

Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

Case Number: 121-28-GA-18-Concept Review Project Name: Conceptual Review Date 10/9/18

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review Design Review Development of Regional Impact

FORMAL APPLICATION:

Subdivision Type: Major Minor Conventional Conservation
 Site Plan Review: Major Minor
 Conditional Use Permit Sign Permit Boundary Line Adjustment Special Permit
 Change of Use Extension for Site Plan or Subdivision Completion
 Amendment to Subdivision/Site Plan Approval Other

Project Name: Barrington Shores, LLC Area (Acres or S.F) 24.8±
 Project Address: 7 Barrington Shores Drive, Barrington, NH
 Current Zoning District(s): Gen. Res. / Swain's Lake Map(s) 121 Lot(s) 28
 Request: To create 27 seasonal camp sites

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.
 All contacts for this project will be made through the Applicant listed below.

Owner: Todd Green
 Company: Barrington Shores, LLC
 Phone: 617-212-7925 E-mail: barringtonshores@gmail.com
 Address: 240 Revere Street, Winthrop, MA 02152

Applicant (Contact): Raymond Bisson
 Company: Stonewall Surveying
 Phone: 603-664-3900 E-mail: stonewallsurveying@gmail.com
 Address: PO Box 458, Barrington, NH 03825

Developer: _____
 Company: _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Architect: _____
 Company: _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

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Engineer: _____
 Company: _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

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Todd E. Green
 Owner Signature
Barbara Drvine
 Staff Signature

Raymond A. Bisson
 Applicant Signature
 Date 10/5/2018

Letter of Authorization

October 5, 2018

To Barrington Planning Board:

I the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for our property located 7 Barrington Shores Drive, Barrington, NH, Tax Map 121 Lot 28. Any and all acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from myself Todd Green, Byard W. Mosher.

Sincerely,



Barrington Shores, LLC
c/o Todd Green
240 Revere Street
Winthrop, MA 02152

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Narrative

Owner: Barrington Shores, LLC

Location: **7 Barrington Shores Drive, Barrington, Strafford County, New Hampshire**

Tax Map & Lot Number: **Map 121 Lot 28**

October 8, 2018

Dear Barrington Planning Board,

My client, Barrington Shores, LLC owns the Barrington Shores Campground. They currently have approximately 16 transit sites, 6 camping cabins and 136 seasonal sites. They would like to create 27 additional seasonal sites in a wooded area near Hall Road. Seasonal sites are sites where campers are moved onto a site for the camping season. Most or all the seasonal campers stay for multiple years and support local business.

The current concept plan is before you to discuss the Planning Boards opinion on reducing the Site Regulations, Article 6, Section 6.2.3(2) which requires a 100 foot buffer from all property lines. This is an existing non-conforming campground and many sites are well within the 100 foot buffer. We are asking for relief to 20 feet along Hall Road to be consistent with what currently exists and 30 feet along the property lines.

The proposed sites are significantly larger than the 1000 square foot minimum required by the ordinance. The hope with the larger size sites is to be able to retain as much of the mature vegetation and be able to place campers amongst the trees instead of clear cutting the hill. There will still need to be grading and cutting for the access roads, but the plan is to minimize cutting and grading. Also, additional vegetation would be added as necessary to provide an adequate buffer between neighboring homes.

Based upon the meeting results, a formal plan would be brought back to the Planning Board

Thank you for your time.

Sincerely:

Raymond A. Bisson, LLS PLS
Stonewall Surveying

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Abutters List*

Subject Property Location:

7 Barrington Shores Drive, Barrington, Strafford County, New Hampshire

Tax Map & Lot Number: **Map 121 Lot 28**

Tax Map 121 Lot 28

Barrington Shores, LLC
c/o Todd Green
240 Reverse Street
Winthrop, MA 02152

Applicant:

Stonewall Surveying
c/o Raymond Bisson
PO Box 458
Barrington, NH 03825

Tax Map 121 Lot 37

Helen Robinson
84 Rosemary Lane
Barrington, NH 03825

Tax Map 121 Lot 36

Richard & Theresa McKenney
350 Calef Island Road
Barrington, NH 03825

Tax Map 121 Lot 29

Luzi Pantano Rev. Trust of 2015
c/o Luzi Pantano
168 Hall Road
Barrington, NH 03825

Tax Map 121 Lot 5

Sally G. Mitchel Rev. Living Trust
c/o Sally G. Mitchel
1424 Lewis Ridge View
Colorado Springs, CO 80907

Tax Map 121 Lot 6

Jacob Goodwin & Amanda King
193 Hall Road
Barrington, NH 03825

Tax Map 121 Lot 26

Leighton & Sheila Holt
242 Hall Road
Barrington, NH 03825

Tax Map 121 Lot 7

David White
216 Hall Road
Barrington, NH 03825

Tax Map 121 Lot 8

Kenneth & Uncha Resendes
221 Hall Road
Barrington, NH 03825

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Applicant: Barrington Shores, LLC Case # 121-28-GR-18-Concept Review

Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:		Provided	NA		
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input checked="" type="checkbox"/> Site Plan see Sections I & II				
Section I.					
General Requirements					
1. Completed Application Form		X	<input type="checkbox"/>		
2. Complete abutters list		X	<input type="checkbox"/>		
3. Payment of all required fees		X	<input type="checkbox"/>		
4. <u>Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>		X	<input type="checkbox"/>		
5. Copies of any proposed easement deeds, protective covenants or other legal documents		<input type="checkbox"/>	X		
6. Any waiver request(s) submitted with justification in writing		<input type="checkbox"/>	X		
7. Technical reports and supporting documents (see Sections IX & X of this checklist)		<input type="checkbox"/>	X		
8. Completed Application Checklist		X	<input type="checkbox"/>		
Section II.					
General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations		X	<input type="checkbox"/>		
2. Title block information:		X	<input type="checkbox"/>		
a. Drawing title		X	<input type="checkbox"/>		
b. Name of subdivision		X	<input type="checkbox"/>		
c. Location of subdivision		X	<input type="checkbox"/>		
d. Tax map & lot numbers of subject parcel(s)		X	<input type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	X	<input type="checkbox"/>	
f. Date of plan	X	<input type="checkbox"/>	
g. Scale of plan	X	<input type="checkbox"/>	
h. Sheet number	X	<input type="checkbox"/>	
i. Name, address, & telephone number of design firm	X	<input type="checkbox"/>	
j. Name and address of applicant	X	<input type="checkbox"/>	
3. Revision block with provision for amendment dates	X	<input type="checkbox"/>	
4. Planning Board approval block provided on each sheet to be recorded	<input type="checkbox"/>	X	
5. Certification block (for engineer or surveyor)	<input type="checkbox"/>	X	
6. Match lines (if any)	<input type="checkbox"/>	X	
7. Zoning designation of subject parcel(s) including overlay districts	X	<input type="checkbox"/>	
8. Minimum lot area, frontages & setback dimensions required for district(s)	X	<input type="checkbox"/>	
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X	<input type="checkbox"/>	
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	<input type="checkbox"/>	X	
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through 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."	<input type="checkbox"/>	X	
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	X	
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input type="checkbox"/>	X	
14. North arrow	X	<input type="checkbox"/>	
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	X	<input type="checkbox"/>	
16. Plan and deed references	X	<input type="checkbox"/>	
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>	
a. Purpose of plan	X	<input type="checkbox"/>	
b. Existing and proposed use	X	<input type="checkbox"/>	
c. Water supply source (name of provider (company) if offsite)	X	<input type="checkbox"/>	
d. Zoning variances/special exceptions with conditions	X	<input type="checkbox"/>	
e. List of required permits and permit approval numbers	<input type="checkbox"/>	X	
f. Vicinity sketch showing 1,000 feet surrounding the site	X	<input type="checkbox"/>	
g. Plan index indicating all sheets	<input type="checkbox"/>	X	
18. Boundary of entire property to be subdivided	<input type="checkbox"/>	X	
19. Boundary monuments	<input type="checkbox"/>	<input type="checkbox"/>	
a. Monuments found	X	<input type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners	X	<input type="checkbox"/>	
c. Monuments to be set	<input type="checkbox"/>	X	
20. Existing streets:	<input type="checkbox"/>	<input type="checkbox"/>	
a. Name labeled	X	<input type="checkbox"/>	
b. Status noted or labeled	X	<input type="checkbox"/>	
c. Right-of-way dimensioned	X	<input type="checkbox"/>	
d. Pavement width dimensioned	X	<input type="checkbox"/>	
21. Municipal boundaries (if any)	<input type="checkbox"/>	X	

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Barrington Subdivision Regulations

22. Existing easements (Identified by type)	<input type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
24. Area of each lot (In acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Wetland Scientist certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Area of each lot (In acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)				

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Barrington Subdivision Regulations

b. Contiguous uplands(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Proposed streets:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Width of right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Location, type, size & Inverts of the following (as applicable):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Existing tree lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input type="checkbox"/>	<input type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input type="checkbox"/>		

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Section V Supporting Documentation If Required				
1. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>		
2. Stormwater management report	<input type="checkbox"/>	<input type="checkbox"/>		
3. Traffic Impact analysis	<input type="checkbox"/>	<input type="checkbox"/>		
4. Environmental impact assessment	<input type="checkbox"/>	<input type="checkbox"/>		
5. Hydrogeologic study	<input type="checkbox"/>	<input type="checkbox"/>		
6. Fiscal impact study provided	<input type="checkbox"/>	<input type="checkbox"/>		
7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>		
8. Site inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input type="checkbox"/>		

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APPLICATION AGREEMENT

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the ordinances of the Town Of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the subdivision Plan or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the subdivision.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs **Raymond Bisson of Stonewall Surveying** to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Raymond Bisson

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

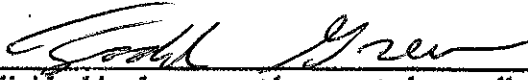
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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner:



Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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ADMINISTRATIVE AND REVIEW FEES