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NON-RESIDENTIAL SITE PLAN REVIEW FOR 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

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE TOWN OF MADBURY PLANNING DEPARTMENT.

APPROVED MADBURY, NEW HAMPSHIRE PLANNING BOARD	
CHAIRPERSON	
DATE : _____	

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

 284 KNOX MARSH, LLC
 284 KNOX MARSH ROAD
 MADBURY, NH 03823

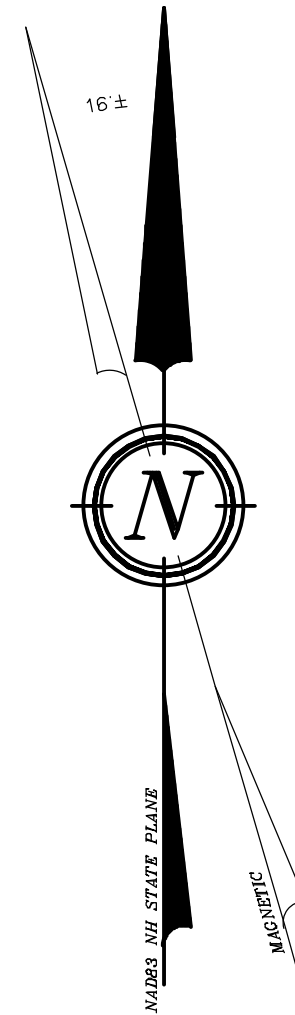
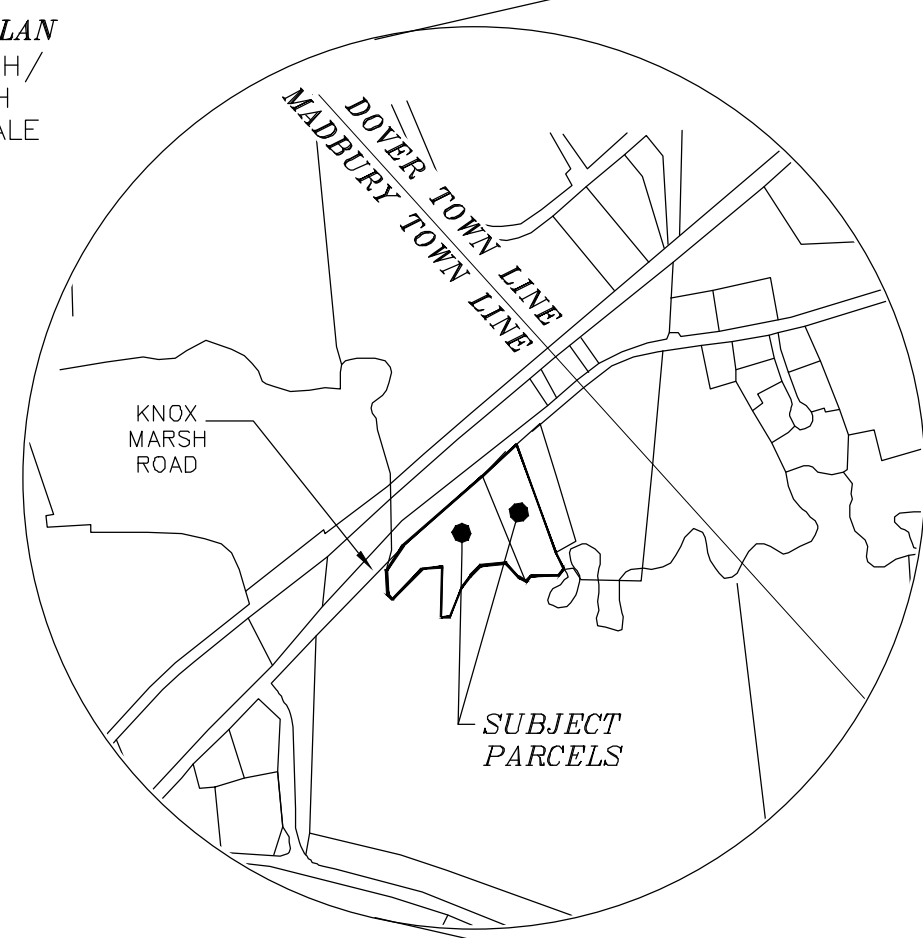
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
 CPSWQ, CPESC, CESSM
 BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825
 (603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
 CPSWQ, CPESC, CESSM
 BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825
 (603) 332-2863

WETLAND SCIENTIST: STABLE GROWTH ENVIRONMENTAL, LLC
 MICHAEL L. PARSONT, CWS, CPESC
 P.O. BOX 155
 DOVER, NH 03821
 (603) 767-8633

SOIL SCIENTIST: STABLE GROWTH ENVIRONMENTAL, LLC
 JOHN P. HAYES III, CWS, CSS
 P.O. BOX 155
 DOVER, NH 03821
 (603) 767-8633

LOCATION PLAN
 MADBURY, NH/
 DOVER, NH
 NOT TO SCALE



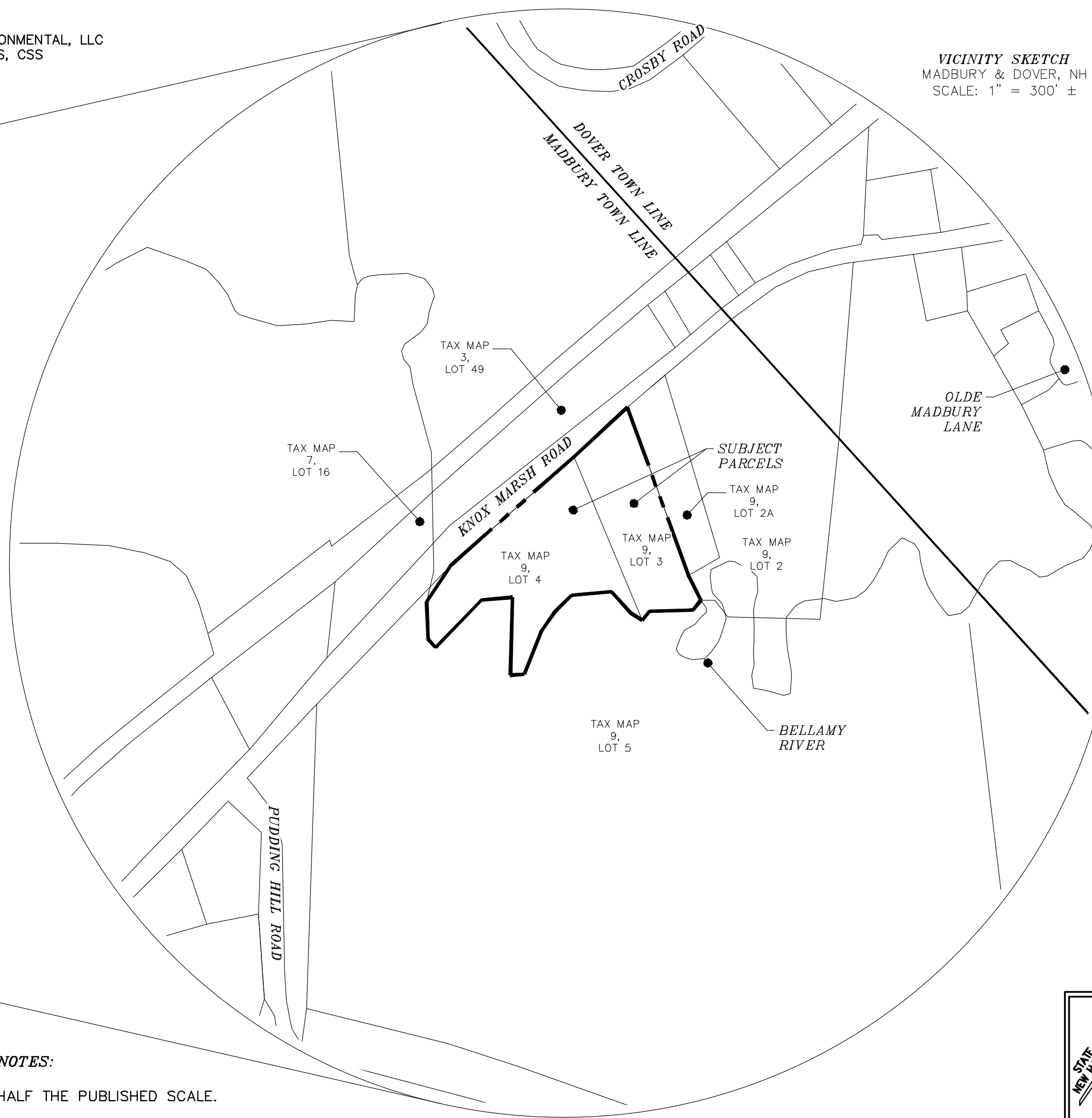
REQUIRED PERMITS:

- 1.) EPA NOTICE OF INTENT: PENDING
- 2.) NHDES ALTERATION OF TERRAIN PERMIT: PENDING
- 3.) NHDES WETLANDS PERMIT: PENDING
- 4.) NHDES SHORELAND IMPACT PERMIT: PENDING
- 5.) NHDOT DRIVEWAY PERMIT: PENDING
- 6.) DIVISION OF HISTORICAL RESOURCES: PENDING
- 7.) NATURAL HERITAGE BUREAU: NHB20-1618

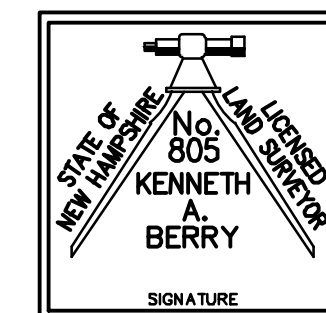
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE TOWN OF MADBURY NON-RESIDENTIAL SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

GENERAL PLAN SET NOTES:

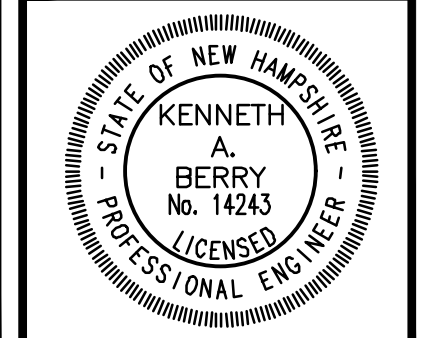
- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE TOWN OF MADBURY.



VICINITY SKETCH
 MADBURY & DOVER, NH
 SCALE: 1" = 300' ±



BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : AS SHOWN
 DATE : FEBRUARY 11, 2021
 FILE NO. : DB 2020 - 083



NON-RESIDENTIAL SITE 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

REVISION	DATE	DESCRIPTION

ABBREVIATION LEGEND:

- E.O.P. EDGE OF PAVEMENT
- V.G.C. VERTICAL GRANITE CURB
- BITUM. BITUMINOUS
- E.S.H.W.T ESTIMATED SEASONAL HIGH WATER TABLE
- TYP. TYPICAL
- U.G.C. UNDER GROUND ELECTRIC / UTILITY
- U.D. UNDER DRAIN
- C.O. CLEAN OUT
- INV. INVERT
- ELEV. ELEVATION
- F.E.S. FLARED END SECTION
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- RECB ROLLED EROSION CONTROL BLANKET
- F.G. FINISHED GRADE
- E.G. EXISTING GRADE
- E.T.W. EDGE OF TRAVELED WAY
- T.B.R. TO BE REMOVED
- PL PROPERTY LINE
- EL EASEMENT LINE
- CL CENTER LINE
- CF CUBIC FEET
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.V.C. POINT OF VERTICAL CURVE
- P.V.I. POINT OF VERTICAL INTERSECTION
- P.V.T. POINT OF VERTICAL TANGENCY
- EX. EXISTING
- PROP. PROPOSED
- STA. STATION
- '/, FEET / FEET

- SSL () ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- DSL () ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- SSB () ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- SBL () ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- DBL () ~ {SIZE} DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

EXISTING LEGEND:

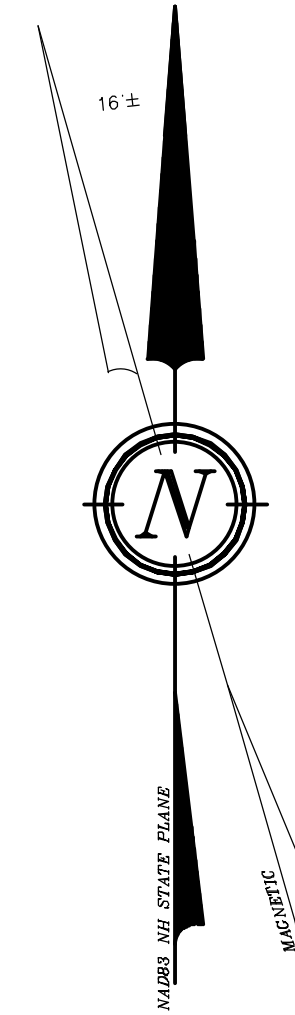
- PERIMETER BOUNDARY
- COMMON PROPERTY LINE
- NRCS SOIL DELINEATION LINE
- BUILDING SETBACK LINE
- GRAVEL SURFACE
- POORLY / SOMEWHAT POORLY DRAINED SOIL LINE
- POORLY DRAINED ROADSIDE SWALE
- 25'/50' WET AREA BUFFER/SETBACK
- BUILDING AND SEPTIC SETBACK
- FLOOD LINE (ZONE A)
- OVERHEAD UTILITIES LINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- EXISTING DRAIN LINE
- GUARD RAIL
- 250' NHDES SHORELAND ZONE
- 150' NHDES SHORELAND ZONE
- 50' NHDES SHORELAND ZONE
- LIMIT OF 2020 DISTURBANCE
- IRON BOUND ~FND~
- NHHD BOUND ~FND~
- UTILITY POLE
- SINGLE SIGN POST
- TEST PIT
- CATCH BASIN W/ STRUCTURE
- MATERIAL STOCKPILE BINS
- NRCS SOIL LABEL
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND

PROPOSED LEGEND:

- OUTLET STRUCTURE
- SIGNAGE
- CHECK DAM-MATERIAL AS SPECIFIED
- FLOW ARROW
- TEMPORARY BENCH MARK (T.B.M.)
- DETAIL SHEET / DETAIL
- CONTOUR MINOR
- CONTOUR MAJOR
- CULVERT W/ FLARED END SECTION (F.E.S.)
- PROPOSED TREE LINE
- GUARD RAIL
- SHOULDER
- CENTER LINE
- CLEAR ZONE LINE
- BUILDING SETBACK LINE
- UNDER DRAIN
- SILT FENCE / EROSION MIX BERM
- FILTREX 8" - 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- NRCS SOIL DELINEATION
- SOIL TYPE
- RIP RAP
- RAIN GARDEN
- BERM



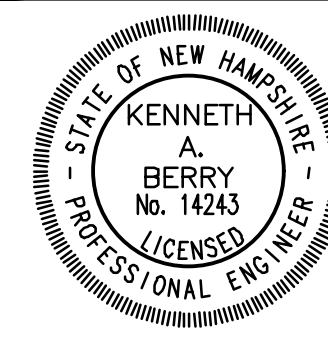
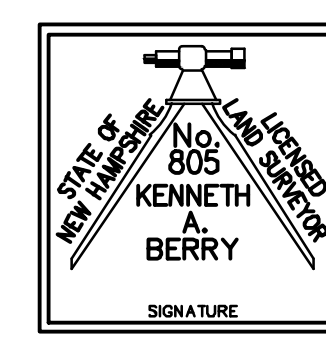
GIS SKETCH
MADBURY & DOVER, NH
SCALE: 1" = 300' ±



REVISION	DATE	DESCRIPTION

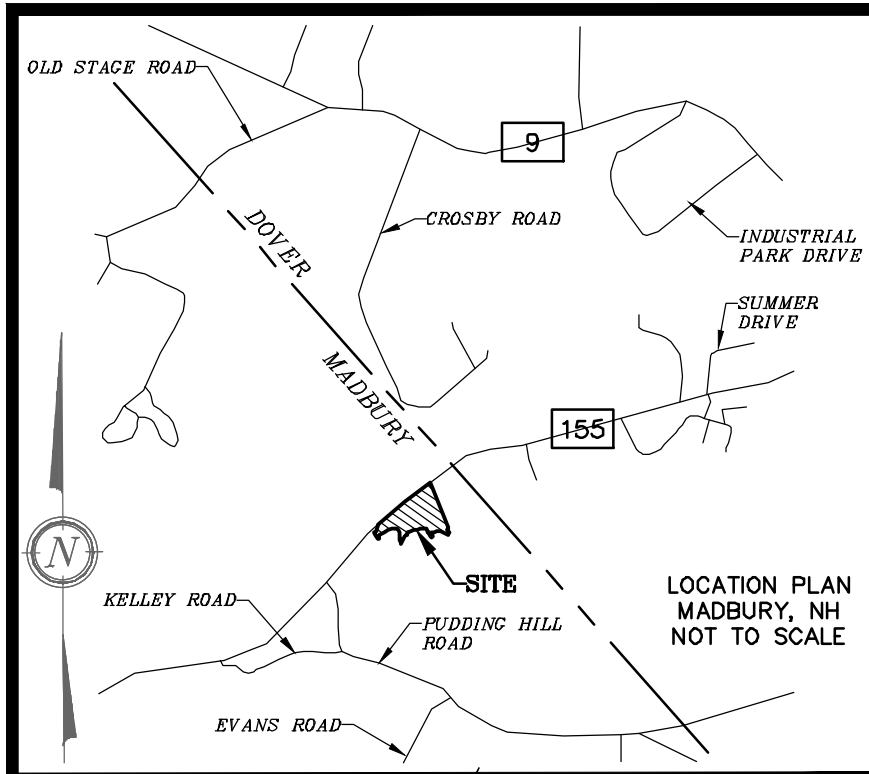
NEIGHBORHOOD PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : FEBRUARY 11, 2021
FILE NO. : DB 2020 - 083

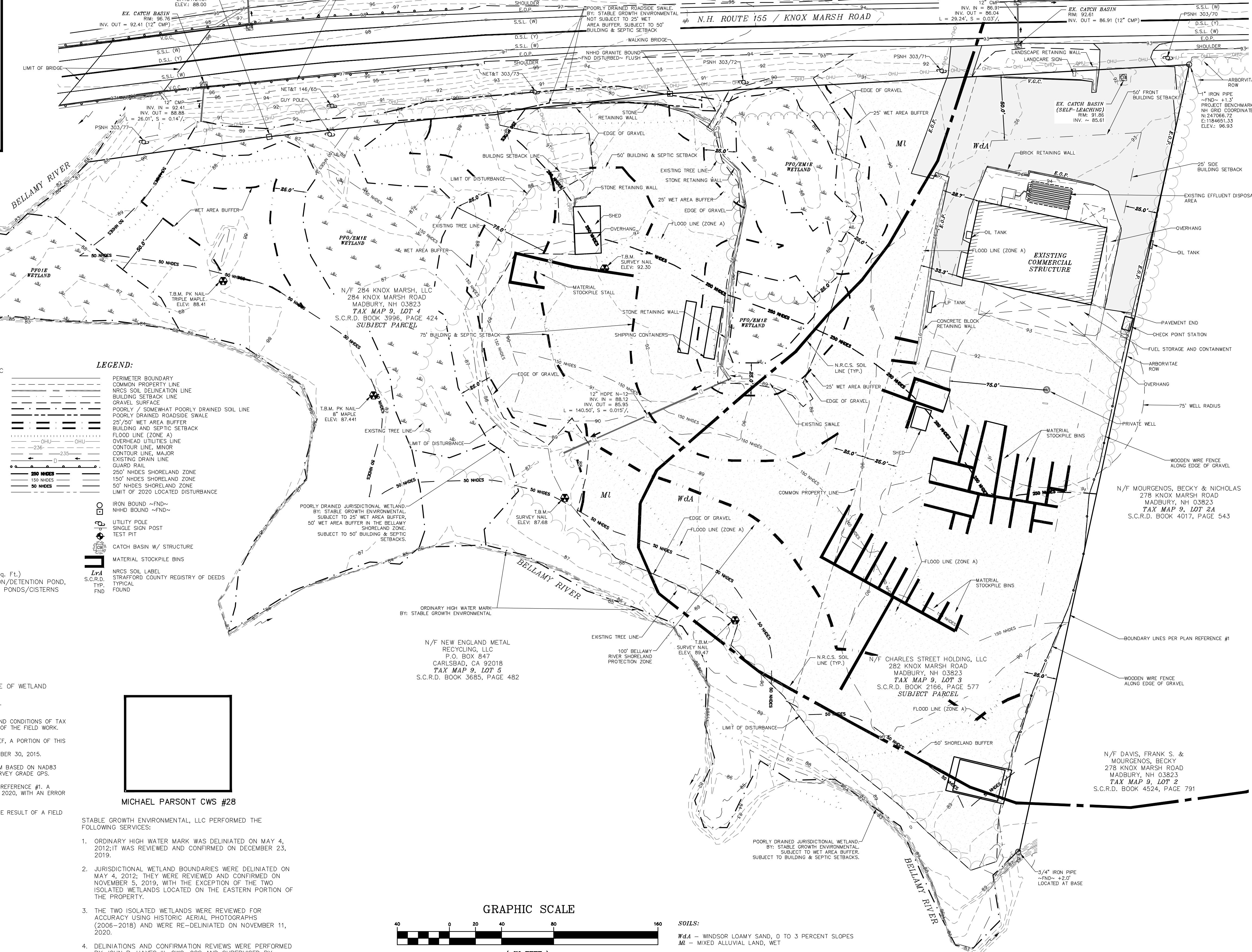


SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	WHITE	SQUARE (2)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (1)
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (0)

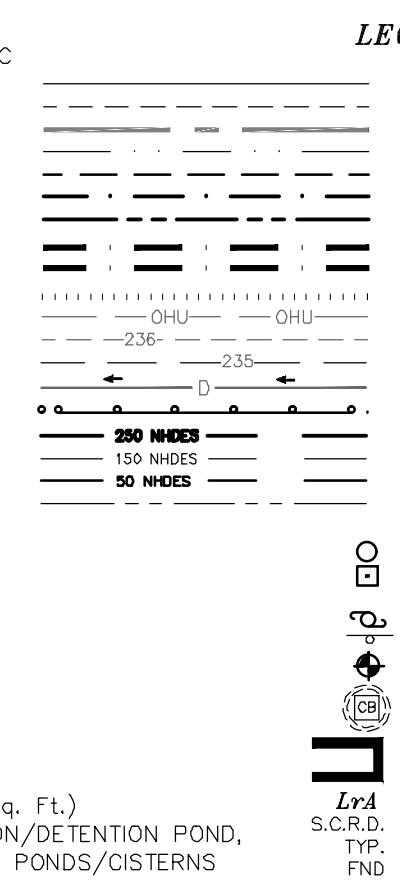
ABUTTERS WITHIN 200':
N/F DAVIS, FRANK S. & N/F DAVIS, FRANK S. & MOURGENOS, BECKY
278 KNOX MARSH ROAD
MADBURY, NH 03823
TAX MAP 9, LOT 2
S.C.R.D. BOOK 4524, PAGE 791
N/F MOURGENOS, BECKY & NICHOLAS
278 KNOX MARSH ROAD
MADBURY, NH 03823
TAX MAP 9, LOT 2A
S.C.R.D. BOOK 4017, PAGE 543
N/F NEW ENGLAND METAL RECYCLING, LLC
P.O. BOX 847
CARLSBAD, CA 92018
TAX MAP 9, LOT 5
S.C.R.D. BOOK 3685, PAGE 482
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
N/F STATE OF NEW HAMPSHIRE DIV. OF PUBLIC WORKS & HWYS
CONCORD ROAD
DURHAM, NH 03824
TAX MAP 3, LOT 49



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

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
 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

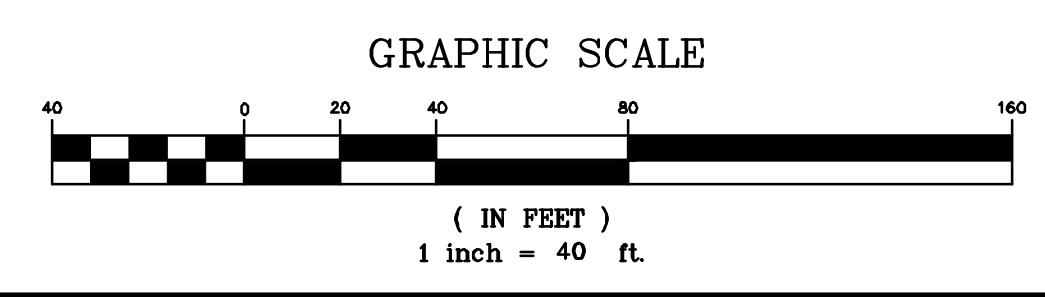
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H., AS OF THE DATE OF THE FIELD WORK.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY FALLS WITHIN THE FLOOD PLAIN FLOOD HAZARD (ZONE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

- 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 RADUIS EASEMENT-FRANK S. & BETTY L. DAVIS TO BEVERLEY A. & BARILETT N. WYMAN-ROUTE 155 KNOX MARSH ROAD, MADBURY, NEW HAMPSHIRE"
 BY: AMBT 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 DOWER, NEW HAMPSHIRE"
 BY: W.C. MOORE & B.C. STAPLES
 DATED: MAY, 1987
 S.C.R.D. PLAN No. 31-110

MICHAEL PARSONT CWS #28

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



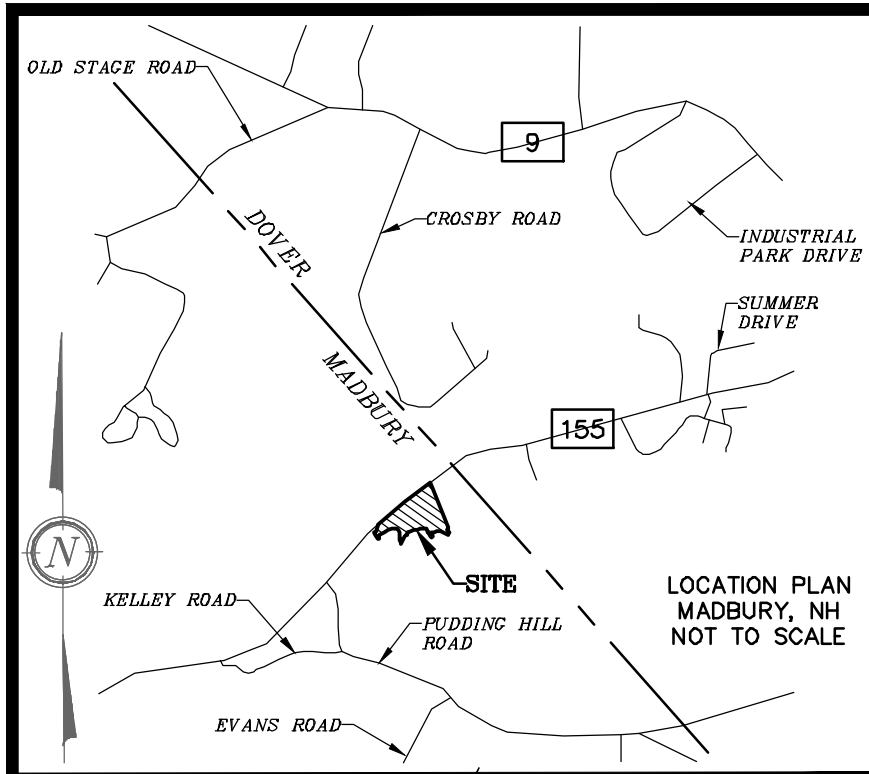
SOILS:
 WdA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
 M - MIXED ALLUVIAL LAND, WET
 SEE WEBSOL USDA-NRCS

REVISION	DATE	DESCRIPTION

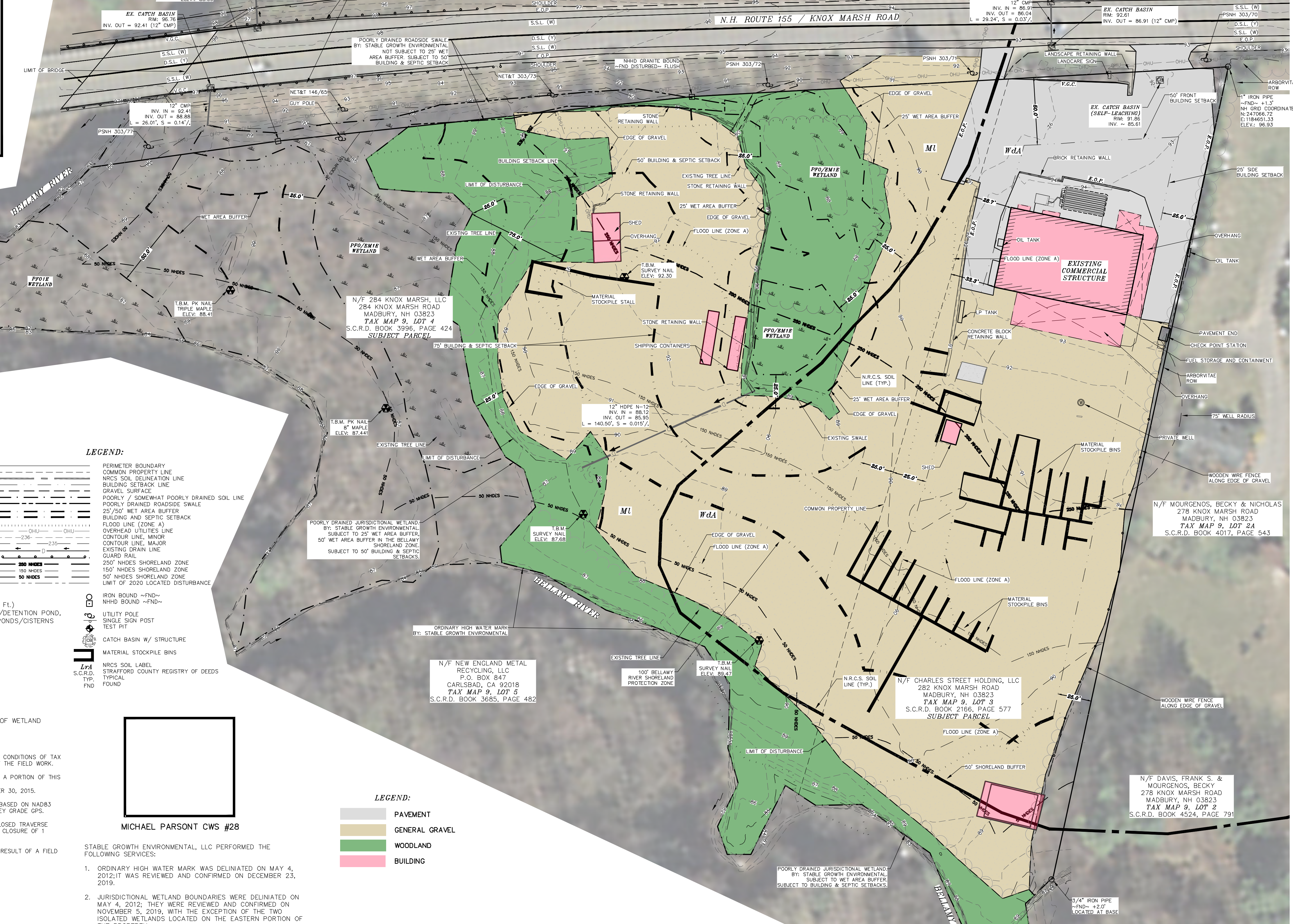
EXISTING CONDITIONS PLAN
 LAND OF
 CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
 N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
 MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 40 FT.
 DATE : FEBRUARY 11, 2021
 FILE NO. : DB 2020 - 083

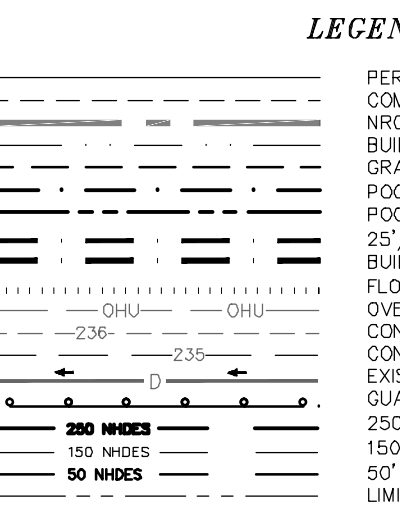
SHEET 2 OF 24



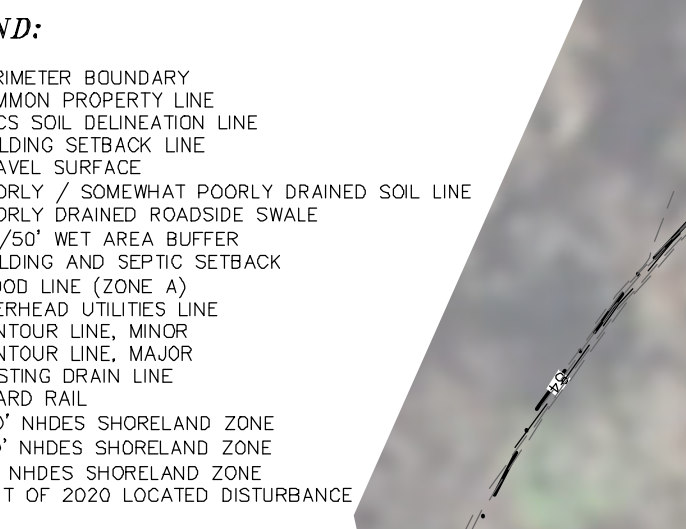
N/F NEW ENGLAND METAL RECYCLING, LLC
P.O. BOX 847
CARLSBAD, CA 92018
TAX MAP 7, LOT 16
S.C.R.D. BOOK 3685, PAGE 482



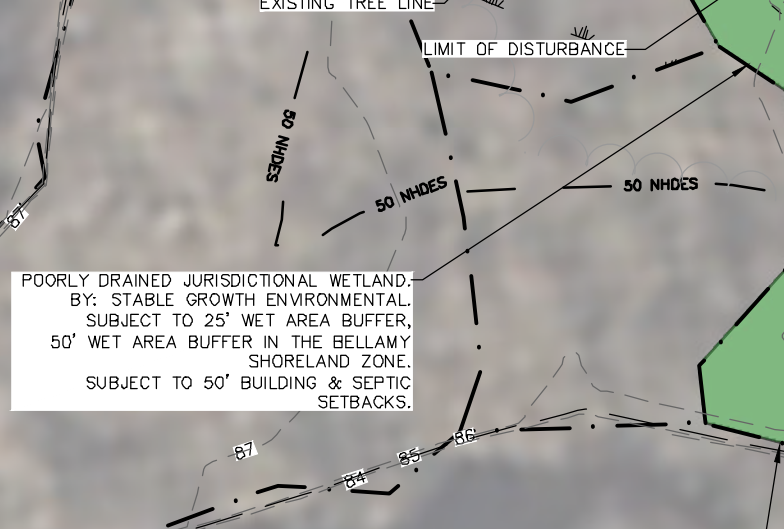
- NOTES:**
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
 - TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
 - LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
 - S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
 - ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS: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



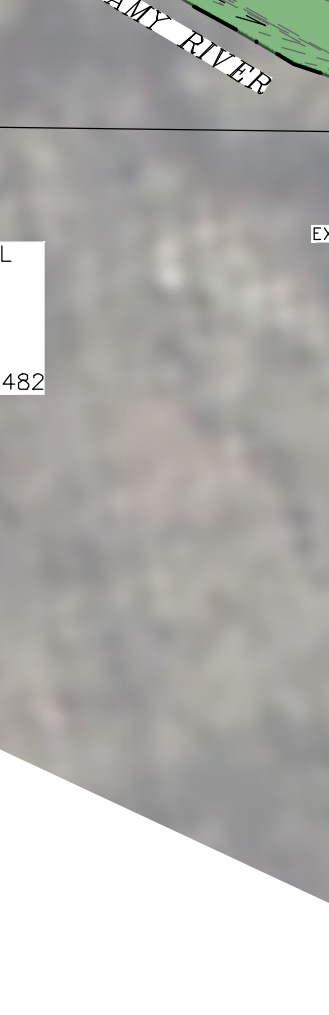
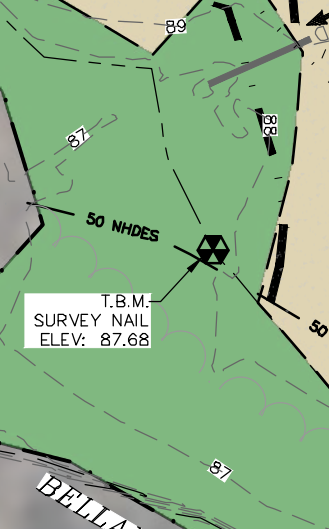
- WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.) OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/RETENTION POND, AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 25'
- BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: 75'
ALL OTHER NON-TIDAL WET AREAS: 75'
VERY POORLY DRAINED SOILS: 75'
POORLY DRAINED SOILS: 50'
- SHORELAND PROTECTION OVERLAY DISTRICT
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 EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H., AS OF THE DATE OF THE FIELD WORK.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY FALLS WITHIN THE FLOOD PLAN FLOOD HAZARD (ZONE A) REF: FEMA COMMUNITY #330219, MAP 3301700320E, DATED: SEPTEMBER 30, 2015.
- 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 9.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2020, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,819.
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN OCTOBER 2020.
- 11.) THIS SITE IS SERVICED BY PRIVATE WATER AND SEWER.



- PLAN REFERENCES:**
- "SITE PLAN OF LAND PREPARED FOR LANDSCAPE ASSOCIATES, INC. LOCATED AT ROUTE 155, MADBURY, NEW HAMPSHIRE" BY: ATLANTIC SURVEY CO., LLC DATED: FEBRUARY, 2020 ON FILE AT THIS OFFICE
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 - "PLAN OF SUBDIVISION FOR FRANK S. & BETTY L. DAVIS-N.H. ROUTE 155 DOVER, NEW HAMPSHIRE" BY: K.E. MOORE & S.G. STAPLES DATED: MAY, 1987 S.C.R.D. PLAN No. 31-110



SOILS:

WdA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
MU - MIXED ALLUVIAL LAND, WET

SEE WEBSOIL USDA-NRCS

REVISION	DATE	DESCRIPTION

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: FEBRUARY 11, 2021
FILE NO.: DB 2020 - 083

N/F NEW ENGLAND METAL RECYCLING, LLC
P.O. BOX 847
CARLSBAD, CA 92018
TAX MAP 9, LOT 5
S.C.R.D. BOOK 3685, PAGE 482

N/F 284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADBURY, NH 03823
TAX MAP 9, LOT 4
S.C.R.D. BOOK 3996, PAGE 424
SUBJECT PARCEL

N/F CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
TAX MAP 9, LOT 3
S.C.R.D. BOOK 2166, PAGE 577
SUBJECT PARCEL

N/F MOURGENOS, BECKY & NICHOLAS
278 KNOX MARSH ROAD
MADBURY, NH 03823
TAX MAP 9, LOT 2A
S.C.R.D. BOOK 4017, PAGE 543

N/F DAVIS, FRANK S. & MOURGENOS, BECKY
278 KNOX MARSH ROAD
MADBURY, NH 03823
TAX MAP 9, LOT 2
S.C.R.D. BOOK 4524, PAGE 791

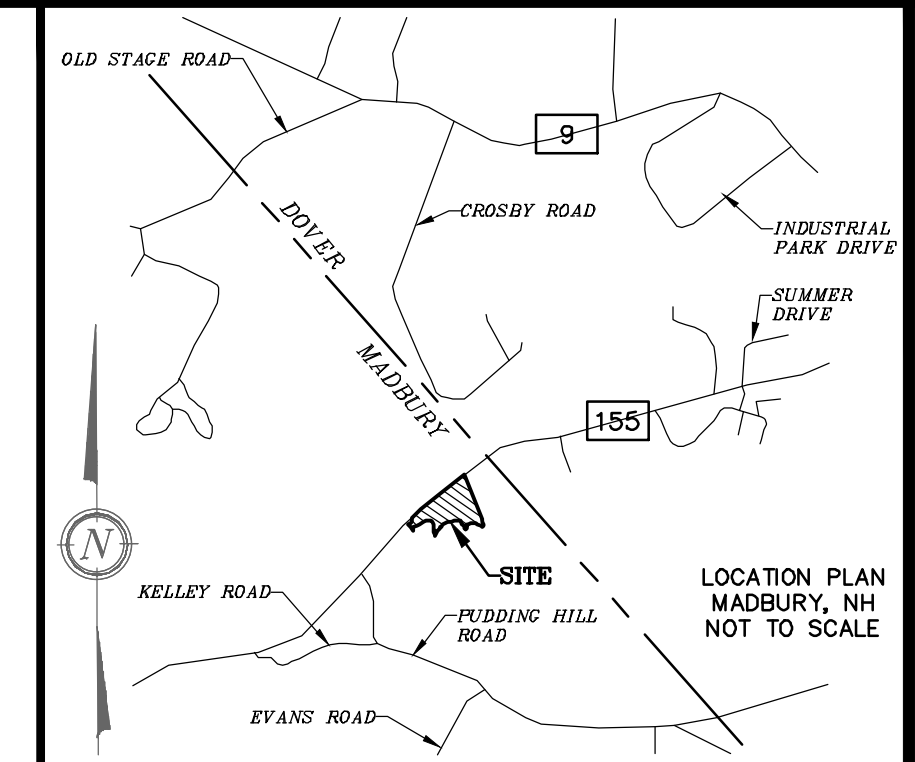
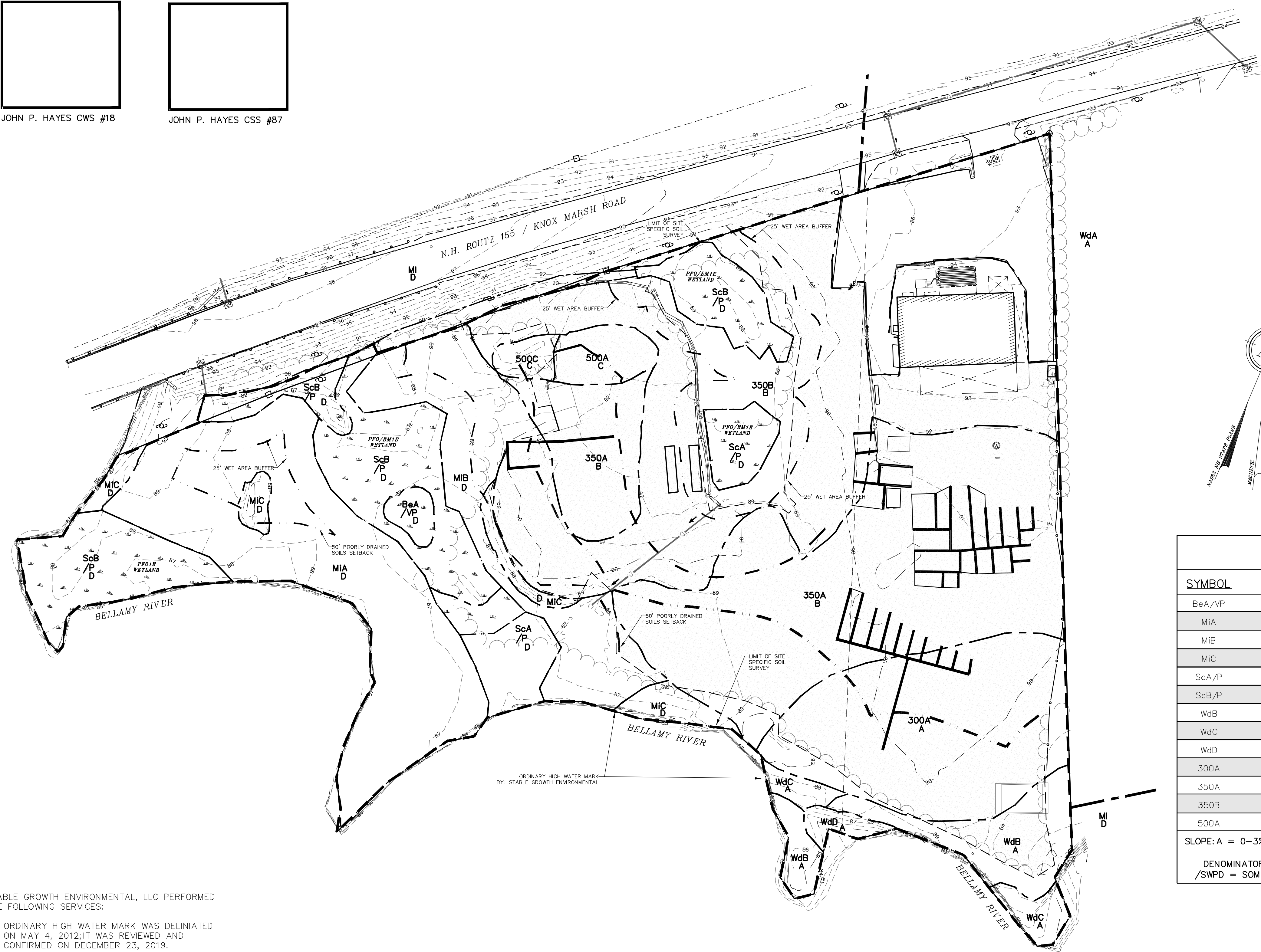
STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
SIGNATURE



JOHN P. HAYES CWS #18



JOHN P. HAYES CSS #87

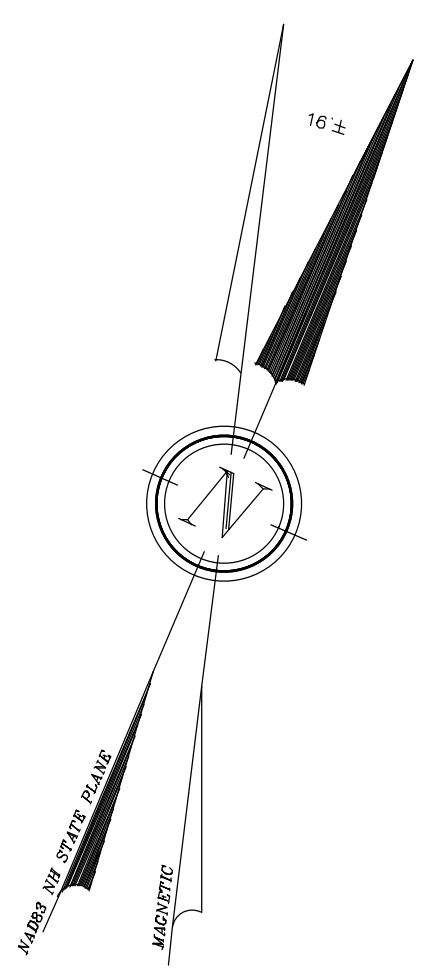


NOTES:

- 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
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING SOIL CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.
- 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.

SOILS:

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



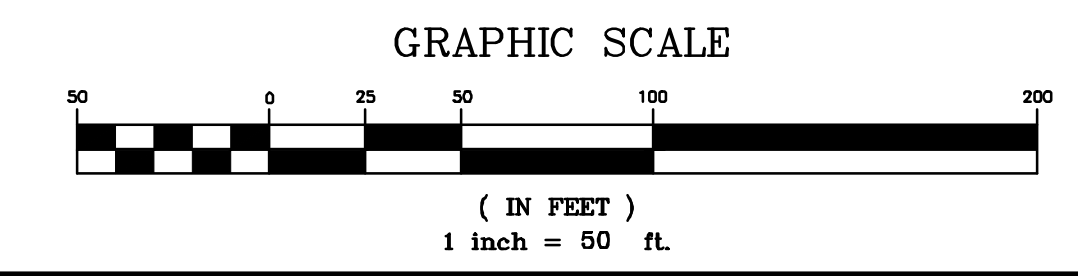
SOILS LEGEND		
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
BeA/VP	BIDDEFORD, VERY POORLY DRAINED	D
MIA	MIXED ALLUVIAL LAND	D
MIB	MIXED ALLUVIAL LAND	D
MIC	MIXED ALLUVIAL LAND	D
ScA/P	SCANTIC, POORLY DRAINED	D
ScB/P	SCANTIC, POORLY DRAINED	D
WdB	WINDSOR	A
WdC	WINDSOR	A
WdD	WINDSOR	A
300A	UDIPSAMMENTS	A
350A	UDIPSAMMENTS (WET SUBSTRATUM)	B
350B	UDIPSAMMENTS (WET SUBSTRATUM)	B
500A	UDORTHERTS (LOAMY)	C

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

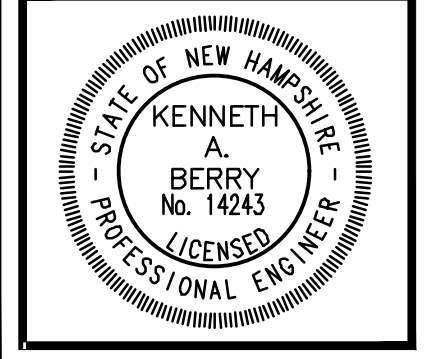
- ORDINARY HIGH WATER MARK WAS DELINEATED ON MAY 4, 2012; IT WAS REVIEWED AND CONFIRMED ON DECEMBER 23, 2019.
- JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED ON MAY 4, 2012; THEY WERE REVIEWED AND CONFIRMED ON NOVEMBER 5, 2019, WITH THE EXCEPTION OF THE TWO ISOLATED WETLANDS LOCATED ON THE EASTERN 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.
- DELINATIONS AND CONFIRMATION REVIEWS WERE PERFORMED BY JOHN P. HAYES III, CWS, CSS AND SUPERVISED BY MICHAEL L. PARSONT, CWS

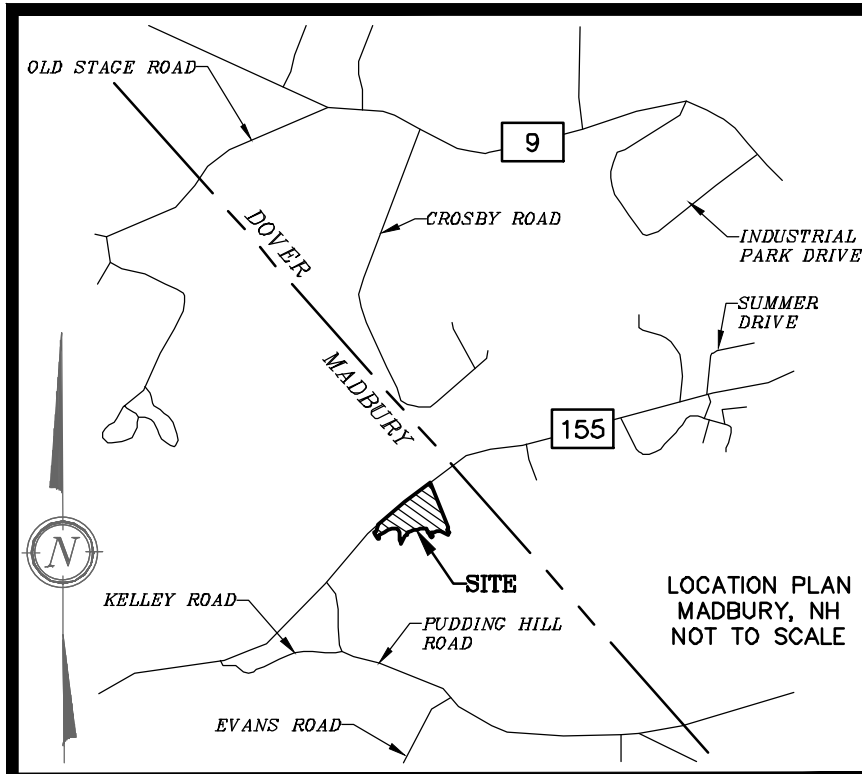


REVISION	DATE	DESCRIPTION

SITE SPECIFIC SOILS MAP
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 50 FT.
DATE : FEBRUARY 11, 2021
FILE NO. : DB 2020 - 083

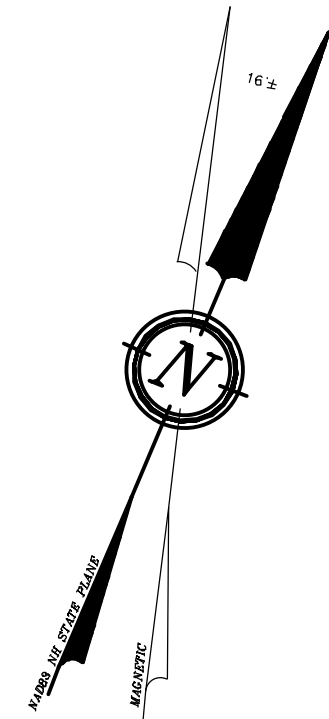




NOTES:

- 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.) THE INTENT OF THIS PLAN IS TO SHOW THE DISTURBANCE THAT HAS OCCURRED ON THE SUBJECT PARCELS SINCE 2008 WITHIN THE 250' SHORELAND PROTECTION ZONE, TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H., AS OF THE DATE OF THE FIELD WORK: OCTOBER 2020.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND:

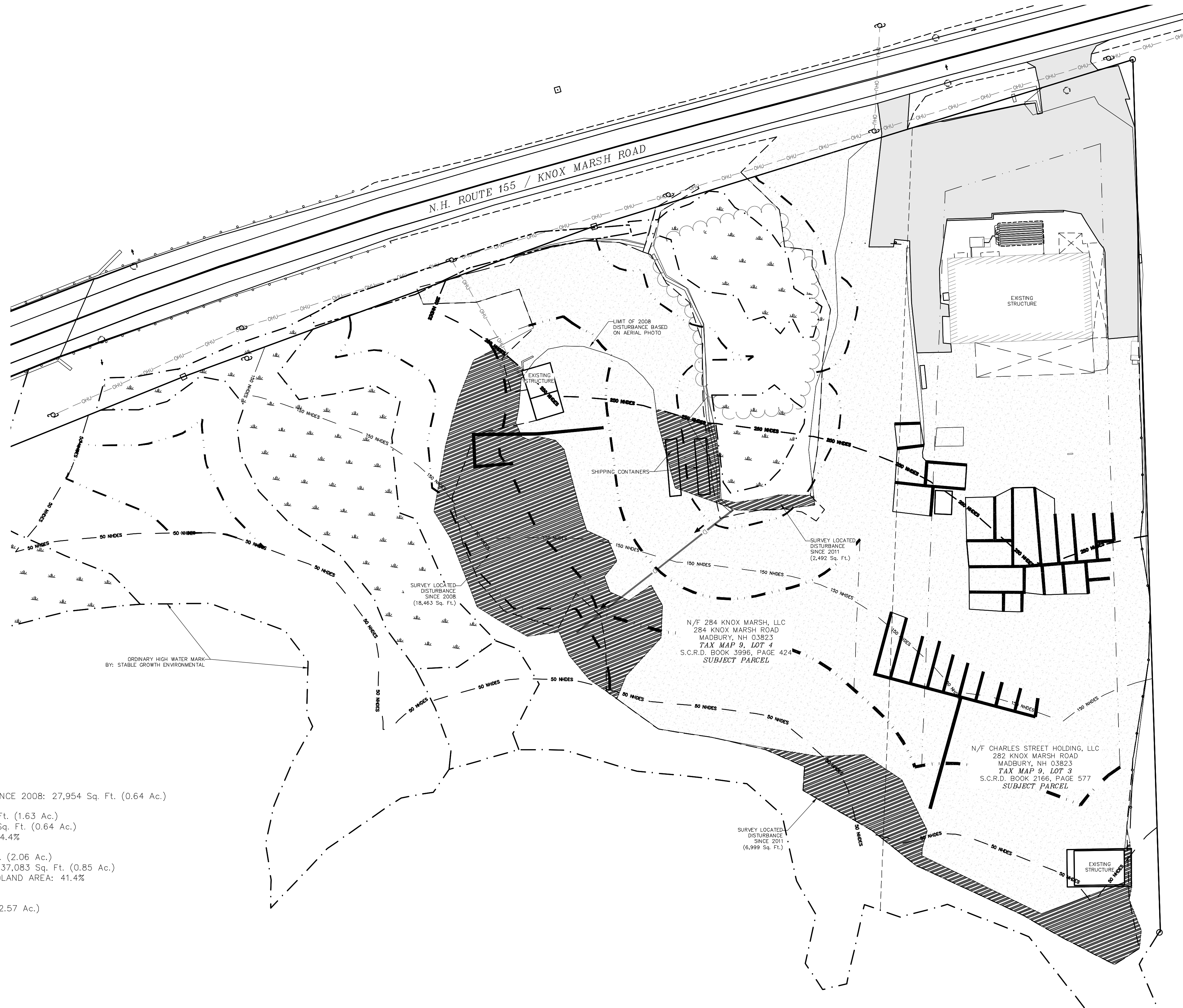
SURVEY LOCATED DISTURBANCE WITHIN 250' SHORELAND ZONE SINCE 2008

SURVEY LOCATED DISTURBANCE WITHIN 250' SHORELAND ZONE OCCURRING SINCE 2008: 27,954 Sq. Ft. (0.64 Ac.)

TOTAL LOT AREA WITHIN 50' PRIMARY BUILDING SETBACK ZONE: 71,084 Sq. Ft. (1.63 Ac.)
EXISTING IMPERVIOUS WITHIN 50' PRIMARY BUILDING SETBACK ZONE: 10,259 Sq. Ft. (0.64 Ac.)
EXISTING IMPERVIOUS PERCENTAGE WITHIN 50' PRIMARY BUILDING SETBACK: 14.4%

TOTAL LOT AREA WITHIN 50'-150' NATURAL WOODLAND AREA: 89,586 Sq. Ft. (2.06 Ac.)
EXISTING NATURAL WOODLAND FROM 50' - 150' NATURAL WOODLAND AREA: 37,083 Sq. Ft. (0.85 Ac.)
EXISTING NATURAL WOODLAND PERCENTAGE FROM 50' - 150' NATURAL WOODLAND AREA: 41.4%

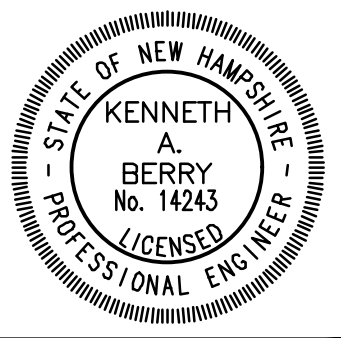
TOTAL LOT AREA WITHIN 250' ZONE: 225,730 Sq. Ft. (5.18 Ac.)
EXISTING IMPERVIOUS AREA WITHIN 250' SHORELAND ZONE: 112,102 Sq. Ft. (2.57 Ac.)
EXISTING IMPERVIOUS PERCENTAGE WITHIN 250' SHORELAND ZONE: 49.7%

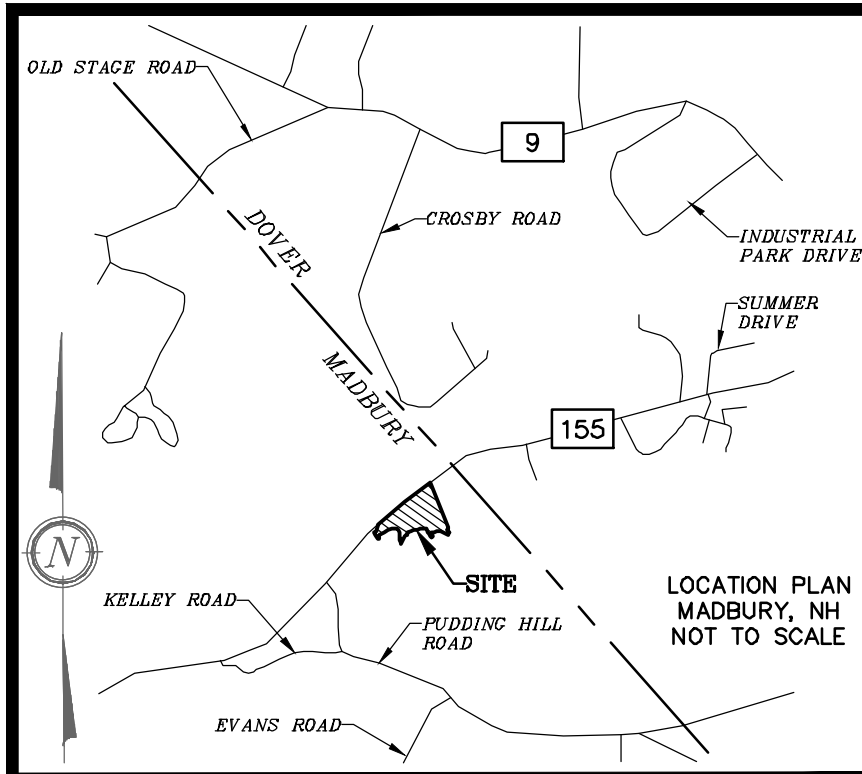


REVISION	DATE	DESCRIPTION

EX. SHORELAND ZONE LOCATED DISTURBANCE SINCE 2008
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 : FEBRUARY 11, 2021
FILE NO. : DB 2020 - 083





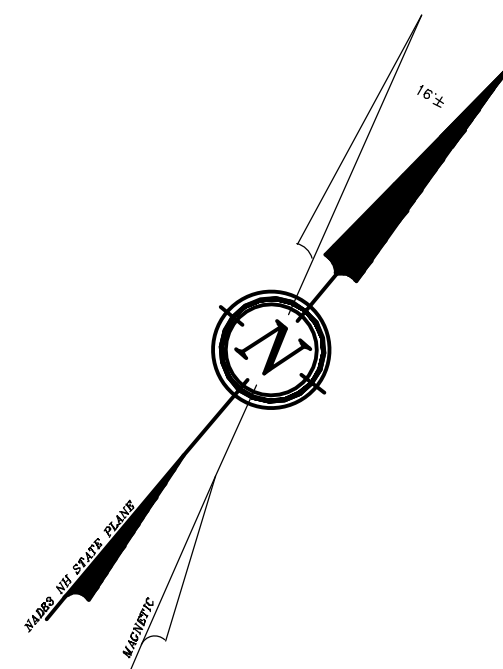
NOTES:

- 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.) THE INTENT OF THIS PLAN IS TO SHOW THE DISTURBANCE THAT HAS OCCURRED ON THE SUBJECT PARCELS SINCE 2011 FOR THE PURPOSE OF THE 10 YEAR LOOK BACK RANGE FOR AOT. ELEMENTS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H., AS OF THE DATE OF THE FIELD WORK: OCTOBER 2020.

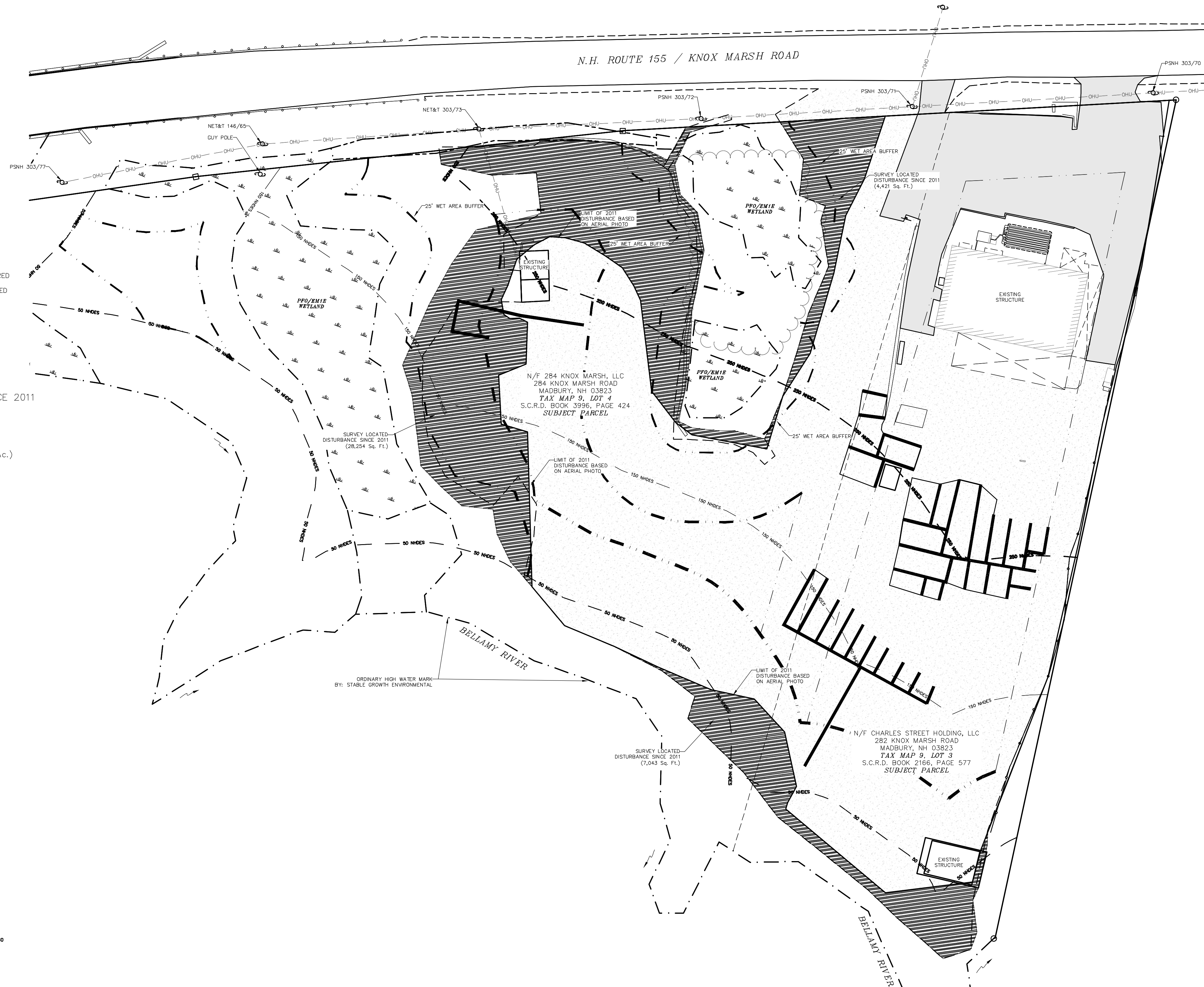
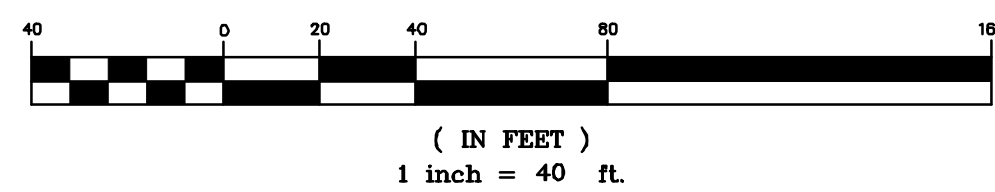
LEGEND:

SURVEY LOCATED DISTURBANCE SINCE 2011

SURVEY LOCATED DISTURBANCE SINCE 2011: 39,719 Sq. Ft. (0.92 Ac.)



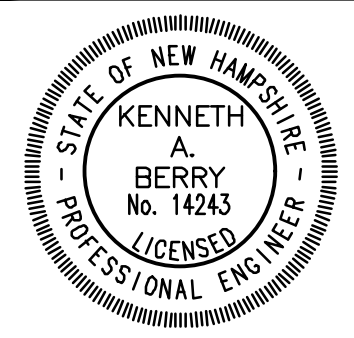
GRAPHIC SCALE

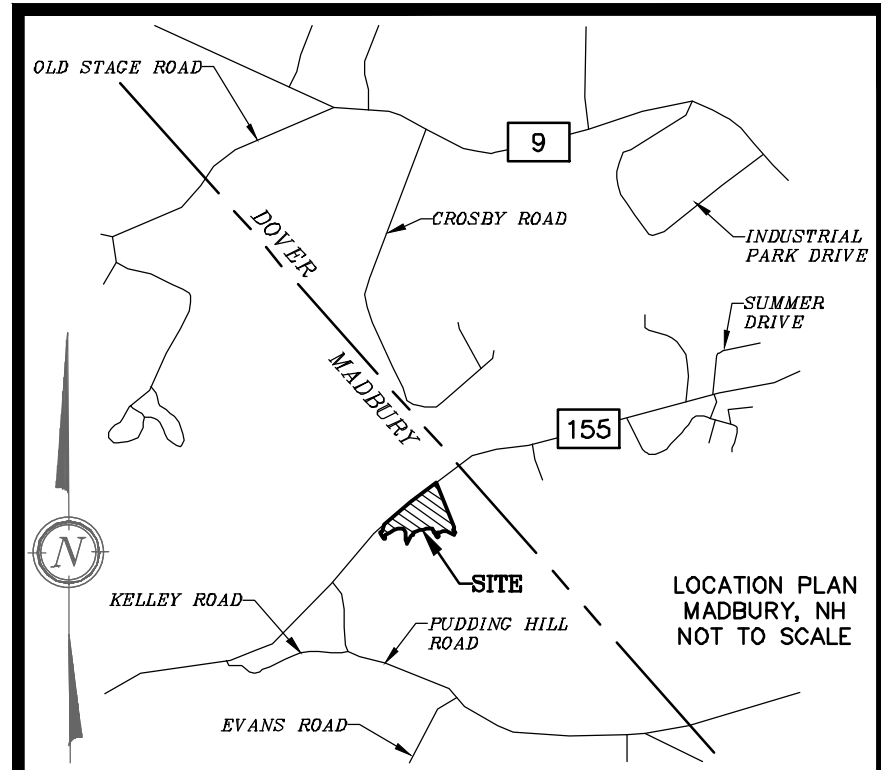


REVISION	DATE	DESCRIPTION

AOT SURVEY LOCATED DISTURBANCE SINCE 2011
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 : FEBRUARY 11, 2021
FILE NO. : DB 2020 - 083

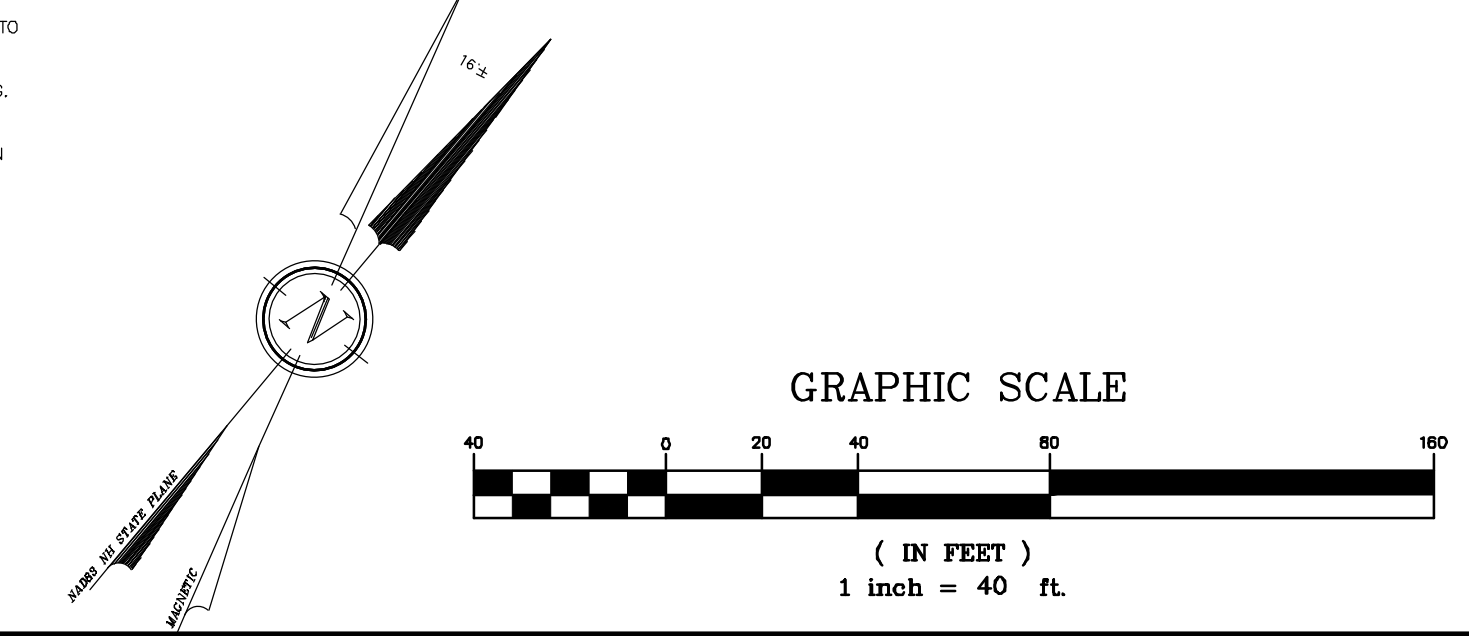
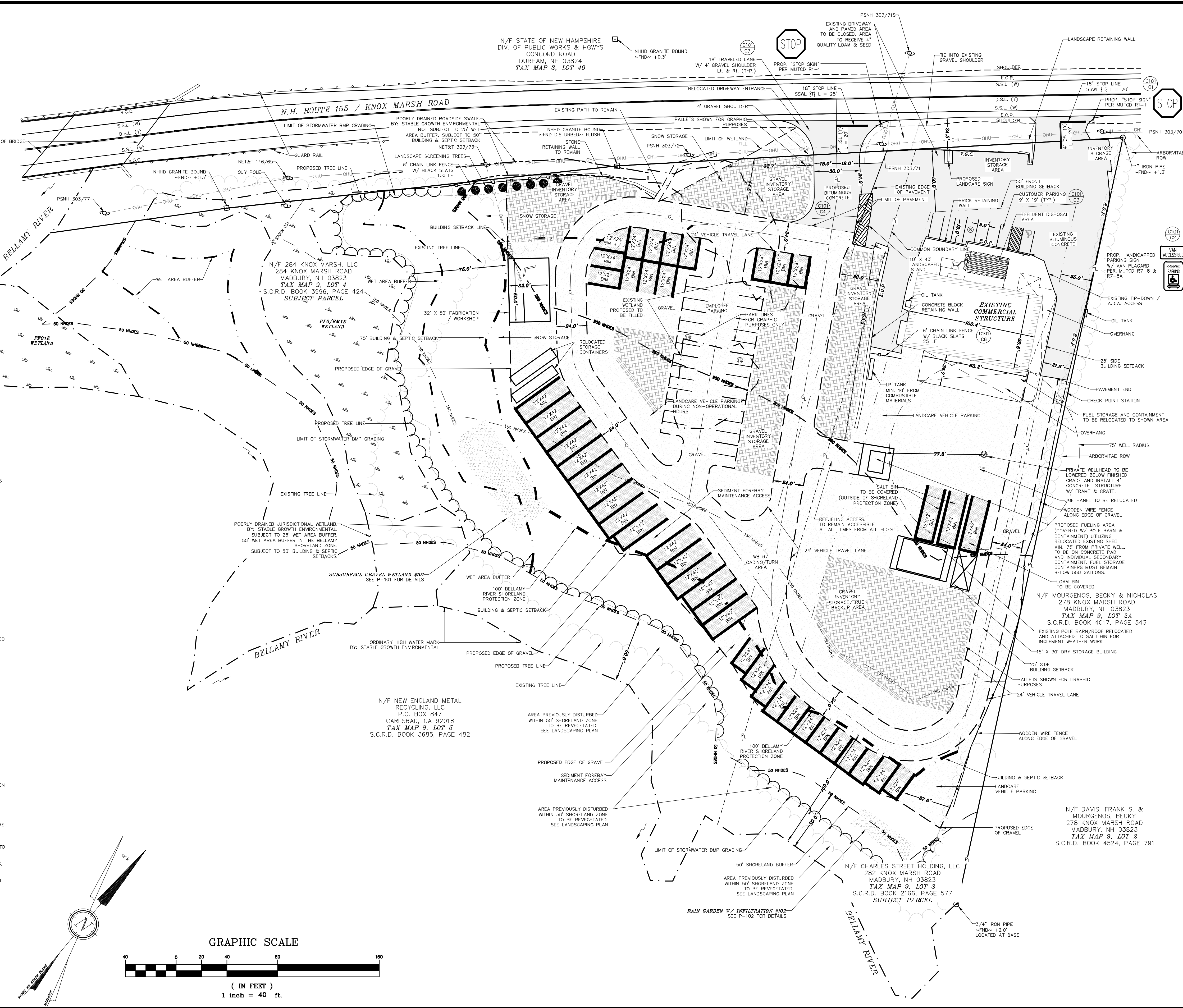




- NOTES:**
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADbury, NH 03823
 - TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
 - LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
 - S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
 - ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 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'
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 WELLS PROTECTION 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, NH, 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 #320219, MAP 33017C03202, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPOCON HIPER SR SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE 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 LIM, TYPE AND RATES FOR FERTILIZERS, 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
ALTERATION OF TERRAIN PERMIT (AOT): PENDING
NHDES SHORELAND PERMIT: PENDING
NHDOT DRIVEWAY PERMIT: PENDING
DIVISION OF HISTORICAL RESOURCES: PENDING
NATURAL HERITAGE BUREAU: NH920-1618
- 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 BARRINGTON POLICES AND PRACTICES, AND TOWN OF BARRINGTON SUBDIVISION AND 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 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 180,630 Sq. Ft. (4.15 Ac.).
- SEE NHDOT PLANS FOR INTERSECTION DETAILS.
- 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.

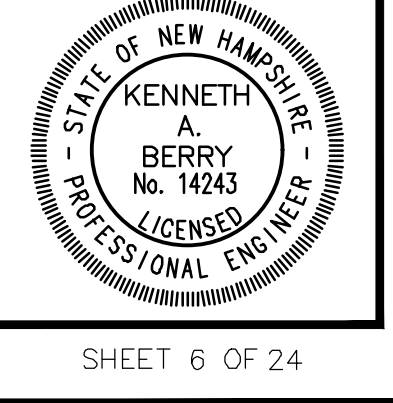
MATERIAL BIN ARRANGEMENTS
 PROPOSED 12' x 24' BINS: 25
 PROPOSED 12' x 42' BINS: 19
 TOTAL PROPOSED BINS: 44
 INVENTORY STORAGE AREA: > 24,000 Sq. Ft. (0.55 Ac.)
 ALL BINS TO HAVE PAVED APRONS
 GRAVEL STORAGE AREAS SHOWN ARE NOT EXCLUSIVE
 AND ARE SUBJECT TO CHANGE DAILY ON SITE

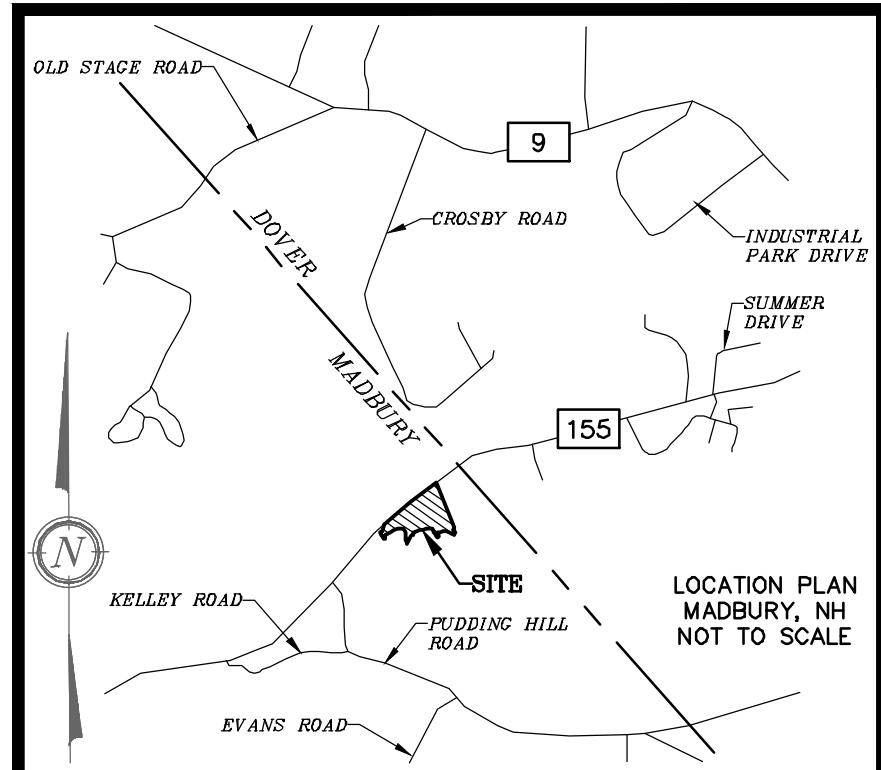


REVISION	DATE	DESCRIPTION

NON-RESIDENTIAL SITE 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: FEBRUARY 11, 2021
 FILE NO.: DB 2020 - 083



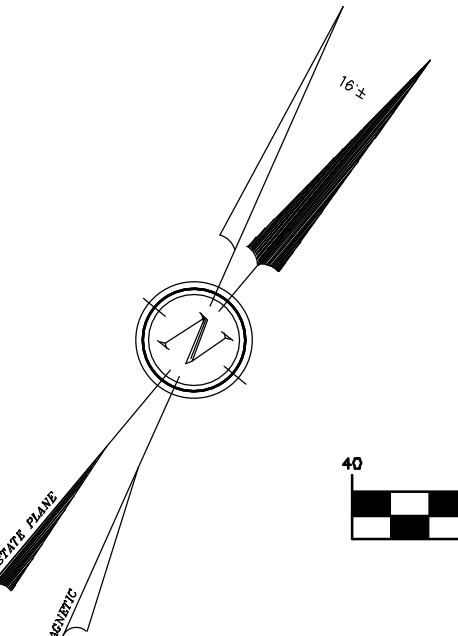
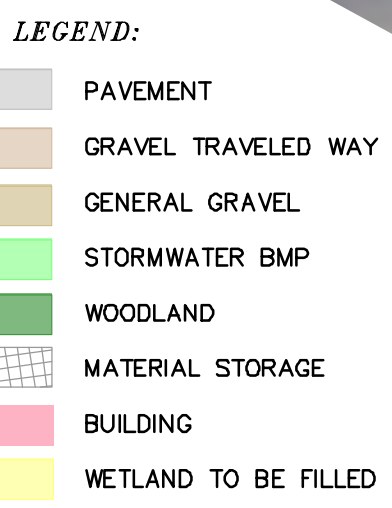
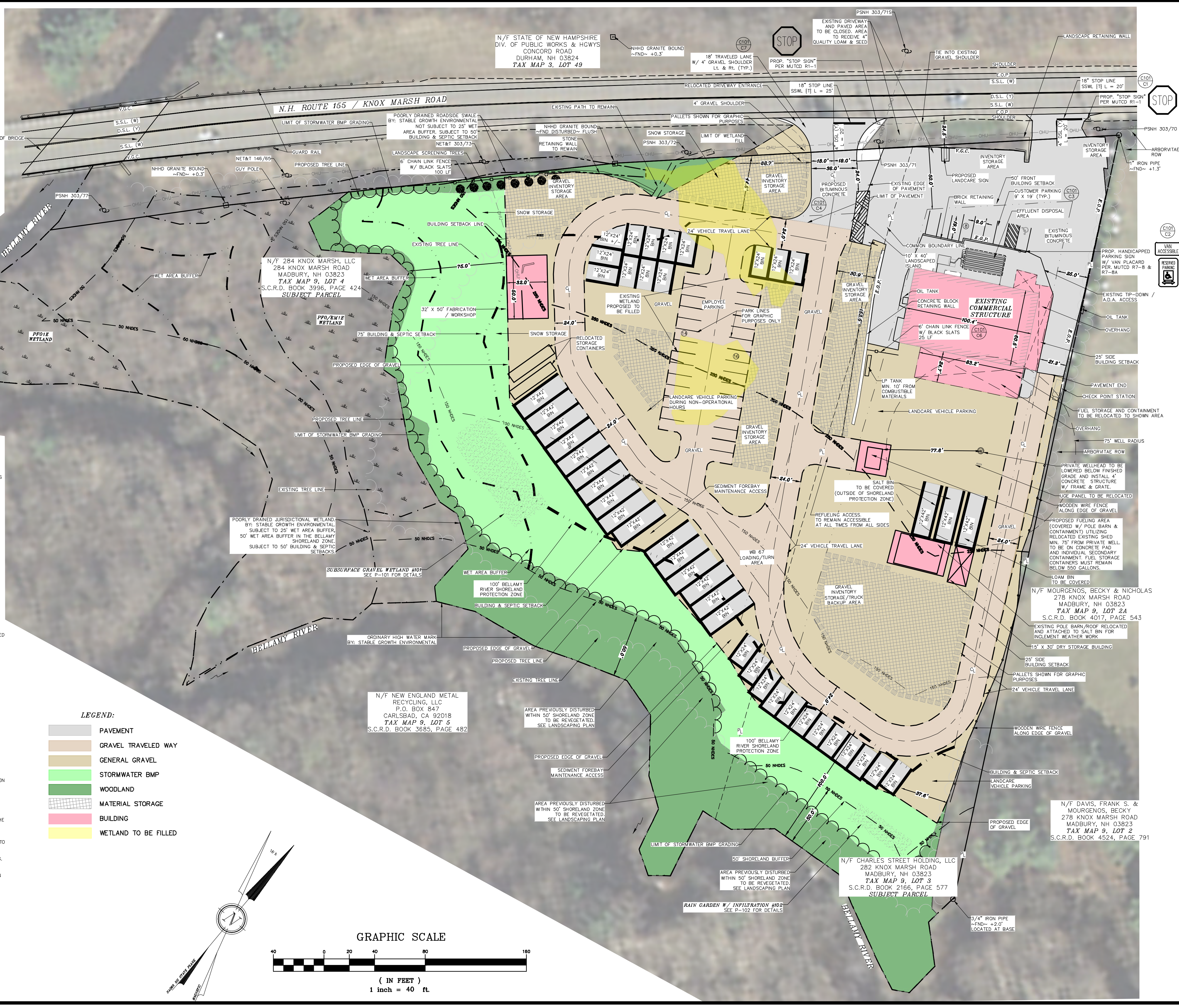


- NOTES:**
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
 - TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
 - LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
 - S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
 - ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 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 WELLS PROTECTION 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, NH. 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 NAVD83 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 THE RESULT OF A CLOSED TRAVERSE 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.
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- 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 LIM, TYPE AND RATES FOR FERTILIZERS, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
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- 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
ALTERATION OF TERRAIN PERMIT (AOT): PENDING
NHDES SHORELAND PERMIT: PENDING
NHDOT DRIVEWAY PERMIT: PENDING
DIVISION OF HISTORICAL RESOURCES: PENDING
NATURAL HERITAGE BUREAU: NH920-1618

- 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 BARRINGTON POLICES AND PRACTICES, AND TOWN OF BARRINGTON SUBDIVISION AND 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 CONFLICTING 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 180,630 Sq. Ft. (4.15 Ac.).
- SEE NHDOT PLANS FOR INTERSECTION DETAILS.
- 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.

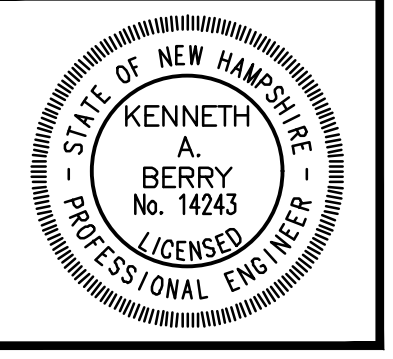
MATERIAL BIN ARRANGEMENTS
PROPOSED 12' x 24' BINS: 25
PROPOSED 12' x 42' BINS: 19
TOTAL PROPOSED BINS: 44
INVENTORY STORAGE AREA: > 24,000 Sq. Ft. (0.55 Ac.)
ALL BINS TO HAVE PAVED APRONS
GRAVEL STORAGE AREAS SHOWN ARE NOT EXCLUSIVE
AND ARE SUBJECT TO CHANGE DAILY ON SITE

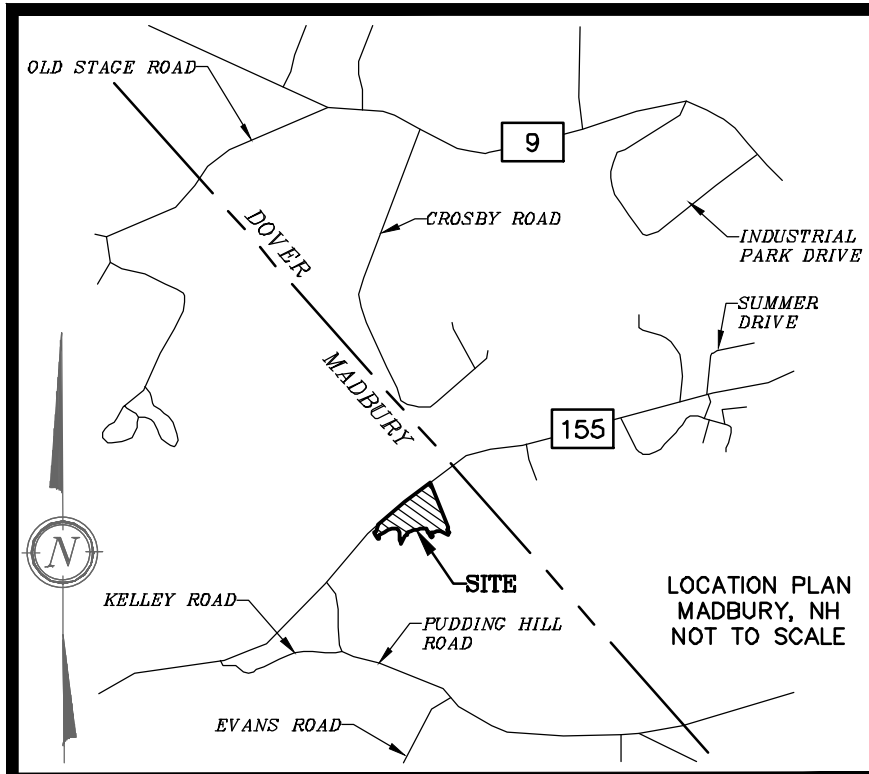


REVISION	DATE	DESCRIPTION

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: FEBRUARY 11, 2021
FILE NO.: DB 2020 - 083





NOTES:

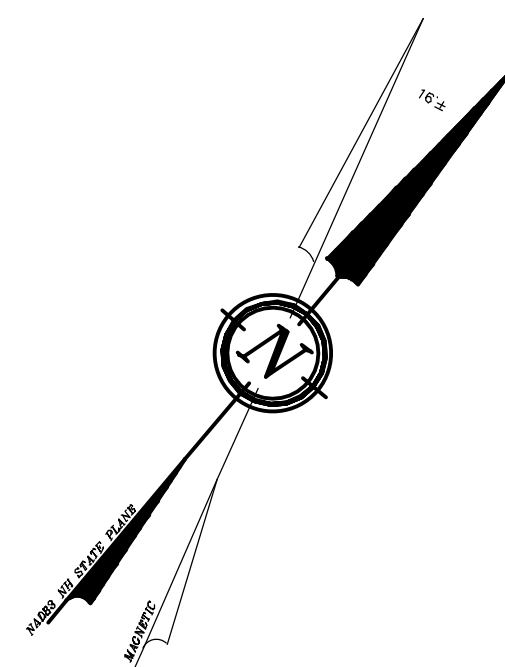
- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823

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.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED WETLAND DISTURBANCE FOR TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.

LEGEND:

2021 PROPOSED WETLAND DISTURBANCE

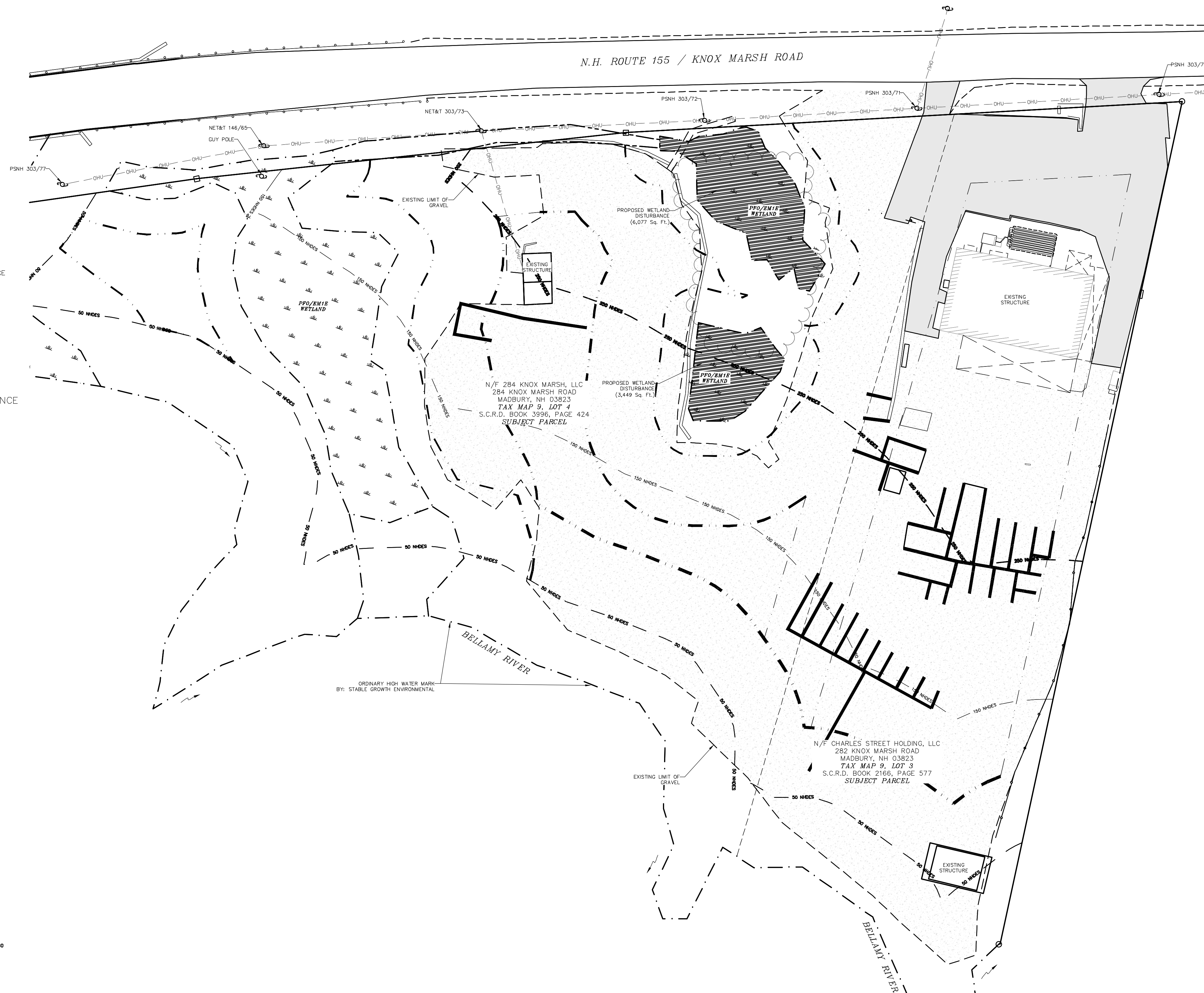
PROPOSED WETLAND DISTURBANCE: 9,526 Sq. Ft. (0.22 Ac.)



GRAPHIC SCALE



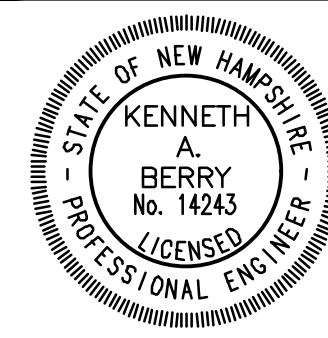
(IN FEET)
1 inch = 40 ft.

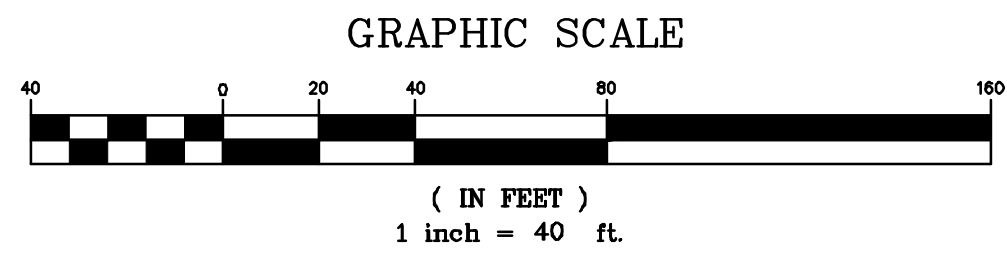
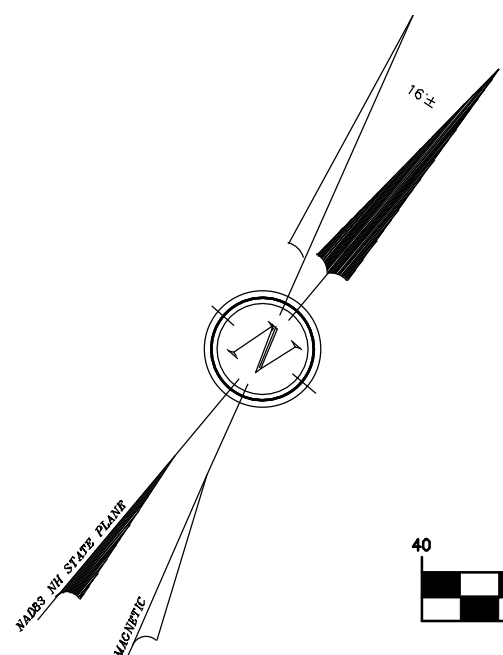
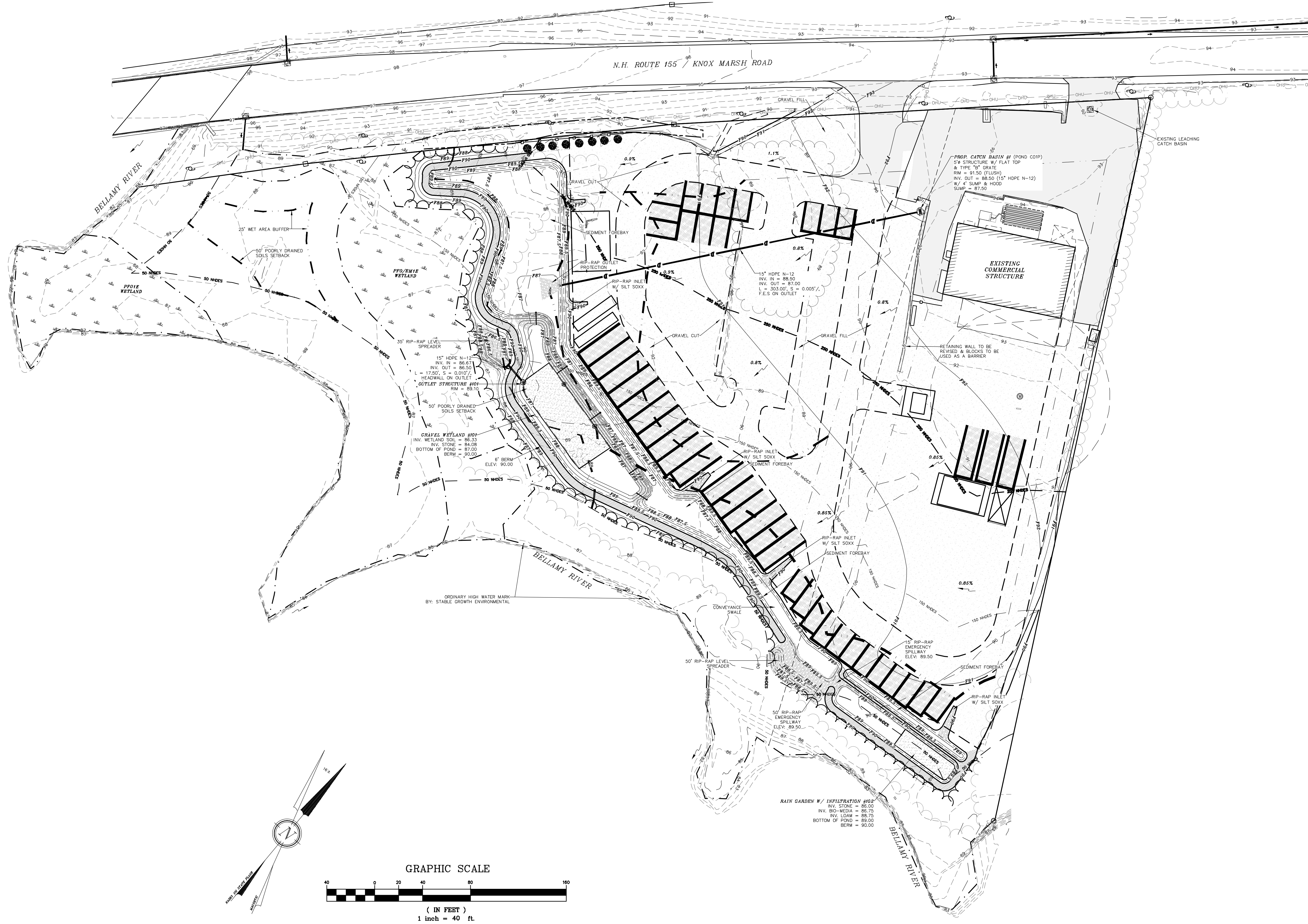


REVISION	DATE	DESCRIPTION

WETLAND DISTURBANCE 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 : FEBRUARY 11, 2021
FILE NO. : DB 2020 - 083





REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE 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
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