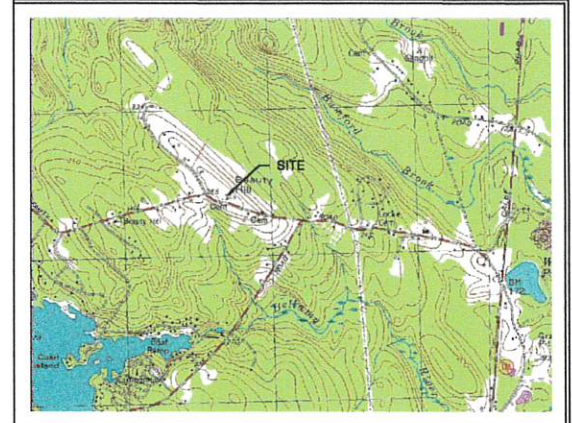




Site Plan FOR **WILDLIFE ENCOUNTERS ECOLOGY CENTER AND FARM SCHOOL** Property located at: **270 Beauty Hill Road TAX MAP 249, LOT 32 & TAX MAP 250, LOT 133 Barrington, New Hampshire**



LOCATION PLAN

ABUTTERS LIST

MAP/LOT	name and mailing address
239/61	HUBBELL HARVEY 65 HUTCHINSON PKWY LITCHFIELD, CT 06759
249/26	WINTER DOUGLAS & BARBARA A 54 FROST HILL LN BARRINGTON, NH 03825
249/27	HOY TIMOTHY B & AMBER 22 FROST HILL LN BARRINGTON, NH 03825
249/28	MORRISON PAUL 4 ROSS RD BARRINGTON, NH 03825
249/30	ROUNDS JOHN & RONALD 274 BEAUTY HILL RD BARRINGTON, NH 03825
249/31	GRIFFIN JAY DOWN-GRIFFIN DEBRA 272 BEAUTY HILL RD BARRINGTON, NH 03825
249/37	NIENHOUSE RALPH 289 BEAUTY HILL RD BARRINGTON, NH 03825
250/34	TICE DYLAN M & AIMEE J 249 BEAUTY HILL RD BARRINGTON, NH 03825
250/34-1	KLOPMAN ANDREA A & ARTHUR W 5228 STATE RT 145 COBBLESKILL, NY 12043
250/35	STOLZENBURG PAUL & CAROLYN 238 BEAUTY HILL RD BARRINGTON, NH 03825
250/36	TJERINA ANTHONY 4/5 INT SANDERS SAMUEL & SARAH 1/10 EA PO BOX 361 BARRINGTON, NH 03825
250/119	TALBOT RICHARD & HEATHER 68 STONE FARM RD BARRINGTON, NH 03825
250/120	PUBLIC SERVICE CO NH PO BOX 270 HARTFORD, CT 06141
250/121	CARLISLE REALTY LLC 73 DURHAM PT RD DURHAM, NH 03824
250/133	COOK PETER G 114 GARRISON ROAD DOVER, NH 03820
250/134	CAMPBELL RICHARD & SARAH PO BOX 500 BARRINGTON, NH 03825

PLANNING BOARD APPROVAL BLOCK
 BARRINGTON, NH
APPROVED

File Number 249-32+250-133-NR-19-SR
 Date 3/2/2021
 Chairman [Signature]

LEGEND

- POORLY DRAINED SOILS
- 2' CONTOUR
- 10' CONTOUR
- STONEWALL
- UTILITY POLE
- EDGE OF GRAVEL
- PROPOSED CONTOUR
- EDGE OF EXISTING PAVEMENT
- SILT FENCE/SILT SOXX
- FARM FENCE
- WETLAND SYMBOL
- EXISTING TREE LINE
- PROPOSED TREE LINE
- TEST PIT LOCATION
- PROPOSED TRAIL
- PROPOSED WOODS TRAIL

NOTES:

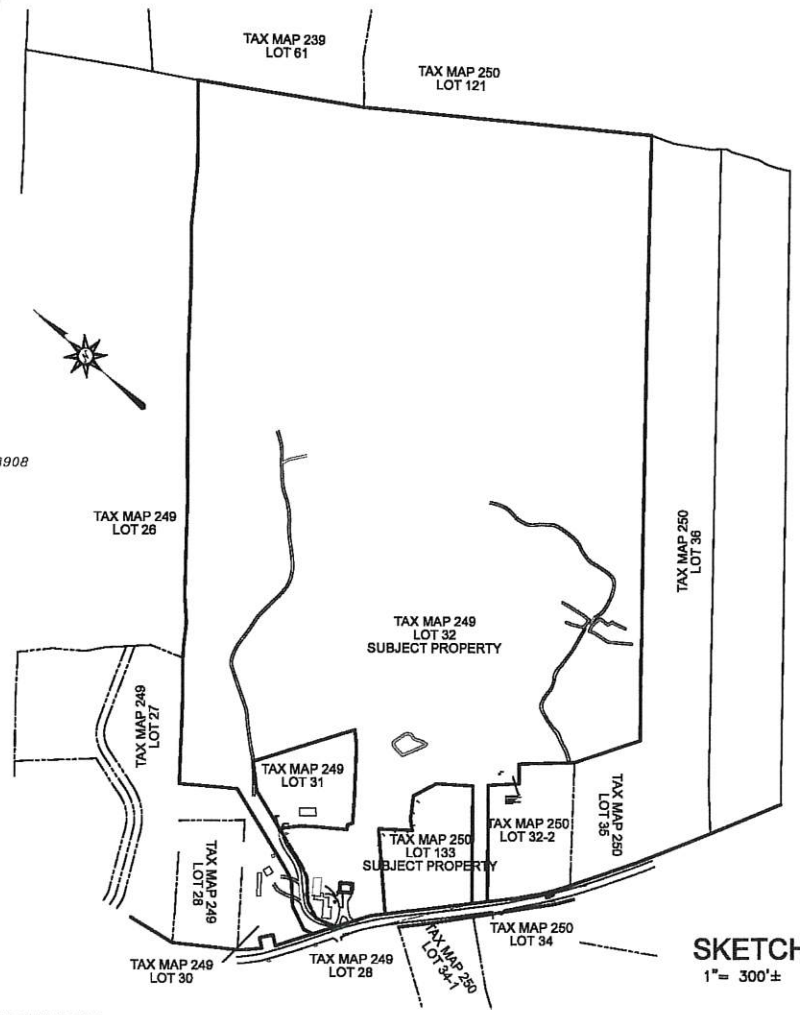
- TAX MAP 249/250 LOT 32/133 75+/- ACRES
- OWNER OF RECORD:
DWSX2 HOLDINGS LLC
C/O DEREK SMALL
S.C.R.D. BOOK 4728 PAGE 370
DATED JANUARY 22, 2020
- LOT IS ZONED NEIGHBORHOOD RESIDENTIAL
MINIMUM FRONTAGE: 200 FT
FRONT BUILDING SETBACK: 40 FT
SIDE AND REAR SETBACK: 30 FT
MAXIMUM COVERAGE: 40%
- THE INTENT OF THIS PLAN IS TO CONSTRUCT A DRIVEWAY AND PARKING AREA AND OTHER IMPROVEMENTS INCLUDE DETENTION POND AND SWALE.
- PARKING- GRAVEL PARKING AREA = 20 SPACES.
PARKING ADJACENT TO ROAD = 12 SPACES.
EMPLOYEE PARKING - 3 EMPLOYEES
AND HANDICAP PARKING IS AT RESIDENCE.
- THERE IS ANTICIPATED TO BE 18-20 EVENTS PER WEEK MAXIMUM. THE BUSIEST SEASON IS ANTICIPATED TO BE SUMMER.
- THE SITE IS CURRENTLY RESIDENTIAL. PROPOSED USE IS FARM SCHOOL.
- LOT COVERAGE 2500 SF/75 ACRES = 0.08%
- ANY FURTHER EXPANSION OF OPERATIONS WILL REQUIRE PLANNING BOARD APPROVAL.

WAIVER REQUESTS- APPROVED:

- TOWN OF BARRINGTON SITE PLAN REVIEW REGULATIONS:
- ARTICLE 4.9.B PARKING LOT LIGHTING REQUIREMENTS.
 - ARTICLE 4.7.7(1) - MINIMUM ALLOWABLE STORM DRAIN PIPE DIAMETER IS 16". WE ARE PROPOSING 12".
 - ARTICLE 3.3(1) BOUNDARY SURVEY OF ENTIRE LOT.

CONSTRUCTION TIME TABLE:

- PHASE 1: USE EXISTING PARKING, CONDUCT VIRTUAL LEARNING FROM FARMHOUSE, CREATE NATURE TRAILS AND USE BACK OF PROPERTY AS EDUCATION SPACES AND GRANTED BEFORE PLANS ARE SIGNED.
- PHASE 2: COMPLETE BARN FOR CERTIFICATE OF OCCUPANCY FOR USE FOR ANIMALS AND LIMITED 20 PARTICIPANTS USE, PLANS MUST BE SIGNED BY CHAIR.
- PHASE 2B: COMPLETION OF BATHROOM WITH SEWAGE TREATMENT SYSTEM AND FENCE FOR GRIFFINS INSTALLED.
- PHASE 3: DRIVEWAY, PARKING LOT AND APPROVED STORM WATER TREATMENT SYSTEM AND REVIEWED BY ENGINEER FOR 60 PARTICIPANTS.
- PHASE 4: EDUCATION BUILDING.



SKETCH
1" = 300'±



SURVEYOR:

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

WETLAND SCIENTIST:

JOSEPH NOEL
 P.O. Box 174
 South, Berwick, ME 03908
 PH- 207-384-5587

NOTES- CONTINUED:

- WATER IS PROVIDED BY ONSITE WELL. SEWER IS SERVICED BY ON SITE LEACHFIELD.
- FEMA INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN.
- THIS PROJECT REQUIRES A SEPTIC PERMIT # CA 2020040805
THIS PROJECT REQUIRES A WETLANDS PERMIT # 2020-02472
- 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.
- 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.
- PARKING LOT LIGHTING TO BE MINIMUM OF 0.1 FT CANDLES.

SHEET INDEX:

C-1	COVER SHEET BY STONEWALL SURVEYING	D-1	DETAILS
C-2	EXISTING CONDITIONS BOUNDARY COMPILATION AND TOPOGRAPHY PLAN	D-2	DETAILS
C-3	SITE PLAN	D-3	DETAILS
C-4	PROFILE		BY SCOTT BAILEY
C-5	SIGHT DISTANCE PATH PROFILE		

ISSUED FOR:
SITE PLAN REVIEW

ISSUE DATE:
JUNE 26, 2019

FILE NAME:
1808-DS

NO.	DATE	TOWN REVIEW COMMENTS	TRF	TRF	BY
2	2/5/21	CONDITIONS OF APPROVAL			
1	3/19/20	TOWN REVIEW COMMENTS			

SCALE:
1" = 40'

OWNER:
**DWSX2 HOLDINGS LLC
C/O DEREK SMALL**

APPLICANT:
**WILDLIFE ENCOUNTERS
ECOLOGY CENTER
270 BEAUTY HILL RD
BARRINGTON, NH 03825**

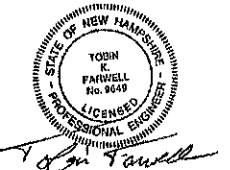
PROJECT:
**TAX MAP/LOT
250/133 &
249/32
270 BEAUTY HILL
ROAD
BARRINGTON, NH**

TITLE:
COVER SHEET

SHEET NUMBER:
C-1

FARWELL
ENGINEERING
SERVICES, LLC

285 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03861
PH: 603-292-6787
WWW.FARWELLENGINEERING.COM



BERM GRADATION TABLE

SIEVE SIZE	% PASSING BY WEIGHT
2 inch	100
NO. 4	30-80
NO. 200	15-30

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

NOTES:

1. A DEMO PERMIT WAS PULLED ON JUNE 28, 2018 TO REMOVE THE EXISTING GARAGE/BARN ATTACHED TO THE MAIN HOUSE. A NEW GARAGE/BARN IS PLANNED TO BE REBUILT IN THIS FOOTPRINT BEGINNING BEFORE JUNE 28, 2020.
2. HANDLING, CARE, TREATMENT, SECURITY, AND TRANSPORTATION OF ALL WILDLIFE (INCLUDING MAMMALS, REPTILES, AQUATIC LIFE, BIRDS, AND INSECTS) SHALL COMPLY WITH ALL FEDERAL (E.G., USDA, US FISH AND WILDLIFE SERVICE) AND STATE OF NEW HAMPSHIRE LAWS, RULES, AND REGULATIONS.
3. WILDLIFE ENCOUNTERS COMMERCIAL OPERATIONS ARE LIMITED TO THE HOURS BETWEEN 0800 AND 2200 MONDAY THROUGH SATURDAY, AND BETWEEN 0800 AND 1800 ON SUNDAYS.
4. THE TOTAL NUMBER OF PARTICIPANTS IN WILDLIFE ENCOUNTER ACTIVITIES ONSITE (I.E. EXCLUSIVE OF STAFF) IS LIMITED TO SIXTY INDIVIDUALS AT ANY POINT IN TIME.
5. PRIOR TO CONSTRUCTION OF ANY NEW STRUCTURES ON THE PROPERTY (EXCEPT FOR THE REPLACEMENT OF GARAGE/BARN ATTACHED TO EXISTING HOUSE), THE EXISTING GARAGE NORTHEAST OF THE RESIDENCE SHALL BE DEMOLISHED AND DEBRIS/WASTE MATERIALS DISPOSED OF APPROPRIATELY.

NO.	DATE	DESCRIPTION	BY
2	2/15/21	CONDITIONS OF APPROVAL	TGF
1	3/19/20	TOWN REVIEW COMMENTS	TGF

SCALE: 1" = 40'

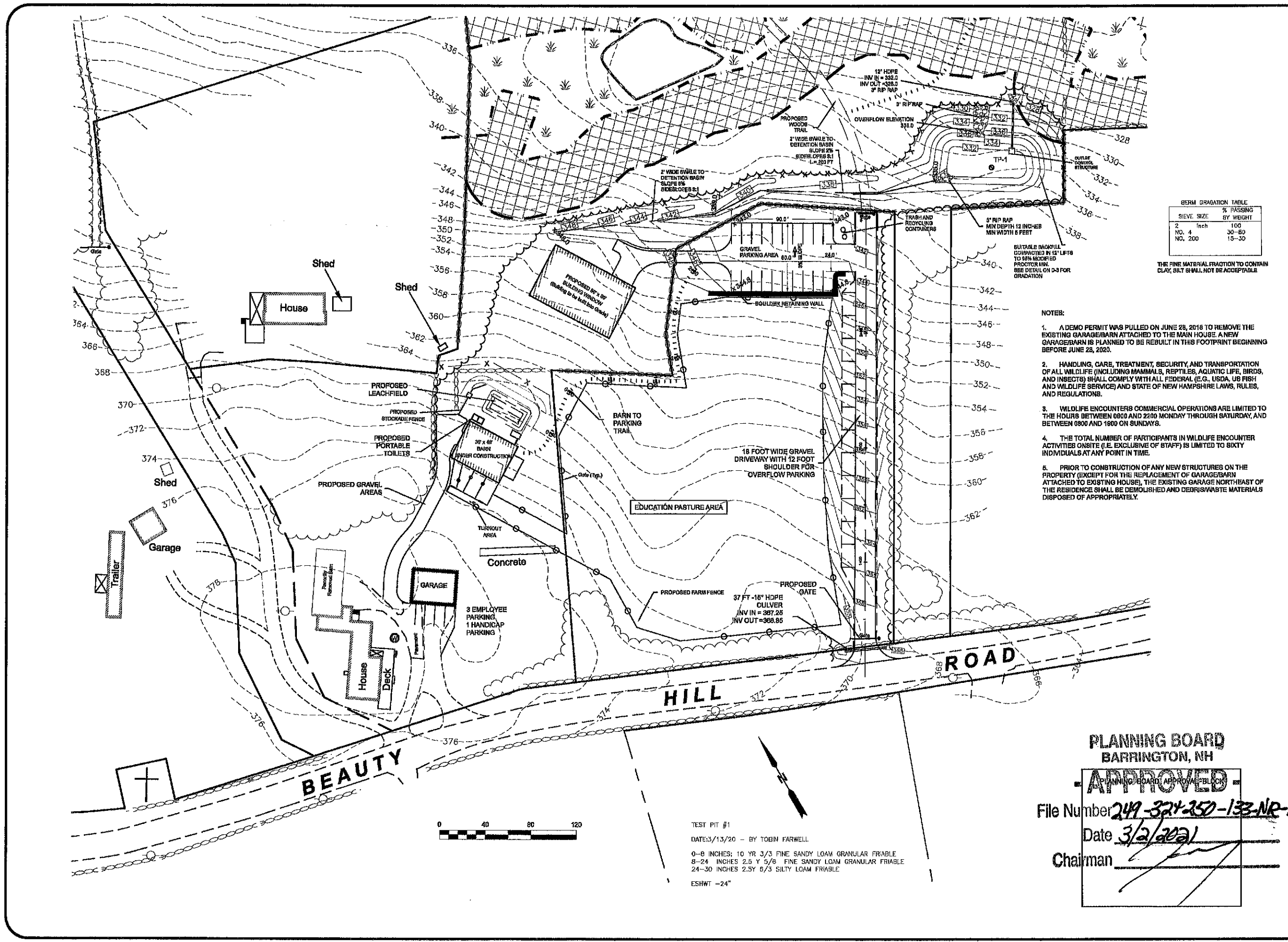
OWNER: DWSX2 HOLDINGS LLC
C/O DEREK SMALL

APPLICANT: WILDLIFE ENCOUNTERS
ECOLOGY CENTER
270 BEAUTY HILL RD
BARRINGTON, NH 03825

PROJECT: TAX MAP/LOT
250/133 &
249/32
270 BEAUTY HILL
ROAD
BARRINGTON, NH

TITLE: SITE PLAN

SHEET NUMBER: C-2



TEST PIT #1
DATE: 3/13/20 - BY TOBIN FARWELL
0-8 INCHES; 10 YR 3/3 FINE SANDY LOAM GRANULAR FRABLE
8-24 INCHES 2.5 Y 5/8 FINE SANDY LOAM GRANULAR FRABLE
24-30 INCHES 2.5Y 6/3 SILTY LOAM FRABLE
ESHWI -24"

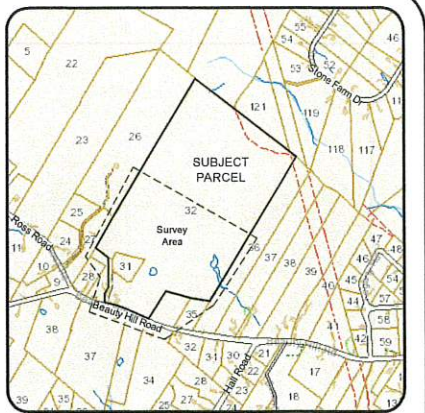
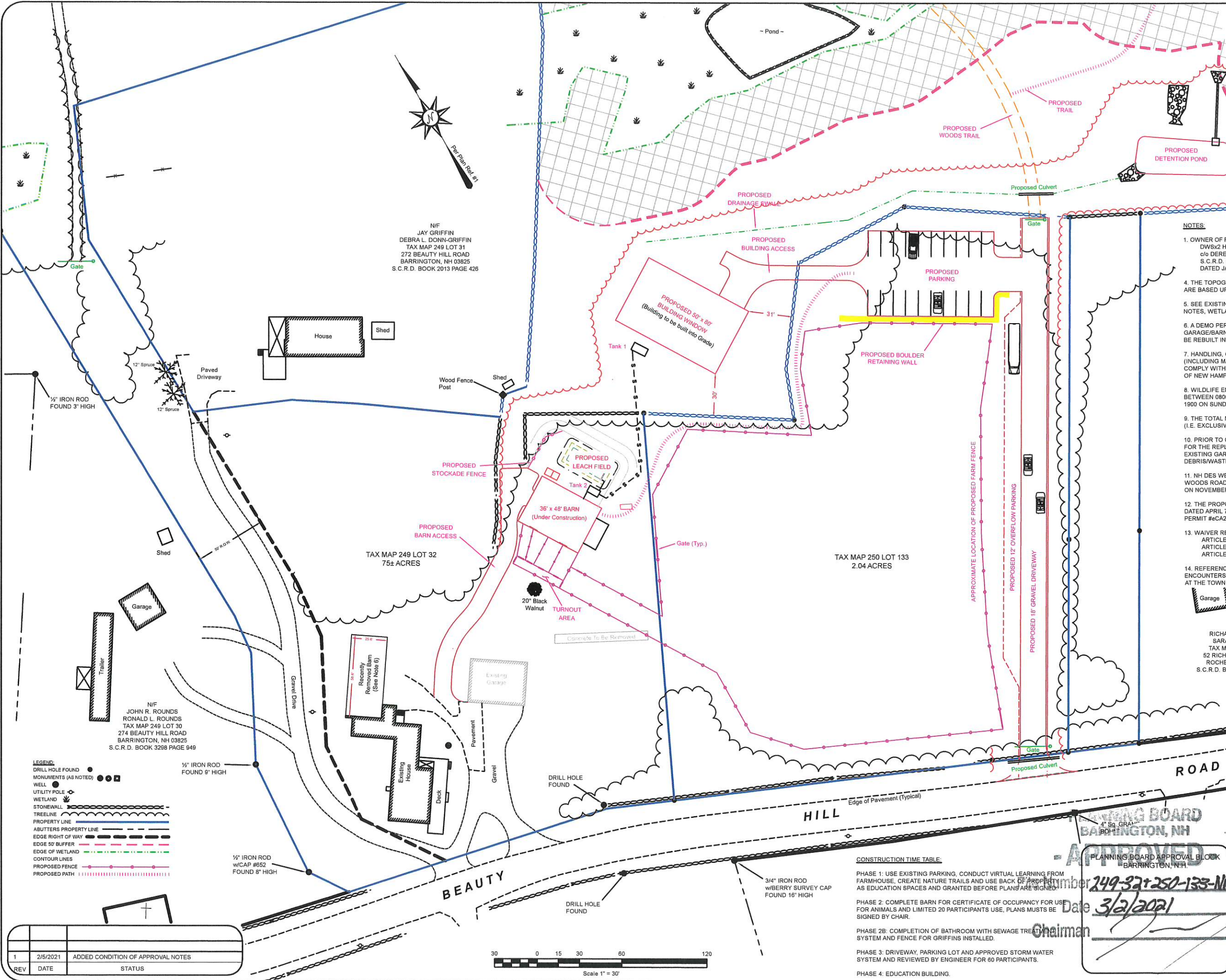
PLANNING BOARD
BARRINGTON, NH

APPROVED

File Number 249-324-350-133-NR-198

Date 3/2/2021

Chairman



N/F
 JAY GRIFFIN
 DEBRA L. DONN-GRIFFIN
 TAX MAP 249 LOT 31
 272 BEAUTY HILL ROAD
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 2013 PAGE 426

- NOTES:**
- OWNER OF RECORD: DWS2 HOLDINGS LLC c/o DEREK SMALL S.C.R.D. BOOK 4728 PAGE 370 DATED JANUARY 22, 2020
 - TOTAL EXISTING AREA: 77.5± Acres
 - BASIS OF BEARING IS PER PLAN REFERENCE #1
 - THE TOPOGRAPHY SHOWN HEREON HAS BEEN GROUND LOCATED, ELEVATIONS ARE BASED UPON NAVD 88 DATUM.
 - SEE EXISTING CONDITION SURVEY PREPARED BY THIS FIRM FOR ADDITIONAL NOTES, WETLAND NOTES AND PLAN REFERENCES.
 - A DEMO PERMIT WAS PULLED ON JUNE 28, 2018 TO REMOVE THE EXISTING GARAGE/BARN ATTACHED TO THE MAIN HOUSE. A NEW GARAGE/BARN IS PLANNED TO BE REBUILT IN THIS FOOTPRINT BEGINNING BEFORE JUNE 28, 2020.
 - HANDLING, CARE, TREATMENT, SECURITY, AND TRANSPORTATION OF ALL WILDLIFE (INCLUDING MAMMALS, REPTILES, AQUATIC LIFE, BIRDS, AND INSECTS) SHALL COMPLY WITH ALL FEDERAL (E.G., USDA, US FISH AND WILDLIFE SERVICE) AND STATE OF NEW HAMPSHIRE LAWS, RULES, AND REGULATIONS.
 - WILDLIFE ENCOUNTERS COMMERCIAL OPERATIONS ARE LIMITED TO THE HOURS BETWEEN 0800 AND 2200 MONDAY THROUGH SATURDAY, AND BETWEEN 0800 AND 1900 ON SUNDAYS.
 - THE TOTAL NUMBER OF PARTICIPANTS IN WILDLIFE ENCOUNTER ACTIVITIES ONSITE (I.E. EXCLUSIVE OF STAFF) IS LIMITED TO SIXTY INDIVIDUALS AT ANY POINT IN TIME.
 - PRIOR TO CONSTRUCTION OF ANY NEW STRUCTURES ON THE PROPERTY (EXCEPT FOR THE REPLACEMENT OF GARAGE/BARN ATTACHED TO EXISTING HOUSE), THE EXISTING GARAGE NORTHEAST OF THE RESIDENCE SHALL BE DEMOLISHED AND DEBRIS/WASTE MATERIALS DISPOSED OF APPROPRIATELY.
 - NH DES WETLAND CROSSING APPROVAL WILL NEED TO BE GRANTED PRIOR TO WOODS ROAD / TRAILS BEING CONSTRUCTED IN THE WETLANDS. PERMIT GRANTED ON NOVEMBER 24, 2020, SEE WETLANDS AND NON-SITE SPECIFIC PERMIT #2020-02472.
 - THE PROPOSED SEPTIC DESIGN PREPARED BY BAILEY ENVIRONMENTAL SERVICES DATED APRIL 7, 2020 WAS APPROVED BY NH DES WATER DIVISION ON APRIL 8, 2020, PERMIT #eCA2020040805.
 - WAIVER REQUESTS - APPROVED APRIL 7, 2020
 ARTICLE 4.9.8 PARKING LOT LIGHTING REQUIREMENTS
 ARTICLE 4.7.7(1) MINIMUM ALLOWABLE STORM DRAIN PIPE DIAMETER OF 18" ARTICLE 3.3(1) BOUNDARY SURVEY OF ENTIRE LOT.
 - REFERENCE IS MADE TO "PROPOSED PHASE 1, PARKING PLAN FOR WILDLIFE ENCOUNTERS ECOLOGY CENTER & FARM SCHOOL" DATED MAY 18, 2020 AND ON FILE AT THE TOWN OF BARRINGTON, NH PLANNING DEPARTMENT.

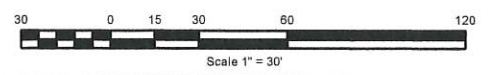
N/F
 RICHARD CAMPBELL
 SARAH CAMPBELL
 TAX MAP 250 LOT 134
 52 RICHARDSON STREET
 ROCHESTER, NH 03807
 S.C.R.D. BOOK 4475 PAGE 640



- LEGEND:**
- DRILL HOLE FOUND MONUMENTS (AS NOTED)
 - WELL
 - UTILITY POLE
 - WETLAND
 - STONEWALL
 - TREELINE
 - PROPERTY LINE
 - ABUTTERS PROPERTY LINE
 - EDGE RIGHT OF WAY
 - EDGE 50' BUFFER
 - EDGE OF WETLAND
 - CONTOUR LINES
 - PROPOSED FENCE
 - PROPOSED PATH

1/2" IRON ROD FOUND 9" HIGH

1/2" IRON ROD w/CAP #652 FOUND 8" HIGH



- CONSTRUCTION TIME TABLE:**
- PHASE 1: USE EXISTING PARKING, CONDUCT VIRTUAL LEARNING FROM FARMHOUSE. CREATE NATURE TRAILS AND USE BACK OF PROPERTY AS EDUCATION SPACES AND GRANTED BEFORE PLANS ARE SIGNED.
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 - PHASE 4: EDUCATION BUILDING.

PLANNING BOARD APPROVAL BLOCK
 BARRINGTON, NH

APPROVED

PLANNING BOARD APPROVAL BLOCK
 BARRINGTON, NH

Chairman

PROPOSED SITE PLAN
 Located at:
 270 Beauty Hill Road, Barrington,
 Strafford County, New Hampshire
 For:
**Wildlife Encounters Ecology
 Center & Farm School**
 c/o DWSx2 Holdings LLC
 270 Beauty Hill Road, 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:
 249 / 32 & 250 / 133

DRAWING NO:
 18006 Site - Phase 1

SCALE:
 1" = 30'

SHEET:
 1 of 1

PROJECT NO:
 18006

DATE:
 3/19/2020

REV	DATE	STATUS
1	2/5/2021	ADDED CONDITION OF APPROVAL NOTES