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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.

<b>APPROVED MADBURY, NEW HAMPSHIRE PLANNING BOARD</b>	
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

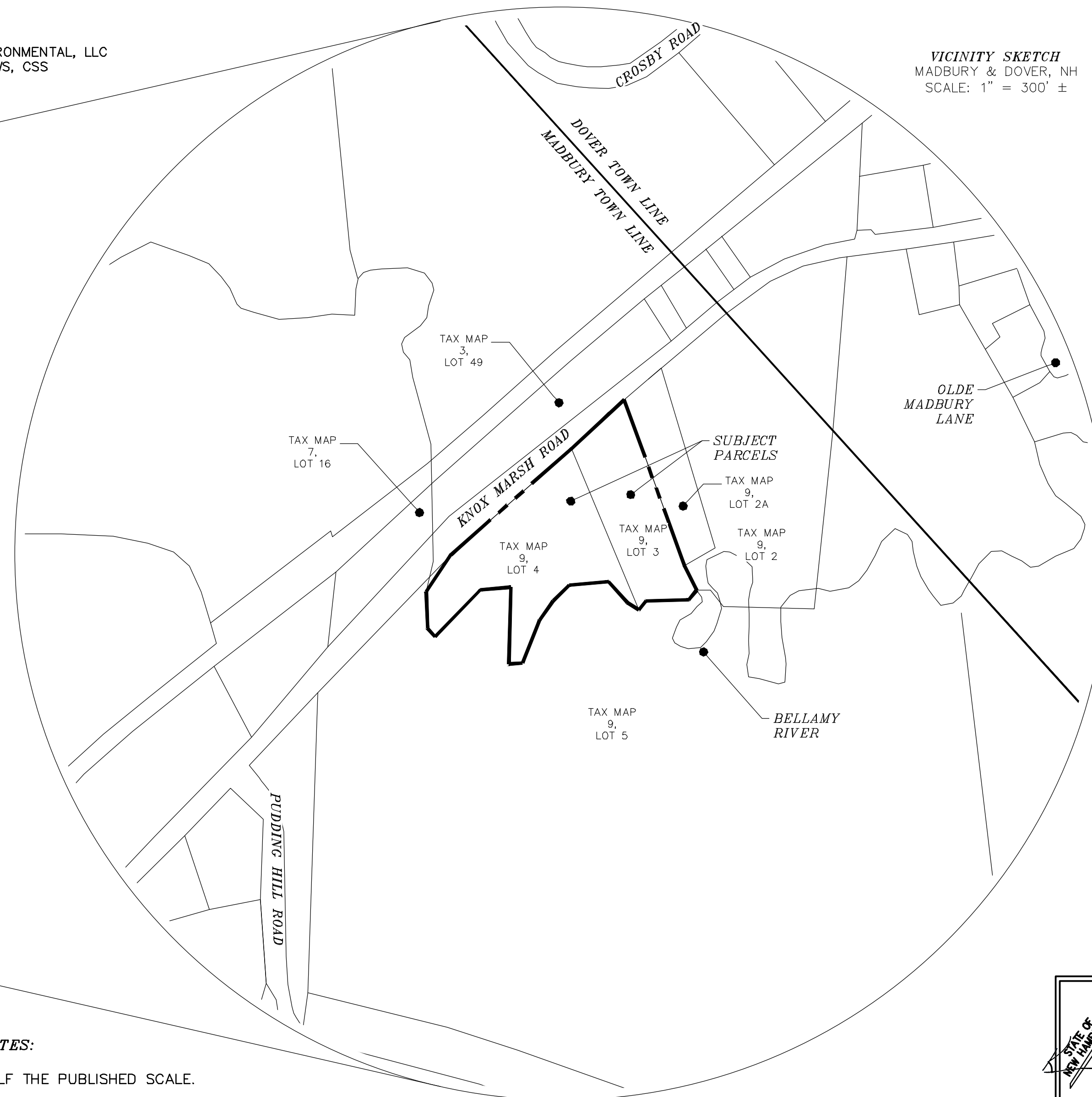
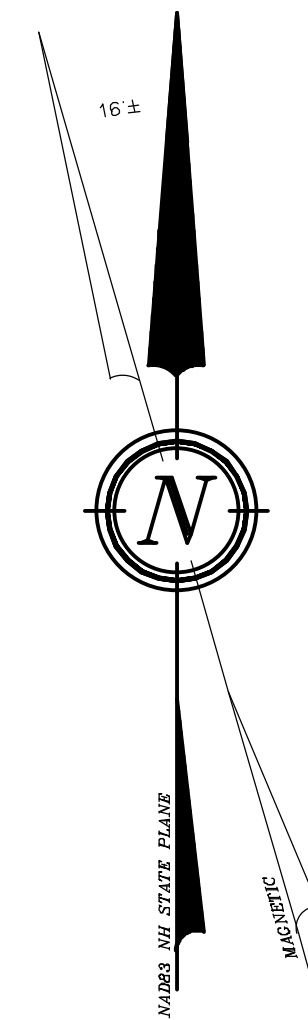
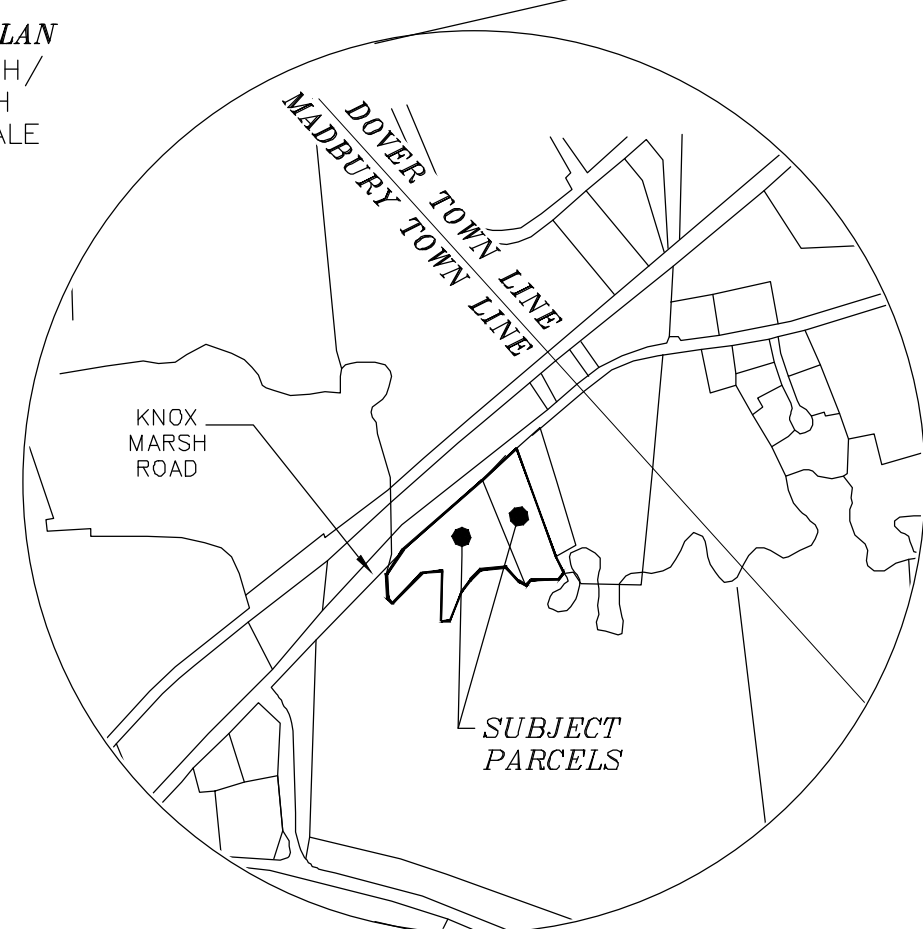
**SURVEYOR OF RECORD:** KENNETH A. BERRY, PE, LLS  
CPSWQ, CPESC, CESSM  
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825  
(603) 332-2863

**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  
JOHN P. HAYES III, CWS, CSS  
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' ±

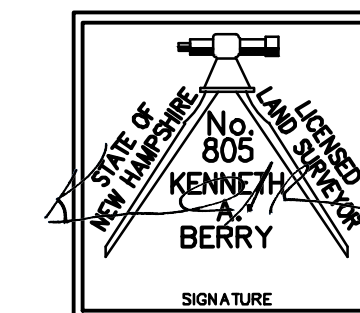
**REQUIRED PERMITS:**

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

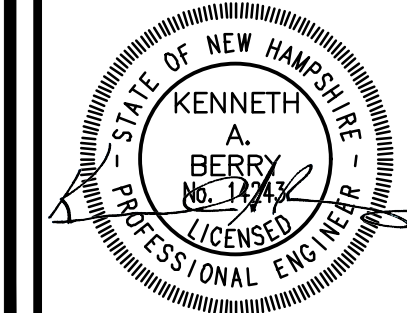
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE TOWN OF MADBURY NON-RESIDENTIAL SITE PLAN REGULATIONS AS AMENDED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

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

**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:**

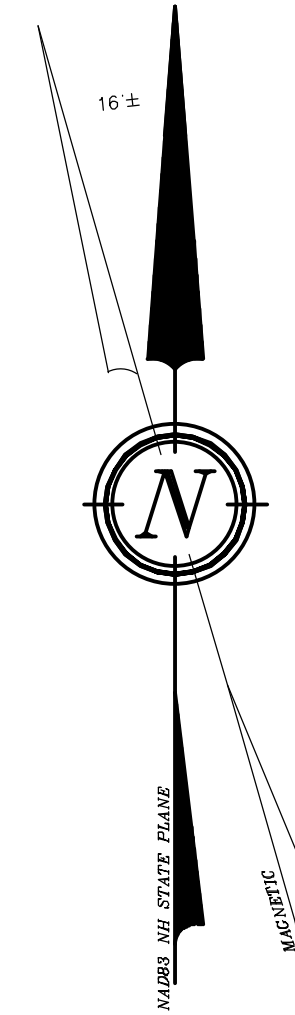
- PERIMETER BOUNDARY
- COMMON PROPERTY LINE
- NRCS SOIL DELINEATION LINE
- BUILDING SETBACK LINE
- GRAVEL SURFACE
- POORLY / SOMEWHAT POORLY DRAINED SOIL LINE
- POORLY DRAINED ROADSIDE SWALE
- 25'/50' WET AREA BUFFER/SETBACK
- BUILDING AND SEPTIC SETBACK
- FLOOD LINE (ZONE A)
- OVERHEAD UTILITIES LINE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



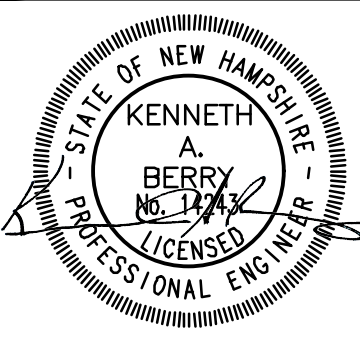
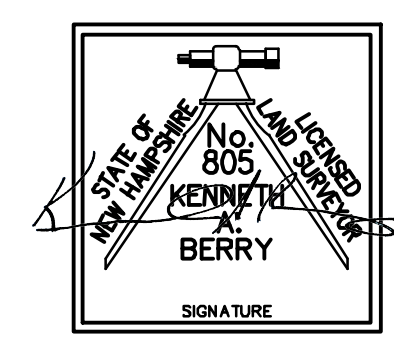
**GIS SKETCH**  
MADBURY & DOVER, NH  
SCALE: 1" = 300' ±



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

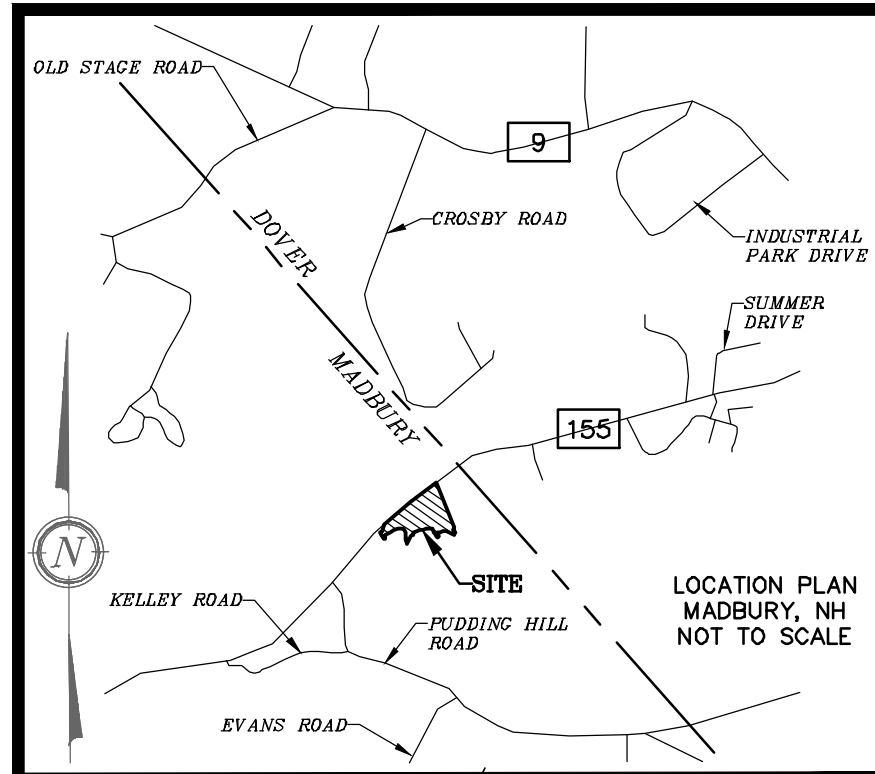
NEIGHBORHOOD PLAN  
LAND OF  
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC  
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD  
MADBURY, N.H.  
TAX MAP 9, LOTS 3 & 4

**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



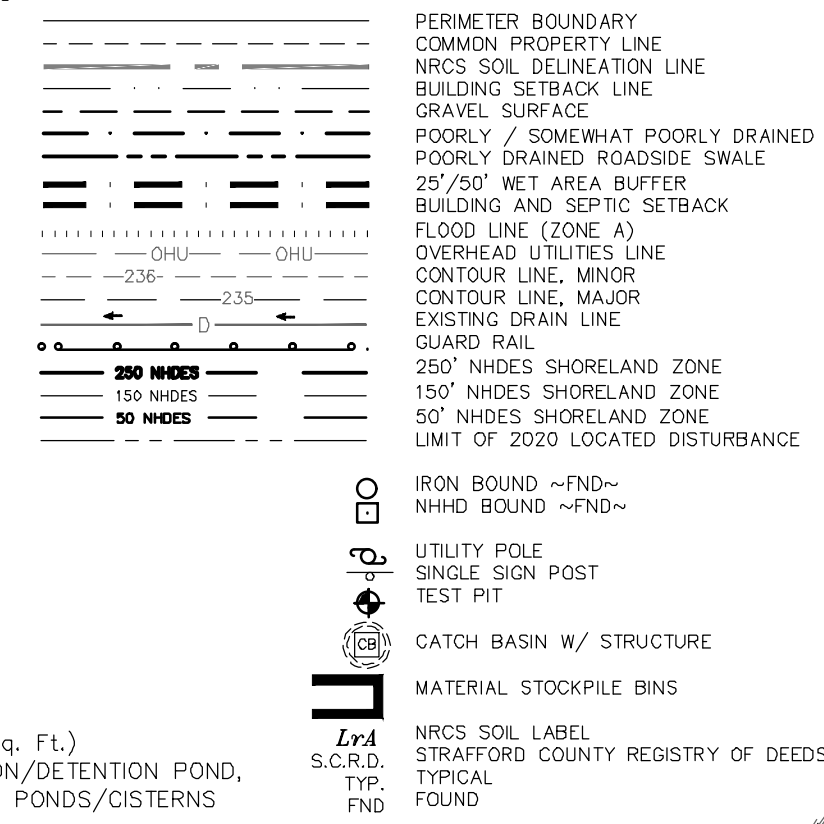
N/F NEW ENGLAND METAL RECYCLING, LLC  
P.O. BOX 847  
CARLSBAD, CA 92018  
TAX MAP 7, LOT 16  
S.C.R.D. BOOK 3685, PAGE 482

LOCATION PLAN  
MADBURY, NH  
NOT TO SCALE

**NOTES:**

- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC  
282 KNOX MARSH ROAD  
MADBURY, NH 03823  
284 KNOX MARSH, LLC  
284 KNOX MARSH ROAD  
MADBURY, NH 03823
- TAX MAP 9, LOT 3  
TAX MAP 9, LOT 4
- LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- S.C.R.D.: BOOK 2166, PAGE 577  
BOOK 3996, PAGE 242
- ZONING:  
COMMERCIAL AND LIGHT INDUSTRIAL ZONE  
BUILDING SETBACKS:  
FRONT - 50'  
SIDE - 25'  
REAR - 25'  
LOT SIZE: 80,000 Sq. Ft.  
MIN. FRONTAGE: 125'  
MIN. LOT DEPTH: 150'  
MAX. BUILDING HEIGHT: N/A  
WET AREA CONSERVATION OVERLAY DISTRICT (<3,000 Sq. Ft.)  
OR NOT CONSIDERED A DITCH OR SWALE, SEDIMENTATION/DETENTION POND,  
AGRICULTURAL AND IRRIGATION PONDS/SWALES, & FIRE PONDS/CISTERNS  
WET AREA BUFFER: 25'  
BUILDING & SEPTIC SETBACKS:  
BOGS, PRIME WET AREAS: 75'  
ALL OTHER TIDAL WET AREAS: 75'  
VERNAL POOLS: 75'  
ALL OTHER NON-TIDAL WET AREAS: 75'  
VERY POORLY DRAINED SOILS: 75'  
POORLY DRAINED SOILS: 50'  
SHORELAND PROTECTION OVERLAY DISTRICT  
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.

**LEGEND:**



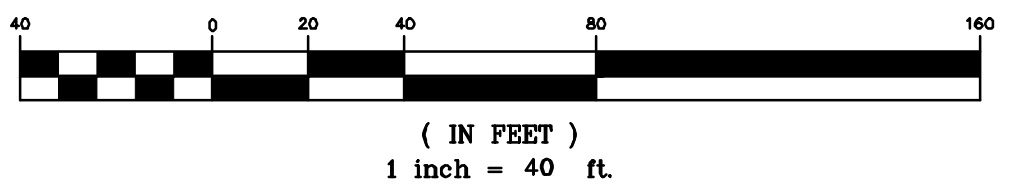
MICHAEL PARSONT CWS #28 JOHN P. HAYES CWS #18

- 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

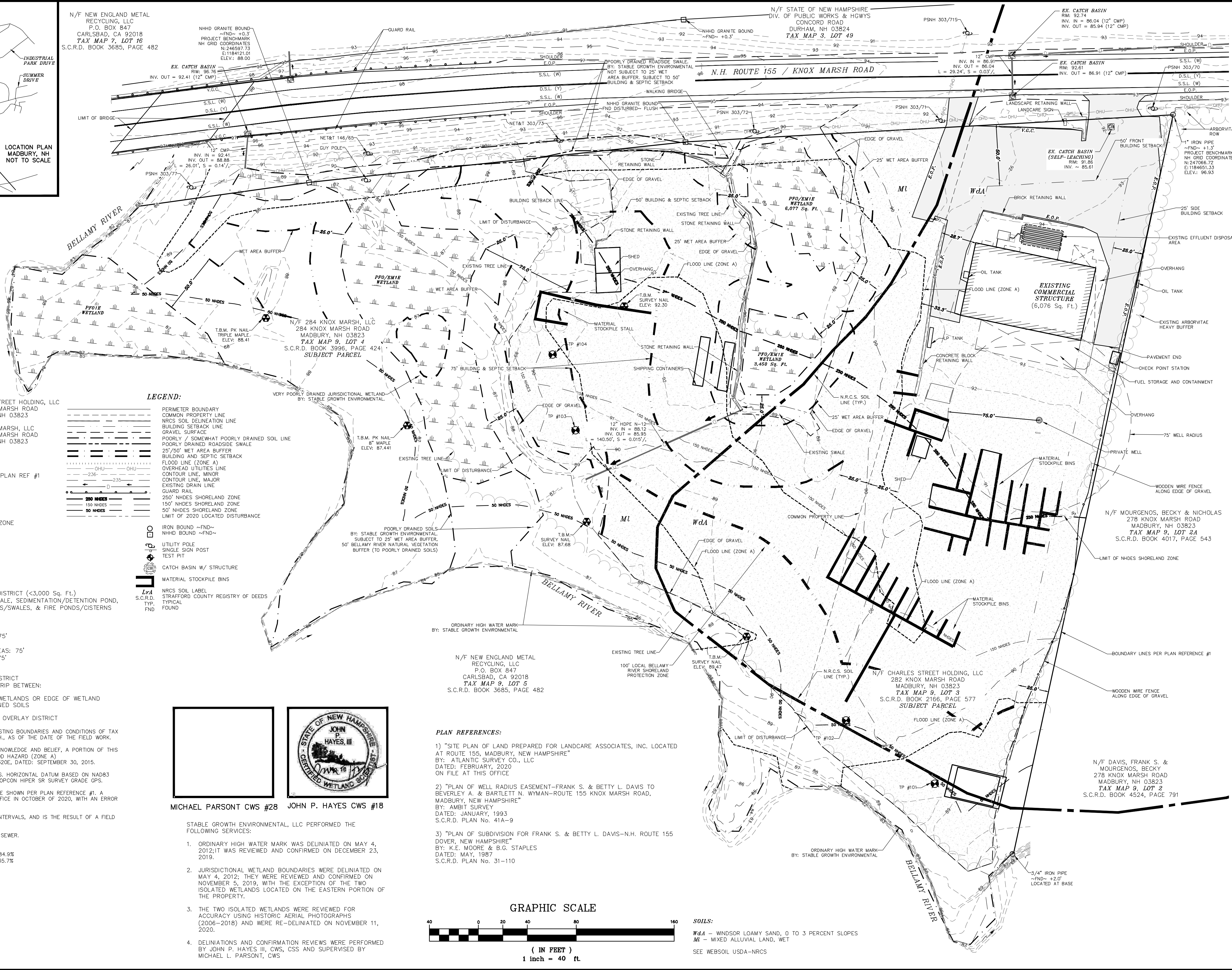
**PLAN REFERENCES:**

- "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

**GRAPHIC SCALE**



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



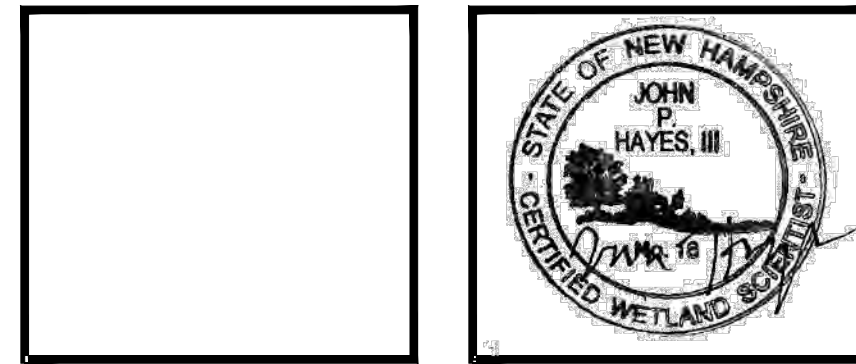
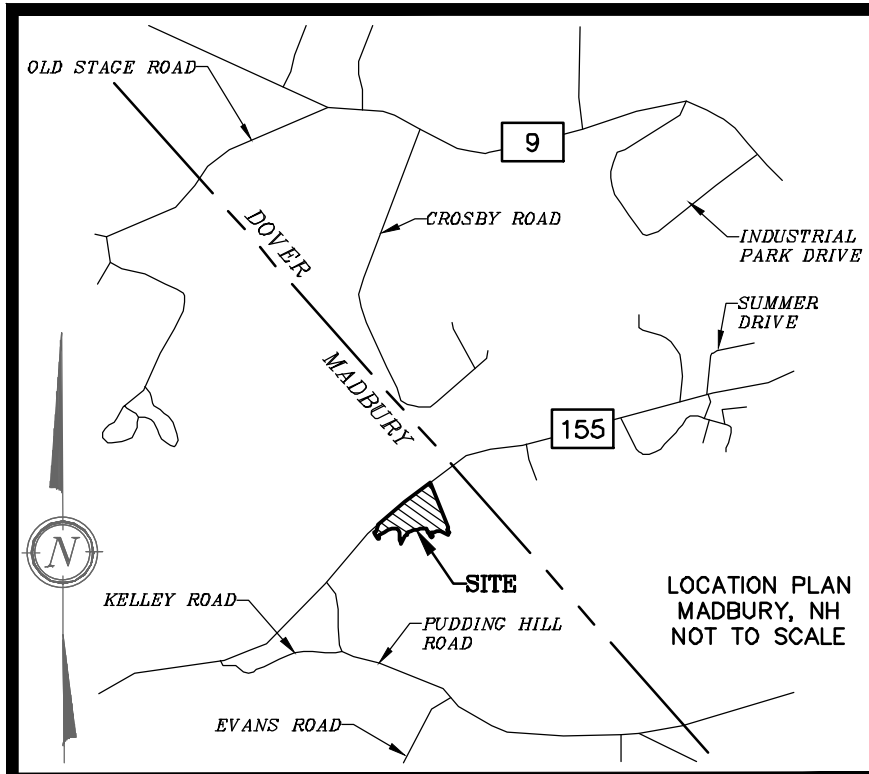
REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

EXISTING CONDITIONS PLAN  
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  
LICENSED PROFESSIONAL ENGINEER  
JOHN P. HAYES III  
NO. 805  
KENNETH BERRY  
SIGNATURE





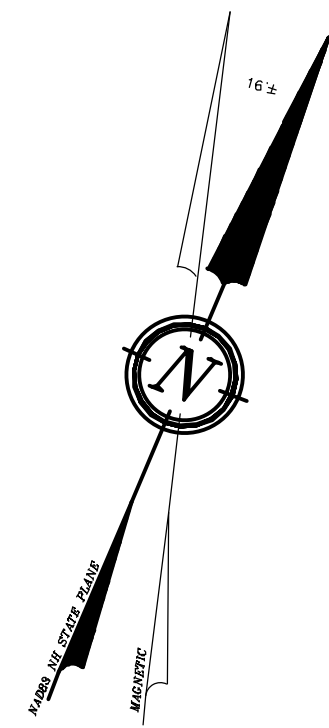
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NOTES:

- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC  
282 KNOX MARSH ROAD  
MADBURY, NH 03823  
  
284 KNOX MARSH, LLC  
284 KNOX MARSH ROAD  
MADBURY, NH 03823
- 2.) TAX MAP 9, LOT 3  
TAX MAP 9, LOT 4
- 3.) LOT AREA: 2.65 Ac. ± & 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



LEGEND:

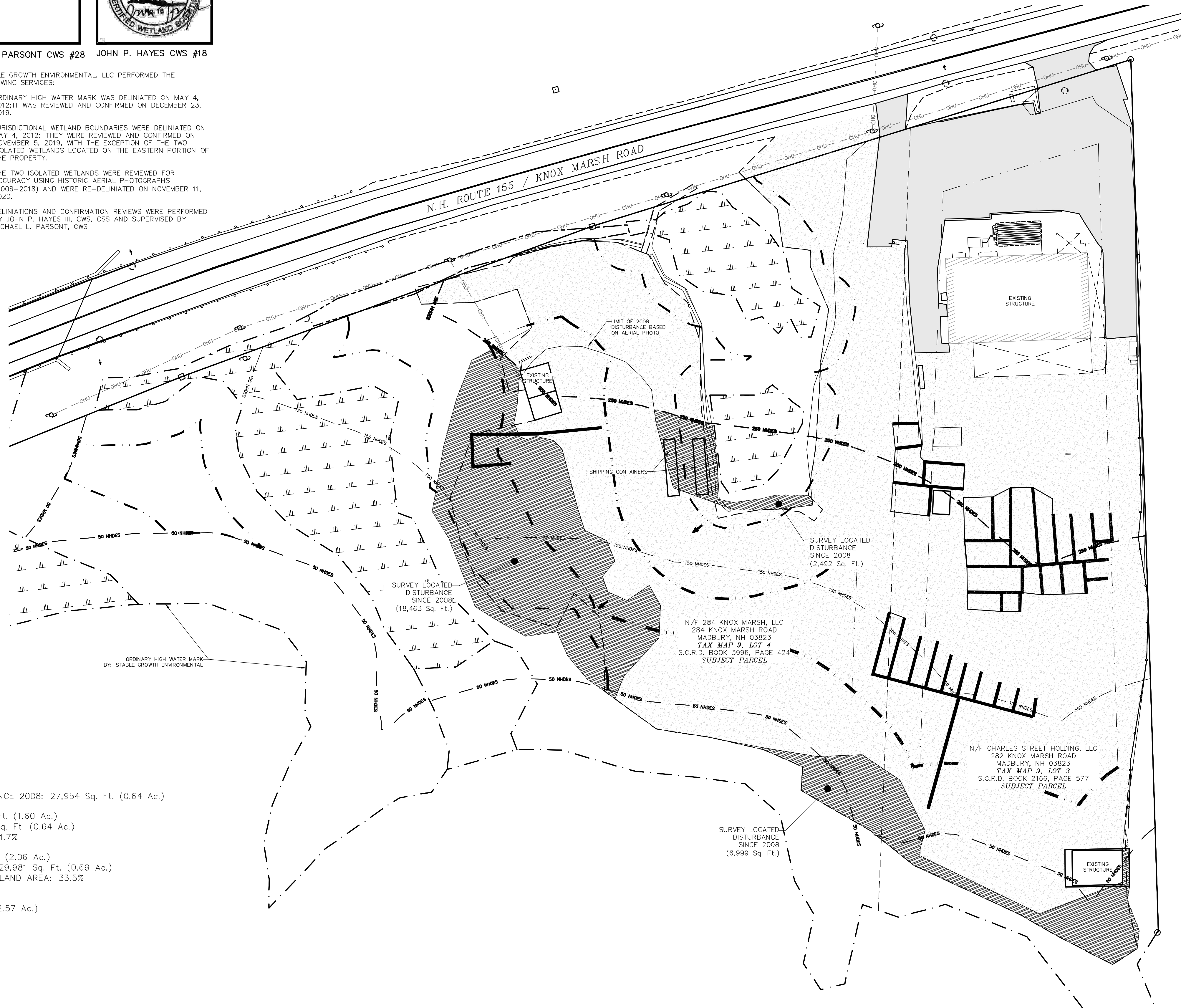
SURVEY LOCATED DISTURBANCE WITHIN 250' SHORELAND ZONE SINCE 2008

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%

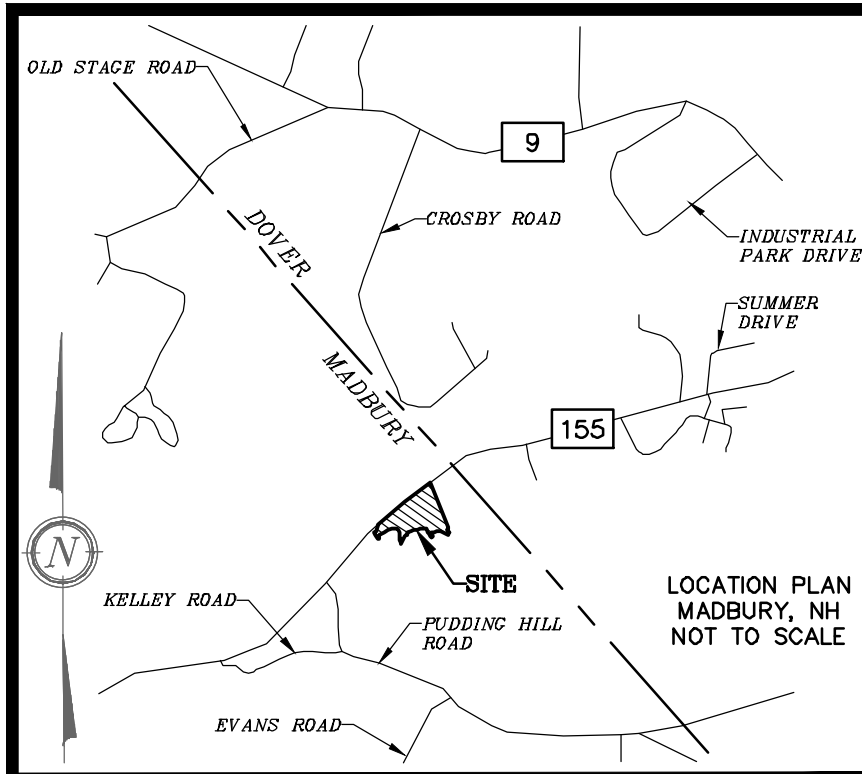
TOTAL LOT AREA WITHIN 250' ZONE: 225,758 Sq. Ft. (5.18 Ac.)  
EXISTING IMPERVIOUS AREA WITHIN 250' SHORELAND ZONE: 112,102 Sq. Ft. (2.57 Ac.)  
EXISTING IMPERVIOUS PERCENTAGE WITHIN 250' SHORELAND ZONE: 49.7%



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

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:**

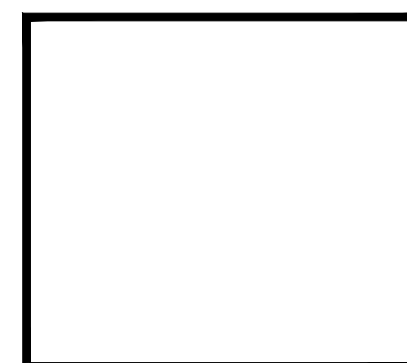
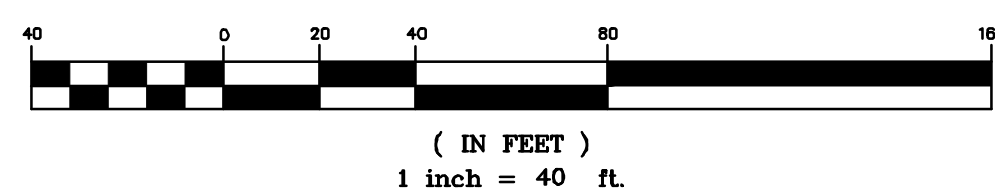
- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC  
282 KNOX MARSH ROAD  
MADBURY, NH 03823  
284 KNOX MARSH, LLC  
284 KNOX MARSH ROAD  
MADBURY, NH 03823
- 2.) TAX MAP 9, LOT 3  
TAX MAP 9, LOT 4
- 3.) LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- 4.) S.C.R.D.: BOOK 2166, PAGE 577  
BOOK 3996, 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 PERIOD THAT WOULD BE REQUIRED FOR AOT. ELEMENTS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H., AS OF THE DATE OF THE FIELD WORK: OCTOBER 2020.

**LEGEND:**

SURVEY LOCATED DISTURBANCE SINCE 2011

SURVEY LOCATED DISTURBANCE SINCE 2011: 39,600 Sq. Ft. (0.91 Ac.)

**GRAPHIC SCALE**

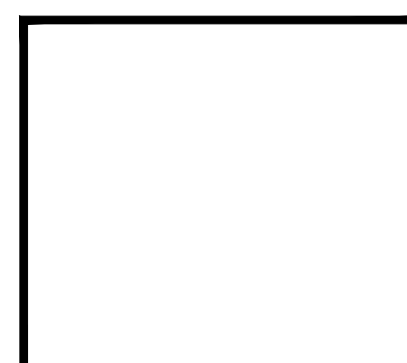
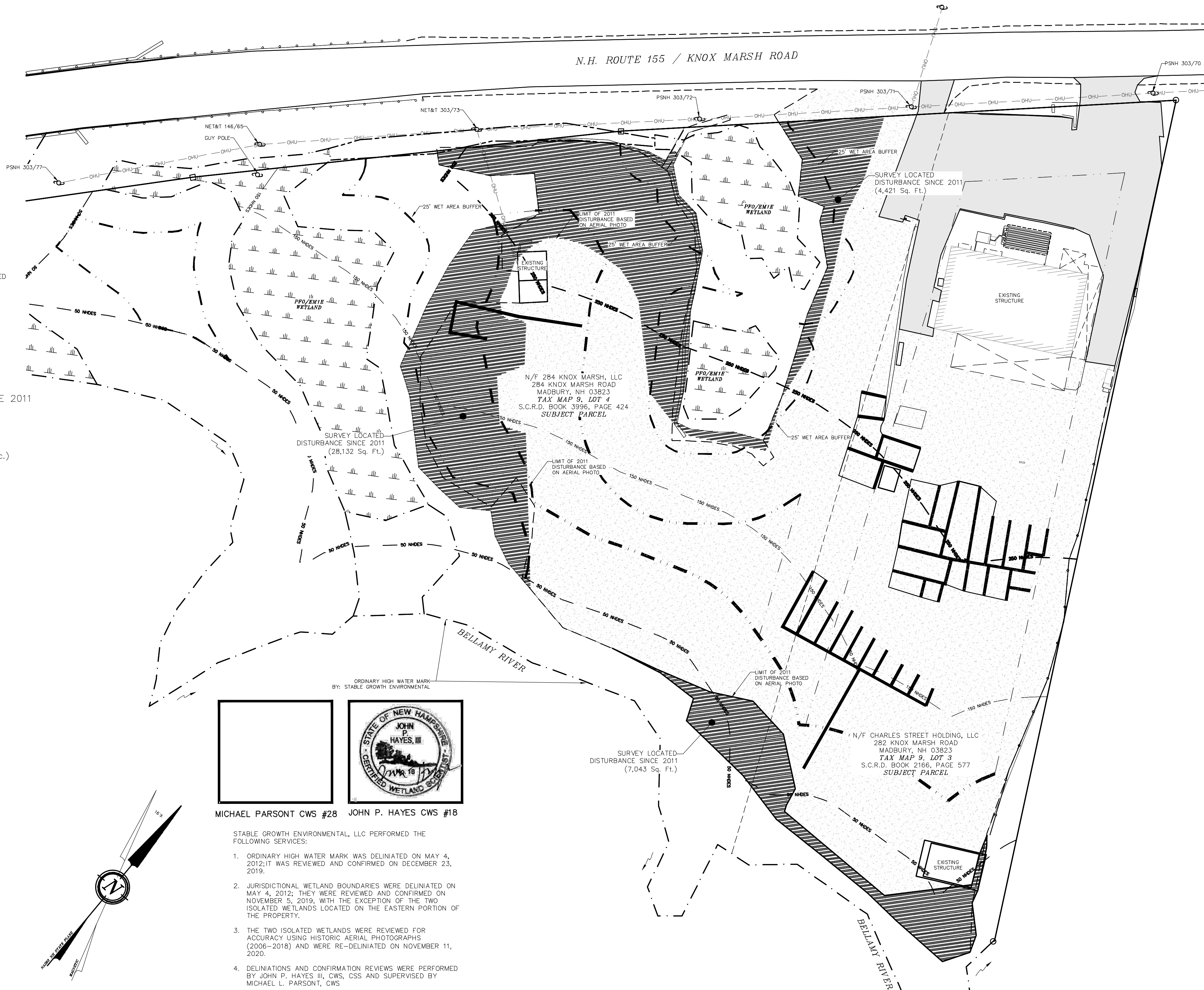


MICHAEL PARSONT CWS #28 JOHN P. HAYES CWS #18



STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

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

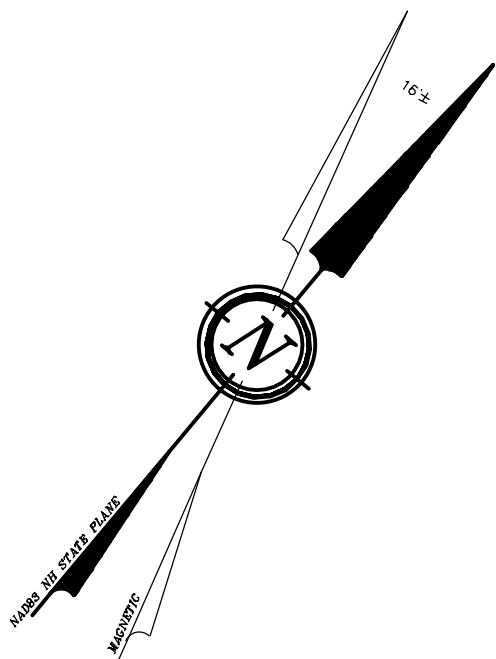


MICHAEL PARSONT CWS #28 JOHN P. HAYES CWS #18



STABLE GROWTH ENVIRONMENTAL, LLC PERFORMED THE FOLLOWING SERVICES:

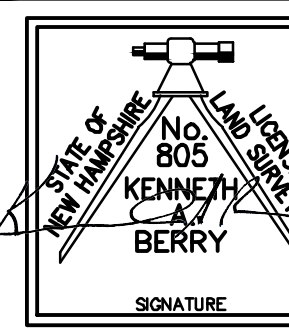
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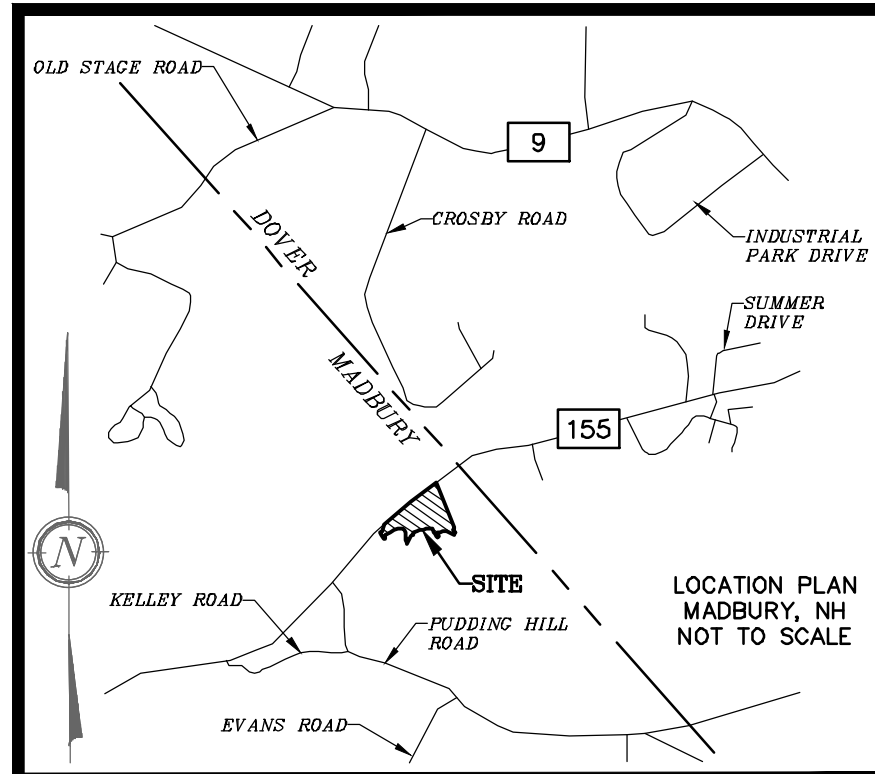


REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

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

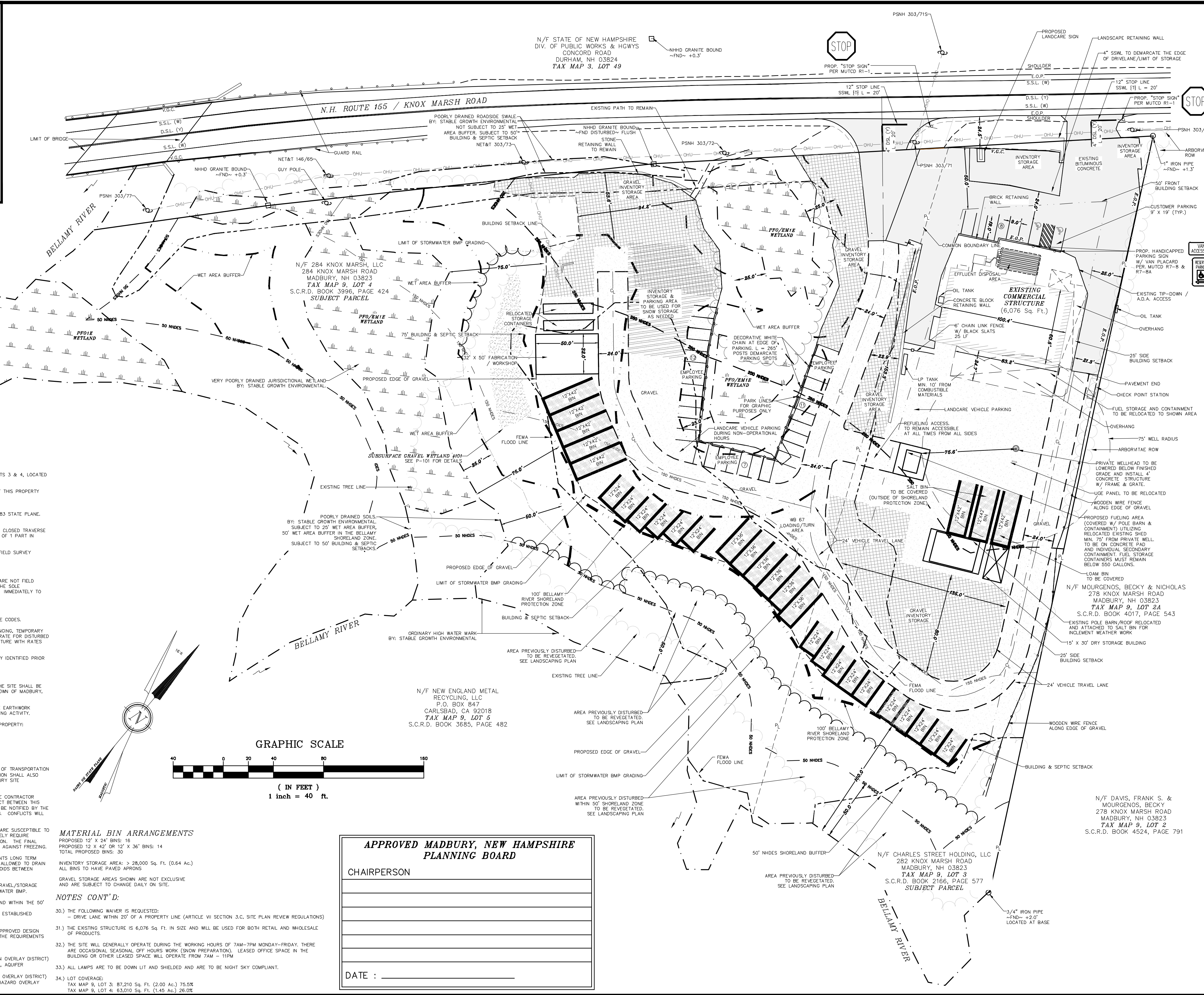




LOCATION PLAN  
MADBURY, NH  
NOT TO SCALE

**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 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.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH TOWN OF MADBURY PLANNING OFFICE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TOWN ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:  
EPA NOTICE OF INTENT (NOI): PENDING  
NHDES SHORELAND PERMIT: PENDING  
NATURAL HERITAGE BUREAU: NH920-1618  
NHDOT DRIVEWAY PERMIT: PENDING
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2016). CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF MADBURY POLICES AND PRACTICES, AND TOWN OF MADBURY SITE REGULATIONS.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- PROPOSED DISTURBANCE IS 45,000 Sq. Ft. (1.03 AC.), WHICH INCLUDES ADDITIONAL GRAVEL/STORAGE AREA SINCE 200' OUTSIDE OF THE 50' SHORELAND ZONE AND THE PROPOSED STORMWATER BMP.
- THIS SITE PLAN PROPOSES THE RECLAIMING AND VEGETATING OF 11,900 Sq. Ft. OF LAND WITHIN THE 50' SHORELAND ZONE. THIS RECLAIMED AREA IS NOT INCLUDED IN THE 45,000 Sq. Ft. OF PROPOSED/ADDITIONAL DISTURBANCE SINCE THE 60' TO 100' YEAR LOOK-BACK WINDOW IS ESTABLISHED (2011).
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- THE FOLLOWING CONDITIONAL USE PERMITS ARE REQUESTED:  
- LAND USE WITHIN 100' OF THE BELLEAMY RIVER (ARTICLE X, SHORELAND PROTECTION OVERLAY DISTRICT)  
- GREATER THAN 15% IMPERVIOUS IN A AQUIFER PROTECTION DISTRICT (ARTICLE IX-A, AQUIFER PROTECTION DISTRICT)
- LOT COVERAGES:  
TAX MAP 9, LOT 3: 87,210 Sq. Ft. (2.00 AC.) 75.5%  
TAX MAP 9, LOT 4: 63,010 Sq. Ft. (1.45 AC.) 26.0%



**MATERIAL BIN ARRANGEMENTS**

PROPOSED 12' x 24' BINS: 16  
PROPOSED 12' x 42' OR 12' x 36' BINS: 14  
TOTAL PROPOSED BINS: 30

INVENTORY STORAGE AREA: > 28,000 Sq. Ft. (0.64 AC.)  
ALL BINS TO HAVE PAVED APRONS

GRAVEL STORAGE AREAS SHOWN ARE NOT EXCLUSIVE AND ARE SUBJECT TO CHANGE DAILY ON SITE.

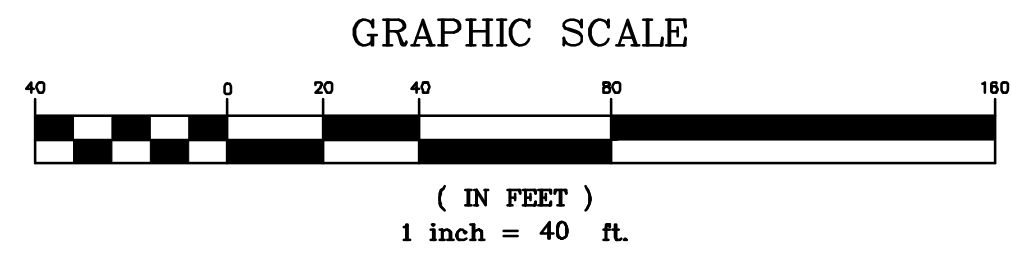
**NOTES CONT'D:**

- THE FOLLOWING WEAVER 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 (SNOW PREPARATION). LEASED OFFICE SPACE IN THE BUILDING OR OTHER LEASED SPACE WILL OPERATE FROM 7AM - 11PM
- ALL LAMPS ARE TO BE DOWN LIT AND SHIELDED AND ARE TO BE NIGHT SKY COMPLIANT.

**APPROVED MADBURY, NEW HAMPSHIRE  
PLANNING BOARD**

CHAIRPERSON

DATE : \_\_\_\_\_



N/F NEW ENGLAND METAL  
RECYCLING, LLC  
P.O. BOX 847  
CARLSBAD, CA 92018  
TAX MAP 9, LOT 5  
S.C.R.D. BOOK 3885, PAGE 482

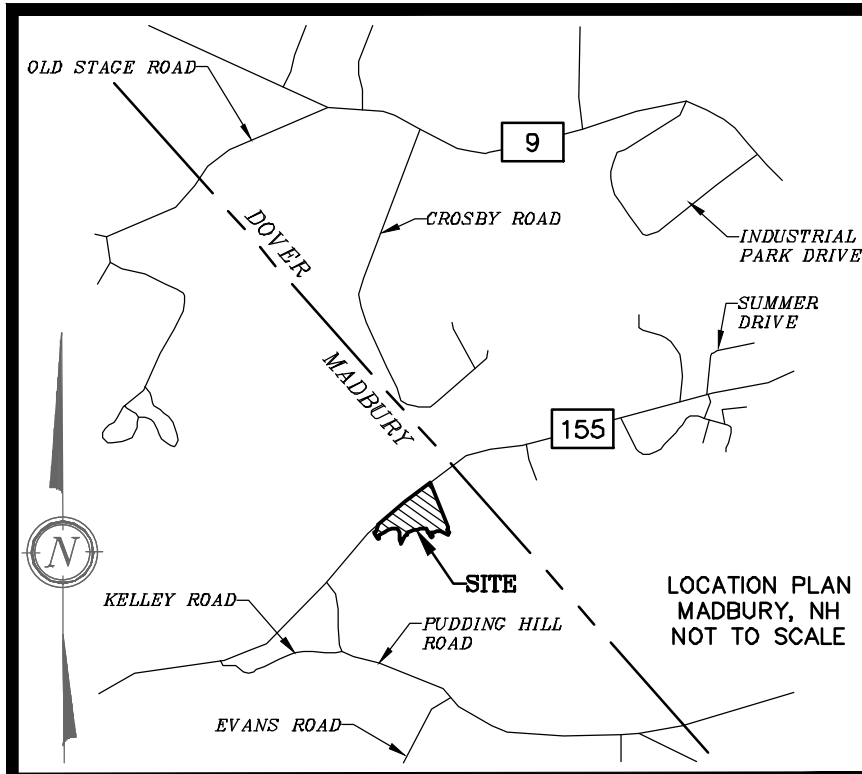
N/F STATE OF NEW HAMPSHIRE  
DIV. OF PUBLIC WORKS & HWYS  
CONCORD ROAD  
DURHAM, NH 03824  
TAX MAP 3, LOT 49

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

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

SHEET 6 OF 23



LOCATION PLAN  
MADBURY, NH  
NOT TO SCALE

EVANS ROAD  
DUDLEY HILL ROAD  
SUMMER DRIVE  
INDUSTRIAL PARK DRIVE  
CROSBY ROAD  
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INDUSTRIAL PARK DRIVE  
CROSBY ROAD  
JOLLEY  
MADBURY  
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KELLEY ROAD

EVANS ROAD  
DUDLEY HILL ROAD  
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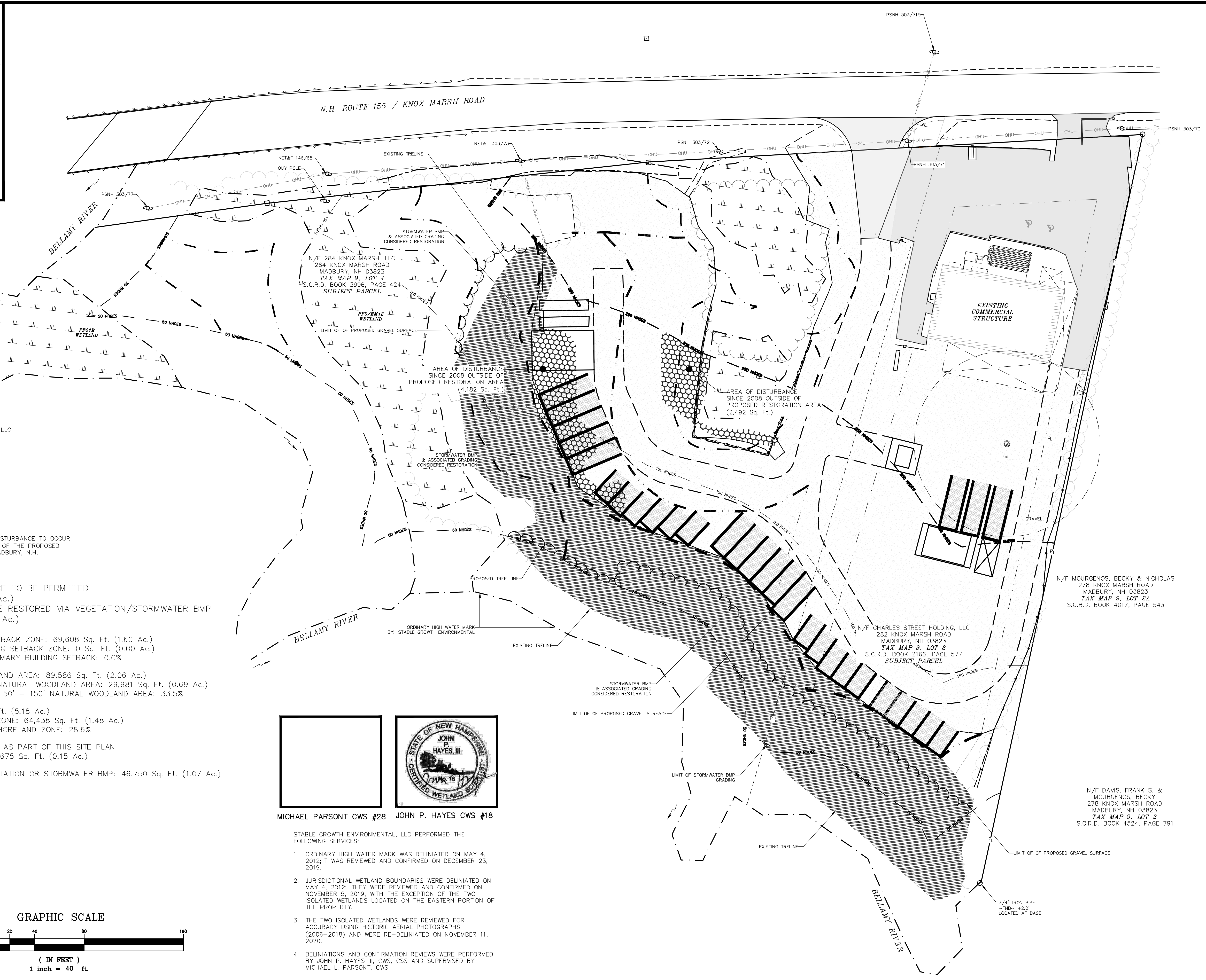
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MADBURY  
9  
155  
KELLEY ROAD



**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 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 (6,675 Sq. Ft.) (0.15 Ac.)
- PROPOSED AREA TO BE RESTORED VIA VEGETATION/STORMWATER BMP (46,750 Sq. Ft.) (1.07 Ac.)

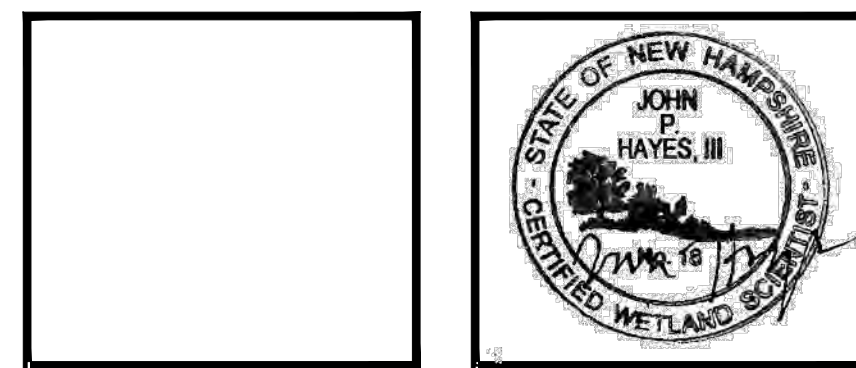
TOTAL LOT AREA WITHIN 50' PRIMARY BUILDING SETBACK ZONE: 69,608 Sq. Ft. (1.60 Ac.)  
PROPOSED IMPERVIOUS WITHIN 50' PRIMARY BUILDING SETBACK ZONE: 0 Sq. Ft. (0.00 Ac.)  
PROPOSED IMPERVIOUS PERCENTAGE WITHIN 50' PRIMARY BUILDING SETBACK: 0.0%

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: 64,438 Sq. Ft. (1.48 Ac.)  
PROPOSED IMPERVIOUS PERCENTAGE WITHIN 250' SHORELAND ZONE: 28.6%

TOTAL DISTURBANCE WITHIN 250' SHORELAND ZONE AS PART OF THIS SITE PLAN OUTSIDE OF THE PROPOSED RESTORATION AREA: 6,675 Sq. Ft. (0.15 Ac.)

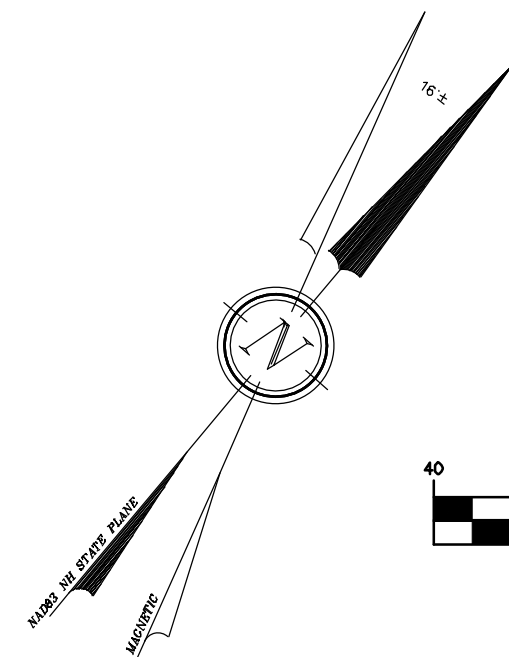
TOTAL AREA PROPOSED TO BE RESTORED W/ VEGETATION OR STORMWATER BMP: 46,750 Sq. Ft. (1.07 Ac.)



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

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**

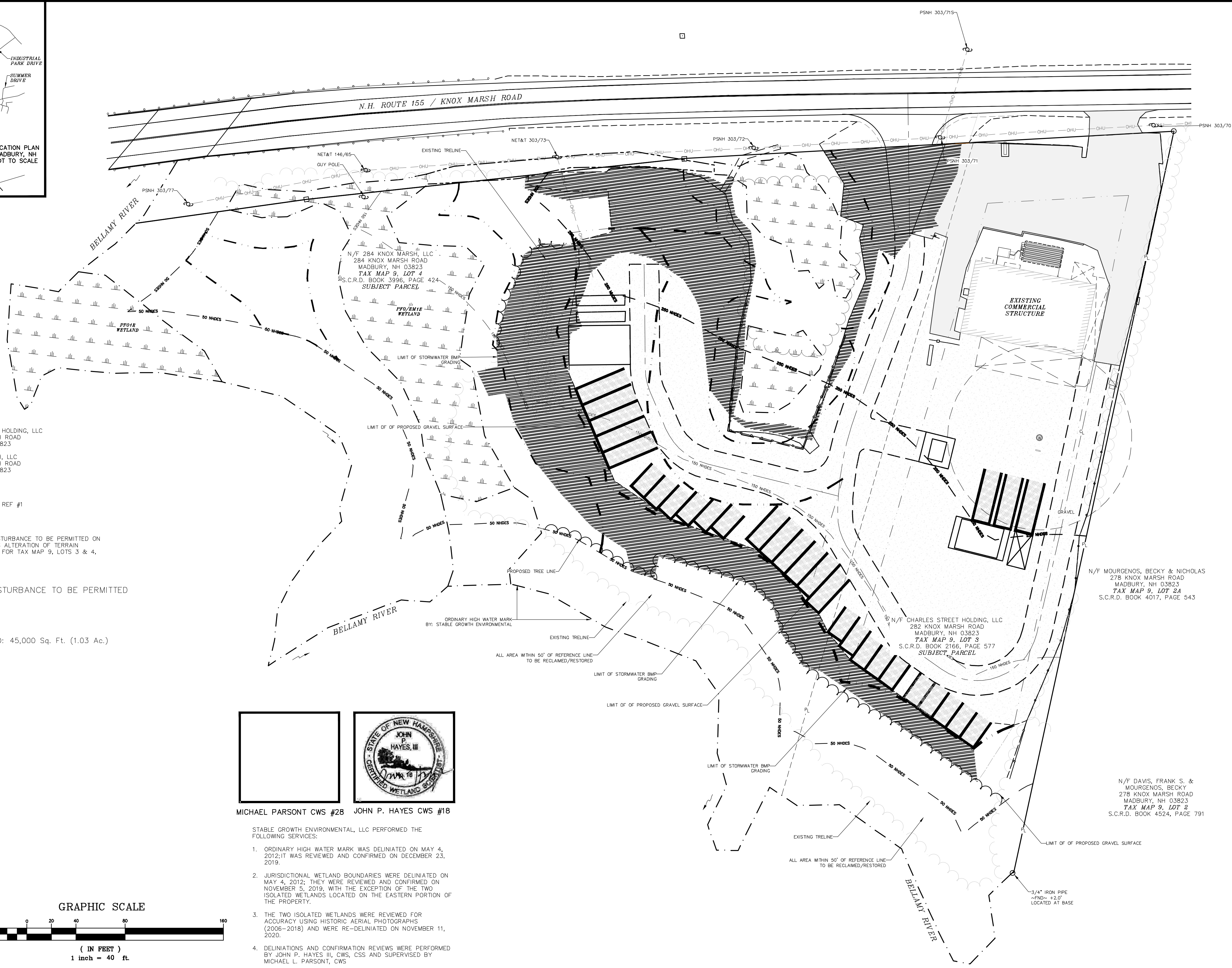
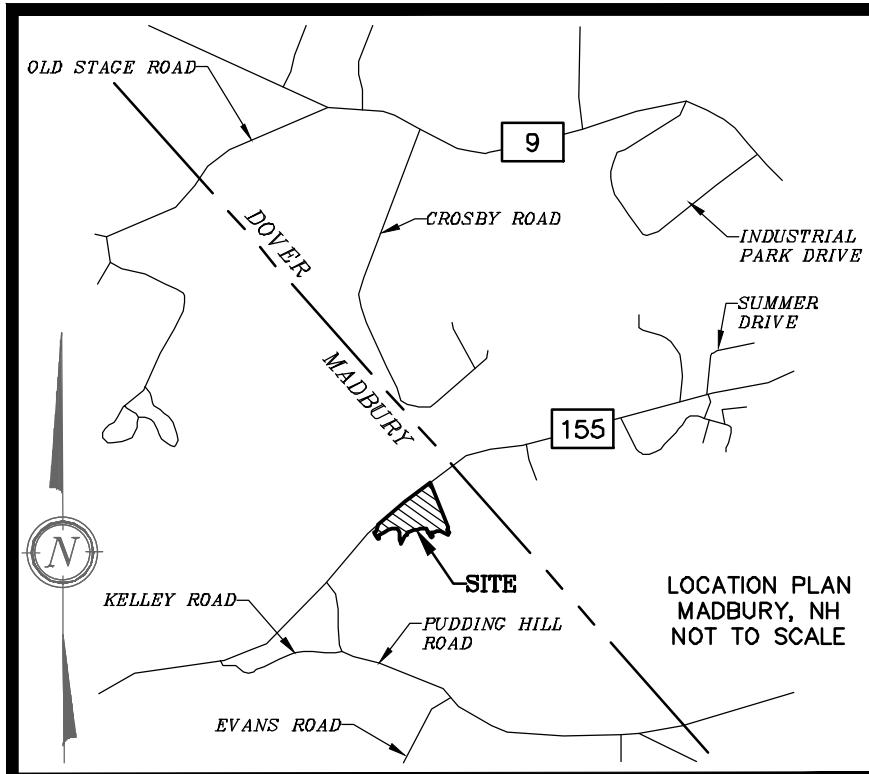
( IN FEET )  
1 inch = 40 ft.

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

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  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 40 FT.  
DATE : OCTOBER 18, 2021  
FILE NO. : DB 2020 - 083

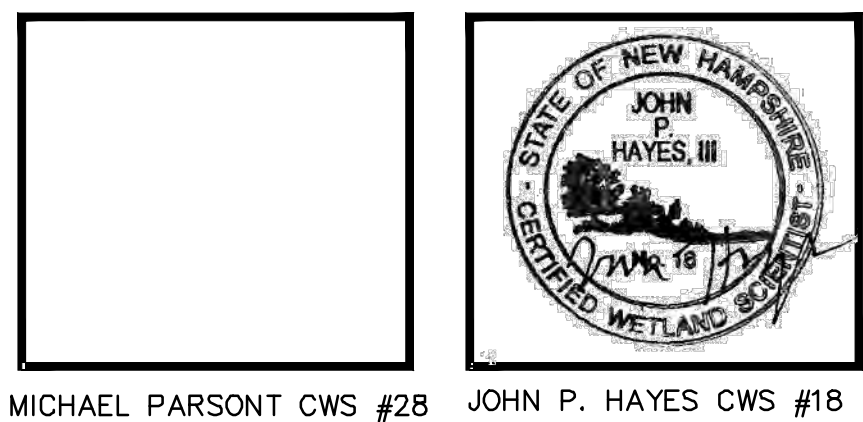
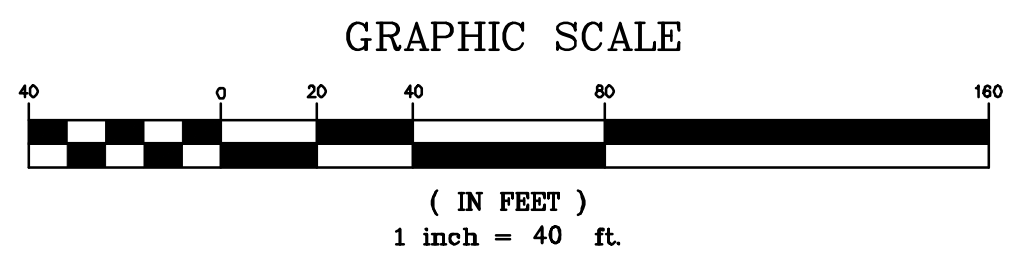
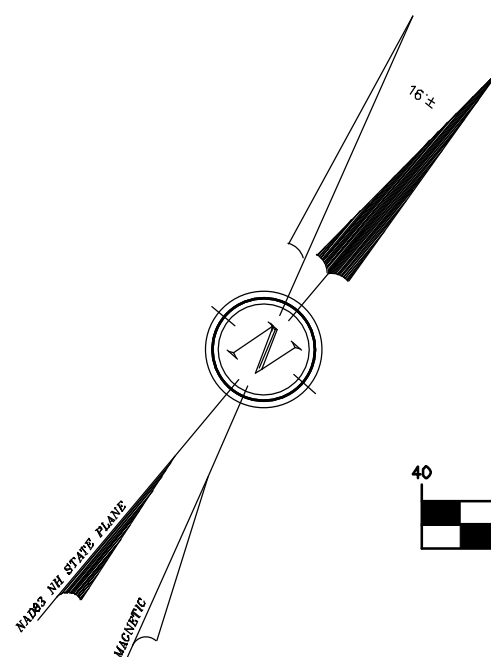




- NOTES:**
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC  
282 KNOX MARSH ROAD  
MADBURY, NH 03823  
  
284 KNOX MARSH, LLC  
284 KNOX MARSH ROAD  
MADBURY, NH 03823
  - TAX MAP 9, LOT 3  
TAX MAP 9, LOT 4
  - LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
  - S.C.R.D.: BOOK 2166, PAGE 577  
BOOK 3996, PAGE 242
  - 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: 45,000 Sq. Ft. (1.03 Ac.)



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

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

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

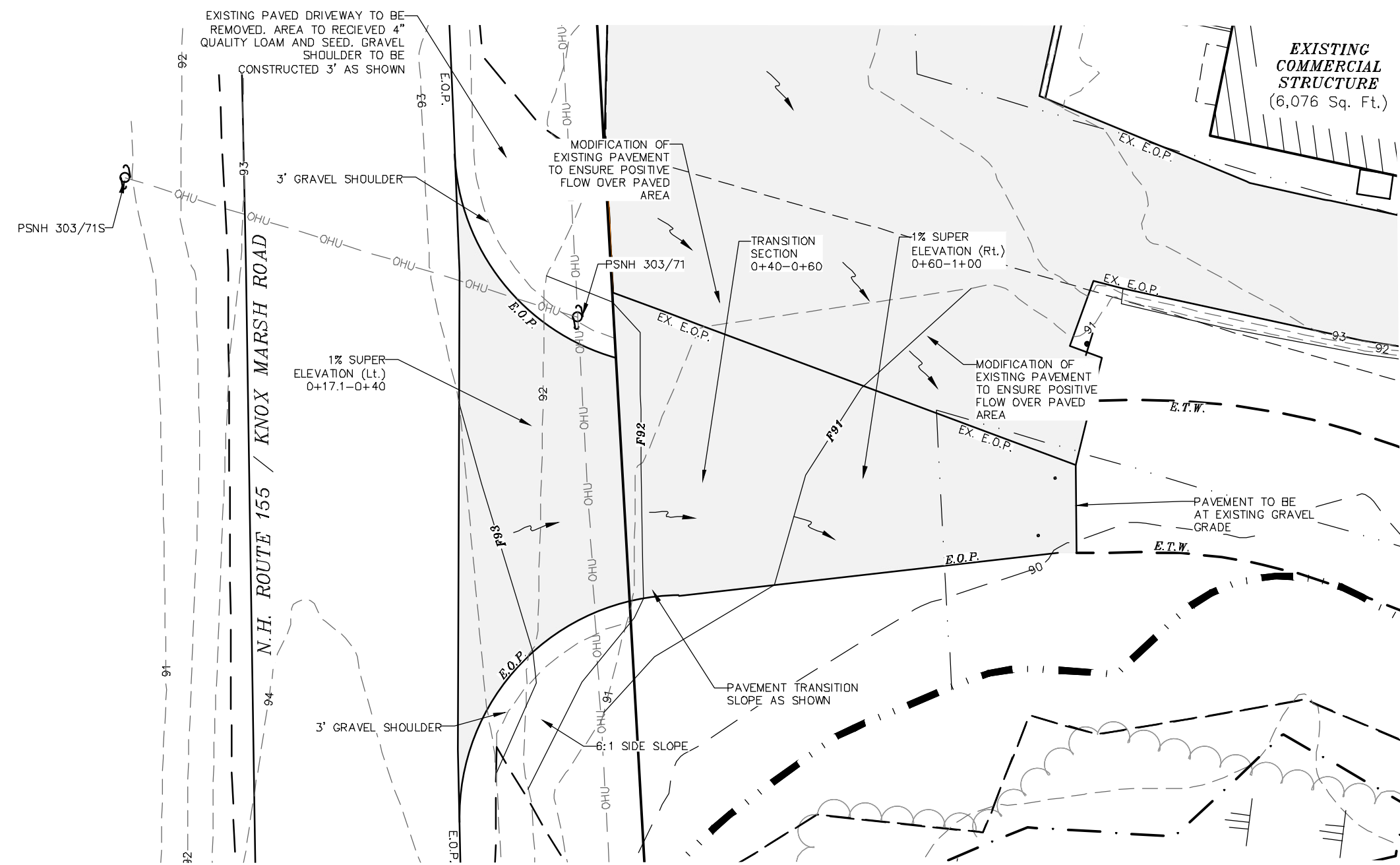
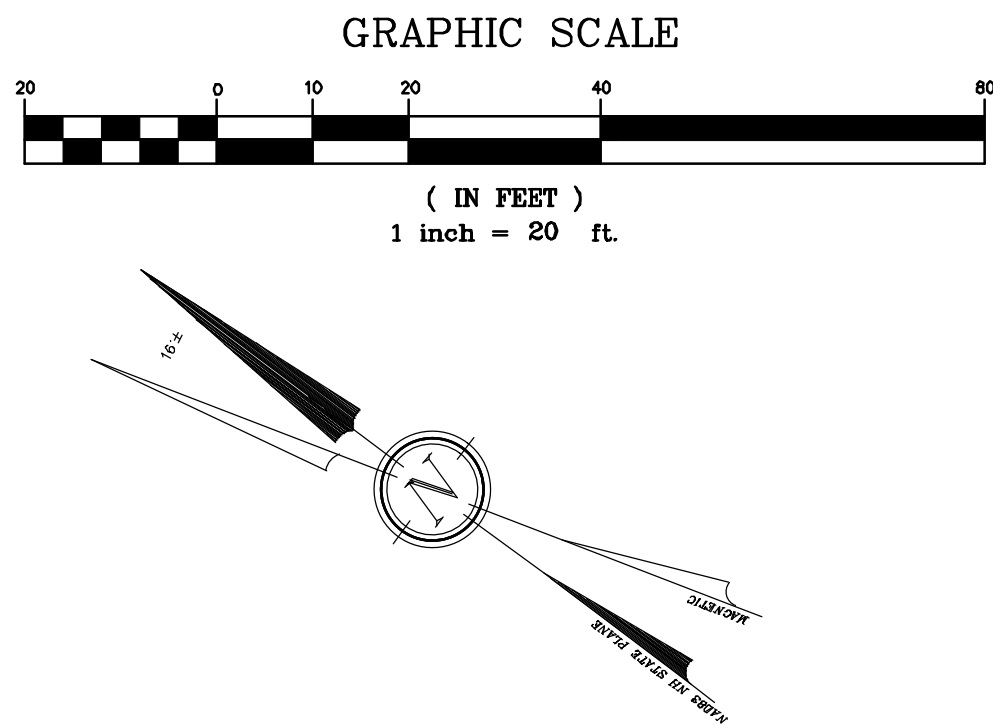
PERMITTED DISTURBANCE PLAN (2021)  
 LAND OF  
 CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC  
 N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD  
 MADBURY, N.H.  
 TAX MAP 9, LOTS 3 & 4

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

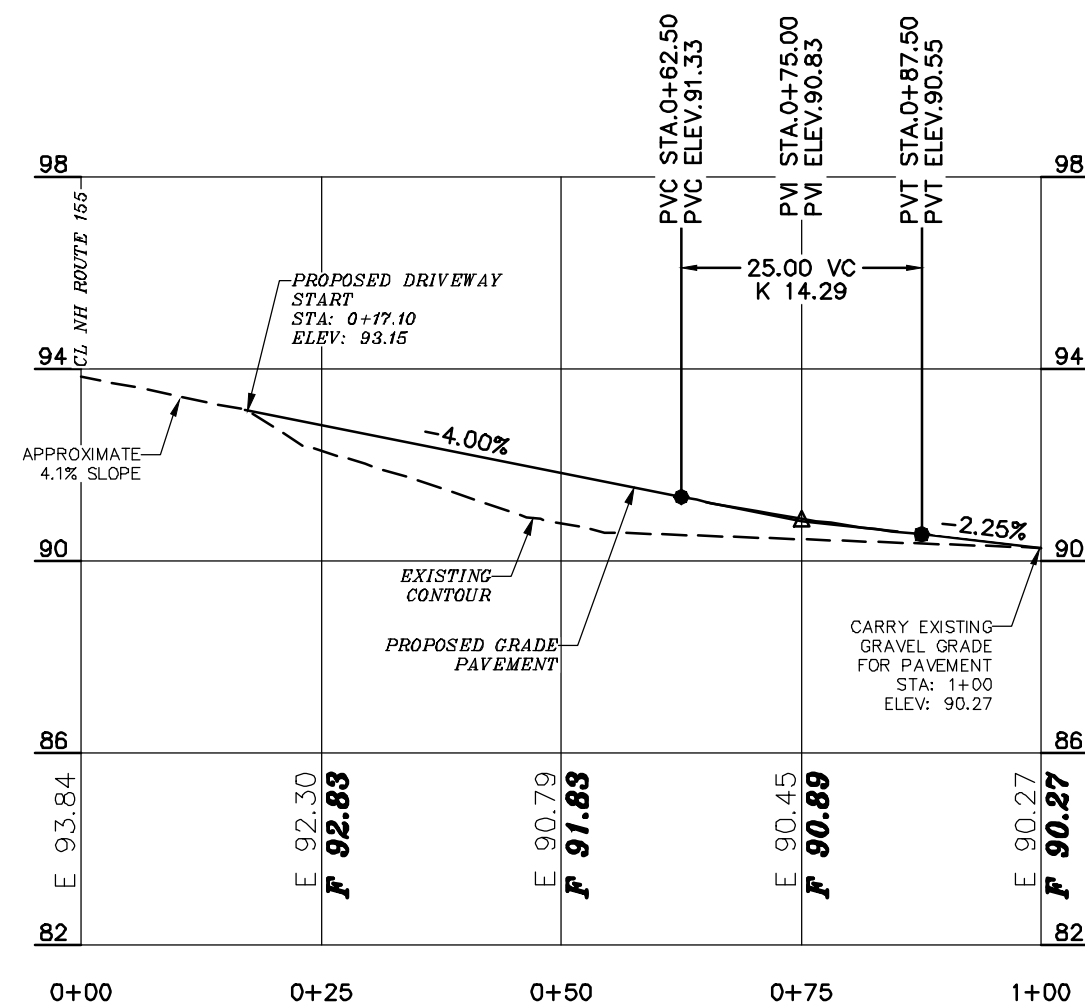


**NOTES:**

- 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 PROPOSED DRIVEWAY ENTRANCE GRADING PLAN & PROFILE ELEMENTS OF TAX MAP 9, LOTS 3 & 4, LOCATED IN MADBURY, N.H.



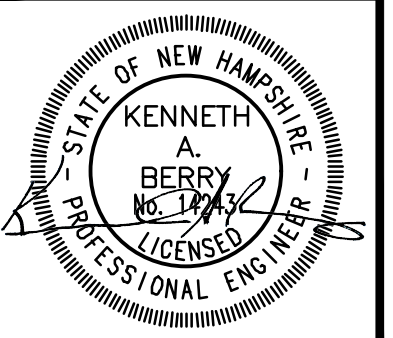
**PLAN VIEW PROPOSED DRIVEWAY 0+00-1+00**  
**PROFILE VIEW PROPOSED DRIVEWAY 0+00-1+00**



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

PROPOSED DRIVEWAY PLAN & PROFILE  
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

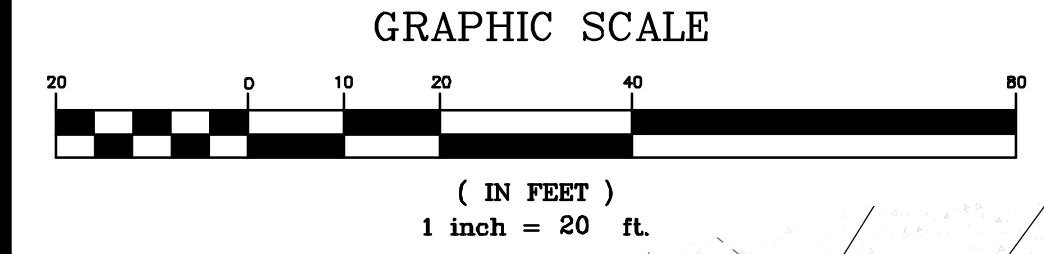
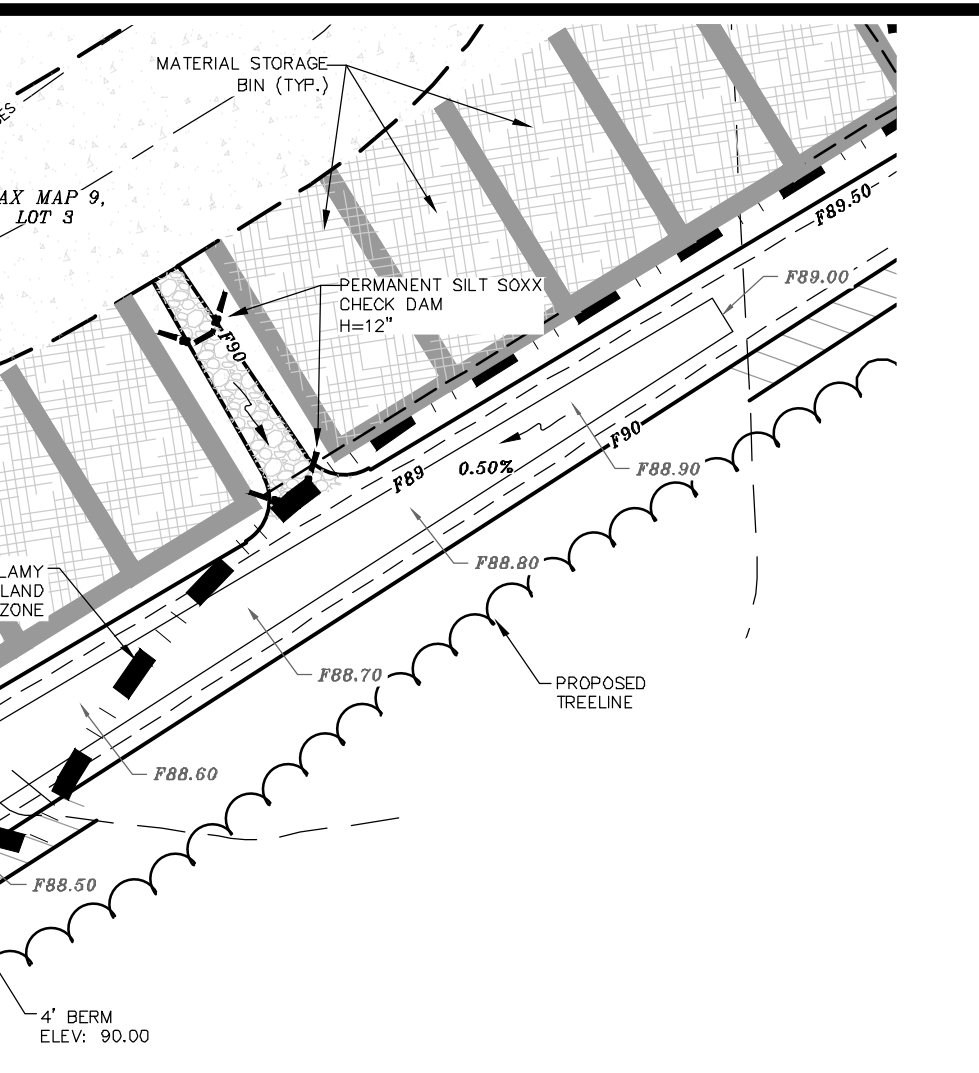
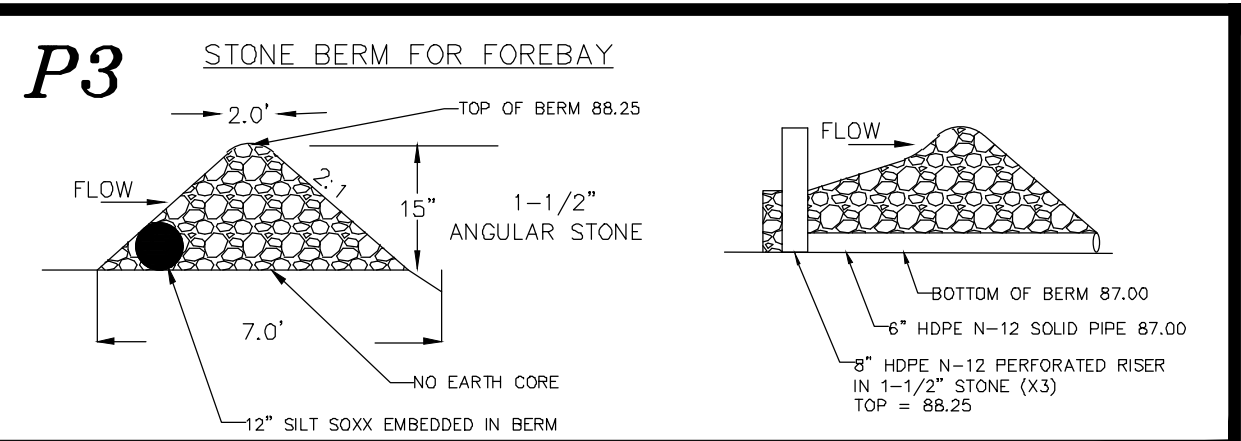
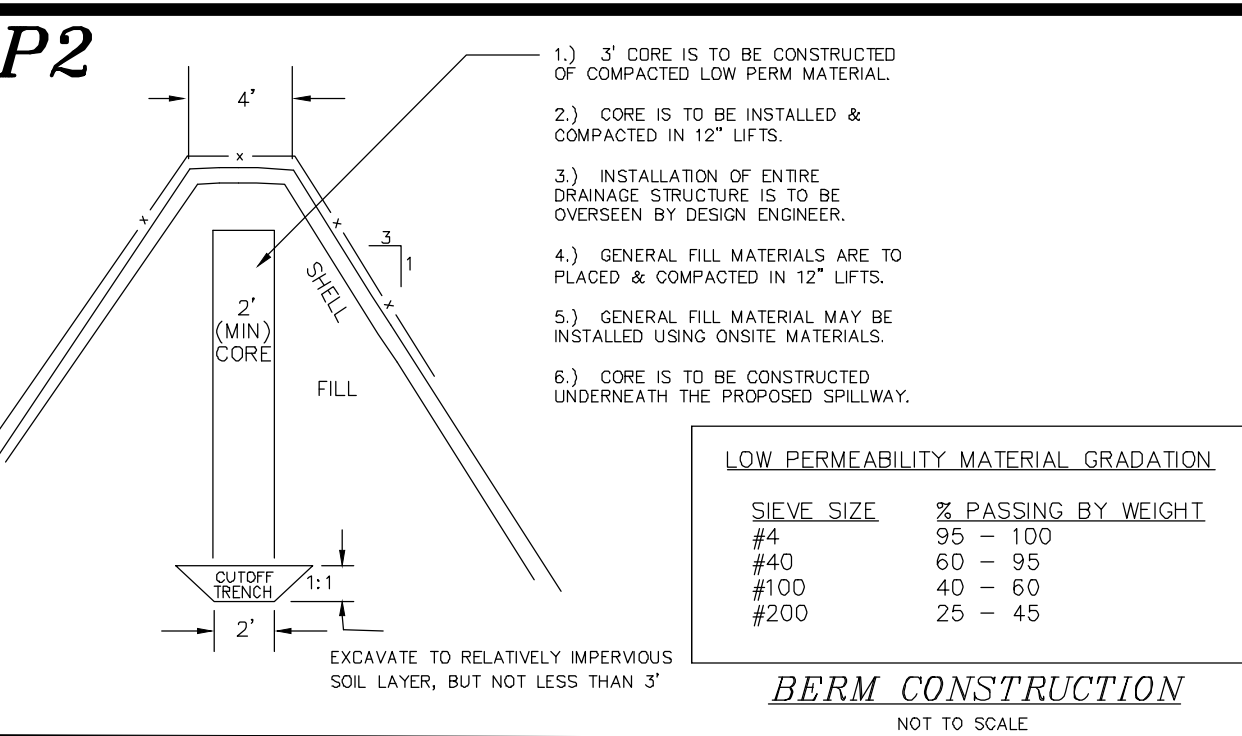


ACTIVITY	FREQUENCY
<b>CLOGGING AND SYSTEM PERFORMANCE</b>	
INSPECT INLETS AND OUTLETS TO ENSURE GOOD CONDITION AND NO EVIDENCE OF DETERIORATION. CHECK TO SEE IF HIGH-FLOW BYPASS IS FUNCTIONING.	
REMEDY: REPAIR OR REPLACE ANY DAMAGED STRUCTURAL PARTS, INLETS AND OUTLETS. CLEAR OR REMOVE DEBRIS OR RESTRICTIONS.	
CHECK FOR INTERNAL EROSION, EVIDENCE OF SHORT-CIRCUITING, AND ANIMAL BURROWS.	ANNUALLY, MORE FREQUENTLY IN THE FIRST YEAR OF OPERATION
REMEDY: SOIL EROSION FROM SHORT-CIRCUITING OR ANIMAL BURROWS 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.	

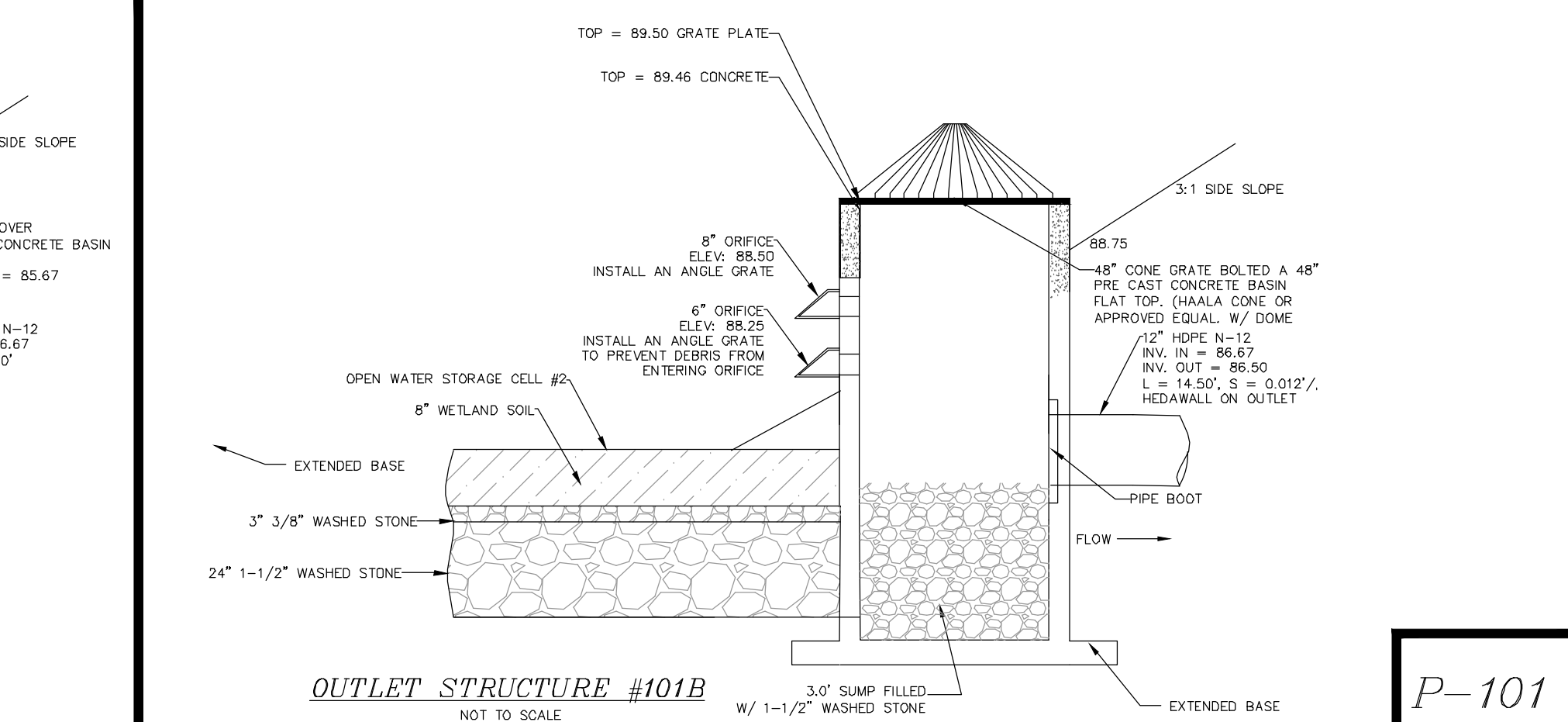
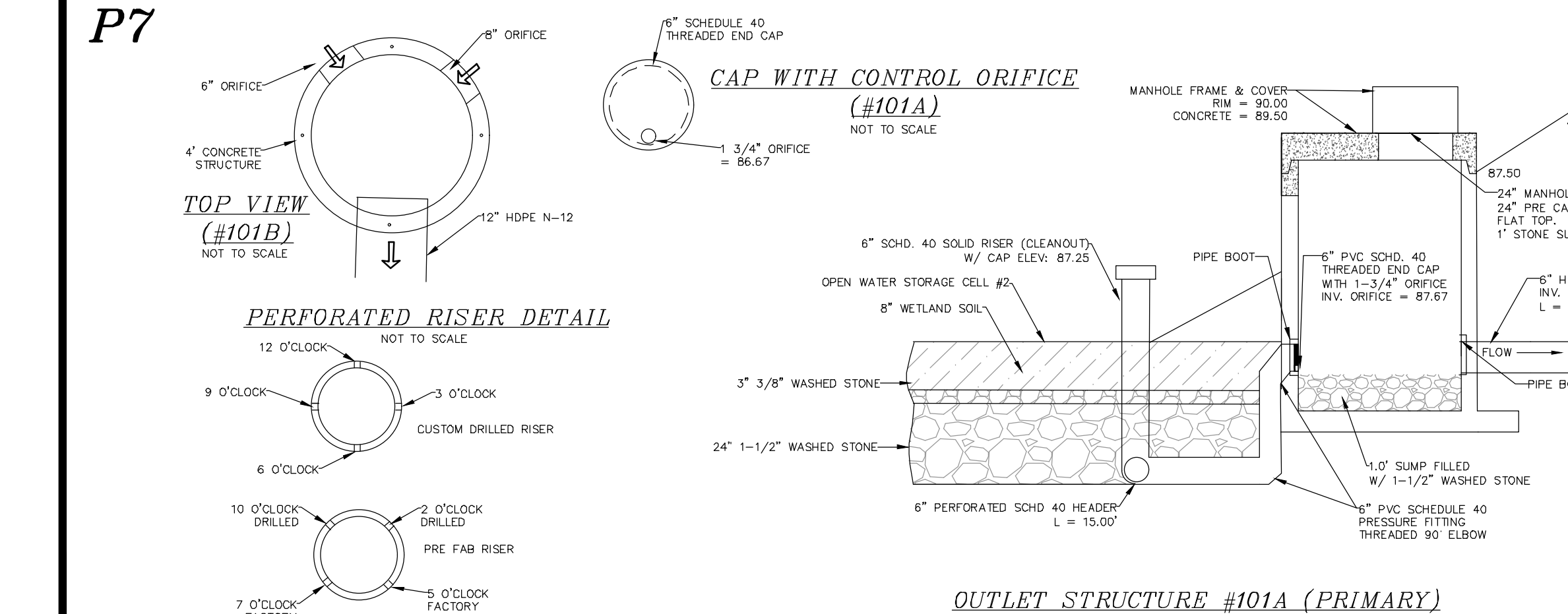
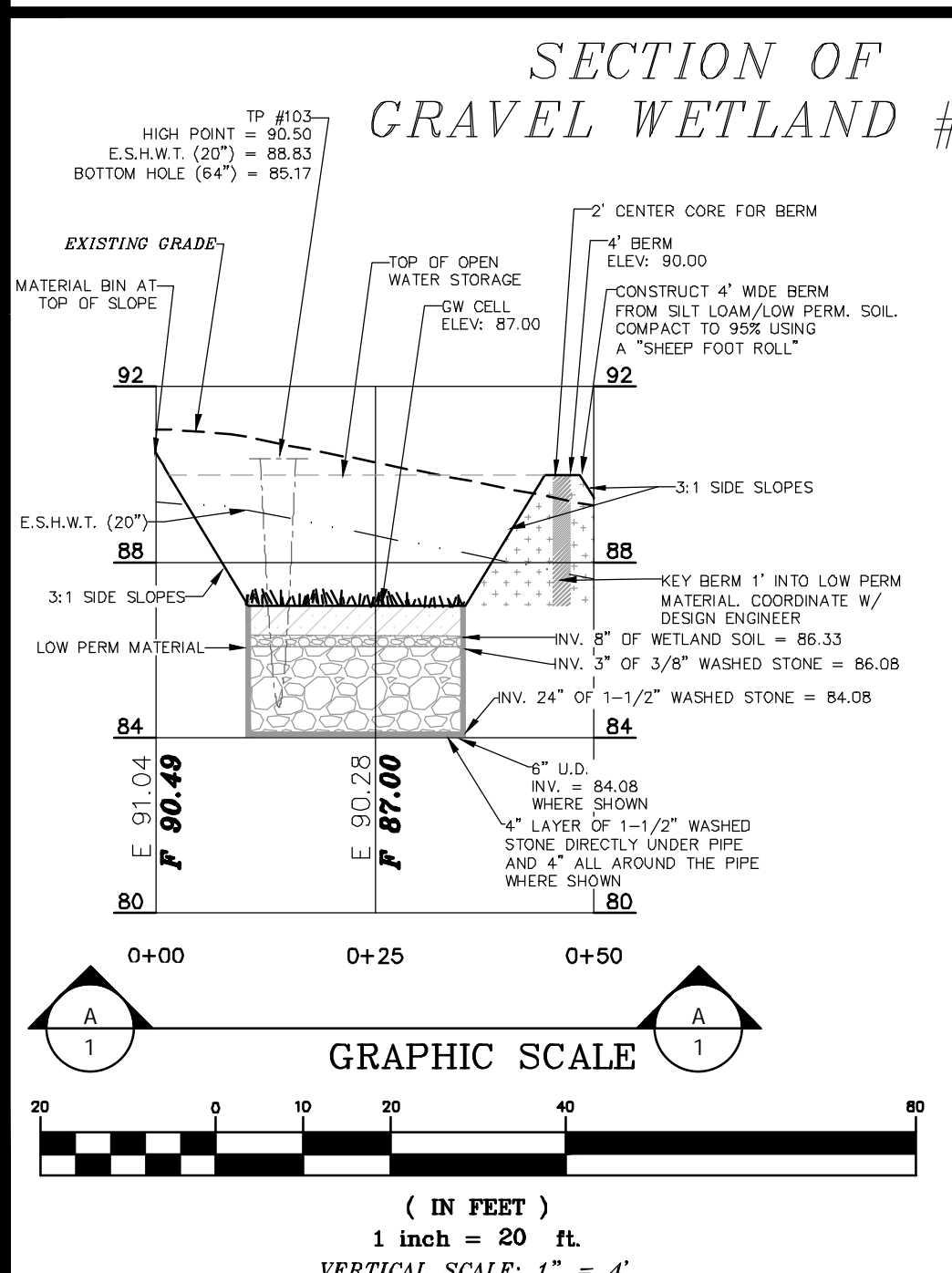
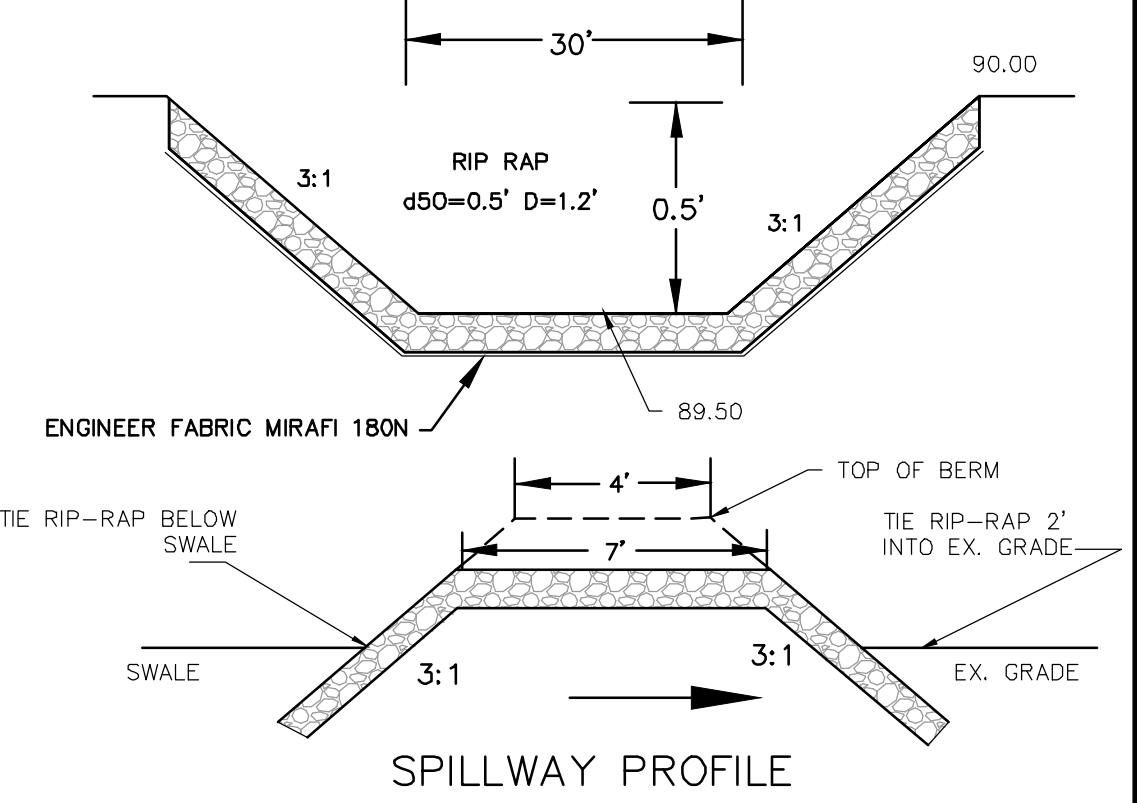
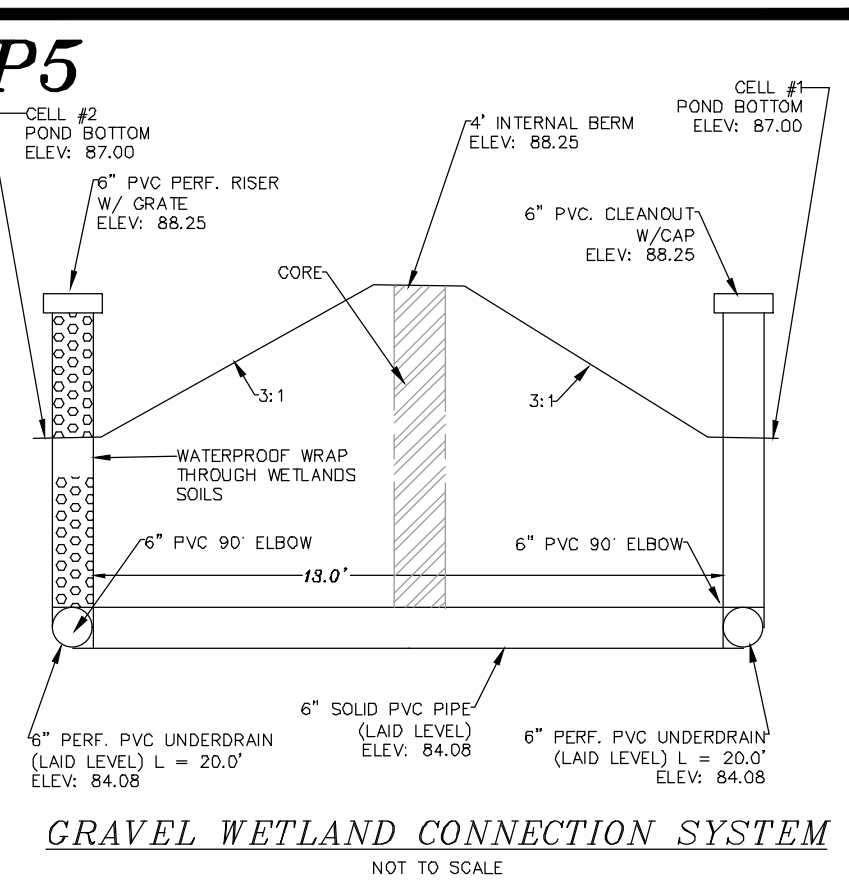
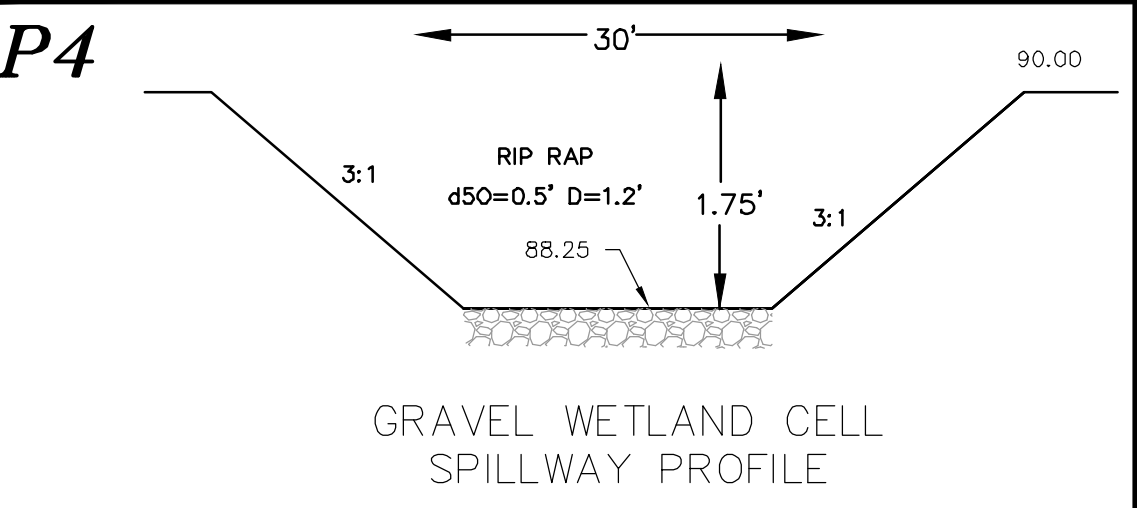
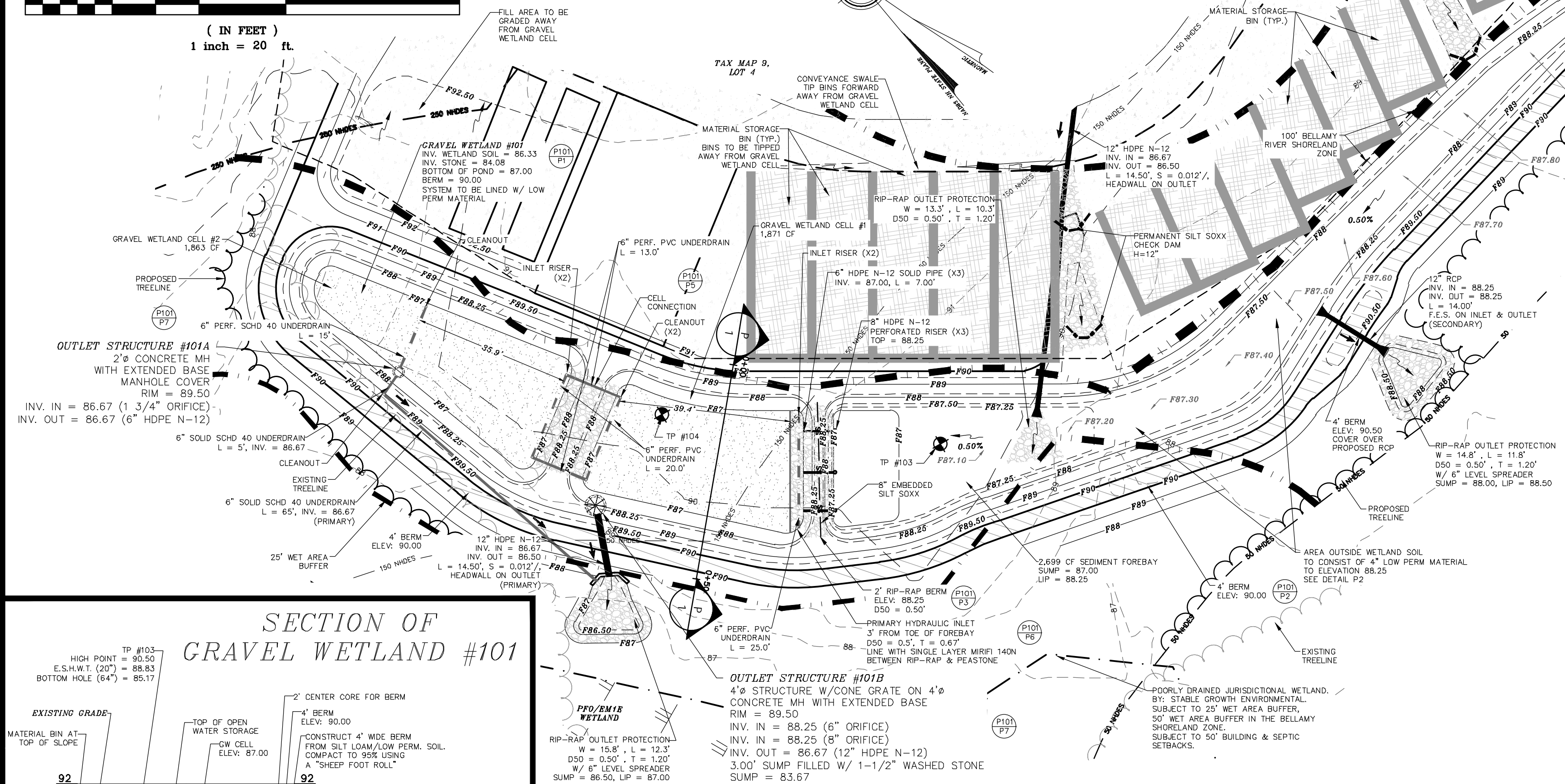
ACTIVITY	VEGETATION	FREQUENCY
<b>P1</b>	CHECK FOR ROBUST VEGETATION COVERAGE THROUGHOUT THE SYSTEM AND DEAD OR DYING PLANTS	ANNUALLY, OR AS NEEDED
<b>P2</b>	REMEDY: VEGETATION SHOULD COVER > 75% OF THE SYSTEM AND SHOULD BE RESEEDED AND CARED FOR AS NEEDED	
<b>P3</b>	OUT AND REMOVE VEGETATION FROM GRAVEL WETLAND SYSTEM AND FOREBAY IN ORDER TO MAINTAIN NITROGEN REMOVAL PERFORMANCE	ONCE EVERY 3 YEARS
<b>P4</b>	REMEDY: THE VEGETATION SHOULD BE CUT AND REMOVED FROM THE SYSTEM TO PREVENT NITROGEN FROM CYCLING BACK INTO THE SYSTEM	

1-1/2" WASHED CRUSHED STONE*		3/8" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
2"	100	1/2"	100
1-1/2"	90 - 100	3/8"	95 - 100
1"	20 - 55	# 4	22 - 55
1/2"	0 - 15	# 8	0 - 10
3/8"	0 - 5		

WETLAND SOIL	
SIEVE SIZE	% PASSING BY WEIGHT
0.5	100
#10*	90 - 75
#100	40 - 50
#200	25 - 50



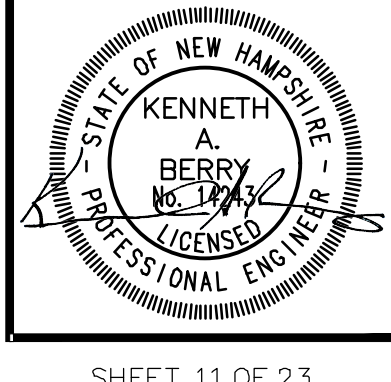
**PLAN VIEW GRAVEL WETLAND #101**

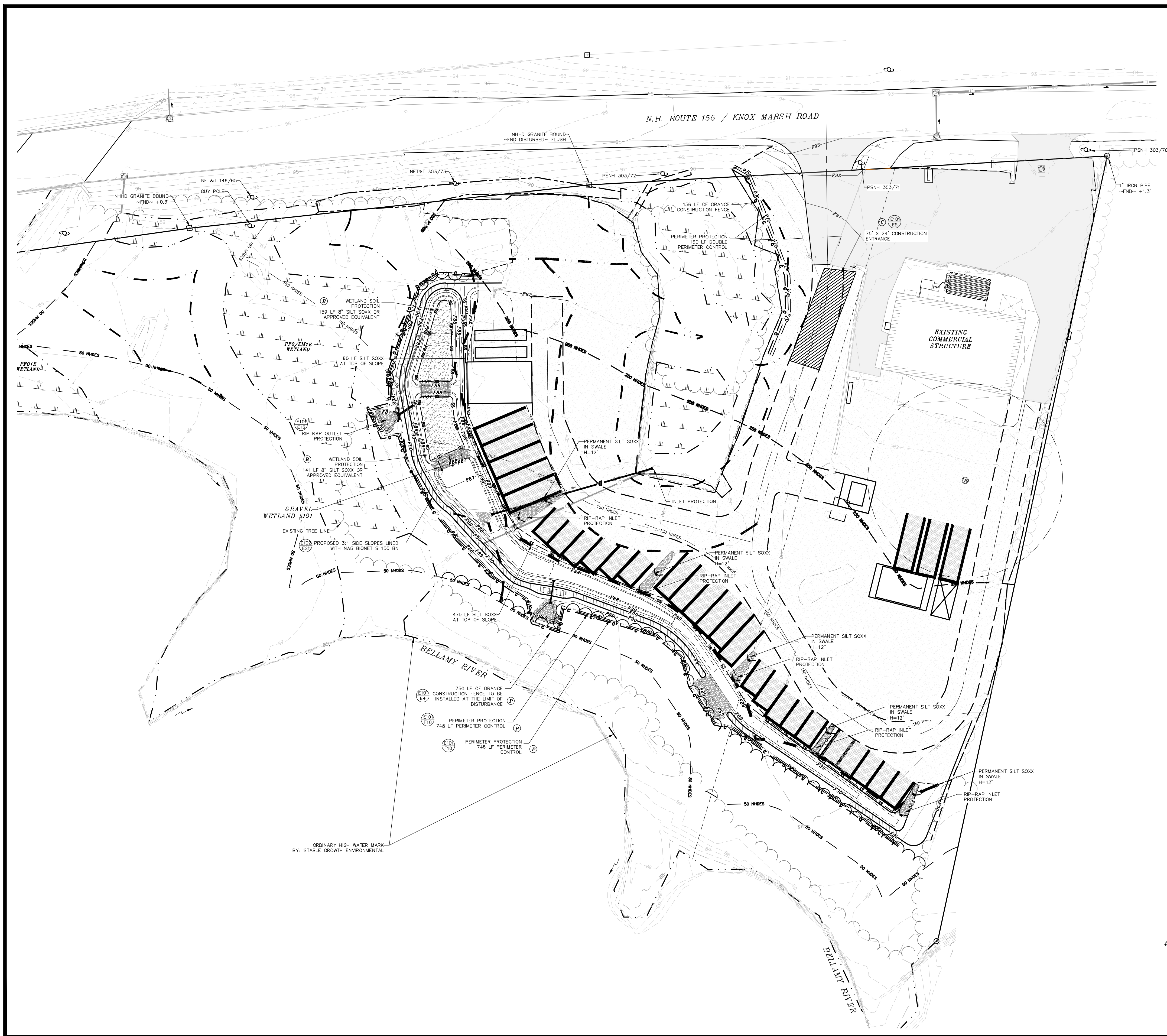


REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

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





**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 (CESSI), 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.
- 15.) PERIMETER CONTROL CAN BE EITHER SILT SOXX, SILT FENCE, OR MULCH BERM

**SOILS & DEWATERING:**

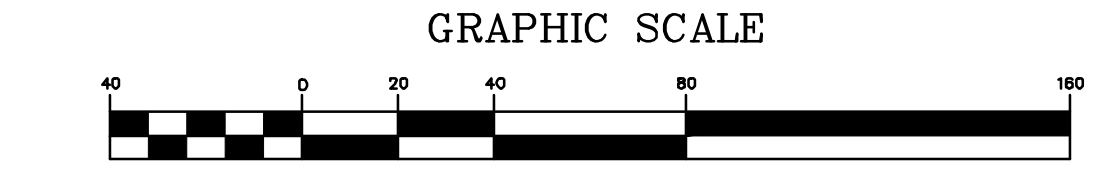
M/A / M/B / M/C	ALLUVIAL LAND	K = N/A
S/A / S/B	SCANTIC, POORLY DRAINED	K = N/A
W/A / W/B / W/C	WINDSOR	K = 0.17
300A & 350A	UDIPSAMMENTS	K = VARIABLE
500A	UDORTHEMENTS	K = VARIABLE

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 EARLIEST 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 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:**

- (B) BMP / SUBSURFACE GRAVEL WETLAND PROTECTION
- (P) PERIMETER CONTROL
- (R) RESIDENTIAL/ROADWAY CONSTRUCTION
- (FND) IRON PIPE (FND)
- (FND) IRON BOUND (FND)
- (FND) REBAR (FND)
- (FND) UTILITY POLE
- (FND) GUY WIRE
- (BM) BENCH MARK
- (W) WELL
- (RR) RIP RAP
- (GW) GRAVEL WETLAND
- (B) BERM
- (SF) SILT FENCE
- (SS) FILTREXX SILT SOXX
- (P/C) PERIMETER CONTROL
- (TL) TREE LINE
- (C) CONSTRUCTION FENCE

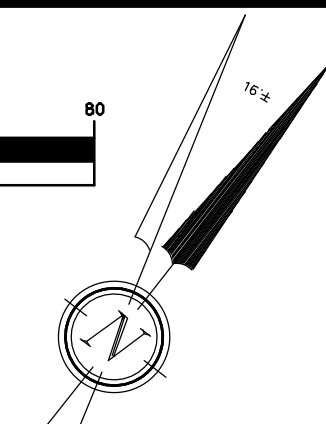
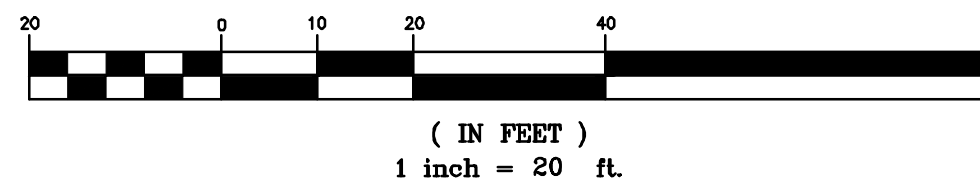
REVISION	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

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  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 40 FT.  
DATE : OCTOBER 18, 2021  
FILE NO. : DB 2020 - 083

SHEET 12 OF 23

GRAPHIC SCALE



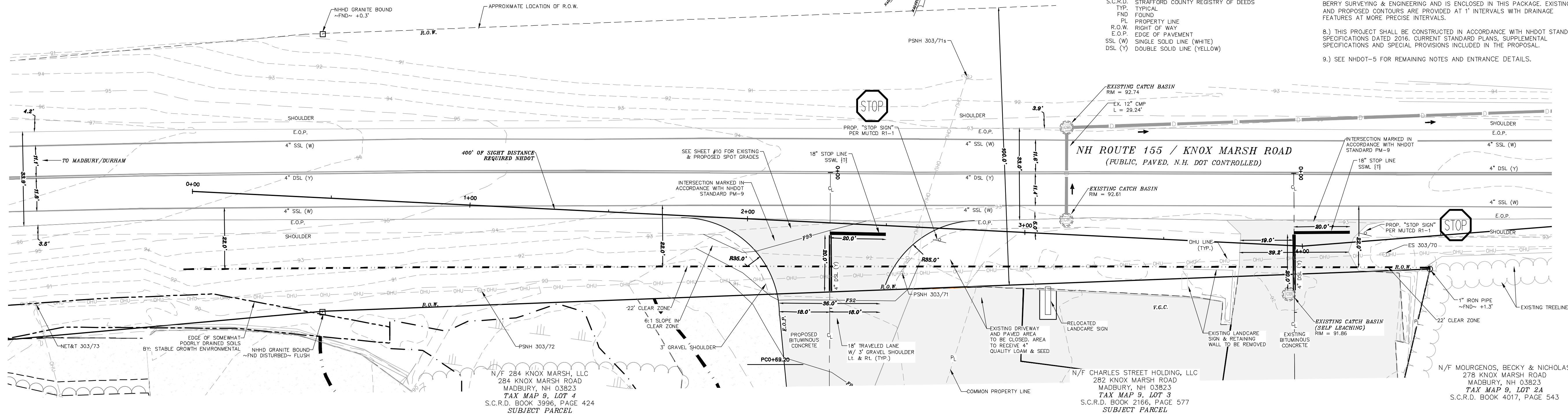
LEGEND:

- PERIMETER BOUNDARY
- COMMON PROPERTY LINE
- BUILDING SETBACK LINE
- GRAVEL SURFACE
- POORLY / SOMEWHAT POORLY DRAINED SOIL LINE
- OVERHEAD UTILITIES LINE
- CONTOUR LINE, MAJOR
- CONTOUR LINE, MINOR
- EXISTING DRAIN LINE
- GUARD RAIL
- SHOULDER
- CENTER LINE
- CLEAR ZONE LINE
- IRON BOUND ~FND~
- NHD BOUND ~FND~
- UTILITY POLE
- SINGLE SIGN POST
- CATCH BASIN W/ STRUCTURE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- PL PROPERTY LINE
- R.O.W. RIGHT OF WAY
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLID LINE (WHITE)
- DSL (Y) DOUBLE SOLID LINE (YELLOW)

NOTES:

- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC  
282 KNOX MARSH ROAD  
MADBURY, NH 03823
- 2.) TAX MAP 9, LOT 3  
TAX MAP 9, LOT 4
- 3.) LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
- 4.) S.C.R.D.: BOOK 2166, PAGE 577  
BOOK 3996, PAGE 242
- 5.) THIS IS A NON-RESIDENTIAL SITE PLAN.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED ROADWAY KNOWN AS HANOVARIAN DRIVE.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- 9.) SEE NHDOT-5 FOR REMAINING NOTES AND ENTRANCE DETAILS.

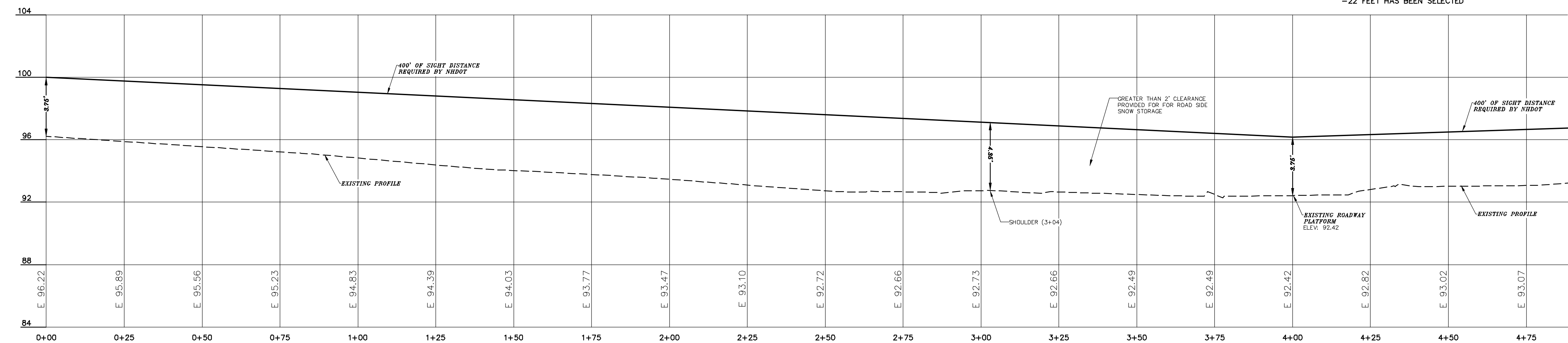
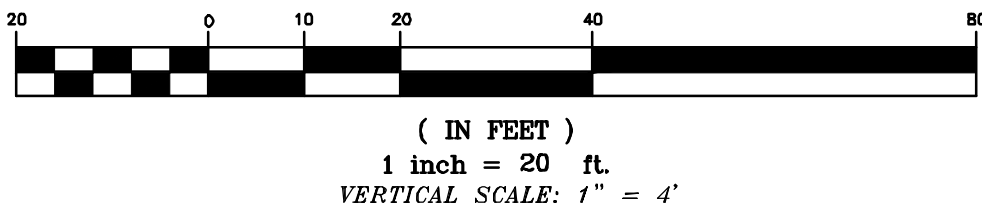
N/F STATE OF NEW HAMPSHIRE  
DIV. OF PUBLIC WORKS & HWYS  
CONCORD ROAD  
DURHAM, NH 03824  
TAX MAP 3, LOT 49



PLAN VIEW NH ROUTE 155 / KNOX MARSH ROAD

PROFILE VIEW SIGHT LINE

GRAPHIC SCALE

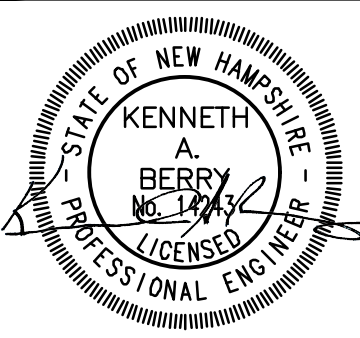


CLEAR ZONE CALCULATION:  
DESIGN SPEED: 50 MPH / 85TH ASSUMED 50 MPH  
WESTBOUND DESIGN ADT (2019): 6,172 (NHDOT)  
FROM AASHTO ROADSIDE DESIGN GUIDE (2011) TABLE 3.1 PAGE 3-3  
CLEAR ZONE REQUIRED TO BE 20-22 FEET (1V:6H OR FLATTER)  
-22 FEET HAS BEEN SELECTED

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

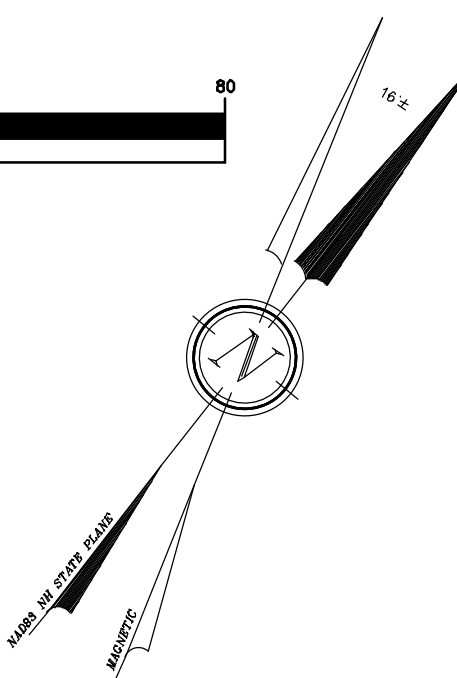
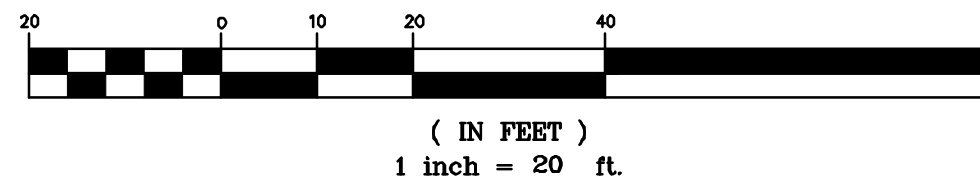
EXISTING DRIVE SIGHT DISTANCE EASTBOUND  
LAND OF  
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC  
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD  
MADBURY, N.H.  
TAX MAP 9, LOTS 3 & 4

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



NHDOT-1

GRAPHIC SCALE



LEGEND:

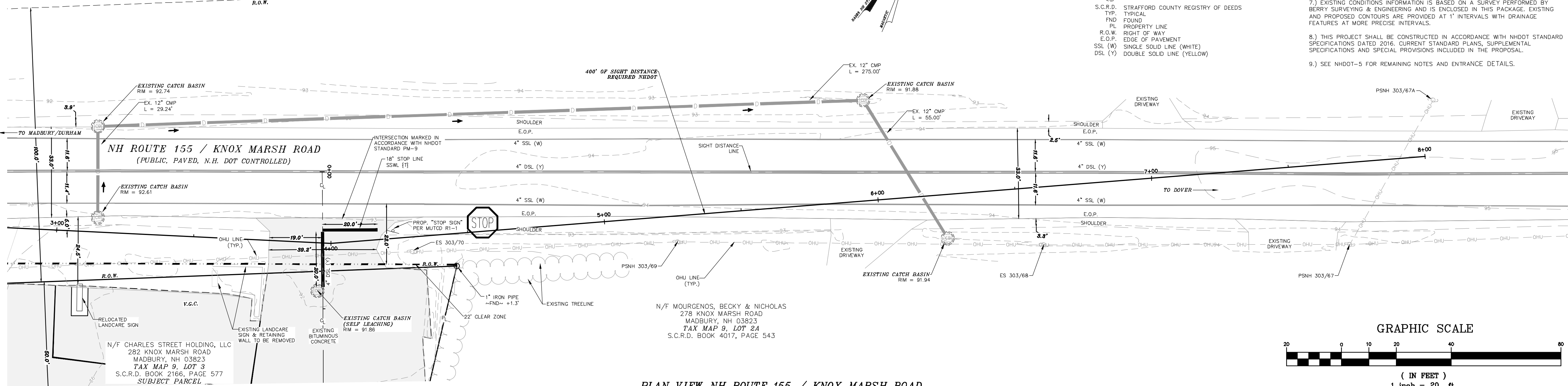
- PERIMETER BOUNDARY
- COMMON PROPERTY LINE
- BUILDING SETBACK LINE
- GRAVEL SURFACE
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- UTILITY POLE
- SINGLE SIGN POST
- CATCH BASIN W/ STRUCTURE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- PL PROPERTY LINE
- R.O.W. RIGHT OF WAY
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLID LINE (WHITE)
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NOTES:

- 1.) OWNER & APPLICANT: CHARLES STREET HOLDING, LLC  
282 KNOX MARSH ROAD  
MADBURY, NH 03823
- 2.) TAX MAP 9, LOT 3  
TAX MAP 9, LOT 4
- 3.) LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #
- 4.) S.C.R.D.: BOOK 2166, PAGE 577  
BOOK 3996, PAGE 242
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- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- 9.) SEE NHDOT-5 FOR REMAINING NOTES AND ENTRANCE DETAILS.

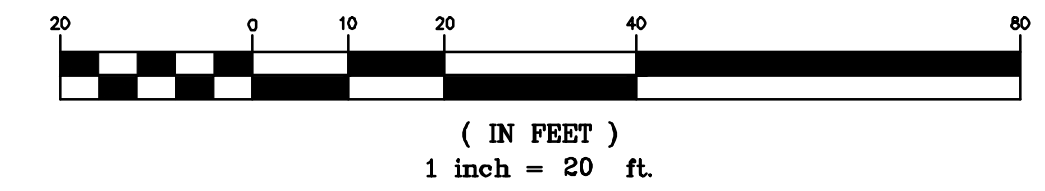
N/F STATE OF NEW HAMPSHIRE  
DIV. OF PUBLIC WORKS & HWYS  
CONCORD ROAD  
DURHAM, NH 03824  
TAX MAP 3, LOT 49

APPROXIMATE LOCATION OF R.O.W.

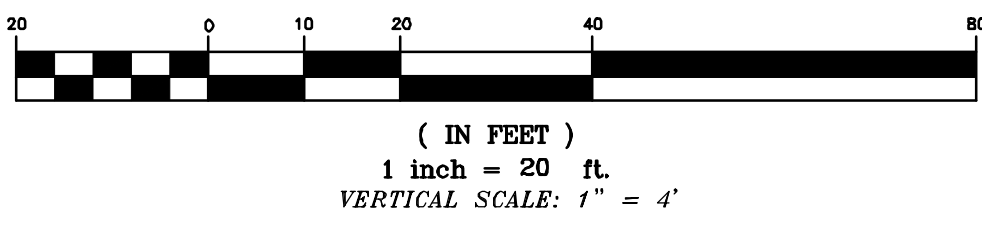


PLAN VIEW NH ROUTE 155 / KNOX MARSH ROAD

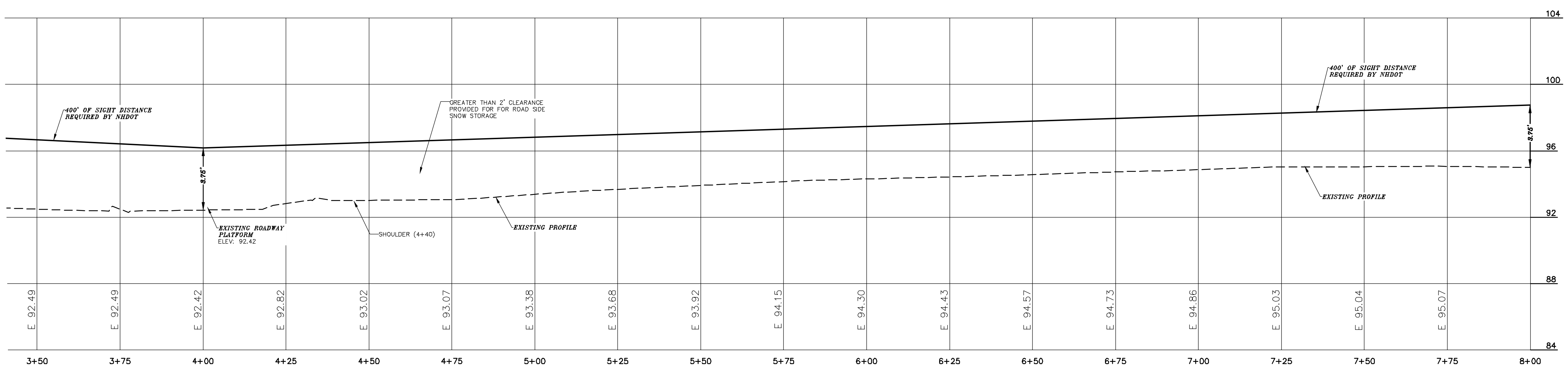
GRAPHIC SCALE



GRAPHIC SCALE



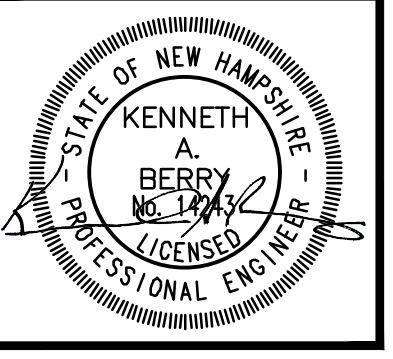
PROFILE VIEW SIGHT LINE



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

EXISTING DRIVE SIGHT DISTANCE WESTBOUND  
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



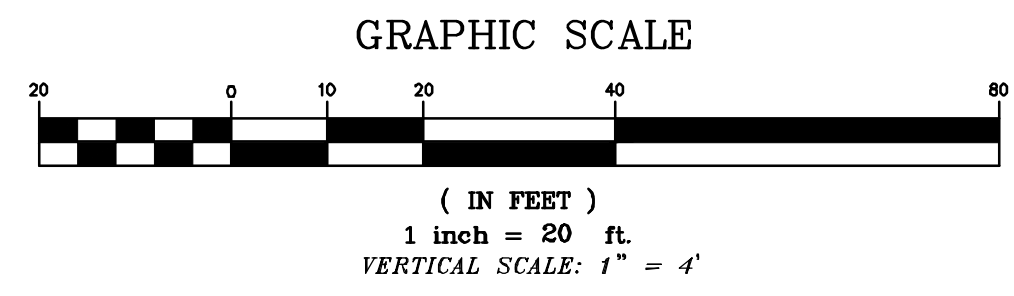
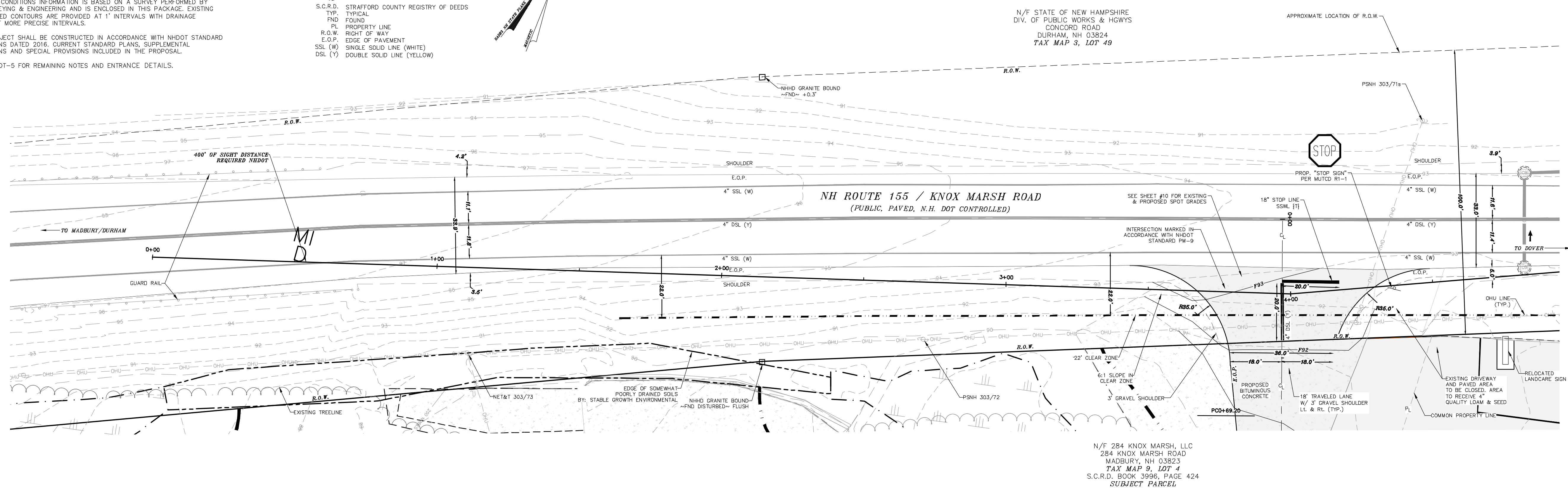
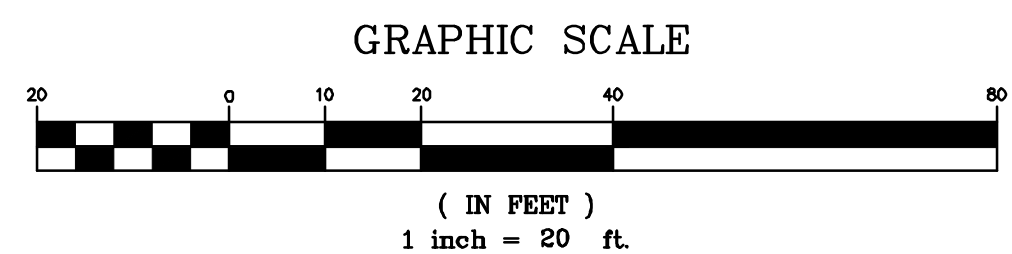
NHDOT-2

**NOTES:**

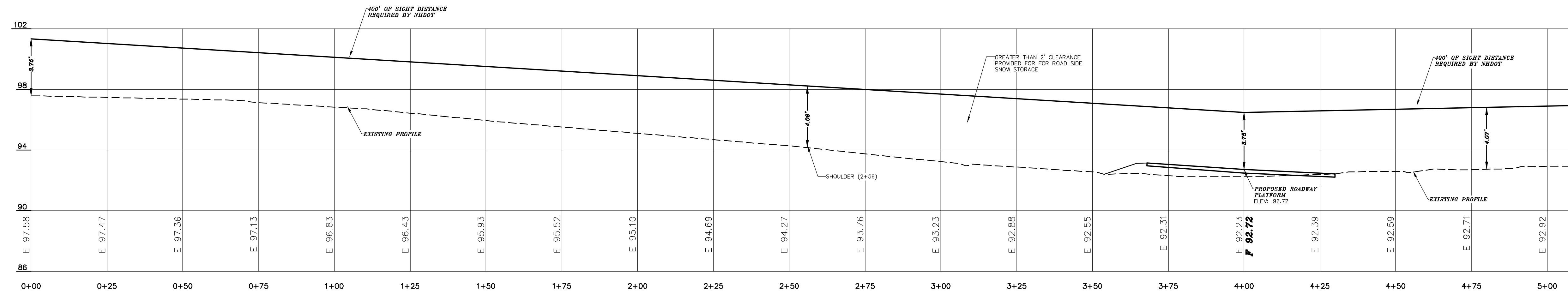
- OWNER & APPLICANT: CHARLES STREET HOLDING, LLC  
282 KNOX MARSH ROAD  
MADBURY, NH 03823
- TAX MAP 9, LOT 3  
TAX MAP 9, LOT 4
- LOT AREA: 2.65 Ac. ± & 5.57 Ac. ± PER PLAN REF #1
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**LEGEND:**

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- GUARD RAIL
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**CLEAR ZONE CALCULATION:**  
 DESIGN SPEED: 50 MPH / 85TH ASSUMED 50 MPH  
 WESTBOUND DESIGN ADT (2019): 6,172 (NHDOT)  
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 CLEAR ZONE REQUIRED TO BE 20-22 FEET (1V:6H OR FLATTER)  
 -22 FEET HAS BEEN SELECTED

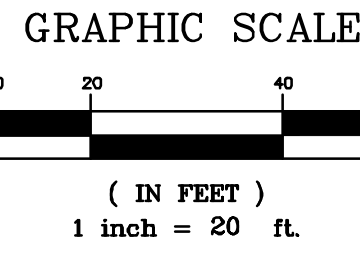


REVISION #	DATE	DESCRIPTION
#2	4-26-22	SITE LAYOUT REVISION
#1	1-19-22	COLOR RENDERINGS REVISED FOR TOWN MEETING

RELOCATED DRIVE SIGHT DISTANCE EASTBOUND  
 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

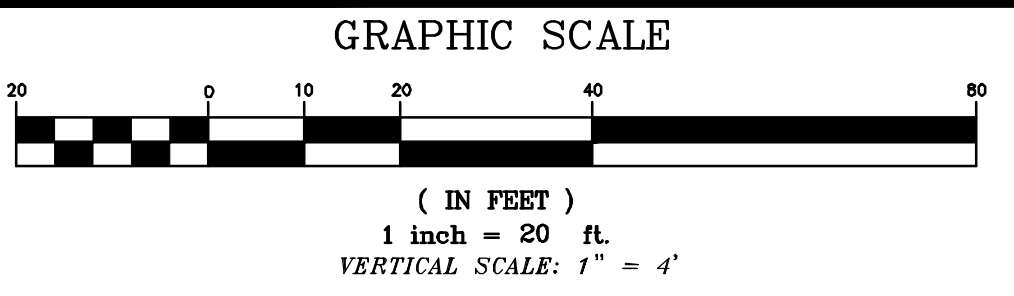
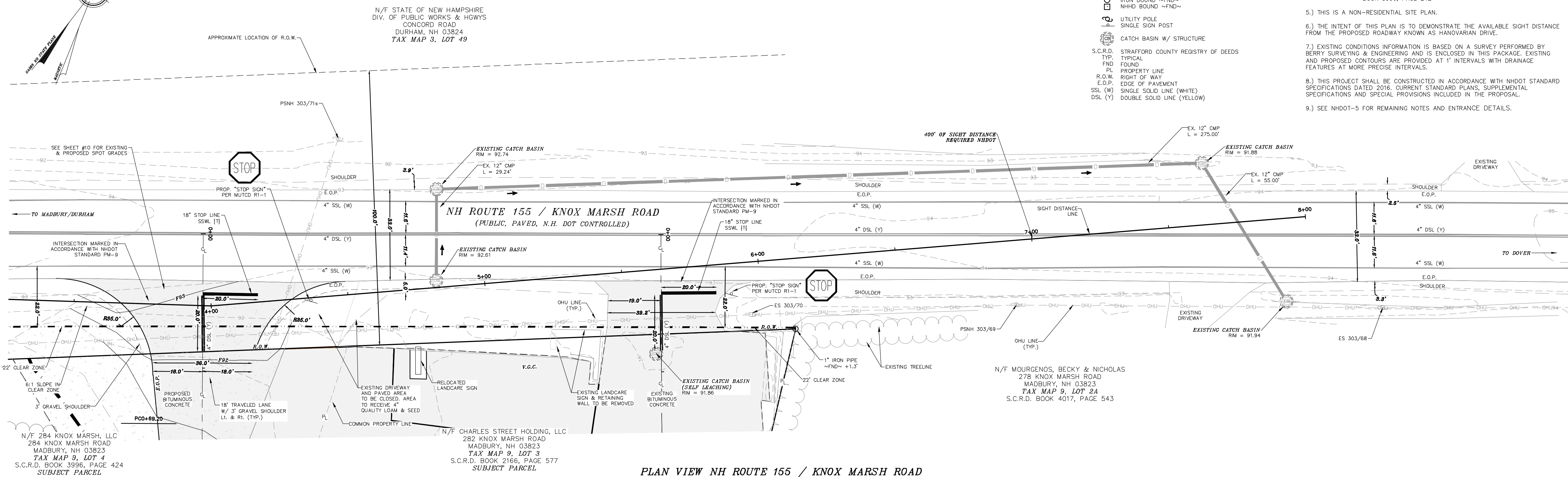
BERRY SURVEYING & ENGINEERING  
 335 SECOND CROWN POINT ROAD  
 BARRINGTON, NH 03825 (603)332-2863  
 SCALE : 1 IN. EQUALS 20 FT.  
 DATE : OCTOBER 18, 2021  
 FILE NO. : DB 2020 - 083



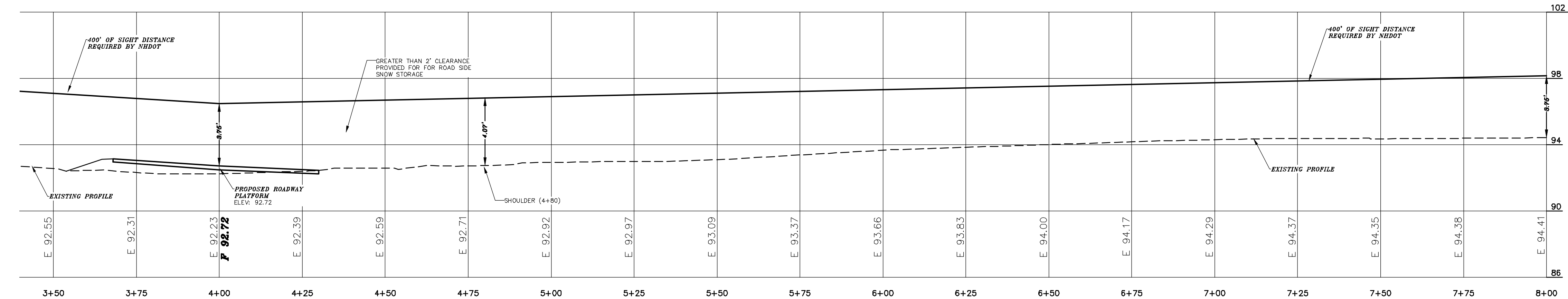


- LEGEND:**
- PERIMETER BOUNDARY
  - COMMON PROPERTY LINE
  - BUILDING SETBACK LINE
  - GRAVEL SURFACE
  - POORLY / SOMEWHAT POORLY DRAINED SOIL LINE
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  - SHOULDER
  - CENTER LINE
  - CLEAR ZONE LINE
  - IRON BOUND ~FND~
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  - SINGLE SIGN POST
  - CATCH BASIN W/ STRUCTURE
  - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
  - TYP. TYPICAL
  - FND FOUND
  - PL. PROPERTY LINE
  - R.O.W. RIGHT OF WAY
  - E.O.P. EDGE OF PAVEMENT
  - SSL (W) SINGLE SOLID LINE (WHITE)
  - DSL (Y) DOUBLE SOLID LINE (YELLOW)

- 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  
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  - SEE NHDOT-5 FOR REMAINING NOTES AND ENTRANCE DETAILS.



PLAN VIEW NH ROUTE 155 / KNOX MARSH ROAD  
PROFILE VIEW SIGHT LINE



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

RELOCATED DRIVE SIGHT DISTANCE WESTBOUND  
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

**NOTES:**

- 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)

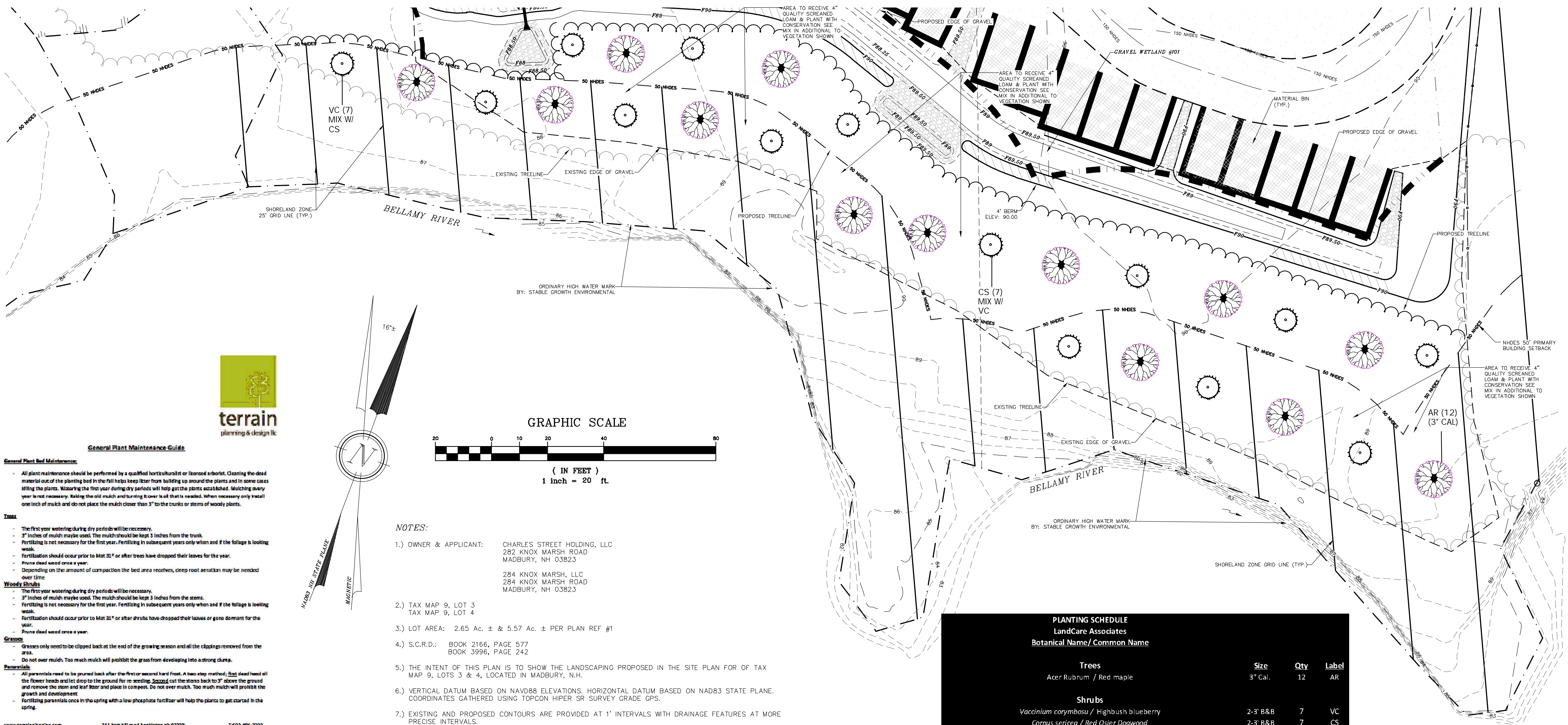
- SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE 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 guard 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 trunks 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 31<sup>st</sup> 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 31<sup>st</sup> 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.

**Parentals:**

- All parentals 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 stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development.
- Fertilizing parentals once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.

www.terrainplanting.com    311 kast hill road hopkinton nh 03229    1-800-491-2322

- 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
<i>Acer Rubrum</i> / Red maple	3" Cal.	12	AR
Shrubs			
<i>Vaccinium corymbosum</i> / Highbush blueberry	2-3" B&B	7	VC
<i>Cornus sericea</i> / Red Osier Dogwood	2-3" B&B	7	CS



**terrain**  
planning & design llc  
311 kast hill road  
hopkinton, nh 03229  
603. 491. 2322  
terrainplanning.com

**LandCare Associates**

Site Location:  
282 & 284 KNOX MARSH ROAD  
MADBURY, NH  
Tax Map: 9, Lots 3 & 4

Prepared For:  
Berry Surveying & Engineering  
335 Second Crown Point Rd  
Barrington, NH 03825

**LANDSCAPE PLAN**

DATE: APRIL 26, 2022

SCALE: 1" = 20'

PROJECT #: 20-083

Drawn By: ID

Checked By: ERB

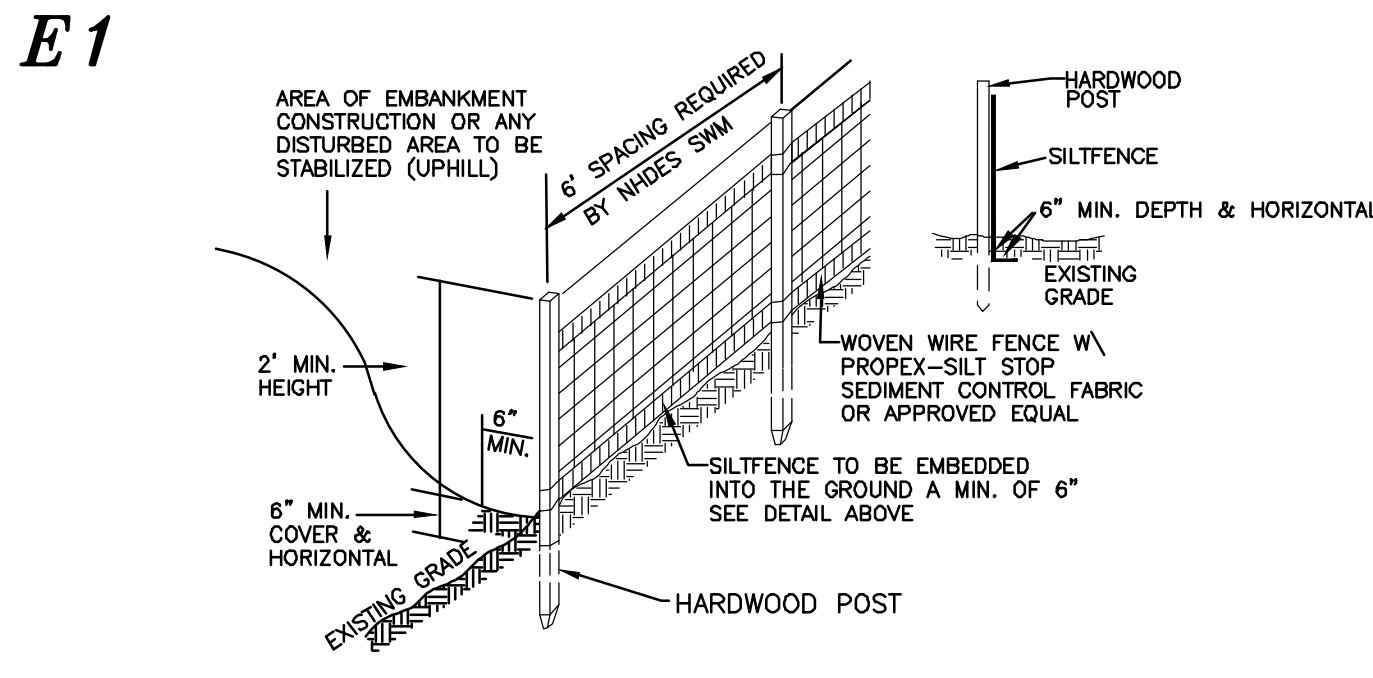
REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
Issued for Client Review

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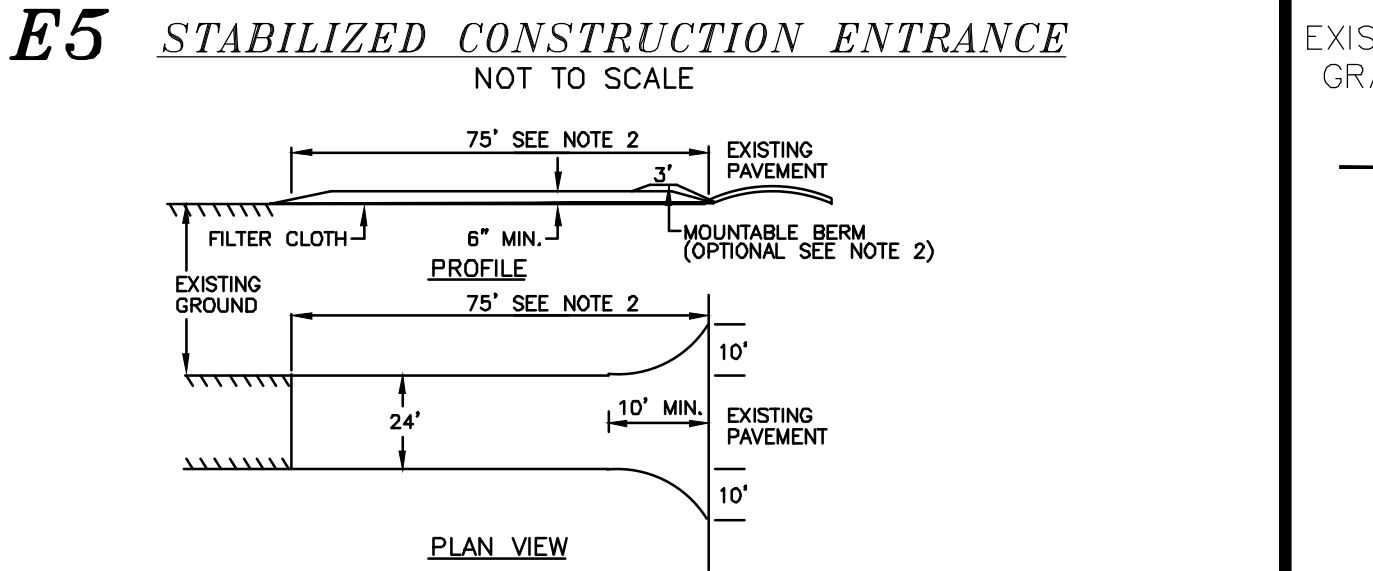
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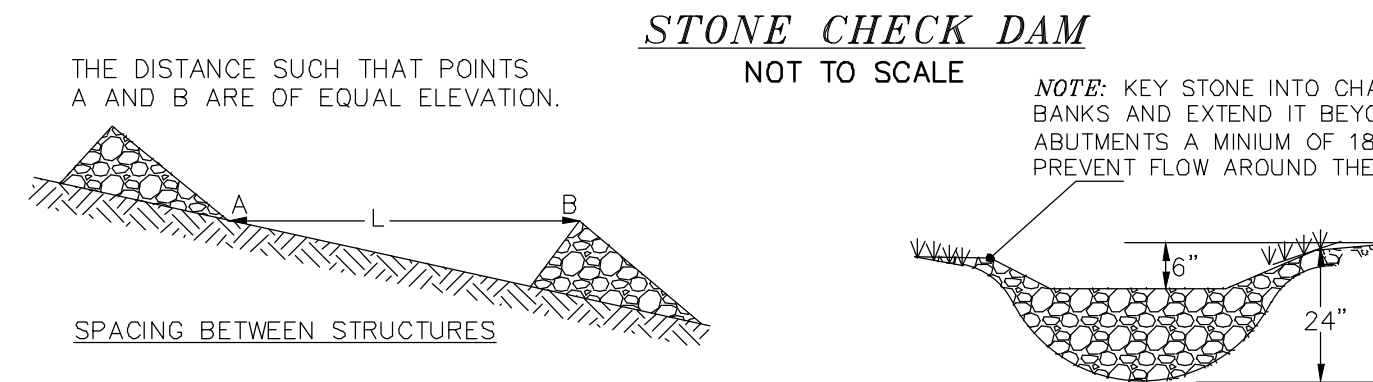


- SILT FENCE CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
  - PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
  - SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
  - THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
  - TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

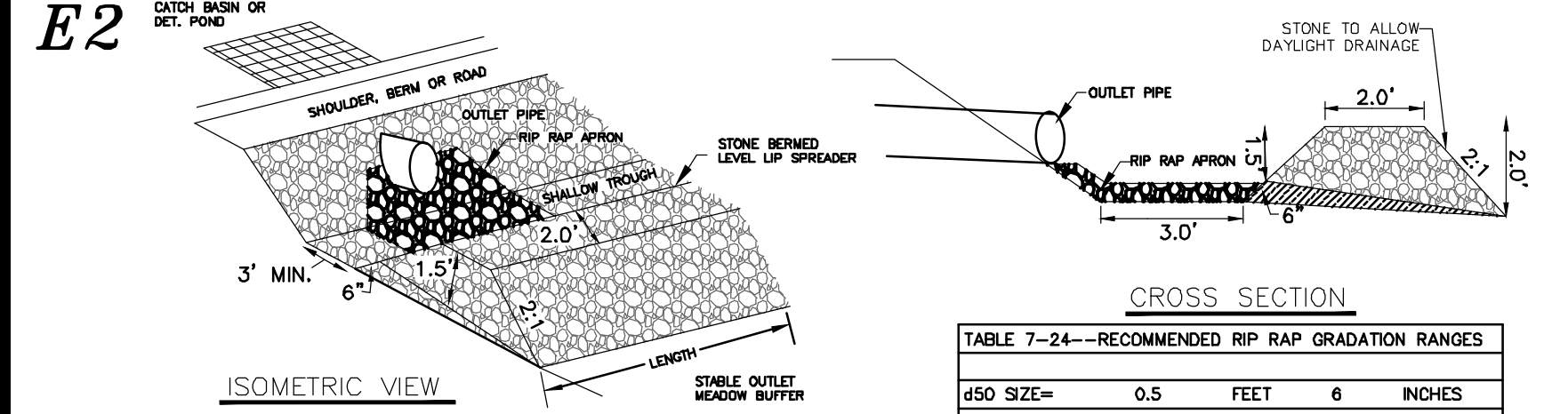
- SILT FENCE MAINTENANCE**
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
  - IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
  - SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
  - SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
- SILT FENCE DETAIL**  
NOT TO SCALE



- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
- THE THICKNESS OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.



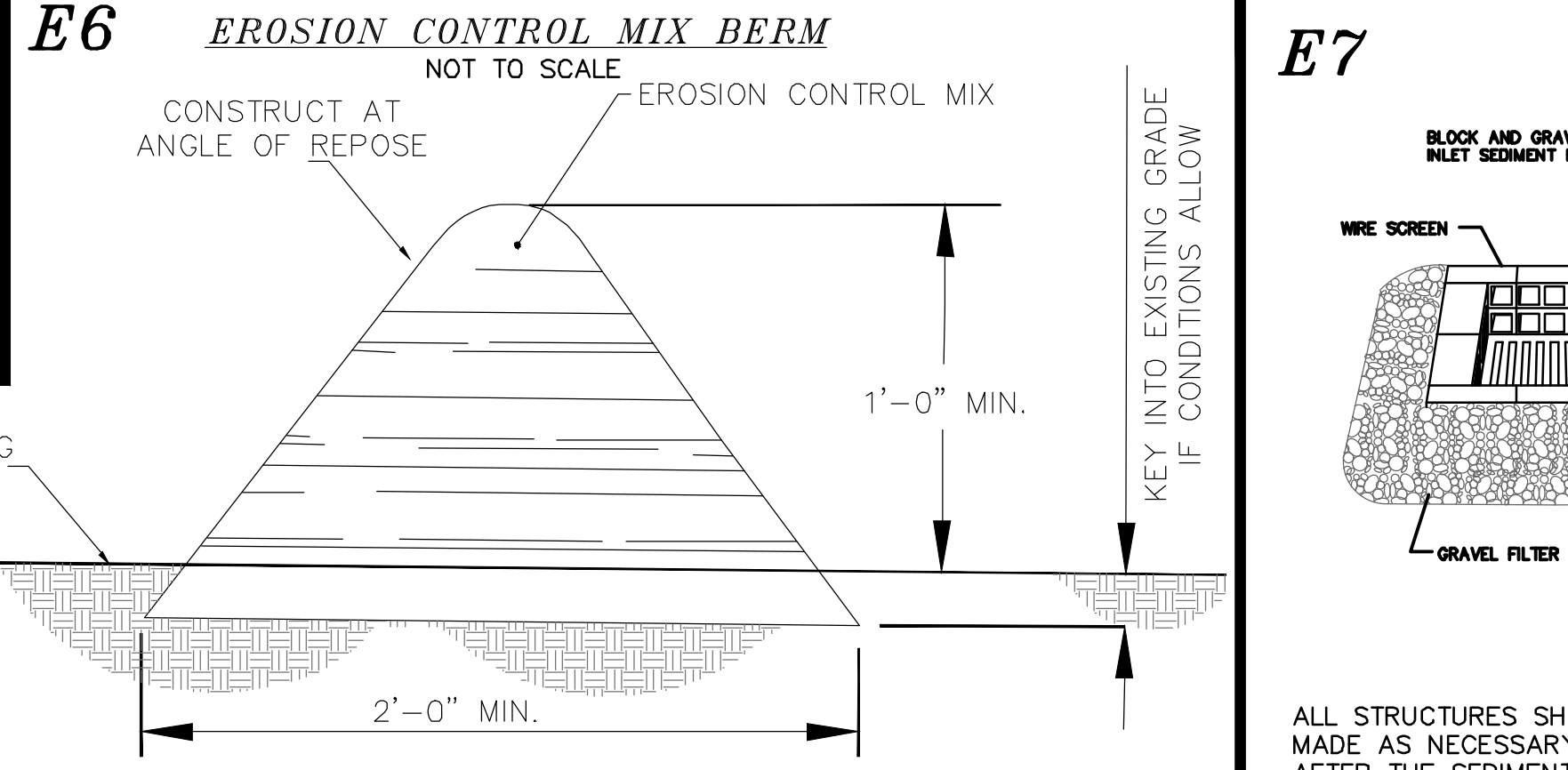
- CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
- THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THAN ONE ACRE.
- THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
- THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
- THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
- CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
- TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
- TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.



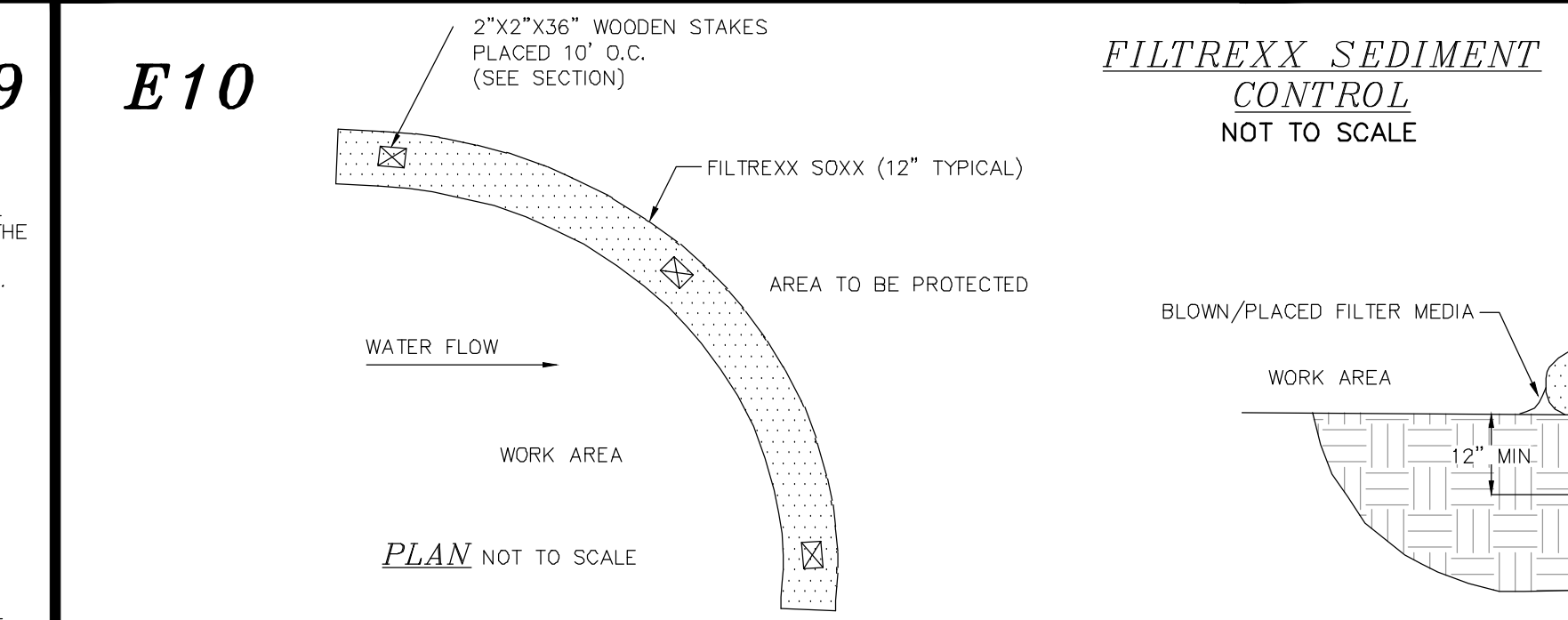
**TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES**

d50 SIZE=	0.5 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

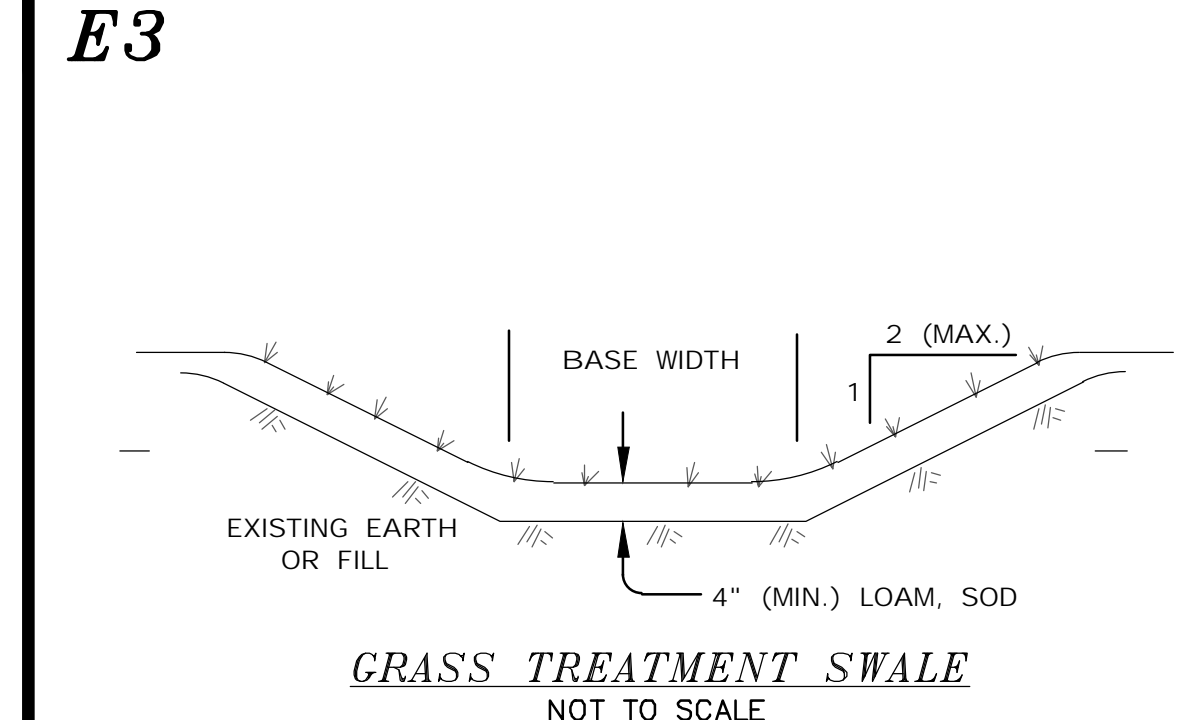
- CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
  - LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
  - THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
  - THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
  - MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.
  - REFERENCE IS MADE TO NHDES SWM VOL. 2, 4-6, STONE BERM LEVEL SPREADERS, PAGE 162
- STONE BERM LEVEL SPREADER**  
NOT TO SCALE



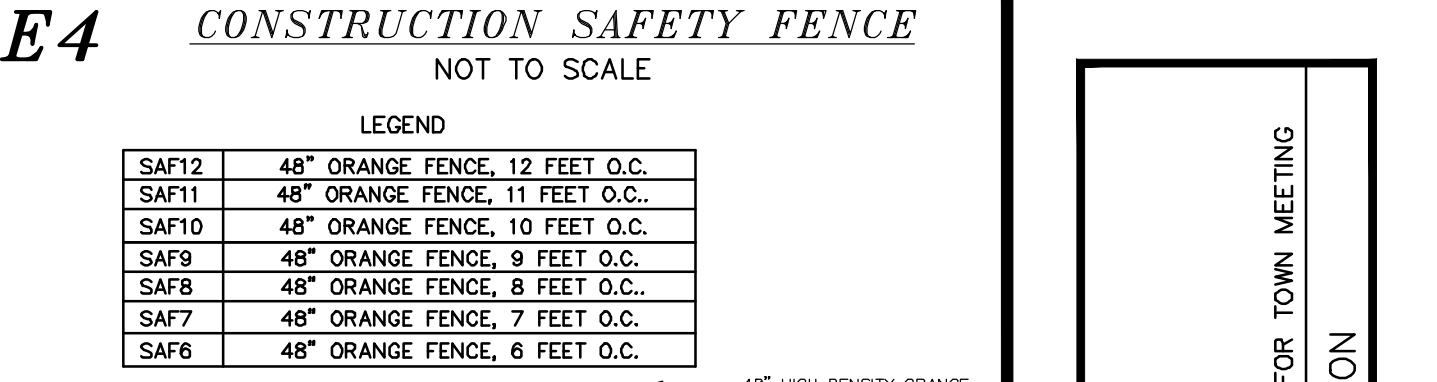
- EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:**
- BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
  - THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
  - THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
  - SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOST BARK, OR EQUIVALENT MANUFACTURED PRODUCTS, WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
  - THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
  - THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
  - THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
  - THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
  - TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.



- NOTES**
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  - FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
  - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
  - SILT SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
  - SILT SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
  - FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
  - SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
  - TO BE CONSTRUCTED IAW FILTREXX, SECTION 1: EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET, FILTREXX SEDIMENT CONTROL.
- SECTION** NOT TO SCALE

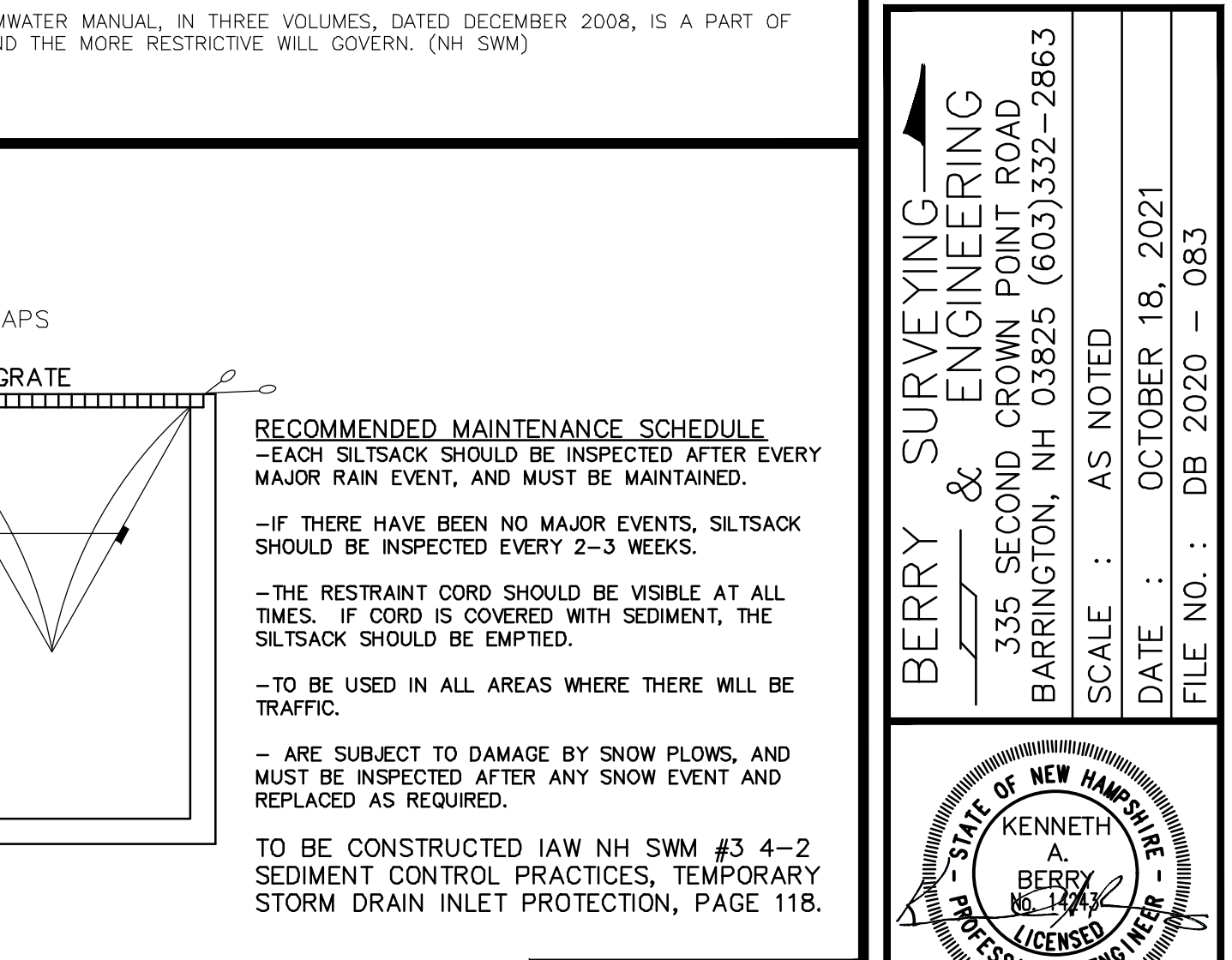


- INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.
- MOW GRASS ANNUALLY TO A DEPTH OF 4".
- INSTALL STABILIZATION MATTING DURING CONSTRUCTION
- TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5 TREATMENT SWALES, PAGE 123.



- LEGEND**
- |       |                                |
|-------|--------------------------------|
| SAF12 | 48" ORANGE FENCE, 12 FEET O.C. |
| SAF11 | 48" ORANGE FENCE, 11 FEET O.C. |
| SAF10 | 48" ORANGE FENCE, 10 FEET O.C. |
| SAF9  | 48" ORANGE FENCE, 9 FEET O.C.  |
| SAF8  | 48" ORANGE FENCE, 8 FEET O.C.  |
| SAF7  | 48" ORANGE FENCE, 7 FEET O.C.  |
| SAF6  | 48" ORANGE FENCE, 6 FEET O.C.  |
- ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
  - ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
  - WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
  - SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
  - THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.
- 48" Safety Fence, 72" T-Posts**

- E8 TEMPORARY EROSION CONTROL MEASURES**
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
  - EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
  - ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
  - ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
  - SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
  - AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
  - PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
  - DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
  - DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
  - DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
  - STABILIZATION MEANS:
    - A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
    - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
    - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
  - THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
  - THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)



- SILTSACK DETAIL**  
NOT TO SCALE

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

EROSION & SEDIMENT CONTROL 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

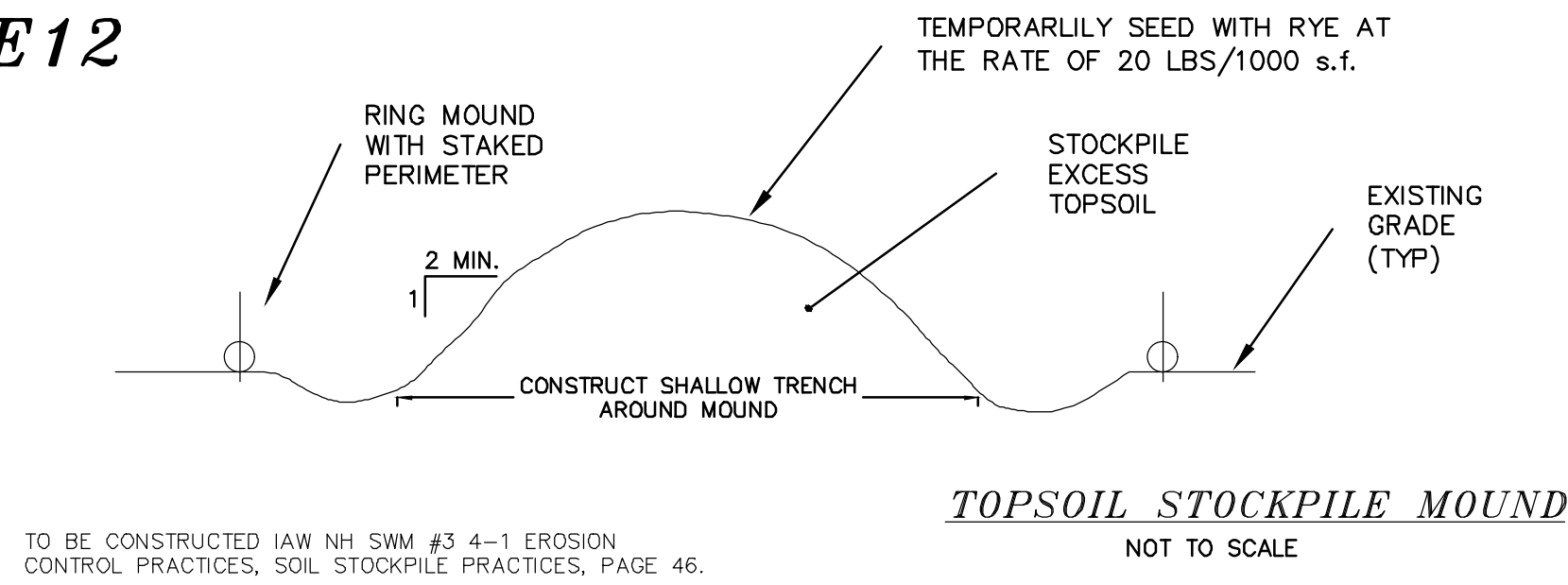
**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863

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

KENNETH A. BERRY  
REGISTERED PROFESSIONAL ENGINEER

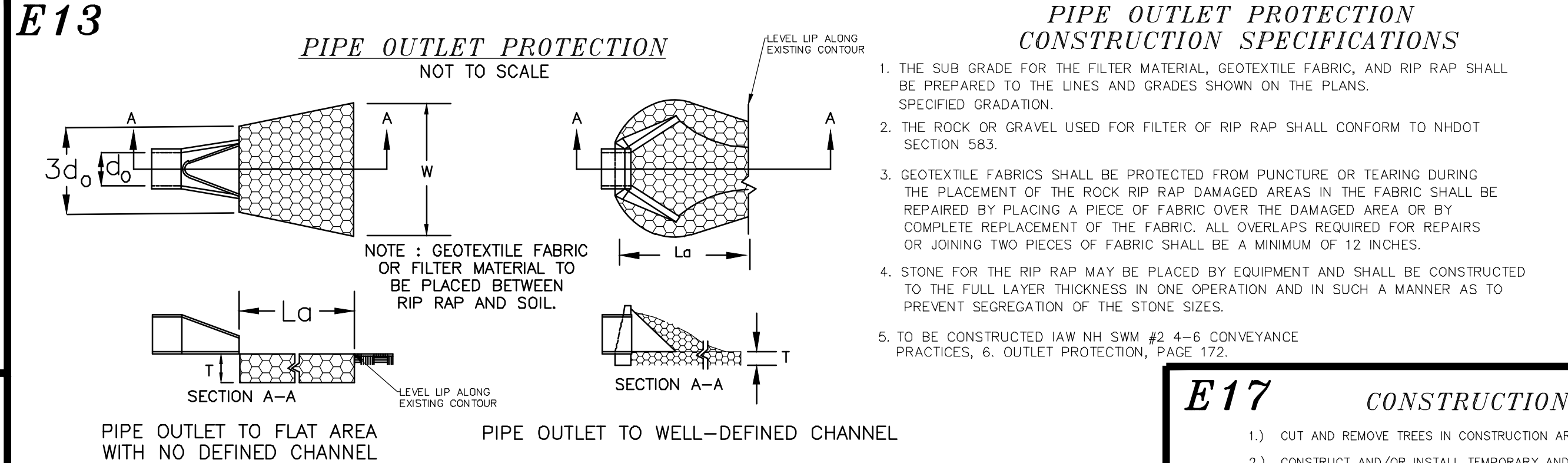
**E-101**  
SHEET 18 OF 23

**E12**



TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, SOIL STOCKPILE PRACTICES, PAGE 46.

**E13**



**PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS**

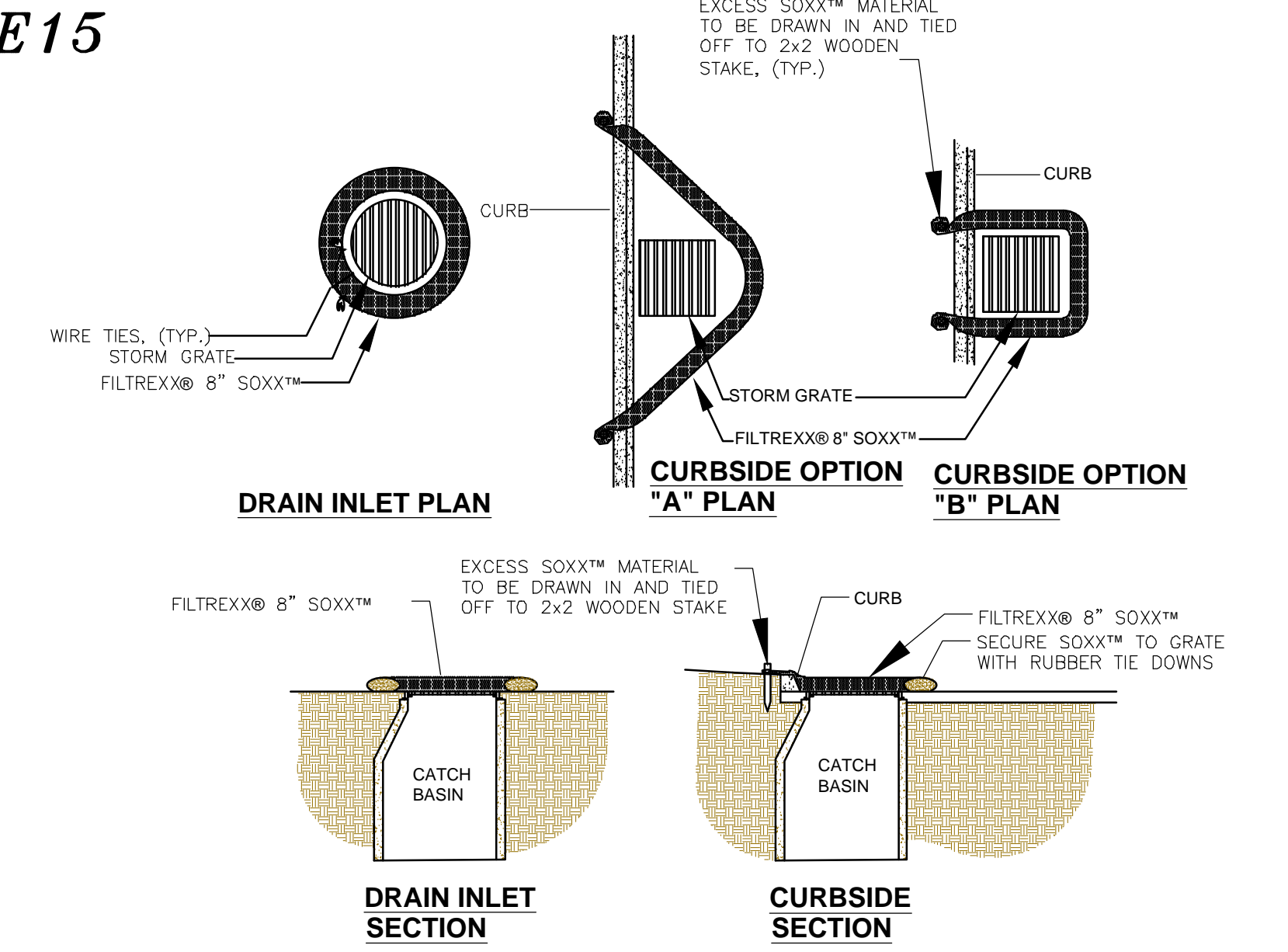
1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. TO BE CONSTRUCTED IAW NH SWM #2 4-6 CONVEYANCE PRACTICES, 6. OUTLET PROTECTION, PAGE 172.

**E14**

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

d50 SIZE=	0.5 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

**E15**



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
  2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
  3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**FILTREXX INLET PROTECTION**

NOT TO SCALE

**E16**

NOTE: Temporary seed mix for stabilization of turf shall be winter type or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
FLAT PEA	30	0.65
TOTAL	40	0.80 OR 0.75
C. TALL FESCUE	24	0.55
CREeping RED FESCUE	24	0.55
BIRD'S FOOT TREFOIL	12	0.25
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	80	1.20
TOTAL	100	1.65
E. KENTUCKY RED FESCUE 1/2	50	1.15
KENTUCKY BLUEGRASS 1/2	100	2.30
TOTAL	150	3.45
F. TALL FESCUE 1	150	3.60

SEEDING GUIDE

USE	SEEDING MIXTURE 1/2	DRYNESS	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	G	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, GOOD AREAS, UNSEEN LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	F	FAIR	EXCELLENT	EXCELLENT	ZZ

GRAVEL PIT: SEE NH-FM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.  
1/2 REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.  
ZZ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

**SEEDING SPECIFICATIONS**

1. GRADING AND SHAPING
  - A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.
  - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
  - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
  - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
    - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
    - NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
    - PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
    - POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
  - (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
4. MULCH
  - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.
  - 5. MAINTENANCE TO ESTABLISH A STAND
    - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
    - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
    - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

**E17**

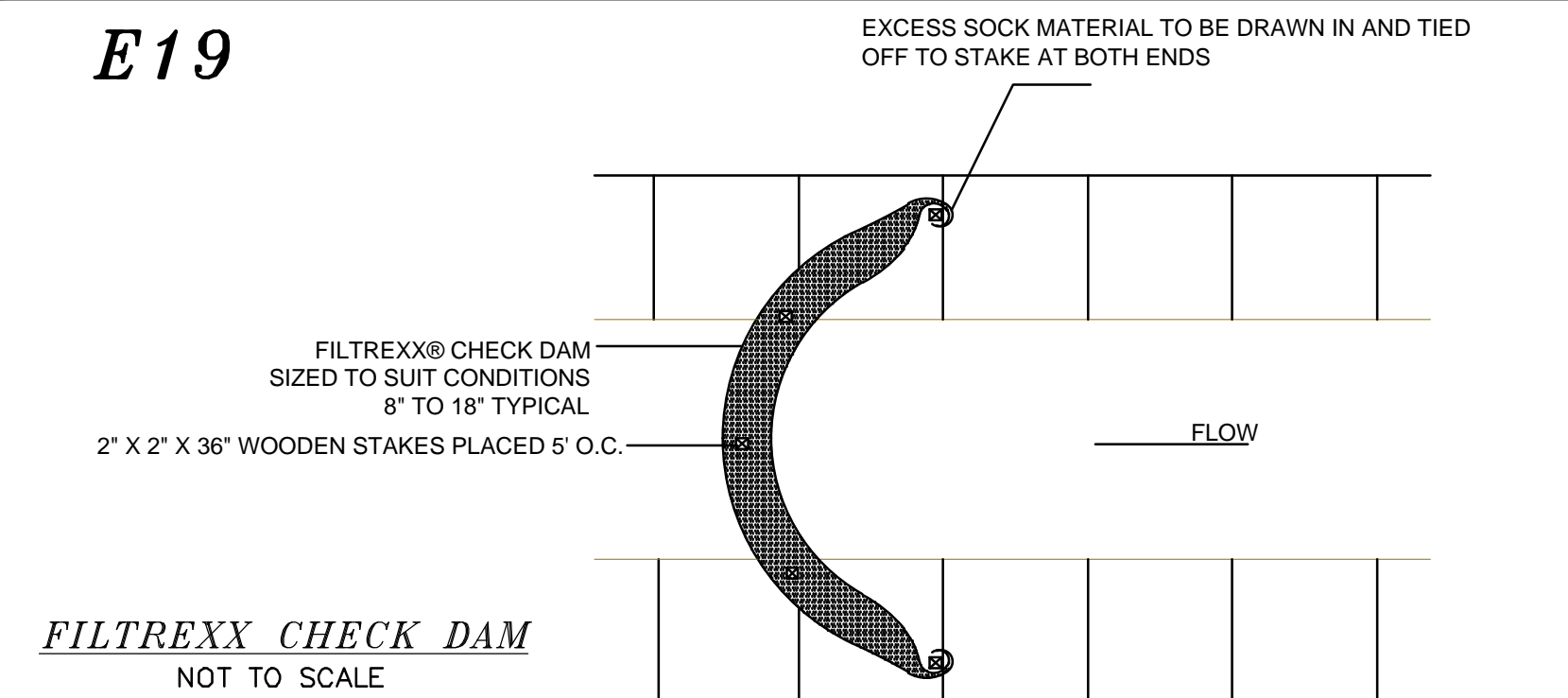
**CONSTRUCTION SEQUENCE:**

- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- 6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY
- 7.) START BUILDING CONSTRUCTION
- 8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- 10.) CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. 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 STORM WATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
- 12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- 14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- 15.) FINISH PAVING ALL ROADWAYS.

**E18 DEFINITION OF STABLE:**

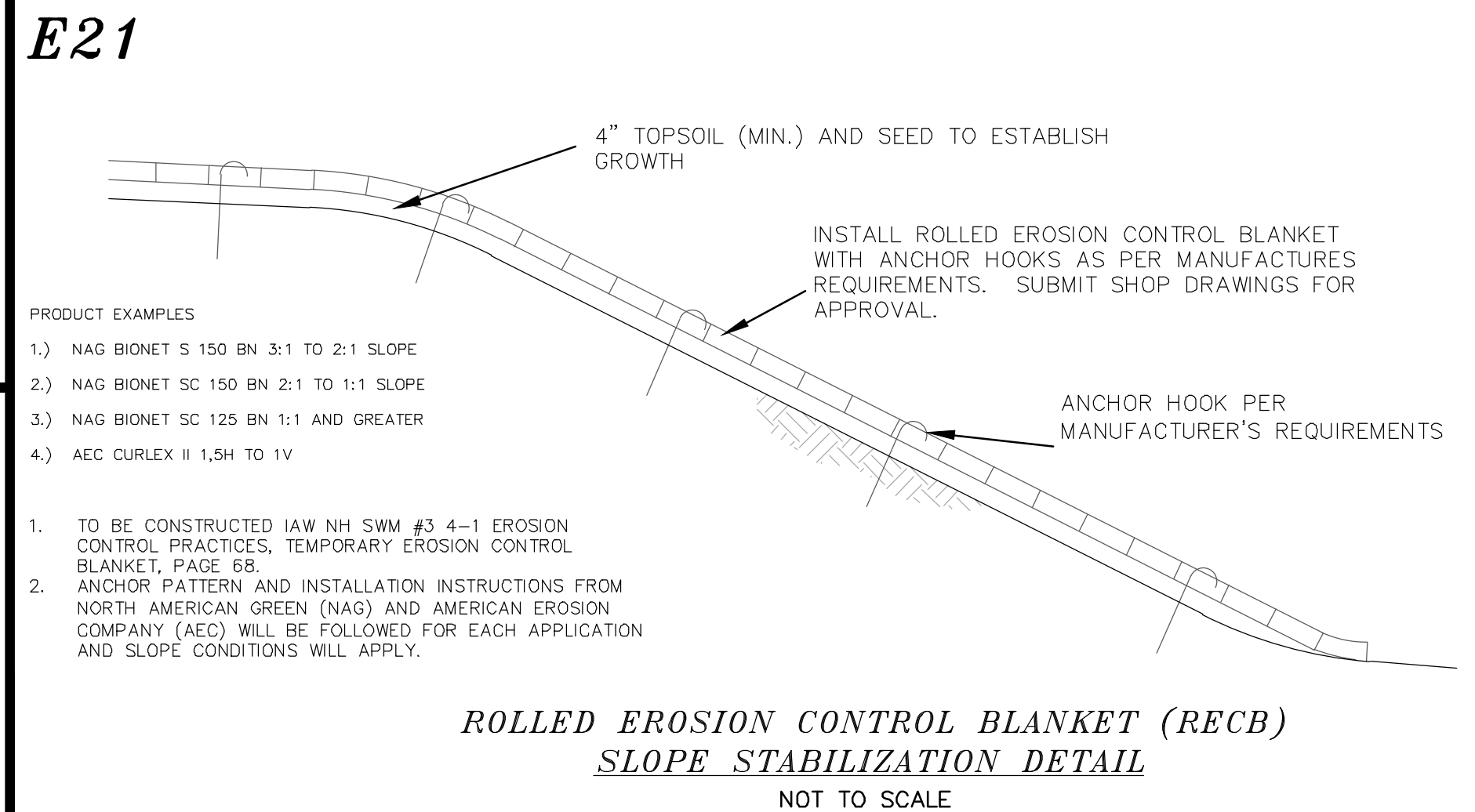
- PER ENV-WQ 1500 ALTERATION OF TERRAIN
1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
  2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED..
  3. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
  - OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ADDITION STABILIZATION NOTES:
5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
  6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) 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 (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

**E19**



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
  2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 1 ACRE OR LESS.
  3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
  4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION
  5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

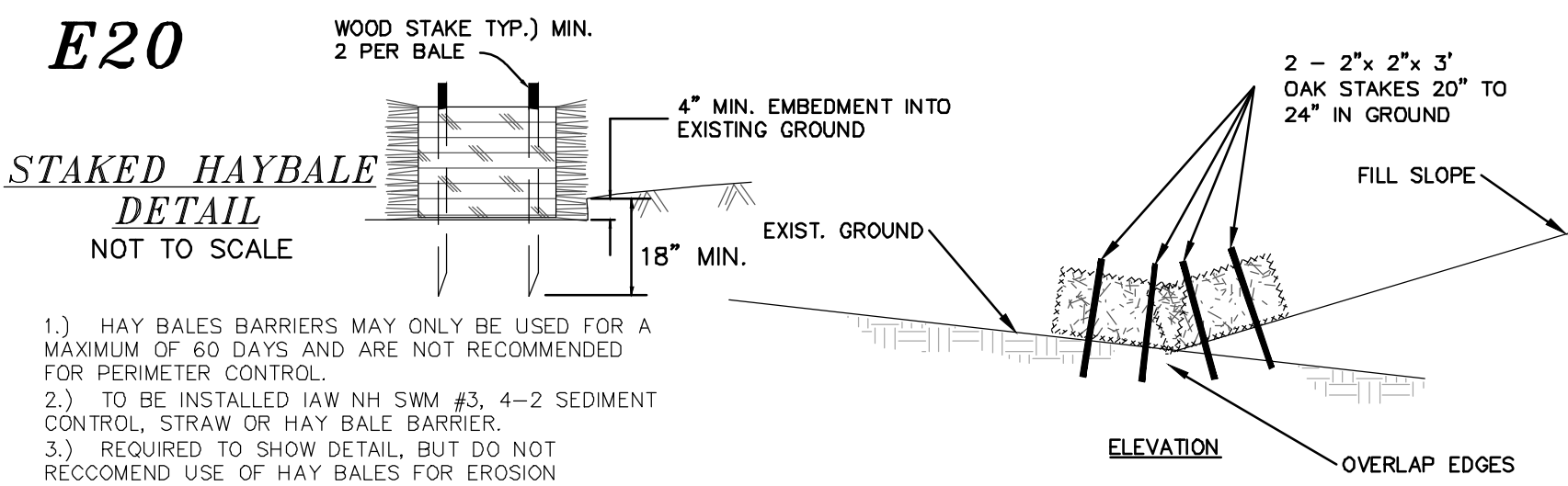
**E21**



- PRODUCT EXAMPLES
- 1.) NAG BIONET S 150 BN 3:1 TO 2:1 SLOPE
  - 2.) NAG BIONET SC 150 BN 2:1 TO 1:1 SLOPE
  - 3.) NAG BIONET SC 125 BN 1:1 AND GREATER
  - 4.) AEC CUREX II 1.5H TO 1V

1. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, TEMPORARY EROSION CONTROL BLANKET, PAGE 68
2. ANCHOR PATTERN AND INSTALLATION INSTRUCTIONS FROM NORTH AMERICAN GREEN (NAG) AND AMERICAN EROSION COMPANY (AEC) WILL BE FOLLOWED FOR EACH APPLICATION AND SLOPE CONDITIONS WILL APPLY.

**E20**



- 1.) HAY BALES BARRIERS MAY ONLY BE USED FOR A MAXIMUM OF 60 DAYS AND ARE NOT RECOMMENDED FOR PERIMETER CONTROL.
- 2.) TO BE INSTALLED IAW NH SWM #3, 4-2 SEDIMENT CONTROL, STRAW OR HAY BALE BARRIER.
- 3.) REQUIRED TO SHOW DETAIL, BUT DO NOT RECOMMEND USE OF HAY BALES FOR EROSION CONTROL.

**WINTER STABILIZATION NOTES**

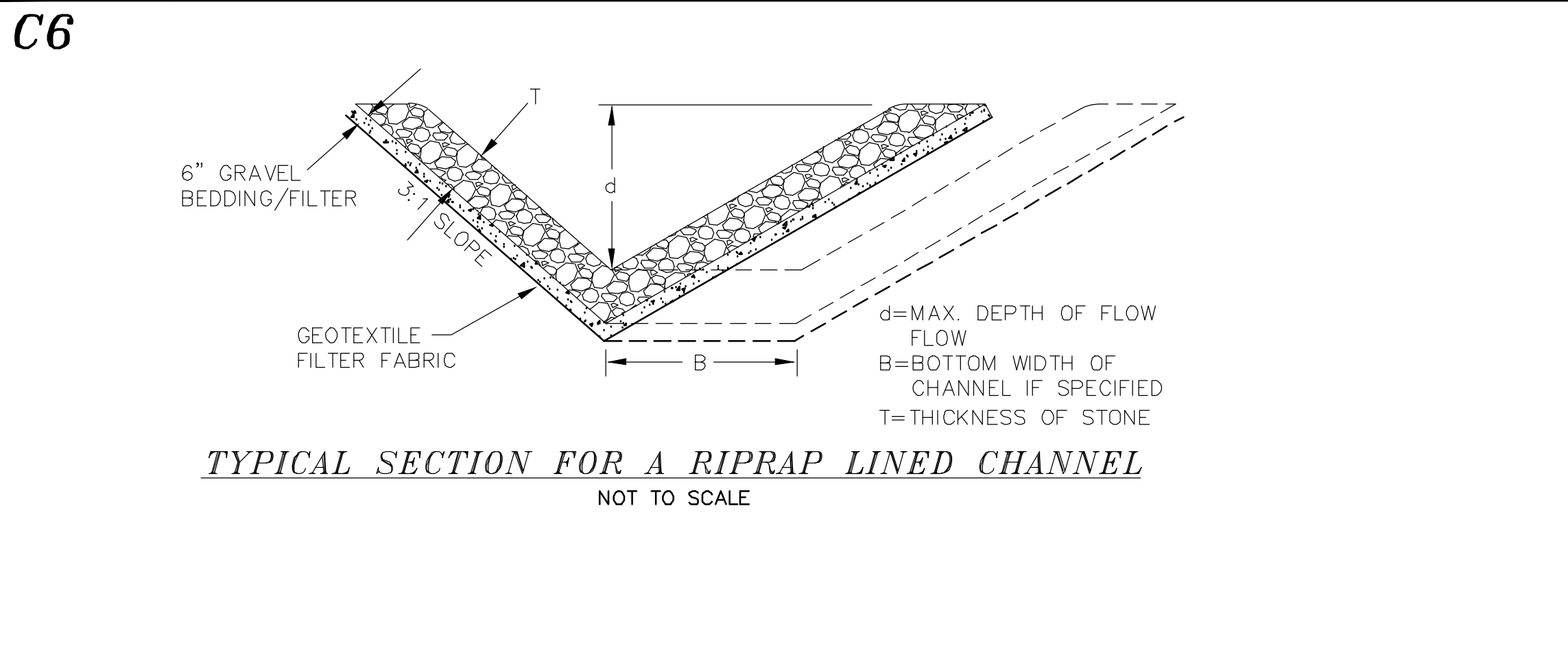
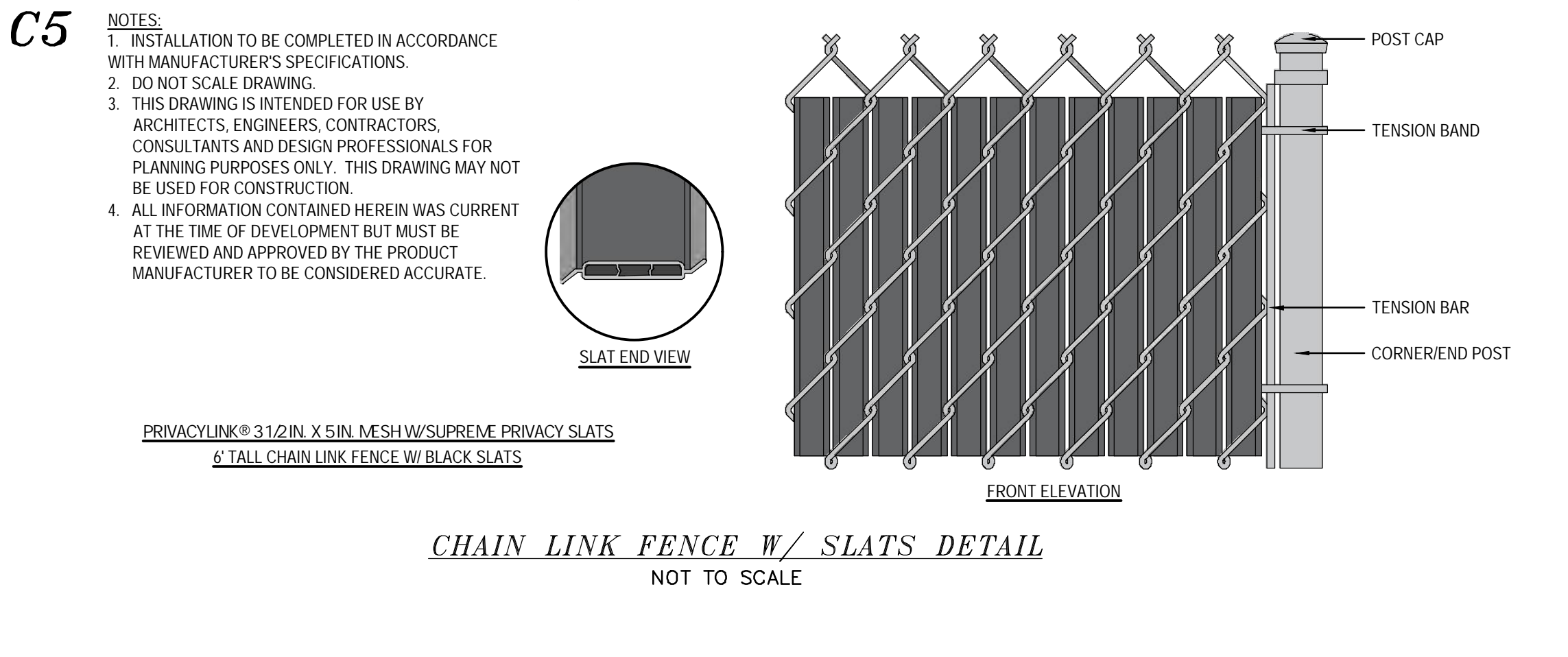
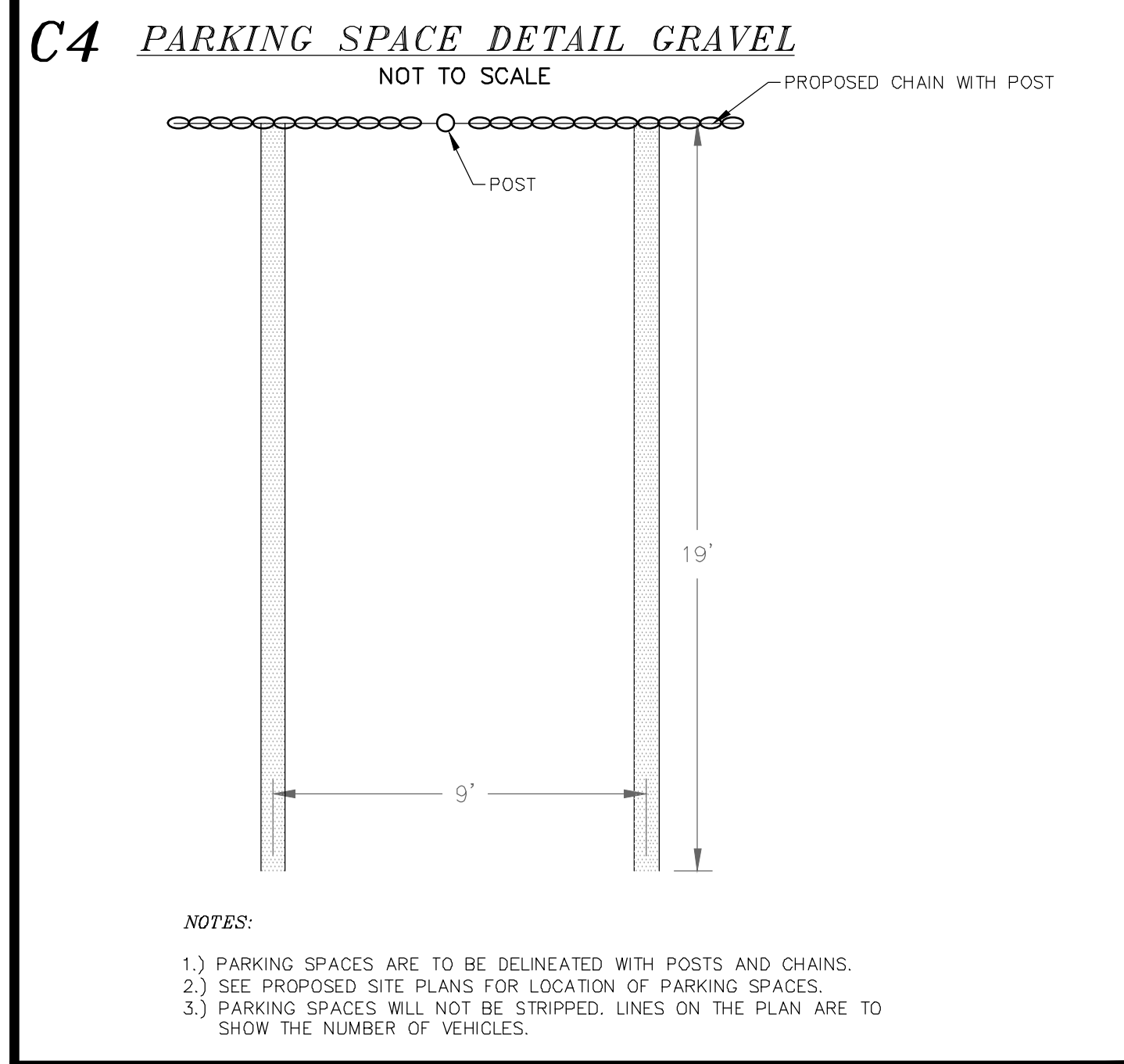
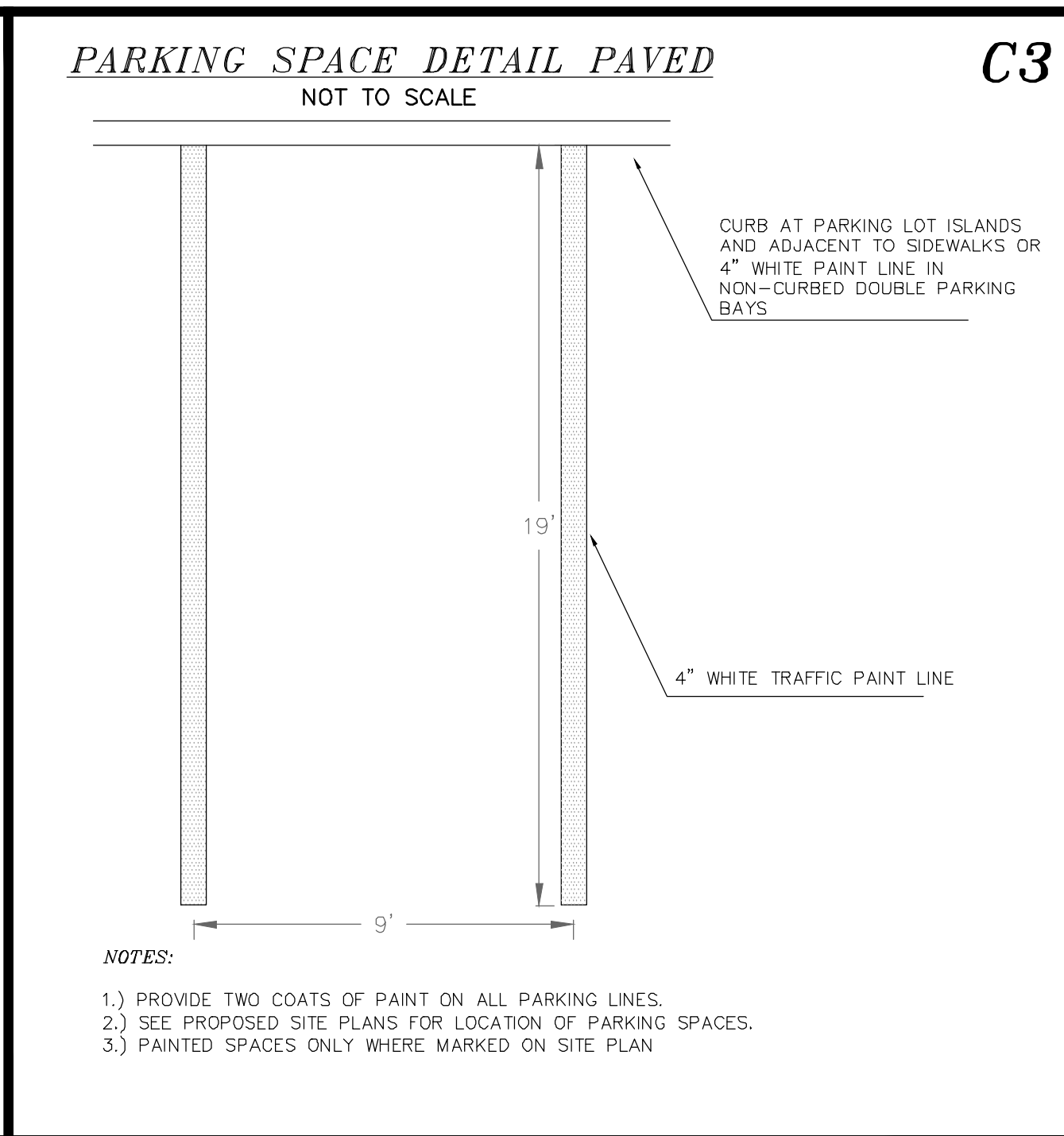
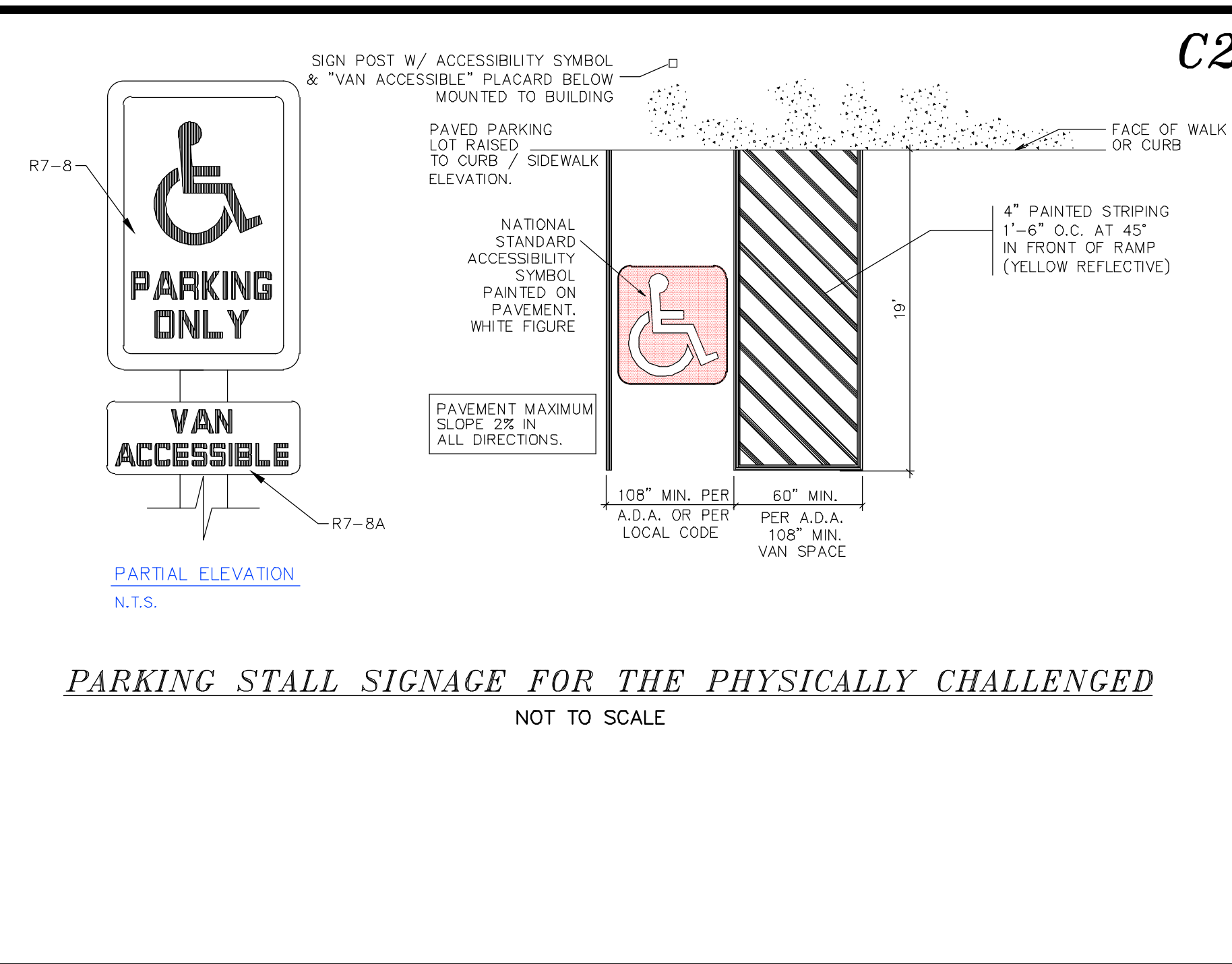
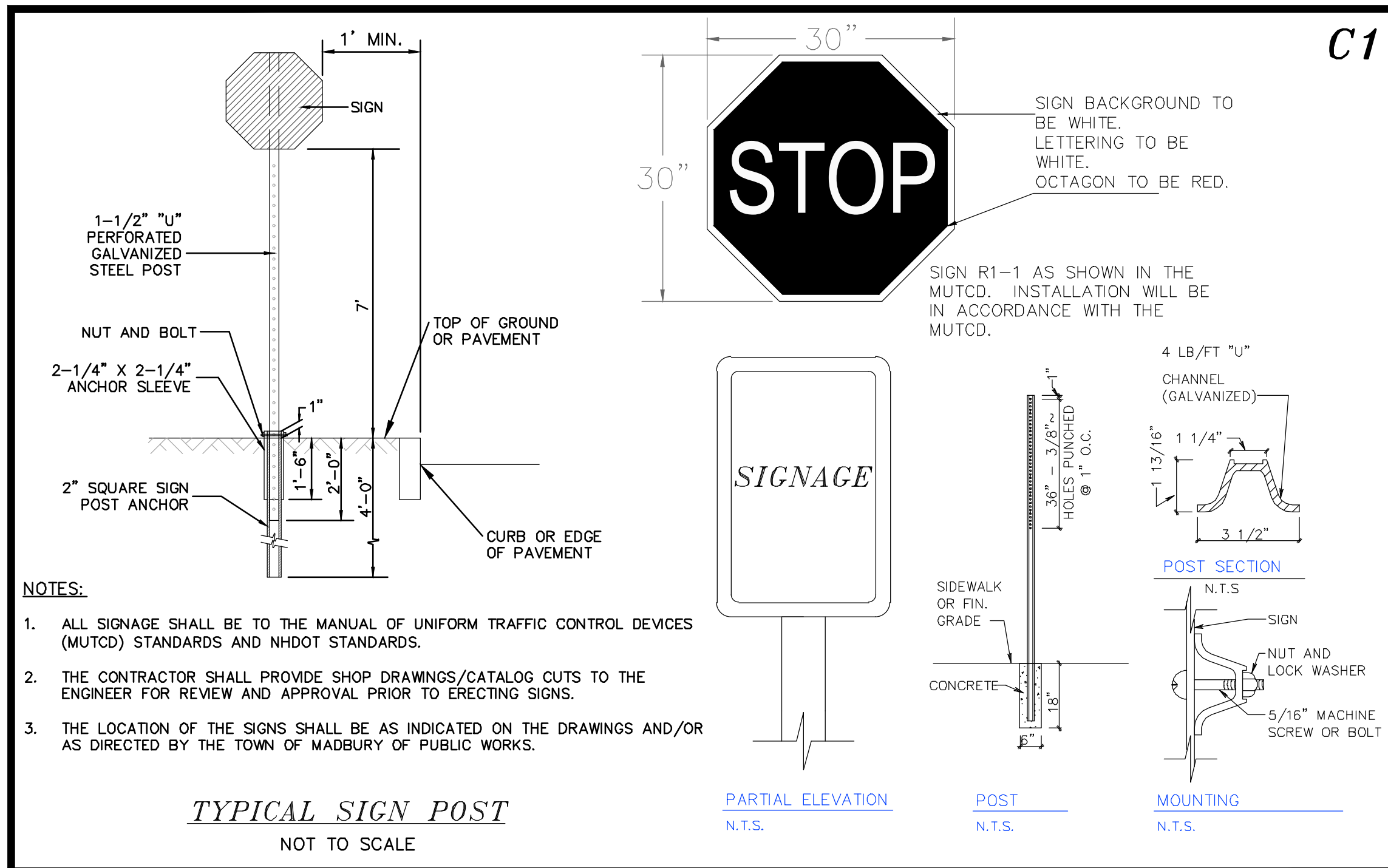
1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CUREX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRADE APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY GROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.
5. ENV-WQ 1505.06 COLD WEATHER SITE STABILIZATION (B)(1) LIMITS ARE OF EXPOSURE TO ONE ACRE OF UNSTABILIZED SOIL WITHOUT OBTAINING A WAIVER AND WINTER CONSTRUCTION PLAN.

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

LAND OF  
CHARLES STREET HOLDING LLC & 284 KNOX MARSH LLC  
N.H. ROUTE 155 / 282 & 284 KNOX MARSH ROAD  
MADRID, 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  
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FILE NO.: DB 2020 - 083

KENNETH A. BERRY  
REGISTERED PROFESSIONAL ENGINEER



**C7**

**L.E.D. SOLAR LIGHT**  
NOT TO SCALE

**Features**

- Beam angle 120°
- Aluminum die-casting heat sinks
- 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 160-160Lm/W
- Discharge time more than 10-12 hours

**Benefits**

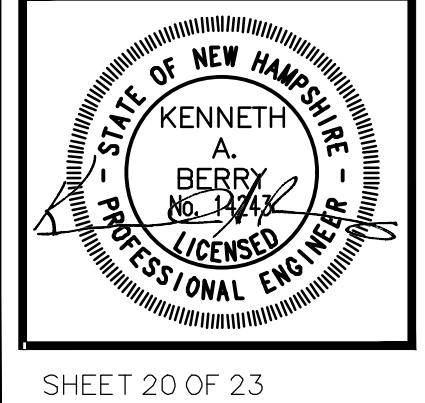
- Replaces conventional area lights
- Precision die-cast aluminum housing
- Fade resistant powder coat finish
- Easy installation

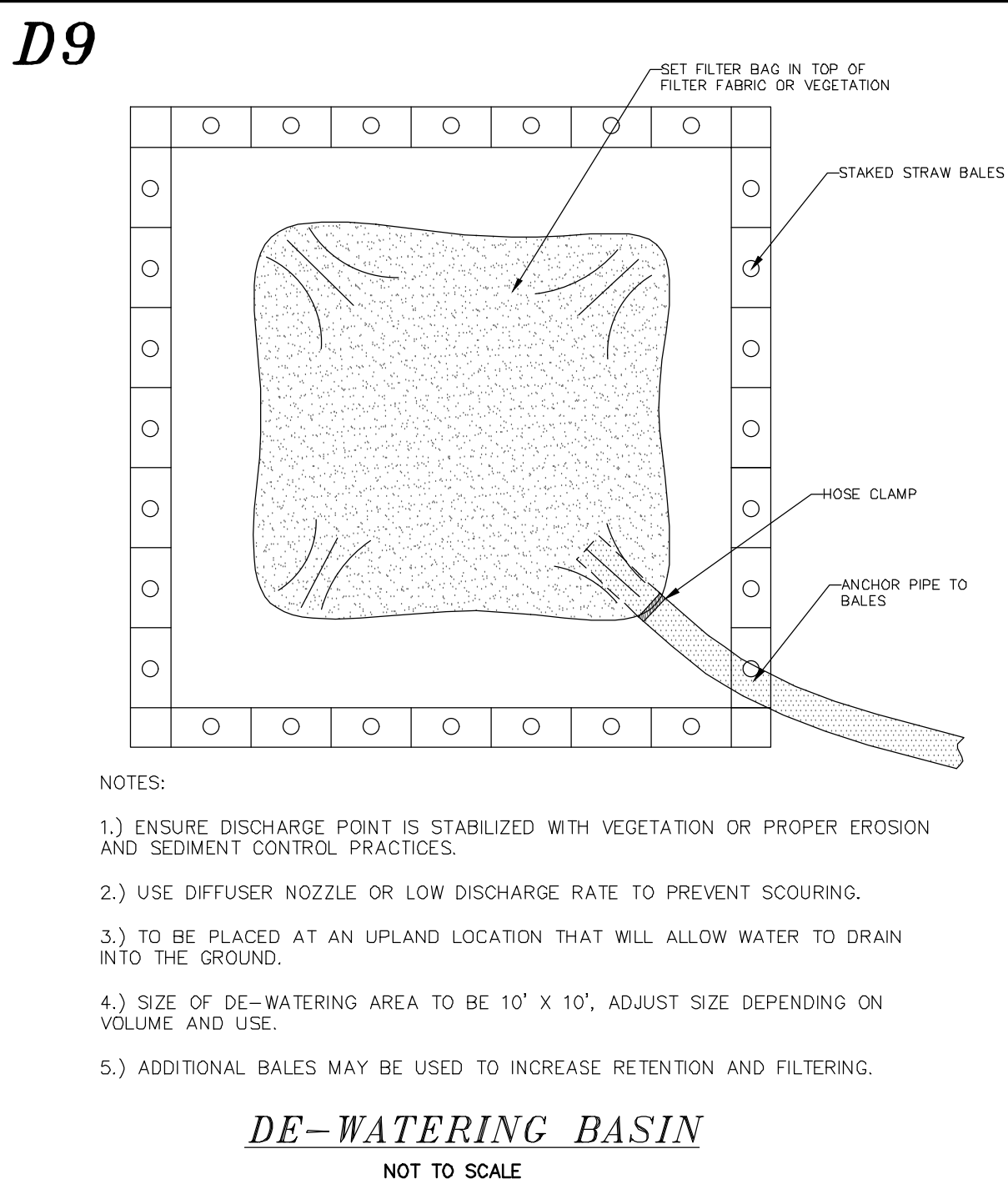
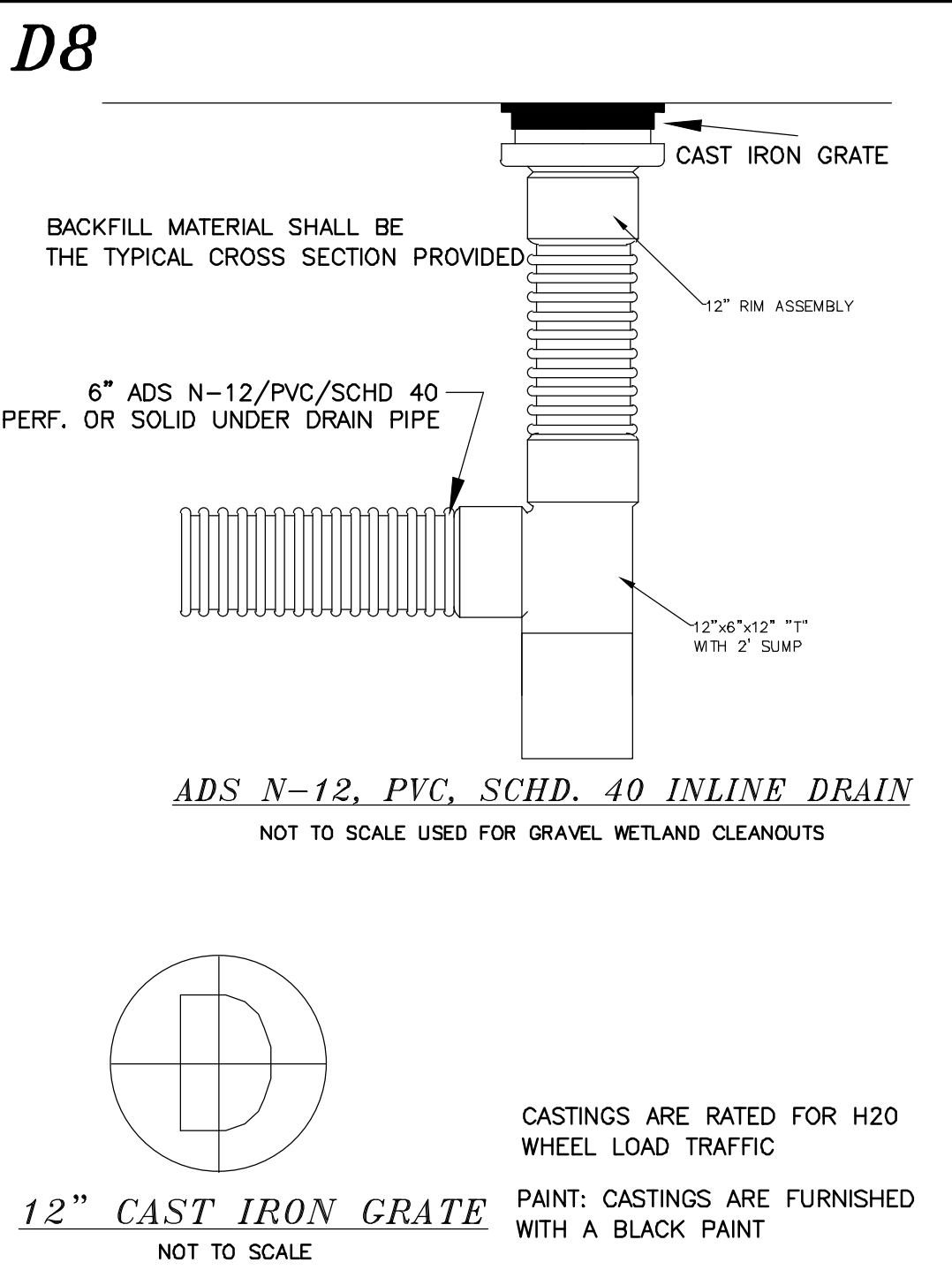
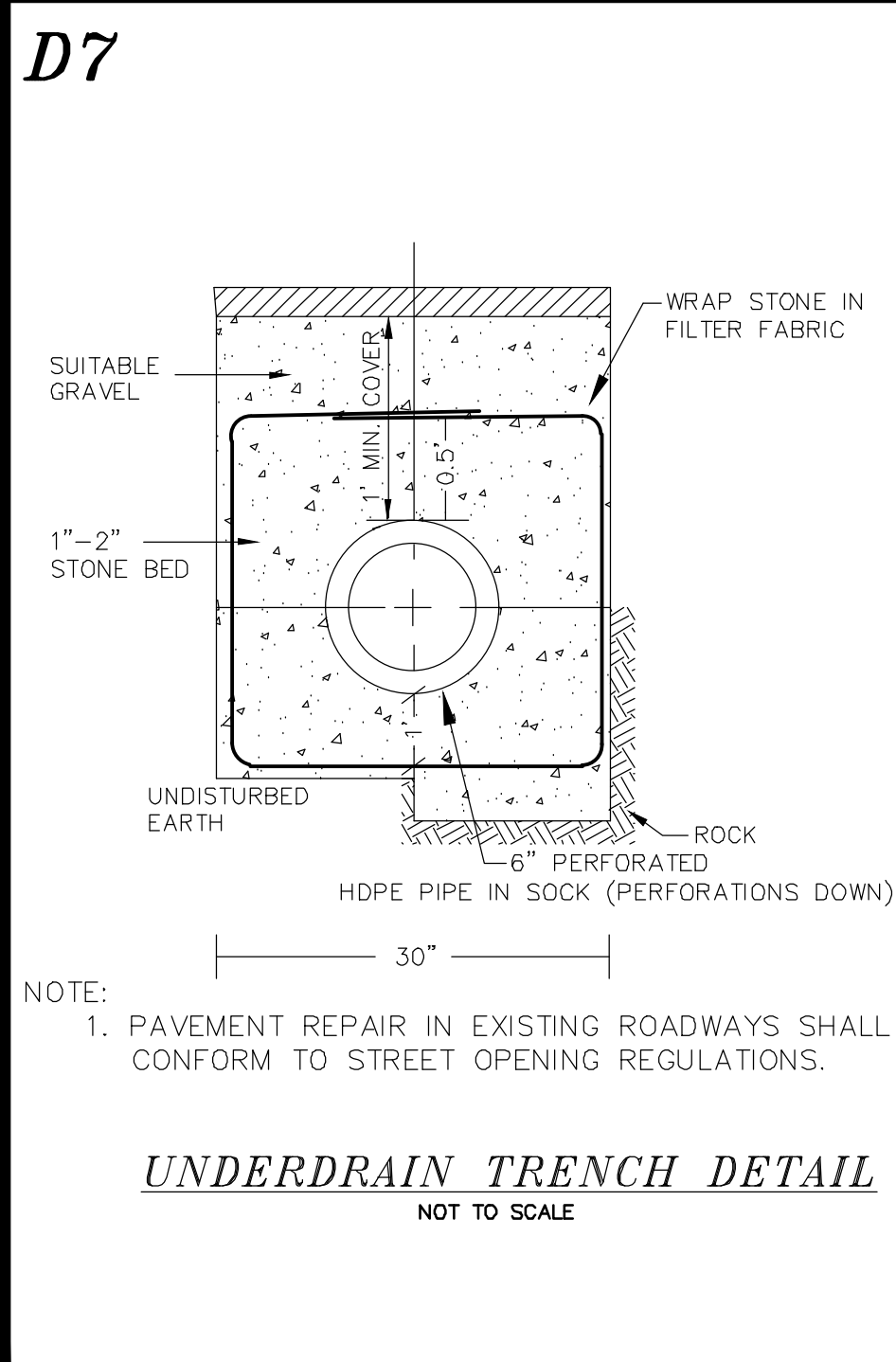
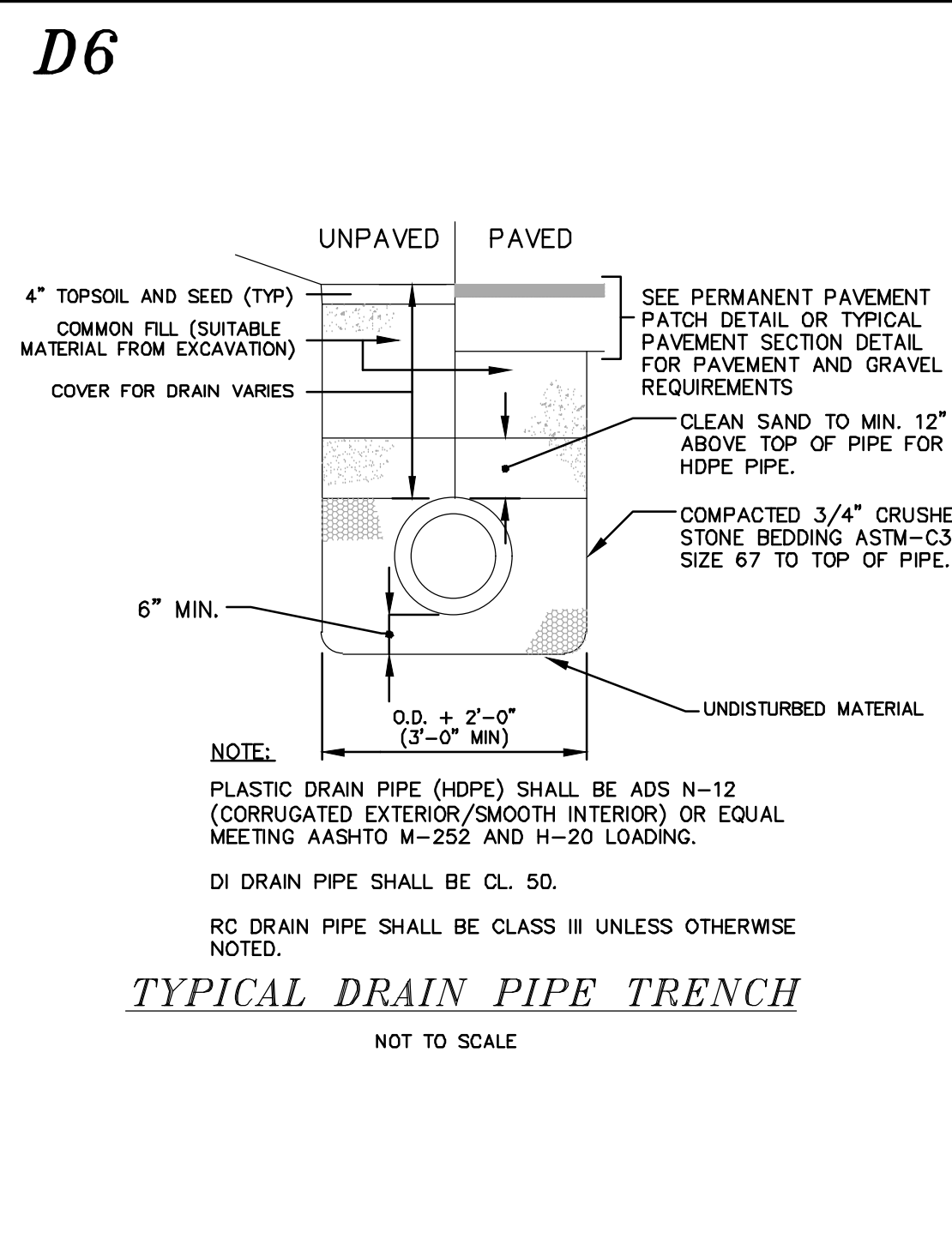
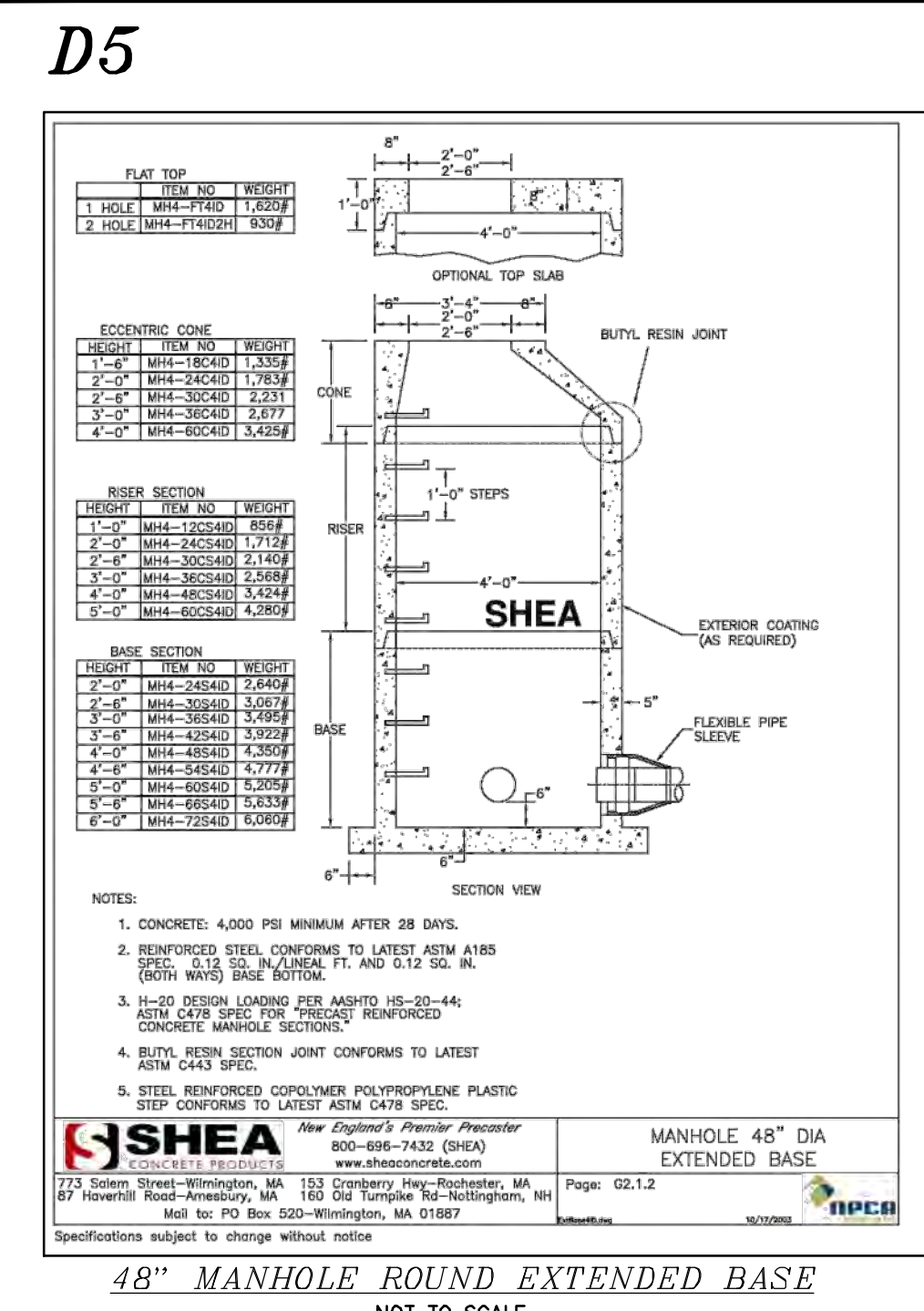
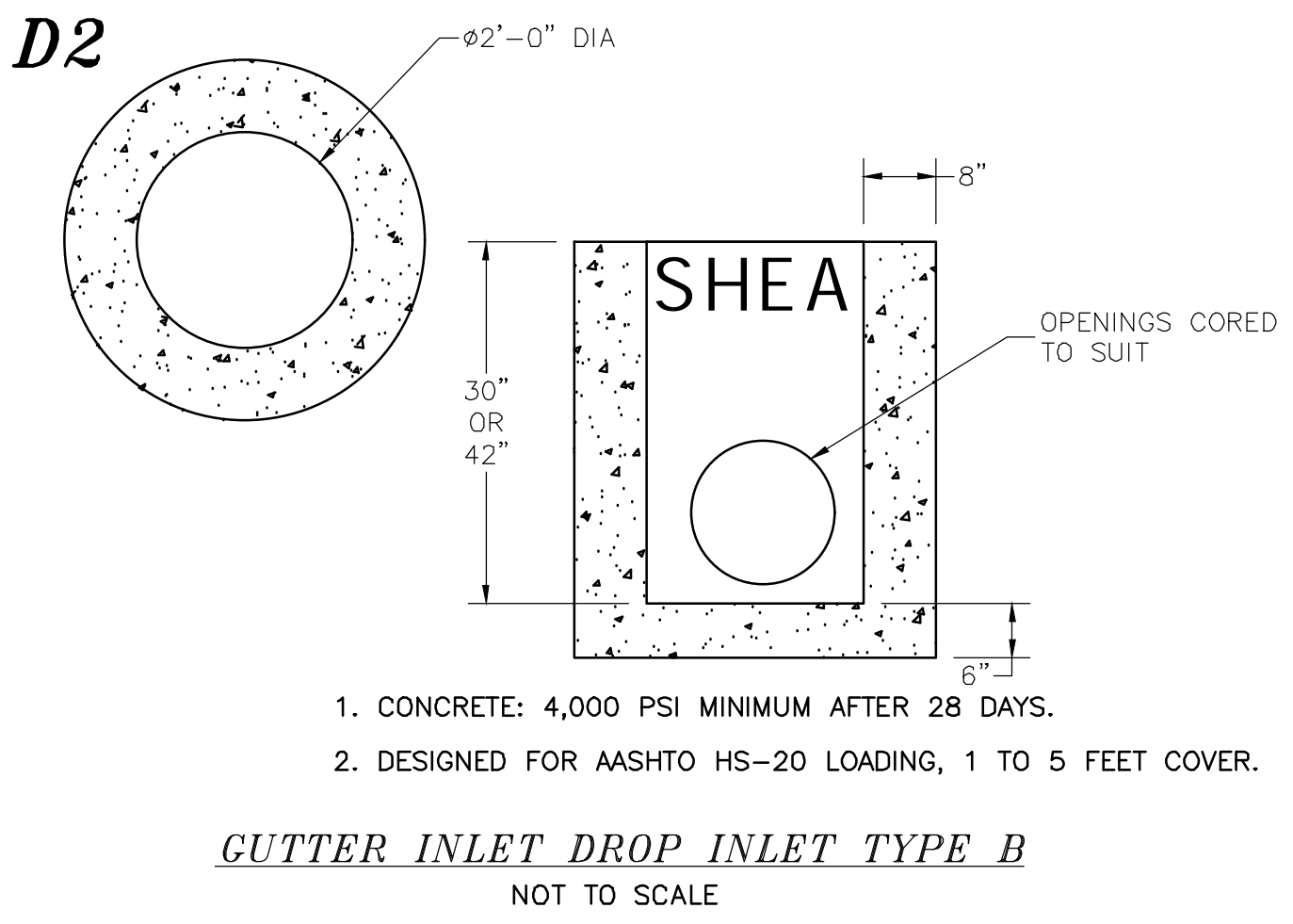
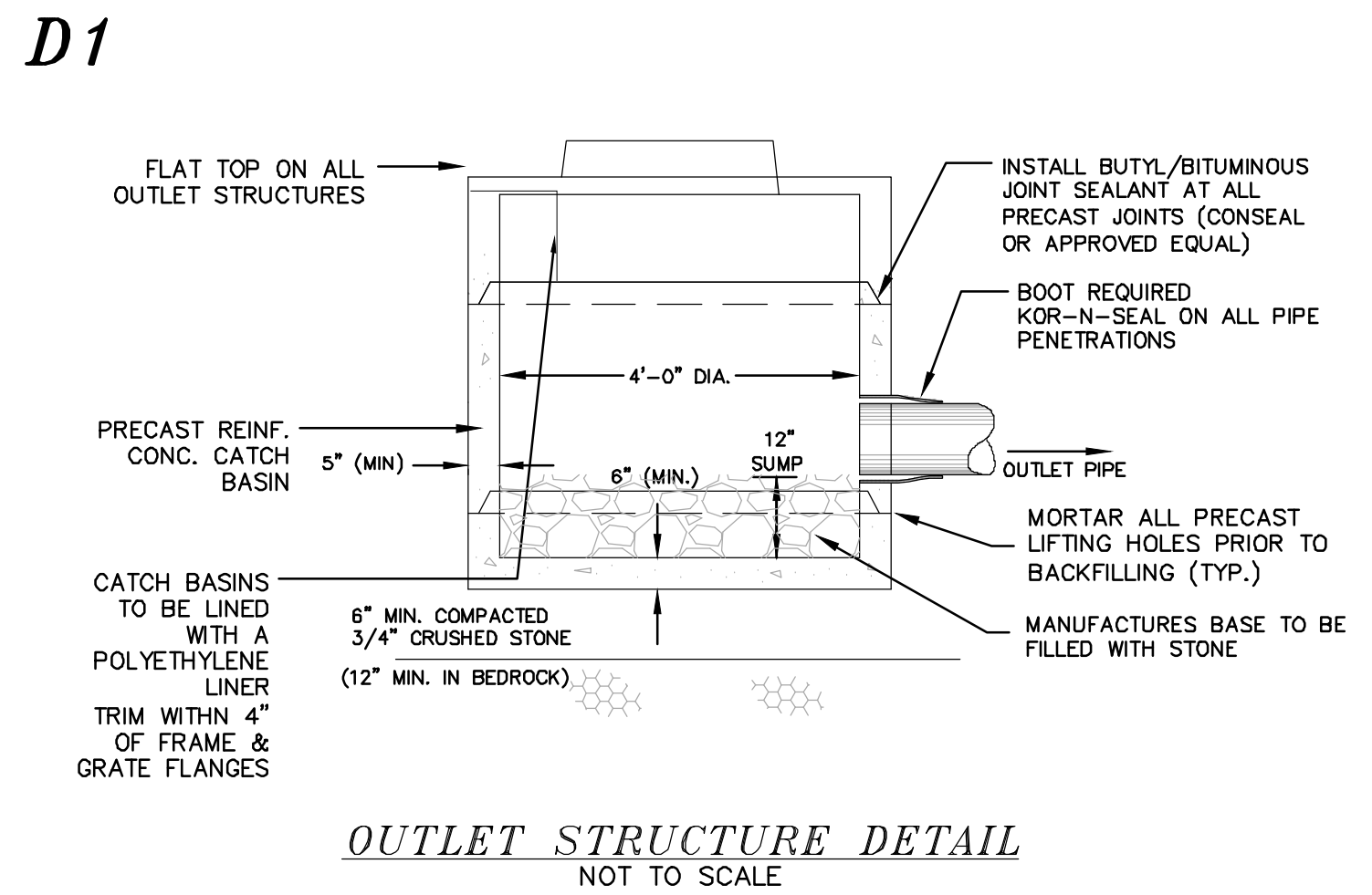
Model	Power	Lumens	Color	Height
SOL-PT-20W-60K	20 Watt	3200 Lumens	6000K	6' - 16'
SOL-PT-30W-60K	30 Watt	4000 Lumens	6000K	6' - 16'
SOL-PT-50W-60K	50 Watt	6000 Lumens	6000K	20' - 25'

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

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

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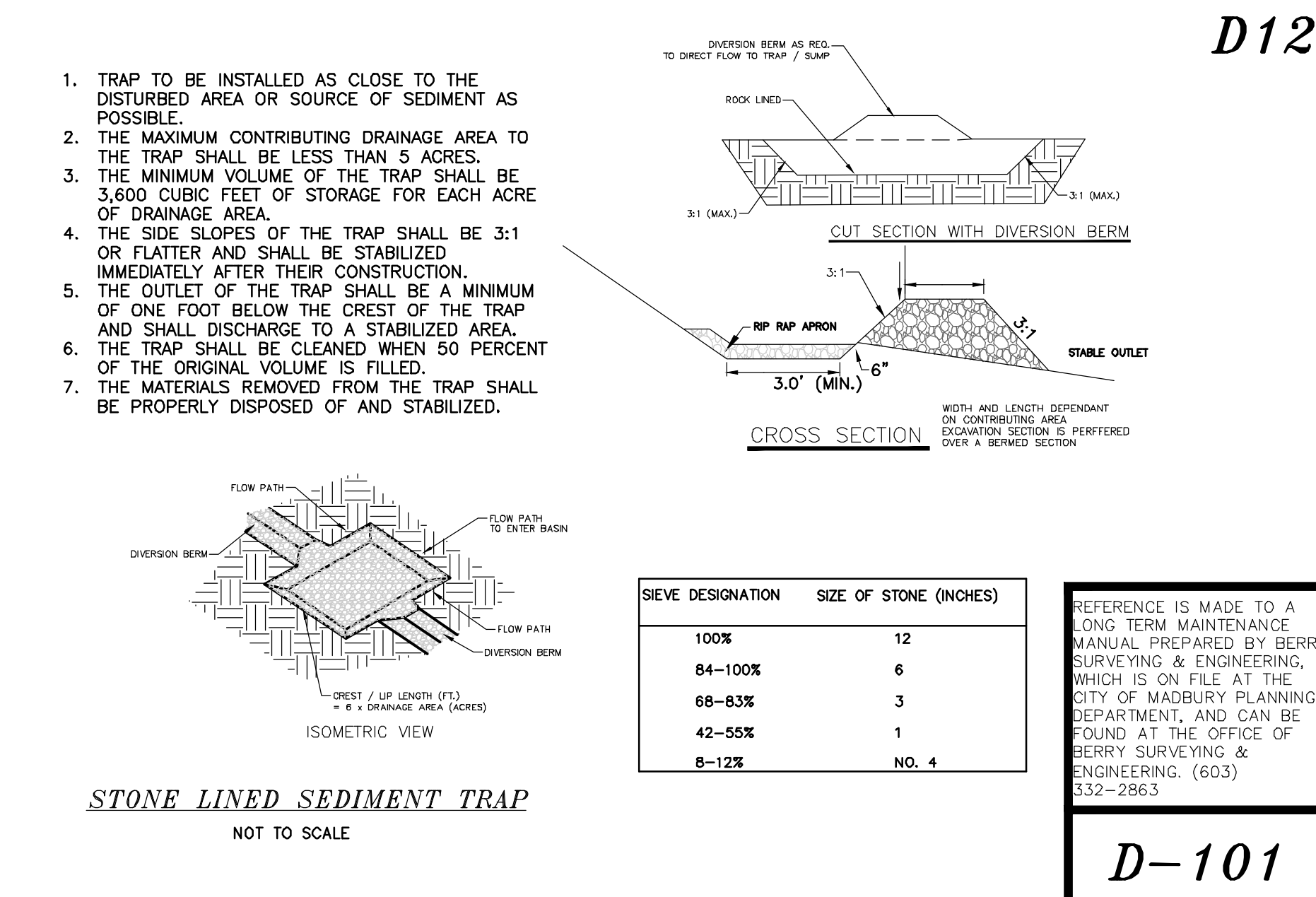
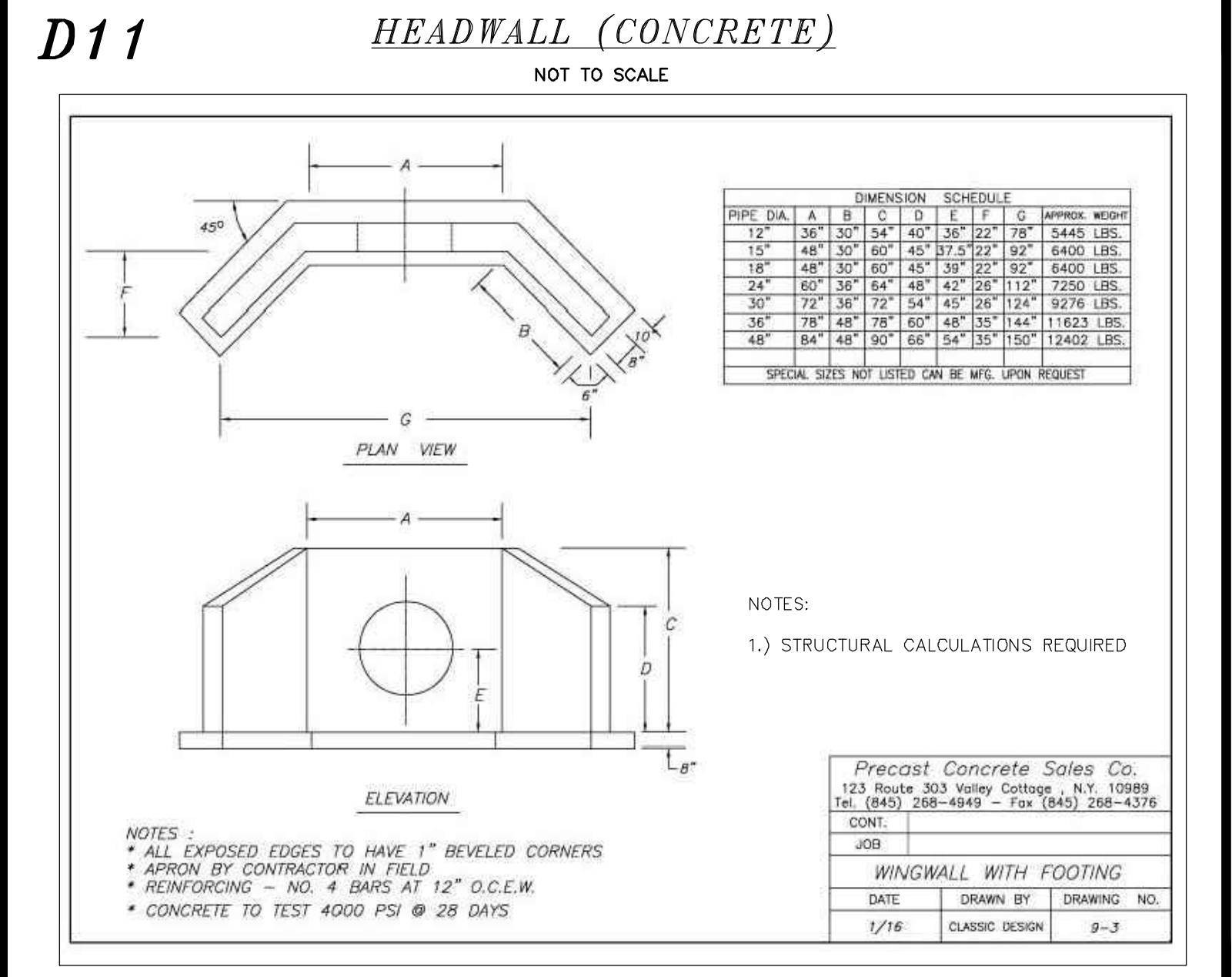
### D10

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

DRAINAGE CONSTRUCTION DETAILS  
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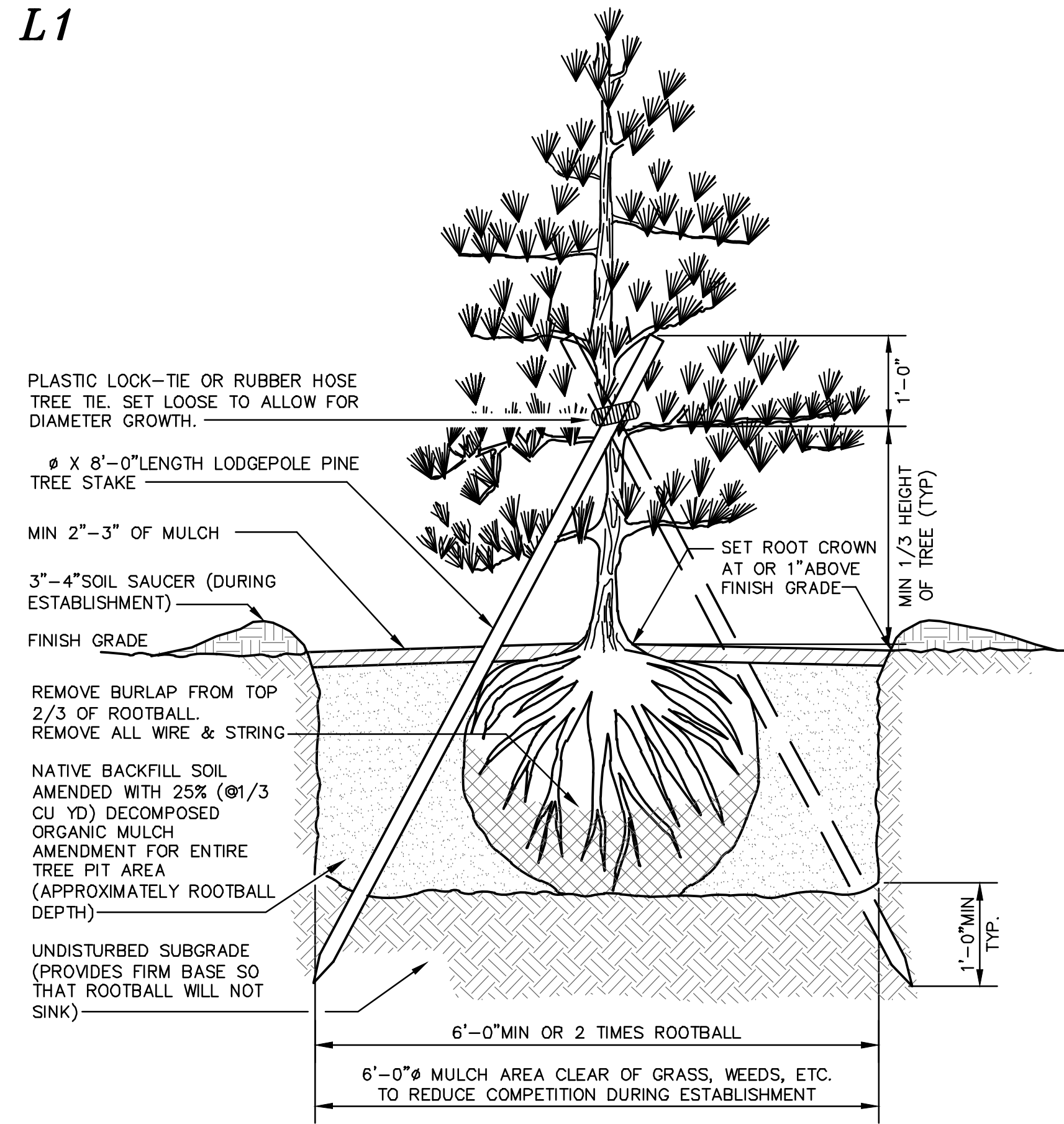
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STATE OF NEW HAMPSHIRE  
KENNETH A. BERRY  
LICENSED PROFESSIONAL ENGINEER

D-101

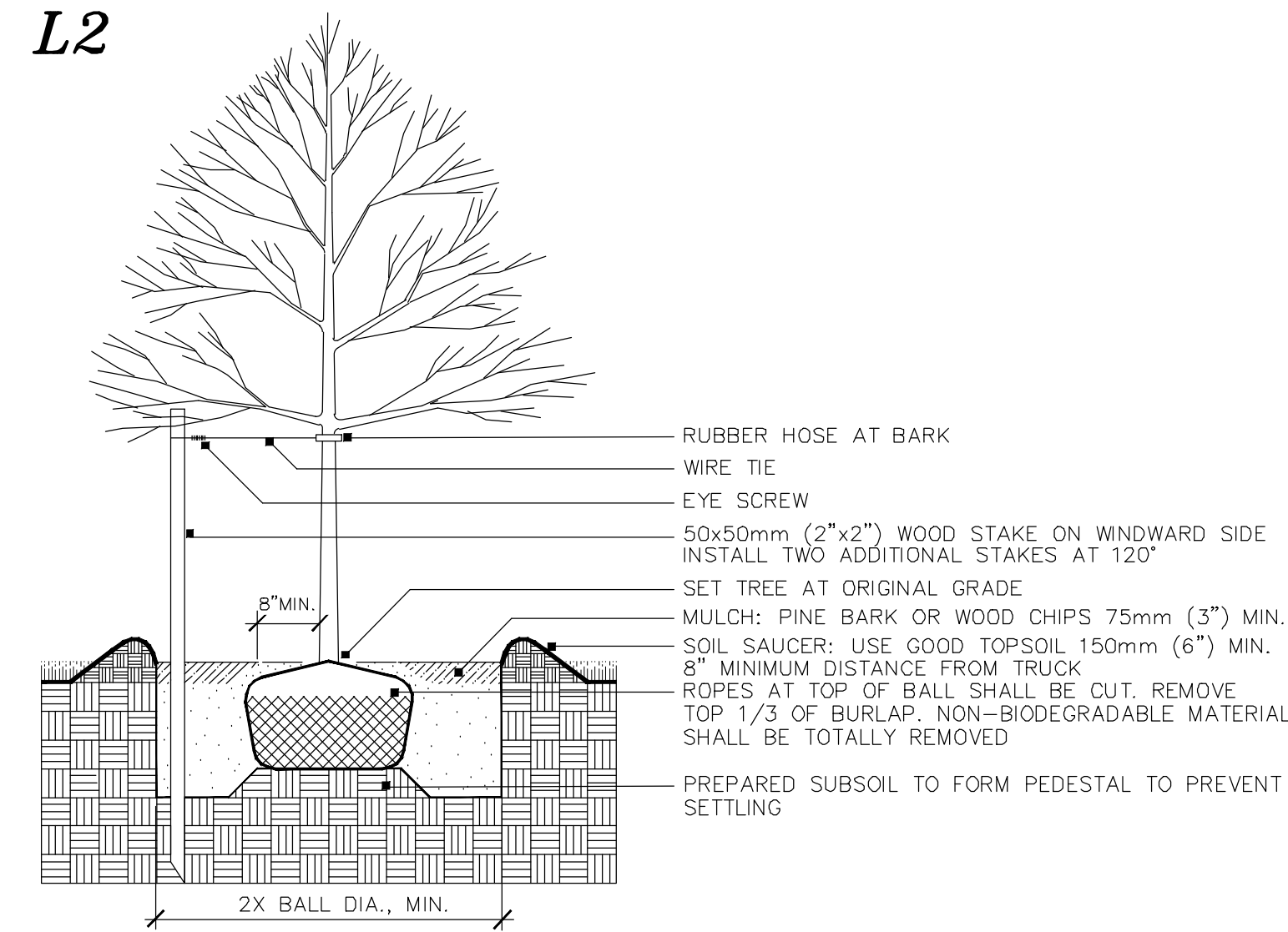
SHEET 21 OF 23

L1



CONIFEROUS TREE PLANTING

L2



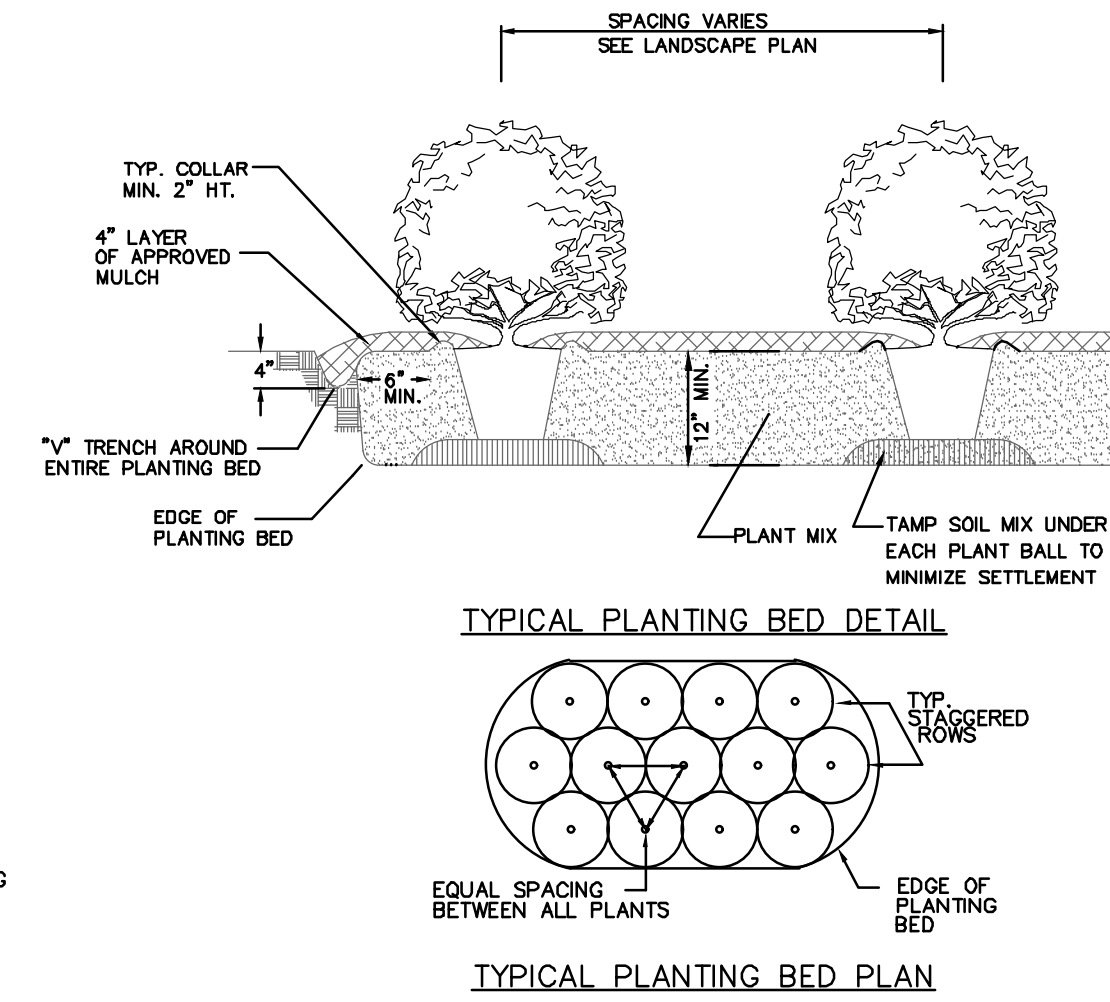
DECIDUOUS TREE PLANTING

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.



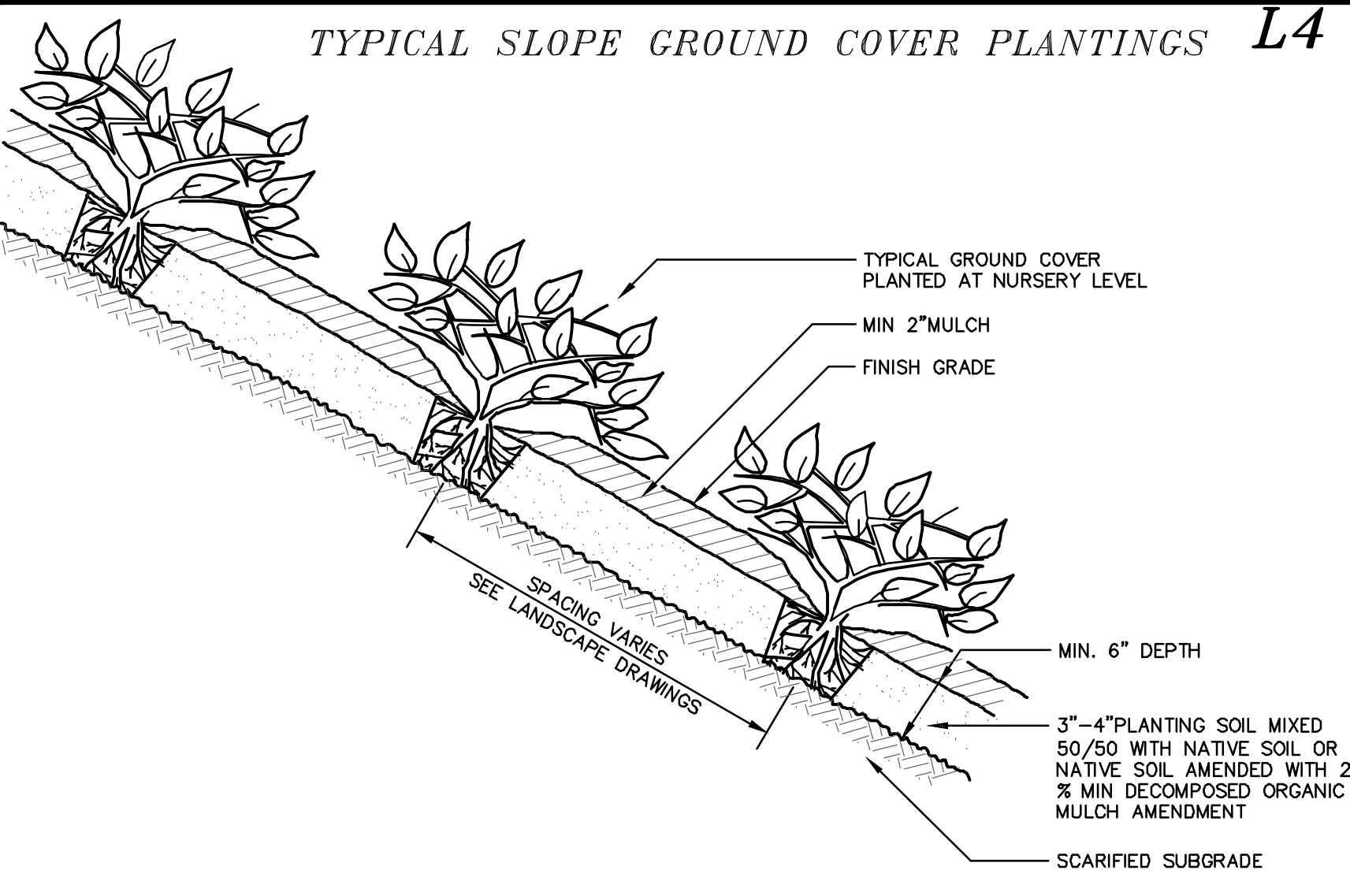
SHRUB & HEDGE PLANTING

L6

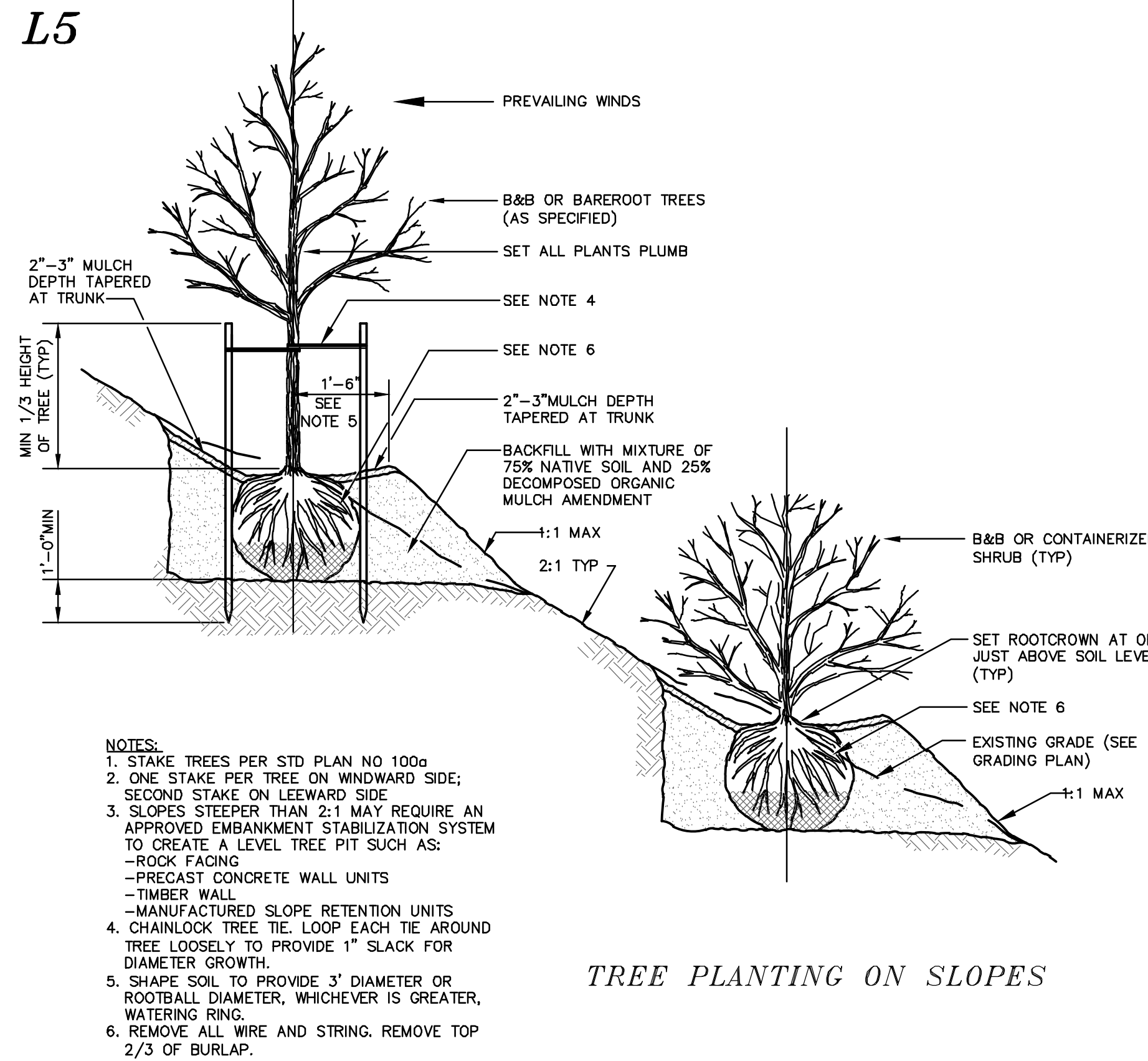
NOTES:

- 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 AND 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

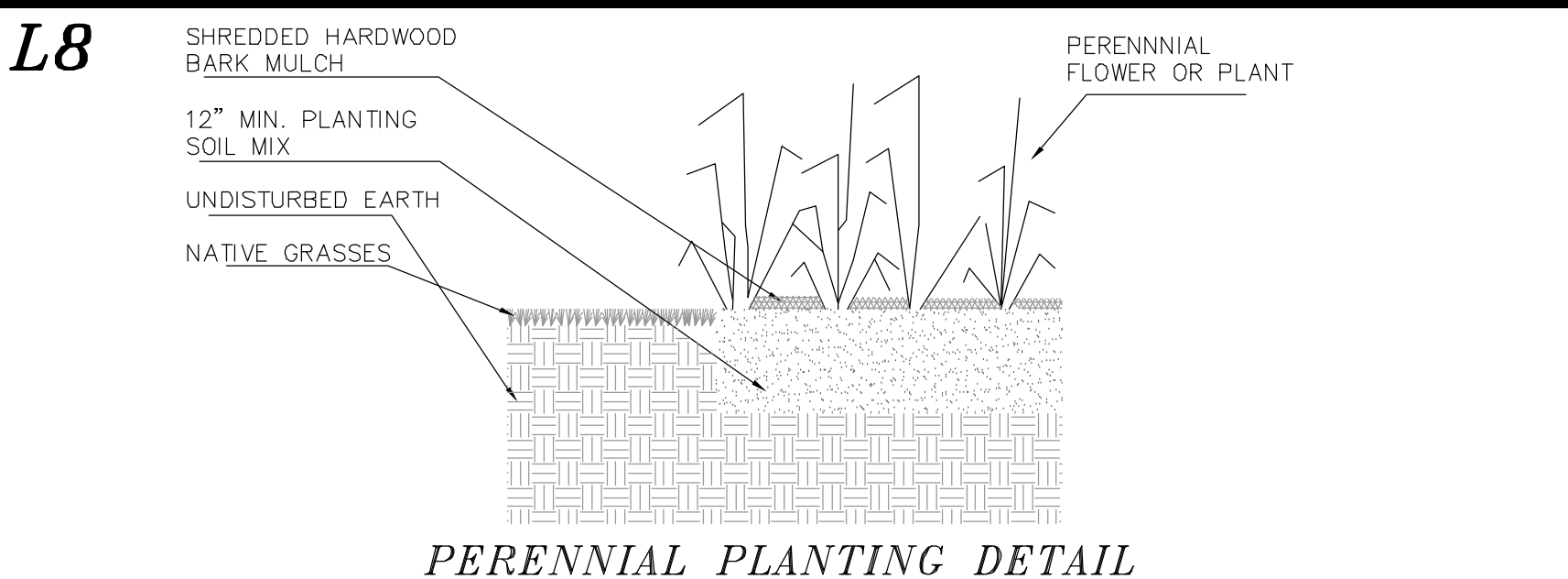


L5

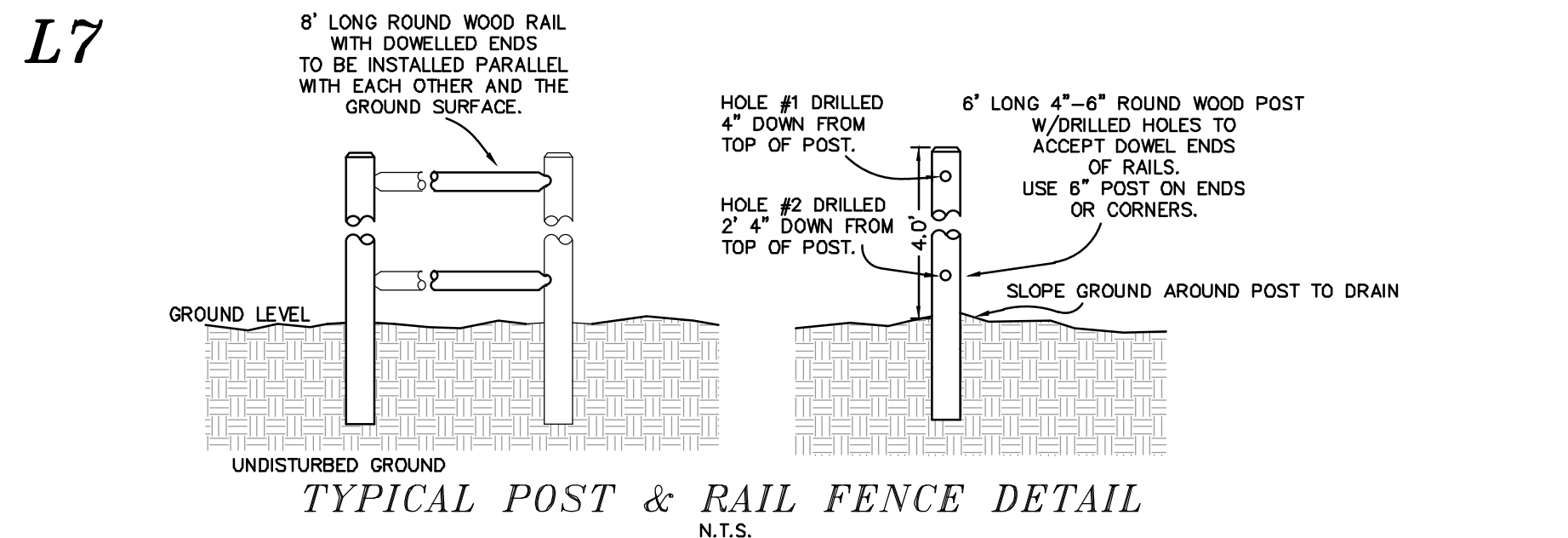


TREE PLANTING ON SLOPES

L8



L7



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

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  
KENNETH A. BERRY  
LICENSED PROFESSIONAL ENGINEER



**AMERICAN BUMBLE BEE**

IDENTIFICATION/DESCRIPTION:

BOMBUS PENNSYLVANICUS IS A LARGE BUMBLE BEE WITH THE QUEEN MEASURING 1 IN, THE WORKER FROM 0.5 IN, AND THE MALE FROM 0.75 IN IN LENGTH. THE QUEEN IS MOSTLY BLACK, INCLUDING THE LEGS, SPURS AND TEGULAE (BASE OF WING). TEGULAE 1, OR THE MOST ANTERIOR BACK PORTION OF THE QUEEN IS OFTEN YELLOW ESPECIALLY IN THE MIDDLE. WORKER BEES' MIDDLE TEGULAE ARE YELLOW. THE TAIL BLACK, AND FACE LONG. THEIR CHEEKS ARE SLIGHTLY LONGER THAN BROAD, AND THE CLYPEUS (NOSE) HAS LARGE PUNCTURES EXCEPT ON THE MID LINE. THE HAIR ON THE TOP OF THE HEAD IS BLACK, SHORT AND EVEN. MALES HAVE A YELLOW ABDOMEN WITH A BLACK HEAD AND BLACK STRIPING IN THE LOWER THORAX.



**BLANDINGS TURTLE**

IDENTIFICATION/DESCRIPTION:

A 7- TO 9-INCH TURTLE WITH YELLOW SPECKLES THAT OFTEN RUN TOGETHER TO FORM STREAKS ON THE CARAPACE. EASILY IDENTIFIED WHEN BASKING FROM ITS CHARACTERISTIC YELLOW THROAT AND CHIN.



**NORTHERN BLACK RACER**

IDENTIFICATION/DESCRIPTION:

A SLENDER BLACK SNAKE MEASURING 36-60 INCHES. BLACK RACERS ARE GLOSSY BLACK ON THE TOP AND BOTTOM WITH A WHITE THROAT AND CHIN. YOUNG RACERS ARE PATTERNED WITH BROWN OR REDDISH PATCHES ON A LIGHTER BASE OF GRAY.



**SMOOTH GREEN SNAKE**

IDENTIFICATION/DESCRIPTION:

A THIN, SLENDER BRIGHT-GREEN SNAKE MEASURING 10-20 INCHES. THE UNDERSIDE IS WHITE OR A PALE YELLOW.



**LITTLE BROWN BAT**

IDENTIFICATION/DESCRIPTION:

THE LITTLE BROWN BAT IS A SMALL MAMMAL WITH A BODY LENGTH OF 2 1/2 - 4" AND WEIGHING APPROXIMATELY 1/8 TO 1/2 AN OUNCE. THE WINGSPAN OF LITTLE BROWN BATS RANGE FROM 9 - 11". BATS ARE THE ONLY MAMMALS THAT ENGAGE IN TRULY ACTIVE FLIGHT. AS THEIR NAME SUGGESTS THEY ARE GLOSSY BROWN ABOVE WITH A LIGHTER GRAY COLOR BELOW. THESE BATS CAN LIVE 20 TO 30 YEARS.



**NORTHERN LONG-EARED BAT**

IDENTIFICATION/DESCRIPTION:

THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT WITH A BODY LENGTH OF 3 TO 3.7 INCHES BUT A WINGSPAN OF 9 TO 10 INCHES. THEIR FUR COLOR CAN BE MEDIUM TO DARK BROWN ON THE BACK AND TANNY TO PALE-BROWN ON THE UNDERSIDE. AS ITS NAME SUGGESTS, THIS BAT IS DISTINGUISHED BY ITS LONG EARS, PARTICULARLY AS COMPARED TO OTHER BATS IN ITS GENUS, MYOTIS.



**EASTERN SMALL-FOOTED BAT**

IDENTIFICATION/DESCRIPTION:

THE EASTERN SMALL-FOOTED BAT HAS BROWNISH FUR, OFTEN WITH A GOLDEN SHEEN, THAT CONTRASTS WITH ITS BLACKISH FACE AND EARS, AND BLACKISH-BROWN WINGS AND TAIL MEMBRANE. IT CAN BE DISTINGUISHED FROM OTHER MYOTIS SPECIES BY ITS BLACK MASK AND SMALL SIZE. THE BODY IS LITTLE MORE THAN 3/4 INCHES LONG, INCLUDING A 1 1/2-INCH TAIL. ITS SMALL FEET, WHICH PROVIDE THE COMMON NAME, ARE LESS THAN A HALF-INCH AND ITS WINGSPAN RANGES FROM 8 1/4 TO 9 3/4 INCHES. THIS SPECIES FLIES SLOWLY AND ERRATICALLY, USUALLY ABOUT ONE TO THREE YARDS ABOVE THE GROUND.



**SILVER HAIRD BAT**

IDENTIFICATION/DESCRIPTION:

THE SILVER-HAIRED BAT IS A MEDIUM-SIZED BAT WITH VERY DARK FUR TIPPED WITH SILVER OR WHITE. THE WINGS AND TAIL MEMBRANE ARE BLACK. EARS ARE SHORT AND ROUND WITH A SHORT, BLUNT-TIPPED TRAGUS. THE DORSAL SURFACE OF THE TAIL MEMBRANE IS PARTIALLY FURRED AND THE CALCAR LACKS A KEEL.



**TRI-COLORED BAT**

IDENTIFICATION/DESCRIPTION:

THE TRICOLORED BAT, FORMERLY KNOWN AS THE EASTERN PIPISTRELLE (PIPISTRELLUS SUBFLAVUS), IS A SMALL BAT WEIGHING 0.2 TO 0.3 OUNCES (5 TO 8 GR) AND HAS A WINGSPAN OF 8 TO 10 INCHES. THE TERM "TRICOLORED" REFERS TO THE BATS YELLOWISH-BROWN COAT THAT IS DARK AT THE BASE, YELLOWISH-BROWN IN THE MIDDLE, AND DARK AT THE TIPS. THE WING MEMBRANES ARE BLACKISH, BUT THE FACE AND EARS HAVE A PINKISH COLOR. AN OBVIOUS IDENTIFYING CHARACTERISTIC OF THIS SPECIES IS THE PINK COLOR OF THE SKIN ON THE RADIUS BONE. THE FEET ARE ALSO RELATIVELY LARGE COMPARED TO ITS BODY SIZE.



**SPOTTED TURTLE**

IDENTIFICATION/DESCRIPTION:

A SMALL 3-5 INCH TURTLE RECOGNIZED BY NUMEROUS YELLOW SPOTS COVERING A DARK CARAPACE. THE NUMBER OF SPOTS IS VARIABLE. SPOTS CAN ALSO BE FOUND ON THE HEAD AND LIMBS.



**WOOD TURTLE**

IDENTIFICATION/DESCRIPTION:

A 5-8 INCH TURTLE CHARACTERIZED BY ITS HIGHLY SCULPTED SHELL WHERE EACH LARGE SCUTE TAKES AN IRREGULAR PYRAMIDAL SHAPE. THE NECK AND FORELIMBS ARE ORANGE.

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

WILDLIFE IDENTIFICATION 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 : N/A  
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