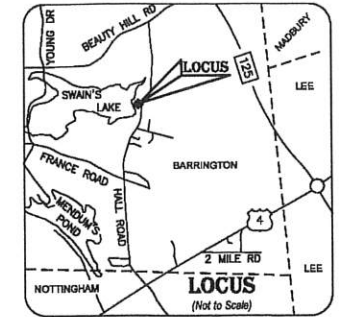




**ZONING DATA:**  
 ZONE: OVERLAY ZONES:  
**REQUIREMENTS:**  
 LOT SIZE: 2007  
 STREET FRONTAGE: 40'  
 FRONT YARD: 30'  
 SIDE/REAR YARD: 35'  
 BUILDING HEIGHT: 40%  
 LOT COVERAGE: 24.2%

**GENERAL RESIDENTIAL SHORELAND PROTECTION**

REQ	EXISTING
60,000	15,500 Sq. Ft.
2007	191.43/110.85'
40'	18.0'
30'	18.2/71.1'
35'	15.3'
40%	24.2%



**EXISTING CONDITIONS PLAN**  
 Located at:  
 14 Loon Cove, Barrington  
 Strafford County, New Hampshire  
 For:  
**Michael R. & Brenda M. Zahner**  
 14 Loon Cove  
 Barrington, NH 03825

**Stonewall SURVEYING**  
 Licensed in New Hampshire & Maine  
 PO Box 458, Barrington, NH 03825  
 t: (603) 684-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: 121 / 16	DRAWING NO: 21022 Site Plan
SCALE: 1" = 10'	SHEET: 1 of 2
PROJECT NO: 21022	DATE: 8/12/2021

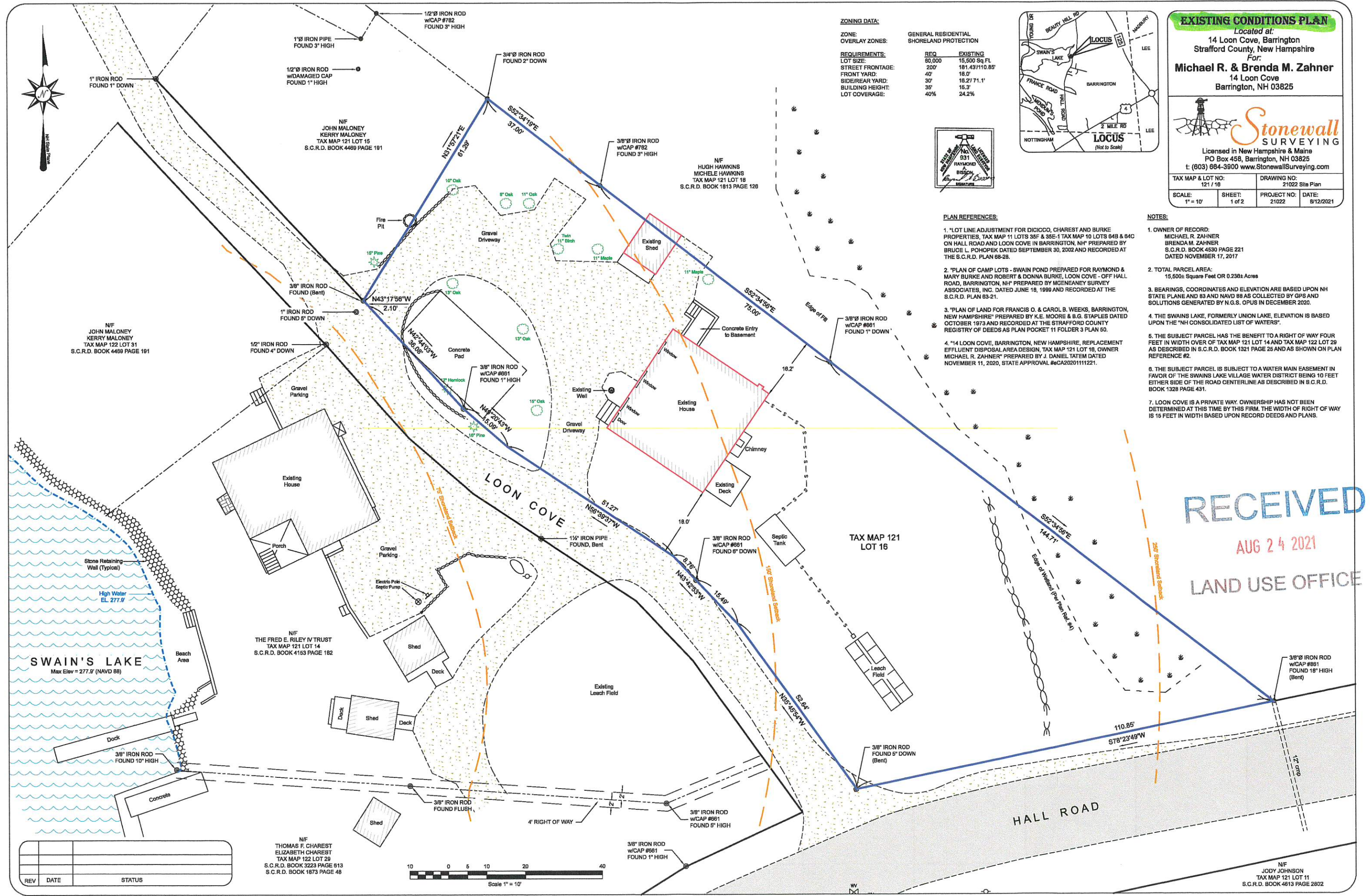
**PLAN REFERENCES:**

- "LOT LINE ADJUSTMENT FOR DICICCO, CHAREST AND BURKE PROPERTIES, TAX MAP 11 LOTS 35F & 35E-1 TAX MAP 10 LOTS 84B & 84C ON HALL ROAD AND LOON COVE IN BARRINGTON, NH" PREPARED BY BRUCE L. POHOPEK DATED SEPTEMBER 30, 2002 AND RECORDED AT THE S.C.R.D. PLAN 88-28.
- "PLAN OF CAMP LOTS - SWAIN POND PREPARED FOR RAYMOND & MARY BURKE AND ROBERT & DONNA BURKE, LOON COVE - OFF HALL ROAD, BARRINGTON, NH" PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED JUNE 18, 1999 AND RECORDED AT THE S.C.R.D. PLAN 83-21.
- "PLAN OF LAND FOR FRANCIS O. & CAROL B. WEEKS, BARRINGTON, NEW HAMPSHIRE" PREPARED BY K.E. MOORE & B.G. STAPLES DATED OCTOBER 1973 AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN POCKET 11 FOLDER 3 PLAN 60.
- "14 LOON COVE, BARRINGTON, NEW HAMPSHIRE, REPLACEMENT EFFLUENT DISPOSAL AREA DESIGN, TAX MAP 121 LOT 16, OWNER MICHAEL R. ZAHNER" PREPARED BY J. DANIEL TATEM DATED NOVEMBER 11, 2020, STATE APPROVAL #CA2020111221.

**NOTES:**

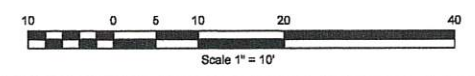
- OWNER OF RECORD:  
MICHAEL R. ZAHNER  
BRENDA M. ZAHNER  
S.C.R.D. BOOK 4530 PAGE 221  
DATED NOVEMBER 17, 2017
- TOTAL PARCEL AREA:  
15,500± Square Feet OR 0.238± Acres
- BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE AND 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN DECEMBER 2020.
- THE SWAIN'S LAKE, FORMERLY UNION LAKE, ELEVATION IS BASED UPON THE "NH CONSOLIDATED LIST OF WATERS".
- THE SUBJECT PARCEL HAS THE BENEFIT TO A RIGHT OF WAY FOUR FEET IN WIDTH OVER OF TAX MAP 121 LOT 14 AND TAX MAP 122 LOT 29 AS DESCRIBED IN S.C.R.D. BOOK 1321 PAGE 25 AND AS SHOWN ON PLAN REFERENCE #2.
- THE SUBJECT PARCEL IS SUBJECT TO A WATER MAIN EASEMENT IN FAVOR OF THE SWAIN'S LAKE VILLAGE WATER DISTRICT BEING 10 FEET EITHER SIDE OF THE ROAD CENTERLINE AS DESCRIBED IN S.C.R.D. BOOK 1328 PAGE 431.
- LOON COVE IS A PRIVATE WAY. OWNERSHIP HAS NOT BEEN DETERMINED AT THIS TIME BY THIS FIRM. THE WIDTH OF RIGHT OF WAY IS 16 FEET IN WIDTH BASED UPON RECORD DEEDS AND PLANS.

**RECEIVED**  
 AUG 24 2021  
 LAND USE OFFICE



REV	DATE	STATUS

N/F  
 THOMAS F. CHAREST  
 ELIZABETH CHAREST  
 TAX MAP 122 LOT 29  
 S.C.R.D. BOOK 3223 PAGE 813  
 S.C.R.D. BOOK 1873 PAGE 48



N/F  
 JODY JOHNSON  
 TAX MAP 121 LOT 11  
 S.C.R.D. BOOK 4613 PAGE 2802

**ZONING DATA:**

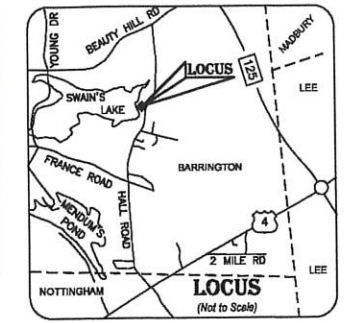
ZONE: GENERAL RESIDENTIAL SHORELAND PROTECTION OVERLAY

OVERLAY ZONES:

REQUIREMENTS:	REQ HOUSE	EXISTING HOUSE	PROPOSED ADDITION
LOT SIZE:	80,000	15,500 Sq. Ft.	15,000 Sq. Ft.
STREET FRONTAGE:	200'	181.43'/110.85'	181.43'/110.85'
FRONT YARD:	40'	18.0'	34.8'
SIDE/REAR YARD:	30'	16.2'/71.1'	5.0' / 30.8'
BUILDING HEIGHT:	35'	15.3'	28.0'
LOT COVERAGE:	40%	24.2%	20.0%



**PROPOSED PROFILE**  
(Example Not to Scale)



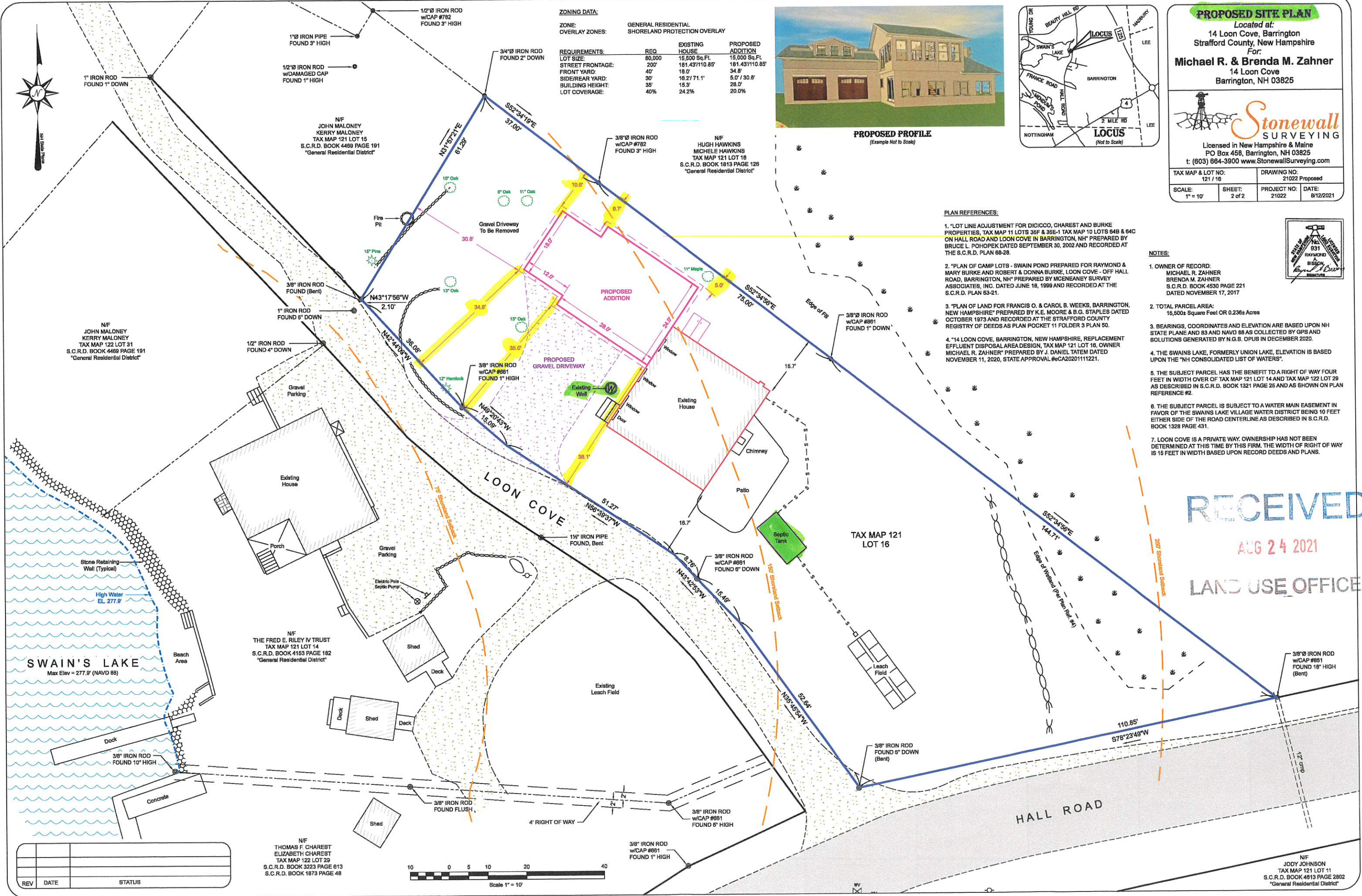
**PROPOSED SITE PLAN**  
Located at:  
14 Loon Cove, Barrington  
Strafford County, New Hampshire  
For:  
**Michael R. & Brenda M. Zahner**  
14 Loon Cove  
Barrington, NH 03825

**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 / 16  
DRAWING NO: 21022 Proposed  
SCALE: 1" = 10'  
SHEET: 2 of 2  
PROJECT NO: 21022  
DATE: 8/12/2021

- PLAN REFERENCES:**
- "LOT LINE ADJUSTMENT FOR DICICCO, CHAREST AND BURKE PROPERTIES, TAX MAP 11 LOTS 35F & 35E-1 TAX MAP 10 LOTS 64B & 64C ON HALL ROAD AND LOON COVE IN BARRINGTON, NH" PREPARED BY BRUCE L. POHOPEK DATED SEPTEMBER 30, 2002 AND RECORDED AT THE S.C.R.D. PLAN 68-28.
  - "PLAN OF CAMP LOTS - SWAIN POND PREPARED FOR RAYMOND & MARY BURKE AND ROBERT & DONNA BURKE, LOON COVE - OFF HALL ROAD, BARRINGTON, NH" PREPARED BY MCENEANEY SURVEY ASSOCIATES, INC. DATED JUNE 18, 1999 AND RECORDED AT THE S.C.R.D. PLAN 53-21.
  - "PLAN OF LAND FOR FRANCIS O. & CAROL B. WEEKS, BARRINGTON, NEW HAMPSHIRE" PREPARED BY K.E. MOORE & B.G. STAPLES DATED OCTOBER 1973 AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN POCKET 11 FOLDER 3 PLAN 50.
  - "14 LOON COVE, BARRINGTON, NEW HAMPSHIRE, REPLACEMENT EFFLUENT DISPOSAL AREA DESIGN, TAX MAP 121 LOT 16, OWNER MICHAEL R. ZAHNER" PREPARED BY J. DANIEL TATEM DATED NOVEMBER 11, 2020, STATE APPROVAL #eCA20201111221.

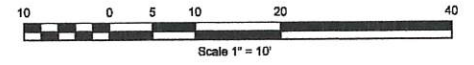
- NOTES:**
- OWNER OF RECORD: MICHAEL R. ZAHNER, BRENDA M. ZAHNER, S.C.R.D. BOOK 4530 PAGE 221, DATED NOVEMBER 17, 2017.
  - TOTAL PARCEL AREA: 15,500± Square Feet OR 0.236± Acres
  - BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE AND 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN DECEMBER 2020.
  - THE SWAIN'S LAKE, FORMERLY UNION LAKE, ELEVATION IS BASED UPON THE "NH CONSOLIDATED LIST OF WATERS".
  - THE SUBJECT PARCEL HAS THE BENEFIT TO A RIGHT OF WAY FOUR FEET IN WIDTH OVER OF TAX MAP 121 LOT 14 AND TAX MAP 122 LOT 29 AS DESCRIBED IN S.C.R.D. BOOK 1321 PAGE 25 AND AS SHOWN ON PLAN REFERENCE #2.
  - THE SUBJECT PARCEL IS SUBJECT TO A WATER MAIN EASEMENT IN FAVOR OF THE SWAIN'S LAKE VILLAGE WATER DISTRICT BEING 10 FEET EITHER SIDE OF THE ROAD CENTERLINE AS DESCRIBED IN S.C.R.D. BOOK 1328 PAGE 431.
  - LOON COVE IS A PRIVATE WAY. OWNERSHIP HAS NOT BEEN DETERMINED AT THIS TIME BY THIS FIRM. THE WIDTH OF RIGHT OF WAY IS 15 FEET IN WIDTH BASED UPON RECORD DEEDS AND PLANS.



**RECEIVED**  
AUG 24 2021  
LAND USE OFFICE

REV	DATE	STATUS

N/F  
THOMAS F. CHAREST  
ELIZABETH CHAREST  
TAX MAP 122 LOT 29  
S.C.R.D. BOOK 3223 PAGE 613  
S.C.R.D. BOOK 1873 PAGE 48



N/F  
JODY JOHNSON  
TAX MAP 121 LOT 11  
S.C.R.D. BOOK 4813 PAGE 2802  
"General Residential District"