

FOR TOWN APPROVAL PURPOSES:

N/F MAUPIN, SANDRA  
121 OAK TERRACE DRIVE  
CRESTVIEW, FL 32539  
TAX MAP 257, LOT 23

N/F GOLDEN PONDS HUNTING & FISHING  
PO BOX 3550  
CONCORD, NH 03302  
TAX MAP 257, LOT 27

N/F BARRINGTON PRIDE CORP  
PO BOX 3550  
CONCORD, NH 03302  
TAX MAP 257, LOT 28

N/F COUTURE, GRACE  
30 SPENCER AVE.  
SAUGUS, MA 01906  
TAX MAP 257, LOT 29.1

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT 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/D CAP (TO BE SET)
- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D 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. ELLIOTT 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 BISSEY-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

N/F RUSH, RONALD & DEANNA  
640 BUCK STREET  
PEMBROKE, NH 03275  
TAX MAP 128, LOT 10

N/F HALEY-RIZZO, MARK & VANESSA  
14 SHAKESPEARE ROAD  
NASHUA, NH 03062  
TAX MAP 123, LOT 12

N/F DAVIS, SUMNER  
278 KNOX MARSH ROAD  
MADBURY, NH 03820  
TAX MAP 128, LOT 11

N/F MCMASTER, JOHN & ELISABETH  
157 MERRY HILL ROAD  
BARRINGTON, NH 03825  
TAX MAP 257, LOT 3-1

N/F HALEY-RIZZO, MARK & VANESSA  
14 SHAKESPEARE ROAD  
NASHUA, NH 03062  
TAX MAP 123, LOT 13

WETLAND NOTE:

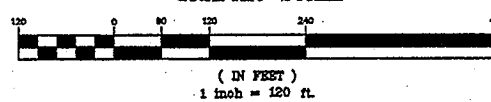
MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN JUNE, 2011 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. (ENVIRONMENTAL LABORATORY, 1987: U.S. ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, VICKSBURG, MS); THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTH CENTRAL AND NORTHEAST REGION (U.S. ARMY CORPS OF ENGINEERS, 2009. INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, ED. J.S. WAKELY, R.W. LICHVAR, AND C.V. NOBLE. ERODC/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.W. 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.

MARC E. JACOBS  
CWS #90



PER PLAN REF. #7

GRAPHIC SCALE



NOTES:

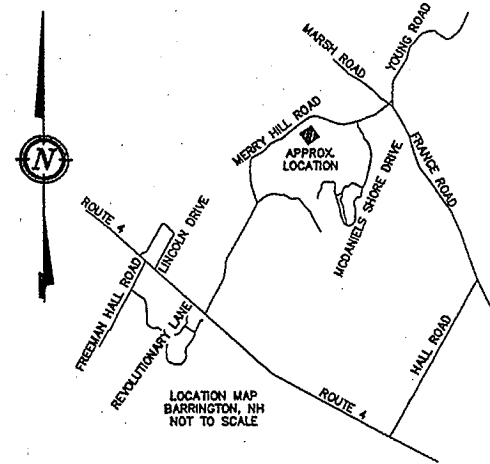
- 1.) OWNER: JOHN & ELIZABETH MCMASTER  
157 MERRY HILL ROAD  
BARRINGTON, NH 03825-3022
- 2.) TAX MAP 257, LOT 3
- 3.) LOT AREA: 1,779,758 SQ. FT. 40.86 ACRES
- 4.) S.C.R.D. BOOK 1030, PAGE 150 & S.C.R.D. BOOK 1818, PAGE 749
- 5.) ZONING: GENERAL RESIDENTIAL DISTRICT  
MINIMUM FRONTAGE: 200'  
MINIMUM LOT AREA: 80,000 Sq.Ft. UPLANDS  
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 #33017CO280D, 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 USDS (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.

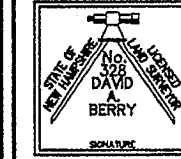
I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON. - 1:10,000 -  
IAN 1 2013  
DAVID A. BERRY LLS 328 DATE



SUBDIVISION PLAN	
LAND OF	
JOHN & ELIZABETH MCMASTER 157 MERRY HILL ROAD BARRINGTON, N.H. TAX MAP 257, LOT 3 PLANNING CASE #	
REVISION	DATE
#1	1-31-13
ADD PAVEMENT WIDTH & NOTE #9	
DESCRIPTION	

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



RECEIVED

FOR TOWN APPROVAL PURPOSES :

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT 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:  
G10 - 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 DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

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 878:13, 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/D CAP (TO BE SET)
- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D CAP (SET)
- GRANITE BOUND (SET)
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- - - JURISDICTIONAL WETLAND LINE (TYP.)

PSNH 371/11

NYNEX UTILITY POLE

APPROX. LOC. STATE APPROVED SEPTIC SYSTEM

PSNH 371/118

EXISTING HOUSE

EXISTING DRIVEWAY

EXISTING BARN

EXISTING WELL

EXISTING TRAIL (TYP.)

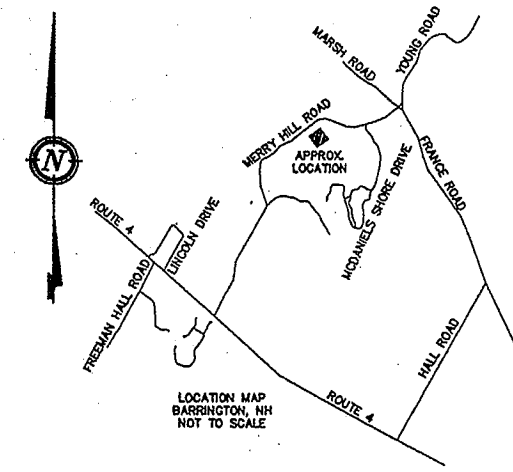
EXISTING POND

BENCHMARK SURVEY HUBSET  
ELEV. = 479.02

EXTENT OF WETLANDS INVESTIGATION

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.



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.  
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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

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 U.S. 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, NORTH CENTRAL AND NORTHEAST REGION (U.S. ARMY CORPS OF ENGINEERS, 2009. INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL 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.

MARC E. JACOBS  
CWS #90

LAND USE OFFICE  
PLAN INTENT:  
THE INTENT OF THIS PLAN IS TO  
SUBDIVIDE TAX MAP 257, LOT 3  
INTO TWO PARCELS.  
RECEIVED  
JAN 1 2013

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 #
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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
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