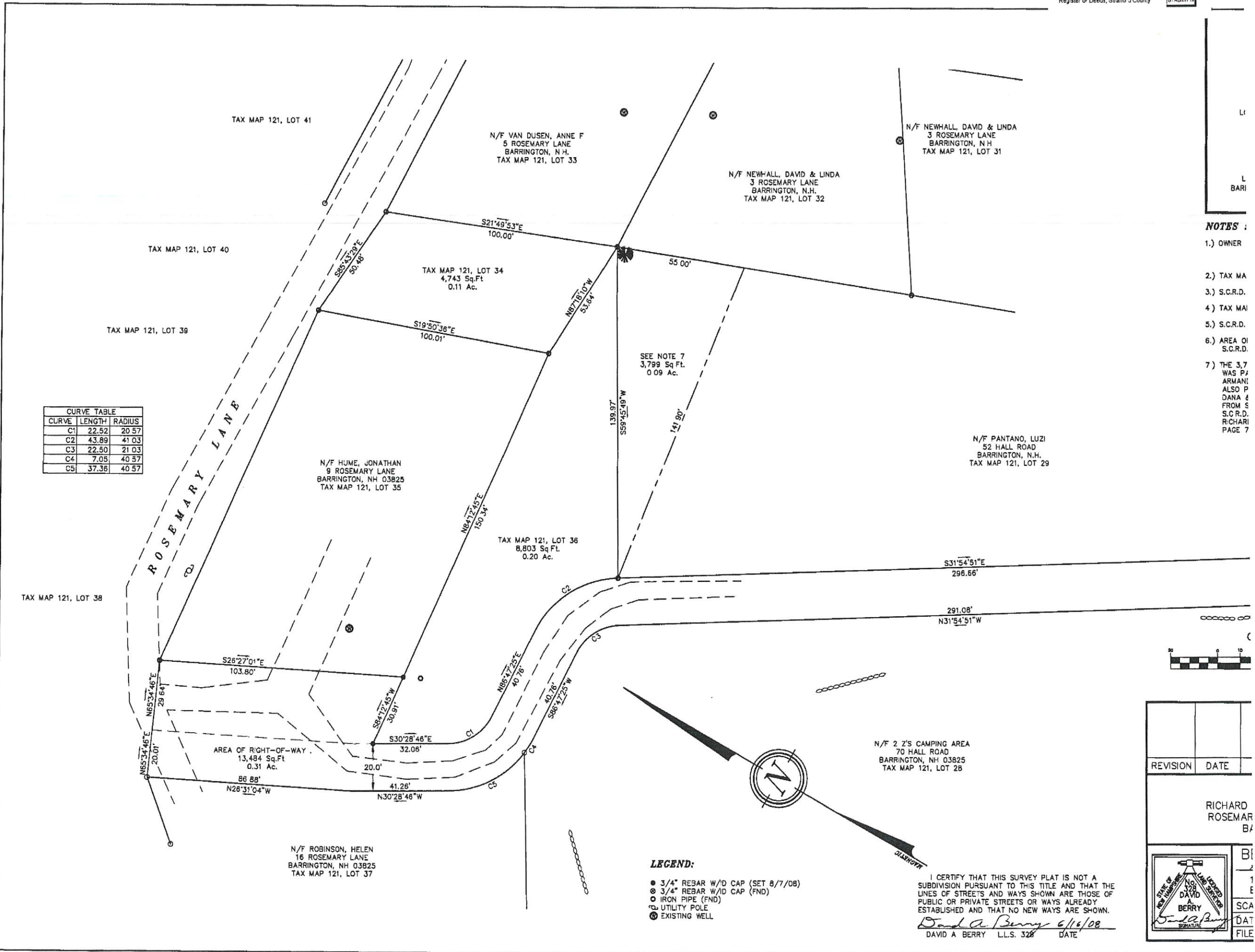


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 JUN 03 2009
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CURVE	LENGTH	RADIUS
C1	22.52	20.57
C2	43.89	41.03
C3	22.50	21.03
C4	7.05	40.57
C5	37.36	40.57

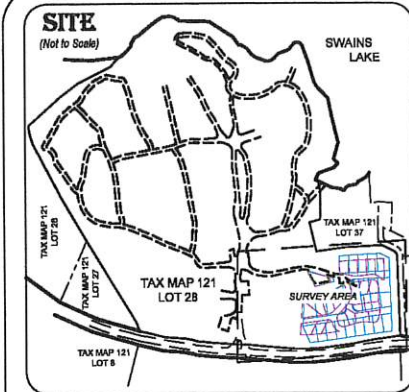
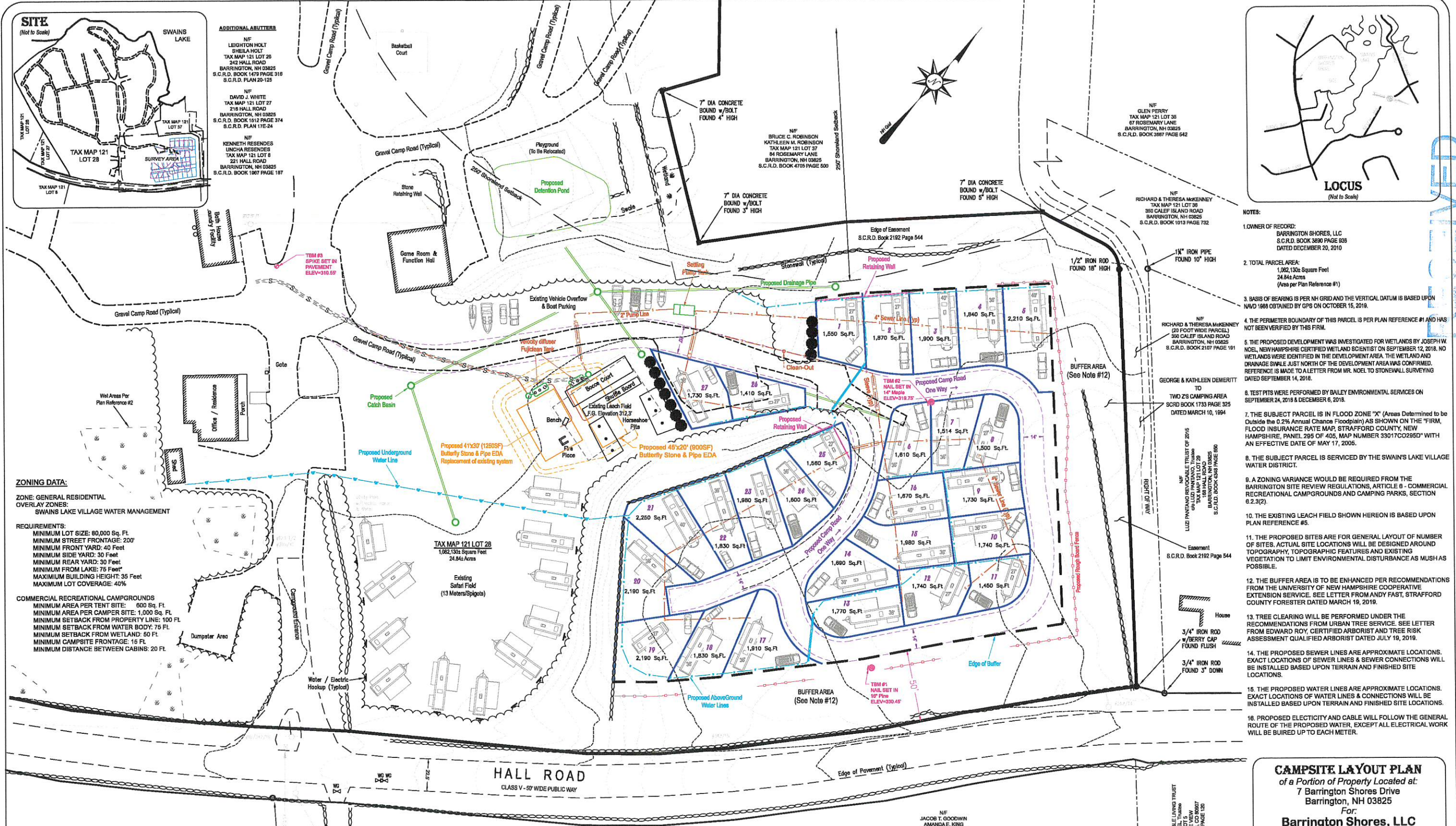
- NOTES:**
- 1.) OWNER
 - 2.) TAX MA
 - 3.) S.C.R.D.
 - 4.) TAX MA
 - 5.) S.C.R.D.
 - 6.) AREA OF S.C.R.D.
 - 7.) THE 3,7 WAS P/ ARMANI ALSO P DANA & FROM S S.C.R.D. R-CHARI PAGE 7

REVISION	DATE
RICHARD ROSEMAR BA	
DAVID A. BERRY	
SCALE	DATE

- LEGEND:**
- 3/4" REBAR W/D CAP (SET 8/7/08)
 - 3/4" REBAR W/D CAP (FND)
 - IRON PIPE (FND)
 - UTILITY POLE
 - EXISTING WELL

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

David A. Berry 6/16/08
 DAVID A. BERRY L.L.S. 328 DATE

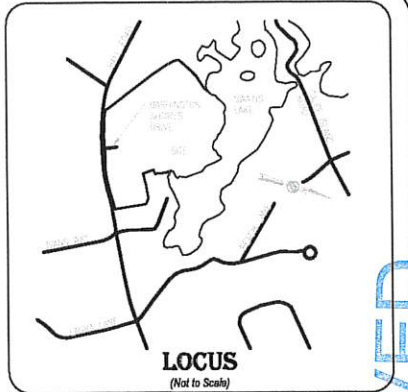


ADDITIONAL ADJUTERS

N/F LEIGHTON HOLT
SHEILA HOLT
TAX MAP 121 LOT 28
242 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1479 PAGE 310
S.C.R.D. PLAN 20-128

N/F DAVID J. WHITE
TAX MAP 121 LOT 27
218 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1512 PAGE 374
S.C.R.D. PLAN 17E-24

N/F KENNETH RESENDES
UNCHA RESENDES
TAX MAP 121 LOT 8
221 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1967 PAGE 107



- NOTES:**
- OWNER OF RECORD:
BARRINGTON SHORES, LLC
S.C.R.D. BOOK 3890 PAGE 838
DATED DECEMBER 20, 2010
 - TOTAL PARCEL AREA:
1,082,130± Square Feet
24.84± Acres
(Area per Plan Reference #1)
 - BASE OF BEARING IS PER NH GRID AND THE VERTICAL DATUM IS BASED UPON NAVD 1988 OBTAINED BY GPS ON OCTOBER 15, 2019.
 - THE PERIMETER BOUNDARY OF THIS PARCEL IS PER PLAN REFERENCE #1 AND HAS NOT BEEN VERIFIED BY THIS FIRM.
 - THE PROPOSED DEVELOPMENT WAS INVESTIGATED FOR WETLANDS BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST ON SEPTEMBER 12, 2018. NO WETLANDS WERE IDENTIFIED IN THE DEVELOPMENT AREA. THE WETLAND AND DRAINAGE SWALE JUST NORTH OF THE DEVELOPMENT AREA WAS CONFIRMED. REFERENCE IS MADE TO A LETTER FROM MR. NOEL TO STONEWALL SURVEYING DATED SEPTEMBER 14, 2018.
 - TEST PITS WERE PERFORMED BY DAILEY ENVIRONMENTAL SERVICES ON SEPTEMBER 24, 2018 & DECEMBER 6, 2018.
 - THE SUBJECT PARCEL IS IN FLOOD ZONE "X" (Areas Determined to be Outside the 0.2% Annual Chance Floodplain) AS SHOWN ON THE "FIRM, FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 295 OF 405, MAP NUMBER 33017C0295D" WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - THE SUBJECT PARCEL IS SERVICED BY THE SWAINS LAKE VILLAGE WATER DISTRICT.
 - A ZONING VARIANCE WOULD BE REQUIRED FROM THE BARRINGTON SITE REVIEW REGULATIONS, ARTICLE 6 - COMMERCIAL RECREATIONAL CAMPGROUNDS AND CAMPING PARKS, SECTION 6.2.3(2).
 - THE EXISTING LEACH FIELD SHOWN HEREON IS BASED UPON PLAN REFERENCE #5.
 - THE PROPOSED SITES ARE FOR GENERAL LAYOUT OF NUMBER OF SITES. ACTUAL SITE LOCATIONS WILL BE DESIGNED AROUND TOPOGRAPHY, TOPOGRAPHIC FEATURES AND EXISTING VEGETATION TO LIMIT ENVIRONMENTAL DISTURBANCE AS MUCH AS POSSIBLE.
 - THE BUFFER AREA IS TO BE ENHANCED PER RECOMMENDATIONS FROM THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION SERVICE. SEE LETTER FROM ANDY FAST, STRAFFORD COUNTY FORESTER DATED MARCH 19, 2019.
 - TREE CLEARING WILL BE PERFORMED UNDER THE RECOMMENDATIONS FROM URBAN TREE SERVICE. SEE LETTER FROM EDWARD ROY, CERTIFIED ARBORIST AND TREE RISK ASSESSMENT QUALIFIED ARBORIST DATED JULY 19, 2019.
 - THE PROPOSED SEWER LINES ARE APPROXIMATE LOCATIONS. EXACT LOCATIONS OF SEWER LINES & SEWER CONNECTIONS WILL BE INSTALLED BASED UPON TERRAIN AND FINISHED SITE LOCATIONS.
 - THE PROPOSED WATER LINES ARE APPROXIMATE LOCATIONS. EXACT LOCATIONS OF WATER LINES & CONNECTIONS WILL BE INSTALLED BASED UPON TERRAIN AND FINISHED SITE LOCATIONS.
 - PROPOSED ELECTRICITY AND CABLE WILL FOLLOW THE GENERAL ROUTE OF THE PROPOSED WATER. EXCEPT ALL ELECTRICAL WORK WILL BE BUIRED UP TO EACH METER.

ZONING DATA:

ZONE: GENERAL RESIDENTIAL
OVERLAY ZONES:
SWAINS LAKE VILLAGE WATER MANAGEMENT

REQUIREMENTS:

MINIMUM LOT SIZE: 80,000 Sq. Ft.
MINIMUM STREET FRONTAGE: 200'
MINIMUM FRONT YARD: 40 Feet
MINIMUM SIDE YARD: 30 Feet
MINIMUM REAR YARD: 30 Feet
MINIMUM FROM LAKE: 75 Feet
MAXIMUM BUILDING HEIGHT: 35 Feet
MAXIMUM LOT COVERAGE: 40%

COMMERCIAL RECREATIONAL CAMPGROUNDS

MINIMUM AREA PER TENT SITE: 600 Sq. Ft.
MINIMUM AREA PER CAMPER SITE: 1,000 Sq. Ft.
MINIMUM SETBACK FROM PROPERTY LINE: 100 FT
MINIMUM SETBACK FROM WATER BODY: 75 FT
MINIMUM SETBACK FROM WETLAND: 50 FT
MINIMUM CAMPSITE FRONTAGE: 16 FT
MINIMUM DISTANCE BETWEEN CABINS: 20 FT

- PLAN REFERENCES:**
- "ALTANSIPS LAND TITLE SURVEY FOR CAMPGROUND, PARTNER PROJECT NUMBER 16-162883.2, SITE NUMBER 1" FOR PROPERTY OWNED BY BARRINGTON SHORES, LLC AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. DATED JULY 11, 2016.
 - "SITE PLAN FOR BARRINGTON SHORES CAMPGROUND, HALL ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY, INC. DATED MAY 15, 1997 AND RECORDED AT THE S.C.R.D. AS PLAN 50-84.
 - "LAND OF RICHARD & THERESA MCKENNEY, ROSEMARY LANE & HALL ROAD, BARRINGTON, N.H." PREPARED BY BERRY SURVEYING & ENGINEERING DATED JUNE 16, 2009 AND RECORDED AT S.C.R.D. AS PLAN 98-72.
 - "PLAN OF LEAN-KAY CAMPING AREA, HALL ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY MCKENNEY SURVEY ASSOCIATES, INC. DATED DECEMBER 8, 1992.
 - "SEPTIC SYSTEM DESIGN, BARRINGTON SHORES CAMPGROUND, SITES 5-11, 13-14, 16-18, 20, 22, 27-39, 82 & 83" PREPARED BY THOMAS W. VARNEY DATED FEBRUARY 1998 AND LAST REVISED MARCH 1999.

CAMP SITE/CABIN COUNT:

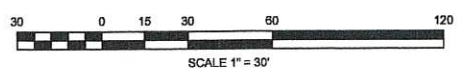
TYPE OF SITE	EXISTING	PROPOSED
W.E.S & C	114	27
W.E & C	21	
W & E(FIELD)	13	

TYPE OF CABIN	EXISTING	PROPOSED
W.E.S & C	6	
W.E & C	2	

TOTAL SITES/CABINS = 183

W - WATER
S - SEWER
E - ELECTRIC
C - CABLE

- LEGEND:**
- PROPOSED SITE # 76
 - PROPOSED SEWER LINE
 - PROPOSED DRAINAGE LINE
 - PROPOSED UNDERGROUND WATER LINE
 - PROPOSED ABOVEGROUND WATER LINE
 - EDGE OF VEGETATIVE BUFFER
 - PROPERTY LINE
 - PROPOSED SITE LIMIT
 - EXISTING VEGETATION LINE



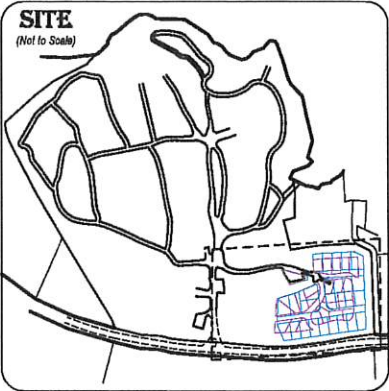
REV	DATE	STATUS
A	5/31/2020	REMOVED SITE #28 AND ADDED EDGE OF EASEMENT

CAMPSITE LAYOUT PLAN
of a Portion of Property Located at:
7 Barrington Shores Drive
Barrington, NH 03825
For:
Barrington Shores, LLC
240 Revere Street
Winthrop, MA 02152

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: 121 / 28	DRAWING NO: 18036 Layout 2020.dwg
SCALE: 1" = 30'	SHEET: 3 of 3
PROJECT NO: 18036	DATE: 5/27/2020

JULY 13 2020
 LAND USE OFFICE



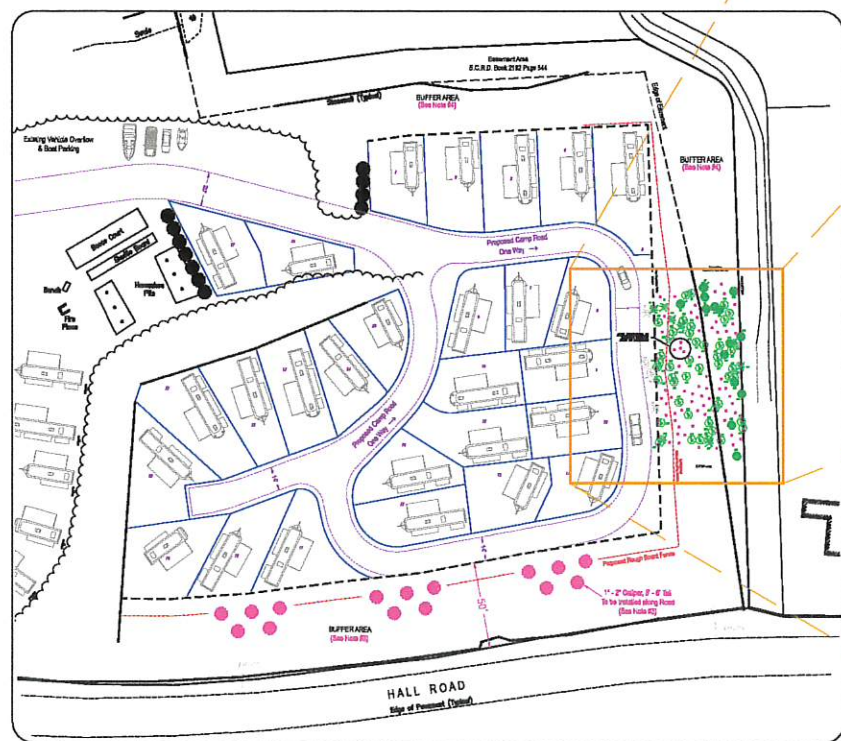
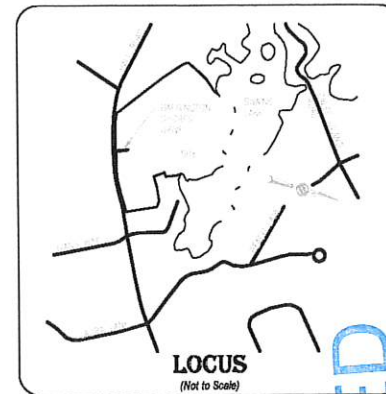
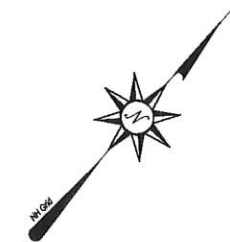
EXISTING BUFFER VEGETATION

B1 16" Pine	B26 20" Pine	B49 12" Oak
B2 8" Pine	B27 2 1/2", 2 1/2" & 2" Maple	B50 1" Beech
B3 9" Pine	B27b 2" Maple	B51 4" Cherry
B4 2", 1 1/2" & 1" hardwood	B28 Beech sapling	B52 1" Beech
B5 8" Oak	B29 Maple Sapling	B53 3" Beech
B6 9" Maple	B30 3", 3", 3", 4" & 6" Maple	B54 2" Beech
B7 15" Pine	B31 Beech sapling	B55 2" Beech
B8 1 1/2" & 1 1/2" hardwood	B32 1" Beech	B56 9" Maple
B9 hardwood shrub	B33 hardwood clump	B57 9" Oak (#25)*
B10 2 1/2" hardwood	B34 2" Maple	B58 2" Oak
B11 hardwood shrub	B35 2" Beech	B59 2" Maple
B12 triple hardwood saplings	B36 1 1/2" Pine	B60 8" Beech
B13 1 1/2" Beech	B36b 7" Pine	B61 1 1/2" Pine
B14 sapling cluster	B37 2" Beech	B62 8" Pine
B15 2", 2" & 3" Beech	B38 1" Birch	B63 3" Cherry
B16 sapling	B39 3" Birch	B64 2" Cherry
B17 10" Oak	B40 4" Maple	B65 9" Beech (#25)*
B18 1 1/2" Beech	B41 2" Cherry	B66 1 1/2" & 2" Beech
B19 8" Ash	B42 6" Oak	B67 1 1/2" Pine
B20 sapling	B43 6", 6", 12" & 12" Oak	B68 2" Cherry
B21 9" Ash	B44 1" Maple	B69 8" Pine
B22 sapling cluster	B45 10" Oak	B70 3" Cherry
B23 4" Cherry	B46 3" & 3" Birch	
B24 hardwood clump	B47 3" Birch	
B25 2" Birch	B48 3" Birch	

- EXISTING BUFFER TREE LEGEND:**
- B3 EXISTING TREE IDENTIFIER
 - EXISTING EVERGREEN TREE
 - EXISTING DECIDUOUS TREE
 - EXISTING SHRUB / SAPLING
 - EXISTING TREE TO BE REMOVED

- PROPOSED BUFFER TREE LEGEND:**
- PROPOSED 1-2" CALIPER TREE - SHADE TOLERANT
 - PROPOSED - EVERGREEN SAPLING - SHADE TOLERANT
 - PROPOSED - SHRUBS

- PROPOSED BUFFER TREES:**
- SHADE TOLERANT:**
- Eastern Hemlock
 - Balsam Fir
 - Allegheny Serviceberry - deciduous
 - American Hornbeam - deciduous
- Shrubs:**
- Gray Dogwood
 - Snowberry
 - Maple leaf Viburnum
- Areas with more sunlight available -
- Viburnums
 - Spiceberry
 - Red Maple
 - Black Birch
 - Chokeberry
 - Winterberry - Moist sites



OVERALL BUFFER ENHANCEMENT AREA
Scale 1" = 50'



TYPICAL VEGETATION ENHANCEMENT SECTION
Scale 1" = 10'

REV	DATE	STATUS

- NOTES:**
- THE SAMPLE VEGETATION SECTION IS A 90 FOOT SECTION OF THE PROPOSED BUFFER SHOWING THE EXISTING VEGETATION AROUND THE PROPERTY. THIS IS TYPICAL OF THE VEGETATION AROUND THE ENTIRE BUFFER.
 - THE BUFFER AREA IS TO BE ENHANCED PER RECOMMENDATIONS FROM THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION SERVICE. SEE LETTER FROM ANDY FAST, STRAFFORD COUNTY FORESTER DATED MARCH 19, 2019.
 - TREE CLEARING WILL BE PERFORMED UNDER THE RECOMMENDATIONS FROM URBAN TREE SERVICE. SEE LETTER FROM EDWARD ROY, CERTIFIED ARBORIST AND TREE RISK ASSESSMENT QUALIFIED ARBORIST DATED JULY 10, 2019.
- VEGETATED BUFFER NOTES:**
- THE ENHANCED VEGETATIVE BUFFER AREA IS FIFTY FEET WIDE AND BEGINS AT SITE #1 AND ENDS AT SITE #19 AS SHOWN ON THE BUFFER ENHANCEMENT AREA.
 - THE INTENT OF THIS PLAN IS TO PROVIDE GUIDANCE FOR PROVIDING A VISUAL BARRIER TO THE CAMPGROUND. THIS IS A MATURE FOREST AREA THAT HAS LIMITED BOTTOM BRANCHES WHICH CREATES A VISUALLY OPEN WOODS. BY INTRODUCING NEW SHADE TOLERANT EVERGREEN AND DECIDUOUS TREES AND SHRUBS THIS WILL PROVIDE A DENSER VISUAL BARRIER. THE ABUTTERS HAVE REQUESTED THAT FENCING NOT BE USED AS A VISUAL BUFFER.
 - WITHIN 30 DAYS OF THE TREE REMOVAL FOR THIS PROJECT, THE OWNER SHALL PROVIDE A MIX OF 1-2" CALIPER EVERGREEN TREES (6' - 8' IN HEIGHT) FROM THE LIST NOTED BELOWS AS WELL AS SEEDLINGS FROM THE STATE FOREST NURSERY. SHRUBS SHALL ALSO BE USED IN THE BUFFER AREA ADJACENT TO HALL ROAD. GIVEN THE MORTALITY RATE OF THE SEEDLINGS, IT IS RECOMMENDED THAT THERE BE 5 SEEDLINGS FOR EACH 1-2" CALIPER EVERGREEN. SHRUBS SHALL BE PLACED AS NECESSARY TO ROUND OUT THE VISUAL BUFFER.
 - ALONG THE BUFFER AREA EXCLUDING LOCATIONS AS INDICATED IN NOTE #3, LARGER THAN 12 FEET IN DIAMETER VOID SHALL BE IDENTIFIED AND THREE EVERGREEN SAPLINGS SHALL BE PLANTED. SHRUBS SHALL BE PLACED AS NECESSARY TO ROUND OUT THE VISUAL BUFFER. THIS IS INTENDED TO AID IN VISUAL BUFFERING IN THE WINTER MONTHS AS WELL.
 - THIS BUFFER SHALL BE MAINTAINED YEARLY. THE BUFFER SHALL BE WALKED AND ADDITIONAL SEEDLINGS AND SHRUBS SHALL BE ADDED TO THE BUFFER AREA.
 - IF THERE IS A DISPUTE OVER THE BUFFER, THE TOWN CODE ENFORCEMENT OFFICER SHALL INSPECT THE BUFFER AND MAKE A DETERMINATION OF ADDITIONAL PLANTING.
 - ROUGH BOARD FENCE TO BE 8 FEET MINIMUM IN HEIGHT AND TO BE INSTALLED MEANDERING AROUND EXISTING TREES. INTERMITTENT FENCING WILL BE INSTALLED ALONG HALL ROAD WITH EVERGREENS BETWEEN OPENINGS. SEE NOTE #3 ABOVE.

LANDSCAPE PLAN
of a Portion of Property Located at:
7 Barrington Falls Drive
Barrington, NH 03825

Barrington Shores, LLC
Revere Street
Barrington, MA 02152

FARWELL ENGINEERING SERVICES, LLC
265 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03824
PH: 603-292-5787
WWW.FARWELLENGINEERING.COM

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: 121 / 28	DRAWING NO: 18038 Layout - June 2020.dwg
SCALE: AS NOTED	SHEET: 1 of 1
PROJECT NO: 18038	DATE: Preliminary

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BARRINGTON Plan #45
Pocket #12 Folder #1

GEORGE DEMERS
BK. 721 PG. 453

**- SEE DEED FROM IVAN FOGARTY
TO
GEORGE & ALICE DEMERS
SCRD BOOK 721 PAGE 453
DATED AUGUST 16, 1960
* INCLUDES RIGHT OF WAY WITH OTHERS
FROM HALL ROAD TO SWAINS POND**

**GEORGE & KATHLEEN DEMERITT
TO
HELEN & GORDON ROBINSON
SCRD BOOK 934 PAGE 40
DATED SEPT 15, 1973**

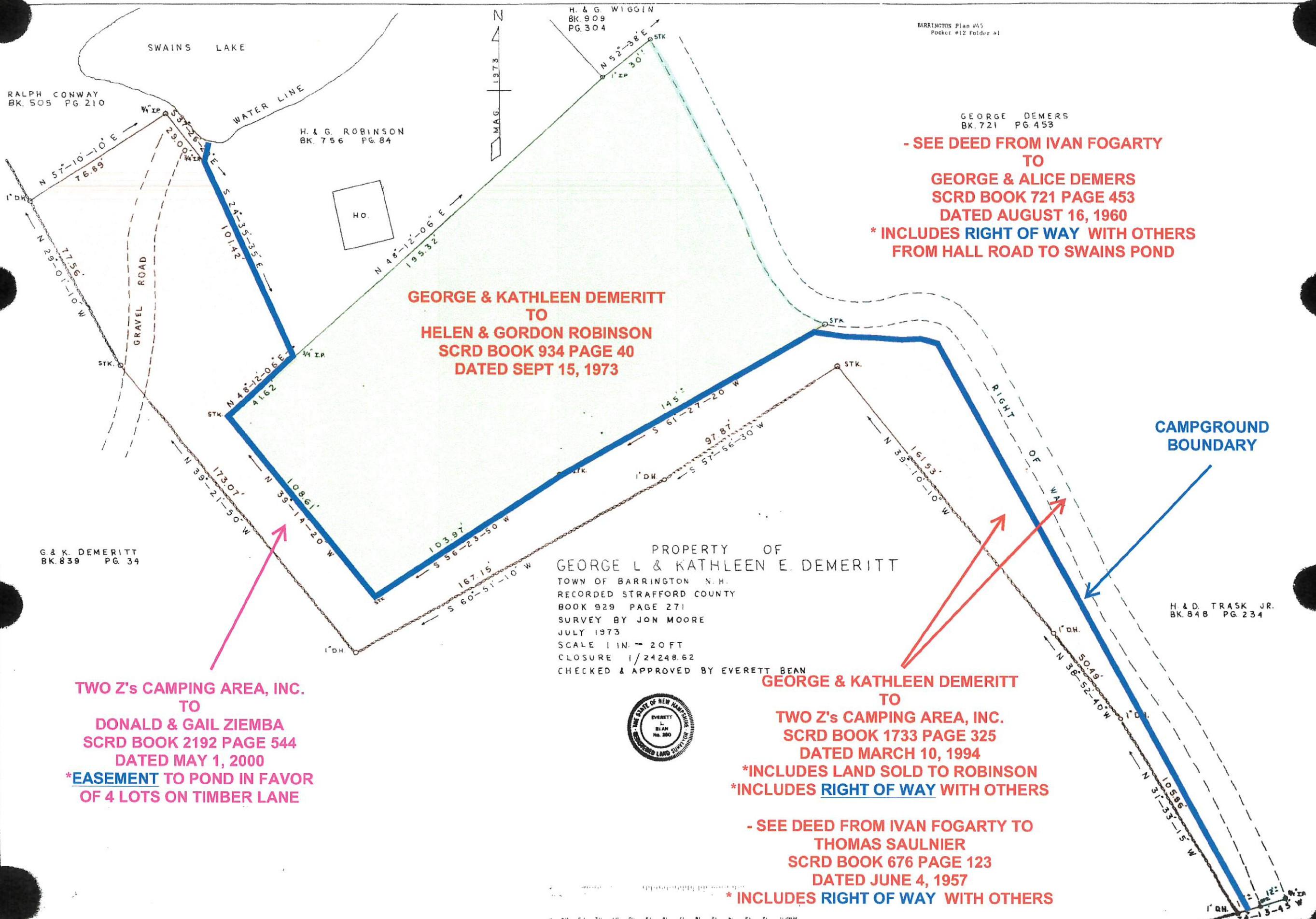
PROPERTY OF
GEORGE L & KATHLEEN E. DEMERITT
TOWN OF BARRINGTON N.H.
RECORDED STRAFFORD COUNTY
BOOK 929 PAGE 271
SURVEY BY JON MOORE
JULY 1973
SCALE 1 IN. = 20 FT
CLOSURE 1/24248.62
CHECKED & APPROVED BY EVERETT BEAN



**GEORGE & KATHLEEN DEMERITT
TO
TWO Z's CAMPING AREA, INC.
SCRD BOOK 1733 PAGE 325
DATED MARCH 10, 1994
*INCLUDES LAND SOLD TO ROBINSON
*INCLUDES RIGHT OF WAY WITH OTHERS**

**- SEE DEED FROM IVAN FOGARTY TO
THOMAS SAULNIER
SCRD BOOK 676 PAGE 123
DATED JUNE 4, 1957
* INCLUDES RIGHT OF WAY WITH OTHERS**

**TWO Z's CAMPING AREA, INC.
TO
DONALD & GAIL ZIEMBA
SCRD BOOK 2192 PAGE 544
DATED MAY 1, 2000
*EASEMENT TO POND IN FAVOR
OF 4 LOTS ON TIMBER LANE**



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JUN 03 2000

LAND USE OFFICE