

# CONSERVATION RESIDENTIAL SUBDIVISION

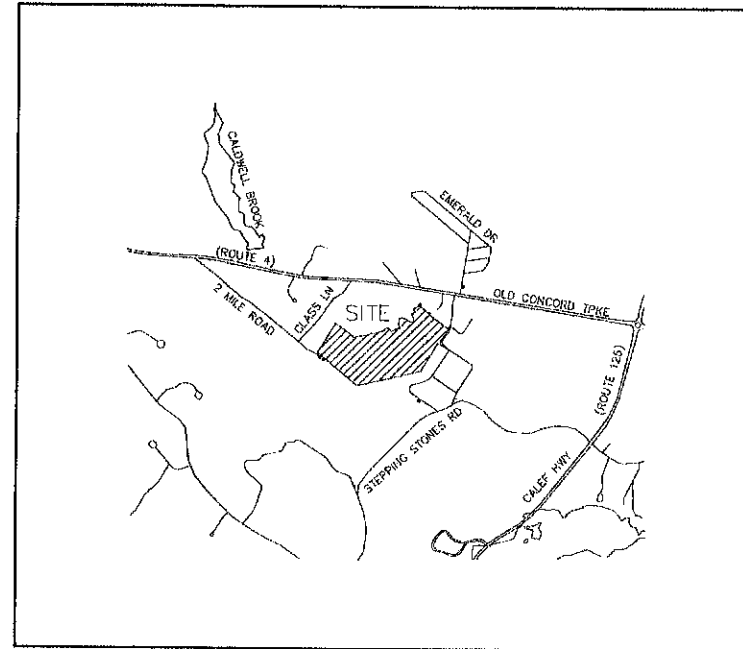
## "MEADOWBROOK VILLAGE"

### 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
<b>NHDES SUBDIVISION PERMIT:</b> NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - SUBSURFACE SYSTEMS BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302-0095 (603) 271-3803 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	<b>SUBMITTED:</b> 2/16/2022 <b>PERMIT NO.</b> 05A2022041801 <b>DATED:</b> 4/18/2022 <b>EXPIRATION:</b>	<b>BARRINGTON SUBDIVISION APPROVAL:</b> TOWN OF BARRINGTON PLANNING BOARD 333 CALEF HIGHWAY BARRINGTON, NH 03825 (603) 864-0195 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	<b>SUBMITTED:</b>  <b>PERMIT NO.</b>  <b>DATED:</b>  <b>EXPIRATION:</b>
<b>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:</b> EPA STORMWATER NOTICE PROCESSING CENTER MAIL CODE 4203M, US EPA 1200 PENNSYLVANIA AVENUE, NW WASHINGTON, DC 20460 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.			

*Signature*  
OWNER: 21 BOYLSTON ST, LLC

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

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

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

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

**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

**CABLE TV**  
METROCAST  
211 JARVIS AVENUE  
ROCHESTER, NH 03068  
(603) 332-5466

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

**NOTES**

- THE FOLLOWING ITEMS WERE GRANTED AS PART OF THIS APPLICATION:
- 9.6 SPECIAL PERMIT WAS GRANTED
  - ADDITIONAL OPEN SPACE WAS ALLOWED WITHOUT MEETING THE 50% REQUIREMENTS OF 6.2.2(3)
  - VARIANCE WAS GRANTED FOR 6.2.6 PERIMETER BUFFER FOR EXISTING HOUSE

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

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

**TOTAL LOT AREA**  
2,583,656± SQ. FT.  
58.85± ACRES

**PLANNING BOARD**  
BARRINGTON, NH, NH  
APPROVING BOARD  
**- APPROVED -**  
File Number 270-273-273-49-(GR-2)  
Date 9/12/2022 (S402)  
Chairman *Signature*  
DATE:

E:\CADD\MASTER STANDARD\CHG\B-LAYOUTS.dwg 3/12/2015 3:27:20 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
6	07/29/22	REVISED PER CONDITIONS OF APPROVAL	BWG
5	04/14/22	REVISED PER NHDES COMMENTS	BWG
4	03/29/22	REVISED PER NHDES COMMENTS	BWG
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2	12/23/21	REVISED PER TOWN REVIEW	BWG

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

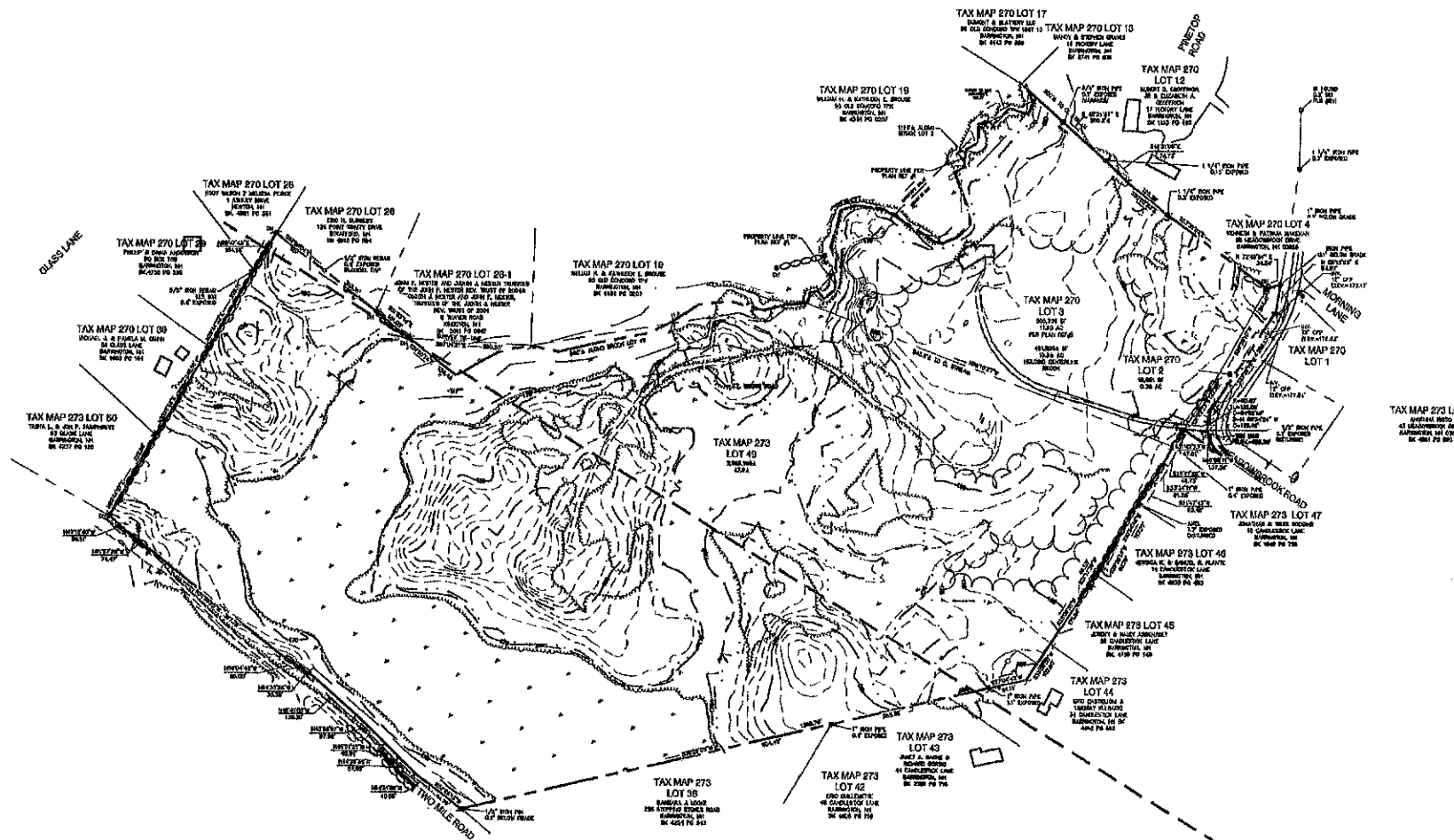
85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>COVER SHEET</b> TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
Project:	<b>MEADOWBROOK VILLAGE</b> MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

DRAWING No.  
**CS**  
SHEET 1 OF 20  
JBE PROJECT NO. 20747

**GENERAL LEGEND**

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



**PLAN REFERENCES**

- "SUBDIVISION OF LAND FOR CLAYTON R. ELLIOT AND PRISCILLA F. 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, 1996; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 28-81.
- "PLAN OF SUBDIVISION FOR RONALD PRATT & RICHARD SAILNER '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 36-90.
- "A SURVEY AND PLAT OF A BACK LOT SUBDIVISION PREPARED FOR JOHN & JUDITH NESTER SITUATED IN THE TOWN OF BARRINGTON, NH", PREPARED BY GLASSBELL SURVEY, LLC; DATED DECEMBER 10, 2002; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 67-02.
- "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 10, 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, 1982; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 004-FO01-017.
- "REVISED PLAN OF GOLDEN OREST 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 008-FO03-032.
- "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-006S.
- "PROPERTY LINE ADJUSTMENT BETWEEN R. & R. DALLNER & SARAH ELLIOT; PREPARED BY M.E. JENKINS; DATED MARCH 30, 1980; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 0032-13S.

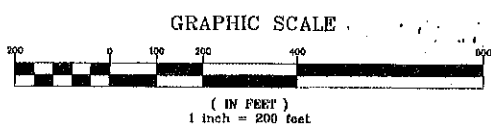
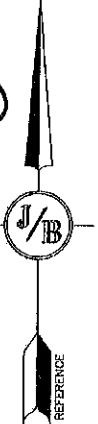
**NOTES:**

- 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. 3301700295, WITH EFFECTIVE DATE OF MAY 17, 2006, 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 JAMES LONG OF GZA GEOTECHNICAL IN WRITER 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 THE 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.

PLANNING BOARD  
BARRINGTON, NH  
**- APPROVED -**  
File Number 270-243-273-49-GR-21 (Sub 1)  
Date 9/12/2022  
Chairman [Signature]

**CERTIFICATION:**  
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1/10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1/15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

[Signature]  
DAVID M. COLLIER, LLS 692  
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: 8/23/2022



<b>PROJECT PARCEL</b> TOWN OF BARRINGTON TAX MAP 270, LOTS 2 & 3 TAX MAP 273, LOT 49
<b>APPLICANT/OWNER</b> 21 BOYLSTON STREET, LLC 18 BRUSH HILL ROAD MERRIMAC, MA 01850
<b>TOTAL LOT AREA</b> 2,563,656± SQ. FT. 58.85± ACRES

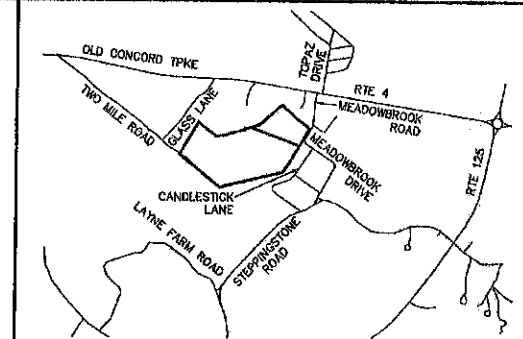
Design: BWG	Draft: DFP	Date: 11/01/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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REV.	DATE	REVISION	BY
6	07/29/22	REVISED PER CONDITIONS OF APPROVAL	BWG
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3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG
2	12/23/21	REVISED PER TOWN REVIEW	BWG

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
65 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
603-772-4746  
603-772-0267  
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: **21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530**

DRAWING No. **C1**  
SHEET 2 OF 20  
JBE PROJECT NO. 20747



LOCUS SCALE: 1"=2000'

- 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 UNSHADDED DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33017C0285D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 285 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 83.
  - CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
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    - 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.
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  - THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 85,000.
  - 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.

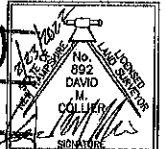


**CERTIFICATION:**

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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.

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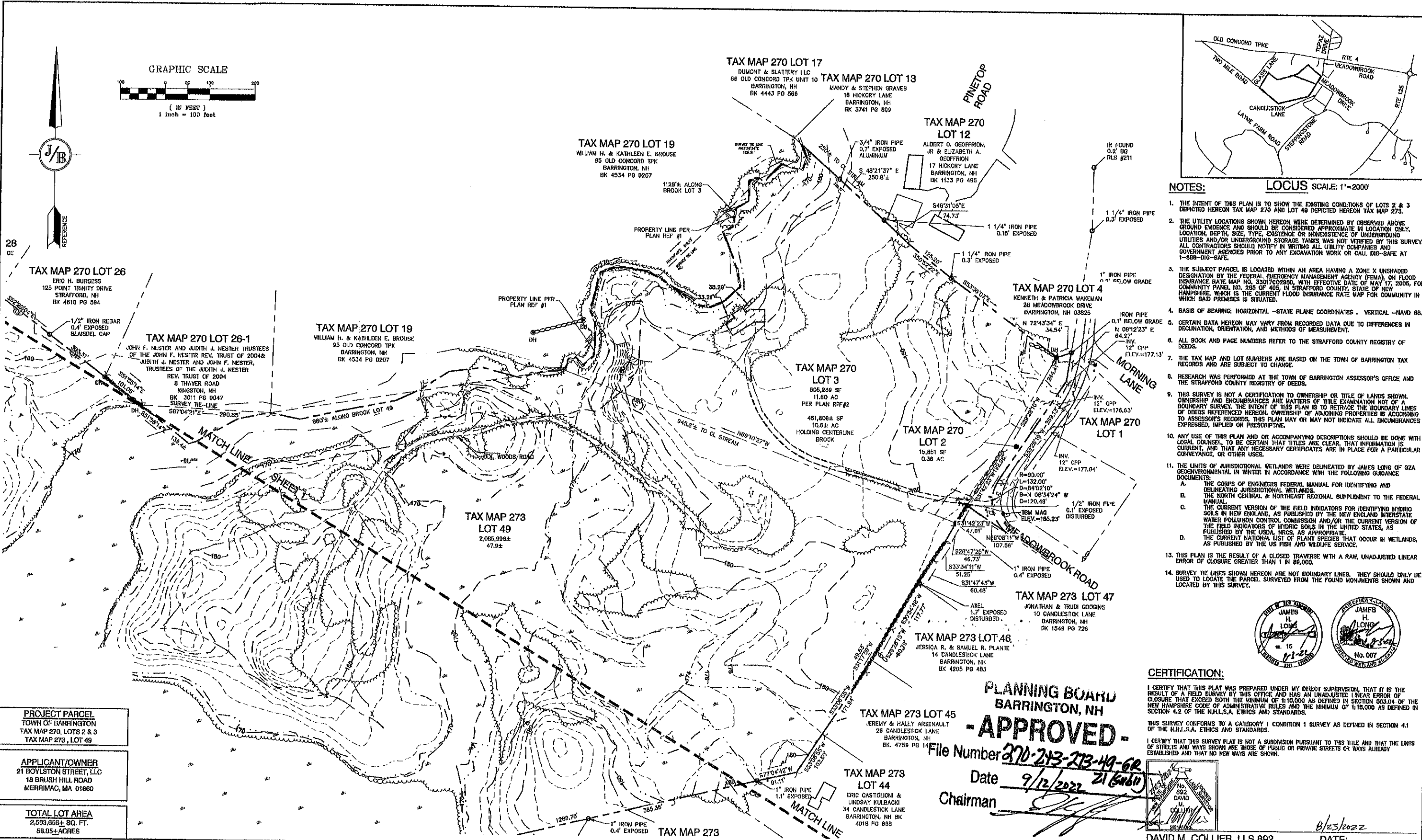


DAVID M. COLLIER, ILS 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: 9/12/2022

**PLANNING BOARD  
BARRINGTON, NH  
- APPROVED -**

File Number **270-213-213-49-62**

Date **9/12/2022**  
Chairman **[Signature]**



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

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

**TOTAL LOT AREA**  
2,563,656± SQ. FT.  
58.85± ACRES

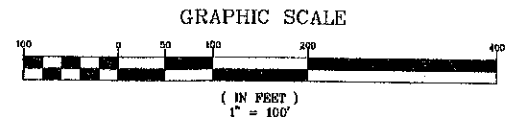
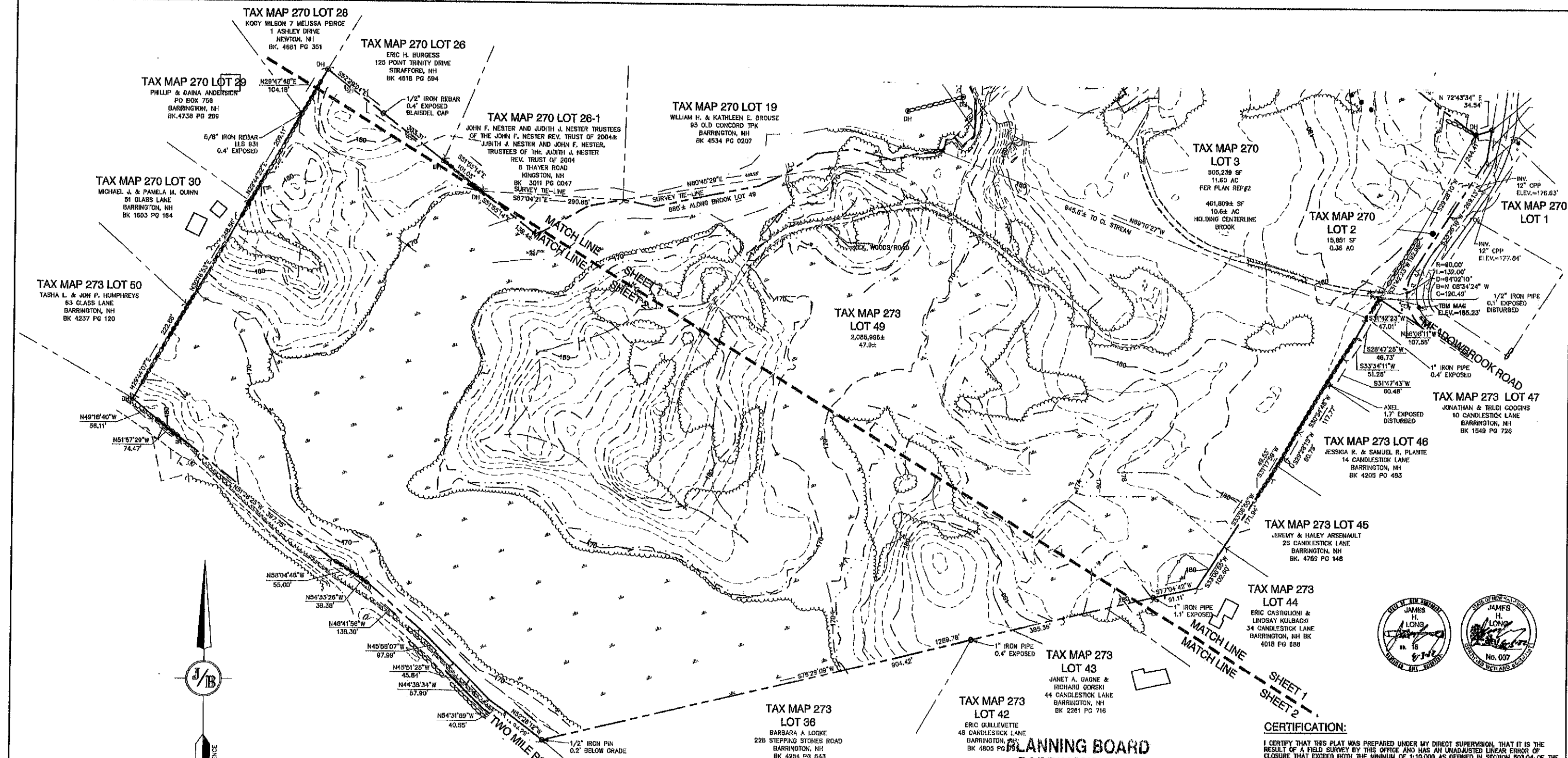
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3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG
2	12/23/21	REVISED PER TOWN REVIEW	BWG

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

Plan Name:	<b>EXISTING CONDITIONS PLAN</b>
Project:	<b>MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH</b>
Owner of Record:	<b>21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4985 PG. 530</b>

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

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

**TOTAL LOT AREA**  
2,803,886 ± SQ. FT.  
64.85 ± ACRES

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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
8	07/29/22	REVISED PER CONDITIONS OF APPROVAL	BWG
5	04/14/22	REVISED PER NHDES COMMENTS	BWG
4	03/29/22	REVISED PER NHDES COMMENTS	BWG
3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG
2	12/23/21	REVISED PER TOWN 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: **EXISTING CONDITIONS PLAN**  
TAX MAP 270 / LOT 2 & 3, TAX MAP 273 / LOT 49

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

Owner of Record: 21 BOYLSTON ST, LLC  
18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

DRAWING No. **C1B**

SHEET 4 OF 20  
JBE PROJECT NO. 20747

**PLANNING BOARD**  
BARRINGTON, NH

**- APPROVED -**

File Number 270-273-273-49-OR-21  
Date 7/12/2022 (Sub 1)  
Chairman [Signature]

**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 603.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:10,000 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 PLAN 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: 8/23/2022



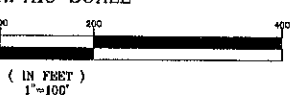
**- APPROVED -**

File Number **270-213-273-49-GR-21**

Date **9/12/2022** (Sub 1)

Chairman 

GRAPHIC SCALE



AP 270 LOT 28  
JON 7 MELISSA PEIRCE  
ASHLEY DRIVE  
NEWTON, NH  
BK 4664 PG 351

TAX MAP 270 LOT 26  
ERIC H. BURGESS  
125 POINT TRINITY DRIVE  
STRAFFORD, NH  
BK 4618 PG 564

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 = 2.33 AC.  
= 101,565 SQ.FT.  
FRONTAGE = 200'  
UPLAND = 65,580 SQ.FT.  
CONTIG. UP = 97,605 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 = 15.00 AC.  
= 656,816 SQ.FT.  
FRONTAGE = 200'  
UPLAND = 254,186 SQ.FT.  
CONTIG. UP = 183,184 SQ.FT.

LOT 9  
TOTAL AREA = 10.33 AC.  
= 446,888 SQ.FT.  
FRONTAGE = 200'  
UPLAND = 109,465 SQ.FT.  
CONTIG. UP = 109,030 SQ.FT.

LOT 10  
TOTAL AREA = 2.53 AC.  
= 110,030 SQ.FT.  
FRONTAGE = 200'  
UPLAND = 79,289 SQ.FT.  
CONTIG. UP = 67,167 SQ.FT.

LOT 11  
TOTAL AREA = 2.33 AC.  
= 101,582 SQ.FT.  
FRONTAGE = 200'  
UPLAND = 82,140 SQ.FT.  
CONTIG. UP = 81,371 SQ.FT.

LOT 5  
TOTAL AREA = 1.84 AC.  
= 80,236 SQ.FT.  
FRONTAGE = 200'  
UPLAND = 70,114 SQ.FT.  
CONTIG. UP = 70,114 SQ.FT.

LOT 4  
TOTAL AREA = 1.90 AC.  
= 82,838 SQ.FT.  
FRONTAGE = 200'  
UPLAND = 66,554 SQ.FT.  
CONTIG. UP = 66,554 SQ.FT.

LOT 3  
TOTAL AREA = 1.89 AC.  
= 81,914 SQ.FT.  
FRONTAGE = 247'  
UPLAND = 61,417 SQ.FT.  
CONTIG. UP = 61,417 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 = 1.83 AC.  
= 83,912 SQ.FT.  
FRONTAGE = 487'  
UPLAND = 60,010 SQ.FT.  
CONTIG. UP = 62,220 SQ.FT.

TAX MAP 273 L  
JONATHAN & TRUDI OK  
10 CANDLESTICK LA  
BARRINGTON, NH  
BK 1549 PG 726

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

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

TAX MAP 273  
LOT 44

TAX MAP 273  
LOT 43  
JANET A. GAGNE &  
RICHARD GORSKI  
44 CANDLESTICK LANE  
BARRINGTON, NH  
BK 2281 PG 718

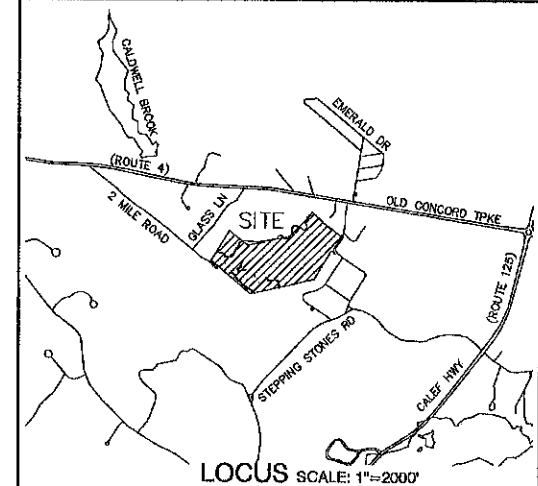
TAX MAP 273  
LOT 42  
ERIC GUILLETTE  
46 CANDLESTICK LANE  
BARRINGTON, NH  
BK 4805 PG 796

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

WILLIAM H. & KATHLEEN E. BROUSE  
95 OLD CONCORD TPK  
BARRINGTON, NH  
BK 4534 PG 0207

17 HICKORY LANE  
BARRINGTON, NH  
BK 1133 PG 485

KENNETH & PATRICIA WAKE  
28 MEADOWBROOK DRIVE  
BARRINGTON, NH 03825



**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 1-800-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. 285 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 83.
- 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.

LOT TABLE			
LOT NUMBER	AREA (S.F.)	AREA (AC)	FRONTAGE (FT)
1	83,263	1.93	487
2	83,831	1.92	365
3	81,914	1.92	246
4	82,838	1.90	200
5	80,236	1.84	200
6	101,565	2.33	200
7	748,596	17.19	200
8	566,817	13.01	200
9	448,868	10.33	200
10	110,050	2.53	200
11	101,582	2.33	200
ROW	73,086	1.66	
TOTAL	2,563,686	58.65	

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 THIS 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: 09/09/2021  
Checked: BWG | Scale: AS SHOWN | Project No.: 20747  
Drawing Name: 20747-YIELD09.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	07/20/22	REVISED PER CONDITIONS OF APPROVAL	BWG
0	-	ISSUED FOR REVIEW	-

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
88 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: **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 ANH MCCARTHY BARRINGTON, NH; PREPARED BY EMERY ENGINEERS; DATED JUNE 24, 1986; 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.D. 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 72-41.
- "PLANDS OF LAND FOR STEPHEN AND BARBARA LOOKE TAX MAP 13 LOTS 50, 84 & 85 STEPPINGSTONE AND TWO MILE ROAD BARRINGTON, NH"; PREPARED BY KEM LAND SURVEY, INC.; DATED SEPTEMBER 16, 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, 1982; 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, 1980; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 032-138.

**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 = 26'  
 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 STRAFFORD 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/AM 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.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. 33017C0285D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 285 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. 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. 33017C0285D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 285 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.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESRIPTIVE.
- 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 GEOENVIRONMENTAL IN WINTER IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:  
 A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.  
 B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.  
 C. 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.  
 D. 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 THE 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.

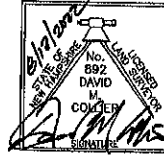
**NOTES**

THE FOLLOWING ITEMS WERE GRANTED AS PART OF THIS APPLICATION:

- 9.6 SPECIAL PERMIT WAS GRANTED
- ADDITIONAL OPEN SPACE WAS ALLOWED WITHOUT MEETING THE 50% REQUIREMENTS OF 6.2.2(3)
- VARIANCE WAS GRANTED FOR 62.6 PERMETER BUFFER FOR EXISTING HOUSE

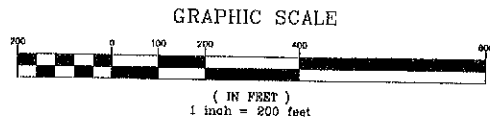
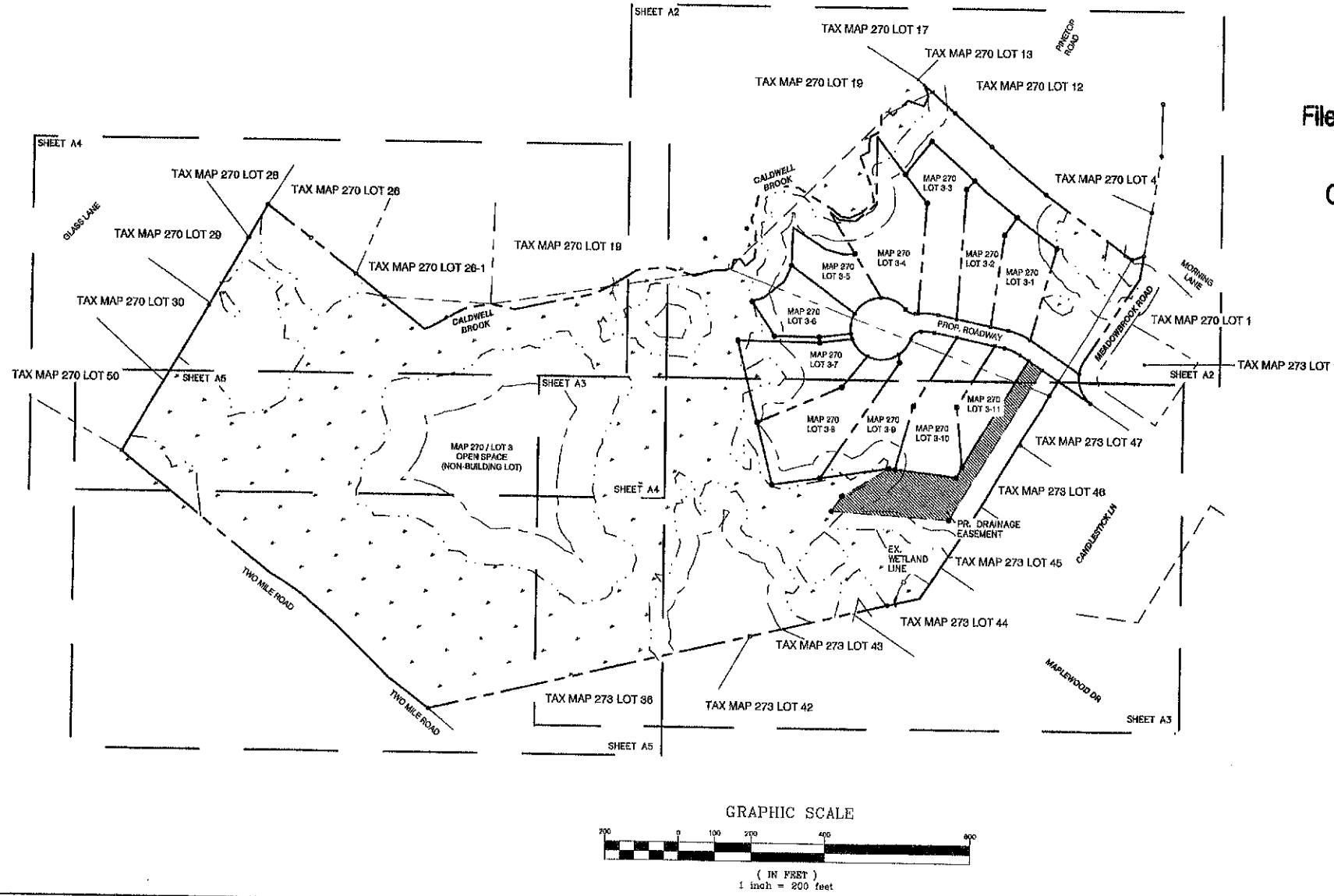
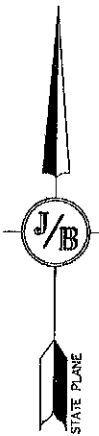
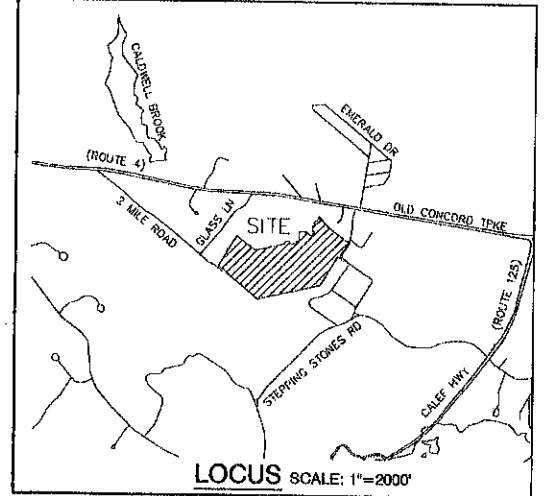
**CERTIFICATION:**

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 603.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



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

DATE: 8/12/2022



**PLANNING BOARD  
 BARRINGTON, NH  
 - APPROVED -**  
 File Number 270-273-273-49-GR-21  
 Date 8/12/2022 (Sub)  
 Chairman [Signature]

[Signature]  
 OWNER: 21 BOYLSTON ST, LLC

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

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

**TOTAL LOT AREA**  
 2,683,655± SQ. FT.  
 68.8± ACRES

APPROVED - BARRINGTON, NH  
 PLANNING BOARD  
 DATE: \_\_\_\_\_

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
7	07/28/22	REVISED PER CONDITIONS OF APPROVAL	BWG
6	05/20/22	REVISED FOR RECORDING	DMC
5	04/14/22	REVISED PER NHDES COMMENTS	BWG
4	03/29/22	REVISED PER NHDES COMMENTS	BWG
3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG
REV.	DATE	REVISION	BY

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03085  
 603-772-4748  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SUBDIVISION PLAN</b> TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
Project:	<b>MEADOWBROOK VILLAGE</b> MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

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'	64.50'	S 80°23'36" E	16°14'56"
C10	85.25'	38.18'	39.82'	N 42°42'07" E	26°19'13"
C11	85.25'	17.14'	17.12'	N 27°45'50" E	17°31'21"
C14	175.00'	43.66'	43.55'	N 66°02'39" W	14°17'42"
C15	175.00'	13.42'	13.42'	N 98°41'58" W	4°23'40"
C33	85.25'	88.37'	64.47'	N 58°46'57" E	56°23'29"
C34	85.25'	58.01'	56.90'	N 09°35'32" E	38°68'22"
C35	85.25'	64.21'	62.70'	S 41°40'38" E	43°09'07"
C36	85.25'	90.59'	86.39'	N 86°18'16" E	50°53'05"
C37	87.20'	55.43'	55.45'	N 36°46'25" E	37°04'53"
C38	30.00'	35.80'	35.74'	N 52°58'09" E	89°33'59"
C39	155.40'	35.82'	35.74'	S 85°28'39" E	13°12'24"
C40	125.00'	47.05'	46.77'	S 67°17'03" E	21°33'51"
C42	90.00'	40.68'	40.31'	S 20°30'12" W	25°09'50"
C43	175.00'	65.86'	65.48'	N 67°17'03" W	21°33'51"
C44	205.40'	54.67'	54.50'	N 85°23'36" W	15°14'55"
C45	205.40'	7.49'	7.49'	S 84°50'16" W	2°05'22"
C48	30.00'	29.71'	28.51'	N 67°44'03" W	58°44'45"
C47	85.25'	77.61'	74.96'	N 89°26'28" W	52°09'39"
C48	85.25'	15.18'	15.18'	S 15°00'07" E	10°11'55"

LOT INFORMATION			
LOT #	AREA (SQ.FT.)	AREA (AC.)	FRONTAGE
1	37,415	0.86	115.50'
2	39,358	0.90	95.56'
3	51,926	1.19	106.68'
4	50,213	1.38	114.82'
5	26,491	0.61	88.00'
6	32,486	0.75	58.01'
7	51,276	1.18	64.21'
8	60,010	1.39	90.59'
9	52,736	1.21	192.43'
10	48,393	1.13	157.24'
11	27,815	0.63	102.45'
OPEN	2,026,375±	46.52±	832,774±
TOTAL	2,583,655±	58.85±	1,417,635±

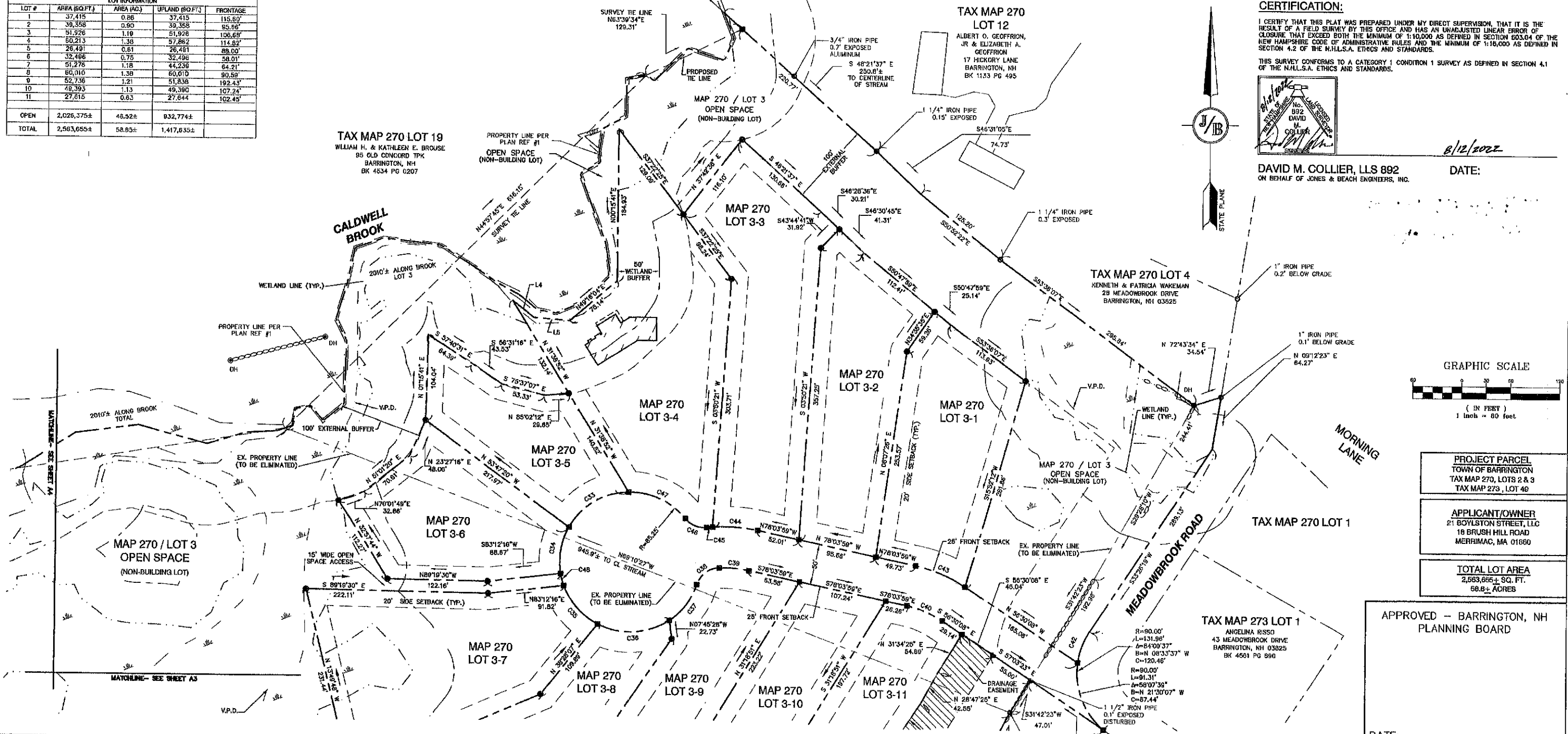
**TAX MAP 270 LOT 17**  
 DUMONT & SLATTERY LLC  
 66 OLD CONCORD TPK UNIT 10  
 BARRINGTON, NH  
 BK 4443 PG 686

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

LINE	BEARING	DISTANCE
L1	N 80°50'56" W	130.14'
L2	S 64°23'03" W	81.03'
L3	N 13°59'43" W	158.04'
L4	S 51°59'06" E	33.14'
L5	N 89°22'56" W	43.84'

**PLANNING BOARD**  
**BARRINGTON, NH**  
**- APPROVED -**  
 File Number 270-273-273-49-6A-21 (sub 11)  
 Date 9/12/2022  
 Chairman [Signature]

**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 603.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
 DAVID M. COLLIER, LLS 892  
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.  
 DATE: 8/12/2022



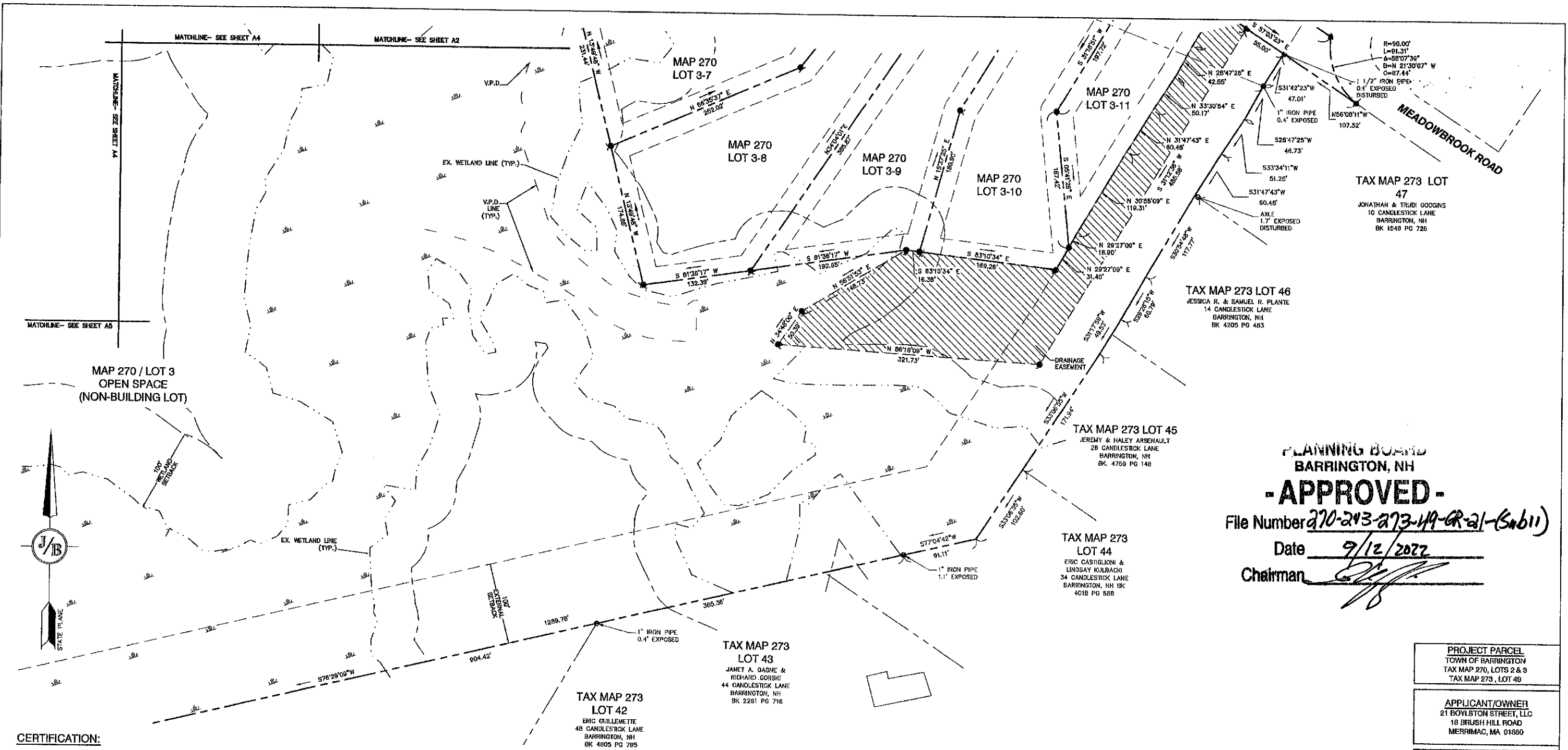
Design: BWG Draft: DFP Date: 11/01/21  
 Checked: BWG Scale: AS-NOTED Project No.: 20747  
 Drawing Name: 20747-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND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

REV.	DATE	REVISION	BY
7	07/20/22	REVISED PER CONDITIONS OF APPROVAL	BWG
8	06/20/22	REVISED FOR RECORDING	DMC
5	04/14/22	REVISED PER NHDES COMMENTS	BWG
4	03/20/22	REVISED PER NHDES COMMENTS	BWG
3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 95 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 4B  
 Project: **MEADOWBROOK VILLAGE**  
**MEADOWBROOK DRIVE BARRINGTON, NH**  
 Owner of Record: **21 BOYLSTON ST, LLC**  
 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

DRAWING No. **A2**  
 SHEET 7 OF 20  
 JBE PROJECT NO. 20747



PLANNING BOARD  
BARRINGTON, NH  
**- APPROVED -**  
File Number 270-243-273-14-GR-21-(Sub 11)  
Date 9/12/2022  
Chairman [Signature]

**PROJECT PARCEL**  
TOWN OF BARRINGTON  
TAX MAP 270, LOTS 2 & 3  
TAX MAP 273, LOT 48

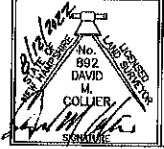
**APPLICANT/OWNER**  
21 BOYLSTON STREET, LLC  
18 BRUSH HILL ROAD  
MERRIMAC, MA 01880

**TOTAL LOT AREA**  
2,669,655± SQ. FT.  
66.8± ACRES

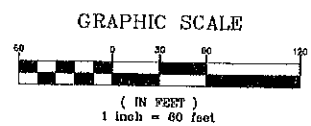
APPROVED - BARRINGTON, NH  
PLANNING BOARD  
DATE: \_\_\_\_\_

**CERTIFICATION:**  
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 603.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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



DAVID M. COLLIER, LLS 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.  
DATE: 8/12/2022



LOT #	AREA (SQ.FT.)	AREA (AC.)	UPLAND (SQ.FT.)	FRONTAGE
1	37,415	0.85	37,415	115.60'
2	39,358	0.90	39,358	95.66'
3	51,926	1.19	51,926	106.68'
4	60,213	1.38	57,882	114.82'
5	26,491	0.61	26,491	88.00'
6	32,495	0.75	32,495	88.01'
7	51,276	1.18	44,339	84.21'
8	60,610	1.39	60,610	90.59'
9	52,736	1.21	51,836	192.43'
10	49,363	1.13	49,390	107.24'
11	27,615	0.63	27,644	192.45'
OPEN	2,026,375±	46.92±	932,774±	
TOTAL	2,593,655±	59.85±	1,417,635±	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C34	85.25'	88.01'	86.90'	N 09°35'32" E	38°59'22"
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C47	85.25'	77.61'	74.96'	N 65°26'29" W	52°09'39"
C48	85.25'	15.18'	15.18'	S 18°06'07" E	10°11'55"

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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7	07/29/22	REVISED PER CONDITIONS OF APPROVAL	BWG
6	05/20/22	REVISED FOR RECORDING	DMC
5	04/14/22	REVISED PER NHDES COMMENTS	BWG
4	03/28/22	REVISED PER NHDES COMMENTS	BWG
3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG
REV.	DATE	REVISION	BY

Designed and Produced in NH

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

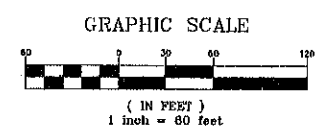
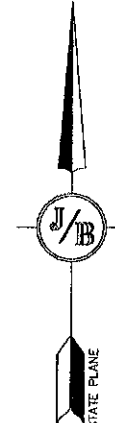
Plan Name: **SUBDIVISION PLAN**  
TAX MAP 270, LOT 2 & 3; TAX MAP 273, LOT 49

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

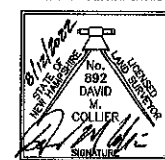
Owner of Record: **21 BOYLSTON ST, LLC**  
18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

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

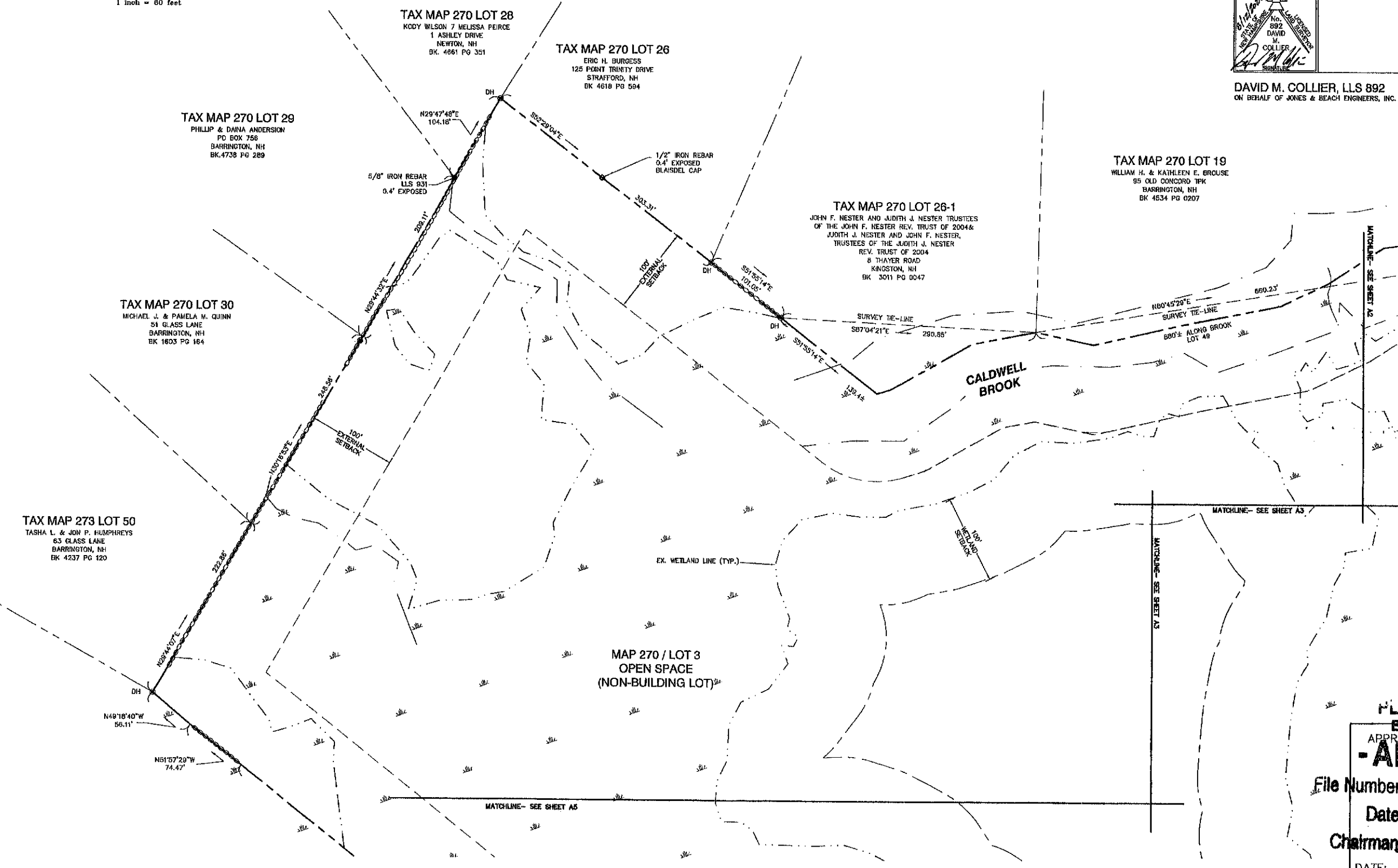




**CERTIFICATION:**  
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 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



**DAVID M. COLLIER, LLS 892**  
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.  
 DATE: 8/12/2022



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

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

**TOTAL LOT AREA**  
 2,693,654.80 SQ. FT.  
 61.62 AC. ±

**PLANNING BOARD**  
 BARRINGTON, NH  
 APPROVED - BARRINGTON, NH  
**- APPROVED -**  
 File Number: 270-273-27349-08-21  
 Date: 9/12/2022 (Sub 1)  
 Chairman: [Signature]  
 DATE: \_\_\_\_\_

Design: BWG	Draft: DPP	Date: 11/01/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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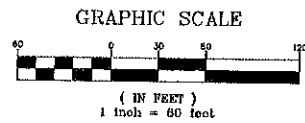
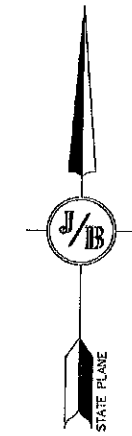
REV.	DATE	REVISION	BY
7	07/29/22	REVISED PER CONDITIONS OF APPROVAL	BWG
6	05/20/22	REVISED FOR RECORDING	DMC
5	04/14/22	REVISED PER NHDES COMMENTS	BWG
4	03/29/22	REVISED PER NHDES COMMENTS	BWG
3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG

**J/B Jones & Beach Engineers, Inc.**  
 Designed and Produced in NH  
 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: **SUBDIVISION PLAN**  
 TAX MAP 270 / LOT 2 & 3, TAX MAP 273 / LOT 49  
 Project: **MEADOWBROOK VILLAGE**  
**MEADOWBROOK DRIVE BARRINGTON, NH**  
 Owner of Record: **21 BOYLSTON ST, LLC**  
 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

DRAWING No.  
**A4**  
 SHEET 9 OF 20  
 JBE PROJECT NO. 20747

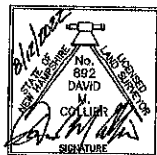
TAX MAP 273 LOT 50  
 TASHA L. & JON P. HUMPHREYS  
 63 GLASS LANE  
 BARRINGTON, NH  
 BK 4237 PG 120



**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 803.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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



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

DATE: 8/10/2022

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
7	07/29/22	REVISED PER CONDITIONS OF APPROVAL	BWG
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4	03/29/22	REVISED PER NHDES COMMENTS	BWG
3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	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: **21 BOYLSTON ST, LLC**  
 18 BRUSH HILL RD, MERRIMAC, MA BK. 4895 PG. 530

DRAWING No.  
**A5**  
 SHEET 10 OF 20  
 JBE PROJECT NO. 20747

**PLANNING BOARD**

APPROVED  
**- APPROVED -**

File Number: 270-213-273-49-GR-21  
 Date: 9/12/2022 (Sub 1)  
 Chairman: [Signature]  
 DATE:

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

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

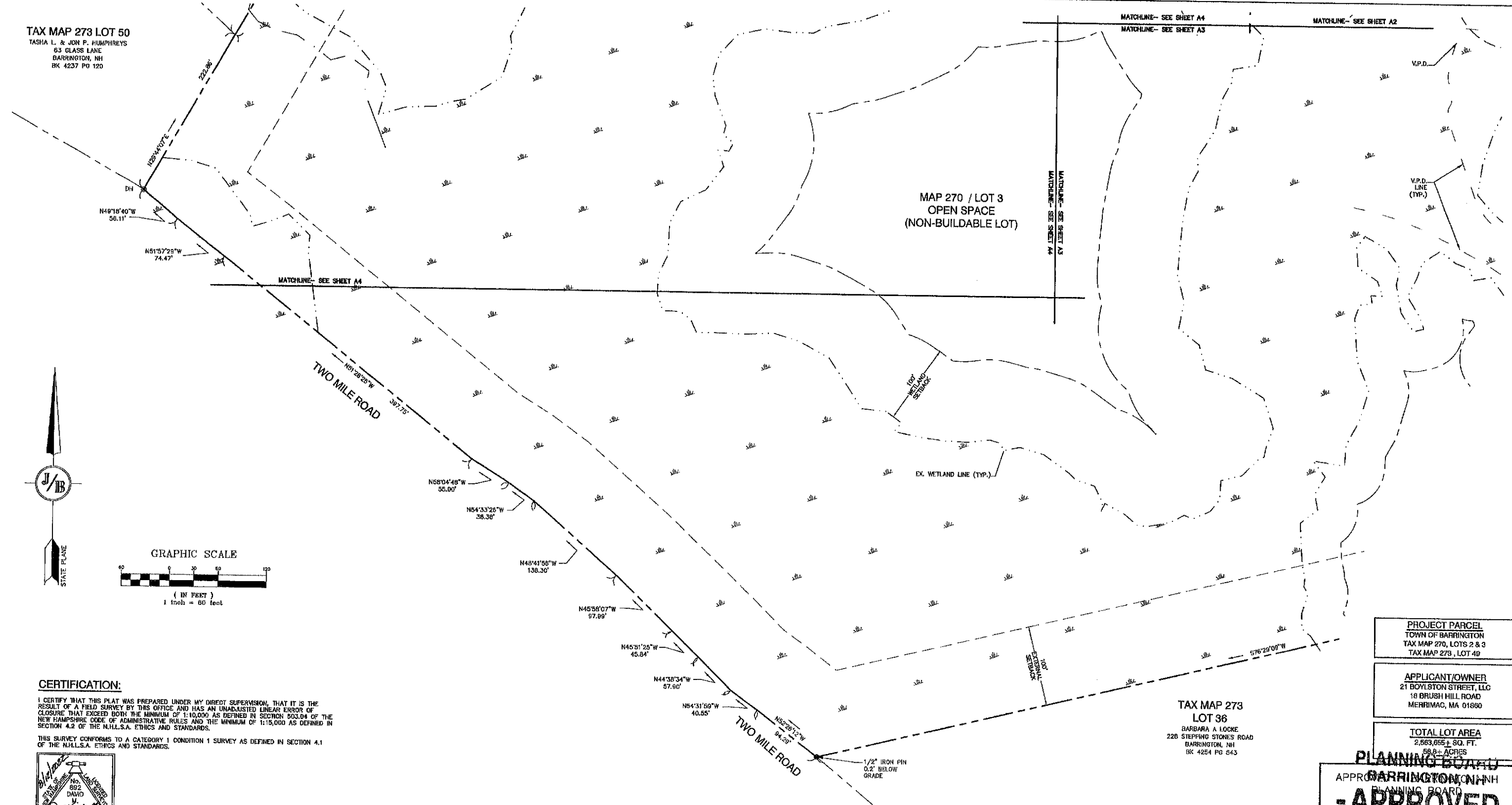
**TOTAL LOT AREA**  
 2,563,055 ± SQ. FT.  
 58.8 ± ACRES

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

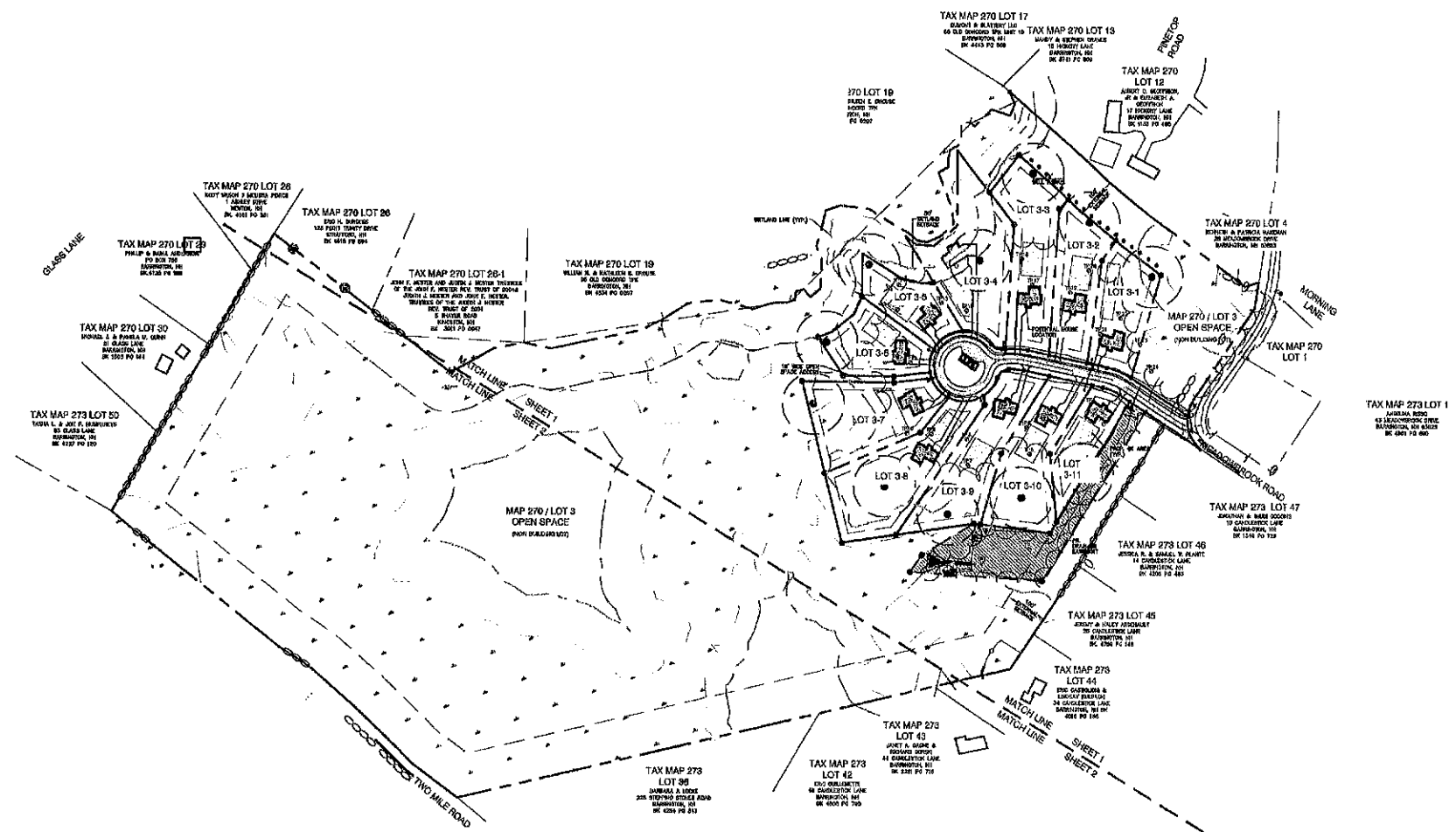
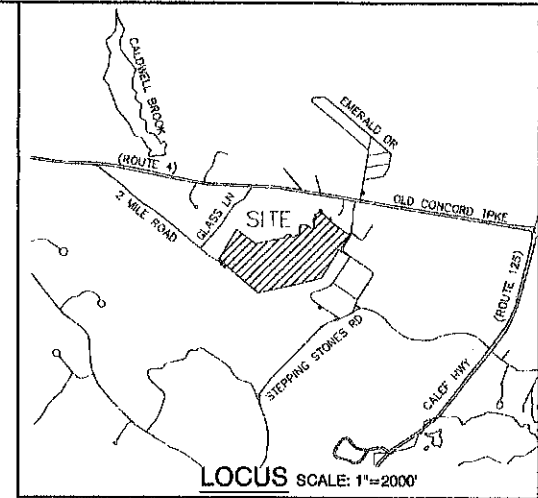
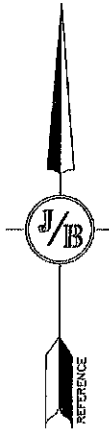
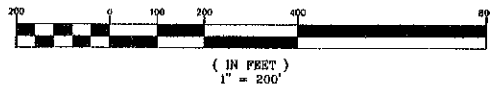
MAP 270 / LOT 3  
 OPEN SPACE  
 (NON-BUILDABLE LOT)

EX. WETLAND LINE (TYP.)

1/2" IRON PIN  
 0.2' BELOW  
 GRADE



GRAPHIC SCALE



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 = 80% OF TOTAL LOT AREA = 1,282,100 SF  
OPEN SPACE REQUIREMENTS: 75% OF OPEN SPACE TO BE CONTIGUOUS  
>50% 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 (78.820% 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 (54.876% 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 UNFORSEEN 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.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.

PLANNING BOARD  
BARRINGTON, NH  
**- APPROVED -**

File Number 270-273-273-49-62-21

Date 9/12/2022 (Sub 11)

Chairman

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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
6	07/29/22	REVISED PER CONDITIONS OF APPROVAL	BWG
5	04/14/22	REVISED PER NHDES COMMENTS	BWG
4	03/29/22	REVISED PER NHDES COMMENTS	BWG
3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG
2	12/23/21	REVISED PER TOWN REVIEW	BWG

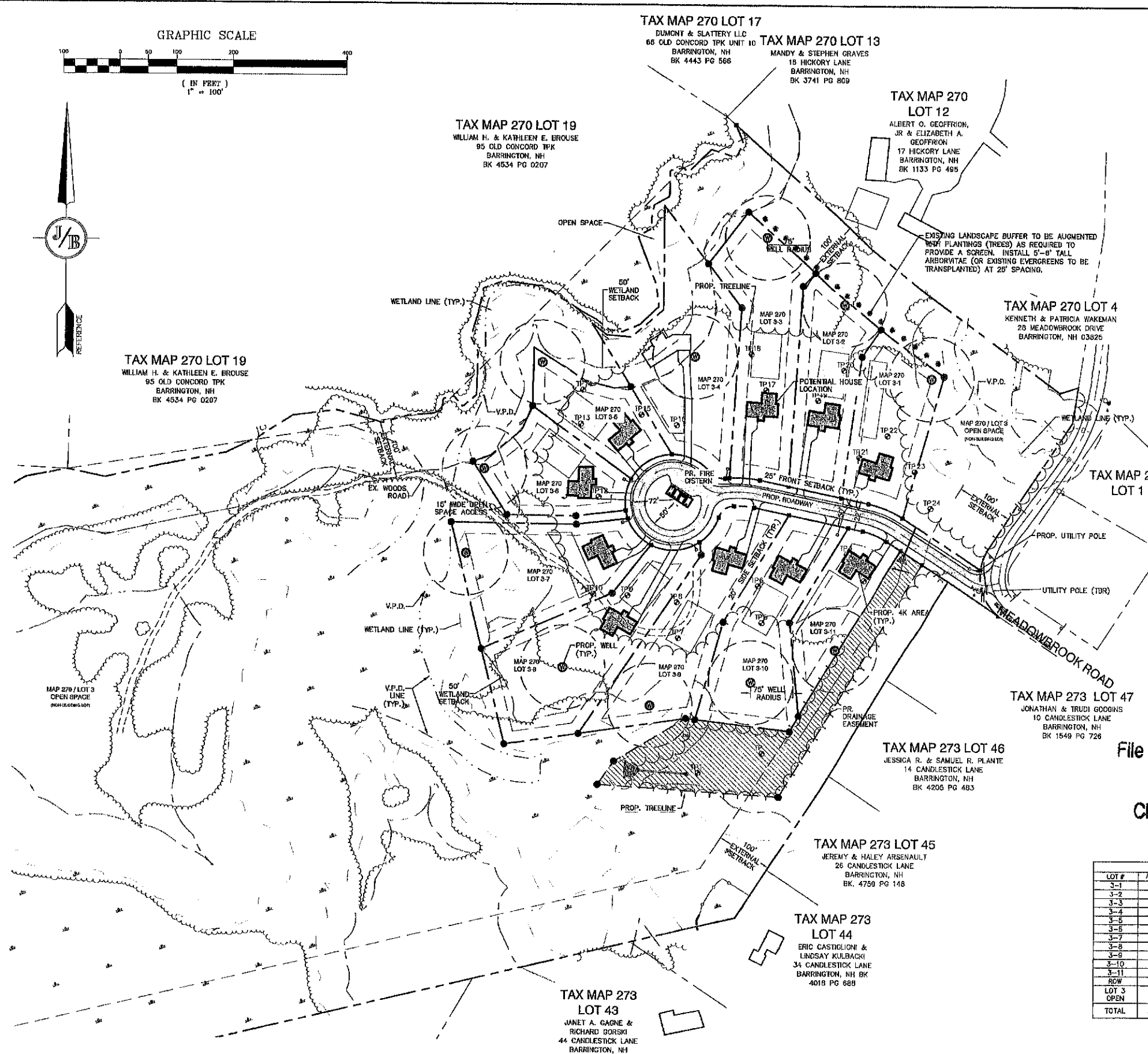
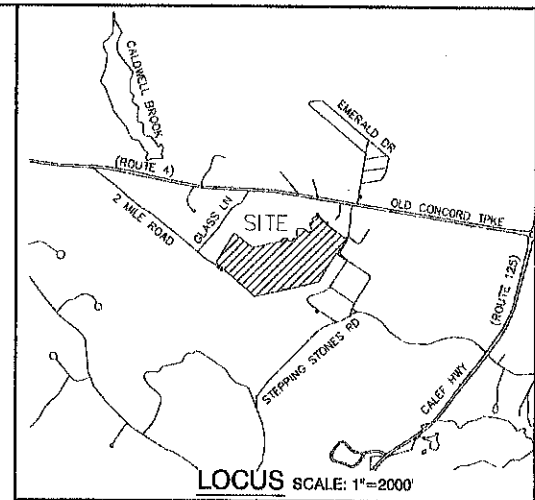
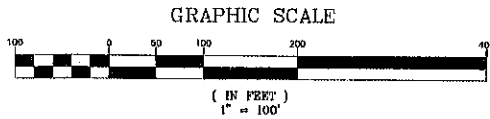
Designed and Produced In NH

**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:	<b>OVERALL SITE PLAN</b> TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
Project:	<b>MEADOWBROOK VILLAGE</b> MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

DRAWING No.	<b>C2</b>
SHEET 11 OF 20	JBE PROJECT NO. 20747



PLANNING BOARD  
BARRINGTON, NH  
**-APPROVED-**  
File Number 870-213-213-49-GR  
Date 9/12/2022 21(SUB)  
Chairman [Signature]

LOT #	AREA (SQ.FT.)	AREA (AC.)	UPLAND (SQ.FT.)	FRONTAGE
3-1	37,415	0.86	37,415	115.60'
3-2	38,355	0.88	38,355	95.80'
3-3	81,931	1.89	81,931	108.88'
3-4	80,213	1.84	87,862	114.82'
3-5	26,491	0.61	26,491	88.60'
3-6	32,496	0.75	32,496	58.01'
3-7	51,278	1.18	44,239	84.21'
3-8	60,010	1.38	60,010	93.50'
3-9	52,733	1.21	51,838	192.43'
3-10	48,390	1.11	48,390	107.24'
3-11	27,844	0.63	27,844	102.48'
ROW	48349	1.11		
LOT 3 OPEN	2,028,360±	46.52±	932,774±	
TOTAL	2,863,696±	66.85±	1,417,635±	

- 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 48. 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'  
BUILDING HEIGHT = 35'
  - OPEN SPACE CALCULATIONS:  
TOTAL LOT AREA = 2,964,200 SF  
OPEN SPACE REQUIRED = 50% OF TOTAL LOT AREA = 1,482,100 SF  
OPEN SPACE REQUIREMENTS: 75% OF OPEN SPACE TO BE CONTIGUOUS  
>50% OF OPEN SPACE TO BE UPLAND  
OPEN SPACE UPLAND REQUIRED = 1,024,850 SF (50% OF PROVIDED OPEN SPACE)  
TOTAL OPEN SPACE PROVIDED = 2,028,360 SF (78.04% OF TOTAL AREA)  
TOTAL OPEN SPACE UPLAND PROVIDED = 932,774 SF  
TOTAL OPEN SPACE WETLAND PROVIDED = 1,105,073 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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Design: BWG Draft: DFP Date: 11/01/21  
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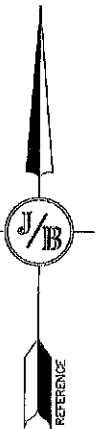
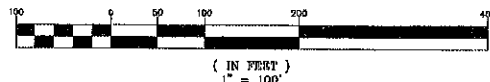
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85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**  
TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 48  
Project: **MEADOWBROOK VILLAGE**  
**MEADOWBROOK DRIVE BARRINGTON, NH**  
Owner of Record: **21 BOYLSTON ST, LLC**  
**18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530**

DRAWING No. **C2A**  
SHEET 12 OF 20  
JBE PROJECT NO. 20747

GRAPHIC SCALE



**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  
18 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 485

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

**TAX MAP 270 LOT 4**  
KENNETH & PATRICIA WAKEMAN  
28 MEADOWBROOK DRIVE  
BARRINGTON, NH 03825

**TAX MAP 270 LOT 1**

**TAX MAP 273 LOT 47**  
JONATHAN & TRUDI GOODINS  
10 CANDLESTICK LANE  
BARRINGTON, NH  
BK 1549 PG 728

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

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

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

**TAX MAP 273 LOT 43**  
JANET A. GAGNE & BRUNSON ZONCH

**GRADING AND DRAINAGE NOTES:**

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NAVD 88.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S76 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D2 FOR DRAINAGE STRUCTURE SCHEDULE AND SHEET D2 FOR DRAINAGE DETAILS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ADJUTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

PLANNING BOARD  
BARRINGTON, NH

**- APPROVED -**

File Number 2023-213-49-GR-21 (sub 1)

Date 9/12/2022

Chairman

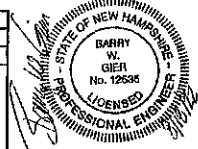
PROJECT PARCEL  
TOWN OF BARRINGTON  
TAX MAP 270, LOTS 2 & 3  
TAX MAP 273, LOT 46

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

TOTAL LOT AREA  
2,563,656 ± SQ. FT.  
58.85 ± ACRES

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Design: BWG Draft: DFP Date: 11/01/21  
Checked: BWG Scale: AS-NOTED Project No.: 20747  
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Designed and Produced In NH

**J/B Jones & Beach Engineers, Inc.**

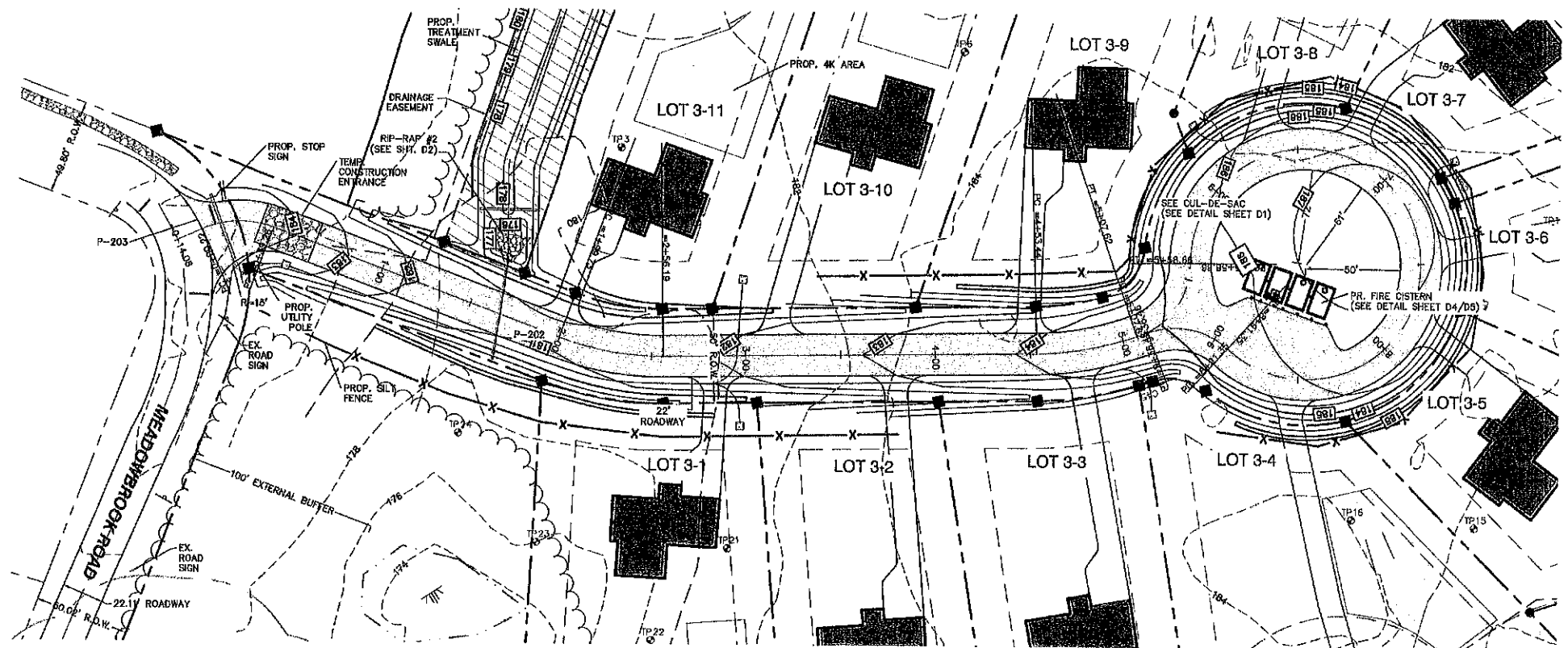
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PO Box 219 Stratham, NH 03886 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>GRADING AND DRAINAGE PLAN</b> TAX MAP 270 LOT 2 & 3; TAX MAP 273 LOT 46
Project:	<b>MEADOWBROOK VILLAGE</b> MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 630

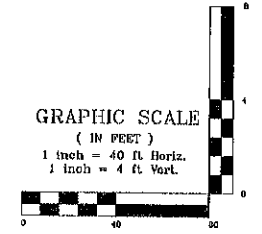
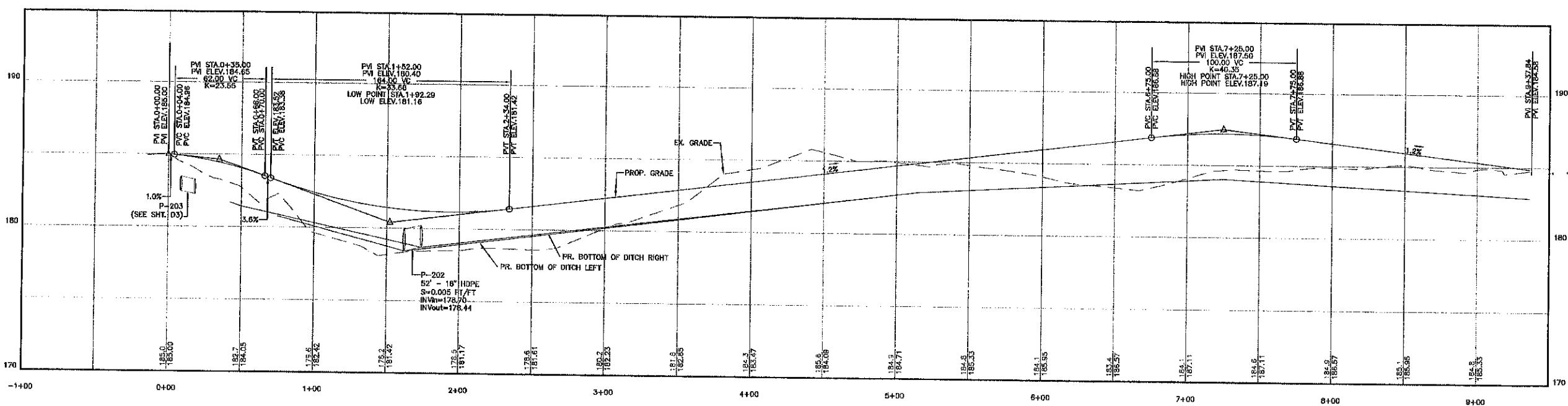
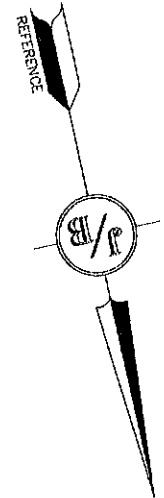
DRAWING No.

**C3**

SHEET 13 OF 20  
JBE PROJECT NO. 20747



PLANNING BOARD  
BARRINGTON, NH  
**- APPROVED -**  
File Number 200-243-273-49-BR-21  
Date 9/12/2022 (Sub 11)  
Chairman [Signature]



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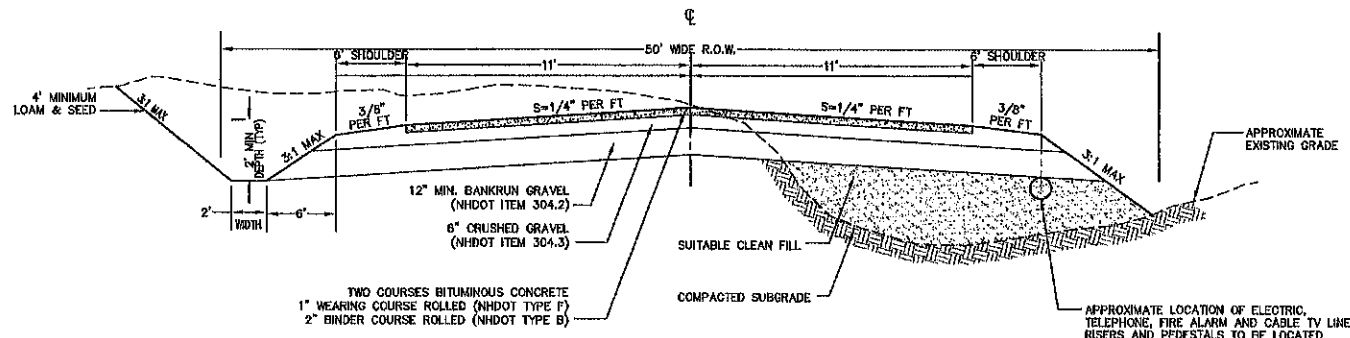


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65 Portsmouth Ave. Civil Engineering Services 603-772-4748  
PO Box 218 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

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: **21 BOYLSTON ST, LLC**  
**18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530**

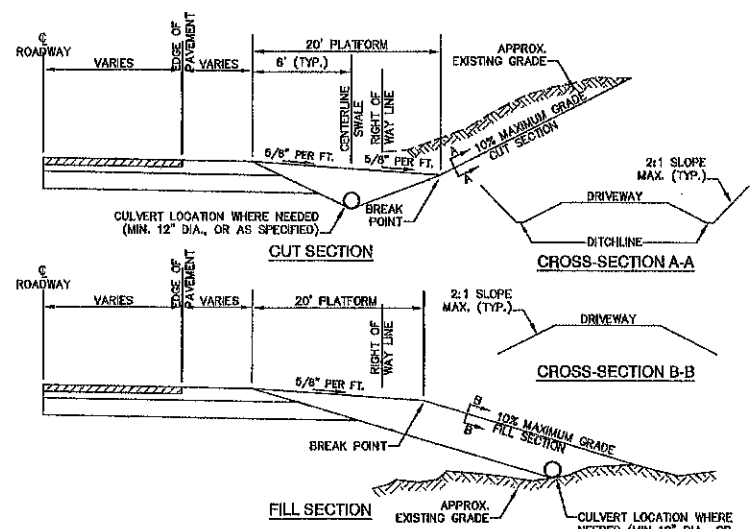
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**P1**  
SHEET 14 OF 20  
JBE PROJECT NO. 20747



- 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.

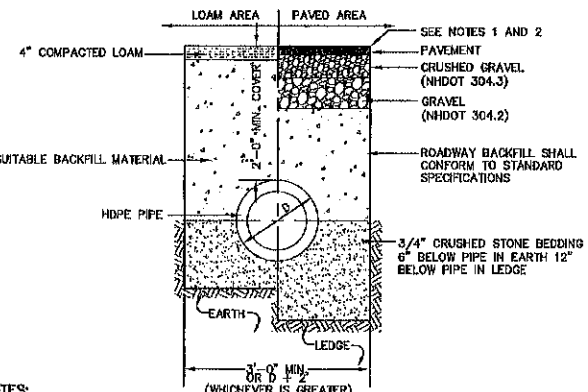
**TYPICAL ROADWAY SECTION**

NOT TO SCALE



**TYPICAL DRIVEWAY SECTIONS**

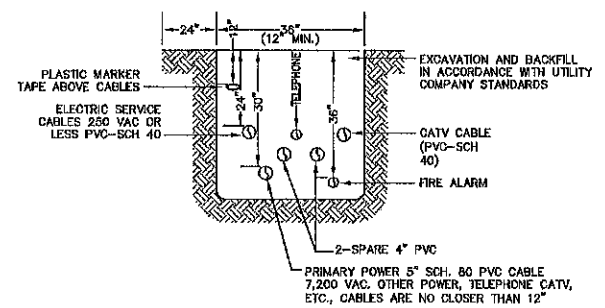
NOT TO SCALE



- 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**

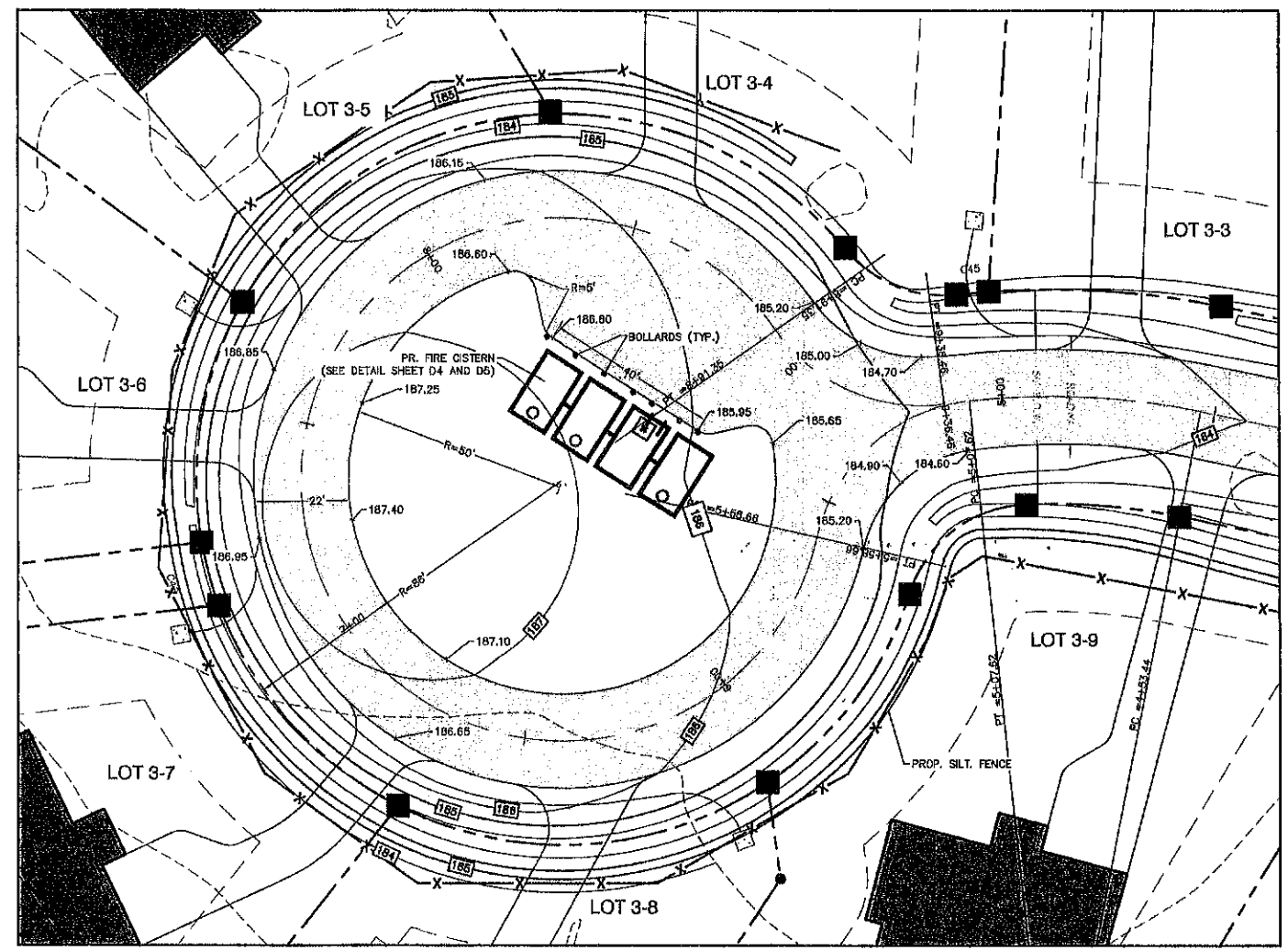
NOT TO SCALE



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

**UTILITY TRENCH**

NOT TO SCALE



**CUL-DE-SAC DETAIL**

SCALE: 1" = 20'

**PLANNING BOARD  
BARRINGTON, NH**  
**- APPROVED -**  
 File Number 270-243-273-49-GR-21  
 Date 9/12/2022 (54611)  
 Chairman *[Signature]*

E:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:28 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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5	04/14/22	REVISED PER NHDOS COMMENTS	BWG
4	03/20/22	REVISED PER NHDOS COMMENTS	BWG
3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG
2	12/23/21	REVISED PER TOWN REVIEW	BWG

Designed and Produced In NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03685

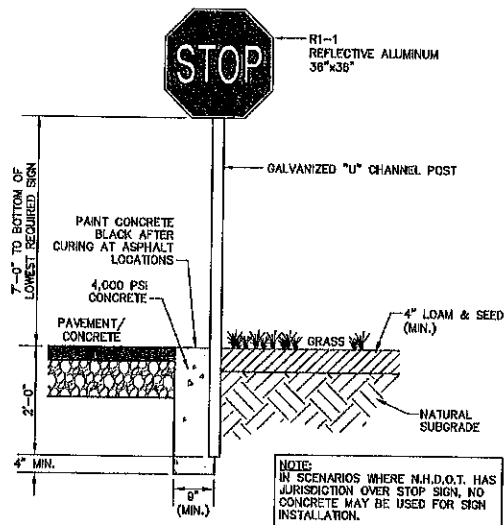
Civil Engineering Services

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

Plan Name:	DETAIL SHEET
Project:	TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 4B MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

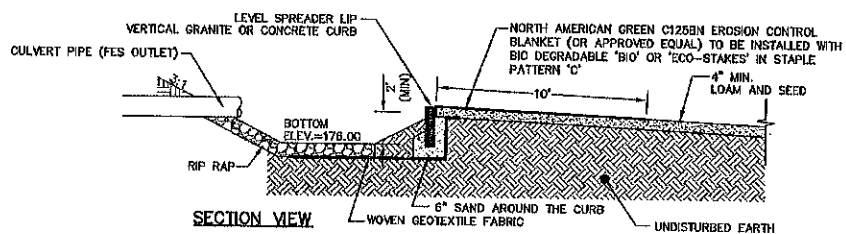
DRAWING No. **D1**

SHEET 16 OF 20  
JBE PROJECT NO. 20747

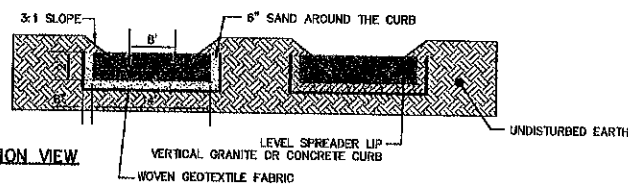


STOP SIGN (R1-1)

NOT TO SCALE



SECTION VIEW



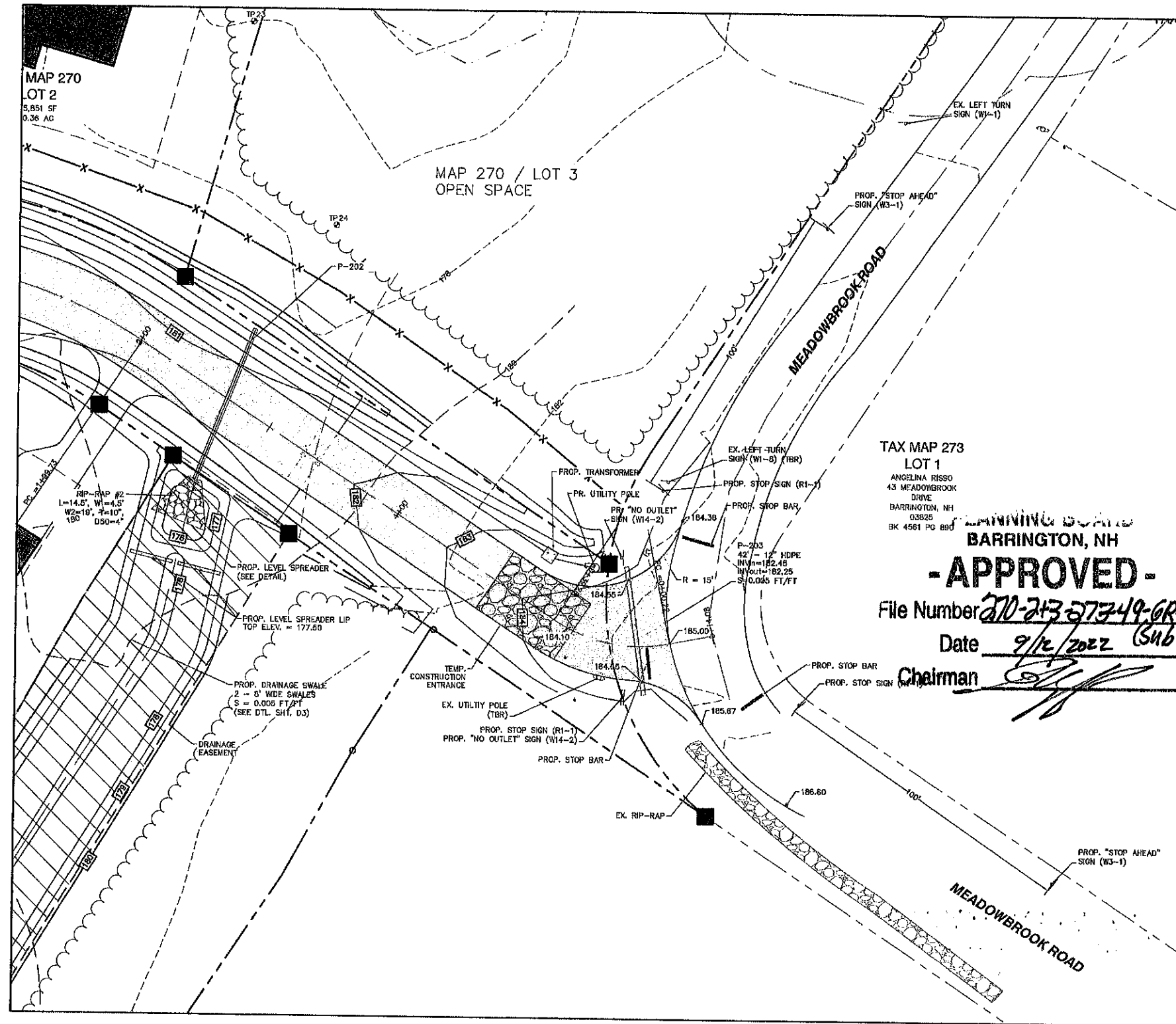
ELEVATION VIEW

NOTES:

1. CONSTRUCT LEVEL SPREADER LIP ON ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. VERTICAL GRANITE CURB SHALL BE PLACED A MINIMUM OF SIX INCHES DEEP AND EXTEND ENTIRE LENGTH OF LIP.
3. THE RIP RAP APRON PRIOR TO THE LEVEL SPREADER SHALL NOT EXCEED A 0 PERCENT GRADE.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS, WATER MUST NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.
6. MAINTENANCE: LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE SPREADER HAS BEEN DAMAGED. SEDIMENT DEEPER THAN FOUR INCHES ACCUMULATION SHOULD BE REMOVED. IF RILLING HAS TAKEN PLACE ON LIP, THEN DAMAGE SHOULD BE REPAIRED AND REVEGETATED. VEGETATION SHOULD BE MOWED OCCASIONALLY TO CONTROL WEEDS AND ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE SPREADER AND AWAY FROM OUTLET AREA. FERTILIZATION SHOULD BE DONE AS NECESSARY TO KEEP VEGETATION HEALTHY AND DENSE.

LEVEL SPREADER AT CULVERT OUTLET

NOT TO SCALE



ROAD ENTRANCE DETAIL

SCALE: 1" = 20'

TAX MAP 273  
LOT 1  
ANGELINA RISSO  
43 MEADOWBROOK  
DRIVE  
BARRINGTON, NH  
03825  
BK 4561 PG 890

PLANNING BOARD  
BARRINGTON, NH

**- APPROVED -**

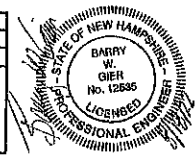
File Number **210-213-27349-GR-21**

Date **9/12/2022 (Sub H)**

Chairman *[Signature]*

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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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3	02/02/22	REVISED PER CONDITIONS OF APPROVAL	BWG
2	12/23/21	REVISED PER TOWN 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 Streatham, NH 03865 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

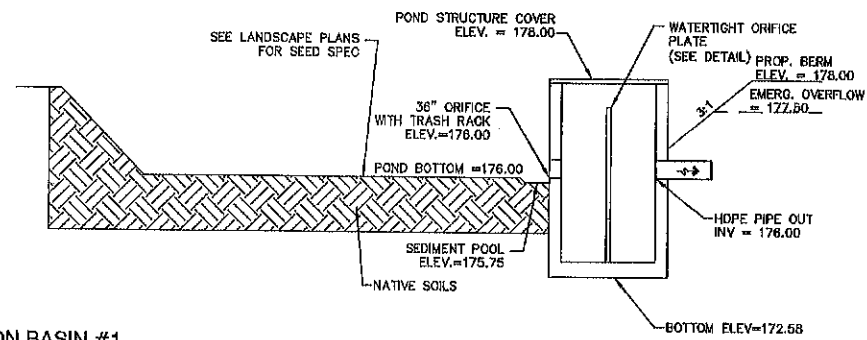
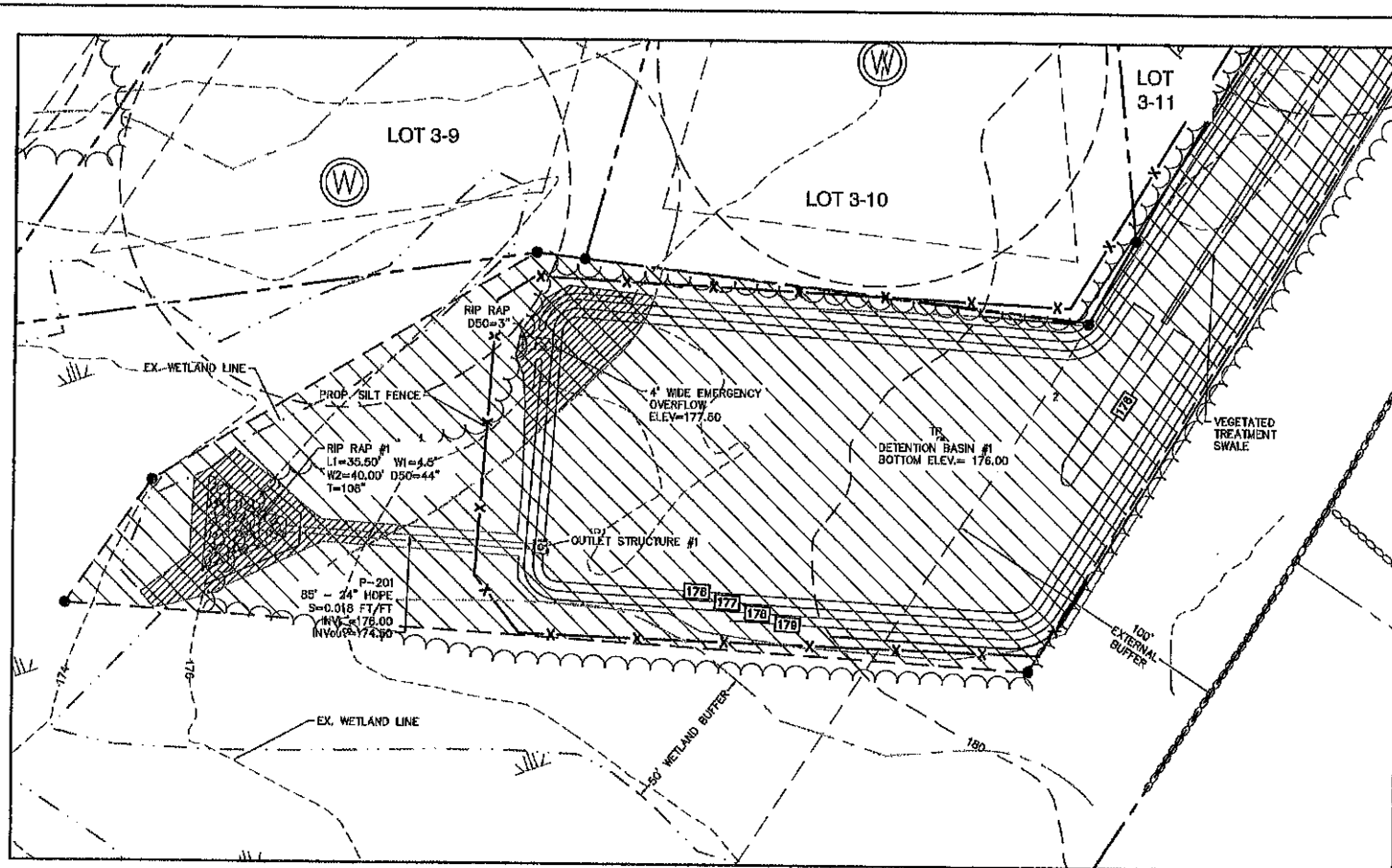
Plan Name:	DETAIL SHEET
Project:	TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49 MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4996 PG. 630

DRAWING No.

**D2**

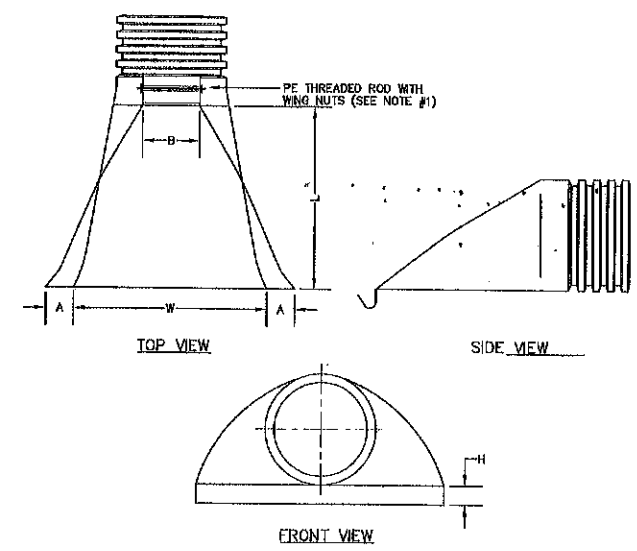
SHEET 16 OF 20  
JBE PROJECT NO. 20747





DETENTION BASIN #1  
NOT TO SCALE

PLANNING BOARD  
BARRINGTON, NH  
**- APPROVED -**  
File Number 270-243-273-49-6R2/  
Date 9/12/2022 (Sub 1)  
Chairman *[Signature]*

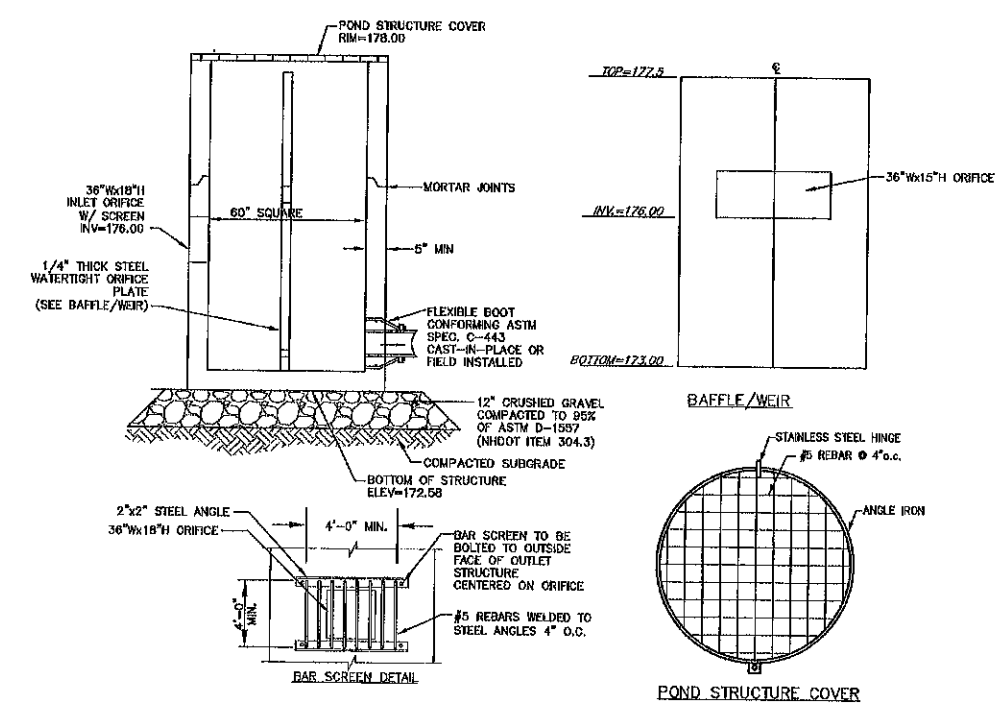


PART NO.	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	8.5"	10"	6.5"	25"	29"
1510-NP	16"	8.5"	10"	6.5"	25"	29"
1810-NP	18"	7.5"	15"	6.5"	32"	36"
2410-NP	24"	7.5"	18"	6.5"	38"	45"
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
3610-NP	36"	10.5"	N/A	7.0"	53"	68"

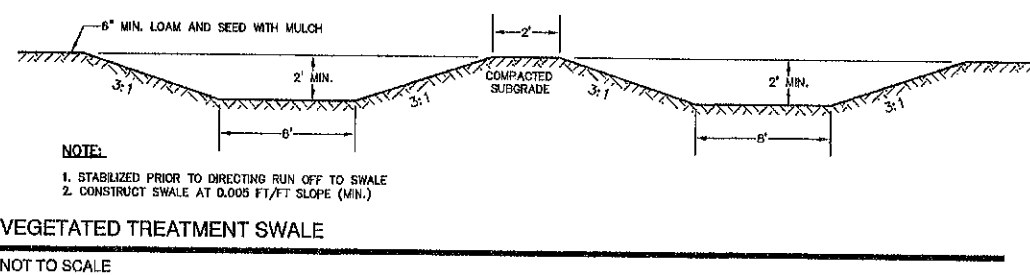
NOTES:  
1. PE THREADED ROD WITH WING NUTS PROVIDED FOR END SECTIONS 12"-24". 30" AND 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.  
2. ALL DIMENSIONS ARE NOMINAL.

ADS N-12 FLARED END SECTION  
NOT TO SCALE

DETENTION BASIN #1  
SCALE: 1" = 30'



OUTLET STRUCTURE #1 (OS #1)  
NOT TO SCALE



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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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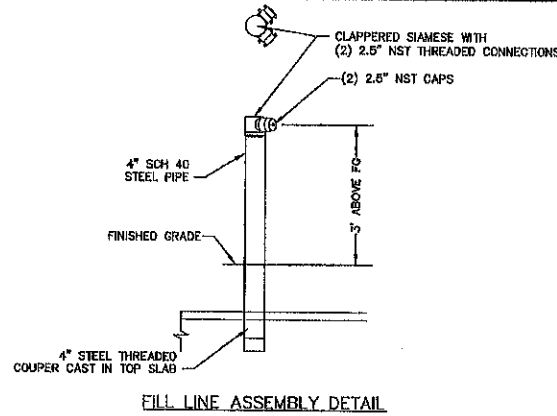


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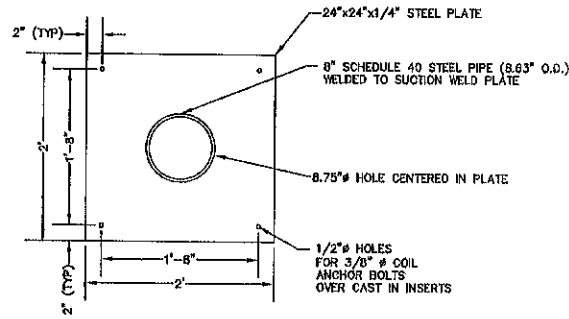
Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
86 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 210 Braitham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DETAIL SHEET**  
TAX MAP 273 / LOT 2 & 3, TAX MAP 273 / LOT 40  
Project: **MEADOWBROOK VILLAGE**  
**MEADOWBROOK DRIVE BARRINGTON, NH**  
Owner of Record: **21 BOYLSTON ST, LLC**  
**18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530**

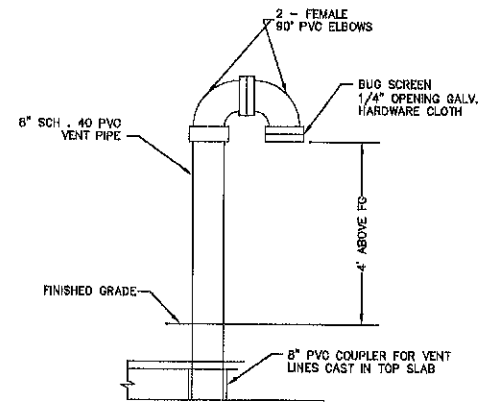
DRAWING No.  
**D3**  
SHEET 17 OF 20  
JBE PROJECT NO. 20747



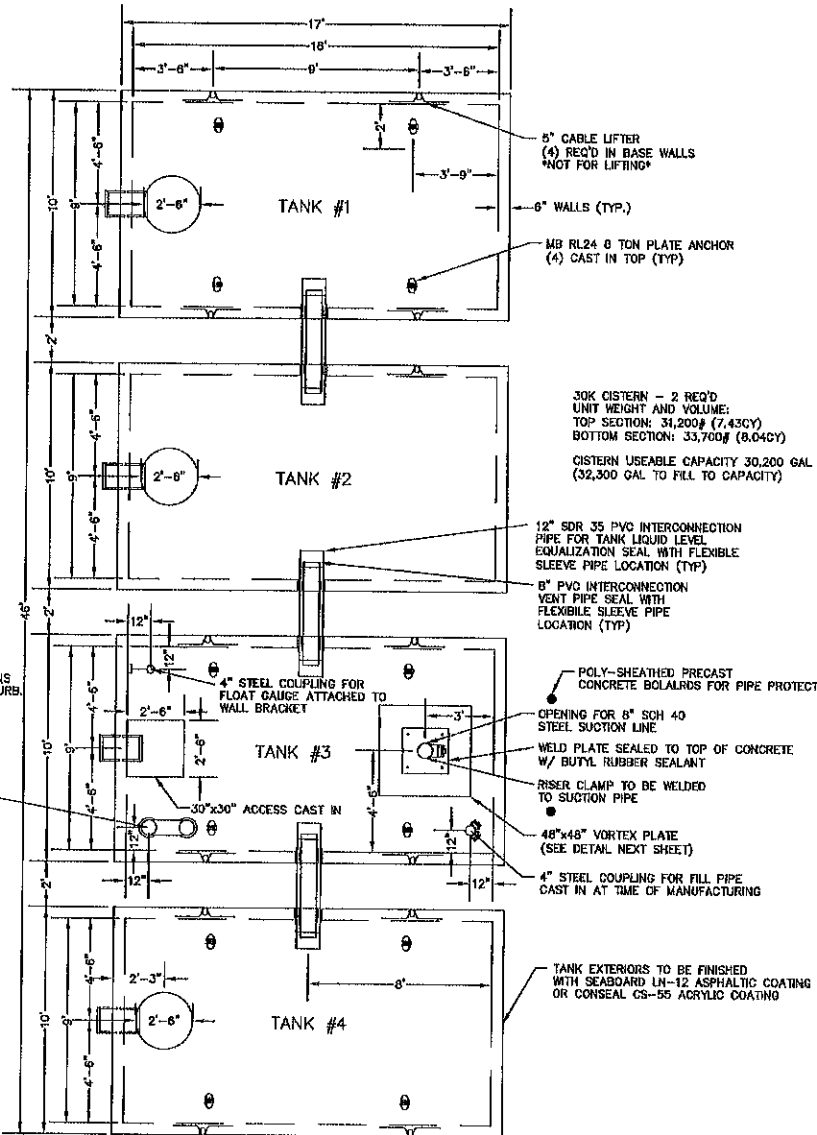
FILL LINE ASSEMBLY DETAIL



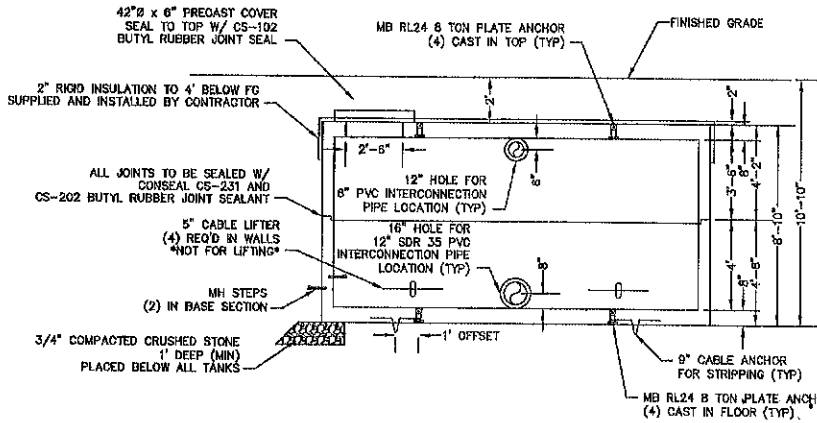
SUCTION WELD PLATE DETAIL PLAN VIEW



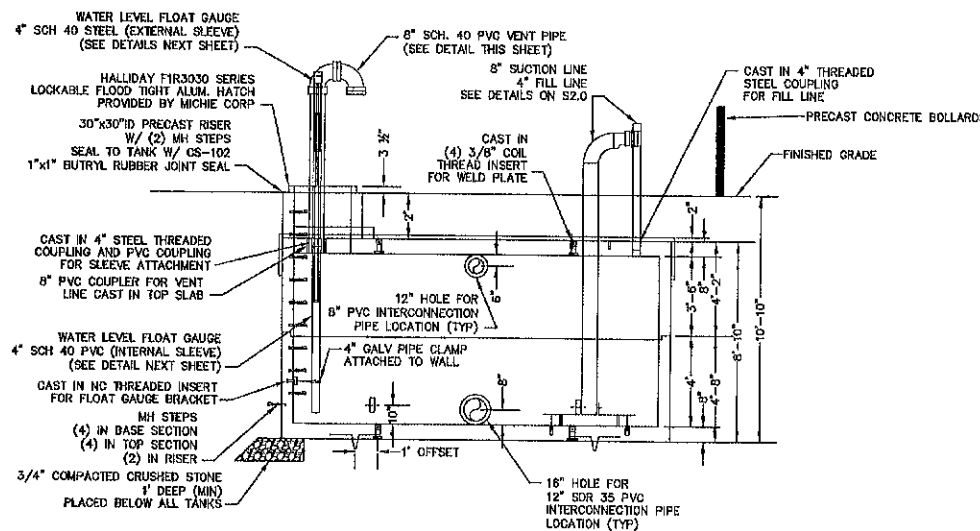
VENT PIPE ASSEMBLY DETAIL



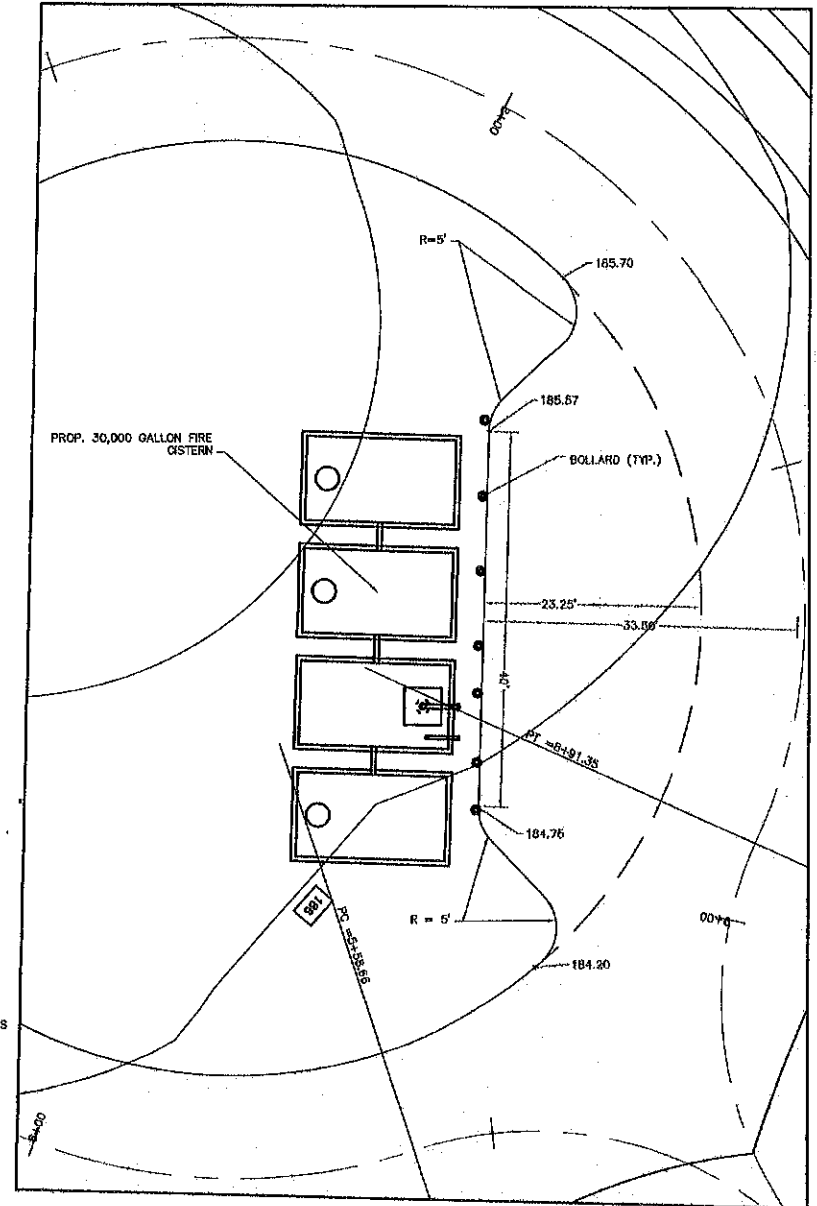
PLAN VIEW



TANKS 1, 2 & 4 ELEV. VIEW



TANK 3 ELEV. VIEW



CISTERN PLAN

SCALE: 1" = 10'

PLANNING BOARD  
BARRINGTON, NH  
**- APPROVED -**  
File Number 210-213-273-49-GR-21  
Date 9/12/2022 (Sub1)  
Chairman [Signature]

MITCHIE CORPORATION 30,000 GAL CISTERN DETAIL

NOT TO SCALE - (SEE ADDITIONAL COMPONENT DETAILS THIS AND NEXT SHEET)

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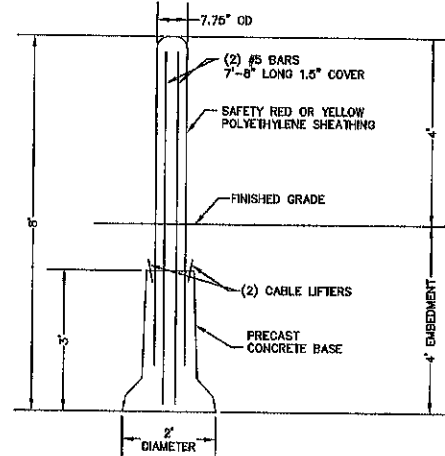
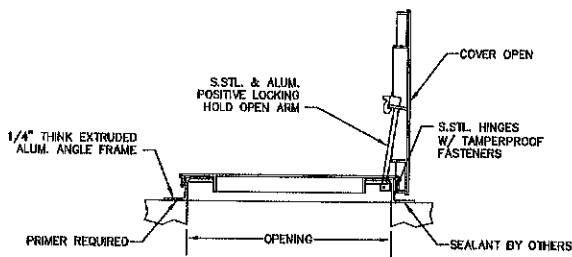
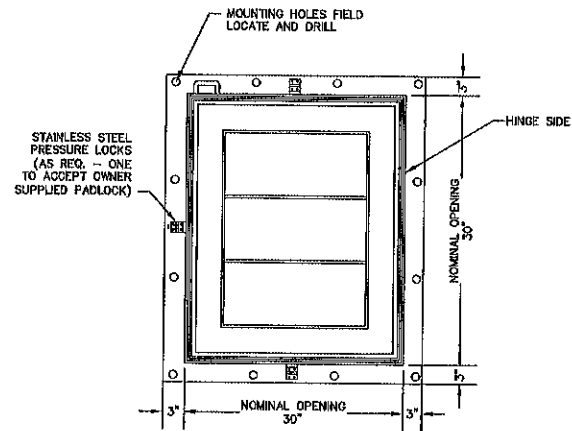
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Designed and Produced in NH  
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PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	21 BOYLSTON ST, LLC 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

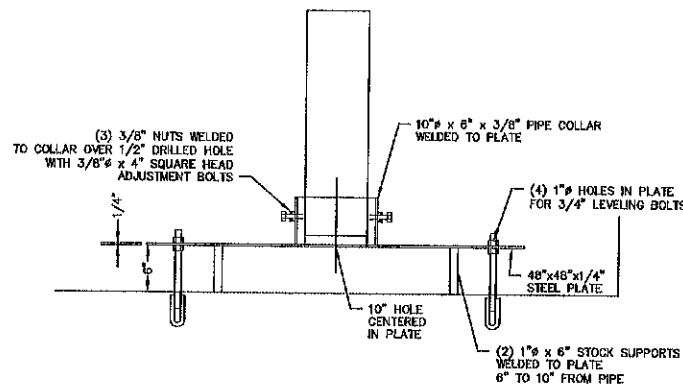
DRAWING No.  
**D4**  
SHEET 18 OF 20  
JBE PROJECT NO. 20747

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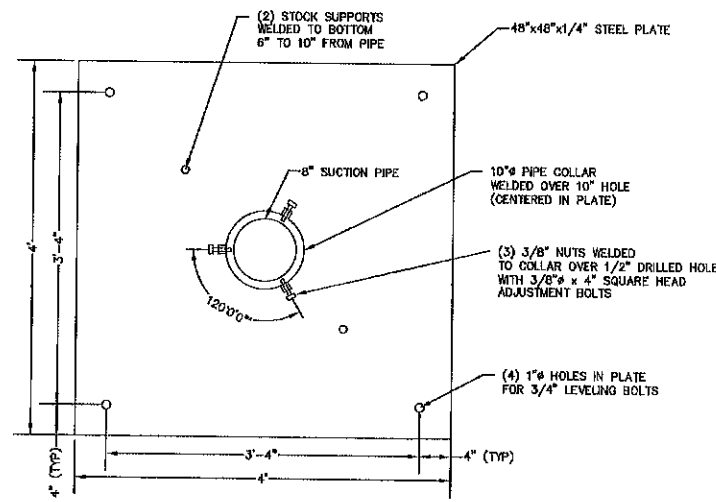


- NOTES:  
 1. CONCRETE: 4,000 PSI @ 28 DAYS.  
 2. REINFORCING: 60,000 PSI GRADE 60 DEFORMED BLACK BARS.  
 3. EACH BOLLARD TO WEIGH 750# (0.18 CY).

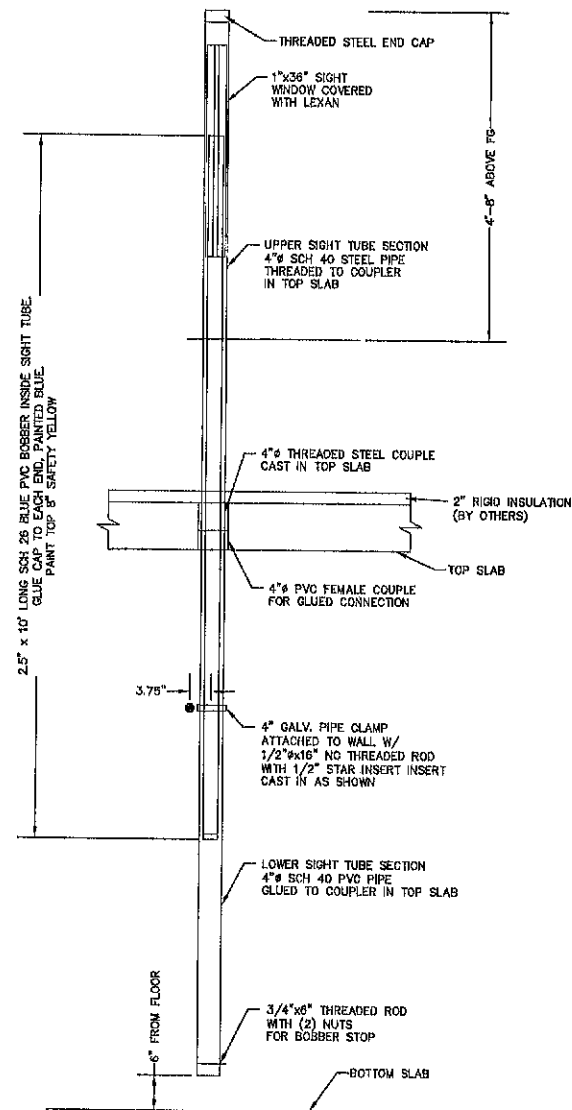
POLY SHEATHED PRECAST BOLLARD



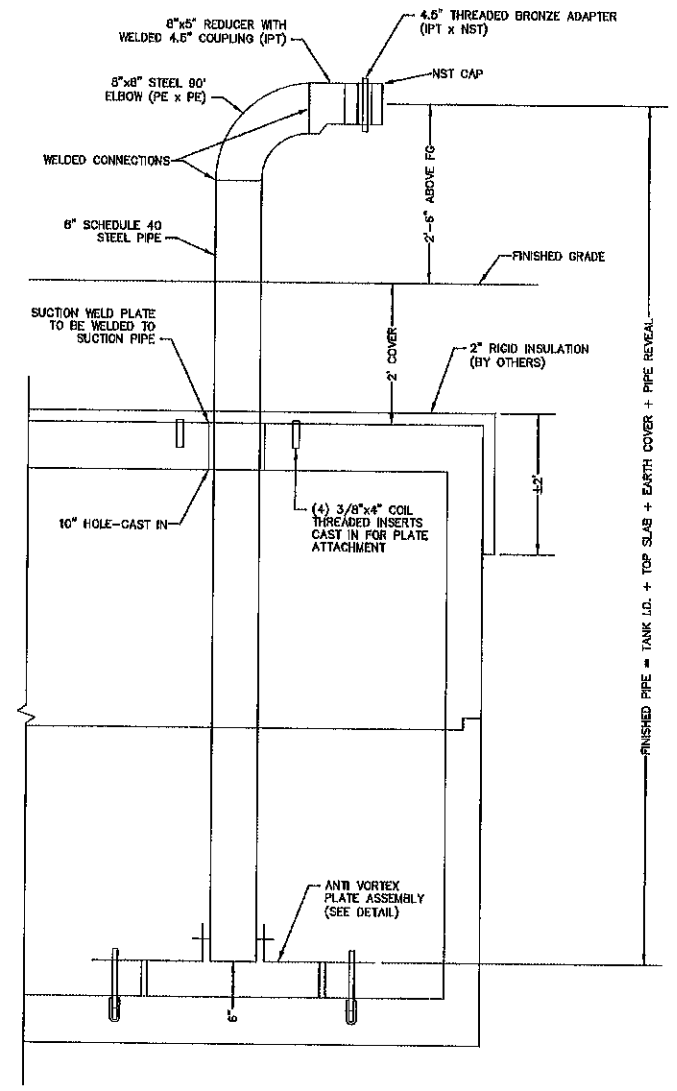
ANTI VORTEX PLATE DETAIL ELEVATION VIEW



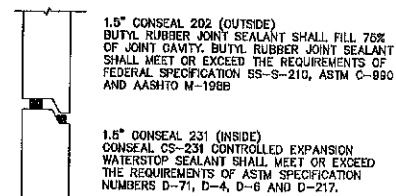
ANTI VORTEX PLATE DETAIL PLAN VIEW



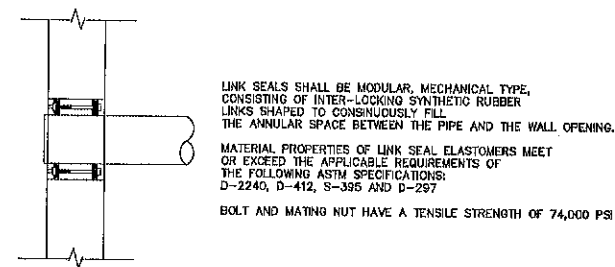
TYPICAL WATER FLOAT INDICATOR DETAIL



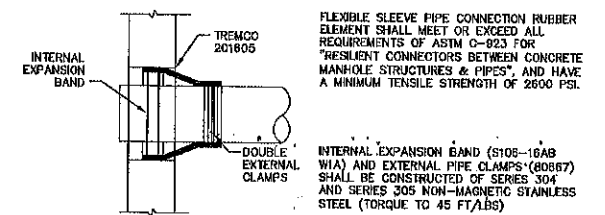
SUCTION ASSEMBLY DETAIL



CONSEAL JOINT SEALANT DETAIL



TYPICAL LINK SEAL PIPE CONNECTION



TYPICAL FLEXIBLE SLEEVE PIPE CONNECTION DETAIL

PLANNING BOARD  
 BARRINGTON, NH  
**- APPROVED -**  
 File Number 270-213-273-49-GR-21  
 Date 7/12/2022 (Sub 11)  
 Chairman *[Signature]*

MITCHIE CORPORATION 30,000 GAL CISTERN COMPONENT DETAILS  
 NOT TO SCALE

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Plan Name: **DETAIL SHEET**  
 TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 40  
 Project: **MEADOWBROOK VILLAGE**  
**MEADOWBROOK DRIVE BARRINGTON, NH**  
 Owner of Record: **21 BOYLSTON ST, LLC**  
 18 BRUSH HILL RD, MERRIMAC, MA BK. 4995 PG. 530

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

