

RESIDENTIAL SUBDIVISION

CULLEN WOODS

TAX MAP 224 LOT 1

SMOKE STREET

BARRINGTON, NH 03825

LIST OF DRAWINGS

SHEET NO.	DESCRIPTION
1 OF 13	COVER SHEET
2 OF 13	EXISTING CONDITIONS PLAN (1"=100')
3 OF 13	OVERALL BOUNDARY PLAN (1"=100')
4 OF 13	BOUNDARY PLAN (1"=60')
5 OF 13	BOUNDARY PLAN (1"=60')
6 OF 13	BOUNDARY PLAN (1"=60')
7 OF 13	EASEMENT PLAN
8 OF 13	OVERALL PROPOSED CONDITIONS PLAN (1"=100')
9 OF 13	PROPOSED CONDITIONS PLAN (1"=60')
10 OF 13	PROPOSED CONDITIONS PLAN (1"=60')
11 OF 13	PROPOSED CONDITIONS PLAN (1"=60')
12 OF 13	TEST PIT LOGS
13 OF 13	EROSION CONTROL DETAILS

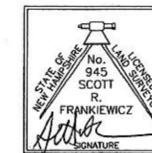


PROFESSIONAL CONSULTANTS LIST

ENGINEER: BROWN ENGINEERING & SURVEYING, LLC
 KENT L. BROWN, P.E.
 683C FIRST NH TURNPIKE
 NORTHWOOD, NH 03261

SURVEYOR: BROWN ENGINEERING & SURVEYING, LLC
 SCOTT R. FRANKIEWICZ, LLS
 683C FIRST NH TURNPIKE
 NORTHWOOD, NH 03261

WETLAND SCIENTIST: SCHAUER ENVIRONMENTAL, INC
 PETER SCHAUER
 722 ROUTE 3A, UNIT 1
 BOW, NH 03304



7-16-14

OWNER:

W. PAUL CULLEN
 P.O. BOX 2044
 SOUTH PADRE ISLAND, TX 78597
 BOOK 3781 PAGE 495

APPLICANT:

TUCK REALTY CORP.
 34 RAEDER DRIVE
 STRATHAM, NH 03885

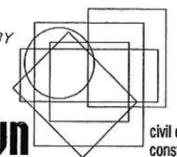
AGENCY APPROVALS

NHDES SUBDIVISION : PENDING DATE: _____

LAND USE OFFICE
 JUL 16 2014
 RECEIVED

OWNERS SIGNATURE	DATE
OWNERS SIGNATURE	DATE

PREPARED BY



BROWN ENGINEERING/SURVEYING
 civil engineers, surveyors
 construction managers
 683C FIRST NH TURNPIKE NORTHWOOD, NEW HAMPSHIRE 03261
 Tel: (603) 677-7004 Fax: (603) 677-7014



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

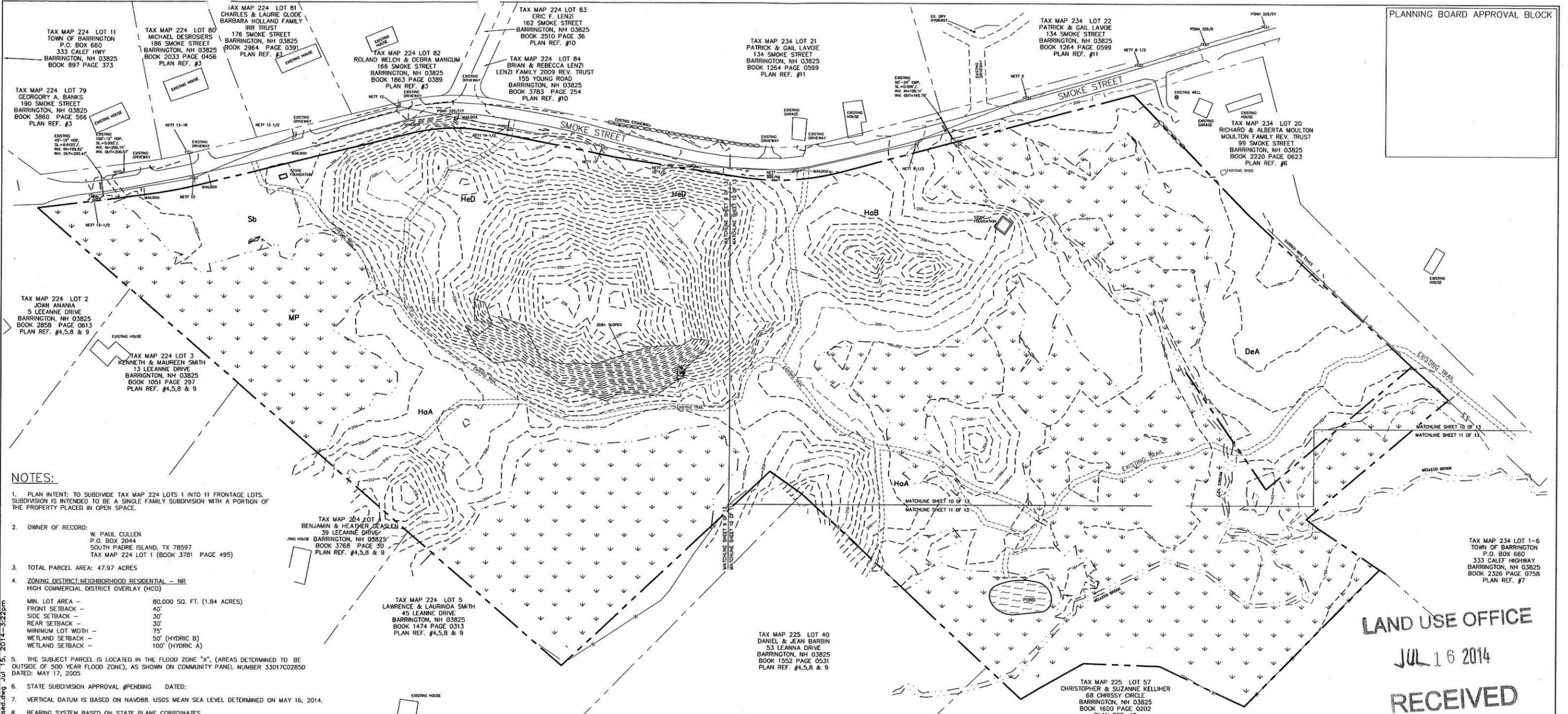
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. BROWN ENGINEERING AND SURVEYING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE (1-800-344-7233).

INITIAL PLAN SET SUBMISSION DATE

JULY 16, 2014

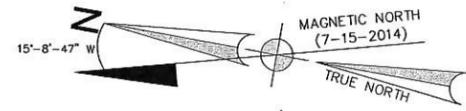
Latest revision date: _____

NO.	DATE	DESCRIPTION	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-



- NOTES:**
1. PLAN INTENT: TO SUBDIVIDE TAX MAP 224 LOTS 1 INTO 11 FRONTAGE LOTS. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION WITH A PORTION OF THE PROPERTY PLACED IN OPEN SPACE.
 2. OWNER OF RECORD: W. PAUL CULLEN, P.O. BOX 2044, SOUTH PADRE ISLAND, TX 78597, TAX MAP 224 LOT 1 (BOOK 3781 PAGE 495)
 3. TOTAL PARCEL AREA: 47.97 ACRES
 4. ZONING DISTRICT: NEIGHBORHOOD RESIDENTIAL - NR, HIGH COMMERCIAL DISTRICT OVERLAY (HCO)
 - MIN. LOT AREA - 80,000 SQ. FT. (1.84 ACRES)
 - FRONT SETBACK - 40'
 - SIDE SETBACK - 30'
 - REAR SETBACK - 30'
 - MINIMUM LOT WIDTH - 75'
 - WETLAND SETBACK - 50' (HYDRIC B)
 - WETLAND SETBACK - 100' (HYDRIC A)
 5. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33017C02850 DATED: MAY 17, 2005
 6. STATE SUBDIVISION APPROVAL #PENDING DATED:
 7. VERTICAL DATUM IS BASED ON NAVD83, USGS MEAN SEA LEVEL DETERMINED ON MAY 16, 2014.
 8. BEARING SYSTEM BASED ON STATE PLANE COORDINATES.
 9. ACCORDING TO TOWN MAPS THERE ARE NO PRIME WETLANDS LOCATED ON THIS PROPERTY.
 10. JURISDICTIONAL WETLANDS WERE DELINEATED BY PETER SCHAUER OF SCHAUER ENVIRONMENTAL, INC DURING 5-2014..
 11. DRIVEWAY CULVERTS TO A MINIMUM OF 15" DIAMETER AND 30' LONG.
 12. A WAIVER HAS BEEN REQUESTED TO ALLOW OVERHEAD UTILITIES.
 13. 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.
 14. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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 NO EXPENSE TO THE TOWN.
 15. SHEETS 3,4,5,6 OF 13 SHALL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
 16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 17. FIRE PROTECTION TO BE PROVIDED BY FIRE POND LOCATED ON TAX MAP 234 LOT 22 (200,000 GALLONS) AND CISTERN LOCATED AT TRANSFER STATION (20,000 GALLONS).
 18. HOUSE LOCATED ON LOT 11 WILL BE REQUIRED TO HAVE A SPRINKLER SYSTEM FOR FIRE PROTECTION.
 19. LOTS #3,5,6,7,8 & 9 REQUIRE NHDES STATE SUBDIVISION APPROVAL. LOTS #1,2,4,10 & 11 DO NOT REQUIRE NHDES APPROVAL (OVER 5 ACRES)
 20. ALL PROPOSED DRIVEWAYS LOCATIONS SHALL BE CONSIDERED SCHEMATIC ONLY. DRIVEWAY SLOPE NOT TO EXCEED 10%. ALL DRIVEWAYS TO BE BUILT IN ACCORDANCE WITH ARTICLE 15.3.2 OF THE SUBDIVISION REGULATIONS. FINAL LOCATIONS TO BE APPROVED BY THE ROAD AGENT.
 21. DRIVEWAYS FOR LOTS 1,4 & 10 TO PROVIDE A TURN OUT (IF NECESSARY) AS DETERMINED BY THE FIRE DEPARTMENT.

- LEGEND**
- GRADE CONTOUR - 2 FT INTERVAL
 - GRADE CONTOUR - 10 FT INTERVAL
 - - - EDGE OF WETLANDS
 - ○ ○ ○ ○ STONEWALL
 - NRCS SOILS



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, L.L.S. DATE: 7-16-14

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH, PERFORMED THE WETLAND MAPPING DURING THE SPRING OF 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, NORTHEASTERN AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

PETER S. SCHAUER, CWS DATE:

LAND USE OFFICE
 JUL 16 2014
RECEIVED

EXISTING CONDITIONS
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1
 SMOKE LANE, BARRINGTON, NEW HAMPSHIRE

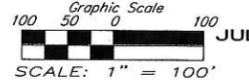
PREPARED FOR: TUCK REALTY CORP.
 34 RAEDER DRIVE
 STRATHAM, NH 03885

OWNER OF RECORD: W. PAUL CULLEN
 P.O. BOX 2044
 SOUTH PADRE ISLAND, TX 78597
 BOOK 3781 PAGE 495

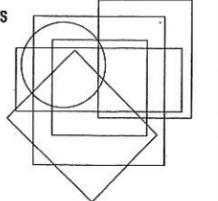
BROWN ENGINEERING & SURVEYING LLC

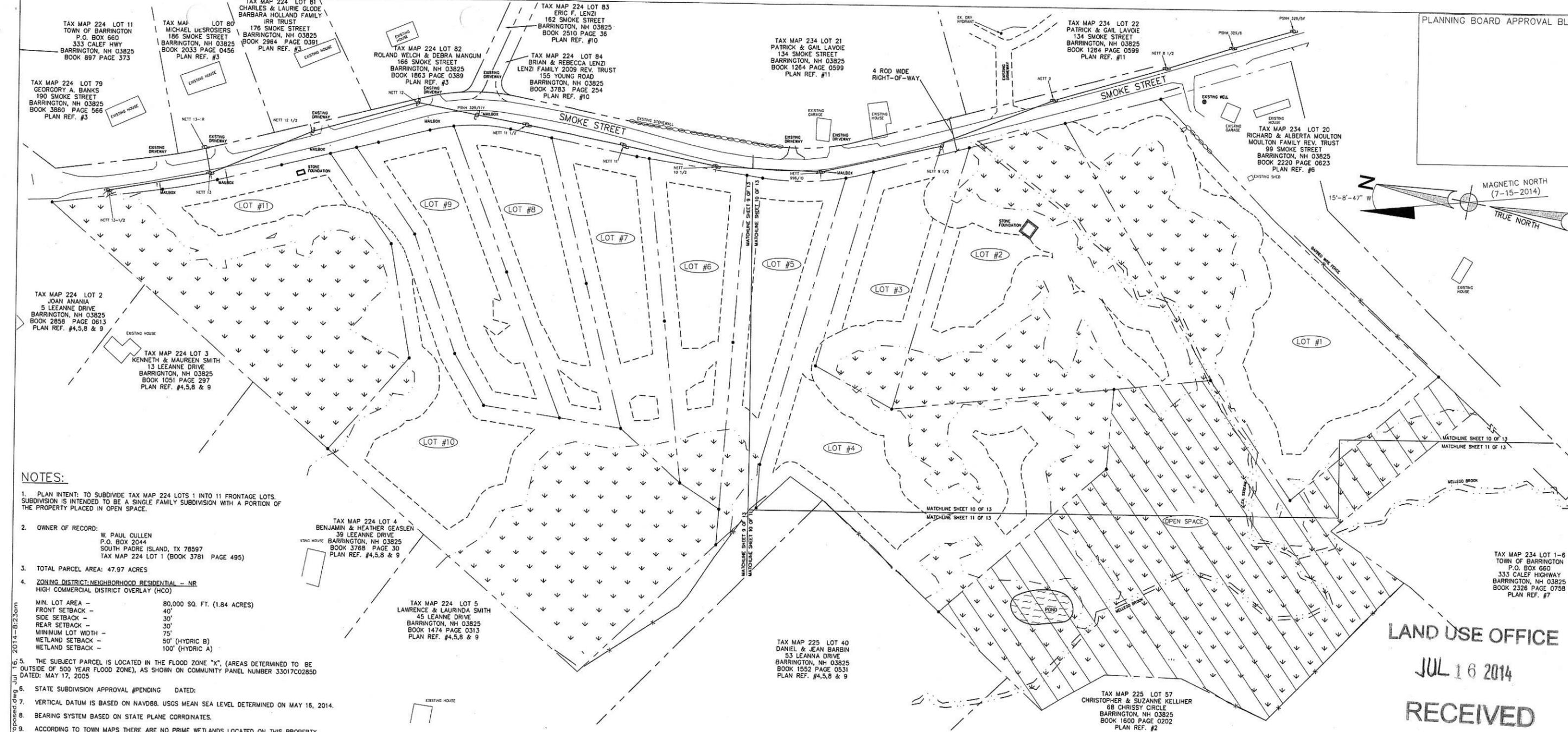
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 www.browngineeringllc.com

civil engineers, surveyors
 construction managers



REV.	DATE	DESCRIPTION	BY





- NOTES:**
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 - MIN. LOT AREA - 80,000 SQ. FT. (1.84 ACRES)
 - FRONT SETBACK - 40'
 - SIDE SETBACK - 30'
 - REAR SETBACK - 30'
 - MINIMUM LOT WIDTH - 75'
 - WETLAND SETBACK - 50' (HYDRIC B)
 - WETLAND SETBACK - 100' (HYDRIC A)
 5. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33017C0285D DATED: MAY 17, 2005
 6. STATE SUBDIVISION APPROVAL #PENDING DATED:
 7. VERTICAL DATUM IS BASED ON NAVD88. USGS MEAN SEA LEVEL DETERMINED ON MAY 16, 2014.
 8. BEARING SYSTEM BASED ON STATE PLANE COORDINATES.
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 13. 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.
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 19. LOTS #3,5,6,7,8 & 9 REQUIRE NHDES STATE SUBDIVISION APPROVAL. LOTS #1,2,4,10 & 11 DO NOT REQUIRE NHDES APPROVAL (OVER 5 ACRES)
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 21. DRIVEWAYS FOR LOTS 1,4 & 10 TO PROVIDE A TURN OUT (IF NECESSARY) AS DETERMINED BY THE FIRE DEPARTMENT.

TAX MAP 224 LOT 4
BENJAMIN & HEATHER GEASLEN
38 LEEANNE DRIVE
BARRINGTON, NH 03825
BOOK 3768 PAGE 30
PLAN REF. #4,5,8 & 9

- LEGEND**
- EDGE OF WETLANDS
 - PROPOSED GRANITE BOUND
 - PROPOSED REBAR
 - - - PROPOSED BUILDING SETBACK LINE
 - - - PROPOSED SEPTIC SETBACK LINE
 - STONEWALL

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, LLS
DATE: 7-16-14

- PLAN REFERENCES**
1. PLAN NOT RECORDED, "A PLAN OF W. PAUL CULLEN LAND, BARRINGTON, NH", SCALE 1"=200', PREPARED BY F.E. DREW, R.L.S., DATED: DEC. 1972.
 2. S.C.R.D. PLAN #40-84/85, "LOT CONSOLIDATION AND SUBDIVISION PLAN ON LAND OWNED BY DAVID W. EDGALL AND SAMUEL A. CIOFFI AND UNDER CONTRACT TO CHRISTOPHER L. KELLNER, SUZANNE L. KELLNER AND PETER DEMASS, BARRINGTON, NH", PREPARED BY FREDERICK E. DREW ASSOCIATES, DATED: FEB. 1992, SCALE 1"=100', 2 SHEETS.
 3. S.C.R.D. PLAN #26-109, "SUBDIVISION OF LAND FOR DOUGLAS CAMPBELL IN BARRINGTON, NH", SCALE: 1"=100', DATED: OCTOBER 22, 1986, PREPARED BY BRUCE PHOPEK LAND SURVEYOR, DOVER, NH.
 4. S.C.R.D. PLAN #32A-47, "PLAN OF LAND, MARILYN I. SMITH, BARRINGTON, NH", SCALE: 1"=200', DATED: APRIL 1991, PREPARED BY: FREDERICK E. DREW ASSOCIATES, RANDY ORVIS
 5. S.C.R.D. PLAN #21-12, "SUBDIVISION PLAN, MARILYN I. SMITH, BARRINGTON, NH", SCALE: 1"=100', DATED: NOV. 1979, PREPARED BY FREDERICK E. DREW ASSOCIATES.
 6. S.C.R.D. PLAN #48-83, "PLAN OF LAND FOR RICHARD AND ALBERTA MOULTON, 45 SMOKE STREET, BARRINGTON, NEW HAMPSHIRE", SCALE: 1"=40', DATED: NOVEMBER 1996, PREPARED BY: K.E.M. LAND SURVEYS, INC.
 7. S.C.R.D. #104-087, "SUBDIVISION PLAT, MAP 234 LOT 1, ROUTE 9, BARRINGTON, NH 03825", SCALE: 1"=50', DATED: 1-11-13, PREPARED BY JONES AND BEACH ENGINEERS, INC.
 8. S.C.R.D. #21-12, "SUBDIVISION PLAN, MARILYN I. SMITH, BARRINGTON, NH", SCALE: 1"=100', DATED: NOV. 1979, PREPARED BY: FREDERICK E. DREW ASSOCIATES, INC.
 9. S.C.R.D. #24A-161, "RESUBDIVISION OF LOT 6, MARILYN I. SMITH, BARRINGTON, NH", SCALE: 1"=100', DATED: AUG 1984, PREPARED BY: FEDERICK E. DREW ASSOCIATES.
 10. S.C.R.D. #64-96, "SUBDIVISION PLAN, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR STEPHEN LENZI, BRIAN LENZI & PATRICK LAVOIE", SCALE: 1"=100', DATED: FEBRUARY 16, 2001, PREPARED BY: ORVIS/DREW, LLC.
 11. S.C.R.D. #28-74, "REVISED BOUNDARY PLAN, PATRICK P. LAVOIE AND WALDRON B. HALEY, BARRINGTON, NH", SCALE: 1"=200', DATED: DEC. 1985, PREPARED BY: FEDERICK E. DREW ASSOCIATES.

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PETER S. SCHAUER, CWS _____ DATE: _____

OWNERS SIGNATURE	DATE
OWNERS SIGNATURE	DATE

**OVERALL BOUNDARY PLAN
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1**

SMOKE STREET, BARRINGTON, NEW HAMPSHIRE

PREPARED FOR:
TUCK REALTY CORP.
34 RAEDER DRIVE
STRATHAM, NH 03885

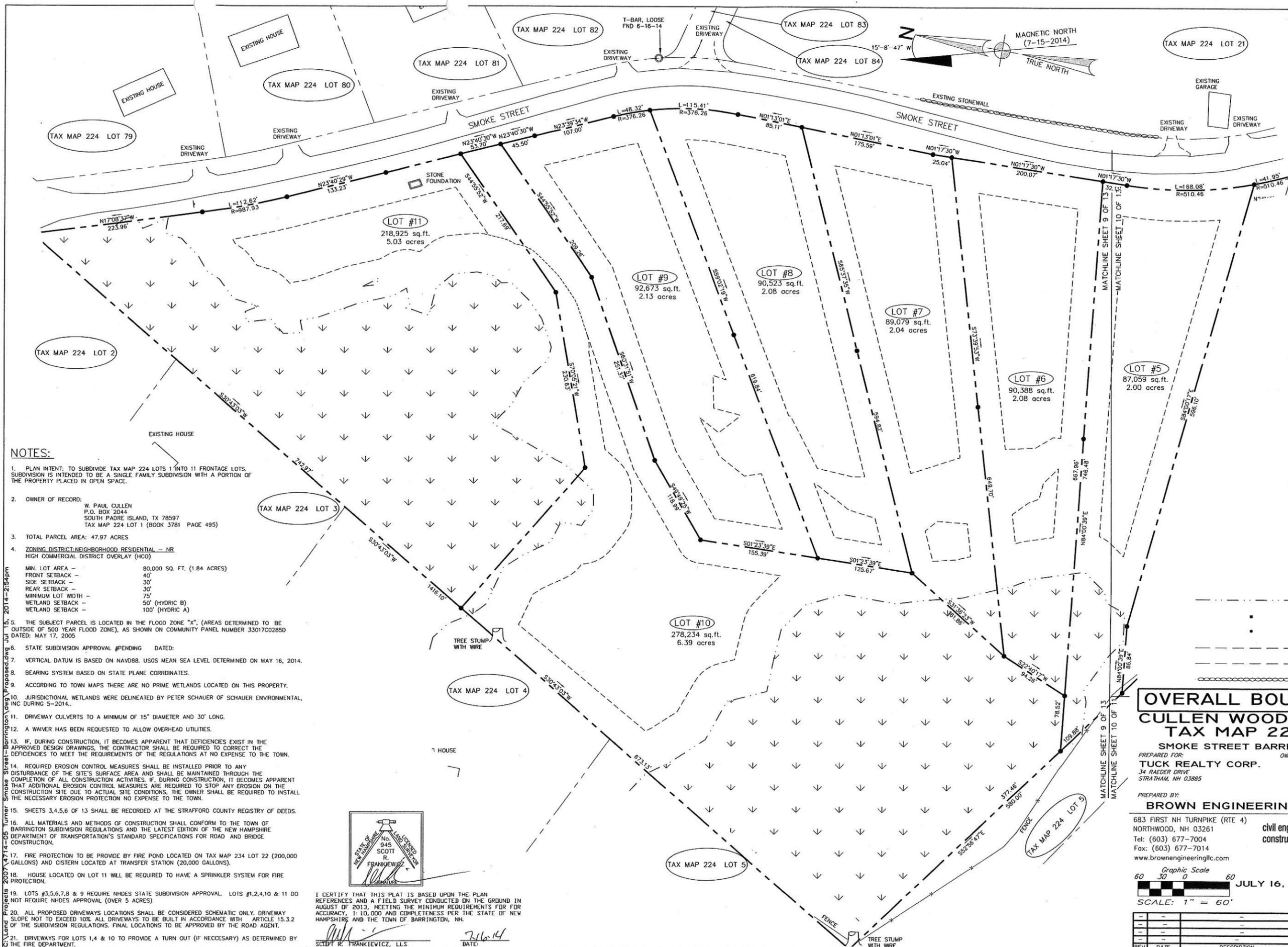
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Graphic Scale
100 50 0 100
JULY 16, 2014
SCALE: 1" = 100'

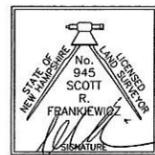
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SCOTT R. FRANKIEWICZ, LLS
DATE: 7/16/14

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RECEIVED

LEGEND

- EDGE OF WETLANDS
- PROPOSED GRANITE BOUND
- PROPOSED REBAR
- PROPOSED BUILDING SETBACK LINE
- PROPOSED SEPTIC SETBACK LINE
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OVERALL BOUNDARY PLAN
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1

SMOKE STREET BARRINGTON, NEW HAMPSHIRE
 PREPARED FOR: TUCK REALTY CORP. OWNER OF RECORD: W. PAUL CULLEN
 34 RAEDER DRIVE P.O. BOX 2044
 STRATHAM, NH 03885 SOUTH PADRE ISLAND, TX 78597
 BOOK 3781 PAGE 495

PREPARED BY:
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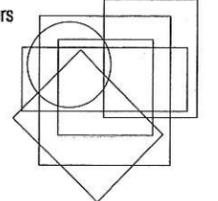
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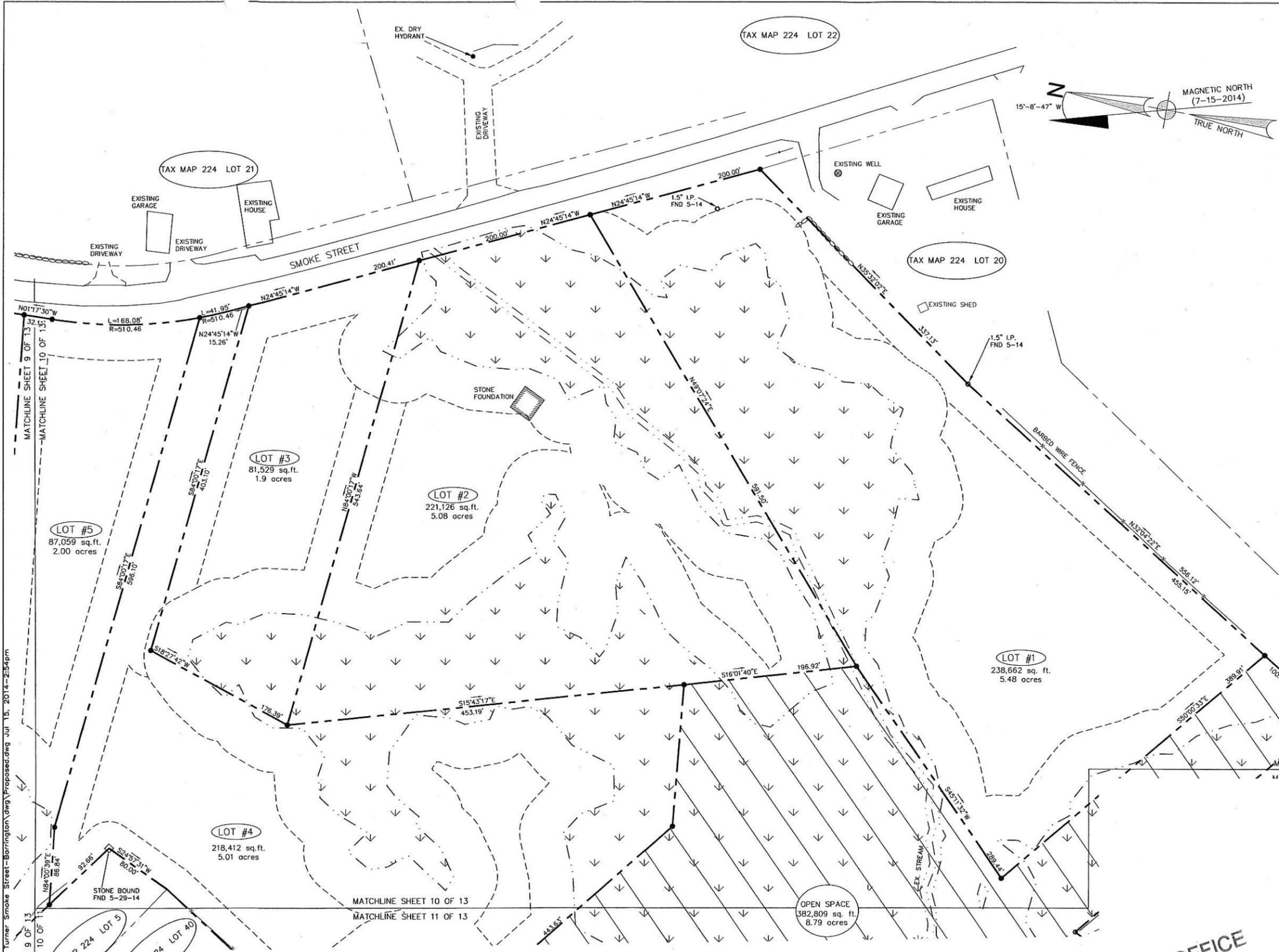
Graphic Scale
 60 30 0 60
 SCALE: 1" = 60'

JULY 16, 2014

REV.	DATE	DESCRIPTION	BY

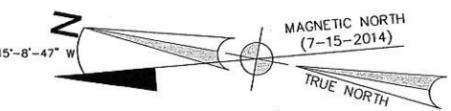


JOB NO:4714-05
SHEET 4 OF 13



- NOTES:**
- PLAN INTENT: TO SUBDIVIDE TAX MAP 224 LOTS 1 INTO 11 FRONTAGE LOTS. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION WITH A PORTION OF THE PROPERTY PLACED IN OPEN SPACE.
 - OWNER OF RECORD: W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
TAX MAP 224 LOT 1 (BOOK 3781 PAGE 495)
 - TOTAL PARCEL AREA: 47.97 ACRES
 - ZONING DISTRICT: NEIGHBORHOOD RESIDENTIAL - NR
HIGH COMMERCIAL DISTRICT OVERLAY (HCO)

MIN. LOT AREA -	80,000 SQ. FT. (1.84 ACRES)
FRONT SETBACK -	40'
SIDE SETBACK -	30'
REAR SETBACK -	30'
MINIMUM LOT WIDTH -	75'
WETLAND SETBACK -	50' (HYDRIC B)
WETLAND SETBACK -	100' (HYDRIC A)
 - THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33017CD2850 DATED: MAY 17, 2005
 - STATE SUBDIVISION APPROVAL #PENDING DATED:
 - VERTICAL DATUM IS BASED ON NAVD83. USGS MEAN SEA LEVEL DETERMINED ON MAY 16, 2014.
 - BEARING SYSTEM BASED ON STATE PLANE COORDINATES.
 - ACCORDING TO TOWN MAPS THERE ARE NO PRIME WETLANDS LOCATED ON THIS PROPERTY.
 - JURISDICTIONAL WETLANDS WERE DELINEATED BY PETER SCHAUER OF SCHAUER ENVIRONMENTAL, INC DURING 5-2014.
 - DRIVEWAY CULVERTS TO A MINIMUM OF 15" DIAMETER AND 30" LONG.
 - A WAIVER HAS BEEN REQUESTED TO ALLOW OVERHEAD UTILITIES.
 - 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.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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 NO EXPENSE TO THE TOWN.
 - SHEETS 3,4,5,6 OF 13 SHALL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - FIRE PROTECTION TO BE PROVIDED BY FIRE POND LOCATED ON TAX MAP 234 LOT 22 (200,000 GALLONS) AND CISTERN LOCATED AT TRANSFER STATION (20,000 GALLONS).
 - HOUSE LOCATED ON LOT 11 WILL BE REQUIRED TO HAVE A SPRINKLER SYSTEM FOR FIRE PROTECTION.
 - LOTS #3,5,6,7,8 & 9 REQUIRE NHDES STATE SUBDIVISION APPROVAL. LOTS #1,2,4,10 & 11 DO NOT REQUIRE NHDES APPROVAL (OVER 5 ACRES)
 - ALL PROPOSED DRIVEWAYS LOCATIONS SHALL BE CONSIDERED SCHEMATIC ONLY. DRIVEWAY SLOPE NOT TO EXCEED 10%. ALL DRIVEWAYS TO BE BUILT IN ACCORDANCE WITH ARTICLE 15.3.2 OF THE SUBDIVISION REGULATIONS. FINAL LOCATIONS TO BE APPROVED BY THE ROAD AGENT.
 - DRIVEWAYS FOR LOTS 1,4 & 10 TO PROVIDE A TURN OUT (IF NECESSARY) AS DETERMINED BY THE FIRE DEPARTMENT.



PLANNING BOARD APPROVAL BLOCK

BOUNDARY PLAN
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1
 SMOKE STREET, BARRINGTON, NEW HAMPSHIRE

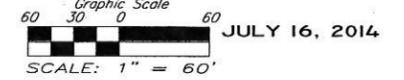
PREPARED FOR: TUCK REALTY CORP.
 34 RAEDER DRIVE
 STRATHAM, NH 03885

OWNER OF RECORD: W. PAUL CULLEN
 P.O. BOX 2044
 SOUTH PADRE ISLAND, TX 78597
 BOOK 3781 PAGE 495

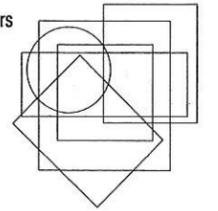
PREPARED BY: **BROWN ENGINEERING & SURVEYING LLC**

683 FIRST NH TURNPIKE (RTE 4)
 NORTHWOOD, NH 03261
 Tel: (603) 677-7004
 Fax: (603) 677-7014
 www.browneengineeringllc.com

civil engineers, surveyors
 construction managers



REV.	DATE	DESCRIPTION	BY



JOB NO: 4714-05
 SHEET 5 OF 13

LEGEND

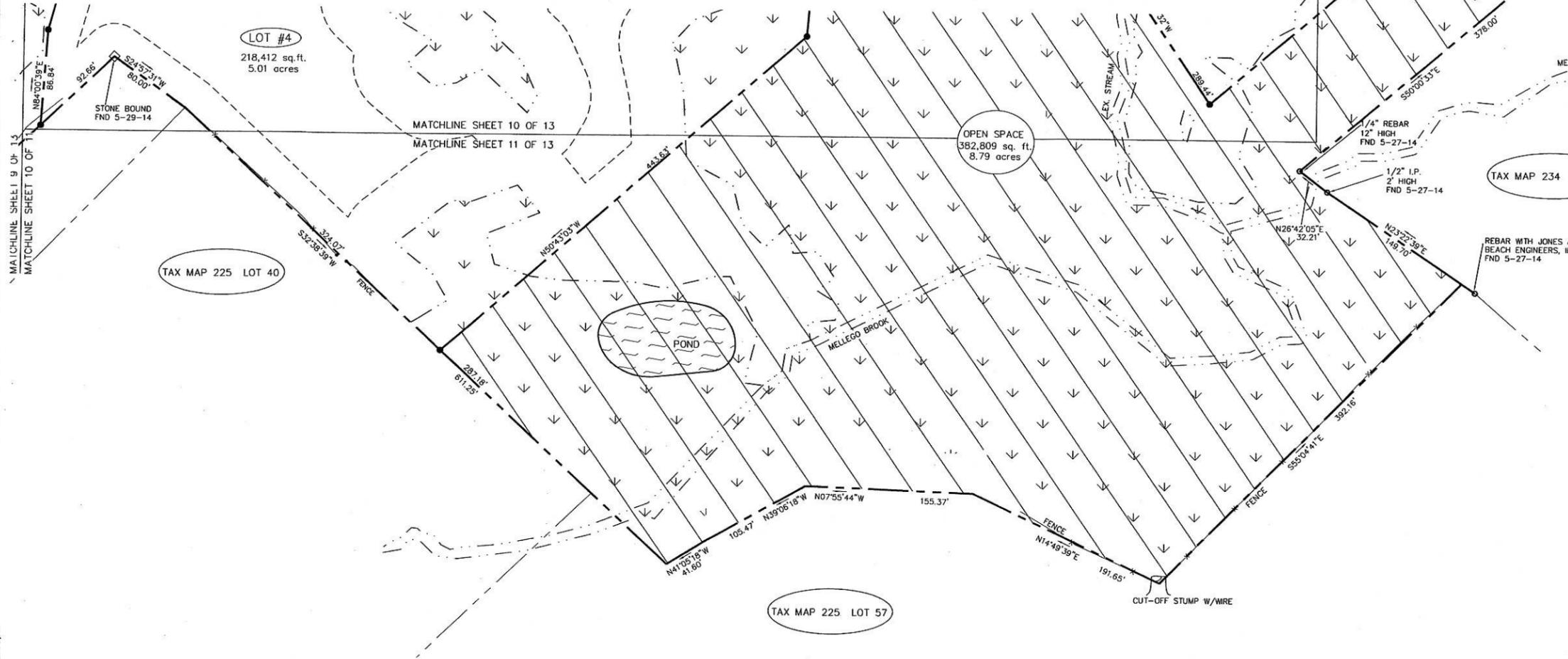
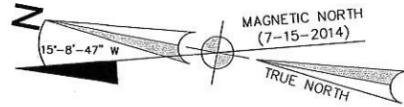
- EDGE OF WETLANDS
- PROPOSED GRANITE BOUND
- PROPOSED REBAR
- PROPOSED BUILDING SETBACK LINE
- STONEWALL
- EDGE OF STREAM

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

Scott R. Frankiewicz, L.L.S. DATE: 7-16-14

LAND USE OFFICE
 JUL 16 2014
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C:\Land Projects\2007\4714-05 Turner Smoke Street-Barrington.dwg Proposed.dwg Jul 15, 2014 2:54pm



- NOTES:**
- PLAN INTENT: TO SUBDIVIDE TAX MAP 224 LOTS 1 INTO 11 FRONTAGE LOTS. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION WITH A PORTION OF THE PROPERTY PLACED IN OPEN SPACE.
 - OWNER OF RECORD: W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
TAX MAP 224 LOT 1 (BOOK 3781 PAGE 495)
 - TOTAL PARCEL AREA: 47.97 ACRES
 - ZONING DISTRICT: NEIGHBORHOOD RESIDENTIAL - NR
HIGH COMMERCIAL DISTRICT OVERLAY (HCO)
MIN. LOT AREA - 80,000 SQ. FT. (1.84 ACRES)
FRONT SETBACK - 40'
SIDE SETBACK - 30'
REAR SETBACK - 30'
MINIMUM LOT WIDTH - 75'
WETLAND SETBACK - 50' (HYDRIC B)
WETLAND SETBACK - 100' (HYDRIC A)
 - THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33017C02850 DATED: MAY 17, 2005
 - STATE SUBDIVISION APPROVAL #PENDING DATED:
 - VERTICAL DATUM IS BASED ON NAVD83. USGS MEAN SEA LEVEL DETERMINED ON MAY 16, 2014
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 - DRIVEWAY CULVERTS TO A MINIMUM OF 15" DIAMETER AND 30' LONG.
 - A WAIVER HAS BEEN REQUESTED TO ALLOW OVERHEAD UTILITIES.
 - 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.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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 NO EXPENSE TO THE TOWN.
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 - FIRE PROTECTION TO BE PROVIDED BY FIRE POND LOCATED ON TAX MAP 234 LOT 22 (200,000 GALLONS) AND CISTERN LOCATED AT TRANSFER STATION (20,000 GALLONS).
 - HOUSE LOCATED ON LOT 11 WILL BE REQUIRED TO HAVE A SPRINKLER SYSTEM FOR FIRE PROTECTION.
 - LOTS #3,5,6,7,8 & 9 REQUIRE NHDES STATE SUBDIVISION APPROVAL. LOTS #1,2,4,10 & 11 DO NOT REQUIRE NHDES APPROVAL (OVER 5 ACRES)
 - ALL PROPOSED DRIVEWAYS LOCATIONS SHALL BE CONSIDERED SCHEMATIC ONLY. DRIVEWAY SLOPE NOT TO EXCEED 10% ALL DRIVEWAYS TO BE BUILT IN ACCORDANCE WITH ARTICLE 15.3.2 OF THE SUBDIVISION REGULATIONS. FINAL LOCATIONS TO BE APPROVED BY THE ROAD AGENT.
 - DRIVEWAYS FOR LOTS 1,4 & 10 TO PROVIDE A TURN OUT (IF NECESSARY) AS DETERMINED BY THE FIRE DEPARTMENT.

LOT #4
218,412 sq. ft.
5.01 acres

OPEN SPACE
382,809 sq. ft.
8.79 acres

TAX MAP 234 LOT 1-6

TAX MAP 225 LOT 40

TAX MAP 225 LOT 57

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LEGEND

- - - - - EDGE OF WETLANDS
- PROPOSED GRANITE BOUND
- PROPOSED REBAR
- - - - - PROPOSED BUILDING SETBACK LINE
- - - - - PROPOSED SEPTIC SETBACK LINE
- ○ ○ ○ ○ STONEWALL



I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

att
SCOTT R. FRANKIEWICZ, LLS
DATE: 7-16-14

LAND USE OFFICE
JUL 16 2014
RECEIVED

**BOUNDARY PLAN
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1**

SMOKE STREET, BARRINGTON, NEW HAMPSHIRE

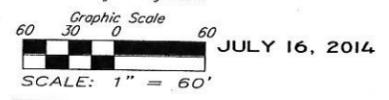
PREPARED FOR: TUCK REALTY CORP.
34 RAEDER DRIVE
STRATHAM, NH 03885

OWNER OF RECORD: W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
BOOK 3781 PAGE 495

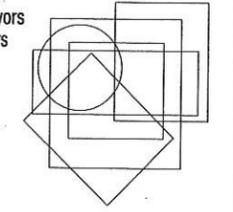
PREPARED BY: BROWN ENGINEERING & SURVEYING LLC

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NORTHWOOD, NH 03261
Tel: (603) 677-7004
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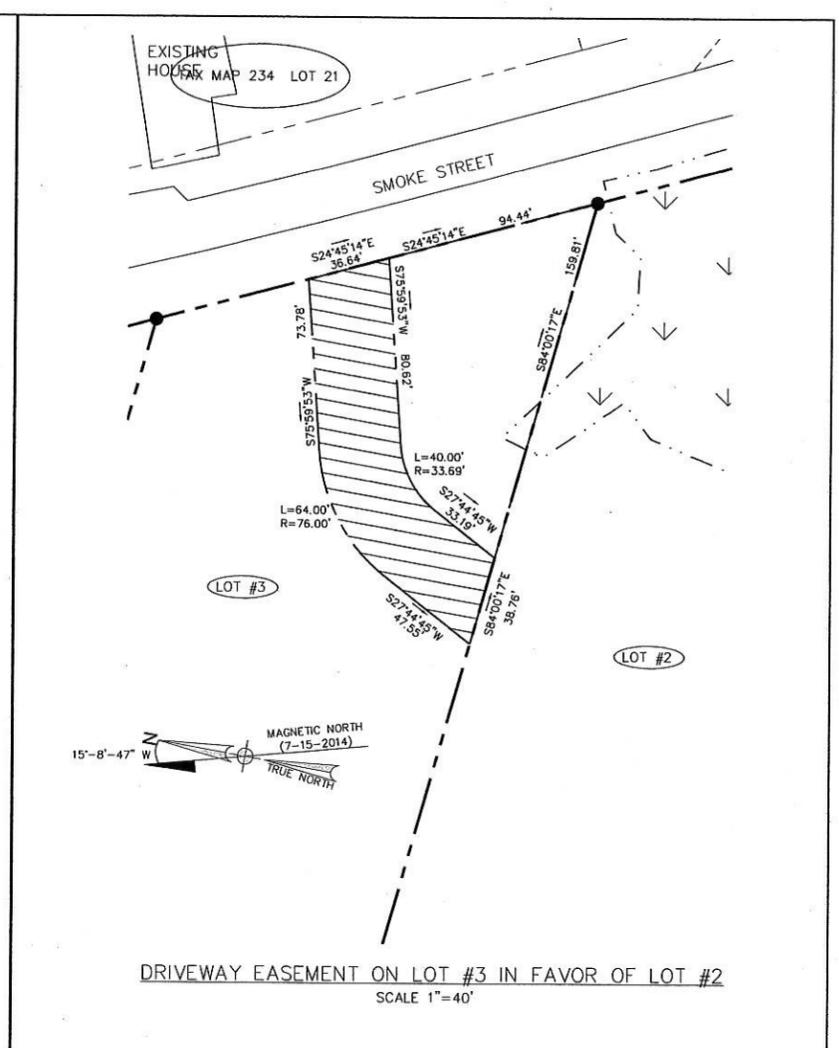
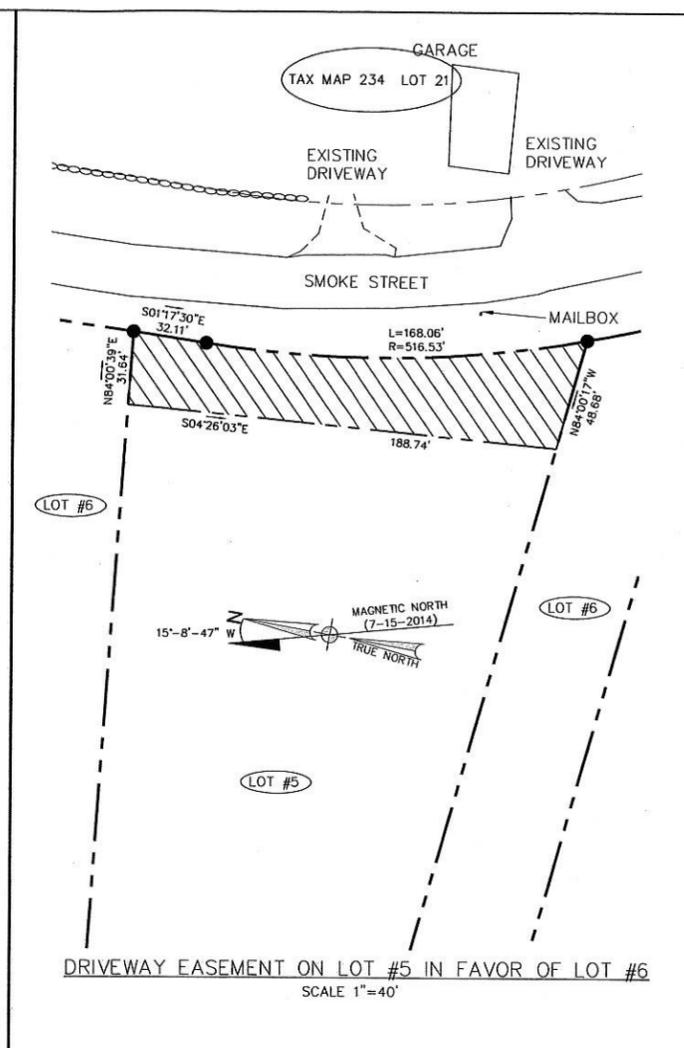
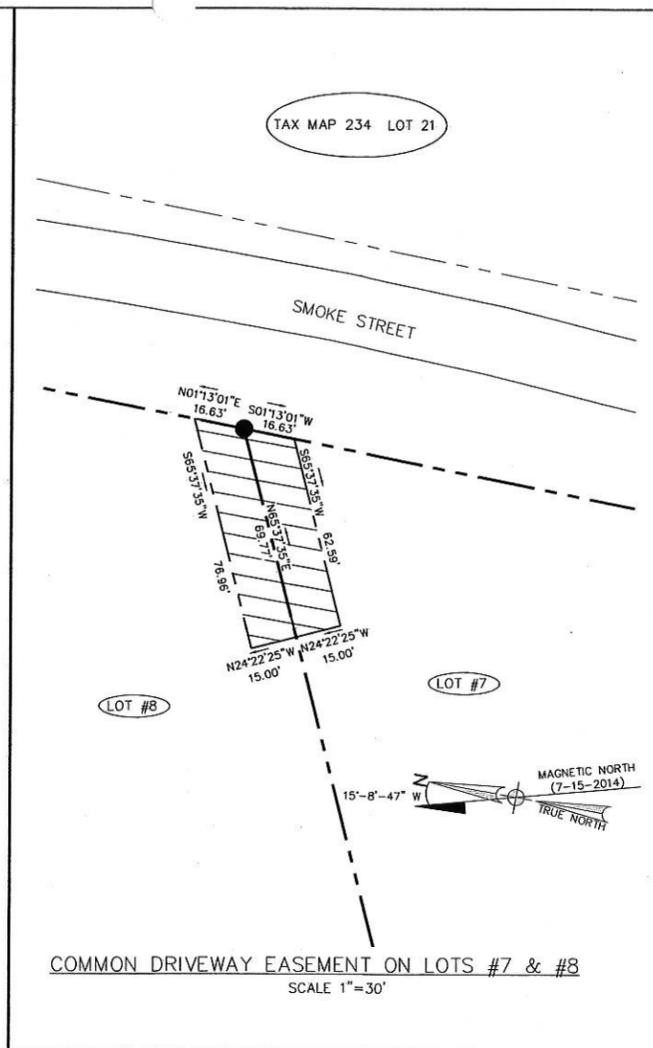
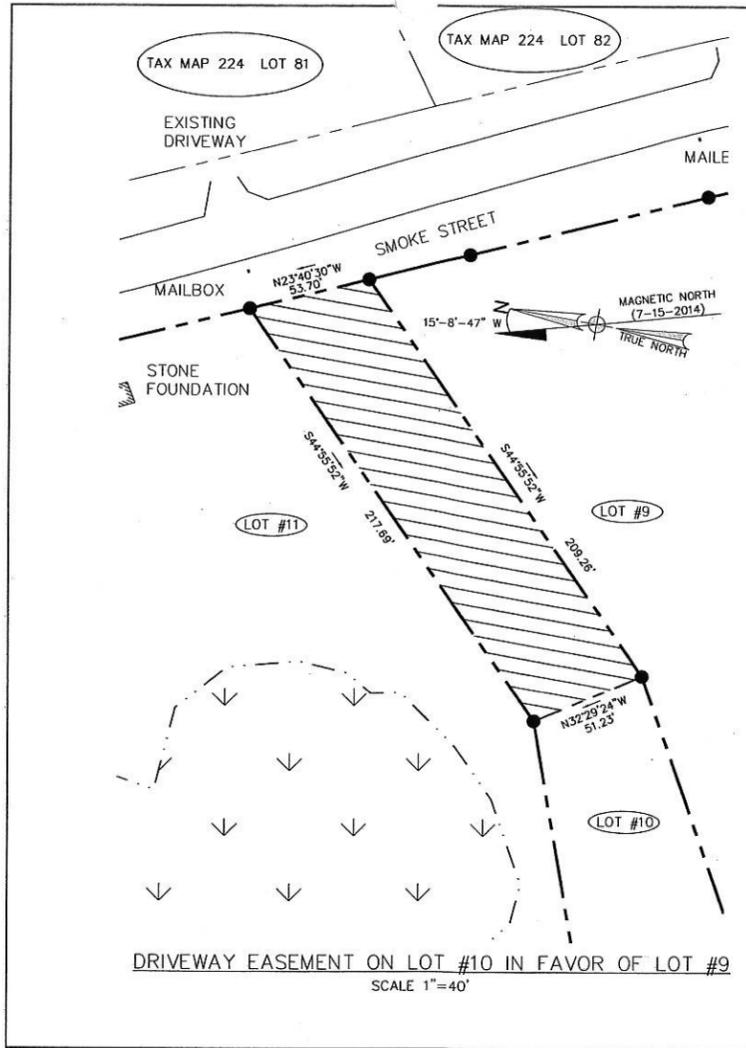
civil engineers, surveyors
construction managers



REV.	DATE	DESCRIPTION	BY

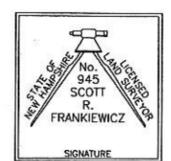


JOB NO: 4714-05
SHEET 6 OF 13



C:\Land Projects 2007\4714-05 Turner Smoke Street-Barrington.dwg \Proposed.dwg Jul 15, 2014 5:22pm

LAND USE OFFICE
JUL 16 2014
RECEIVED



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, LLS
DATE: 7-16-14

EASEMENT PLAN
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1

SMOKE STREET, BARRINGTON, NEW HAMPSHIRE

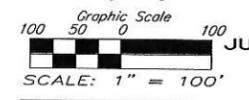
PREPARED FOR: TUCK REALTY CORP. OWNER OF RECORD: W. PAUL CULLEN

34 RAEDER DRIVE P.O. BOX 2044
STRATHAM, NH 03885 SOUTH PADRE ISLAND, TX 78597
BOOK 3781 PAGE 495

PREPARED BY: BROWN ENGINEERING & SURVEYING LLC

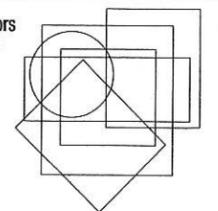
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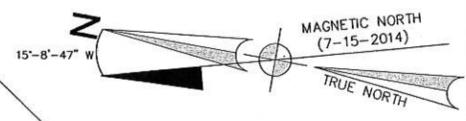
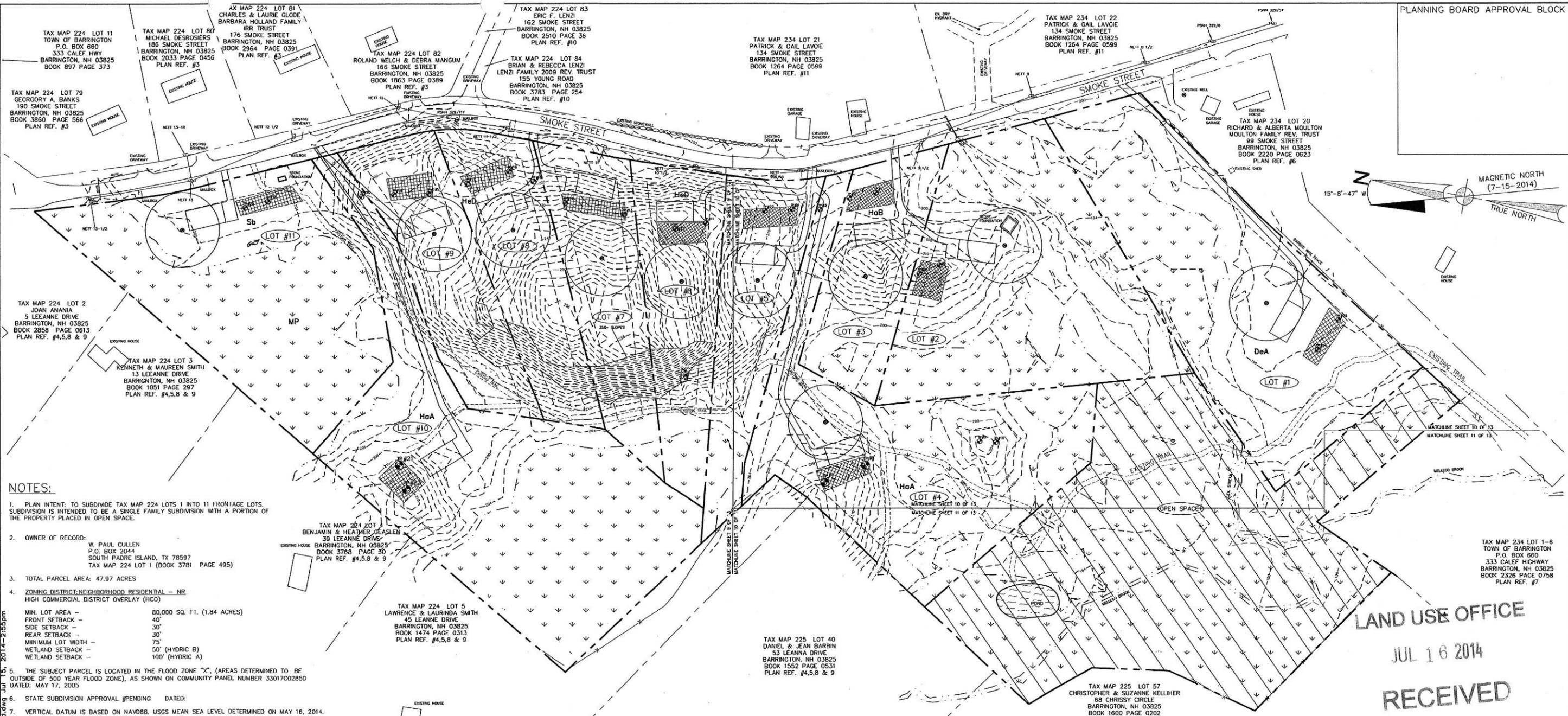


JULY 16, 2014

REV	DATE	DESCRIPTION	BY



JOB NO: 4714-05
SHEET 7 OF 13



- NOTES:**
1. PLAN INTENT: TO SUBDIVIDE TAX MAP 224 LOTS 1 INTO 11 FRONTAGE LOTS. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION WITH A PORTION OF THE PROPERTY PLACED IN OPEN SPACE.
 2. OWNER OF RECORD: W. PAUL CULLEN, P.O. BOX 2044, SOUTH PADRE ISLAND, TX 78597, TAX MAP 224 LOT 1 (BOOK 3781 PAGE 495)
 3. TOTAL PARCEL AREA: 47.97 ACRES
 4. ZONING DISTRICT: NEIGHBORHOOD RESIDENTIAL - NR, HIGH COMMERCIAL DISTRICT OVERLAY (HCO)

MIN. LOT AREA -	80,000 SQ. FT. (1.84 ACRES)
FRONT SETBACK -	40'
SIDE SETBACK -	30'
REAR SETBACK -	30'
MINIMUM LOT WIDTH -	75'
WETLAND SETBACK -	50' (HYDRIC B)
WETLAND SETBACK -	100' (HYDRIC A)
 5. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33017C02850 DATED: MAY 17, 2005
 6. STATE SUBDIVISION APPROVAL #PENDING DATED:
 7. VERTICAL DATUM IS BASED ON NAVD88. USGS MEAN SEA LEVEL DETERMINED ON MAY 16, 2014.
 8. BEARING SYSTEM BASED ON STATE PLANE COORDINATES.
 9. ACCORDING TO TOWN MAPS THERE ARE NO PRIME WETLANDS LOCATED ON THIS PROPERTY.
 10. JURISDICTIONAL WETLANDS WERE DELINEATED BY PETER SCHAUER OF SCHAUER ENVIRONMENTAL, INC DURING 5-2014.
 11. DRIVEWAY CULVERTS TO A MINIMUM OF 15" DIAMETER AND 30' LONG.
 12. A WAIVER HAS BEEN REQUESTED TO ALLOW OVERHEAD UTILITIES.
 13. 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.
 14. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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.
 15. SHEETS 3,4,5,6 OF 13 SHALL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
 16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 17. FIRE PROTECTION TO BE PROVIDED BY FIRE POND LOCATED ON TAX MAP 234 LOT 22 (200,000 GALLONS) AND CISTERN LOCATED AT TRANSFER STATION (20,000 GALLONS).
 18. HOUSE LOCATED ON LOT 11 WILL BE REQUIRED TO HAVE A SPRINKLER SYSTEM FOR FIRE PROTECTION.
 19. LOTS #3,5,6,7,8 & 9 REQUIRE NHDES STATE SUBDIVISION APPROVAL. LOTS #1,2,4,10 & 11 DO NOT REQUIRE NHDES APPROVAL (OVER 5 ACRES)
 20. ALL PROPOSED DRIVEWAYS LOCATIONS SHALL BE CONSIDERED SCHEMATIC ONLY. DRIVEWAY SLOPE NOT TO EXCEED 10% ALL DRIVEWAYS TO BE BUILT IN ACCORDANCE WITH ARTICLE 15.3.2 OF THE SUBDIVISION REGULATIONS. FINAL LOCATIONS TO BE APPROVED BY THE ROAD AGENT.
 21. DRIVEWAYS FOR LOTS 1,4 & 10 TO PROVIDE A TURN OUT (IF NECESSARY) AS DETERMINED BY THE FIRE DEPARTMENT.

LOT #1 LOT AREA = 238,662 SQ. FT. WETLANDS = -65,731 SQ. FT. REMAINING = 172,931 SQ. FT. (3.97 ACRES)	LOT #7 LOT AREA = 218,412 SQ. FT. WETLANDS = -9,743 SQ. FT. REMAINING = 208,669 SQ. FT. (4.77 ACRES)
LOT #2 LOT AREA = 221,126 SQ. FT. WETLANDS = -103,953 SQ. FT. REMAINING = 117,173 SQ. FT. (2.69 ACRES)	LOT #8 LOT AREA = 238,662 SQ. FT. WETLANDS = -7,944 SQ. FT. REMAINING = 230,718 SQ. FT. (5.29 ACRES)
LOT #3 LOT AREA = 81,529 SQ. FT. WETLANDS = -11,286 SQ. FT. REMAINING = 70,243 SQ. FT. (1.61 ACRES)	LOT #9 LOT AREA = 92,673 SQ. FT. WETLANDS = -5,428 SQ. FT. REMAINING = 87,245 SQ. FT. (2.00 ACRES)
LOT #4 LOT AREA = 218,412 SQ. FT. WETLANDS = -39,539 SQ. FT. REMAINING = 178,873 SQ. FT. (4.11 ACRES)	LOT #10 LOT AREA = 278,234 SQ. FT. WETLANDS = -145,580 SQ. FT. REMAINING = 132,654 SQ. FT. (3.04 ACRES)
LOT #5 LOT AREA = 87,059 SQ. FT. WETLANDS = -9,439 SQ. FT. REMAINING = 77,620 SQ. FT. (1.78 ACRES)	LOT #11 LOT AREA = 218,925 SQ. FT. WETLANDS = -143,381 SQ. FT. REMAINING = 75,544 SQ. FT. (1.73 ACRES)
LOT #6 LOT AREA = 90,368 SQ. FT. WETLANDS = -11,149 SQ. FT. REMAINING = 79,219 SQ. FT. (1.82 ACRES)	

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH, PERFORMED THE WETLAND MAPPING DURING THE SPRING OF 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

PETER S. SCHAUER, CWS DATE: 7-16-14

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: 7-16-14



NRCS SOILS

- DeA - DEERFIELD - LOAMY SAND
- HoA - HINKLEY - LOAMY SAND
- HeD - HOLLIS-CHARLTON, EXTREMELY ROCKY FINE SANDY LOAM
- Mp - MUCKY PEAT
- Sb - SAUGATUCK - LOAMY SAND

LEGEND

- EDGE OF WETLANDS
- PROPOSED BUILDING SETBACK LINE
- PROPOSED SEPTIC SETBACK LINE
- STONEWALL

OVERALL PROPOSED CONDITIONS PLAN

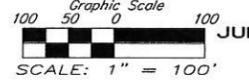
CULLEN WOODS SUBDIVISION TAX MAP 224 LOT 1

SMOKE STREET, BARRINGTON, NEW HAMPSHIRE
 PREPARED FOR: TUCK REALTY CORP. OWNER OF RECORD: W. PAUL CULLEN
 34 RAEDER DRIVE, STRATHAM, NH 03885 P.O. BOX 2044, SOUTH PADRE ISLAND, TX 78597, BOOK 3781 PAGE 495

BROWN ENGINEERING & SURVEYING LLC

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civil engineers, surveyors
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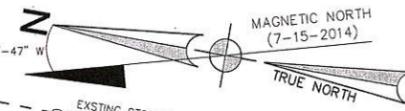
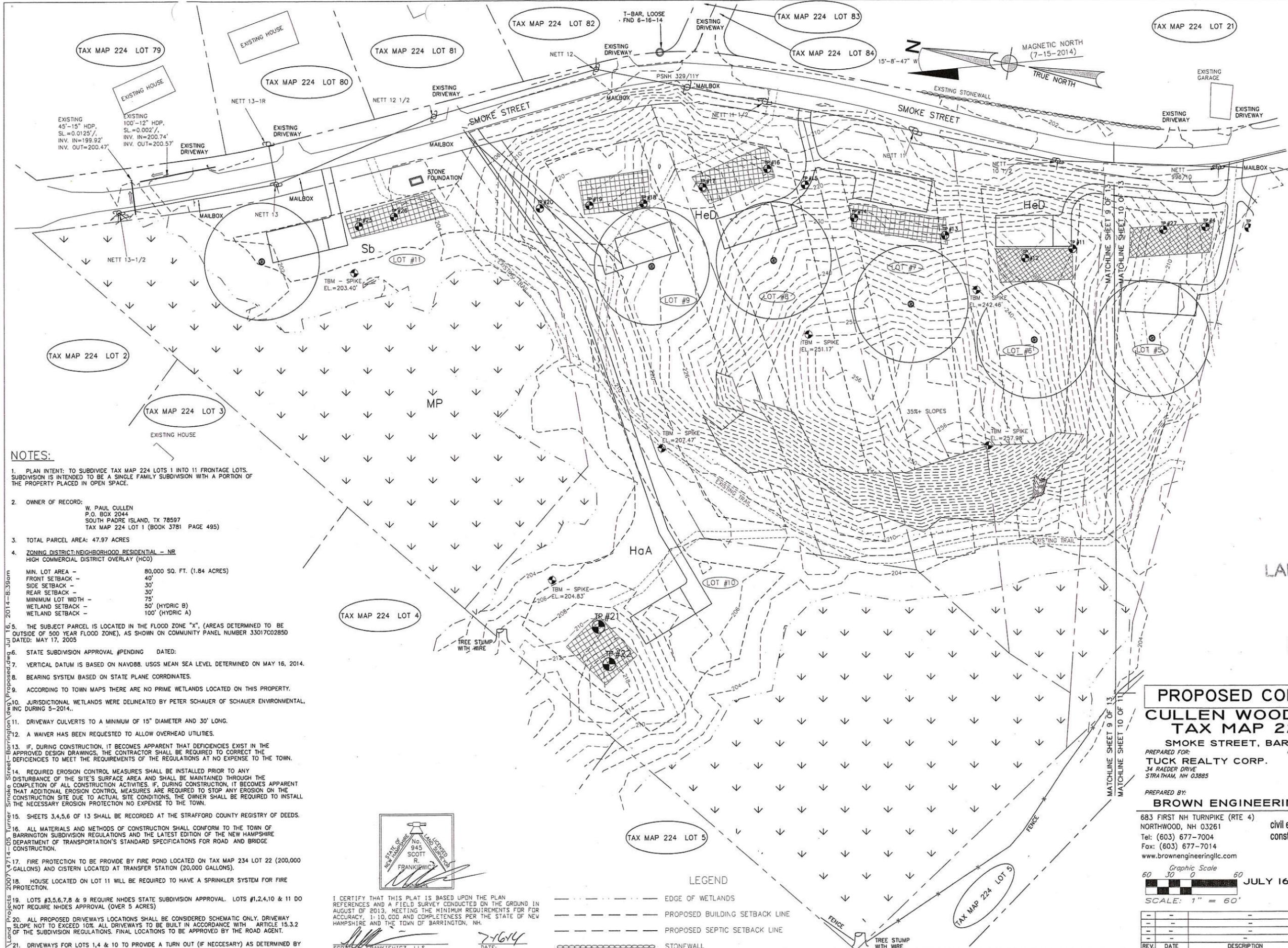


JULY 16, 2014

REV	DATE	DESCRIPTION	BY

JOB NO: 4714-05 SHEET 8 OF 13

LAND USE OFFICE
 JUL 16 2014
 RECEIVED



NOTES:

1. PLAN INTENT: TO SUBDIVIDE TAX MAP 224 LOTS 1 INTO 11 FRONTAGE LOTS. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION WITH A PORTION OF THE PROPERTY PLACED IN OPEN SPACE.
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 - MIN. LOT AREA - 80,000 SQ. FT. (1.84 ACRES)
 - FRONT SETBACK - 40'
 - SIDE SETBACK - 30'
 - REAR SETBACK - 30'
 - MINIMUM LOT WIDTH - 75' (HYDRIC B)
 - WETLAND SETBACK - 50' (HYDRIC B)
 - WETLAND SETBACK - 100' (HYDRIC A)
5. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33017C02850 DATED: MAY 17, 2005
6. STATE SUBDIVISION APPROVAL #PENDING DATED:
7. VERTICAL DATUM IS BASED ON NAVD88. USGS MEAN SEA LEVEL DETERMINED ON MAY 16, 2014.
8. BEARING SYSTEM BASED ON STATE PLANE COORDINATES.
9. ACCORDING TO TOWN MAPS THERE ARE NO PRIME WETLANDS LOCATED ON THIS PROPERTY.
10. JURISDICTIONAL WETLANDS WERE DELINEATED BY PETER SCHAUER OF SCHAUER ENVIRONMENTAL, INC DURING 5-2014.
11. DRIVEWAY CULVERTS TO A MINIMUM OF 15" DIAMETER AND 30' LONG.
12. A WAIVER HAS BEEN REQUESTED TO ALLOW OVERHEAD UTILITIES.
13. 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.
14. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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 NO EXPENSE TO THE TOWN.
15. SHEETS 3,4,5,6 OF 13 SHALL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. FIRE PROTECTION TO BE PROVIDE BY FIRE POND LOCATED ON TAX MAP 234 LOT 22 (200,000 GALLONS) AND CISTERN LOCATED AT TRANSFER STATION (20,000 GALLONS).
18. HOUSE LOCATED ON LOT 11 WILL BE REQUIRED TO HAVE A SPRINKLER SYSTEM FOR FIRE PROTECTION.
19. LOTS #3,5,6,7,8 & 9 REQUIRE NHDES STATE SUBDIVISION APPROVAL. LOTS #1,2,4,10 & 11 DO NOT REQUIRE NHDES APPROVAL (OVER 5 ACRES)
20. ALL PROPOSED DRIVEWAYS LOCATIONS SHALL BE CONSIDERED SCHEMATIC ONLY. DRIVEWAY SLOPE NOT TO EXCEED 10%. ALL DRIVEWAYS TO BE BUILT IN ACCORDANCE WITH ARTICLE 15.3.2 OF THE SUBDIVISION REGULATIONS. FINAL LOCATIONS TO BE APPROVED BY THE ROAD AGENT.
21. DRIVEWAYS FOR LOTS 1,4 & 10 TO PROVIDE A TURN OUT (IF NECESSARY) AS DETERMINED BY THE FIRE DEPARTMENT.

LAND USE OFFICE
JUL 16 2014
RECEIVED

PROPOSED CONDITIONS PLAN
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1

SMOKE STREET, BARRINGTON, NEW HAMPSHIRE

PREPARED FOR: TUCK REALTY CORP. 34 RAEDER DRIVE STRATHAM, NH 03885
OWNER OF RECORD: W. PAUL CULLEN, P.O. BOX 2044, SOUTH PADRE ISLAND, TX 78597, BOOK 3781 PAGE 495

PREPARED BY: BROWN ENGINEERING & SURVEYING LLC

683 FIRST NH TURNPIKE (RTE 4) NORTHWOOD, NH 03261
Tel: (603) 677-7004
Fax: (603) 677-7014
www.browngineeringllc.com
civil engineers, surveyors
construction managers

Graphic Scale
60 30 0 60
JULY 16, 2014
SCALE: 1" = 60'

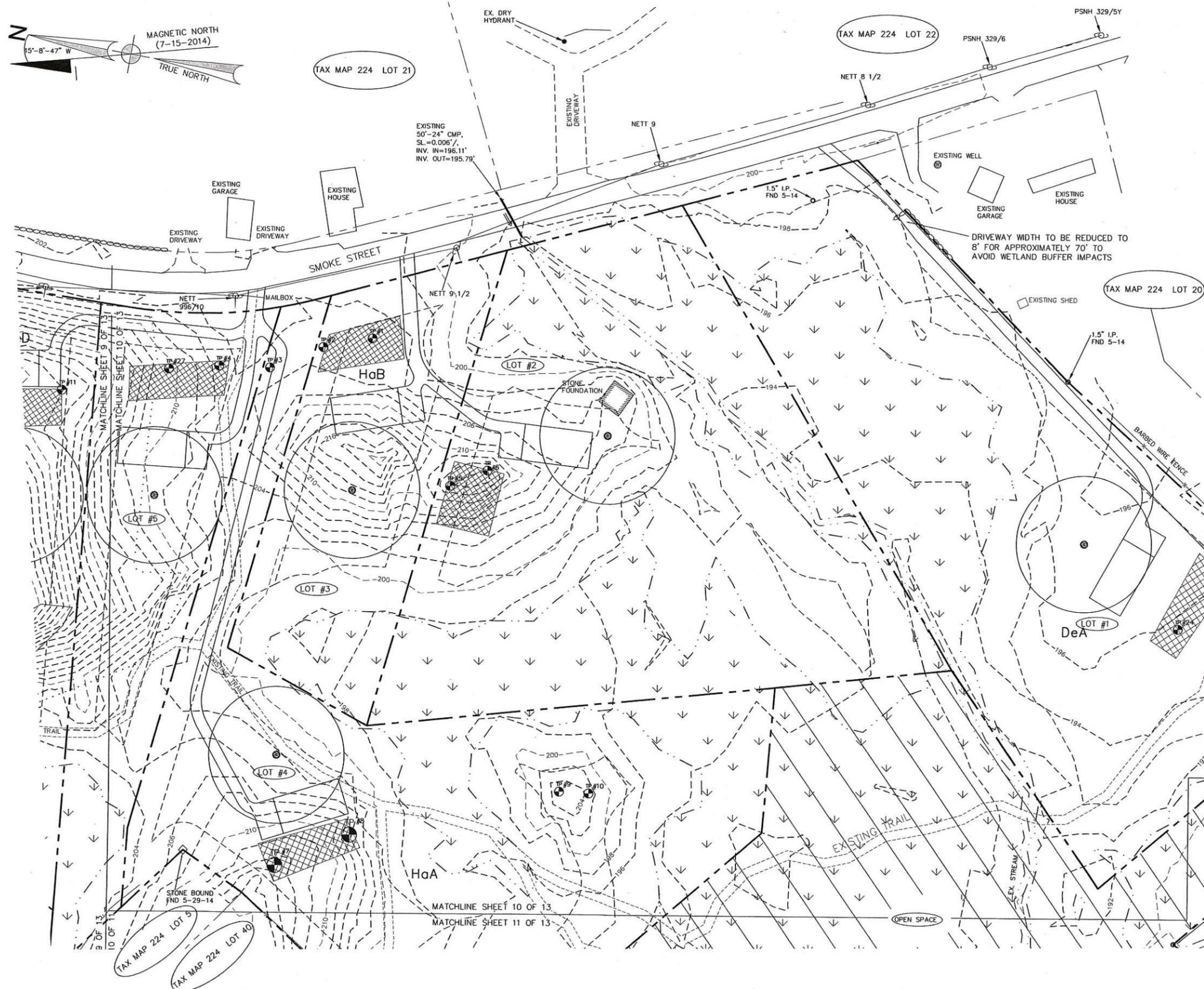
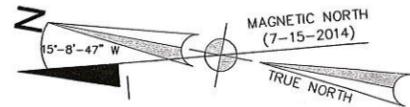
REV.	DATE	DESCRIPTION	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

JOB NO: 4714-05
SHEET 9 OF 13



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.
DATE: 7-16-14
SCOTT R. FRANKIEWICZ, LLS

- LEGEND
- EDGE OF WETLANDS
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED SEPTIC SETBACK LINE
 - STONEMALL



- NOTES:**
1. PLAN INTENT: TO SUBDIVIDE TAX MAP 224 LOTS 1 INTO 11 FRONTAGE LOTS. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION WITH A PORTION OF THE PROPERTY PLACED IN OPEN SPACE.
 2. OWNER OF RECORD:
W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
TAX MAP 224 LOT 1 (BOOK 3781 PAGE 495)
 3. TOTAL PARCEL AREA: 47.97 ACRES
 4. ZONING DISTRICT: NEIGHBORHOOD RESIDENTIAL - NR
HIGH COMMERCIAL DISTRICT OVERLAY (HCO)
 - MIN. LOT AREA - 80,000 SQ. FT. (1.84 ACRES)
FRONT SETBACK - 40'
SIDE SETBACK - 30'
REAR SETBACK - 30'
MINIMUM LOT WIDTH - 75'
WETLAND SETBACK - 50' (HYDRIC B)
WETLAND SETBACK - 100' (HYDRIC A)
 5. THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33017C0285D DATED: MAY 17, 2005
 6. STATE SUBDIVISION APPROVAL #PENDING DATED:
 7. VERTICAL DATUM IS BASED ON NAVD88. USGS MEAN SEA LEVEL DETERMINED ON MAY 16, 2014
 8. BEARING SYSTEM BASED ON STATE PLANE COORDINATES.
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 12. A WAIVER HAS BEEN REQUESTED TO ALLOW OVERHEAD UTILITIES.
 13. 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.
 14. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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.
 15. SHEETS 3,4,5,6 OF 13 SHALL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
 16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 17. FIRE PROTECTION TO BE PROVIDED BY FIRE POND LOCATED ON TAX MAP 234 LOT 22 (200,000 GALLONS) AND CISTERN LOCATED AT TRANSFER STATION (20,000 GALLONS).
 18. HOUSE LOCATED ON LOT 11 WILL BE REQUIRED TO HAVE A SPRINKLER SYSTEM FOR FIRE PROTECTION.
 19. LOTS #3,5,6,7,8 & 9 REQUIRE NHDES STATE SUBDIVISION APPROVAL. LOTS #1,2,4,10 & 11 DO NOT REQUIRE NHDES APPROVAL (OVER 5 ACRES)
 20. ALL PROPOSED DRIVEWAYS LOCATIONS SHALL BE CONSIDERED SCHEMATIC ONLY. DRIVEWAY SLOPE NOT TO EXCEED 10%. ALL DRIVEWAYS TO BE BUILT IN ACCORDANCE WITH ARTICLE 15.3.2 OF THE SUBDIVISION REGULATIONS. FINAL LOCATIONS TO BE APPROVED BY THE ROAD AGENT.
 21. DRIVEWAYS FOR LOTS 1,4 & 10 TO PROVIDE A TURN OUT (IF NECESSARY) AS DETERMINED BY THE FIRE DEPARTMENT.

LAND USE OFFICE
July 16 2014
RECEIVED

**PROPOSED CONDITIONS PLAN
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1**

SMOKE STREET, BARRINGTON, NEW HAMPSHIRE

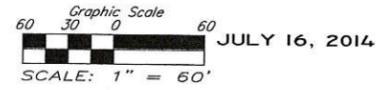
PREPARED FOR: TUCK REALTY CORP.
34 RAEDER DRIVE
STRAHAM, NH 03885

OWNER OF RECORD: W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
BOOK 3781 PAGE 495

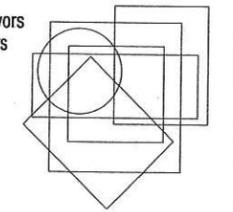
PREPARED BY: **BROWN ENGINEERING & SURVEYING LLC**

683 FIRST NH TURNPIKE (RTE 4)
NORTHWOOD, NH 03261
Tel: (603) 677-7004
Fax: (603) 677-7014
www.browngineeringllc.com

civil engineers, surveyors
construction managers



REV	DATE	DESCRIPTION	BY



JOB NO: 4.714-05
SHEET 10 OF 13

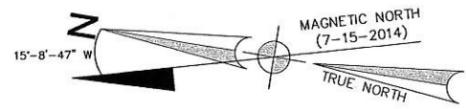
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SCOTT R. FRANKIEWICZ, LLS
DATE: 7-16-14

- LEGEND**
- EDGE OF WETLANDS
 - - - PROPOSED BUILDING SETBACK LINE
 - - - PROPOSED SEPTIC SETBACK LINE
 - o o o o o STONEWALL

C:\Land Projects\2007\4714-05 Turner Smoke Street-Barrington.dwg Proposed.dwg Jul 15, 2014 - 2:56pm

TAX MAP 234 LOT 20



NOTES:

1. PLAN INTENT: TO SUBDIVIDE TAX MAP 224 LOTS 1 INTO 11 FRONTAGE LOTS. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION WITH A PORTION OF THE PROPERTY PLACED IN OPEN SPACE.
2. OWNER OF RECORD:
W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
TAX MAP 224 LOT 1 (BOOK 3781 PAGE 495)
3. TOTAL PARCEL AREA: 47.97 ACRES
4. ZONING DISTRICT: NEIGHBORHOOD RESIDENTIAL - NR
HIGH COMMERCIAL DISTRICT OVERLAY (HCO)
MIN. LOT AREA - 80,000 SQ. FT. (1.84 ACRES)
FRONT SETBACK - 40'
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REAR SETBACK - 30'
MINIMUM LOT WIDTH - 75'
WETLAND SETBACK - 50' (HYDRIC B)
WETLAND SETBACK - 100' (HYDRIC A)
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21. DRIVEWAYS FOR LOTS 1,4 & 10 TO PROVIDE A TURN OUT (IF NECESSARY) AS DETERMINED BY THE FIRE DEPARTMENT.

TAX MAP 225 LOT 40

TAX MAP 225 LOT 57

TAX MAP 234 LOT 1-6

LAND USE OFFICE
July 16 2014
RECEIVED

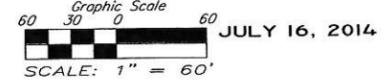
**PROPOSED CONDITIONS PLAN
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1**

SMOKE STREET, BARRINGTON, NEW HAMPSHIRE
PREPARED FOR:
TUCK REALTY CORP.
34 RAEDER DRIVE
STRATHAM, NH 03885
OWNER OF RECORD:
W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
BOOK 3781 PAGE 495

PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC

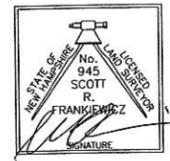
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www.browngineeringllc.com

civil engineers, surveyors
construction managers



REV	DATE	DESCRIPTION	BY

JOB NO: 4714-05
SHEET 11 OF 13



I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN AUGUST OF 2013, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.
Scott R. Frankiewicz
SCOTT R. FRANKIEWICZ, L.L.S. DATE: 7-16-14

LEGEND

- - - - - EDGE OF WETLANDS
- - - - - PROPOSED BUILDING SETBACK LINE
- - - - - PROPOSED SEPTIC SETBACK LINE
- o o o o o STONEWALL

<p>TEST PIT #1</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-60" GRAVELLY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>60"-72" SANDY GRAVEL GRANULAR/FIRM IN PLACE 2.5Y 6/6</p> <p>ESHW = 60" ROOTS TO 60" NO WATER NO LEDGE BOULDERS 10" PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #2</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-60" GRAVELLY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>60"-72" SANDY GRAVEL GRANULAR/FIRM IN PLACE 2.5Y 6/6</p> <p>ESHW = 60" ROOTS TO 60" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #3</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-60" SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>60"-75" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 6/8</p> <p>ESHW = 60" ROOTS TO 60" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #4</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-40" SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>40"-75" GRAVELLY SAND GRANULAR/FIRM IN PLACE 7.5YR 5/8 STRONG BROWN</p> <p>ESHW = 40" ROOTS TO 40" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #5</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-30" SANDY GRAVEL GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>30"-72" SILT LOAM GRANULAR/FIRM IN PLACE 2.5Y 5/2 LIGHT OLIVE BROWN</p> <p>ESHW = 30" ROOTS TO 30" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #6</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-30" GRAVELLY SANDY GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>30"-72" SILT LOAM GRANULAR/FIRM IN PLACE 2.5Y 5/2 LIGHT OLIVE BROWN</p> <p>ESHW = 30" ROOTS TO 30" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #7</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-30" LAOMY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>30"-72" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/3 LIGHT OLIVE BROWN</p> <p>ESHW = 30" ROOTS TO 30" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #8</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-50" LOAMY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>50"-70" SANDY GRAVEL GRANULAR/FIRM IN PLACE 2.5Y 5/3 LIGHT OLIVE BROWN</p> <p>ESHW = 50" ROOTS TO 50" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #9</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-28" GRAVELLY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>28"-60" GRAVEL GRANULAR/FRIABLE 2.5Y 5/3 LIGHT OLIVE BROWN</p> <p>ESHW = 28" ROOTS TO 28" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #10</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-24" SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>24"-72" SANDY GRAVEL GRANULAR/FIRM IN PLACE 2.5Y 5/3 LIGHT OLIVE BROWN</p> <p>ESHW = 24" ROOTS TO 24" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #11</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-30" LOAMY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>30"-72" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/3 LIGHT OLIVE BROWN</p> <p>ESHW = 30" ROOTS TO 30" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #12</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-30" SANDY LOAMY GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>30"-63" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 30" ROOTS TO 30" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>
<p>TEST PIT #13</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-26" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>26"-72" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 26" ROOTS TO 26" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #14</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-25" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>25"-72" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 25" ROOTS TO 25" NO WATER NO LEDGE BOULDERS 6" PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #15</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-36" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>36"-65" SILT LOAM GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 36" ROOTS TO 36" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #16</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-25" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>25"-60" SILT LOAM GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 25" ROOTS TO 40" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #17</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-36" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>36"-63" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 36" ROOTS TO 36" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #18</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-29" FINE LOAMY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>29"-70" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 29" ROOTS TO 29" NO WATER NO LEDGE BOULDERS PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #19</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-28" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>28"-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 28" ROOTS TO 28" NO WATER NO LEDGE BOULDERS 6" PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #20</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-40" GRAVELLY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>40"-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 40" ROOTS TO 40" NO WATER NO LEDGE PERC RATE = 8 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #21</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-30" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>30"-60" GRAVELLY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6</p> <p>ESHW = 30" ROOTS TO 30" NO WATER NO LEDGE PERC RATE = 6 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #22</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-50" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>50"-75" SAND GRANULAR/FIRM IN PLACE 7.5YR 5/8</p> <p>ESHW = 50" ROOTS TO 50" NO WATER NO LEDGE PERC RATE = 4 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #23</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-18" GRAVELLY SAND GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>18"-60" SANDY LOAM GRANULAR/FIRM IN PLACE 7.5YR 5/6</p> <p>ESHW = 18" ROOTS TO 18" NO WATER NO LEDGE PERC RATE = 8 MIN./INCH DATE: 5-2-14</p>	<p>TEST PIT #24</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-24" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/8 STRONG BROWN</p> <p>24"-60" SAND GRANULAR/FIRM IN PLACE 2.5Y 5/8</p> <p>ESHW = 24" ROOTS TO 24" NO WATER NO LEDGE PERC RATE = 8 MIN./INCH DATE: 5-2-14</p>
<p>TEST PIT #25</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-18" SAND GRANULAR/FRIABLE 7.5YR 5/6</p> <p>18"-48" SANDY GRANULAR/FIRM IN PLACE 7.5YR 5/6</p> <p>MOTTLES NUMEROUS</p> <p>ESHW = 18" ROOTS TO 18" WATER @ 48" NO LEDGE PERC RATE = 8 MIN./INCH DATE: 7-10-14</p>	<p>TEST PIT #26</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-48" SAND GRANULAR/FRIABLE 7.5YR 5/6</p> <p>48"-60" SAND GRANULAR/FIRM IN PLACE 7.5YR 5/8</p> <p>MOTTLES NUMEROUS</p> <p>ESHW = 48" ROOTS TO 12" WATER @ 60" NO LEDGE PERC RATE = 8 MIN./INCH DATE: 7-10-14</p>	<p>TEST PIT #27</p> <p>0-6" TOPSOIL 10YR 3/3 DARK BROWN</p> <p>6"-22" LOAMY SAND GRANULAR/FRIABLE 7.5YR 5/8</p> <p>22"-60" SILTY LOAM GRANULAR/FIRM IN PLACE 2.5Y 6/3 LIGHT OLIVE BROWN</p> <p>ESHW = 22" ROOTS TO 22" NO WATER NO LEDGE BOULDERS THROUGHOUT PERC RATE = 8 MIN./INCH DATE: 7-10-14</p>									

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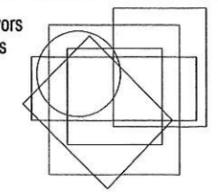
TEST PIT LOGS
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1
SMOKE STREET, BARRINGTON, NEW HAMPSHIRE
PREPARED FOR: TUCK REALTY CORP.
34 RAEDER DRIVE
STRATHAM, NH 03885
OWNER OF RECORD: W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
BOOK 3781 PAGE 495

PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC
683 FIRST NH TURNPIKE (RTE 4)
NORTHWOOD, NH 03261
Tel: (603) 677-7004
Tel: (603) 677-7014
www.browngineeringllc.com
civil engineers, surveyors
construction managers

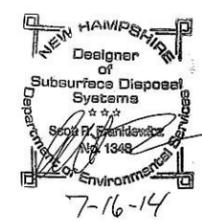
JULY 16, 2014

SCALE: AS NOTED

REV	DATE	DESCRIPTION	BY



JOB NO: 4714-05
SHEET 12 OF 13



GENERAL NOTES:

- PROJECT ENGINEER: BROWN ENGINEERING AND SURVEYING, LLC, 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261
PROJECT SURVEYOR: BROWN ENGINEERING AND SURVEYING, LLC, 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261
PROJECT WETLAND SCIENTIST: SCHAUER ENVIRONMENTAL, INC, PETER SCHAUER
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IF, DURING CONSTRUCTION IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR, DEVELOPER OR OWNER ARE RESPONSIBLE TO DOCUMENT THE APPARENT DEFICIENCIES AND NOTIFY THE DESIGN ENGINEER PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES. THE DESIGN ENGINEER, IN COOPERATION WITH THE CONTRACTOR, DEVELOPER OR OWNER WILL RESOLVE THE APPARENT DEFICIENCIES TO MEET APPLICABLE TOWN OF BARRINGTON REGULATIONS.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED, THE CONTRACTOR, DEVELOPER OR OWNER SHALL BE REQUIRED TO INSTALL ADDITIONAL EROSION PROTECTION MEASURES.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY THE LOCATION OF ALL UTILITIES OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR. (DIG SAFE NUMBER PROVIDED ON SHEET 1)
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AT ALL TIMES.
- NO EXCAVATED AREA SHALL BE LEFT UNATTENDED AND SHALL BE THOROUGHLY SECURED ON A DAILY BASIS.
- PLEASE REFER TO THE OTHER PLAN SHEETS IN THIS SET FOR ADDITIONAL CONSTRUCTION DETAILS AND NOTES:

CONSTRUCTION SEQUENCE:

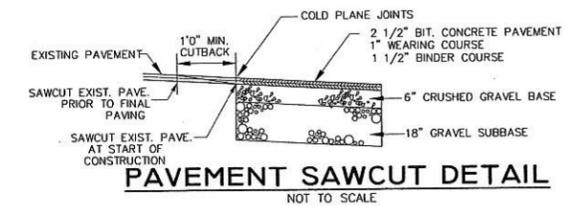
- CUT AND CLEAR TREES WITHIN LIMIT OF WORK (PROPOSED TREELINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN AND DETAILED IN THIS PLAN SET.
- CONSTRUCT TEMPORARY (silt fence) AND PERMANENT EROSION CONTROL FACILITIES (detention basins, treatment swales, grass swales and exfiltration basins) PRIOR TO ANY EARTH MOVING OPERATION.
- ALL SWALES AND DITCH LINES SHALL BE PROTECTED FROM EROSION. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
- ALL STORM DRAINAGE SYSTEMS SUCH AS DETENTION/RETENTION BASINS, TREATMENT SWALES AND LEVEL SPREADERS SHALL BE PROTECTED FROM EROSION. ALL STORM DRAINAGE SYSTEMS SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
- NO CATCH BASIN FRAME AND GRATE SHALL BE INSTALLED PRIOR TO PAVING. ALL DRAINAGE STRUCTURES ARE TO BE "PLATED" AND CUT OUT FOLLOWING PAVING OPERATIONS, ONLY IF ALL DOWNSTREAM DRAINAGE ELEMENTS ARE STABLE, INCLUDING, BUT NOT LIMITED TO OUTLET PROTECTION, ALL SLOPE GRADING, VEGETATED OR RIPRAP SWALES, DETENTION BASIN AND TREATMENT SWALES.
- IF FRAME AND GRATES ARE INSTALLED, SPECIFIC SOIL EROSION MEASURES MUST BE INSTALLED SUCH AS GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER or BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER AS INDICATED ON DETAILS IN THIS PLAN SET.
- CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES or BERMS AS REQUIRED TO MINIMIZE THE EROSION AFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES.
- COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND DEBRIS SHALL BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
- ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEEDDED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE AND/OR HAY BALES, IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
- ALL MATERIAL SUITABLE FOR FILL OR SELECT MATERIAL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE AND/OR HAY BALES, IN ORDER TO CONTAIN SOIL EROSION.
- REMOVE ALL IMPROPER ROADWAY/SITE FOUNDATION MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCEPTABLE TO THE STATE/TOWN SPECIFICATIONS. ALL SUITABLE FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM D-1556) REQUIREMENTS.
- CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO SEWER, WATER, DRAIN, GAS, DATA, CABLE AND POWER.
- ROUGH GRADE ROADWAY/SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAYS.
- COMPLETE ROADWAY SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDDED IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREEVER SPECIFIED.
- APPLY TOPSOIL TO ROADWAY SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED AS TO BE FREE FROM ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDDED, AND MULCHED. THE CONTRACTOR SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- PERFORM FINAL PAVING OPERATIONS, INSTALL GUARDRAIL (IF APPLICABLE) AND MONUMENTATION AS SHOWN ON THE APPROVED PLANS.
- MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
- AFTER STABILIZATION (12 MONTHLY FOLLOWING SUBSTANTIAL COMPLETION), REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.
- FOLLOWING SUBSTANTIAL COMPLETION OF ALL ROADWAY ACTIVITIES AND ONCE STABLE CONDITIONS ARE ACHIEVED, CAREFULLY AND REGULARLY MONITOR CONSTRUCTION ACTIVITIES ON ALL INDIVIDUAL LOTS TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF ROADWAY EMBANKMENTS, STORMWATER SYSTEMS AND UTILITIES.
- AREAS SHALL BE CONSIDERED "STABLE" IF ONE OF THE FOLLOWING HAS OCCURRED:
A. GRAVEL BASE COURSE HAS BEEN PLACED AND COMPACTED (IN AREAS TO BE PAVED)
B. VEGETATIVE GROWTH IS 85% ESTABLISHED, BASED ON VISUAL OBSERVATIONS
C. RIPRAP OR NON-EROSIVE MATERIAL HAS BEEN PROPERLY INSTALLED, TO GRADATION & DEPTH SPECIFIED.
D. EROSION CONTROL BLANKETS (JUTE MATE OR EQUAL) HAVE BEEN PROPERLY INSTALLED

WINTER CONSTRUCTION NOTES

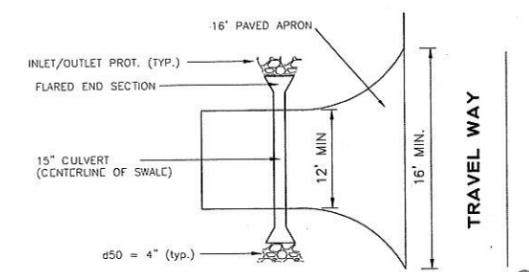
- ALL PROPOSED VEGETATIVE AREAS NOT STABLE OR DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING, MULCHING OR INSTALLING EROSION CONTROL BLANKETS. NO EROSION CONTROL MEASURES SHALL BE PLACED OVER SNOW OR FROZEN GROUND.
- WHEN WINTER CONSTRUCTION ACTIVITIES DISTURB SNOW OR FROZEN GROUND, THE CONTRACTOR WILL MAKE EVERY EFFORT TO MINIMIZE THE SIZE, DURATION AND FREQUENCY OF LAND DISTURBANCE. ALL DISTURBED AREAS ARE TO BE STABILIZED PRIOR TO SPRING THAW.
- ALL ROAD OR PARKING SURFACES AFTER NOVEMBER 15, WHICH HAS NOT BE PAVED, IF WORK HAS STOPPED, SHALL BE STABILIZED WITH CRUSHED AGGREGATE HAVING UNIFORM GRADATION AND A MINIMUM DEPTH OF 3".

EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS (EPA, NHDES AND TOWN OF BARRINGTON). THE GENERAL NOTES AND DETAILS CONTAINED IN THIS PLAN SET SERVE AS A GUIDE ONLY.
- INSTALLATION OF SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER.
 - ALL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
 - EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
 - THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72.0 HOURS AFTER FINAL GRADING.
 - ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. (SEE SEEDING SPECIFICATIONS ON THIS SHEET)
 - LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
 - HAY MULCH OR JUTE MATTING SHALL BE USED IF/WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS (OCTOBER 15 TO MAY 1).
 - AVOID USING CHEMICAL DUST CONTROL WHENEVER POSSIBLE. CLEAN WATER SHALL BE USED FOR DUST CONTROL, WHENEVER POSSIBLE IN APPROPRIATE AREAS.



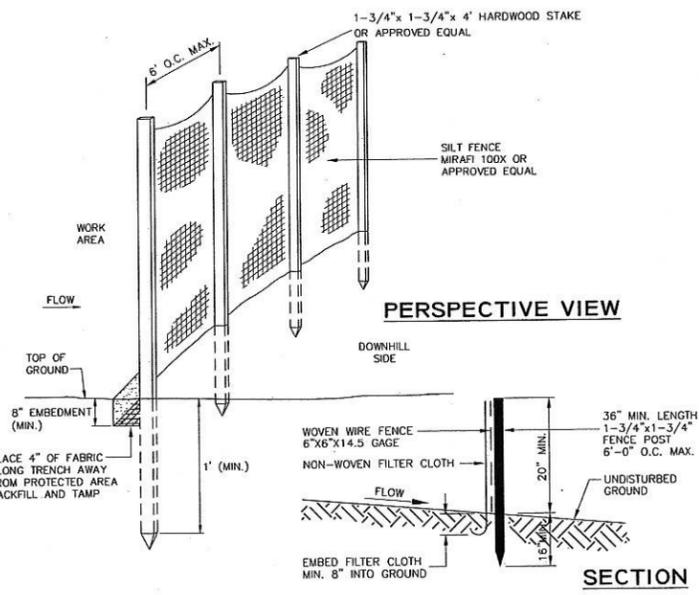
STONE SIZE	% FINER BY WEIGHT
1"	0-15%
2"	15-30%
3"	30-50%
4"	50-90%
6"	100%



GENERAL NOTES:

- ALL CULVERTS TO BE CONSTRUCTED WITH A MINIMUM OF 2.0 FT. COVER.
- FLARED END SECTION TO FIT OVER END OF CULVERT.
- CULVERT TO EXTEND 3.0 FT. MIN. ON EITHER SIDE OF DRIVEWAY, MEASURED FROM THE EDGE OF PAVEMENT TO END OF CULVERT.
- CENTERLINE OF CULVERT TO BE ALIGNED WITH CENTERLINE OF SWALE.
- FINAL DRIVEWAY LOCATION, CULVERT SIZE AND LOCATION WILL BE FIELD DETERMINED.
- MINIMUM CULVERT SIZE IS 15" DIAMETER.

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MAINTENANCE:

- SILT FENCES ARE TO BE INSPECTED IMMEDIATELY AFTER EVERY RAINFALL AND DAILY DURING PROLONGED RAINFALL EVENTS. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY AND ALL COMPROMISED SILT FENCE. ALL INSPECTIONS/MAINTENANCE EFFORTS SHALL BE RECORDED IN A DAILY LOG AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE INEFFECTIVE AREA SHALL BE IMMEDIATELY REMOVED AND REPLACED.
- ALL SILT DEPOSITS SHOULD BE REMOVED AND PROPERLY DISPOSED, WHEN THE HEIGHT OF SILT IS EQUAL TO OR GREATER THAN ONE THIRD OF OVERALL BARRIER HEIGHT OR 12 INCHES, WHICHEVER COMES FIRST.
- ALL REMOVED SEDIMENT DEPOSITS OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED OUT IN CONFORMANCE WITH THE APPROVED PLANS, MULCHED AND RE-VEGETATED.

SILT FENCE

NOT TO SCALE

GENERAL DETAILS
CULLEN WOODS SUBDIVISION
TAX MAP 224 LOT 1
SMOKE STREET, BARRINGTON, NEW HAMPSHIRE

PREPARED FOR: TUCK REALTY CORP.
34 RAEDER DRIVE
STRATHAM, NH 03885

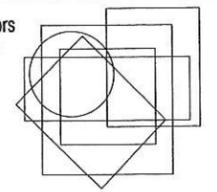
OWNER OF RECORD: W. PAUL CULLEN
P.O. BOX 2044
SOUTH PADRE ISLAND, TX 78597
BOOK 3781 PAGE 495

PREPARED BY:
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civil engineers, surveyors
construction managers

SCALE: AS NOTED

REV.	DATE	DESCRIPTION	BY



JULY 16, 2014

JOB NO: 4714-05
SHEET 13 OF 13