

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 30, 2021

Barrington Planning Board
Attention: Marcia Gasses
PO Box 660
333 Calef Highway
Barrington, NH 03825

Re: Mixed Use Site Plan
Dove Development Group LLC
Tax Map 235, Lots 1-1 & 3
Project Revision Narrative

Ms. Gasses, Mr. Chairman, Members of the Barrington Planning Board,

After receiving project review comments from CMA Engineers, NHDES Alteration of Terrain, and internal project review, the following is a list a summary of waivers requested and project changes proposed to be implemented:

1. Section 12.7 Table #2, Intersection Design Standards, High Point Drive
 - Allow for a greater than 2% road grade within 100' of an intersection.
 - Proposed grade is 2% for 40' (20+16-20+56), then transition to a 6% grade with a 40' vertical curve by station 20+96 (80' from E.O.P. station 20+16).
2. Identification of Waiver Request: Section 12.2.1 Figure 4A, Road Design Standards Preferred Cul-de-Sac design: High Point Drive Cul-de-sac
 - Allow for a cul-de-sac with a 35' CL Radius (23' inner pavement radius, 47' outer pavement radius) when a 62' CL Radius (50' inner pavement radius, 74' outer pavement radius) is preferred.
3. Identification of Waiver Request: Section 12.2.1 Figure 4C, Road Design Standards Boulevard Collector Roadway: Community Way Cross Section
 - Allow for a cross section of 8' center median 12' travel lanes, 2' grass strip, and 5' sidewalk on the right side, when a boulevard collector requires 10' median lane, 12' travel lane, 3' strip, 3'6" clear edge, 10' planter, then 5' walk (left and right).

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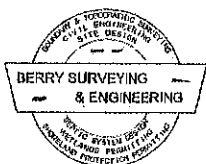
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4. Identification of Waiver Request: Section 12.3.2(5) Curbing, Driveway Design:
North Point Commons Entrance
- Allow for two curb radii to be 10' when 25' is required.

The intent of requested waivers #1, 3, & 4 is primarily to allow for a reduction in the amount of ledge removal in an attempt to minimize any required blasting and further environmental impacts. The previous plan set submission was estimated to have 10,750 CY of ledge removal. Waiver #1 proposes modification of the High Point Drive profile, which results in 3,350 CY less ledge to be removed.

In addition to the waivers requested, the following is a brief summary of changes made to the project:

- Modification of Community Way profile from 10+25-End. This has been undertaken to attempt to raise the starting grade of High Point Drive and to implement the modification of the Community Way cul-de-sac. Median has been revised for truck turning purposes. Revision of associated utilities required.
- Modification of the access road profile off of Community Way to be a maximum of 9%.
- Modification of the High Point Drive profile to reduce ledge cut. A sidewalk has been added to High Point Drive to provide safe connectivity for pedestrians from the condos to North Point Commons (NPC). Revision of associated utilities required.
- Ten parking spaces have been added along High Point Drive along EDA #4. EDA #4 location has been revised as a result. Retaining wall revised behind Units #1-4.
- Modification of NPC profile from 31+50-End to meet the revised North Point Commons profile. Revised side parking profile from 50+00-51+00 as a result. The back slope from 32+00-34+25 has been revised to add a 4' platform, the modified to 1:1 cut through ledge and 3:1 once out of ledge conditions. Revision of associated utilities required.
- Reconfiguration of EDAs 1-3 located behind NPC and units #5-11 for stormwater conveyance purposes.



- Revisions of Gravel Wetland #104, Rain Gardens #105, 106, 107, Detention Pond #110.
- Removal of Rain garden #109.
- Addition of Civic/Open space to the project.
- Revision of lot line revision between Lots 1-1 & 3 to accommodate the Community way cul-de-sac revision.
- Addition of a turnaround hammerhead at the well.
- Revision of NPC entrance radii.
- Revisions of all 6 septic designs (fields, pipes, tanks).
- Addition of legends to certain plans.
- Signage for the emergency access road.
- Addition of phases to the project.
- Revision of off-site soils modeling, per NHDES AoT request.

BS&E has made a comprehensive review of comments provided between CMA Engineers and NHDES AoT and a revised plan set is forthcoming.

Please let us know if you have further questions.

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Christopher R. Berry – Project Manager
Principal, President

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