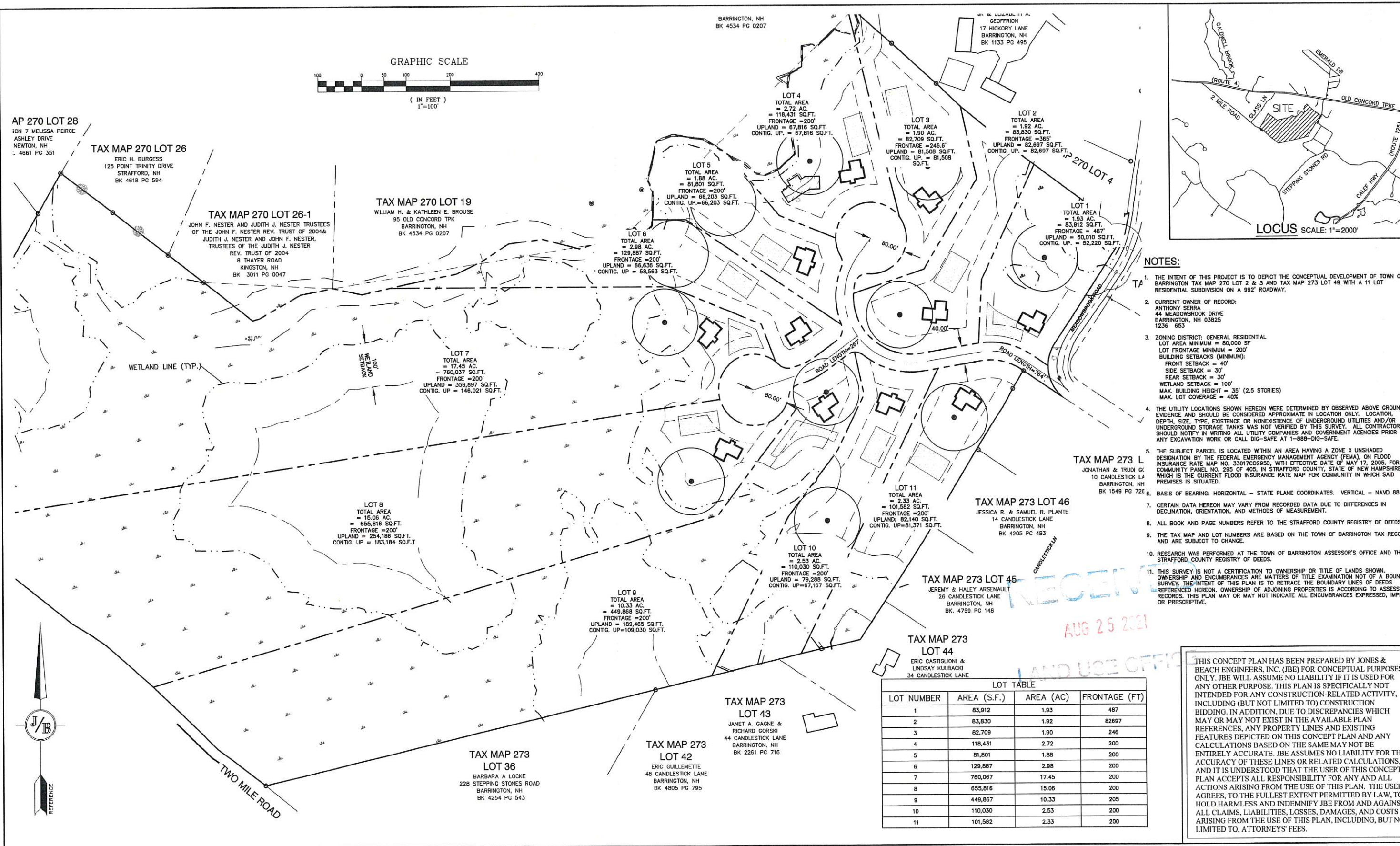
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN TAX MAP 270, LOTS 2 & 3, TAX MAP 273, LOT 49
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.	C1B
SHEET 4 OF 20	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 992' ROADWAY.
 - CURRENT OWNER OF RECORD:
ANTHONY SERRA
44 MEADOWBROOK DRIVE
BARRINGTON, NH 03825
1236 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'
MAX. BUILDING HEIGHT = 35' (2.5 STORIES)
MAX. LOT COVERAGE = 40%
 - 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. 33017C02950, 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 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 PRESRIPTIVE.

LOT TABLE

LOT NUMBER	AREA (S.F.)	AREA (AC)	FRONTAGE (FT)
1	83,912	1.93	487
2	83,830	1.92	82697
3	82,709	1.90	246
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	655,816	15.06	200
9	449,867	10.33	205
10	110,030	2.53	200
11	101,582	2.33	200

THIS CONCEPT PLAN HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. (JBE) FOR CONCEPTUAL PURPOSES ONLY. JBE WILL ASSUME NO LIABILITY IF IT IS USED FOR ANY OTHER PURPOSE. THIS PLAN IS SPECIFICALLY NOT INTENDED FOR ANY CONSTRUCTION-RELATED ACTIVITY, INCLUDING (BUT NOT LIMITED TO) CONSTRUCTION BIDDING. IN ADDITION, DUE TO DISCREPANCIES WHICH MAY OR MAY NOT EXIST IN THE AVAILABLE PLAN REFERENCES, ANY PROPERTY LINES AND EXISTING FEATURES DEPICTED ON THIS CONCEPT PLAN AND ANY CALCULATIONS BASED ON THE SAME MAY NOT BE ENTIRELY ACCURATE. JBE ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE LINES OR RELATED CALCULATIONS, AND IT IS UNDERSTOOD THAT THE USER OF THIS CONCEPT PLAN ACCEPTS ALL RESPONSIBILITY FOR ANY AND ALL ACTIONS ARISING FROM THE USE OF THIS PLAN. THE USER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY JBE FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS ARISING FROM THE USE OF THIS PLAN, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES.

Design: BWG Draft: DFP Date: 08/09/2021
Checked: BWG Scale: AS SHOWN Project No.: 20747
Drawing Name: 20747-YIELD9.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 USERS 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

603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **YIELD PLAN**

Project: **MEADOWBROOK VILLAGE
MEADOWBROOK DR, BARRINGTON, NH**

Owner of Record: **ANTHONY SERRA
44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653**

DRAWING No. **Y1**

SHEET 5 OF 20
JBE PROJECT NO. 20747

PLAN REFERENCES

- "SUBDIVISION OF LAND FOR CLAYTON R. ELLIOT AND PRISCILLA F. WHELAN IN BARRINGTON, NH"; PREPARED BY PARKER SURVEY ASSOC., INC; DATED FEBRUARY 5, 1979; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 20-12.
- "SUBDIVISION PLAN FOR JULIE ANN MCCARTHY BARRINGTON, NH; PREPARED BY EMERY ENGINEERS; DATED JUNE 24, 1966; RECORDED AT THE STRAFORD COUNTY REGISTRY OF DEEDS AS PLAN 29-81.
- "PLAN OF SUBDIVISION FOR RONALD PRATT & RICHARD SAULLNER 'CRYSTAL ACRES' ROUTE US 4 BARRINGTON, NH"; PREPARED BY K.E. MOORE & B.G. STAPLES LAND SURVEYORS; DATED NOVEMBER 17, 1984; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 36-99.
- "A SURVEY AND PLAT OF A BACK LOT SUBDIVISION PREPARED FOR JOHN & JUDITH NESTER SITUATED IN THE TOWN OF BARRINGTON, NH"; PREPARED BY BLAISDELL SURVEY, LLC; DATED DECEMBER 19, 2002; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 67-92.
- "PLANDS OF LAND FOR STEPHEN AND BARBARA LOCKE TAX MAP 13 LOTS 50, 84 & 85 STEPPINGSTONE AND TWO MILE ROAD BARRINGTON, NH"; PREPARED BY KEM LAND SURVEY, INC.; DATED SEPTEMBER 19, 2003; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 72-41.
- "MEADOWBROOK ESTATES BARRINGTON, NH"; PREPARED BY LEWIS R. HUGHEY; DATED AUGUST 23, 1962; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 004-F001-017.
- "REVISED PLAN OF GOLDEN CREST ESTATES BARRINGTON, NH" PREPARED BY R E MOORE & B. G. STAPLES; DATED JUNE 20, 1972; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 006-F003-032.
- "SUBDIVISION OF LAND IN BARRINGTON, NH OWNED BY DEXTER & PAULINE LAYNE"; PREPARED BY PEMBROKE LAND SURVEY CO.; DATED DECEMBER 11, 1985; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 027A-0065.
- "PROPERTY LINE ADJUSTMENT BETWEEN R. & R. SAULLNER & SARAH ELLIOT; PREPARED BY M.E. JENKINS; DATED MARCH 30, 1990; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 0032-138.

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SUBDIVISION SITE PLAN OF DEVELOPMENT FOR THE MAP 270/LOTS 2 & 3, AND MAP 273/LOT 49. ALL HOMES WILL BE SERVICED BY ON-SITE WELLS AND SEPTICS
 ZONING DISTRICT: GENERAL RESIDENTIAL (OPEN SPACE SUBDIVISION)
 LOT AREA MINIMUM = 20,000 SF
 LOT FRONTAGE MINIMUM = N/A
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 25'
 SIDE SETBACK = 20'
 REAR SETBACK = 20'
 LOT WIDTH = 75'
 WETLAND SETBACK = 50'
 EXTERNAL SETBACK = 100'
 MAX. BUILDING HEIGHT = 35'
- SHEETS A1 THRU A5 TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS. FULL PLAN SET SHALL BE ON FILE AT TOWN OF BARRINGTON PLANNING OFFICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NH DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.), THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NH DOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- 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.

CERTIFICATION:

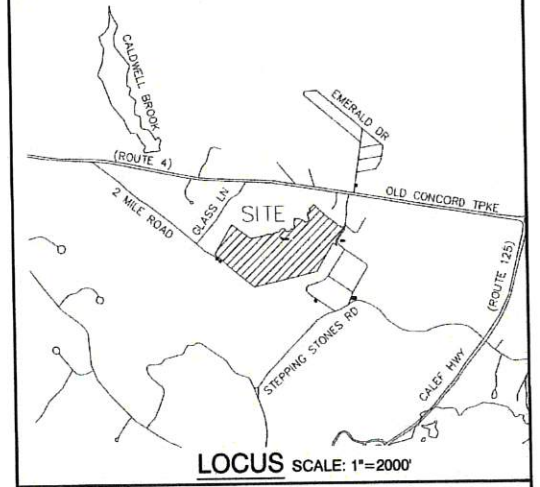
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

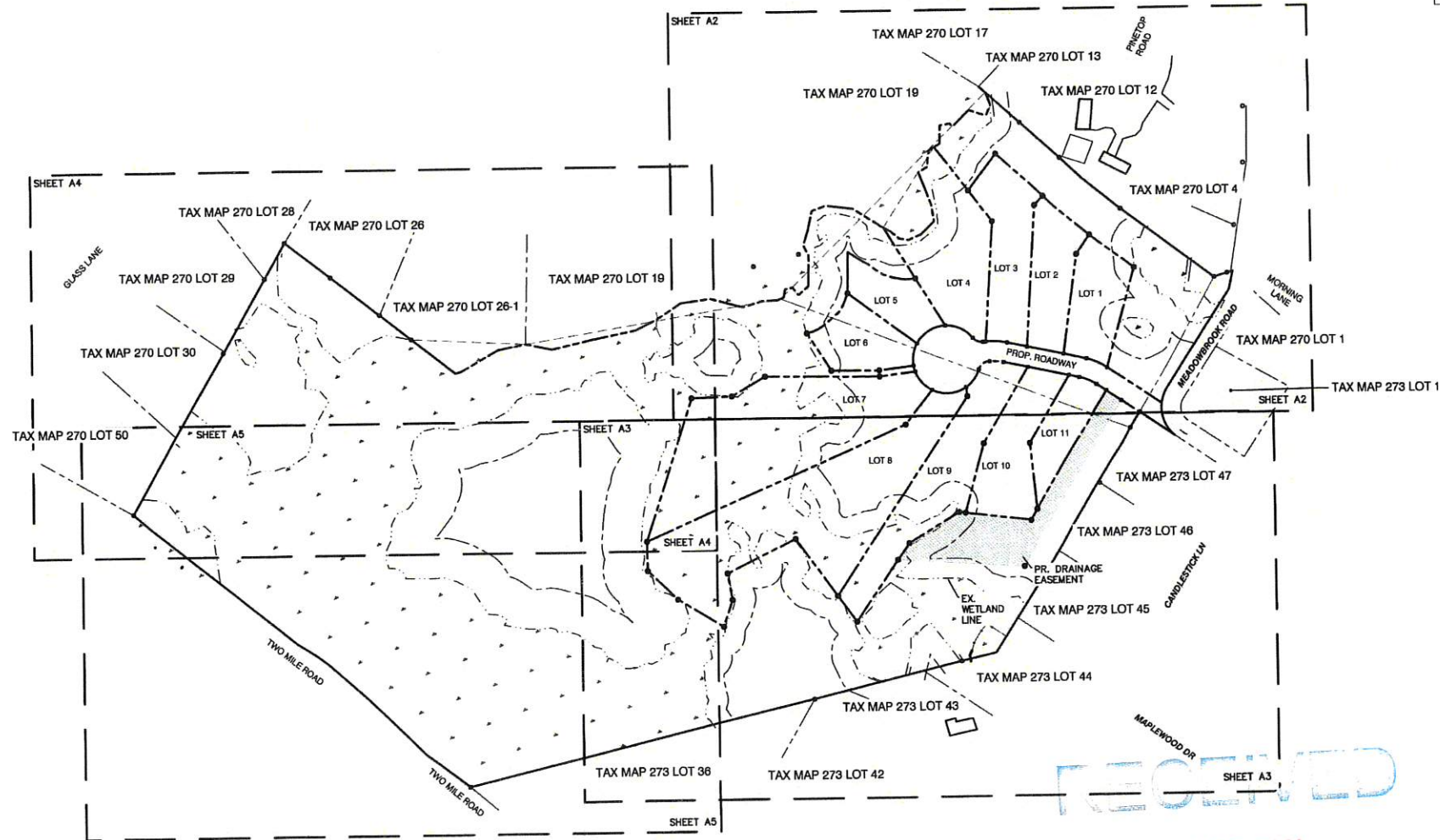
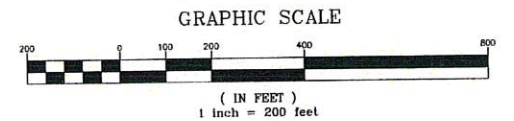


DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 8/24/2021



LOCUS SCALE: 1"=2000'



OWNER: ANTHONY & JANIS SERRA

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

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

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

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

APPROVED - BARRINGTON, NH
PLANNING BOARD

DATE:

RECEIVED
AUG 25 2021
LAND USE OFFICE

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Design: BWG	Draft: DFP	Date: 08/23/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		

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REV.	DATE	REVISION	BY
0	08/23/21	ISSUED FOR REVIEW	BWG

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FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49

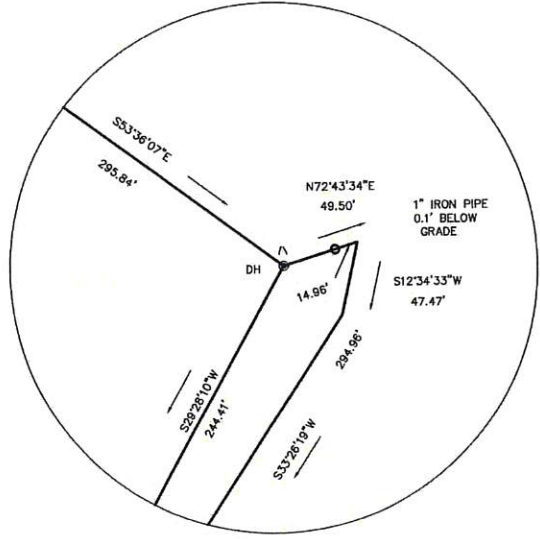
Project: **MEADOWBROOK VILLAGE**
MEADOWBROOK DRIVE BARRINGTON, NH

Owner of Record: ANTHONY L. & JANIS SERRA
44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No. **A1**

SHEET 6 OF 20
JBE PROJECT NO. 20747

DETAIL "A"



TAX MAP 270 LOT 17
DUMONT & SLATTERY LLC
66 OLD CONCORD TPK UNIT 10
BARRINGTON, NH
BK 4443 PG 566

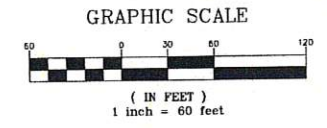
TAX MAP 270 LOT 13
MANDY & STEPHEN GRAVES
16 HICKORY LANE
BARRINGTON, NH
BK 3741 PG 809

TAX MAP 270 LOT 19
WILLIAM H. & KATHLEEN E. BROUSE
95 OLD CONCORD TPK
BARRINGTON, NH
BK 4534 PG 0207

TAX MAP 270 LOT 12
ALBERT O. GEOFFRION, JR. & ELIZABETH A. GEOFFRION
17 HICKORY LANE
BARRINGTON, NH
BK 1133 PG 495

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	205.40	54.67	54.50	S 86°23'36" E	15°14'55"
C10	85.25	39.16	38.82	N 42°42'07" E	26°13'13"
C11	85.25	17.14	17.12	N 23°46'50" E	11°31'21"
C15	175.00	43.66	43.55	N 88°02'39" W	14°17'42"
C29	175.00	57.08	56.83	S 53°40'49" E	18°41'23"
C30	205.40	54.67	54.50	S 86°23'36" E	15°14'55"
C31	30.00	29.71	28.51	N 67°44'03" W	56°44'45"
C32	85.25	77.61	74.96	N 65°26'29" W	52°08'39"
C33	85.25	88.37	84.47	N 58°45'57" E	59°23'19"
C34	85.25	58.01	56.80	N 09°35'32" E	38°59'22"
C35	85.25	64.21	62.70	S 41°40'38" E	43°09'07"
C36	85.25	90.59	86.38	N 86°18'16" E	60°53'05"
C37	87.20	56.43	55.45	N 36°46'25" E	37°04'53"
C38	30.00	36.69	34.37	N 52°59'09" E	60°53'59"
C39	155.40	35.82	35.74	S 85°28'39" E	13°12'24"
C40	125.00	47.05	46.77	S 67°17'03" E	21°33'51"

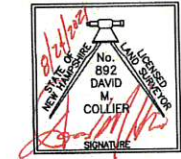
LOT INFORMATION				
LOT #	AREA (SQ.FT.)	AREA (AC.)	UPLAND (SQ.FT.)	FRONTAGE
1	37,403	0.86	37,403	115.00'
2	39,355	0.90	39,355	95.00'
3	54,800	1.26	54,800	106.00'
4	66,172	1.52	58,470	114.00'
5	26,466	0.61	26,466	88.00'
6	32,400	0.74	32,400	58.00'
7	144,062	3.31	47,502	84.00'
8	152,059	3.49	69,494	80.00'
9	76,061	1.75	52,296	192.00'
10	49,390	1.13	49,390	107.00'
11	27,644	0.63	27,644	102.00'
OPEN	1,842,698	42.30	924,067	
TOTAL	2,564,200	58.87	1,394,318	



CERTIFICATION:

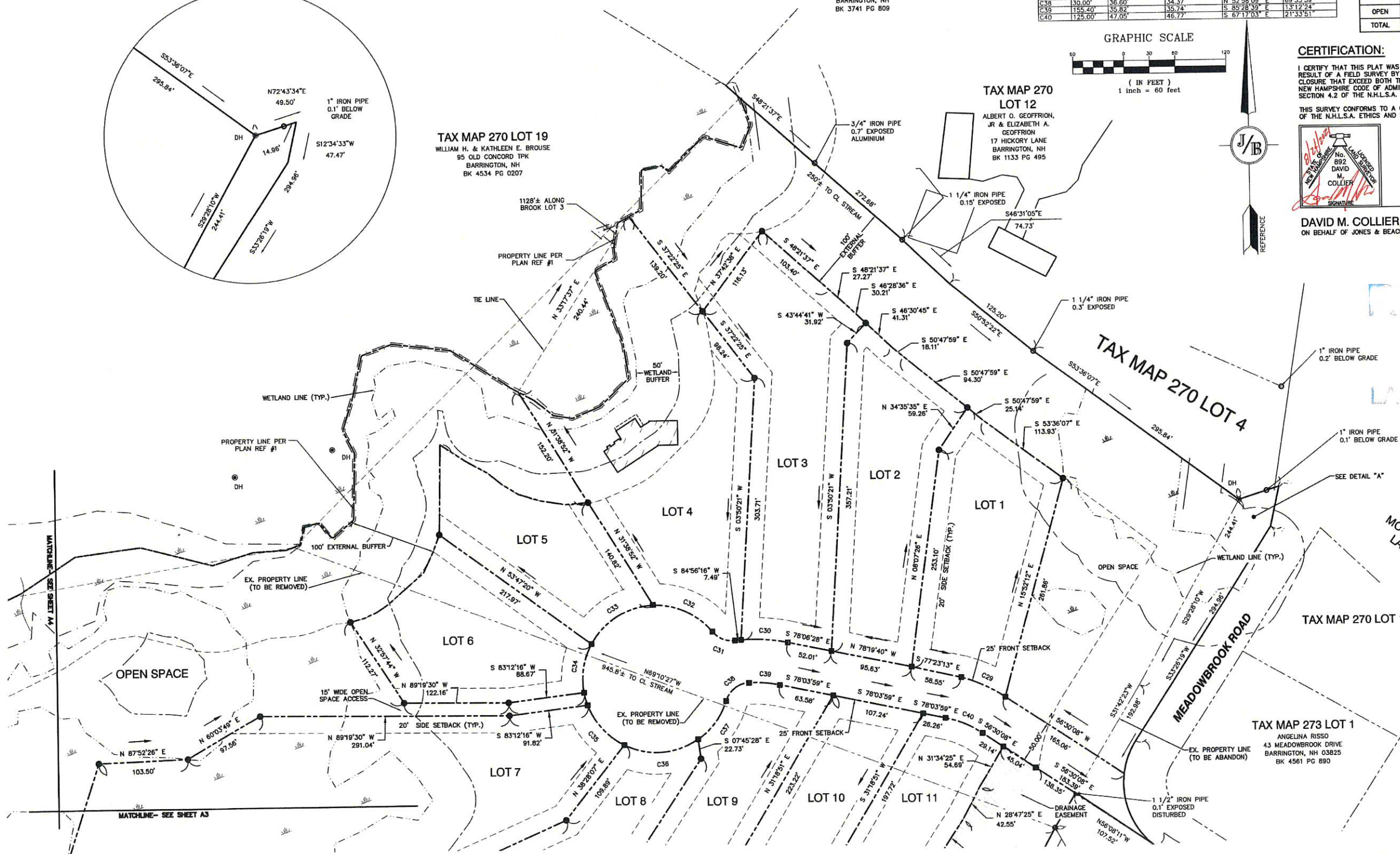
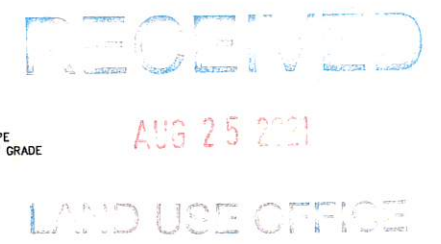
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 8/24/2021



PROJECT PARCEL TOWN OF BARRINGTON TAX MAP 270, LOTS 2 & 3 TAX MAP 273, LOT 49
OWNER ANTHONY & JANIS SERRA 44 MEADOWBROOK DRIVE BARRINGTON, NH BK 1236, PG 653
APPLICANT 21 BOYLSTON STREET, LLC 18 BRUSH HILL ROAD MERRIMAC, MA 01860
TOTAL LOT AREA 2,564,200± SQ. FT. 58.87± ACRES

APPROVED - BARRINGTON, NH
PLANNING BOARD

DATE: _____

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Design: BWG	Draft: DFP	Date: 08/23/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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REV.	DATE	ISSUED FOR REVIEW	BY
0	08/23/21	ISSUED FOR REVIEW	BWG
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

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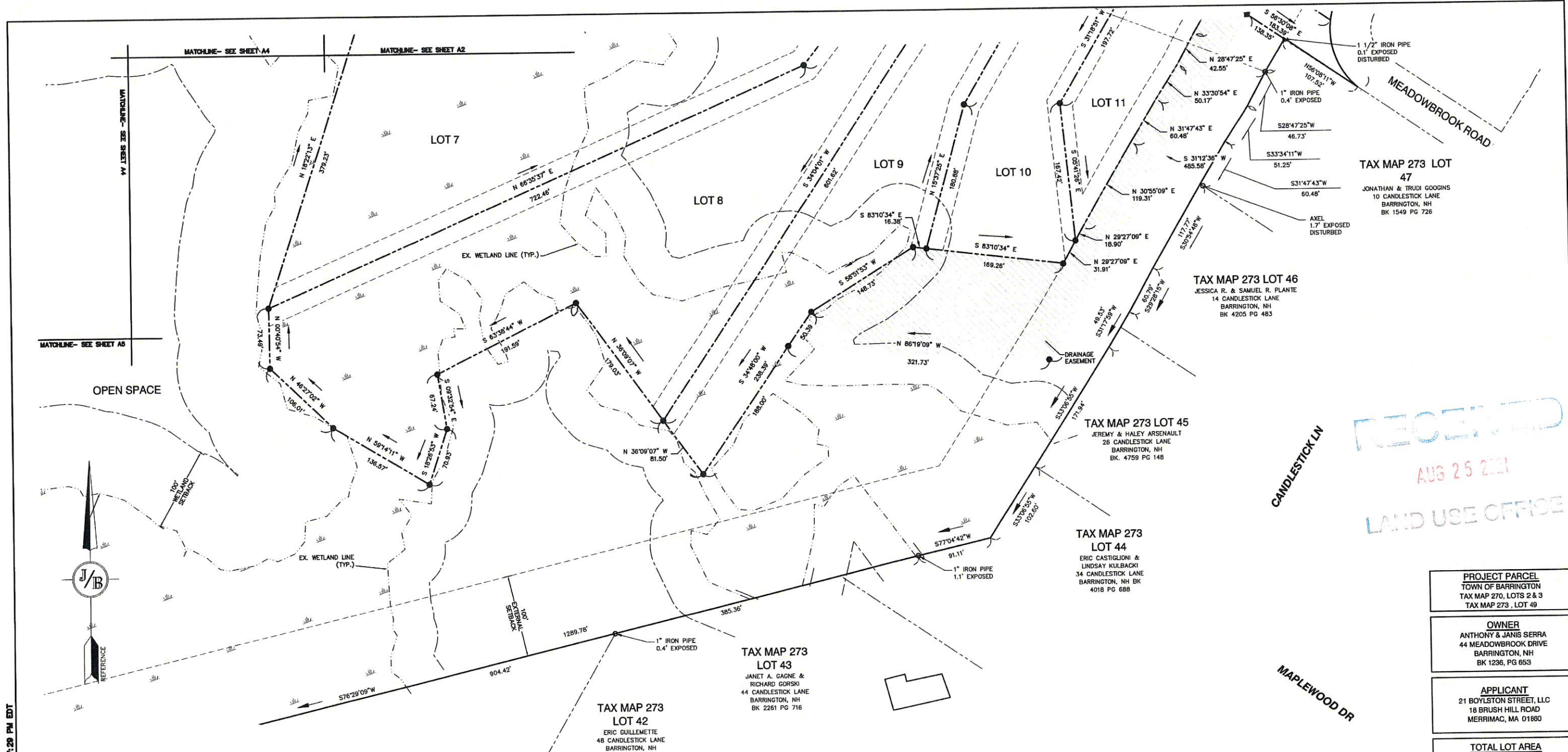
Plan Name:	SUBDIVISION PLAN TAX MAP 270 / LOT 2 & 3, TAX MAP 273 / LOT 49
Project:	MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.

A2

SHEET 7 OF 20
JBE PROJECT NO. 20747

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AUG 25 2021

LAND USE OFFICE

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

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

APPLICANT
21 BOYLSTON STREET, LLC
18 BRUSH HILL ROAD
MERRIMAC, MA 01880

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

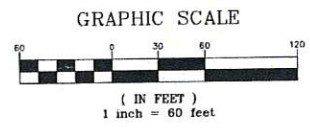
APPROVED - BARRINGTON, NH
PLANNING BOARD

DATE: _____

CERTIFICATION:
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: 8/24/2021



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	205.40	54.67	54.50	S 86°23'36" E	15°14'55"
C10	85.25	39.16	36.82	N 42°42'07" E	26°19'13"
C11	85.25	17.14	17.12	N 23°46'50" E	11°31'21"
C14	175.00	43.66	43.55	N 66°02'59" W	14°17'42"
C15	175.00	13.42	13.42	N 58°41'58" W	4°23'40"
C29	175.00	57.08	56.83	S 65°50'49" E	18°41'23"
C30	205.40	54.67	54.50	S 86°23'36" E	15°14'55"
C31	30.00	29.71	28.51	N 67°44'03" W	56°04'45"
C32	85.25	77.61	74.96	N 65°26'29" W	52°09'39"
C33	85.25	88.37	84.47	N 58°46'57" E	59°23'19"
C34	85.25	56.01	56.90	N 09°35'32" E	38°59'22"
C35	85.25	64.21	62.70	S 41°40'38" E	43°09'07"
C36	85.25	90.59	86.39	N 86°18'16" E	60°53'05"
C37	87.20	56.43	55.45	N 36°46'25" E	37°04'53"
C38	30.00	36.60	34.37	N 52°58'09" E	69°53'52"
C39	155.40	35.82	35.74	S 85°28'39" E	13°12'24"
C40	125.00	47.05	46.77	S 67°17'03" E	21°33'51"

LOT INFORMATION				
LOT #	AREA (SQ.FT.)	AREA (AC.)	UPLAND (SQ.FT.)	FRONTAGE
1	37,403	0.86	37,403	115.00'
2	39,355	0.90	39,355	95.00'
3	54,800	1.26	54,800	106.00'
4	66,172	1.52	66,172	114.00'
5	26,466	0.61	26,466	88.00'
6	32,400	0.74	32,400	58.00'
7	144,062	3.31	144,062	64.00'
8	152,059	3.49	69,494	90.00'
9	76,061	1.75	52,266	192.00'
10	49,390	1.13	49,390	107.00'
11	27,644	0.63	27,644	102.00'
OPEN	1,842,698	42.30	924,067	
TOTAL	2,564,200	58.87	1,394,318	

Design: BWG	Draft: DFP	Date: 06/23/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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0	06/23/21	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49

Project: **MEADOWBROOK VILLAGE**
MEADOWBROOK DRIVE BARRINGTON, NH

Owner of Record: **ANTHONY L. & JANIS SERRA**
44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

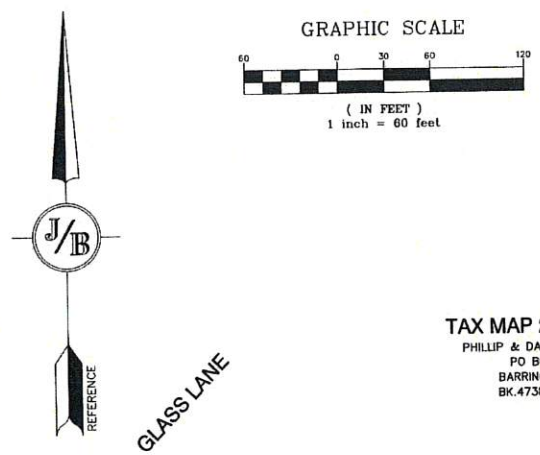
DRAWING No. **A3**

SHEET 8 OF 20
JBE PROJECT NO. 20747

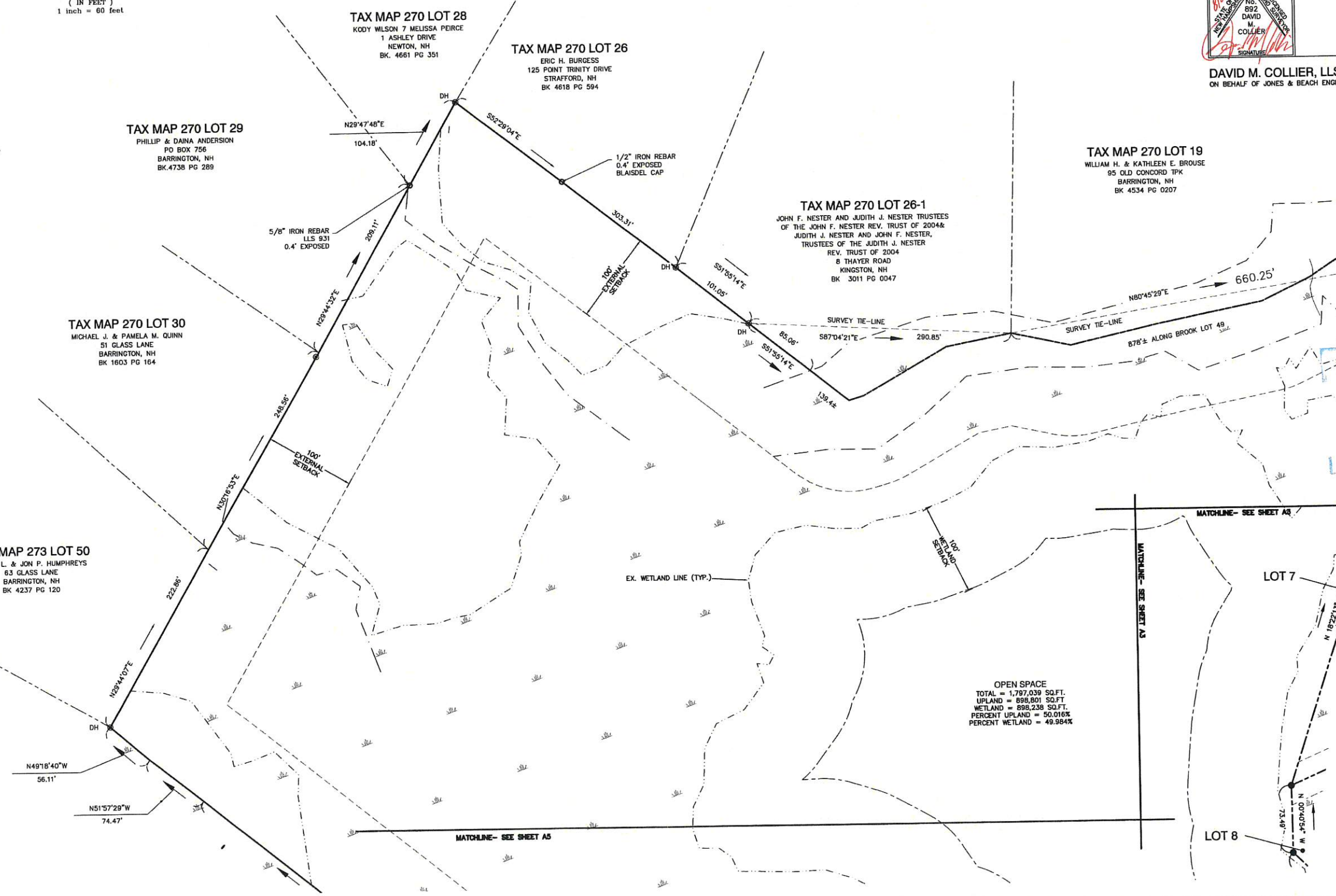
CERTIFICATION:
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

David M. Collier
 No. 892
 DAVID M. COLLIER
 L.L.S.
 SIGNATURE

DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: 8/24/2021



GLASS LANE



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

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

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

TOTAL LOT AREA
 2,664,200± SQ. FT.
 58.87± ACRES

APPROVED - BARRINGTON, NH
 PLANNING BOARD

DATE:

OPEN SPACE
 TOTAL = 1,787,039 SQ.FT.
 UPLAND = 898,901 SQ.FT.
 WETLAND = 888,238 SQ.FT.
 PERCENT UPLAND = 50.016%
 PERCENT WETLAND = 49.984%

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Design: BWG	Draft: DFP	Date: 08/23/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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 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: **SUBDIVISION PLAN**
 TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49

Project: **MEADOWBROOK VILLAGE**
MEADOWBROOK DRIVE BARRINGTON, NH

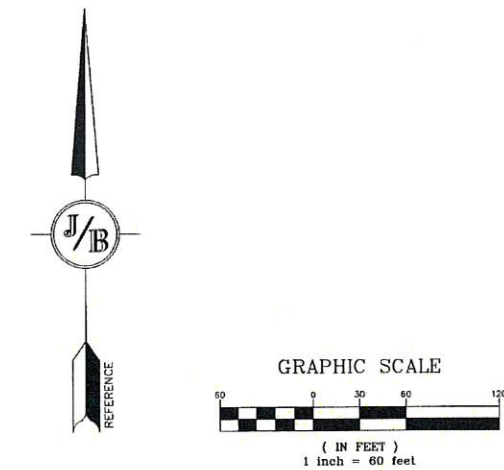
Owner of Record: ANTHONY L. & JANIS SERRA
 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.

A4

SHEET 9 OF 20
 JBE PROJECT NO. 20747

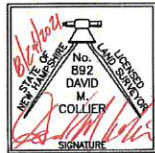
TAX MAP 273 LOT 50
TASHA L. & JON P. HUMPHREYS
63 GLASS LANE
BARRINGTON, NH
BK 4237 PG 120



CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

8/24/2021

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Drawing Name: 20747-PLAN.dwg		
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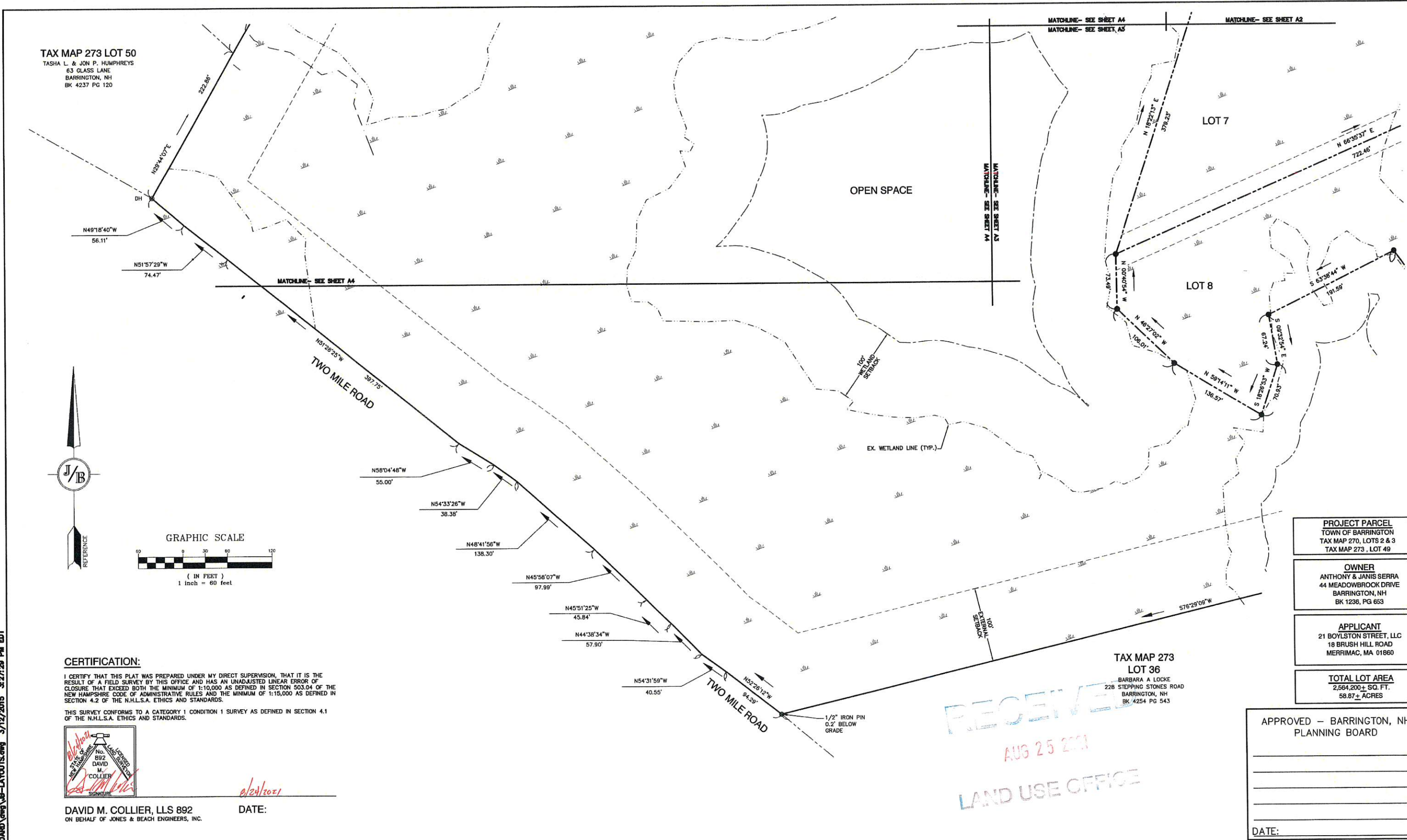
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
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.
A5
SHEET 10 OF 20
JBE PROJECT NO. 20747



PROJECT PARCEL TOWN OF BARRINGTON TAX MAP 270, LOTS 2 & 3 TAX MAP 273, LOT 49
OWNER ANTHONY & JANIS SERRA 44 MEADOWBROOK DRIVE BARRINGTON, NH BK 1236, PG 653
APPLICANT 21 BOYLSTON STREET, LLC 18 BRUSH HILL ROAD MERRIMAC, MA 01860
TOTAL LOT AREA 2,564,200± SQ. FT. 58.87± ACRES

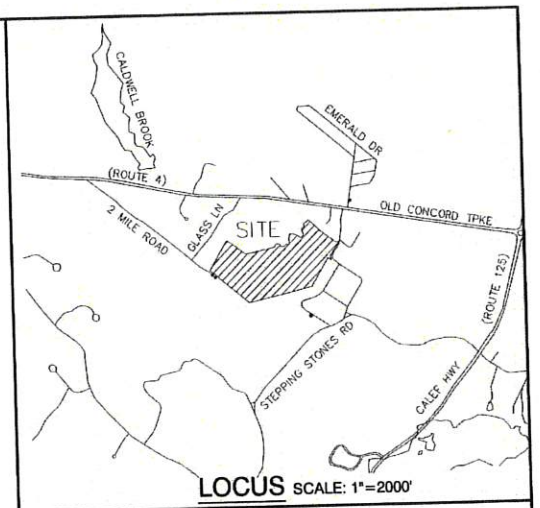
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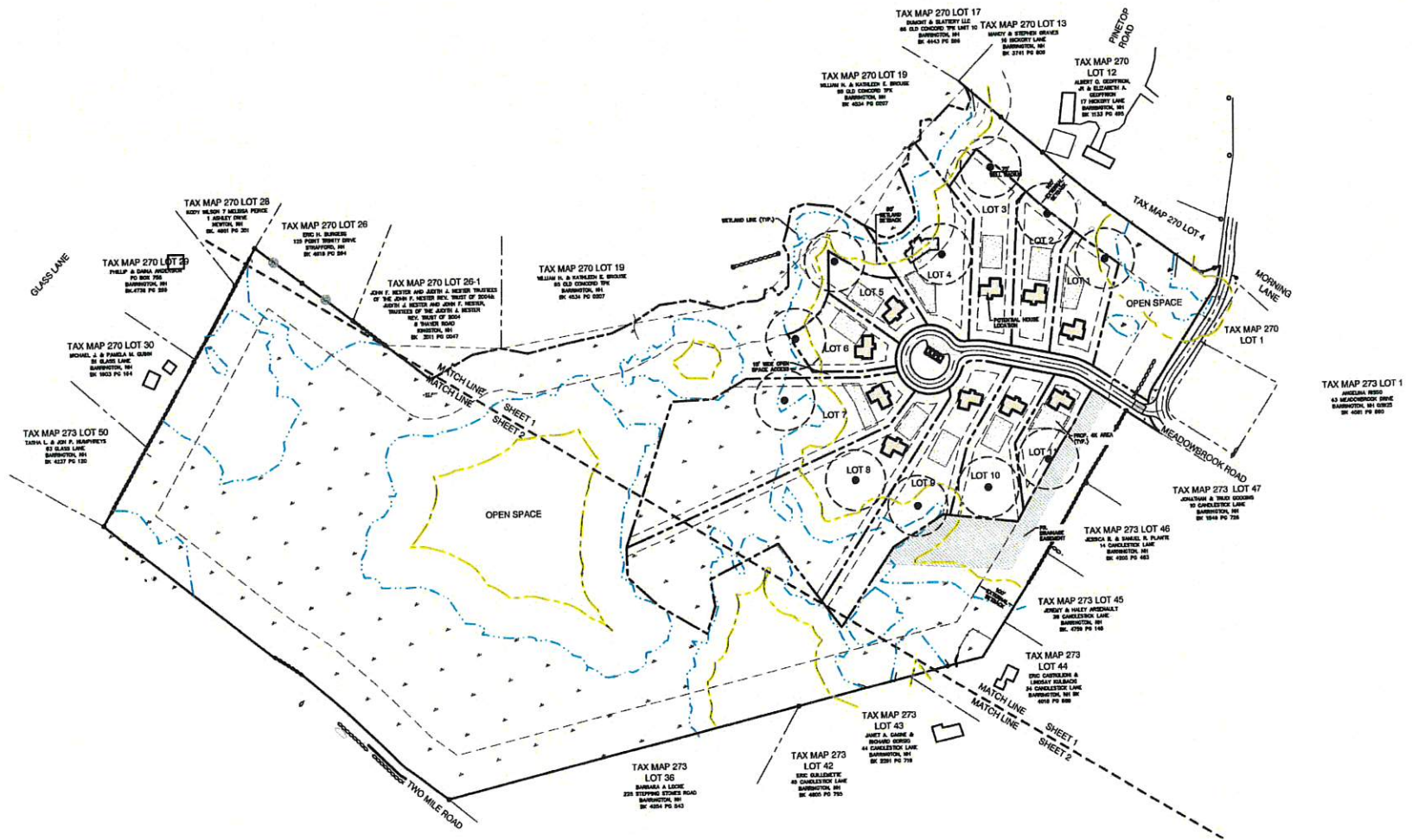
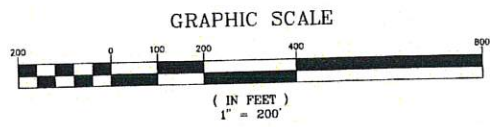
APPROVED - BARRINGTON, NH
PLANNING BOARD

DATE:



SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SUBDIVISION SITE PLAN OF DEVELOPMENT FOR THE MAP 270/LOTS 2 & 3, AND MAP 273/LOT 49. ALL HOMES WILL BE SERVICED BY ON-SITE WELLS AND SEPTICS
 ZONING DISTRICT: GENERAL RESIDENTIAL (OPEN SPACE SUBDIVISION)
 LOT AREA MINIMUM = 20,000 SF
 LOT FRONTAGE MINIMUM = N/A
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 25'
 SIDE SETBACK = 20'
 REAR SETBACK = 20'
 LOT WIDTH = 75'
 WETLAND SETBACK = 50'
 EXTERNAL SETBACK = 100'
 MAX. BUILDING HEIGHT = 35'
- SHEETS A1 THRU A5 TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS. FULL PLAN SET SHALL BE ON FILE AT TOWN OF BARRINGTON PLANNING OFFICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- A NOTICE OF INTENT TO EXCAVATE IS REQUIRED TO BE FILED WITH THE BOARD OF SELECTMAN IF 1,000 CUBIC YARDS OF MATERIAL IS TO BE EXCAVATED ON-SITE. A TAX OF \$0.02 PER YARD IS REQUIRED TO BE PAID ALONG WITH THE FILING FEE. A NOTICE OF INTENT TO CUT SHOULD BE FILED FOR ANY TREE CLEARING ACTIVITY NOT FOR PERSONAL USE WITH THE BOARD OF SELECTMAN. CONTACT MARY PINKHAM-LANGER AT (603) 271-8223, IF YOU HAVE ANY QUESTIONS.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 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 REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.



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Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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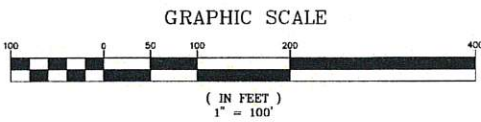


REV.	DATE	REVISION	BY
0	08/23/21	ISSUED FOR REVIEW	BWG
		REVISION	BY

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 SITE PLAN
Project:	TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49 MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.
C2
 SHEET 11 OF 20
 JBE PROJECT NO. 20747



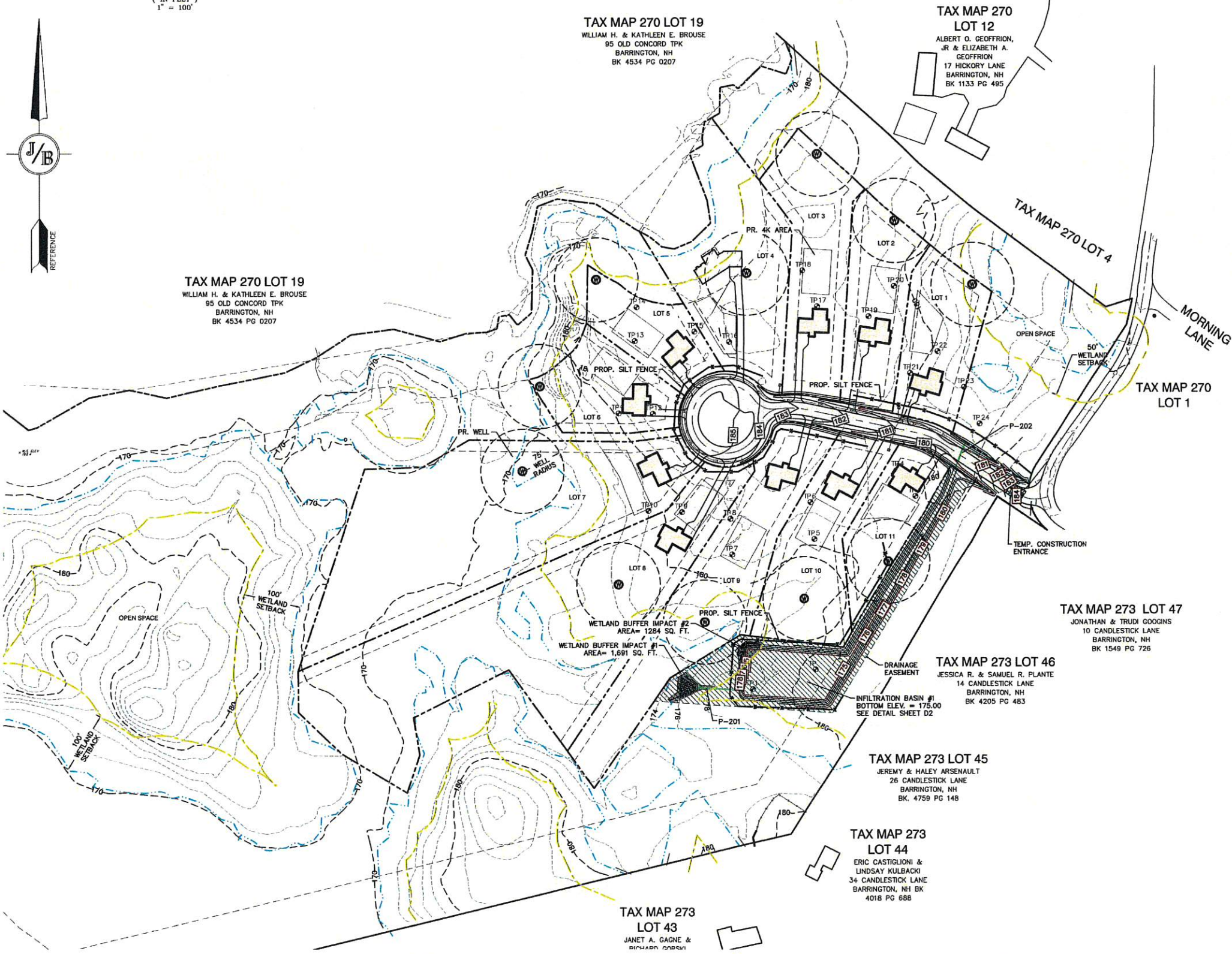
TAX MAP 270 LOT 17
 DUMONT & SLATTERY LLC
 66 OLD CONCORD TPK UNIT 10
 BARRINGTON, NH
 BK 4443 PG 586

TAX MAP 270 LOT 13
 MANDY & STEPHEN GRAVES
 16 HICKORY LANE
 BARRINGTON, NH
 BK 3741 PG 809

TAX MAP 270 LOT 19
 WILLIAM H. & KATHLEEN E. BROUSE
 95 OLD CONCORD TPK
 BARRINGTON, NH
 BK 4534 PG 0207

TAX MAP 270 LOT 12
 ALBERT O. GEOFFRION, JR. & ELIZABETH A. GEOFFRION
 17 HICKORY LANE
 BARRINGTON, NH
 BK 1133 PG 495

TAX MAP 270 LOT 19
 WILLIAM H. & KATHLEEN E. BROUSE
 95 OLD CONCORD TPK
 BARRINGTON, NH
 BK 4534 PG 0207



GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NAVD 88.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D2 FOR DRAINAGE STRUCTURE SCHEDULE AND SHEET D2 FOR DRAINAGE DETAILS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ADJUTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

TAX MAP 273 LOT 47
 JONATHAN & TRUDI GOOGINS
 10 CANDLESTICK LANE
 BARRINGTON, NH
 BK 1549 PG 726

TAX MAP 273 LOT 46
 JESSICA R. & SAMUEL R. PLANTE
 14 CANDLESTICK LANE
 BARRINGTON, NH
 BK 4205 PG 483

TAX MAP 273 LOT 45
 JEREMY & HALEY ARSENAULT
 26 CANDLESTICK LANE
 BARRINGTON, NH
 BK. 4759 PG 148

TAX MAP 273 LOT 44
 ERIC CASTIGLIONI & LINDSAY KULBACKI
 34 CANDLESTICK LANE
 BARRINGTON, NH BK
 4018 PG 688

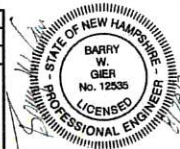
TAX MAP 273 LOT 43
 JANET A. GAGNE & BICHARD GAGNE

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PROJECT PARCEL TOWN OF BARRINGTON TAX MAP 270, LOTS 2 & 3 TAX MAP 273, LOT 49
OWNER ANTHONY & JANIS SERRA 44 MEADOWBROOK DRIVE BARRINGTON, NH BK 1236, PG 653
APPLICANT 21 BOYLSTON STREET, LLC 18 BRUSH HILL ROAD MERRIMAC, MA 01860
TOTAL LOT AREA 2,584,200± SQ. FT. 58.87± ACRES

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Design: BWG | Draft: DFP | Date: 08/23/21
 Checked: BWG | Scale: AS-NOTED | Project No.: 20747
 Drawing Name: 20747-PLAN.dwg
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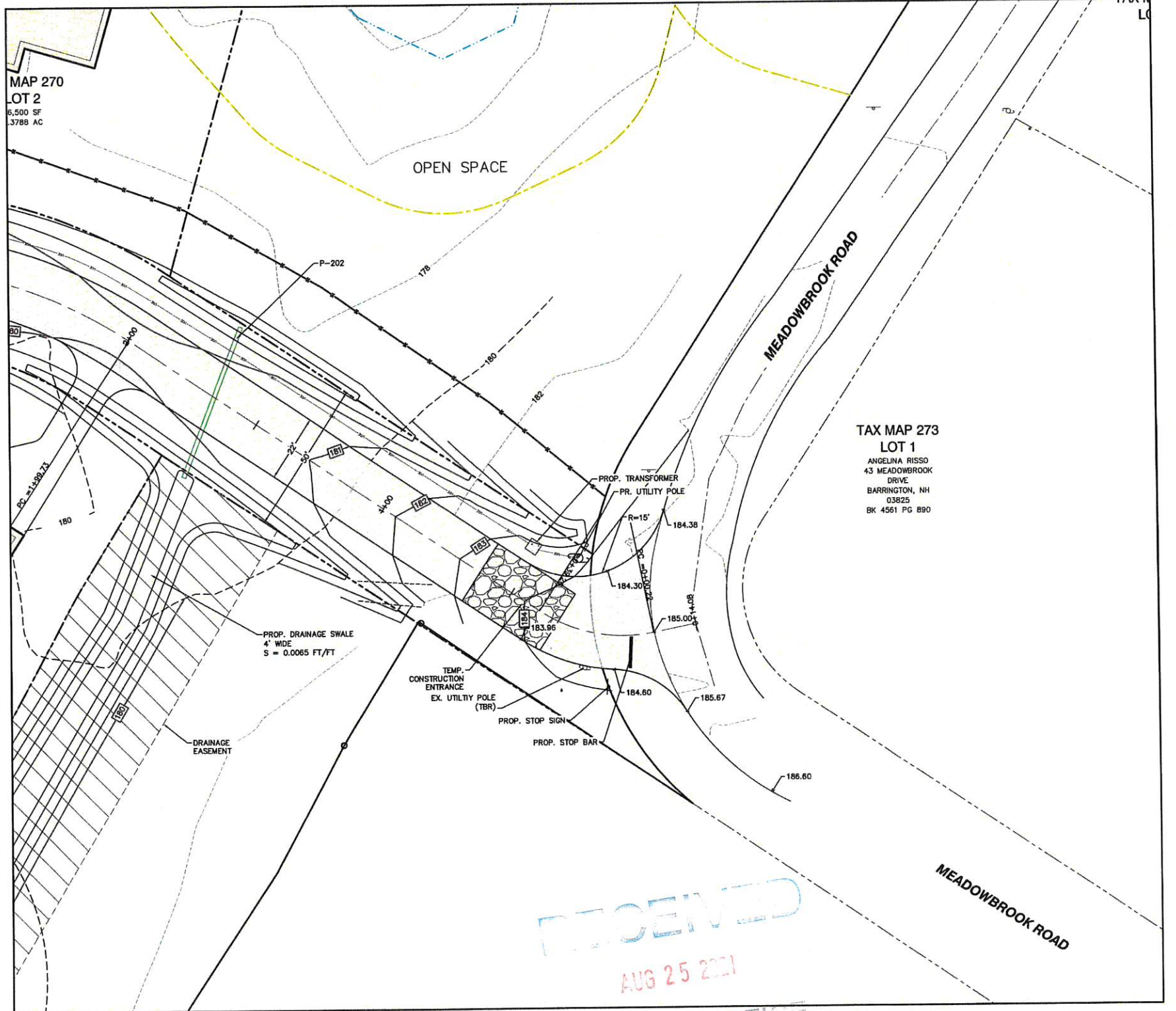
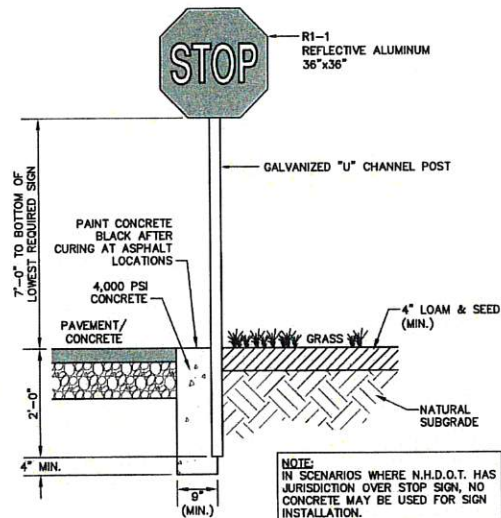
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 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4748
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND DRAINAGE PLAN TAX MAP 270 LOT 2 & 3, TAX MAP 273 LOT 49
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.
C3
 SHEET 13 OF 20
 JBE PROJECT NO. 20747



ROAD ENTRANCE DETAIL

SCALE: 1" = 20'

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Design: BWG Draft: DFP Date: 08/23/21
Checked: BWG Scale: AS NOTED Project No.: 20747
Drawing Name: 20747-PLAN.dwg

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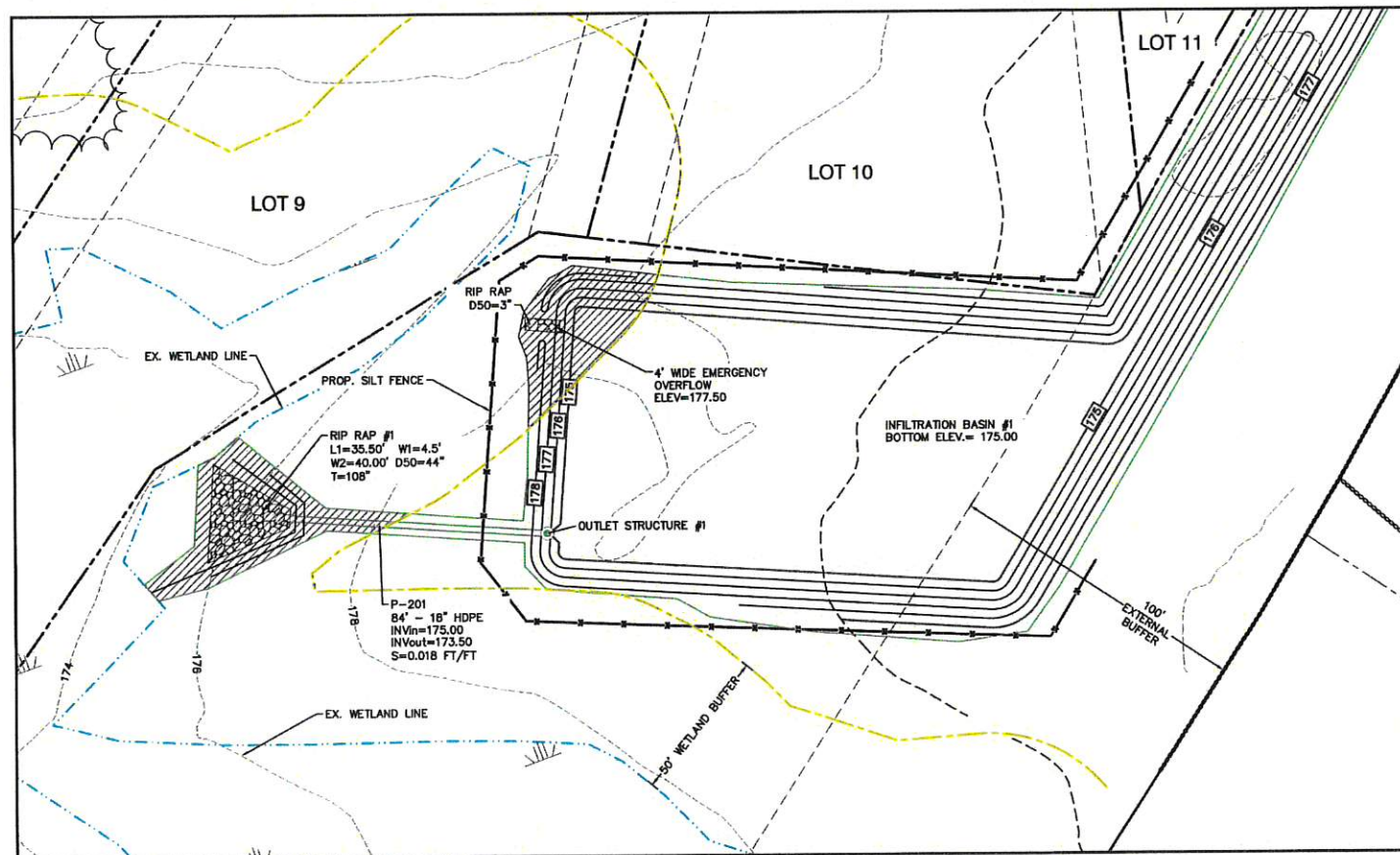
Plan Name: **DETAIL SHEET**
TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49

Project: **MEADOWBROOK VILLAGE
MEADOWBROOK DRIVE BARRINGTON, NH**

Owner of Record: **ANTHONY L. & JANIS SERRA
44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653**

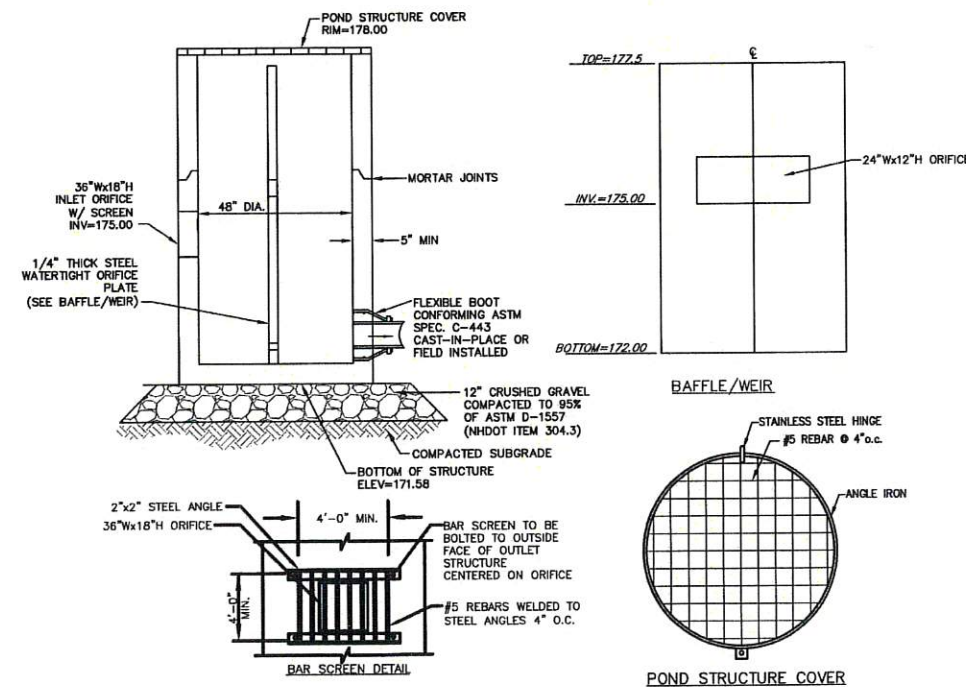
DRAWING No. **D2**

SHEET 16 OF 20
JBE PROJECT NO. 20747



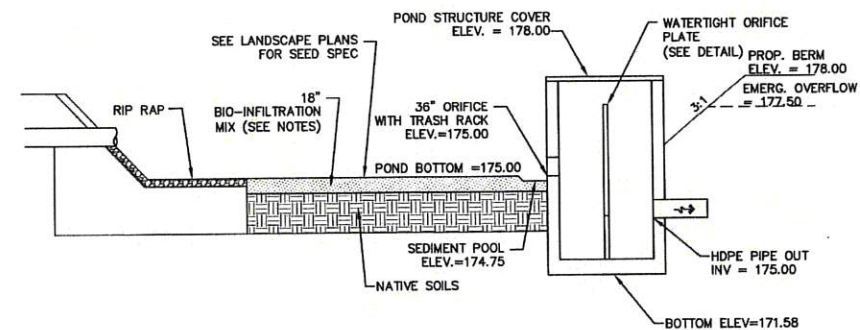
INFILTRATION BASIN #1

SCALE: 1" = 30'



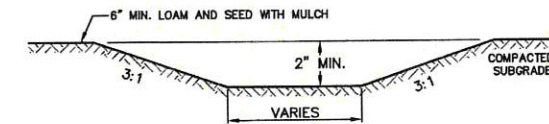
OUTLET STRUCTURE #1 (OS #1)

NOT TO SCALE



INFILTRATION BASIN #1

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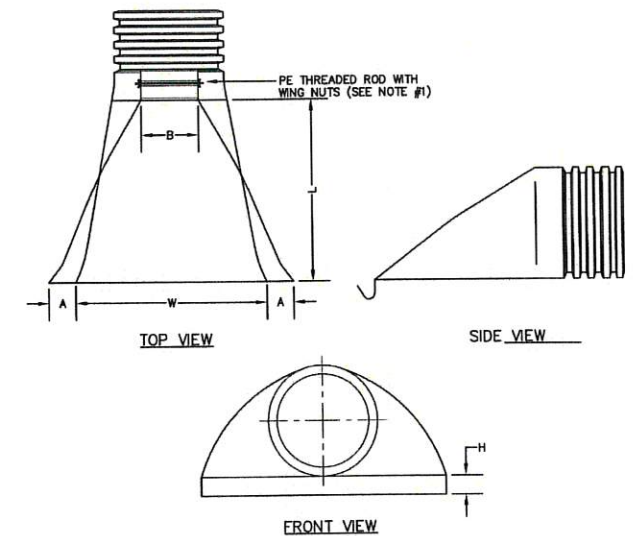


NOTE:

1. STABILIZED PRIOR TO DIRECTING RUN OFF TO SWALE
2. CONSTRUCT SWALE AT 0.005 FT/FT SLOPE (MIN.)

VEGETATED SWALE

NOT TO SCALE



PART NO.	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
1510-NP	15"	6.5"	10"	6.5"	25"	29"
1810-NP	18"	7.5"	15"	6.5"	32"	35"
2410-NP	24"	7.5"	18"	6.5"	36"	45"
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
3610-NP	36"	10.5"	N/A	7.0"	53"	68"

NOTES:

1. PE THREADED ROD WITH WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" AND 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL DIMENSIONS ARE NOMINAL.

ADS N-12 FLARED END SECTION

NOT TO SCALE

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Design: BWG Draft: DFP Date: 08/23/21
 Checked: BWG Scale: AS NOTED Project No.: 20747
 Drawing Name: 20747-PLAN.dwg
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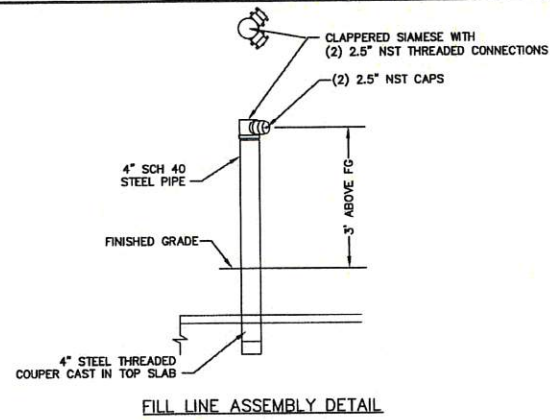


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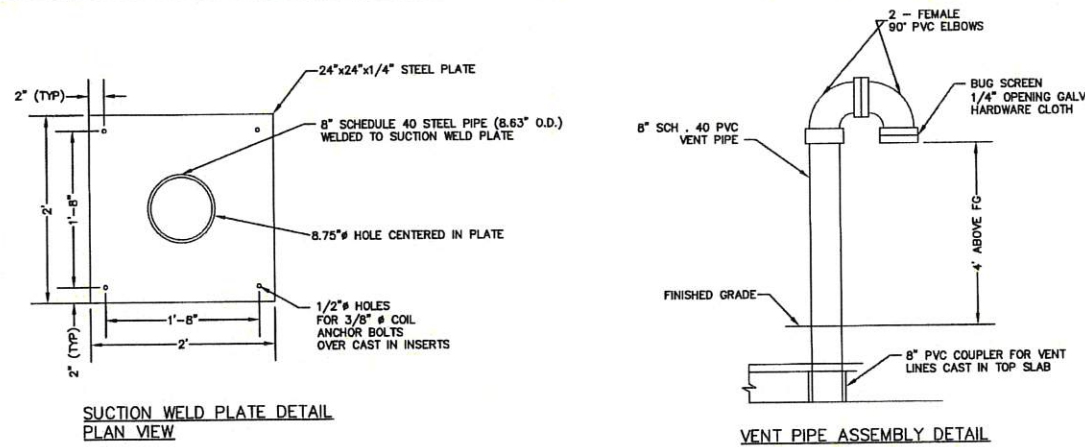
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DETAIL SHEET**
 TAX MAP 270 / LOT 2 & 3, TAX MAP 273 / LOT 49
 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.
D3
 SHEET 17 OF 20
 JBE PROJECT NO. 20747

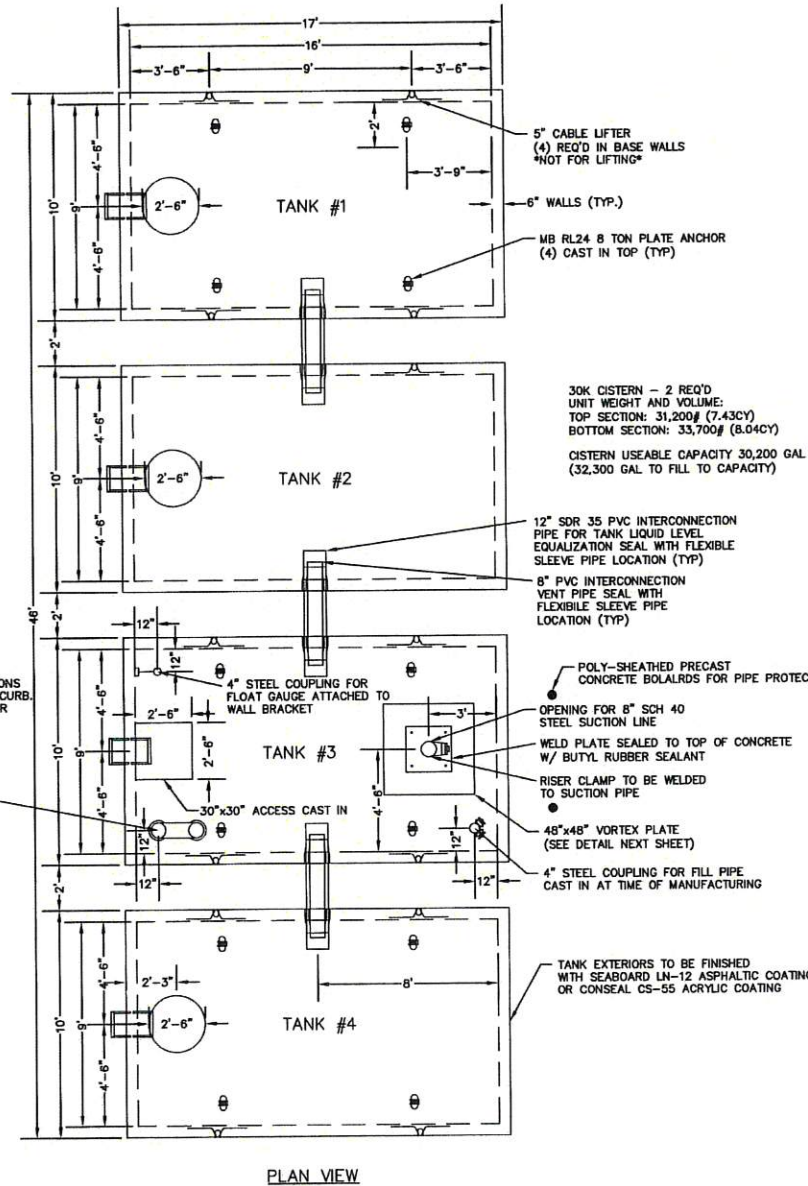


FILL LINE ASSEMBLY DETAIL

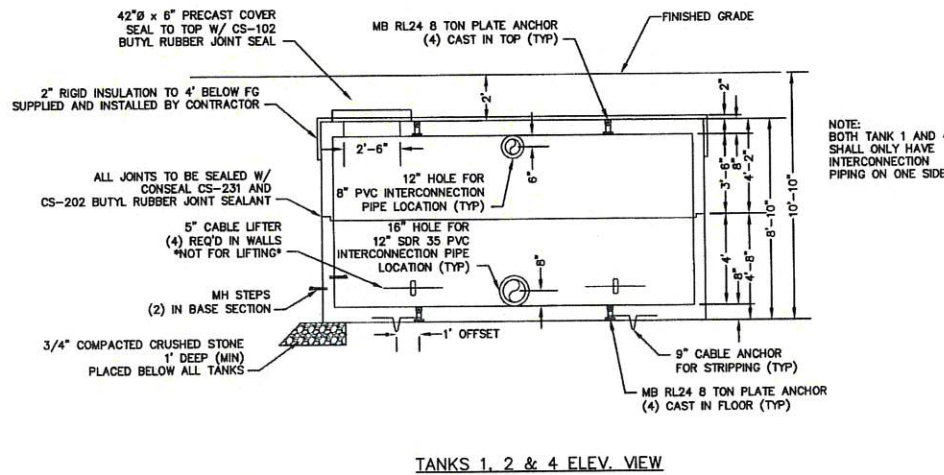


SUCTION WELD PLATE DETAIL
PLAN VIEW

VENT PIPE ASSEMBLY DETAIL

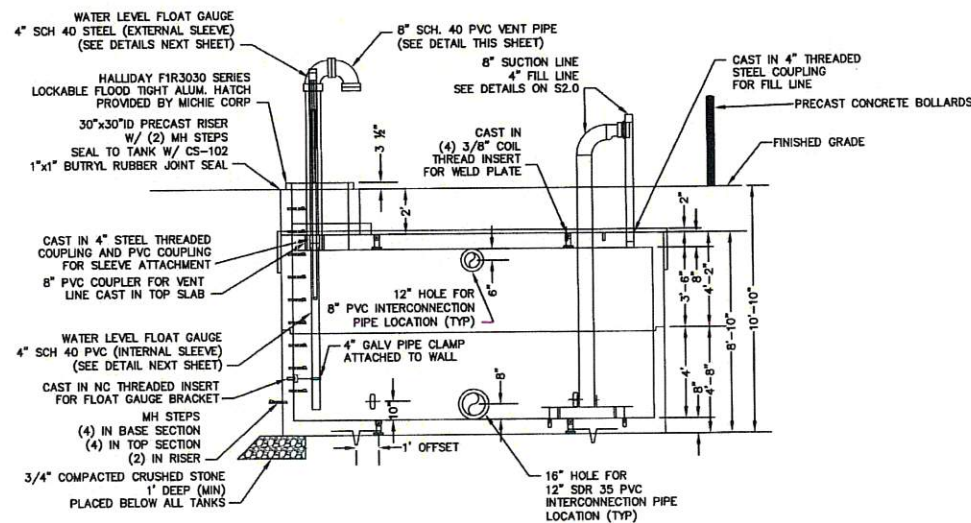


PLAN VIEW

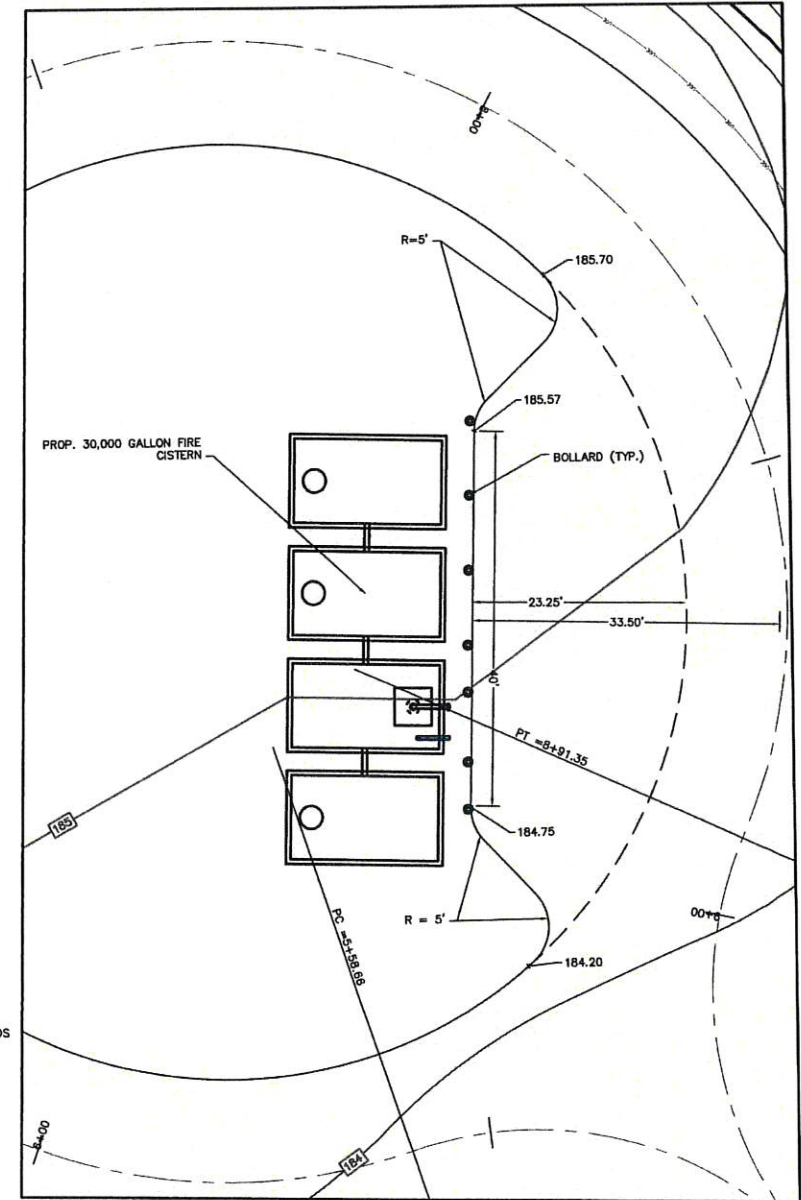


TANKS 1, 2 & 4 ELEV. VIEW

NOTE: BOTH TANK 1 AND 4 SHALL ONLY HAVE INTERCONNECTION PIPING ON ONE SIDE



TANK 3 ELEV. VIEW



CISTERN PLAN

SCALE: 1" = 10'

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MITCHIE CORPORATION 30,000 GAL CISTERN DETAIL

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Design: BWG Draft: DFP Date: 08/23/21
Checked: BWG Scale: AS NOTED Project No.: 20747
Drawing Name: 20747-PLAN.dwg

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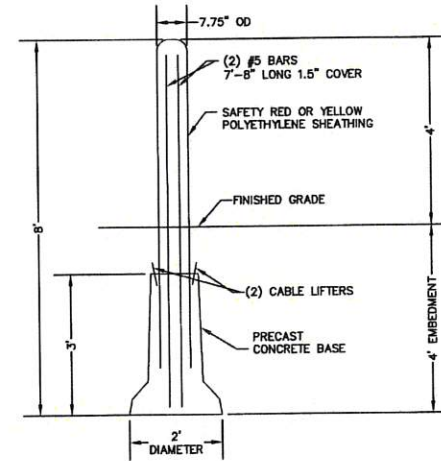
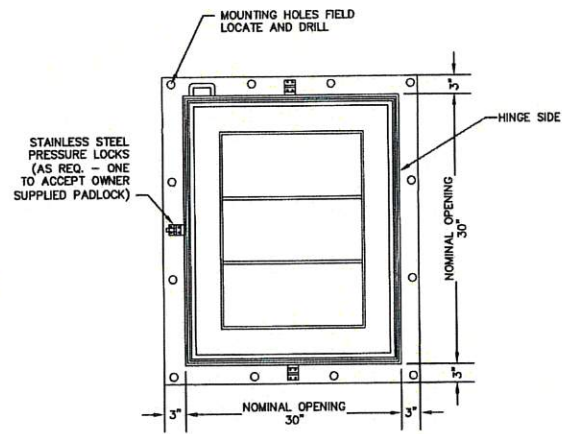


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PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

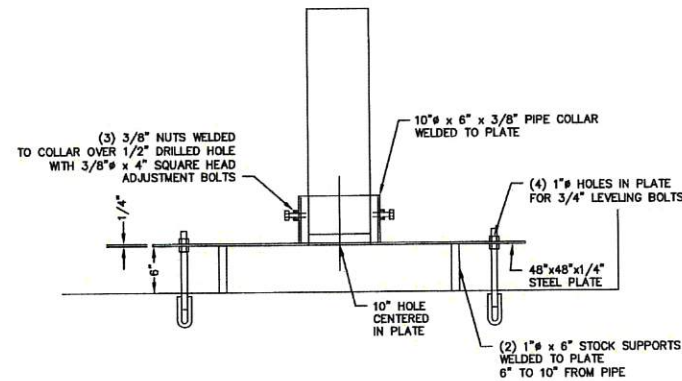
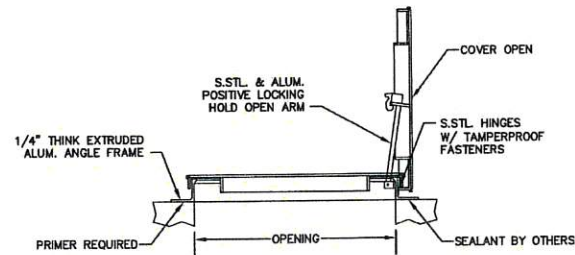
Plan Name: DETAIL SHEET
TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
Project: MEADOWBROOK VILLAGE
MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record: ANTHONY L. & JANIS SERRA
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DRAWING No.
D4
SHEET 18 OF 20
JBE PROJECT NO. 20747

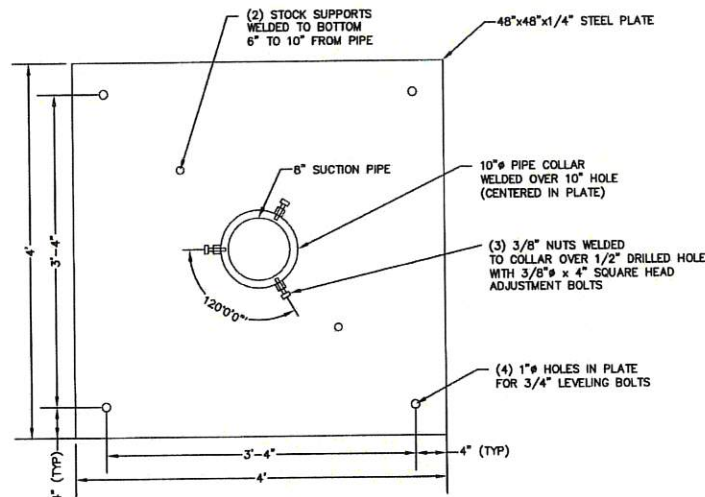


NOTES:
 1. CONCRETE: 4,000 PSI @ 28 DAYS.
 2. REINFORCING: 80,000 PSI GRADE 60 DEFORMED BLACK BARS.
 3. EACH BOLLARD TO WEIGH 750# (0.18 CY).

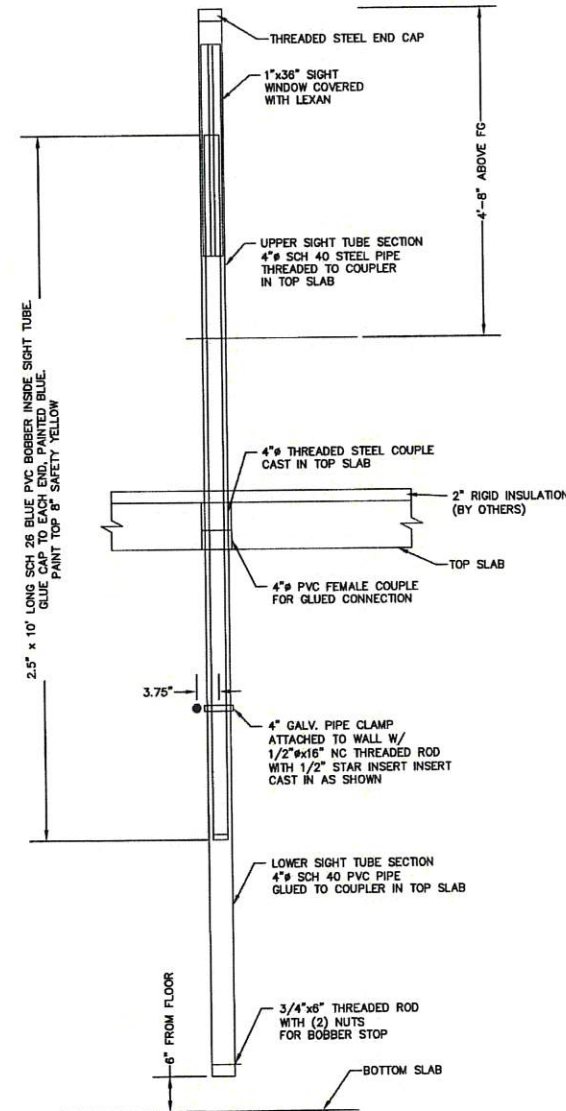
POLY SHEATHED PRECAST BOLLARD



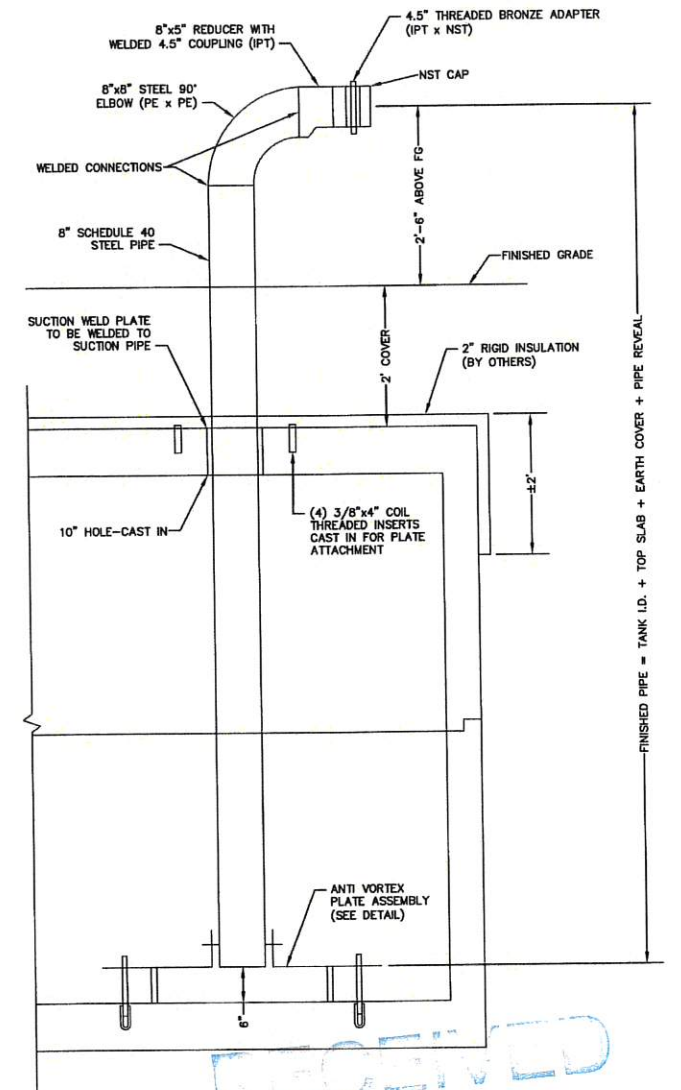
ANTI VORTEX PLATE DETAIL ELEVATION VIEW



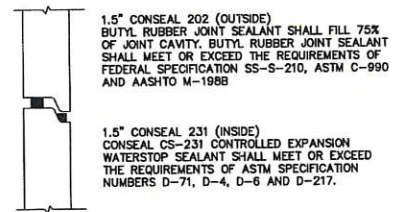
ANTI VORTEX PLATE DETAIL PLAN VIEW



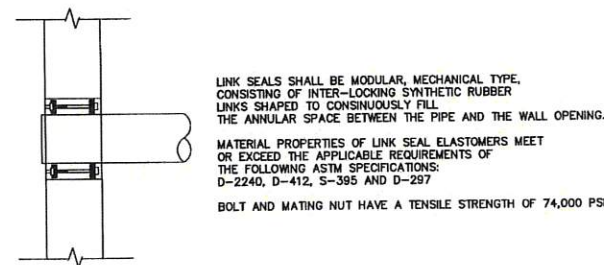
TYPICAL WATER FLOAT INDICATOR DETAIL



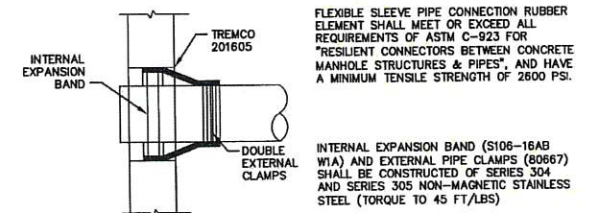
SUCTION ASSEMBLY DETAIL



CONSEAL JOINT SEALANT DETAIL



TYPICAL LINK SEAL PIPE CONNECTION



TYPICAL FLEXIBLE SLEEVE PIPE CONNECTION DETAIL

MITCHIE CORPORATION 30,000 GAL CISTERN COMPONENT DETAILS

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 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No. **D5**
 SHEET 19 OF 20
 JBE PROJECT NO. 20747

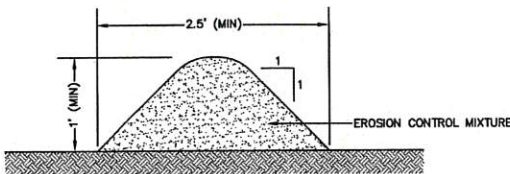
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TEMPORARY EROSION CONTROL NOTES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOADED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE "C" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN 575 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE.
 - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.

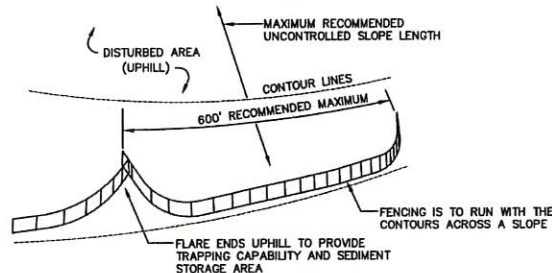


NOTES:

- ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE, UNLESS OTHERWISE SPECIFIED.
- THE EROSION CONTROL MIX USED IN THE FILTER BERMS SHALL BE A WELL-GRADED MIXTURE OF PARTICLE SIZES. MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS, AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH, AND SHALL MEET THE FOLLOWING STANDARDS:
 - THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
 - THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - THE pH SHALL BE BETWEEN 5.0 AND 8.0.
- ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
- ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES STEEPER THAN 3:1, UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE), AND A MINIMUM OF 36" WIDE. ON LONGER OR STEEPER SLOPES, THE BERM SHALL BE WIDER TO ACCOMMODATE THE POTENTIAL ADDITIONAL RUNOFF.
- FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
- STRUCTURES MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED.

ORGANIC FILTER BERM

NOT TO SCALE



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

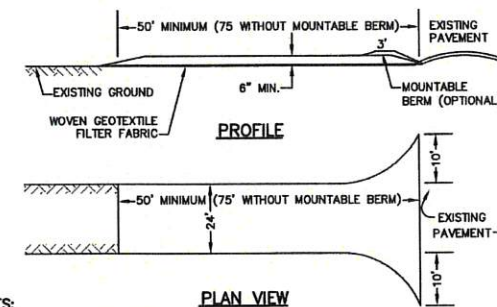
- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 6" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE "BULGES" DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

NOT TO SCALE

SEEDING SPECIFICATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P205), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT, TREFLOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - WHEN SEEDS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



NOTES:

- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



CONSTRUCTION SEQUENCE

- PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION. AT LEAST A TEMPORARY CULVERT OR ROADBED TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
- INSTALL THE DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF "SELECT" SUBGRADE MATERIALS.
- PAVE ALL ROADWAYS WITH INITIAL "BASE COURSE".
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS WITH "FINISH" COURSE.
- ALL ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	GOOD	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, OOD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFLOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES

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REV.	DATE	REVISION	BY
0	08/23/21	ISSUED FOR REVIEW	BWG

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Plan Name: **EROSION AND SEDIMENT CONTROL DETAILS**
 TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
 Project: **MEADOWBROOK VILLAGE**
MEADOWBROOK DRIVE BARRINGTON, NH
 Owner of Record: **ANTHONY L. & JANIS SERRA**
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DRAWING No. **E1**
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