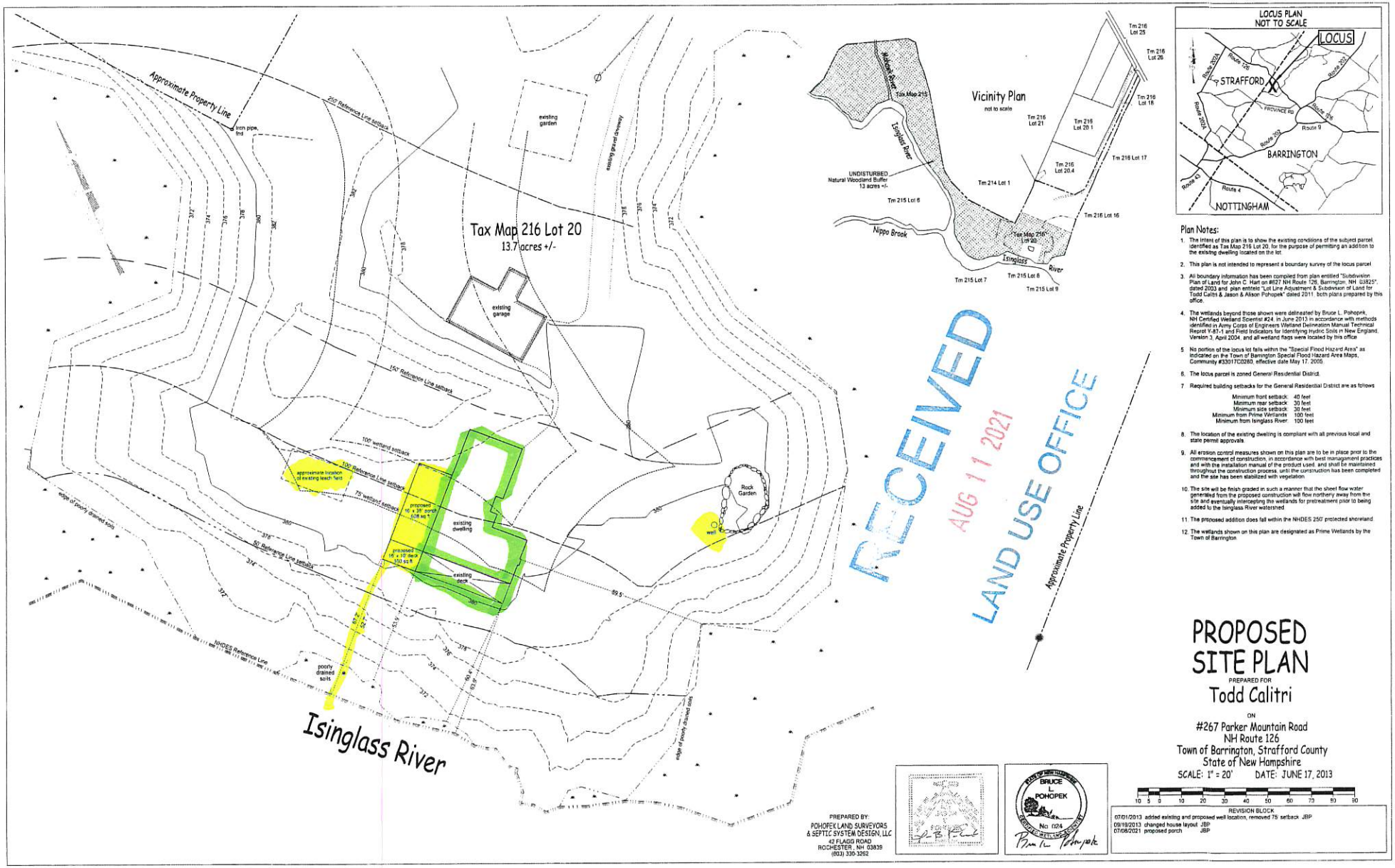

Plan Notes:

1. The intent of this plan is to show the existing conditions of the subject parcel identified as Tax Map 216 Lot 20, for the purpose of permitting an addition to the existing 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 entitled "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 Report 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 #330017C0260, 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 location of the existing dwelling is compliant with all previous local and state permit approvals.
9. All erosion control measures shown on this plan are to be in place prior to the commencement of construction, in accordance with best management 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. 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.
11. The proposed addition does fall within the NHDES 250' protected shoreland.
12. 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
NH Route 126
Town of Barrington, Strafford County
State of New Hampshire

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

10 5 0 10 20 30 40 50 60 70 80 90

REVISION BLOCK

07/01/2013 added existing and proposed well location, removed 75' setback JBP
09/19/2013 changed house layout JBP
07/08/2021 proposed porch JBP

PREPARED BY:
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& SEPTIC SYSTEM DESIGN, LLC
42 FLAGG ROAD
ROCHESTER, NH 03839
(603) 330-3262

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