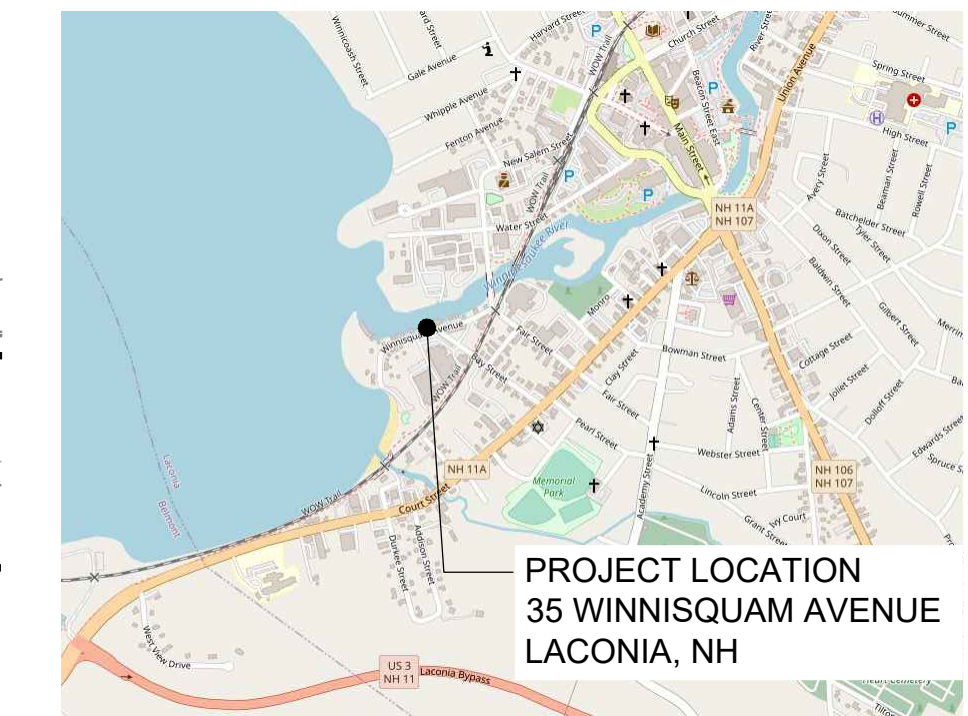
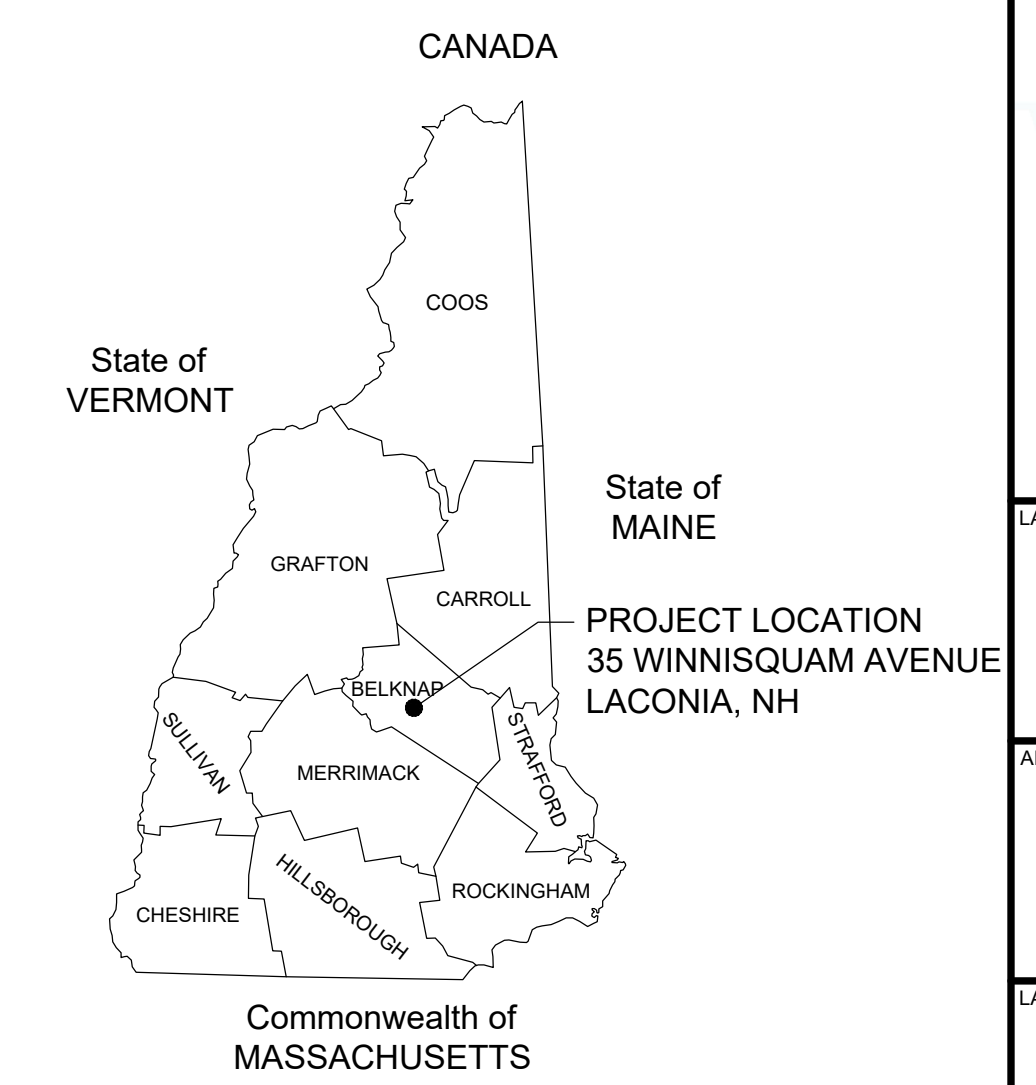


KNOTTY MARINA

35 WINNISQUAM AVENUE, LACONIA, NH



LOCATION MAP

Wilcox & Barton INC.
 CIVIL • ENVIRONMENTAL • GEOTECHNICAL

2 CAPITAL PLAZA, SUITE 305
 CONCORD, NH 03301
 603-369-4190
 www.wilcoxandbarton.com

LAND SURVEYOR
J.E. BELANGER LAND SURVEYING PLLC
 61 OLD HOPKINTON ROAD
 DUNBARTON, NH 03046

ARCHITECT

LANDSCAPE ARCHITECT

LIGHTING DESIGN

REVISION HISTORY
 1. REVISED PER NHDES WETLAND RFM (06/30/2022, CDM)
 2. REVISED PER NHDES MEETING (09/13/2022, CDM)
 3. REVISED PER TRC COMMENTS (12/07/2022, CDM)
 4. REVISED PER NHDES APPROVAL CONDITIONS (12/13/2022, CDM)
 5. REVISED IN RESPONSE TO DPW COMMENTS (01/10/2023, CDM)

ISSUED FOR
PERMITTING

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OWNER
KNOTTY MARINA INC.
 75 SOUTH MAIN STREET
 UNIT 7
 CONCORD, NH 03301

SITE
KNOTTY MARINA
 35 WINNISQUAM AVENUE
 LACONIA, NH 03246
MBLU: 450/245/24 & 451/245/13-15

DRAWING TITLE
COVER SHEET

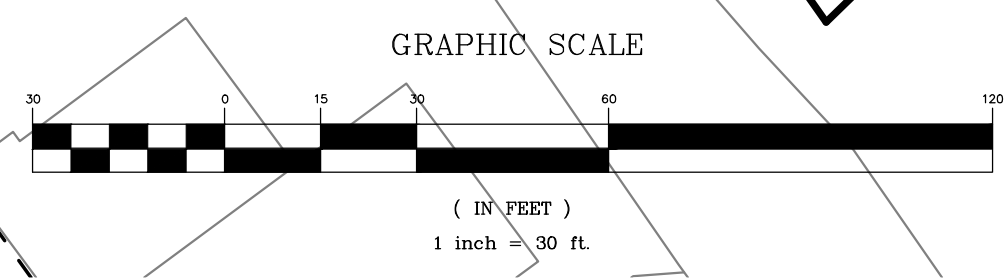
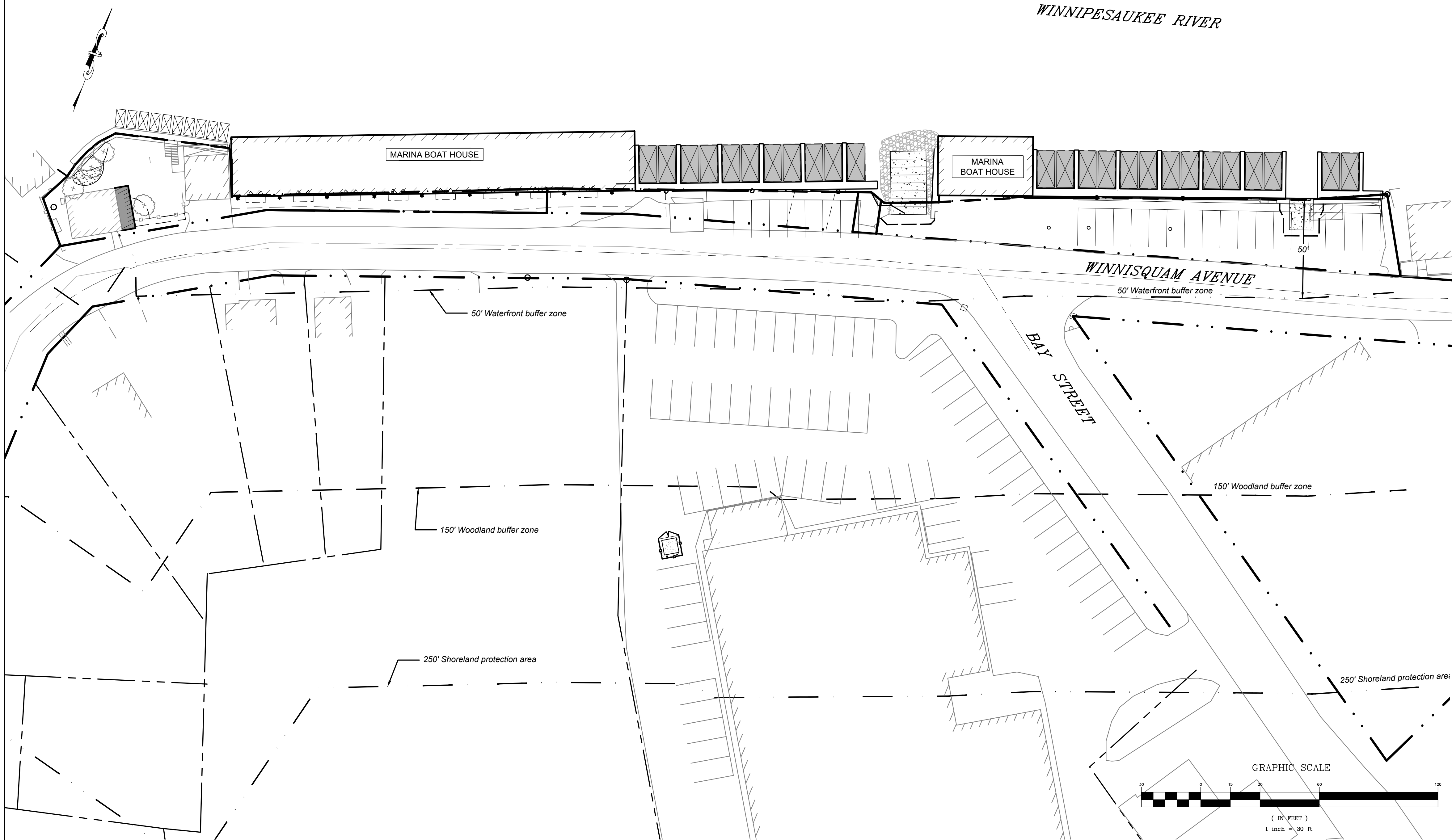
SCALE	N.T.S.	DATE	02/28/2022
DRAFTED BY	CDM	PROJECT MGR	ERL
CHECKED BY	ERL	PROJECT NO.	KNOT0001

STATE OF NEW HAMPSHIRE
 ERIN R. LAMBERT
 No. 11057
 LICENSED PROFESSIONAL ENGINEER

C0.1

ENGINEER: ERIN R. LAMBERT
 NH P.E. #11057

SHEET NO.
 01 OF 11



PROJECT DESCRIPTION:

THE PROPOSED PROJECT INVOLVES FOUR PARCELS OF MIXED RESIDENTIAL, MARINA, AND COMMERCIAL USES. THE PROPOSED REDEVELOPMENT INCLUDES CONSOLIDATING THE MARINA BOAT HOUSE STRUCTURES, REMOVAL OF THE EXISTING COMMERCIAL USE, AND REDEVELOPING THE SINGLE-STORY EXISTING RESIDENTIAL BUILDING TO A THREE-STORY RESIDENTIAL BUILDING. ADDITIONALLY, THE PROJECT INCLUDES EXTERNAL IMPROVEMENTS SUCH AS: RETAINING WALL RECONSTRUCTION ALONG THE SHORELAND FRONTAGE, BOAT RAMP RECONSTRUCTION, ON-SITE AND OFF-SITE PARKING IMPROVEMENTS, A BOAT VAULT, BOAT AND JET SKI LIFTS, SEASONAL CANOPIES.

ABUTTERS LIST

- 01 MAP 450 BLOCK 245 LOT 25: MICHAEL W. & LESLEY F. MARDEN, P.O. BOX 97, LACONIA, NH 03247
- 02 MAP 450 BLOCK 245 LOT 29: KNOT BROWN, LLC., 16 ACADEMY STREET, LACONIA, NH 03246
- 03 MAP 451 BLOCK 245 LOT 1: MICHAEL J. MONTEIRO & DAVID R. MEADER, 164 LAKE STREET #2, LACONIA, NH 03246
- 04 MAP 451 BLOCK 245 LOT 2: MARK M. MAKI, 62 WINNISQUAM AVENUE, LACONIA, NH 03246
- 05 MAP 451 BLOCK 245 LOT 3: HAROLD & HELEN C. MARTELL, TRUSTEES, INTERVIVOS TRUST, 66 WINNISQUAM AVENUE, LACONIA, NH 03246
- 06 MAP 451 BLOCK 245 LOT 4: MATTHEW D. MENEGAS, 70 WINNISQUAM AVENUE, LACONIA, NH 03246
- 07 MAP 451 BLOCK 245 LOT 5: JTD 2018 TRUST, JAMES T. DUSO, TRUSTEE, 76 WINNISQUAM AVENUE, LACONIA, NH 03246
- 08 MAP 451 BLOCK 245 LOT 12: JAMES D. ONEILL, III ET. AL, 35 ACADEMY STREET, LACONIA, NH 03246
- 09 MAP 440 BLOCK 233 LOT 1: STATE OF NH, FISH & GAME DEPART., 11 HAZEN DRIVE, CONCORD, NH 03303
- 10 MAP 440 BLOCK 233 LOT 2: STATE OF NH, DEPART. OF ENVIRONMENTAL ASSOC., PO BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302
- 11 MAP 441 BLOCK 74 LOT 23: BOULIA GORRELL LUMBER CO., 176 FAIR STREET, LACONIA, NH 03246
- 12 MAP 450 BLOCK 13 LOT 23: 60 BAY STREET INDUSTRIAL CONDOMINIUM, C/O WERNER KNAUSS, 60 BAY STREET #1, LACONIA, NH 03246

SHEET INDEX

SHEET	NUMBER	TITLE	DATE ISSUED	LATEST REVISION
1	C0.1	COVER SHEET	02/28/2022	01/10/2023
2	C0.2	NOTES & LEGEND	02/28/2022	01/10/2023
3	S1.1	EXISTING CONDITIONS PLAN	03/14/2022	12/07/2022
4	S1.2	EXISTING CONDITIONS PLAN	03/14/2022	12/07/2022
5	C1.1	DEMOLITION & SITE PLAN	02/28/2022	01/10/2023
6	C1.2	MARINA SITE PLAN	02/28/2022	01/10/2023
7	C1.3	SHORELAND PLAN AND DETAILS	02/28/2022	01/10/2023
8	C1.4	UTILITY PLAN	09/13/2022	01/10/2023
9	C1.5	BOAT LAUNCH RAMP PLAN AND DETAILS	01/10/2023	01/10/2023
10	C1.6	BOAT VAULT PLAN AND DETAILS	12/07/2022	01/10/2023
11	C5.1	CONSTRUCTION DETAILS	12/07/2022	01/10/2023

ZONING NOTES:

MAP/LOT	450/245/13-15 & 24		
PROPERTY ADDRESS	35 WINNISQUAM AVENUE		
OWNER	KNOTTY MARINA INC.		
DEED REGISTRATION	3412 BK. / 595-598 PG.		
ZONE	UC - URBAN COMMERCIAL		
FACILITY USE	MARINA AND RESIDENTIAL		
LOT SIZE	REQUIRED	EXISTING	PROPOSED
	MIN. 8,000 SF (0.18 AC)	15,433 SF (0.35 AC)	15,433 SF
IMPERVIOUS COVERAGE	MAX. 13,890 SF (90.0%)	13,156 SF (85.0%)	13,156 SF* (0.0%)*
FRONTAGE	MIN. EXEMPT	-	-
BUILDING SETBACKS	FRONT 5 LF	- LF	- LF
	SIDE 5 LF	- LF	- LF
	REAR 5 LF	- LF	- LF
BUILDING HEIGHT	MAX. 60 FT	TBD	TBD

NOTE: ALL FOUR PARCELS TO MERGED IN ORDER TO CONFORM WITH PERFORMANCE OVERALL ZONE REQUIREMENTS.