



- NOTES:**
- 1.) OWNER: MICHAEL H. & LISA M. MCMAHON
139 STAGE ROAD
HAMPSTEAD, NH 03841
DONETTA HALEY
P.O. BOX 367
BARRINGTON, NH 03825
 - 2.) TAX MAP 234, LOT 25
TAX MAP 234, LOT 31
TAX MAP 234, LOT 31-4
 - 3.) LOT AREA: 1,025,838 Sq. Ft., 23.55 ACRES
738,342 Sq. Ft., 16.95 ACRES
479,160 Sq. Ft., 11.00 ACRES
 - 4.) S.C.R.D. BOOK 4467, PAGE 985
BOOK 426, PAGE 685
BOOK 4536, PAGE 849
 - 5.) ZONING: VILLAGE DISTRICT
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%
ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 8.) THE INTENT OF THIS PLAN IS TO SHOW THE YIELD PLAN OF TAX MAP 234, LOTS 25, 31 & 31-4, LOCATED IN BARRINGTON, N.H., AS OF THE DATE OF THIS PLAN
 - 9.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
 - 10.) THERE WERE NO CEMETERIES OBSERVED ON ANY PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.

- LEGEND:**
- IRON BOUND (SET)
 - ⊙ DRILL HOLE (FND OR SET)
 - IRON PIPE (FND)
 - UTILITY POLE
 - ⊕ WELL
 - PROPOSED BOUNDARY LINE
 - - - BOUNDARY LINE TO BE ABANDONED
 - STONE WALL
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - TYPICAL FOUND
 - S.C.R.D.
 - TYP.
 - FND

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |

YIELD PLAN
OF
LAND OF
MICHAEL H. MCMAHON & LISA M. MCMAHON
DONETTA HALEY
41 OAK HILL ROAD & MEETINGHOUSE ROAD
BARRINGTON, NH 03825
TAX MAP 234 LOTS 25, 31, 31-4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 120 FT.
DATE : JUNE 1, 2018
FILE NO. : DB 2017 - 052

LAND USE OFFICE
JUL 17 2018
RECEIVED

PLAN REFERENCES:

- 1.) "REVISED BOUNDARY PLAN, PATRICK P. LAVOIE AND WALDRON B. HALEY, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: DECEMBER 1985 S.C.R.D. PLAN #28-74
- 2.) "REVISED BOUNDARY PLAN WALDRON B HALEY, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: MARCH 1984 S.C.R.D. PLAN #22-140
- 3.) "PLAN OF LAND DONALD M. MOODIE, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: DECEMBER 1983 S.C.R.D. PLAN #22-141
- 4.) "REVISED BOUNDARY PLAN PATRICK LAVOIE, DOUGLAS CAMPBELL, STEVEN LENZI, BRIAN LENZI, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: SEPTEMBER 1986 S.C.R.D. PLAN #64-19

PLAN REFERENCES CONT.:

- 9.) "BOUNDARY ADJUSTMENT PLAT, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR WALDRON B. HALEY & OLEVA WATSON, MICHAEL J. DAMS REALTY, LLC AND CHAPEL OF NATIVITY" BY: ORVIS/DREW, LLC DATED: JANUARY 15, 2004 S.C.R.D. PLAN #76-30
- 10.) "RESEARCH PLAN OF S.W. END LOTS 92-95, BARRINGTON NH" BY: F.E. DREW DATED: 1972 ON FILE AT THIS OFFICE
- 11.) "A PLAN OF EDNA SMITH PROPERTY, BARRINGTON, N.H." BY: F.E. DREW DATED: JULY 1972 ON FILE AT THIS OFFICE

PLAN REFERENCES CONT.:

- 5.) "REVISED BOUNDARY PLAN WALDRON B. HALEY BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: MAY 1985 S.C.R.D. PLAN #28-4
- 6.) "FINAL PLAN ROWELL & TIEDEMANN SUBDIVISION, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: AUGUST 1974 S.C.R.D. PLAN #34, POCKET #9, FOLDER #3 S.C.R.D. PLAN #22-140
- 7.) "REVISED BOUNDARY PLAN AND LOTS 18, 19, AND 20, ROWELL SUBDIVISION" BY: FREDERICK E. DREW ASSOCIATES DATED: JUNE 1977 S.C.R.D. PLAN #17A-165
- 8.) "SUBDIVISION PLAN WALDRON B. HALEY & OLEVA WATSON" BY: ORVIS/DREW, LLC DATED: OCTOBER 1999 S.C.R.D. PLAN #57-73

IMPROVE FRONTAGE TO A FULL CLASS V STANDARDS TO THE LIMITS OF THIS PROPOSED LOT CONSTRUCTION PASSABLE GRAVEL BASE WITH MODERATE DRAINAGE IMPROVEMENTS FROM THE END OF THIS LOT TO SMOKE STREET.

N/F PUBLIC SERVICE CO OF NH
PO BOX 270
HARTFORD, CT 06141-270
S.C.R.D. BOOK 3853, PAGE 530
TAX MAP 234, LOT 23

N/F JOANN HUBER
14 SMOKE ST
BARRINGTON, NH 03825
S.C.R.D. BOOK 2122, PAGE 46
TAX MAP 234, LOT 24

N/F BR PETERSON REALTY LLC
747 PORTSMOUTH AVE.
GREENLAND, NH 03840
S.C.R.D. BOOK 4198, PAGE 878
TAX MAP 234, LOT 26

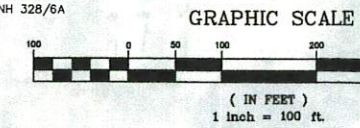
N/F JOSHUA & LISA BOUCHARD
761 FRANKLIN PIERCE HWY.
BARRINGTON, NH 03825
S.C.R.D. BOOK 3309, PAGE 373
TAX MAP 234, LOT 27

N/F THOMAS E. KENT
757 FRANKLIN PIERCE HWY.
BARRINGTON, NH 03825
S.C.R.D. BOOK 4482, PAGE 315
TAX MAP 234, LOT 28

N/F GERALD J. & PRISCILLA J. PINZARI
TRS FAMILY REVOCABLE TRUST
748 FRANKLIN PIERCE HWY.
BARRINGTON, NH 03825-3829
S.C.R.D. BOOK 4327, PAGE 815
TAX MAP 234, LOT 83

N/F WILLIAM F. & ROBIN LABOSSIERE & KELLY A. MARINEL
738 FRANKLIN PIERCE HWY.
BARRINGTON, NH 03825
S.C.R.D. BOOK 3995, PAGE 977
TAX MAP 234, LOT 82

N/F CHAPEL OF THE NATIVITY
PARISH OF THE ASSUMPTION
150 CENTRAL AVE
DOVER, NH 03820
TAX MAP 234, LOT 30



NOTES:

- 1.) OWNER: MICHAEL H. & LISA M. MCMAHON
139 STAGE ROAD
HAMPSTEAD, NH 03841
DONETTA HALEY
P.O. BOX 367
BARRINGTON, NH 03825
- 2.) TAX MAP 234, LOT 25
TAX MAP 234, LOT 31
TAX MAP 234, LOT 31-4
- 3.) LOT AREA: 1,025,838 Sq. Ft., 23.55 ACRES
738,342 Sq. Ft., 16.95 ACRES
479,160 Sq. Ft., 11.00 ACRES
- 4.) S.C.R.D. BOOK 4467, PAGE 985
BOOK 426, PAGE 685
BOOK 4536, PAGE 849
- 5.) ZONING: VILLAGE DISTRICT
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
MIN. LOT SIZE 80,000 Sq. Ft.
MIN. LOT FRONTAGE 200'
MAX. BLDG. HEIGHT 35'
MAX. LOT COVERAGE 40%
- 6.) ZONING: CONSERVATION SUBDIVISION
SETBACKS:
FRONT - 25.0'
SIDE - 20.0'
REAR - 20.0'
WETLANDS SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
MIN. LOT SIZE 20,000 Sq. Ft.
MIN. LOT WIDTH (AT FRONT BUILDING SETBACK) 75'
PERIMETER BUFFER 100'
MAX. BLDG. HEIGHT N/A
MAX. LOT COVERAGE N/A
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# -330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
- 8.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 9.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 234, LOTS 25, 31, AND 31.4 AS SHOWN, INTO 24 INDIVIDUAL LOTS & REMAINING OVER OPEN SPACE.
- 10.) 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.
- 11.) 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.
- 12.) 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
- 13.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 876:13, 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.

LEGEND:

- IRON BOUND (SET)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- UTILITY POLE
- WELL
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- OVERHEAD UTILITY LINE
- STONE WALL
- STONE WALL REMAINS
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. FND

| REVISION | DATE | DESCRIPTION |
|----------|---------|-----------------------------|
| #1 | 7-16-18 | REVISIONS FOR DESIGN REVIEW |

OVERVIEW CONSERVATION SUBDIVISION PLAN
LAND OF
MICHAEL H. MCMAHON & LISA M. MCMAHON
DONETTA HALEY
41 OAK HILL ROAD & MEETING HOUSE ROAD
BARRINGTON, NH 03825
TAX MAP 234, LOTS 25, 31, 31-4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: JUNE 1, 2018
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