

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 & HIGHWAYS  
CONCORD ROAD  
DURHAM, NH 03824  
TAX MAP 3, LOT 19

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

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

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

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

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TAX MAP 9, LOT 5  
S.C.R.D. BOOK 3685, PAGE 482

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282 KNOX MARSH ROAD  
MADBURY, NH 03823  
TAX MAP 9, LOT 3  
S.C.R.D. BOOK 2166, PAGE 577

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

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CARLSBAD, CA 92018  
TAX MAP 9, LOT 5  
S.C.R.D. BOOK 3685, PAGE 482

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

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278 KNOX MARSH ROAD  
MADBURY, NH 03823  
TAX MAP 9, LOT 2  
S.C.R.D. BOOK 4524, PAGE 791

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TAX MAP 9, LOT 5  
S.C.R.D. BOOK 3685, PAGE 482

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282 KNOX MARSH ROAD  
MADBURY, NH 03823  
TAX MAP 9, LOT 3  
S.C.R.D. BOOK 2166, PAGE 577

N/F DAVIS, FRANK S. & MOURGENOS, BECKY  
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MADBURY, NH 03823  
TAX MAP 9, LOT 2  
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TAX MAP 9, LOT 5  
S.C.R.D. BOOK 3685, PAGE 482

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

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MADBURY, NH 03823  
TAX MAP 9, LOT 2  
S.C.R.D. BOOK 4524, PAGE 791

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

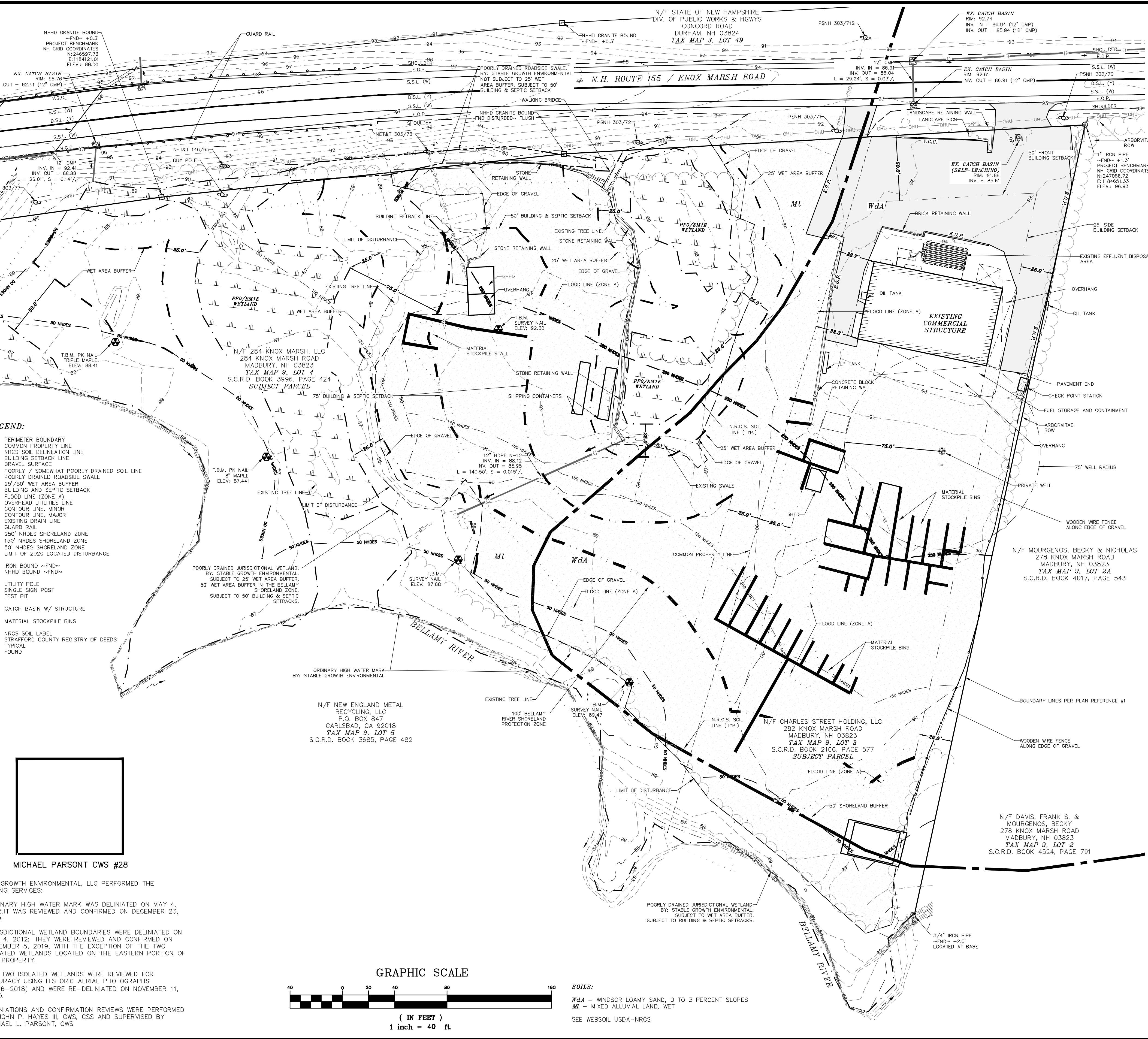
N/F DAVIS, FRANK S. & MOURGENOS, BECKY  
278 KNOX MARSH ROAD  
MADBURY, NH 03823  
TAX MAP 9, LOT 2  
S.C.R.D. BOOK 4524, PAGE 791

N/F 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 CHARLES STREET HOLDING, LLC  
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MADBURY, NH 03823  
TAX MAP 9, LOT 3  
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N/F DAVIS, FRANK S. & MOURGENOS, BECKY  
278 KNOX MARSH ROAD  
MADBURY, NH 03823  
TAX MAP 9, LOT 2  
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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



**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 424
- 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

**LEGEND:**

- PERMETER BOUNDARY
- COMMON PROPERTY LINE
- NRCS SOL DELINEATION LINE
- BUILDING SETBACK LINE
- GRAVEL SURFACE
- POORLY / SOMEWHAT POORLY DRAINED SOL LINE
- POORLY DRAINED ROADSIDE SWALE
- 25'/50' WET AREA BUFFER
- 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 LOCATED 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
- TYPICAL FOUND
- LrA
- S.C.R.D. TYP
- FND

**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 PLAIN FLOOD HAZARD (ZONE A) REF: FEMA COMMUNITY #330219, MAP 3301700320C, 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 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.**

**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.**

**12.) 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 LANDSCAPE 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: M.E. MOORE & B.C. STAPLES  
DATED: MAY, 1987  
S.C.R.D. PLAN No. 31-110

**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

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 40 ft.

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

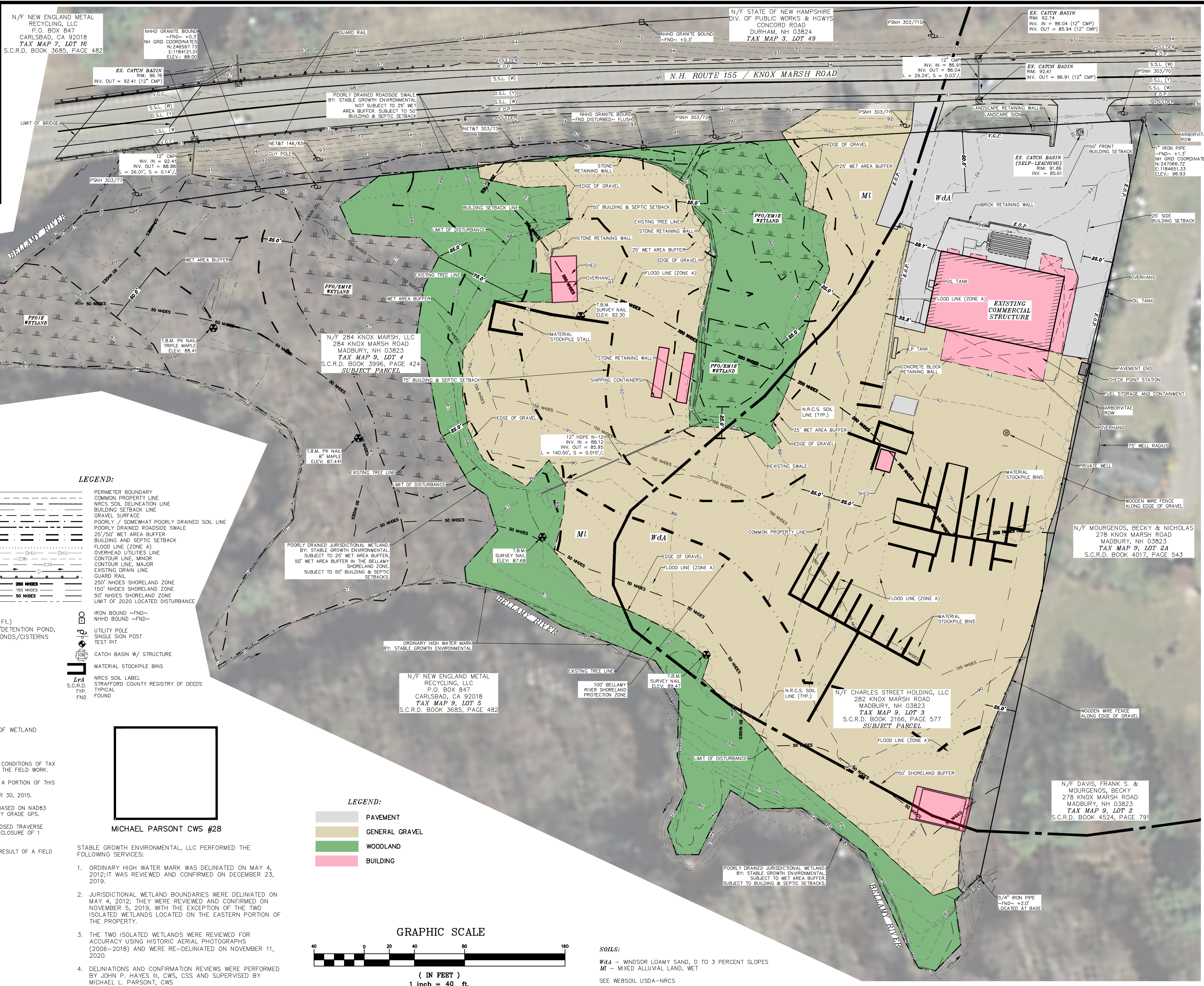
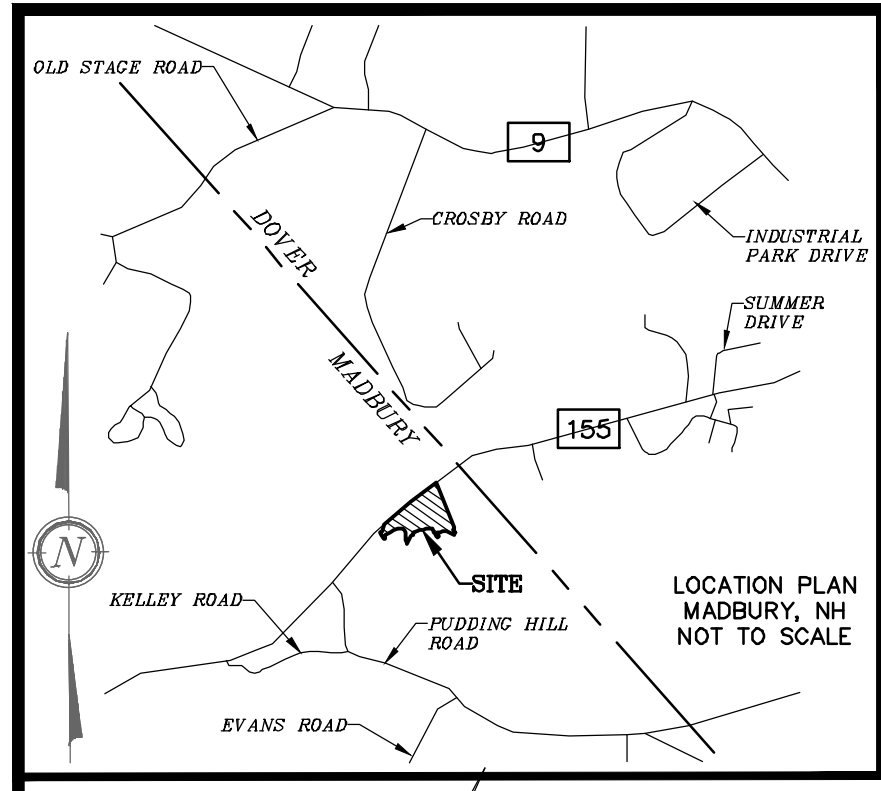
MICHAEL PARSONT CWS #28

**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

**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

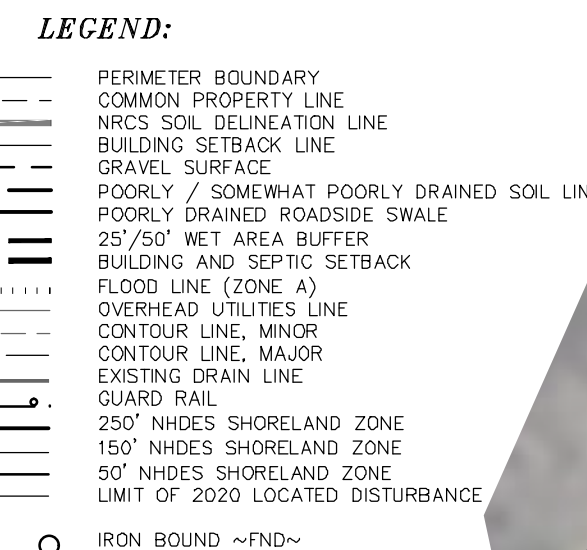
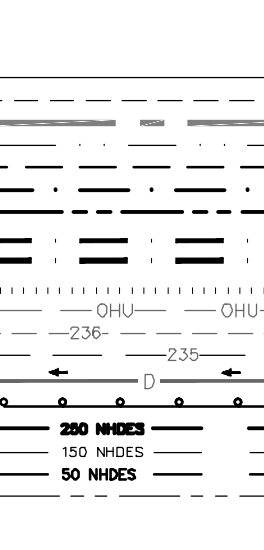
REVISION	DATE	DESCRIPTION

**SHEET 2 OF 24**



**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

- 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 PLAN 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 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.

**LEGEND:**

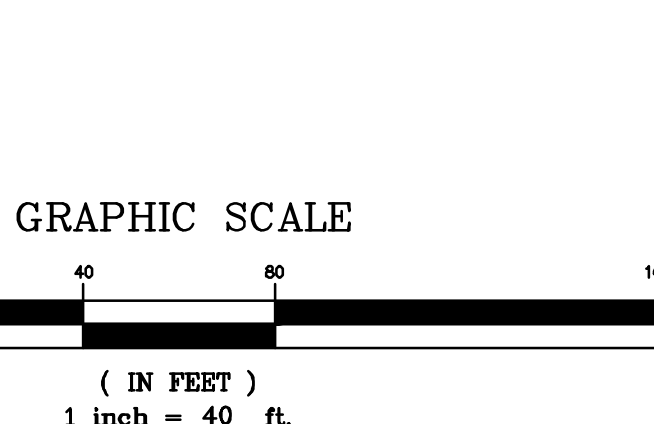
- PAVEMENT
- GENERAL GRAVEL
- WOODLAND
- BUILDING

**LEGEND:**

- IRON BOUND ~FND~
- NHHD BOUND ~FND~
- UTILITY POLE
- SINGLE SIGN POST
- TEST PIT
- CATCH BASIN W/ STRUCTURE
- MATERIAL STOCKPILE BINS
- N.R.C.S. SOIL LABEL
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL FOUND

**LEGEND:**

- IRON BOUND ~FND~
- NHHD BOUND ~FND~
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- CATCH BASIN W/ STRUCTURE
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**LEGEND:**

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- N.R.C.S. SOIL LABEL
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL FOUND

**LEGEND:**

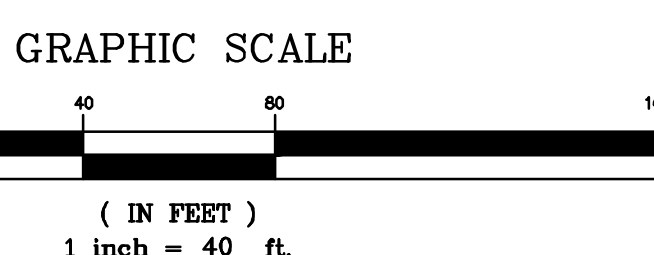
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**LEGEND:**

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**LEGEND:**

- IRON BOUND ~FND~
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- MATERIAL STOCKPILE BINS
- N.R.C.S. SOIL LABEL
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL FOUND



**SOILS:**

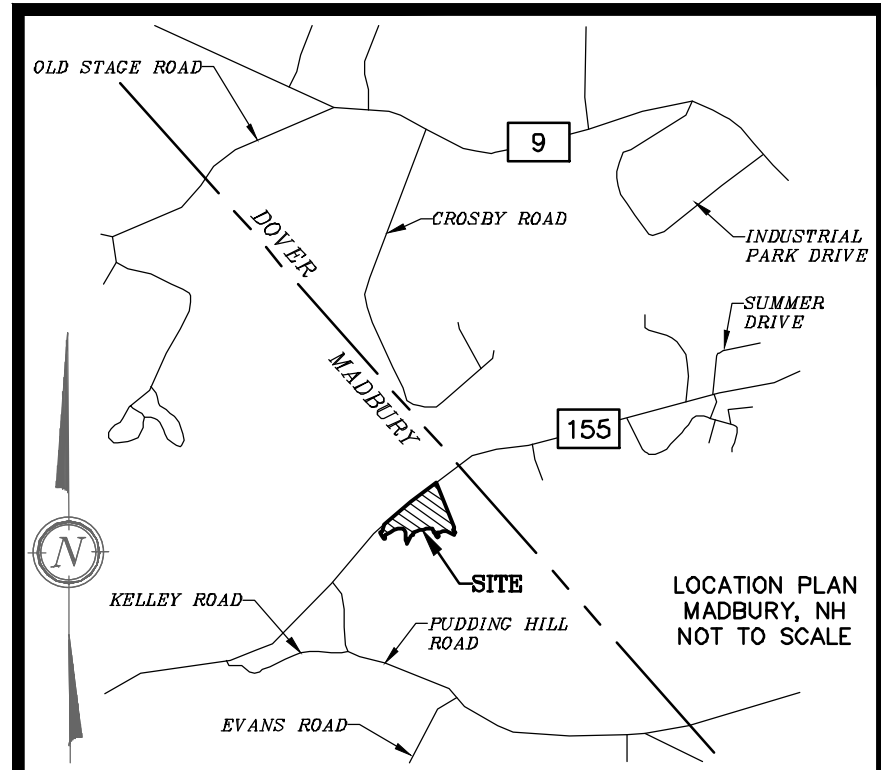
wda - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES  
mu - MIXED ALLUVIAL LAND, WET

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

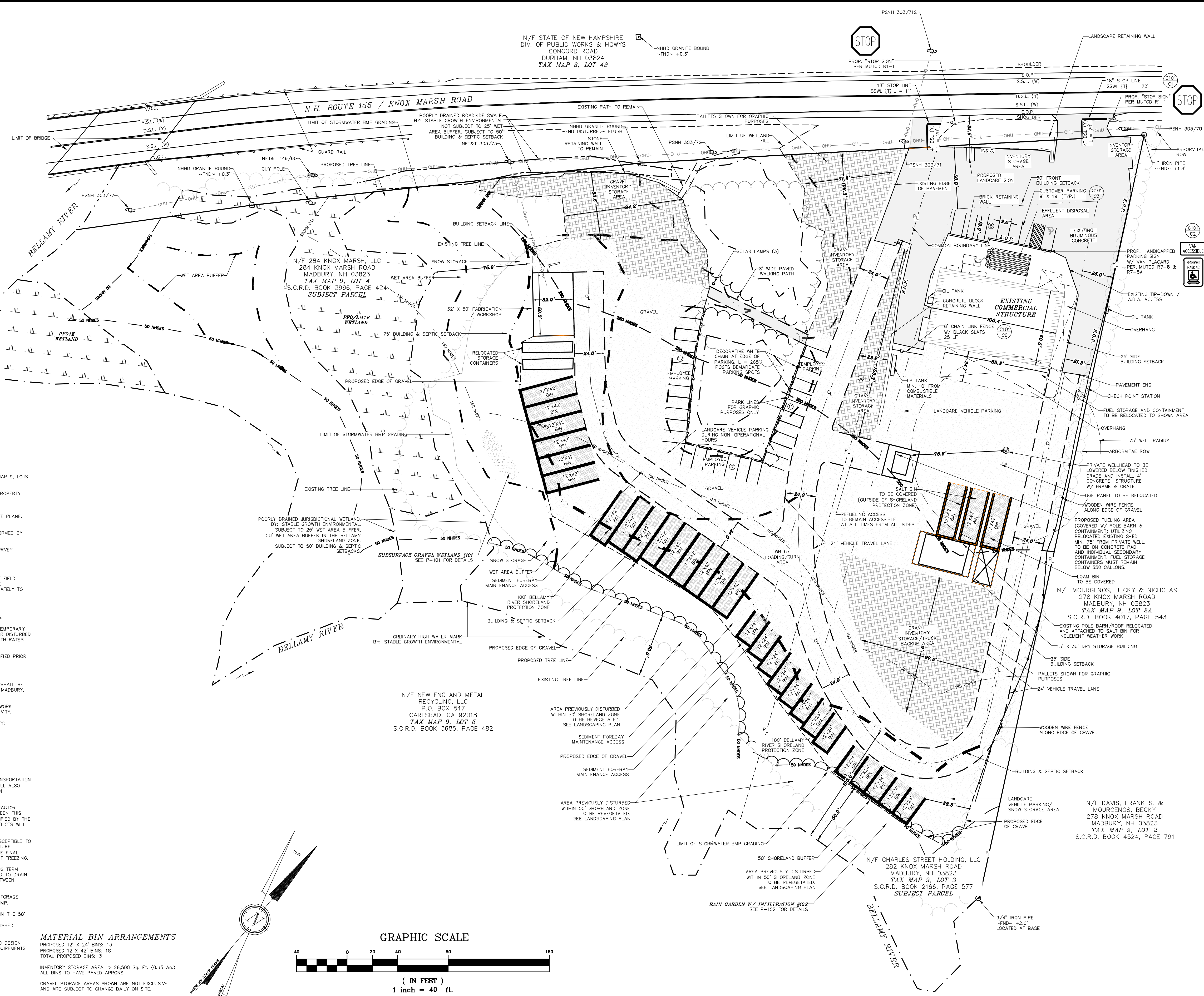
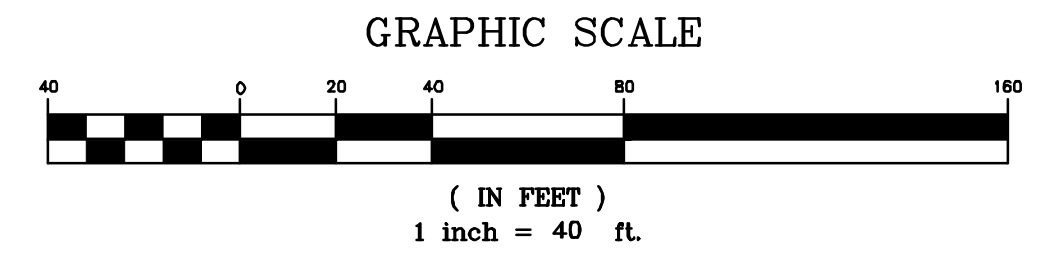
**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 40 FT.  
DATE: FEBRUARY 11, 2021  
FILE NO.: DB 2020 - 083



- 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 (43,000 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 AND 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 EXISTING BOUNDARIES AND CONDITIONS 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 33017C0302C, 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 LIMC, 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 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.
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**MATERIAL BIN ARRANGEMENTS**  
 PROPOSED 12' X 24' BINS: 13  
 PROPOSED 12' X 42' BINS: 18  
 TOTAL PROPOSED BINS: 31  
 INVENTORY STORAGE AREA: > 28,500 Sq. Ft. (0.65 Ac.)  
 ALL BINS TO HAVE PAVED APRONS  
 GRAVEL STORAGE AREAS SHOWN ARE NOT EXCLUSIVE  
 AND ARE SUBJECT TO CHANGE DAILY ON SITE.

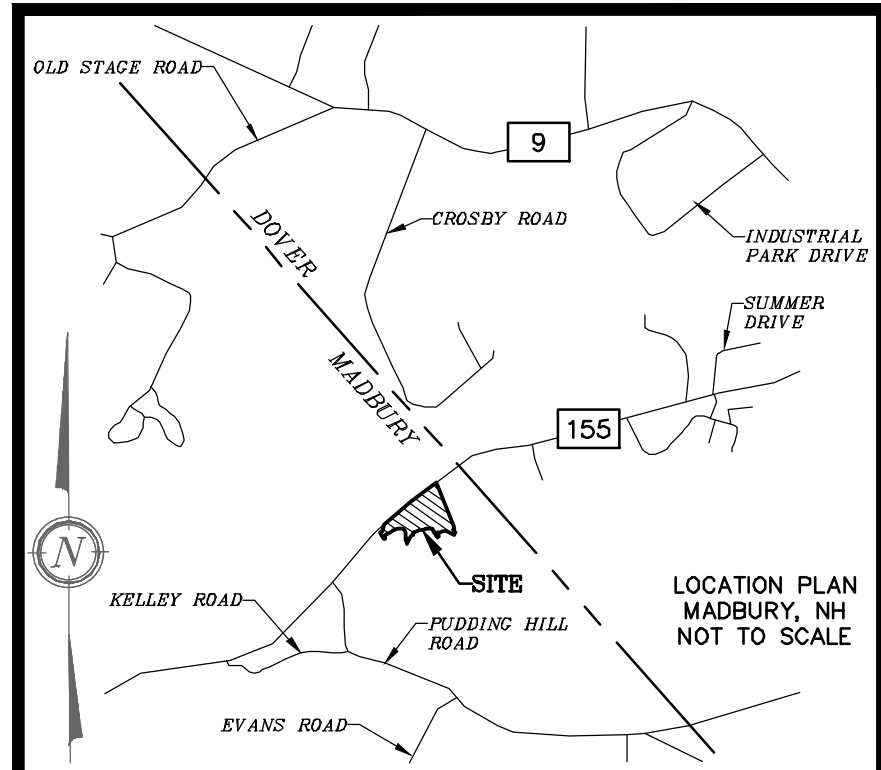


REVISION	DATE	DESCRIPTION

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

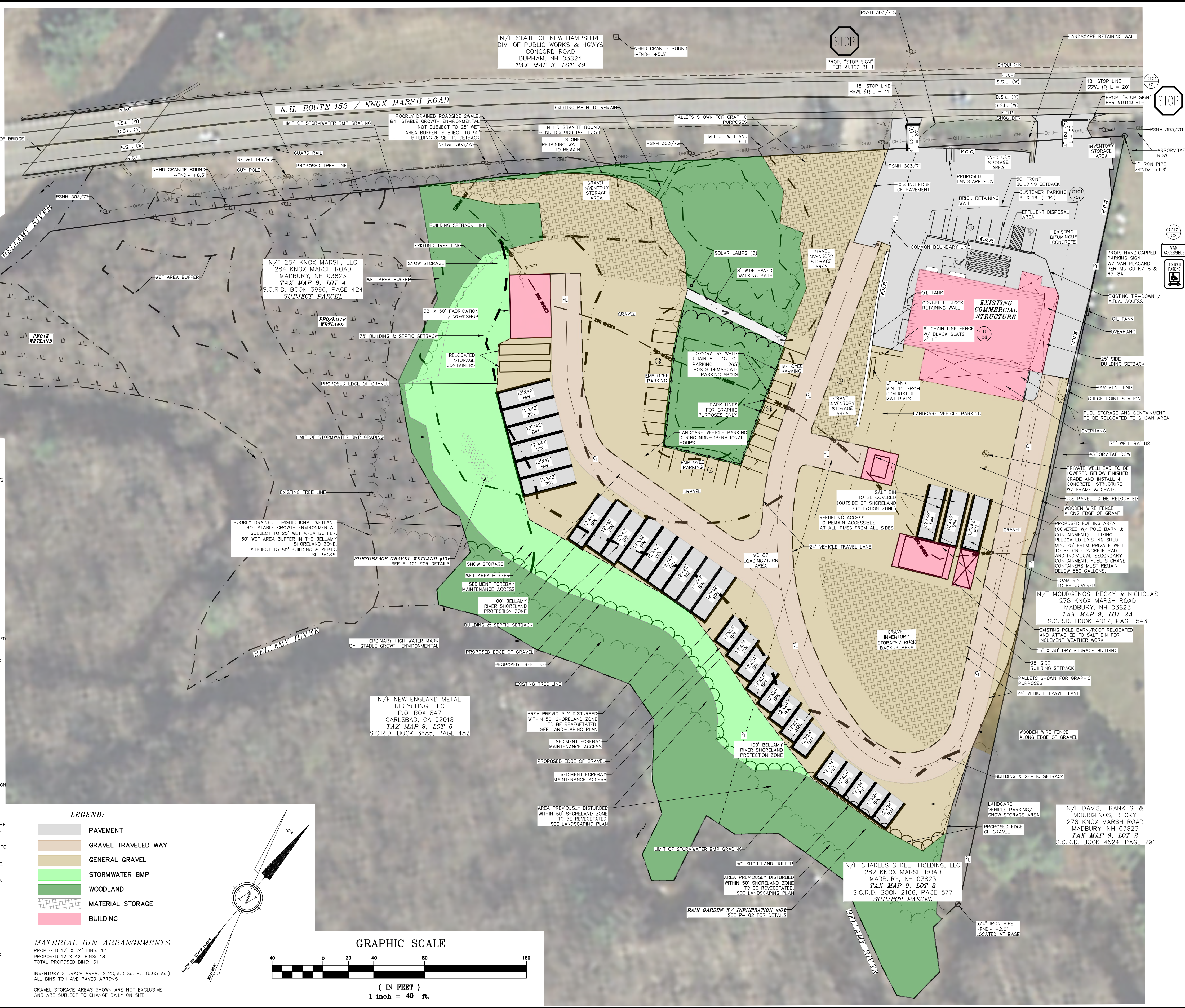
BERRY SURVEYING & ENGINEERING  
 335 SECOND CROWN POINT ROAD  
 BARRINGTON, NH 03825 (603)332-2863  
 SCALE: 1 IN. EQUALS 40 FT.  
 DATE: SEPTEMBER 16, 2021  
 FILE NO.: DB 2020 - 083

STATE OF NEW HAMPSHIRE  
 KENNETH A. BERRY  
 No. 14243  
 LICENSED PROFESSIONAL ENGINEER



**NOTES:**

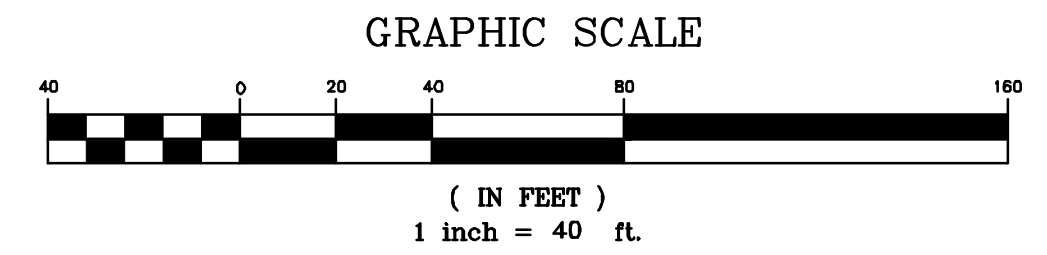
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC  
282 KNOX MARSH ROAD  
MADBURY, NH 03823  
284 KNOX MARSH, LLC  
284 KNOX MARSH ROAD  
MADBURY, NH 03823
- TAX MAP 9, LOT 3  
TAX MAP 9, LOT 4
- LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- S.C.R.D.: BOOK 2166, PAGE 577  
BOOK 3996, PAGE 242
- ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE  
BUILDING SETBACKS:  
FRONT - 50'  
SIDE - 25'  
REAR - 25'  
LOT SIZE: 80,000 Sq. Ft.  
MIN. FRONTAGE: 120'  
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 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 33017C0202E, 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 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 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  
ALTERATION OF TERRAIN PERMIT (ADT): PENDING  
NHDES SHORELAND PERMIT: PENDING  
NHDDT DRIVEWAY PERMIT: PENDING  
DIVISION OF HISTORICAL RESOURCES: PENDING  
NATURAL HERITAGE BUREAU: NH920-1618
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
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**LEGEND:**

[Grey Box]	PAVEMENT
[Light Brown Box]	GRAVEL TRAVELED WAY
[Light Green Box]	GENERAL GRAVEL
[Dark Green Box]	STORMWATER BMP
[Light Green Box]	WOODLAND
[Blue Box]	MATERIAL STORAGE
[Red Box]	BUILDING

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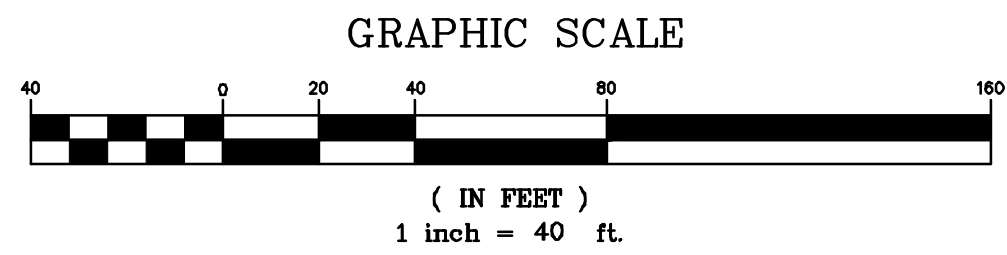
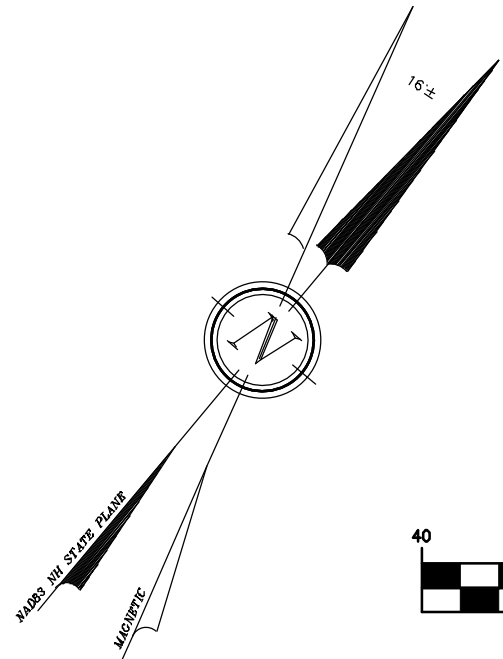
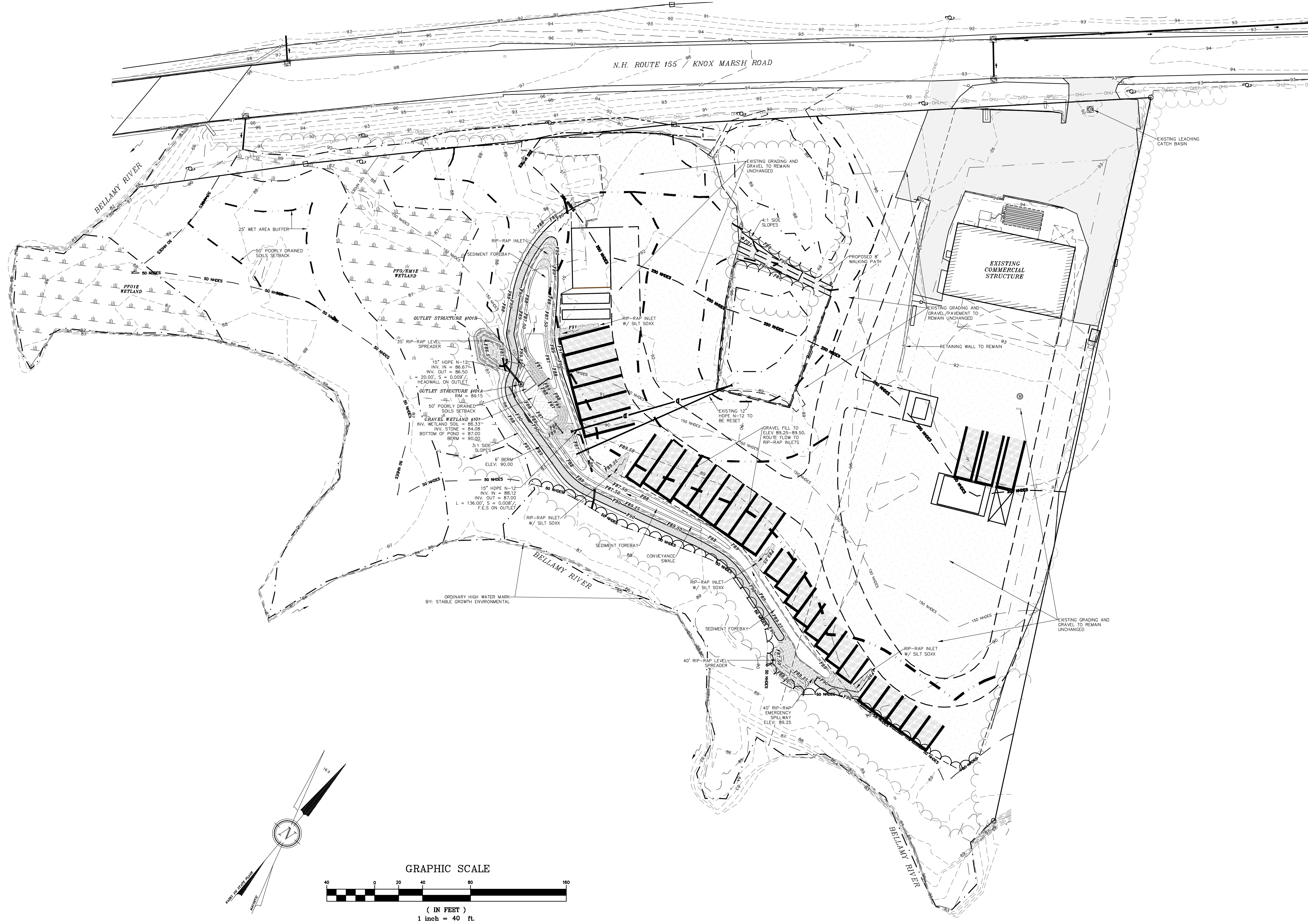
REVISION	DATE	DESCRIPTION

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: SEPTEMBER 16, 2021  
FILE NO.: DB 2020 - 083

STATE OF NEW HAMPSHIRE  
KENNETH A. BERRY  
No. 14243  
LICENSED PROFESSIONAL ENGINEER

SHEET 6 OF 24



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**  
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