



January 13, 2021

Ms. Marcia Gasses
Town Planner and Land Use Administrator
Town of Barrington
P.O. Box 660
Barrington, New Hampshire 03825

Subject: The Crossing at Village Center – Map 238 / Lot 36
Engineering Review

Dear Ms. Gasses:

As requested, we have completed our review of the plans and materials submitted for the above referenced project. The documents reviewed include the following:

- Site Plans, prepared by Beals Associates PLLC, dated 9/3/2020, revised 1/7/2021
- Drainage Analysis, prepared by Beals Associates PLLC, dated 8/10/2020, revised 1/6/2021
- A Letter of Response to Comments on Traffic Impact Study, prepared by Vanasse & Associates, Inc., dated 12/23/2020.

The following were comments noted during our review:

1. The applicant has requested a waiver from Section 4.7.7.3 of the Subdivision Regulations, which requires a minimum cover over drainage pipes of 36". The applicant is proposing a minimum of 24" of cover on drainage pipes, and has specified a pipe type that allows for a minimum cover less than or equal to 24". We take no exception to this waiver, and do not believe this will have an adverse effect on the proposed drainage system or the use of the site.
2. Sheet 11 of 15. Access Road Detail. The applicant provided an access road detail on the plans in the latest submission. The detail calls for a 4-inch loam and seed top dressing, while the plans call out a gravel access road. We recommend that the applicant clarify if the proposed access road has a 4" loam and seed finish or gravel. Additionally, we recommend that the applicant provide compaction requirements for the access road on the detail.
3. Sheet 9 of 15. Plan View. The applicant has added a statement to the plans stating "provide tip downs as required, typical". This note does not provide enough detail for the contractor to determine where tipdowns are required and how they are to be constructed. We recommend that the applicant revise the plans to provide more detail on all sidewalk end locations throughout the proposed project site by means of additional spot grades and/or other details on the plans, to ensure that tipdowns are constructed in a manner that meets ADA requirements.
4. Sheets 9 – 11 of 15. The applicant provided additional spot grades, however we recommend that the applicant provide more spot grades in the parking areas adjacent to the proposed buildings to depict how the parking area elevations interface with each proposed building slab.

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5. Drainage Analysis. Wet Pond (1P) BMP and Bioretention Pond (2P) worksheets. The values for the area draining to the practice and the Impervious area drainage to the practice do not match the HydroCAD model. We recommend that the applicant revise the BMP worksheet calculations as this may affect the sizing of the ponds to handle the necessary WQV. **Repeat Comment.** The areas draining for both practices and their respective impervious areas listed on the BMP worksheet do not match the HydroCAD model.

Please note that we have no further comments on the Traffic Impact Study.

If you have any questions or comments, please do not hesitate to contact us.

Very truly yours,

DuBOIS & KING, Inc.



Jeffrey A. Adler, P.E.
Sr. Project Manager