

ABUTTERS LIST

Subject Property Location:
7 Barrington Shores Drive, Barrington, Stafford County,
New Hampshire

Tax Map & Lot Number: Map 121 Lot 28

Tax Map 121 Lot 28
Barrington Shores, LLC
c/o Todd Green
240 Revere Street
Winthrop, MA 02152

Tax Map 121 Lot 37
Bruce G. & Kathleen M. Robinson
84 Rosemary Lane
Barrington, NH 03825

Tax Map 121 Lot 39
Richard & Theresa McKenney
390 Caled Island Road
Barrington, NH 03825

Tax Map 121 Lot 20
Luzi Pantano Rev. Trust of 2015
c/o Lud Pantano
188 Hill Road
Barrington, NH 03825

Tax Map 121 Lot 5
Sally G. Mitchell Rev. Living Trust
c/o Sally G. Mitchell
1424 Lewis Ridge View
Colorado Springs, CO 80907

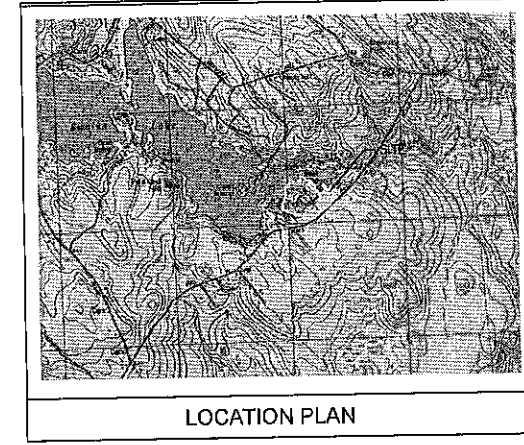
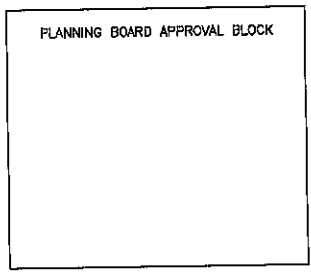
Tax Map 121 Lot 6
Jacob Goodwin & Amanda King
193 Hill Road
Barrington, NH 03825

Tax Map 121 Lot 29
David G. & Heather H. Tully
242 Hill Road
Barrington, NH 03825

Tax Map 121 Lot 27
Dawn White
210 Hill Road
Barrington, NH 03825

Tax Map 121 Lot 8
Kenneth & Uchita Resendes
221 Hill Road
Barrington, NH 03825

**Site Plan
FOR
BARRINGTON SHORES, LLC
located at
7 BARRINGTON SHORES DRIVE
Barrington,
New Hampshire 03825
TAX MAP 121
LOT 28**



- LEGEND**
- POORLY DRAINED SOILS
 - - - 2' CONTOUR
 - - - 10' CONTOUR
 - STONEWALL
 - UTILITY POLE
 - EDGE OF GRAVEL
 - EDGE OF GRAVEL PROPOSED
 - PROPOSED CONTOUR
 - EDGE OF EXISTING PAVEMENT
 - X --- SILT FENCE/SILT SOXX
 - RETAINING WALL - PROPOSED
 - WETLAND SYMBOL
 - RIP RAP



- CONSTRUCTION TIME TABLE:**
- VEGETATION PLANTINGS AND ROAD CONSTRUCTION TO BEGIN THE SUMMER OF 2021 AND BE COMPLETED AS LATE AS SPRING OF 2022.
- WAIVER REQUESTS:**
- TOWN OF BARRINGTON SITE PLAN REVIEW REGULATIONS:**
- ARTICLE 6, SECTION 6.2.5 (2) Placement. No site within the commercial recreational campground or camping park shall be located within one hundred feet (100 ft.) of any boundary line. All campsites must be screened from adjacent properties by a naturally vegetated buffer, or other screening approved by the Planning Board.
 - ARTICLE 4.7.7(1) - MINIMUM ALLOWABLE STORM DRAIN PIPE DIAMETER IS 15". WE ARE PROPOSING 12".
 - ARTICLE 4.12 - OUTDOOR LIGHTING. WE ARE PROPOSING NOT FIXED OUTDOOR LIGHTING.
 - ARTICLE 4.7.2 (10) WATER QUALITY TREATMENT FACILITIES SHALL BE DESIGNED TO THE NHDES STANDARDS.
 - ARTICLE 4.7.7(8) MINIMUM DEPTH OF COVER FOR STORM DRAINS SHALL BE 36 INCHES.

- NOTES:**
- TAX MAP 121 LOT 28
 - SEE EXISTING CONDITIONS PLAN BY STONEWALL SURVEY
 - LOT IS ZONED: GENERAL RESIDENTIAL LIES WITHIN THE SWAINS LAKE VILLAGE WATER OVERLAY ZONE
 - THE INTENT OF THIS PLAN IS FOR 24 NEW SEASONAL CAMPER SITES, INCLUDING ROAD LAYOUT DRAINAGE IMPROVEMENTS AND NEW SEPTIC SYSTEM AND WATER SYSTEM.
 - 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.
 - 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.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SITE REVIEW REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATIONS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 876:13, 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.
 - WATER AND SEWER LINE LOCATIONS ARE APPROXIMATE FIELD ADJUSTMENTS MAY BE NECESSARY.
 - GRADING WITHIN 250 FEET OF THE LAKE REQUIRES A SHORELAND PERMIT.

SURVEYOR:

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

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MAR 29 2021

TAX MAP
NTX
LAND USE OFFICE
SHEET INDEX

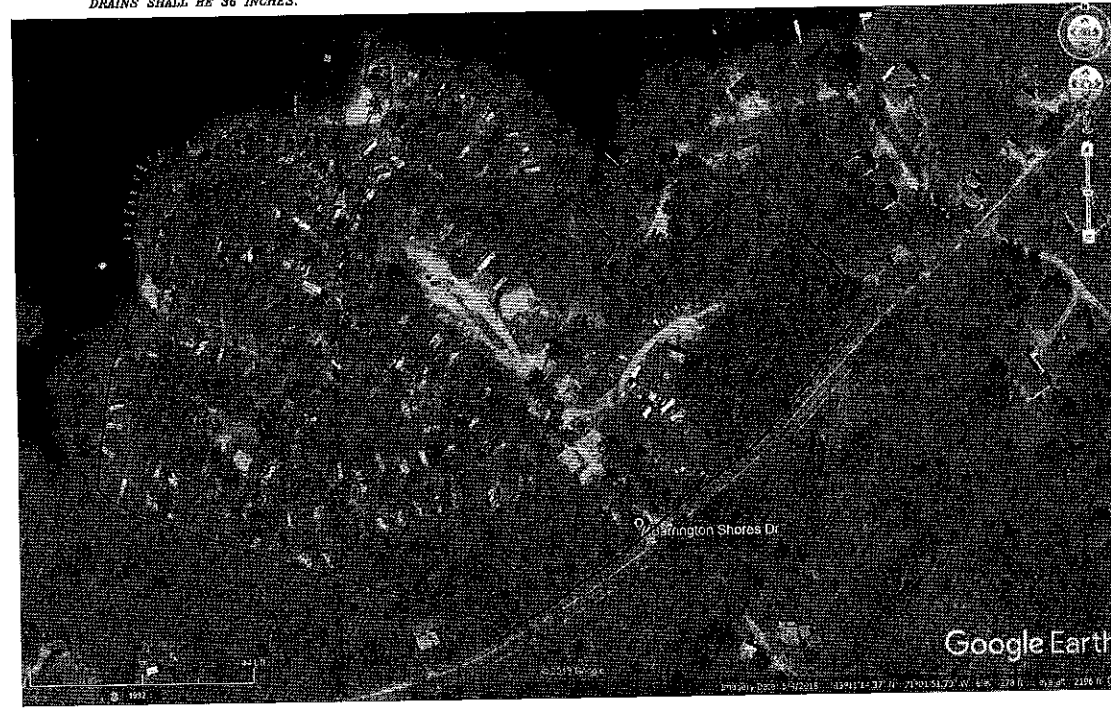
NOTES - CONTINUED:

11. LOT COVERAGE:

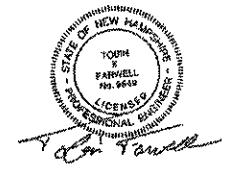
GRAVEL =	224188 SF
PAVEMENT =	2780 SF
BUILDINGS =	8350 SF
RV =	87500 SF

TOTAL = 322818 SF
TOTAL LOT AREA = 1,082,130 SF
PERCENT LOT COVERAGE = 29.8%

C-1	COVER SHEET	
PER-2	PERIMETER PLAN	BY STONEWALL SURVEYING
EC-1	EXISTING CONDITIONS	BY STONEWALL SURVEYING
L-1	LAYOUT PLAN	BY STONEWALL SURVEYING
C-2	GRADING PLAN	
C-3	DRAINAGE PROFILE	
C-4	DRAINAGE PROFILE	
P-1	PLAN AND PROFILE	
P-2	PLAN AND PROFILE	
D-1	DETAILS	
D-2	DETAILS	
D-3	DETAILS	
C-5	FENCE PROFILE	
LS-1	LANDSCAPE PLAN	BY STONEWALL SURVEYING



FARWELL
ENGINEERING SERVICES, LLC
265 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03801
PH: 603-292-5757
WWW.FARWELLENGINEERING.COM



ISSUED FOR: **APPROVAL**
ISSUE DATE: **MARCH 6, 2020**
FILE NAME: **1958-BARRINGTON SHORES**

NO.	DATE	DESCRIPTION	BY
4	3/25/21	ENG. REVIEW COMMENTS	TKF
3	1/25/21	REVISED PLAN	TKF
2	10/7/20	PE COMMENTS	TKF
1	6/2/20	PE COMMENTS	TKF

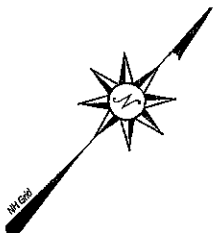
SCALE: **VARIES**

OWNER/APPLICANT:
BARRINGTON SHORES, LLC
240 REVERE STREET
WINTHROP, MA 02152

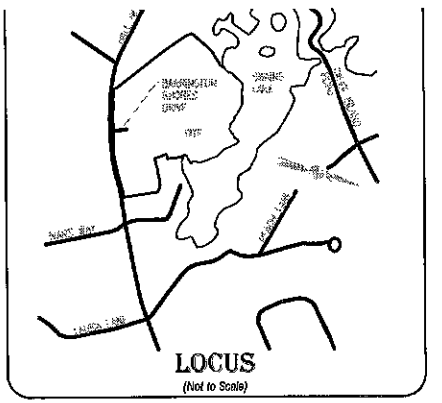
PROJECT:
TAX MAP/LOT 121/28
7 BARRINGTON SHORE DRIVE
BARRINGTON, NH

TITLE:
COVER SHEET

SHEET NUMBER:
C-1

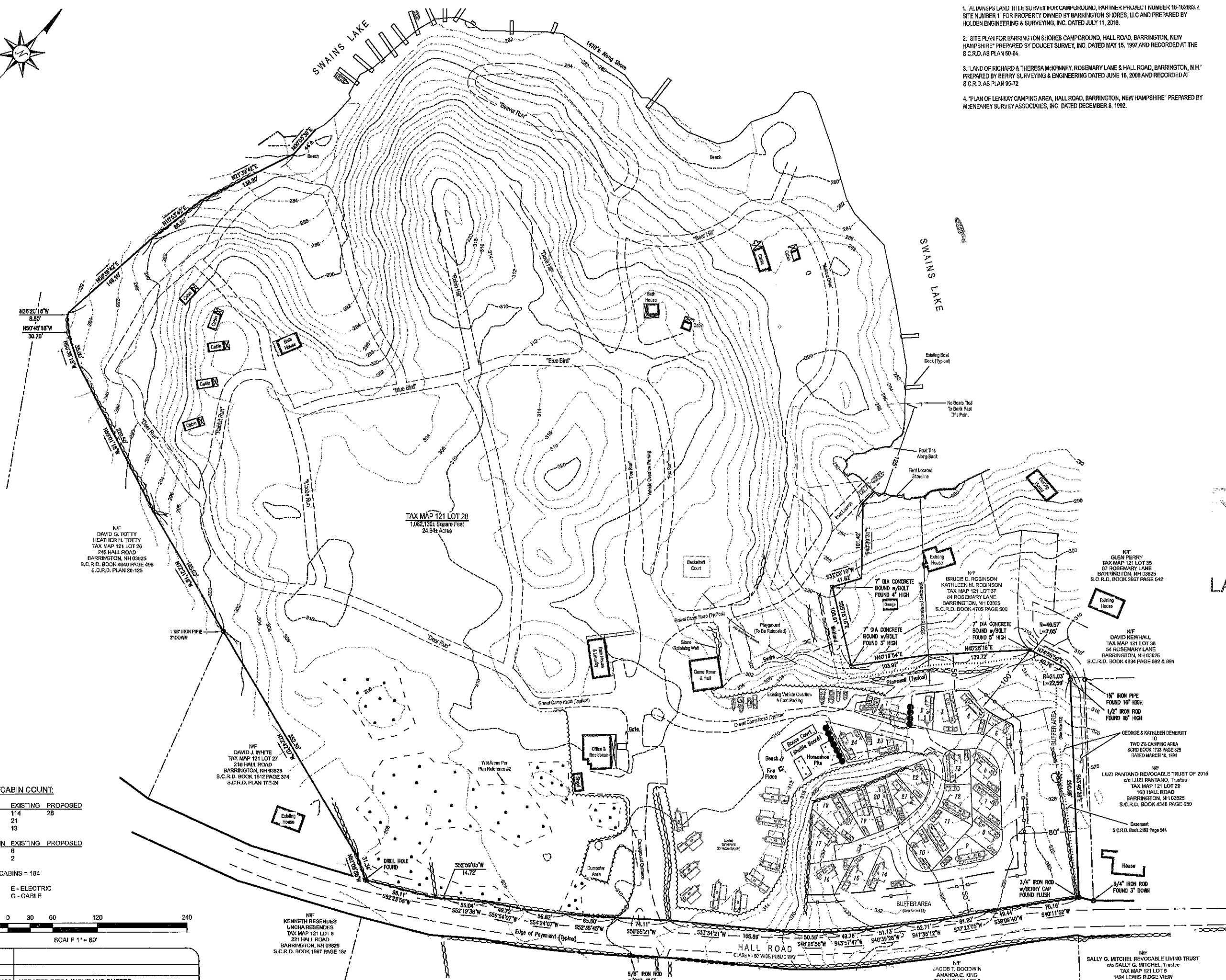


1. "PLANNING LAND II (E) SURVEY FOR CAMPGROUND, PARTNER PROJECT NUMBER 10-102863.2, SITE NUMBER 1" FOR PROPERTY OWNED BY BARRINGTON SHORES, LLC AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. DATED JULY 11, 2010.
2. "SITE PLAN FOR BARRINGTON SHORES CAMPGROUND, HALL ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY DOUGET SURVEY, INC. DATED MAY 15, 1997 AND RECORDED AT THE S.C.R.D. AS PLAN 90-84.
3. "LAND OF RICHARD & THERESA MCKENNEY, ROSEMARY LANE & HALL ROAD, BARRINGTON, N.H." PREPARED BY BERRY SURVEYING & ENGINEERING DATED JUNE 16, 2008 AND RECORDED AT S.C.R.D. AS PLAN 99-72
4. "PLAN OF LEN-KAY CAMPING AREA, HALL ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY McNEANEY SURVEY ASSOCIATES, INC. DATED DECEMBER 6, 1992.



NOTES:

1. OWNER OF RECORD
BARRINGTON SHORES, LLC
S.C.R.D. BOOK 3890 PAGE 908
DATED DECEMBER 20, 2010
2. TOTAL PARCEL AREA:
1,082,130± Square Feet
24.84± Acres
(Area per Plan Reference #1)
3. BASIS OF BEARING IS PER NH GRID AND THE VERTICAL DATUM IS BASED UPON NAVD 1988 OBTAINED BY GPS ON OCTOBER 15, 2019.
4. THE PERIMETER BOUNDARY OF THIS PARCEL IS PER PLAN REFERENCE #1 AND HAS NOT BEEN VERIFIED BY THIS FIRM.
5. 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.
6. THE SUBJECT PARCEL IS SERVICED BY THE SWAIN'S LAKE VILLAGE WATER DISTRICT.



NF
DAVID G. TOTTY
HEATHER H. TOTTY
TAX MAP 121 LOT 26
212 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4640 PAGE 496
S.C.R.D. PLAN 26-125

TAX MAP 121 LOT 28
1,082,130± Square Feet
24.84± Acres

NF
GLEN PERRY
TAX MAP 121 LOT 35
87 ROSEMARY LANE
BARRINGTON, NH 03825
S.C.R.D. BOOK 3677 PAGE 642

NF
DAVID NEWHALL
TAX MAP 121 LOT 38
84 ROSEMARY LANE
BARRINGTON, NH 03825
S.C.R.D. BOOK 4834 PAGE 892 & 894

NF
DAVID J. WHITE
TAX MAP 121 LOT 27
216 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1512 PAGE 374
S.C.R.D. PLAN 175-91

GEORGE & KATHLEEN DEMERIT
TRUST
THO. ZS CAMPING AREA
SCHD BOOK 1713 PAGE 528
DATED MARCH 10, 1994

NF
LUZI PANTANO REVOCABLE TRUST OF 2016
c/o LUZI PANTANO, Trustee
TAX MAP 121 LOT 29
169 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4348 PAGE 890

Estimate
S.C.R.D. Book 2192 Page 644

NF
KENNETH RESENDES
LUNCH RESIDENCES
TAX MAP 121 LOT 8
221 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1987 PAGE 187

NF
SALLY G. MITCHEL REVOCABLE LIVING TRUST
c/o SALLY G. MITCHEL, Trustee
TAX MAP 121 LOT 5
1424 LEWIS RIDGE VIEW

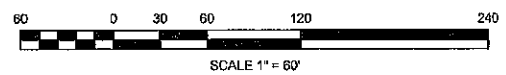
CAMP SITE/CABIN COUNT:

TYPE OF SITE	EXISTING	PROPOSED
W, E & C	114	28
W, E & C	21	
W & E (FIELD)	13	

TYPE OF CABIN	EXISTING	PROPOSED
W, E & C	6	
W, E & C	2	

TOTAL SITES/CABINS = 184

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



A	12/17/2020	UPDATED SITE LAYOUT AND BUFFER
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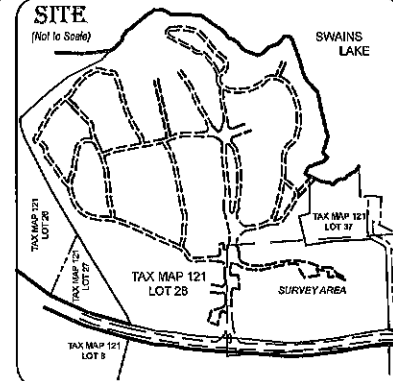
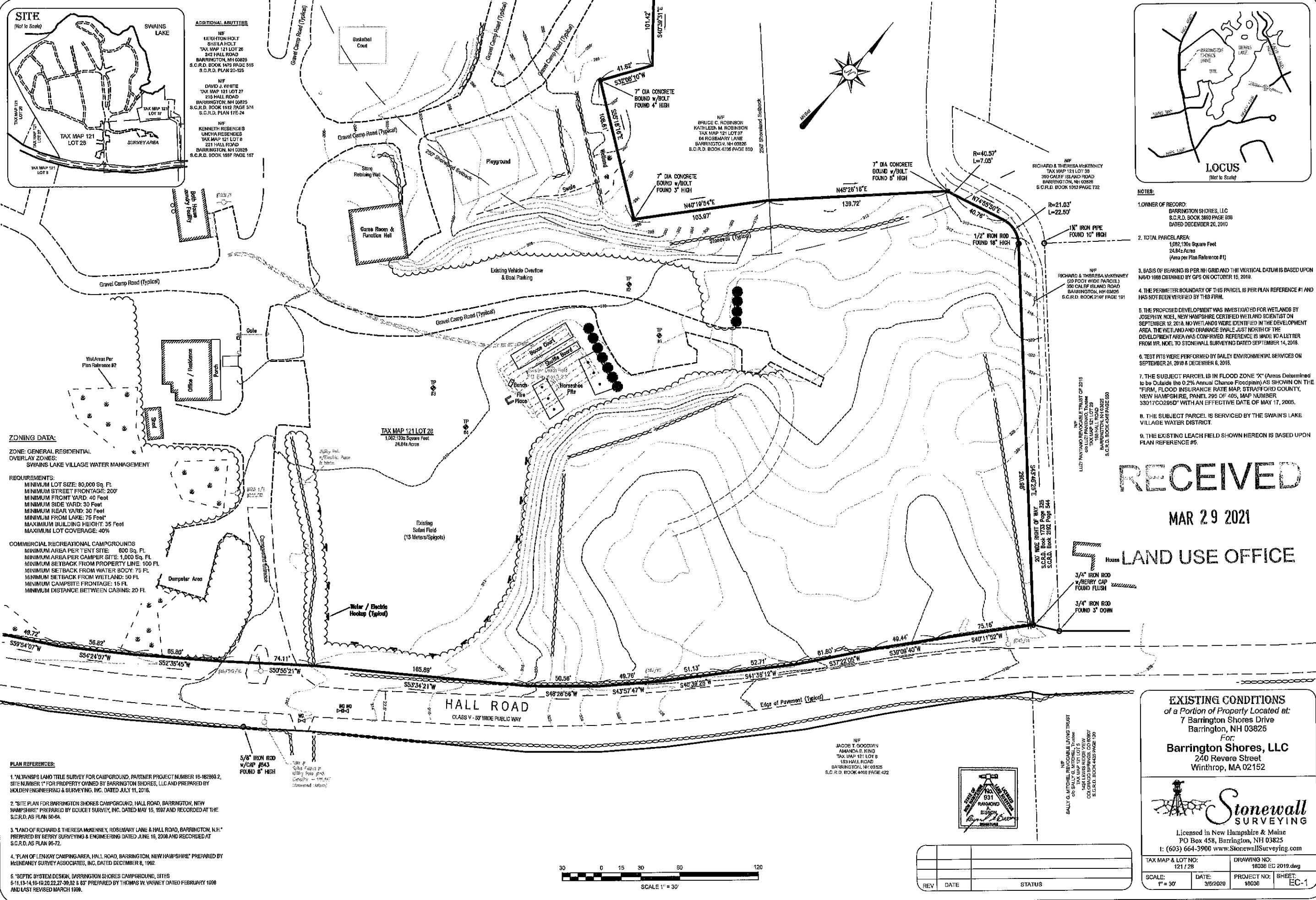


PERIMETER SURVEY PLAN
of Property Located at:
7 Barrington Shores Drive
Barrington, NH 03825
For:
Barrington Shores, LLC
240 Revere Street
Winthrop, MA 02152



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

TAX MAP & LOT NO: 121/28	DRAWING NO: 18036 Perimeter 2020.dwg
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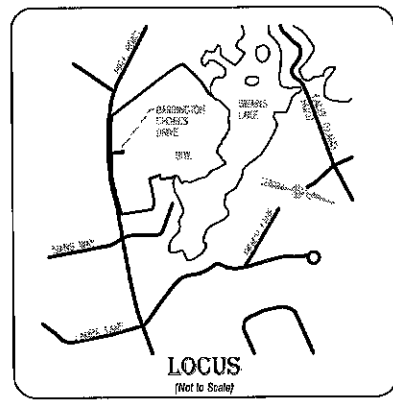


ADDITIONAL ADJUTTERS

N/F
LEIGHTON HOLT
SHEILA HOLT
TAX MAP 121 LOT 26
242 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1475 PAGE 316
S.C.R.D. PLAN 20-125

N/F
DAVID J. WHITE
TAX MAP 121 LOT 27
212 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1612 PAGE 374
S.C.R.D. PLAN 17E-274

N/F
KENNETH REGENDES
LINDA REGENDES
TAX MAP 121 LOT 8
221 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1987 PAGE 167



- NOTES:**
- OWNER OF RECORD: BARRINGTON SHORES, LLC
S.C.R.D. BOOK 3690 PAGE 936
DATED DECEMBER 20, 2010
 - TOTAL PARCEL AREA:
1,082,130± Square Feet
24.84± Acres
(Area per Plan Reference #1)
 - BASIS 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 BAILEY ENVIRONMENTAL SERVICES ON SEPTEMBER 24, 2019 & DECEMBER 6, 2019.
 - 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, STAFFORD COUNTY, NEW HAMPSHIRE, PANEL 295 OF 405, MAP NUMBER 33017C0285D" WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - THE SUBJECT PARCEL IS SERVICED BY THE SWAINS LAKE VILLAGE WATER DISTRICT.
 - THE EXISTING LEACH FIELD SHOWN HEREON IS BASED UPON PLAN REFERENCE #5.

ZONING DATA:

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

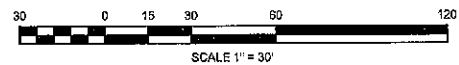
REQUIREMENTS:

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: 800 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: 15 Ft.
MINIMUM DISTANCE BETWEEN CABINS: 20 Ft.

- PLAN REFERENCES:**
- "ALYANSPS LAND TITLE SURVEY FOR CAMPGROUND, PARTNER PROJECT NUMBER 10-162863, 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 60-64.
 - "LAND OF RICHARD & THERESA MCKENNEY, ROSEMARY LANE & HALL ROAD, BARRINGTON, N.H." PREPARED BY BERRY SURVEYING & ENGINEERING DATED JUNE 16, 2008 AND RECORDED AT S.C.R.D. AS PLAN 98-72.
 - "PLAN OF LENKAY 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, 15-19, 20, 22, 27-30, 32 & 83" PREPARED BY THOMAS W. VARNNEY DATED FEBRUARY 1998 AND LAST REVISED MARCH 1999.



REV	DATE	STATUS

RECEIVED
MAR 29 2021
LAND USE OFFICE

EXISTING CONDITIONS
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 EG 2019.dwg
SCALE: 1" = 30'	DATE: 3/5/2020
PROJECT NO: 18036	SHEET: EC-1



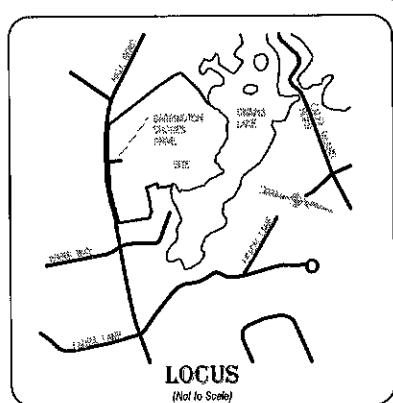
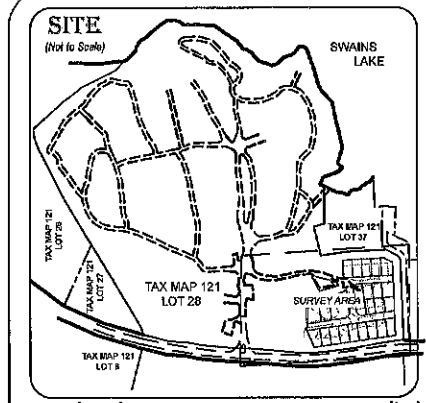
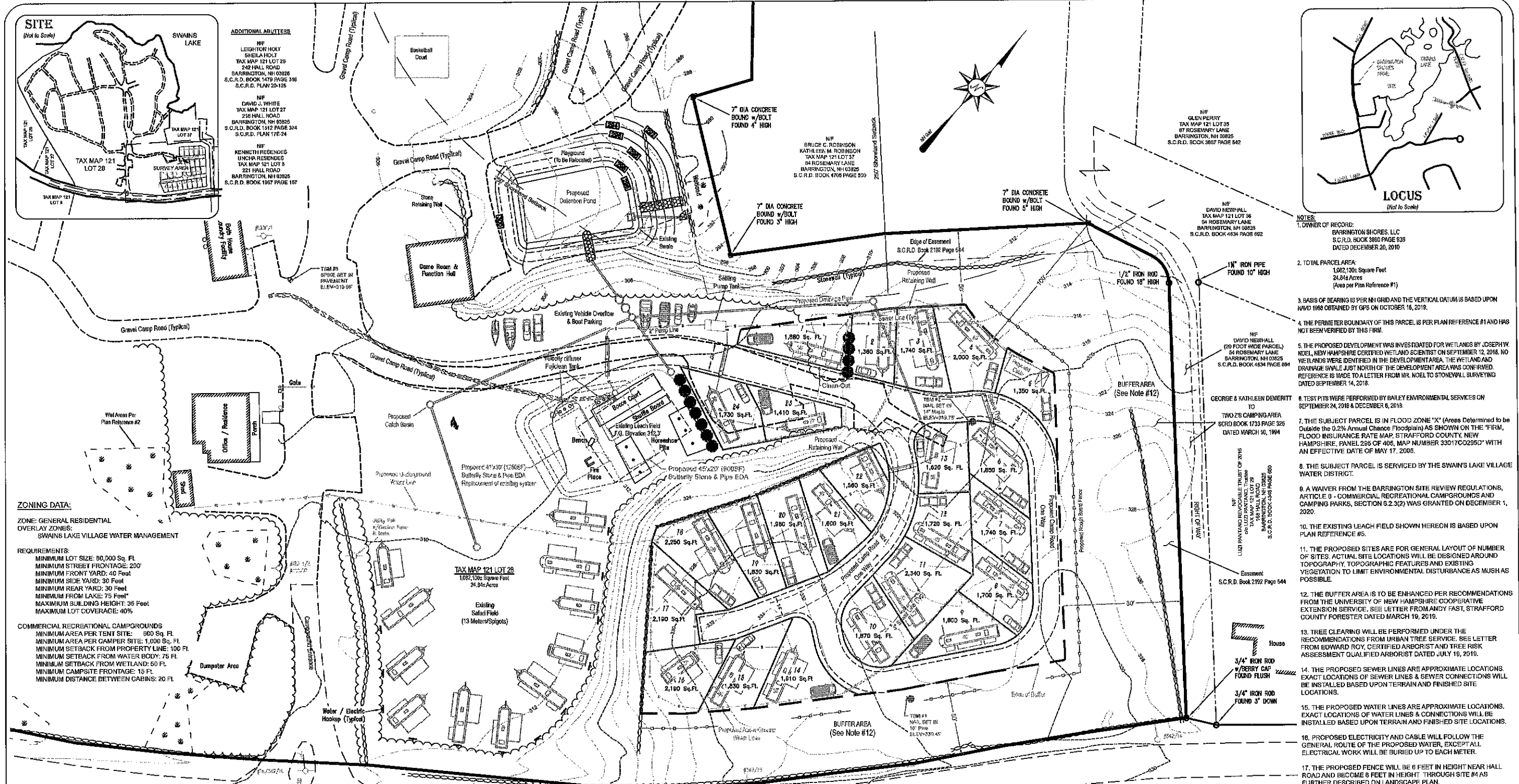
N/F
SALLY G. LUTZ
LUTZ PANTANO REVOCABLE TRUST OF 2015
c/o LUTZ PANTANO, TRUSTEES
100 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 348 PAGE 650

N/F
JACOB T. GOODWIN
AMANDA E. KING
793 MAP 121 LOT 8
193 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4168 PAGE 422

N/F
RICHARD & THERESA MCKENNEY
350 CALLEF ISLAND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 2107 PAGE 191

N/F
RICHARD & THERESA MCKENNEY
TAX MAP 121 LOT 39
350 CALLEF ISLAND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1019 PAGE 732

N/F
BRUCE C. ROBINSON
KATHLEEN W. ROBINSON
TAX MAP 121 LOT 37
64 ROSEMARY LANE
BARRINGTON, NH 03825
S.C.R.D. BOOK 4758 PAGE 650



ADDITIONAL ABUTTERS

N/F
LEIGHTON HOLY
SHEILA HOLY
TAX MAP 121 LOT 28
242 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1478 PAGE 316
S.C.R.D. PLAN 20-125

N/F
DAVID J. WHITE
TAX MAP 121 LOT 27
238 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1512 PAGE 314
S.C.R.D. PLAN 17E-24

N/F
KENNETH RESENDES
UNCHA RESENDES
TAX MAP 121 LOT 9
221 HALL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1267 PAGE 167

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: 500 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: 15 Ft.
MINIMUM DISTANCE BETWEEN CABINS: 20 Ft.

PLAN REFERENCES:

1. "ALTAIR'S LAND TITLE SURVEY FOR CAMPGROUND, PARTNER PROJECT NUMBER 16-102803.2, SITE NUMBER 1" FOR PROPERTY OWNED BY BARRINGTON SHORES, LLC AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. DATED JULY 11, 2016.
2. "SITE PLAN FOR BARRINGTON SHORES CAMPGROUND, HALL ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY DUCRET SURVEY, INC. DATED MAY 15, 1967 AND RECORDED AT THE S.C.R.D. AS PLAN 80-64.
3. "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 86-72.
4. "PLAN OF LEN-KAY CAMPING AREA, HALL ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY McEANEY SURVEY ASSOCIATES, INC. DATED DECEMBER 8, 1992.
5. "SEPTIC SYSTEM DESIGN, BARRINGTON SHORES CAMPGROUND, SITES 6-11, 13-14, 16-18, 20, 22, 27-30, 82 & 83" PREPARED BY THOMAS W. VARNY DATED FEBRUARY 1998 AND LAST REVISED MARCH 1999.

CAMP SITE/CABIN COUNT:

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

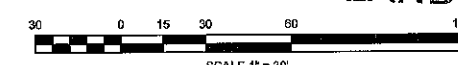
TYPE OF CABIN	EXISTING	PROPOSED
W, E, S & C	6	
W & C	2	

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



RECEIVED

MAR 29 2021

LAND USE OFFICE

REV	DATE	STATUS
D	3/25/2021	REVISED DETENTION POND
C	12/17/2020	REVISED BUFFER ALONG SITES 4 & 5
B	11/18/2020	REVISED LAYOUT & INCREASED SIDE BUFFER
A	9/3/2020	REMOVED SITE #28 AND ADDED EDGE OF EASEMENT

GRANTED AT DECEMBER 1, 2020 PLANNING BOARD MEETING
WAVES FROM SITE REGULATIONS ARTICLE 6, SECTION 6.2.3(2)
CONDITIONAL USE PERMIT FOR ZONING ORDINANCE ARTICLE 19,
TABLE 1, COMMERCIAL RECREATION FACILITIES

- NOTES:**
1. OWNER OF RECORD: BARRINGTON SHORES, LLC S.C.R.D. BOOK 3860 PAGE 639 DATED DECEMBER 20, 2010
 2. TOTAL PARCEL AREA: 1,082,130 Square Feet 24.84 Acres (Area per Plan Reference #1)
 3. BASIS OF BEARING IS PER NH GRID AND THE VERTICAL DATUM IS BASED UPON NAVD 1988 OBTAINED BY GPS ON OCTOBER 16, 2018.
 4. THE PERIMETER BOUNDARY OF THIS PARCEL IS PER PLAN REFERENCE #1 AND HAS NOT BEEN VERIFIED BY THIS FIRM.
 5. THE PROPOSED DEVELOPMENT WAS INVESTIGATED FOR WETLANDS BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST ON SEPTEMBER 12, 2016. 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 MRL NOEL TO STONEWALL SURVEYING DATED SEPTEMBER 14, 2016.
 6. TEST PITS WERE PERFORMED BY BAILEY ENVIRONMENTAL SERVICES ON SEPTEMBER 24, 2016 & DECEMBER 6, 2018.
 7. 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 256 OF 406, MAP NUMBER 33017C0295D" WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 8. THE SUBJECT PARCEL IS SERVICED BY THE SWAINS LAKE VILLAGE WATER DISTRICT.
 9. A WAIVER FROM THE BARRINGTON SITE REVIEW REGULATIONS, ARTICLE 9 - COMMERCIAL RECREATIONAL CAMPGROUNDS AND CAMPING PARKS, SECTION 9.2.3(2) WAS GRANTED ON DECEMBER 1, 2020.
 10. THE EXISTING LEACH FIELD SHOWN HEREON IS BASED UPON PLAN REFERENCE #5.
 11. 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.
 12. 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.
 13. 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.
 14. THE PROPOSED SEWER LINES ARE APPROXIMATE LOCATIONS. EXACT LOCATIONS OF SEWER LINES & SEWER CONNECTIONS WILL BE INSTALLED BASED UPON TERRAIN AND FINISHED SITE LOCATIONS.
 15. THE PROPOSED WATER LINES ARE APPROXIMATE LOCATIONS. EXACT LOCATIONS OF WATER LINES & CONNECTIONS WILL BE INSTALLED BASED UPON TERRAIN AND FINISHED SITE LOCATIONS.
 16. PROPOSED ELECTRICITY AND CABLE WILL FOLLOW THE GENERAL ROUTE OF THE PROPOSED WATER, EXCEPT ALL ELECTRICAL WORK WILL BE BURIED UP TO EACH METER.
 17. THE PROPOSED FENCE WILL BE 6 FEET IN HEIGHT NEAR HALL ROAD AND BECOME 8 FEET IN HEIGHT THROUGH SITE #4 AS FURTHER DESCRIBED ON LANDSCAPE PLAN.

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

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: 18096 Layout 2020.dwg
SCALE: 1" = 30'	DATE: 6/27/2020
PROJECT NO: 18096	SHEET: L-1



ISSUED FOR: APPROVAL
 ISSUE DATE: MARCH 6, 2020

FILE NAME:
 1958-BARRINGTON SHORES

NO.	DATE	DESCRIPTION	BY
4	3/25/21	ENG. REVIEW COMMENTS	TKF
3	1/25/21	REVISED PLAN	TKF
2	10/7/20	PE COMMENTS	TKF
1	8/27/20	PE COMMENTS	TKF

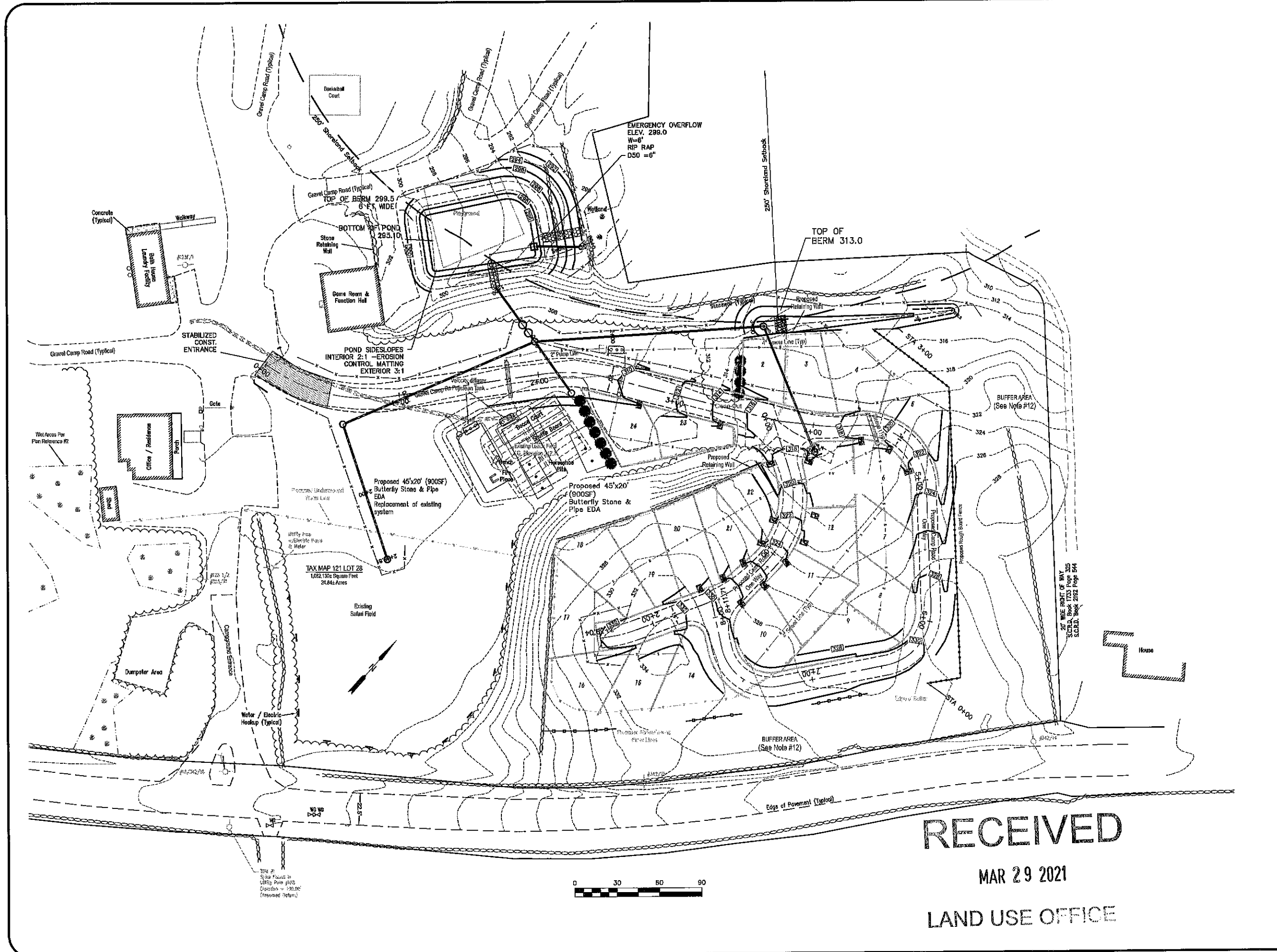
SCALE: 1" = 30'

OWNER/APPLICANT:
 BARRINGTON SHORES, LLC
 240 REVERE STREET
 WINTHROP, MA 02162

PROJECT:
 TAX MAP/LOT
 121/28
 7 BARRINGTON
 SHORE DRIVE
 BARRINGTON, NH

TITLE:
 GRADING
 PLAN

SHEET NUMBER:
 C-2



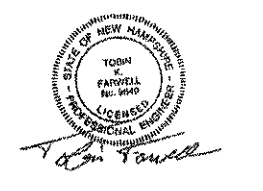
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MAR 29 2021

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265 WADLEIGH FALLS ROAD
 LEE, NEW HAMPSHIRE 03861
 PH: 603-292-5787
 WWW.FARWELLEN지니어ING.COM



ISSUED FOR: APPROVAL
 ISSUE DATE: MARCH 6, 2020
 FILE NAME: 1958-BARRINGTON SHORES

NO.	DATE	BY	DESCRIPTION
4	3/25/21	TKF	ENG. REVIEW COMMENTS
3	1/26/21	TKF	REVISED PLAN
2	10/7/20	TKF	PR COMMENTS
1	6/2/20	TKF	PR COMMENTS

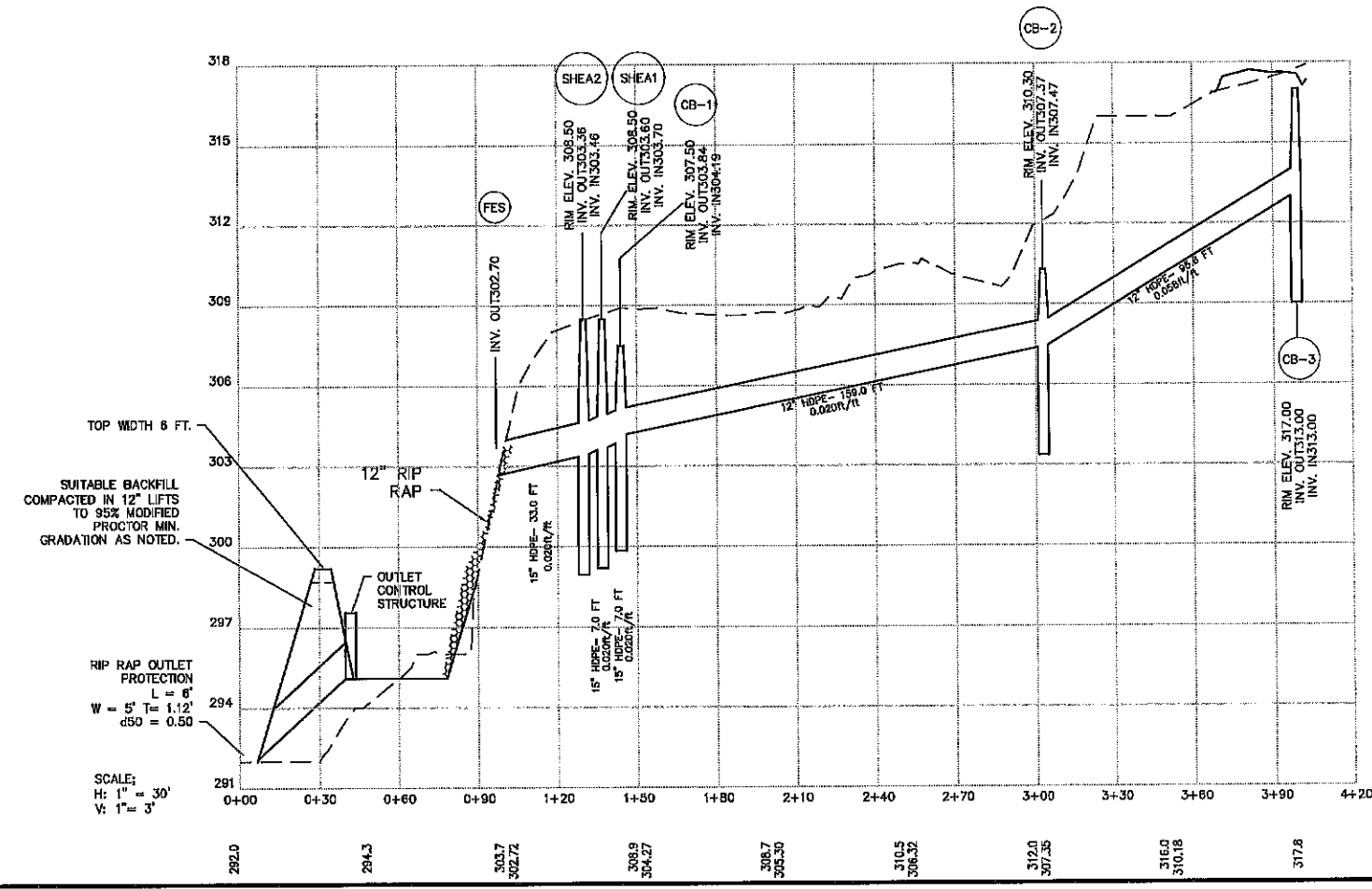
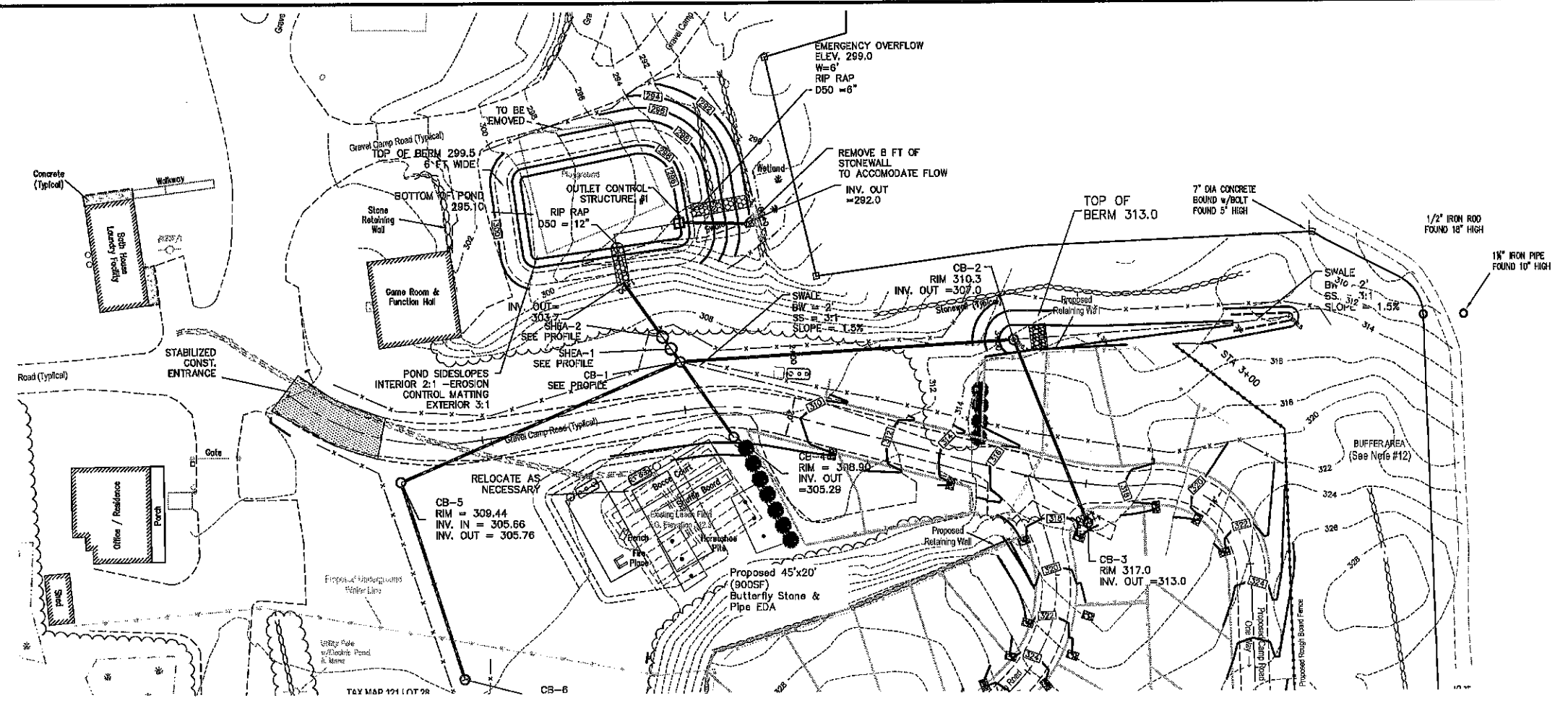
SCALE: 1" = 30'

OWNER/APPLICANT:
BARRINGTON SHORES, LLC
 240 REVERE STREET
 WINTHROP, MA 02152

PROJECT:
TAX MAP/LOT 121/28
7 BARRINGTON SHORE DRIVE
BARRINGTON, NH

TITLE:
DRAINAGE PROFILE

SHEET NUMBER:
C-3



BERM GRADATION TABLE

NO.	SIEVE SIZE	% PASSING
1	2	100
2	4	30-50
3	20	15-30

THE FINE MATERIAL FRACTION TO CONTAIN CLAY, SILT SHALL NOT BE ACCEPTABLE.

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ISSUE DATE: MARCH 6, 2020

FILE NAME: 1958-BARRINGTON SHORES

NO.	DATE	DESCRIPTION	BY
4	3/25/21	ENG. REVIEW COMMENTS	TKF
3	1/25/21	REVISED PLAN	TKF
2	10/7/20	PB COMMENTS	TKF
1	6/2/20	PB COMMENTS	TKF

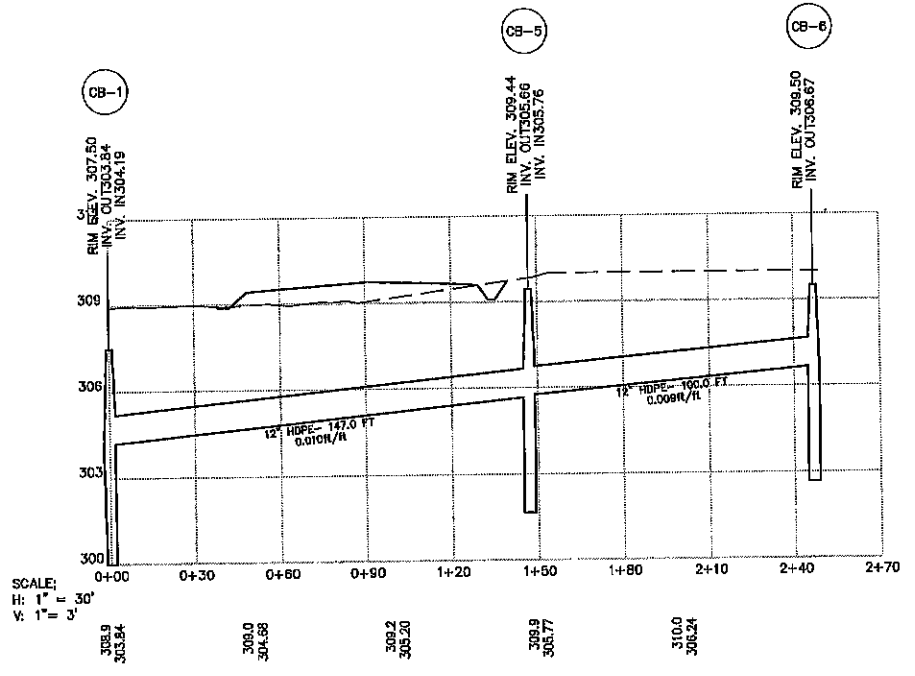
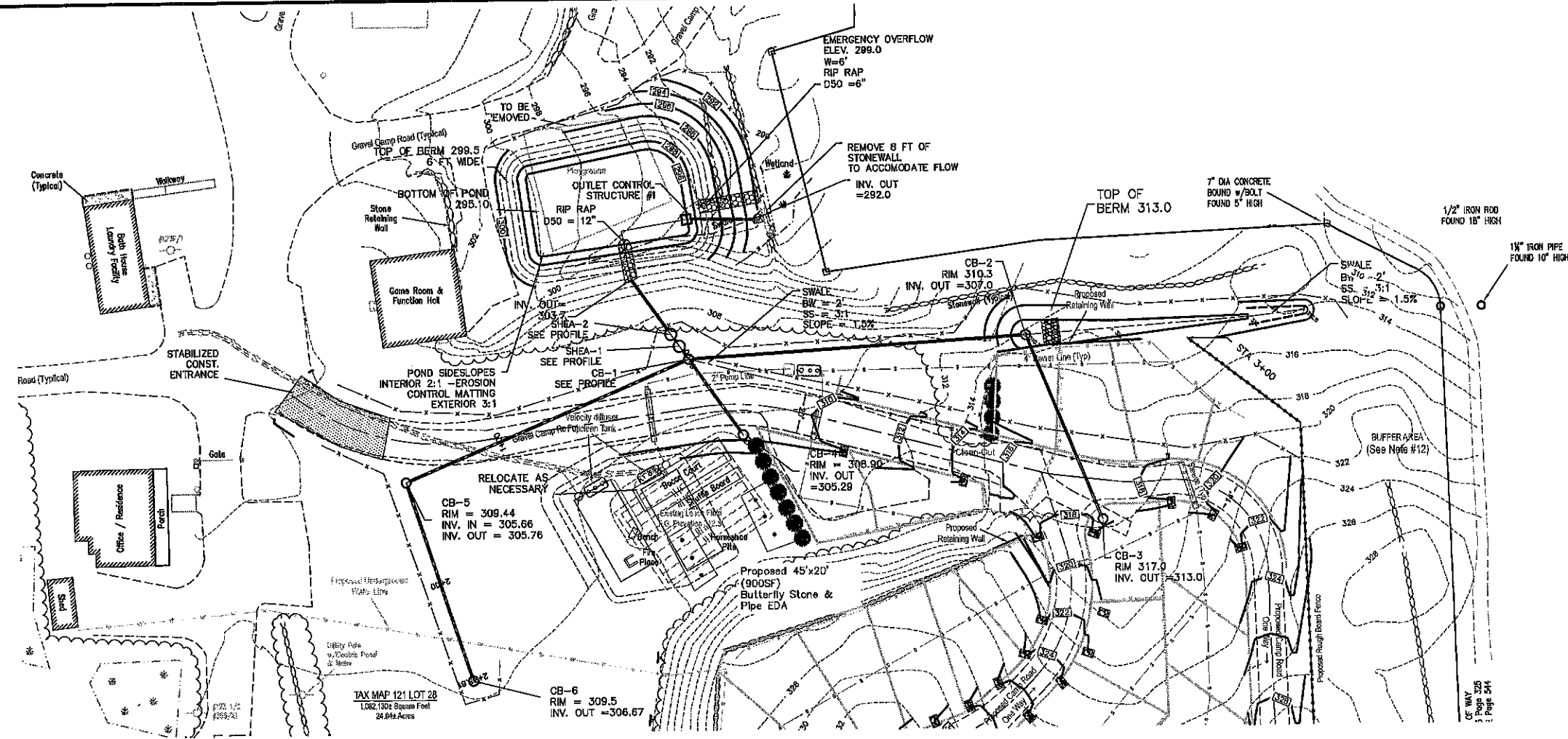
SCALE: 1" = 30'

OWNER/APPLICANT:
BARRINGTON SHORES, LLC
240 REVERSE STREET
WINTHROP, MA 02152

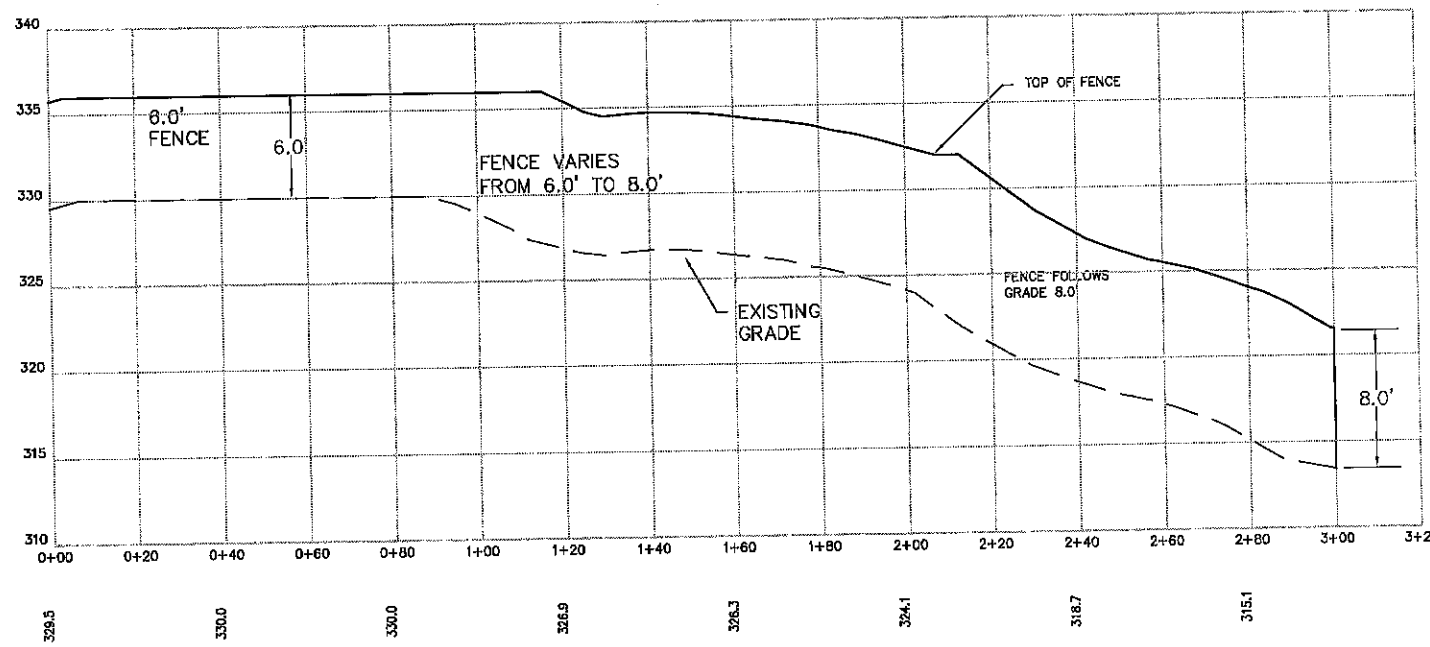
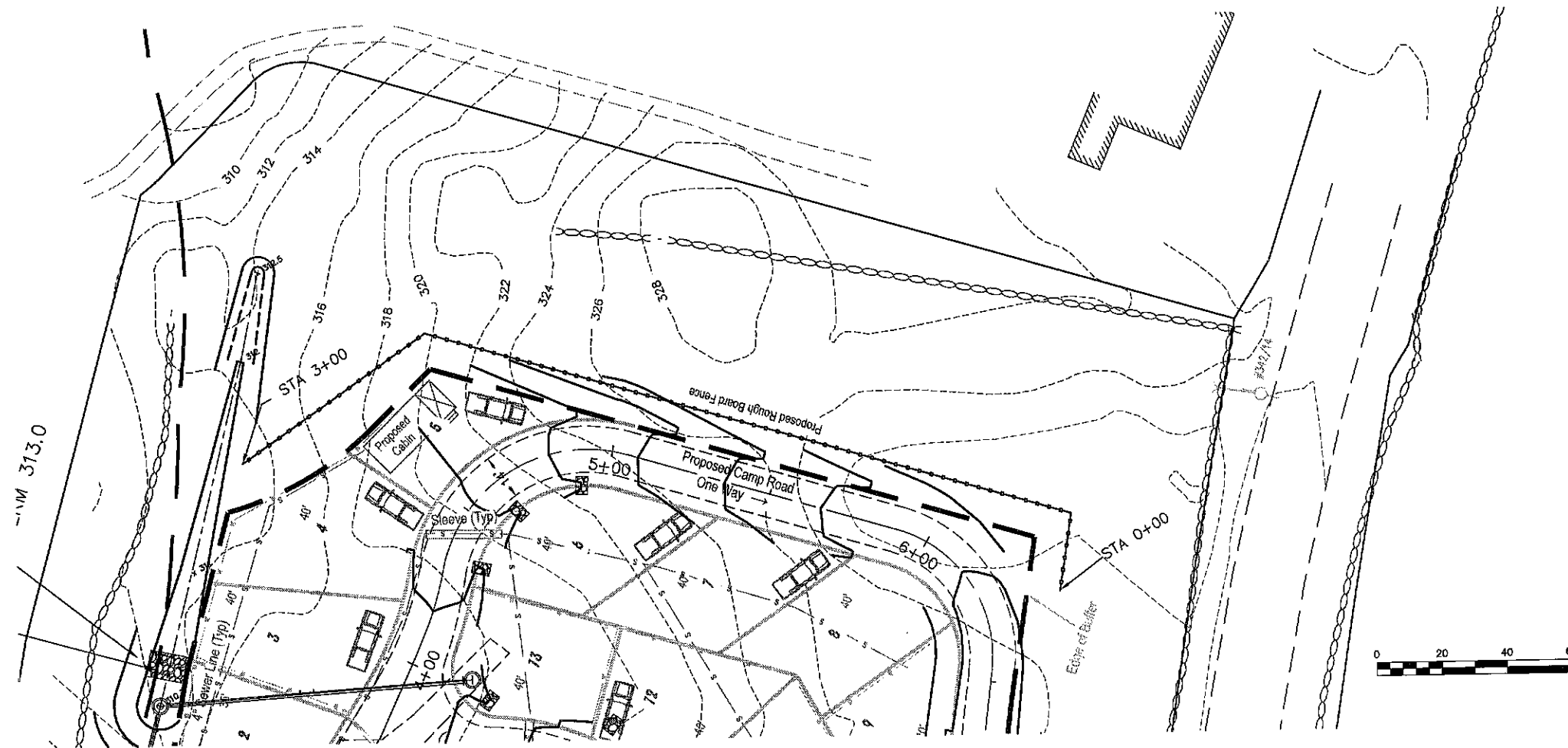
PROJECT:
TAX MAP/LOT
121/28
7 BARRINGTON
SHORE DRIVE
BARRINGTON, NH

TITLE:
DRAINAGE
PROFILE

SHEET NUMBER:
C-4



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SCALE:
H: 1" = 20'
V: 1" = 5'

FENCE CONSTRUCTION NOTES:

1. FENCE LOCATION MAY VARY BY NO MORE THAN 5 FT HORIZONTALLY.

ISSUED FOR: APPROVAL
ISSUE DATE: MARCH 6, 2020
FILE NAME: 1958-BARRINGTON SHORES

NO.	DATE	DESCRIPTION	TRF	BY
4	3/25/21	ENG. REVIEW COMMENTS	TRF	
3	1/25/21	REVISED PLAN	TRF	
2	10/7/20	PB COMMENTS	TRF	
1	6/2/20	PB COMMENTS	TRF	

SCALE: 1" = 20'

OWNER/APPLICANT:
BARRINGTON SHORES, LLC
240 REVERE STREET
WINTHROP, MA 02152

PROJECT:
TAX MAP/LOT
121/2B
7 BARRINGTON SHORE DRIVE
BARRINGTON, NH

TITLE:
FENCE PROFILE

SHEET NUMBER:
C-5

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