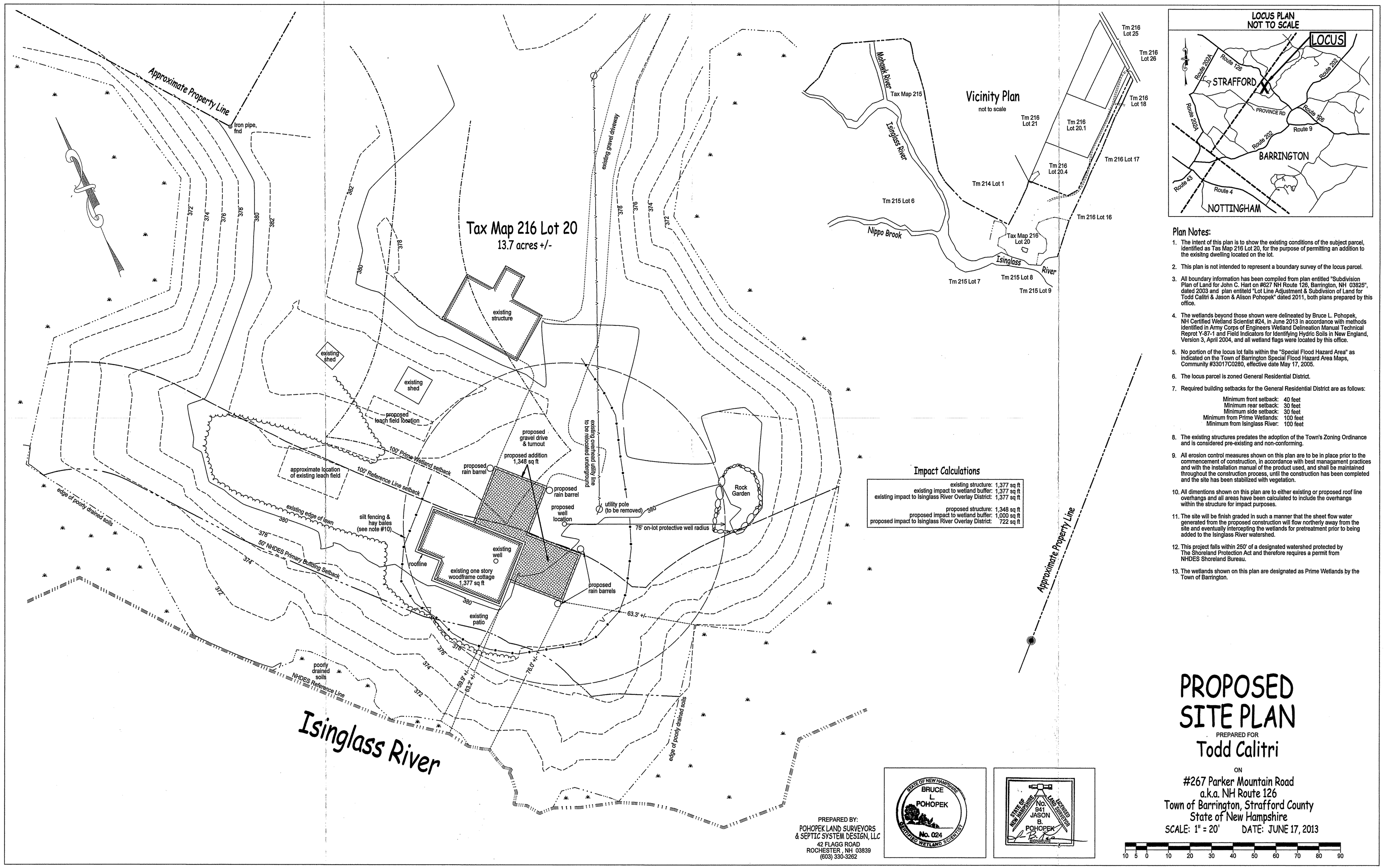

Plan Notes:

1. The intent of this plan is to show the existing conditions of the subject parcel, identified as Tas Map 216 Lot 20, for the purpose of permitting an addition to the exisitng dwelling located on the lot.
2. This plan is not intended to represent a boundary survey of the locus parcel.
3. All boundary information has been compiled from plan entitled "Subdivision Plan of Land for John C. Hart on #627 NH Route 126, Barrington, NH 03825", dated 2003 and plan entitleld "Lot Line Adjustment & Subdivision of Land for Todd Calitri & Jason & Alison Pohopek" dated 2011, both plans prepared by this office.
4. The wetlands beyond those shown were delineated by Bruce L. Pohopek, NH Certified Wetland Scientist #24, in June 2013 in accordance with methods identified in Army Corps of Engineers Wetland Delineation Manual Technical Reprot Y-87-1 and Field Indicators for Identifying Hydric Soils in New England, Version 3, April 2004, and all wetland flags were located by this office.
5. No portion of the locus lot falls within the "Special Flood Hazard Area" as indicated on the Town of Barrington Special Flood Hazard Area Maps, Community #33017C0280, effective date May 17, 2005.
6. The locus parcel is zoned General Residential District.
7. Required building setbacks for the General Residential District are as follows:

Minimum front setback:	40 feet
Minimum rear setback:	30 feet
Minimum side setback:	30 feet
Minimum from Prime Wetlands:	100 feet
Minimum from Isinglass River:	100 feet

8. The existing structures predates the adoption of the Town's Zoning Ordinance and is considered pre-existing and non-conforming.
9. All erosion control measures shown on this plan are to be in place prior to the commencement of construction, in accordance with best managament practices and with the installation manual of the product used, and shall be maintained throughout the construction process, until the construction has been completed and the site has been stabilized with vegetation.
10. All dimentions shown on this plan are to either existing or proposed roof line overhangs and all areas have been calculated to include the overhangs within the structure for impact purposes.
11. The site will be finish graded in such a manner that the sheet flow water generated from the proposed construction will flow northerly away from the site and eventually intercepting the wetlands for pretreatment prior to being added to the Isinglass River watershed.
12. This project falls within 250' of a designated watershed protected by The Shoreland Protection Act and therefore requires a permit from NHDES Shoreland Bureau.
13. The wetlands shown on this plan are designated as Prime Wetlands by the Town of Barrington.

PROPOSED SITE PLAN

PREPARED FOR

Todd Calitri

ON

#267 Parker Mountain Road
a.k.a. NH Route 126
Town of Barrington, Strafford County
State of New Hampshire

SCALE: 1" = 20' DATE: JUNE 17, 2013