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Register of Deeds, Strafford County
LCHIP STA150162 25.00

PLAN REFERENCES:

1.) "SUBDIVISION PLAN, PROPOSED SUBDIVISION, LAND OF DONETTA HALEY, OAK HILL ROAD & MEETINGHOUSE ROAD, BARRINGTON, NH, TAX MAP 234, LOT 31" BY: BERRY SURVEY & ENGINEERING DATED: DECEMBER 30, 2016 S.C.R.D. PLAN #113–015 ALSO ON FILE AT THIS OFFICE

2.) "LOT LINE REVISION OVERVIEW, PROPOSED LOT LINE REVISION, LAND OF DONETTA HALEY & PAUL J. & SUZANNE W. MONELL, P&S MONELL FAMILY REVOCABLE TRUST, OAK HILL ROAD & MEETING HOUSE ROAD, BARRINGTON, NH, TAX MAP 234, LOT 31 & 38" BY: BERRY SURVEY & ENGINEERING DATED: DECEMBER 30, 2016 S.C.R.D. PLAN #113–012 ALSO ON FILE AT THIS OFFICE

3.) "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

4.) "REVISED BOUNDARY PLAN WALDRON B HALEY, BARRINGTON N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: MARCH 1984 S.C.R.D. PLAN #22–140

5.) "PLAN OF LAND DONALD M. MOODIE, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: DECEMBER 1983 S.C.R.D. PLAN #22–141

6.) "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

7.) "REVISED BOUNDARY PLAN WALDRON B. HALEY BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: MAY 1985 S.C.R.D. PLAN #28–4

8.) "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

9.) "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

10.) "SUBDIVISION PLAN WALDRON B. HALEY & OLEVIA WATSON" BY: ORVIS/DREW, LLC DATED: OCTOBER 1999 S.C.R.D. PLAN #57–73

11.) "BOUNDARY ADJUSTMENT PLAT, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR WALDRON B. HALEY & OLEVIA WATSON, MICHAEL J. DAVIS REALTY, LLC AND CHAPEL OF NATIVITY" BY: ORVIS/DREW, LLC DATED: JANUARY 15, 2004 S.C.R.D. PLAN #76–30

12.) "RESEARCH PLAN OF S.W. END LOTS 92–95, BARRINGTON NH" BY: F.E. DREW DATED: 1972 ON FILE AT THIS OFFICE

13.) "A PLAN OF EDNA SMITH PROPERTY, BARRINGTON, N.H." BY: F.E. DREW DATED: JULY 1972 ON FILE AT THIS OFFICE

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER OF 2017 UTILIZING THE FOLLOWING STANDARDS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWMCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014–41:1–42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y–87–1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012. VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR–12–1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS–79/31.

LEGEND:

- 3/4" REBAR W/ D CAP (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- "T" CHISLED INTO STONE (FND)
- IRON BOUND (FND)
- UTILITY POLE / GUY WIRE
- APPROXIMATE ABUTTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- STONE WALL
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLANDS
- 50' WETLAND BUFFER
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBS TO BE SET

MICHAEL H. MCMAHON

NOTES:

1.) OWNER: MICHAEL H. & LISA M. MCMAHON
139 STAGE ROAD
HAMPSTEAD, NH 03841

1A.) APPLICANT: MICHAEL H. & LISA M. MCMAHON
139 STAGE ROAD
HAMPSTEAD, NH 03841

2.) TAX MAP 234, LOT 25

3.) LOT AREA: 1,022,941 Sq. Ft., 23.48 Ac.

4.) S.C.R.D. BOOK 4467, PAGE 985

5.) ZONING: VILLAGE DISTRICT
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS – 50.0' IF OVER 3,000 Sq. Ft.
MIN. LOT SIZE – 80,000 Sq. Ft.
MIN. LOT FRONTAGE – 200'
MIN. BLDG. HEIGHT – 35'
MAX. IMPERVIOUS – 40%

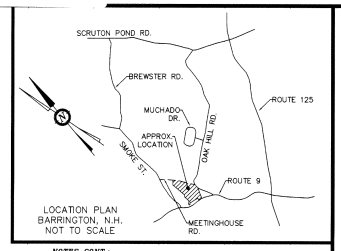
6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 234, LOT 25, AS SHOWN, INTO 8 INDIVIDUAL LOTS WITH 2 AREAS BEING TRANSFERRED TO THE TOWN OF BARRINGTON. THIS IS A MULTI SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 SHOWS TOPOGRAPHY ON ALL LOTS. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 AND THE DRIVEWAY DESIGNS WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.

7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# – 330178, MAP# – 33017C02850, DATED: MAY 17, 2005.

8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY 2017 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.

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.



LOCATION PLAN
BARRINGTON, N.H.
NOT TO SCALE

NOTES CONT.:

11.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE 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.

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 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.

14.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOT 25 & LOT 25–2 THROUGH 25–7: ESA2019102204

15.) NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE. SEE DRIVEWAY DESIGN PLANS.

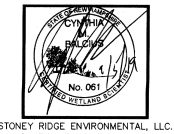
16.) THERE WERE NO CEMETERIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.

17.) THIS SUBDIVISION IS SUBJECT TO THE CLASS V UPGRADE REQUIREMENT OF MEETINGHOUSE ROAD. SEE CORRESPONDING PLAN SET.

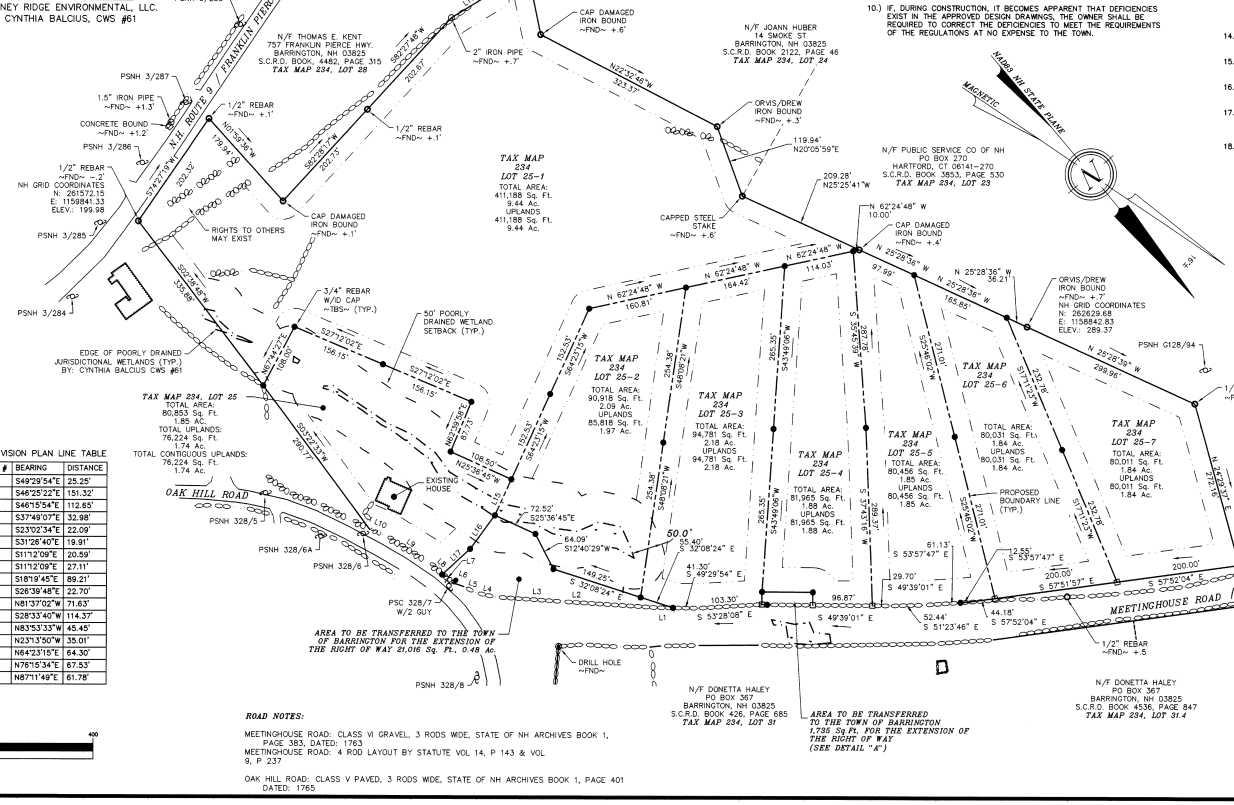
18.) THE BARRINGTON ZONING BOARD OF ADJUSTMENTS GRANTED A SPECIAL EXCEPTION TO ALLOW SHARED DRIVEWAY THAT ARE NOT AT THE LOTS FRONTAGE.

FOR TOWN APPROVAL PURPOSES :
PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number 234-25-Y-19-Subd3
Date 11/5/2019
Chairman

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, 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.



STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61


AREA TO BE TRANSFERRED TO THE TOWN OF BARRINGTON
N 49°39'01" W
82.74'
S 40°20'59" W
20.56'
74.21'
S 49°39'01" E
8.54'
21.00'
S 46°39'54" E
N 40°20'59" E
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 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 JOANN HUBER
14 SMOKE ST.
BARRINGTON, NH 03825
S.C.R.D. BOOK 2122, PAGE 46
TAX MAP 234, LOT 24
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 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 DONETTA HALEY
PO BOX 367
BARRINGTON, NH 03825
S.C.R.D. BOOK 426, PAGE 685
TAX MAP 234, LOT 31
N/F DONETTA HALEY
PO BOX 367
BARRINGTON, NH 03825
S.C.R.D. BOOK 4536, PAGE 847
TAX MAP 234, LOT 31.4
TAX MAP 234 LOT 25–1
TOTAL AREA: 411,188 Sq. Ft. 9.44 Ac.
UPLANDS 411,188 Sq. Ft. 9.44 Ac.
TAX MAP 234 LOT 25–2
TOTAL AREA: 90,918 Sq. Ft. 2.09 Ac.
UPLANDS 85,818 Sq. Ft. 1.97 Ac.
TAX MAP 234 LOT 25–3
TOTAL AREA: 94,781 Sq. Ft. 2.18 Ac.
UPLANDS 94,781 Sq. Ft. 2.18 Ac.
TAX MAP 234 LOT 25–4
TOTAL AREA: 81,965 Sq. Ft. 1.88 Ac.
UPLANDS 81,965 Sq. Ft. 1.88 Ac.
TAX MAP 234 LOT 25–5
TOTAL AREA: 80,456 Sq. Ft. 1.85 Ac.
UPLANDS 80,456 Sq. Ft. 1.85 Ac.
TAX MAP 234 LOT 25–6
TOTAL AREA: 80,031 Sq. Ft. 1.84 Ac.
UPLANDS 80,031 Sq. Ft. 1.84 Ac.
TAX MAP 234 LOT 25–7
TOTAL AREA: 80,011 Sq. Ft. 1.84 Ac.
UPLANDS 80,011 Sq. Ft. 1.84 Ac.
TAX MAP 234 LOT 25
TOTAL AREA: 80,853 Sq. Ft. 1.85 Ac.
TOTAL UPLANDS: 76,224 Sq. Ft. 1.74 Ac.
TOTAL CONTIGUOUS UPLANDS: 76,224 Sq. Ft. 1.74 Ac.
N.H. ROUTE 9 / FRANKLIN PIERCE HIGHWAY
OAK HILL ROAD
MEETINGHOUSE ROAD
MAGNETIC
MAINE STATE PLANE
EXISTING HOUSE
50' POORLY DRAINED WETLAND SETBACK (TYP.)
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: CYNTHIA BALCIUS CWS #61
RIGHTS TO OTHERS MAY EXIST
PROPOSED BOUNDARY LINE (TYP.)
AREA TO BE TRANSFERRED TO THE TOWN OF BARRINGTON FOR THE EXTENSION OF THE RIGHT OF WAY 21,016 Sq. Ft. 0.48 Ac.
AREA TO BE TRANSFERRED TO THE TOWN OF BARRINGTON 1,735 Sq. Ft. FOR THE EXTENSION OF THE RIGHT OF WAY (SEE DETAIL "A")
LOCATION OF "CATE GARRISON"
ORVIS/DREW IRON BOUND ~FND~ +.5'
1/2" REBAR ~FND~ +.5'
CAP DAMAGED IRON BOUND ~FND~ +.6'
2" IRON PIPE ~FND~ +.7'
1/2" REBAR ~FND~ +.1'
1.5" IRON PIPE ~FND~ +1.3'
CONCRETE BOUND ~FND~ +1.2'
1/2" REBAR ~FND~ –.2' NH GRID COORDINATES N: 261572.15 E: 1158841.33 ELEV.: 199.98
CAP DAMAGED IRON BOUND ~FND~ +.1'
3/4" REBAR W/O CAP ~TBS~ (TYP.)
ORVIS/DREW IRON BOUND ~FND~ +.3'
119.94' N20°05'59"E
209.28' N25°25'41"W
CAPPED STEEL STAKE ~FND~ +.6'
CAP DAMAGED IRON BOUND ~FND~ +.4'
ORVIS/DREW IRON BOUND ~FND~ +.7' NH GRID COORDINATES N: 262629.68 E: 1158842.83 ELEV.: 269.37
1/2" REBAR ~FND~ +.7'
PSNH 178 DOUBLE POLE
PSNH G128/95
1/2" REBAR ~FND~ +.2'
CHISEL "T" ~FND~
1/2" REBAR ~FND~ +.5'
DRILL HOLE ~FND~
PSC 328/7 W/2 GUY
PSNH 328/8
PSNH 328/6
PSNH 328/6A
PSNH 328/5
PSNH 3/284
PSNH 3/285
PSNH 3/286
PSNH 3/287
PSNH 3/288
PSNH 3/289
PSNH 3/290
PSNH G128/94
N 62°24'48" W 10.00'
N 62°24'48" W (60.81')
N 62°24'48" W 164.42'
N 62°24'48" W 114.03'
N 25°28'36" W 92.99'
N 25°28'36" W 36.21'
N 25°28'36" W 165.85'
N 29°28'39" W 299.96'
N 24°33'13" E 275.12'
S 57°52'04" E 200.00'
S 57°51'57" E 200.00'
S 53°57'47" E 61.13'
S 53°57'47" E 12.55'
S 49°39'01" E 29.70'
S 49°39'01" E 96.87'
S 53°28'08" E 103.30'
S 32°08'24" E 149.25'
S 12°40'29"W 64.09'
S 25°36'45"E 72.52'
S 25°36'45" W 108.30'
S 27°12'02"E 156.15'
S 27°12'02"E 156.15'
S 27°12'02" W 232.76'
S 27°12'23" W 230.77'
S 27°12'23" W 232.76'
S 27°12'23" W 230.77'
S 27°12'23" W 232.76'
N 27°12'23" E 275.12'
N 27°12'23" E 275.12'
N 27°12'23" E 275.12