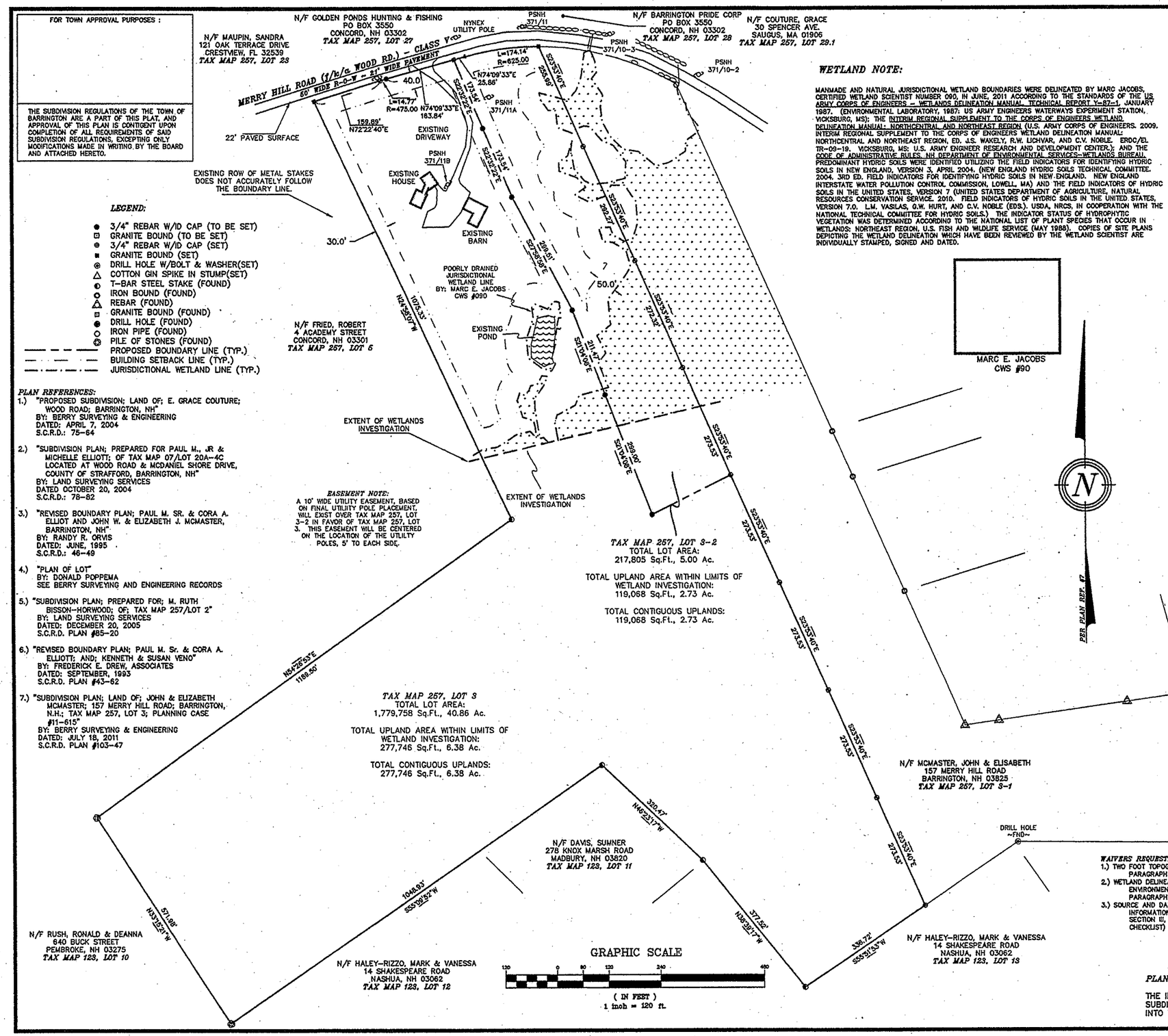
FOR TOWN APPROVAL PURPOSES :

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTIGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



LEGEND:

- 3/4" REBAR W/ID CAP (TO BE SET)
- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (SET)
- GRANITE BOUND (SET)
- DRILL HOLE W/BOLT & WASHER(SET)
- COTTON GIN SPIKE IN STUMP(SET)
- T-BAR STEEL STAKE (FOUND)
- IRON BOUND (FOUND)
- REBAR (FOUND)
- GRANITE BOUND (FOUND)
- DRILL HOLE (FOUND)
- IRON PIPE (FOUND)
- PILE OF STONES (FOUND)
- PROPOSED BOUNDARY LINE (TYP.)
- BUILDING SETBACK LINE (TYP.)
- JURISDICTIONAL WETLAND LINE (TYP.)

PLAN REFERENCES:

1.) "PROPOSED SUBDIVISION; LAND OF; E. GRACE COUTURE; WOOD ROAD; BARRINGTON, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 7, 2004
S.C.R.D.: 75-64

2.) "SUBDIVISION PLAN; PREPARED FOR PAUL M., JR & MICHELLE ELLIOTT; OF TAX MAP 07/LOT 20A-4C LOCATED AT WOOD ROAD & MCDANIEL SHORE DRIVE, COUNTY OF STRAFFORD, BARRINGTON, NH"
BY: LAND SURVEYING SERVICES
DATED OCTOBER 20, 2004
S.C.R.D.: 78-82

3.) "REVISED BOUNDARY PLAN; PAUL M. SR. & CORA A. ELLIOT AND JOHN W. & ELIZABETH J. MCMASTER, BARRINGTON, NH"
BY: RANDY R. ORVIS
DATED: JUNE, 1995
S.C.R.D.: 46-49

4.) "PLAN OF LOT"
BY: DONALD POPPEMA
SEE BERRY SURVEYING AND ENGINEERING RECORDS

5.) "SUBDIVISION PLAN; PREPARED FOR; M. RUTH BISSON-HORWOOD; OF; TAX MAP 257/LOT 2"
BY: LAND SURVEYING SERVICES
DATED: DECEMBER 20, 2005
S.C.R.D. PLAN #85-20

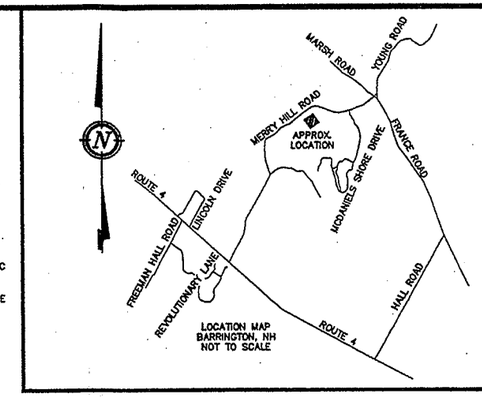
6.) "REVISED BOUNDARY PLAN; PAUL M. Sr. & CORA A. ELLIOTT; AND; KENNETH & SUSAN VENO"
BY: FREDERICK E. DREW, ASSOCIATES
DATED: SEPTEMBER, 1993
S.C.R.D. PLAN #43-62

7.) "SUBDIVISION PLAN; LAND OF; JOHN & ELIZABETH MCMASTER; 157 MERRY HILL ROAD; BARRINGTON, N.H.; TAX MAP 257, LOT 3; PLANNING CASE #11-615"
BY: BERRY SURVEYING & ENGINEERING
DATED: JULY 18, 2011
S.C.R.D. PLAN #103-47

EASEMENT NOTE:
A 10' WIDE UTILITY EASEMENT, BASED ON FINAL UTILITY POLE PLACEMENT, WILL EXIST OVER TAX MAP 257, LOT 3-2 IN FAVOR OF TAX MAP 257, LOT 3. THIS EASEMENT WILL BE CENTERED ON THE LOCATION OF THE UTILITY POLES, 5' TO EACH SIDE.

WETLAND NOTE:

MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN JUNE, 2011 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1, JANUARY 1987. (ENVIRONMENTAL LABORATORY, 1987: US ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, VICKSBURG, MS); THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (U.S. ARMY CORPS OF ENGINEERS. 2009. INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, ED. J.S. WAKELY, R.W. LICHVAR, AND C.V. NOBLE. ERDC/EL TR-09-19. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.); AND THE CODE OF ADMINISTRATIVE RULES. NH DEPARTMENT OF ENVIRONMENTAL SERVICES-WETLANDS BUREAU. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. (NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2004. 3RD ED. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA) AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7 (UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2010. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.) THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. FISH AND WILDLIFE SERVICE (MAY 1988). COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED.



NOTES:

1.) OWNER: JOHN & ELIZABETH MCMASTER
157 MERRY HILL ROAD
BARRINGTON, NH 03825-3022

2.) TAX MAP 257, LOT 3

3.) LOT AREA: 1,779,758 SQ. FT, 40.86 ACRES

4.) S.C.R.D. BOOK 1030, PAGE 150 & S.C.R.D. BOOK 1818, PAGE 749

5.) ZONING: GENERAL RESIDENTIAL DISTRICT
MINIMUM FRONTAGE: 200'
MINIMUM LOT AREA: 80,000 Sq.Ft.
60,000 Sq.Ft. UPLANDS
35,000 Sq.Ft. CONTIGUOUS UPLANDS
SETBACKS:
FRONT: 40'
SIDE & REAR: 30'

6.) I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE BARRINGTON TOWN HALL, MAP #33017C0290D, COMMUNITY #330178, DATED: MAY 17, 2005.

7.) THERE WERE NO CEMETERIES OBSERVED ON THE LOT.

8.) THIS IS A TWO PAGE PLAN SET. PAGE ONE IS INTENDED FOR RECORDING PURPOSES. PAGE TWO CAN BE FOUND AT THE TOWN OF BARRINGTON PLANNING DEPARTMENT.

9.) SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE UTILIZED IN ANY CONSTRUCTION ACTIVITIES TO MINIMIZE IMPACT TO WETLANDS AND/OR SURROUNDING PROPERTIES.

WAIVERS REQUESTED:

1.) TWO FOOT TOPOGRAPHY OF THE ENTIRE LOT (8.3, PARAGRAPH 6)

2.) WETLAND DELINEATION AND NATURAL AND ENVIRONMENTAL FEATURES OF THE LOT (8.3, PARAGRAPH 9)

3.) SOURCE AND DATUM OF TOPOGRAPHIC INFORMATION AS USGS (AS SPECIFIED IN SECTION III, #7 OF THE APPLICATION CHECKLIST)

PLAN INTENT:

THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 257, LOT 3 INTO TWO PARCELS.

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON. - 1:10,000 -

JAN 01 2013

DAVID A. BERRY LLS 328 DATE

REVISION	DATE	DESCRIPTION
#1	1-31-13	ADD PAVEMENT WIDTH & NOTE #9

SUBDIVISION PLAN
LAND OF
JOHN & ELIZABETH MCMASTER
157 MERRY HILL ROAD
BARRINGTON, N.H.
TAX MAP 257, LOT 3
PLANNING CASE #

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 IN. EQUALS 120 FT.
DATE : JANUARY 11, 2013
FILE NO. : DB 2013 - 009

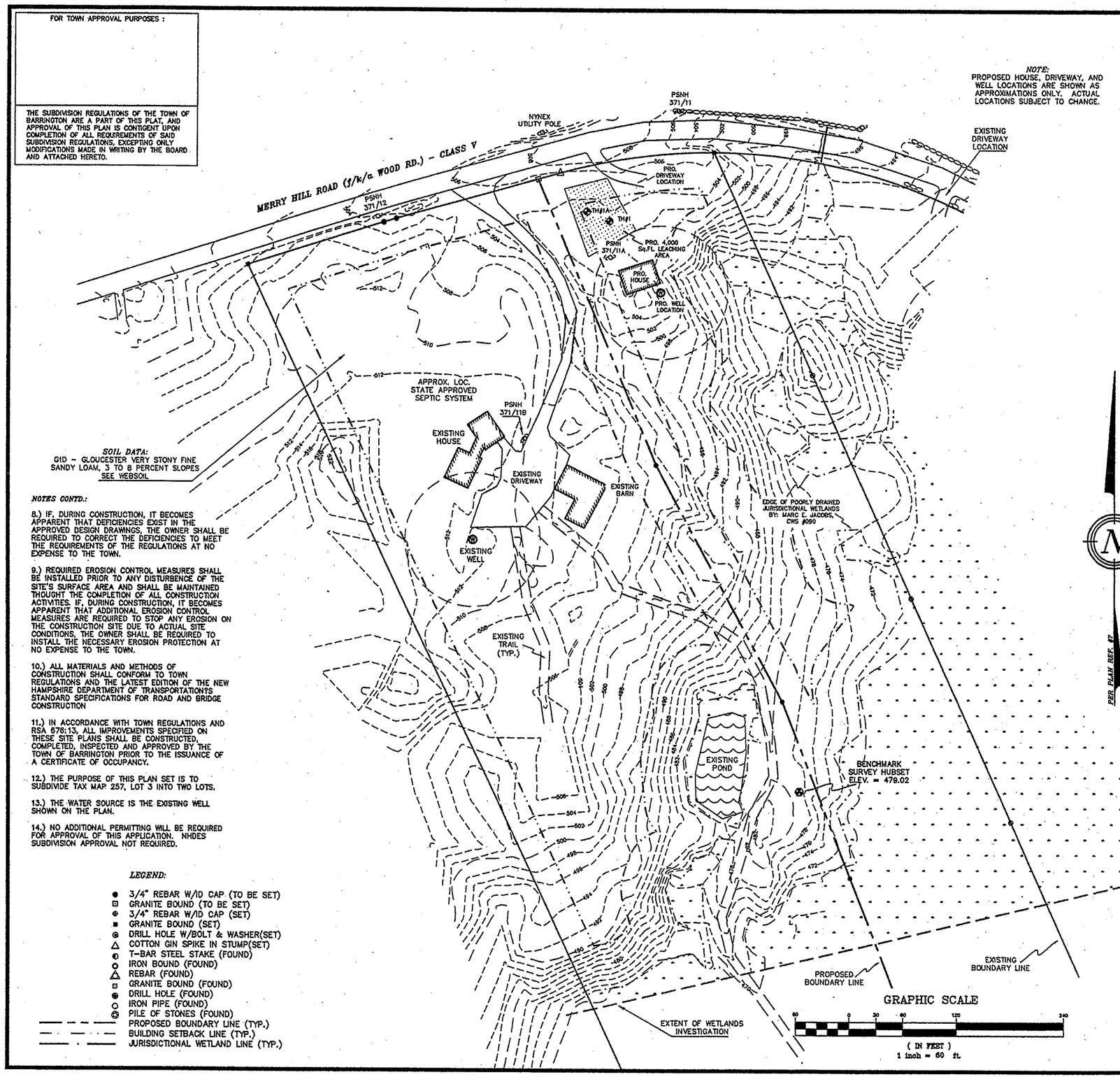
STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 328 DAVID A. BERRY SIGNATURE

RECEIVED

FOR TOWN APPROVAL PURPOSES :

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTIGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

NOTE:
PROPOSED HOUSE, DRIVEWAY, AND WELL LOCATIONS ARE SHOWN AS APPROXIMATIONS ONLY. ACTUAL LOCATIONS SUBJECT TO CHANGE.



SOIL DATA:
GID ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SEE WEBSOIL

NOTES CONTD.:

8.) 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.

9.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBENCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THOUGHT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

10.) 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

11.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

12.) THE PURPOSE OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 257, LOT 3 INTO TWO LOTS.

13.) THE WATER SOURCE IS THE EXISTING WELL SHOWN ON THE PLAN.

14.) NO ADDITIONAL PERMITTING WILL BE REQUIRED FOR APPROVAL OF THIS APPLICATION. NHDES SUBDIVISION APPROVAL NOT REQUIRED.

LEGEND:

- 3/4" REBAR W/ID CAP (TO BE SET)
- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (SET)
- GRANITE BOUND (SET)
- DRILL HOLE W/BOLT & WASHER(SET)
- COTTON GIN SPIKE IN STUMP(SET)
- T-BAR STEEL STAKE (FOUND)
- IRON BOUND (FOUND)
- REBAR (FOUND)
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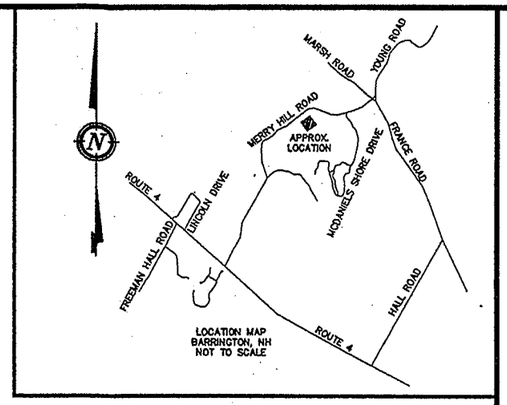

LOCATION MAP
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOHN & ELIZABETH MCMASTER
157 MERRY HILL ROAD
BARRINGTON, NH 03825-3022

2.) TAX MAP 257, LOT 3

3.) LOT AREA: 2,662,068 SQ. FT, 61.11 ACRES

4.) S.C.R.D. BOOK 1030, PAGE 150 & S.C.R.D. BOOK 1818, PAGE 749

5.) ZONING: GENERAL RESIDENTIAL DISTRICT
MINIMUM FRONTAGE: 200'
MINIMUM LOT AREA: 80,000 Sq.Ft.
60,000 Sq.Ft. UPLANDS
35,000 Sq.Ft. CONTIGUOUS UPLANDS
SETBACKS:
FRONT: 40'
SIDE & REAR: 30'

6.) I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE BARRINGTON TOWN HALL, MAP #33017C0290D, COMMUNITY #330178, DATED: MAY 17, 2005.

7.) TWO FOOT TOPOGRAPHY IS PROVIDED AT A LOCAL DATUM

MARC E. JACOBS
CWS #90

WETLAND NOTE:

MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN JUNE, 2011 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS – WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1, JANUARY 1987. (ENVIRONMENTAL LABORATORY, 1987: US ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, VICKSBURG, MS); THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (U.S. ARMY CORPS OF ENGINEERS. 2009. INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, ED. J.S. WAKELY, R.W. LICHVAR, AND C.V. NOBLE. ERDC/EL TR-09-19. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.); AND THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES-WETLANDS BUREAU. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. (NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2004. 3RD ED. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA) AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7 (UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2010. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.) THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. FISH AND WILDLIFE SERVICE (MAY 1988). COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST WERE INDIVIDUALLY STAMPED, SIGNED AND DATED.

PLAN INTENT:

THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 257, LOT 3 INTO TWO PARCELS.

LAND USE OFFICE
9 1 2013
RECEIVED

REVISION	DATE	DESCRIPTION
#1	1-31-13	ADD TESTHOLE #1A

TOPOGRAPHIC PLAN
LAND OF
JOHN & ELIZABETH MCMASTER
157 MERRY HILL ROAD
BARRINGTON, N.H.
TAX MAP 257, LOT 3
PLANNING CASE #

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 IN. EQUALS 60 FT.
DATE : JANUARY 11, 2013
FILE NO. : DB 2013 - 009

STATE OF NEW HAMPSHIRE No. 3528 DAVID A. BERRY LICENSED LAND SURVEYOR
SIGNATURE