

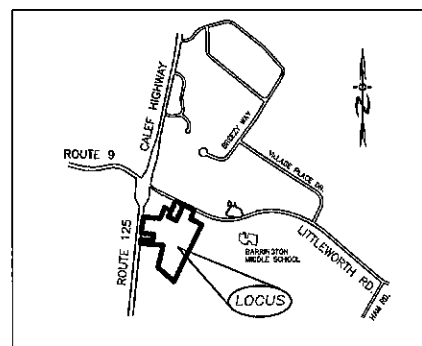
THE CROSSING AT VILLAGE CENTER RESIDENTIAL DEVELOPMENT

RECORD OWNERS:

TAX MAP 238 LOT 36
WALDRON HALEY REV LIV TRUST
14 SHAKESPEARE RD.
NASHUA, NH 03062

APPLICANT:

J&L TERRA HOLDINGS, INC.
79 EXETER ROAD
N. HAMPTON, N.H. 03862



LOCATION MAP
1" = 2000'

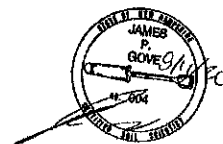
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APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD	
CHAIRPERSON	DATE

REVISED PER PB COMMENTS	11-24-20
REVISED PER ENG. REVIEW	1-7-2021
REVISIONS:	DATE:



REQUIRED PERMITS
NHDES SUBDIVISION APPROVAL NUMBER: SA 2020
NHDES ALTERATION OF TERRAIN NUMBER:
NPDES APPROVAL NUMBER:
NH DOT DRIVEWAY PERMIT

WETLAND/SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644

JAN 07 2021

CIVIL ENGINEERS:

BEALS ASSOCIATES PLLC
70 PORTSMOUTH AVE.
STRATHAM, NEW HAMPSHIRE
PHN. 603-583-4860, FAX. 603-583-4863

LAND SURVEYORS:

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
1-603-664-5786

PLAN SET LEGEND

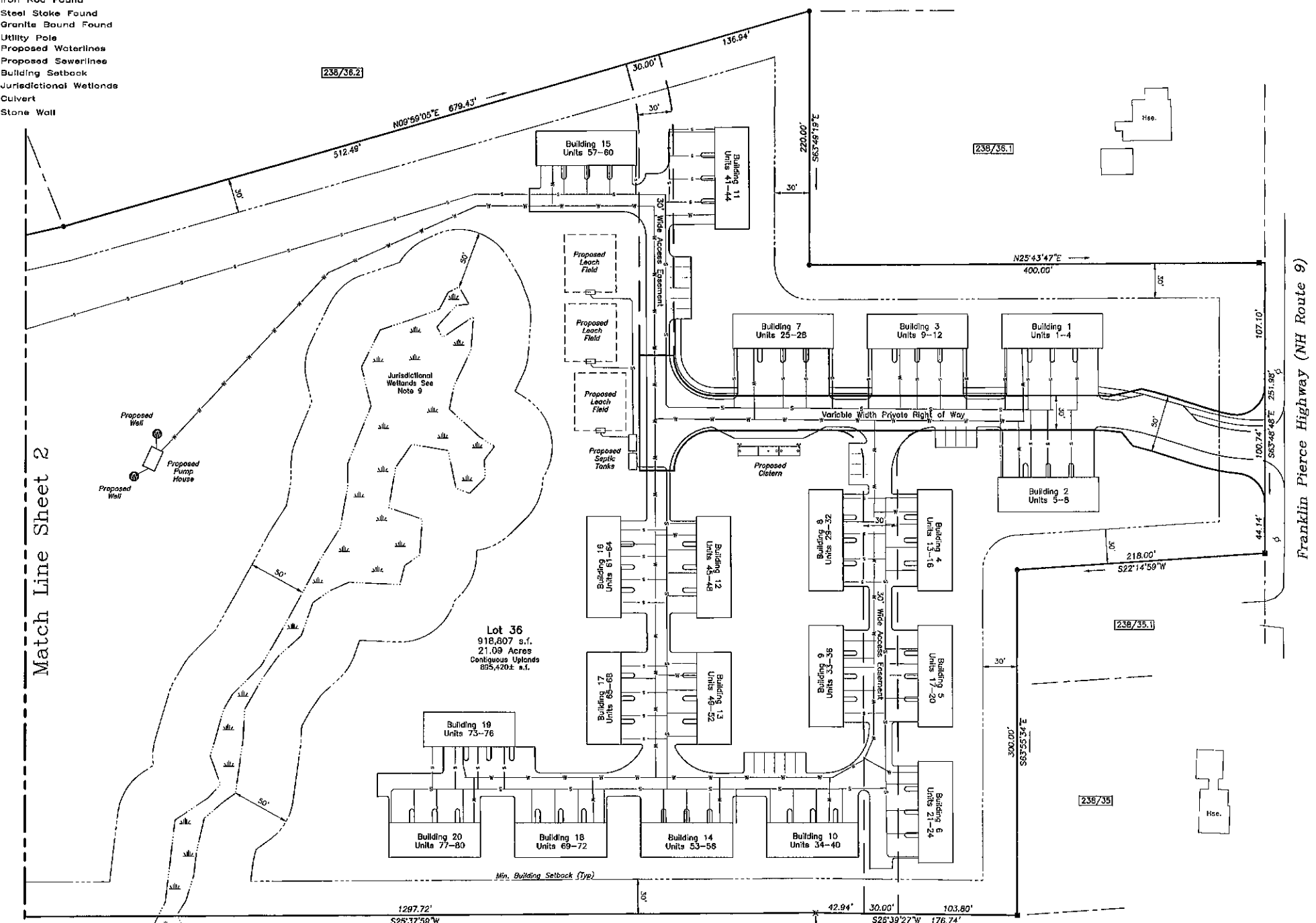
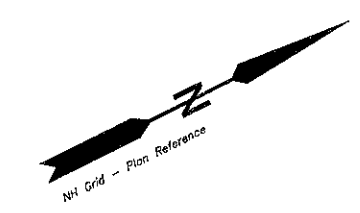
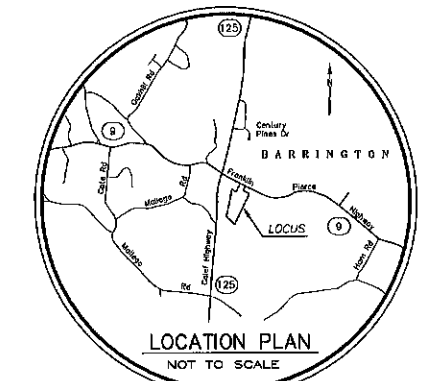
UTILITY POLE	⊙	OVERHEAD ELEC. LINE	—OHE—
DRAIN MANHOLE	⊗	UNDERGROUND ELEC. LINE	—UGE—
SEWER MANHOLE	⊕	DRAINAGE LINE	—D—D—
EXISTING LIGHT POLE	⊠	SEWER LINE	—S—
EXISTING CATCH BASIN	⊞	GAS LINE	—C—
PROPOSED CATCH BASIN	⊞	WATER LINE	—W—
EXIST. SPOT GRADE	0.0-0.0	STONE WALL	—
PROP. SPOT GRADE	0.0-0.0	TREE LINE	—
DOUBLE POST SIGN	⊥	ABUT. PROPERTY LINES	—
SINGLE POST SIGN	⊥	EXIST. PROPERTY LINES	—
STREET LIGHT	⊥	BUILDING SETBACK LINES	—
TEST PIT	⊥	EXIST. CONTOUR	---100---
4000 SF SEPTIC RESERVE AREA	⊞	PROP. CONTOUR	---100---
PROP. WELL W/ 75' PROTECTIVE RAD.	⊙	SOIL LINES	⋯
		SILT FENCE OR EROSION CONTROL BERM	—
		30k GAL. FIRE CISTERN	⊞

LAND USE OFFICE

- Legend:**
- C2 See Curve Table
 - L1 See Length Table
 - SCRD Strafford County Registry of Deeds
 - o Iron Pipe Found
 - Iron Rod Found
 - Steel Stake Found
 - Granite Bound Found
 - U Utility Pole
 - w- Proposed Waterlines
 - s- Proposed Sewerlines
 - - - Building Setback
 - - - Jurisdictional Wetlands
 - o- Culvert
 - Stone Wall

Reference:
 Lot Line Adjustment for Alan D. Haley & Waldron B. Haley Living Revocable Trust of 1998, Barrington, NH, dated February 2020, revised 03-19-20, prepared by Norway Plains Associates Inc., SCRD Plan #12137.

For Registry of Deeds Purposes



- Notes:**
- 1.) This plan does not represent a determination of title and the purpose of this plan is to depict the proposed improvements of Units 1 through 80 located on the subject parcel for condominium conversion utilizing the boundary information depicted on the plan reference. Each unit is to be served by community septic system and community wells.
 - 2.) Plan Error of Closure Better Than 1:15,000.
 - 3.) Parcel is shown as Lot 36 on the Town of Barrington Assessor's Map 238.
 - 4.) Parcel is located in the Village District & Wetlands Protection District Overlay (50' from edge of Jurisdictional wetlands).
 - 5.) Owner of Record: Waldron B. Haley Living Revocable Trust of 1998
 14 Shakespeare Road
 Nashua, NH 03082-2431
 SCRD BK 2068, Pg 247
 - 6.) This plan does not show any unrecorded or unfiled easements which may exist. A reasonable and diligent client has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
 - 7.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C0305E, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
 - 8.) Existing Lot Area: 21.09 Acres
 - 9.) The wetland areas shown herein were field delineated by Gove Environmental Services, Inc., of 6 Continental Drive, Building #2, Unit H, Exeter, NH.
 - 10.) NHDOT Driveway Permit: Pending.
 - 11.) See Sheet 2 of 2 for Roadway and Access Easement Details.

Match Line Sheet 2

Franklin Pierce Highway (NH Route 9)

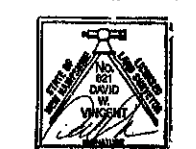
CONDOMINIUM SITE PLAN
 PREPARED FOR
THE CROSSING AT VILLAGE CENTER
 OF PROPERTY IN THE NAME OF
WALDRON B. HALEY REVOCABLE LIVING TRUST OF 1998
 OF
TAX MAP 238 / LOT 36
 LOCATED AT
FRANKLIN PIERCE HIGHWAY (NH ROUTE 9)
 COUNTY OF STRAFFORD
BARRINGTON, NH



SCALE: 1" = 50' DATE: SEPTEMBER 3, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 684-5788
 www.landsurveyingservices.net

This plan is a condominium instrument under RSA Chapter 356-B and is not a subdivision of land.
 I certify that this survey plot 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.
 I certify: A.) That this site plan depicts the proposed location and dimensions of the improvements shown herein, specifically units 1 through 80.
 B.) That said units are not yet begun construction; and
 C.) That this plan is accurate and complies with the provisions of RSA 356-B:20(i) for site plans.



David W. Vincent, LLS No. 821 Date 6 Jan. 2021

ZONING REQUIREMENTS

ZONE (RESIDENTIAL)	VILLAGE DISTRICT
LOT AREA MIN.	80,000 S.F.
FRONTAGE	200 FT.
FRONT YARD	40 FT.
SIDE & REAR YARD	30 FT.
WETLAND BUFFER	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORES	2.5
MAX. LOT COVERAGE	40%

- WETLAND SCIENTIST CERTIFICATION**
1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Non-tidal and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
 2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
 3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2008).
 4. Classification of Wetlands and Deepwater Habitats of the United States. USFWS Manual FWS/OBS-75/31 (1979).

RECEIVED
 JAN 07 2021
 LAND SURVEYING OFFICE

TOWN OF BARRINGTON PLANNING BOARD APPROVAL

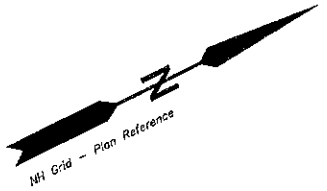
The subdivision regulations of the Town of Barrington are part of this plan and approval of this plan is contingent upon completion of said requirements of said subdivision regulations, excepting only modifications made in writing by the boards and attached hereto.

NO.	DATE	DESCRIPTION	BY
4			
3			
2	1/6/21	reva. per PFB comments	dvw
1	12/4/20	reva. per PFB comments	dvw

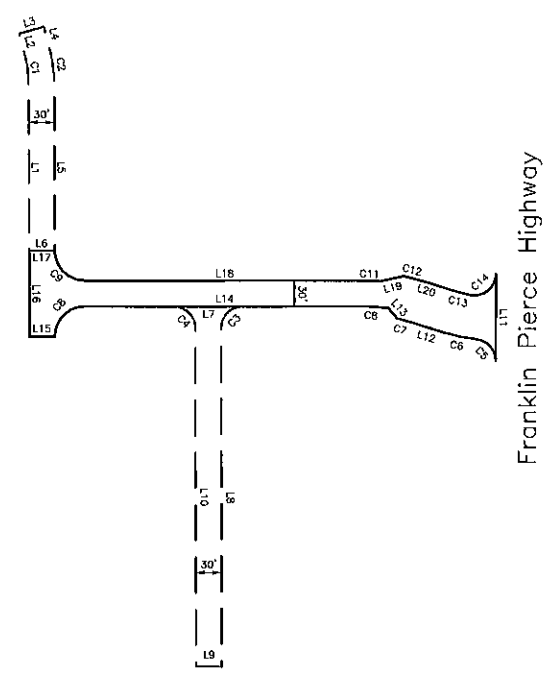
DWG NAME: O14condoalte FB: DC

- Legend:**
- C2 See Curve Table
 - L1 See Length Table
 - SCRD Strafford County Registry of Deeds
 - Iron Pipe Found
 - Iron Rod Found
 - × Steel Stake Found
 - Granite Bound Found
 - ▣ Utility Pole
 - Proposed Waterlines
 - - - Proposed Sewerlines
 - Building Setback
 - - - Jurisdictional Wetlands
 - Culvert
 - Stone Wall

Length Table:			Curve Table:					
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N64°03'49"W	193.93'	C1	36.23'	135.00'	15°22'41"	N71°45'09"W	36.13'
L2	N79°26'30"W	23.57'	C2	44.29'	165.00'	15°22'41"	S71°45'09"E	44.15'
L3	N48°58'05"E	30.00'	C3	39.27'	25.00'	90°00'00"	S19°03'49"E	35.36'
L4	S79°29'30"E	23.57'	C4	39.27'	25.00'	90°00'00"	S70°56'11"W	35.36'
L5	S64°03'49"E	193.93'	C5	37.13'	25.00'	85°08'16"	S73°38'34"W	33.61'
L6	S25°58'11"W	30.00'	C6	37.01'	175.00'	12°07'04"	S37°08'29"W	36.94'
L7	N25°56'11"E	80.00'	C7	15.67'	175.00'	5°07'48"	S40°38'06"W	15.66'
L8	S64°03'49"E	394.81'	C8	28.81'	185.00'	8°18'07"	S30°03'13"W	26.78'
L9	S26°39'27"W	30.00'	C9	54.08'	35.00'	90°00'00"	S19°03'49"E	49.50'
L10	N64°03'49"W	394.81'	C10	54.98'	35.00'	90°00'00"	N70°56'11"E	49.50'
L11	S67°48'48"E	100.74'	C11	16.61'	215.00'	4°25'31"	N28°08'57"E	16.60'
L12	S43°13'01"W	43.86'	C12	22.61'	225.00'	5°48'27"	N40°18'47"E	22.60'
L13	S79°44'53"W	15.88'	C13	18.64'	125.00'	7°10'09"	N39°17'56"E	15.53'
L14	S25°58'11"W	329.94'	C14	43.57'	25.00'	92°51'40"	N13°52'58"W	38.26'
L15	S25°58'11"W	30.00'						
L16	N64°03'49"W	100.00'						
L17	N25°56'11"E	30.00'						
L18	N25°56'11"E	329.94'						
L19	N13°37'39"E	28.83'						
L20	N43°13'01"E	43.86'						

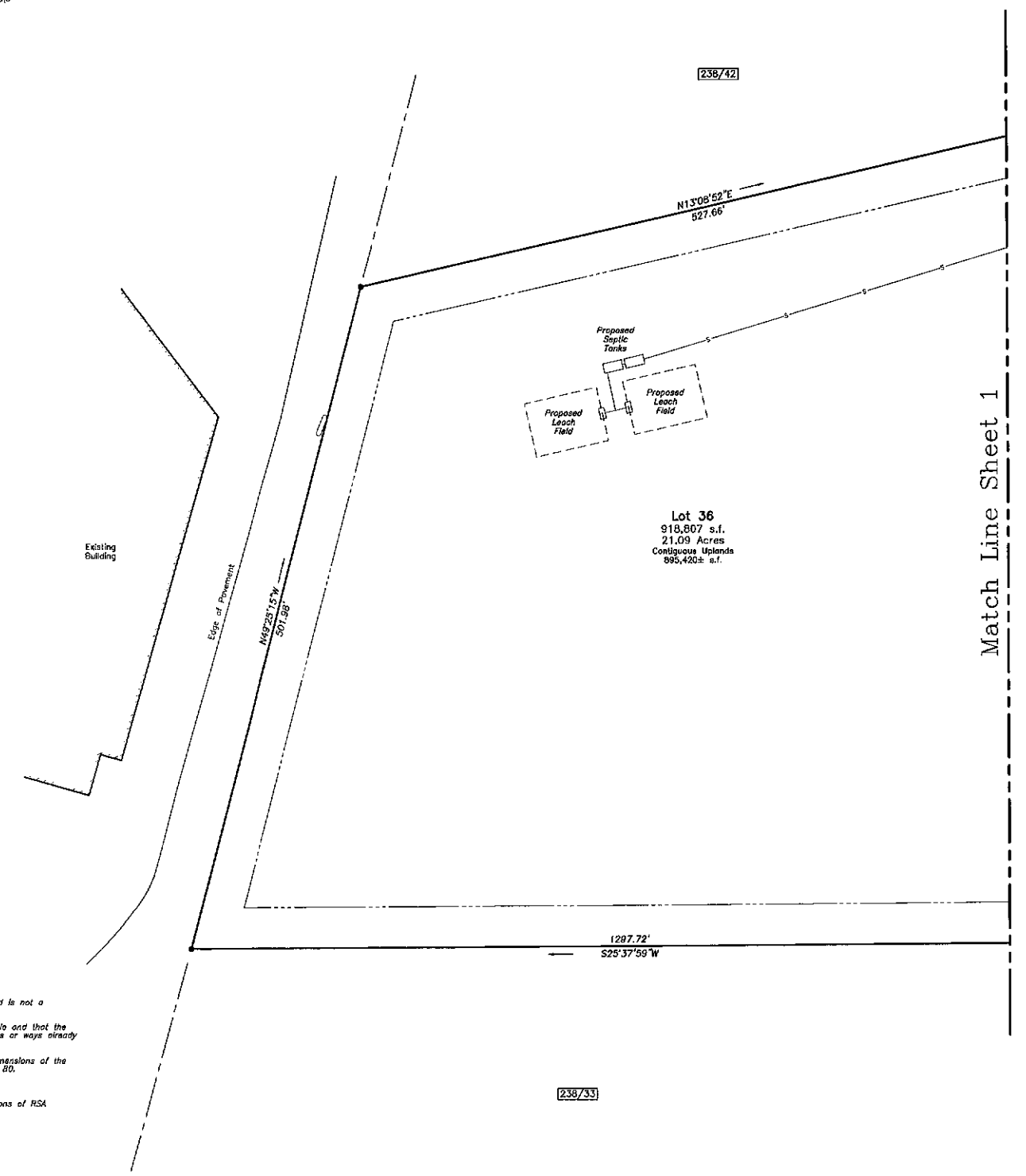


- Abutters**
- 238-16.21
BYP Homeowners Association
c/o Correy Piper
28 Village Place Drive
Barrington, NH 03825
 - 238/33 & 34
Gaudinello Family Revocable
Trust of 2015
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4311-926
 - 238/35 & 35-1
Richard & Victoria
H. Spitale
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 2989-536
 - 238/36.2
Waldron B. Haley
Living Revocable Trust of 1998
14 Shakespeare Road
Nashua, NH 03082-2431
 - 238/37
Lawrence G. Haley
2908 Trench Place
Austin, TX 78722
SCRD 2538-698
 - 238/38
574 Franklin Pierce Highway LLC
574 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4528-458
 - 238/41
Max Winkler
559 Calef Highway
Barrington, NH 03825
SCRD 3870-283
 - 238/42
A. William & Jules D'Antillo
PO Box 474
Barrington, NH 03825
SCRD 3129-837
 - 238/44
Virtuous Realty Inc.
607 Calef Highway #200
Barrington, NH 03825
SCRD 2948-332



Roadway & Easement Details
1"=100'

Franklin Pierce Highway



CONDOMINIUM SITE PLAN
PREPARED FOR
THE CROSSING AT VILLAGE CENTER
OF PROPERTY IN THE NAME OF
WALDRON B. HALEY REVOCABLE
LIVING TRUST OF 1998
OF
TAX MAP 238 / LOT 36
LOCATED AT
FRANKLIN PIERCE HIGHWAY (NH ROUTE 9)
COUNTY OF STRAFFORD
BARRINGTON, NH

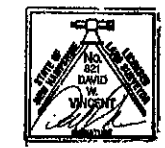


SCALE: 1"= 50' DATE: SEPTEMBER 4, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 684-5786
www.landsurveyingservices.net

RECEIVED
JAN 07 2021
LAND USE OFFICE

This plan is a condominium instrument under RSA Chapter 356-B and is not a subdivision of land.
I certify that this survey plot 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.
I certify: A.) That this site plan depicts the proposed location and dimensions of the improvements shown herein, specifically units 1 through 80.
B.) That said units are not yet begun construction; and
C.) That this plan is accurate and complies with the provisions of RSA 356-B:20(f) for site plans.



5 Jan. 2021
Date

David W. Vincent, LLS No. 821

NO.	DATE	DESCRIPTION	BY
1			
2	1/6/21	revs. per PD comments	dwv
1	12/4/20	revs. per PD comments	dwv

- Legend:**
- C2 See Curve Table
 - L1 See Length Table
 - SCRD Strafford County Registry of Deeds
 - o Iron Pipe Found
 - Iron Rod Found
 - x Steel Stake Found
 - Granite Bound Found
 - U Utility Pole
 - Building Setback
 - - - Jurisdictional Wetlands
 - - - Culvert
 - o-o-o-o-o Stone Wall

Access Easement Line Table

LINE	BEARING	DISTANCE
L1	N04°06'02"E	75.39'
L2	N72°41'47"E	18.51'
L3	S16°32'35"E	163.61'
L4	N86°26'23"W	154.27'

Access Easement Curve Table

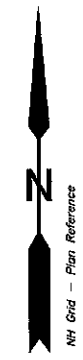
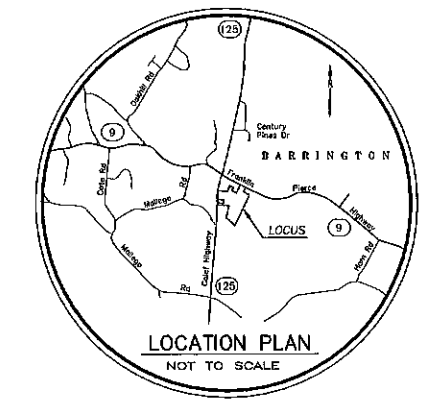
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	22.98'	40.00'	32°55'46"
C2	96.00'	60.00'	64°27'49"

Abutters

- 238-16.21
BVP Homeowners Association
c/o Correy Piper
28 Village Place Drive
Barrington, NH 03825
- 238/33 & 34
Gaudinello Family Revocable Trust of 2015
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4311-926
- 238/35 & 36-1
Richard & Victoria H. Spinale
528 Franklin Pierce Highway
Barrington, NH 03825
SCRD 2899-535
- 238/36-1
Alon D. Haley
1011 Andover Road
Baltimore, MD 212218
SCRD 4683-566
- 238/37
Lawrence G. Haley
2308 French Place
Austin, TX 78722
SCRD 2536-696
- 238/38
574 Franklin Pierce Highway LLC
574 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4528-489
- 238/40
Irving OB Properties NH Corp
PO Box 856
Colum, ME 04819
SCRD 3701-566
- 238/41
Max Winkler
559 Calef Highway
Barrington, NH 03825
SCRD 3670-283
- 238/42
A. Wiloim & Jules D'Antillo
PO Box 474
Barrington, NH 03825
SCRD 3129-537
- 238/44
Virtuous Realty Inc.
807 Calef Highway #200
Barrington, NH 03825
SCRD 2846-332
- 238/47
Lara Polosky
49 Ceros Street
Portsmouth, NH 03801
- 238/48
Philip A. & Christina L. Amezese
538 Calef Highway
Barrington, NH 03825
SCRD 3612-324
- 238/7
Town Center Properties LLC
PO Box 727
Dover, NH 03821

Reference:
"Lot Line Adjustment for Alon D. Haley & Waldron B. Haley Living Revocable Trust of 1998, Barrington, NH," dated February 2020, revised 03-18-20, prepared by Norway Plains Associates Inc., SCRD Plan #12137.

For Registry of Deeds Purposes



- Notes:**
- 1.) This plan does not represent a determination of title and the purpose of this plan is to subdivide the subject parcel into two parcels utilizing the boundary information depicted on the plan reference. Each lot is served by individual septic system and private well.
 - 2.) Plan Error of Closure Better Than 1:15,000.
 - 3.) Parcel is shown as Lot 36.1 on the Town of Barrington Assessor's Map 238.
 - 4.) Parcel is located in the Town Center District, Village District & Wetlands Protection District Overlay (50' from edge of Jurisdictional wetlands).
 - 5.) Owner of Record: Waldron B. Haley Living Revocable Trust of 1998
14 Shakespeare Road
Nashua, NH 03062-2431
SCRD Bk 2068, Pg 247
 - a.) Parcel is subject to the terms and restrictions to the State of New Hampshire as described in SCRD Bk 850, Pg 497.
 - b.) Parcel is subject to a Protective Well Radius as described in SCRD Bk 1903, Pg 516.
 - c.) Parcel has the benefit of an access easement as described in SCRD Bk 4446, Pg 335.
 - 6.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
 - 7.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 330170C305E, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
 - 8.) Existing Lot Area: 29.13 Acres
Proposed Lot 35: 21.09 Acres
Proposed Lot 36.2: 8.04 Acres
 - 9.) The wetland areas shown hereon were field delineated by Dave Environmental Services, Inc., of 8 Centennial Drive, Building #2, Unit H, Exeter, NH.
 - 10.) NHDOT Driveway Permit: Pending.
 - 11.) Required erosion control measures shall be installed prior to disturbance of the sites surface and shall be maintained throughout the completion of all construction, if it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual conditions, the owner shall be required to install the necessary erosion protection at no expense to the Town.

RECEIVED
JAN 07 2021
LAND USE OFFICE

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL

ZONING REQUIREMENTS		ZONING REQUIREMENTS	
ZONE	TOWN CENTER	ZONE (RESIDENTIAL)	VILLAGE DISTRICT
LOT AREA MIN.	20,000 S.F.	LOT AREA MIN.	80,000 S.F.
FRONTAGE	40 FT.	FRONTAGE	200 FT.
FRONT YARD ROUTE 125	50 FT.	FRONT YARD	40 FT.
FRONT YARD	20 FT.	SIDE & REAR YARD	30 FT.
SIDE & REAR YARD	15 FT.	WETLAND BUFFER	50 FT.
WETLAND BUFFER	50 FT.	MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING HEIGHT	40 FT.	MAX. BUILDING STORIES	2.5
MAX. BUILDING STORIES	3	MAX. LOT COVERAGE	40%
MAX. LOT COVERAGE	80%		

- WETLAND SCIENTIST CERTIFICATION**
1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Non-tidal and Non-salt Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
 2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
 3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
 4. Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-79/51 (1979).



MINOR SUBDIVISION PLAN
PREPARED FOR
J & L TERRA HOLDINGS INC.
OF PROPERTY IN THE NAME OF
WALDRON B. HALEY REVOCABLE LIVING TRUST OF 1998
OF
TAX MAP 238 / LOT 36
LOCATED AT
CALEF HIGHWAY (NH ROUTE 125) & FRANKLIN PIERCE HIGHWAY (NH ROUTE 9)
COUNTY OF STRAFFORD
BARRINGTON, NH

SCALE: 1" = 100' DATE: SEPTEMBER 3, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 684-5788
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

Waldron B. Haley Date

- Legend:**
- C2 See Curve Table
 - L1 See Length Table
 - SCRD Strafford County Registry of Deeds
 - Iron Pipe Found
 - Iron Rod Found
 - x Steel Stake Found
 - Granite Bound Found
 - ⊥ Utility Pole
 - Building Setback
 - - - Jurisdictional Wetlands
 - - - Culvert
 - Stone Wall

Access Easement Line Table

LINE	BEARING	DISTANCE
L1	N04°06'02"E	76.39'
L2	N28°43'47"E	15.91'
L3	S16°32'35"E	163.61'
L4	N86°26'23"W	154.27'

Access Easement Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	22.89'	40.00'	32°55'46"
C2	50.00'	80.00'	64°27'46"

- Abutters:**
- 238-16.21
BVP Homeowners Association
c/o Carrey Piper
26 Village Place Drive
Barrington, NH 03825
 - 238/33 & 34
Gaudello Family Revocable Trust of 2015
538 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4311-828
 - 238/35 & 35-1
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 - 238/37
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Austin, TX 78722
SCRD 2536-098
 - 238/38
574 Franklin Pierce Highway LLC
574 Franklin Pierce Highway
Barrington, NH 03825
SCRD 4528-469
 - 238/40
Irving Oil Properties NH Corp
PO Box 889
Canaan, ME 04619
SCRD 3701-566
 - 238/41
Max Winkler
559 Colof Highway
Barrington, NH 03825
SCRD 3870-253
 - 238/42
A. Wilkin & Jules D'Artino
PO Box 474
Barrington, NH 03825
SCRD 3129-837
 - 238/44
Victorious Realty Inc.
607 Colof Highway #200
Barrington, NH 03825
SCRD 2548-332
 - 238/47
Lewis Palosky
49 Cores Street
Portsmouth, NH 03801
 - 238/48
Philip A. & Christine L. Amosson
538 Colof Highway
Barrington, NH 03825
SCRD 3612-334
 - 239/7
Town Center Properties LLC
PO Box 727
Dover, NH 03821

RECEIVED

JAN 07 2021

LAND USE OFFICE

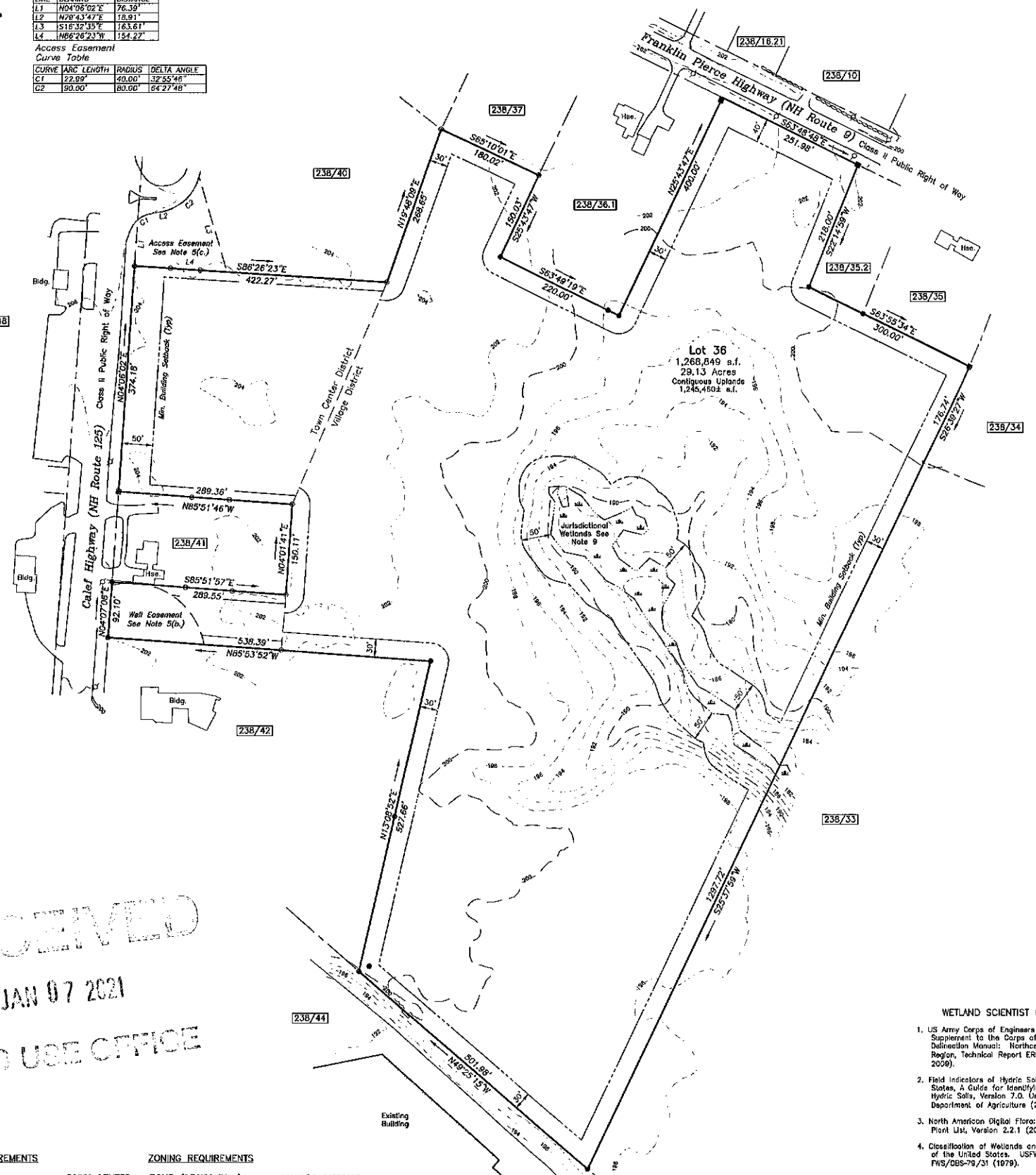
**TOWN OF BARRINGTON
PLANNING BOARD APPROVAL**

ZONING REQUIREMENTS		ZONING REQUIREMENTS	
ZONE	TOWN CENTER	ZONE (RESIDENTIAL)	VILLAGE DISTRICT
LOT AREA MIN.	20,000 S.F.	LOT AREA MIN.	80,000 S.F.
FRONTAGE	40 FT.	FRONTAGE	200 FT.
FRONT YARD ROUTE 125	50 FT.	FRONT YARD	40 FT.
FRONT YARD	20 FT.	SIDE & REAR YARD	30 FT.
SIDE & REAR YARD	15 FT.	WETLAND BUFFER	50 FT.
WETLAND BUFFER	50 FT.	MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING HEIGHT	40 FT.	MAX. BUILDING STORIES	2.5
MAX. BUILDING STORIES	3	MAX. LOT COVERAGE	40%
MAX. LOT COVERAGE	80%		

DWG NAME: 014xoon FB: DC

Reference:
Lot Line Adjustment for Alan D. Haley & Waldron B. Haley Living Revocable Trust of 1998, Barrington, NH, dated February 2020, revised 03-18-20, prepared by Norway Plains Associates Inc., SCRD Plan #12137.

- Notes:**
- 1.) This plan does not represent a determination of title and the purpose of this plan is to subdivide the subject parcel into two parcels utilizing the boundary information depicted on the plan reference. Each lot is served by individual septic system and private well.
 - 2.) Plan Error of Closure Better Than 1:15,000.
 - 3.) Parcel is shown as Lot 36.1 on the Town of Barrington Assessor's Map 238.
 - 4.) Parcel is located in the Town Center District, Village District & Wetlands Protection District Overlay (50' from edge of Jurisdictional wetlands).
 - 5.) Owner of Record: Waldron B. Haley Living Revocable Trust of 1998
14 Shakespeare Road
Nashua, NH 03062-2431
SCRD Bk 2068, Pg 247
 - a.) Parcel is subject to the terms and restrictions to the State of New Hampshire as described in SCRD Bk 550, Pg 497.
 - b.) Parcel is subject to a Protective Well Radius as described in SCRD Bk 1903, Pg 518.
 - c.) Parcel has the benefit of an access easement as described in SCRD Bk 4449, Pg 335.
 - 6.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
 - 7.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 330100303E, Strafford County, NH, (All Jurisdictional), Effective Date: May 17, 2005.
 - 8.) Existing Lot Area: 28.13 Acres
 - 9.) The wetland areas shown hereon were field delineated by Gove Environmental Services, Inc. of 8 Continental Drive, Building #2, Unit H, Exeter, NH.
 - 10.) Vertical & Horizontal datum is based upon the plan reference.



- WETLAND SCIENTIST CERTIFICATION**
1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2008).
 2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
 3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2008).
 4. Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-79/01 (1979).

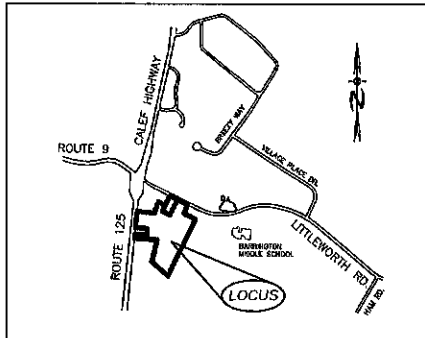
EXISTING CONDITIONS PLAN
PREPARED FOR
J & L TERRA HOLDINGS INC.
OF PROPERTY IN THE NAME OF
WALDRON B. HALEY REVOCABLE LIVING TRUST OF 1998
OF
TAX MAP 238 / LOT 36
LOCATED AT
CALEF HIGHWAY (NH ROUTE 125) & FRANKLIN PIERCE HIGHWAY (NH ROUTE 9)
COUNTY OF STRAFFORD
BARRINGTON, NH



SCALE: 1" = 100' DATE: SEPTEMBER 3, 2020

DAVID W. VINCENT, L.L.S.
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 684-5788
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
1			
2			
3			



LOCATION MAP
1" = 2000'

ZONING REQUIREMENTS

ZONE: VILLAGE DISTRICT (VD)
 MIN. FRONTAGE = 200'
 MIN. LOT SIZE = 20,000 SF
 MIN. WIDTH = 75' @ FRONT SETBACK
 MIN. PERIMETER BUFFER = 100'
 MAX. HEIGHT = 35'

BUILDING SETBACKS:

FRONT 40'
 SIDE & REAR 30'
 WETLANDS 50'

LEACH FIELD SETBACKS

POORLY DRAINED SOILS 50'
 VERY POORLY DRAINED SOILS 75'

PARKING REQUIREMENTS:

90' STALL SIZE 9'x18'
 RESIDENTIAL USE: 1 SP/UNIT = 80
 + 1 / 3 UNIT = 26
 TOTAL REQUIRED = 106

PARKING SPACES SUPPLIED:

1 INTERIOR/UNIT = 80
 2 EXTERIOR/UNIT = 160
 DESIGNATED VISITOR = 20
 SPACES PROVIDED = 260

TOWN NOTES

IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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 OF BARRINGTON SUBMISSION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map.

The site specific soil survey was produced 21 May 2020, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc. The survey area is located on Rtes 9 and 125 in Barrington, NH. Soils were identified with the New Hampshire State-wide Numerical Soils Legend, USDA NRCS, Durham, NH, Issue # 10, January 2011. The numeric legend was amended to identify the correct soil components of the complex. Hydrologic Soil Group from Ksat Values for New Hampshire Soils, Society of Soil Scientists of New England, Special Publication No. 5, September, 2009.

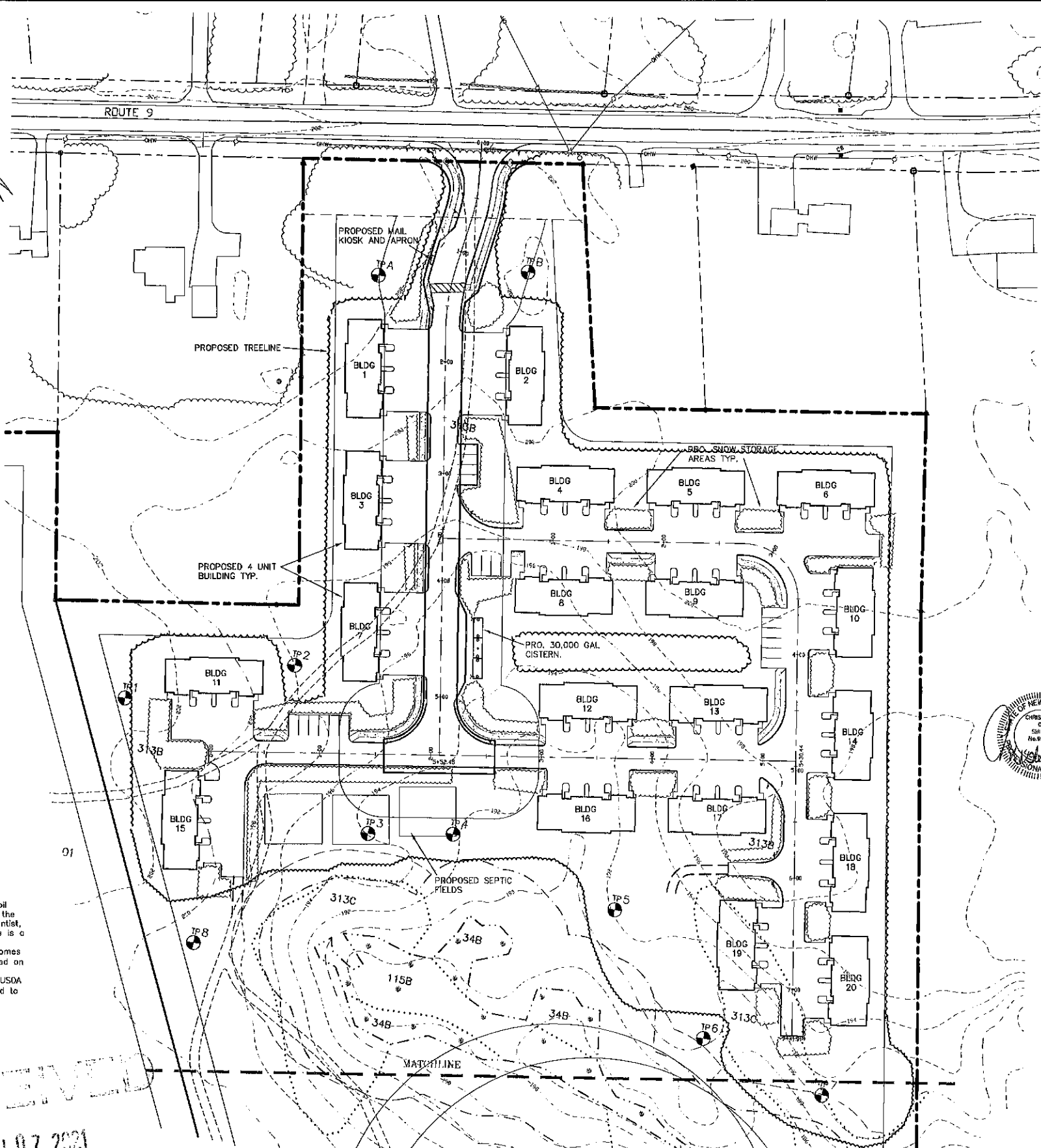
SSSM SYM.	SSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
26	Windsor loamy sand	111	A
34	Wareham fine sandy loam	511	C
115	Scarboro muck	611	D
313	Deerfield loamy sand	311	B

SLOPE PHASE:
 0-8%=B, 8-15%=C, 15-25%=D, 25%+ =E

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LAND USE OFFICE



PREPARED FOR:
J&L TERRA HOLDINGS, INC.
 79 EXETER ROAD
 N. HAMPTON, N.H. 03862

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

- NOTES**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK, BY CALLING 1-888-DIG-SAFE.
 - THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
 - PROJECT IS BASED ON USGS DATUM NAVD 1985. REFERENCE BENCHMARK:
 - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
 - DISTURBANCE IS OVER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485-A-17 IS REQUIRED.
 - REQUESTED WAIVERS:
 SECT. 12.2.1 ROAD DESIGN STANDARDS - (RIGHT OF WAY WIDTH)
 SECT. 4.7.7.3 MIN. PIPE COVER - (30" COVER)



BARRINGTON ORDINANCE NET DENSITY
 LOT AREA 918807 SF or 21.1 ACRES
 - 80,000 SF 1ST UNIT = 838807 SF
 - 838807 / 10,000 / UNIT = 83.9
 TOTAL UNIT COUNT = 84.9

APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

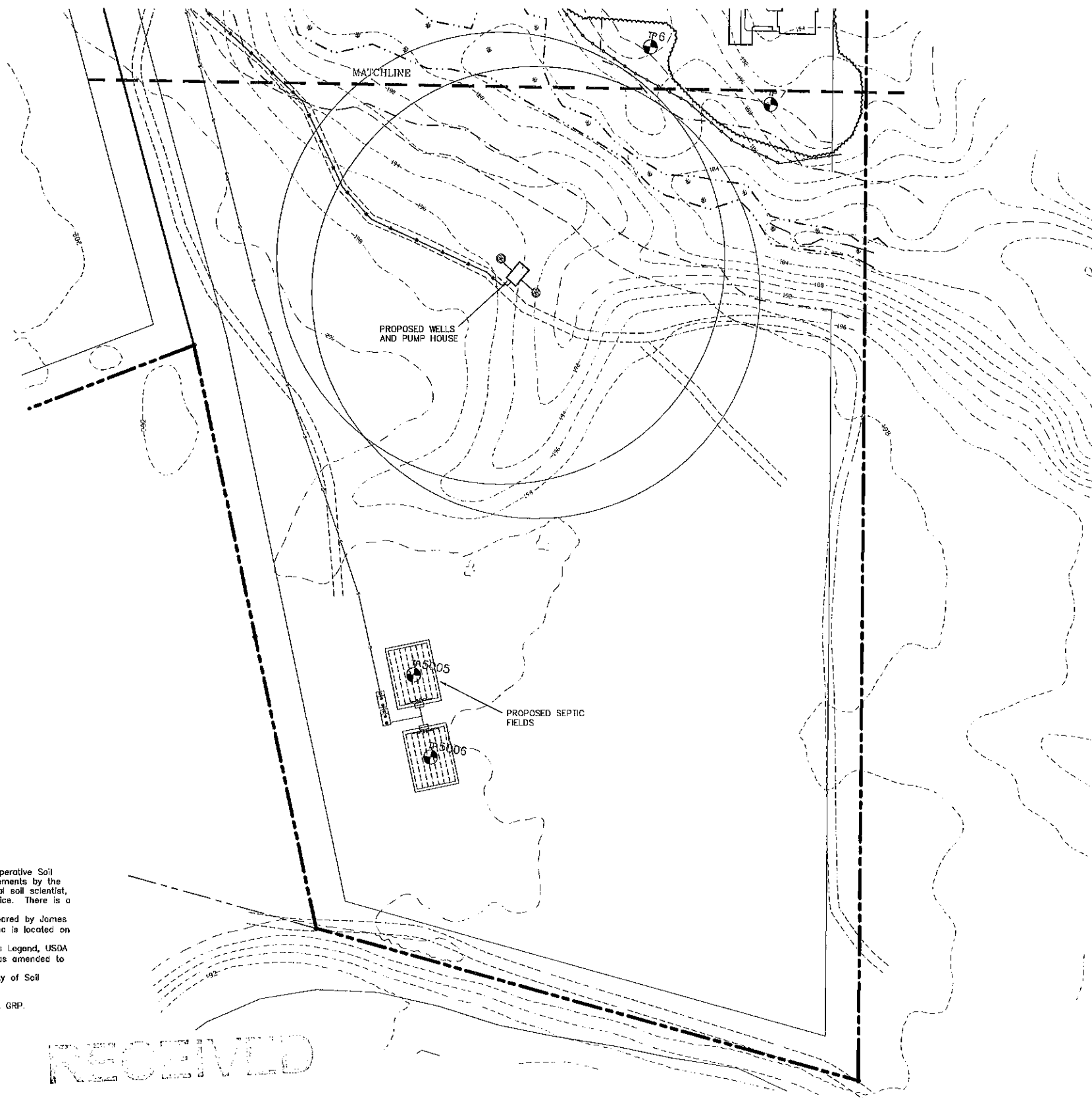
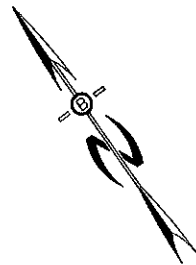
CHAIRPERSON _____ DATE _____

REVISED PER ENG. REVIEW	1-7-21
REVISED PER PB COMMENTS	11-24-20
REVISIONS:	DATE:

SITE PLAN

PLAN FOR:
 RESIDENTIAL DEVELOPMENT
 ROUTE 9
 BARRINGTON, NH

DATE: JULY 2020 SCALE: 1"=50'
 PROJ. NO: NH-1263 SHT. NO. 5 OF 15



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Hydrologic Soil Group from Ksat Values for New Hampshire Soils, Society of Soil Scientists of New England, Special Publication No. 5, September, 2009.

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313	Dearfield loamy sand	311	B

SLOPE PHASE:
 0-8%=B, 8-15%=C, 15-25%=D, 25%+=E

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LAND USE OFFICE

PREPARED FOR:

J&L TERRA HOLDINGS, INC.
 79 EXETER ROAD
 N. HAMPTON, N.H. 03862

BEALS ASSOCIATES PLLC

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

NOTES

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- ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN OF BARRINGTON ZONING REGULATIONS.
- PROJECT IS BASED ON USGS DATUM NAD83. REFERENCE BENCHMARK.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
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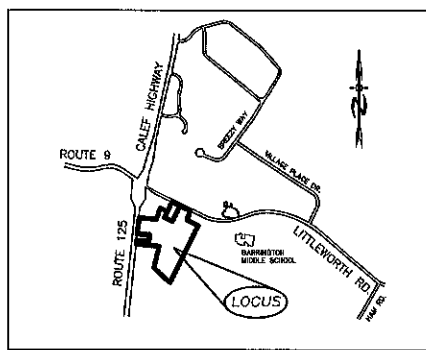


APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

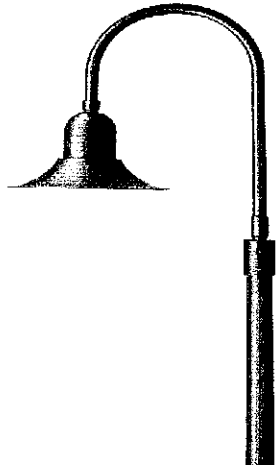
CHAIRPERSON _____ DATE _____

REVISED PER ENG. REVIEW	1-7-21
REVISIONS:	DATE:
SITE PLAN	
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: AUG. 2020	SCALE: 1"=50'
PROJ. NO: NH-1263	SHEET NO. 6 OF 15



LOCATION MAP
1"=2000'

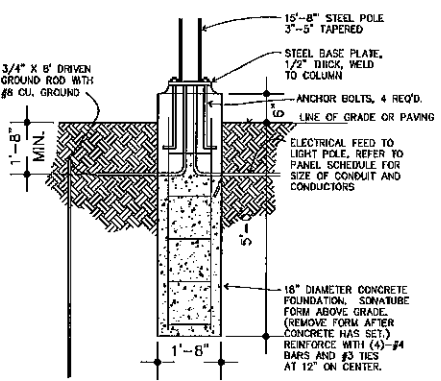
POLE TOP LUMINAIRE W/ ASYMMETRICAL LIGHT DISTRIBUTION



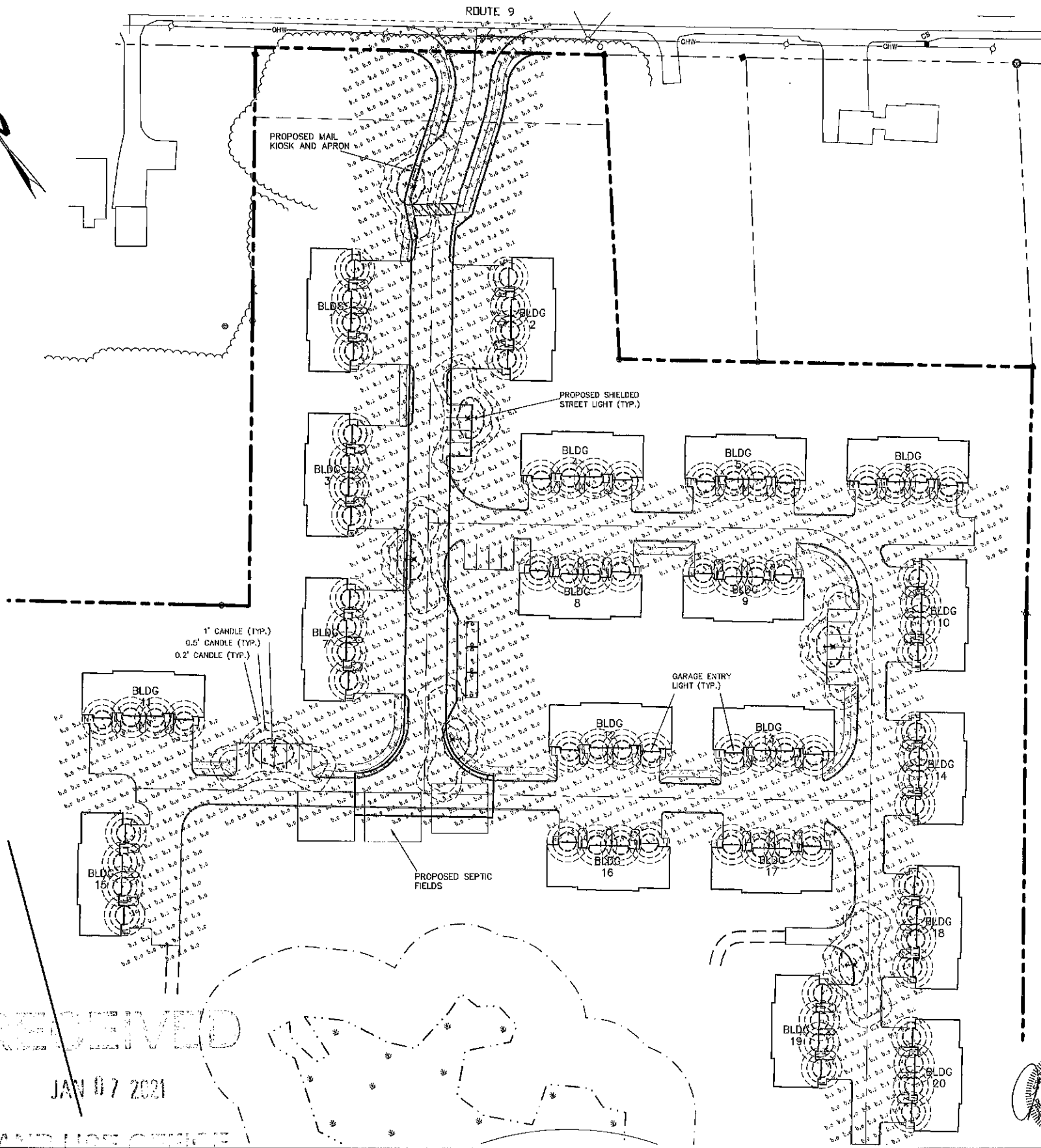
Single pole-top luminaires

LENS	LED	A	B	C	D
77811	42.8W LED	L2-2	26%	46%	40%

Recommended for use with 14" to 18" poles.



POLE FOUNDATION
LIGHT BASE DETAIL
SCALE: NONE

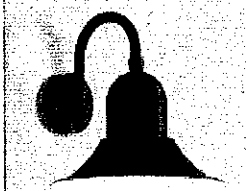


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PREPARED FOR:
J&L TERRA HOLDINGS, INC.
79 EXETER ROAD
N. HAMPTON, N.H. 03862

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

LED WALL LUMINAIRE - PARTIALLY SHIELDED



LED wall luminaire - partially shielded

LED	A	B	C	D	
60411	6.5W	12%	14%	19%	4%

Notes:
1. Installation per manufacturer's instructions.
2. Maximum height - 2.1'
3. Minimum height - 4.0'
4. Height in relation to H.A.
5. Maximum height - H.A.

NO.	DATE	BY	DESCRIPTION	SCALE	DATE
1	08/20/20	CS	ISSUED FOR PERMITS	1"=40'	08/20/20

NOTES:
ALL PROPOSED LIGHTING TO BE DOWN CAST.
STREET LIGHTS SHALL BE BLACK LIGHT HEADS WITH METAL POLES

APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON

DATE

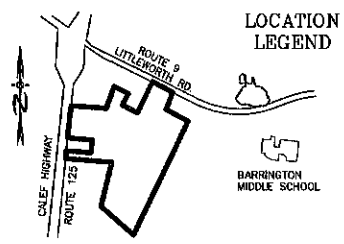
REVISIONS:	DATE:
REVISED PER ENG. REVIEW	1-7-21
REVISED PER PB COMMENTS	11-24-20

LIGHTING SITE PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
ROUTE 9
BARRINGTON, NH

DATE:	SEPT, 2020	SCALE:	1"=40'
PROJ. NO.:	NH-1263	SHT. NO.:	7 OF 15



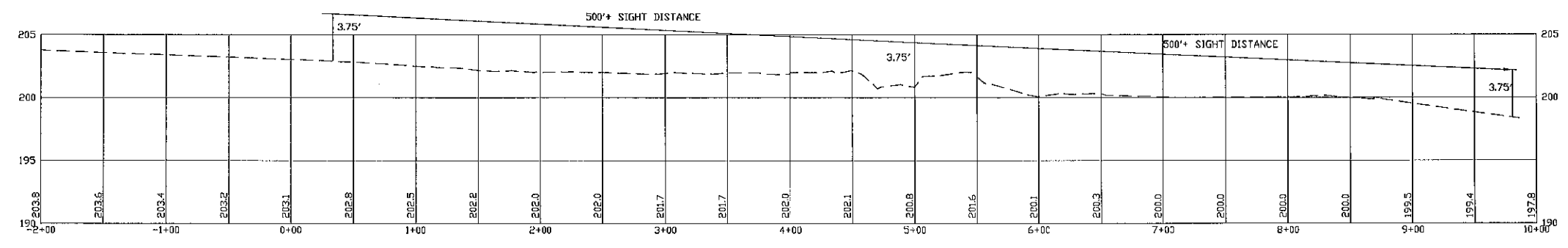
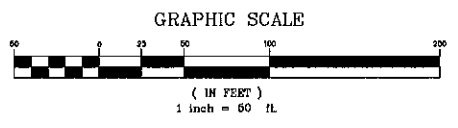
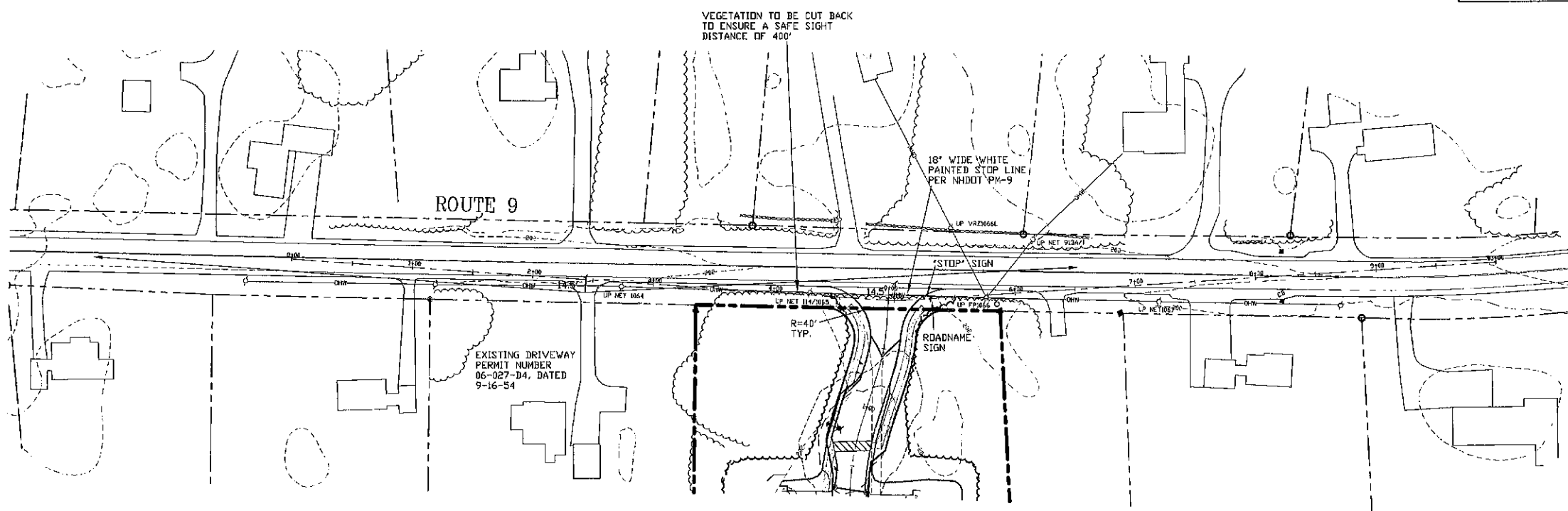


NOTES

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

PREPARED FOR:
J&L TERRA HOLDINGS, INC.
 79 EXETER ROAD
 N. HAMPTON, N.H. 03862

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



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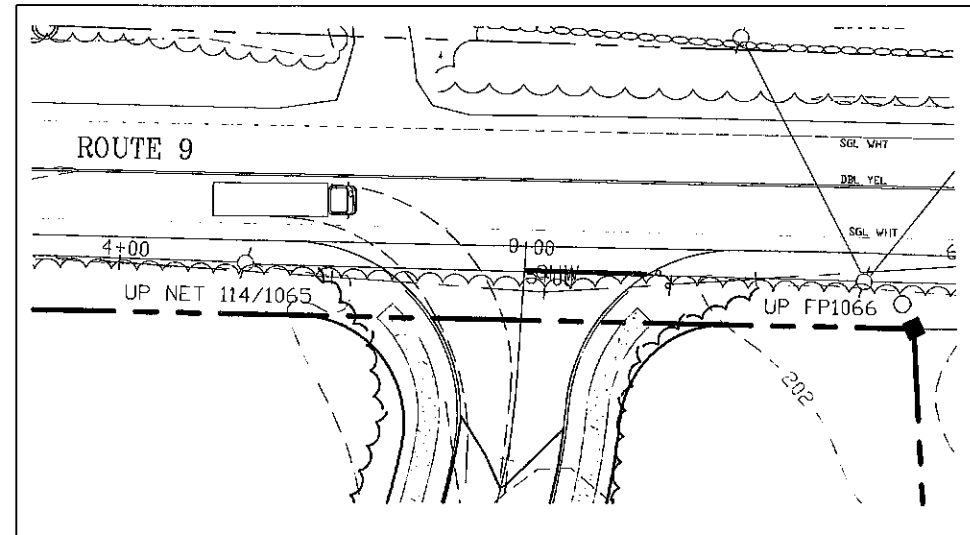
PROFILE SCALES:
 HORIZONTAL: 1"=50' VERTICAL: 1"=5'

REVISED PER NHDOT COMMENTS	11-24-20
REVISIONS:	DATE:

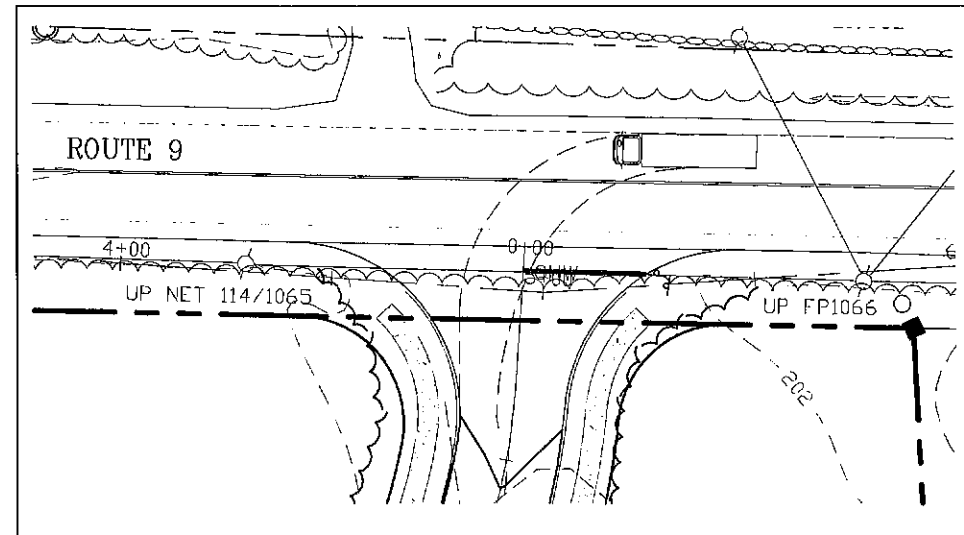
HIGHWAY ACCESS PLAN-H1	
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: JULY 2020	SCALE: 1" = 50'
PROJ. NO: NH-1263	SHEET NO. 8 OF 15

PREPARED FOR:
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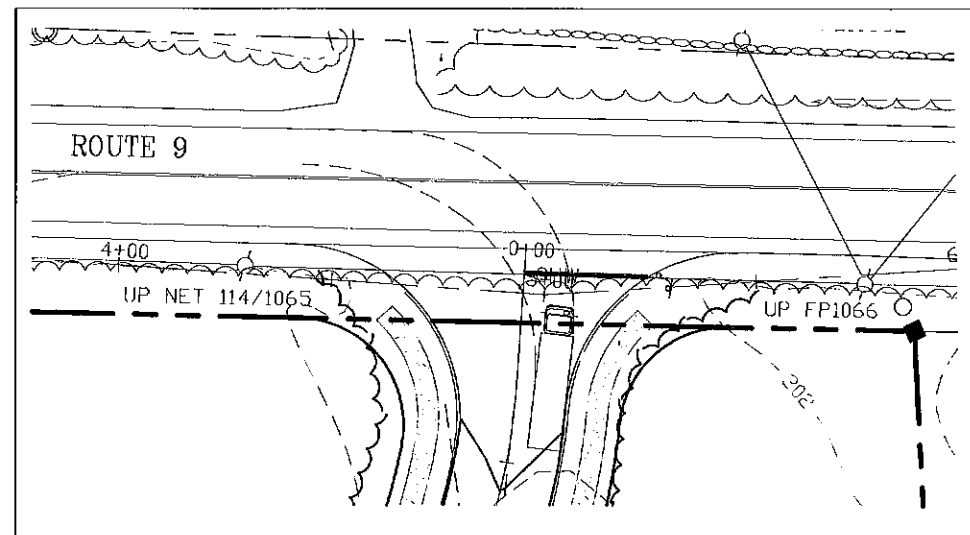
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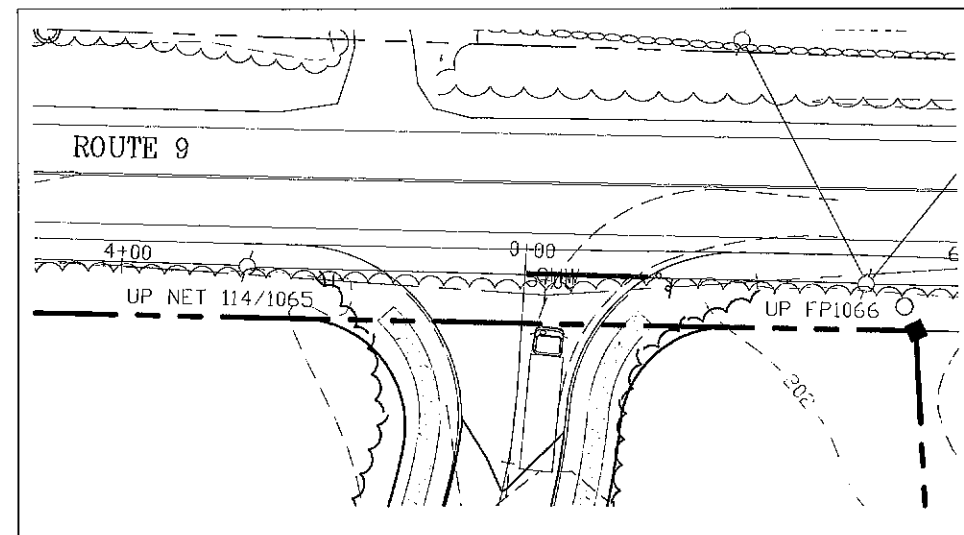
SU UTILITY TRUCK ENTERING EASTBOUND DETAIL
 SCALE: 1"=20'



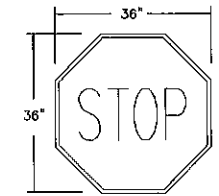
SU UTILITY TRUCK ENTERING WESTBOUND DETAIL
 SCALE: 1"=20'



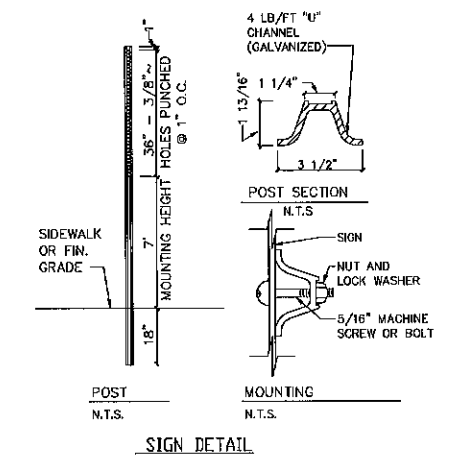
SU UTILITY TRUCK EXITING WESTBOUND DETAIL
 SCALE: 1"=20'



SU UTILITY TRUCK EXITING EASTBOUND DETAIL
 SCALE: 1"=20'



R1-1
 WHITE LETTERING
 ON RED



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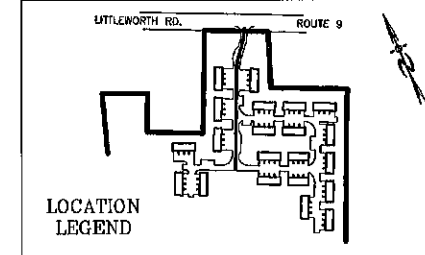
JAN 07 2021

LAND USE OFFICE

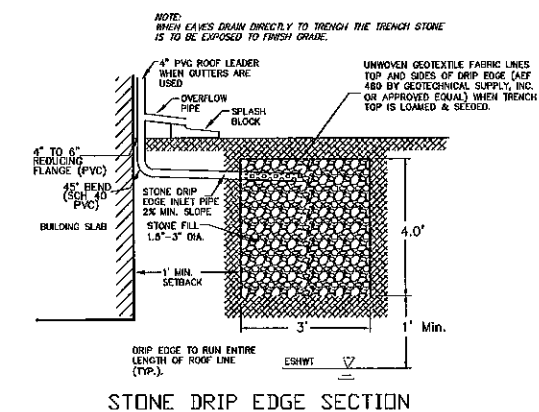
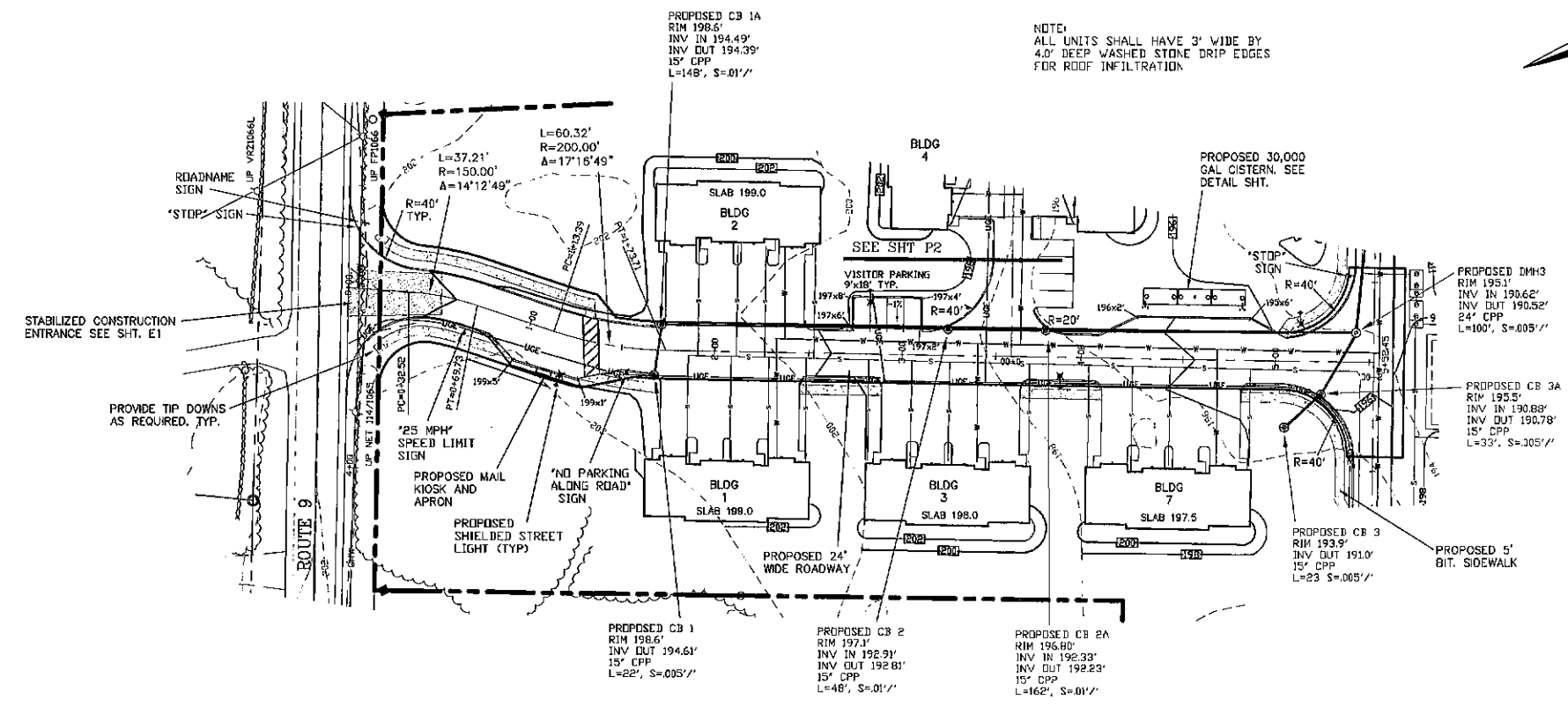
REVISIONS:	DATE:
HIGHWAY ACCESS PLAN-H2	
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: DEC. 2020	SCALE: 1"=20'
PROJ. NO: NH-1263	SHEET NO. 8A OF 15

PREPARED FOR:
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 79 EXETER ROAD
 N. HAMPTON, N.H. 03862

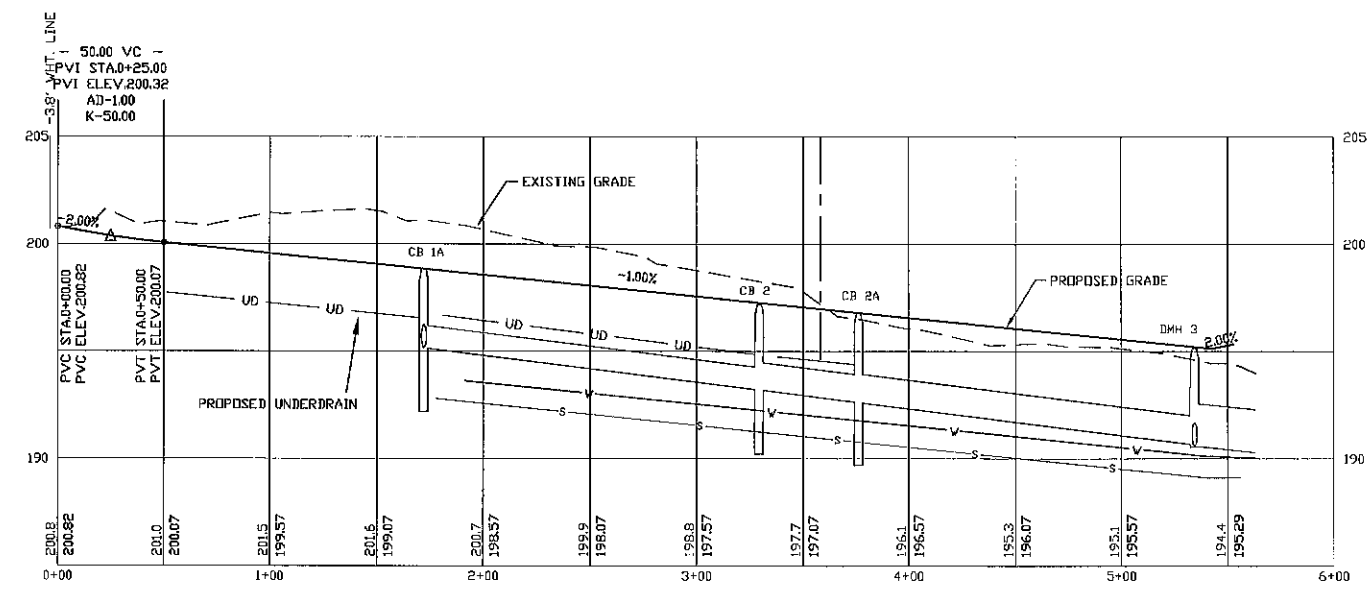
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- NOTES**
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 2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR, ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
 3. ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN STANDARD SPECIFICATIONS AND TO N.H.D.D.T. STANDARDS AND REGULATIONS.
 4. ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
 5. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
 6. PROPOSED UNDER DRAINS TO BE INSTALLED AS SHOWN ON THE TYPICAL ROAD CROSS SECTION DETAIL AND TIE INTO THE CATCH BASINS.



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



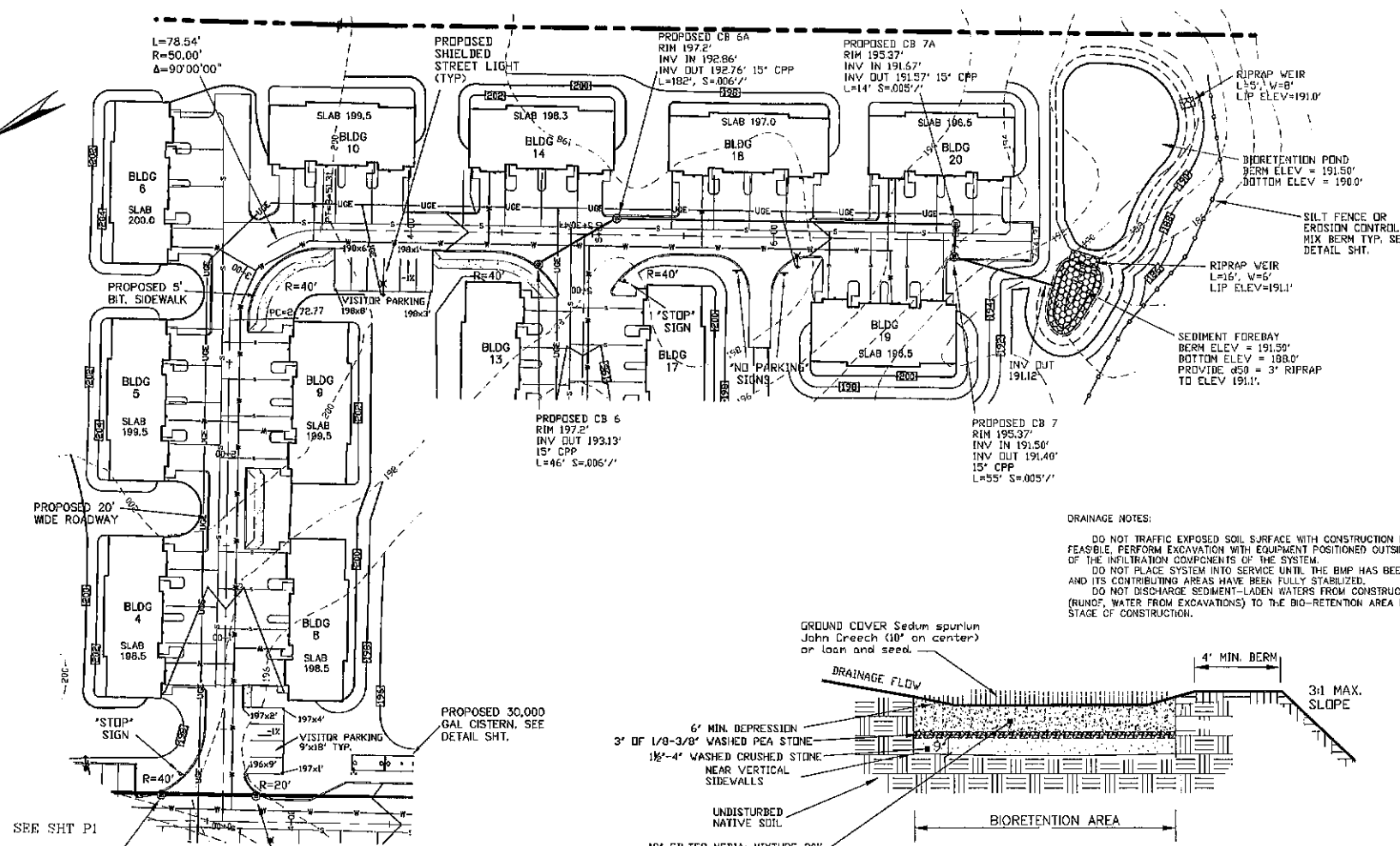
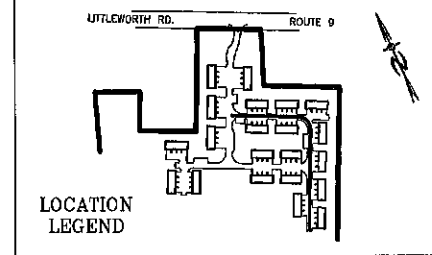
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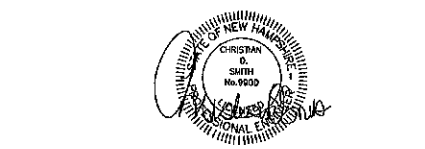
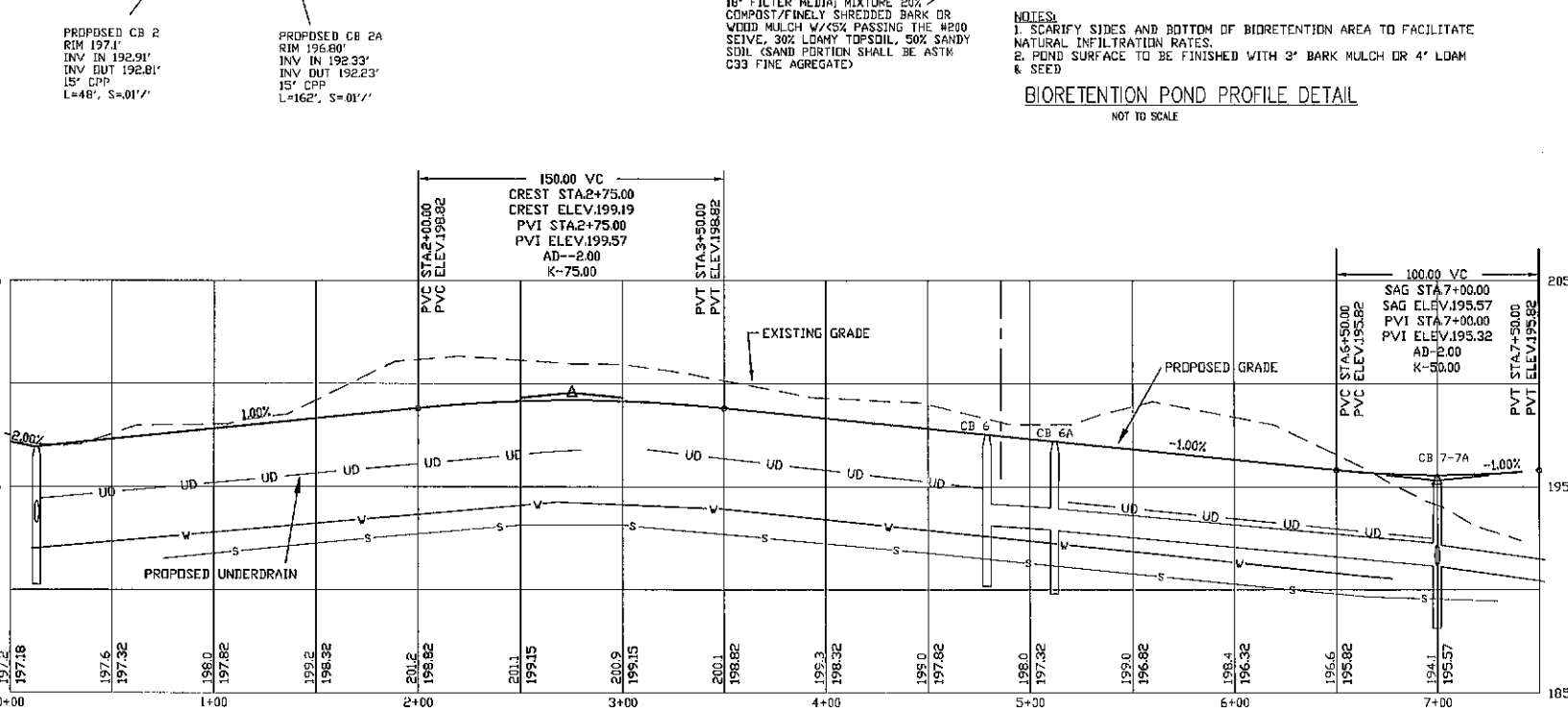
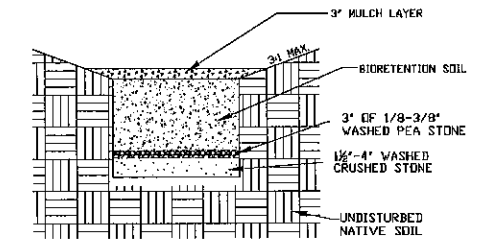
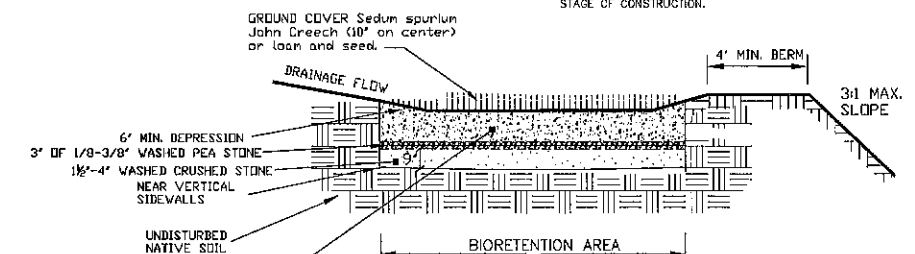
REVISED PER ENG. REVIEW	1-7-21
REVISED PER PB COMMENTS	11-24-20
PLAN & PROFILE - P1	
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: AUG. 2020	SCALE 1"=40'
PROJ. NO: NH-1263	SHEET NO. 9 OF 15

PREPARED FOR:
J&L TERRA HOLDINGS, INC.
 79 EXETER ROAD
 N. HAMPTON, N.H. 03862

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



DRAINAGE NOTES:
 DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
 DO NOT PLACE SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIO-RETENTION AREA DURING ANY STAGE OF CONSTRUCTION.



REVISIONS:

REVISED PER ENG. REVIEW	1-7-21
REVISED PER PB COMMENTS	11-24-20

PLAN & PROFILE - P2

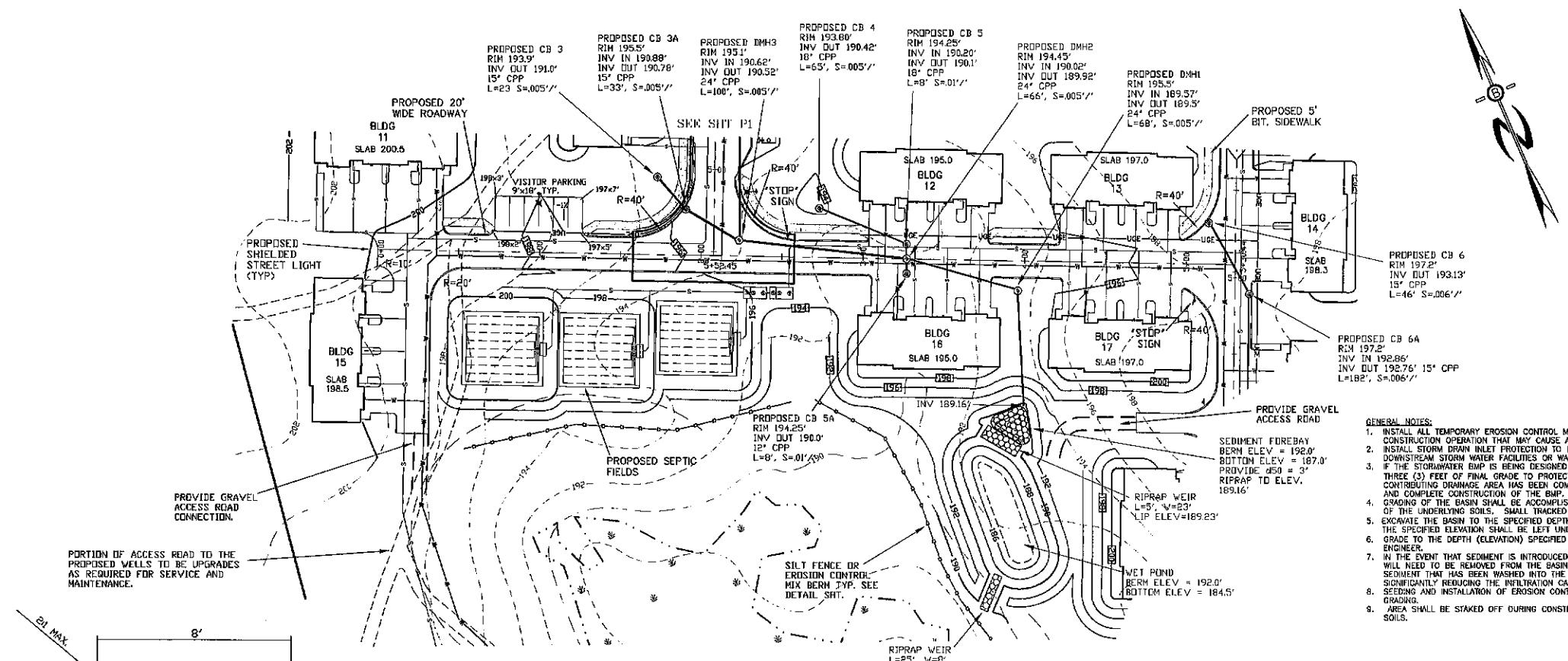
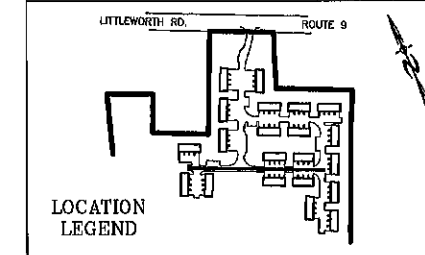
PLAN FOR:
RESIDENTIAL DEVELOPMENT
 ROUTE 9
 BARRINGTON, NH

DATE: AUG. 2020	SCALE: 1" = 40'
PROJ. NO: NH-1263	SHEET NO. 10 OF 15

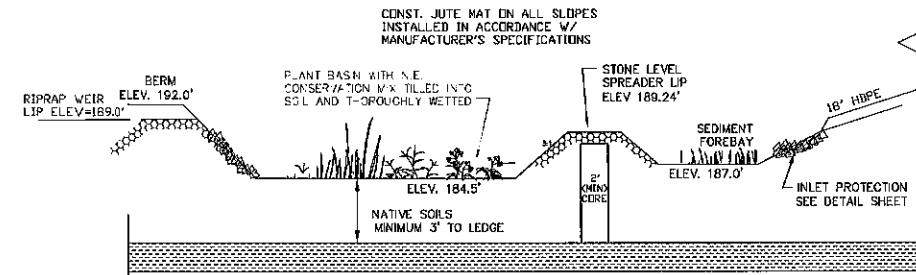
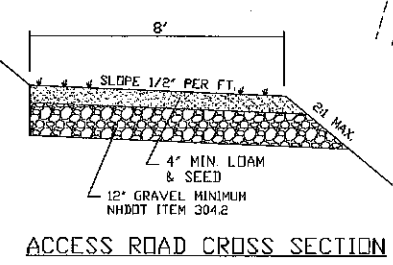
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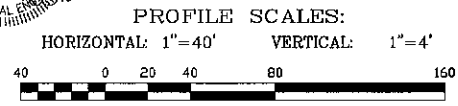
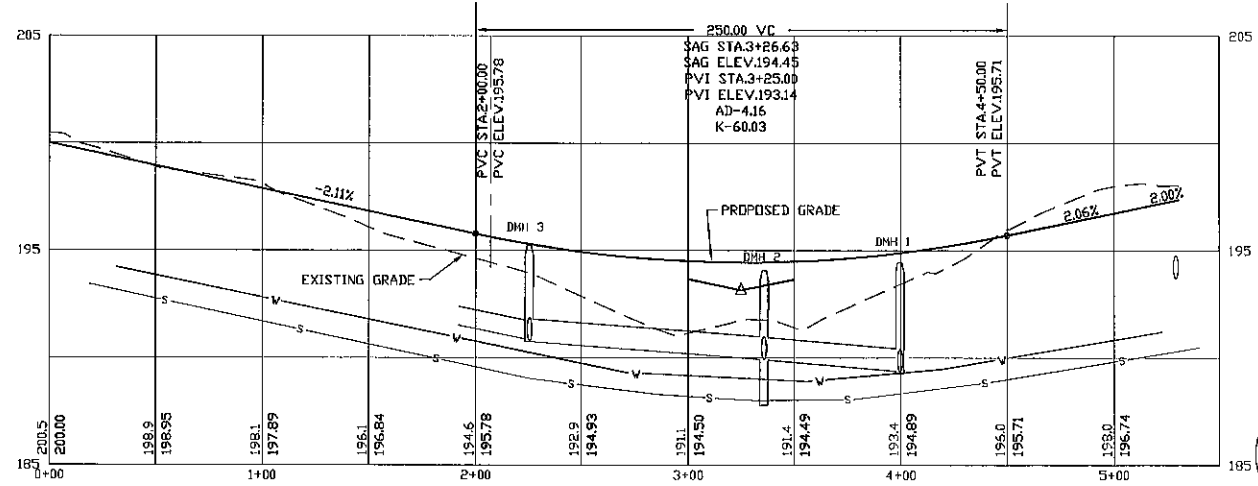


- GENERAL NOTES:
1. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH ENR-WQ 1600) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
 2. INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
 3. IF THE STORMWATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE IS STABILIZED, EXCAVATE THE BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE BMP.
 4. GRADING OF THE BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND DOBOATS WITH RUNNER TRACKS ARE RECOMMENDED.
 5. EXCAVATE THE BASIN TO THE SPECIFIED DEPTH (ELEVATION). IT IS RECOMMENDED THAT ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 6. GRADE TO THE DEPTH (ELEVATION) SPECIFIED IN THE CONSTRUCTION DOCUMENTS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 7. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE BASIN PRIOR TO INITIATING THE NEXT STEP IN THE CONSTRUCTION PROCESS. SEDIMENT THAT HAS BEEN WASHED INTO THE BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
 8. SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET IF REQUIRED SHALL BE COMPLETED WITHIN 48 HOURS OF FINAL GRADING.
 9. AREA SHALL BE STAKED OFF DURING CONSTRUCTION TO RESTRICT HEAVY EQUIPMENT TRAFFIC FROM COMPACTING NATIVE SOILS.



WET POND BASIN PROFILE
 NOT TO SCALE

PLANTING NOTES:
 WETLAND PLANTINGS SHOULD INCLUDE:
 1. GROUND COVER (SEDE, LOWBUSH, BLUEBERRY, ETC.)
 2. LOW GROWING SHRUBS (RED OSTER BERRY, WINTERBERRY OR SIMILAR) PLANTED NO CLOSER THAN 10' ON CENTER.



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PLAN & PROFILE - P3	
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: AUG. 2020	SCALE: 1"=40'
PROJ. NO: NH-1263	SHEET NO. 11 OF 15

STONE BERM LEVEL SPREADER

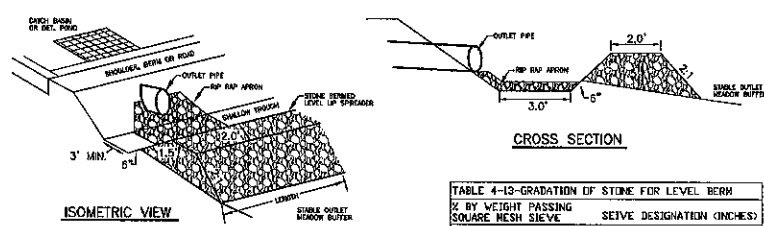
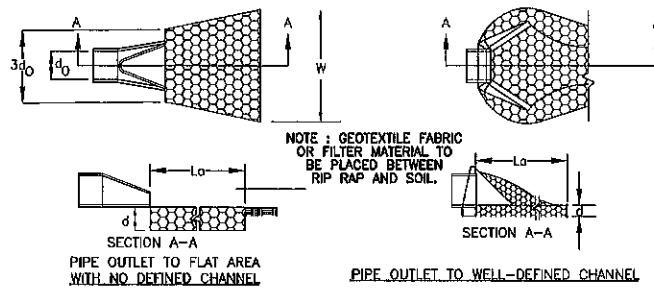


TABLE 4-13-GRADATION OF STONE FOR LEVEL BERM
% BY WEIGHT PASSING SQUARE MESH SIEVE SIEVE DESIGNATION (INCHES)

100%	12
84%-100%	6
68%-83%	3
48%-65%	1
15%-12%	NO. 4

LEVEL SPREADER

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCIJSION ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.



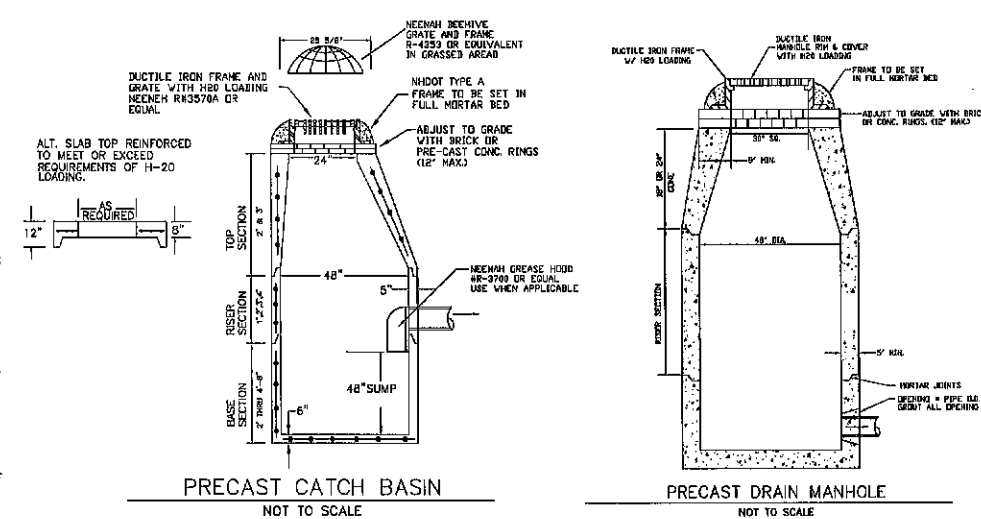
NOTE: GEOTEXTILE FABRIC OR FILTER MATERIAL TO BE PLACED BETWEEN RIP RAP AND SOIL.

SECTION A-A
PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL

SECTION A'-A'
PIPE OUTLET TO WELL-DEFINED CHANNEL

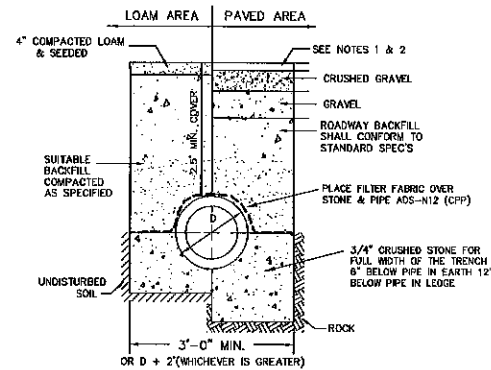
CONSTRUCTION SPECIFICATIONS
1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION. 3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. STONE FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT.
6. FLAT ROCKS SHALL NOT USED FOR RIP RAP. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

MAINTENANCE
1. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.



PRECAST CATCH BASIN NOT TO SCALE

PRECAST DRAIN MANHOLE NOT TO SCALE



NOTE:
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

TYPICAL DRAINAGE TRENCH DETAIL

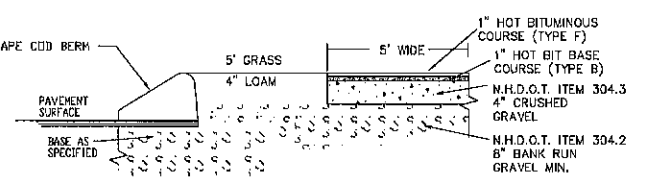
PIPE OUTLET PROTECTION

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES
THICKNESS OF RIP RAP = 0.50 FEET

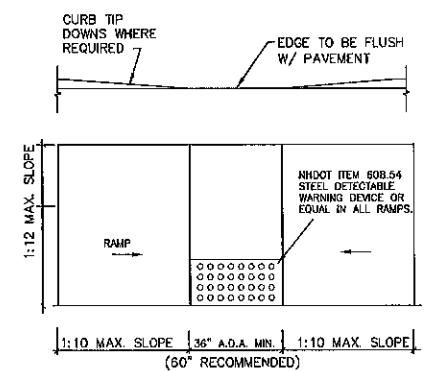
d50 SIZE =	0.50 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

TABLE 7-24-RECOMMENDED RIP RAP GRADATION RANGES
THICKNESS OF RIP RAP = 0.75 FEET

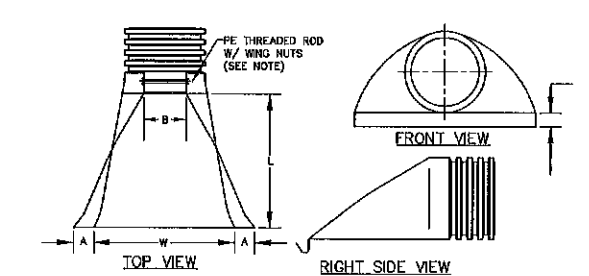
d50 SIZE =	0.75 FEET	9 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	14	18
85%	12	16
50%	9	14
15%	3	5



BIT. SIDEWALK DETAIL NOT TO SCALE

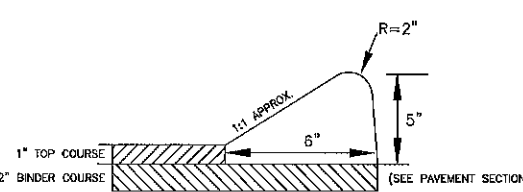


SIDEWALK RAMP DETAIL NOT TO SCALE



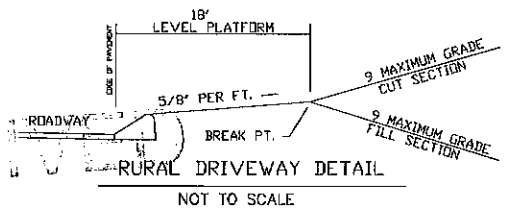
PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15" 375 mm	6.5"	10"	6.5"	25"	29"
1810-NP	18" 450 mm	7.5"	380 mm	8.5"	32"	35"
2410-NP	24" 600 mm	7.5"	450 mm	8.5"	36"	45"
3010-NP	30" 750 mm	10.5"	N/A	7.0"	178 mm	1345 mm
3610-NP	36" 900 mm	10.5"	N/A	7.0"	178 mm	1345 mm

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.
ADS N-12 FLARED END SECTIONS
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)

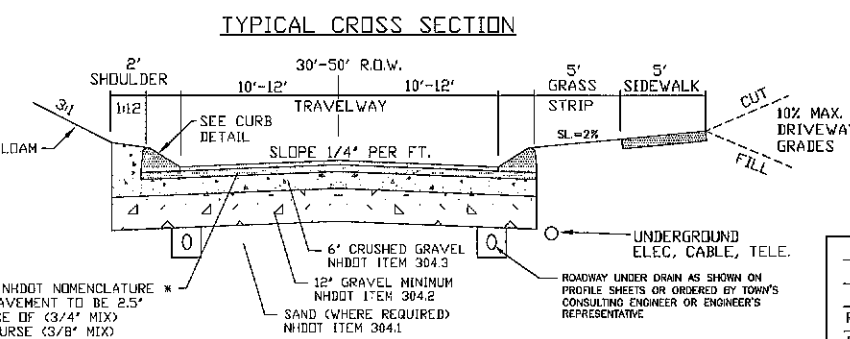


THE BIT. CURBING IS TO BE CONSTRUCTED OF A POLYFIBER CURBS MIX CONTAINING 59.2% SAND, 27.6% 3/8" STONE, 9.2% 1/2" STONE, 0.3% FIBERS, AND 3.0% ASPHALT.

CAPE COD BERM DETAIL NOT TO SCALE



RURAL DRIVEWAY DETAIL NOT TO SCALE



TYPICAL CROSS SECTION

ALL MATERIALS TO BE INSPECTED AND APPROVED BY TOWN ENGINEER AND MEET NHDOT STANDARDS. TOWN MAY REQUIRE UNDERDRAIN OR ADDITIONAL DRAINAGE TO INCLUDE OVER EXCAVATION OF UNSUITABLE MATERIALS AND INSTALLATION OF GEOTEXTILE FABRIC. SEE ADDITIONAL NOTES ON DETAIL SHEETS. COMPACTION IS REQUIRED FOR BOTH THE SUBBASE AND BASE MATERIALS. IT SHALL BE PERFORMED BY USING VIBRATING ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE (12) INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY AASHTO T99 METHOD AND SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH AASHTO T99



REVISED PER ENG. REVIEW	1-7-21
REVISIONS:	DATE:

CONSTRUCTION DETAILS D1

PLAN FOR:
RESIDENTIAL DEVELOPMENT
ROUTE 9
BARRINGTON, NH

DATE: AUG. 2020	SCALE: NTS
PROJ. NO: NH-1263	SHEET NO. 12 OF 15

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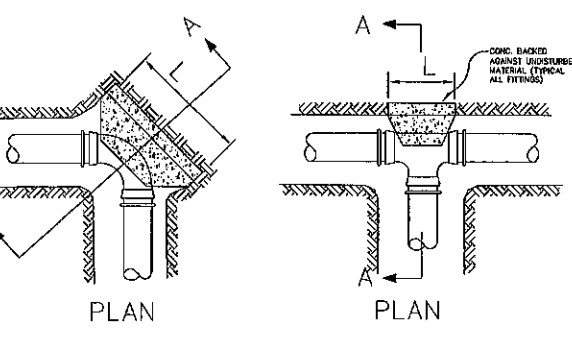
PREPARED FOR:
J&L TERRA HOLDINGS, INC.
 79 EXETER ROAD
 N. HAMPTON, N.H. 03862

BEALS ASSOCIATES PLLC
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 PHONE: 603-583-4860, FAX: 603-583-4863

CONCRETE THRUST BLOCK DIMENSIONS

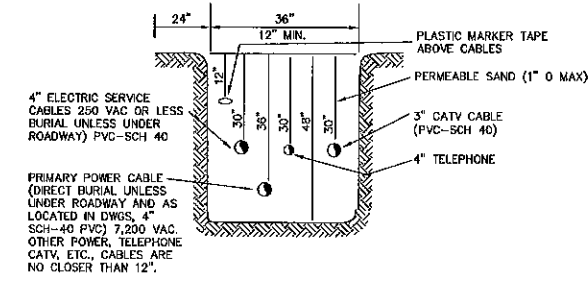
PIPE DIA. (IN.)	TEE		90° BEND		45° BEND		22.5° BEND	
	H	L	H	L	H	L	H	L
4"	1'-6"	1'-6"	1'-6"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"
6"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	2'-0"
8"	2'-6"	3'-0"	3'-0"	4'-0"	2'-6"	3'-0"	2'-6"	3'-0"
10"	3'-0"	4'-0"	4'-0"	5'-0"	3'-0"	4'-0"	3'-0"	4'-0"
12"	4'-0"	5'-0"	5'-0"	6'-0"	4'-0"	5'-0"	4'-0"	5'-0"
16"	5'-0"	6'-0"	6'-0"	8'-0"	5'-0"	6'-0"	5'-0"	6'-0"
24"	7'-0"	9'-0"	9'-0"	12'-0"	7'-0"	9'-0"	7'-0"	9'-0"

PIPING W/ MECHANICAL JOINT FITTINGS SHALL HAVE RETAINING GLANDS

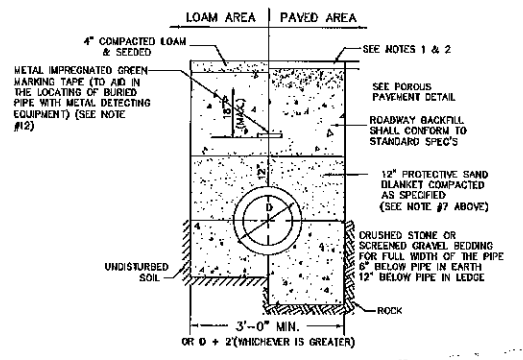


THRUST BLOCK DETAILS

NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.
 SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.

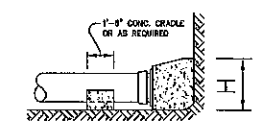


UTILITY TRENCH DETAIL

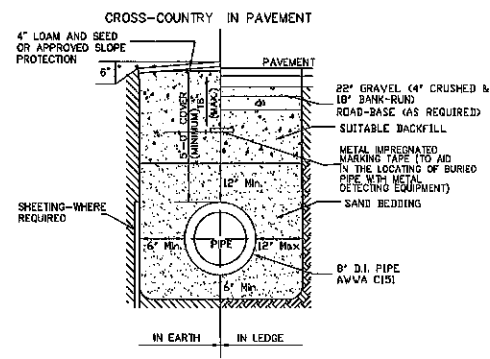
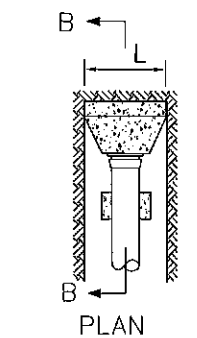


NOTE:
 1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECS.

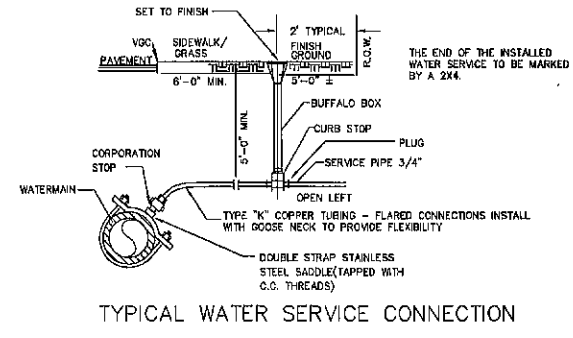
TYPICAL SEWER TRENCH DETAIL
 NOT TO SCALE



SECTION B-B



TYPICAL TRENCH DETAIL FOR WATER SYSTEM



TYPICAL WATER SERVICE CONNECTION

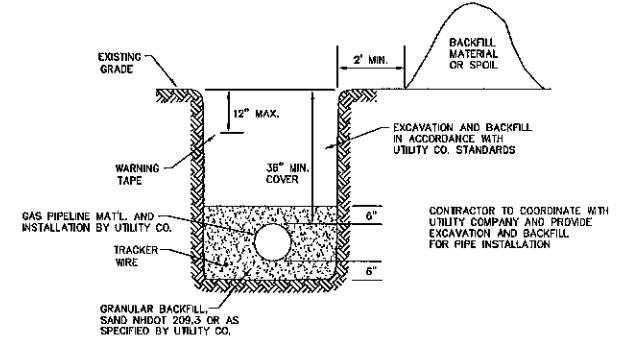
NOTES

- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: REFILL WITH BEDDING MATERIAL. (SEE NOTE 8 ALSO)
- BEDDING: MINIMUM 12" SAND BLANKET AS SPECIFIED AND REMAINING FILL AS SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C-33 STONE SIZE No. 67

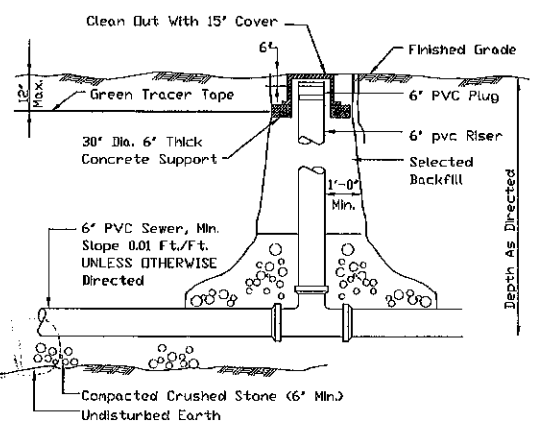
PERCENT PASSING	SCREEN
100%	1 INCH SCREEN
90-100%	3/4 INCH SCREEN
20-50%	3/8 INCH SCREEN
0-10%	No. 4 SIEVE
0-5%	No. 8 SIEVE
- WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 3/4 INCH TO 1-1/2 INCH SHALL BE USED.
- SUITABLE MATERIAL IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS: SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION.
- FOR CROSS COUNTRY CONSTRUCTION: BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

SEPERATION NOTES:

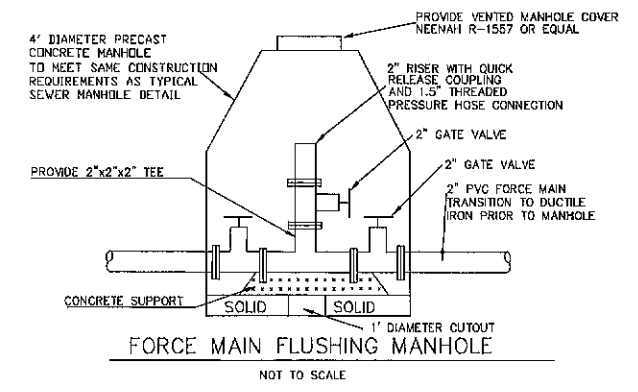
- WATER MAIN RELATIONS TO SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS AND NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DESIGN STANDARDS.
- WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED IN A SEPERATE TRENCH WITH A VERTICAL SEPERATION AT LEAST 18 INCHES APART.



GAS TRENCH DETAIL



SEWER SERVICE CLEAN OUT



FORCE MAIN FLUSHING MANHOLE



UTILITY DETAILS			
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH			
DATE:	AUG. 2020	SCALE:	1" = 40'
PROJ. NO.:	NH-1263	SHEET NO.:	13 OF 15

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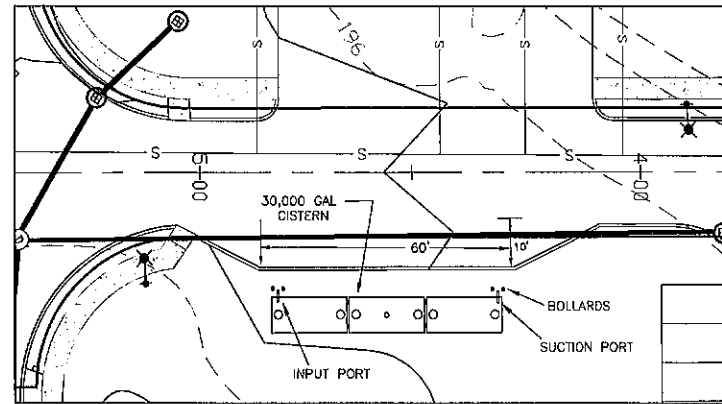
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CISTERN SPECIFICATIONS

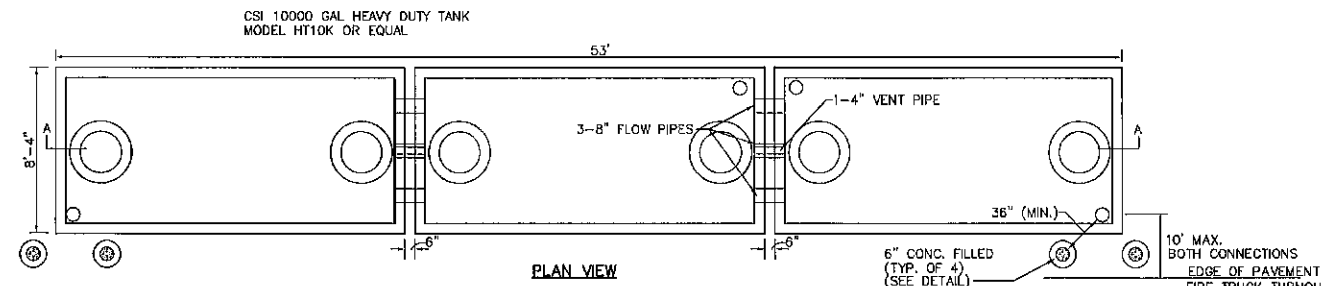
1. THE CISTERN SHALL BE DESIGNED TO BE TROUBLE FREE, AND IT SHALL BE DESIGNED TO LAST 50 YEARS.
2. THE MINIMUM CAPACITY SHALL BE 10,000 GALLONS. DEPENDING ON THE DEVELOPMENT LAYOUT/CONFIGURATION, ADDITIONAL GALLON REQUIREMENTS MAY BE IMPOSED AT THE DISCRETION OF THE FIRE CHIEF. ALL EXCEPTIONS, ADDITIONS, OR DELETIONS WILL BE IN WRITING.
3. THE SUCTION CAPACITY SHALL BE CAPABLE OF DELIVERING 1,000 GALLONS PER MINUTE (GPM) FOR THREE-QUARTERS OF THE CISTERN CAPACITY.
4. THE ENTIRE CISTERN AND APPURTENANCES SHALL BE RATED FOR HS-20 HIGHWAY LOADING.
5. DRAWINGS OF THE DESIGN ARE FOR ESTIMATING GENERAL REQUIREMENT AND DESIGN PURPOSES ONLY AND ARE NOT INTENDED FOR USE AS DESIGN.
6. EACH CISTERN SHALL BE DESIGNED, SITED TO THE PARTICULAR LOCATION, STAMPED BY A REGISTERED ENGINEER, AND APPROVED BY THE FIRE CHIEF.
7. ALL SUCTION AND FILL PIPING SHALL BE AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) SCHEDULE 40 STEEL. ALL VENT PIPING SHALL BE ASTM SCHEDULE 40 STEEL WITH WELDED JOINTS. ALL PIPING LOCATED WITHIN THE TANK SHALL BE ASTM SCHEDULE 40 STEEL WITH WELDED JOINTS. ALL PIPING LEADING FROM THE TANK TO THE HYDRANT SHALL BE ASTM SCHEDULE 40 STEEL.
8. THE FINAL SUCTION CONNECTION SHALL BE FIVE INCH PUMPER NOZZLE WITH A CAP. THE SUCTION PIPE SHALL BE BRACED TO ENSURE DURABILITY DURING PUMPING OPERATIONS. THE FIRE CHIEF SHALL APPROVE BRACE CONFIGURATION AND INSTALLATION. THE SUCTION PIPE CONNECTION SHALL BE TWENTY-FOUR INCHES ABOVE THE LEVEL OF THE VEHICLE PAD WHERE VEHICLE WHEELS WILL BE LOCATED WHEN THE CISTERN IS IN USE.
9. THE FILLER CONNECTION SHALL BE INSTALLED INTO THE EIGHT INCH VENT WITH 4" MALE STEEL STORZ FITTING. THIS FITTING SHALL BE 24" ABOVE FINISH GRADE AND FACE THE ROAD. A THIRTY-TWO INCH DIAMETER MANHOLE WITH COVER WILL BE LOCATED ON TOP OF THE CISTERN. THE CONFIGURATION OF THIS MANHOLE SHALL ALLOW THE UNIT TO BE SECURED WITH TWO PADLOCKS AND SHALL BE APPROVED BY THE FIRE CHIEF. THE PADLOCKS WILL BE SUPPLIED BY THE FIRE DEPARTMENT.
10. THE DISTANCE FROM THE BOTTOM OF THE SUCTION PIPE TO THE PUMPER CONNECTION SHALL NOT EXCEED FOURTEEN FEET VERTICAL.
11. ALL HORIZONTAL SUCTION PIPING SHALL SLOPE SLIGHTLY UPHILL TOWARD THE PUMPER CONNECTION.
12. BEDDING FOR THE CISTERN SHALL CONSIST OF A MINIMUM OF TWELVE INCHES OF 3/4" TO 1 1/2" WASHED PEA STONE, COMPACTED. NO FILL SHALL BE USED UNDER THE STONE. OVER EXCAVATION SHALL BE FILLED WITH THE SAME STONE BEDDING MATERIAL.
13. ALL BACKFILL MATERIALS SHALL BE SCREENED GRAVEL WITH NO STONES LARGER THAN SIX INCHES AND SHALL BE COMPACTED TO 95 PERCENT OF ITS ORIGINAL VOLUME IN ACCORDANCE WITH ASTM D 1557.16. THE TOP OF CISTERN SHALL BE INSULATED WITH VERMIN RESISTANT FOAM INSULATION AND TWO FEET OF BACKFILL WITH A MINIMUM WEIGHT OF 120 PCF. COMPACTED. FOAM USED FOR THIS INSTALLATION SHALL BE CLOSED CELL POLYURETHANE FOAM WITH AN INSULATION FACTOR OF R=5 PER INCH. ALL BACKFILL SHALL EXTEND TEN FEET BEYOND THE EDGE OF THE VEHICLE PAD AND THEN HAVE A MAXIMUM OF 3:1 SLOPE, LOAM AND SEEDED.
14. BEFORE ANY BACKFILLING IS DONE THE ENTIRE CISTERN SHALL BE COMPLETED AND INSPECTED BY THE FIRE CHIEF.
15. AFTER BACKFILLING, BOLLARDS OR LARGE STONES SHALL BE PLACED TO PROTECT THE TANK AND APPURTENANCES.
16. THE PITCH OF THE SHOULDER AND VEHICLE PAD FROM THE EDGE OF THE PAVEMENT TO THE PUMPER SUCTION CONNECTION SHALL BE ONE PERCENT TO THREE PERCENT DOWNGRADE.
17. THE SHOULDER AND VEHICLE PAD SHALL BE OF A SUFFICIENT LENGTH TO ALLOW CONVENIENT ACCESS TO THE SUCTION CONNECTION WHEN THE PUMPER IS SET AT 45 DEGREES TO THE ROAD. THE SHOULDER AND VEHICLE PAD SECTION SHALL CONSIST OF 3" BITUMINOUS PAVING, REFER TO SITE PLAN FOR REQUIREMENTS.
18. THE SUCTION FITTING SHALL BE LOCATED BETWEEN 22 AND 24 FEET FROM THE NEAREST RUNNING EDGE OF ROAD PAVEMENT. TWO CONCRETE FILLED STEEL BOLLARDS SHALL BE PLACED IN A MANNER TO PROTECT THE HYDRANT. THE BASE OF THESE BOLLARDS SHALL EXTEND BELOW THE FROST LINE. THE UPPER PORTION OF THE BOLLARDS SHALL EXTEND THIRTY SIX INCHES ABOVE THE LEVEL OF THE VEHICLE PAD WHERE VEHICLE WHEELS WILL BE LOCATED WHEN THE CISTERN IS IN USE.
19. ALL CONSTRUCTION, BACKFILL, AND GRADING MATERIALS SHALL BE IN ACCORDANCE WITH PROPER CONSTRUCTION PRACTICES AND SHALL BE ACCEPTABLE TO THE FIRE CHIEF.
20. THE FIRE CHIEF (OR REPRESENTATIVE) AND THE ENGINEER'S INSPECTOR WILL BE NOTIFIED BY THE CONTRACTOR TO OBSERVE THE FOLLOWING POINTS OF INSTALLATION:
 - A. EXCAVATION COMPLETE.
 - B. CRUSHED STONE INSTALLED AND COMPACTED
 - C. BACKFILLING COMPLETE PRIOR TO PLACEMENT OF INSULATION.
 - D. PLACEMENT OF INSULATION.
 - E. START AND FINISH OF LEAKAGE TEST.
 - F. PIPING MANWAYS AND BOLLARDS IN PLACE AND PAINTED.
 - G. ALL BACKFILLING LOAM, SEED, ETC. COMPLETE WITH TURNOUT GRAVEL IN PLACE AND GRADED.
 - H. PAVEMENT COMPLETE, AND ALL OTHER WORK 100% COMPLETE.
21. THE FIRE CHIEF SHALL BE NOTIFIED OF THE DATE THAT SITE WORK IS TO BEGIN.
22. ANY EXCEPTION, ADDITIONS, OR DELETIONS ARE DATED AND NOTED BELOW:
23. CONCRETE MUST HAVE A MINIMUM OF 150 PCF.
24. STONE AND GRAVEL BACKFILL MUST HAVE A MINIMUM OF 120 PCF.



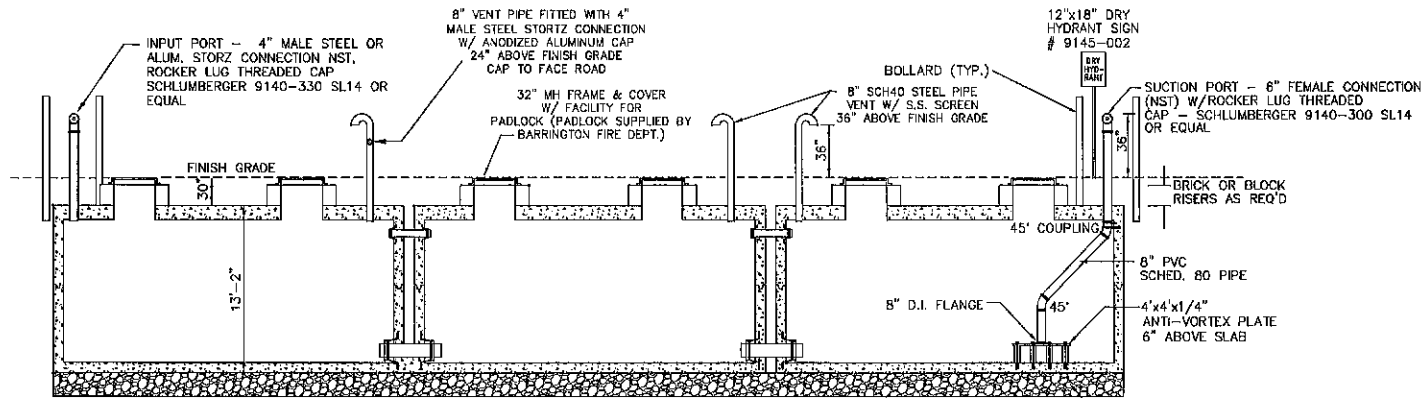
CISTERN SITE PLAN
SCALE: 1"=20"

TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT
R1-1	STOP	30"	30"	WHITE ON RED	CHANNEL	7'-0"
R2-1	SPEED LIMIT 25	18"	24"	BLACK ON WHITE	CHANNEL	7'-0"
41-0342	YIELD	30"	30"	BLACK ON YELLOW	CHANNEL	8'-6"
W14-2	ROAD NARROWS	24"	24"	BLACK ON YELLOW	CHANNEL	7'-0"



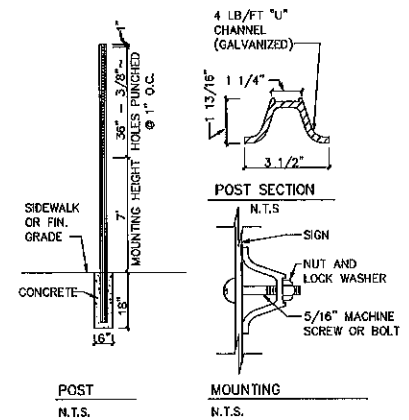
PLAN VIEW



NOTES SECTION A-A

1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
2. REINFORCED FOR H-20 LOADING.
3. JOINTS SEALED WATER TIGHT.
4. ALL BELOW GRADE EXTERIOR SURFACES OF THE TANK SHALL BE COATED WITH KOL-TAR'S BLACK SHIELD ASPHALT COATING, OR APPROVED EQUAL.
5. CISTERN INSTALLATION MUST CONFORM WITH ALL LOCAL FIRE DEPARTMENT REQUIREMENTS.

PROPOSED 30,000 GAL. FIRE CISTERN DETAIL
NOT TO SCALE



STREET SIGN DETAIL

STOP SIGN (R1-D) 30" x 30"
SPEED LIMIT SIGN (R2-D) 24" x 36"



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JAN 07 2021

LAND USE OFFICE

REVISED PER ENG. REVIEW	1-7-21
REVISIONS:	DATE:
FIRE CISTERN DETAILS	
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: AUG. 2020	SCALE: NTS
PROJ. NO: NH-1263	SHEET NO. 14 OF 15

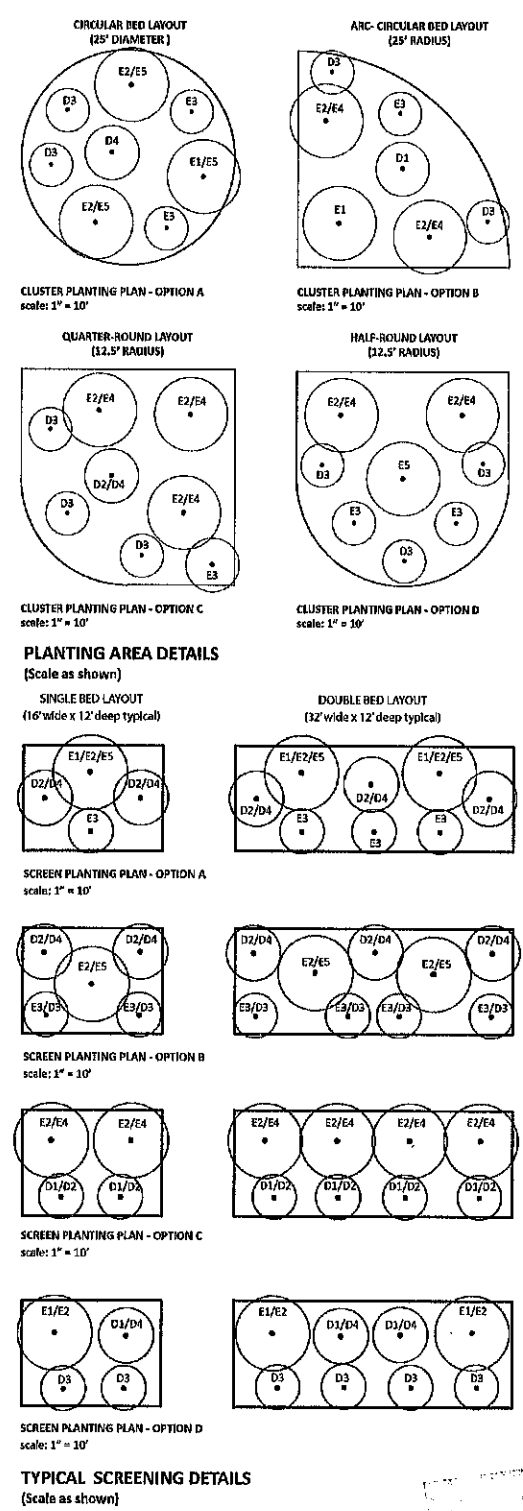
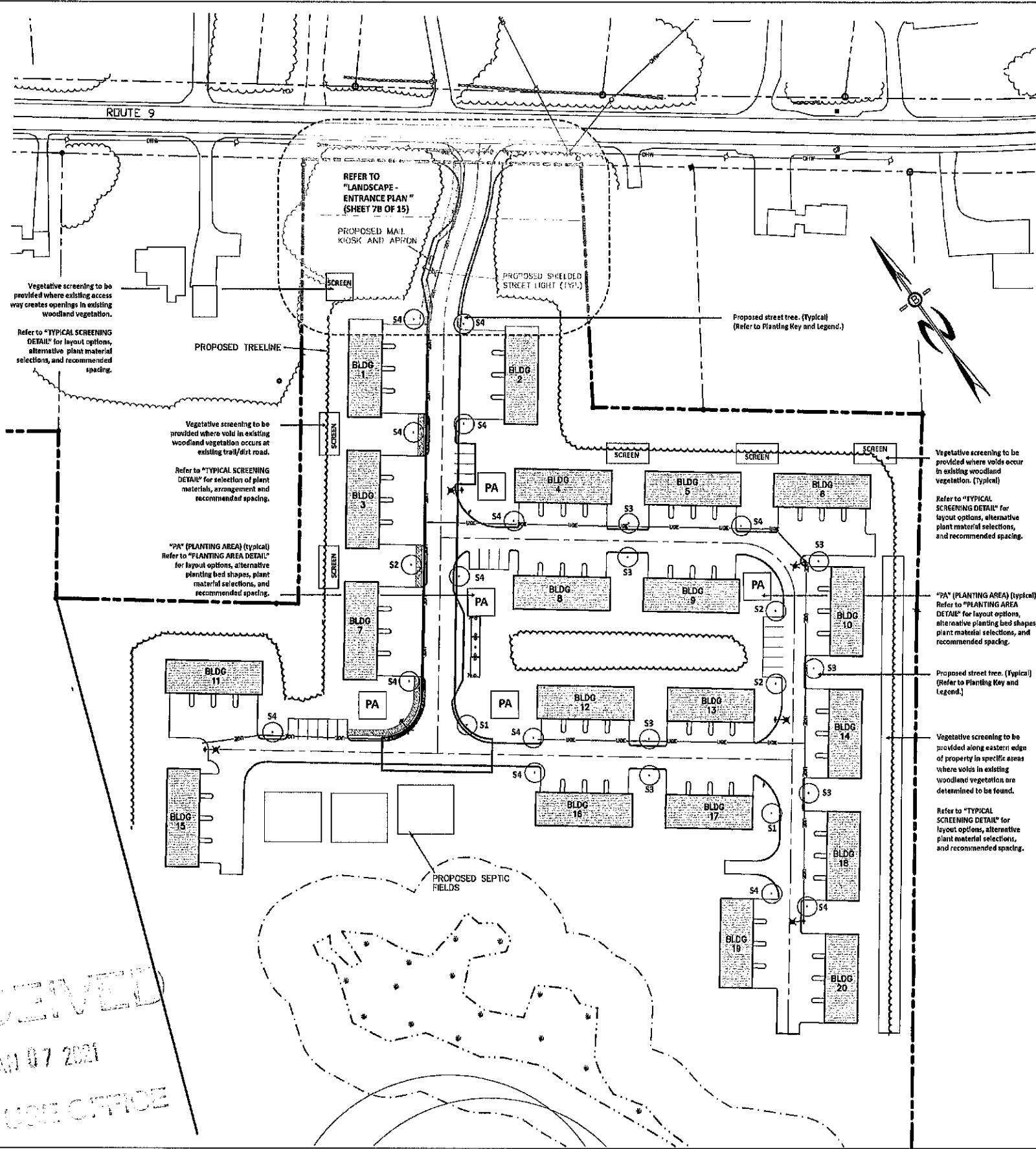
PREPARED FOR:
J&L TERRA HOLDINGS, INC.
 79 EXETER ROAD
 N. HAMPTON, N.H. 03862

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
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- GENERAL PLANTING NOTES**
- The Contractor shall confirm the location of all underground utilities prior to installation of plant materials.
 - Planting methods and overall care and maintenance of all planting stock shall meet the standards contained in The ANSI (American National Standards Institute) A300 (part 6) - 2012.
 - All plant materials grown in containers shall be removed from containers before planting.
 - All balled and burlapped ("b&b") plant materials shall have the burlap (and twine or rope or metal enclosure) opened and removed in the planting hole prior to being backfilled.
 - All trees shall be staked and guyed per the "DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE - HEAVY DUTY" planting detail. Stakes and guys shall remain in place and be maintained for the duration of the first year after planting.
 - All disturbed areas shall be treated with 3" topsoil and seed unless otherwise indicated.
 - Finished grade of all lawn areas shall be one (1) inch below adjacent curb or pavement.
 - The surface area of all planting beds shall be treated with three (3) inch depths (min.) of bark mulch.
 - All plant materials are selected for hardiness to the temperature zone of the proposed project.
 - All improvements shown on this site plan shall be constructed and maintained in accordance with the Plan by the Property Owners and all future property owners. No changes shall be made to the Site Plan without the expressed approval of the Barrington NH Planning Board.
 - The Property Owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials.
 - All plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris.
 - The Property Owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Town Planner.

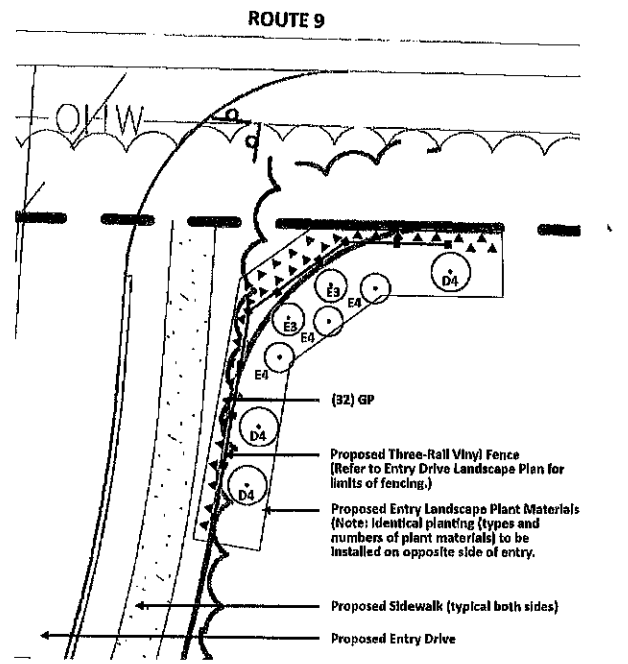
REVISIONS:	DATE:
LANDSCAPE PLAN	
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: DECEMBER 2020	SCALE: 1"=50'
PROJ. NO: NH-1263	SHT. NO: 7A OF 15



APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD	
CHAIRPERSON	DATE

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ENTRY LANDSCAPE PLAN (TYPICAL ON EAST AND WEST SIDES OF ENTRY DRIVE)
Scale: 1" = 10' - 0"

PLANTING KEY AND SCHEDULE

KEY	COMMON / BOTANICAL NAME	SIZE AT MATURITY	HARDINESS	DESCRIPTION
STREET TREES				
S1	Acer rubrum / Red Maple	45' 25'	Z3	2" caliper (min.), 12' - 16' ht., b&b, Stake and guy.
S2	Acer saccharum / Red Maple	75' 30'	Z2	2" caliper (min.), 12' - 16' ht., b&b, Stake and guy.
S3	Quercus rubra / Red Oak	75' 60'	Z3	1.5" - 2" caliper (min.), 12' - 16' ht., b&b, Stake and guy.
S4	Tilia cordata / American Linden	50' 35'	Z3	2" caliper (min.), 12' - 16' ht., b&b, Stake and guy.
SCREENING - DECIDUOUS SHRUBS				
D1	Arctostaphylos uva-ursi / Arctostaphylos	6' 10'	Z3	3' - 4' ht., #3 container (min.), plant 5' o.c. (typ.)
D2	Eucyrtus stans 'Buddy Hoag' / Dwarf Burning Bush	5' 6'	Z4	18" - 24" ht. (min.), b&b, plant 6' o.c. (min.)
D3	Forsythia 'Gold Tide' ('Courtasee') / Gold Tide Forsythia	3' 6'	Z5	#3 container, plant 6' o.c. (min.)
D4	Viburnum dentatum 'Chelmon' / Blue Muffin Arrowwood Viburnum	8' 8'	Z3	18" - 24" ht. (min.), b&b, plant 8' o.c. (min.)
SCREENING - EVERGREEN TREES OR SHRUBS				
E1	Picea pungens glauca / Colorado Blue Spruce	60' 20'	Z3	5' - 6' ht., b&b, plant 10' o.c. (min.), Stake and guy.
E2	Pinus strobus / White Pine	100' 50'	Z2	5' - 6' ht., b&b, plant 8' o.c. (min.), Stake and guy.
E3	Rhododendron 'maximiliani' 'Roseum' / Pink Rosebay Rhododendron	6' 6'	Z3	#5 container, plant 6' o.c. (min.)
E4	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	4' 18'	Z4	5' - 6' ht., b&b, plant 6' o.c. (min.), Stake and guy.
E5	Thuja occidentalis 'nigra' / Dark American Arborvitae	12' 25'	Z3	5' - 6' ht., b&b, plant 10' o.c. (min.), Stake and guy.
GRASSES - PERENNIAL				
GP	Carex morrowii 'Ice Dance' / Sedge	12" 12"	Z5	Plugs, plant 18" o.c. (typ.)

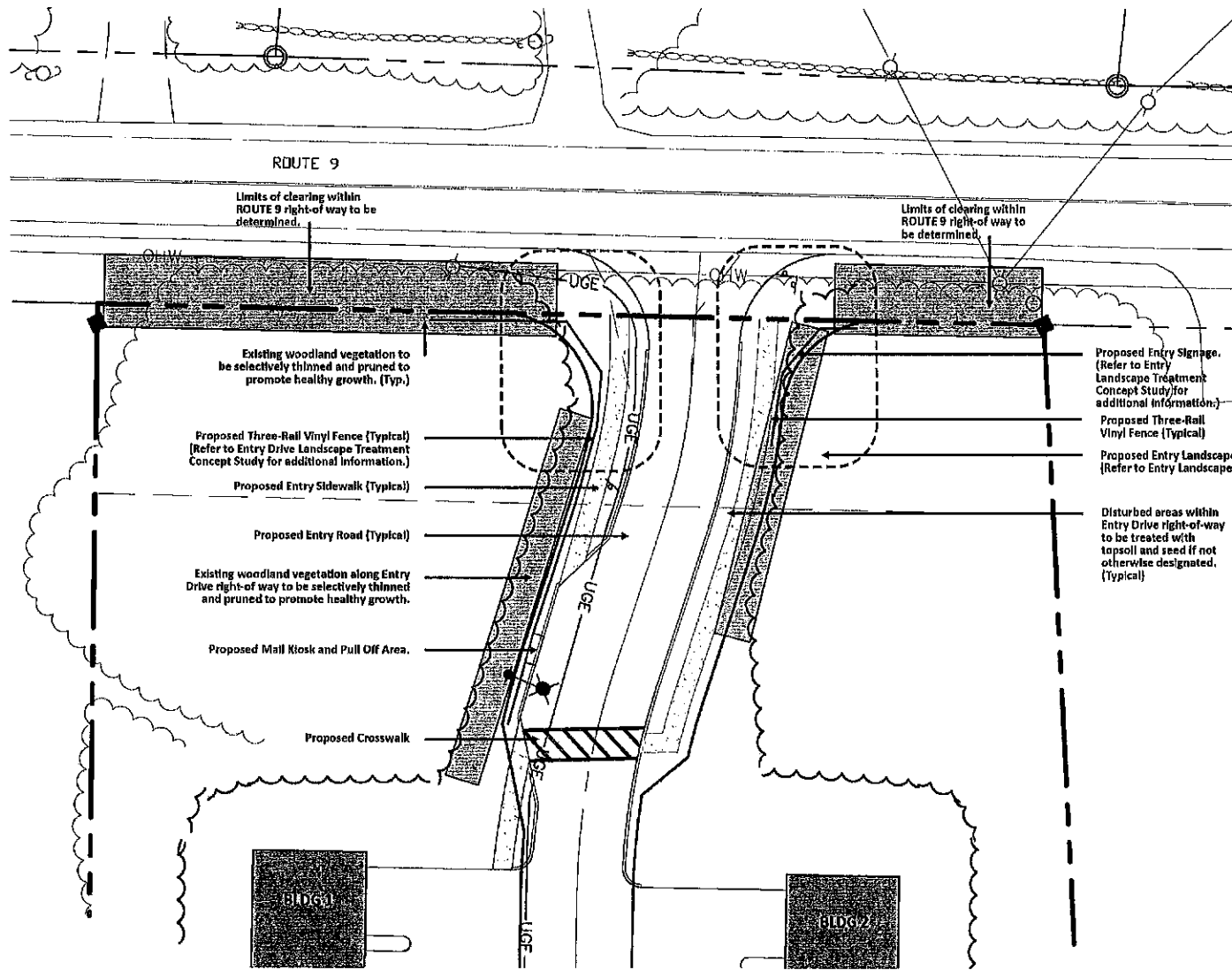
APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON

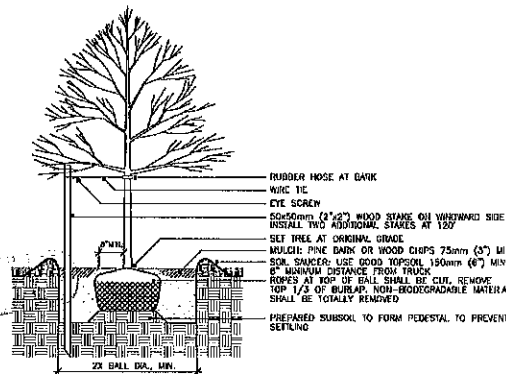
DATE

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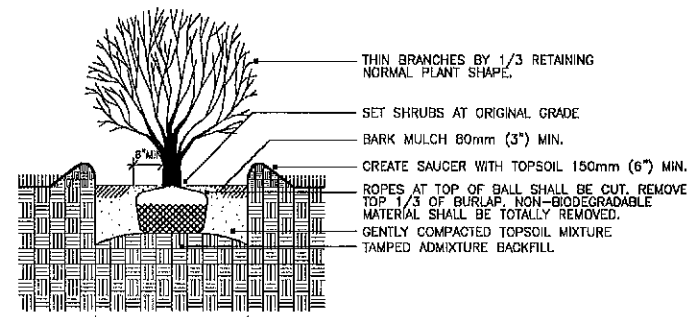
ENTRY DRIVE LANDSCAPE PLAN

Scale: 1" = 20' - 0"



DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE - HEAVY DUTY

NOTE: STAKING TO BE USED ON PINNACLED TREES AND OTHER CONTINUED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS



SHRUB PLANTING - BALL & BURLAP

NOT TO SCALE

PREPARED FOR:

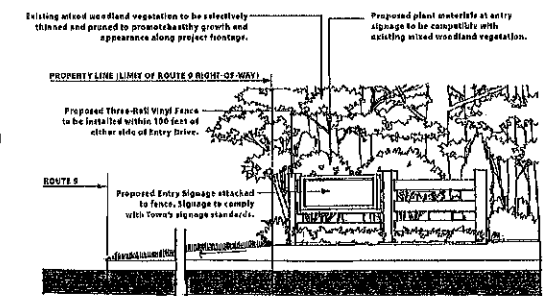
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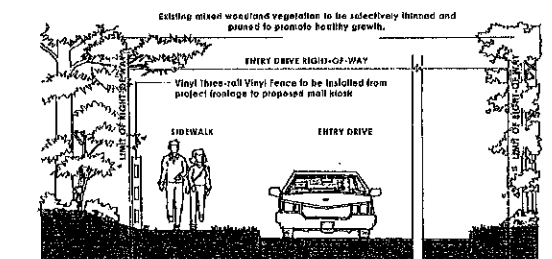
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ENTRY FRONTAGE LANDSCAPE TREATMENT CONCEPT STUDY
N.A.S.



ENTRY DRIVE LANDSCAPE TREATMENT CONCEPT STUDY
N.A.S.

REVISIONS:	DATE:
ENTRY DRIVE LANDSCAPE PLAN	
PLAN FOR: RESIDENTIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: DECEMBER 2020	SCALE: 1"=20'
PROJ. NO: NH-1263	SHT. NO: 7B OF 15