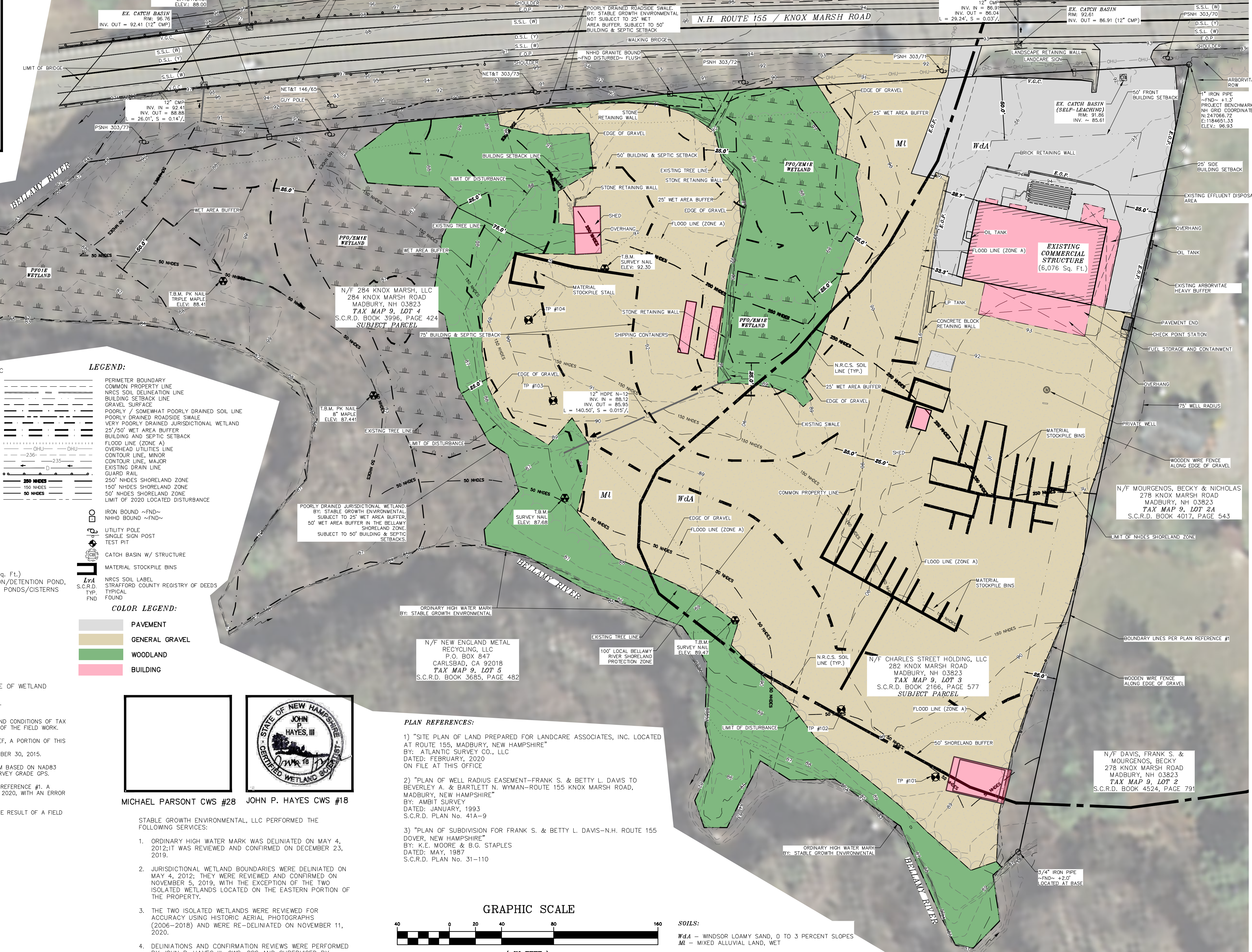
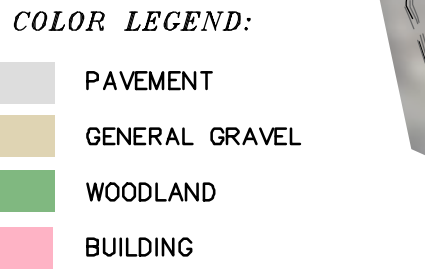
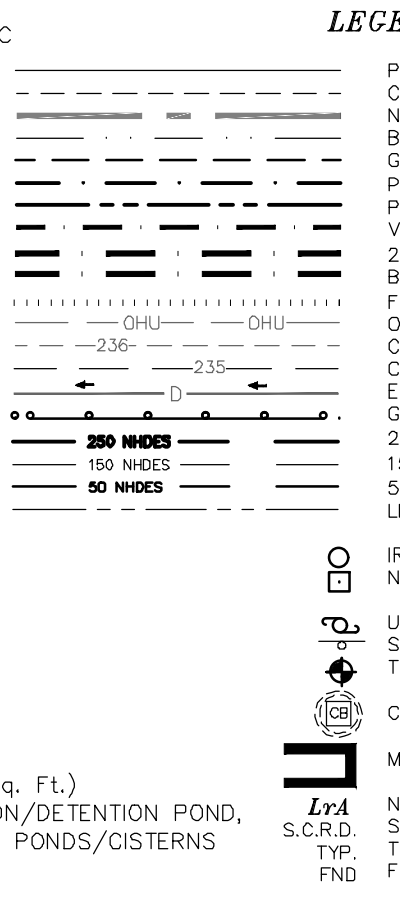


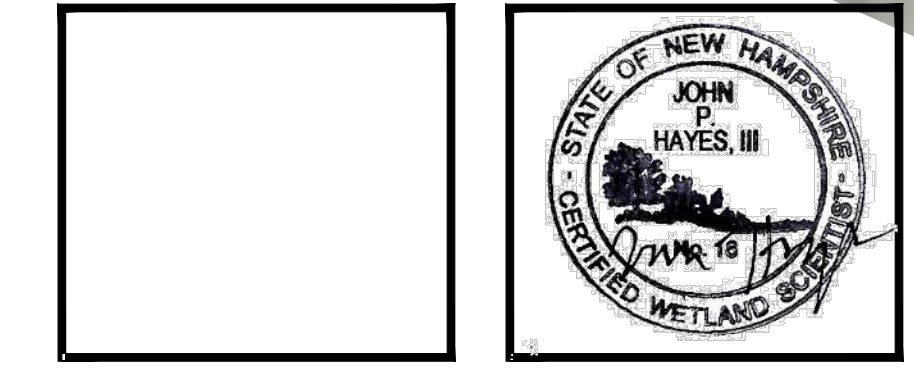
N/F NEW ENGLAND METAL RECYCLING, LLC
P.O. BOX 847
CARLSBAD, CA 92018
TAX MAP 7, LOT 16
S.C.R.D. BOOK 3685, PAGE 482



- 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: 150'
MAX. BUILDING HEIGHT: N/A

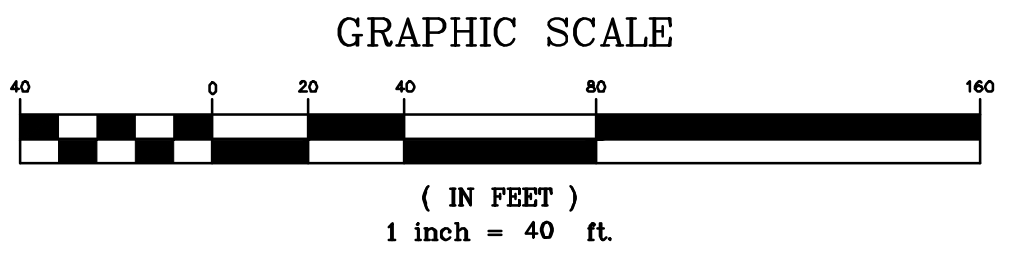


- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H., AS OF THE DATE OF THE FIELD WORK.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY FALLS WITHIN THE FLOOD PLAIN FLOOD HAZARD (ZONE A) REF: FEMA COMMUNITY #330219, MAP 3301700320E, 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:
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

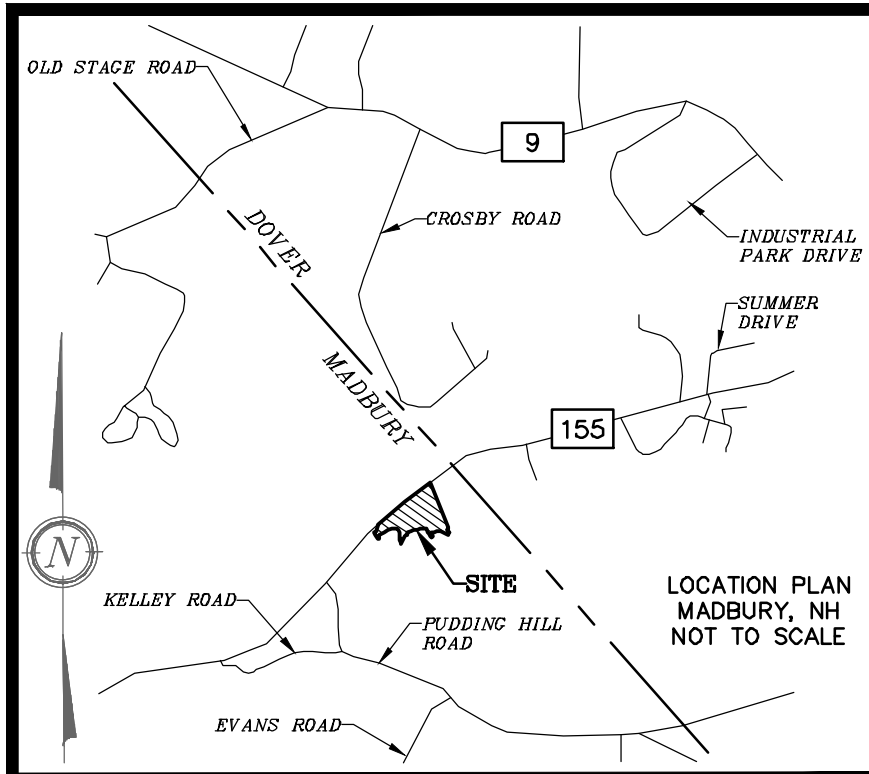


SOILS:
WdA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
M - MIXED ALLUVIAL LAND, WET
SEE WEBSOIL USDA-NRCS

REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED 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



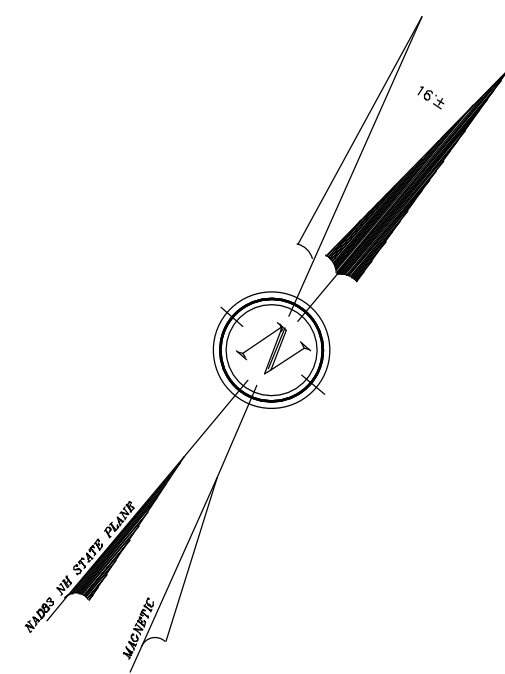
NOTES:

- 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. ± & 0.57 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.)
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
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
- 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, N.H. AS OF THE DATE OF THE SURVEY.

GRAPHIC SCALE

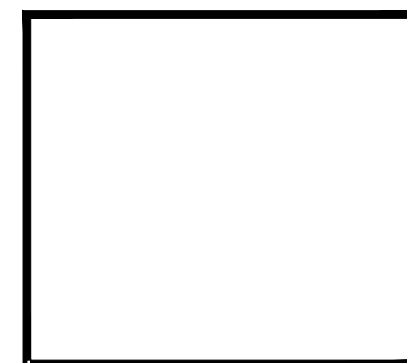


(IN FEET)
1 inch = 40 ft.

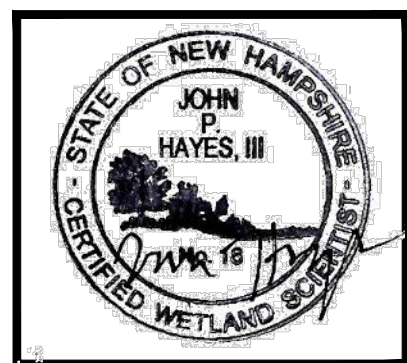


LEGEND:

- 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
- DISTURBANCE WITHIN 50' BELLAMY RIVER NATURAL VEGETATION BUFFER
- PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A)



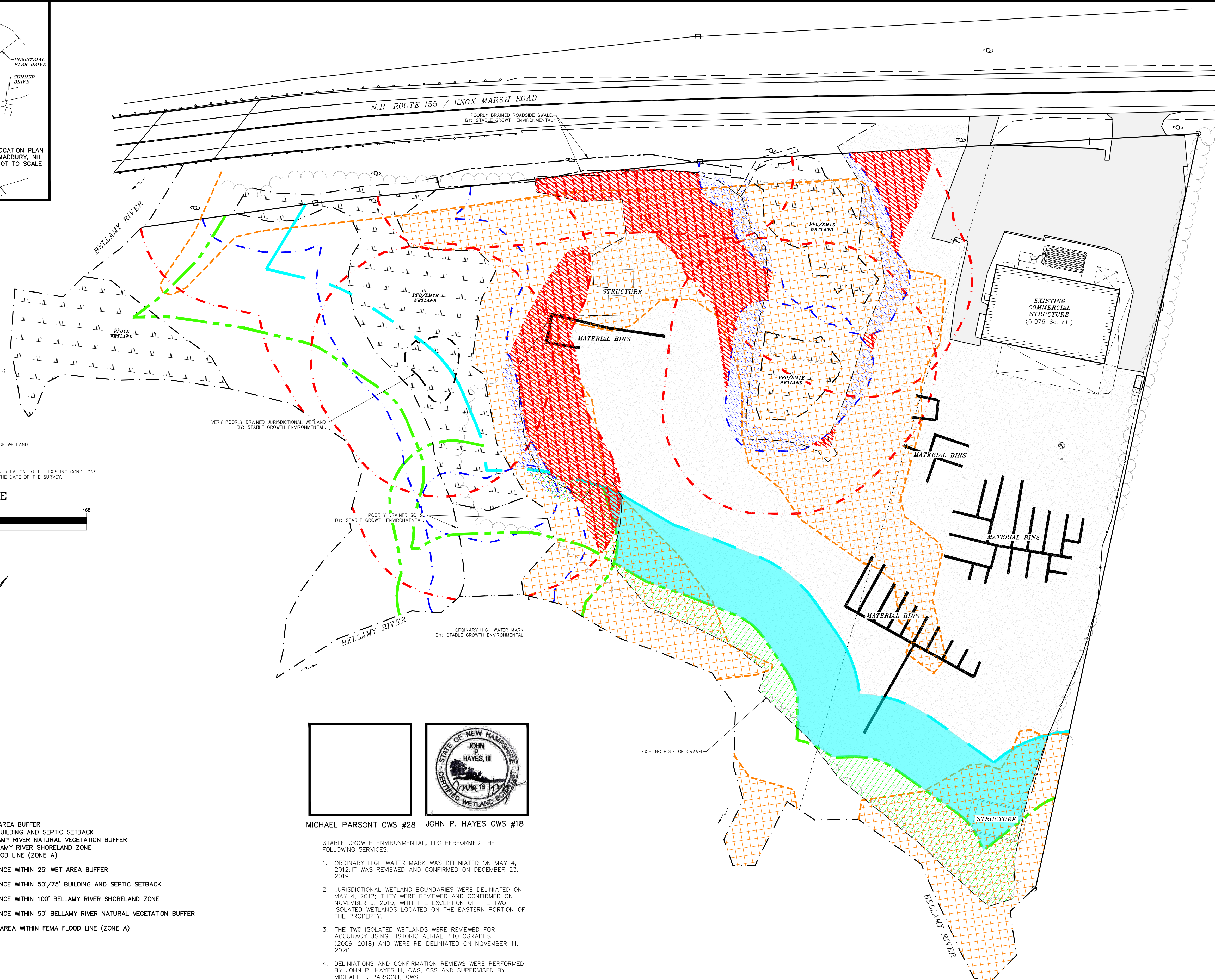
MICHAEL PARSONT CWS #28



JOHN P. HAYES CWS #18

STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

1. ORDINARY HIGH WATER MARK WAS DELINEATED ON MAY 4, 2012; IT WAS REVIEWED AND CONFIRMED ON DECEMBER 23, 2019.
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.
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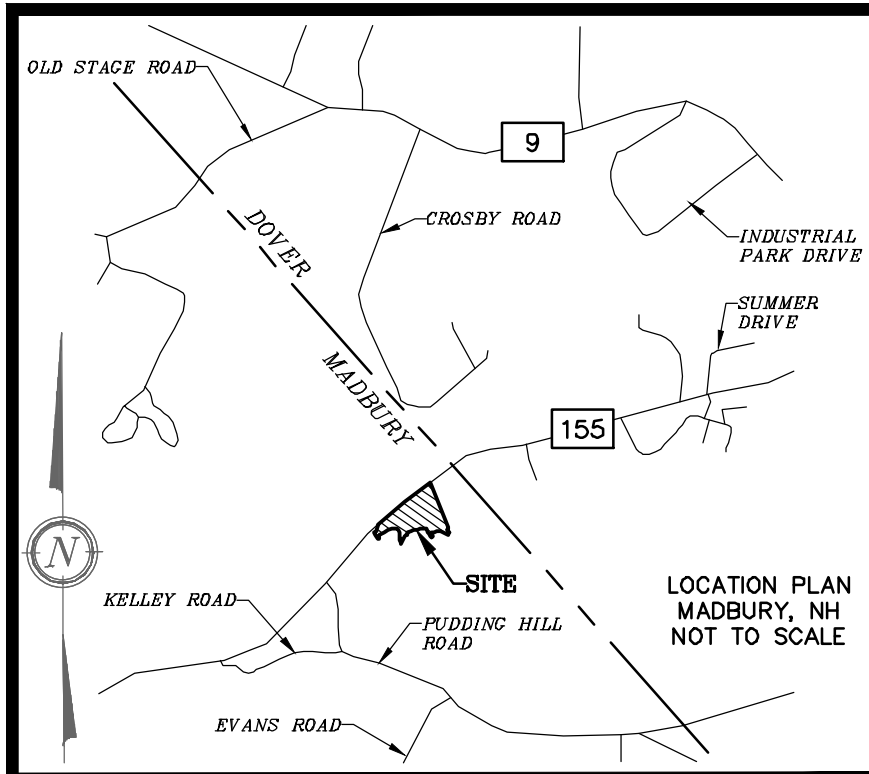


REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

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

KENNETH A. BERRY
SIGNATURE



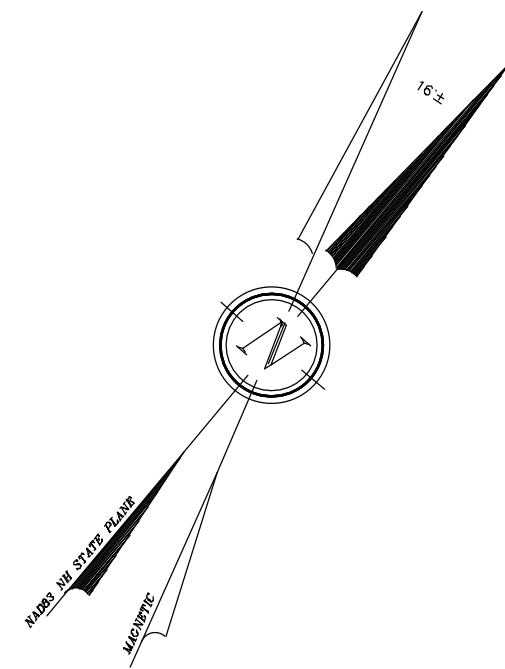
NOTES:

- 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 3966, 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.)
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
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 WELHEAD PROTECTION 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, N.H AS OF THE DATE OF THE SURVEY.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

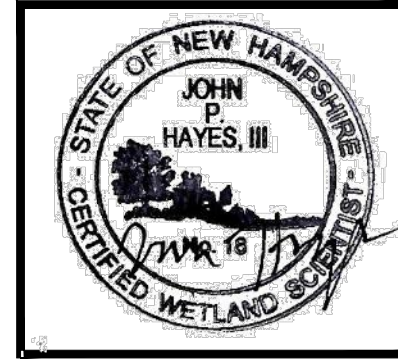
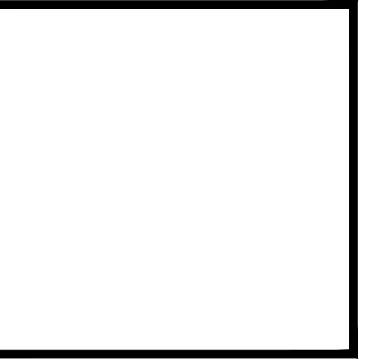


LEGEND:

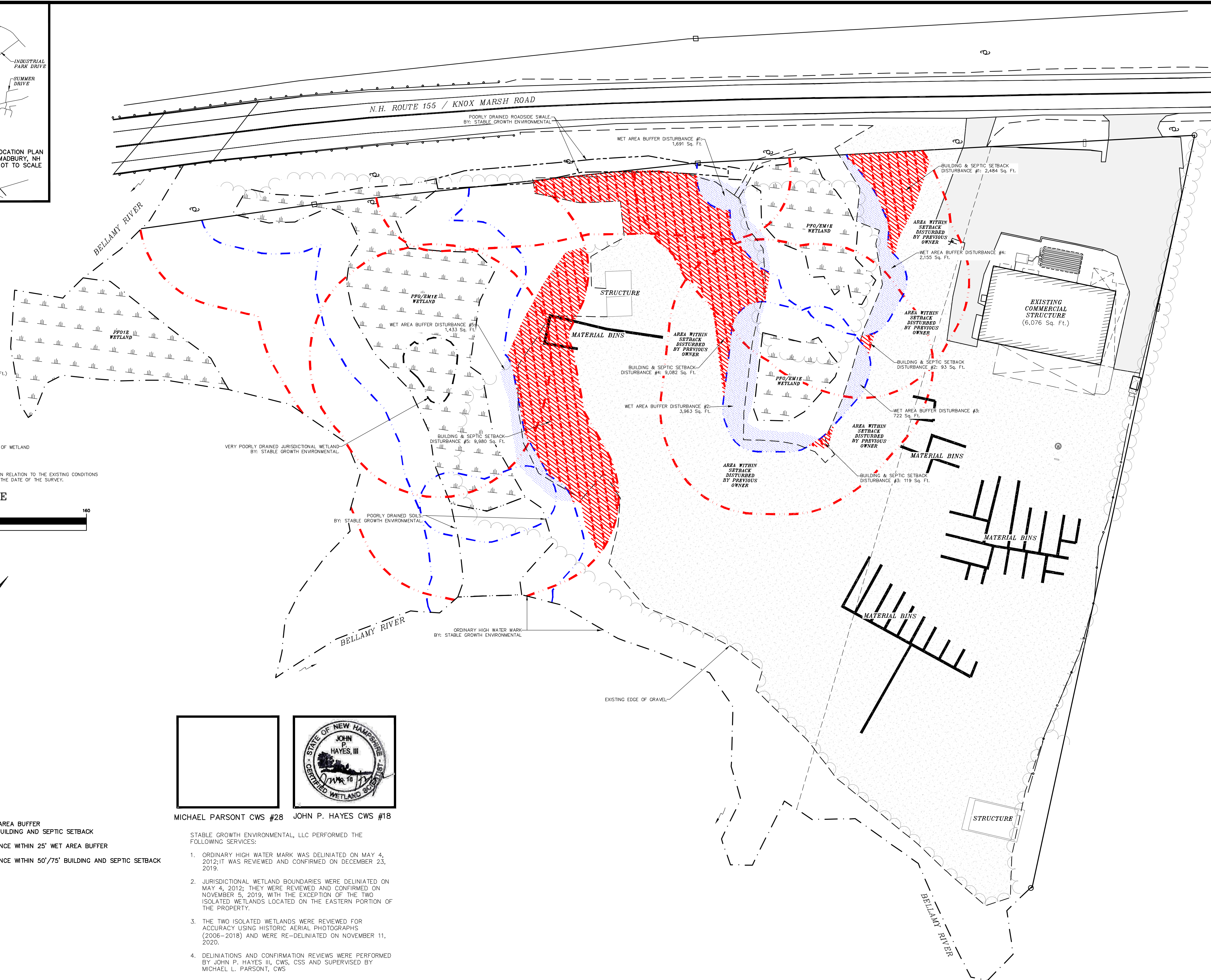
- 25' WET AREA BUFFER
- 50'/75' BUILDING AND SEPTIC SETBACK
- DISTURBANCE WITHIN 25' WET AREA BUFFER
- DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK

MICHAEL PARSONT CWS #28

JOHN P. HAYES CWS #18



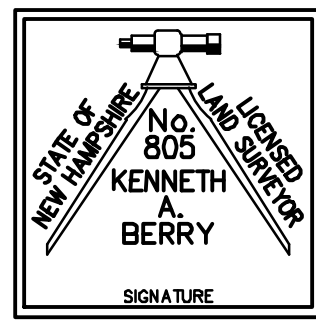
- STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:
1. ORDINARY HIGH WATER MARK WAS DELINEATED ON MAY 4, 2012; IT WAS REVIEWED AND CONFIRMED ON DECEMBER 23, 2019.
 2. JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED ON MAY 4, 2012; THEY WERE REVIEWED AND CONFIRMED ON NOVEMBER 5, 2019, 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.
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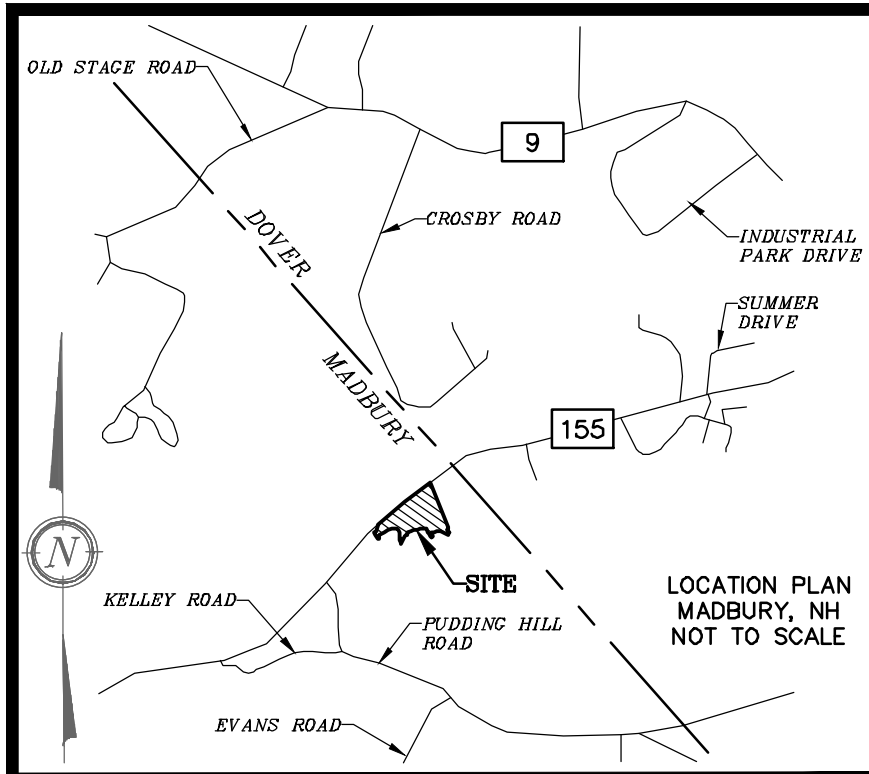


REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

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
FILE NO. : DB 2020 - 083





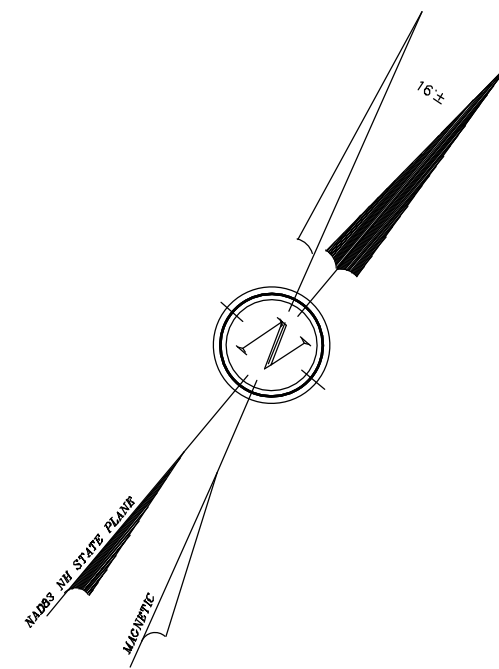
NOTES:

- 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.)
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
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
- 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, N.H. AS OF THE DATE OF THE SURVEY.

GRAPHIC SCALE

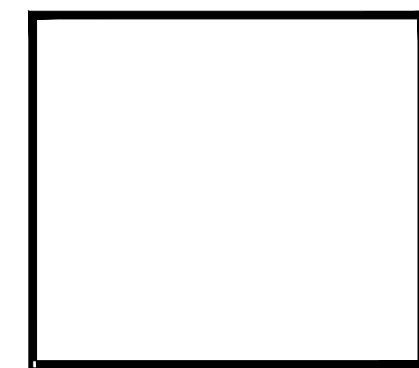


(IN FEET)
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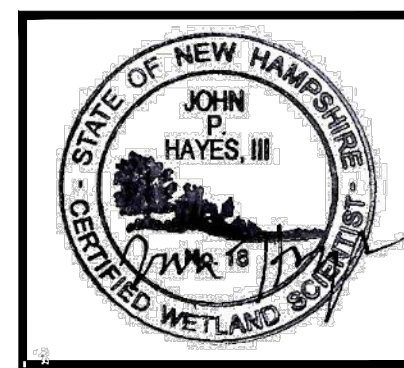


LEGEND:

- 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



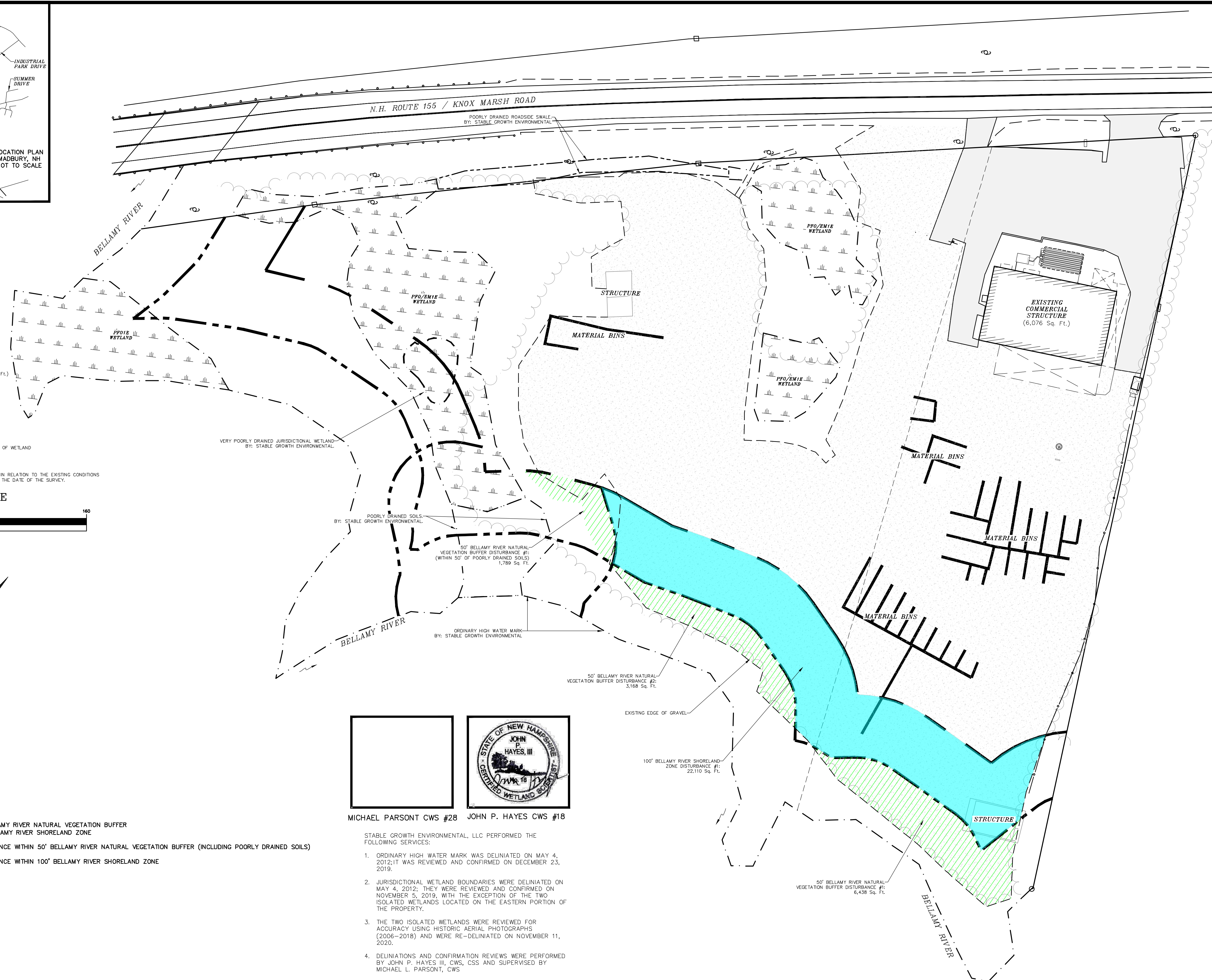
MICHAEL PARSONT CWS #28



JOHN P. HAYES CWS #18

STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

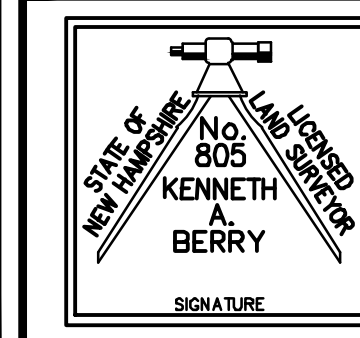
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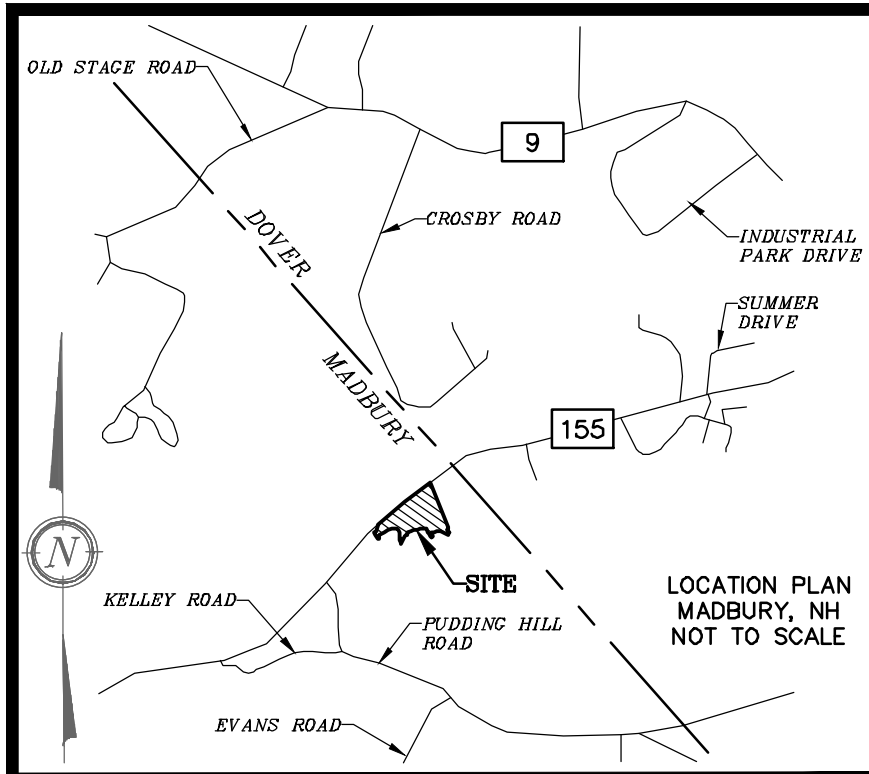


REVISION #	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

EXISTING DISTURBANCE
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

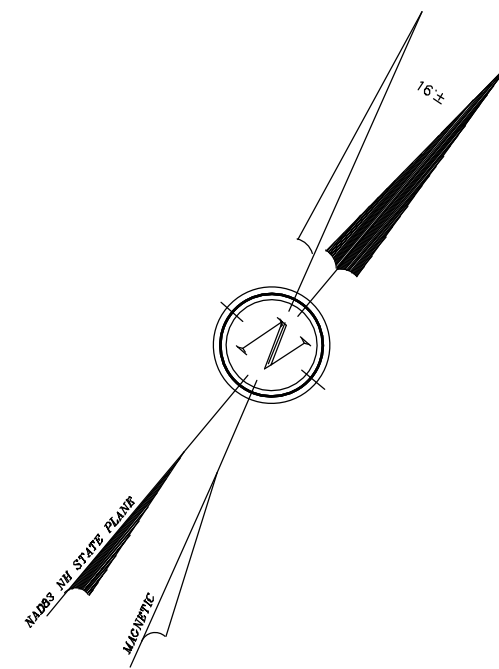
WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.)
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
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ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'

SHORELAND PROTECTION OVERLAY DISTRICT
50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
SHORELINE
UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
POORLY OR VERY POORLY DRAINED SOILS
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- 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.

GRAPHIC SCALE

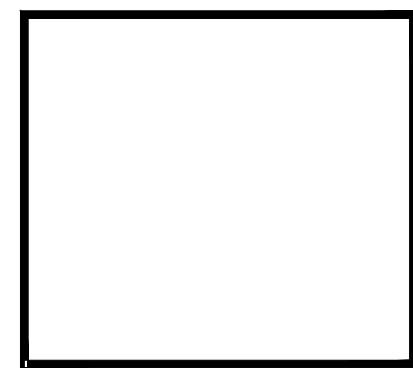


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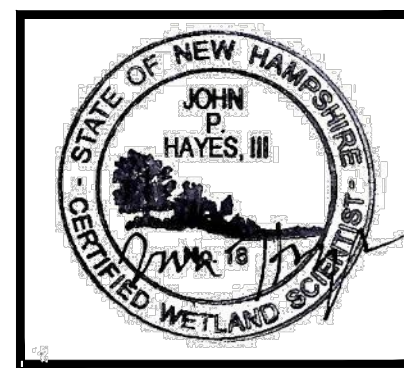


LEGEND:

- - - - - FEMA FLOOD LINE (ZONE A)
- [Orange grid pattern] PROJECT AREA WITHIN FEMA FLOOD LINE (ZONE A)



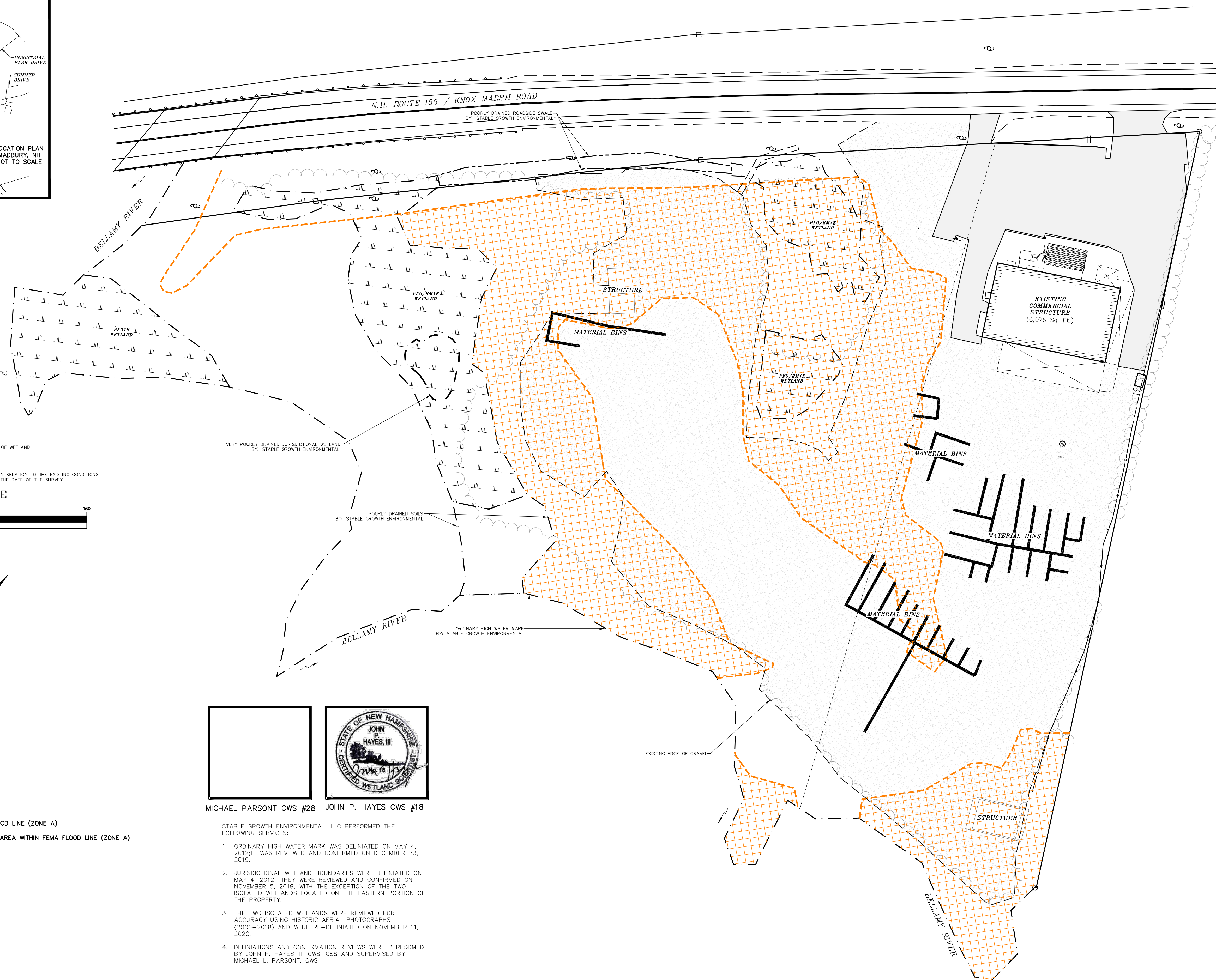
MICHAEL PARSONT CWS #28



JOHN P. HAYES CWS #18

STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

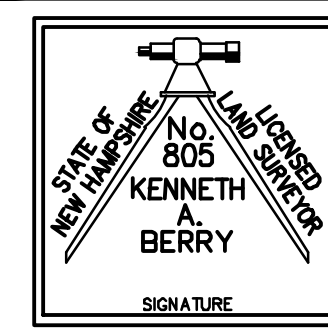
1. ORDINARY HIGH WATER MARK WAS DELINIATED ON MAY 4, 2012; IT WAS REVIEWED AND CONFIRMED ON DECEMBER 23, 2019.
2. JURISDICTIONAL WETLAND BOUNDARIES WERE DELINIATED ON MAY 4, 2012; THEY WERE REVIEWED AND CONFIRMED ON NOVEMBER 5, 2019, WITH THE EXCEPTION OF THE TWO ISOLATED WETLANDS LOCATED ON THE EASTERN 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

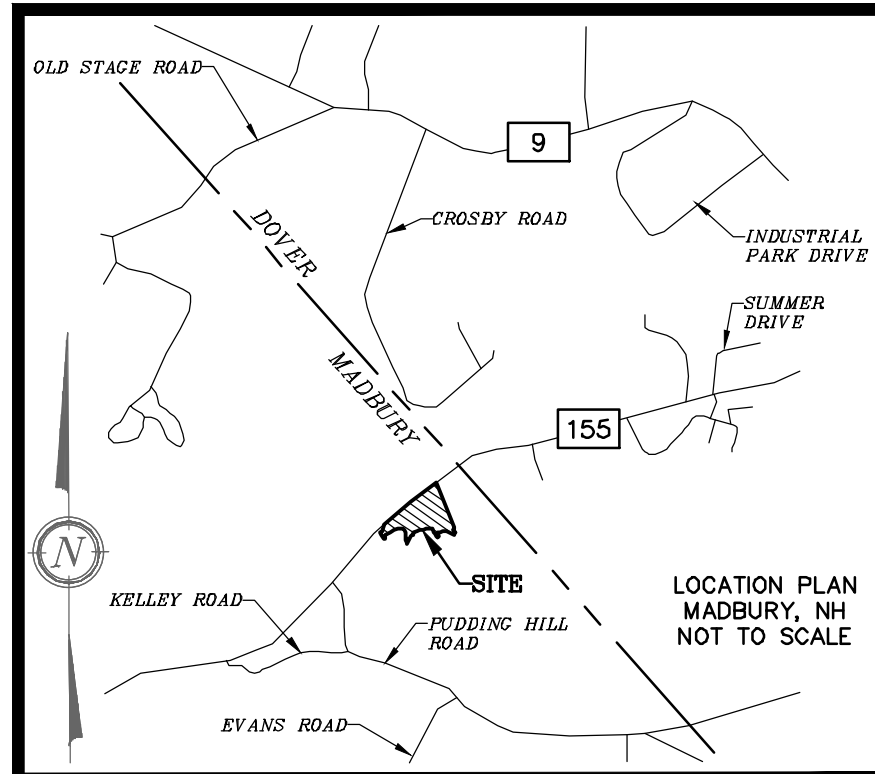


REVISION #	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

EXISTING 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

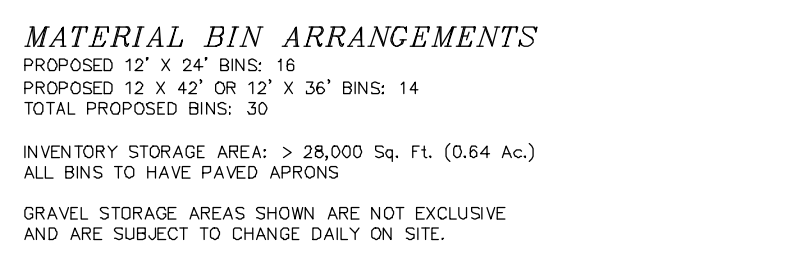
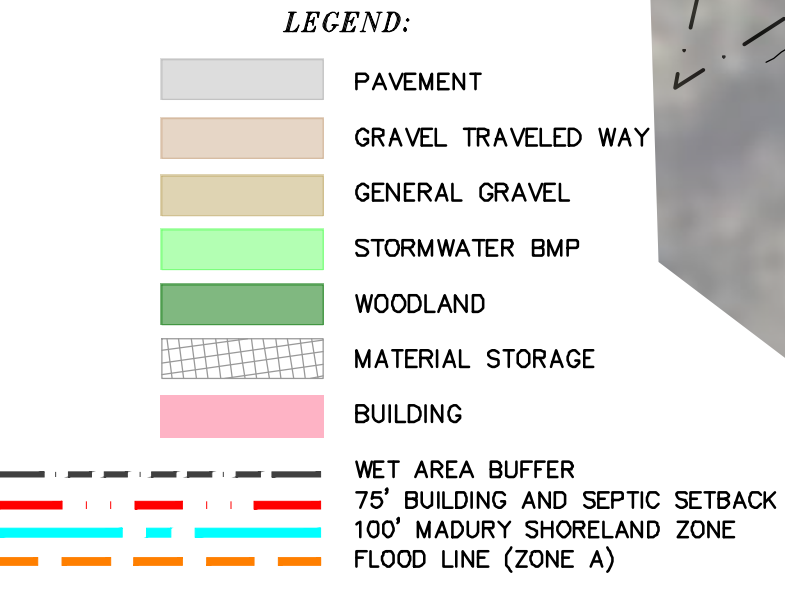
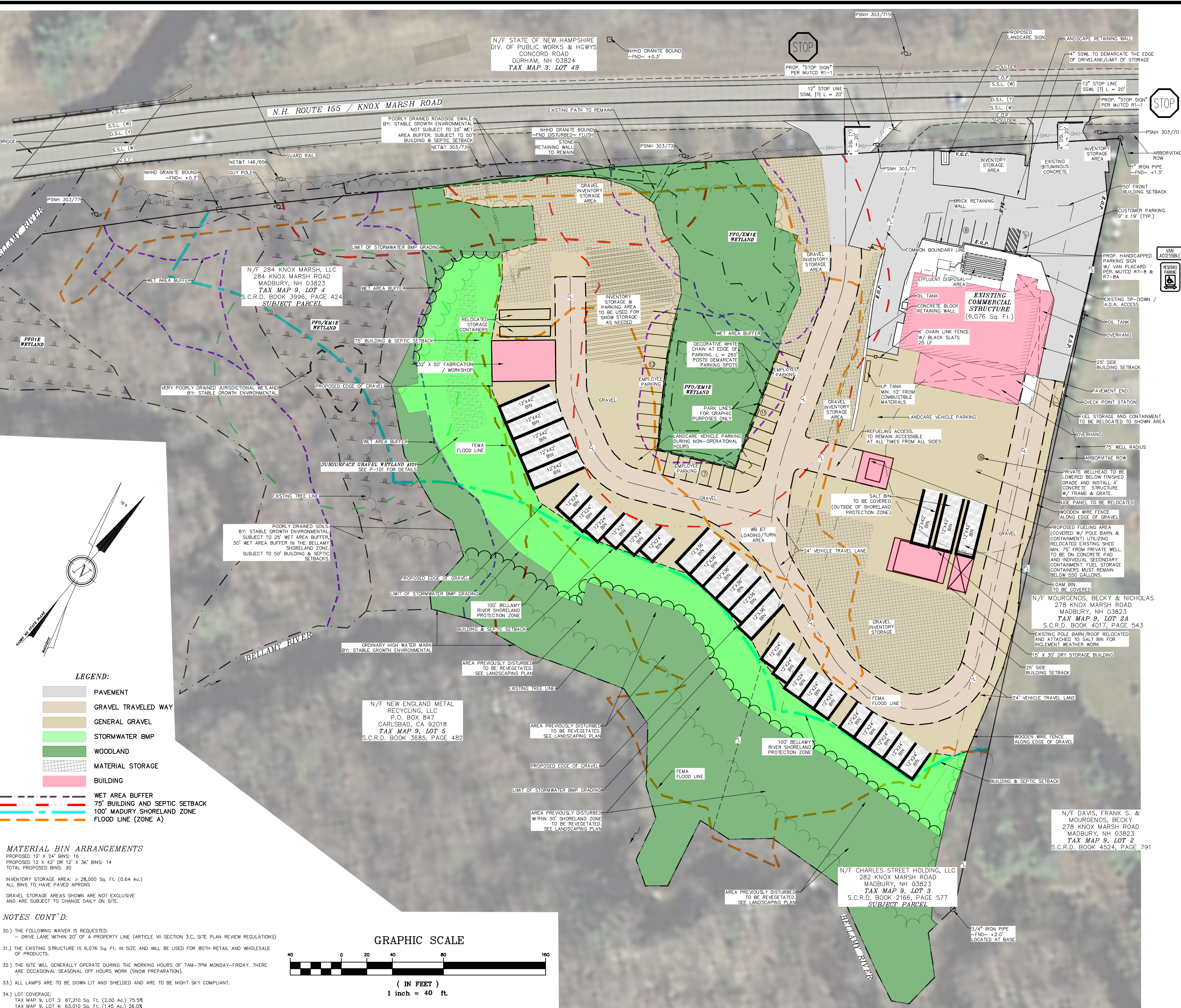
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083



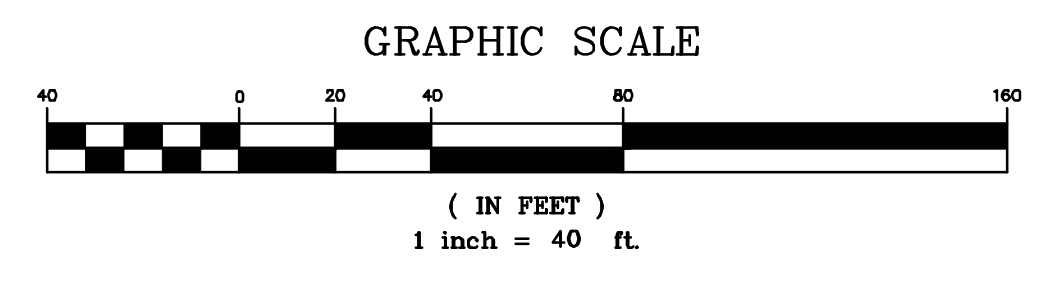


- NOTES:**
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
 - TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
 - LOT AREA: 2.65 AC ± & 0.57 AC ± PER PLAN REF #1
 - S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
 - ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 135'
MIN. LOT DEPTH: 150'
MAX. BUILDING HEIGHT: N/A

- WET AREA CONSERVATION OVERLAY DISTRICT (C3,000 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'
POORLY DRAINED SOILS: 50'
- SHORELAND PROTECTION OVERLAY DISTRICT
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 MELLHEAD PROTECTION 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 33017C0320E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HPER 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.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- ALL ON-SITE UTILITIES 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.
- 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 OCCURS. COORDINATE WITH TOWN OF MADBURY, PLANNING OFFICE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TOWN 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 PERMIT: PENDING
NATURAL HERITAGE BUREAU: NH900-1618
NHDOT DRIVEWAY PERMIT: PERMIT
- 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 POLICES 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 SUBGRADE 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' SHORELAND ZONE AND THE PROPOSED STORMWATER BMP.
- THIS SITE PLAN PROPOSES THE RECLAIMING AND VEGETATING OF 11,900 Sq. Ft. OF LAND WITHIN THE 50' SHORELAND ZONE. THIS RECLAIMED AREA IS NOT INCLUDED IN THE 45,000 Sq. Ft. OF PROPOSED/ADDITIONAL DISTURBANCE SINCE THE 60 TO 1 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.
- THE FOLLOWING CONDITIONAL USE PERMITS ARE REQUESTED:
- LAND USE WITHIN 100' OF THE BELLAMY RIVER (ARTICLE X, SHORELAND PROTECTION OVERLAY DISTRICT)
- GREATER THAN 15% IMPERVIOUS IN A AQUIFER PROTECTION DISTRICT (ARTICLE IX-A, AQUIFER PROTECTION DISTRICT)
- DISTURBANCE WITHIN 25' WET AREA BUFFER (ARTICLE IX, WET AREA CONSERVATION OVERLAY DISTRICT)
- DISTURBANCE WITHIN THE FLOOD HAZARD OVERLAY DISTRICT (ARTICLE XX, FLOOD HAZARD OVERLAY DISTRICT)



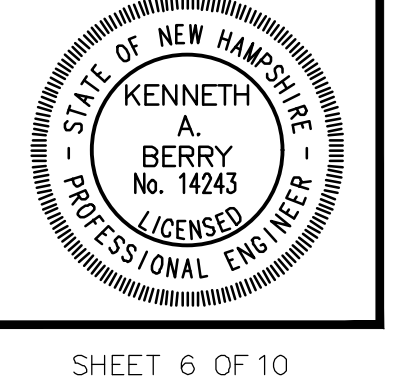
- NOTES CONT'D:**
- THE FOLLOWING WAIVER IS REQUESTED:
- DRIVE LANE WITHIN 20' OF A PROPERTY LINE (ARTICLE VI SECTION 3.C, SITE PLAN REVIEW REGULATIONS)
 - THE EXISTING STRUCTURE IS 6,076 Sq. Ft. IN SIZE AND WILL BE USED FOR BOTH RETAIL AND WHOLESALE OF PRODUCTS.
 - THE SITE WILL GENERALLY OPERATE DURING THE WORKING HOURS OF 7AM-7PM MONDAY-FRIDAY. THERE ARE OCCASIONAL SEASONAL OFF HOURS WORK (SHOW PREPARATION).
 - ALL LAMPS ARE TO BE DOWN LIT AND SHIELDED AND ARE TO BE NIGHT SKY COMPLIANT.
 - LOT COVERAGE:
TAX MAP 9, LOT 3: 87.210 Sq. Ft. (2.00 AC.) 75.5%
TAX MAP 9, LOT 4: 83.010 Sq. Ft. (1.85 AC.) 26.0%

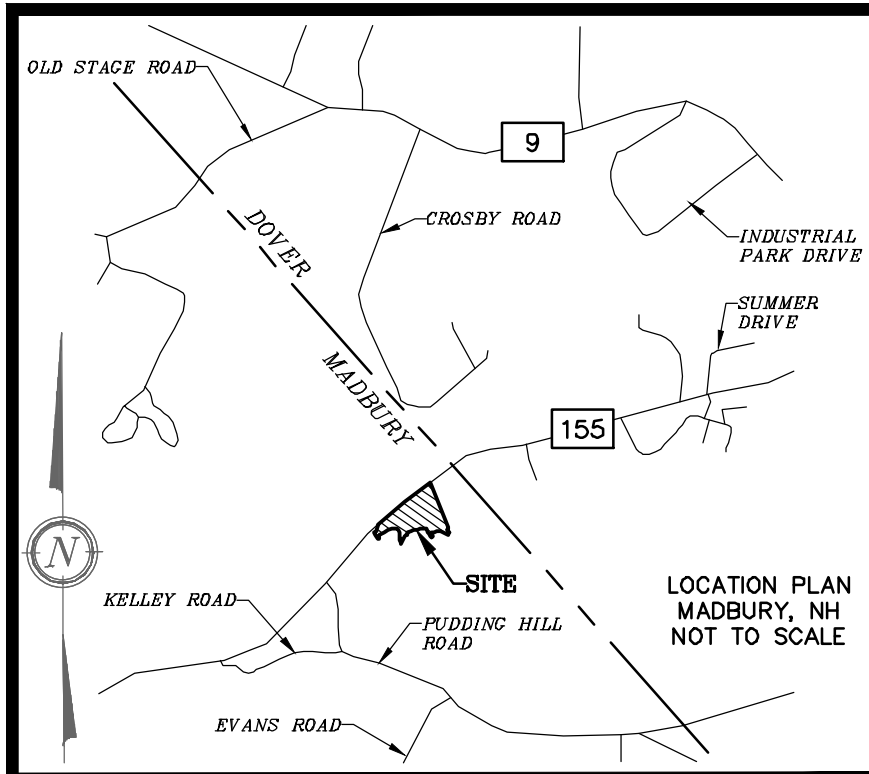


REVISION	DATE	DESCRIPTION
#2	4-26-22 1-19-22	SITE LAYOUT REVISION COLOR RENDERINGS REVISED FOR TOWN MEETING

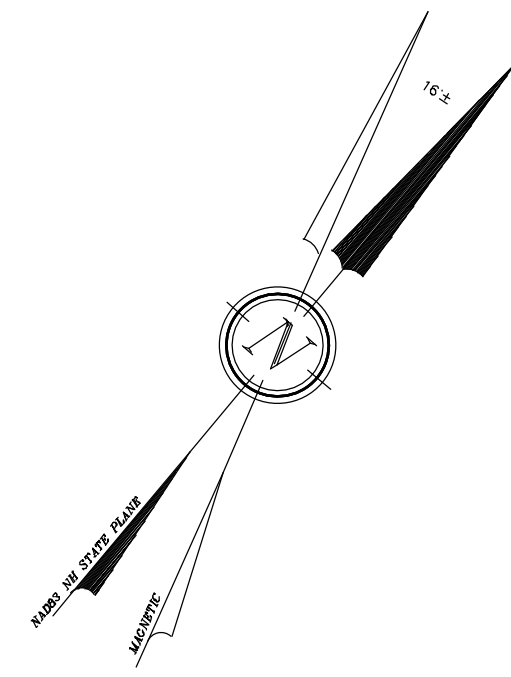
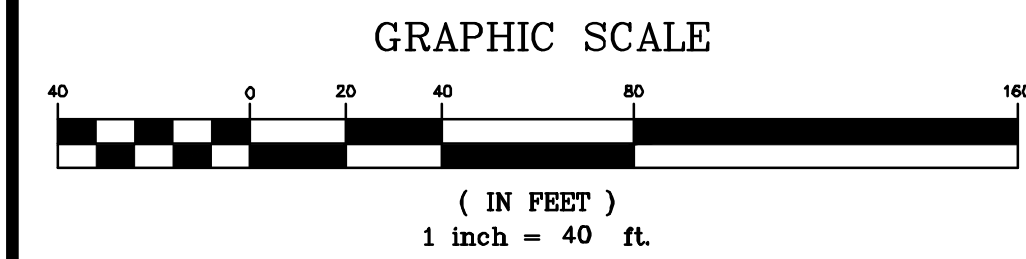
NON-RESIDENTIAL SITE PLAN COLOR RENDERING
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

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

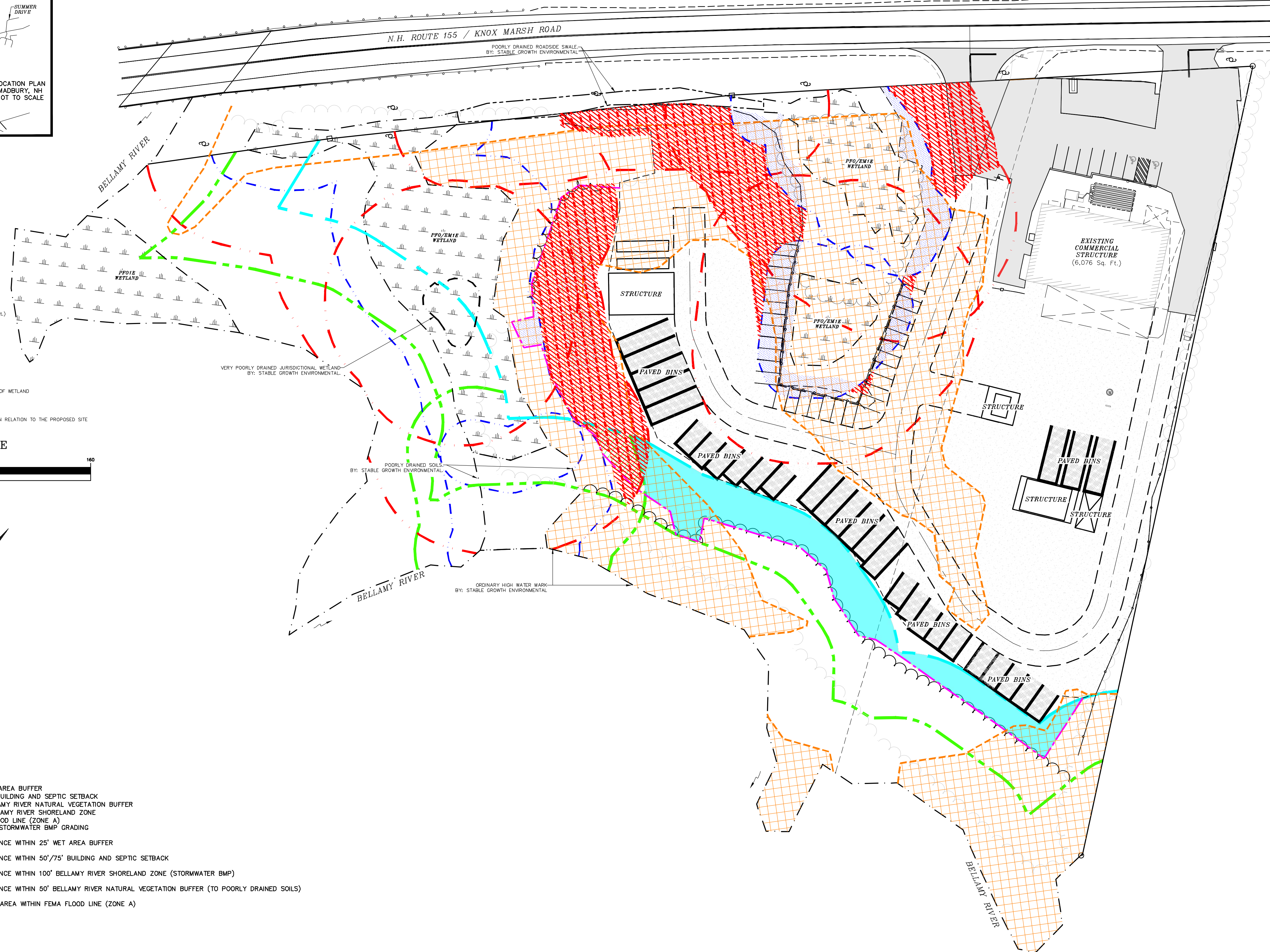




- NOTES:**
- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADBURY, NH 03823
 - 2.) TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
 - 3.) LOT AREA: 2.65 Ac. ± & 0.57 Ac. ± PER PLAN REF #1
 - 4.) S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, 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.)
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
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
 - 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.



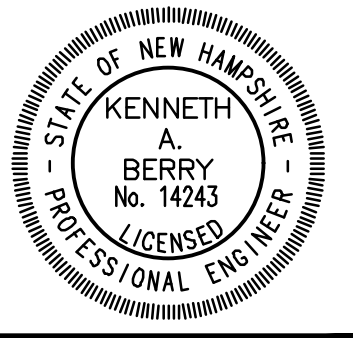
- LEGEND:**
- 25' WET AREA BUFFER
 - 50'/75' BUILDING AND SEPTIC SETBACK
 - 50' BELLAMY RIVER NATURAL VEGETATION BUFFER
 - 100' BELLAMY RIVER SHORELAND ZONE
 - FEMA FLOOD LINE (ZONE A)
 - LIMIT OF STORMWATER BMP GRADING
 - DISTURBANCE WITHIN 25' WET AREA BUFFER
 - DISTURBANCE WITHIN 50'/75' BUILDING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

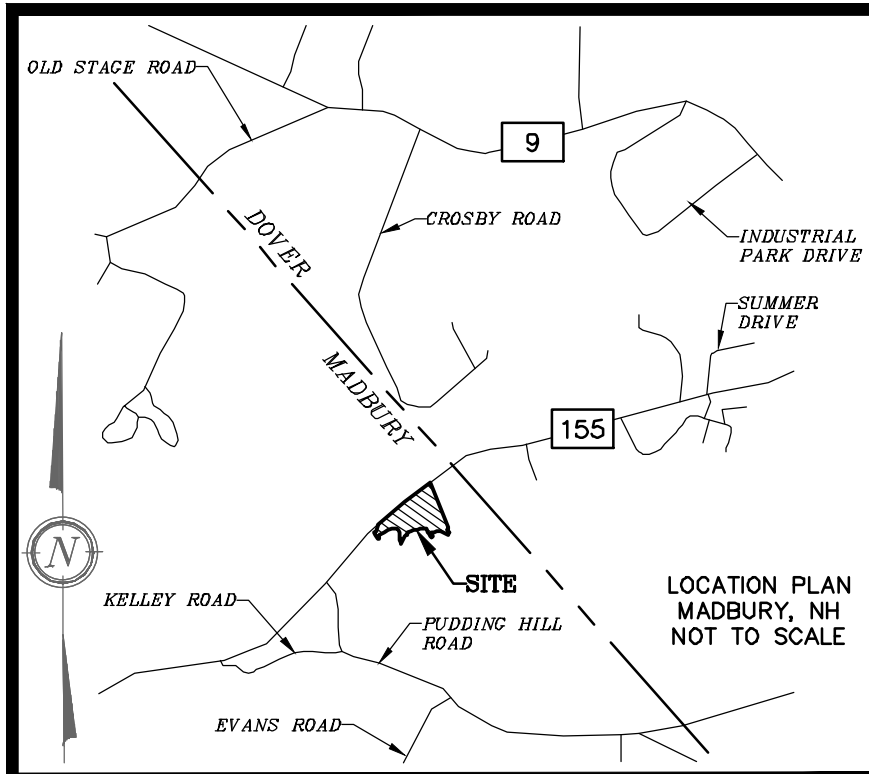


REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

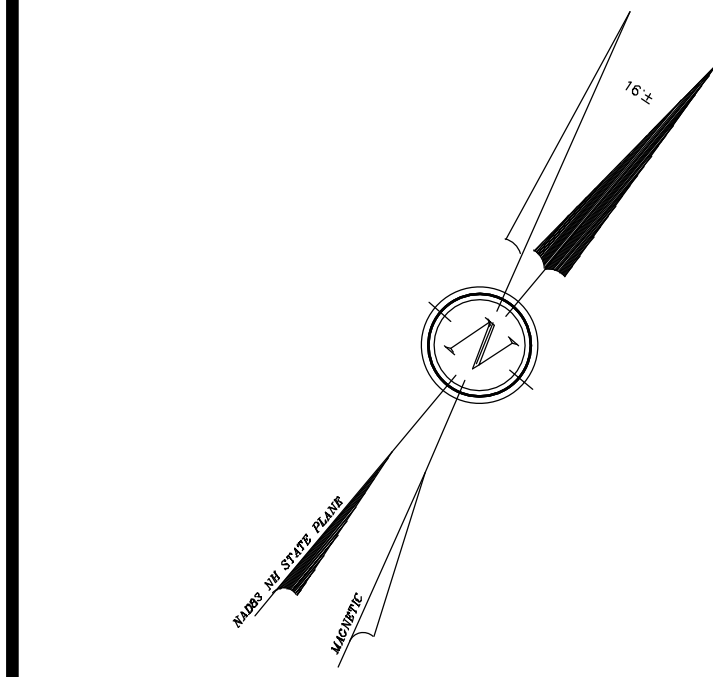
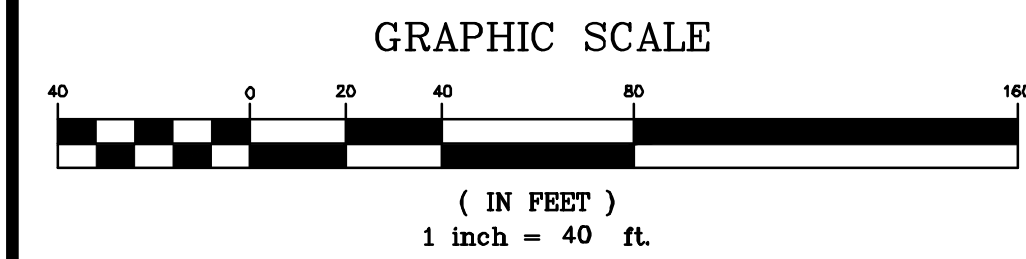
PROPOSED DISTURBANCE
OVERVIEW ZONING DISTRICT OVERLAY PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

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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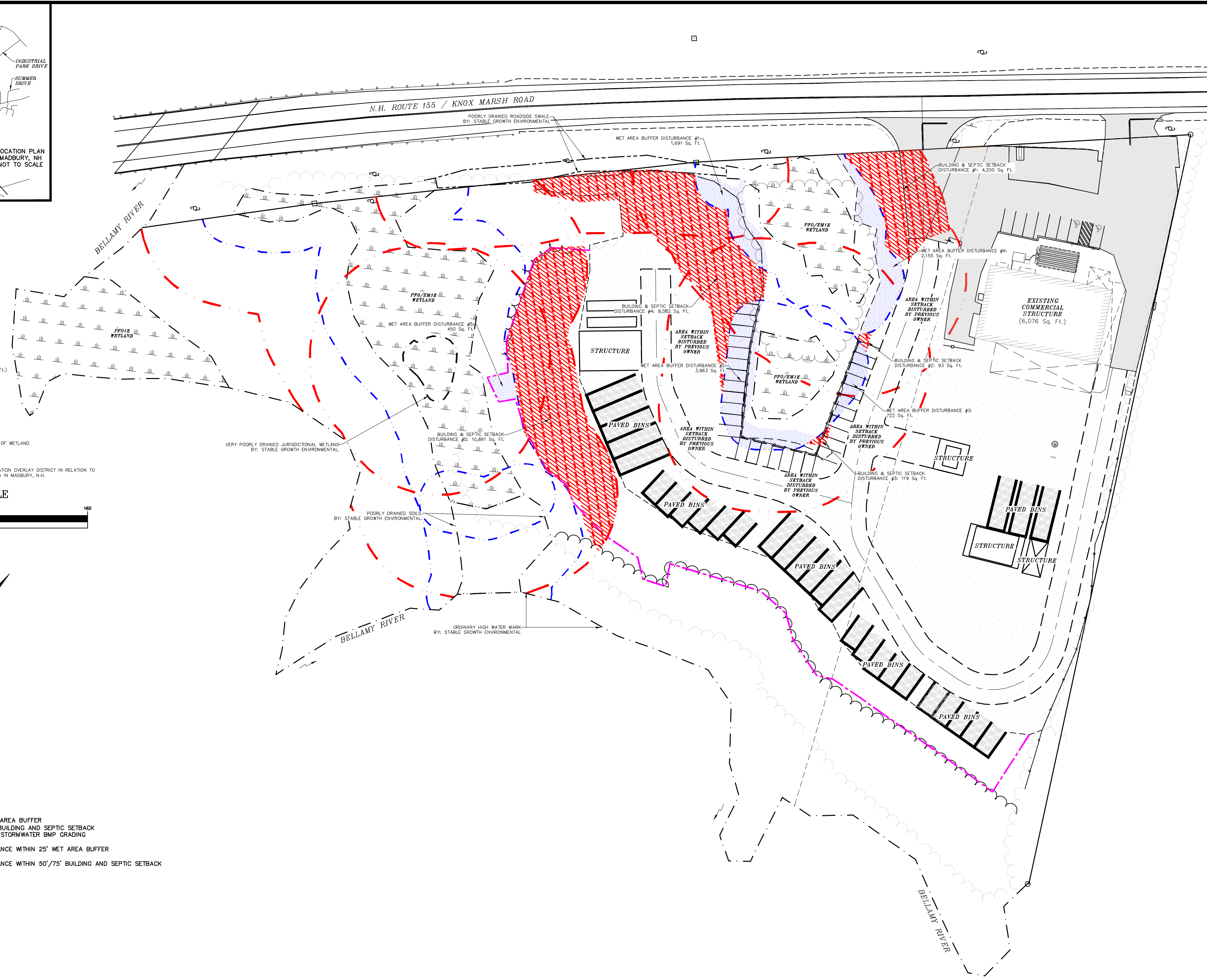




- NOTES:**
- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADBURY, NH 03823
 - 2.) TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
 - 3.) LOT AREA: 2.65 Ac. ± & 0.57 Ac. ± PER PLAN REF #1
 - 4.) S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
 - 5.) ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 60,000 Sq. Ft.
MIN. FRONTAGE: 135'
MIN. LOT DEPTH: 150'
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'
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POORLY DRAINED SOILS: 50'
SHORELAND PROTECTION OVERLAY DISTRICT
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
 - 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.



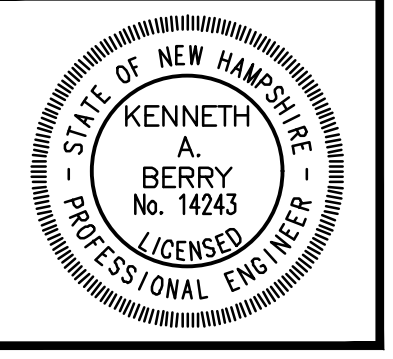
- LEGEND:**
- 25' WET AREA BUFFER
 - 50'/75' BUILDING AND SEPTIC SETBACK
 - LIMIT OF STORMWATER BMP GRADING
 - DISTURBANCE WITHIN 25' WET AREA BUFFER
 - DISTURBANCE WITHIN 50'/75' BUILDING AND SEPTIC SETBACK

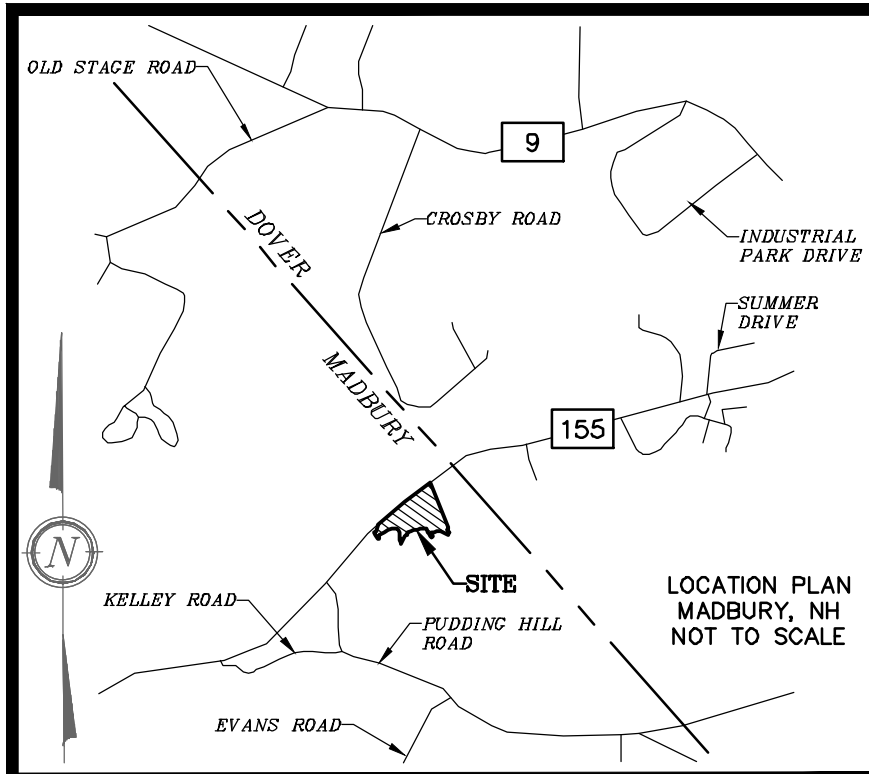


REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

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
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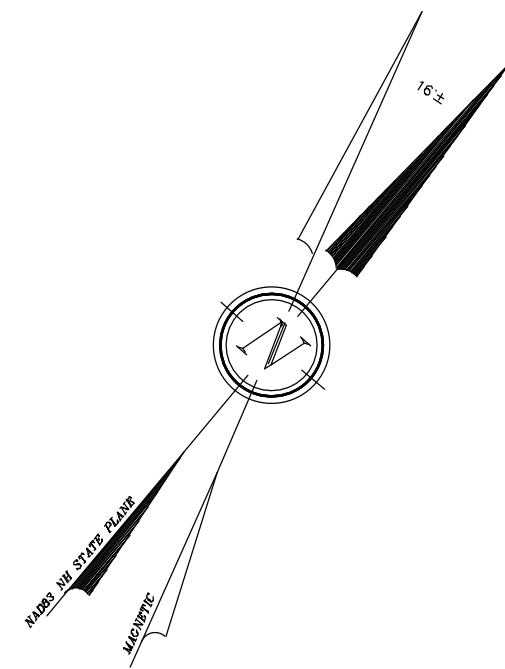
NOTES:

- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 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
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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 (C3,000 Sq. Ft.)
WET AREA BUFFER: 25'
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50' NATURAL VEGETATION BUFFER STRIP BETWEEN:
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UPLAND EXTENT OF THE TIDAL WETLANDS OR EDGE OF WETLAND
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- 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.

GRAPHIC SCALE

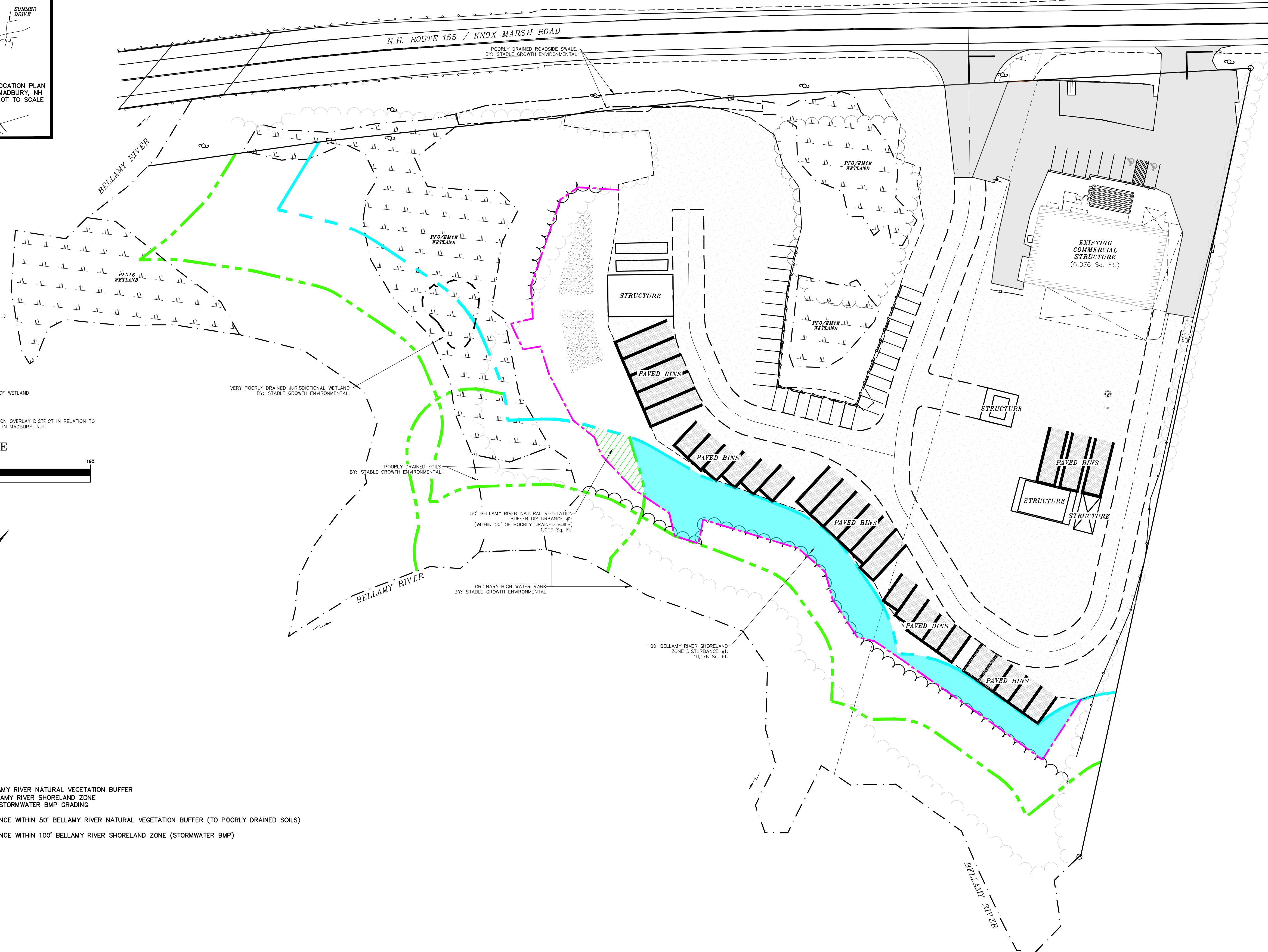


(IN FEET)
1 inch = 40 ft.



LEGEND:

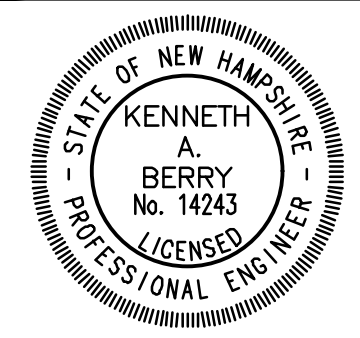
- 50' BELLAMY RIVER NATURAL VEGETATION BUFFER
- 100' BELLAMY RIVER SHORELAND ZONE
- LIMIT OF STORMWATER BMP GRADING
- DISTURBANCE WITHIN 50' BELLAMY RIVER NATURAL VEGETATION BUFFER (TO POORLY DRAINED SOILS)
- DISTURBANCE WITHIN 100' BELLAMY RIVER SHORELAND ZONE (STORMWATER BMP)

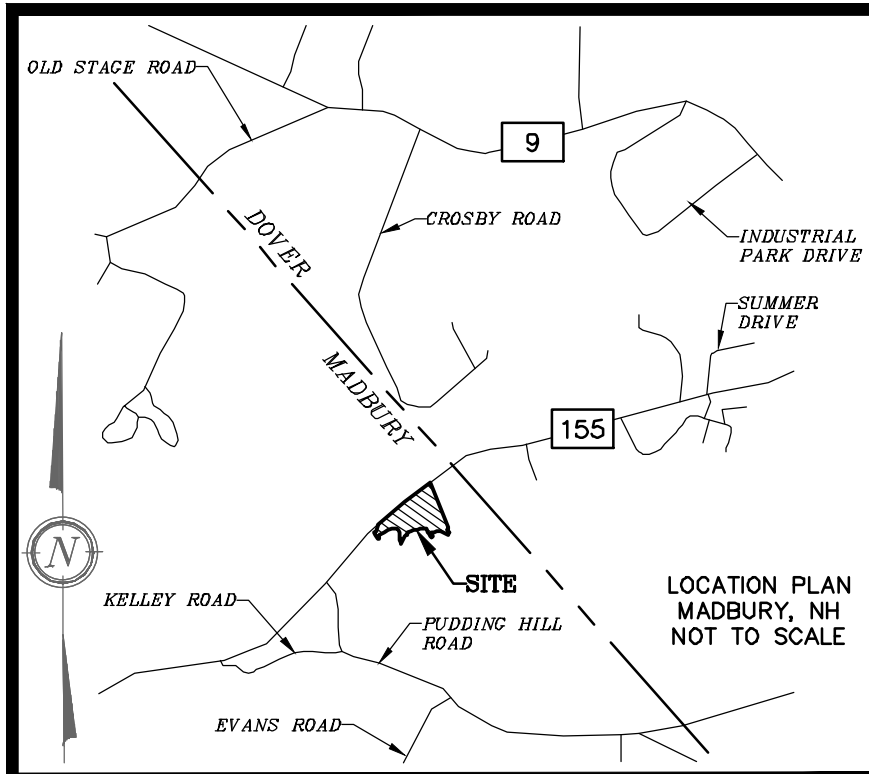


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PROPOSED DISTURBANCE
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CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

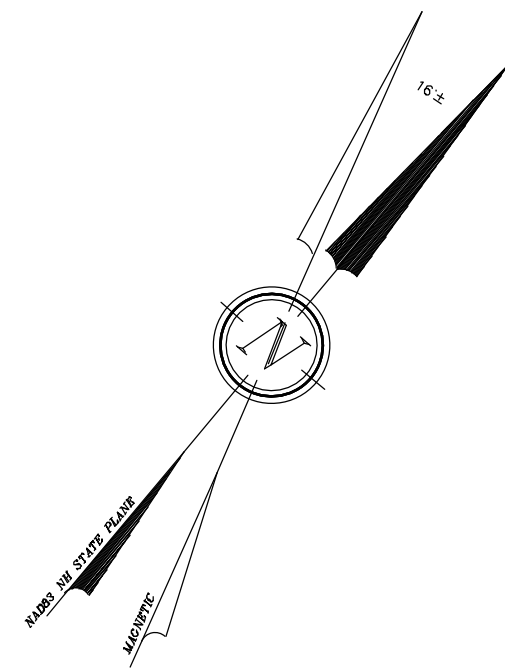
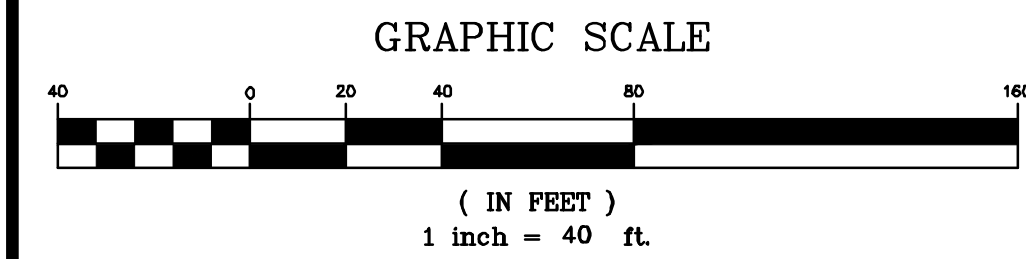
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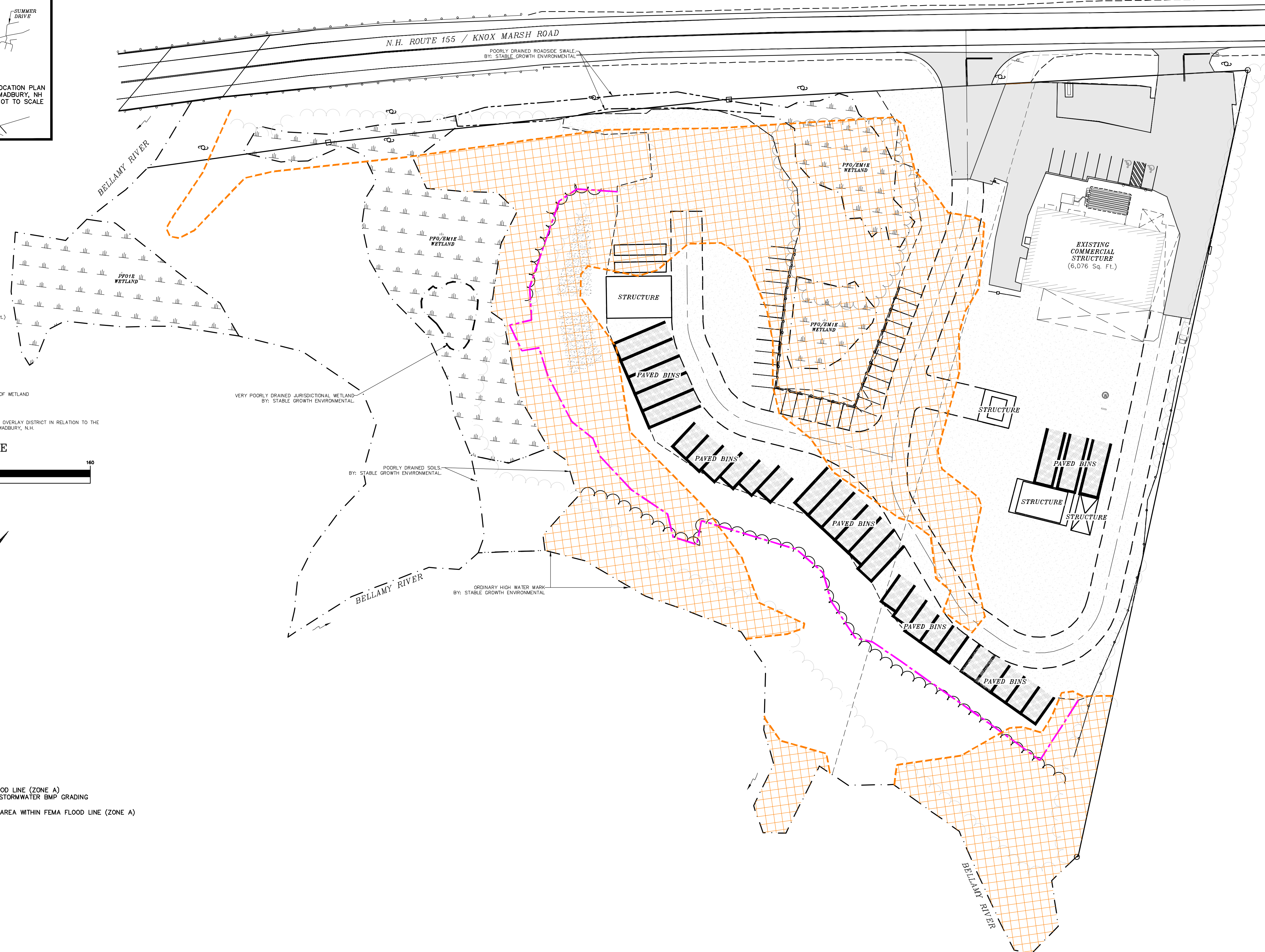
NOTES:

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



LEGEND:

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



REVISION #	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#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
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083

