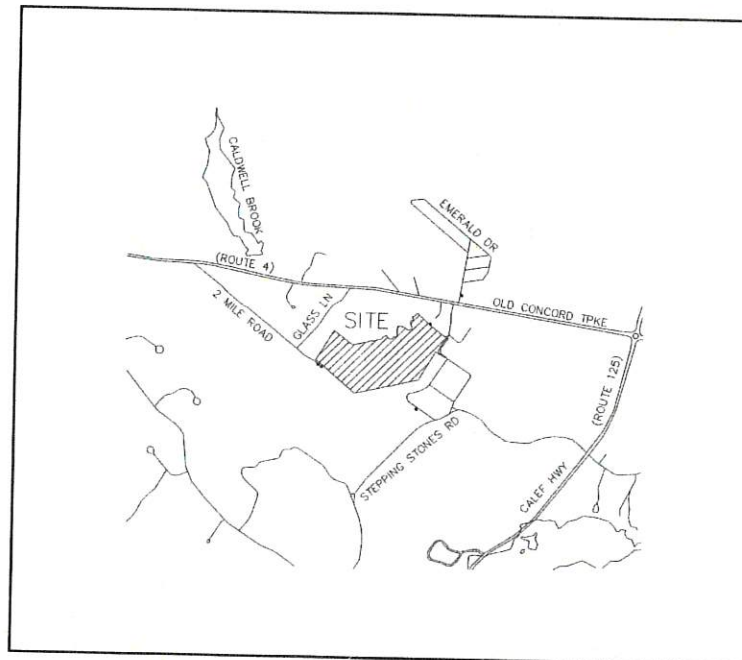


CONSERVATION RESIDENTIAL SUBDIVISION "MEADOWBROOK VILLAGE"

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 SUBDIVISION APPROVAL: TOWN OF BARRINGTON PLANNING BOARD 333 CALEF HIGHWAY BARRINGTON, NH 03825 (603) 664-0195 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
2,564,200± SQ. FT.
58.87± ACRES

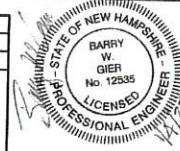
RECEIVED
JAN 05 2022
LAND USE OFFICE

APPROVED – BARRINGTON, NH
PLANNING BOARD

DATE:

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Design: BWG | Draft: DFP | Date: 11/01/21
Checked: BWG | Scale: AS NOTED | Project No.: 20747
Drawing Name: 20747-PLAN.dwg
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REV.	DATE	REVISION	BY
2	12/23/21	REVISED PER TOWN REVIEW	BWG
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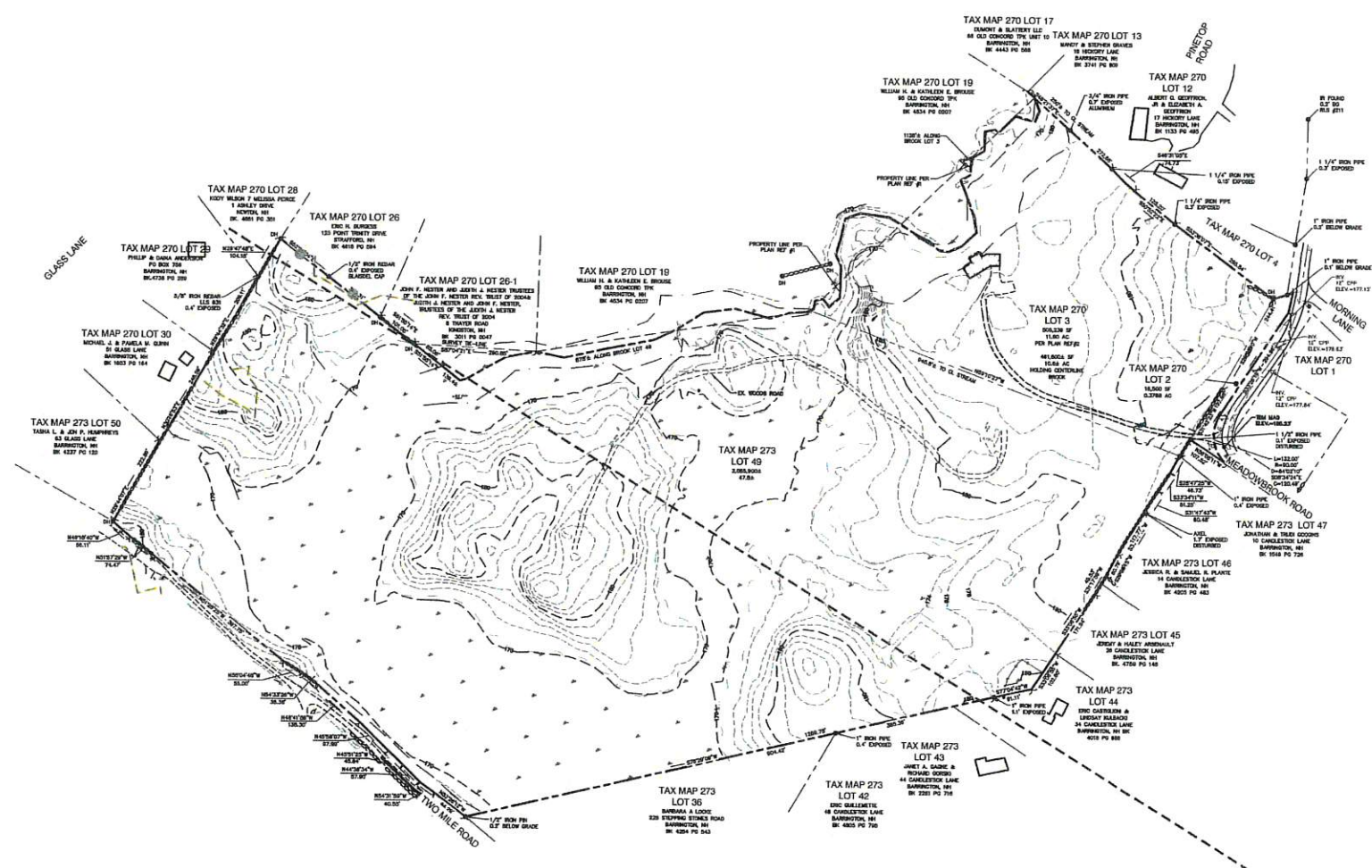
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **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
---	STONEMALL
---	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/GRAVITE 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. WELAN 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 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 STEEPINGSTONE 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-FD01-017.
- "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-FD03-032.
- "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-0085.
- "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. 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 WHICH SAID PREMISES IS SITUATED.
- BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES . VERTICAL - NAVD 88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- 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 OZA GOVERNMENTAL IN WINTER IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPUS 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:

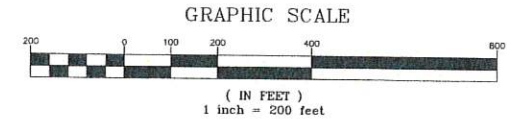
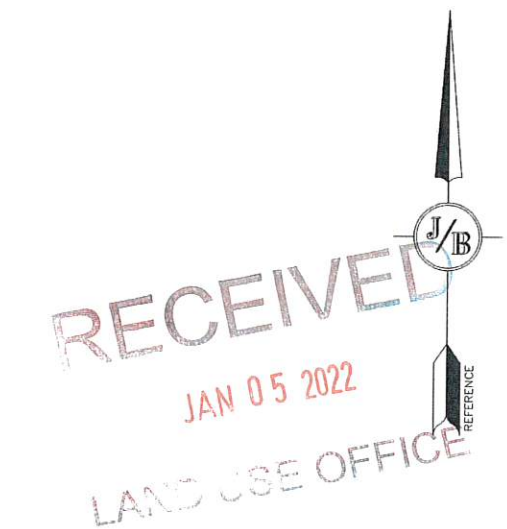
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM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

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

DATE:



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: 11/01/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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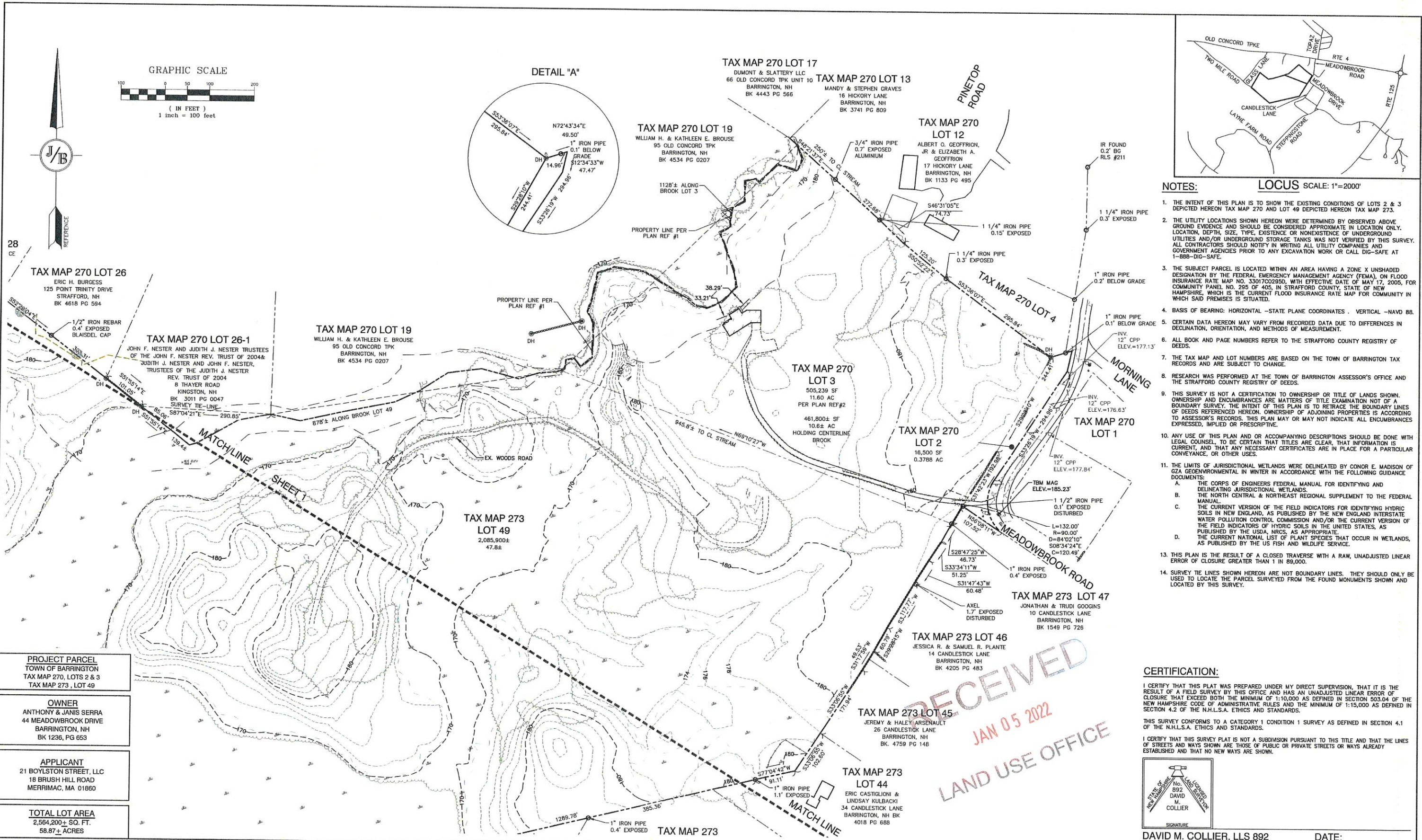
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
P.O. 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:** **LOCUS SCALE: 1"=2000'**
- 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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 - BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NAVD 83.
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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 1:110,000 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.

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

DATE:

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:	DFFP	Date:	11/01/21
Checked:	BWG	Scale:	AS-NOTED	Project No.:	20747
Drawing Name:	20747-PLAN.dwg				
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Designed and Produced in NH

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PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
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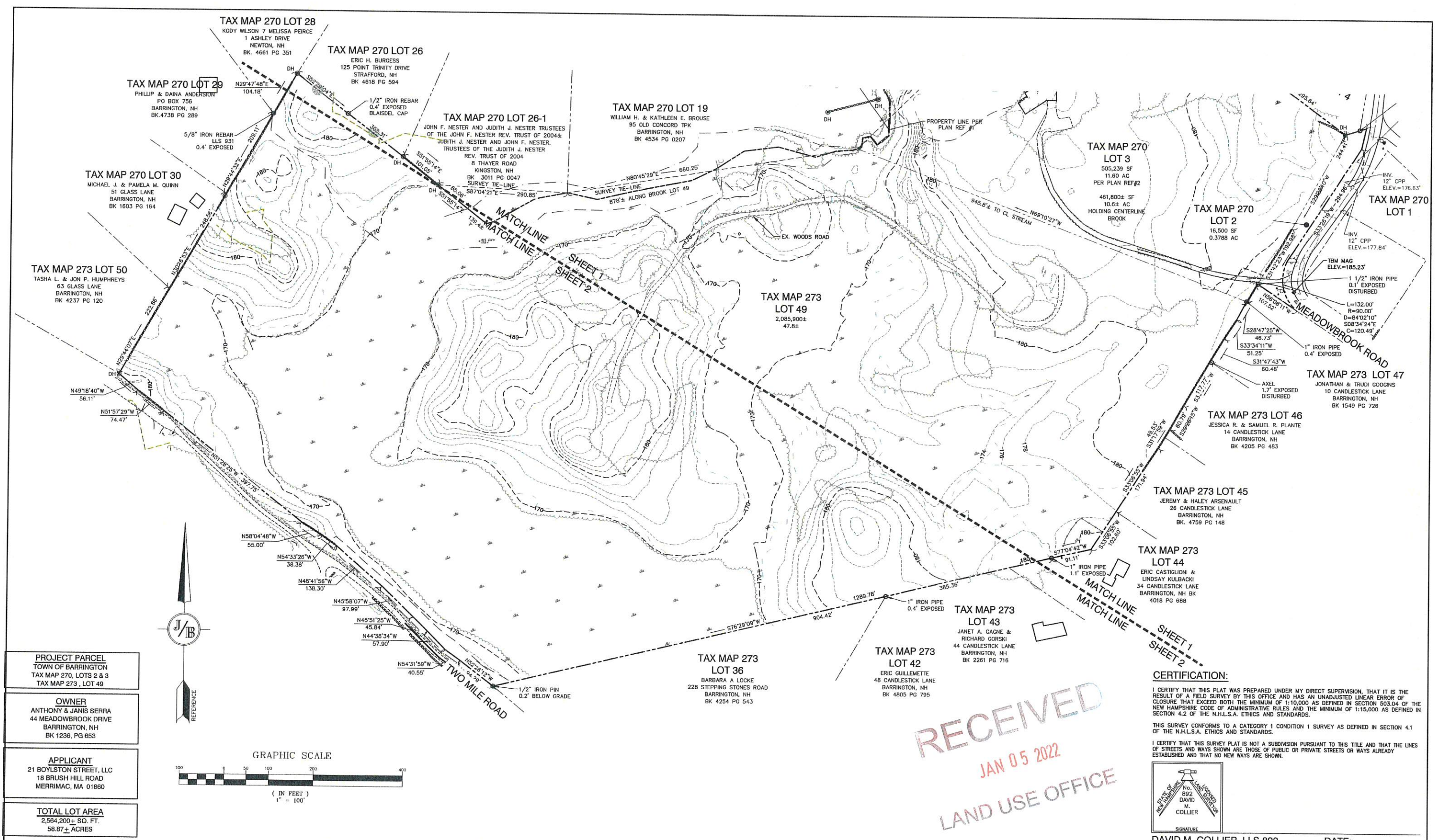
Plan Name: **EXISTING CONDITIONS PLAN**
TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49

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

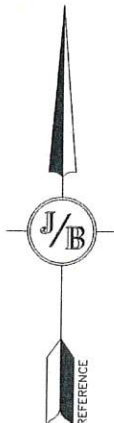


PROJECT PARCEL
TOWN OF BARRINGTON
TAX MAP 270, LOTS 2 & 3
TAX MAP 273, LOT 49

OWNER
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



RECEIVED
JAN 05 2022
LAND USE OFFICE

CERTIFICATION:
I CERTIFY THAT THIS PLAN 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.
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DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

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REV.	DATE	REVISION	BY

Designed and Produced In NH

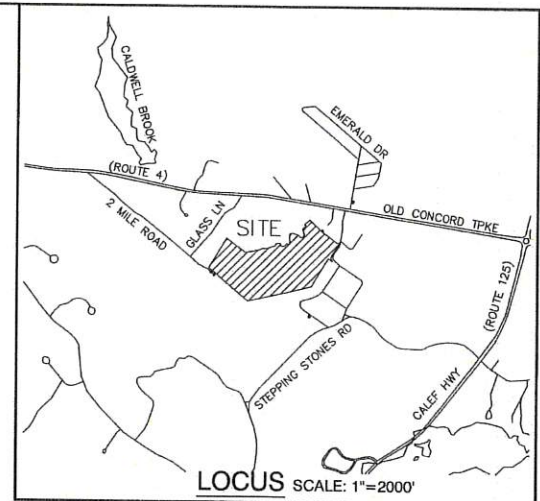
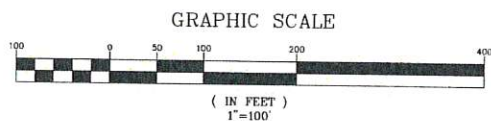
J/B Jones & Beach Engineers, Inc.

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:	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.
C1B
SHEET 4 OF 20
JBE PROJECT NO. 20747

BARRINGTON, NH
BK 4534 PG 0207



AP 270 LOT 28
ION 7 MELISSA PEIRCE
ASHLEY DRIVE
NEWTON, NH
BK 4661 PG 351

TAX MAP 270 LOT 26
ERIC H. BURGESS
125 POINT TRINITY DRIVE
STRAFFORD, NH
BK 4618 PG 594

TAX MAP 270 LOT 26-1
JOHN F. NESTER AND JUDITH J. NESTER TRUSTEES
OF THE JOHN F. NESTER REV. TRUST OF 2004 &
JUDITH J. NESTER AND JOHN F. NESTER,
TRUSTEES OF THE JUDITH J. NESTER
REV. TRUST OF 2004
8 THAYER ROAD
KINGSTON, NH
BK 3011 PG 0047

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

LOT 6
TOTAL AREA
= 2.98 AC.
= 129,887 SQ.FT.
FRONTAGE = 200'
UPLAND = 66,636 SQ.FT.
CONTIG. UP. = 58,563 SQ.FT.

LOT 5
TOTAL AREA
= 1.88 AC.
= 81,801 SQ.FT.
FRONTAGE = 200'
UPLAND = 66,203 SQ.FT.
CONTIG. UP. = 66,203 SQ.FT.

LOT 4
TOTAL AREA
= 2.72 AC.
= 118,431 SQ.FT.
FRONTAGE = 200'
UPLAND = 67,816 SQ.FT.
CONTIG. UP. = 67,816 SQ.FT.

LOT 3
TOTAL AREA
= 1.90 AC.
= 82,709 SQ.FT.
FRONTAGE = 248.8'
UPLAND = 81,508 SQ.FT.
CONTIG. UP. = 81,508 SQ.FT.

LOT 2
TOTAL AREA
= 1.92 AC.
= 83,830 SQ.FT.
FRONTAGE = 365'
UPLAND = 82,697 SQ.FT.
CONTIG. UP. = 82,697 SQ.FT.

LOT 1
TOTAL AREA
= 1.93 AC.
= 83,912 SQ.FT.
FRONTAGE = 487'
UPLAND = 80,010 SQ.FT.
CONTIG. UP. = 52,220 SQ.FT.

LOT 7
TOTAL AREA
= 17.45 AC.
= 760,037 SQ.FT.
FRONTAGE = 200'
UPLAND = 359,897 SQ.FT.
CONTIG. UP. = 146,021 SQ.FT.

LOT 8
TOTAL AREA
= 15.06 AC.
= 655,816 SQ.FT.
FRONTAGE = 200'
UPLAND = 254,186 SQ.FT.
CONTIG. UP. = 183,184 SQ.FT.

LOT 11
TOTAL AREA
= 2.33 AC.
= 101,582 SQ.FT.
FRONTAGE = 200'
UPLAND = 92,140 SQ.FT.
CONTIG. UP. = 81,371 SQ.FT.

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

LOT 10
TOTAL AREA
= 2.53 AC.
= 110,030 SQ.FT.
FRONTAGE = 200'
UPLAND = 79,288 SQ.FT.
CONTIG. UP. = 67,167 SQ.FT.

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

LOT 9
TOTAL AREA
= 10.33 AC.
= 449,868 SQ.FT.
FRONTAGE = 200'
UPLAND = 189,465 SQ.FT.
CONTIG. UP. = 109,030 SQ.FT.

TAX MAP 273
LOT 44
ERIC CASTIGLIONI &
LINDSAY KULBACKI
34 CANDLESTICK LANE

TAX MAP 273
LOT 43
JANET A. GAGNE &
RICHARD GORSKI
44 CANDLESTICK LANE
BARRINGTON, NH
BK 2261 PG 716

TAX MAP 273
LOT 42
ERIC GUILLETTE
48 CANDLESTICK LANE
BARRINGTON, NH
BK 4805 PG 795

TAX MAP 273
LOT 36
BARBARA A LOCKE
228 STEPPING STONES ROAD
BARRINGTON, NH
BK 4254 PG 543

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. 33017C0295D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 295 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NAVD 88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.

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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: 11/01/2021
Checked: BWG | Scale: AS SHOWN | Project No.: 20747
Drawing Name: 20747-YIELD9.dwg
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REV.	DATE	REVISION	BY
1	11/01/21	REVISED PER BARRINGTON PB	BWG
0	08/23/21	ISSUED FOR REVIEW	BWG

Designed and Produced In NH
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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: **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 STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 29-B1.
- "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.

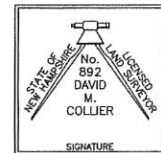
SITE NOTES:

- 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 OFF-SITE 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.). 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.
- 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 WHICH SAID PREMISES IS SITUATED.

CERTIFICATION:

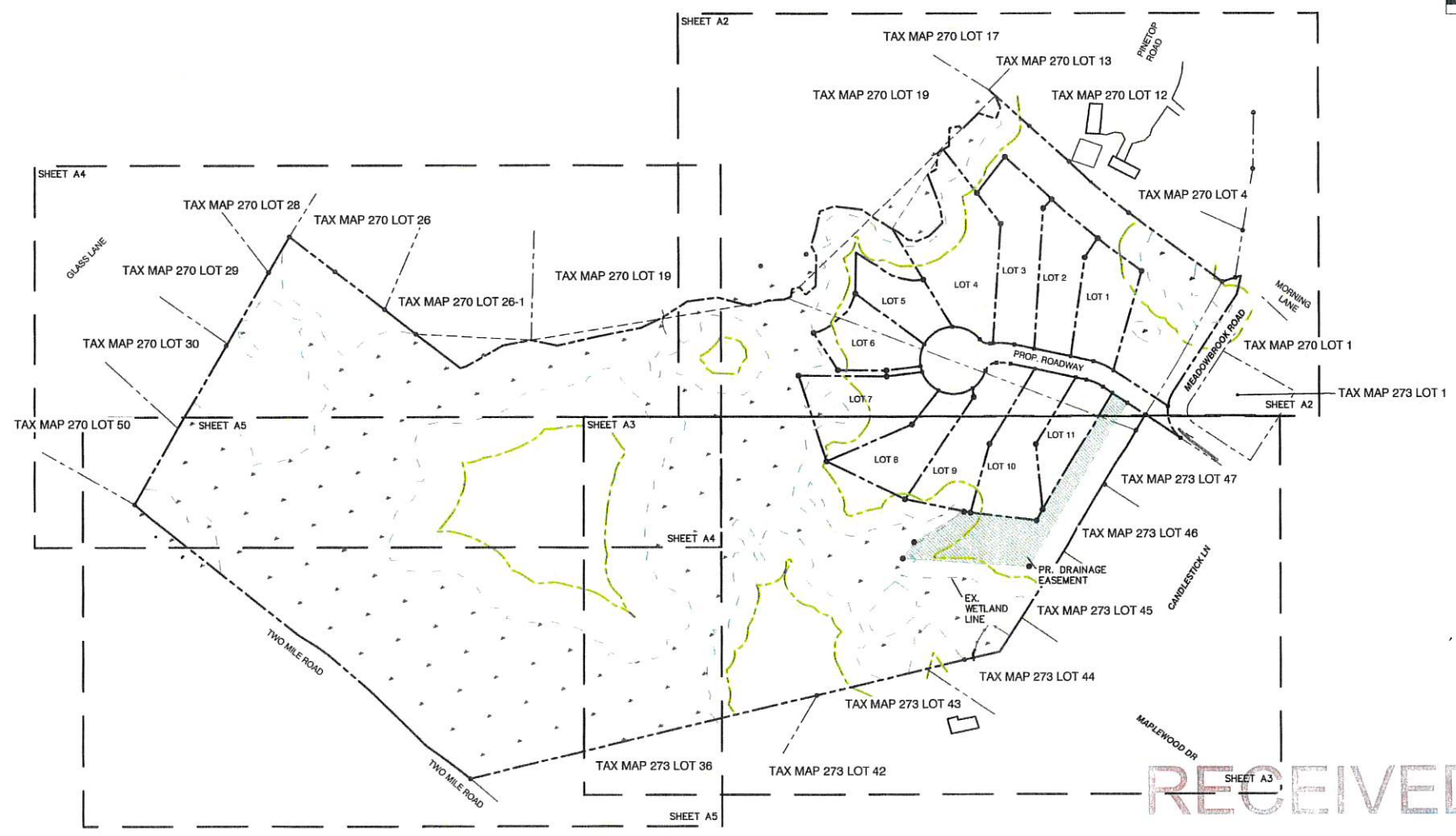
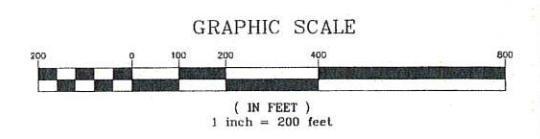
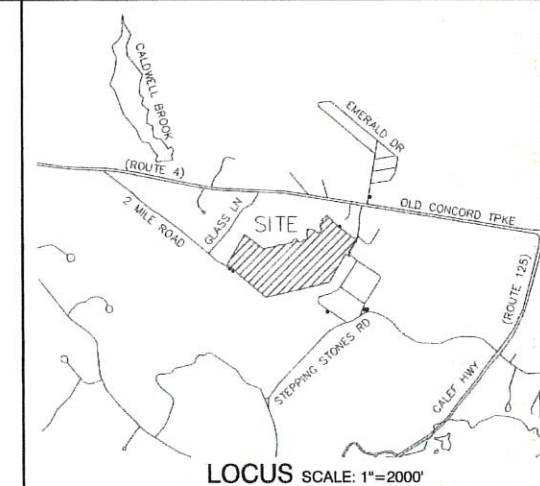
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM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



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

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APPROVED - BARRINGTON, NH
PLANNING BOARD

DATE: _____

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Design: BWG	Draft: DFP	Date: 11/01/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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REV.	DATE	REVISION	BY
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0	08/23/21	ISSUED FOR REVIEW	BWG

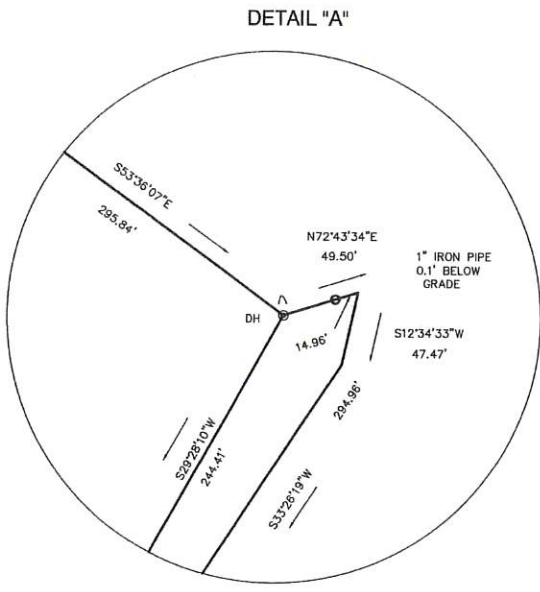
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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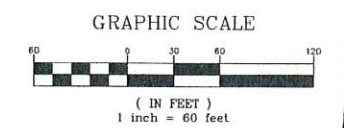
Plan Name:	SUBDIVISION PLAN TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
Project:	MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.
A1
SHEET 6 OF 20
JBE PROJECT NO. 20747



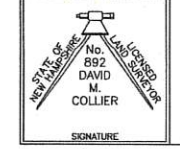
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	205.40	54.67	54.50	S 86°23'36" E	151°14'55"
C10	85.25	39.16	38.82	N 42°42'07" E	26°19'13"
C11	85.25	17.14	17.12	N 23°46'50" E	11°31'21"
C14	175.00	43.66	43.55	N 68°02'39" W	141°17'42"
C15	175.00	13.42	13.42	N 58°41'58" W	47°23'40"
C29	175.00	37.06	36.83	S 65°04'48" E	18°41'23"
C30	205.40	54.67	54.50	S 86°23'36" E	151°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°25'29" W	52°09'39"
C33	85.25	88.37	84.47	N 58°45'51" E	37°04'53"
C34	85.25	58.01	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 66°18'16" E	60°53'05"
C37	87.20	56.43	55.45	N 36°46'28" E	37°04'53"
C38	30.00	36.60	34.37	N 52°58'09" E	89°53'58"
C39	155.40	35.82	35.74	S 65°28'36" 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	65,172	1.52	65,172	88.00'
5	28,466	0.61	28,466	88.00'
6	32,400	0.74	32,400	58.00'
7	49,469	1.14	43,108	84.00'
8	38,894	0.89	69,494	90.00'
9	47,454	1.09	47,008	192.00'
10	49,390	1.13	49,390	107.00'
11	27,644	0.63	27,644	102.00'
OPEN	2,049,300	47.05	938,685	
TOTAL	2,564,200	58.87	1,394,318	



CERTIFICATION:
 I CERTIFY THAT THIS PLAN 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:

RECEIVED
 JAN 05 2022
 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 01850

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

APPROVED - BARRINGTON, NH
 PLANNING BOARD

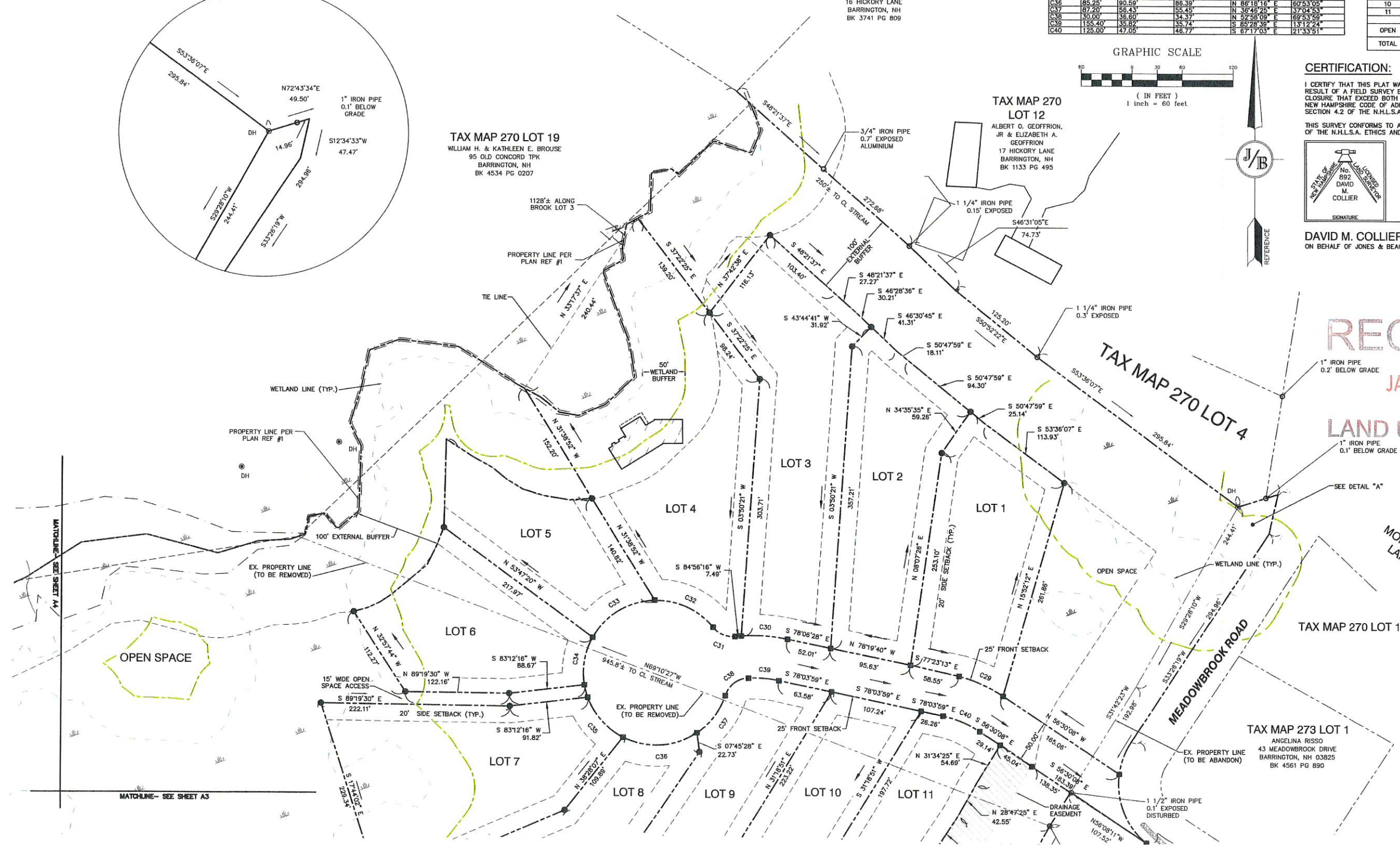
DATE:

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 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



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Design: BWG	Draft: DFP	Date: 11/01/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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REV.	DATE	REVISION	BY
1	11/01/21	REVISED PER BARRINGTON PB	BWG
0	08/23/21	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

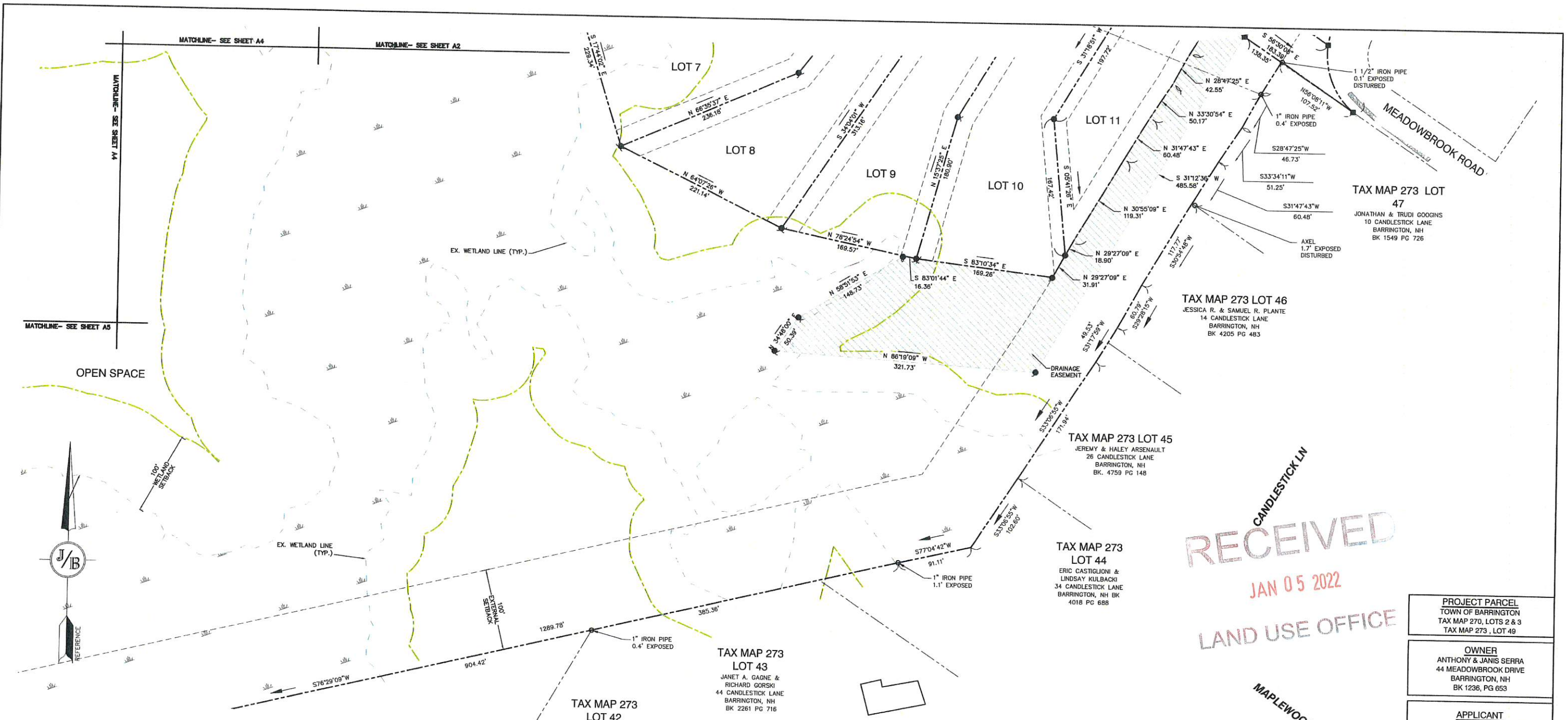
Plan Name: **SUBDIVISION PLAN**
 TAX MAP 270 / LOT 2 & 3, TAX MAP 273 / LOT 49

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



RECEIVED

JAN 05 2022

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 01860

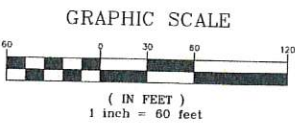
TOTAL LOT AREA
2,564,200± SQ. FT.
58.87± ACRES

APPROVED - BARRINGTON, NH
PLANNING BOARD

DATE: _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	205.40	54.67	54.50	S 86°23'58" E	15°14'55"
C10	85.25	39.16	39.82	N 42°42'07" E	26°19'13"
C11	85.25	17.14	17.12	N 23°48'50" E	11°31'21"
C14	175.00	43.66	43.55	N 68°02'39" W	14°17'42"
C15	175.00	13.42	13.42	N 58°41'58" W	4°23'40"
C29	175.00	67.08	56.83	S 65°50'49" E	18°41'23"
C30	205.40	54.67	54.50	S 86°23'38" E	15°14'55"
C31	30.00	29.71	28.51	N 47°44'03" W	15°14'55"
C32	85.25	77.51	74.96	N 65°26'29" W	52°09'39"
C33	85.25	68.37	64.47	N 58°48'57" E	18°41'23"
C34	85.25	58.01	56.90	N 09°35'32" E	38°59'22"
C35	85.25	64.21	62.70	S 41°40'38" W	43°09'07"
C36	85.25	90.59	86.39	N 66°18'18" E	60°53'05"
C37	87.20	96.43	94.37	N 36°46'25" E	37°04'53"
C38	30.00	38.60	35.74	N 52°58'09" E	69°53'59"
C39	155.40	35.82	35.74	S 65°28'59" E	13°12'24"
C40	125.00	47.05	46.77	S 67°17'03" E	21°33'51"

LOT #	LOT INFORMATION			
	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	1.25	54,800	106.00'
4	65,172	1.52	56,470	114.00'
5	26,466	0.61	26,466	88.00'
6	32,400	0.74	32,400	80.00'
7	49,469	1.14	43,108	84.00'
8	38,894	0.89	69,494	90.00'
9	47,454	1.09	47,008	192.00'
10	49,390	1.13	49,390	107.00'
11	27,644	0.63	27,644	102.00'
OPEN	2,049,300	47.05	938,685	
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.

NEW STATE OF NEW HAMPSHIRE
DAVID M. COLLIER
LICENSED SURVEYOR
No. 892

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

DATE: _____

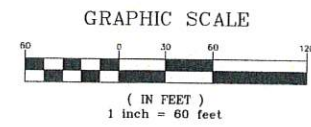
REV.	DATE	REVISION	BY
1	11/01/21	REVISED PER BARRINGTON PB	BWG
0	08/23/21	ISSUED FOR REVIEW	BWG

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

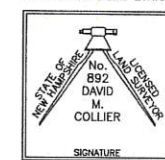
Plan Name: **SUBDIVISION PLAN**
TAX MAP 270, LOT 2 & 3; TAX MAP 273, LOT 49
Project: **MEADOWBROOK VILLAGE**
MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record: **ANTHONY L. & JANIS SERRA**
44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.
A3
SHEET 8 OF 20
JBE PROJECT NO. 20747

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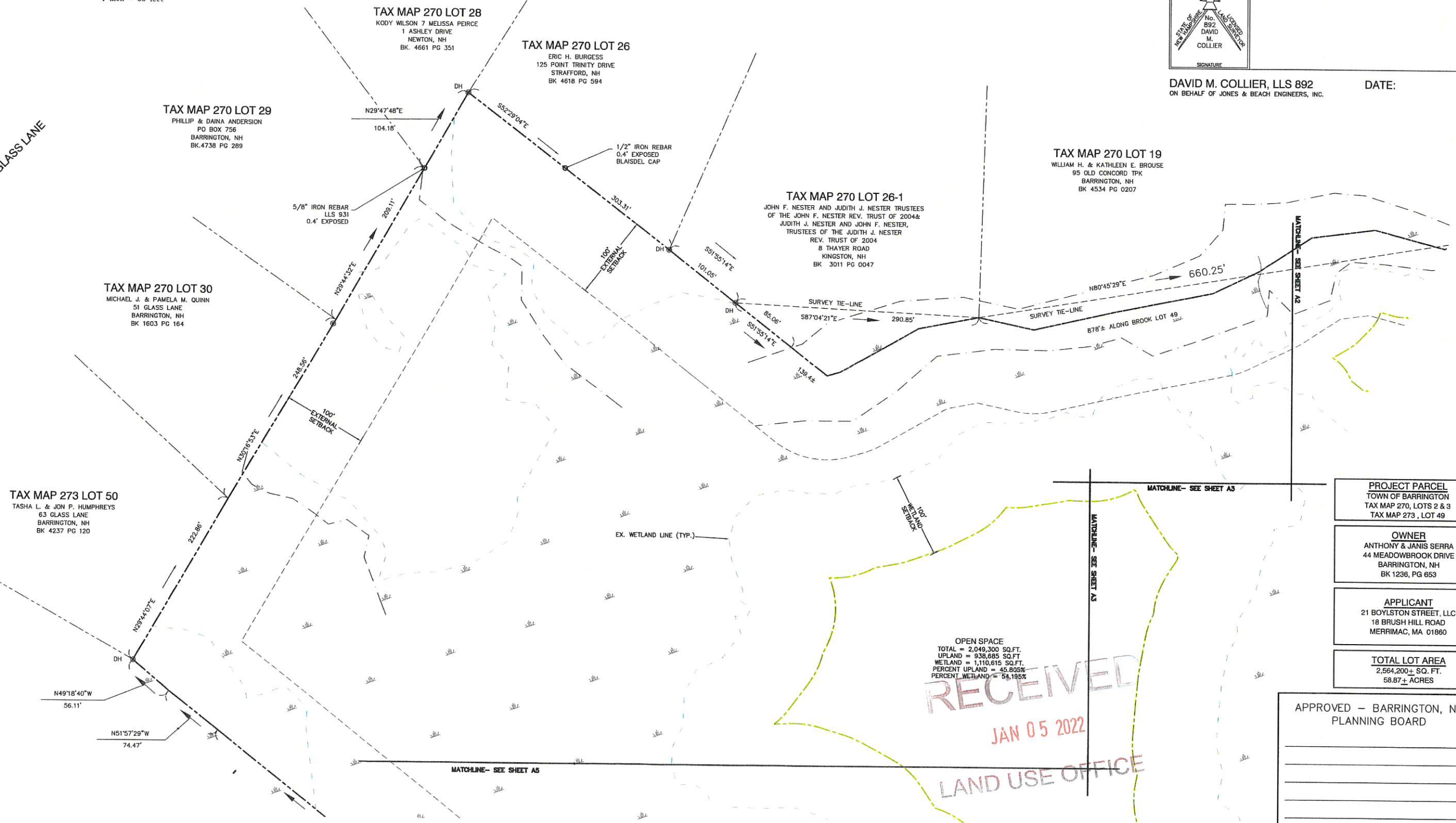


CERTIFICATION:
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES 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 DATE:
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

GLASS LANE



RECEIVED
 JAN 05 2022
 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 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: 11/01/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

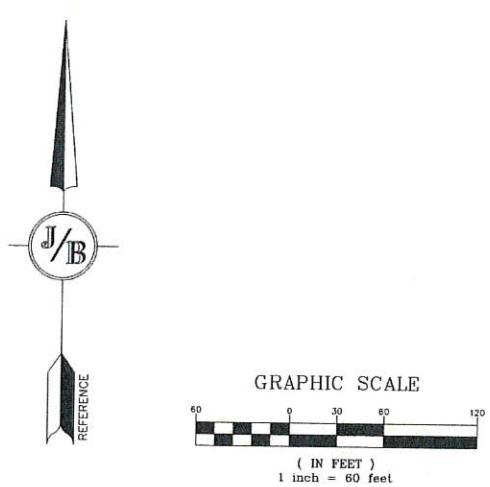
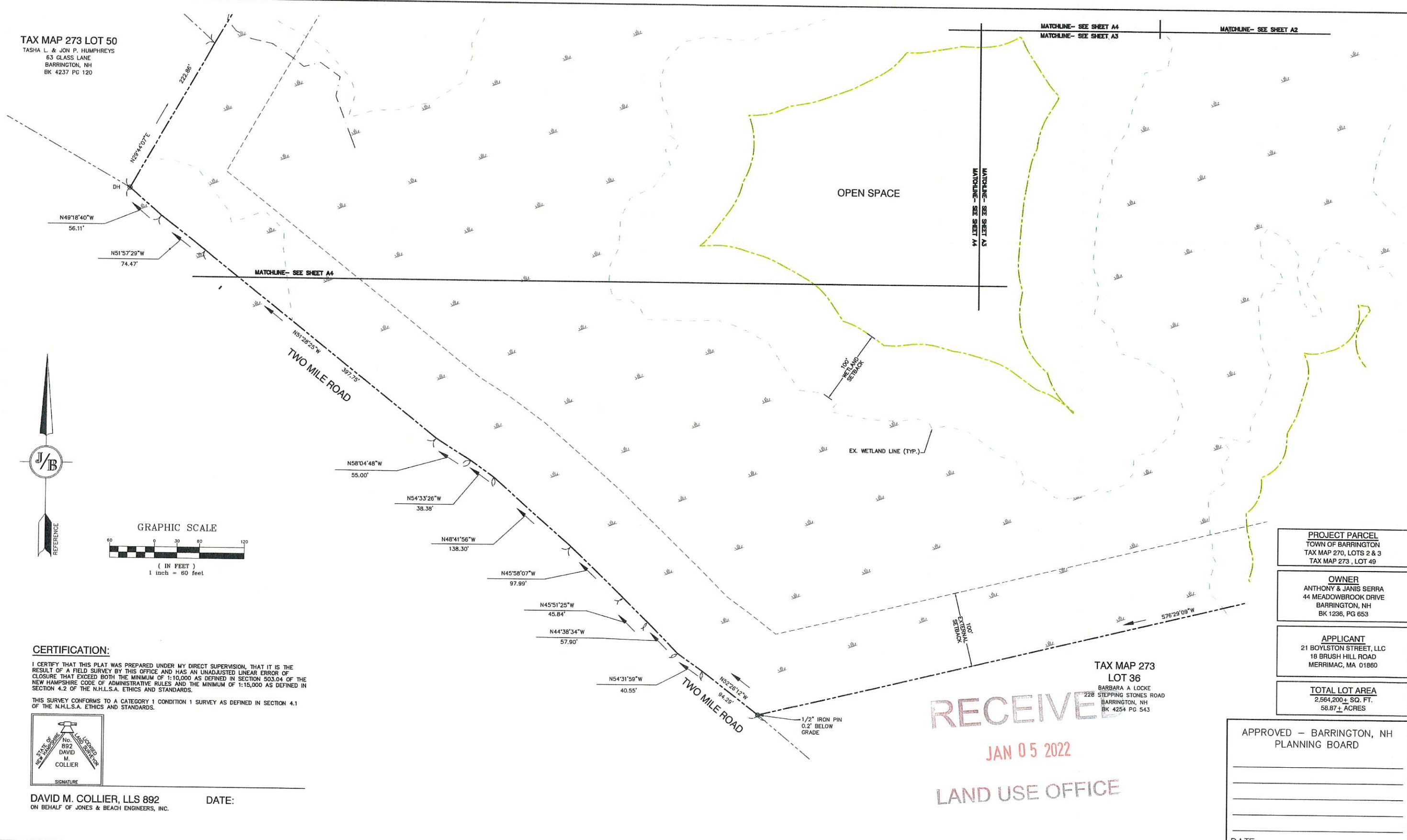
REV.	DATE	REVISION	BY
1	11/01/21	REVISED PER BARRINGTON PB	BWG
0	08/23/21	ISSUED FOR REVIEW	BWG

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:	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

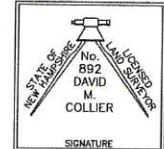
TAX MAP 273 LOT 50
TASHA L. & JON P. HUMPHREYS
63 GLASS LANE
BARRINGTON, NH
BK 4237 PG 120



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:

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

RECEIVED
JAN 05 2022
LAND USE OFFICE

APPROVED – BARRINGTON, NH
PLANNING BOARD

DATE:

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Design: BWG	Draft: DFP	Date: 11/01/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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REV.	DATE	REVISION	BY
1	11/01/21	REVISED PER BARRINGTON PB	BWG
0	08/23/21	ISSUED FOR REVIEW	BWG

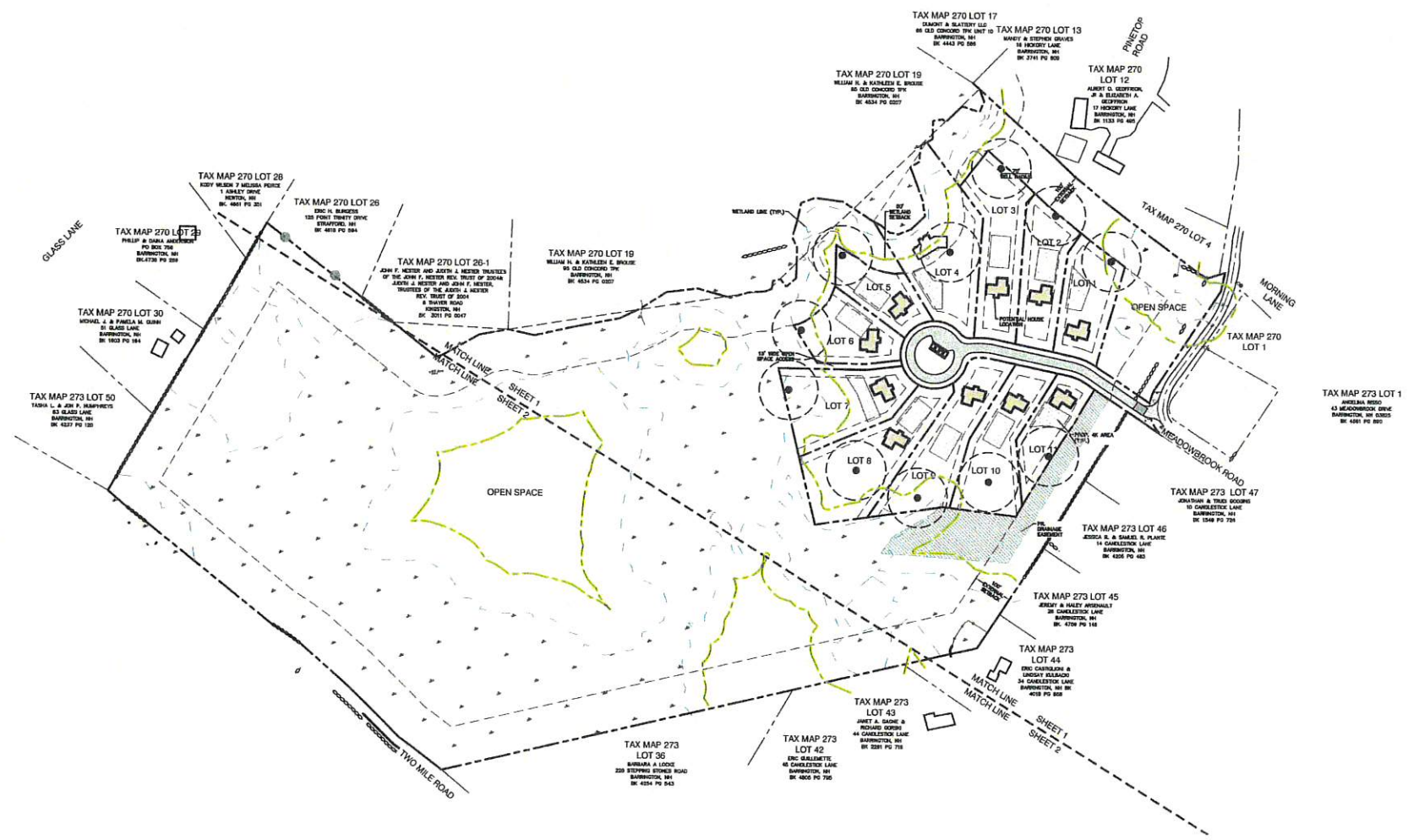
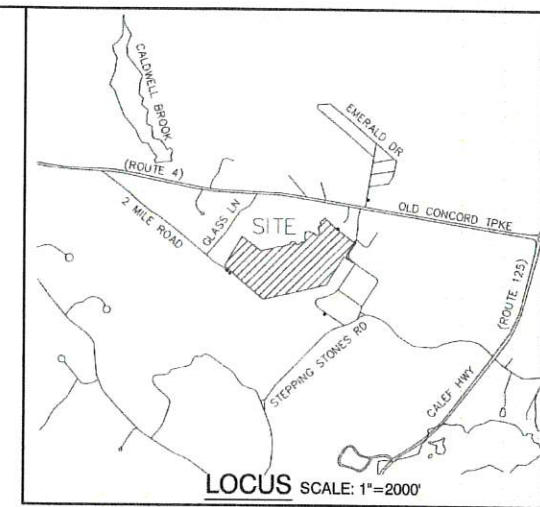
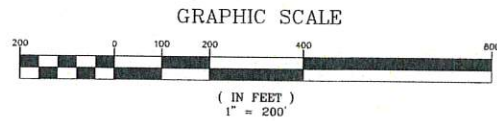
Designed and Produced in NH

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:	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

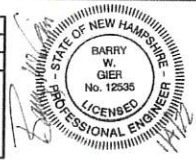


- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SUBDIVISION SITE PLAN OF DEVELOPMENT FOR THE MAP 270/LOTS 2 & 3, AND MAP 273/LOT 49. ALL HOMES WILL BE SERVICED BY ON-SITE WELLS AND SEPTICS
 - ZONING DISTRICT: GENERAL RESIDENTIAL (OPEN SPACE SUBDIVISION)
 LOT AREA MINIMUM = 20,000 SF
 LOT FRONTAGE MINIMUM = 111/4'
 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'
 - OPEN SPACE CALCULATIONS:
 TOTAL LOT AREA = 2,584,200 SF
 OPEN SPACE REQUIRED = 50% OF TOTAL LOT AREA = 1,292,100 SF
 OPEN SPACE REQUIREMENTS: 75% OF OPEN SPACE TO BE CONTIGUOUS
 >50% OF OPEN SPACE TO BE UPLAND
 OPEN SPACE UPLAND PROVIDED = 1,024,650 SF (50% OF PROVIDED OPEN SPACE)
 TOTAL OPEN SPACE PROVIDED = 2,021,098 SF (78.20% OF TOTAL AREA)
 TOTAL OPEN SPACE UPLAND PROVIDED = 912,025 SF (45.12% OF OPEN SPACE)
 TOTAL OPEN SPACE WETLAND PROVIDED = 1,109,073 SF (54.87% OF OPEN SPACE)
 - 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 OF 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 OFF-SITE 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.), 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.

RECEIVED
 JAN 05 2022
 LAND USE OFFICE

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Design: BWG	Draft: DFP	Date: 11/01/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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REV.	DATE	REVISION	BY
2	12/23/21	REVISED PER TOWN REVIEW	BWG
1	11/01/21	REVISED PER BARRINGTON PB	BWG
0	08/23/21	ISSUED FOR REVIEW	BWG
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

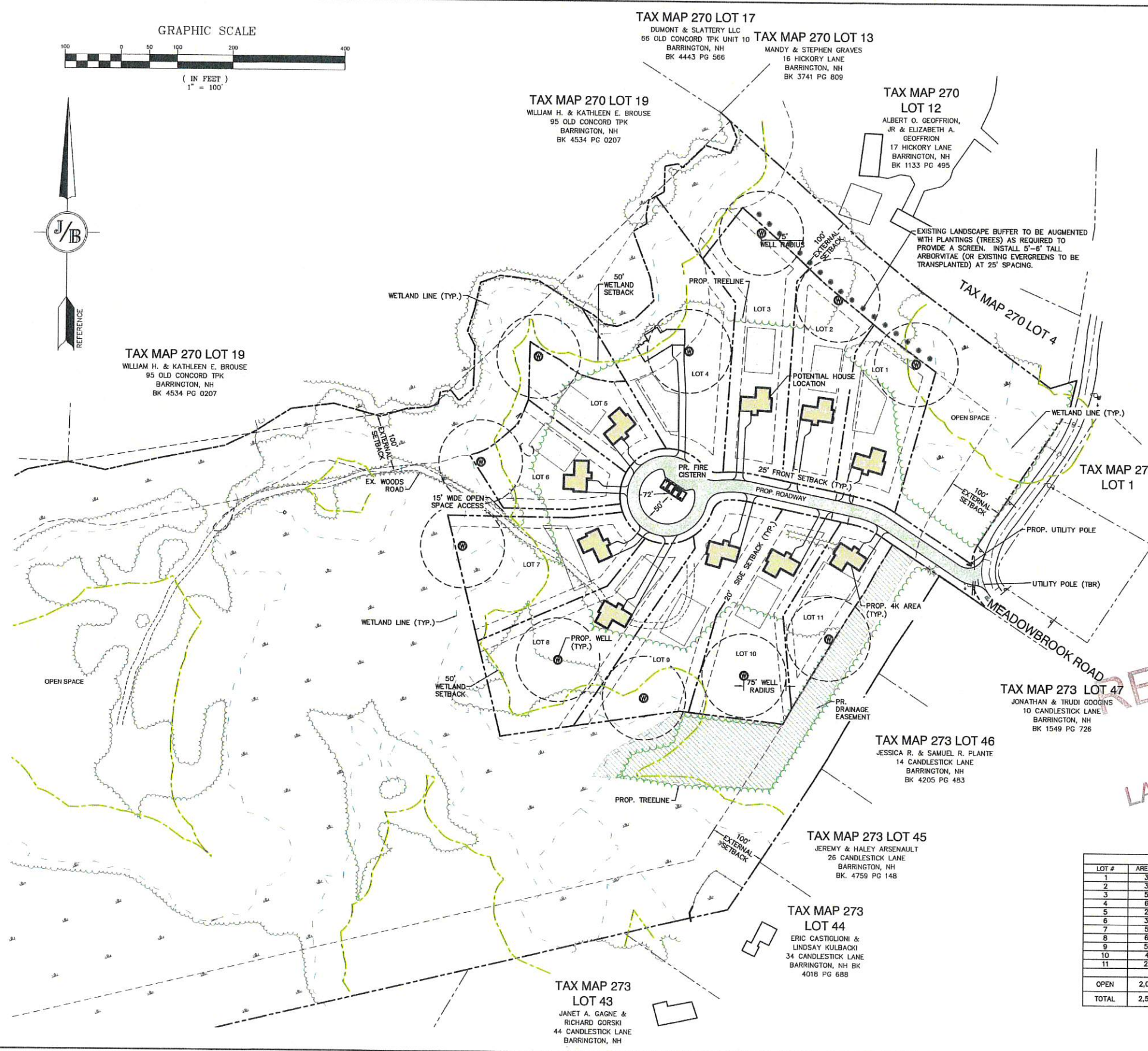
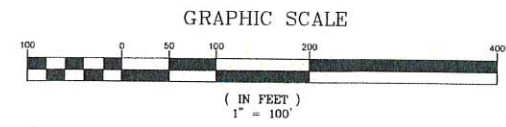
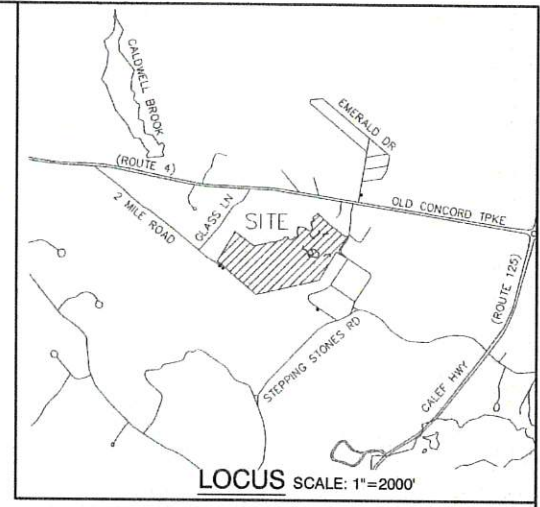
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERALL SITE 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.

C2

SHEET 11 OF 20
 JBE PROJECT NO. 20747



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	51,276	1.18	44,239	64.00'
8	60,010	1.38	60,010	90.00'
9	52,733	1.21	51,838	192.00'
10	49,391	1.13	49,391	107.00'
11	27,644	0.63	27,644	102.00'
OPEN	2,021,098	46.40	912,025	
TOTAL	2,564,200	58.87	1,394,318	

- 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'
 - OPEN SPACE CALCULATIONS:
 TOTAL LOT AREA = 2,564,200 SF
 OPEN SPACE REQUIRED = 50% OF TOTAL LOT AREA = 1,282,100 SF
 OPEN SPACE REQUIREMENTS: 75% OF OPEN SPACE TO BE UPLAND
 OPEN SPACE UPLAND REQUIRED = 1,024,650 SF (50% OF PROVIDED OPEN SPACE)
 TOTAL OPEN SPACE PROVIDED = 2,021,098 SF (78.82% OF TOTAL AREA)
 TOTAL OPEN SPACE UPLAND PROVIDED = 912,025 SF (45.125% OF OPEN SPACE)
 TOTAL OPEN SPACE WETLAND PROVIDED = 1,109,073 SF (54.875% OF OPEN SPACE)
 - 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 OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
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 - 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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Design: BWG Draft: DFP Date: 11/01/21
 Checked: BWG Scale: AS-NOTED Project No.: 20747
 Drawing Name: 20747-PLAN.dwg
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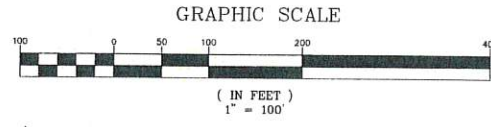


REV.	DATE	REVISION	BY
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1	11/01/21	REVISED PER BARRINGTON PB	BWG
0	08/23/21	ISSUED FOR REVIEW	BWG
		REVISION	

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: **SITE 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. **C2A**
 SHEET 12 OF 20
 JBE PROJECT NO. 20747



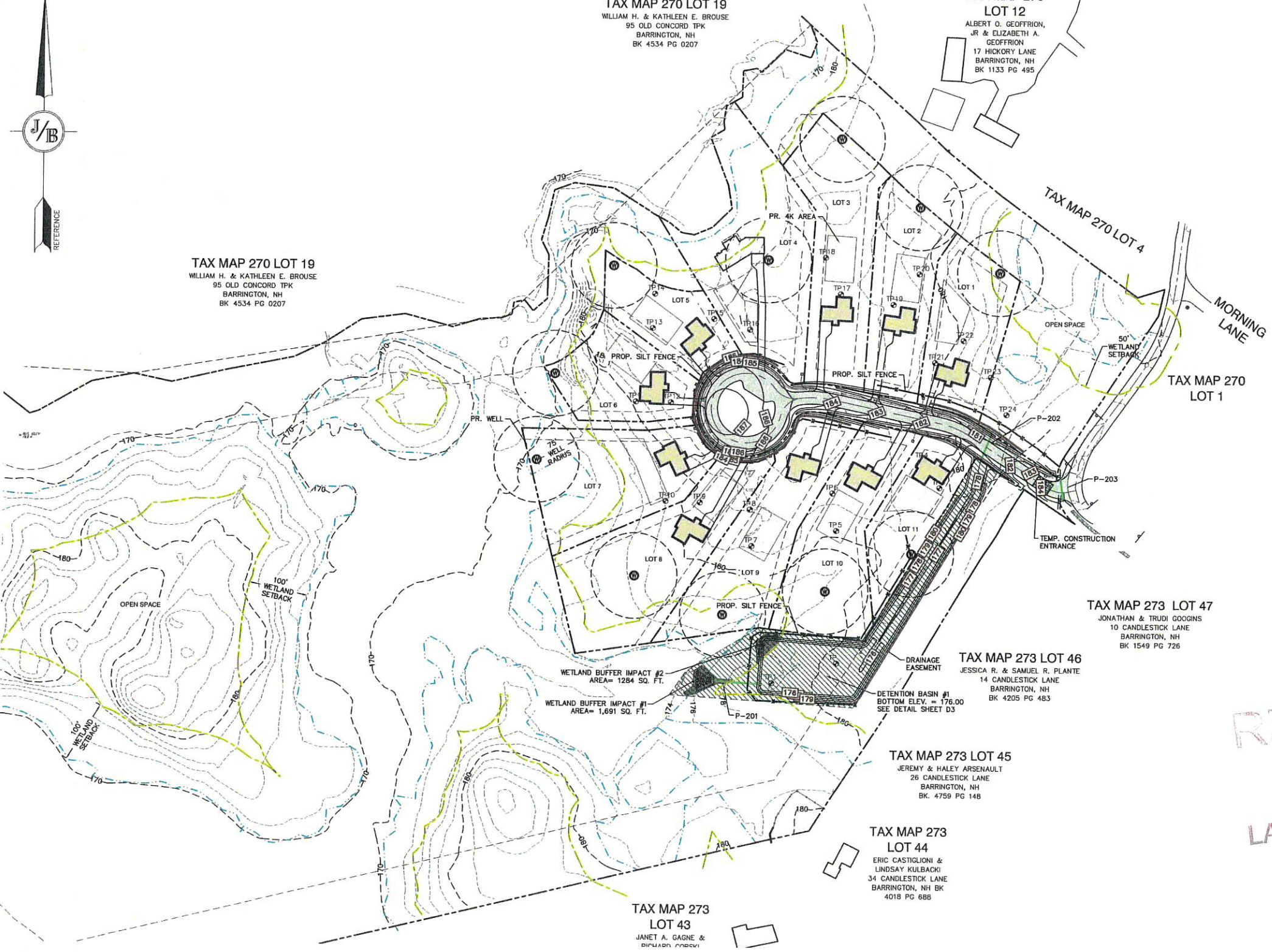
TAX MAP 270 LOT 17
 DUMONT & SLATTERY LLC
 66 OLD CONCORD TPK UNIT 10
 BARRINGTON, NH
 BK 4443 PG 566

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

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

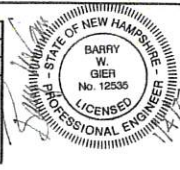


- GRADING AND DRAINAGE NOTES:**
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND 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).
 2. BASIS OF BEARING: HORIZONTAL -STATE PLANE COORDINATES . VERTICAL -NAVD 88.
 3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 4. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
 5. 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.
 6. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 7. 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.
 8. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D2 FOR DRAINAGE STRUCTURE SCHEDULE AND SHEET D2 FOR DRAINAGE DETAILS.
 9. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
 10. 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.
 11. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
 12. 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.
 13. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 14. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
 15. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
 16. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
 17. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 18. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
 19. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
 20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
 21. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
 22. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
 23. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

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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

Design: BWG Draft: DFP Date: 11/01/21
 Checked: BWG Scale: AS-NOTED Project No.: 20747
 Drawing Name: 20747-PLAN.dwg
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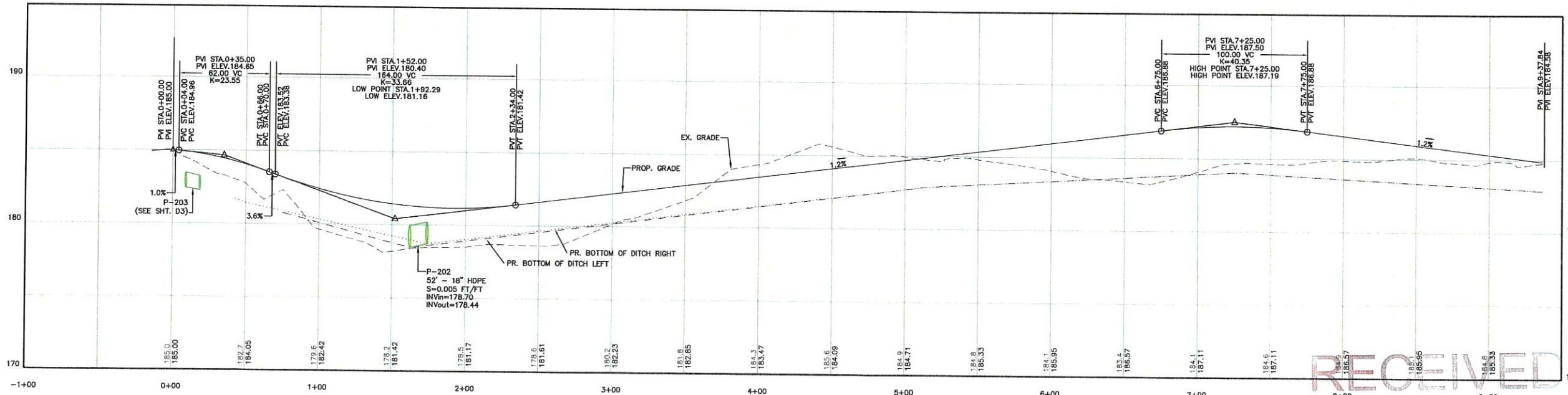
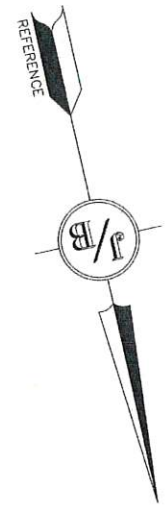
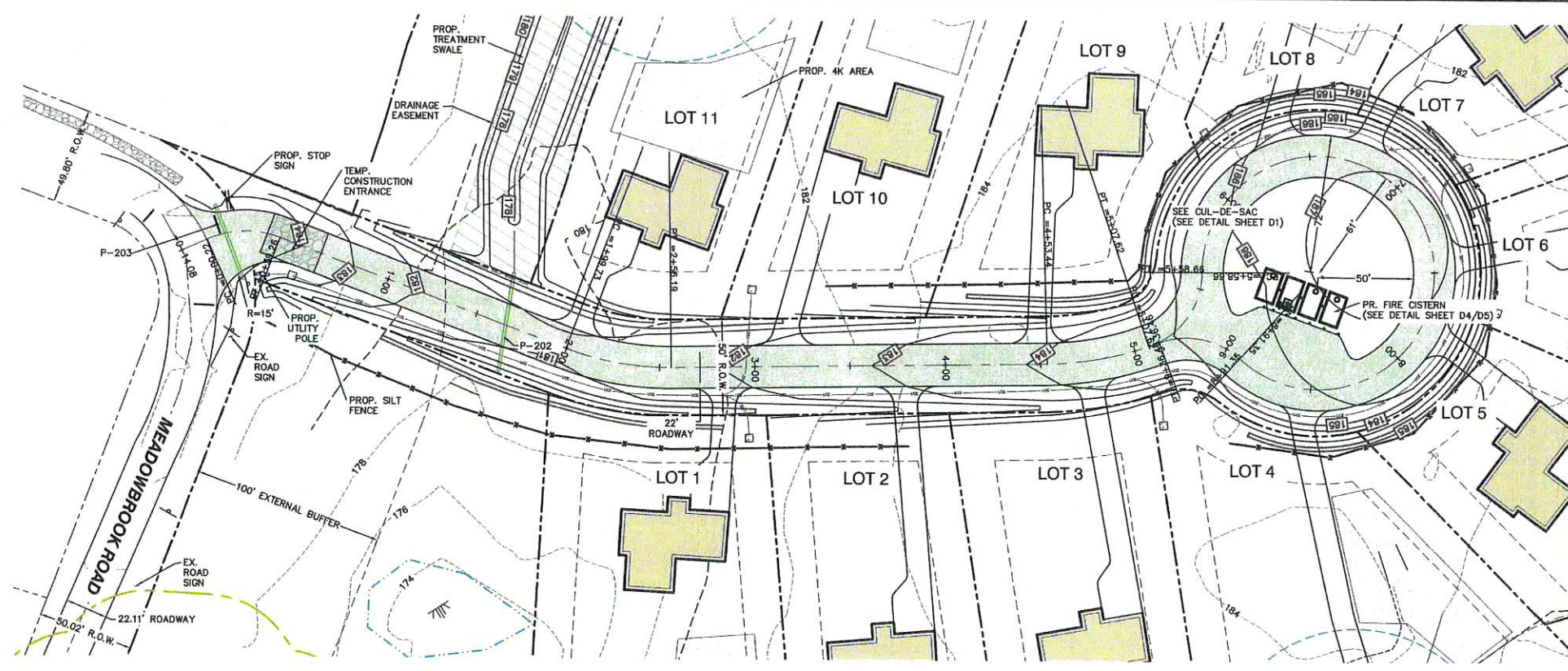
J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4748
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

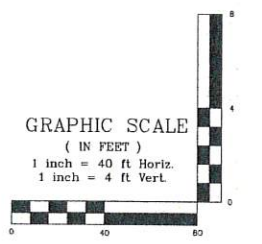
Plan Name:	GRADING AND DRAINAGE PLAN TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
Project:	MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.
C3
 SHEET 13 OF 20
 JBE PROJECT NO. 20747

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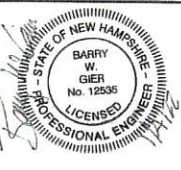


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 Drawing Name: 20747-PLAN.dwg
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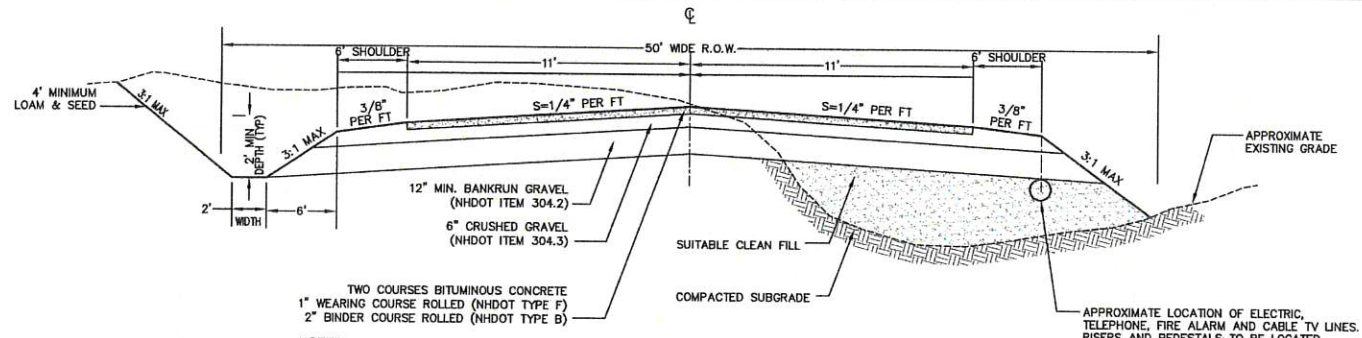


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 85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PLAN AND PROFILE**
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

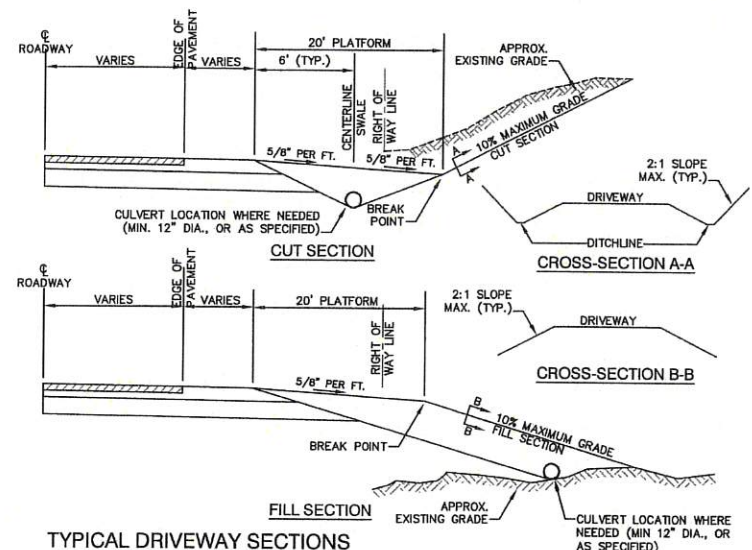
DRAWING No.
P1
 SHEET 14 OF 20
 JBE PROJECT NO. 20747



- NOTES:**
1. REMOVE ALL ORGANICS, TOPSOIL AND MATERIAL YIELDING TO A 10 TON ROLLER. SUBBASE AREAS THAT CONTAIN UNSUITABLE MATERIALS MUST BE EXCAVATED TO A DEPTH NO LESS THAN 36" BELOW FINISH GRADE AND BE REPLACED WITH GRAVEL COMPACTED TO 95%.
 2. ALL MATERIALS TO BE AS SPECIFIED PER TOWN STANDARDS AND NHDOT, WHICHEVER IS MOST STRINGENT. GRADATION AND COMPACTION TEST RESULTS (95% MIN.) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
 3. TOWN MAY REQUIRE UNDERDRAIN, ADDITIONAL GRAVEL AND/OR ADDITIONAL DRAINAGE IF SOIL CONDITIONS WARRANT.
 4. WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ABOVE SUBGRADE AT ALL WETLAND CROSSINGS.

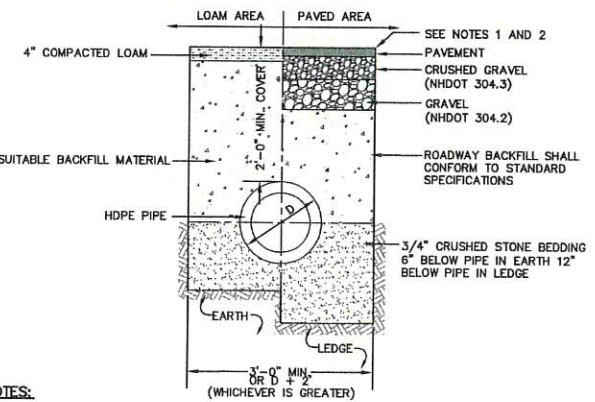
TYPICAL ROADWAY SECTION

NOT TO SCALE



TYPICAL DRIVEWAY SECTIONS

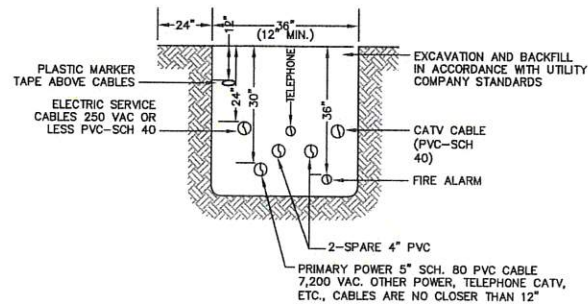
NOT TO SCALE



- NOTES:**
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

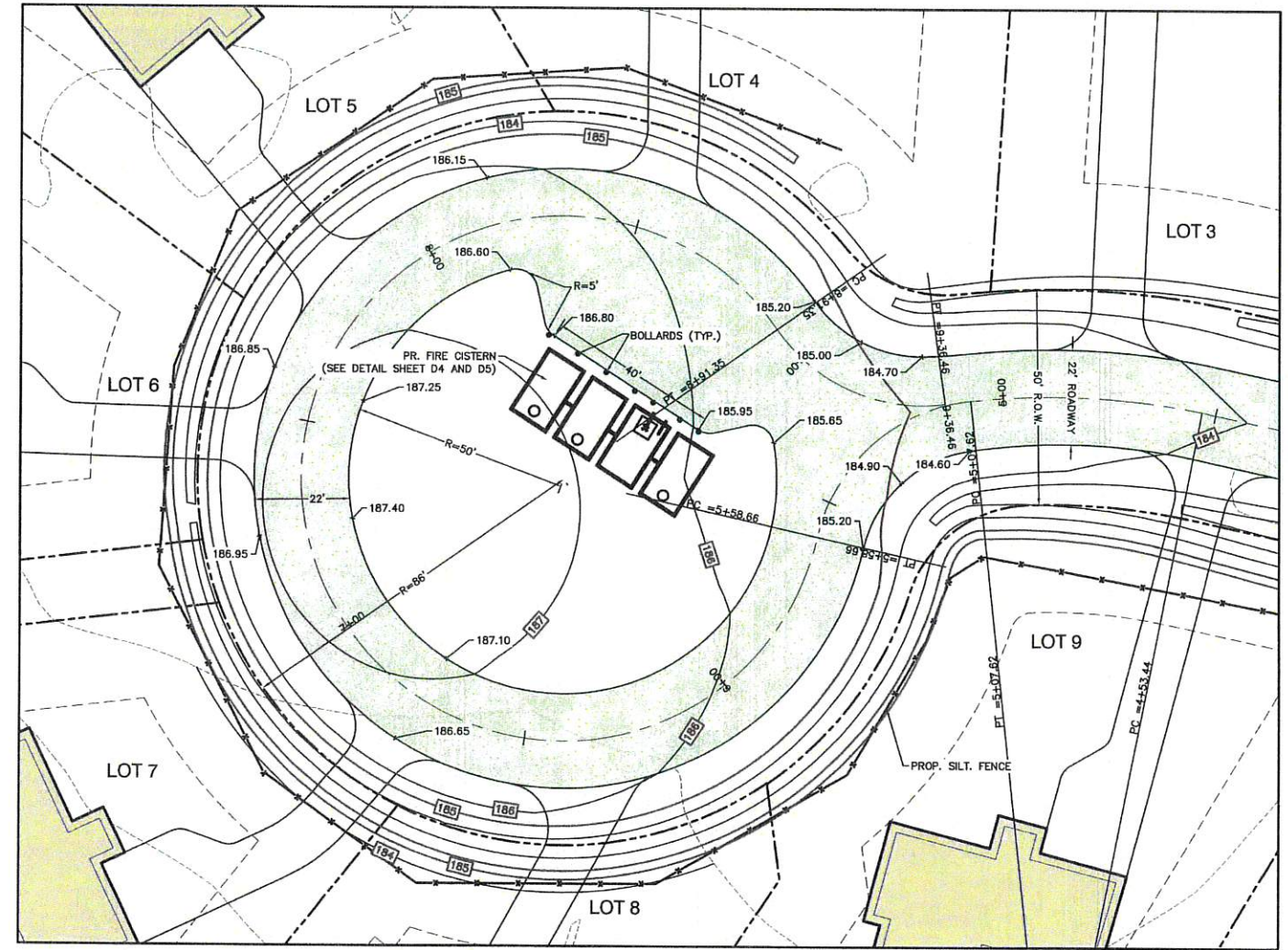
NOT TO SCALE



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

UTILITY TRENCH

NOT TO SCALE



CUL-DE-SAC DETAIL

SCALE: 1" = 20'

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Checked: BWG	Scale: AS NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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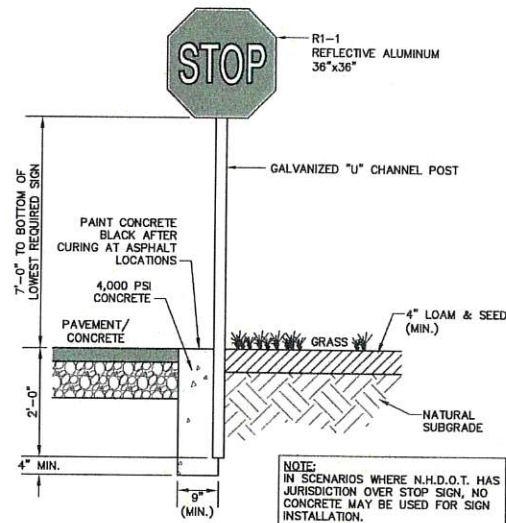
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

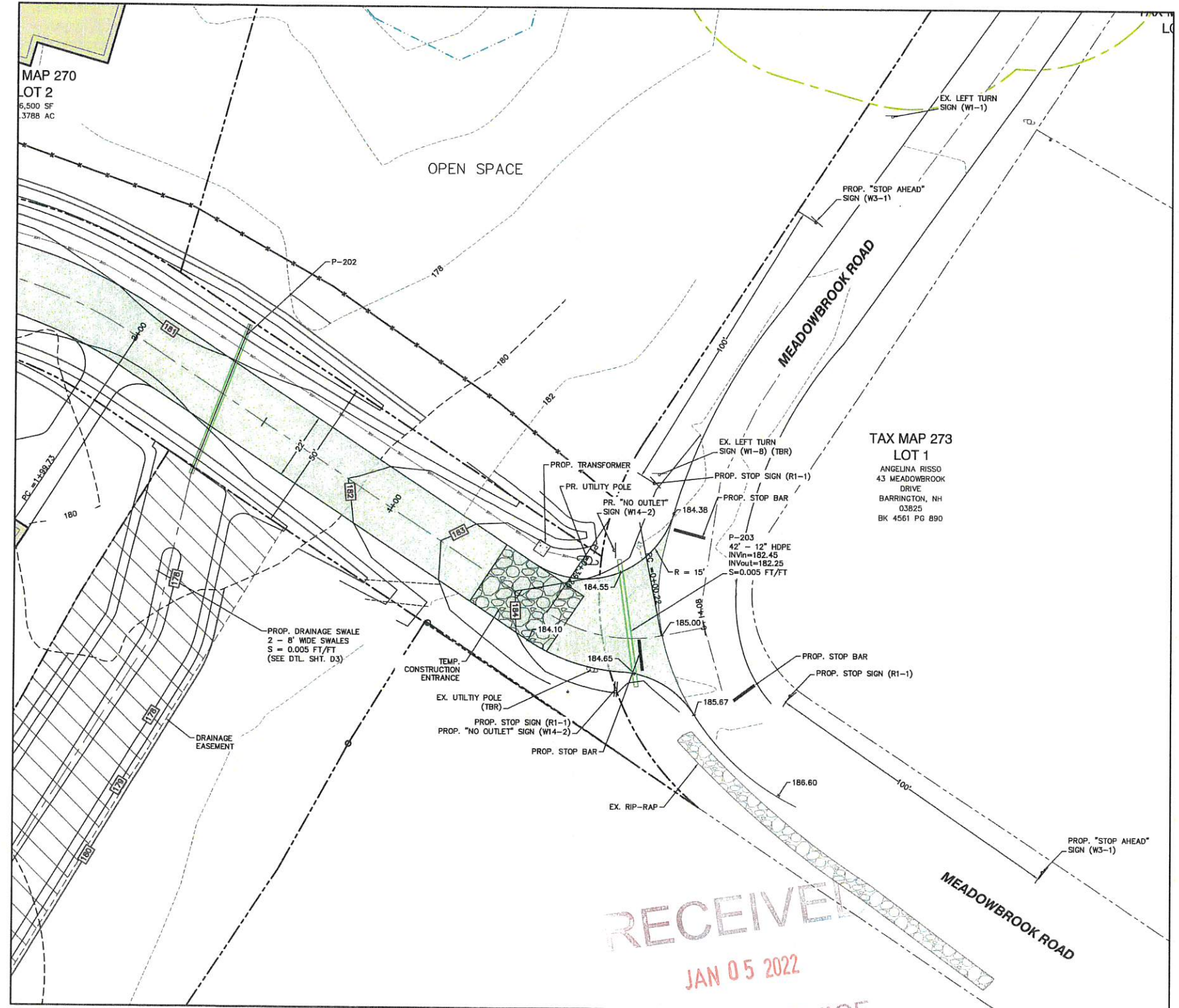
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	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.	D1
SHEET 15 OF 20	JBE PROJECT NO. 20747



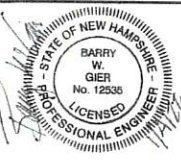
STOP SIGN (R1-1)
NOT TO SCALE



ROAD ENTRANCE DETAIL
SCALE: 1" = 20'

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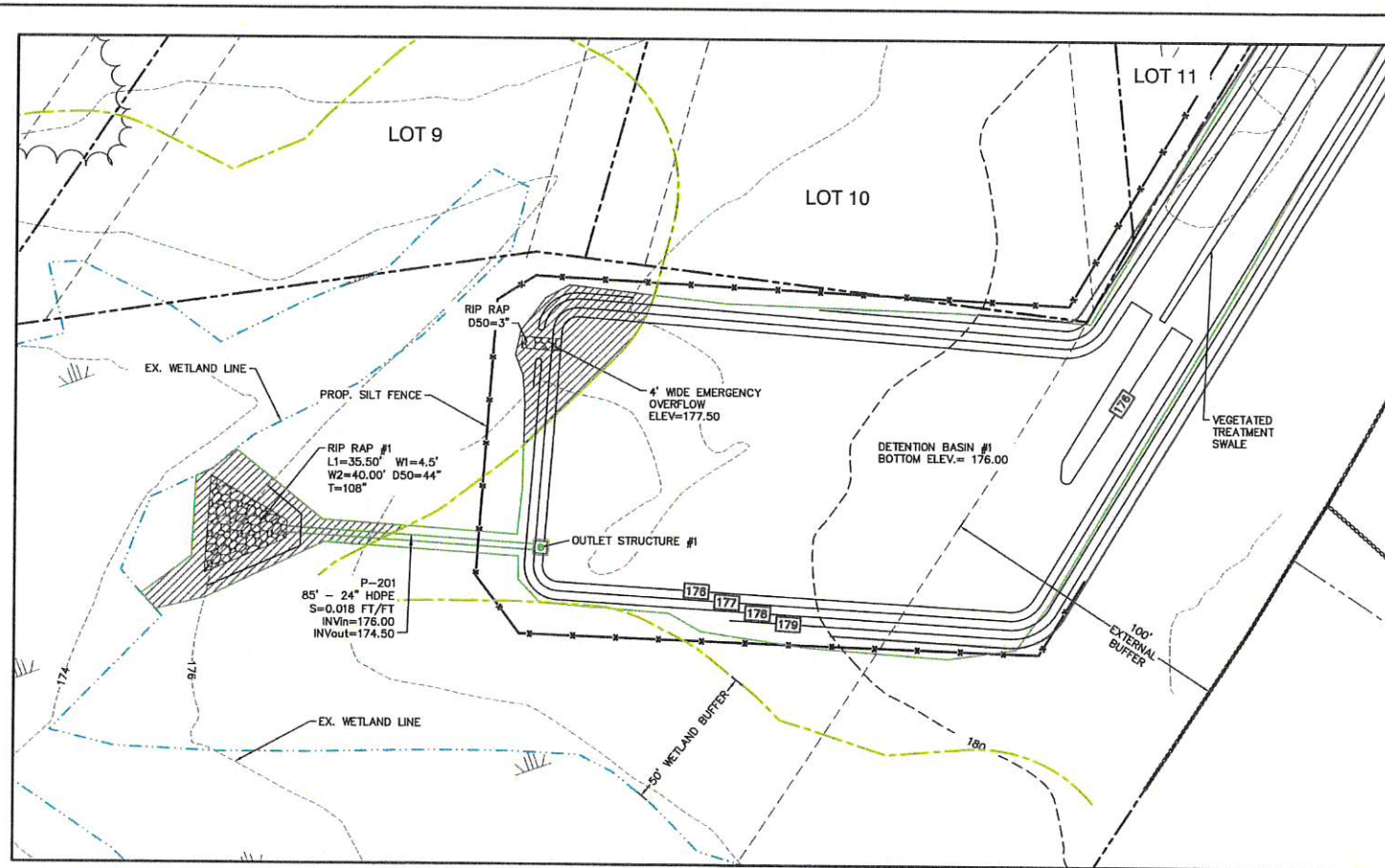
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

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

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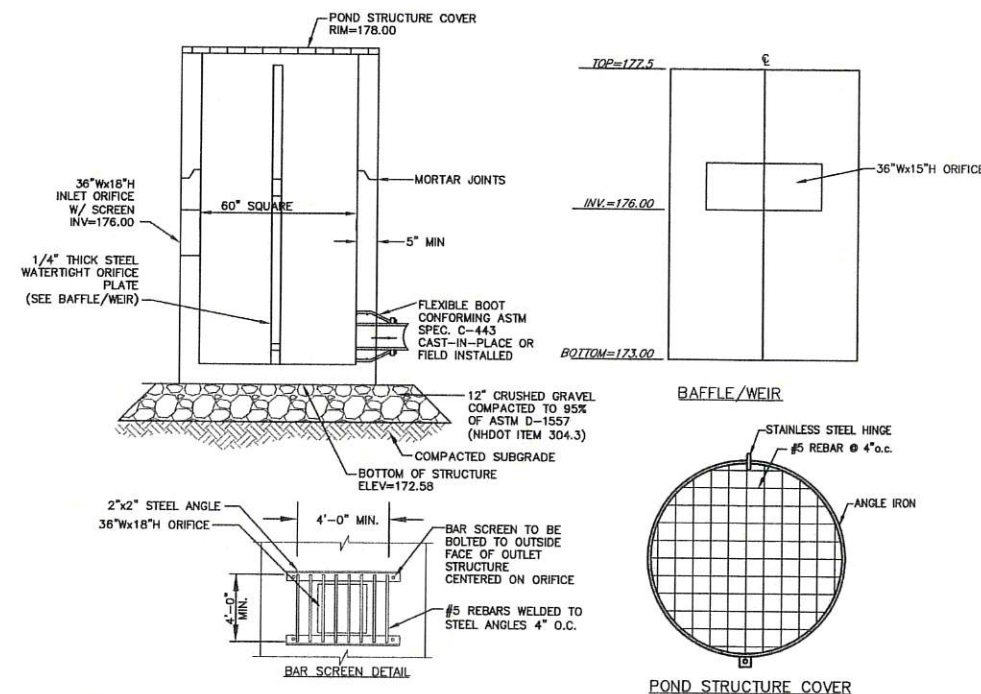
D2

SHEET 16 OF 20
JBE PROJECT NO. 20747



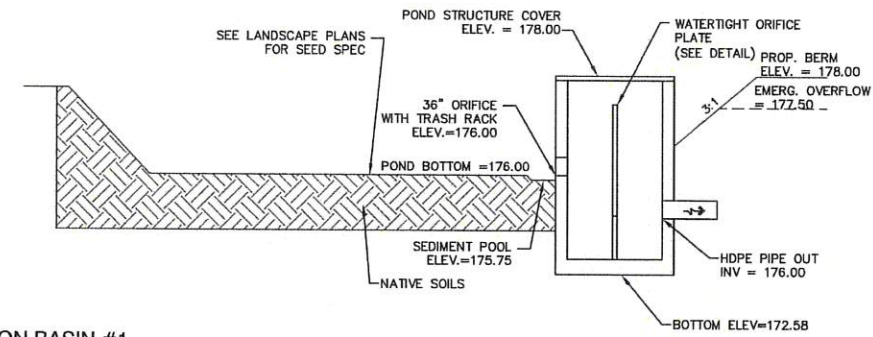
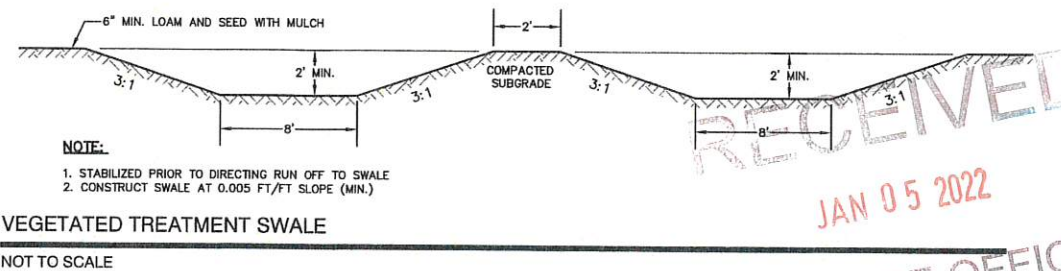
INFILTRATION BASIN #1

SCALE: 1" = 30'



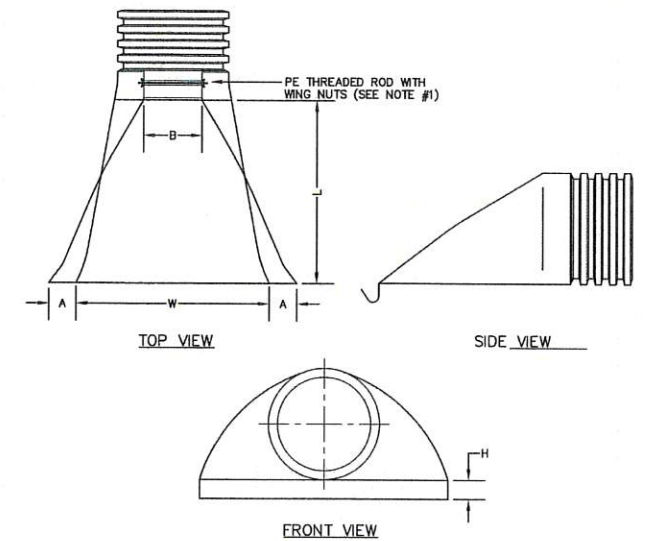
OUTLET STRUCTURE #1 (OS #1)

NOT TO SCALE



DETENTION BASIN #1

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.

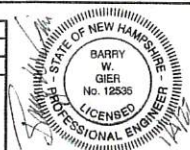
ADS N-12 FLARED END SECTION

NOT TO SCALE

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Drawing Name: 20747-PLAN.dwg

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Civil Engineering Services

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

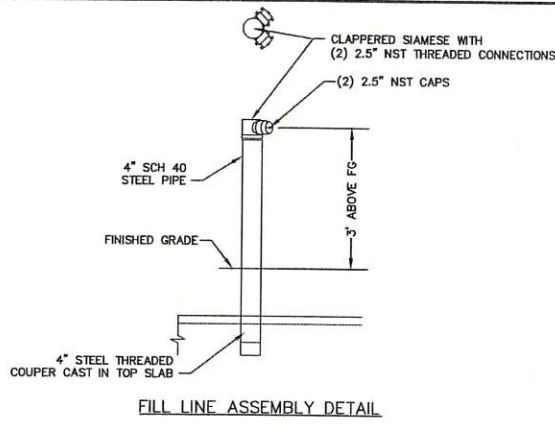
Plan Name: **DETAIL SHEET**
TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49

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

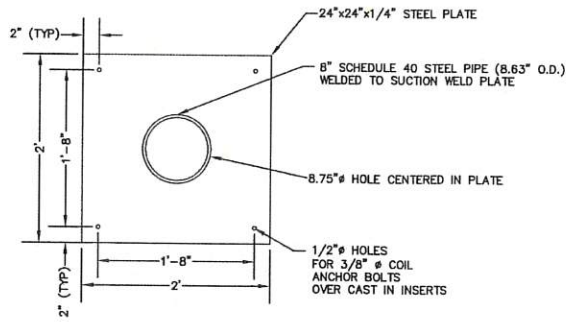
Owner of Record: **ANTHONY L. & JANIS SERRA
44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653**

DRAWING No. **D3**

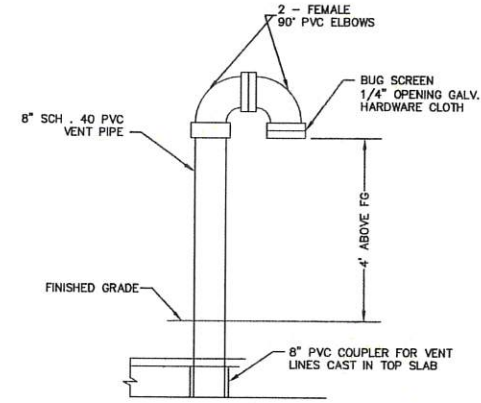
SHEET 17 OF 20
JBE PROJECT NO. 20747



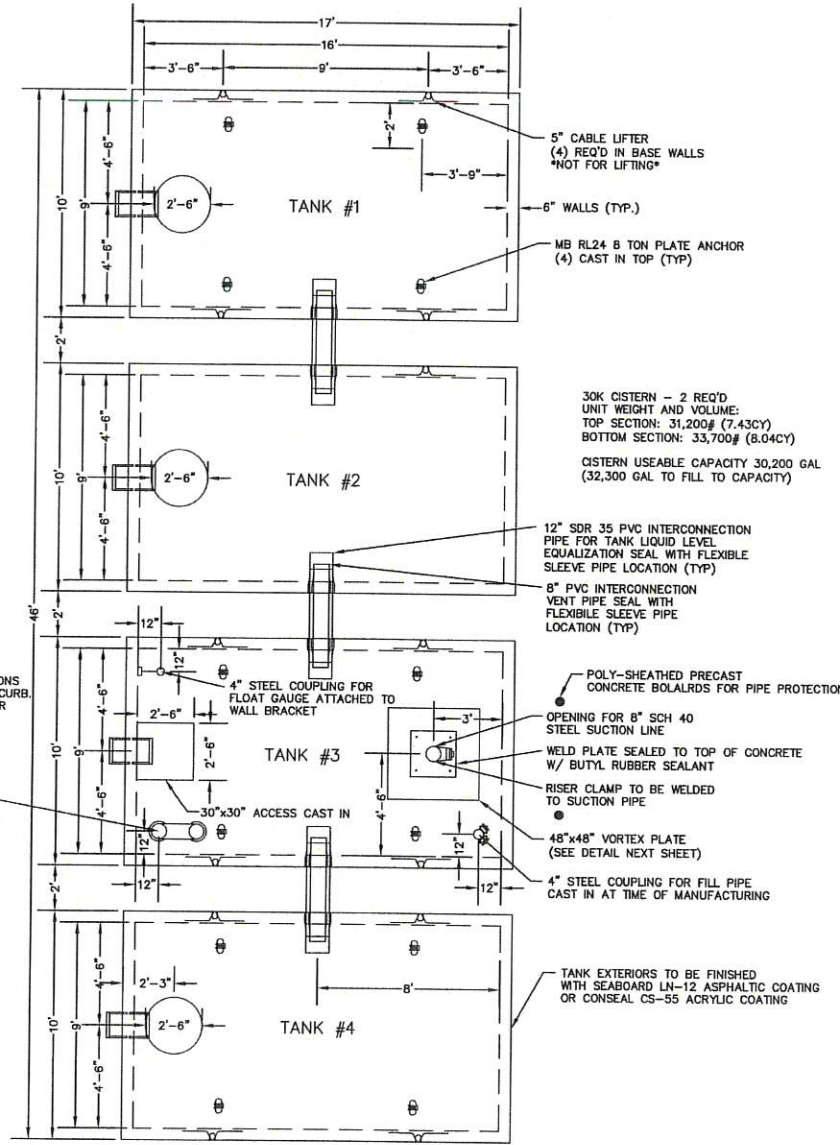
FILL LINE ASSEMBLY DETAIL



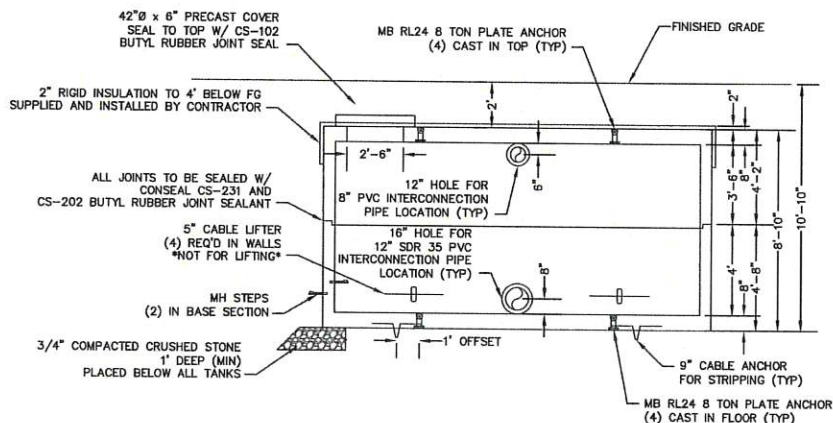
SUCTION WELD PLATE DETAIL
PLAN VIEW



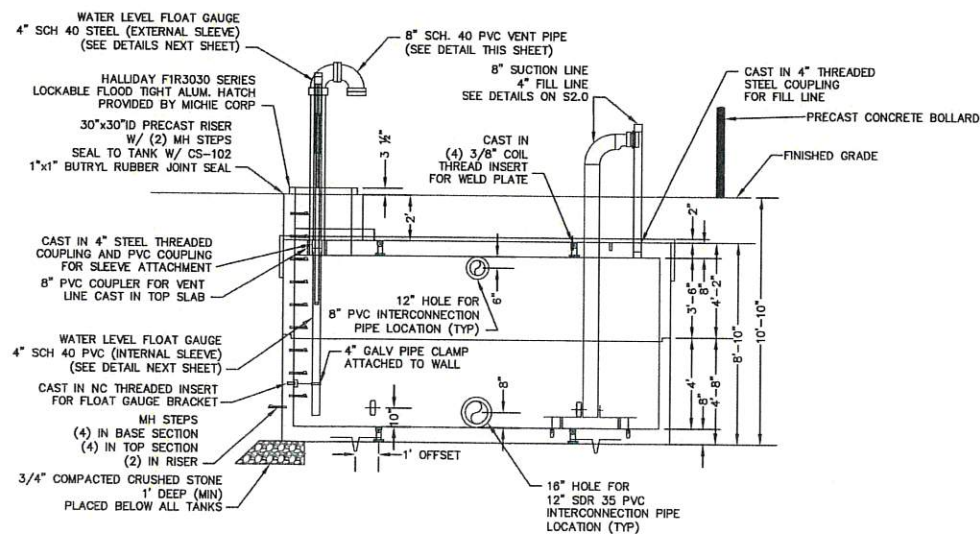
VENT PIPE ASSEMBLY DETAIL



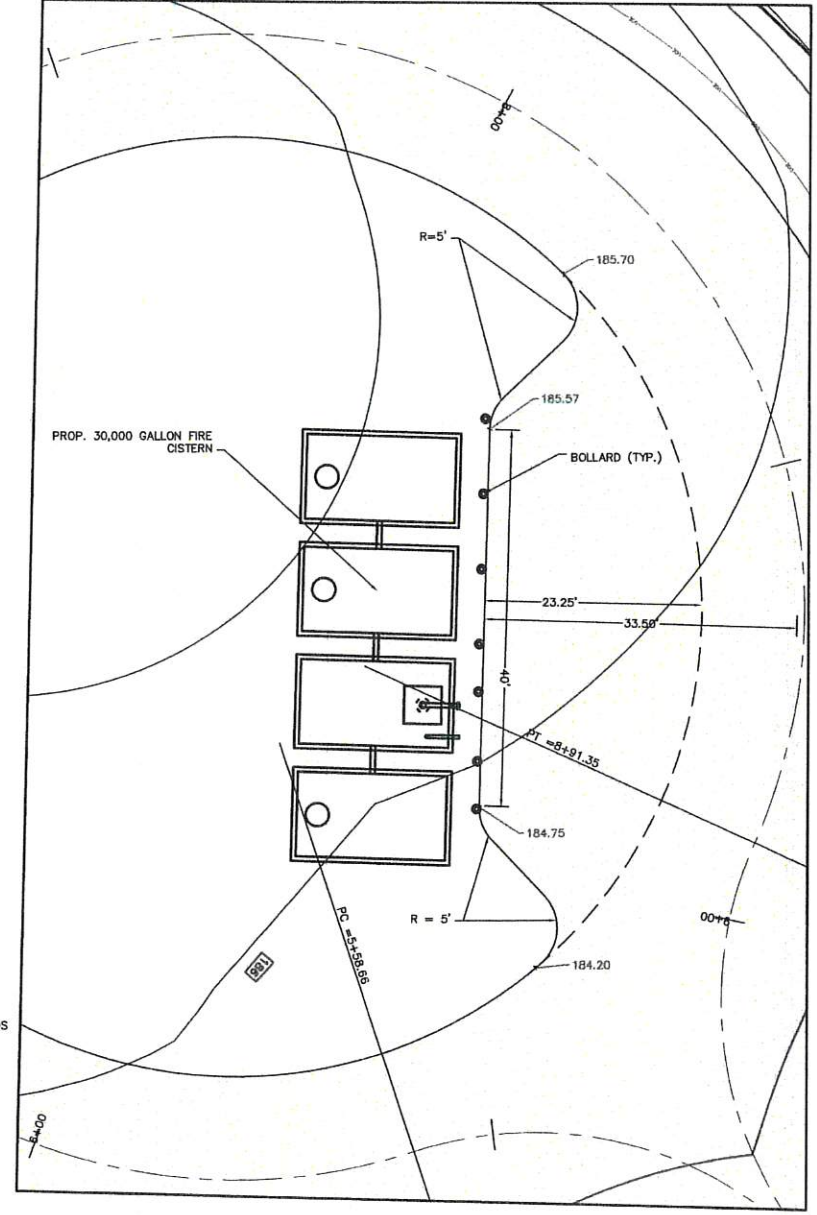
PLAN VIEW



TANKS 1, 2 & 4 ELEV. VIEW



TANK 3 ELEV. VIEW



CISTERN PLAN

SCALE: 1" = 10'

NOTE:
FILL AND SUCTION LINE EXTENSIONS TO BE WITHIN 5 FT OF FACE OF CURB. ADJUST AND FIELD-VERIFY AFTER INSTALLATION.

MITCHIE CORPORATION 30,000 GAL CISTERN DETAIL
NOT TO SCALE - (SEE ADDITIONAL COMPONENT DETAILS THIS AND NEXT SHEET)

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

Design:	BWG	Draft:	DFP	Date:	11/01/21
Checked:	BWG	Scale:	AS NOTED	Project No.:	20747
Drawing Name: 20747-PLAN.dwg					
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REV.	DATE	REVISION	BY
2	12/23/21	REVISED PER TOWN REVIEW	BWG
1	11/01/21	REVISED PER BARRINGTON PB	BWG
0	08/23/21	ISSUED FOR REVIEW	BWG

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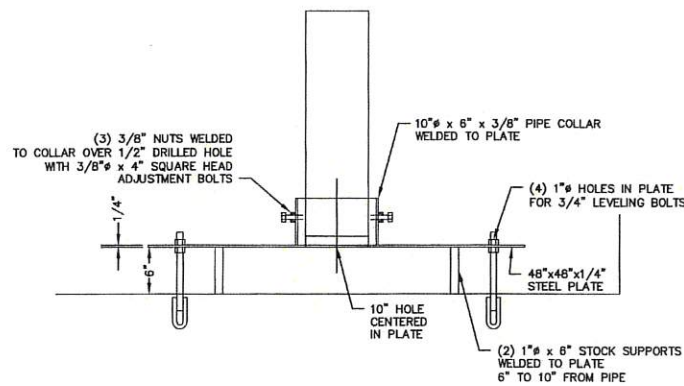
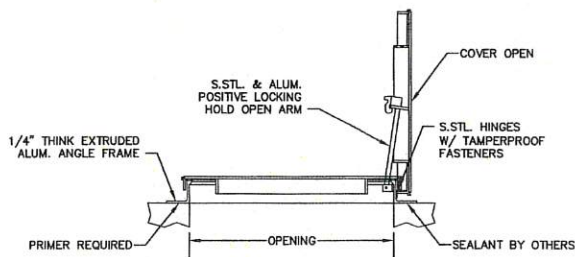
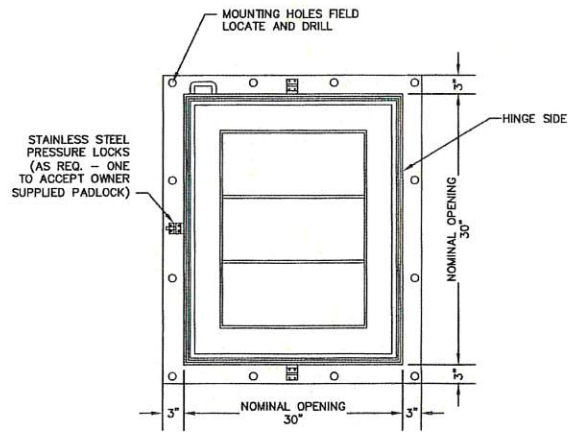
J/B Jones & Beach Engineers, Inc.

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

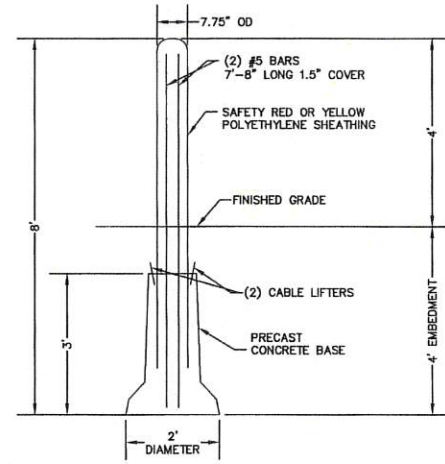
Plan Name:	DETAIL SHEET TAX MAP 270 / LOT 2 & 3, TAX MAP 273 / LOT 49
Project:	MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.	D4
SHEET 18 OF 20	JBE PROJECT NO. 20747

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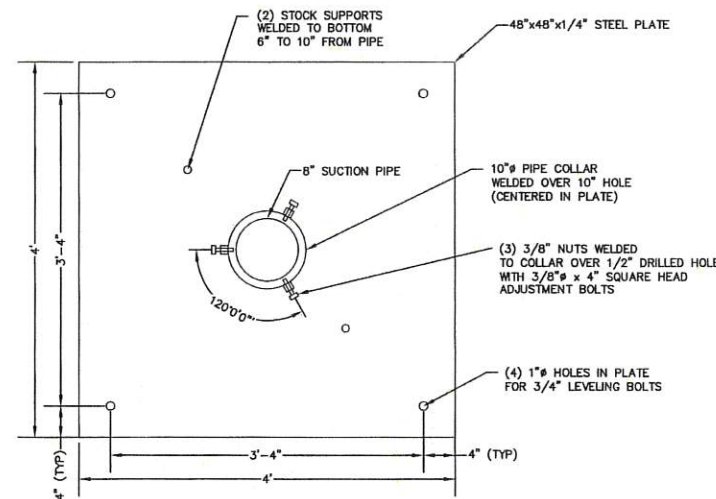


ANTI VORTEX PLATE DETAIL
ELEVATION VIEW

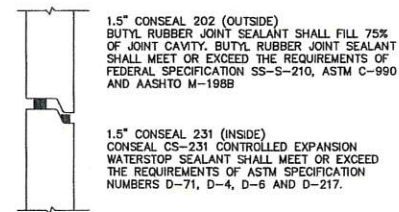


- NOTES:
 1. CONCRETE: 4,000 PSI @ 28 DAYS.
 2. REINFORCING: 60,000 PSI GRADE 60 DEFORMED BLACK BARS.
 3. EACH BOLLARD TO WEIGH 750# (0.18 CY).

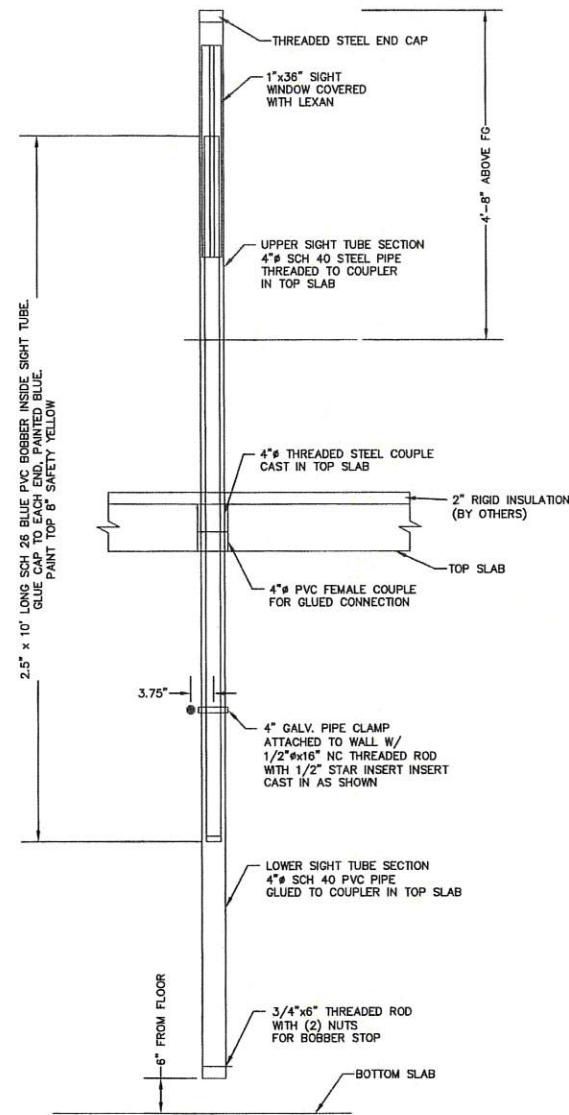
POLY SHEATHED PRECAST BOLLARD



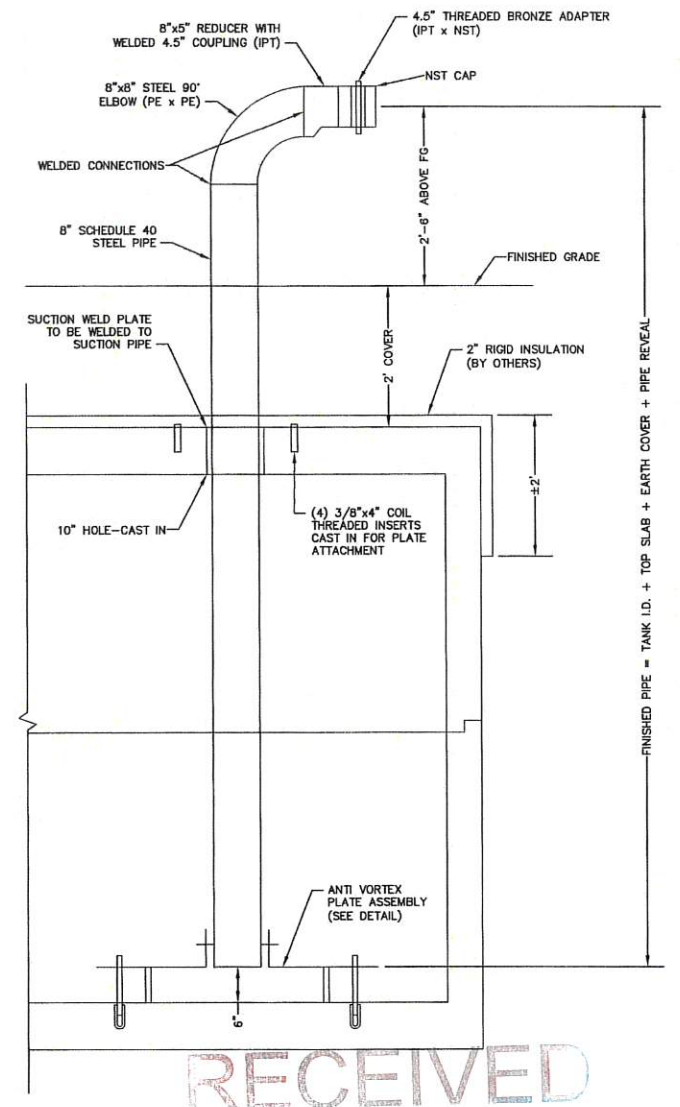
ANTI VORTEX PLATE DETAIL
PLAN VIEW



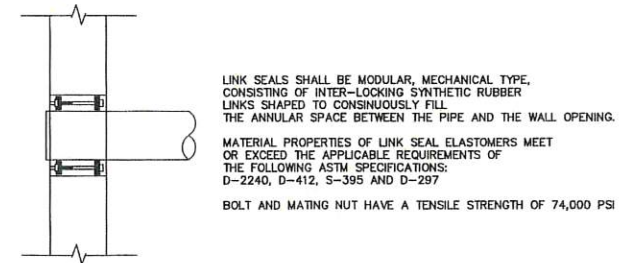
CONSEAL JOINT SEALANT DETAIL



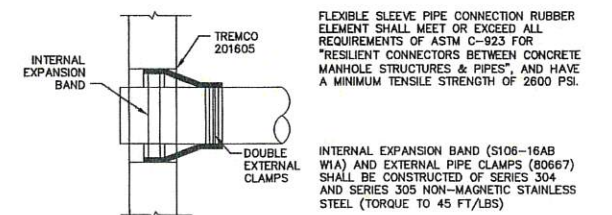
TYPICAL WATER FLOAT INDICATOR DETAIL



SUCTION ASSEMBLY DETAIL



TYPICAL LINK SEAL PIPE CONNECTION



TYPICAL FLEXIBLE SLEEVE PIPE CONNECTION DETAIL

MITCHIE CORPORATION 30,000 GAL CISTERN COMPONENT DETAILS

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Design: BWG	Draft: DFP	Date: 11/01/21
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Drawing Name: 20747-PLAN.dwg		

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 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
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.	D5
SHEET 19 OF 20	JBE PROJECT NO. 20747

