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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

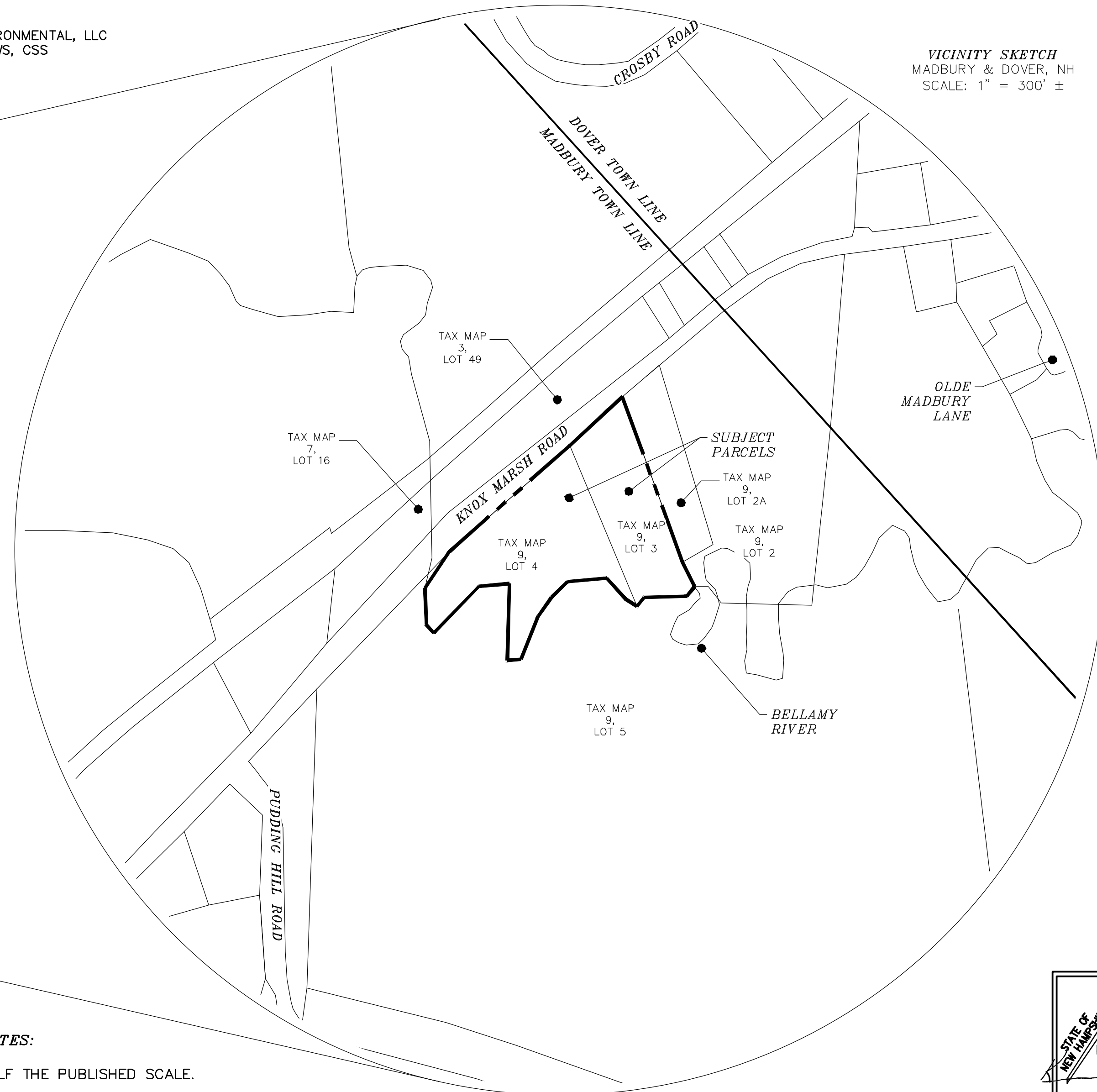
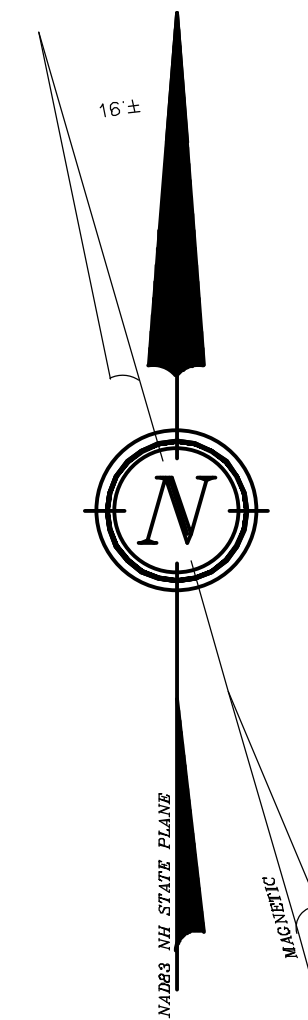
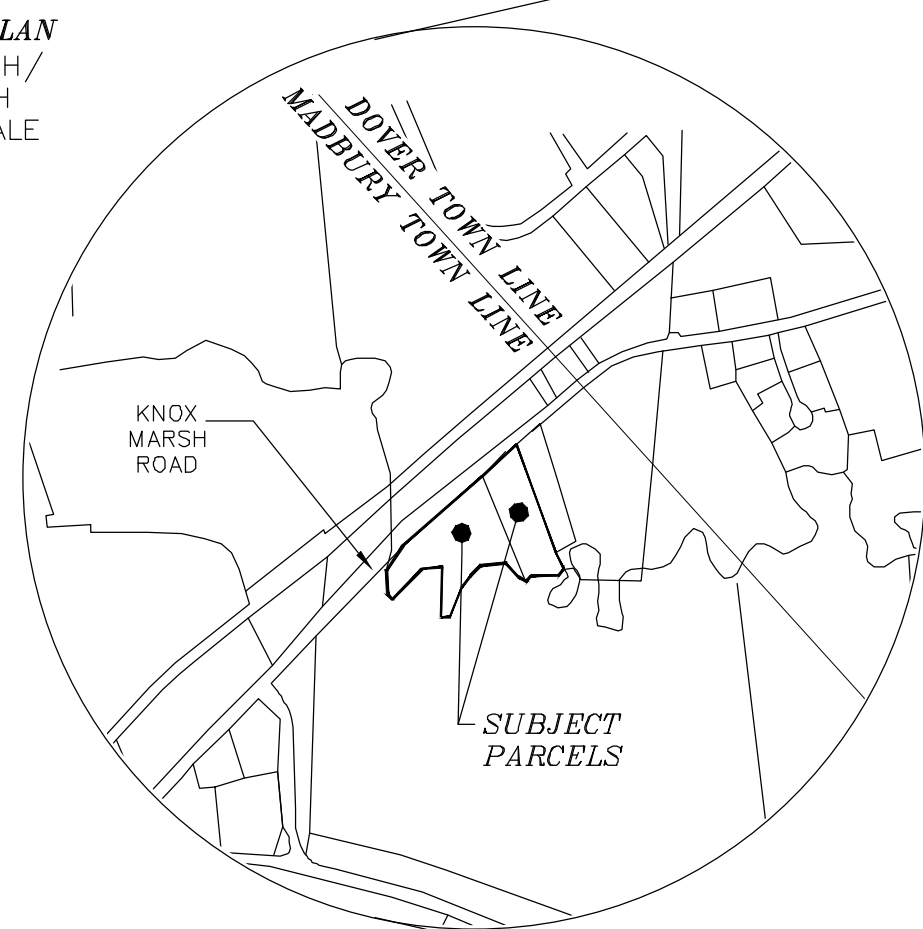
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
 CPSWQ, CPESC, CESSM
 BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825
 (603) 332-2863

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



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

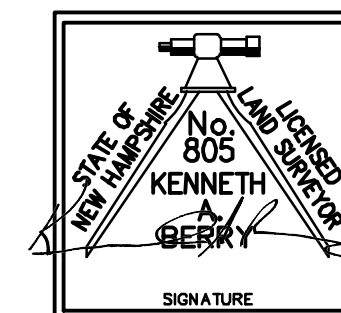
REQUIRED PERMITS:

- 1.) EPA NOTICE OF INTENT: PENDING
- 2.) NHDES SHORELAND IMPACT PERMIT: PENDING
- 3.) NATURAL HERITAGE BUREAU: NHB20-1618

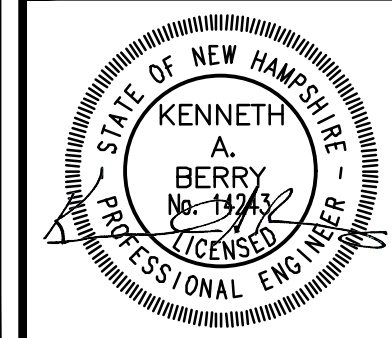
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE TOWN OF MADBURY NON-RESIDENTIAL SITE PLAN REGULATIONS AS AMENDED 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.



BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : AS SHOWN
 DATE : OCTOBER 18, 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

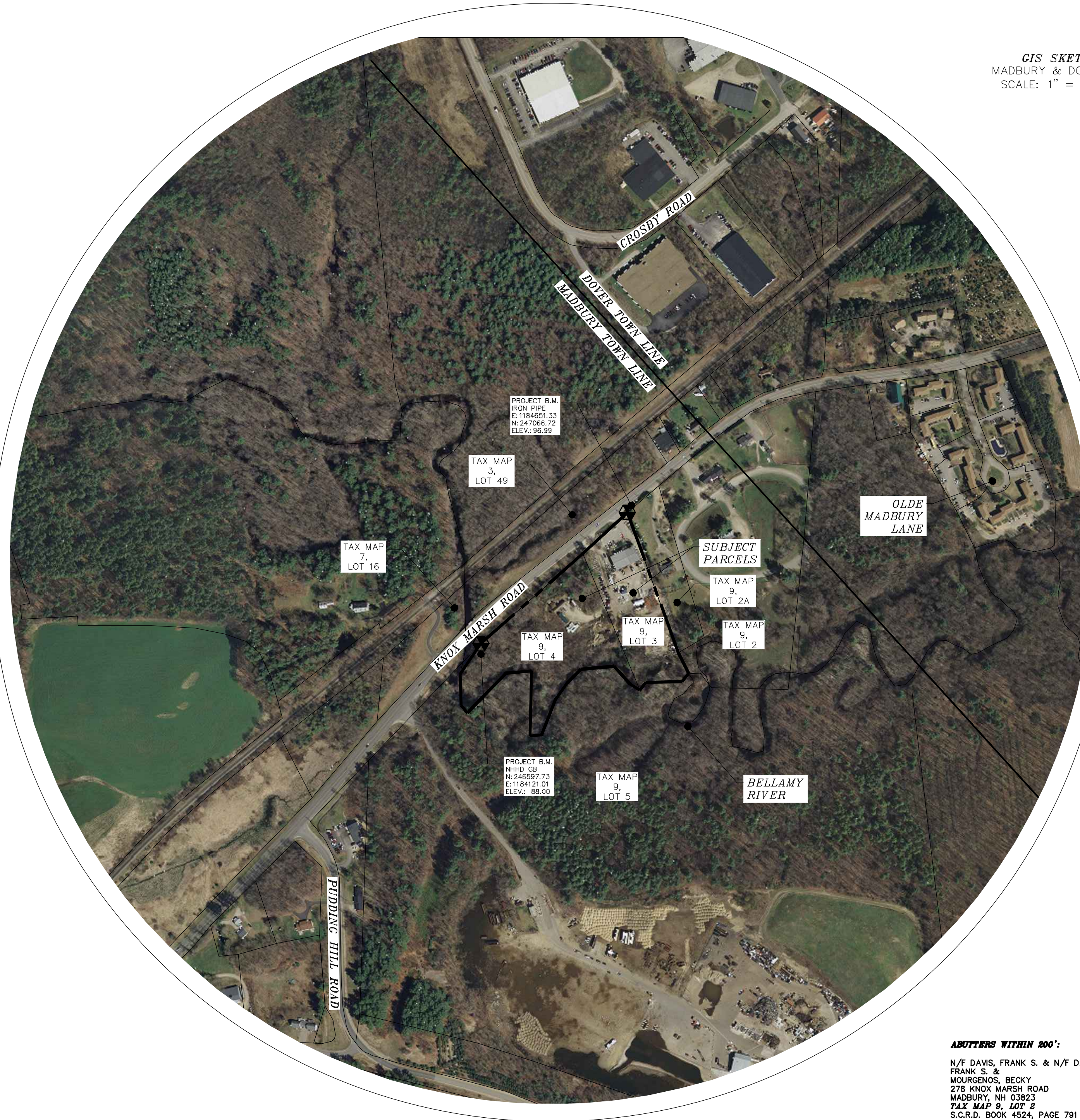
- SSL () ~ {SIZE} SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- DSL () ~ {SIZE} DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- SSB () ~ {SIZE} SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- SBL () ~ {SIZE} SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- DBL () ~ {SIZE} DOUBLE BROKEN LINE (COLOR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

EXISTING LEGEND:

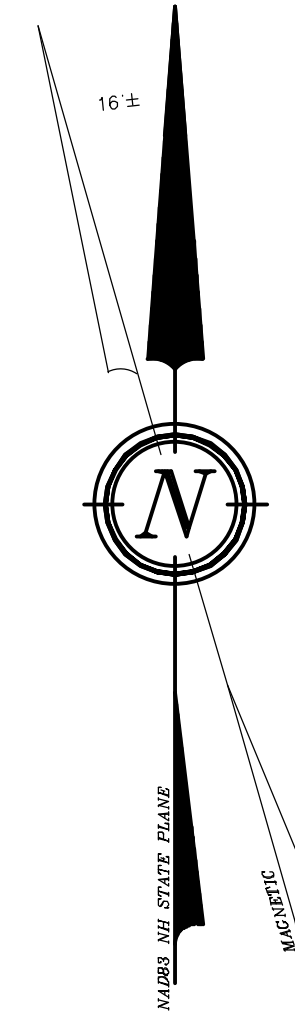
- PERIMETER BOUNDARY
- COMMON PROPERTY LINE
- NRCS SOIL DELINEATION LINE
- BUILDING SETBACK LINE
- GRAVEL SURFACE
- POORLY / SOMEWHAT POORLY DRAINED SOIL LINE
- POORLY DRAINED ROADSIDE SWALE
- 25'/50' WET AREA BUFFER/SETBACK
- BUILDING AND SEPTIC SETBACK
- FLOOD LINE (ZONE A)
- OVERHEAD UTILITIES LINE
- 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
- SUBSURFACE GRAVEL WETLAND
- BERM



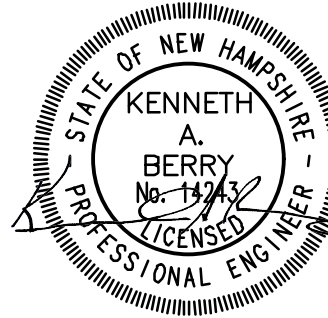
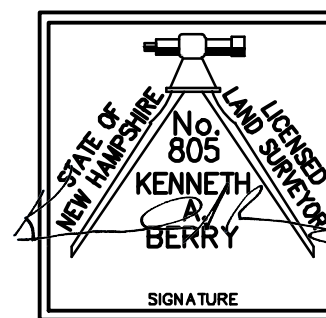
GIS SKETCH
MADBURY & DOVER, NH
SCALE: 1" = 300' ±



REVISION	DATE	DESCRIPTION

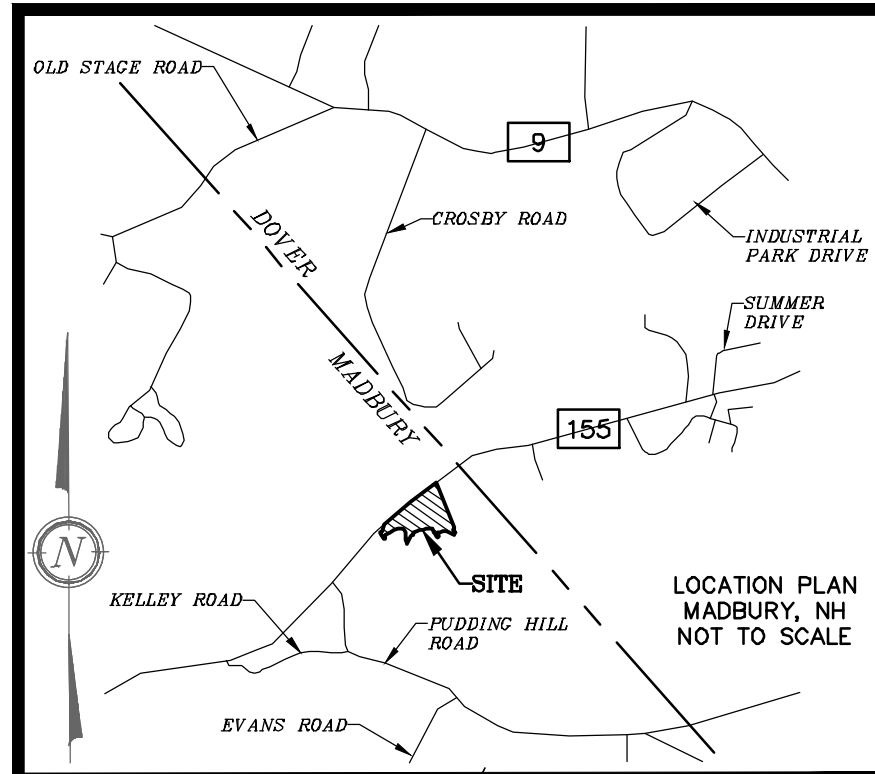
NEIGHBORHOOD PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

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

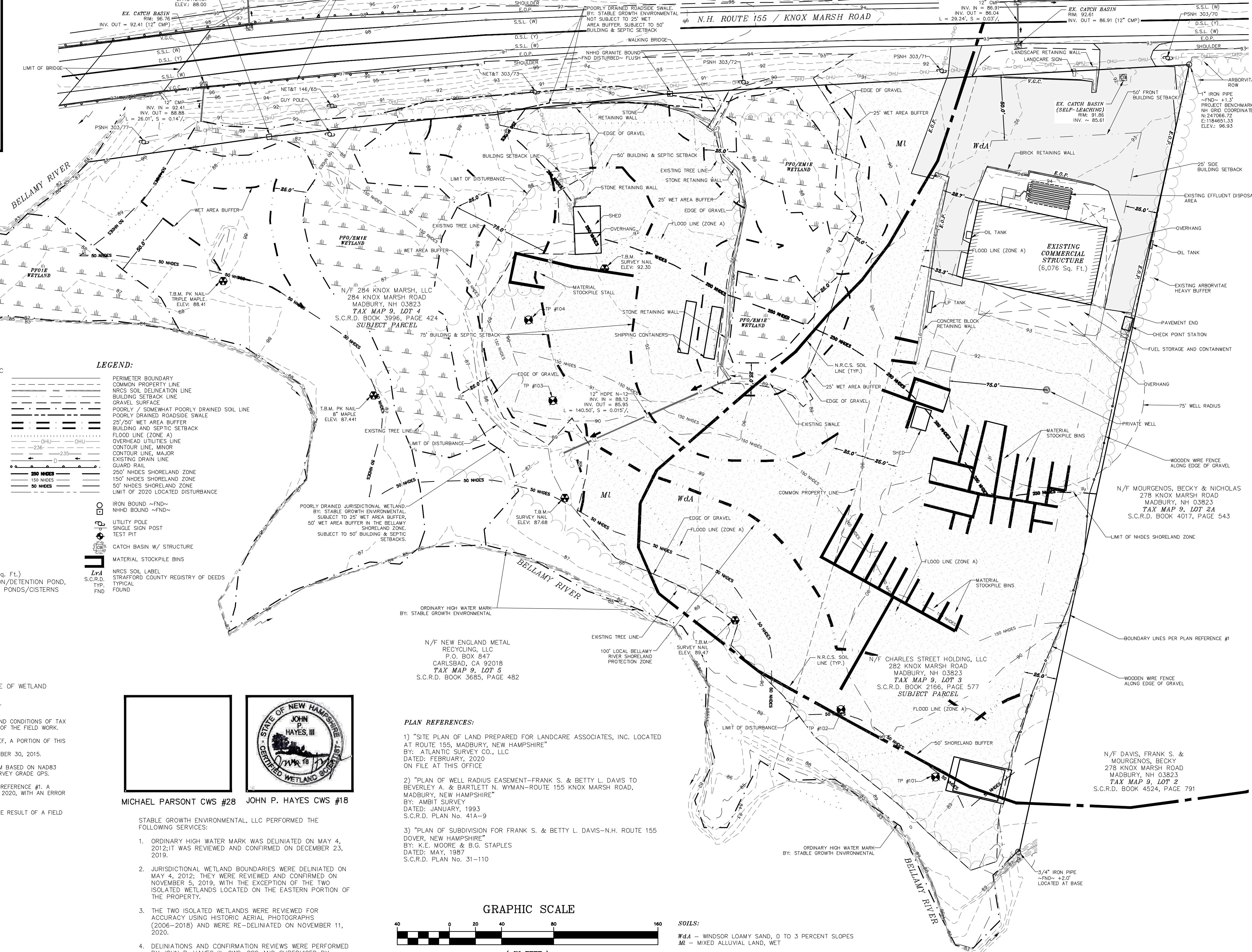


SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	RED	WHITE	WHITE	SQUARE (2)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION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

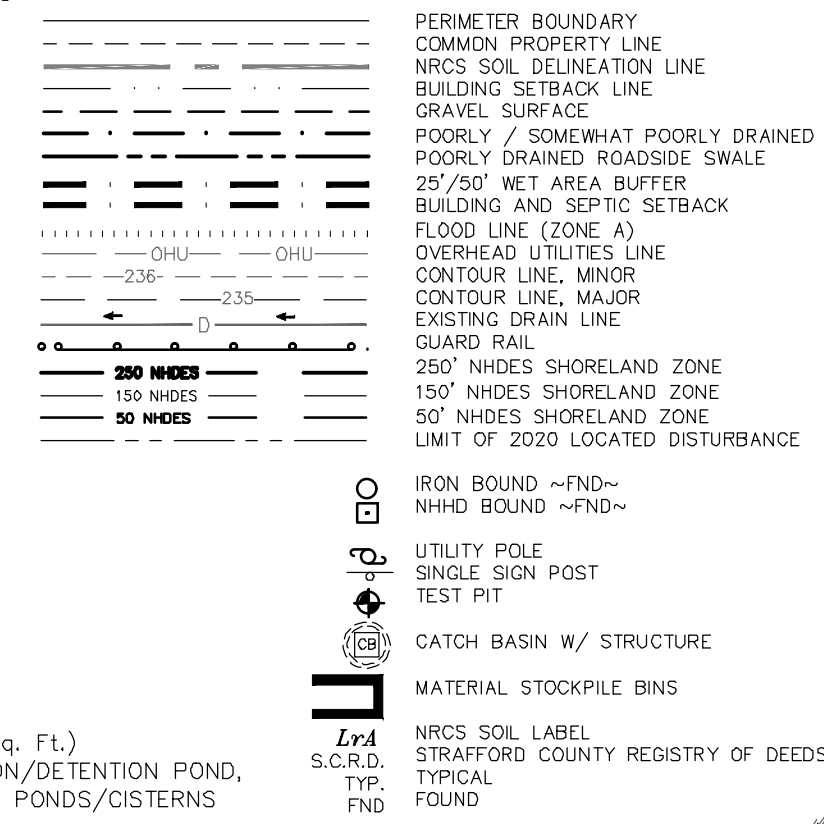


N/F NEW ENGLAND METAL RECYCLING, LLC
P.O. BOX 847
CARLSBAD, CA 92018
TAX MAP 7, LOT 16
S.C.R.D. BOOK 3685, PAGE 482



- 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

LEGEND:

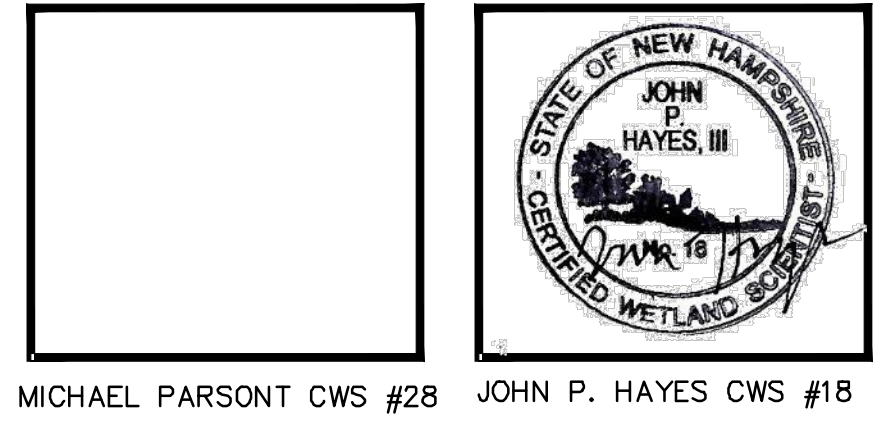


WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.)
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND,
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS
WET AREA BUFFER: 25'
BUILDING & SEPTIC SETBACKS:
BOGS, PRIME WET AREAS: 75'
ALL OTHER TIDAL WET AREAS: 75'
VERNAL POOLS: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

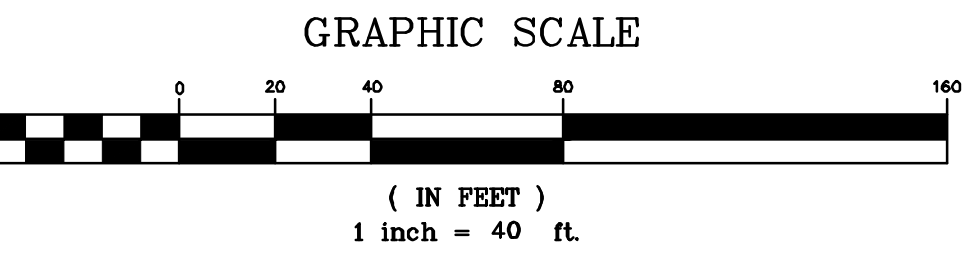
AQUIFER AND WELLHEAD PROTECTION OVERLAY DISTRICT

- 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 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



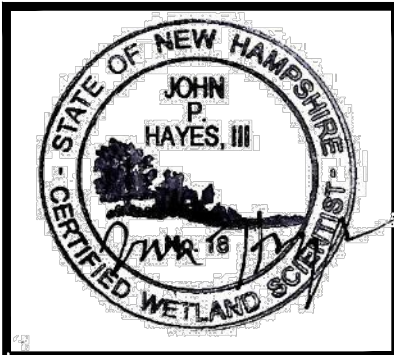
SOILS:
WdA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
M - MIXED ALLUVIAL LAND, WET
SEE WEBSOIL USDA-NRCS

REVISION	DATE	DESCRIPTION

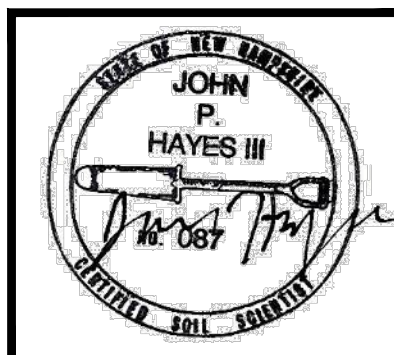
EXISTING CONDITIONS PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

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

SIGNATURE



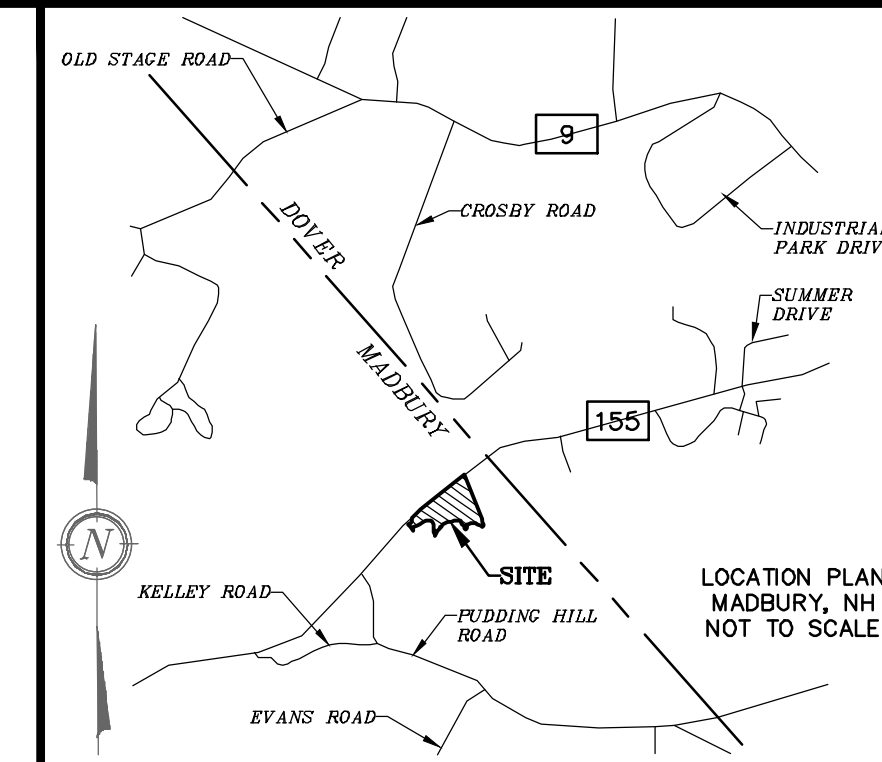
JOHN P. HAYES CWS #18



JOHN P. HAYES CSS #87

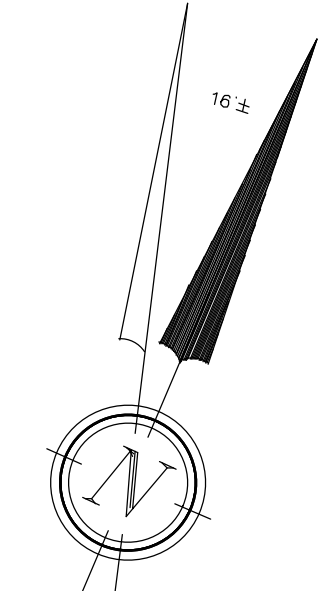
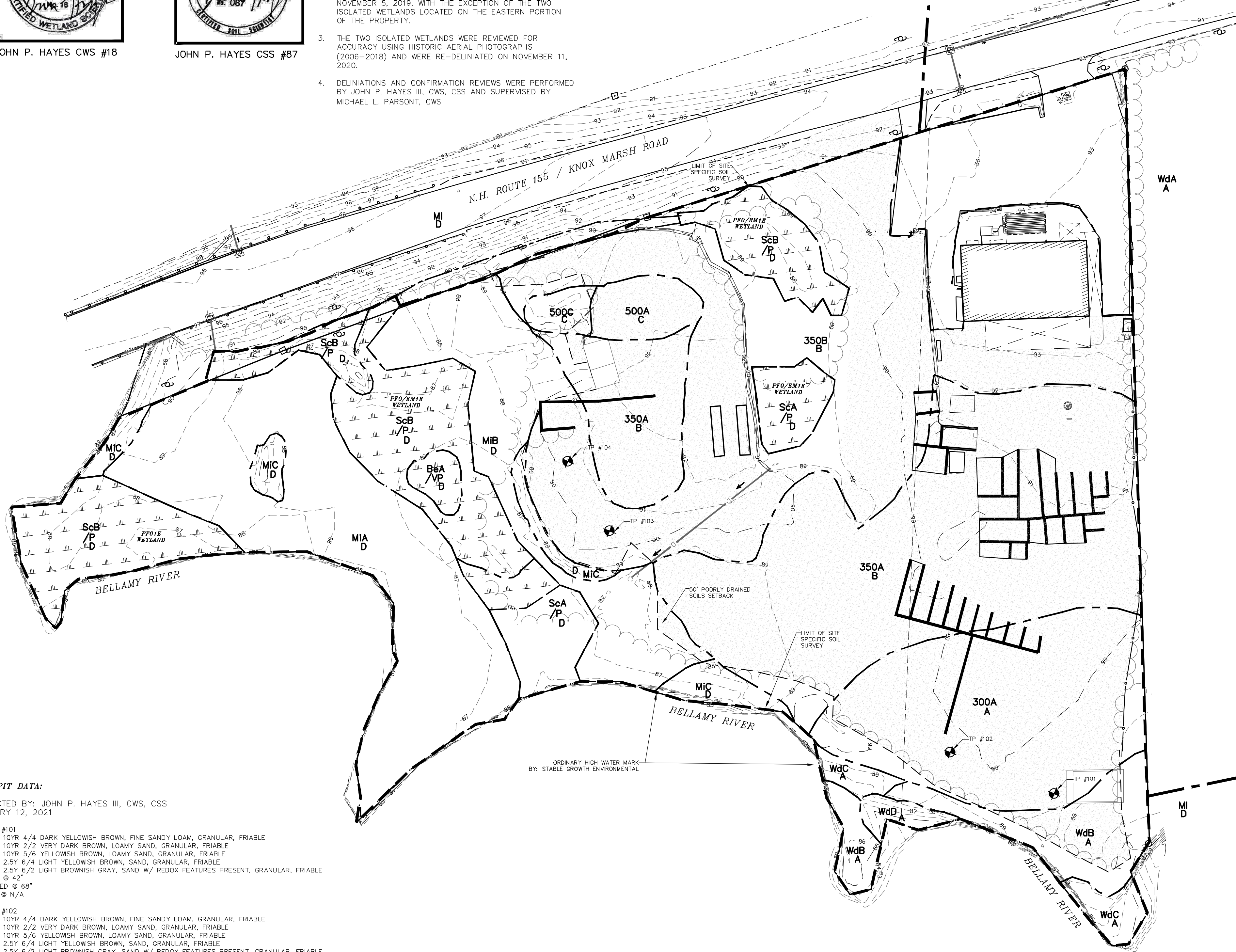
STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

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.
4. DELINEATIONS AND CONFIRMATION REVIEWS WERE PERFORMED BY JOHN P. HAYES III, CWS, CSS AND SUPERVISED BY MICHAEL L. PARSONT, CWS



- 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 EXISTING SOIL CONDITIONS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.
 - 6.) 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

TEST PIT DATA:
 CONDUCTED BY: JOHN P. HAYES III, CWS, CSS
 FEBRUARY 12, 2021

TEST PIT #101
 0-8" 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
 8-14" 10YR 2/2 VERY DARK BROWN, LOAMY SAND, GRANULAR, FRIABLE
 14-28" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
 28-42" 2.5Y 6/4 LIGHT YELLOWISH BROWN, SAND, GRANULAR, FRIABLE
 42-68" 2.5Y 6/2 LIGHT BROWNISH GRAY, SAND W/ REDOX FEATURES PRESENT, GRANULAR, FRIABLE
 E.S.H.W.T. @ 42"
 TERMINATED @ 68"
 REFUSAL @ N/A

TEST PIT #102
 0-8" 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
 8-14" 10YR 2/2 VERY DARK BROWN, LOAMY SAND, GRANULAR, FRIABLE
 14-28" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
 28-42" 2.5Y 6/4 LIGHT YELLOWISH BROWN, SAND, GRANULAR, FRIABLE
 42-68" 2.5Y 6/2 LIGHT BROWNISH GRAY, SAND W/ REDOX FEATURES PRESENT, GRANULAR, FRIABLE
 E.S.H.W.T. @ 42"
 TERMINATED @ 68"
 REFUSAL @ N/A

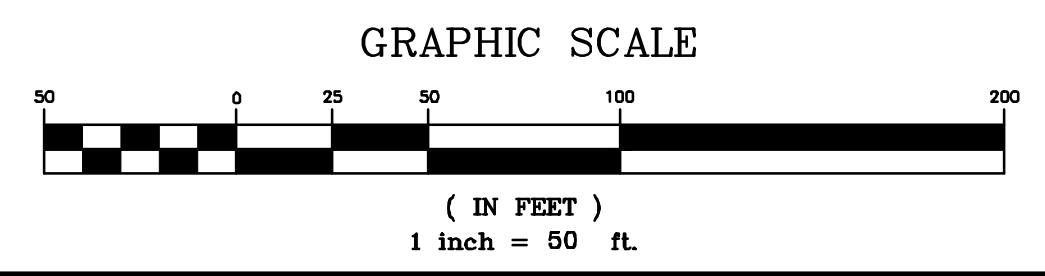
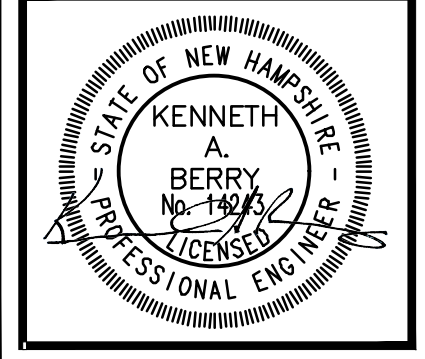
TEST PIT #103
 0-5" 10YR 4/4 DARK YELLOWISH BROWN, SANDY LOAM, GRANULAR, FRIABLE
 5-18" 2.5Y 4/3 OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
 18-52" 2.5Y 3/2 VERY DARK GRAYISH BROWN, LOAMY FINE SAND W/ REDOX FEATURES PRESENT, GRANULAR, FRIABLE
 52-65" 2.5Y 6/2 LIGHT BROWNISH GRAY, SAND W/ REDOX FEATURES PRESENT, GRANULAR, FRIABLE
 E.S.H.W.T. @ 18"
 TERMINATED @ 65"
 REFUSAL @ N/A

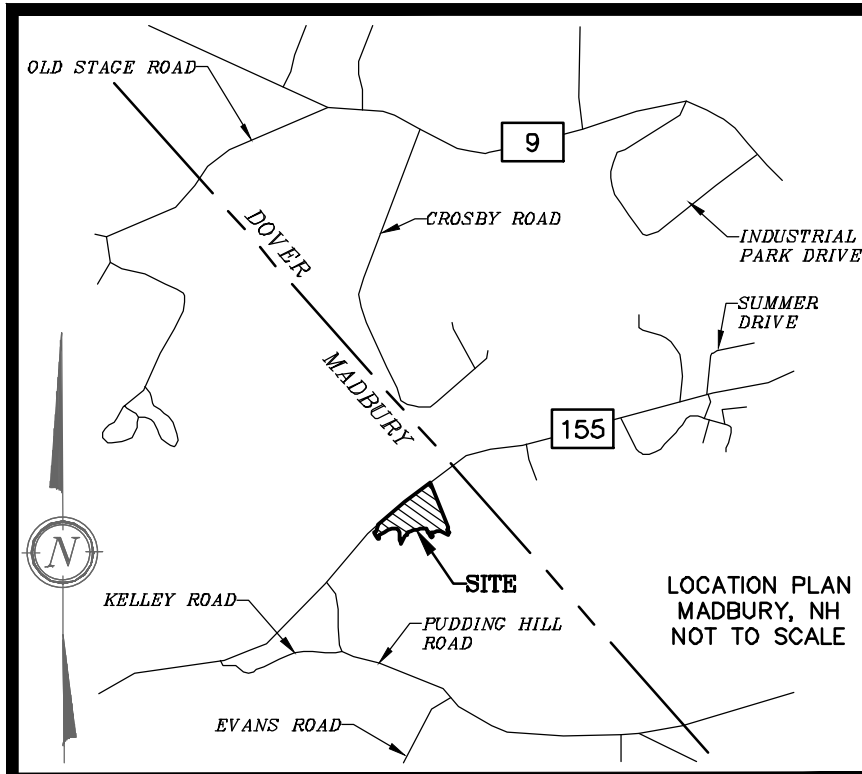
TEST PIT #104
 0-6" 10YR 4/4 DARK YELLOWISH BROWN, SANDY LOAM, GRANULAR, FRIABLE
 6-20" 2.5Y 4/3 OLIVE BROWN, LOAMY SAND MIXED W/ WOODCHIPS, ASPHALT, CONCRETE DEBRIS, GRANULAR, FRIABLE
 20-52" 2.5Y 3/2 VERY DARK GRAYISH BROWN, LOAMY FINE SAND W/ REDOX FEATURES PRESENT, GRANULAR, FRIABLE
 52-64" 2.5Y 6/2 LIGHT BROWNISH GRAY, SAND W/ REDOX FEATURES PRESENT, GRANULAR, FRIABLE
 E.S.H.W.T. @ 20"
 TERMINATED @ 64"
 REFUSAL @ N/A

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 : OCTOBER 18, 2021
 FILE NO. : DB 2020 - 083

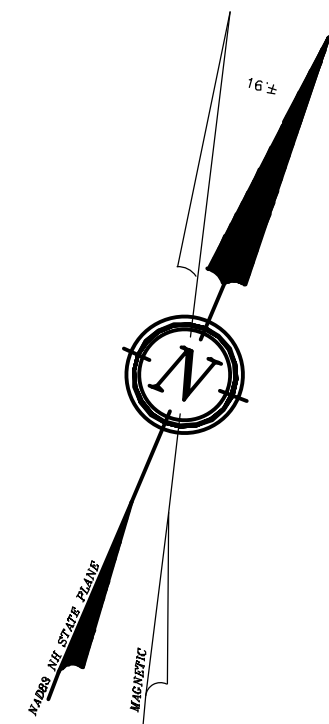




NOTES:

- 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.) 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:

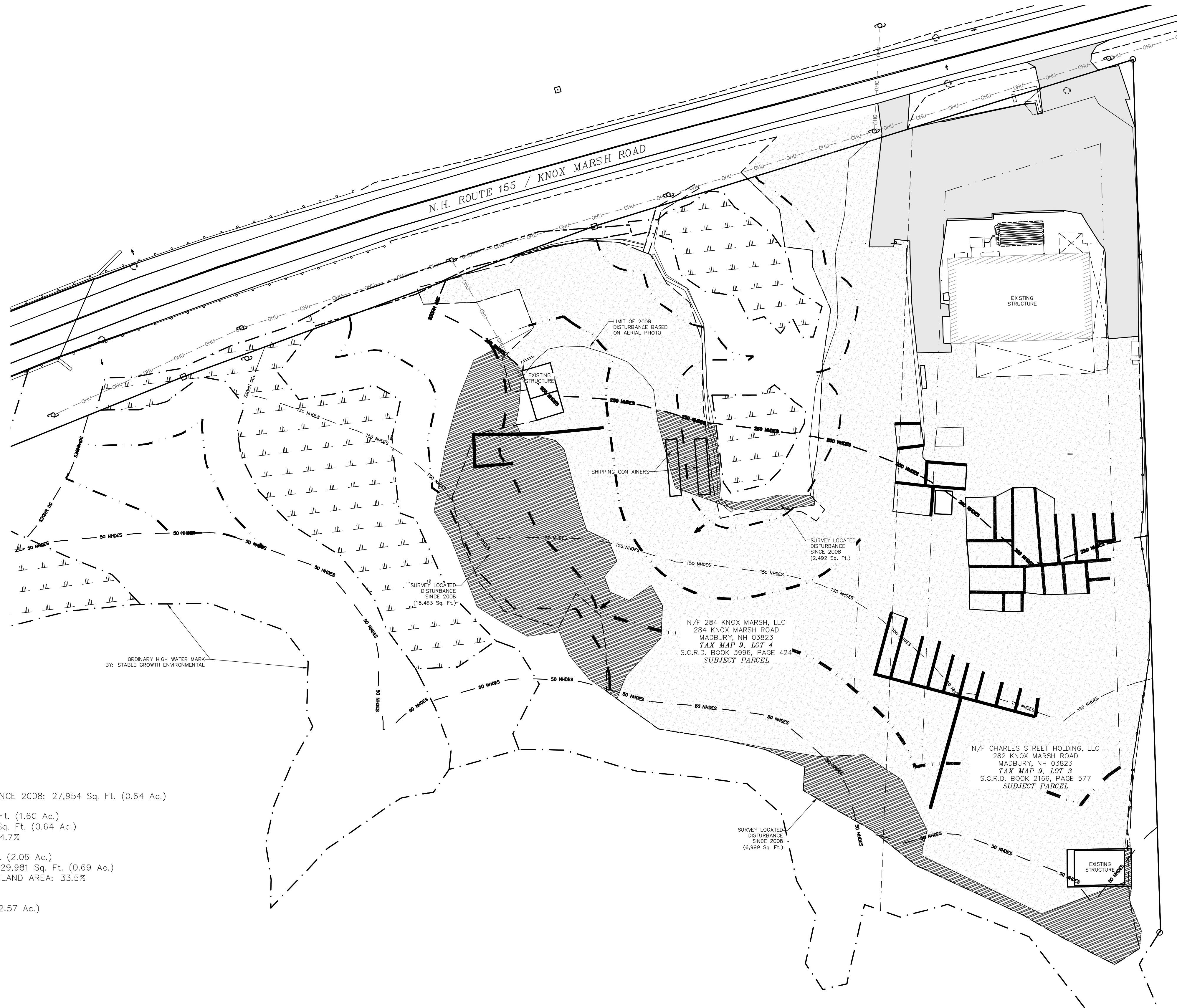
SURVEY LOCATED DISTURBANCE WITHIN 250' SHORELAND ZONE SINCE 2008

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: 69,608 Sq. Ft. (1.60 Ac.)
EXISTING IMPERVIOUS WITHIN 50' PRIMARY BUILDING SETBACK ZONE: 10,259 Sq. Ft. (0.64 Ac.)
EXISTING IMPERVIOUS PERCENTAGE WITHIN 50' PRIMARY BUILDING SETBACK: 14.7%

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: 29,981 Sq. Ft. (0.69 Ac.)
EXISTING NATURAL WOODLAND PERCENTAGE FROM 50' - 150' NATURAL WOODLAND AREA: 33.5%

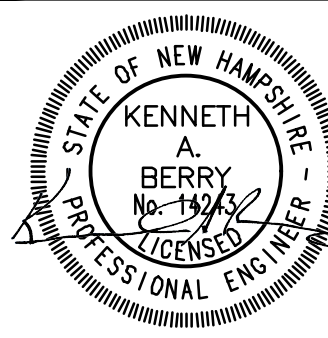
TOTAL LOT AREA WITHIN 250' ZONE: 225,758 Sq. Ft. (5.18 Ac.)
EXISTING IMPERVIOUS AREA WITHIN 250' SHORELAND ZONE: 112,102 Sq. Ft. (2.57 Ac.)
EXISTING IMPERVIOUS PERCENTAGE WITHIN 250' SHORELAND ZONE: 49.7%

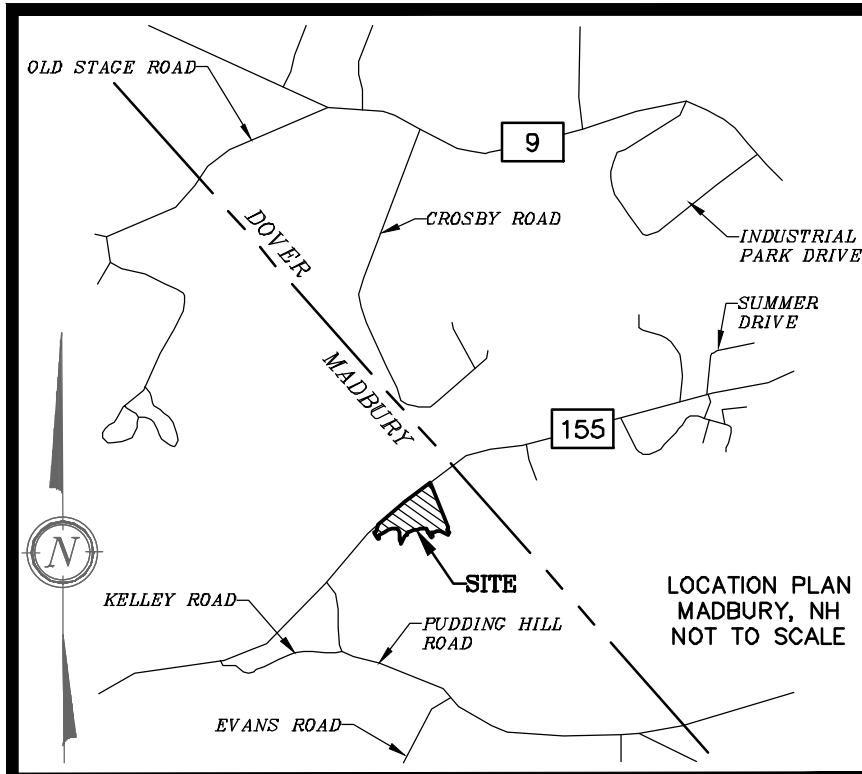


REVISION	DATE	DESCRIPTION

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 : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083





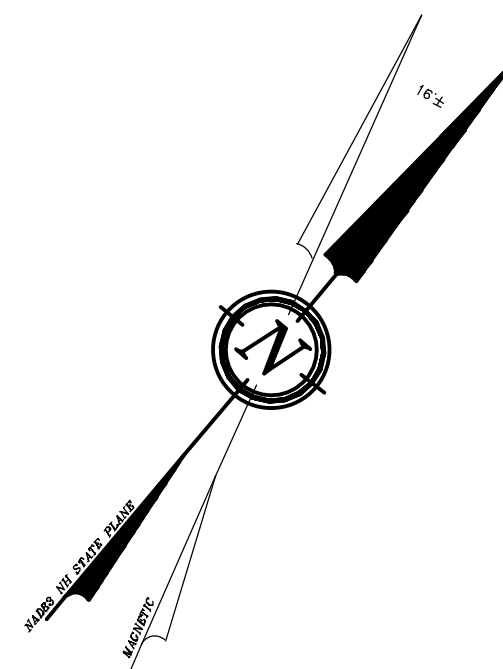
NOTES:

- 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.) 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 A.C.T. ELEMENTS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H., AS OF THE DATE OF THE FIELD WORK: OCTOBER 2020.

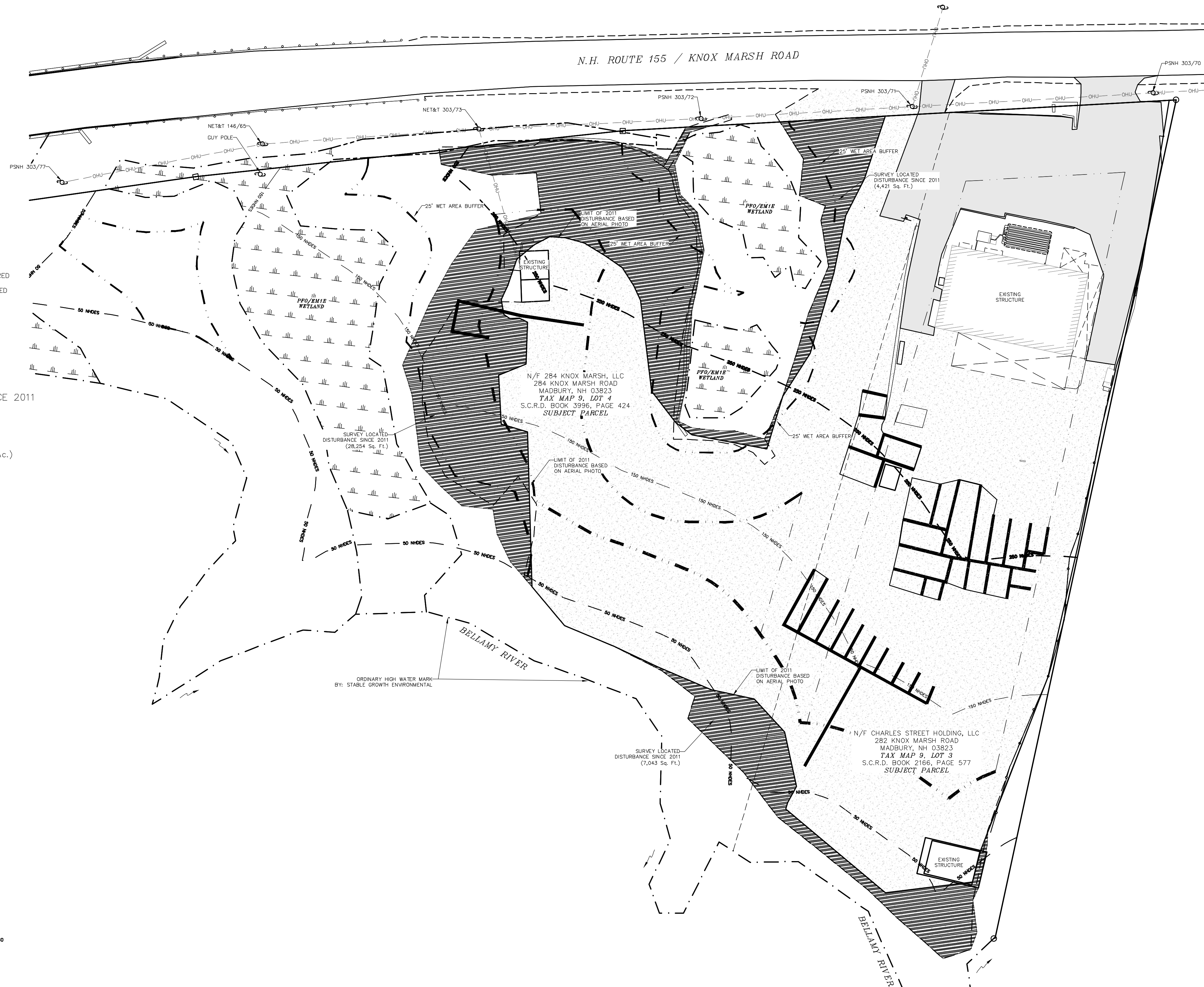
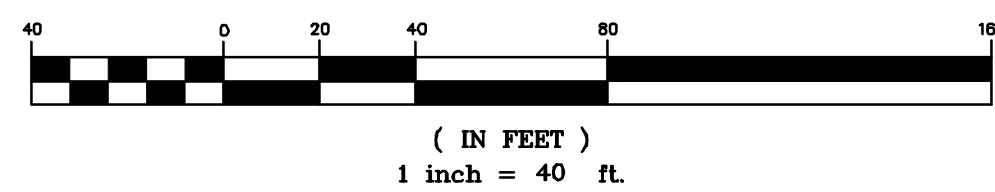
LEGEND:

SURVEY LOCATED DISTURBANCE SINCE 2011

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



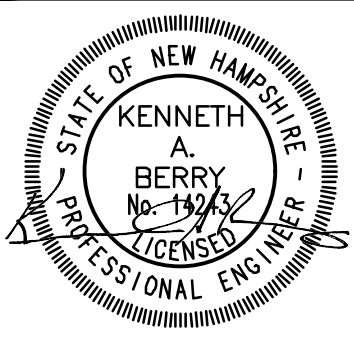
GRAPHIC SCALE

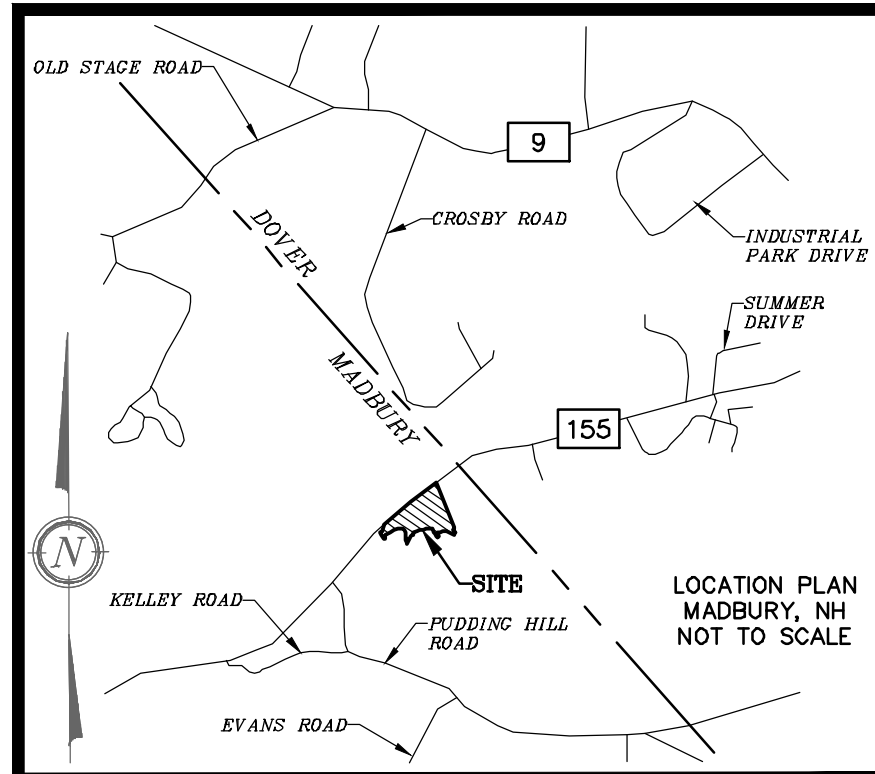


REVISION	DATE	DESCRIPTION

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 : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083





NOTES:

- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823
- TAX MAP 9, LOT 3
TAX MAP 9, LOT 4
- LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- S.C.R.D.: BOOK 2166, PAGE 577
BOOK 3996, PAGE 242
- ZONING: COMMERCIAL AND LIGHT INDUSTRIAL ZONE
BUILDING SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 25'
LOT SIZE: 80,000 Sq. Ft.
MIN. FRONTAGE: 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 WELLHEAD 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 33017C0302C, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPOCON HPIER SR SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE SHOWN PER PLAN REFERENCE #1. A CLOSED TRAVEL WAS PERFORMED BY THIS OFFICE IN OCTOBER OF 2020, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,819.
- 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
NADES SHORELAND PERMIT: 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 MADBURY POLICIES AND PRACTICES, AND TOWN OF MADBURY SITE REGULATIONS.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING. 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 45,750 Sq. Ft. (1.00 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 12,110 Sq. Ft. OF LAND WITHIN THE 50' SHORELAND ZONE. THIS RECLAIMED AREA IS NOT INCLUDED IN THE 45,750 Sq. Ft. OF PROPOSED/ADDITIONAL DISTURBANCE SINCE THE 40' TO 10' 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 AN 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)
- 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: 89,624 Sq. Ft. (2.06 Ac.) 77.7%
TAX MAP 9, LOT 4: 70,992 Sq. Ft. (1.62 Ac.) 29.1%

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.

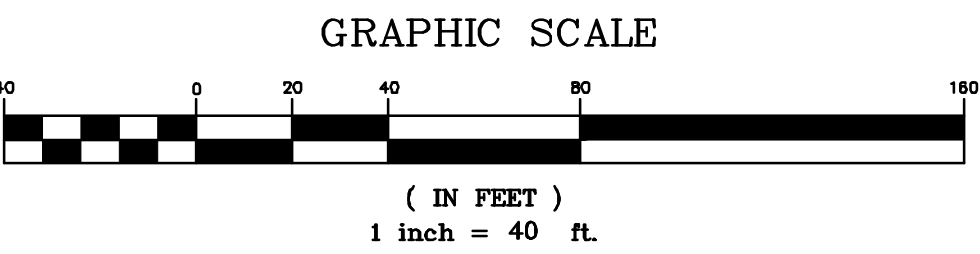
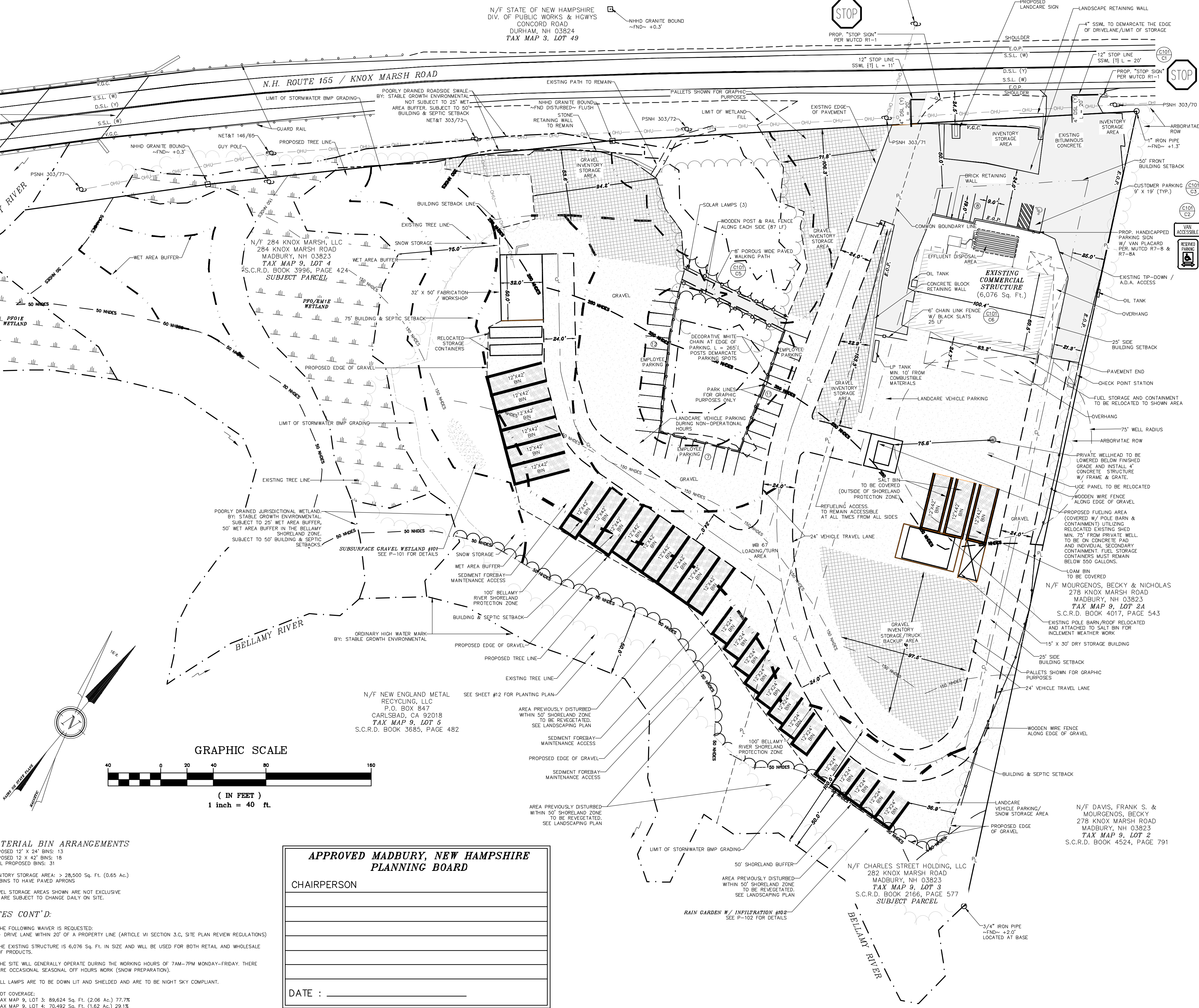
NOTES CONT'D:

- 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: 89,624 Sq. Ft. (2.06 Ac.) 77.7%
TAX MAP 9, LOT 4: 70,992 Sq. Ft. (1.62 Ac.) 29.1%

APPROVED MADBURY, NEW HAMPSHIRE PLANNING BOARD

CHAIRPERSON

DATE :



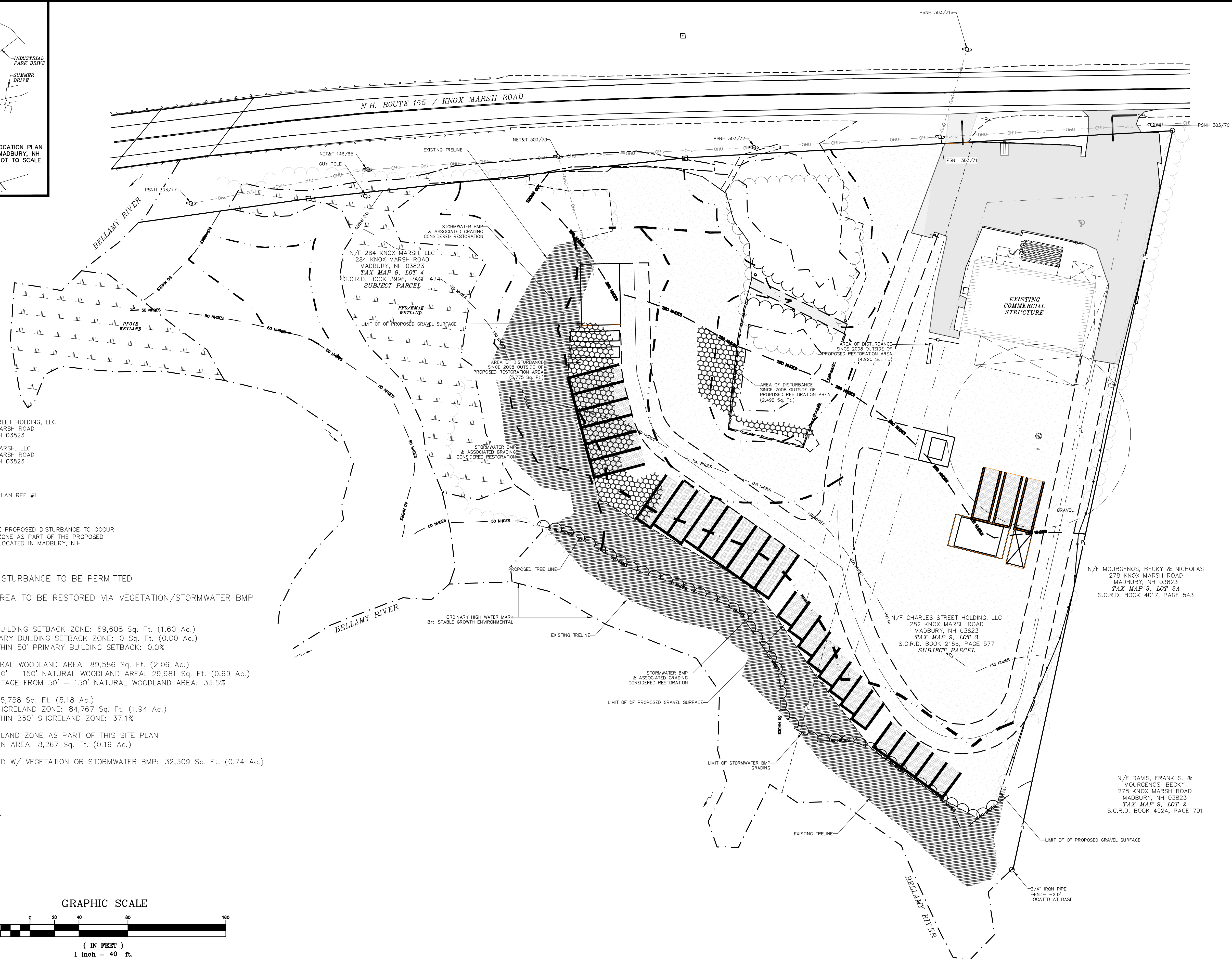
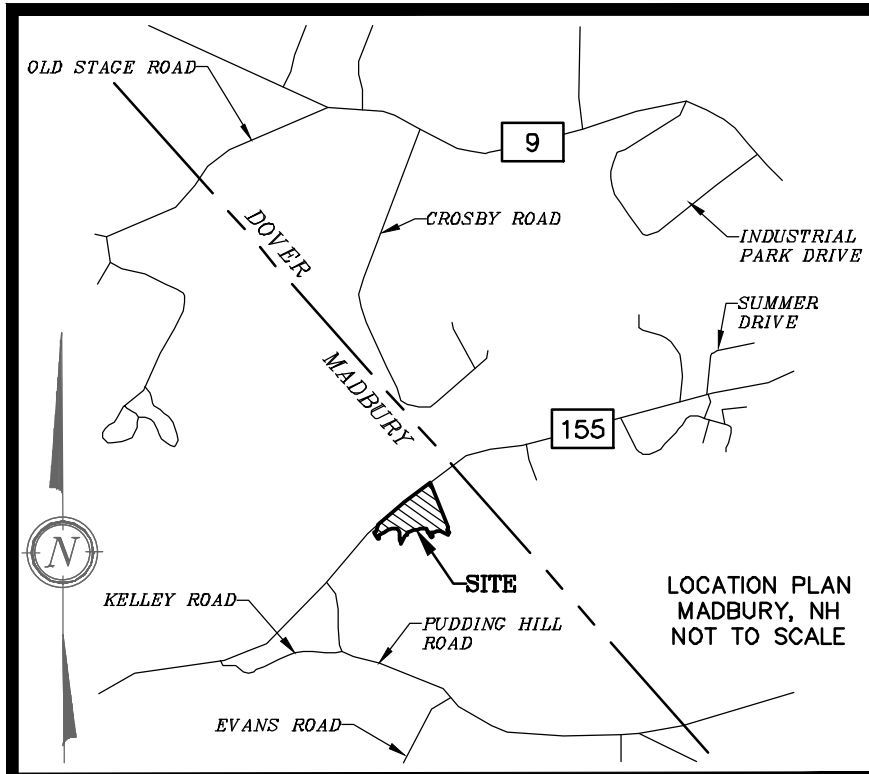
REVISION	DATE	DESCRIPTION

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 : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1942
LICENSED PROFESSIONAL ENGINEER

SHEET 6 OF 17



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 DISTURBANCE TO OCCUR WITHIN THE 250' SHORELAND PROTECTION ZONE AS PART OF THE PROPOSED SITE PLAN FOR TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.

LEGEND:

- PROPOSED DISTURBANCE TO BE PERMITTED
- PROPOSED AREA TO BE RESTORED VIA VEGETATION/STORMWATER BMP

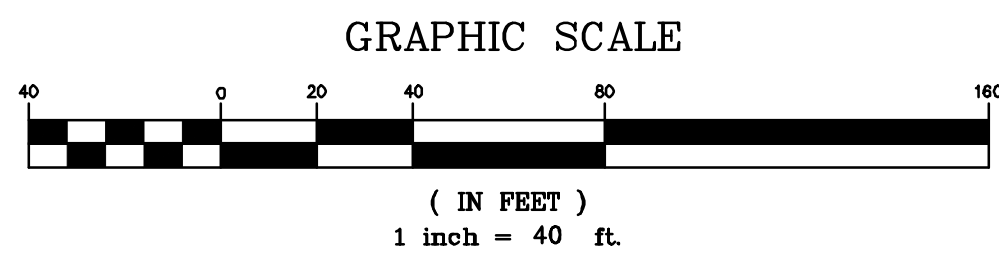
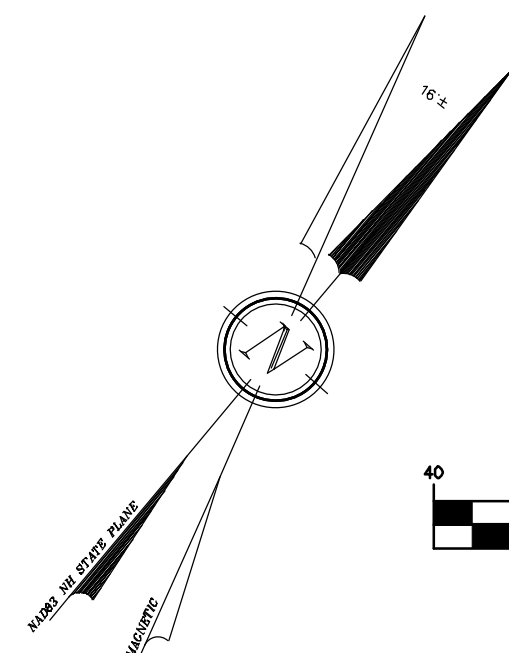
TOTAL LOT AREA WITHIN 50' PRIMARY BUILDING SETBACK ZONE: 69,608 Sq. Ft. (1.60 Ac.)
 PROPOSED IMPERVIOUS WITHIN 50' PRIMARY BUILDING SETBACK ZONE: 0 Sq. Ft. (0.00 Ac.)
 PROPOSED IMPERVIOUS PERCENTAGE WITHIN 50' PRIMARY BUILDING SETBACK: 0.0%

TOTAL LOT AREA WITHIN 50'-150' NATURAL WOODLAND AREA: 89,586 Sq. Ft. (2.06 Ac.)
 PROPOSED NATURAL WOODLAND FROM 50' - 150' NATURAL WOODLAND AREA: 29,981 Sq. Ft. (0.69 Ac.)
 PROPOSED NATURAL WOODLAND PERCENTAGE FROM 50' - 150' NATURAL WOODLAND AREA: 33.5%

TOTAL LOT AREA WITHIN 250' ZONE: 225,758 Sq. Ft. (5.18 Ac.)
 TOTAL IMPERVIOUS AREA WITHIN 250' SHORELAND ZONE: 84,767 Sq. Ft. (1.94 Ac.)
 PROPOSED IMPERVIOUS PERCENTAGE WITHIN 250' SHORELAND ZONE: 37.1%

TOTAL DISTURBANCE WITHIN 250' SHORELAND ZONE AS PART OF THIS SITE PLAN
 OUTSIDE OF THE PROPOSED RESTORATION AREA: 8,267 Sq. Ft. (0.19 Ac.)

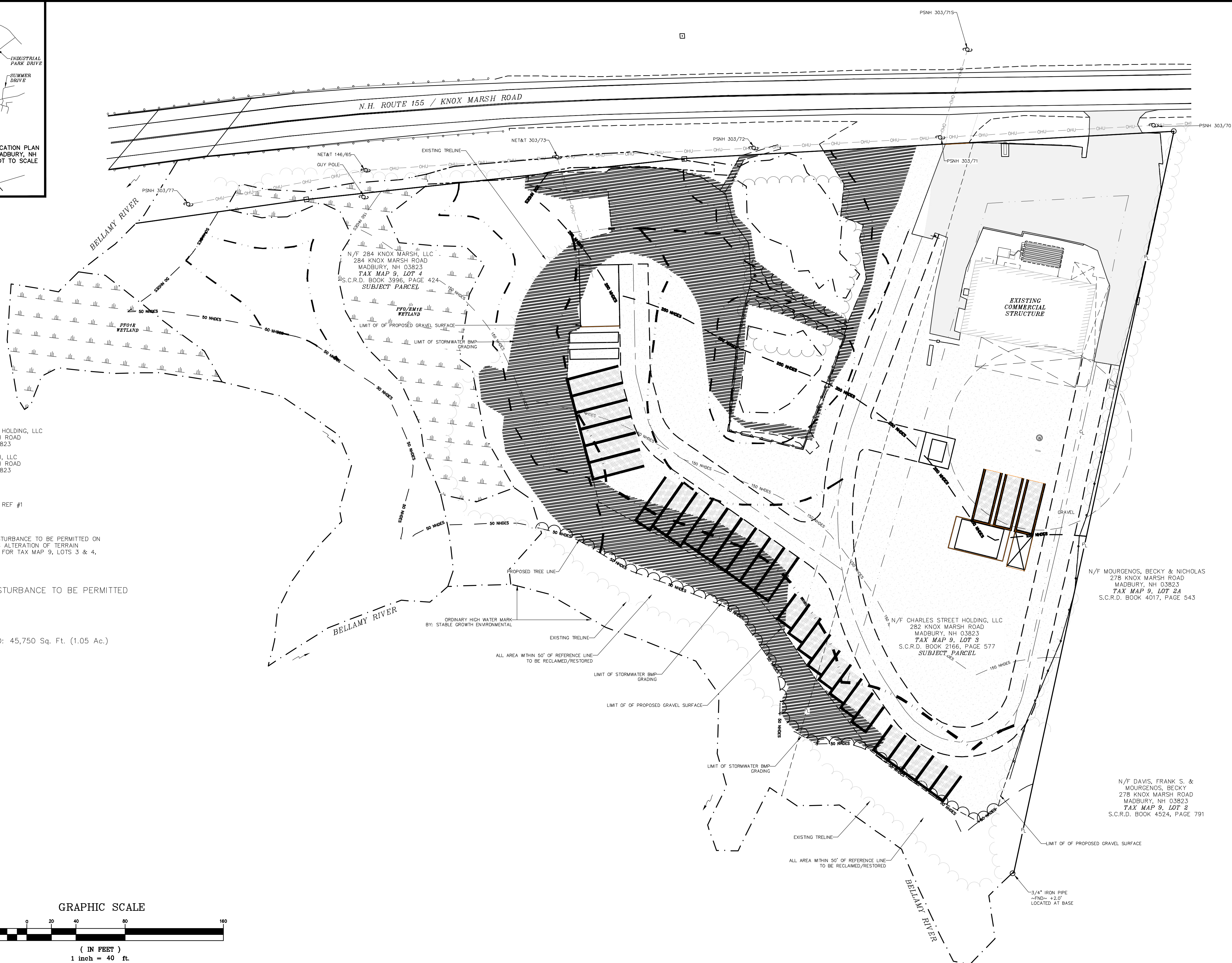
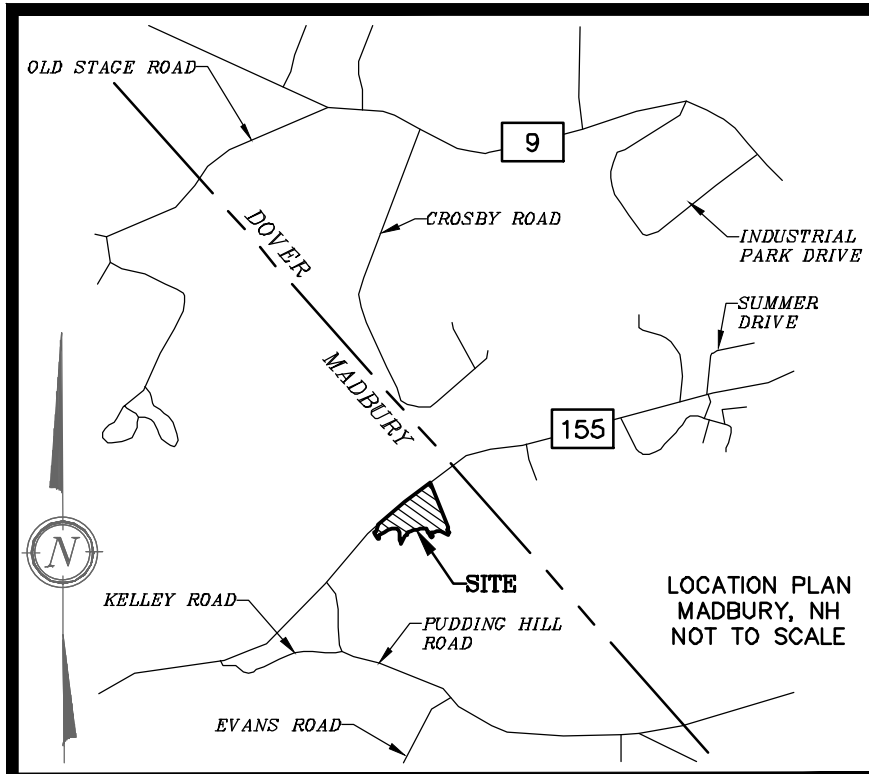
TOTAL AREA PROPOSED TO BE RESTORED W/ VEGETATION OR STORMWATER BMP: 32,309 Sq. Ft. (0.74 Ac.)



REVISION	DATE	DESCRIPTION

PROPOSED SHORELAND ZONE DISTURBANCE PLAN (2021)
 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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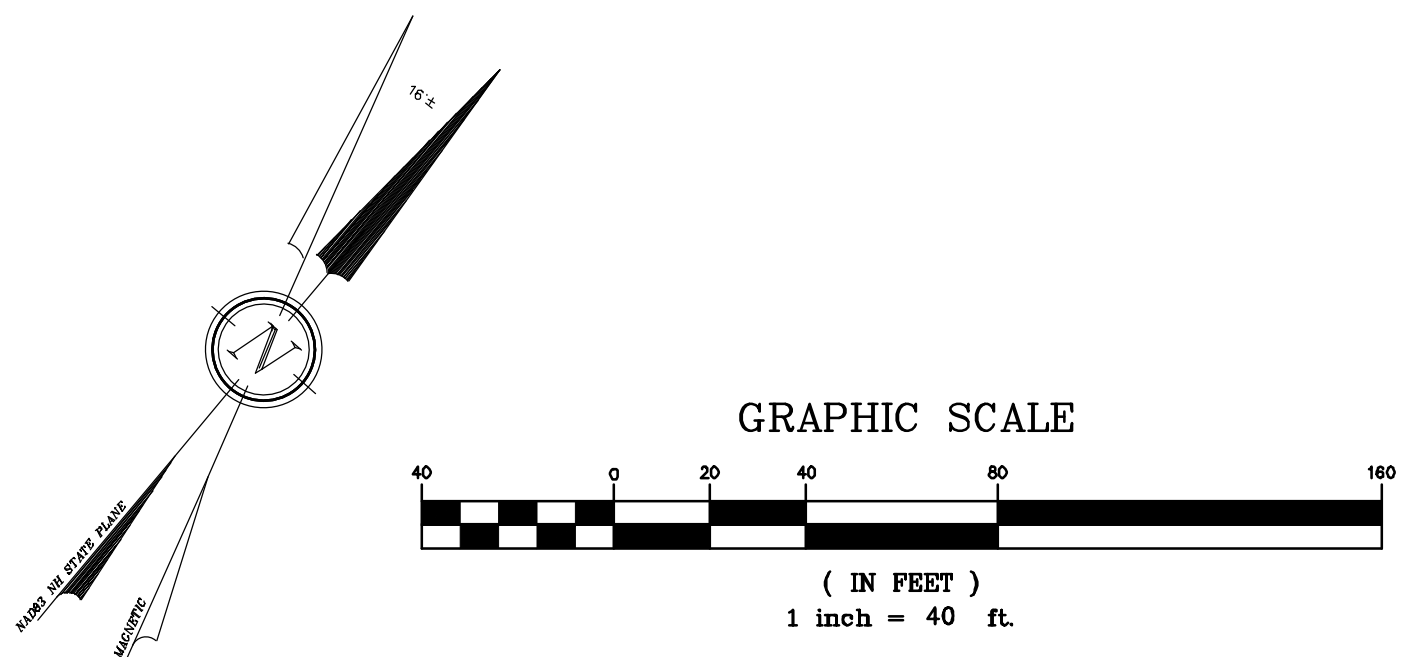


- NOTES:**
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC
282 KNOX MARSH ROAD
MADBURY, NH 03823

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 DISTURBANCE TO BE PERMITTED ON THE PROJECT WITHOUT THE NEED FOR A NHDES ALTERATION OF TERRAIN PERMIT AS PART OF THE PROPOSED SITE PLAN FOR TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.

LEGEND:
 PROPOSED DISTURBANCE TO BE PERMITTED

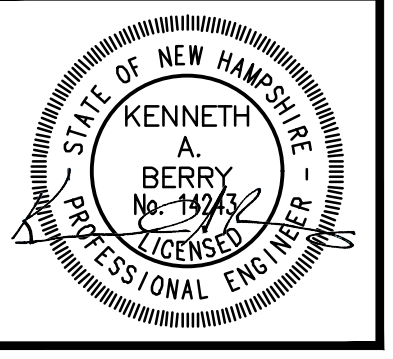
PROPOSED DISTURBANCE TO BE PERMITTED: 45,750 Sq. Ft. (1.05 Ac.)

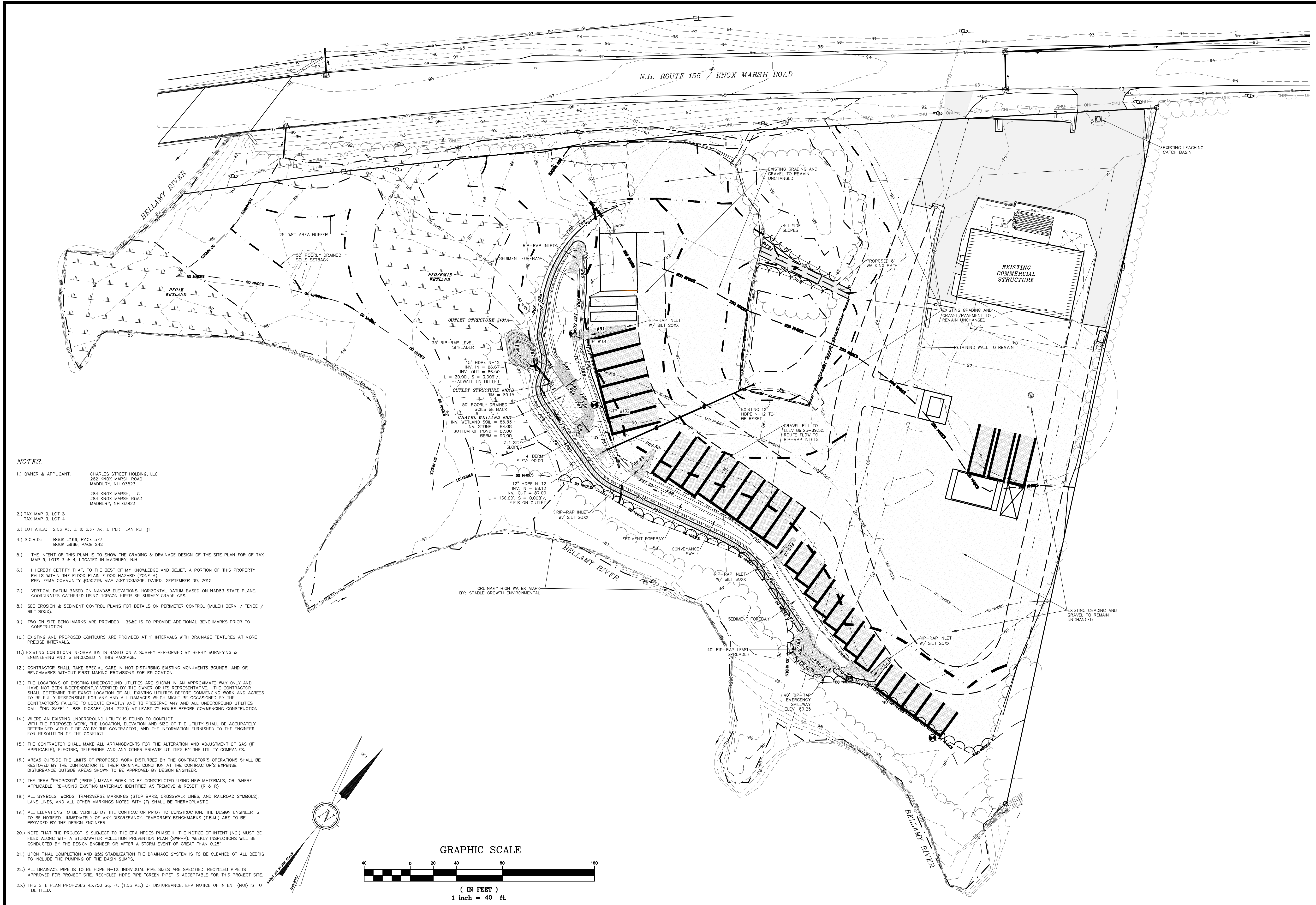


REVISION	DATE	DESCRIPTION

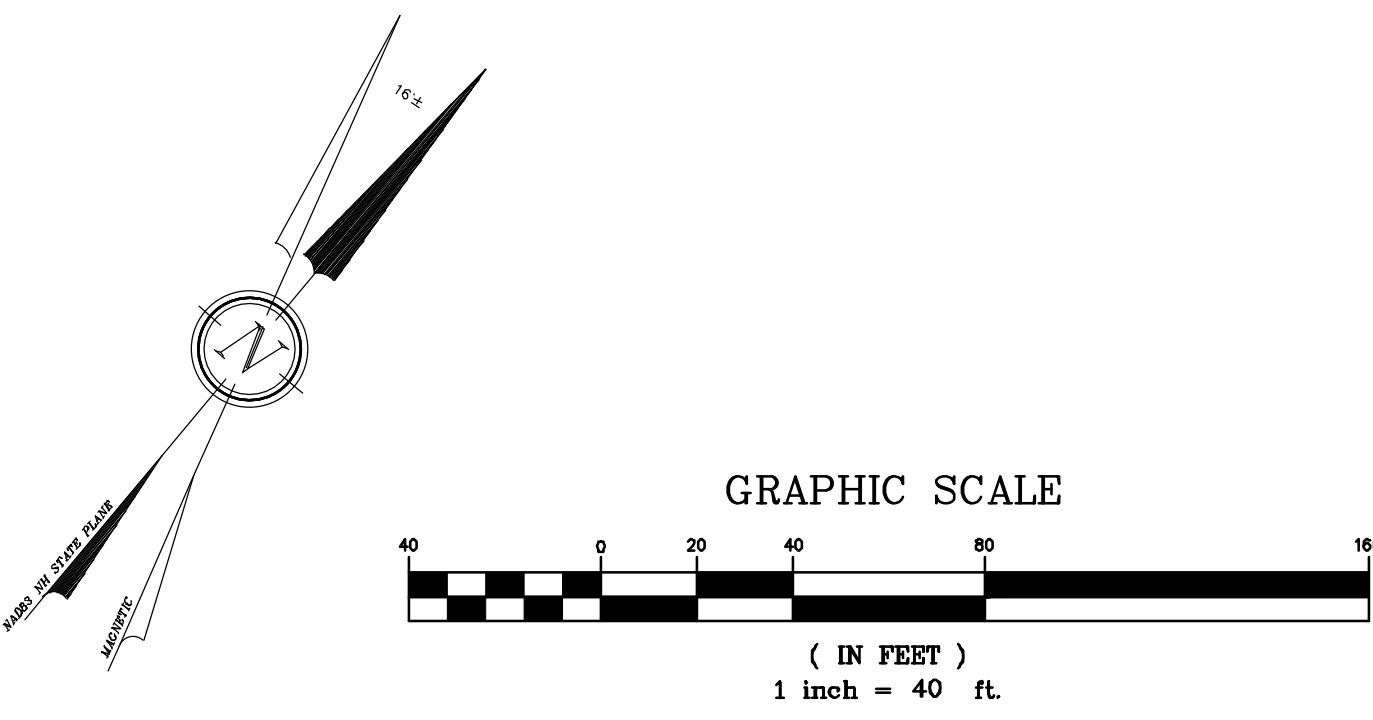
PERMITTED DISTURBANCE PLAN (2021)
 LAND OF
 CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
 N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
 MADBURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
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 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
 - THE INTENT OF THIS PLAN IS TO SHOW THE GRADING & DRAINAGE DESIGN OF THE SITE PLAN FOR 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.
 - VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - TWO ON SITE BENCHMARKS ARE PROVIDED. BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
 - CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
 - WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
 - THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS (IF APPLICABLE), ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. DISTURBANCE OUTSIDE AREAS SHOWN TO BE APPROVED BY DESIGN ENGINEER.
 - THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)
 - ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC.
 - ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
 - NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER OR AFTER A STORM EVENT OF GREAT THAN 0.25".
 - UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SLUMPS.
 - ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE. RECYCLED HDPE PIPE "GREEN PIPE" IS ACCEPTABLE FOR THIS PROJECT SITE.
 - THIS SITE PLAN PROPOSES 45,750 Sq. Ft. (1.05 Ac.) OF DISTURBANCE. EPA NOTICE OF INTENT (NOI) IS TO BE FILED.



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
SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 18, 2021
FILE NO. : DB 2020 - 083

ACTIVITY	FREQUENCY	MAINTENANCE REQUIREMENTS
CLOGGING AND SYSTEM PERFORMANCE INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING. REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTURAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS. CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS. REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BOROUGHS SHOULD BE REPAIRED WHEN THEY OCCUR. CHECK THAT THE SYSTEM IS FULLY DRAINING WITHIN A 24-48 HOUR PERIOD AFTER RAIN EVENTS. REMEDY: REPAIR OR RESTORE HYDRAULIC INLET OR OUTLET CONFIGURATION.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION	
VEGETATION CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS. REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED. CUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE. REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM.	ANNUALLY, OR AS NEEDED ONCE EVERY 3 YEARS	

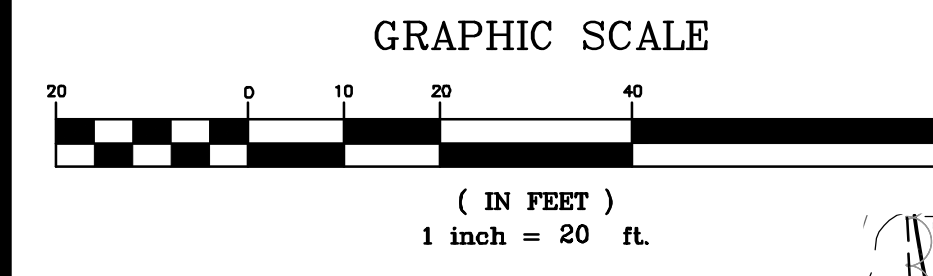
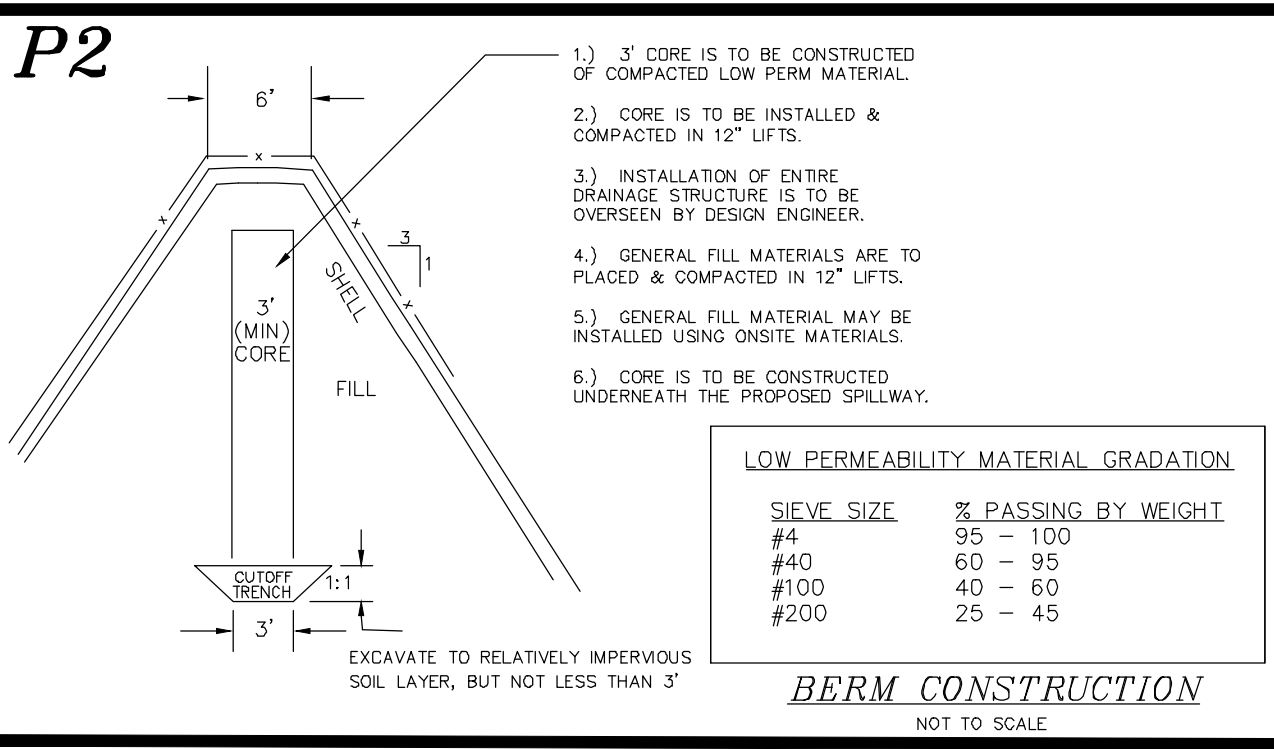
ACTIVITY	FREQUENCY
1-1/2" WASHED CRUSHED STONE*	ANNUALLY, OR AS NEEDED
3/8" WASHED CRUSHED STONE*	ONCE EVERY 3 YEARS

SIEVE SIZE	% PASSING BY WEIGHT
2"	100
1-1/2"	90 - 100
1"	20 - 55
1/2"	0 - 15
3/8"	0 - 5

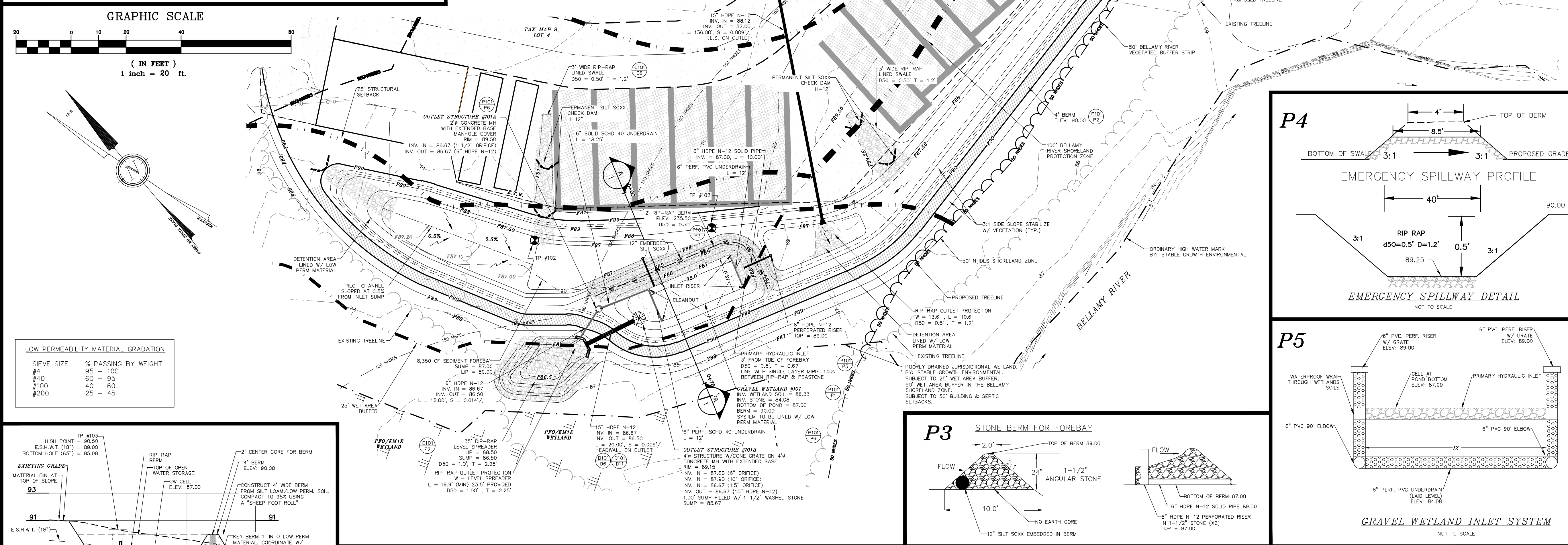
* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
#4	22 - 55
#8	0 - 10

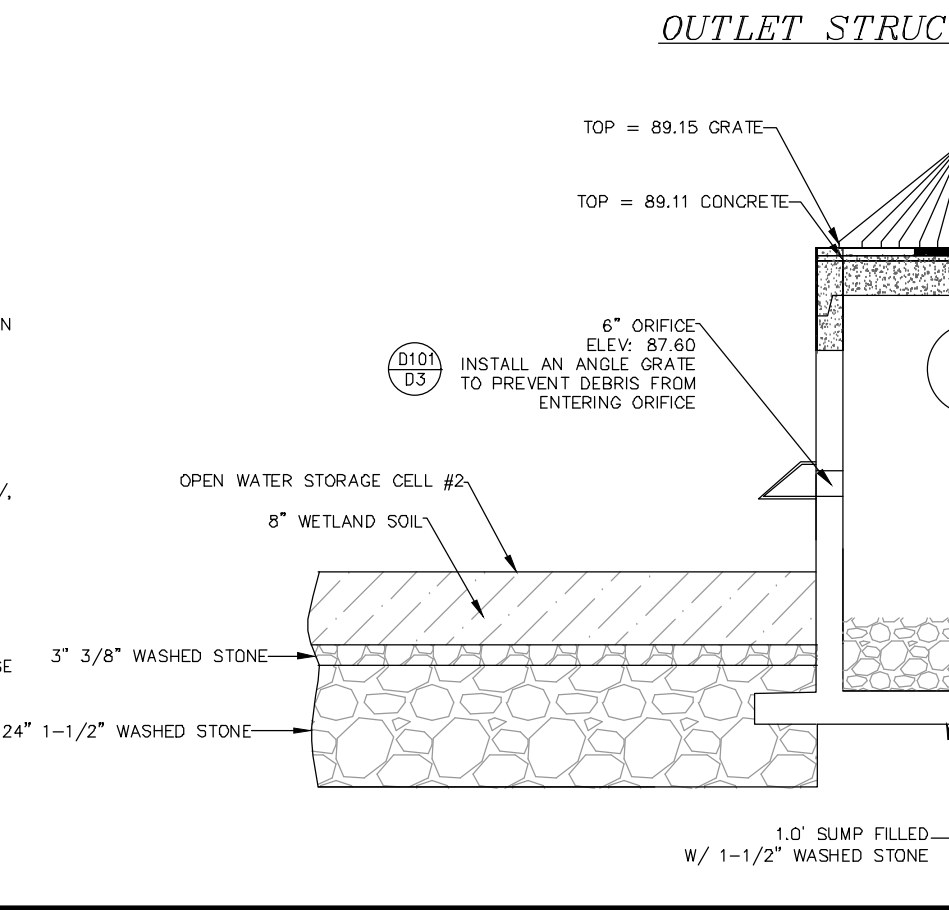
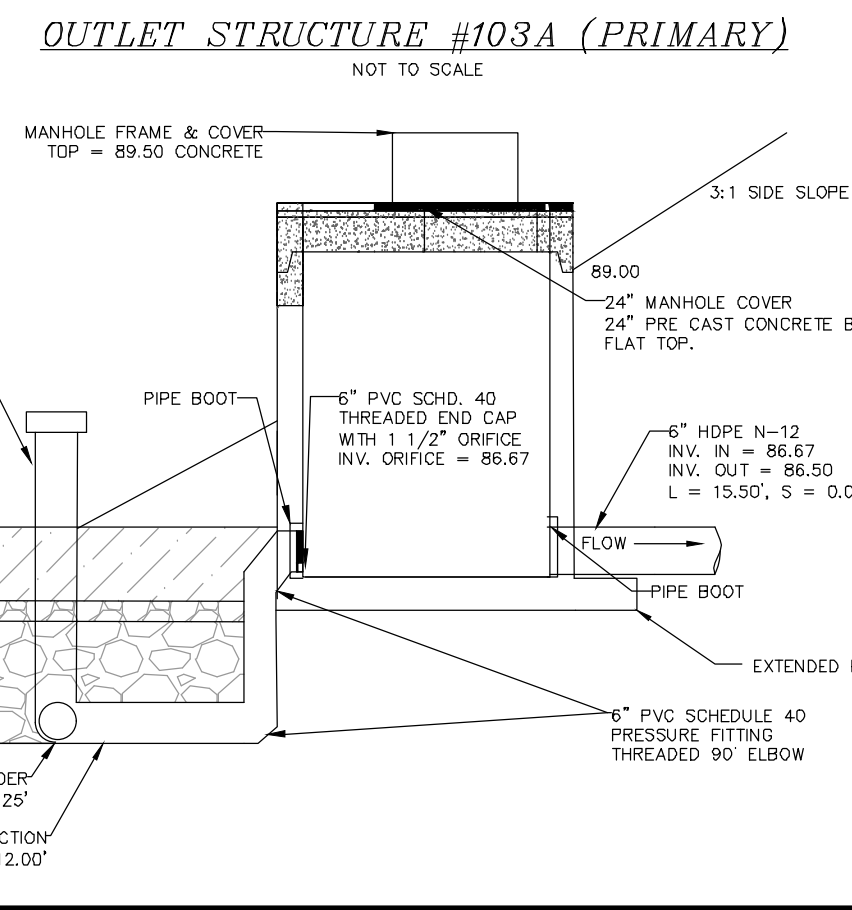
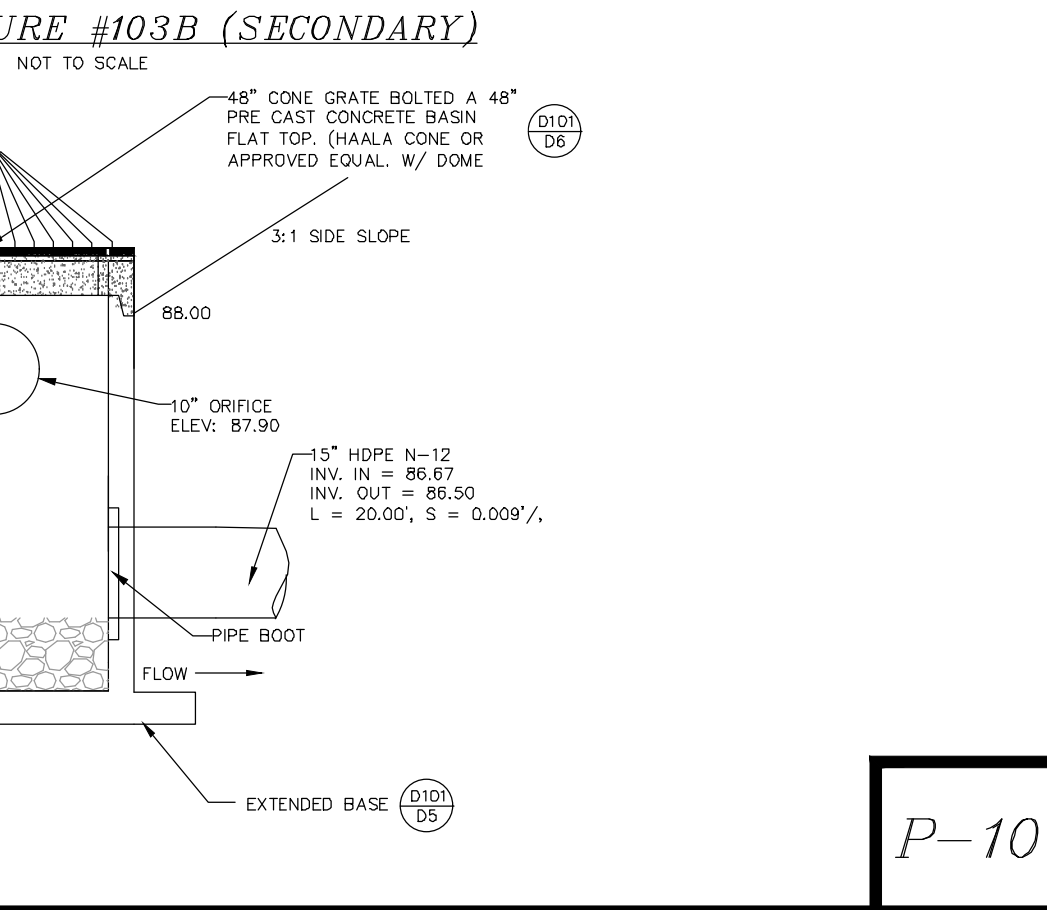
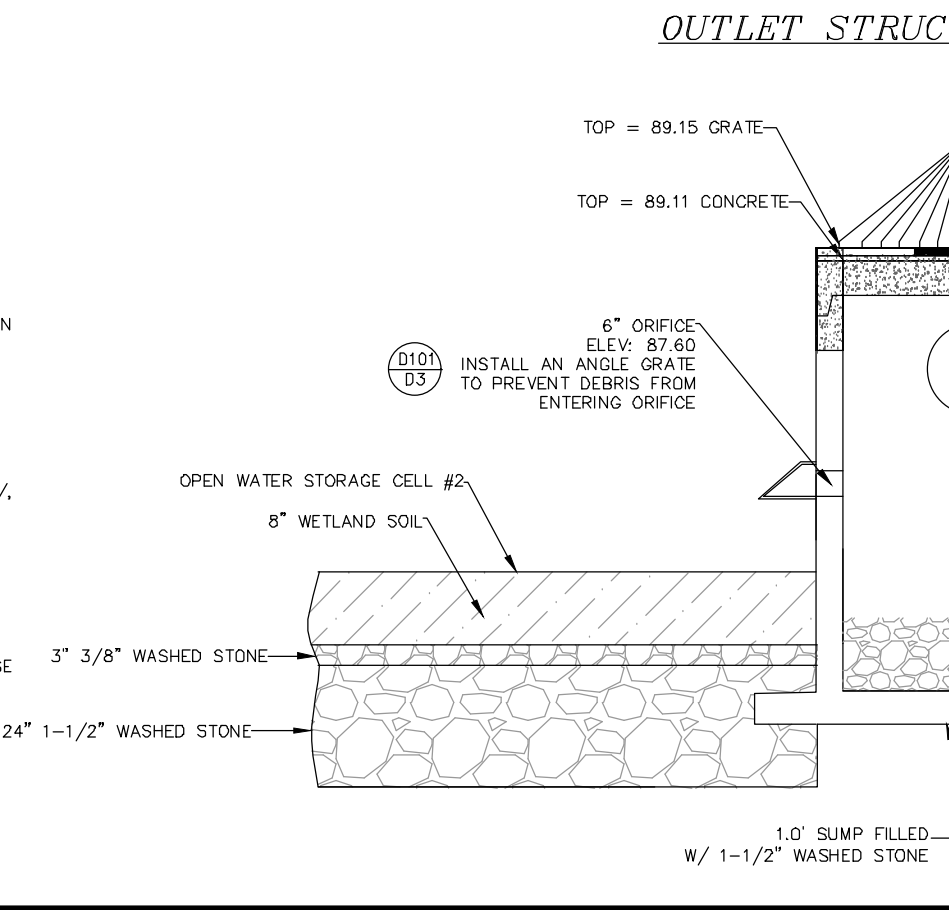
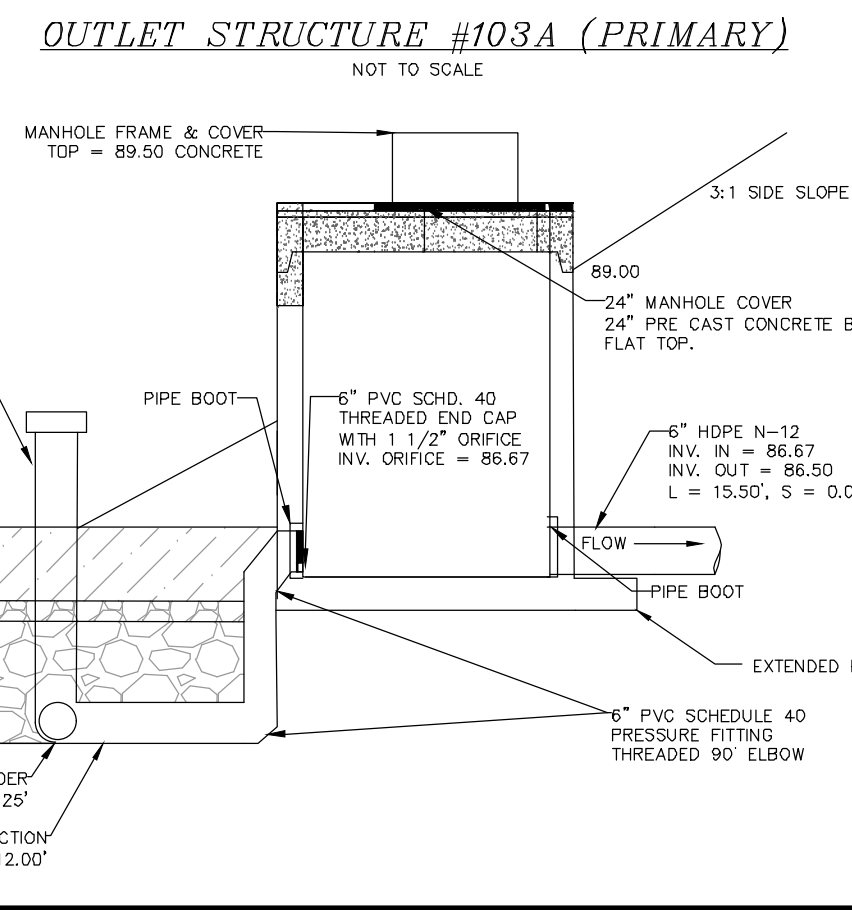
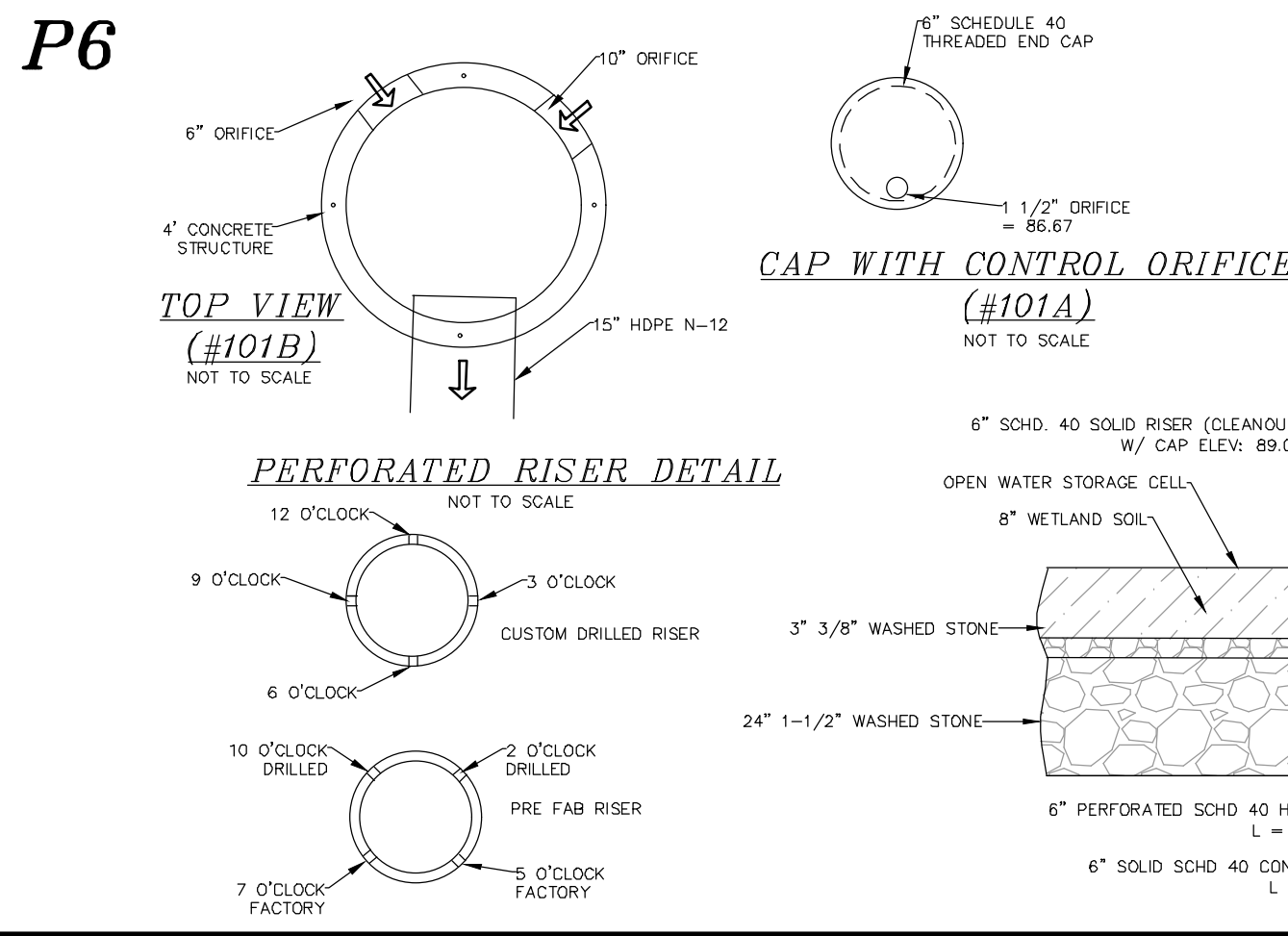
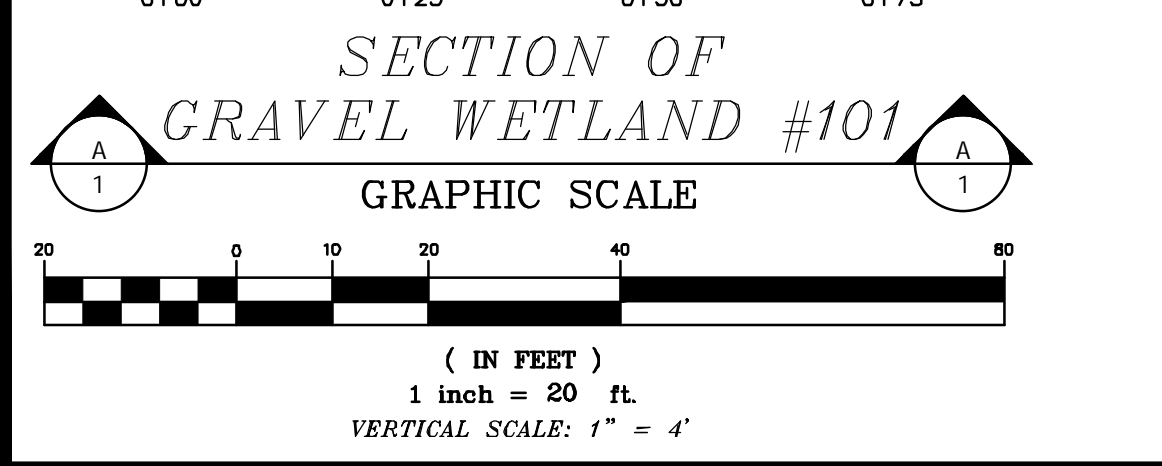
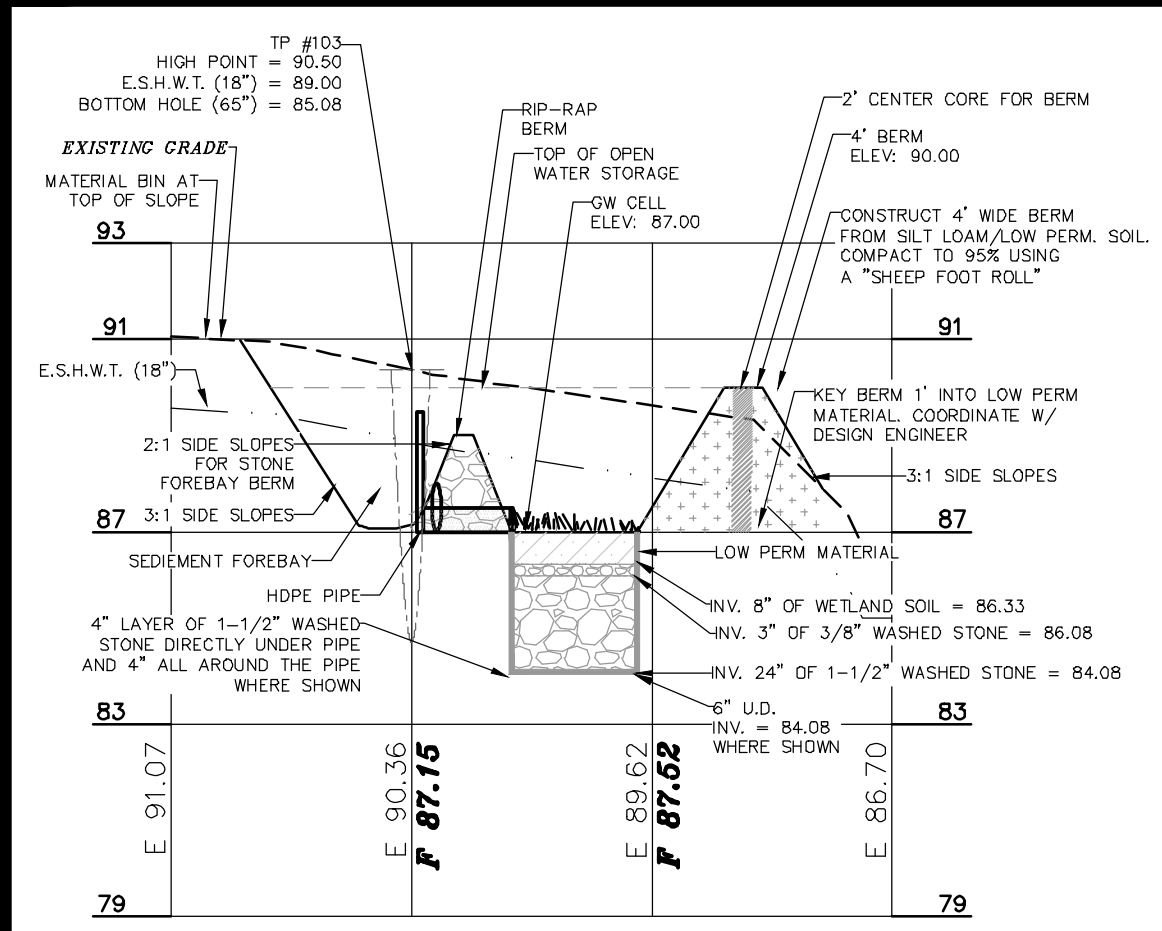
* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS



PLAN VIEW GRAVEL WETLAND #101



SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



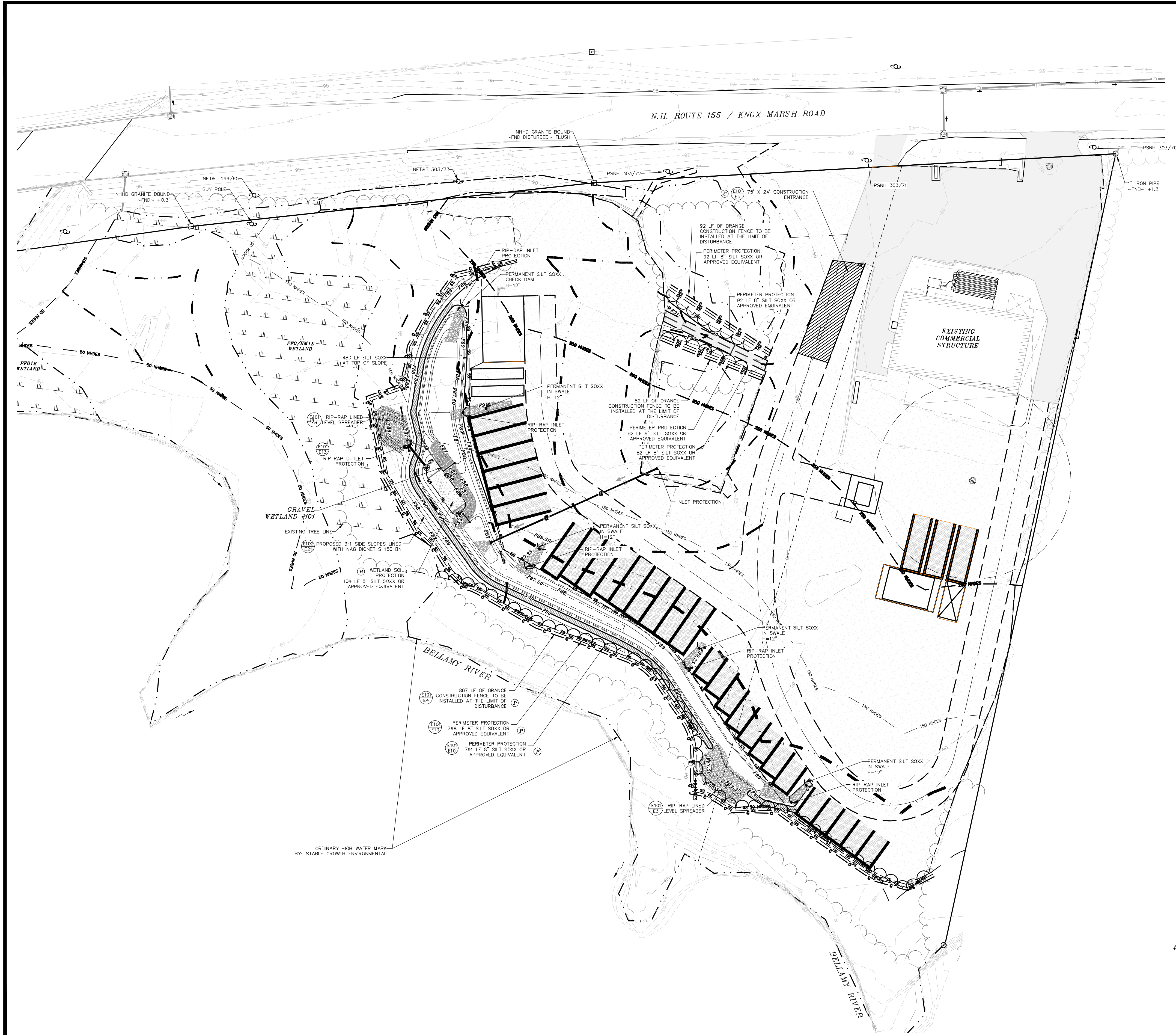
REVISION	DATE	DESCRIPTION

GRAVEL WETLAND #101
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 20 FT.
DATE: OCTOBER 18, 2021
FILE NO.: DB 2020 - 083

KENNETH A. BERRY
No. 19440
LICENSED PROFESSIONAL ENGINEER

P-101
SHEET 10 OF 17



NOTES:

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

284 KNOX MARSH, LLC
284 KNOX MARSH ROAD
MADURY, 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 EROSION & SEDIMENT CONTROL MEASURES FOR TAX MAP 9, LOTS 3 & 4.
- 6.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS, SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- 7.) EROSION AND SEDIMENT CONTROL INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE CITY OF DOVER, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE PROJECT IS COMPLETED. SEE ALSO CITY OF ROCHESTER ADDITIONAL INSPECTION REQUIREMENTS BELOW.
- 8.) SILT FENCE MAY BE SUBSTITUTED WITH FILTREXX SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR FILTREXX SILT SOXX OR APPROVED EQUAL.
- 9.) PER EPA CGP 2.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT. THE E&S PLAN IS INITIAL GUIDANCE AS TO THE ANTICIPATED REQUIREMENTS AND IT THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT STORMWATER VIOLATION DO NOT OCCUR.
- 10.) TOWN OF MADURY, IN ACCORDANCE WITH STORMWATER REGULATIONS THE FOLLOWING STORMWATER MEASURES ARE REQUIRED:
 - A.) ALL PROPOSED BMPs WILL CONFORM TO THE NH STORMWATER MANUAL VOLUME 3.
 - B.) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED.
 - C.) TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN CALENDAR DAYS FOR EXPOSED SOILS AREAS THAT ARE WITHIN ONE HUNDRED FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.
 - D.) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL STABILIZATION IS ACCOMPLISHED.
 - E.) THE MUNICIPALITY OR THEIR DESIGNATED AGENT SHALL HAVE ACCESS TO THE SITE TO COMPLETE ROUTINE INSPECTIONS AND SHALL BE NOTIFIED 24-HOURS PRIOR TO INSTALLATION OF A STORMWATER BMP IN ORDER TO SCHEDULE AN INSPECTION, DURING NORMAL WORKING HOURS.
 - F.) THE PLANNING BOARD MAY REQUIRE THE DESIGN ENGINEER AND/OR AN INDEPENDENT THIRD-PARTY INSPECTION AND OVERSIGHT OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL. AT THEIR DISCRETION, THE OWNER / APPLICANT IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH INSPECTIONS.
 - G.) ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORMWATER INSPECTOR (CESSMI), OR A CERTIFIED PROFESSIONAL IN STORMWATER QUALITY (CPSWQ). INSPECTION REPORTS WILL BE SUBMITTED TO THE MADURY PLANNING DEPARTMENT.
- 11.) CONTRACTOR IS RESPONSIBLE FOR CLEANING AND MAINTAINING THE INLET PROTECTION ONCE INSTALLED.
- 12.) FUGITIVE DUST IS TO BE CONTROLLED THROUGHOUT THE CONSTRUCTION PROCESS IN ACCORDANCE WITH ENV-A 1000.
- 13.) CONTRACTOR IT TO MEET THE REQUIREMENTS SPECIFIED IN RSA 430:51-57 AND AGR 3800, RELATING TO INVASIVE SPECIES.
- 14.) CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WATER QUALITY FROM ANY RUN OFF DURING THE CONSTRUCTION PROCESS, IN ACCORDANCE WITH ENV-WQ 1507, IN ORDER TO PREVENT VIOLATIONS OF THE STORM WATER QUALITY STANDARDS.

SOILS & DEWATERING:

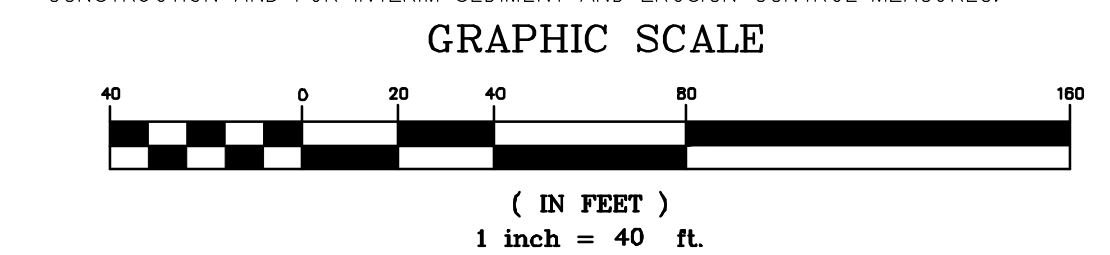
M/A / M/B / M/C	ALLUVIAL LAND	K = N/A
S/A / S/B	SCANTIC, POORLY DRAINED	K = N/A
W/A / W/B / W/C	WINDSOR	K = 0.17
300A & 350A	UDIPSAMMENTS	K = VARIABLE
500A	UDORTMENTS	K = VARIABLE

SEE SITE SPECIFIC SOILS MAP (SSSM)
SEE WEBSOL USDA-NRCS
ERODIBILITY FACTOR "K": CPESC MANUAL, ENVIROCERT INTERNATIONAL INC. & ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIES OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.



LEGEND:

	BMP / SUBSURFACE GRAVEL WETLAND PROTECTION
	PERIMETER CONTROL
	RESIDENTIAL/ROADWAY CONSTRUCTION
	IRON PIPE (FND)
	IRON BOUND (FND)
	REBAR (FND)
	UTILITY POLE
	GUY WIRE
	BENCH MARK
	WELL
	RIP RAP
	GRAVEL WETLAND
	BERM
	SILT FENCE
	FILTREXX SILTISOXX
	TREE LINE
	CONSTRUCTION FENCE

REVISION	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL PLAN
LAND OF
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD
MADURY, N.H.
TAX MAP 9, LOTS 3 & 4

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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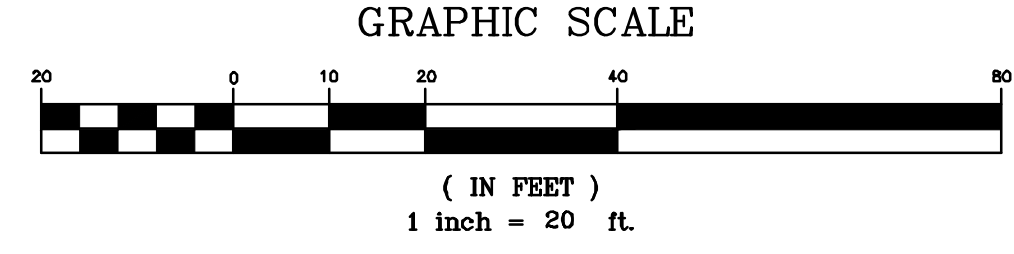
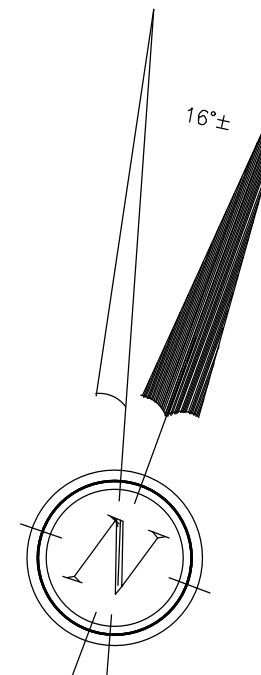
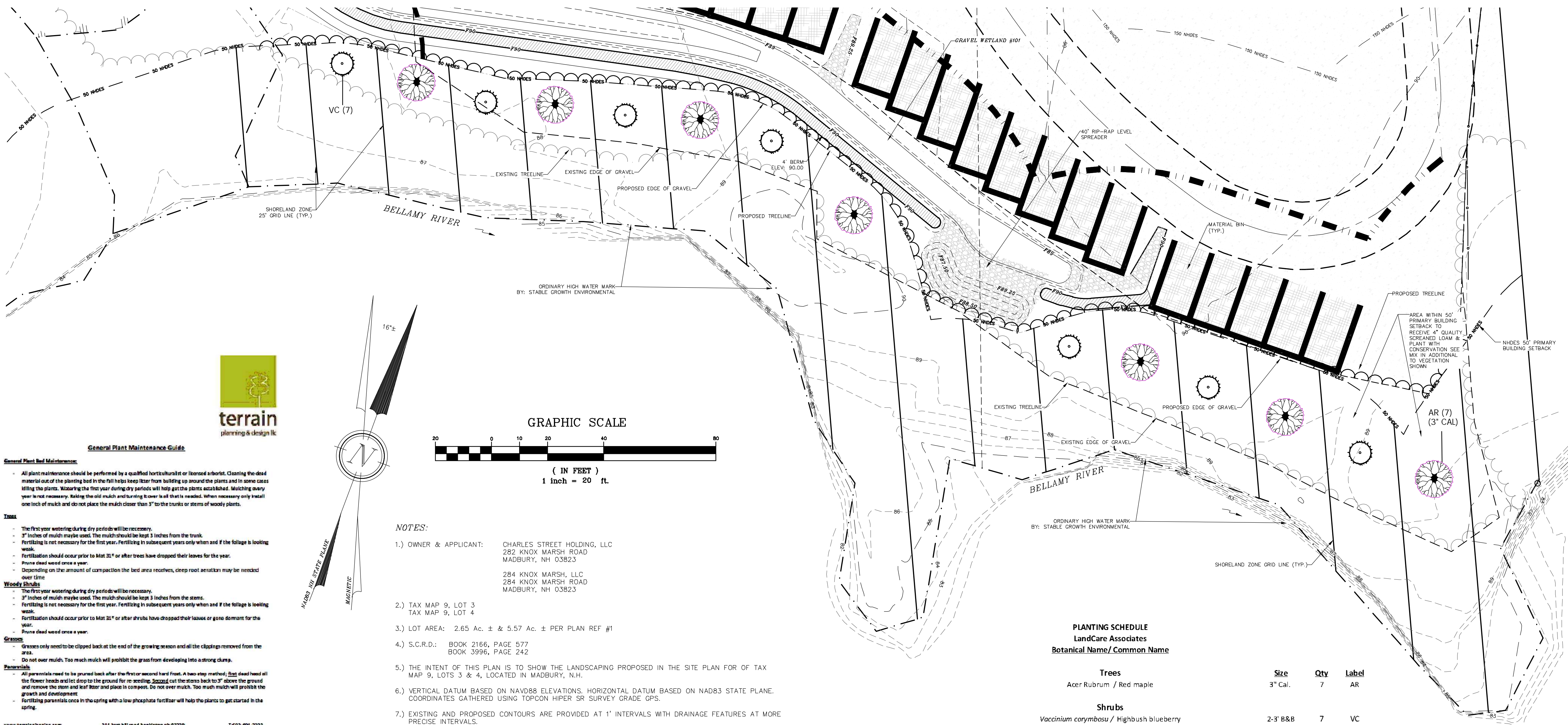
- CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS. VARIATIONS IN QUANTITIES ARE TO BE APPROVED BY THE DESIGN ENGINEER.
- PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
- ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
- NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH

- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AND ADDITIONAL YEAR FROM TIME OF INSTALLATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
- THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
- ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
- SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
- ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
- TREES ARE TO BE 6' TALL AT PLANTING.
- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
- 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL)

- SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
- TOPSOIL WILL BE TESTED FOR FERTILIZATION REQUIREMENTS, AND SLOW RELEASE ENVIRONMENTALLY FRIENDLY FERTILIZER WILL BE APPLIED AT THE RECOMMENDED RATES.
- ALL DISTURBED WETLAND BUFFER AREAS, EXCEPT FOR AREAS THAT ARE PART OF THE DRAINAGE SYSTEM, ARE TO BE RESEDED WITH A CONSERVATION SEED MIX AND ONLY MOWED TWICE PER YEAR.
- ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ONGOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
- PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NO LESS THAN ONE FULL YEAR FROM THE TIME OF INSTALLATION. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE OWNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
- BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAS LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESS PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
- THE CONTRACTOR IS TO USE TEMPORARY MEASURES FOR WATERING PLANTS DURING THE ESTABLISHMENT PERIOD. INCLUDING CONNECTING TEMPORARY HOSES TO THE STRUCTURE WATER SUPPLY LINE AND UTILIZING SPRINKLERS UNTIL 85% GROWTH OCCURS.

PLANTING NOTES

- CONTRACTOR SHALL OBTAIN APPROVAL FROM L.A. PRIOR TO PURCHASING &/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
 - CONSTRUCTION ACCESS WILL BE AS DIRECTED BY L.A. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 - LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY L.A. ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
 - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY & FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY L.A. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE L.A. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY L.A.
 - ALL BEDS TO BE MULCHED WITH 3" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
 - ALL PLANT MATERIAL TO COMPLY WITH THE CITY OF DOVER'S SITE REVIEW REGULATIONS, 149-14(G), SUCH THAT THERE SHALL BE DECIDUOUS SHADE TREES PLANTED 40 FEET O.C. ALONG THE PERIMETER OF THE PARKING LOTS AND SHRUBS PLANTED 5 FEET O.C. WITHIN THE PERIMETER BUFFER. SEE PLANT LIST FOR SPECIES AND SIZE OF PLANTS.
- TEMPORARY WATERING NOTES**
- CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL PLANT MATERIAL HAS ADEQUATE WATER DURING THE ESTABLISHMENT PERIOD.
 - THE USE OF GATOR BAGS, SOAKER HOSE, HAND WATERING AND OTHER TECHNIQUES SHOULD BE USED TO ASSURE PROPER HYDRATION OF THE PLANTINGS IS MAINTAINED.
 - TEMPORARY IRRIGATION SYSTEMS CAN BE SET UP TO ASSIST IN WATERING ACTIVITIES.



General Plant Maintenance Guide

- General Plant Bed Maintenance:**
- All plant maintenance should be performed by a qualified horticulturist or licensed arborist. Clearing the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Mulching the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunk or stems of woody plants.
- Trees:**
- The first year watering during dry periods will be necessary.
 - 3" inches of mulch may be used. The mulch should be kept 3 inches from the trunk.
 - Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
 - Fertilization should occur prior to May 31st or after trees have dropped their leaves for the year.
 - Prune dead wood once a year.
 - Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time.
- Woody shrubs:**
- The first year watering during dry periods will be necessary.
 - 3" inches of mulch may be used. The mulch should be kept 3 inches from the stems.
 - Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
 - Fertilization should occur prior to May 31st or after shrubs have dropped their leaves or gone dormant for the year.
 - Prune dead wood once a year.
- Grasses:**
- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
 - Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.
- Perennials:**
- All perennials need to be pruned back after the first second hard frost. A two-step method: first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stems and leaf litter and plants to compost. Do not over mulch. Too much mulch will prohibit the growth and development.
 - Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

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 LANDSCAPING PROPOSED IN THE SITE PLAN FOR OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADbury, N.H.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

PLANTING SCHEDULE
LandCare Associates
Botanical Name/ Common Name

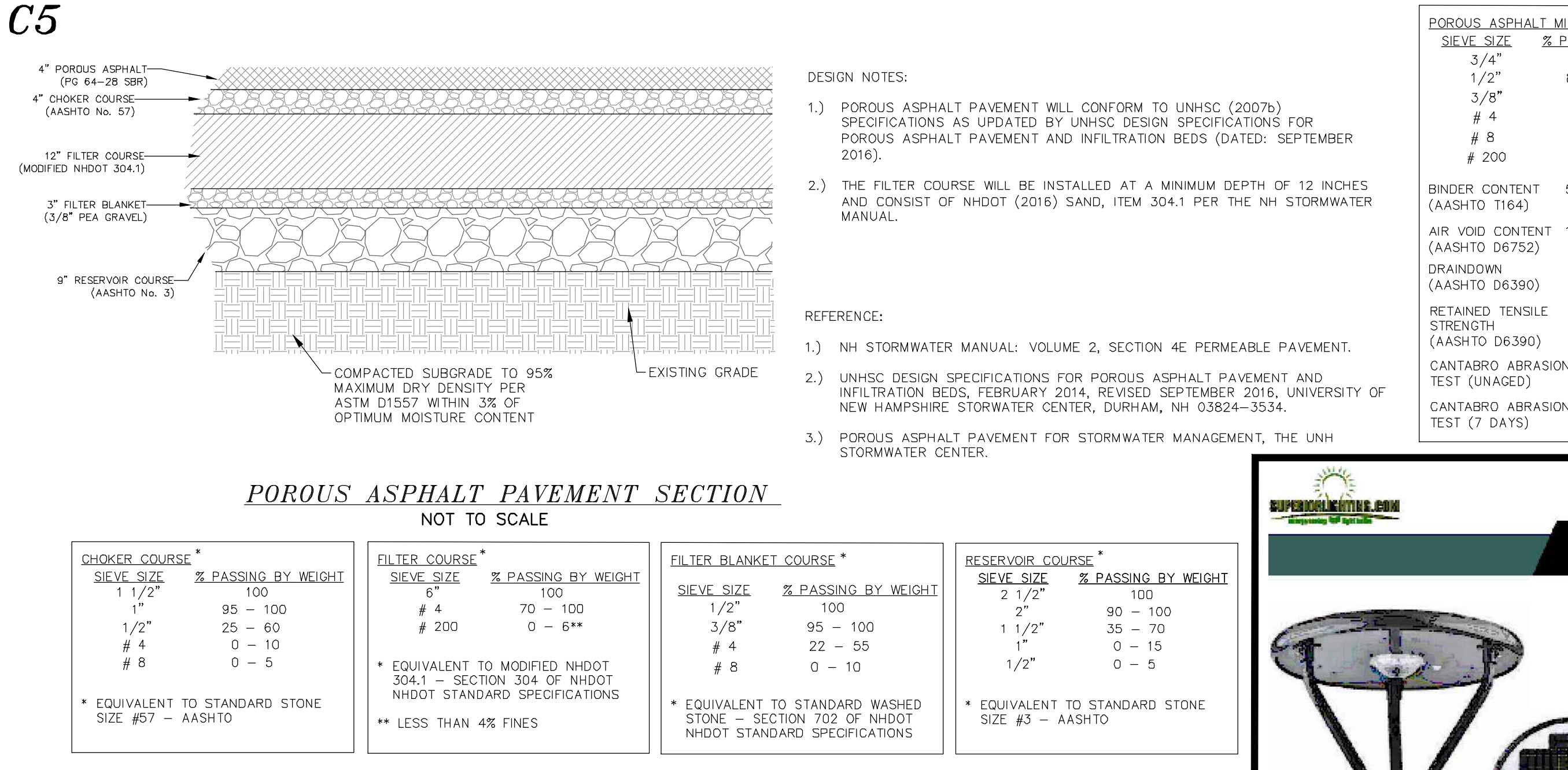
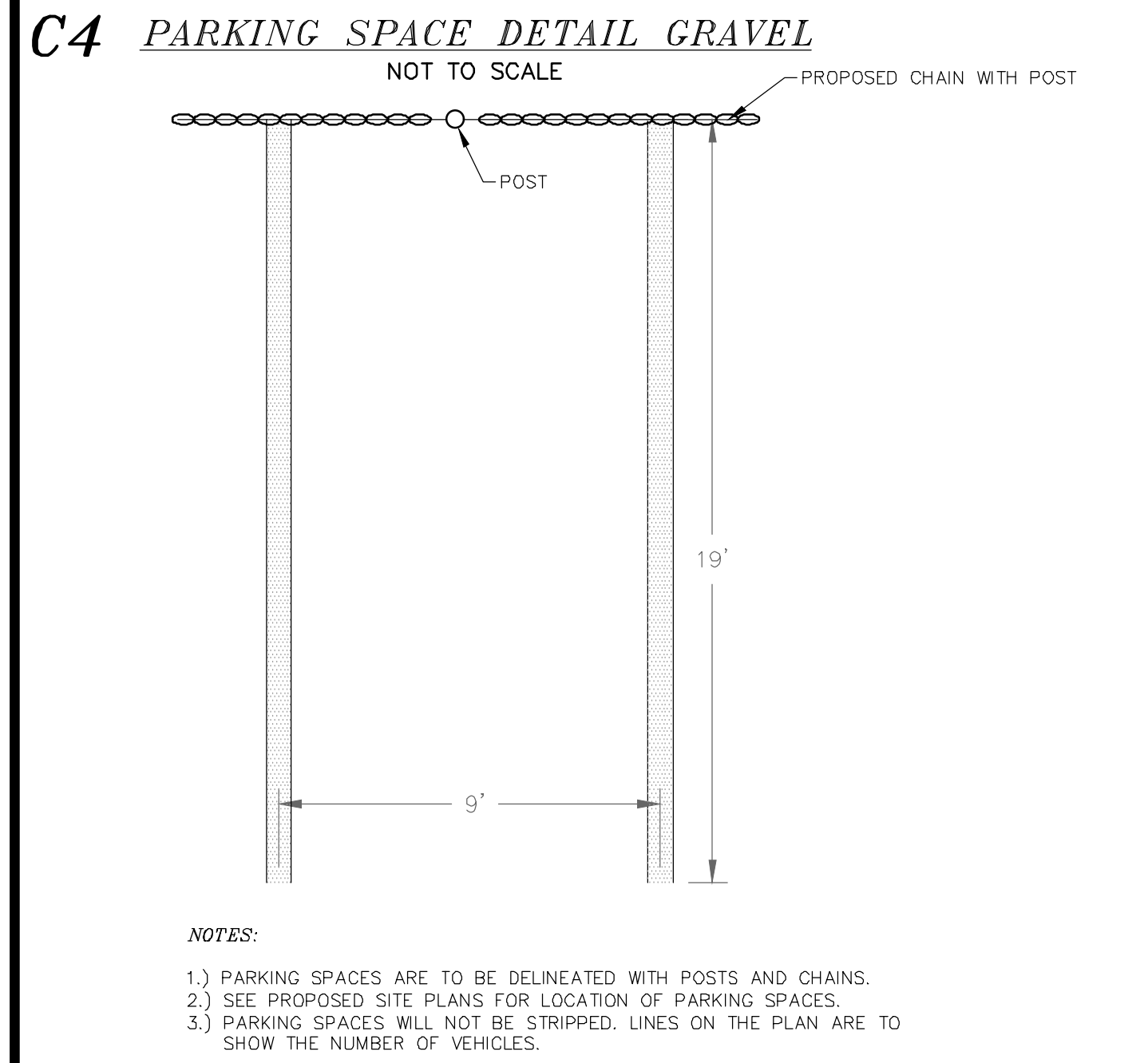
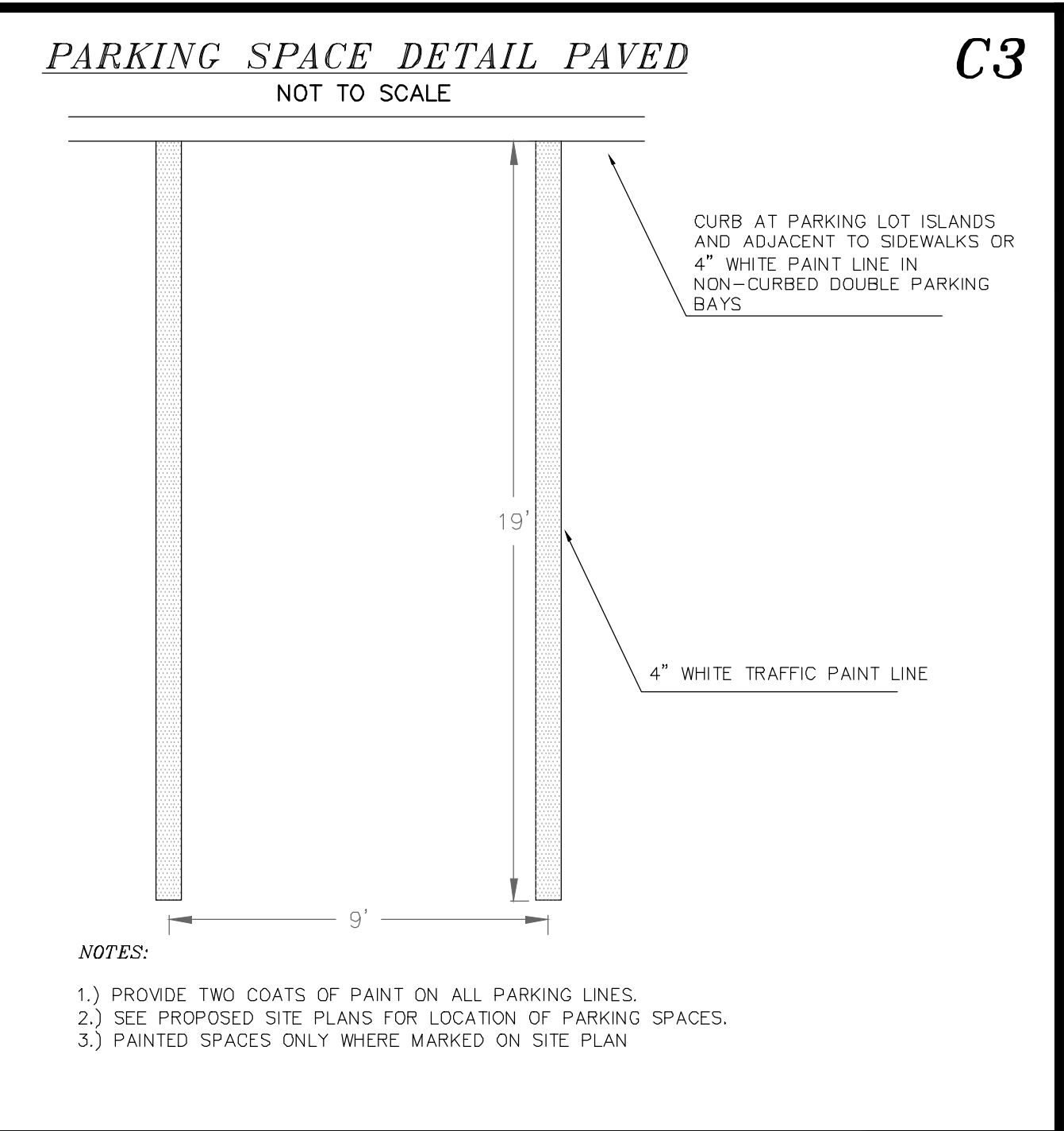
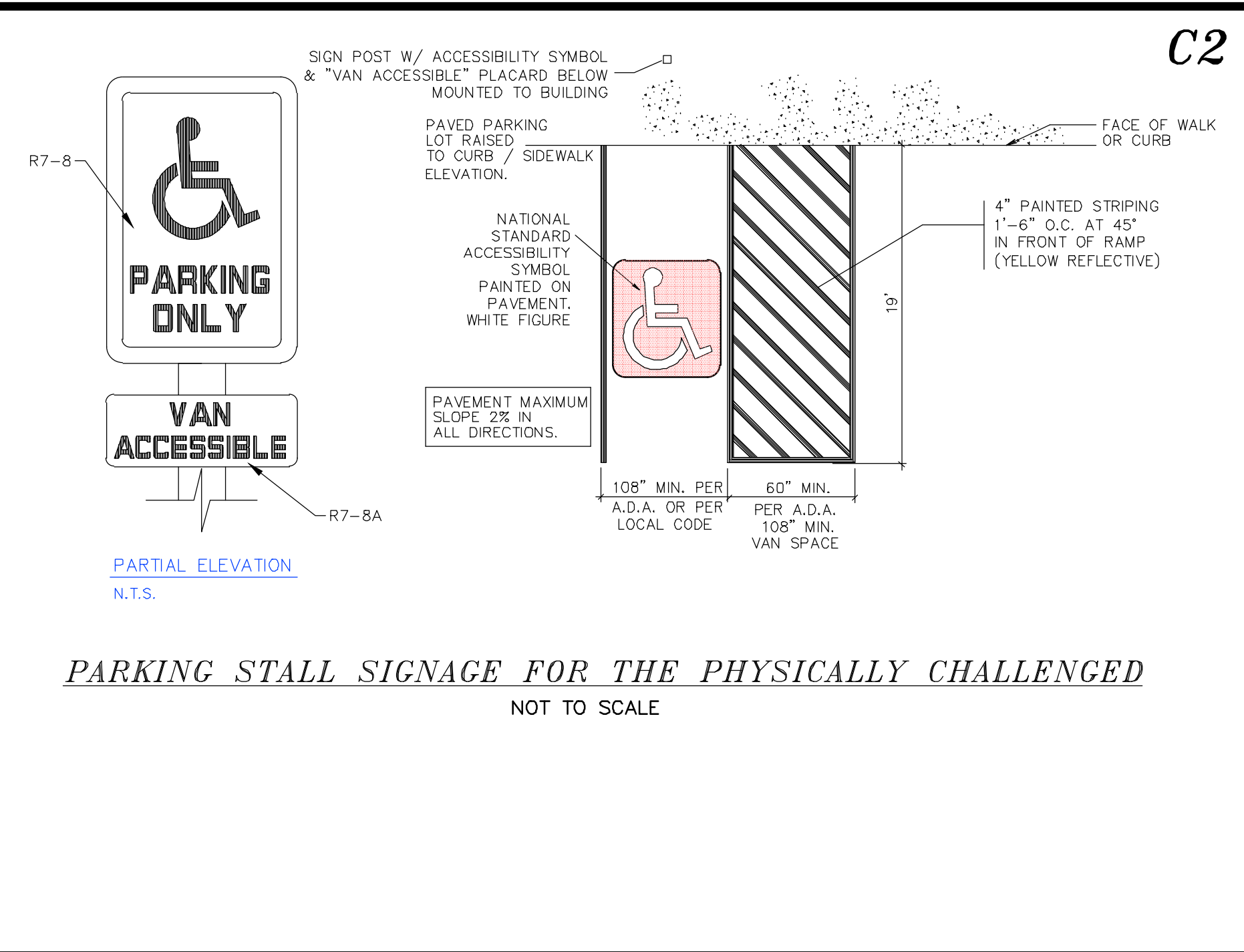
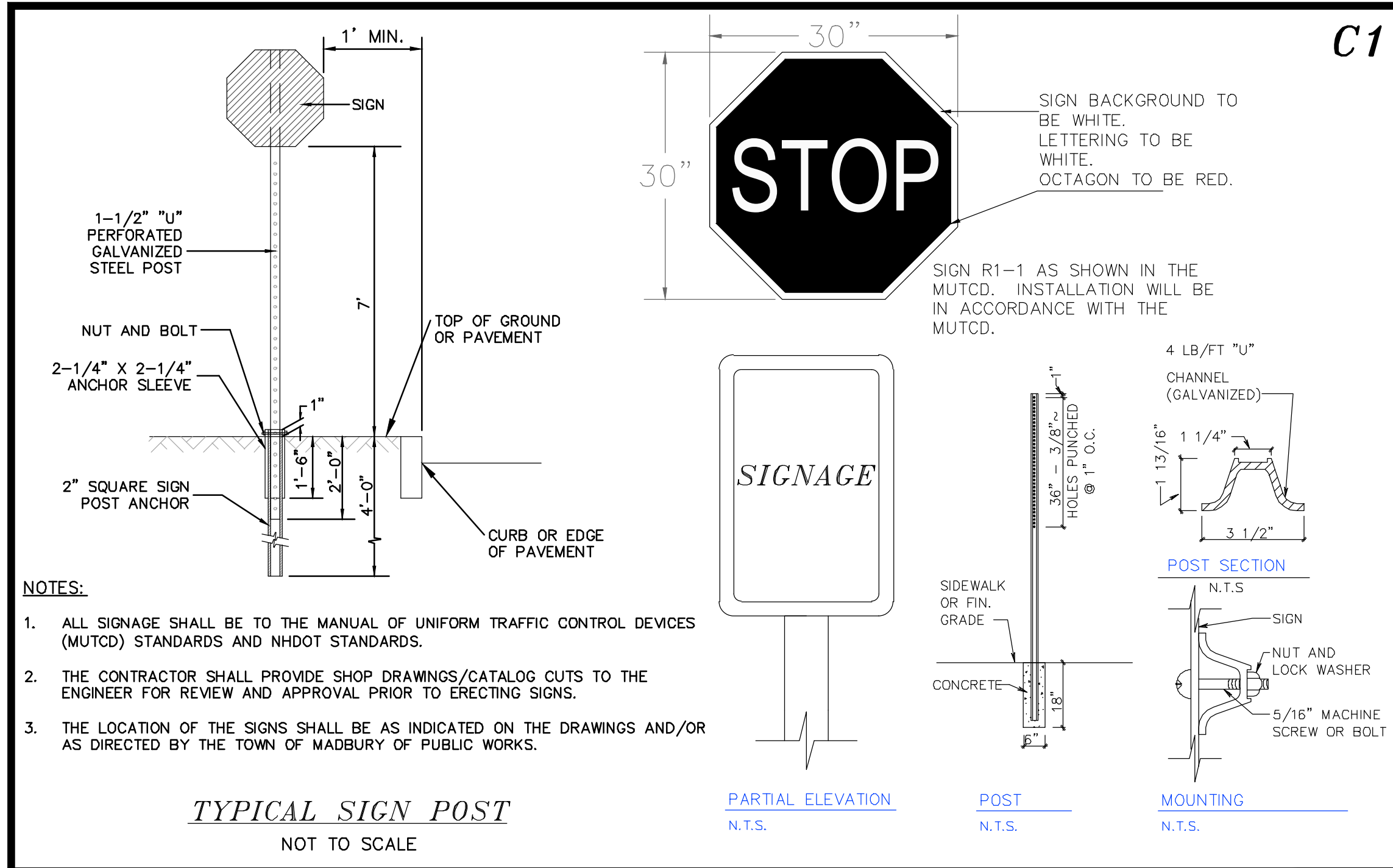
Trees	Size	Qty	Label
Acer Rubrum / Red maple	3" Cal.	7	AR
Shrubs	Size	Qty	Label
Vaccinium corymbosum / Highbush blueberry	2-3" B&B	7	VC

REVISION	DATE	DESCRIPTION

LANDSCAPING 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 20 FT.
DATE: OCTOBER 18, 2021
FILE NO.: DB 2020 - 083

SHEET 12 OF 17



C8

L.E.D. SOLAR LIGHT
NOT TO SCALE

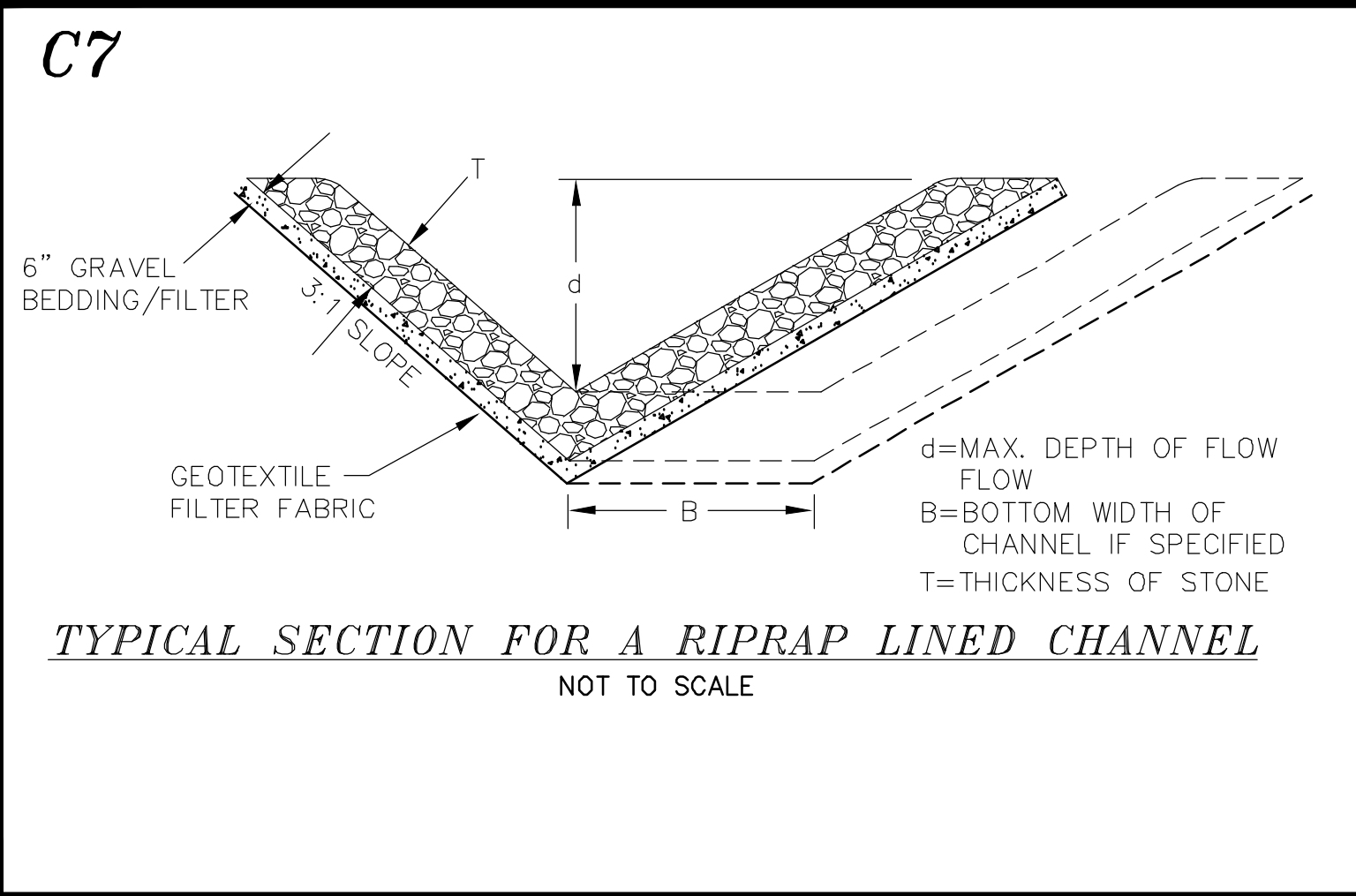
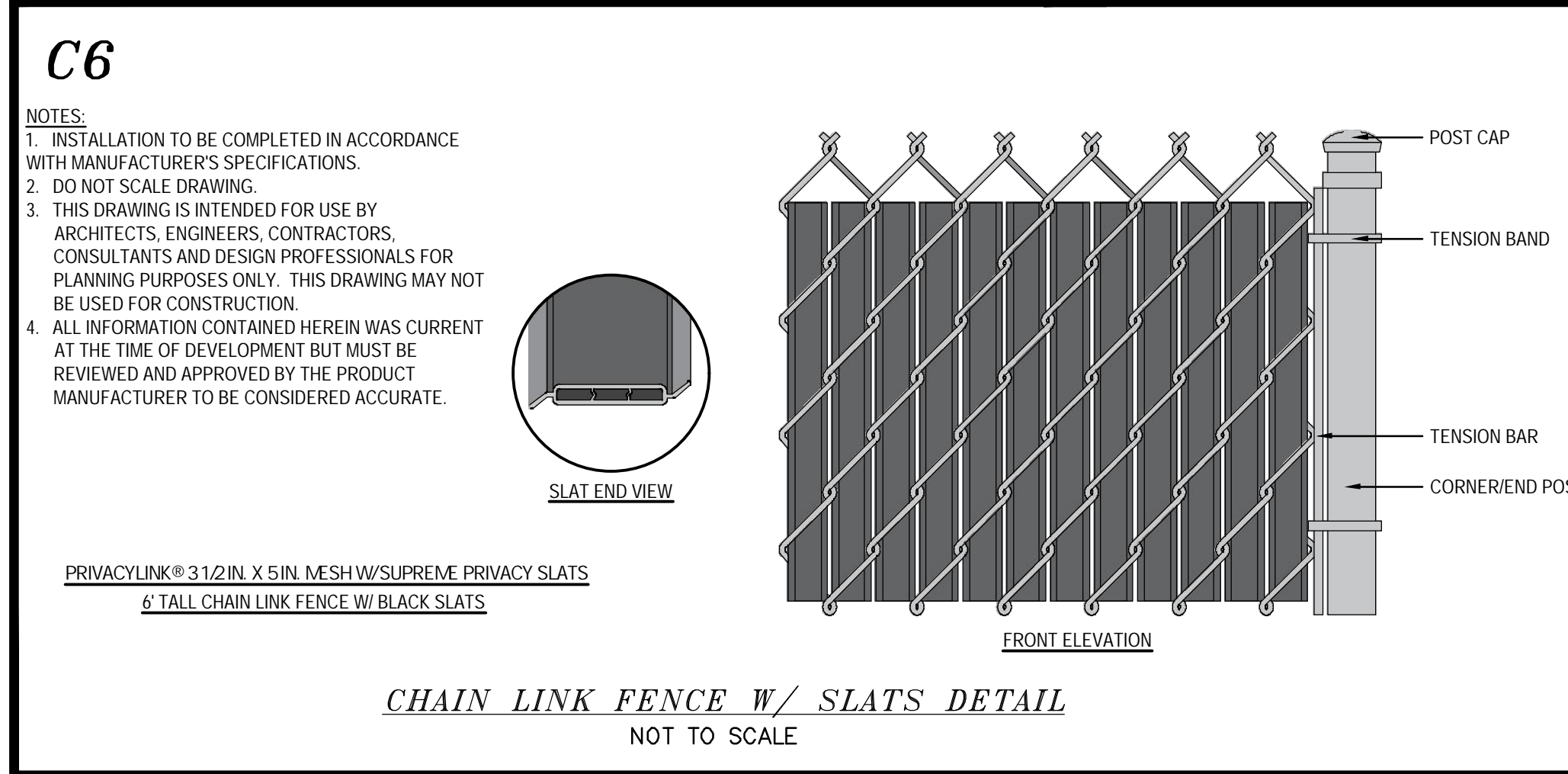
Warranty & Listings
 • CE RoHS Listed
 • 60,000 Hours
 • IP 65
 • 3-year warranty

Dimensions
 20W & 28W 21.3"(W) x 20.8"(H) x 3"(D)
 50W 33.5"(W) x 20.8"(H) x 3"(D)

Features
 • Beam angle 120°
 • Aluminum die-casting heat sink
 • No RF interference, No IR/UV radiation, and No mercury pollution
 • Color temperature is 5000K Daylight
 • Special circuit design, each LED works separately
 • Charge time 6-7 hours
 • Light source is SMD LED
 • Luminous efficiency 150-160Lm/W
 • Discharge time more than 10-12 hours

Benefits
 • Replace conventional area lights
 • Precision die-cast aluminum housing
 • Fade resistant powder coat finish
 • Easy installation

NOTES:
 1.) SAMPLE L.E.D. SOLAR LIGHT. APPROVED EQUAL ALLOWED.



C8

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NOT TO SCALE

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 1.) SAMPLE L.E.D. SOLAR LIGHT. APPROVED EQUAL ALLOWED.

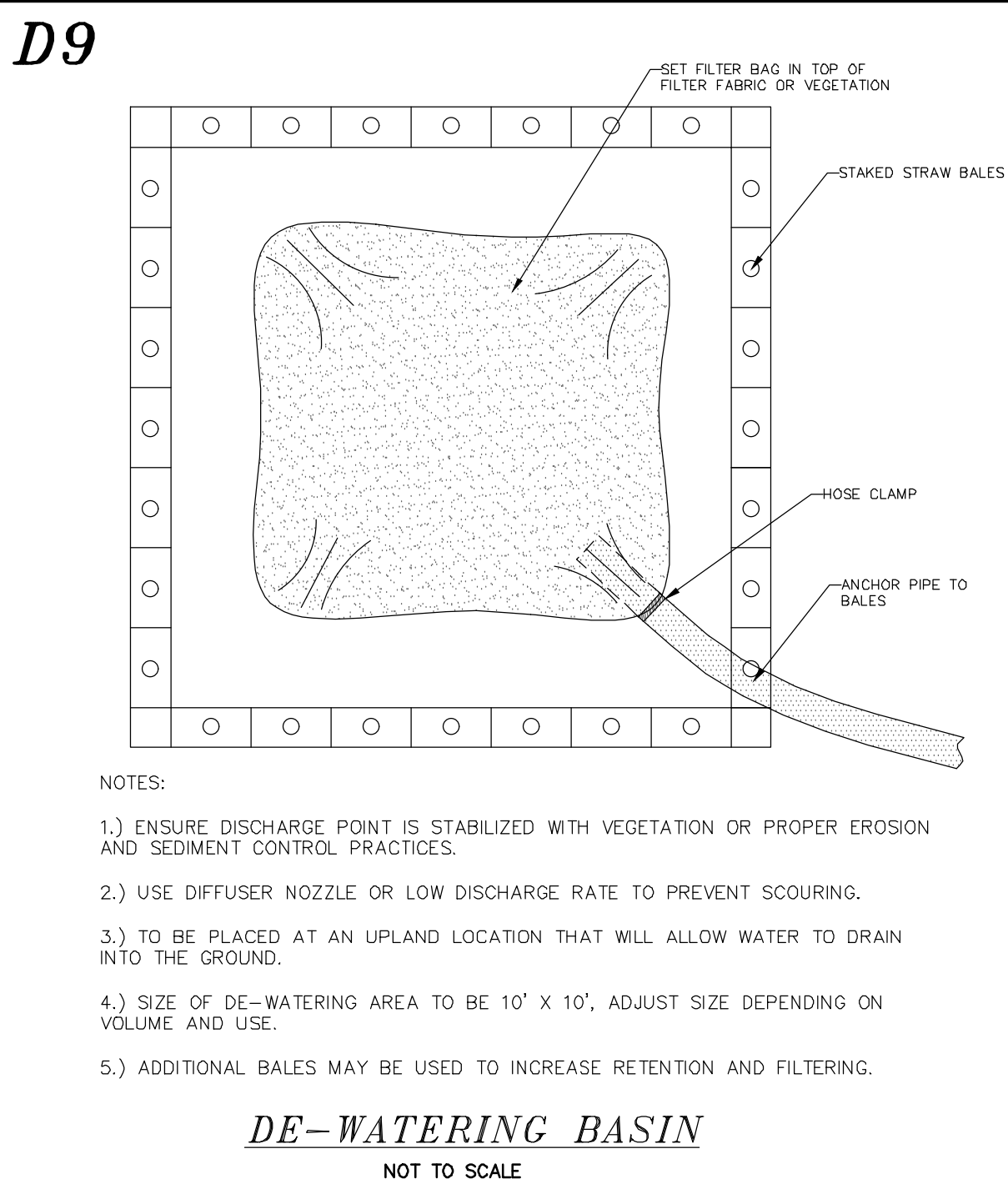
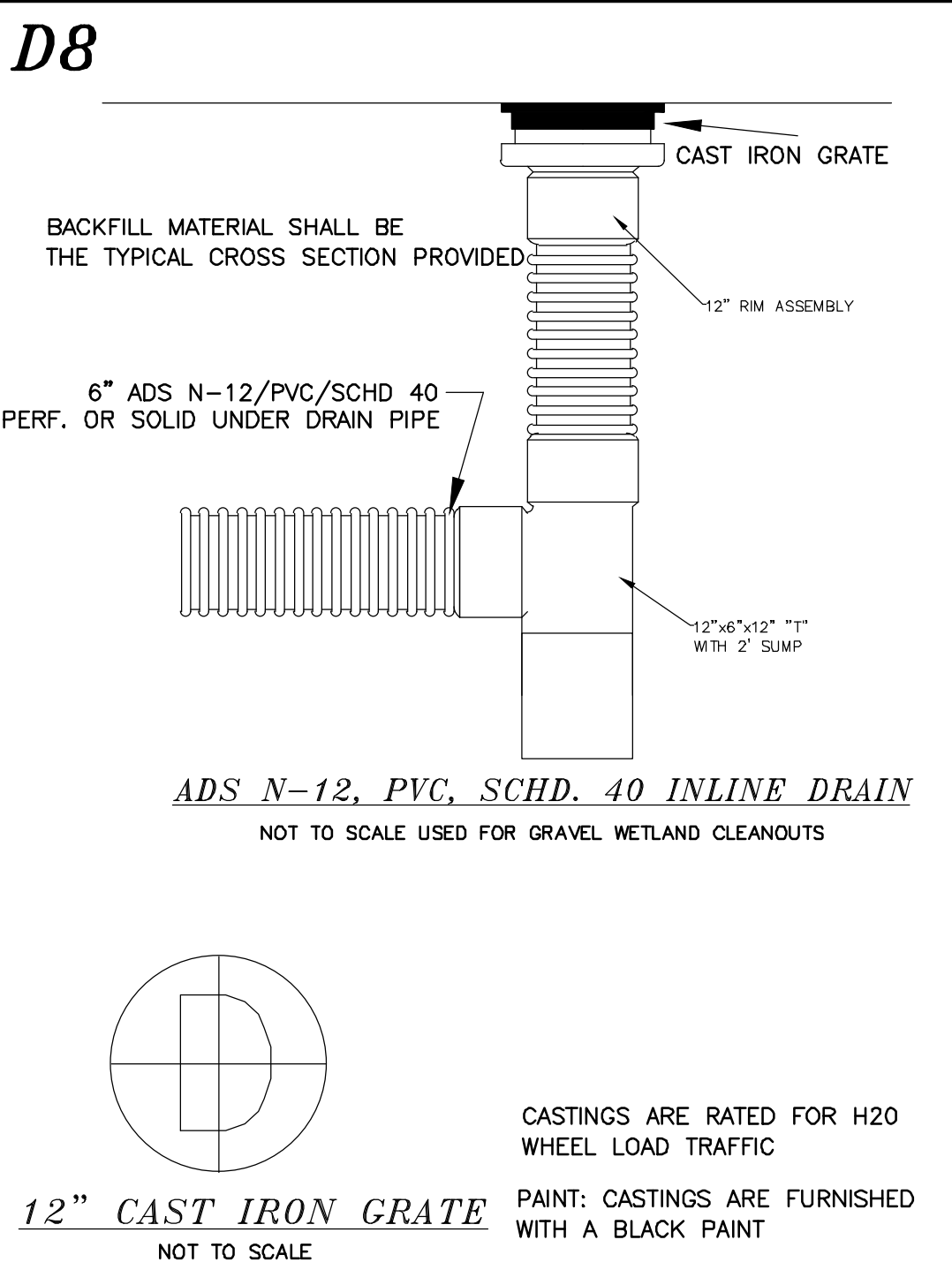
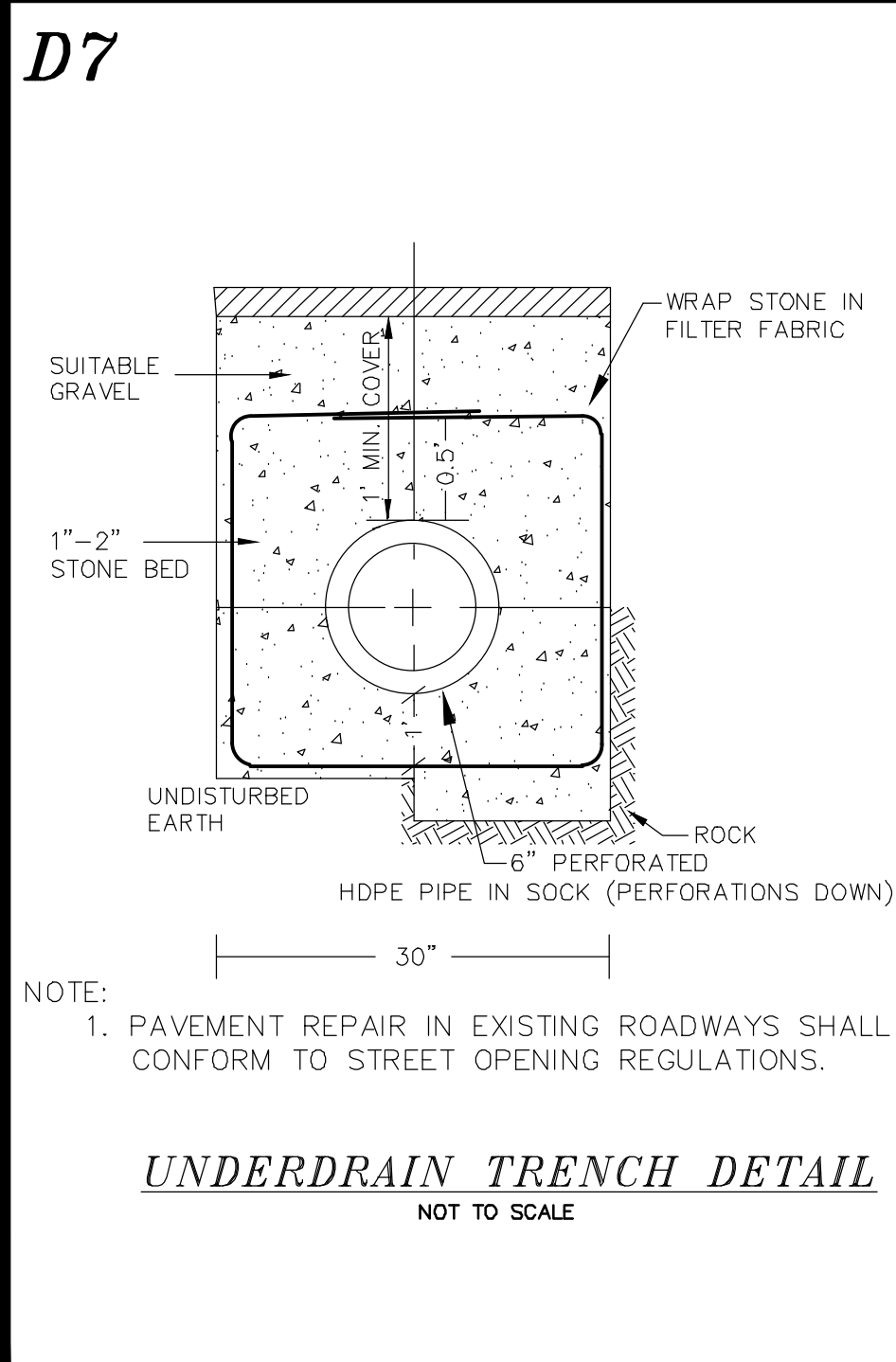
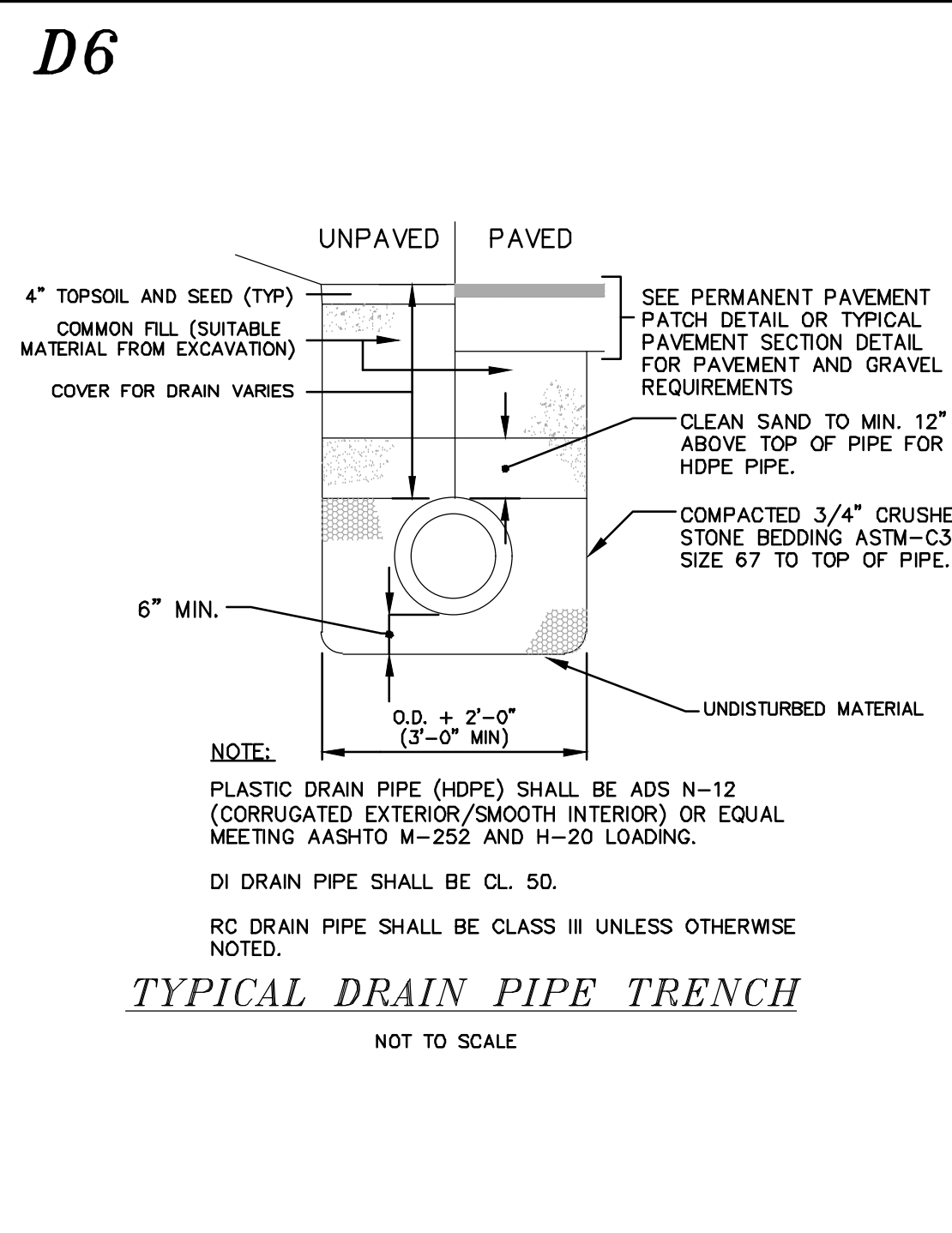
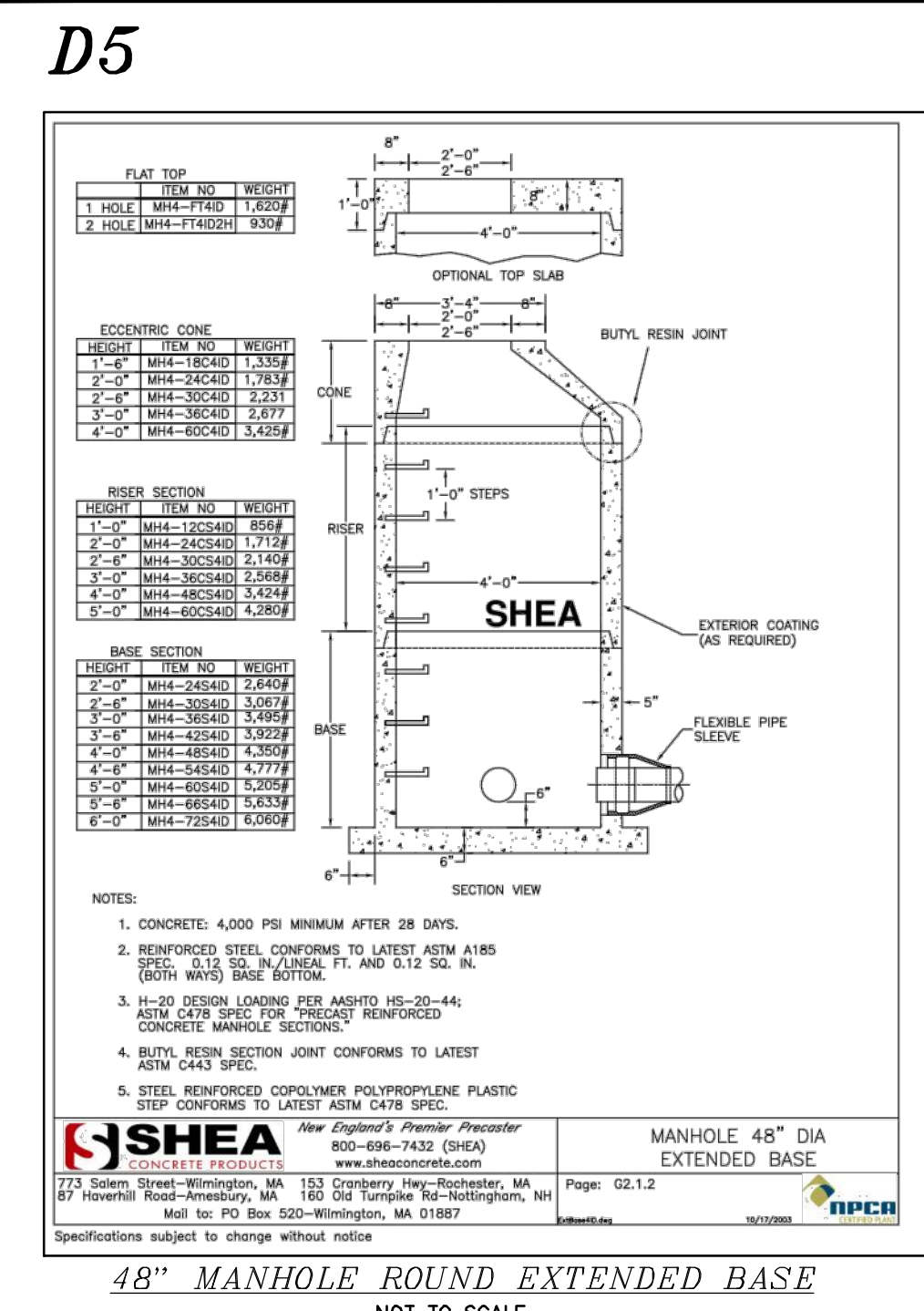
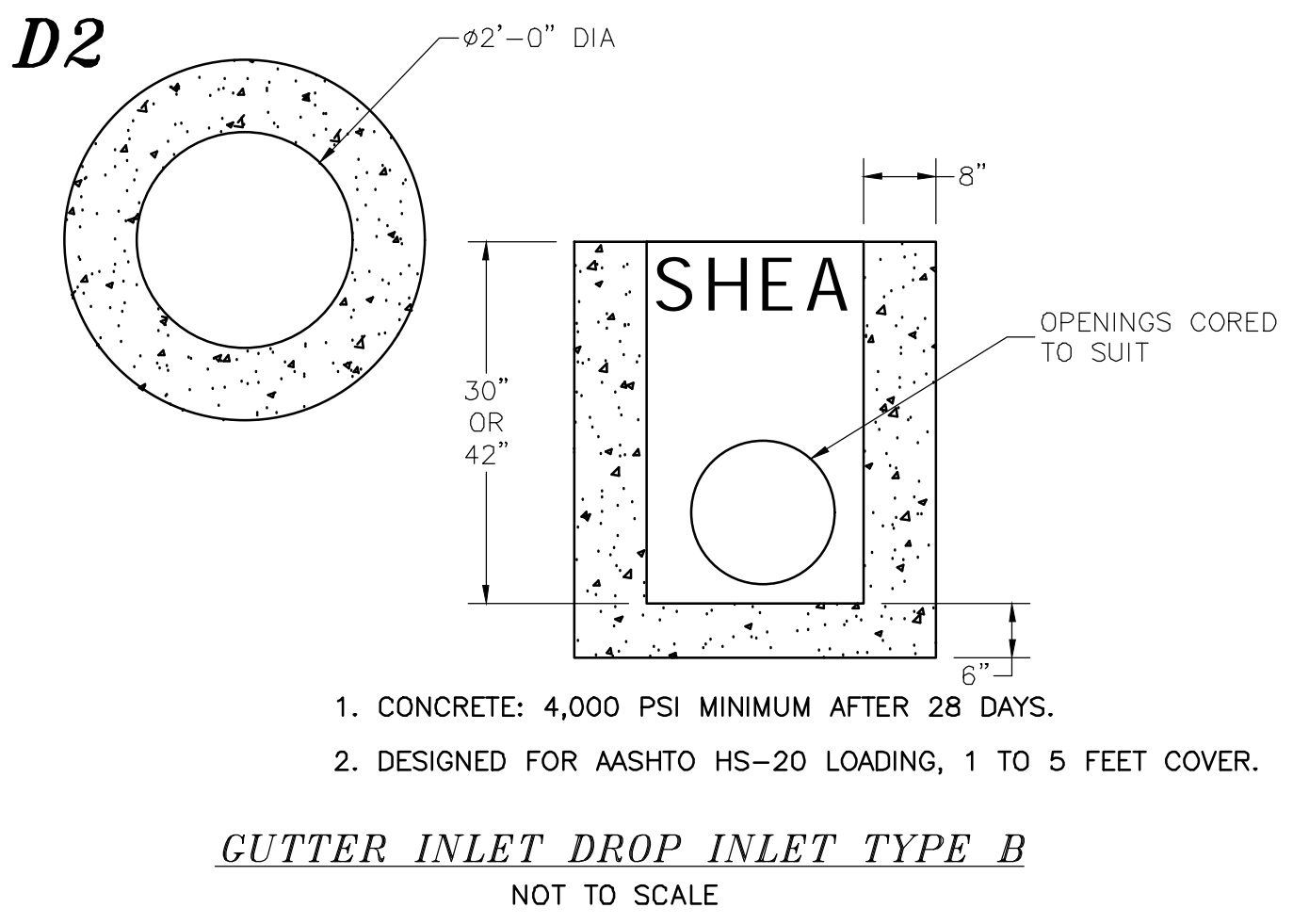
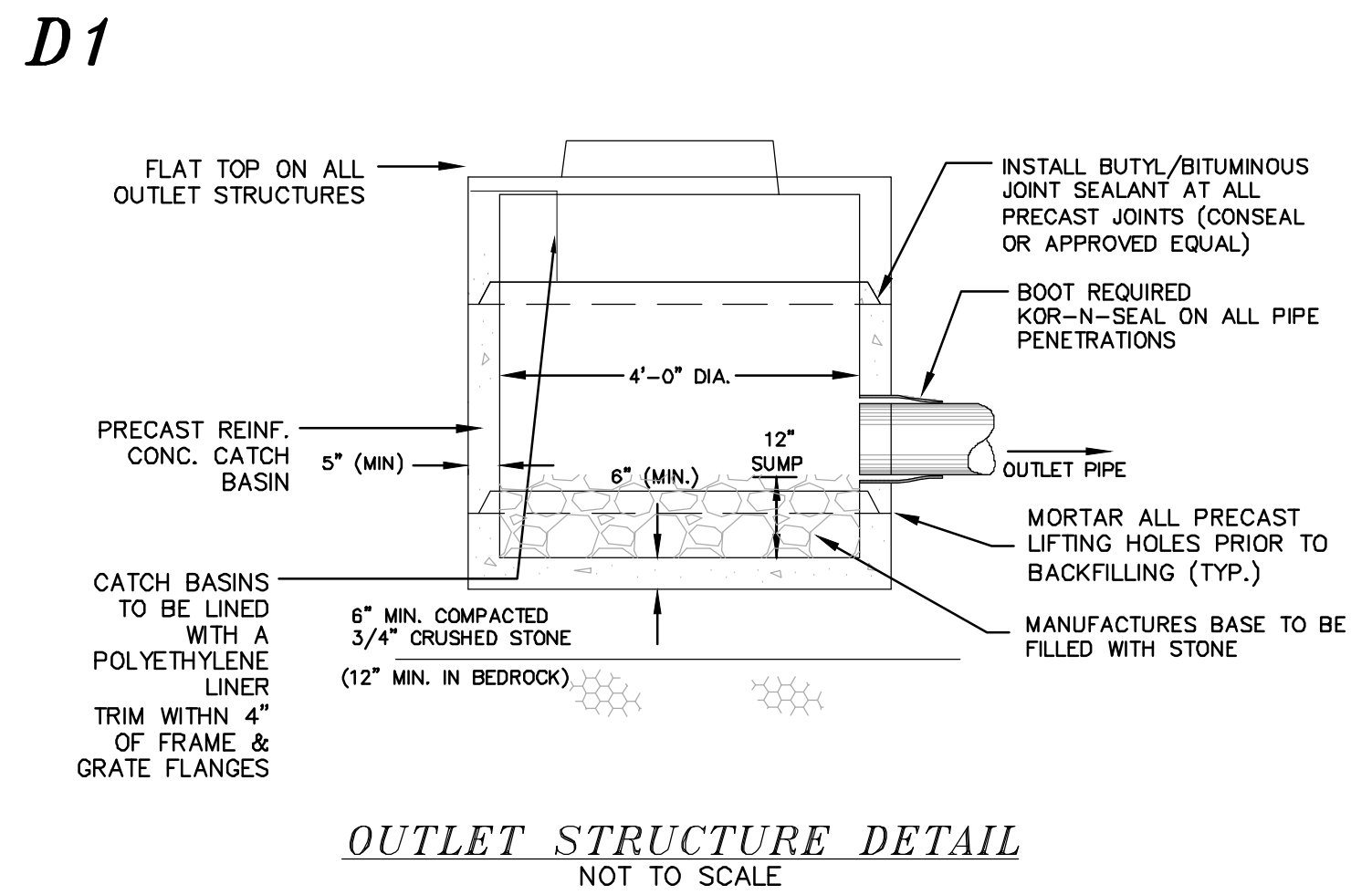
Model	Power	Lumens	Color Temp
SOL-PT-20W-50K	20 Watt	3200 Lumens	5000K
SOL-PT-28W-50K	28 Watt	4000 Lumens	5000K
SOL-PT-50W-50K	50 Watt	8000 Lumens	5000K

REVISION	DATE	DESCRIPTION

CONSTRUCTION DETAILS
 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 NOTED
 DATE: OCTOBER 18, 2021
 FILE NO.: DB 2020 - 083

STATE OF NEW HAMPSHIRE
 KENNETH A. BERRY
 No. 1242
 LICENSED PROFESSIONAL ENGINEER



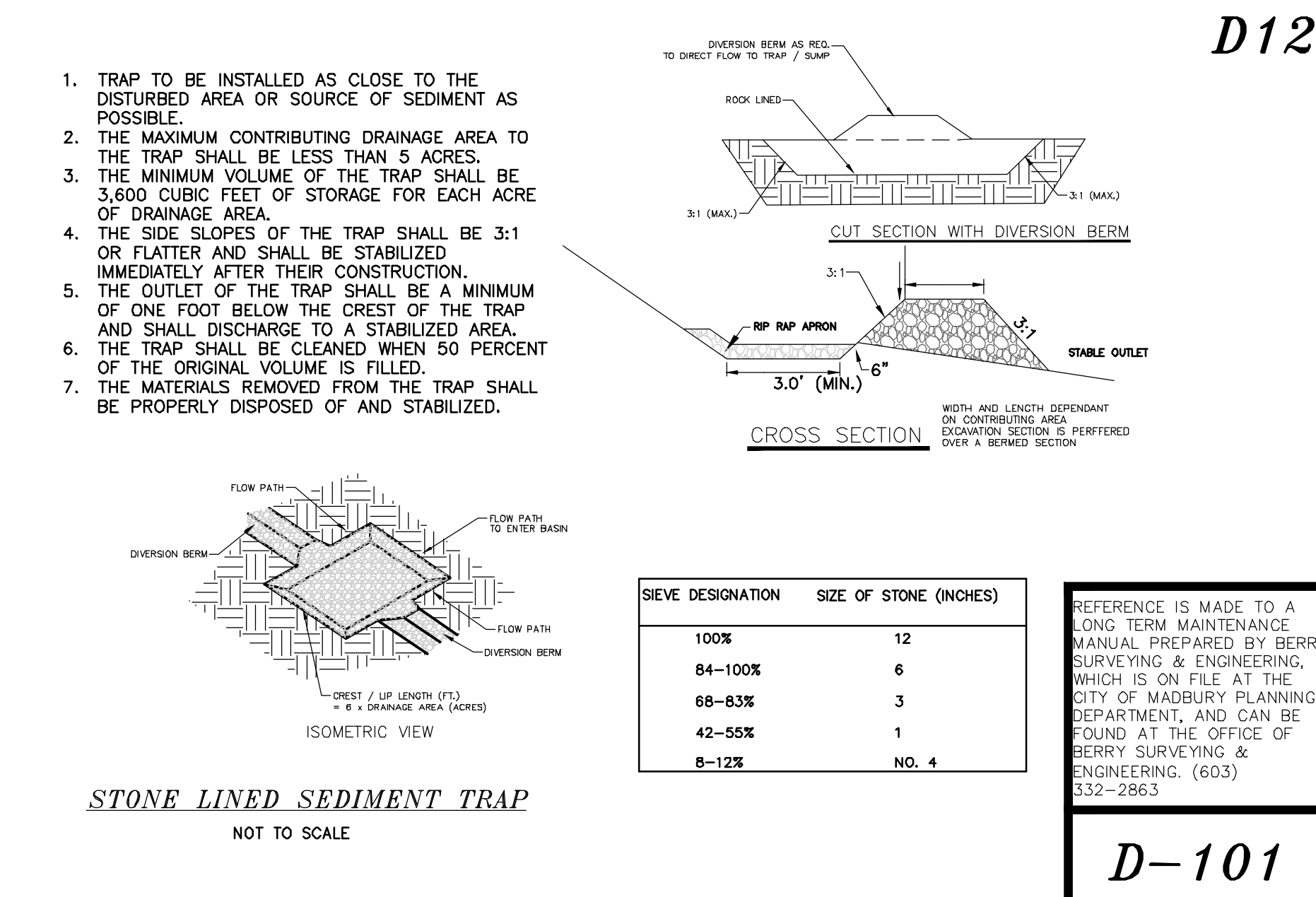
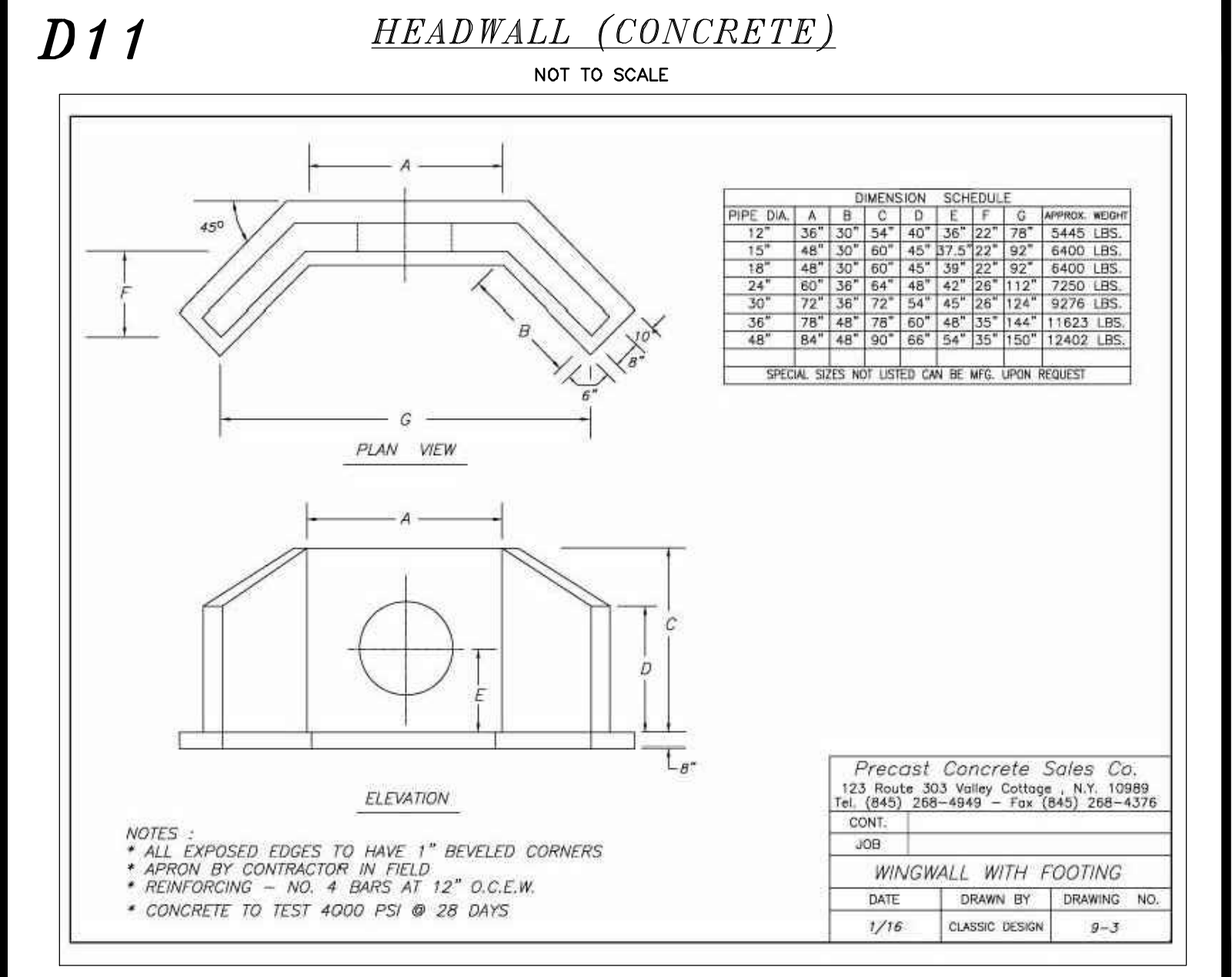
D10

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15"	6.5"	10"	6.5"	25"	29"
1810-NP	18"	7.5"	15"	6.5"	32"	35"
2410-NP	24"	7.5"	18"	6.5"	36"	45"
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
3610-NP	36"	10.5"	N/A	7.0"	53"	68"

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

ADS N-12 FLARED END SECTIONS

NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



REVISION	DATE	DESCRIPTION

DRAINAGE CONSTRUCTION DETAILS
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

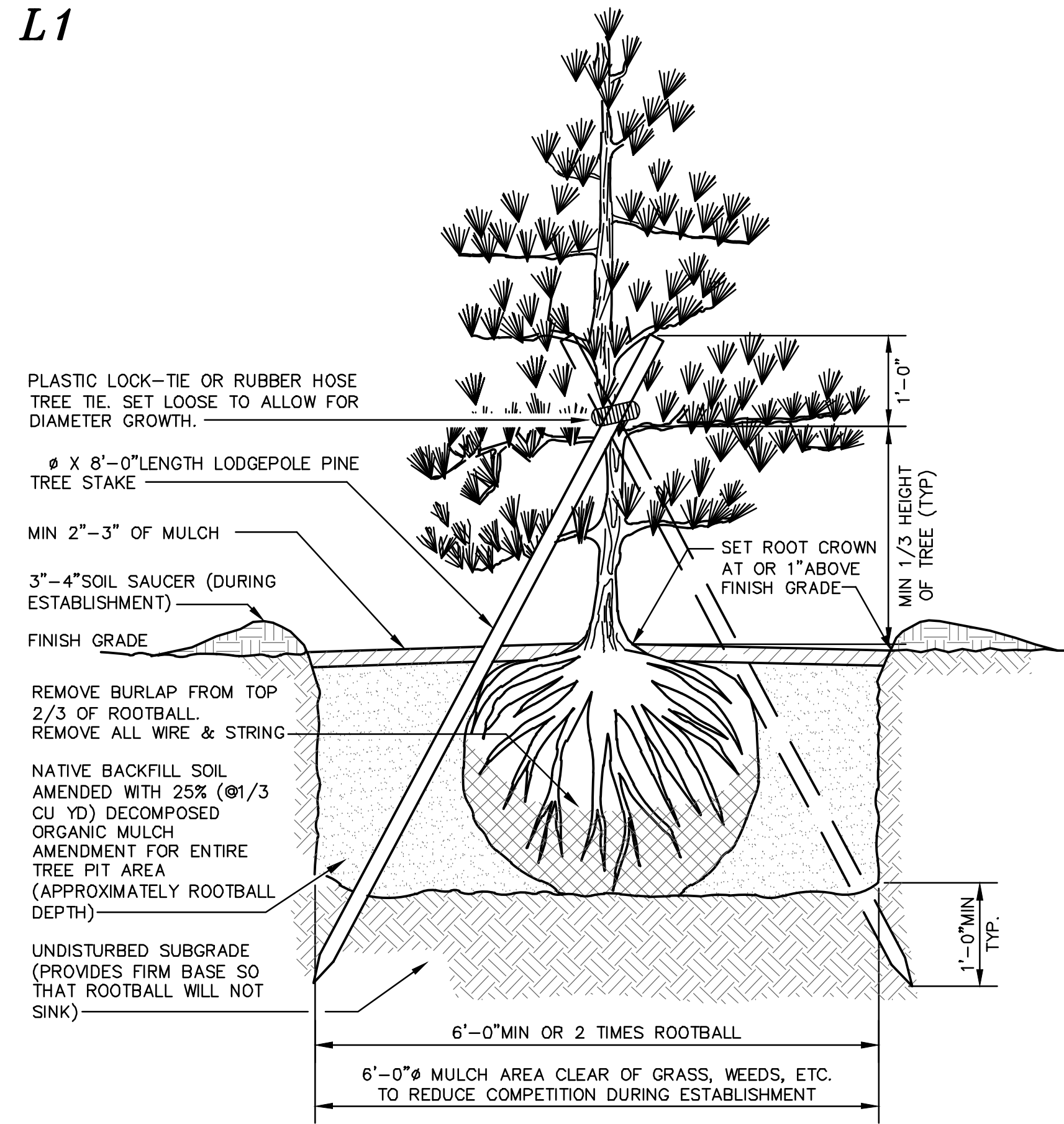
SCALE: AS NOTED
DATE: OCTOBER 18, 2021
FILE NO.: DB 2020 - 083

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 10000

D-101

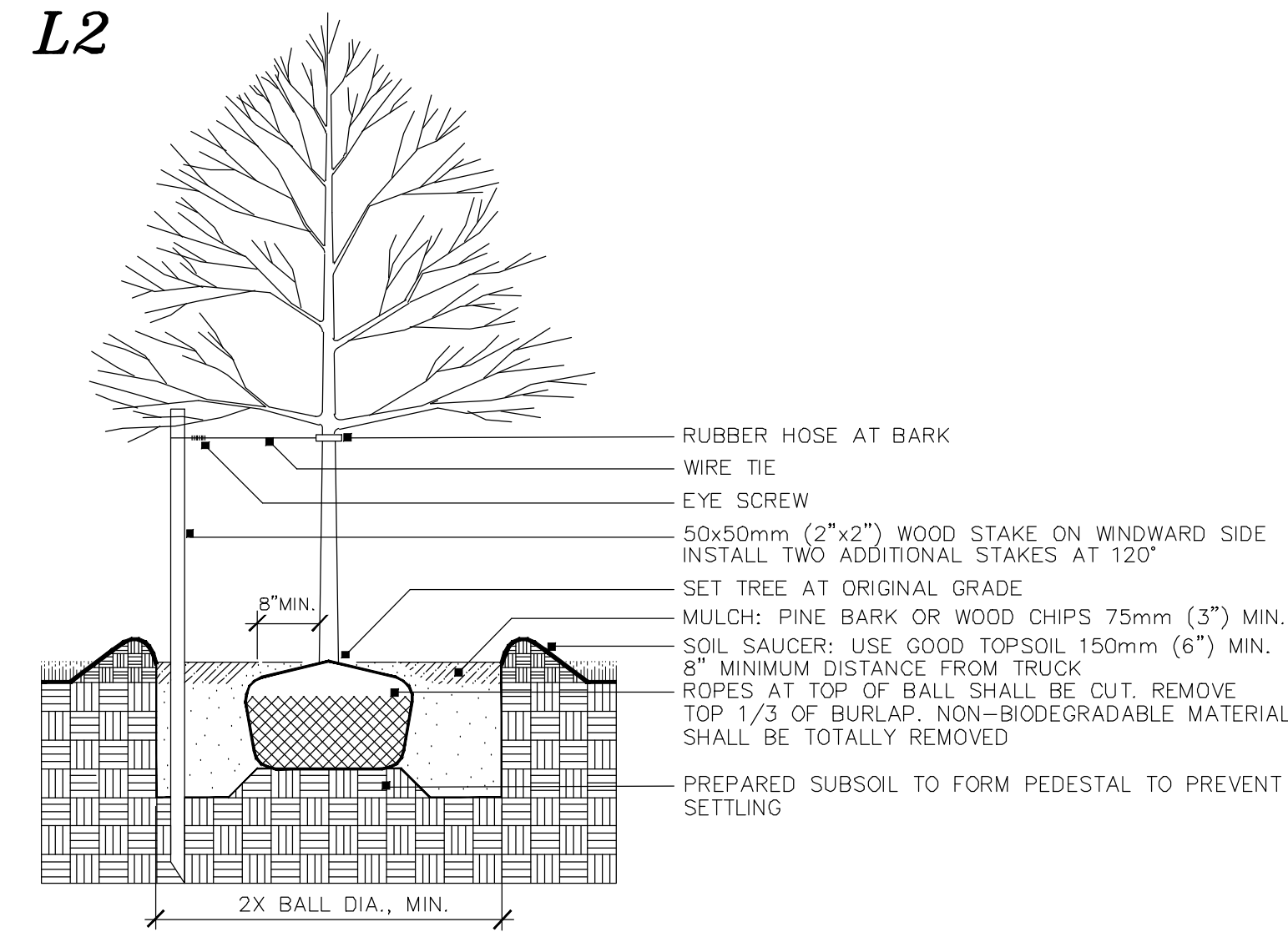
SHEET 16 OF 17

L1



CONIFEROUS TREE PLANTING

L2



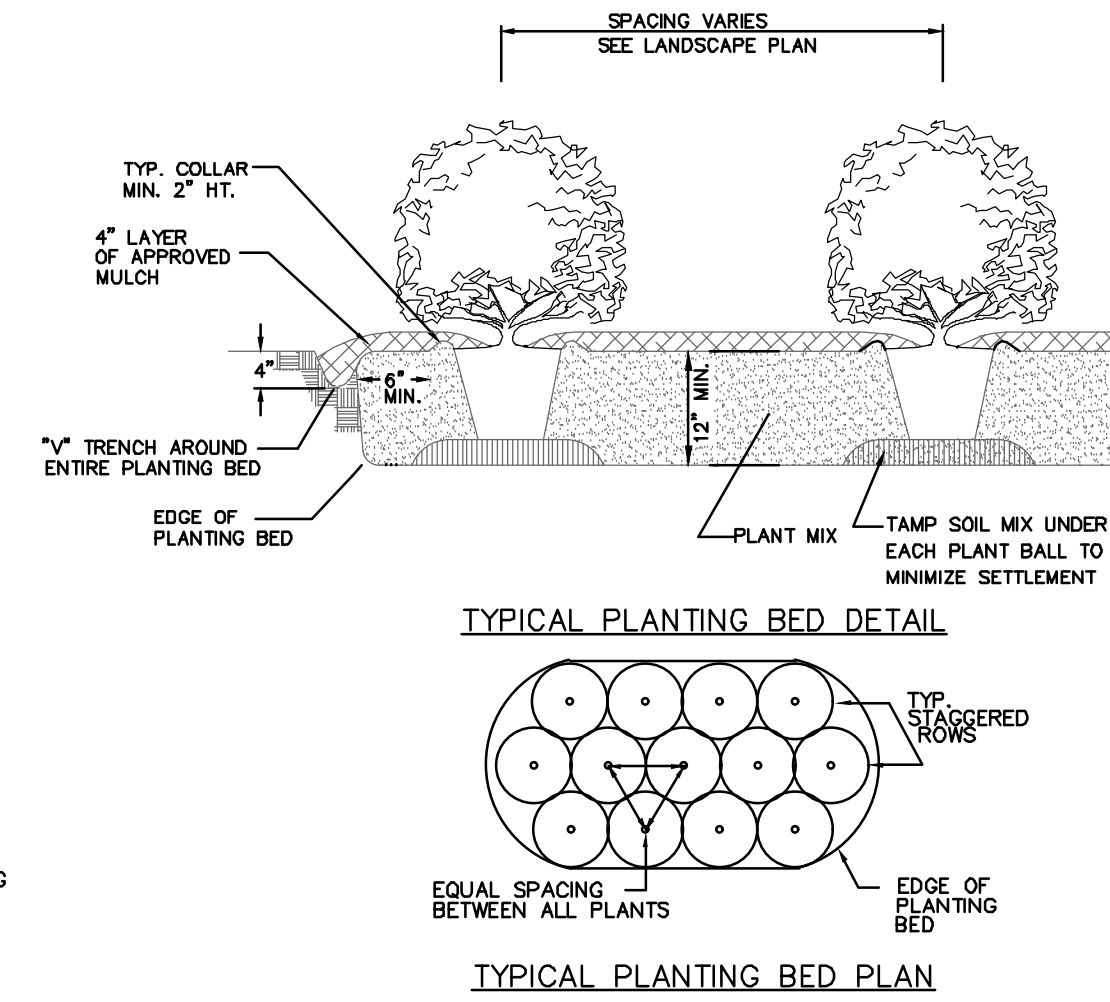
DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

L3

NOTES:

1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



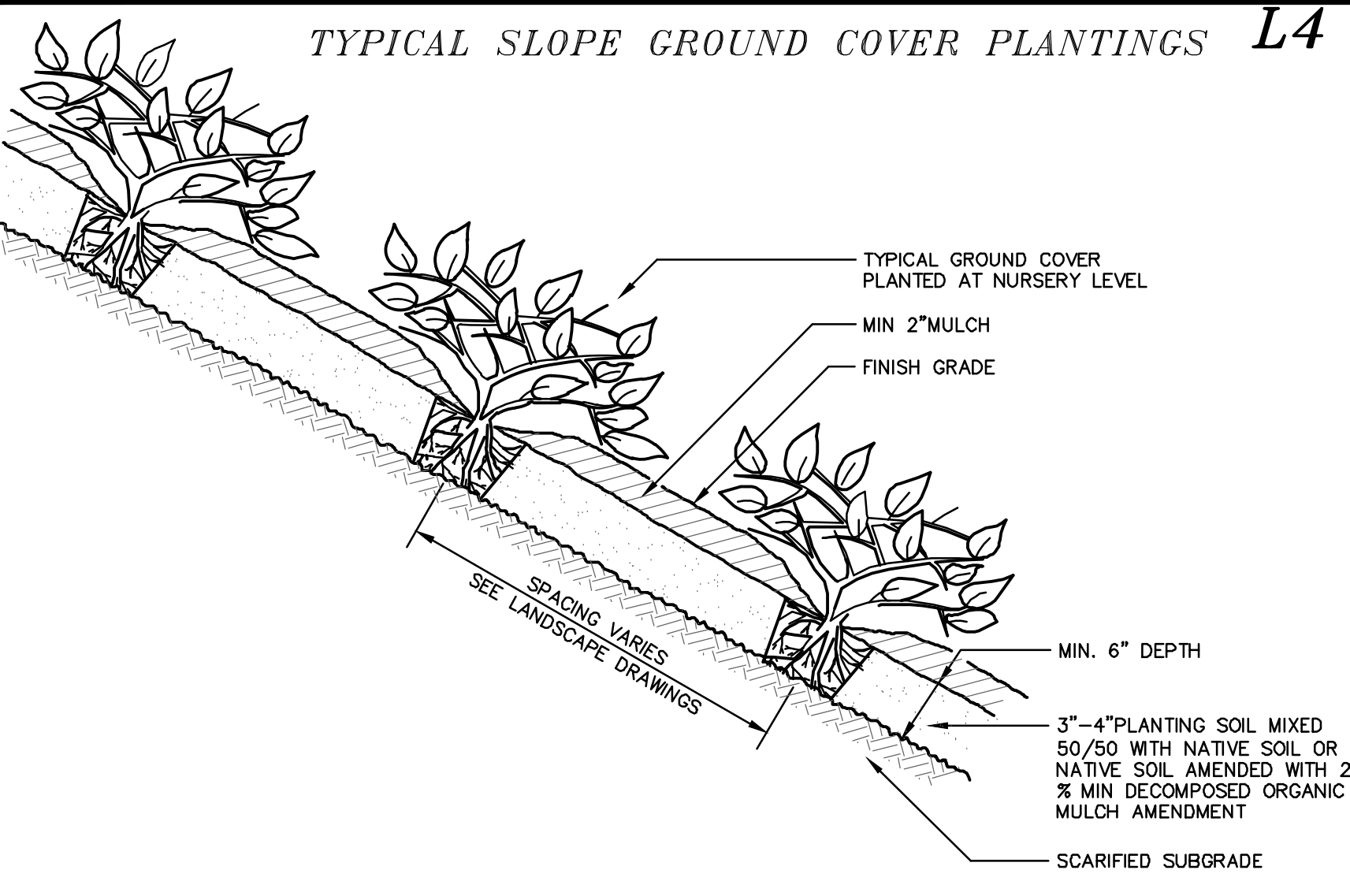
SHRUB & HEDGE PLANTING

L6

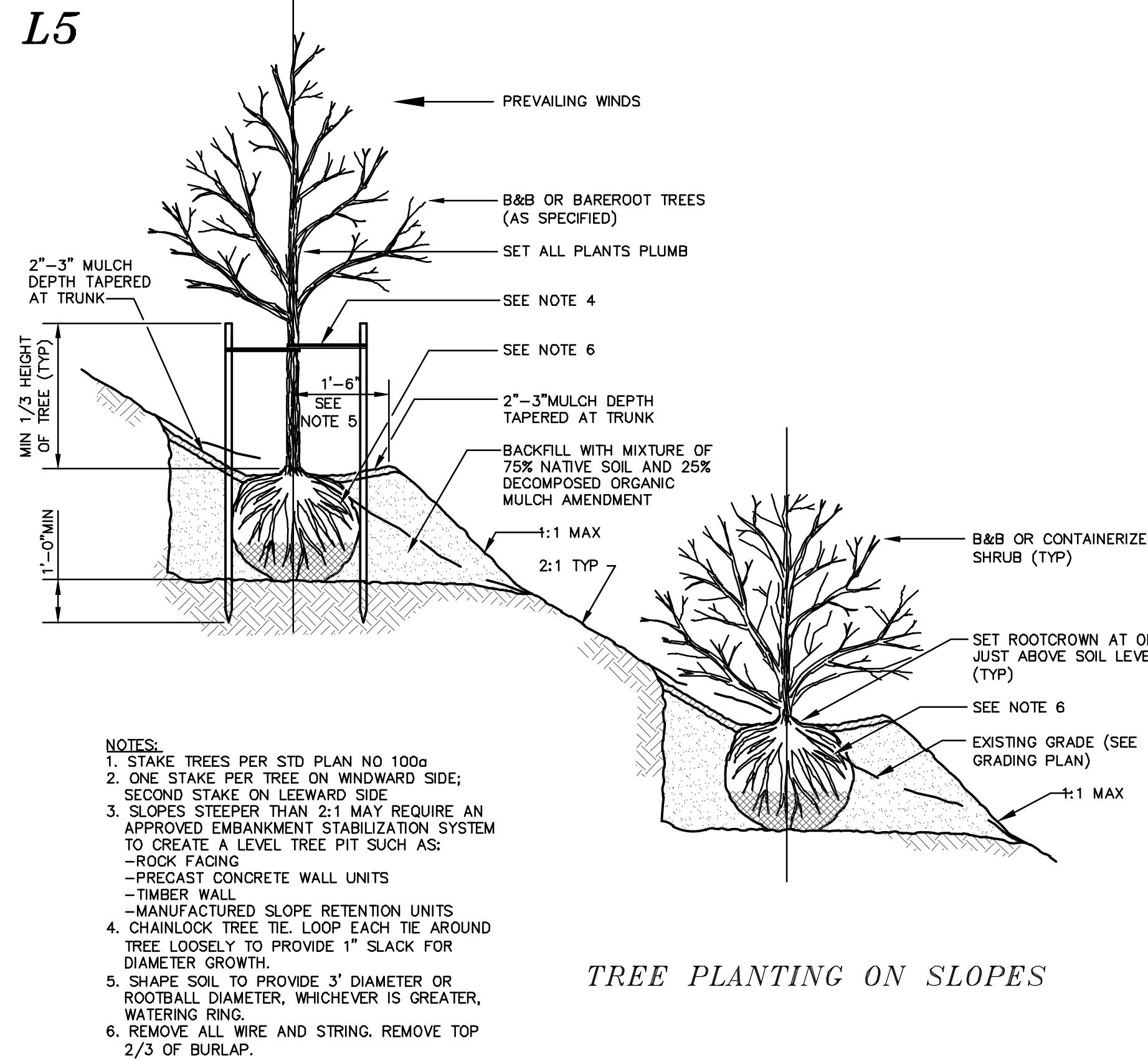
NOTES:

- 1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
- 2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE XXX ON OVERALL SITE PLAN.
- 3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- 4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
- 6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
- 7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- 8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
- 9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
- 10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
- 11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- 12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AN ADDITIONAL YEAR FROM TIME OF INSTALLATION.
- 13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
- 14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
- 15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
- 16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
- 17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
- 18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
- 19.) TREES ARE TO BE 2-2.5" CALIPER 6" OFF THE ROOT BALL.
- 20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
- 21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- 22.) PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
- 23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.

TYPICAL SLOPE GROUND COVER PLANTINGS L4

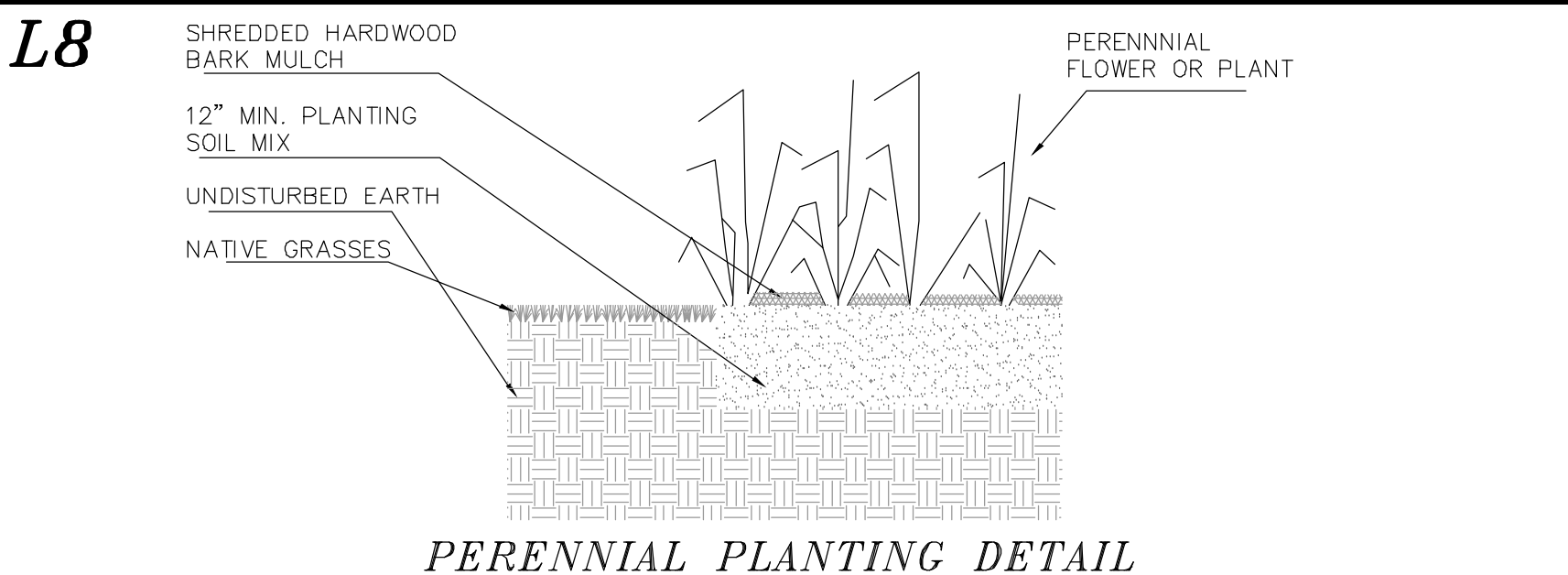


L5



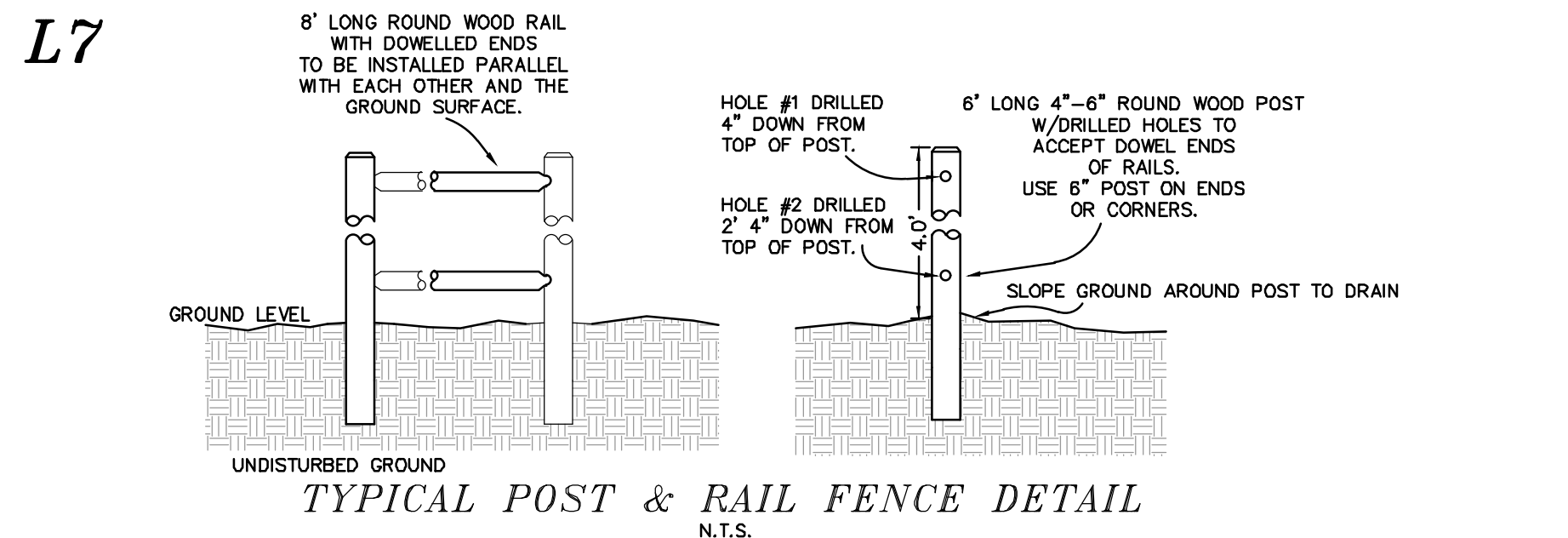
TREE PLANTING ON SLOPES

L8



PERENNIAL PLANTING DETAIL

L7



TYPICAL POST & RAIL FENCE DETAIL N.T.S.

L-101

REVISION	DATE	DESCRIPTION

LANDSCAPING CONSTRUCTION DETAILS

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 NOTED
DATE: OCTOBER 18, 2021
FILE NO.: DB 2020 - 083

STATE OF NEW HAMPSHIRE
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No. 1394
LICENSED PROFESSIONAL ENGINEER