

GENERAL NOTES:

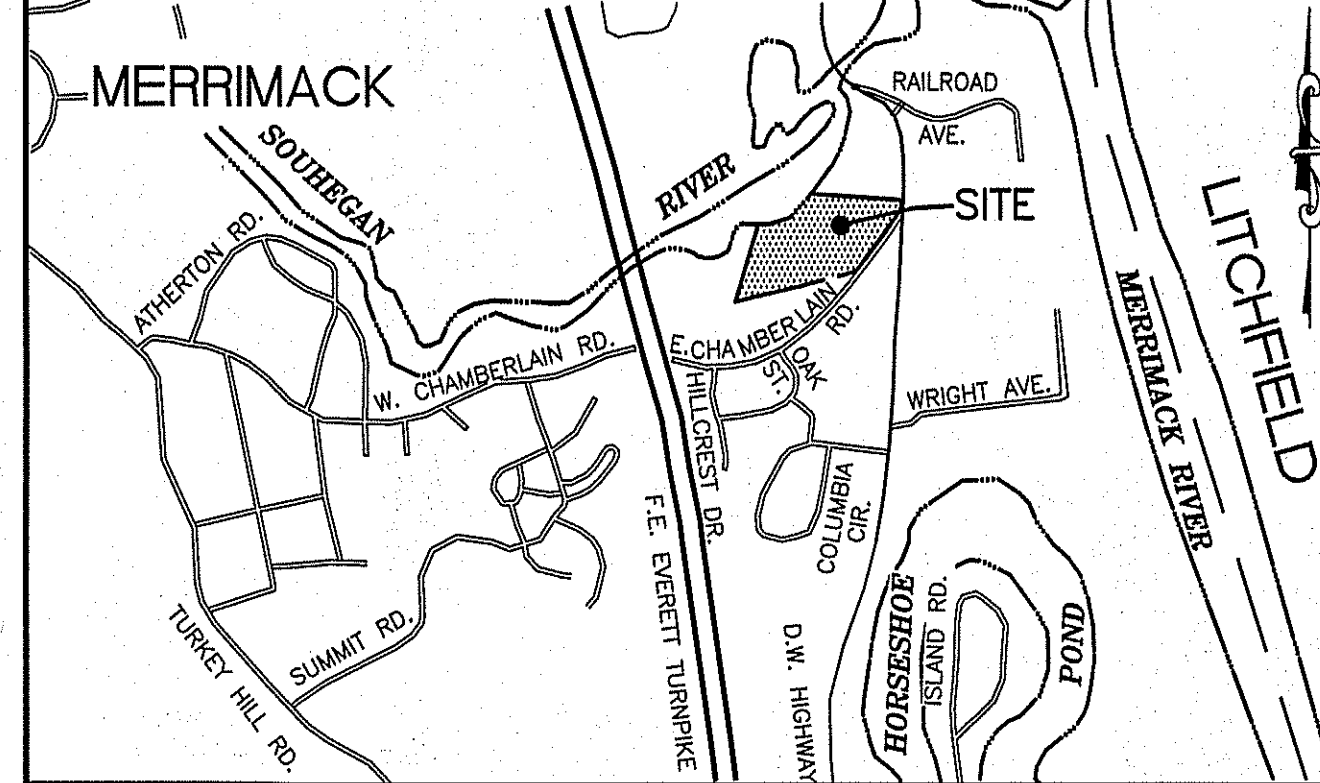
- THE PURPOSE OF THIS PLAN IS TO SHOW THE LAYOUT OF A 47 UNIT CONDOMINIUM DEVELOPMENT AND ASSOCIATED SITE APPURTENANCES ON ASSESSORS MAP 5D4 LOT 1 IN MERRIMACK, NEW HAMPSHIRE.
- REFERENCE SUBJECT PARCEL AS THE TOWN OF MERRIMACK ASSESSOR'S MAP 5D4 LOT 1.
- AREA OF PARCEL = 621,519 SF, OR 14.268 ACRES.
- OWNER OF RECORD:
STREIF, LLC
289 PINE STREET
MANCHESTER, NH 03103
H.C.R.D. BK. 8946 PG. 2319
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE RESIDENTIAL (R-4) ZONING DISTRICT, COMMERCIAL (C-2) ZONING DISTRICT, WETLAND CONSERVATION DISTRICT, FLOOD HAZARD CONSERVATION DISTRICT, SHORELAND PROTECTION DISTRICT AND AQUIFER CONSERVATION DISTRICT, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
RESIDENTIAL (R-4)
-MINIMUM LOT FRONTAGE 200 FT
-MINIMUM LOT DEPTH 200 FT
-MINIMUM FRONT BUILDING SETBACK 50 FT
-MINIMUM SIDE BUILDING SETBACK 20 FT
-MINIMUM REAR BUILDING SETBACK 60 FT
COMMERCIAL (C-2)
-MINIMUM LOT FRONTAGE 125 FT
-MINIMUM LOT DEPTH 125 FT
-MINIMUM FRONT BUILDING SETBACK 30 FT
-MINIMUM SIDE BUILDING SETBACK 20 FT
-MINIMUM REAR BUILDING SETBACK 40 FT
-MINIMUM BUILDING SETBACK FROM D.W. 50 FT
-MINIMUM PARKING SETBACK FROM D.W. 20 FT
- ACCORDING TO THE ZONING ORDINANCE & BUILDING CODE FOR THE TOWN OF MERRIMACK, SECTION 2.02.7, THERE IS A 25' BUFFER ZONE SETBACK FROM WETLANDS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN APRIL OF 2017.
- VERTICAL DATUM IS NAVD 88 BASED ON GPS OBSERVATIONS POST PROCESSED THROUGH NOAA-OPUS. HORIZONTAL DATUM IS SPC 83 BASED ON GPS OBSERVATIONS POST PROCESSED THROUGH NOAA-OPUS.
- WETLANDS WERE DELINEATED BY THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127 OF TES ENVIRONMENTAL CONSULTANTS, LLC OF BOW, NEW HAMPSHIRE.

GENERAL NOTES: (CONTINUED)

- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF MERRIMACK, NEW HAMPSHIRE, HILLSBOROUGH COUNTY PANEL 0501D, COMMUNITY NUMBER 3301100501D, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PREMISES IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN.
- THIS PROPERTY IS SERVED BY MUNICIPAL SEWER AND PENNICHUCK WATER WORKS.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- PARKING CALCULATIONS:**
REQUIRED: RESIDENTIAL = 3 SPACES PER UNIT = 47 x 3 = 141 SPACES
CLUBHOUSE = 1 SPACE/200 SF = 1,512 SF/200 = 8 SPACES
TOTAL SPACES REQUIRED = 149 SPACES
PROVIDED: **XX RESIDENTIAL SPACES + X CLUBHOUSE SPACES + XX GUEST SPACES**
TOTAL SPACES PROVIDED = XX SPACES (INCLUDES 2 HANDICAP SPACES)
- SEE ARCHITECTURAL PLANS FOR WALKWAYS AND OTHER FEATURES AT THE BUILDINGS. CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
- REQUIRED STATE PERMITS FOR CONSTRUCTION:**
NHDES ALTERATION OF TERRAIN PERMIT
NHDES SEWER CONNECTION PERMIT
- WALVERS REQUESTED:**
- PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.

GENERAL NOTES: (CONTINUED)

- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT MUST SUBMIT AN AS-BUILT PLAN PREPARED BY A LICENSED LAND SURVEYOR DETAILING SITE IMPROVEMENTS TO THE COMMUNITY DEVELOPMENT DEPARTMENT.
- RESPONSIBLE PARTY AND ITS ENGINEER SHALL ATTEND A MANDATORY PRECONSTRUCTION MEETING WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT OF DISTURBANCE.
- PROPOSED WORK IS SUBJECT TO SECTION 167, STORMWATER MANAGEMENT STANDARDS, ADOPTED BY THE TOWN OF MERRIMACK TOWN COUNCIL ON JULY 21, 2011.
- A COPY OF THE FULL PLAN SET AND CERTIFICATE OF OCCUPANCY PHASING PLAN AGREEMENT FOR CROWN POINT, WHICH IS A PART OF THIS PLAN, IS AVAILABLE FOR VIEWING AT THE TOWN OF MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF MERRIMACK ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD OR ANY VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT AND ATTACHED HERETO.
- THE WAYS SHOWN ON THIS PLAN ARE INTENDED BY THE SUBDIVIDER, STREIF, LLC, AND THE TOWN OF MERRIMACK PLANNING BOARD TO REMAIN AS PRIVATE WAYS. THE RECORDING OF THIS PLAN SHALL NOT BE CONSTRUED AS AN OFFER OF DEDICATION OF THOSE WAYS AS PUBLIC HIGHWAYS UNDER THE NEW HAMPSHIRE COMMON LAW OF DEDICATION AND ACCEPTANCE, NOR SHALL THE APPROVAL OF THIS PLAN CONSTITUTE AN APPROVAL OF THOSE WAYS AS PUBLIC STREETS PURSUANT TO RSA 674:40.**
- ALL BUILDINGS SHALL ADDRESS FIRE PROTECTION COMPLIANCE DURING THE BUILDING PERMIT PROCESS.**
- THE PROPOSED PROJECT DOES NOT INCLUDE OPEN SPACE OR PUBLIC USE RESERVATIONS. PLEASE REFER TO HOME OWNERS ASSOCIATION DOCUMENTS.
- NO SALT OR CHEMICAL DE-ICERS ARE TO BE USED FOR WINTER MAINTENANCE. WINTER MAINTENANCE TO BE PERFORMED BY A GREEN SNOWPRO CERTIFIED CONTRACTOR, OR FUNCTIONAL EQUIVALENT CERTIFICATION.
- ALL WORK, INCLUDING DRAINAGE, LANDSCAPING, LIGHTING, ETC., WILL BE DONE IN EACH PHASE, AS INDICATED BY THE PHASE LINES ON THIS SHEET.**
- ALL SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF MERRIMACK SANITARY SEWER ENGINEERING STANDARDS (LATEST EDITION) AND NHDES STANDARDS.

LOCUS PLAN
SCALE: 1" = 1,500'

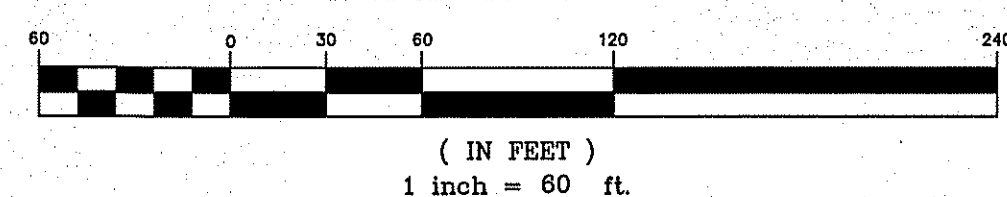
REFERENCE PLANS:

- "PLAN OF LAND OF CHARLES F. RUSSELL & E.J. WOODWARD", SCALE 1"=100', DATED: SEPTEMBER 1940, HCRD PLAN #734.
- "ALTA/ASCM LAND TITLE SURVEY: MAP 5D-4 LOT 3, MERRIMACK VILLAGE MALL", SCALE 1"=40', DATED: APRIL 16, 1995, BY: GEORGE F. KELLER, INC. UNRECORDED.
- "SUBDIVISION AND CONSOLIDATION PLAN, LAND OF RICHARD RUSSELL AND DANA PATTERSON INC.", SCALE 1"=50', DATED: JANUARY 15, 1985, BY: GEORGE F. KELLER, INC. HCRD PLAN NO. 17537.
- "SUBDIVISION OF LAND OF RITA S. STONE", SCALE 1"=50', DATED: DECEMBER 6, 1985, BY: DAVID M. O'HARA & ASSOCIATES, HCRD PLAN NO. 20248.
- "PROPERTY OF INTERNATIONAL SHOE CO.", SCALE 1"=200', DATED: JUNE 1948, BY: NEW HAMPSHIRE ENGINEERING SERVICES, HCRD PLAN #1734.
- "PLAN OF LAND OWNED BY W.H. MCELWAIN COMPANY", DATED: JANUARY 7, 1908, BY: HOLLIS FRENCH AND ALLEN HUBBARD CONSULTING ENGINEERS, HCRD PLAN #408.
- "CONDOMINIUM SITE PLAN: CHAMBERLAIN HOUSE", SCALE 1"=40', DATED: APRIL 15, 1985, BY: GEORGE F. KELLER, INC. HCRD PLAN NO. 18047.
- "SEWER EASEMENT PLAN FOR TOWN OF MERRIMACK", SCALE 1"=40', DATED: JULY 7, 1976, BY: HAMILTON ENGINEERING ASSOCIATES, INC. HCRD PLAN NO. 11342.
- "PROPOSED SITE PLAN TAX MAP 4-3 LOT 35-1", SCALE 1"=20', DATED: SEPTEMBER 28, 1988, BY: ROLAND GIRAUD & ASSOC. UNRECORDED.
- "PROPOSED PLOT PLAN, 8 EAST CHAMBERLAIN ROAD", SCALE 1"=40', DATED: NOVEMBER 9, 2006, BY: JEFFREY LAND SURVEY LLC, UNRECORDED.
- "RIGHT-OF-WAY DEDICATION PLAN, STREIF, LLC, MAP 5D4 LOTS 1 & 99, 412 & 406 DANIEL WEBSTER HIGHWAY, MERRIMACK, NEW HAMPSHIRE, HILLSBOROUGH COUNTY", SCALE 1"=40', DATED: DECEMBER 4, 2017, PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. (2 SHEETS)

LEGEND

- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- RIVER
- WIRE FENCE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- BITUMINOUS CURB
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- 50' PRIMARY STRUCTURE SETBACK
- 150' NATURAL WOODLAND BUFFER
- 250' SHORELAND PROTECTION LINE
- 100 YEAR FLOOD LINE
- ZONE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB

GRAPHIC SCALE



OVERVIEW PLAN

STREIF, LLC

MAP 5D4 LOT 1

412 DANIEL WEBSTER HIGHWAY
MERRIMACK, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:

STREIF, LLC
289 PINE STREET
MANCHESTER, NH 03103
H.C.R.D. BK. 8946 PG. 2319

APPLICANT:

STREIF, LLC
289 PINE STREET
MANCHESTER, NH 03103Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: DECEMBER 4, 2017

SCALE: 1" = 60'

PROJECT NO: 16-0920-2

SHEET 1 OF 31

MAP 5D3 LOT 128
MERRIMACK SCHOOL DISTRICT
8 WOODBURY STREET
MERRIMACK, NH 03054
BK. 1874 PG. 439MAP 5D4 LOT 10
MERRIMACK SCHOOL DISTRICT
8 WOODBURY STREET
MERRIMACK, NH 03054
BK. 8141 PG. 1555MAP 5D4 LOT 3
CITY BAY REALTY LLC
16 LOWELL STREET
MANCHESTER, NH 03101
BK. 8320 PG. 2695MAP 5D4 LOT 95
PUBLIC SERVICE OF NH
P.O. BOX 330
MANCHESTER, NH 03101
BK. 1255 PG. 43MAP 5D4 LOT 96
DONALD & JEANNE LEWIS
BISPOFF STREET
MERRIMACK, NH 03054
BK. 7821 PG. 1468MAP 5D4 LOT 97
AMHERST INFORMATION
407 DANIEL WEBSTER
HIGHWAY
MERRIMACK, NH 03054
BK. 7744 PG. 872MAP 5D4 LOT 98
CAROLYN MORGAN
6 ROYAL COURT
MERRIMACK, NH 03054
BK. 7546 PG. 2459MAP 4D3 LOT 83
CHRISTOPHER ROSS, LLC
401 DANIEL WEBSTER HIGHWAY
MERRIMACK, NH 03054
BK. 8588 PG. 1790MAP 5D4 LOT 99
STREIF, LLC
289 PINE STREET
MANCHESTER, NH 03103
BK. 8946 PG. 2319MAP 4D3 LOT 35-1
RICHARD & LINDA
BROOKS, TRUSTEES
BROOKS FAMILY TRUST
PO BOX 661
MERRIMACK, NH 03054
BK. 6919 PG. 2671MAP 4D3 LOT 36
MICHAEL R. & AMY E. MALZONE
8 EAST CHAMBERLAIN ROAD
MERRIMACK, NH 03054
BK. 7902 PG. 1473MAP 5D4 LOT 1
621,519 SF
14.268 ACRESMAP 4D3 LOT 82
MICHAEL MARRE
11 EAST CHAMBERLAIN ROAD
MERRIMACK, NH 03054
BK. 7872 PG. 1933MAP 4D3 LOT 80
ROGER DUMAIS
17 EAST CHAMBERLAIN ROAD
MERRIMACK, NH 03054
BK. 5708 PG. 1943MAP 4D3 LOT 79
RICHARD & CATHERINE NADEAU
19 EAST CHAMBERLAIN ROAD
MERRIMACK, NH 03054
BK. 6008 PG. 1815MAP 4D3 LOT 76
CHAMBERLAIN HOUSE CONDOMINIUM
25 EAST CHAMBERLAIN ROAD
MERRIMACK, NH 03053

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

OWNER OF LOT MAP 5D4 LOT 1

SIGNATURE: _____ FOR STREIF, LLC

DATE: _____

WHEN THIS PLAN IS IMPLEMENTED, THE OWNER OR APPLICANT AGREES TO MAKE ALL IMPROVEMENTS AS MAY BE APPROVED BY THE PLANNING BOARD AND AS SHOWN ON THIS PLAN. THIS INCLUDES ALL IMPROVEMENTS SHOWN AS GRAPHIC OR CALLED OUT AS NOTES ON THIS PLAN. I UNDERSTAND THAT THE FAILURE TO IMPLEMENT ALL IMPROVEMENTS MAY RESULT IN THE WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY AT THIS SITE.

DATE: _____ SIGNATURE: _____

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING APRIL OF 2017. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR

DATE

APPROVED BY THE MERRIMACK PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

I CERTIFY THAT I HAVE FOLLOWED THE TOWN OF MERRIMACK'S SUBDIVISION REGULATIONS AS SET FORTH IN SECTION 4.16 STORM DRAINAGE SYSTEM. FURTHERMORE, IN MY PROFESSIONAL OPINION, ANY RUNOFF INCIDENT TO DEVELOPMENT ON THIS SITE SHALL HAVE NO ADVERSE EFFECTS ON ANY OPEN OR CLOSED, PUBLIC OR PRIVATE, DOWNSTREAM DRAINAGE FACILITIES, NOR SHALL IT HAVE ADVERSE EFFECTS ON DOWNSTREAM PROPERTIES.

SIGNATURE

DATE

THOMAS E. SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING IN MARCH OF 2017 AND OCTOBER 4, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGIONS, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.