

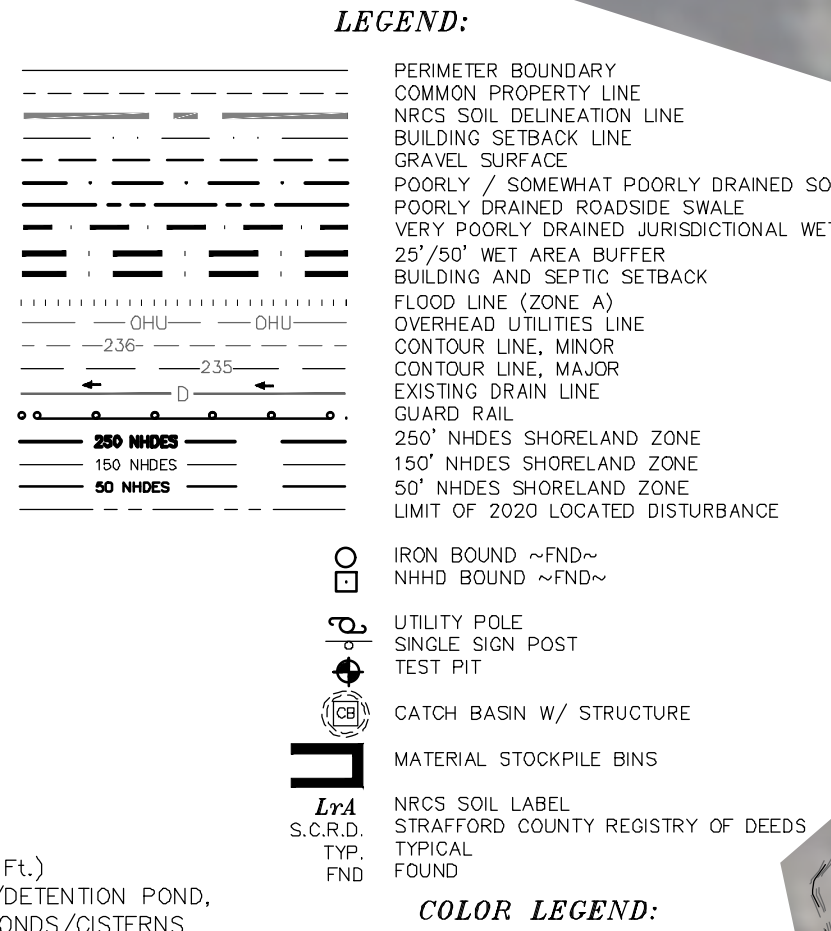
- NOTES:**
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823

284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADBURY, NH 03823
 - TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
 - LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
 - S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
 - ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 125'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A

WET AREA CONSERVATION OVERLAY DISTRICT (>3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND, AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'

SHORELAND PROTECTION OVERLAY DISTRICT
(100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS

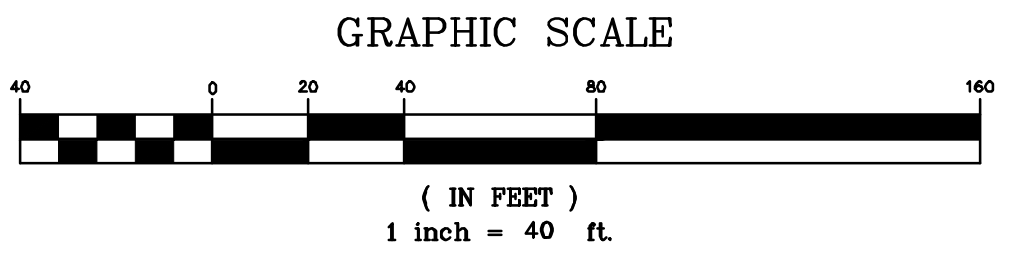
AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H., AS OF THE DATE OF THE FIELD WORK.
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY FALLS WITHIN THE FLOOD PLAIN FLOOD HAZARD (ZONE A)
REF: FEMA COMMUNITY #330219, MAP 33017C0320C, DATED: SEPTEMBER 30, 2015.
 - VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE SHOWN PER PLAN REFERENCE #1. A CLOSED TRAVERSE WAS PERFORMED BY THIS OFFICE IN OCTOBER OF 2020, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,819.
 - TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN OCTOBER 2020.
 - THIS SITE IS SERVICED BY PRIVATE WATER AND SEWER.
 - LOT COVERAGE (TOTAL AREA AND PERCENT IMPERVIOUS COVER):
TAX MAP 9, LOT 3: 97,800 Sq. Ft. (2.25 Ac.) 84.9%
TAX MAP 9, LOT 4: 86,557 Sq. Ft. (1.99 Ac.) 35.7%
 - SEE SHEET #3 FOR TEST PIT DATA.



STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

- ORDINARY HIGH WATER MARK WAS DELINEATED ON MAY 4, 2012; IT WAS REVIEWED AND CONFIRMED ON DECEMBER 23, 2019.
- JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED ON MAY 4, 2012; THEY WERE REVIEWED AND CONFIRMED ON NOVEMBER 5, 2019, WITH THE EXCEPTION OF THE TWO ISOLATED WETLANDS LOCATED ON THE EASTERN PORTION OF THE PROPERTY.
- THE TWO ISOLATED WETLANDS WERE REVIEWED FOR ACCURACY USING HISTORIC AERIAL PHOTOGRAPHS (2006-2018) AND WERE RE-DELINEATED ON NOVEMBER 11, 2020.
- DELINEATIONS AND CONFIRMATION REVIEWS WERE PERFORMED BY JOHN P. HAYES III, CWS, CSS AND SUPERVISED BY MICHAEL L. PARSONT, CWS

- PLAN REFERENCES:**
- "SITE PLAN OF LAND PREPARED FOR LANDCARE ASSOCIATES, INC. LOCATED AT ROUTE 155, MADBURY, NEW HAMPSHIRE"
BY: ATLANTIC SURVEY CO., LLC
DATED: FEBRUARY, 2020
ON FILE AT THIS OFFICE
 - "PLAN OF WELL RADIUS EASEMENT-FRANK S. & BETTY L. DAVIS TO BEVERLEY A. & BARTLETT N. WYMAN-ROUTE 155 KNOX MARSH ROAD, MADBURY, NEW HAMPSHIRE"
BY: AMBIT SURVEY
DATED: JANUARY, 1993
S.C.R.D. PLAN No. 41A-9
 - "PLAN OF SUBDIVISION FOR FRANK S. & BETTY L. DAVIS-N.H. ROUTE 155 DOVER, NEW HAMPSHIRE"
BY: K.E. MOORE & B.G. STAPLES
DATED: MAY, 1987
S.C.R.D. PLAN No. 31-110



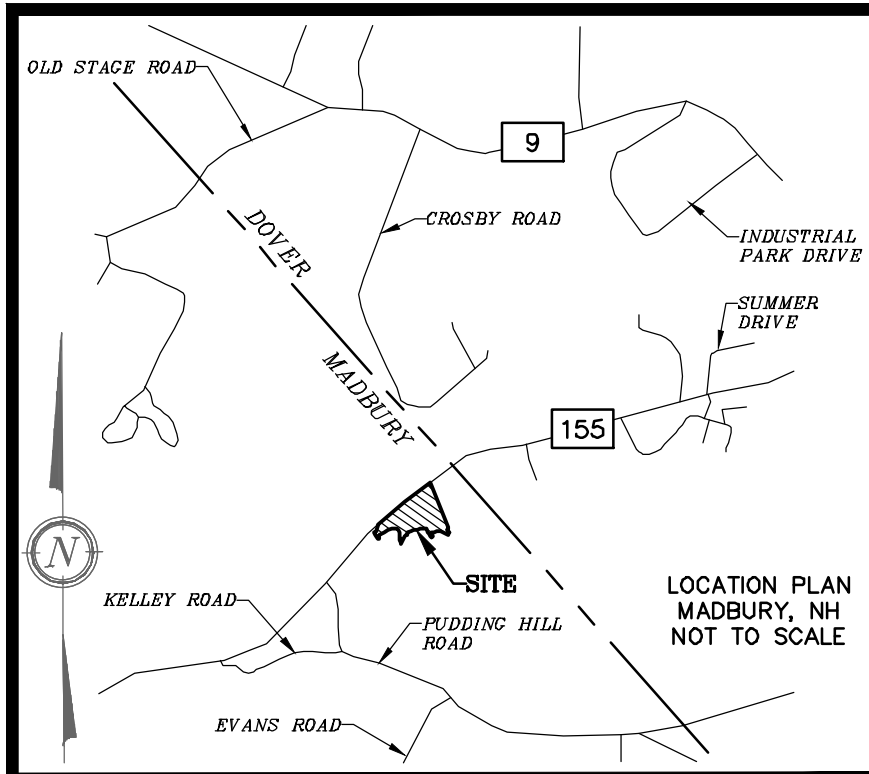
SOILS:
WdA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
Ml - MIXED ALLUVIAL LAND, WET
SEE WEBSOIL USDA-NRCS

REVISION	DATE	DESCRIPTION
#5	9-19-22	REVISED PER PLANNER REVIEW
#4	8-29-22	REVISED PER THIRD PARTY REVIEW
#3	5-24-22	REVISE CONTAINER LOCATION, REVISE CUT SHOP & UPDATE UTILITIES ON-SITE WITH HOURS OF SERVICE
#2	4-26-22	REVISED PER PLANNER REVIEW
#1	1-19-22	REVISED PER PLANNER REVIEW FOR TOWN MEETING

EXISTING CONDITIONS PLAN COLOR RENDERING
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
DATE: OCTOBER 18, 2021
FILE NO.: DB 2020 - 083

SHEET 1 OF 10



NOTES:

- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823

284 KNOX MARSH, LLC
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BUILDING SETBACKS:
FRONT - 30'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 125'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A

WET AREA CONSERVATION OVERLAY DISTRICT (3,000 Sq. Ft.)
OR NOT CONSIDERED A BAY OR SWALE, SEDIMENTATION/RETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'

SHORELAND PROTECTION OVERLAY DISTRICT
(100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS

AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
- THE MEANT OF THIS PLAN IS TO SHOW THE OVERLAY DISTRICTS IN RELATION TO THE EXISTING CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H. AS OF THE DATE OF THE SURVEY.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND:

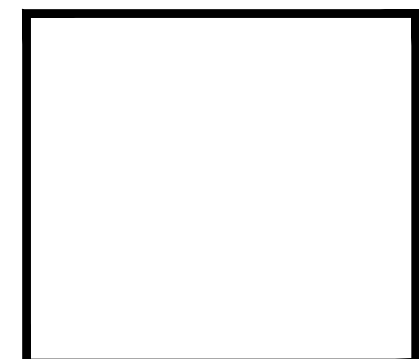
- 25' WET AREA BUFFER
- 50'/75' BUILDING AND SEPTIC SETBACK
- 50' BELLAMY RIVER NATURAL VEGETATION BUFFER
- 100' BELLAMY RIVER SHORELAND ZONE
- FEMA FLOOD LINE (ZONE A)
- DISTURBANCE WITHIN 25' WET AREA BUFFER
- DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK
- DISTURBANCE WITHIN 100' BELLAMY RIVER SHORELAND ZONE (MUNICIPAL)
- DISTURBANCE WITHIN 50' BELLAMY RIVER NATURAL VEGETATION BUFFER (MUNICIPAL)
- PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A)
- DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK BY THE PRIOR OWNER

EXISTING CONDITION:

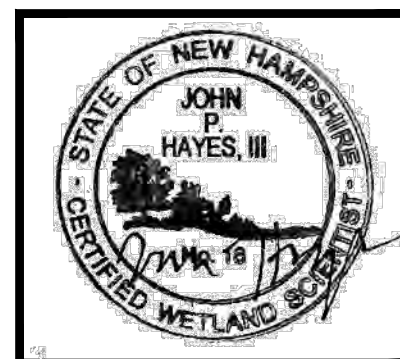
- 25' WET AREA BUFFER TOTAL IMPERVIOUS AREA: 6,474 Sq. Ft (0.15 Ac.)
- 25' WET AREA BUFFER TOTAL DISTURBANCE: 9,964 Sq. Ft (0.23 Ac.)
- 50'/75' BUILDING AND SEPTIC SETBACK TOTAL IMPERVIOUS AREA: 36,363 Sq. Ft (0.83 Ac.)
- 50'/75' BUILDING AND SEPTIC SETBACK TOTAL DISTURBANCE: 40,202 Sq. Ft (0.92 Ac.)
- 50' BELLAMY RIVER NATURAL VEGETATION BUFFER TOTAL IMPERVIOUS AREA: 9,710 Sq. Ft (0.22 Ac.)
- 50' BELLAMY RIVER NATURAL VEGETATION BUFFER TOTAL DISTURBANCE: 11,395 Sq. Ft (0.26 Ac.)
- 100' BELLAMY RIVER SHORELAND ZONE IMPERVIOUS AREA: 21,887 Sq. Ft (0.50 Ac.)
- 100' BELLAMY RIVER SHORELAND ZONE TOTAL DISTURBANCE: 22,110 Sq. Ft (0.51 Ac.)
- PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A) IMPERVIOUS AREA: 53,440 Sq. Ft (1.23 Ac.)
- PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A) TOTAL DISTURBANCE: 60,392 Sq. Ft (1.39 Ac.)

STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

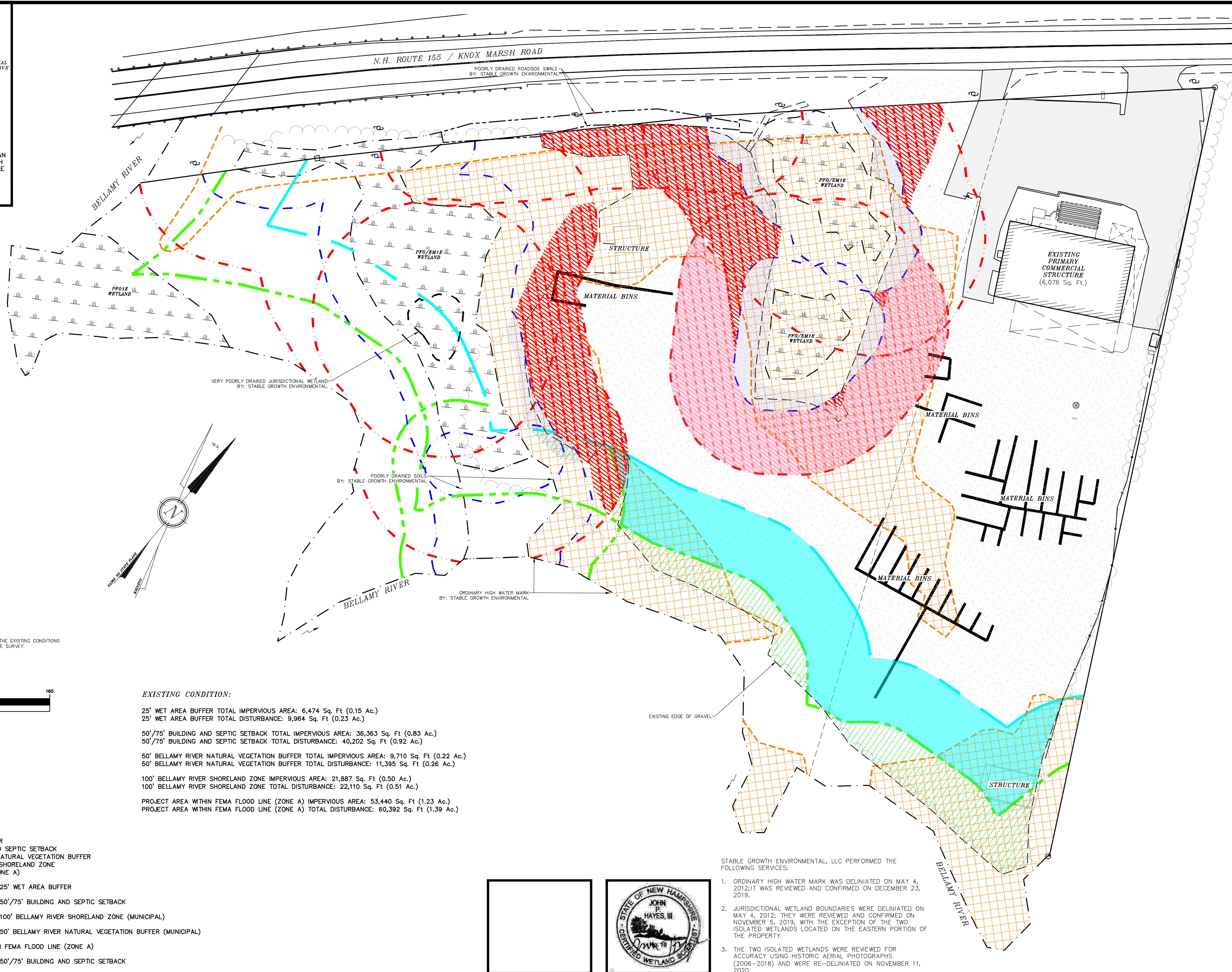
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- THE TWO ISOLATED WETLANDS WERE REVIEWED FOR ACCURACY USING HISTORIC AERIAL PHOTOGRAPHS (2006-2018) AND WERE RE-DELINEATED ON NOVEMBER 11, 2020.
- DELINEATIONS AND CONFIRMATION REVIEWS WERE PERFORMED BY JOHN P. HAYES III, CWS, CSS AND SUPERVISED BY MICHAEL L. PARSONT, CWS



MICHAEL PARSONT CWS #28



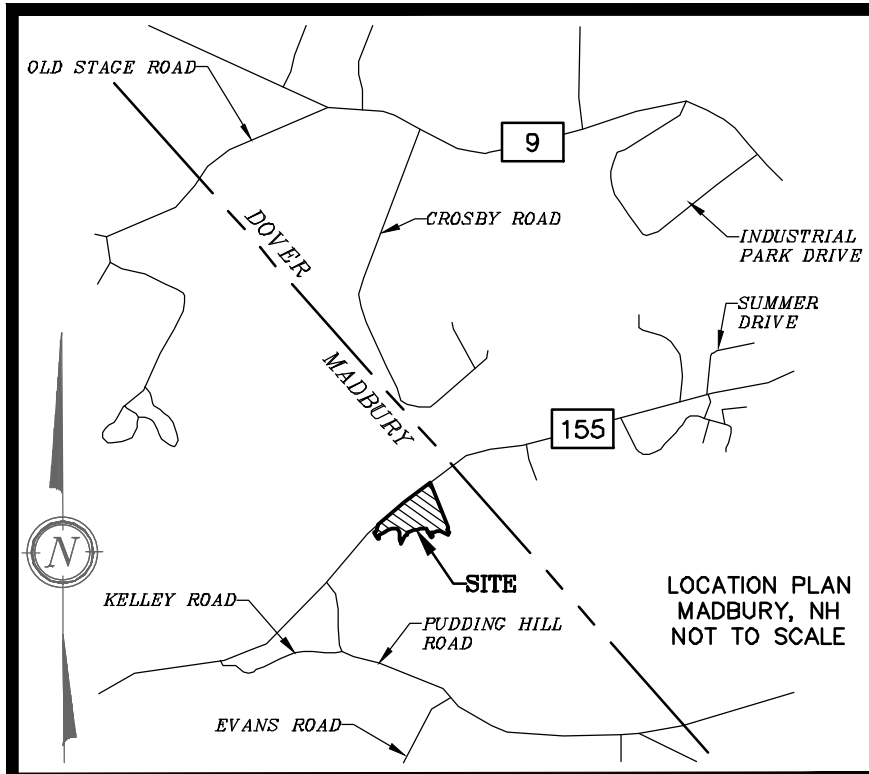
JOHN P. HAYES CWS #18



REVISION	DATE	DESCRIPTION
#5	9-19-22	REVISED PER PLANNER REVIEW
#4	8-29-22	REVISED PER THIRD PARTY REVIEW
#3	5-24-22	REVISE CONTAINER LOCATION, REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF SITEWORK
#2	4-26-22	REVISE CUT SHOP
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

EXISTING DISTURBANCE
OVERVIEW ZONING DISTRICT OVERLAY PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083



NOTES:

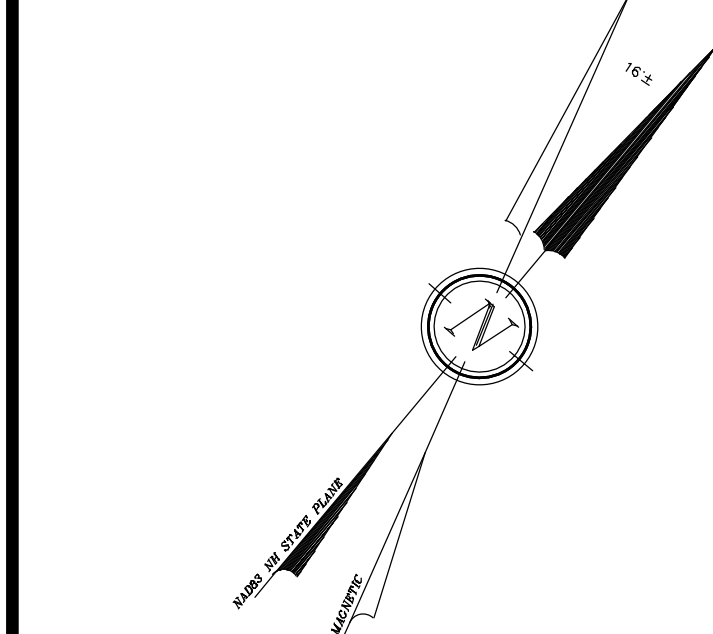
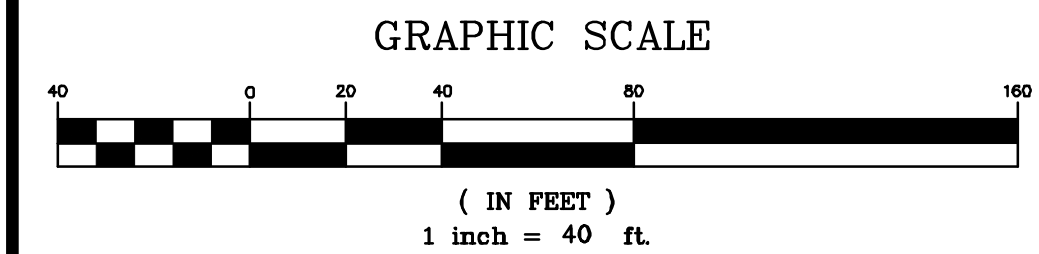
- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823

284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADBURY, NH 03823
- 2.) TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
- 3.) LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- 4.) S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
- 5.) ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 125'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A

WET AREA CONSERVATION OVERLAY DISTRICT (>3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/RETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/DISTERS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'

SHORELAND PROTECTION OVERLAY DISTRICT
(100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS

AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERLAY DISTRICTS IN RELATION TO THE EXISTING CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, NH AS OF THE DATE OF THE SURVEY.

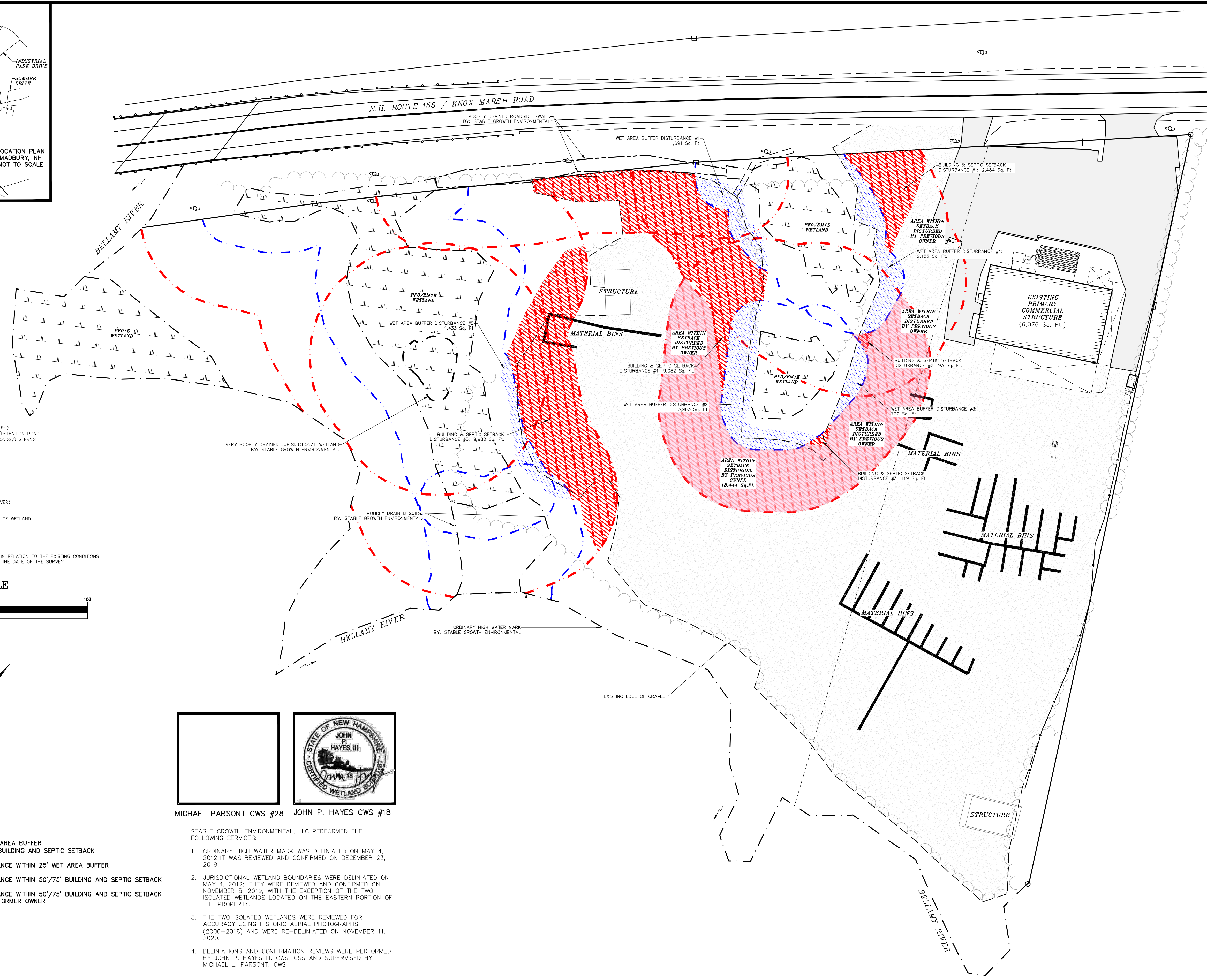


- LEGEND:**
- 25' WET AREA BUFFER
 - 50'/75' BUILDING AND SEPTIC SETBACK
 - DISTURBANCE WITHIN 25' WET AREA BUFFER
 - DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK
 - DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK BY THE FORMER OWNER

MICHAEL PARSONT CWS #28

JOHN P. HAYES CWS #18

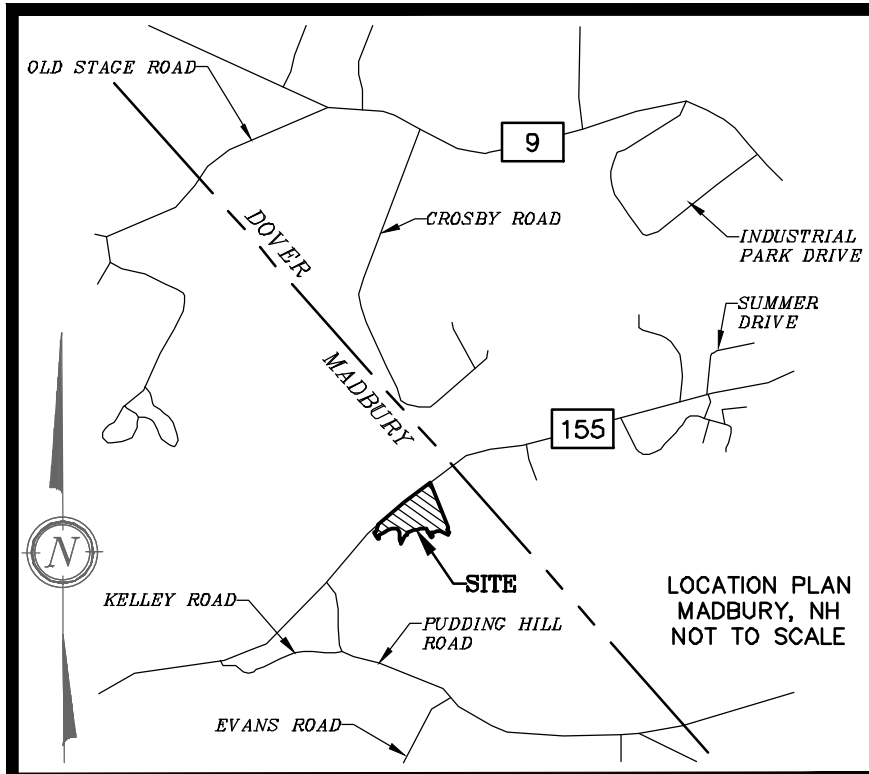
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 2. JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED ON MAY 4, 2012; THEY WERE REVIEWED AND CONFIRMED ON NOVEMBER 5, 2019, WITH THE EXCEPTION OF THE TWO ISOLATED WETLANDS LOCATED ON THE EASTERN PORTION OF THE PROPERTY.
 3. THE TWO ISOLATED WETLANDS WERE REVIEWED FOR ACCURACY USING HISTORIC AERIAL PHOTOGRAPHS (2006-2018) AND WERE RE-DELINEATED ON NOVEMBER 11, 2020.
 4. DELINEATIONS AND CONFIRMATION REVIEWS WERE PERFORMED BY JOHN P. HAYES III, CWS, CSS AND SUPERVISED BY MICHAEL L. PARSONT, CWS



REVISION	DATE	DESCRIPTION
#5	9-19-22	REVISED PER PLANNER REVIEW
#4	8-29-22	REVISED PER THIRD PARTY REVIEW
#3	5-24-22	REVISE CONTAINER LOCATION, REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF OPERATION
#2	4-26-22	REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF OPERATION
#1	1-19-22	FINAL PLAN FOR TOWN MEETING

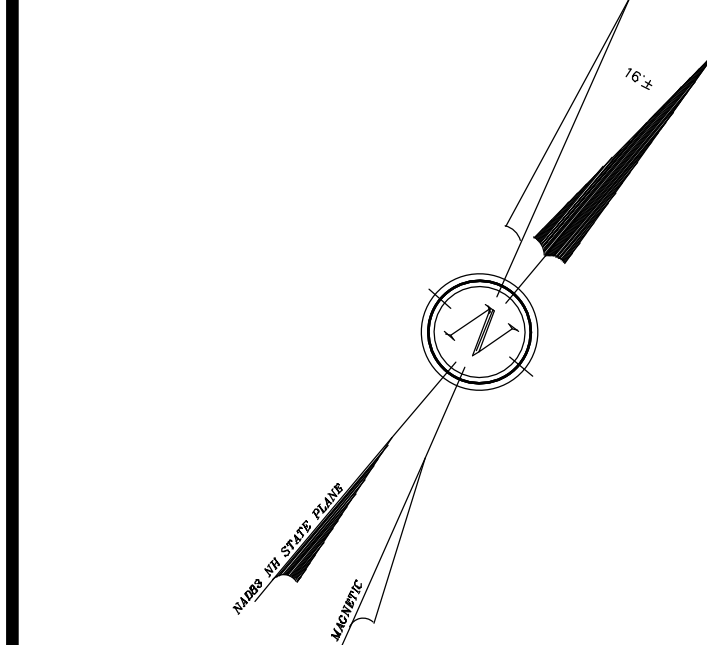
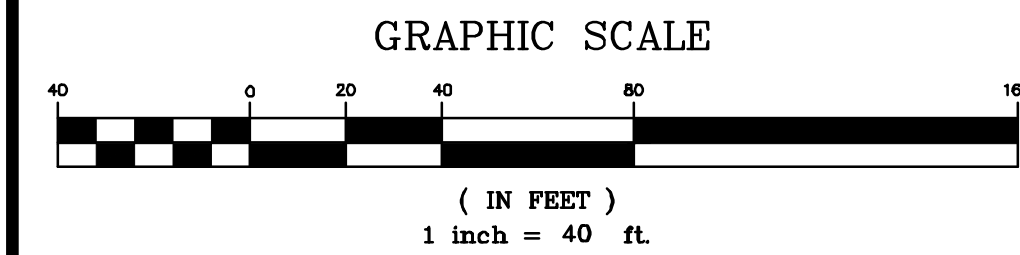
EXISTING DISTURBANCE (AFTER OWNERSHIP)
WET AREA CONSERVATION OVERLAY DISTRICT PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 18, 2021
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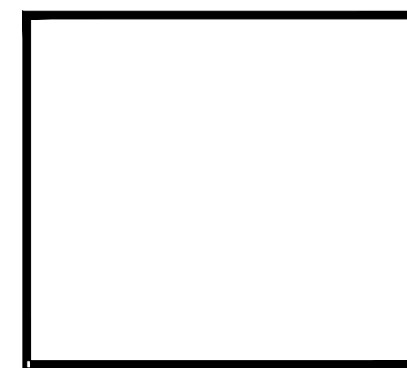
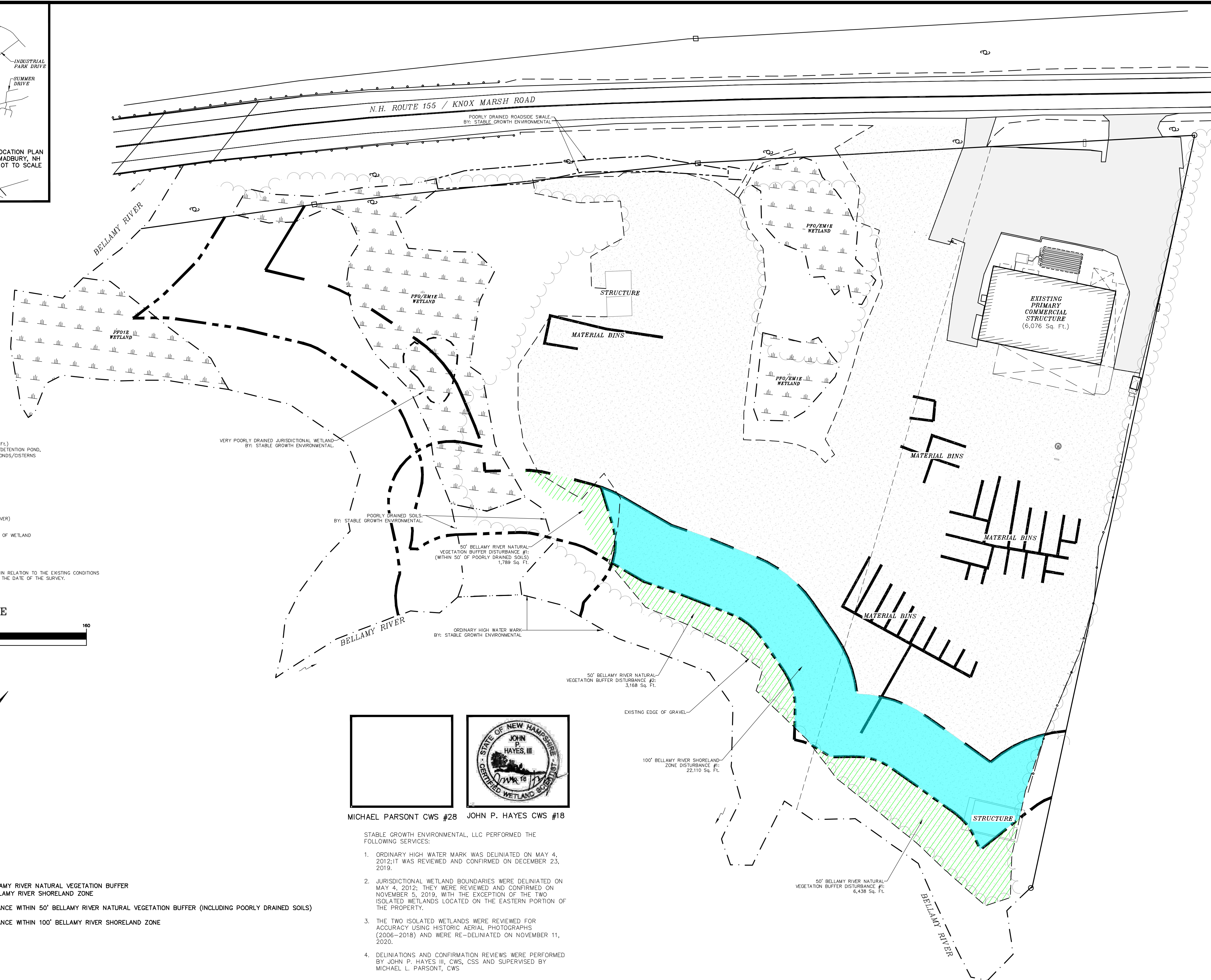
NOTES:

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282 KNOX MARSH ROAD
MADBURY, NH 03823
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FRONT - 50'
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LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 125'
MIN. LOT DEPTH: 155'
MAX. BUILDING HEIGHT: N/A
WET AREA CONSERVATION OVERLAY DISTRICT (>3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND,
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SHORELAND PROTECTION OVERLAY DISTRICT
(100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
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UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
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FLOOD HAZARD OVERLAY DISTRICT
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LEGEND:

- 50' BELLAMY RIVER NATURAL VEGETATION BUFFER
- 100' BELLAMY RIVER SHORELAND ZONE
- DISTURBANCE WITHIN 50' BELLAMY RIVER NATURAL VEGETATION BUFFER (INCLUDING POORLY DRAINED SOILS)
- DISTURBANCE WITHIN 100' BELLAMY RIVER SHORELAND ZONE



MICHAEL PARSONT CWS #28



JOHN P. HAYES CWS #18

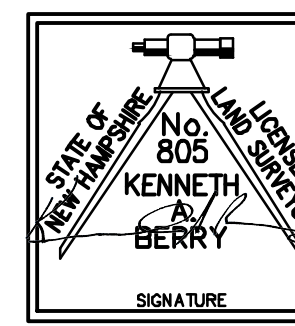
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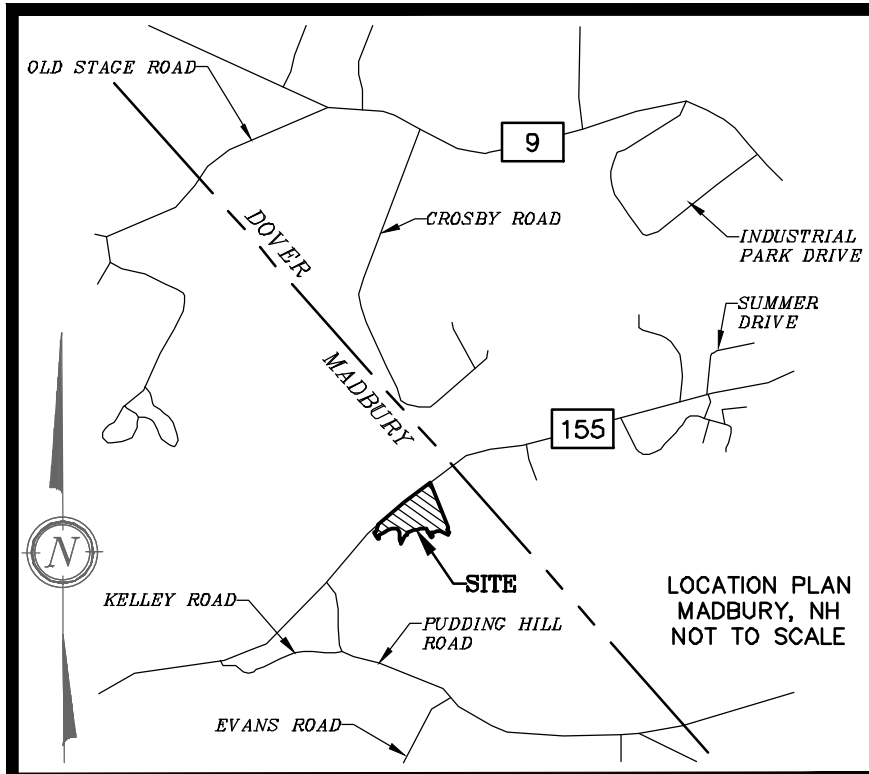
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#4	REVISED PER THIRD PARTY REVIEW	8-29-22	
#3	REVISE CONTAINER LOCATION, REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF OPERATION	5-24-22	
#2	REVISE LAYOUT	4-26-22	
#1	REVISED FOR TOWN MEETING	1-19-22	

EXISTING DISTURBANCE (MADBURY SHORELAND)
SHORELAND PROTECTION OVERLAY DISTRICT PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

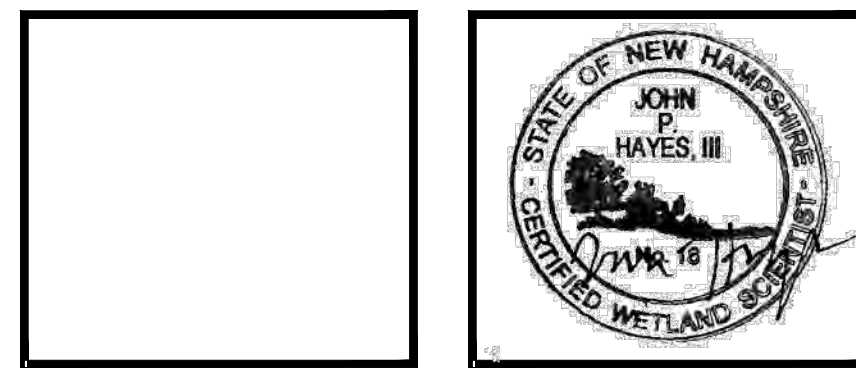
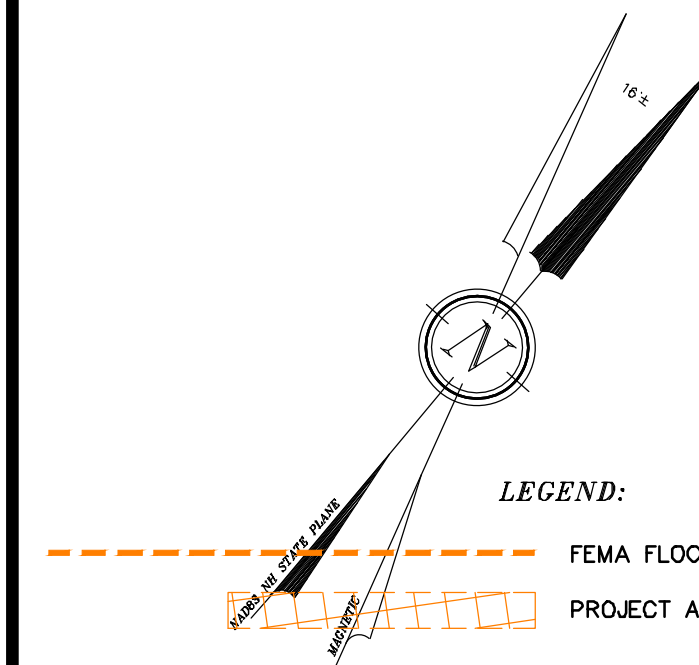
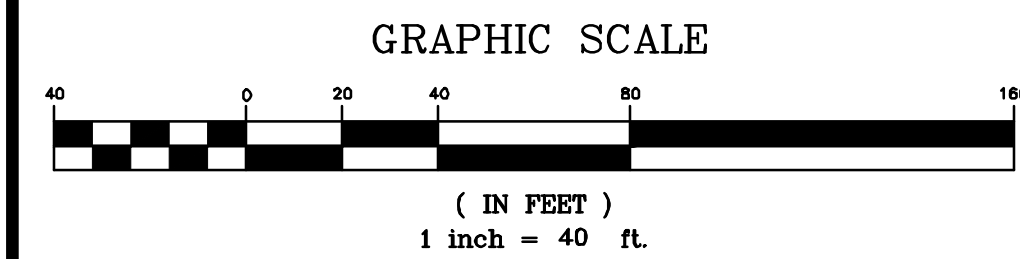
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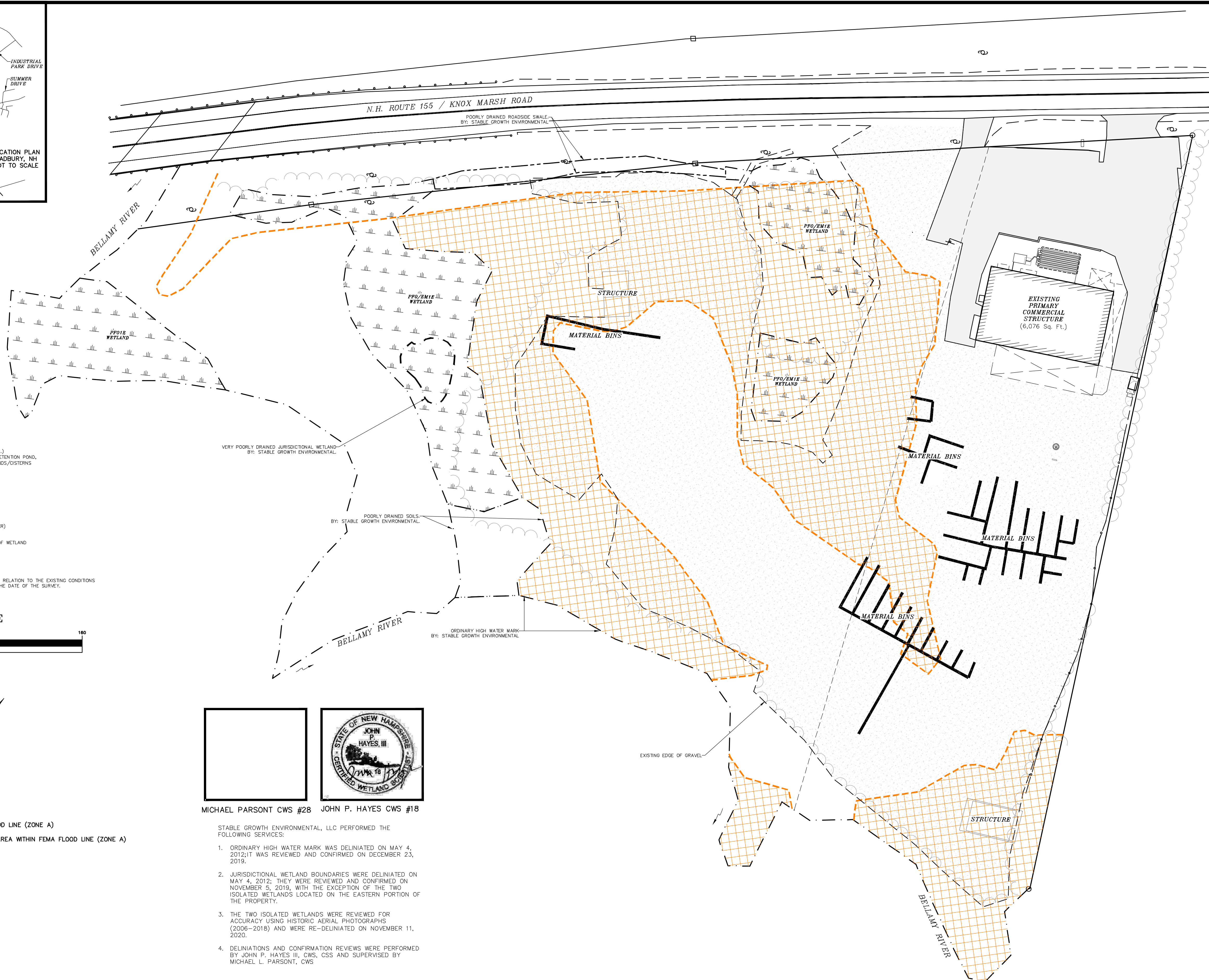
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284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADBURY, NH 03823
- 2.) TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
- 3.) LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- 4.) S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
- 5.) ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 125'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A
WET AREA CONSERVATION OVERLAY DISTRICT (>3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/OISTERS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOYS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'
SHORELAND PROTECTION OVERLAY DISTRICT
(100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS
AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERLAY DISTRICTS IN RELATION TO THE EXISTING CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, NH AS OF THE DATE OF THE SURVEY.



MICHAEL PARSONT CWS #28 JOHN P. HAYES CWS #18

STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

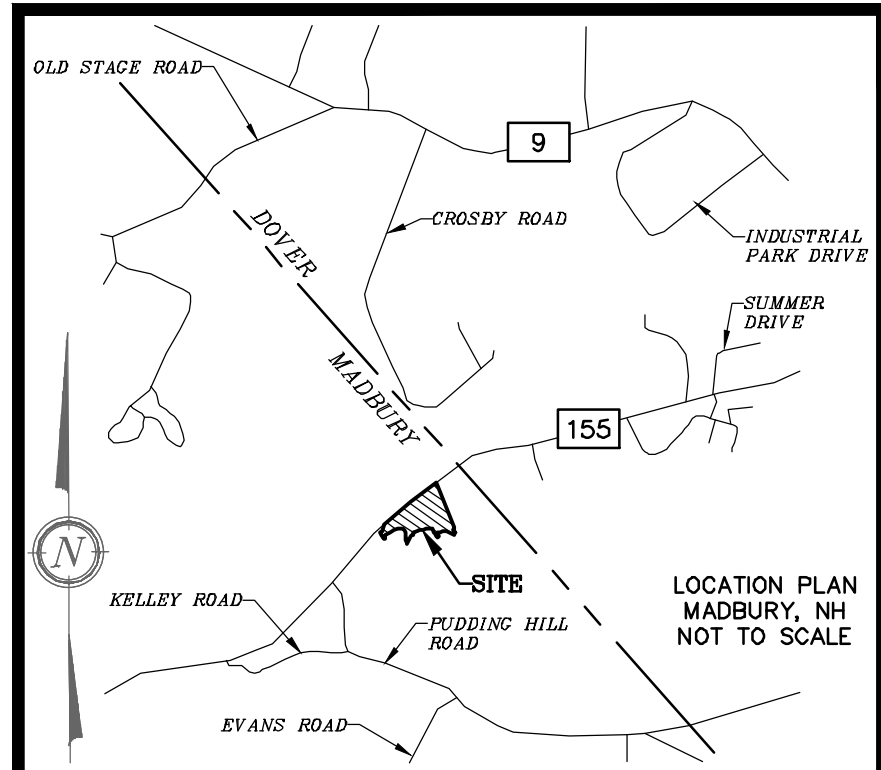
1. ORDINARY HIGH WATER MARK WAS DELINIATED ON MAY 4, 2012; IT WAS REVIEWED AND CONFIRMED ON DECEMBER 23, 2019.
2. JURISDICTIONAL WETLAND BOUNDARIES WERE DELINIATED ON MAY 4, 2012; THEY WERE REVIEWED AND CONFIRMED ON NOVEMBER 5, 2019, WITH THE EXCEPTION OF THE TWO ISOLATED WETLANDS LOCATED ON THE EASTERN PORTION OF THE PROPERTY.
3. THE TWO ISOLATED WETLANDS WERE REVIEWED FOR ACCURACY USING HISTORIC AERIAL PHOTOGRAPHS (2006-2018) AND WERE RE-DELINIATED ON NOVEMBER 11, 2020.
4. DELINIATIONS AND CONFIRMATION REVIEWS WERE PERFORMED BY JOHN P. HAYES III, CWS, CSS AND SUPERVISED BY MICHAEL L. PARSONT, CWS



#	REVISION	DATE	DESCRIPTION
#5	9-19-22		REVISED PER PLANNER REVIEW
#4	8-29-22		REVISED PER THIRD PARTY REVIEW
#3	5-24-22		REVISE CONTAINER LOCATION, REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF OPERATION
#2	4-26-22		REVISED PER PLANNER REVIEW
#1	1-19-22		COLOR RENDERINGS REVISED FOR TOWN MEETING

EXISTING CONDITION
FLOOD HAZARD AREA OVERLAY DISTRICT PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083



NOTES:

- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
- TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
- LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
- ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 125'
MIN. LOT DEPTH: 130'
MAX. BUILDING HEIGHT: N/A
WET AREA CONSERVATION OVERLAY DISTRICT (33,000 Sq. Ft.)
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
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50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
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UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS
AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, NH.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY FALLS WITHIN THE FLOOD PLAIN FLOOD HAZARD (ZONE A) REF: FEMA COMMUNITY #330219, MAP 3301700302C, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE SHOWN PER PLAN REFERENCE #1. A CLOSED TRAVEL WAS PERFORMED BY THIS OFFICE IN OCTOBER OF 2020, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,815.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN OCTOBER 2020.
- THIS SITE IS SERVICED BY PRIVATE WATER AND SEWER.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUNDS UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- ALL ON-SITE UTILITIES, IF NEEDED IN THE FUTURE, SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION. SEE EROSION & SEDIMENT CONTROL PLAN AND SHEETS E10/E102 FOR DETAILS.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY. COORDINATE WITH TOWN OF MADBURY PLANNING OFFICE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE BUILDING INSPECTOR AND/OR THEIR DESIGNEE (SUCH AS A THIRD PARTY ENGINEER) SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
EPA NOTICE OF INTENT (NOI); PENDING
NHDES SHORELAND PERMITS; PENDING
NATURAL HERITAGE BUREAU: NH20-1618
NHDOT DRIEWAY PERMIT; PENDING
INDIVIDUAL SEWAGE DISPOSAL SYSTEM: #C2021010823
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2016). CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF MADBURY POLICIES AND PRACTICES, AND TOWN OF MADBURY SITE REGULATIONS.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SLOPE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- PROPOSED DISTURBANCE IS 45,000 Sq. Ft. (1.03 Ac.), WHICH INCLUDES ADDITIONAL GRAVEL/STORAGE AREA SINCE 2011 OUTSIDE OF THE 50' PRIMARY BUILDING SETBACK (NHDES) AND THE PROPOSED STORMWATER BMP.
- THIS SITE PLAN PROPOSES THE RECLAIMING AND VEGETATION OF 11,900 Sq. Ft. OF LAND WITHIN THE 50' PRIMARY BUILDING SETBACK (NHDES). THIS RECLAIMED AREA IS NOT INCLUDED IN THE 45,000 Sq. Ft. OF PROPOSED/ADDITIONAL DISTURBANCE SINCE THE 60 TO 100 YEAR LOOK-BACK WINDOW IS ESTABLISHED (2011).
- 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.

MATERIAL BIN ARRANGEMENTS

PROPOSED 12' X 24' BINS: 15
PROPOSED 12' X 42' OR 12' X 46' BINS: 14
TOTAL PROPOSED BINS: 30
INVENTORY STORAGE AREA: > 28,000 Sq. Ft. (0.64 Ac.)
ALL BINS TO HAVE PAVED APRONS
GRAVEL STORAGE AREAS SHOWN ARE NOT EXCLUSIVE AND ARE SUBJECT TO CHANGE DAILY ON SITE.

NOTES CONT'D:

- THE FOLLOWING CONDITIONAL USE PERMITS ARE REQUESTED:
- GREATER THAN 15% IMPERVIOUS IN AN AQUIFER PROTECTION DISTRICT (ARTICLE IX-A, AQUIFER PROTECTION DISTRICT)
- DISTURBANCE WITHIN THE FLOOD HAZARD OVERLAY DISTRICT (ARTICLE XXI, FLOOD HAZARD OVERLAY DISTRICT)
- THE FOLLOWING VARIANCES HAVE BEEN APPROVED ON AUGUST 16, 2022:
ARTICLE IX, SECTION 4.8.3 FOR THE ALTERATION OF THE SURFACE CONFIGURATION OF THE LAND WITHIN THE WET AREA BUFFER
§ CONDITION OF APPROVAL: (1) THE SUBSURFACE GRAVEL WETLAND DESIGN IS SUBJECT TO APPROVAL BY THE MADBURY PLANNING BOARD, INCORPORATING SUGGESTIONS FROM THE THIRD-PARTY REVIEW BY TOM BALLESTERO, DATED JULY 20, 2022, AS PRESENTED TO THE MADBURY ZONING BOARD. (2) APPLICANTS SHALL OBTAIN ALL APPLICABLE PERMITS
- ARTICLE IX, SECTION 4.8.3 FOR THE ALTERATION OF THE SURFACE CONFIGURATION OF THE LAND WITHIN THE SHORELAND BUFFER
§ CONDITIONS OF APPROVAL: (1) THE SUBSURFACE GRAVEL WETLAND DESIGN IS SUBJECT TO APPROVAL BY THE MADBURY PLANNING BOARD, INCORPORATING SUGGESTIONS FROM THE THIRD-PARTY REVIEW BY TOM BALLESTERO, DATED JULY 20, 2022, AS PRESENTED TO THE MADBURY ZONING BOARD. (2) APPLICANTS SHALL OBTAIN ALL APPLICABLE PERMITS
- ARTICLE VII, SECTION 3.0 FOR THE PLACEMENT OF A STRUCTURE WITHIN THE 25-FOOT SETBACK
§ CONDITIONS OF APPROVAL: (1) A SAFETY REVIEW AND APPROPRIATE PERMITS FOR THE SHED AND ALL UTILITIES SHALL BE OBTAINED THROUGH THE MADBURY BUILDING INSPECTOR AND FIRE DEPARTMENT
- THE FOLLOWING WAIVER IS REQUESTED:
- DRIVE LANE WITHIN 20' OF A PROPERTY LINE (ARTICLE VII SECTION 3.C, SITE PLAN REVIEW REGULATIONS).
- THE EXISTING PRIMARY STRUCTURE IS 6,078 Sq. Ft. IN SIZE AND WILL BE USED FOR BOTH RETAIL AND WHOLESALE OF PRODUCTS. THE BUILDING OPERATION IS APPROXIMATELY 50% RETAIL AND 50% WHOLESALE. MUCH OF THE RETAIL PORTION OF THE BUSINESS IS CUSTOMERS COMING TO THE SITE TO CHOOSE PRODUCT FOR AN INSTALLER TO RETRIEVE AND INSTALL.
- LANDCARE IS A WHOLESALE AND RETAIL DISTRIBUTOR OF LANDSCAPE PRODUCTS. THE HOURS OF OPERATION ARE M-F 6AM-6PM, SATURDAY AND SUNDAY 7AM-3PM. DURING THE WINTER MONTHS NOVEMBER 1 TO APRIL 15TH, DURING SNOW STORMS THE APPLICANT LOADS AND SELLS SALT PRODUCTS FROM 6AM-6PM. THERE ARE 30 EMPLOYEES THAT UTILIZE THIS SITE FOR THIS BUSINESS. 15 OF WHICH COME TO THE SITE AND ENTER A COMPANY VEHICLE AND THEN LEAVE THE SITE ON A DAILY BASIS.
A LAWN CARE SERVICE LEASES SPACE ON THE SUBJECT PARCEL TO OPERATE AND STORE MATERIALS. THE HOURS OF OPERATION ARE M-F 6AM-6PM, SATURDAY AND SUNDAY 7AM-3PM. THE OWNER MAINTAINS 3 EMPLOYEES WHICH COME TO THE SITE TO LOAD MATERIALS AND THEN LEAVE FOR THE DAY.
A REPAIR SERVICE SHOP IS LOCATED WITHIN AND IS LEASED FROM THE OWNERS BUILDING. THE HOURS OF OPERATION ARE 3PM-12AM THERE ARE 3 EMPLOYEES FOR THIS BUSINESS THAT WORK INSIDE THE STRUCTURE AFTER NORMAL BUSINESS HOURS OF THE LANDSCAPE BUSINESS.

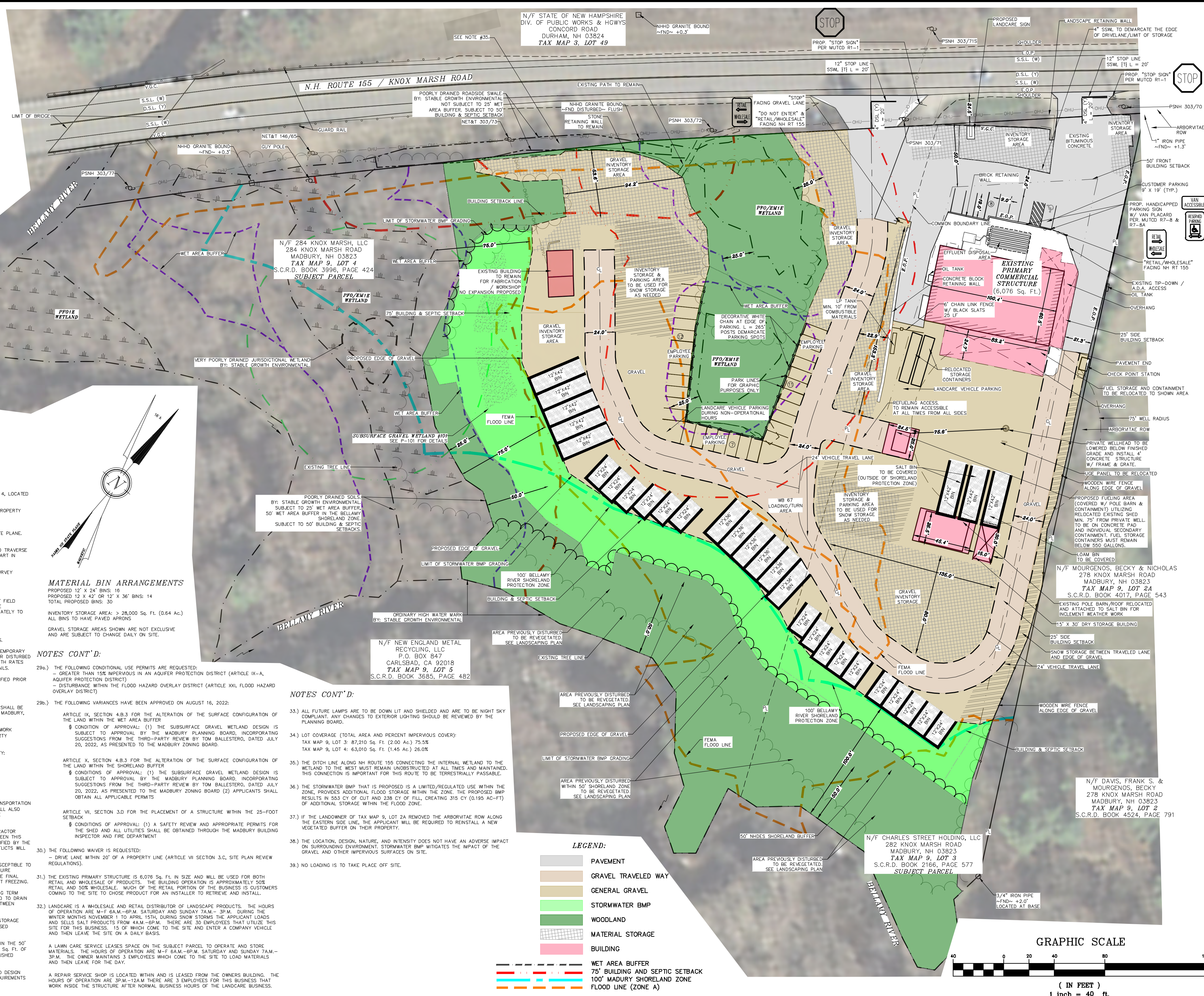
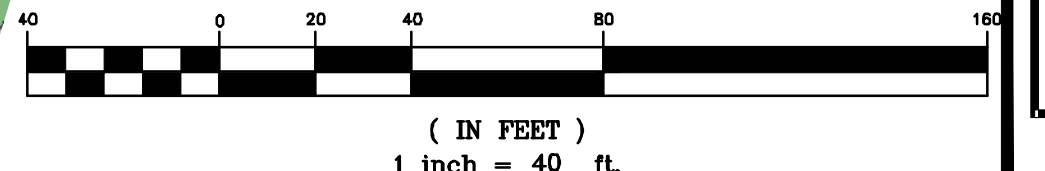
NOTES CONT'D:

- ALL FUTURE LAMPS ARE TO BE DOWN LIT AND SHIELDED AND ARE TO BE NIGHT SKY COMPLIANT. ANY CHANGES TO EXTERIOR LIGHTING SHOULD BE REVIEWED BY THE PLANNING BOARD.
- LOT COVERAGE (TOTAL AREA AND PERCENT IMPERVIOUS COVER):
TAX MAP 9, LOT 3: 87,210 Sq. Ft. (2.00 Ac.) 75.5%
TAX MAP 9, LOT 4: 63,010 Sq. Ft. (1.45 Ac.) 26.0%
- THE DITCH LINE ALONG NH ROUTE 155 CONNECTING THE INTERNAL WETLAND TO THE WETLAND TO THE WEST MUST REMAIN UNOBSTRUCTED AT ALL TIMES AND MAINTAINED. THIS CONNECTION IS IMPORTANT FOR THIS ROUTE TO BE TERRESTRIALLY PASSABLE.
- THE STORMWATER BMP THAT IS PROPOSED IS A LIMITED/REGULATED USE WITHIN THE ZONE. PROVIDES ADDITIONAL FLOOD STORAGE WITHIN THE ZONE. THE PROPOSED BMP RESULTS IN 553 CY OF CUT AND 238 CY OF FILL, CREATING 315 CY (0.195 AC-FT) OF ADDITIONAL STORAGE WITHIN THE FLOOD ZONE.
- IF THE LANDOWNER OF TAX MAP 9, LOT 2A REMOVED THE ARBORVITAE ROW ALONG THE EASTERN SIDE LINE, THE APPLICANT WILL BE REQUIRED TO REINSTALL A NEW VEGETATED BUFFER ON THEIR PROPERTY.
- THE LOCATION, DESIGN, NATURE, AND INTENSITY DOES NOT HAVE AN ADVERSE IMPACT ON SURROUNDING ENVIRONMENT. STORMWATER BMP MITIGATES THE IMPACT OF THE GRAVEL AND OTHER IMPERVIOUS SURFACES ON SITE.
- NO LOADING IS TO TAKE PLACE OFF SITE.

LEGEND:



GRAPHIC SCALE

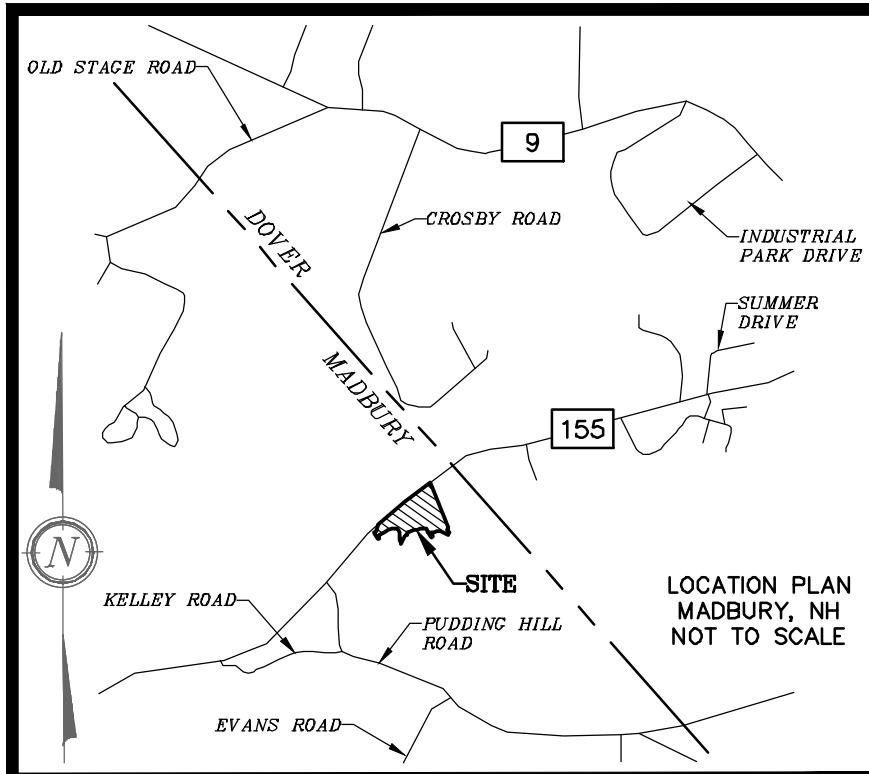


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#2	4-26-22	REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF OPERATION
#1	1-19-22	REVISED PER PLANNER REVIEW

NON-RESIDENTIAL SITE PLAN COLOR RENDERING
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
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SHEET 6 OF 10



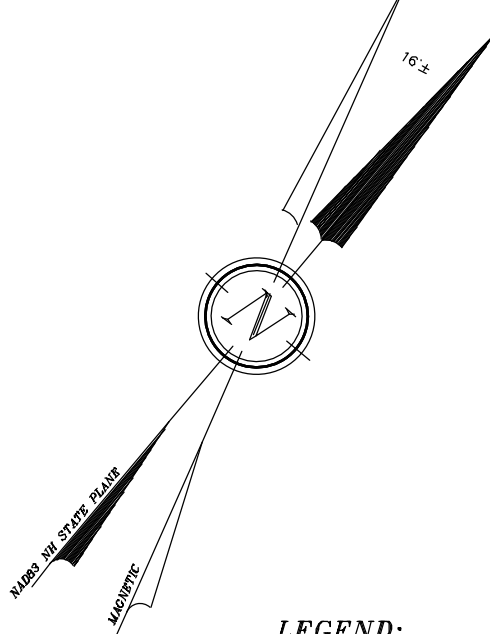
NOTES:

- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
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- 2.) TAX MAP 9, LOT 3
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BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 125'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A
WET AREA CONSERVATION OVERLAY DISTRICT (>3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/RETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
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ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'
SHORELAND PROTECTION OVERLAY DISTRICT
(100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS
AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERLAY DISTRICTS IN RELATION TO THE PROPOSED SITE
PLAN OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

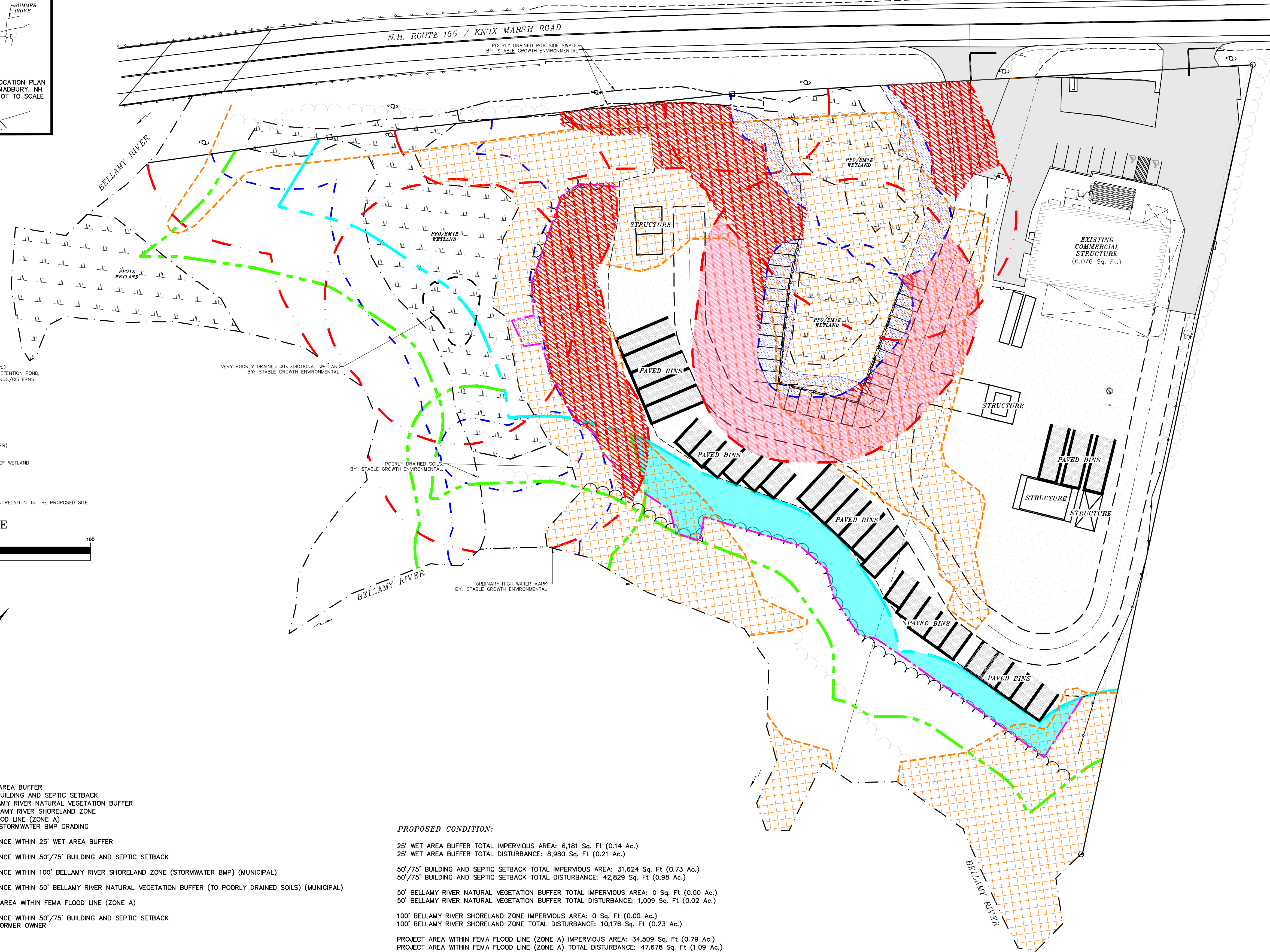


LEGEND:

- 25' WET AREA BUFFER
- 50'/75' BUILDING AND SEPTIC SETBACK
- 50' BELLAMY RIVER NATURAL VEGETATION BUFFER
- 100' BELLAMY RIVER SHORELAND ZONE
- FEMA FLOOD LINE (ZONE A)
- LIMIT OF STORMWATER BMP GRADING
- DISTURBANCE WITHIN 25' WET AREA BUFFER
- DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK
- DISTURBANCE WITHIN 100' BELLAMY RIVER SHORELAND ZONE (STORMWATER BMP) (MUNICIPAL)
- DISTURBANCE WITHIN 50' BELLAMY RIVER NATURAL VEGETATION BUFFER (TO POORLY DRAINED SOILS) (MUNICIPAL)
- PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A)
- DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK BY THE FORMER OWNER

PROPOSED CONDITION:

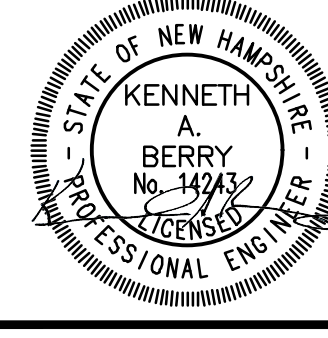
25' WET AREA BUFFER TOTAL IMPERVIOUS AREA: 6,181 Sq. Ft (0.14 Ac.)
25' WET AREA BUFFER TOTAL DISTURBANCE: 8,980 Sq. Ft (0.21 Ac.)
50'/75' BUILDING AND SEPTIC SETBACK TOTAL IMPERVIOUS AREA: 31,624 Sq. Ft (0.73 Ac.)
50'/75' BUILDING AND SEPTIC SETBACK TOTAL DISTURBANCE: 42,829 Sq. Ft (0.98 Ac.)
50' BELLAMY RIVER NATURAL VEGETATION BUFFER TOTAL IMPERVIOUS AREA: 0 Sq. Ft (0.00 Ac.)
50' BELLAMY RIVER NATURAL VEGETATION BUFFER TOTAL DISTURBANCE: 1,009 Sq. Ft (0.02 Ac.)
100' BELLAMY RIVER SHORELAND ZONE IMPERVIOUS AREA: 0 Sq. Ft (0.00 Ac.)
100' BELLAMY RIVER SHORELAND ZONE TOTAL DISTURBANCE: 10,176 Sq. Ft (0.23 Ac.)
PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A) IMPERVIOUS AREA: 34,509 Sq. Ft (0.79 Ac.)
PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A) TOTAL DISTURBANCE: 47,678 Sq. Ft (1.09 Ac.)

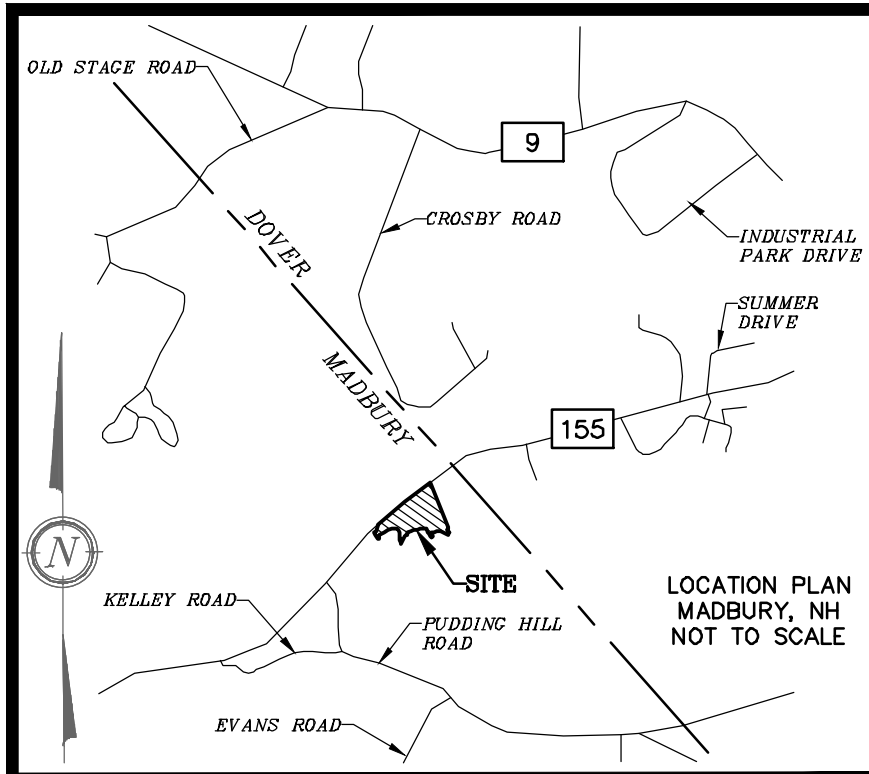


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PROPOSED DISTURBANCE
OVERVIEW ZONING DISTRICT OVERLAY PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

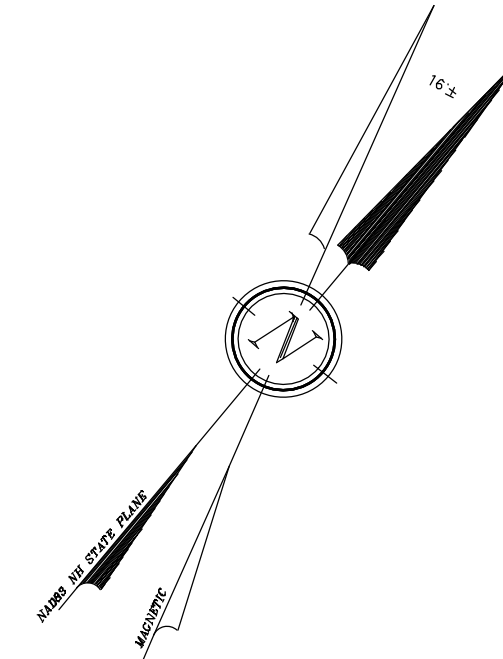
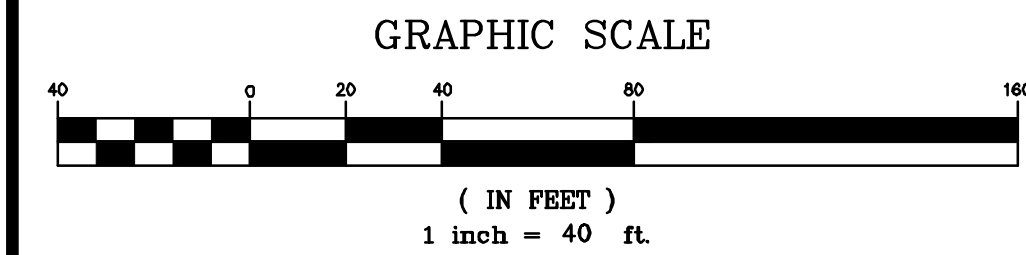
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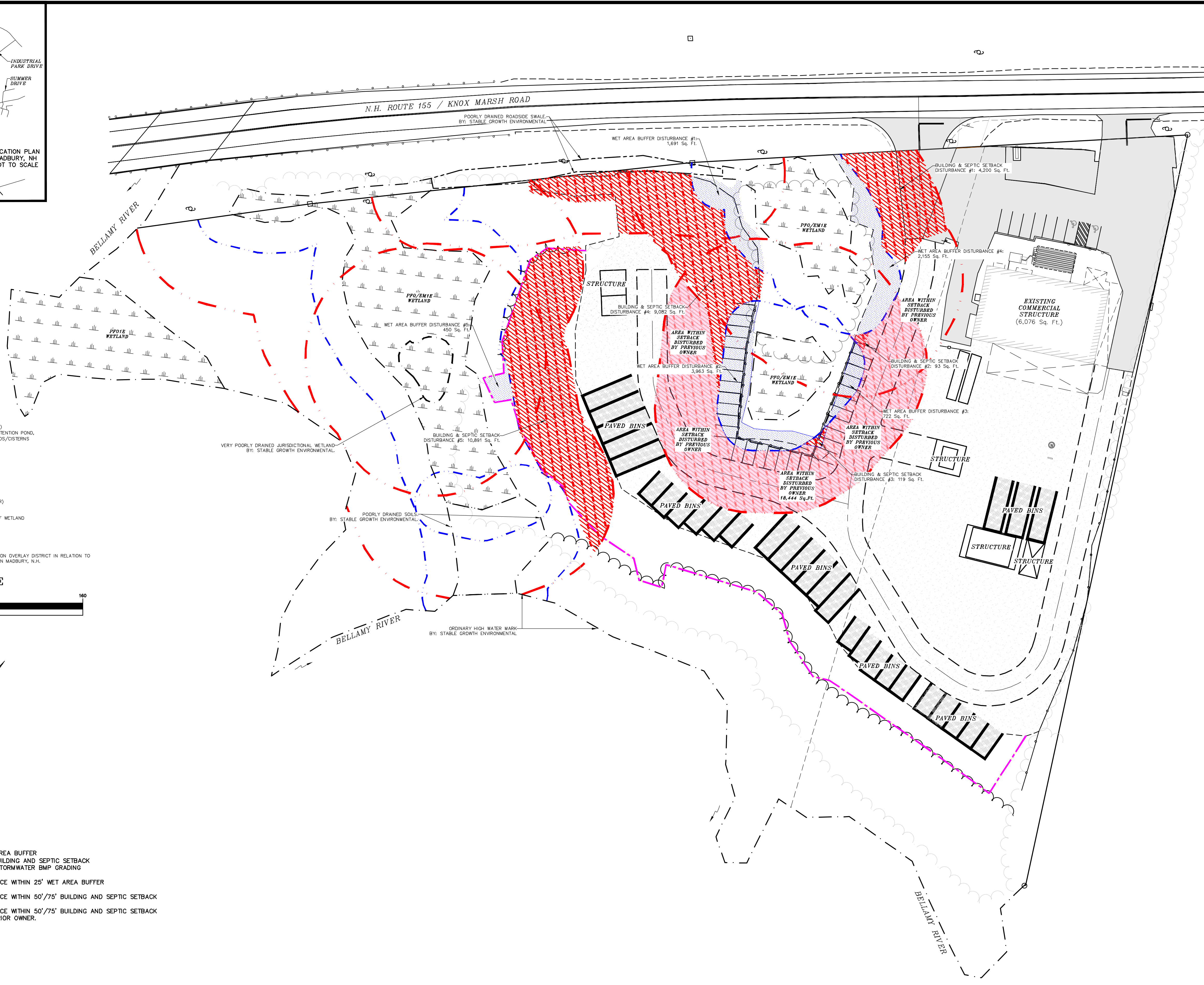
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ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 40'
SHORELAND PROTECTION OVERLAY DISTRICT (100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS
AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
- 6) THE INTENT OF THIS PLAN IS TO SHOW THE WET AREA CONSERVATION OVERLAY DISTRICT IN RELATION TO THE PROPOSED SITE PLAN OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.



LEGEND:

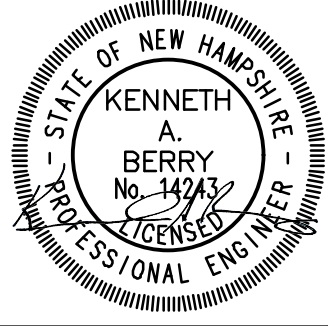
- 25' WET AREA BUFFER
- 50'/75' BUILDING AND SEPTIC SETBACK LIMIT OF STORMWATER BMP GRADING
- DISTURBANCE WITHIN 25' WET AREA BUFFER
- DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK
- DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK BY THE PRIOR OWNER.

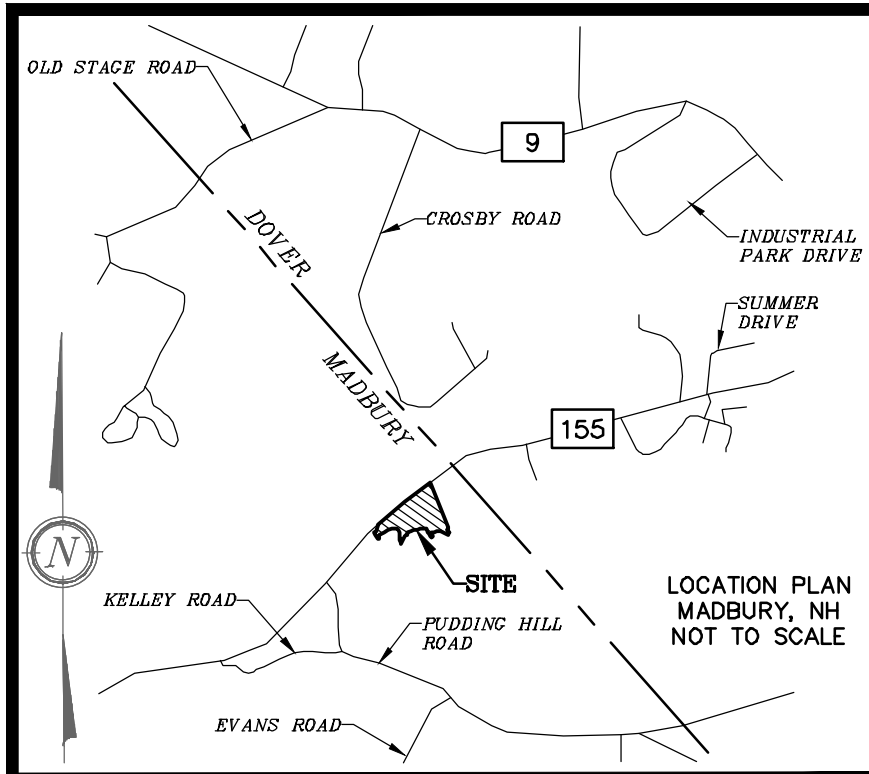


REVISION	DATE	DESCRIPTION
#5	9-19-22	REVISED PER PLANNER REVIEW
#4	8-29-22	REVISED PER THIRD PARTY REVIEW
#3	5-24-22	REVISE CONTAINER LOCATION, REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF OPERATION
#2	4-26-22	REVISE SETBACKS
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

PROPOSED DISTURBANCE
WET AREA CONSERVATION OVERLAY DISTRICT PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083





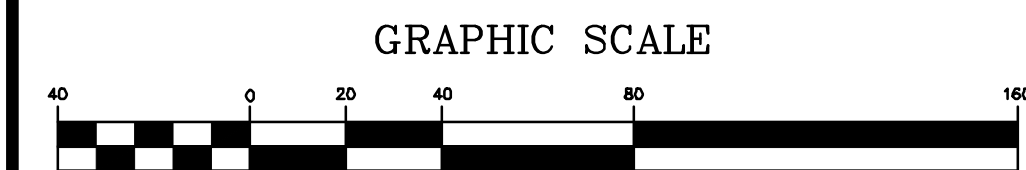
NOTES:

- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADBURY, NH 03823
- 2.) TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
- 3.) LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- 4.) S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
- 5.) ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 135'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A

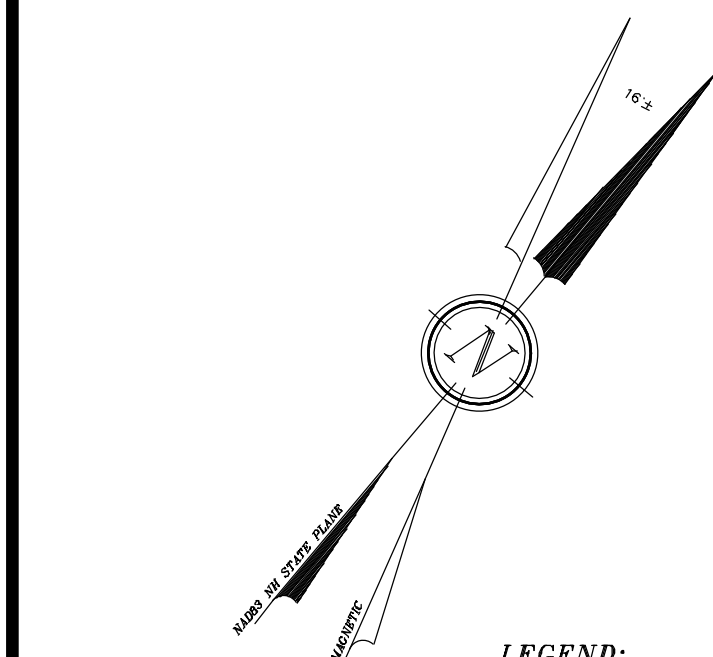
WET AREA CONSERVATION OVERLAY DISTRICT (>3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/RETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'

SHORELAND PROTECTION OVERLAY DISTRICT
(100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS

AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE SHORELAND PROTECTION OVERLAY DISTRICT IN RELATION TO THE PROPOSED SITE PLAN OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.

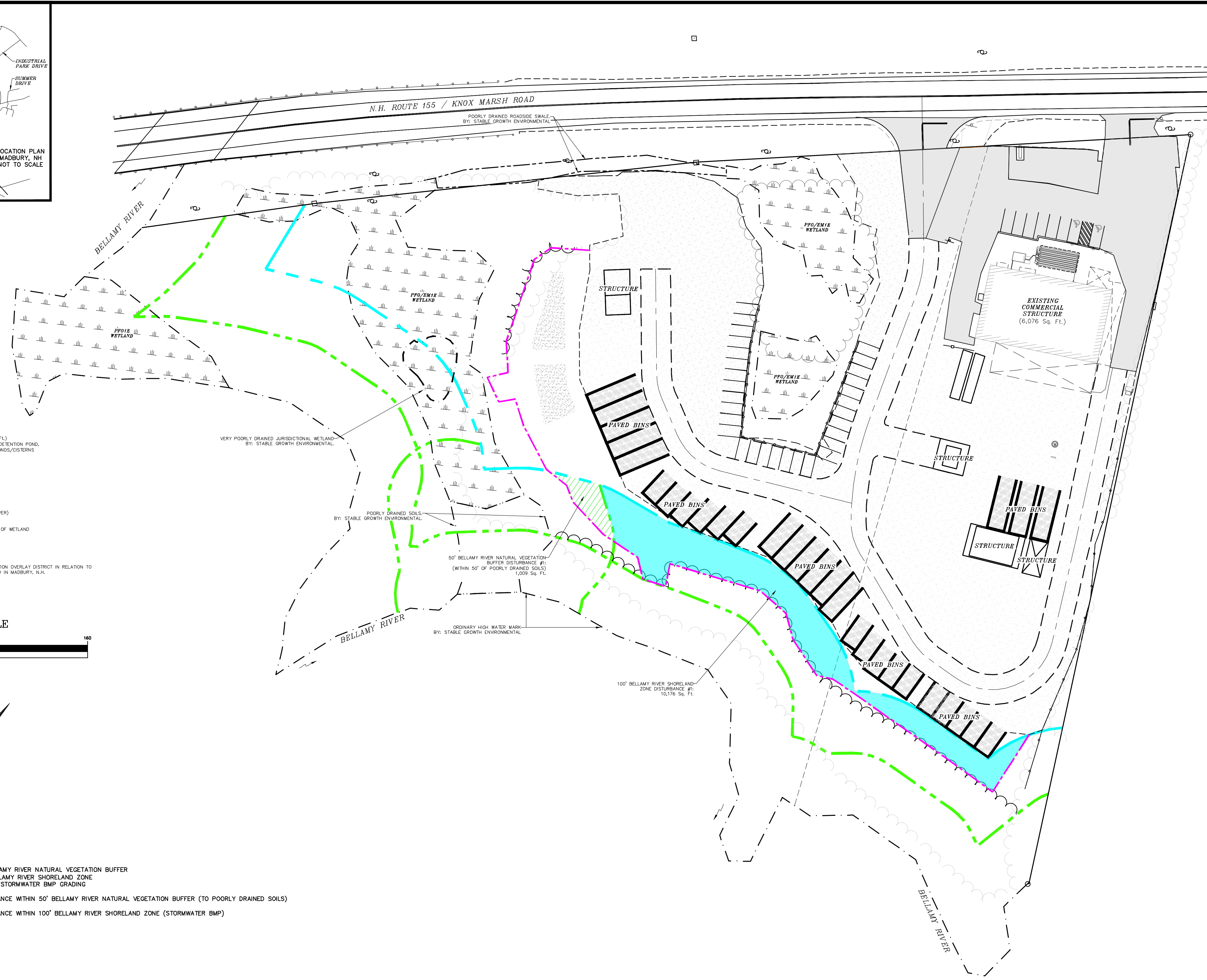


(IN FEET)
1 inch = 40 ft.



LEGEND:

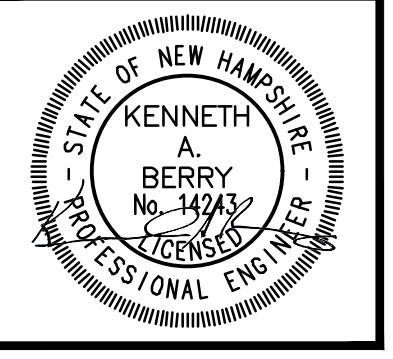
- 50' BELLAMY RIVER NATURAL VEGETATION BUFFER
- 100' BELLAMY RIVER SHORELAND ZONE
- LIMIT OF STORMWATER BMP GRADING
- ▨ DISTURBANCE WITHIN 50' BELLAMY RIVER NATURAL VEGETATION BUFFER (TO POORLY DRAINED SOILS)
- ▨ DISTURBANCE WITHIN 100' BELLAMY RIVER SHORELAND ZONE (STORMWATER BMP)

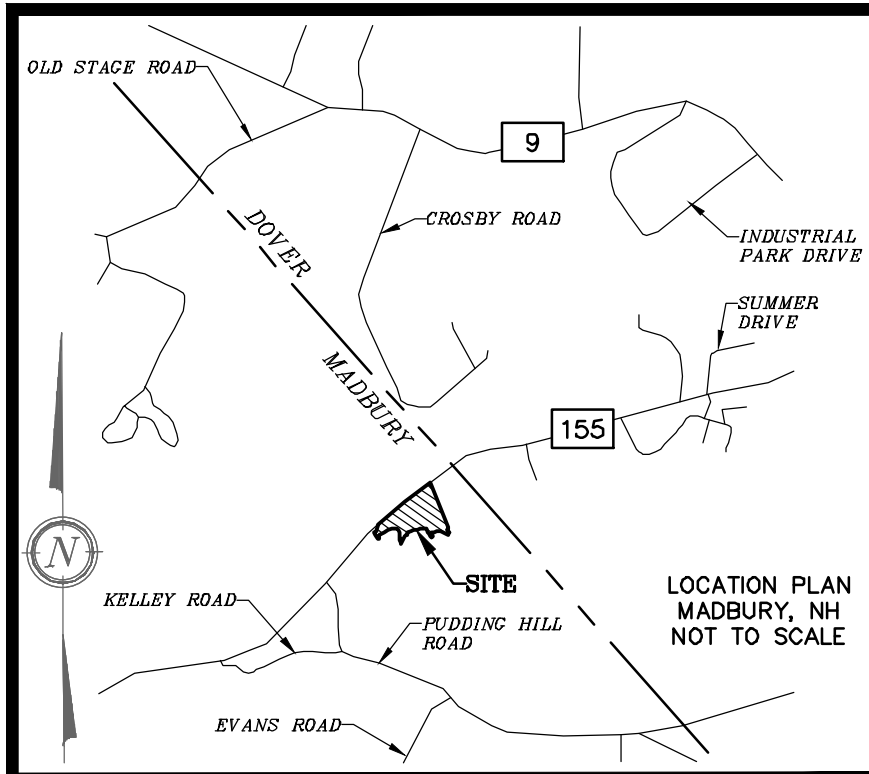


REVISION	DATE	DESCRIPTION
#5	9-19-22	REVISED PER PLANNER REVIEW
#4	8-29-22	REVISED PER THIRD PARTY REVIEW
#3	5-24-22	REVISE CONTAINER LOCATION, REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF OPERATION
#2	4-26-22	REVISE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

PROPOSED DISTURBANCE (MADBURY SHORELAND)
SHORELAND PROTECTION OVERLAY DISTRICT PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083





NOTES:

- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADBURY, NH 03823
- 2.) TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
- 3.) LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- 4.) S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
- 5.) ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 125'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A

WET AREA CONSERVATION OVERLAY DISTRICT (33,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/RETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'

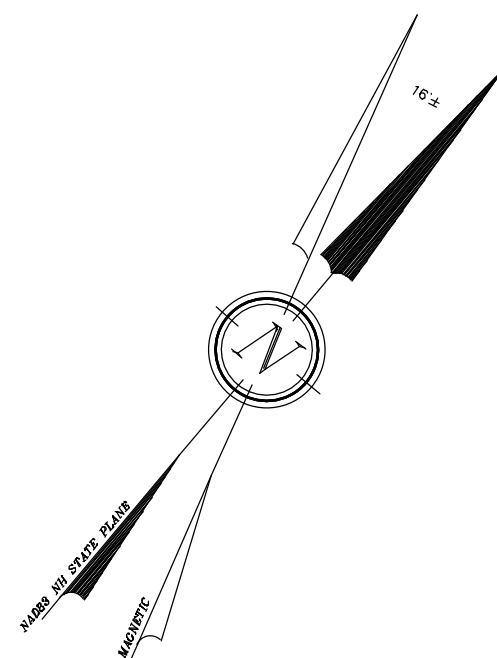
SHORELAND PROTECTION OVERLAY DISTRICT
(100' FROM SEASONAL HIGH WATER LEVEL OF BELLAMY RIVER)
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS

AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE FLOOD HAZARD AREA OVERLAY DISTRICT IN RELATION TO THE PROPOSED SITE PLAN OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.
- 7.) THE STORMWATER BMP THAT IS PROPOSED IS A LIMITED/REGULATED USE WITHIN THE ZONE, PROVIDES ADDITIONAL FLOOD STORAGE WITHIN THE ZONE. THE PROPOSED BMP RESULTS IN 553 CY OF CUT AND 238 CY OF FILL, CREATING 8,505 CF (0.195 AC-FT) OF ADDITIONAL STORAGE WITHIN THE FLOOD ZONE.

GRAPHIC SCALE

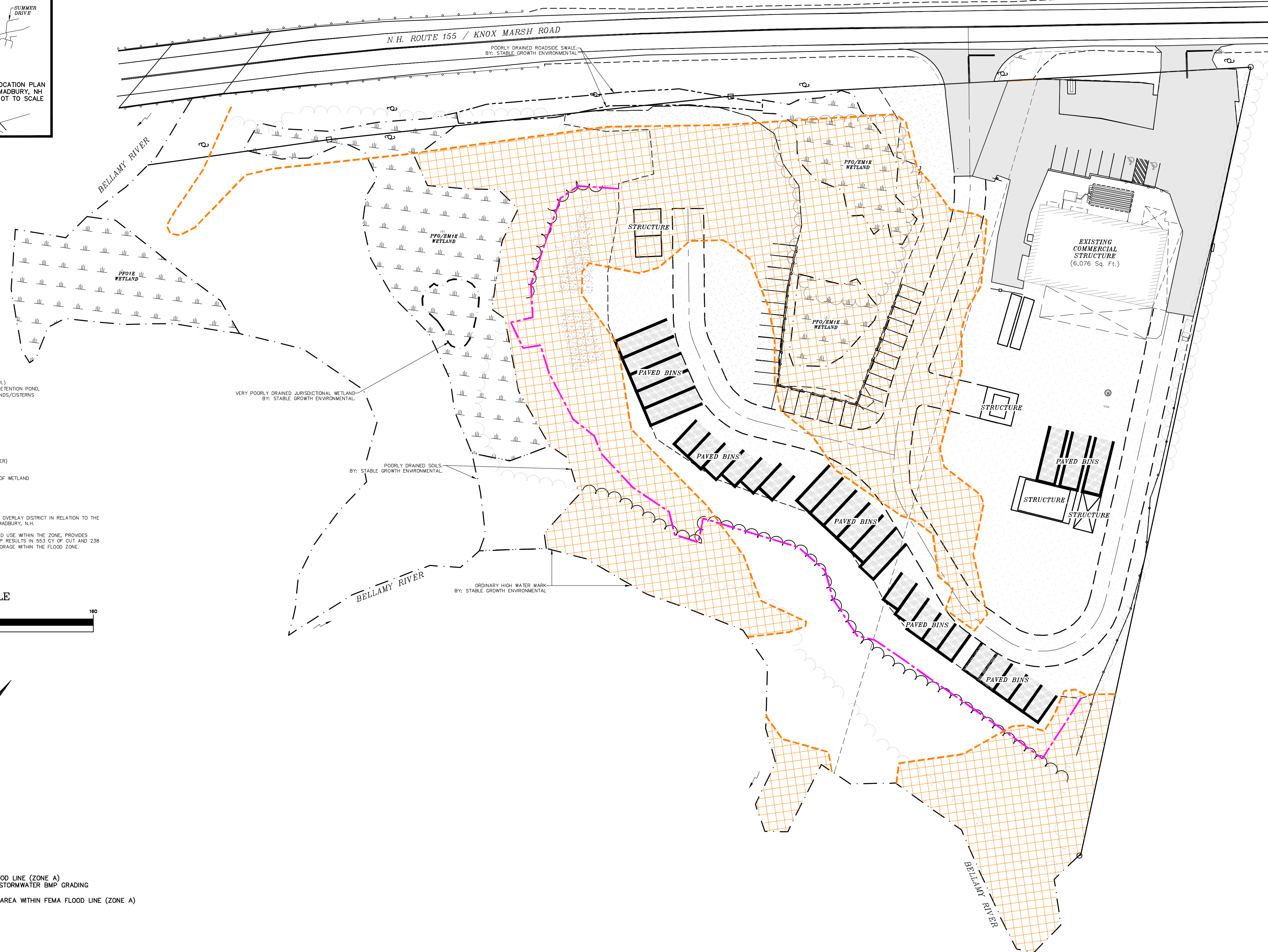


(IN FEET)
1 inch = 40 ft.



LEGEND:

- FEMA FLOOD LINE (ZONE A)
- LIMIT OF STORMWATER BMP GRADING
- PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A)



REVISION	DATE	DESCRIPTION
#5	9-19-22	REVISED PER PLANNER REVIEW
#4	8-29-22	REVISED PER THIRD PARTY REVIEW
#3	5-24-22	REVISE CONTAINER LOCATION, REVISE CUT SHOP & UPDATE USES ONSITE WITH HOURS OF SITE VISIT
#2	4-26-22	REVISE SLOPE CALCULATIONS
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

PROPOSED DISTURBANCE
FLOOD HAZARD AREA OVERLAY DISTRICT PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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