

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. MCNEIL, P&S MCNEIL FAMILY REVOCABLE TRUST, OAK HILL ROAD & MEETINGHOUSE 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 LENZ, 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 & NIDEMANN 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: LINE 1974 S.C.R.D. PLAN #17A-165
- 10.) "SUBDIVISION PLAN WALDRON B. HALEY & OLEVA 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 & OLEVA WATSON, MICHAEL J. DAVIS REALTY, LLO 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 82-85, 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. NEIMPCC 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, OLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAFEN HILL.
 - 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.G. 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.

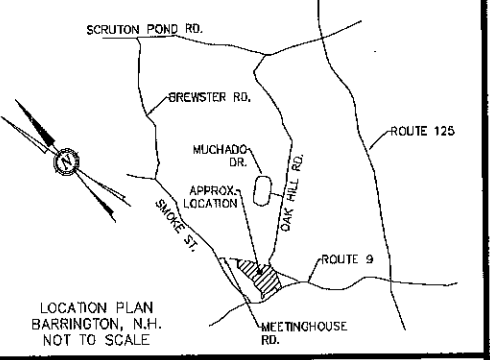
LEGEND:

- 3/4" REBAR W/ D CAP (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- "T" CHISEL 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
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D. TYP. TYPICAL FOUND TO BE SET

MICHAEL H. MCMAHON
LISA M. 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 965
- 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. LOT COVERAGE - 40%
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 234, LOT 25, AS SHOWN INTO 4 INDIVIDUAL LOTS WITH AN AREA BEING TRANSFERRED TO THE TOWN OF BARRINGTON. THIS IS A 2 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 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 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.

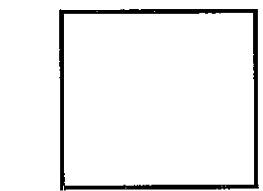


- NOTES CONT.:**
- 11.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE 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 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.) NIDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOT 25 & LOT 26-3
 - 15.) NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE.
 - 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.

REVISIONS PER DB&K COMMENT	DATE	REVISION
#1	5-14-19	

SUBDIVISION PLAN FOR MICHAEL H. & LISA M. MCMAHON 41 OAK HILL ROAD BARRINGTON, NH TAX MAP 234, LOT 25

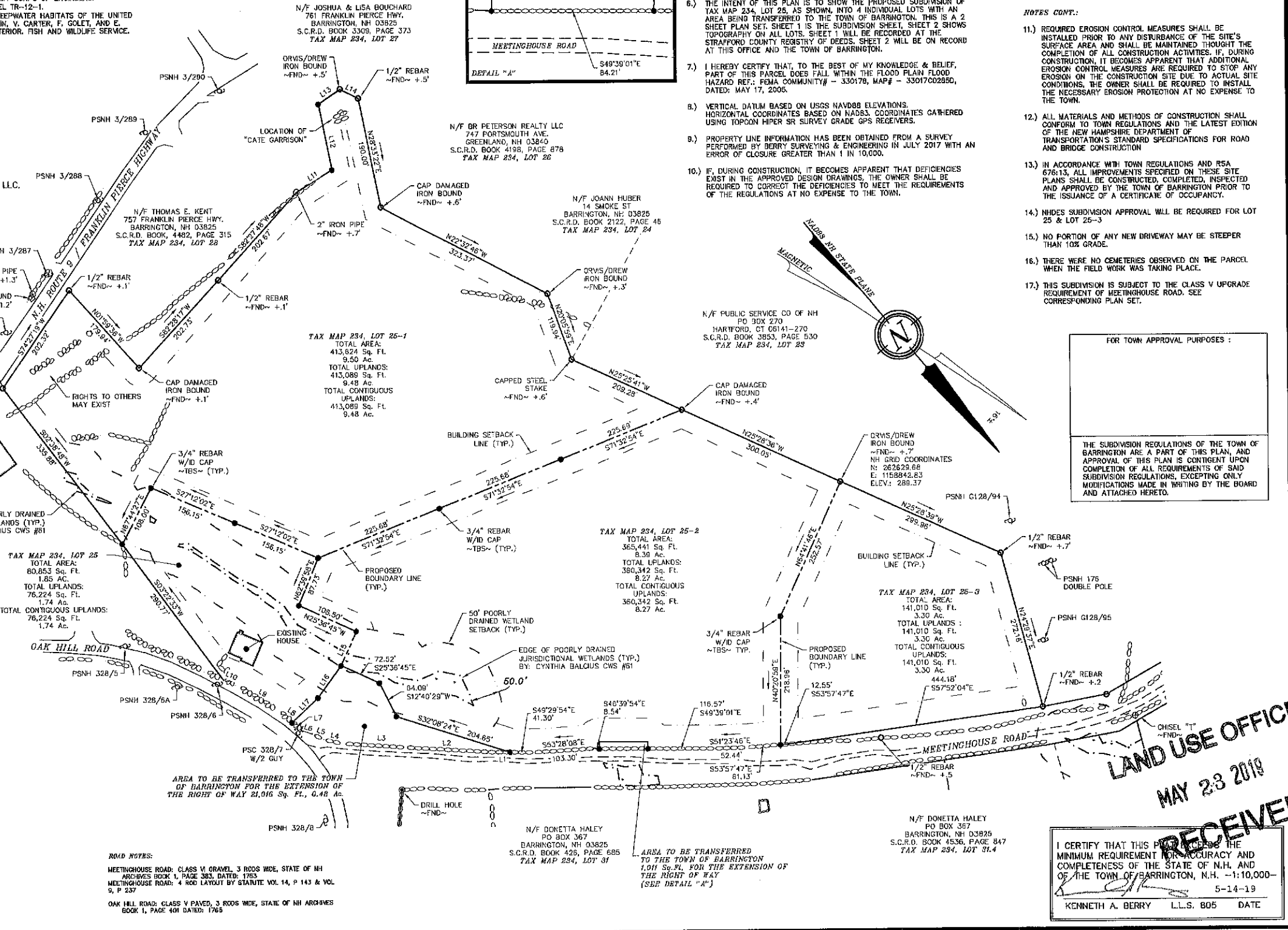
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE: 1 IN. EQUALS 100 FT. DATE: MARCH 12, 2019 FILE NO.: DB 2017 - 052



SUBDIVISION PLAN LINE TABLE

LINE #	BEARING	DISTANCE
L1	S49°29'54"E	25.25'
L2	S46°25'22"E	161.32'
L3	S46°18'54"E	112.66'
L4	S37°49'07"E	32.98'
L5	S23°02'34"E	22.08'
L6	S31°28'40"E	16.81'
L7	S11°12'09"E	20.69'
L8	S11°12'09"E	27.11'
L9	S18°19'45"E	89.21'
L10	S26°39'48"E	22.70'
L11	N81°37'02"W	71.63'
L12	S28°33'40"W	114.37'
L13	N83°53'33"W	45.45'
L14	N23°15'50"W	35.01'
L15	N64°23'15"E	64.30'
L16	N76°15'34"E	87.53'
L17	N87°11'49"E	81.78'

GRAPHIC SCALE 1 inch = 100 feet. Shows a scale bar from 0 to 400 feet.



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.

LAND USE OFFICE RECEIVED MAY 23 2019 KENNETH A. BERRY L.L.S. 805 DATE 5-14-19

SHEET 1 OF 2

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

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LEGEND:

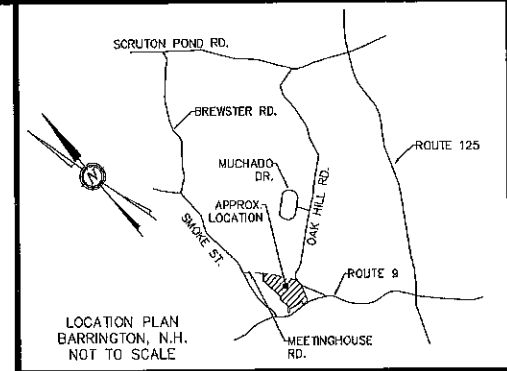
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- EXISTING CONTOUR MAJOR
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- S.C.R.D. TYP. FOUND TO BE SET
- TYP. FOUND TO BE SET
- TBS TO BE SET

MICHAEL H. MCMAHON

LISA M. MCMAHON

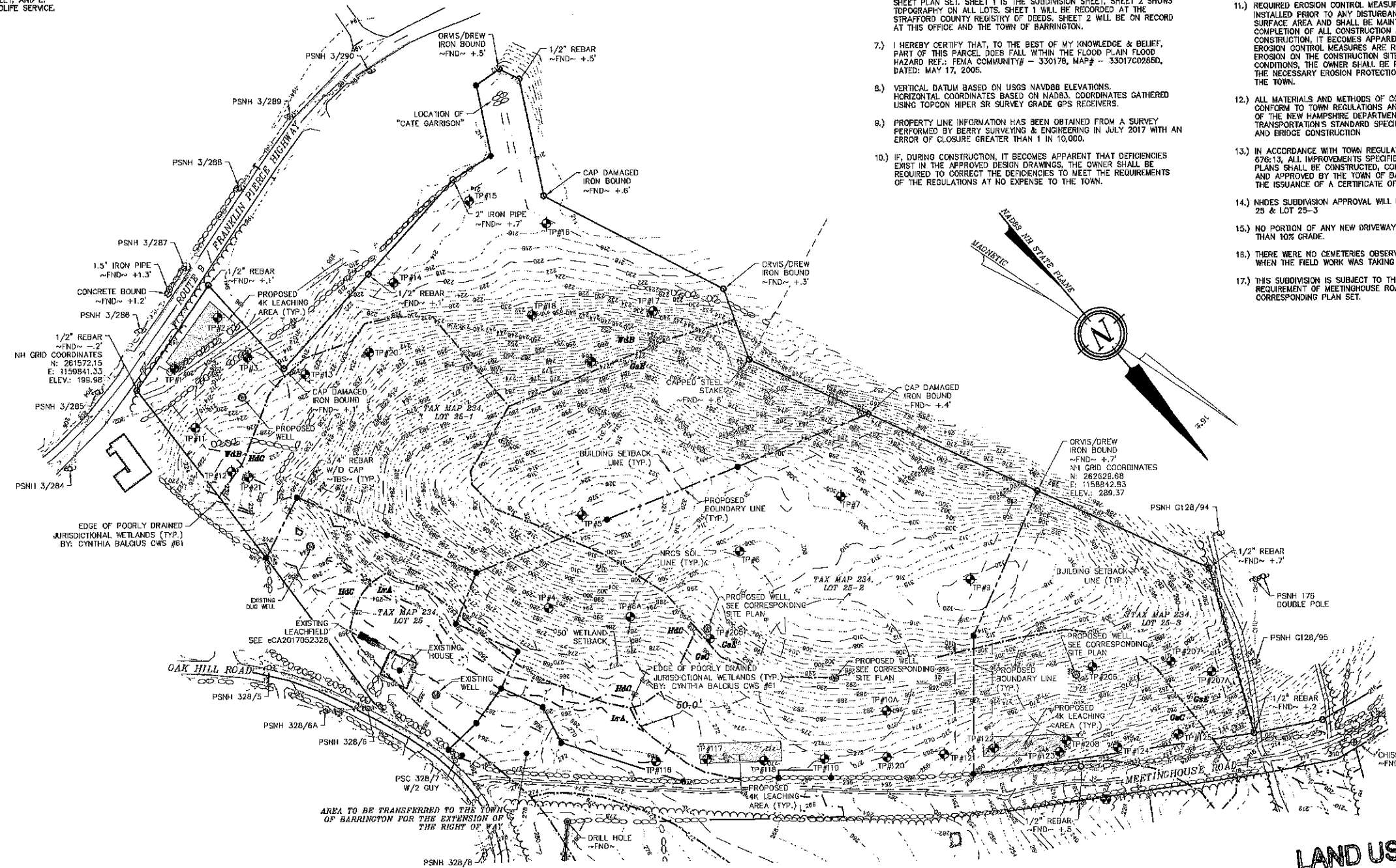
NOTES:

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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: 1,022,041 Sq. Ft., 23.49 Ac.
- 4.) S.C.R.D. BOOK 4487, 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'
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MAX. LOT COVERAGE - 40%
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 234, LOT 25, AS SHOWN, INTO 4 INDIVIDUAL LOTS WITH AN AREA BEING TRANSFERRED TO THE TOWN OF BARRINGTON. THIS IS A 2 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 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
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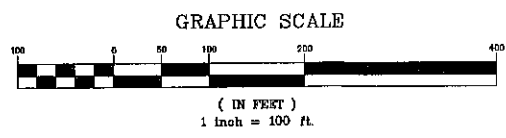
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 - 17.) THIS SUBDIVISION IS SUBJECT TO THE CLASS V UPGRADE REQUIREMENT OF MEETINGHOUSE ROAD. SEE CORRESPONDING PLAN SET.

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



FOR TOWN APPROVAL PURPOSES:

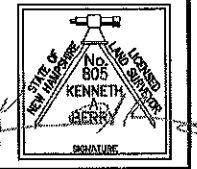
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REVISIONS PER DB&K COMMENT	DATE	DESCRIPTION
#1	5-14-19	

SUBDIVISION PLAN
FOR
MICHAEL H. & LISA M. MCMAHON
41 OAK HILL ROAD
BARRINGTON, NH
TAX MAP 234, LOT 25

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2853
SCALE: 1 IN. EQUALS 100 FT.
DATE: MARCH 12, 2019
FILE NO.: DB 2017 - 052



LAND USE OFFICE
MAY 28 2019
RECEIVED