

Residential Development Projects & School Aged Children Estimates

Planning Board
July 17, 2018

Presented by:

Tim Thompson, AICP

Community Development Director

Projects Discussed with School Board in December 2015

- **Flatley Mixed Use Project**
 - **Edgebrook Heights Mixed Use Project**
 - **Merrimack Park Place Mixed Use Project**
 - **Chestnut Hill Cluster Subdivision**
 - **Tomasian Cluster Subdivision**
 - **Crosswoods Path Conversion of retail to 21 Multi-Family units**
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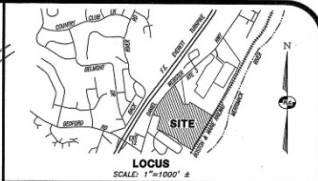
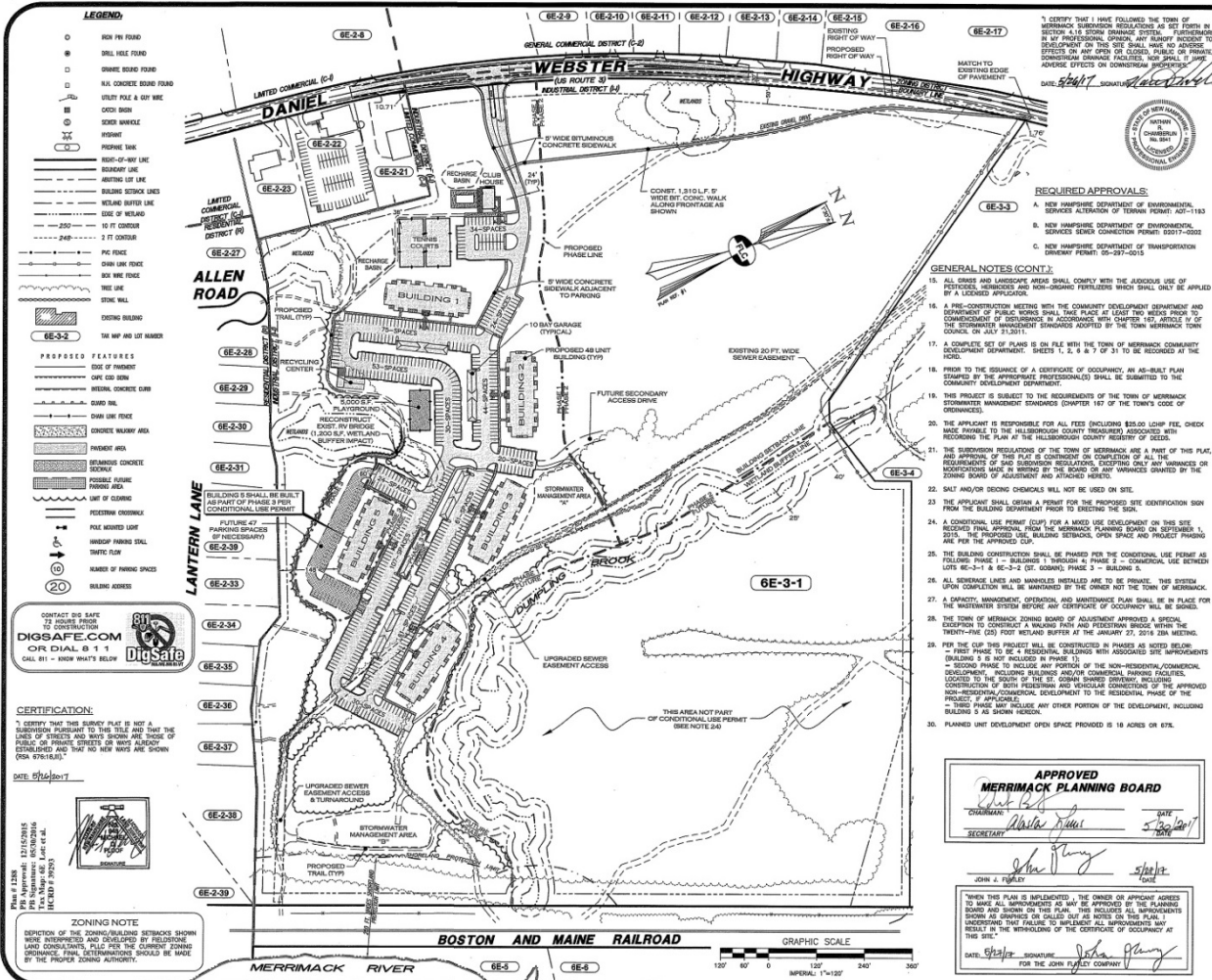
Residential Projects considered by Planning Board 2016 - Present

- **Greenfield Farms Cluster Subdivision**
 - **Goshen Cluster Subdivision**
 - **Executive Park Drive Multi-Family**
 - **NeighborWorks of Southern NH**
 - **Bowers Landing Phase VI**
-

Flatley Project



Flatley Project



LOCUS
SCALE: 1"=1000' #

REQUIRED APPROVALS:

- NEW IMPROVEMENTS DEPARTMENT OF ENVIRONMENTAL SERVICES CONSTRUCTION PERMIT: 007-1183
- NEW IMPROVEMENTS DEPARTMENT OF ENVIRONMENTAL SERVICES CONSTRUCTION PERMIT: 0077-0022
- NEW IMPROVEMENTS DEPARTMENT OF TRANSPORTATION DRAINAGE PERMIT: 00-287-0015

GENERAL NOTES (CONT.):

- ALL SHEDS AND LANDSCAPE AREAS SHALL COMPLY WITH THE ADJUCOUS USE OF RECREATION AND LANDSCAPE REGULATIONS WHICH SHALL NOT BE APPLIED IF A LICENSED PROFESSIONAL ENGINEER DETERMINES THAT SUCH SHALL BE APPLIED.
- A PRE-CONSTRUCTION MEETING WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS SHALL TAKE PLACE AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH CHAPTER 172A REGULATION 1.00. THE MEETING SHALL BE ATTENDED BY THE OWNER AND REPRESENTATIVES OF THE TOWN OF MERRIMACK.
- A COMPLETE SET OF PLANS IS ON FILE WITH THE TOWN OF MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT. SUCH SET OF PLANS SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT.
- BEFORE THE RESIGNING OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN STAMPED BY THE APPROPRIATE PROFESSIONAL SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT.
- THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF MERRIMACK ENVIRONMENTAL MANAGEMENT STATUTES (CHAPTER 187 OF THE TOWN'S CODE OF ORDINANCES).
- THE APPLICANT IS RESPONSIBLE FOR ALL FEES (INCLUDING \$50.00 LOW-FEE CHECK MADE PAYABLE TO THE HILLSBOROUGH COUNTY TREASURER ASSOCIATED WITH RECORDING THE PLAN AT THE HILLSBOROUGH COUNTY REGISTERY OF DEEDS).
- 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, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD OR ANY VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT AND ATTACHED HERETO.
- SALT AND/OR OTHER CHEMICALS WILL NOT BE USED ON SITE.
- THE APPLICANT SHALL OBTAIN A PERMIT FOR THE PROPOSED SITE IDENTIFICATION SIGN FROM THE BELLEVUE DEPARTMENT PRIOR TO ERECTING THE SIGN.
- A CONDITIONAL USE PERMIT (CUP) FOR A MIXED USE DEVELOPMENT ON THIS SITE, SUBJECT TO FINAL APPROVAL FROM THE MERRIMACK PLANNING BOARD ON FEBRUARY 1, 2015, IS THE PROPOSED USE. BUILDING SETBACK, OPEN SPACE AND PROJECT FINISHING ARE PER APPROVED CUP.
- THE BUILDING CONSTRUCTOR SHALL BE PHASED PER THE CONDITIONAL USE PERMIT AS FOLLOWS: PHASE 1 - BUILDINGS 1 THROUGH 4 PHASE 2 - COMMERCIAL USE TOGETHER WITH LOTS 6E-3-1 & 6E-3-2 (SEE 0208); PHASE 3 - BUILDING 5.
- ALL SIDEWALK LINES AND HANDLES INSTALLED ARE TO BE PERMANENT. THIS SYSTEM UPON COMPLETION WILL BE MAINTAINED BY THE OWNER NOT THE TOWN OF MERRIMACK.
- A DRAINAGE, MAINTENANCE, OPERATION, AND MAINTENANCE PLAN SHALL BE IN PLACE FOR THE WASTEWATER SYSTEM BEFORE ANY CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
- THE TOWN OF MERRIMACK ZONING BOARD OF ADJUSTMENT APPROVED A SPECIAL EXCEPTION TO CONSTRUCT A WALKING PATH AND PEDESTRIAN BRIDGE WITHIN THE TWENTY-FIVE (25) FOOT WALKWAY BUFFER AT THE JANUARY 23, 2015 TOWN MEETING.
- PER THE CUP THIS PROJECT WILL BE CONSTRUCTED IN PHASES AS NOTED BELOW - PHASE 1 SHALL BE A 4-BUILDING, 100,000 SQ. FT. NON-RESIDENTIAL/COMMERCIAL DEVELOPMENT (3 IS NOT INCLUDED IN PHASE 1); PHASE 2 SHALL INCLUDE ANY PORTION OF THE NON-RESIDENTIAL/COMMERCIAL DEVELOPMENT INCLUDING BUILDINGS AND/OR COMMERCIAL PARKING FACILITIES, LOCATED TO THE SOUTH OF THE SAID GOVERNOR BRIDGE INCLUDING APPROVED NON-RESIDENTIAL/COMMERCIAL DEVELOPMENT TO THE RESIDENTIAL PHASE OF THE PROJECT, IF APPROVED; PHASE 3 SHALL BE A 100,000 SQ. FT. RESIDENTIAL DEVELOPMENT - THIRD PHASE MAY INCLUDE ANY OTHER PORTION OF THE DEVELOPMENT, INCLUDING BUILDINGS AS AS NOTED HEREON.
- PLANNED UNIT DEVELOPMENT OPEN SPACE PROVIDED IS 18 ACRES OR 87%.
THIS AREA NOT PART OF CONDITIONAL USE PERMIT (SEE NOTE 1A)

GENERAL NOTES:

- TOTAL AREA OF TAX MAP PARCEL 6E-3-1 IS 73,647 ACRES, 3,308,088 SQ. FT.
- ZONING FOR THE SITE IS 6E-3-1 - PLUD - COMMERCIAL:

FRONT	50 FT
REAR	25 FT
SIDE	25 FT
MIN. LOT DEPTH	NONE
MIN. LOT AREA	20,000 SQ. FT.
MIN. LOT WIDTH	NONE
MIN. LOT HEIGHT	12 FT
MIN. LOT AREA	20 FT
MIN. LOT WIDTH	20 FT
MIN. LOT HEIGHT	20 FT
- THE SITE IS LOCATED WITHIN A LOCATED CONSERVATION DISTRICT AND THE WETLAND PROTECTION AREA FOR MUD HILLS 1 & 5.
- LOT NUMBERS REFER TO THE TOWN OF MERRIMACK ASSESSORS MAP 6E-2 AND 7E.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A MASTER SITE DEVELOPMENT OF PINE, AS UNIT APPROVED BUILDINGS WITH CURB APPROXIMATE AND ACCOMPANYING SITE APPROVED OVER THE SUBJECT PARCEL. (SEE NOTE 26 FOR PROJECT FINISHING).
- THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD HAZARD STUDY PLAN (FIRM) HILLSBOROUGH COUNTY TOWN OF MERRIMACK, NEW HAMPSHIRE COMMUNITY RISK ASSESSMENT BY THE TOWN OF MERRIMACK ENVIRONMENTAL MANAGEMENT DEPARTMENT, MAP NUMBER: 300100388L, DATED: SEPTEMBER 25, 2009.
- THE PROPOSED USE IS MULTI-FAMILY RESIDENTIAL INCLUDING WITH 110 ONE BEDROOM AND 130 TWO BEDROOM UNITS. PROPOSED PLUS 550 SPACES PER DWELLING UNIT = 126,570 BEDROOMS) + 0.50(AHD UNITS) = 582.6 SPACES REQUIRED - 475 SPACES PROVIDED (ONLY 47 FUTURE SPACES) COMMUNITY CENTER
- THE USE PROVIDED SATISFIES THE PARKING REQUIREMENTS PER THE MERRIMACK REGULATIONS.
- PARKING CALCULATION:
MULTI-FAMILY RESIDENTIAL:
1.25 SPACES PER BEDROOM = 110 ONE BEDROOM UNITS AND 130 TWO BEDROOM UNITS PROPOSED PLUS 550 SPACES PER DWELLING UNIT = 126,570 BEDROOMS) + 0.50(AHD UNITS) = 582.6 SPACES REQUIRED - 475 SPACES PROVIDED (ONLY 47 FUTURE SPACES) COMMUNITY CENTER
1 SPACE PER 100 S.F.: 2,000 S.F./200 S.F.: 10 SPACES REQUIRED - 45 SPACES PROVIDED 1 SPACE PER 100 S.F.: 2,000 S.F./200 S.F.: 10 SPACES REQUIRED - 45 SPACES PROVIDED
- TOTAL PARKING REQUIRED: 583 PARKING SPACES
TOTAL PARKING PROVIDED: 499 PARKING SPACES (INCLUDING 47 FUTURE SPACES AND 12 HANDICAP SPACES AND 5 HANDICAP ACCESSIBLE GARAGE SPACES).
- PROPOSED PARKING APPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY INROAD AS PART OF SITE PLAN AND SUBDIVISION REVIEW PROCESS.
- THE PROPOSED SITE SHALL BE SERVED BY MUNICIPAL SEWER, WATER BY MERRIMACK WALKWAY DISTRICT AND UNDERGROUND TELEPHONE, GAS, ELECTRIC UTILITIES.
- BIOSH SHALL CONFORM TO ALL APPLICABLE TOWN OF MERRIMACK REGULATIONS.
- THE HOURS FOR DAMPER PICK-UP SHALL BE FROM 9 AM - 5 PM MONDAY THRU FRIDAY.
- SNOW TO BE STORED IN THE OPEN AREAS OF THE SITE AS SHOWN ON SHEETS 6 & 7 OF 31. NO SNOW SHALL BE MOVED INTO THE WETLAND PROTECTION AREA (WPA) FROM OUTSIDE THE LIMITS OF THE WPA (007-016).

REV.	DATE	DESCRIPTION	APP'D	CHK'D
0	05/26/17	ADD INROAD PERMIT	DOT	MRC
7	05/26/17	MINOR - NOTES	MDR	MRC
1	11/16/17	ADDED ASH ROCK AND RECYCLING CENTER	MDR	MRC
REV.	DATE	DESCRIPTION	C/O	DR

MASTER SITE PLAN
MULTI-FAMILY RESIDENTIAL
TAX MAP 6E - LOT 3-1
DANIEL WEBSTER HIGHWAY
MERRIMACK, NEW HAMPSHIRE

PREPARED FOR:
JOHN FLATLEY COMPANY
80 BRANTREE HILL OFFICE PARK, BRANTREE, MA 02046-0105

LAND OF:
JOHN J. FLATLEY
80 BRANTREE HILL OFFICE PARK, BRANTREE, MA 02046-0105 (781) 880-7721

SCALE: 1" = 120' MAY 5, 2014

Surveying • Engineering • Land Planning • Permitting • Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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PROJ: 002794946 PROL. NO. 68524 SHEET: WP-1 SHEET NO. 2 OF 31

APPROVED
MERRIMACK PLANNING BOARD
CHAIRMAN: [Signature] DATE: 05/26/17
SECRETARY: [Signature] DATE: 05/26/17
JOHN J. FLATLEY DATE: [Signature]

"WHEN THIS PLAN IS IMPLEMENTED, THE OWNER OR APPLICANT AGREES TO MAKE ALL SANITATION AND SEWERAGE IMPROVEMENTS AS SHOWN ON THIS PLAN. THIS INCLUDES ALL IMPROVEMENTS OR CONSTRUCTION OR CALLED OUT BY THIS PLAN. THE OWNER UNDERSTANDS THAT FAILURE TO IMPLEMENT ALL IMPROVEMENTS MAY RESULT IN THE REVOCATION OF THE CERTIFICATE OF OCCUPANCY AT THIS SITE."
DATE: [Signature] SIGNATURE: [Signature] FOR THE JOHN FLATLEY COMPANY

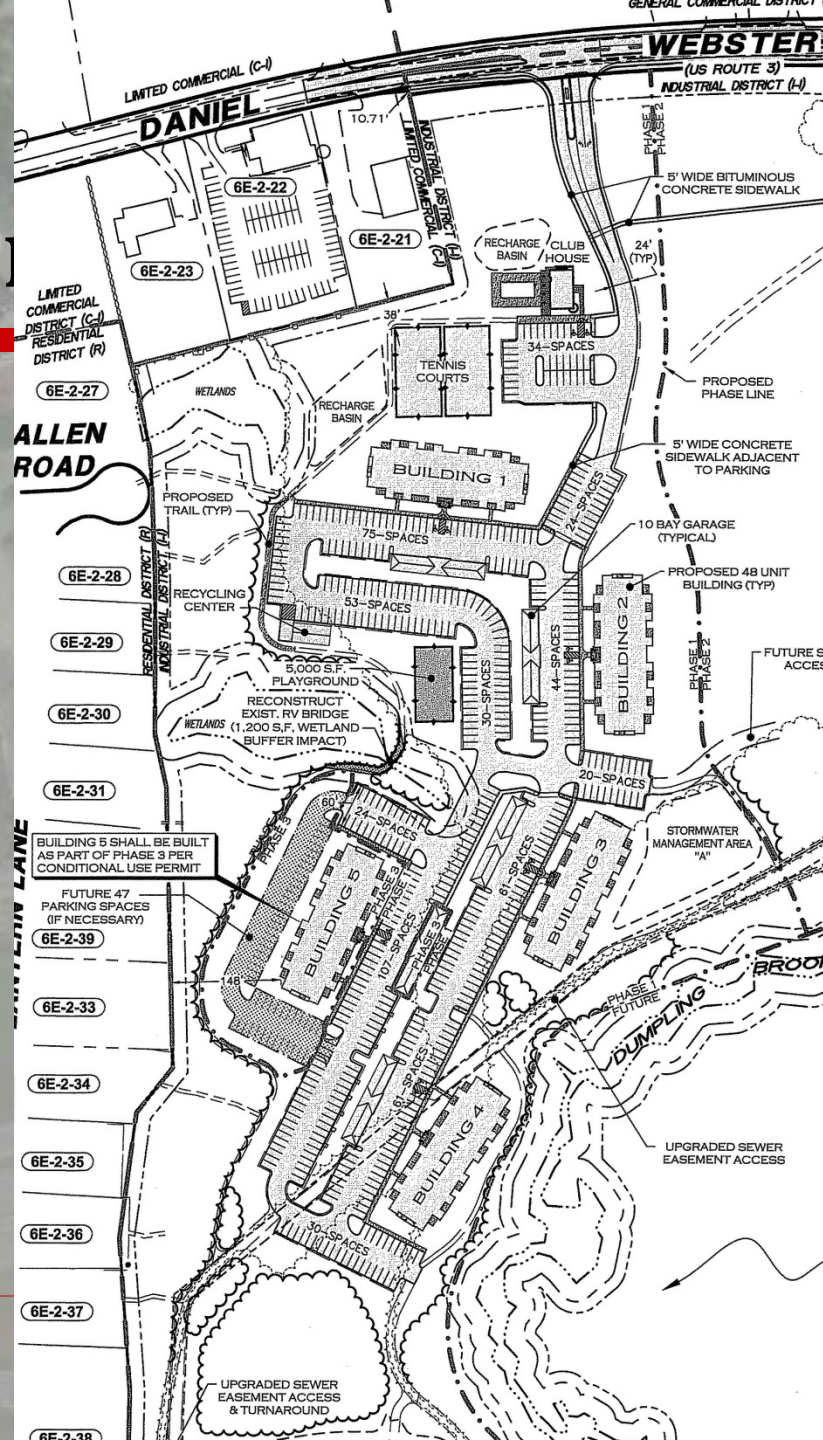
CONTACT OUR SAFE DIGSAFE.COM OR DIAL 811 CALL 811 - KNOW WHAT'S BELOW

CERTIFICATION:
I, CERTIFY THAT THIS SUMMARY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (007-016)(5).

DATE: 5/26/2017
[Signature]
[Signature]

ZONING NOTE
DESCRIPTION OF THE ZONING REGULATIONS SHOWN WERE INTERPRETED AND DEVELOPED BY FIELDSTONE LAND CONSULTANTS, PLLC FOR THE CURRENT ZONING BOARD. FIELDSTONE CONSULTANTS SHOULD BE MADE BY THE TOWN'S ZONING AUTHORITY.

Flatley P



LIMITED COMMERCIAL DISTRICT (C-1)
RESIDENTIAL DISTRICT (R)

ALLEN ROAD

WILSON LANE

6E-2-22
6E-2-21
6E-2-23

6E-2-27

6E-2-28

6E-2-29

6E-2-30

6E-2-31

BUILDING 5 SHALL BE BUILT AS PART OF PHASE 3 PER CONDITIONAL USE PERMIT

FUTURE 47 PARKING SPACES (IF NECESSARY)

6E-2-39

6E-2-33

6E-2-34

6E-2-35

6E-2-36

6E-2-37

6E-2-38

WEBSTER
(US ROUTE 3)

INDUSTRIAL DISTRICT (I-1)

5' WIDE BITUMINOUS CONCRETE SIDEWALK

RECHARGE BASIN / CLUB HOUSE

PROPOSED PHASE LINE

5' WIDE CONCRETE SIDEWALK ADJACENT TO PARKING

10 BAY GARAGE (TYPICAL)

PROPOSED 48 UNIT BUILDING (TYP)

FUTURE 5 ACCESS

STORMWATER MANAGEMENT AREA "A"

PHASE FUTURE

UPGRADED SEWER EASEMENT ACCESS

UPGRADED SEWER EASEMENT ACCESS & TURNAROUND

Flatley Project

- **Location: DW Highway (near Homestead Restaurant and St Gobain)**
 - **Status:**
 - **Conditional Use Permit (CUP) received final approval in September 2015.**
 - **Phase 1 Site Plan (240 units of Multi-Family) was signed by the Board in May 2017.**
 - **Project now under construction.**
 - **School Aged Children multiplier: 0.17 school aged children (SAC) per unit.**
 - **Estimated SAC: 41 SAC**
-

Edgebrook Heights Project



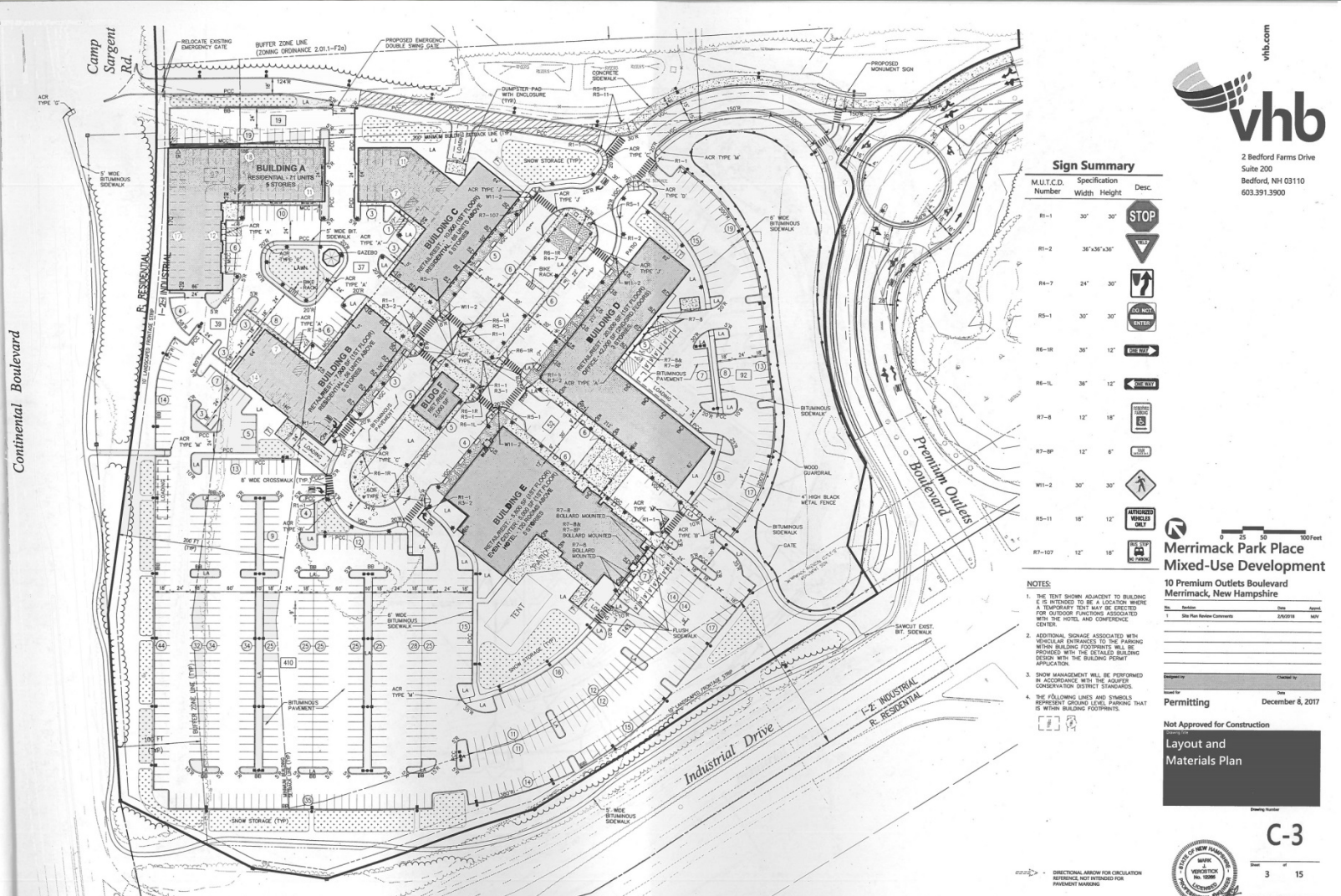
Edgebrook Heights Project

- **Status:**
 - **Conditional Use Permit (CUP) received conditional approval in 2014.**
 - **Project held up by lawsuit from abutter, and approvals have now expired.**
 - **Settlement agreement between developer and abutters is in the works.**
 - **Town Staff meeting with project engineer next week to discuss process of resubmission**
 - **Will likely be re-submitted as a new application later in 2018 or in 2019, with mix of uses to likely be modified.**
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Merrimack Park Place Project



Merrimack Park Place Project



Merrimack Park Place
 10 Premium Outlets Boulevard
 Merrimack, New Hampshire

0 25 50 100 feet

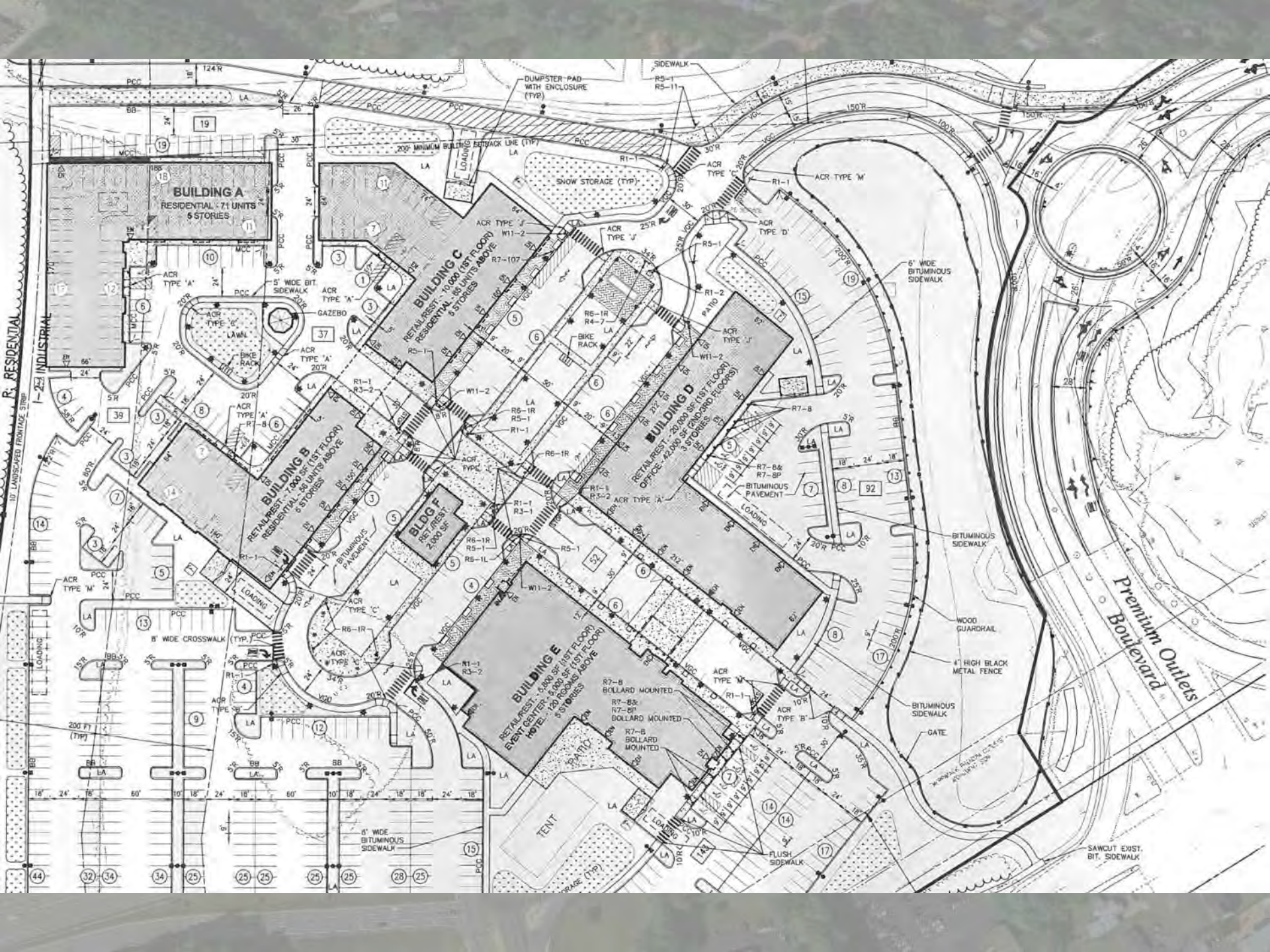
December 8, 2017

Not Approved for Construction

Layout and Materials Plan

C-3

3 of 15



BUILDING A
RESIDENTIAL - 71 UNITS
5 STORIES

BUILDING C
RETAIL/RESIDENTIAL - 10,000 SF (1ST FLOOR)
RESIDENTIAL - 80 UNITS ABOVE
5 STORIES

BUILDING B
RETAIL/RESIDENTIAL - 7,000 SF (1ST FLOOR)
RESIDENTIAL - 50 UNITS ABOVE
5 STORIES

BUILDING D
RETAIL/RESIDENTIAL - 20,000 SF (1ST FLOOR)
OFFICE - 40 UNITS ABOVE (3RD FLOOR)
3 STORIES

BLOG
RETAIL/RESIDENTIAL
2,000 SF

BUILDING E
RETAIL/RESIDENTIAL - 1,000 SF (1ST FLOOR)
EVENT CENTER - 8,000 SF (1ST FLOOR)
HOTEL - 200 UNITS ABOVE (1ST FLOOR)
5 STORIES

Premium Outlets

RESIDENTIAL
10' LANDSCAPED FRONTAGE STRIP
1-231 INDUSTRIAL

SAWCUT EXIST. BIT. SIDEWALK

Merrimack Park Place Project

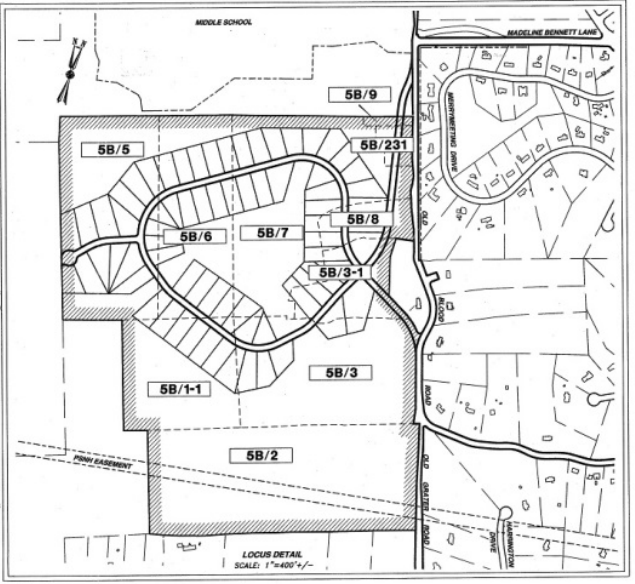
- **Location: Premium Outlets Blvd**
 - **Status:**
 - **Conditional Use Permit (CUP) received final approval in January 2018.**
 - **Site Plan conditionally approved March 6, 2018.**
 - **372,800 square feet of development including retail, hotel/event center, restaurant, office, multi-family residential (192 units).**
 - **SAC multiplier (hybrid used): 0.17 for 2BR units, 0.046 for 1BR units & 0.0 for studios.**
 - **Estimated SAC: 36 studio, 84 1BR, 72 2BR = 13 SAC**
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Chestnut Hill Cluster Subdivision



Chestnut Hill Cluster Subdivision

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX MAP 58 LOTS 1-1, 2, 3, 3-1, 5, 6, 7, 8, 9 & 231 AND SUBDIVIDE THE RESULTING PARCEL INTO 71 RESIDENTIAL LOTS WITH OPEN SPACE, SERVICED BY PUBLIC SEWER WATER AND SEWER IN ACCORDANCE WITH THE TOWN OF MERRIMACK CLUSTER SUBDIVISION DEVELOPMENT ORDINANCE.
 - THE OWNER OF RECORD OF TAX MAP 58 LOTS 1-1, 2, 3, 3-1, 5, 6, 7, 8, 9 & 231 IS OLD BLOOD PROPERTIES, LLC, 20 WOODLIFE ROAD, NORTH CHELMSFORD, MA 01863 (SEE H.C.R.D. VOL. 7797 PG. 1584 DATED 11/14/06, VOL. 7798 PG. 1187 DATED 11/13/06, 7485 PG. 2181 DATED 5/23/2007, VOL. 8117 PG. 734 DATED 7/22/06, VOL. 8117 PG. 733 DATED 7/22/06 & VOL. 7792 PG. 1242 DATED 1/9/07). THE OWNERS OF RECORD OF THE TAX MAP 58 LOT 8 ARE JOSEPH AND MARY EL KAREH P.O. BOX 8885 LOWELL, MA 01854 (SEE H.C.R.D. VOL. 1892 PG. 296 DATED 7/11/90).
 - THIS SITE LIES WITHIN THE RESIDENTIAL DISTRICT (R-1). MINIMUM CONVENTIONAL LOT SIZE IS 100.000 SQUARE FEET WITH 25.0 FEET OF FRONT YARD SETBACK AND A MINIMUM (DEPTH OF) 300 FEET WITH BUILDING SETBACKS OF 30 FEET FROM 25.0 FEET FRONT YARD AND 40 FEET TO WETLANDS GREATER THAN 2,000 SQUARE FEET IN SIZE FOR WHICH THERE IS A 25 FOOT NO DISTURBANCE BUFFER.
 - CLUSTER RESIDENTIAL DEVELOPMENTS SHALL NOT BE REQUIRED TO CONFORM TO THE MINIMUM FRONTAGE, SETBACK AND LOT DEPTH REQUIRED BY THE ZONING ORDINANCE. THE CLUSTER LOTS SHALL HAVE A MINIMUM BUILDING SETBACK FROM ANY PROPERTY LINE OF FIVE FEET. THE CLUSTER PARCEL SHALL HAVE A 100' LANDSCAPED BUFFER ADJACENT TO STREET FRONTAGE.
 - THE CONSOLIDATED PARCEL BOUNDARY IS BASED ENTIRELY ON REFERENCE PLANS #1-4. TOPOGRAPHIC DETAIL IS PER ELECTRONIC DATA PROVIDED BY CUDCO & CORNER ENGINEERING ASSOCIATES, INC. AS SUPPLEMENTED BY ON SITE FIELD SURVEYS PERFORMED BY THIS OFFICE DURING THE MONTHS OF NOVEMBER & DECEMBER 2013 AND JANUARY 2014. HORIZONTAL ACCURACY IS PER REFERENCE PLAN #1. VERTICAL ACCURACY IS N.A.S.D. 1988 PER REFERENCE PLAN #4.
 - THE TOTAL AREA OF THE CONSOLIDATED PARCEL IS 193.203 ACRES OR 8,413,588 SQUARE FEET.
 - WETLANDS SHOWN ARE PER FIELD LOCATION OF WETLANDS DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS Delineation MANUAL, TECHNICAL GUIDE #3-1 AND THE NORTHEAST REGIONAL SUPPLEMENT BY AETEC SERVICES DIV. OF SCHALKER ENVIRONMENTAL CONSULTANTS LLC AS INSPECTED & UPDATED BY THOMAS E. CAHR, C.E.S. OF THIS OFFICE.
 - THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP #30110C0481F PANEL 481 OF 101 EFFECTIVE DATE SEPTEMBER 25, 2009. NOOZ DOES IT LIE WITHIN THE TOWN OF MERRIMACK HAZARD CONSERVATION DISTRICT OR WETLAND PROTECTION DISTRICT.
 - ON JANUARY 20, 2014 THE MERRIMACK ZONING BOARD GRANTED A VARIANCE FROM SECTION 3.06(2) OF THE ZONING ORDINANCE TO PERMIT A 66 LOT CLUSTER SUBDIVISION IN THE R-1 DISTRICT WHERE CLUSTER DEVELOPMENTS ARE NOT PERMITTED AND RESTRICTED TO 200 CLUSTER LOTS IN EXCESS OF THE NUMBER THAT WOULD BE ALLOWED BASED ON THE CONVENTIONAL SUBDIVISION REQUIREMENTS IN THE R-1 DISTRICT. SEE CASE #2014-02.
 - ALL LOTS ARE TO BE SERVICED BY MERRIMACK VILLAGE DISTRICT WATER WORKS AND TOWN OF MERRIMACK SEWER ELECTRIC, CABLE AND TELEPHONE SERVICES WILL BE PROVIDED BY UNDERGROUND SERVICE CONNECTIONS. THE LOCATIONS OF UTILITY FEATURES NEEDS TO BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. THE SINGLE MAIN FOR INDIVIDUAL LANE ROAD MUST BE COMPLETED AND ACCEPTED BY PUBLIC WORKS PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - 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 SUBDIVISIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD OR ANY VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENTS AND ATTACHED HERETO.
 - LOTS ARE SUBJECT TO ALL EXISTING EASEMENTS OF RECORD SHOWN ON REFERENCE PLANS & NOTED IN DEEDS AND WILL BE SUBJECT TO SEWER, DRAINAGE AND CONSERVATION EASEMENTS SHOWN HEREON TO BE CONVEYED TO THE TOWN OF MERRIMACK. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND THE DEVELOPMENT WILL BE SUBJECT TO HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS.
 - THE MERRIMACK PLANNING BOARD GRANTED THE FOLLOWING SUBDIVISION REGULATION WAIVERS ON 4/2/15:
SECTION 4.12(B) - TO ALLOW PORTIONS OF THE ROAD GRADIES TO BE 1.0%
SECTION 4.12(C) - TO ALLOW INTERSECTION APPROACH GRADIES TO BE 1.5%
SECTION 4.18(B) - TO ALLOW 2:1 SIDE SLOPE GRADING AT THE WETLAND CROSSINGS
SECTION 4.20 - TO EXCLUDE A SODDING FROM STATION 28+50 TO 28+60 AND TO ELIMINATE THE GRASS STRIP FROM STATION 120+50 TO 107+50
 - THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF MERRIMACK STORMWATER MANAGEMENT STANDARDS (CHAPTER 187 OF THE TOWN CODE), A PRE-CONSTRUCTION MEETING WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT SHALL TAKE PLACE AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT OF EARTH DISTURBANCE IN ACCORDANCE WITH ARTICLE 11 OF THE STORMWATER MANAGEMENT STANDARDS.
 - ALL DRAINAGE PIPES INSTALLED SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH SECTION 603.3.7. VIDEOS AND REPORTS SHALL BE DELIVERED TO MERRIMACK PUBLIC WORKS DEPARTMENT TOWN ENGINEER.
 - STUMPS ARE TO BE DISPOSED OF IN DESIGNATED AREAS OR AS SPECIFIED HEREON OR AS REVISED OFF SITE.
 - IN ADDITION TO THE MERRIMACK PLANNING BOARD APPROVAL, THE FOLLOWING DESIGN PERMITS / APPROVALS ARE REQUIRED:
A. PERMIT OF TERRAIN PERMIT: ACT-1159
NHDES DRENCH & FILL PERMIT: 2015-01133
NHDES SEWER CONNECTION PERMIT: 2015-0008
 - UPON FINAL APPROVAL, A COMPLETE SET OF PLANS WILL BE ON FILE WITH THE TOWN OF MERRIMACK, COMMUNITY DEVELOPMENT DEPARTMENT.
 - OPENWATER LOCATIONS ARE TO BE APPROVED BY PUBLIC WORKS AND SHALL ACCOMMODATE A MINIMUM OF TWO OFF STREET PARKING SPACES.
 - SNOW STORAGE AREAS ARE TO BE BEYOND THE EDGE OF PAVEMENT AND WITHIN THE PROPOSED RIGHT OF WAY, OR AS DIRECTED BY THE TOWN OF MERRIMACK DEPARTMENT OF PUBLIC WORKS.
 - THE FOUR OPEN SPACE LOTS TOTAL 122.814 - ACRES OR 53% OF THE GRASSY AREA. OPEN SPACE LOTS 58/7 & 8 WILL BE OWNED JOINTLY BY THE RESIDENTIAL LOT OWNERS AND WILL BE FURTHER PROTECTED BY REGISTRATION AND CONSERVATION EASEMENTS. OPEN SPACE LOTS 58/2 & 3 SHALL BE CONVEYED TO THE TOWN OF MERRIMACK CONSERVATION COMMISSION AND WILL BE FURTHER PROTECTED BY REGISTRATION AND CONSERVATION EASEMENTS.
 - THE ROAD AND INFRASTRUCTURE CONSTRUCTION MAY BE PHASED AS FOLLOWS:
PHASE 1: EXISTING OF THE TOWN OF MADRELINE BENNETT LANE TO ITS INTERSECTION WITH CAPTAIN BANNON CIRCLE AND CONTINUING TO OLD BLOOD ROAD.
PHASE 2: A 6" INCH INTERSECTION AND EXTEND FROM PHASE 1 TO THE TWO TEMPORARY TURN-AROUND EASEMENTS ON CAPTAIN BANNON CIRCLE.
PHASE 3: IS THE COMPLETION OF BOTH CAPTAIN BANNON CIRCLE AND INTERSECT CURVE.
 - THE NET RESIDENTIAL DENSITY OF THE DEVELOPED PORTION OF THE SITE IS 1.13 LOTS PER ACRE, WHICH IS DETERMINED BY 71 RESIDENTIAL LOTS TO BE LOCATED ON 63 ACRES.
 - SEE CONDITIONAL APPROVAL EXTENSION OF SIX MONTHS GRANTED BY THE MERRIMACK PLANNING BOARD ON MAY 3, 2014.



- REFERENCE PLANS:**
- BOUNDARY PLAN - LOTS 58-1 & 58-2 - OLD BLOOD ROAD - MERRIMACK, N.P. SCALE: 1"=100' DATED DECEMBER 11, 2013 BY CUDCO & CORNER ENGINEERING ASSOCIATES INC. (P.L.C.D. PLAN # 3793).
 - BOUNDARY PLAN - LOTS 58-3 & 58-4 - OLD BLOOD ROAD - MERRIMACK, N.P. SCALE: 1"=100' DATED DECEMBER 11, 2013 BY CUDCO & CORNER ENGINEERING ASSOCIATES INC. (P.L.C.D. PLAN # 3793).
 - BOUNDARY PLAN - LOTS 58-1 & 58-2 - OLD BLOOD ROAD - MERRIMACK, N.P. SCALE: 1"=100' DATED DECEMBER 11, 2013 BY CUDCO & CORNER ENGINEERING ASSOCIATES INC. (P.L.C.D. PLAN # 3793).
 - BOUNDARY PLAN - LOT 58-2 - OLD BLOOD ROAD - MERRIMACK, N.P. SCALE: 1"=100' DATED DECEMBER 11, 2013 BY CUDCO & CORNER ENGINEERING ASSOCIATES INC. (P.L.C.D. PLAN # 3793).
 - SUBDIVISION PLAN - LAND OF - OLD BLOOD PROPERTIES - TAX MAP 58 LOTS 3 & 3-1 - MERRIMACK, NEW HAMPSHIRE, SCALE: 1"=40' DATED MAY 24, 2013 AND LAST REVISED 8/9/13 BY THIS OFFICE (P.L.C.D. PLAN # 87816).
 - SUBDIVISION PLAN - MAP 58 LOT 89 - RICHARD H. PRINCE - OLD BLOOD ROAD - MERRIMACK, NEW HAMPSHIRE, SCALE: 1"=100' DATED NOVEMBER 10, 2004 AND LAST REVISED 3/17/05 BY GRANITE STATE SURVEYING INC. (P.L.C.D. PLAN # 89815).
 - SUBDIVISION PLAN - PENNYCOOK GREEN - MERRIMACK, N.H. SCALE: 1"=100' DATED JULY 25, 1979 AND LAST REVISED 8/26/80 BY THOMAS F. MORAN INC. (P.L.C.D. PLAN #1796).

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

OWNER'S SIGNATURES:

[Signature] Not for
OWNER OF TAX MAP LOTS 58/1 & 2, 3, 3-1, 5, 6, 7, 8, 9 & 231 DATE 11-15-14

[Signature]
OWNER OF TAX MAP LOT 58B DATE

APPROVED BY MERRIMACK PLANNING BOARD

ON: November 18, 2014 CERTIFIED BY: [Signature] AND

CHAIRMAN: [Signature] SECRETARY: [Signature]

- SHEET INDEX**
- COVER SHEET
 - EXISTING CONDITIONS BOUNDARY SHEETS
 - EXISTING CONDITIONS TOPOGRAPHY SHEETS
 - SUBDIVISION SHEETS
 - PLAN AND PROFILE (P & T) THRU P-10
 - MADRELINE BENNETT LANE, RE-DISTING PLAN (P-1)
 - SIGHT DISTANCE PROFILES (SP-1)
 - WATER LINE PLAN (SP-3 & SP-4)
 - DETAIL SHEETS (D-1 THRU D-5)
- * INDICATED SHEETS TO BE RECORDED
ALL OTHER SHEETS WILL BE ON FILE AT THE MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT
- APPENDIX**
- 27- CROSS SECTIONS (K-1 THRU K-7)

FE CERTIFICATION:
"I CERTIFY THAT I HAVE FOLLOWED THE TOWN OF MERRIMACK'S SUBDIVISION REGULATIONS AS SET FORTH IN SECTION 4.18 STORM DRAINAGE SYSTEM. FURTHERMORE, IN MY PROFESSIONAL OPINION, ANY RUDDY INCIDENT TO THE DEVELOPMENT ON THIS SITE SHALL HAVE NO ADVERSE EFFECTS ON ANY OPEN OR CLOSED, PUBLIC OR PRIVATE, DOWNSTREAM DRAINAGE FACILITIES, NOW SHALL, IF HAVE ADVERSE EFFECTS ON DOWNSTREAM PROPERTIES."

LLS CERTIFICATION:
"I HEREBY CERTIFY THAT THE BOUNDARY LINES SHOWN ARE PER THE REFERENCE PLAN NOTED HEREON, AND HAVE A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

MERRIMACK DESIGN PROFESSIONALS:

THOMAS E. CAHR, C.E.S. No. 042
MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT

THOMAS F. MORAN, INC. No. 042
MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT

THOMAS F. MORAN, INC. No. 042
MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT

THOMAS F. MORAN, INC. No. 042
MERRIMACK COMMUNITY DEVELOPMENT DEPARTMENT

Chestnut Hill

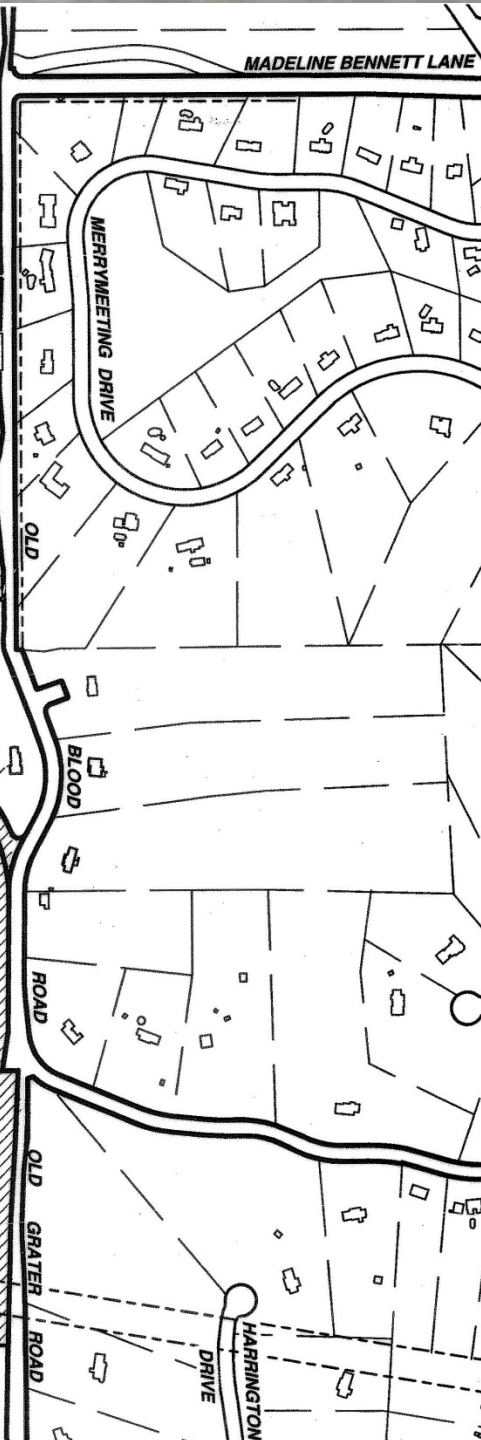
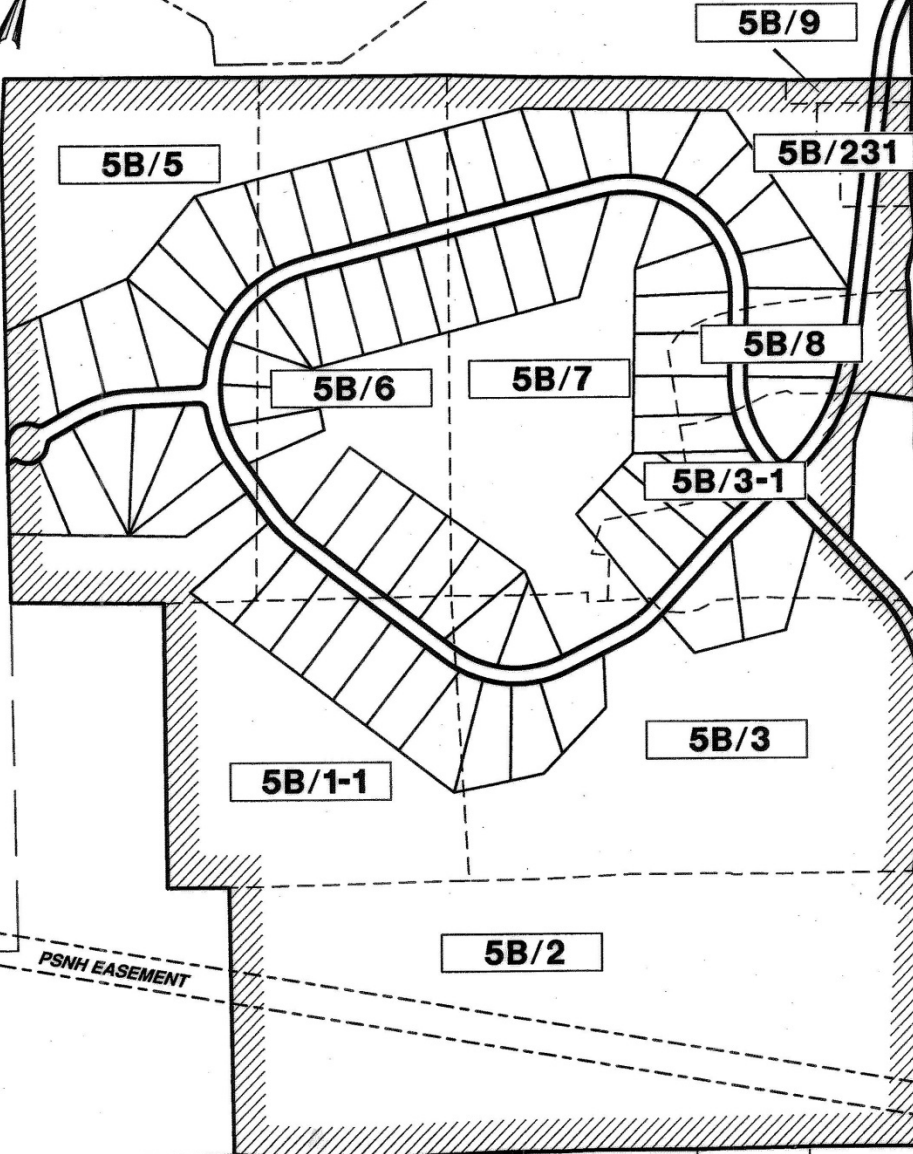
CLUSTER SUBDIVISION PLAN
LAND OF
OLD BLOOD PROPERTIES, LLC
AND
JOSEPH & MARY EL KAREH
TAX MAP 58 LOTS 1-1, 2, 3, 5, 6, 7, 8, 9, 3-1 & 231
MERRIMACK, NEW HAMPSHIRE
SCALE: 1" = 400' NOVEMBER 25, 2014

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD MADRELINE ROAD, MERRIMACK, NH 03001
TEL: 603-424-1441 FAX: 603-473-1294

FILE: 90770027.dwg PROJECT NO. 9077.02 SHEET NO. 1 OF 30

MIDDLE SCHOOL

MADELINE BENNETT LANE



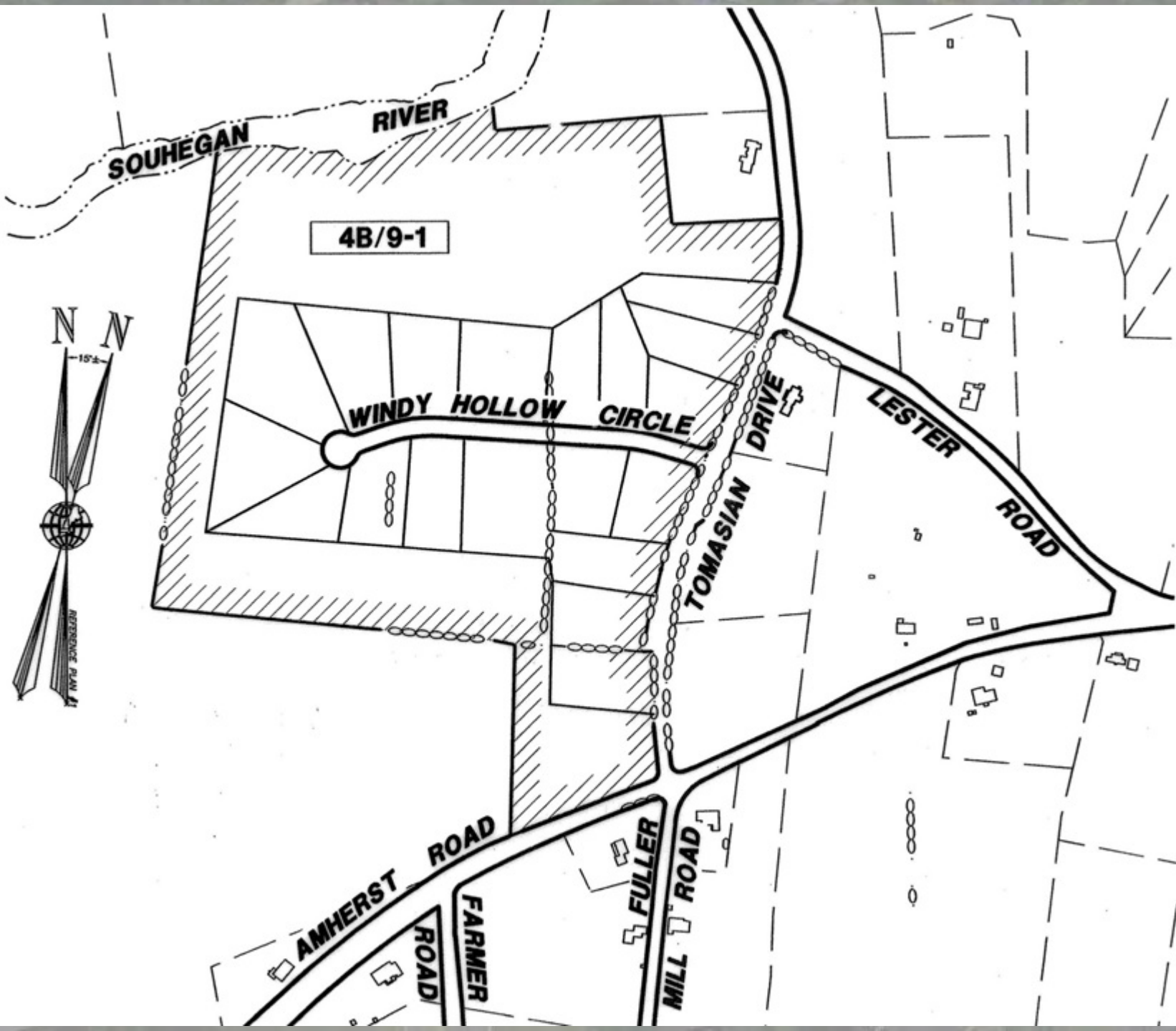
LOCUS DETAIL
SCALE: 1"=400'+/-

Chestnut Hill Cluster Subdivision

- **Location:** Old Blood Rd/Madeline Bennett Ln
 - **Status:**
 - 72 lot cluster subdivision was signed by the Planning Board in November 2016.
 - No movement as of date on beginning construction.
 - **SAC multiplier:** Single Family homes have a multiplier range from 0.09 (2BR homes) to 0.99 (for 4+ BR homes). This averages to a multiplier of 0.64 for all single family homes.
 - **Estimated SAC:**
 - “Average” estimate: 47 SAC
 - “High” estimate (if all 4+ BR): 72 SAC
-

Tomasian Cluster Subdivision





Tomasian Cluster Subdivision

- **Location: Tomasian Dr**
 - **Status:**
 - **19 lot cluster subdivision nearing completion of construction.**
 - **SAC multiplier: Same range as Chestnut Hill.**
 - **Estimated SAC:**
 - **“Average” estimate: 13 SAC**
 - **“High” estimate (if all 4+ BR): 19 SAC**
 - **Actual enrollment as of April 2018: 3 students (15 completed homes)**
-

Crosswoods Path Conversion

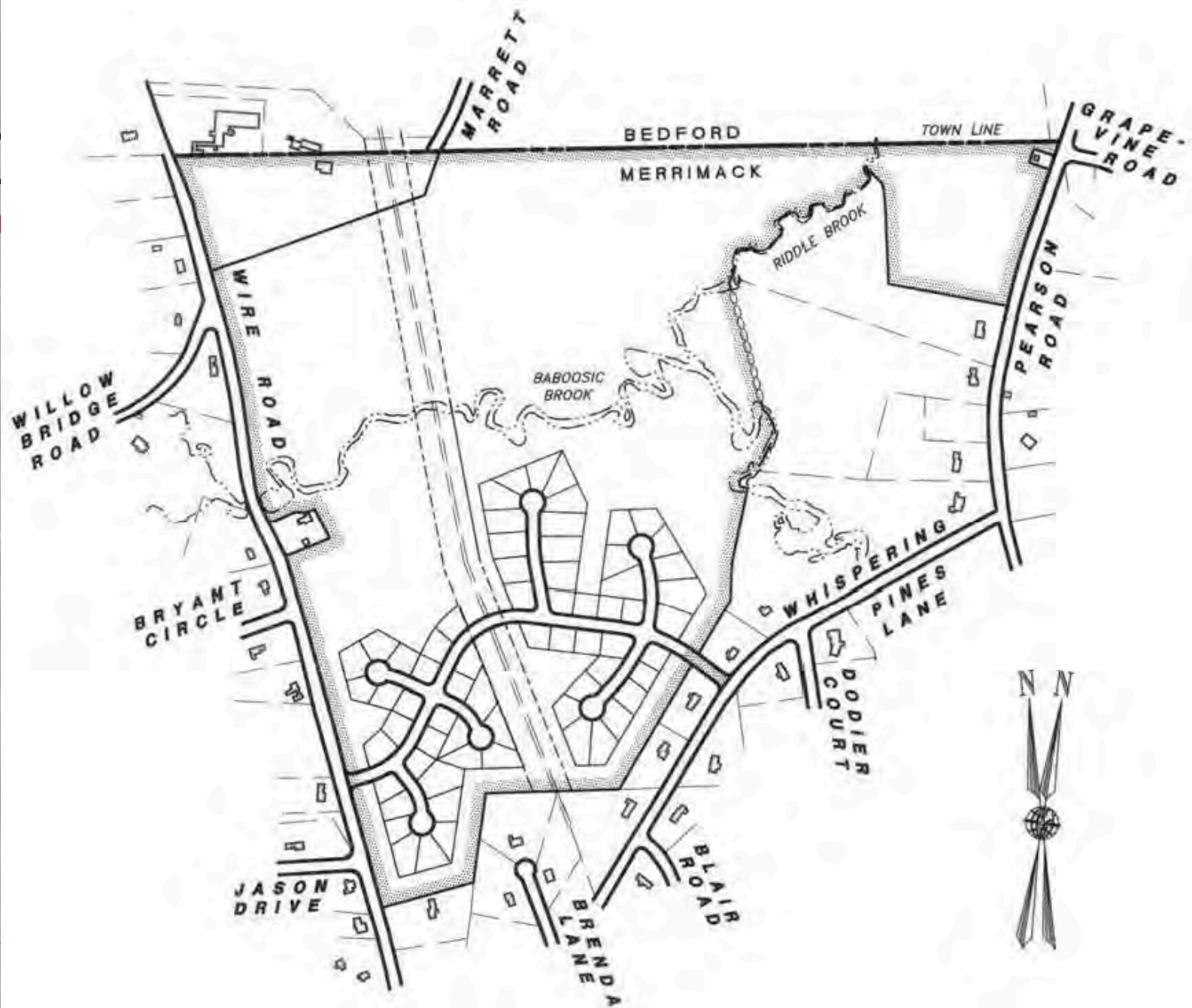


Crosswoods Path Conversion

- **Location: DW Hwy/Crosswoods Path Blvd**
 - **Status:**
 - **Conversion from retail to 21 multi-family units completed.**
 - **SAC multiplier: 0.17 SAC per unit.**
 - **Estimated SAC: 4 SAC**
 - **Actual current enrollment (April 2018): 1 student.**
-

Greenfield Farms Cluster Subdivision





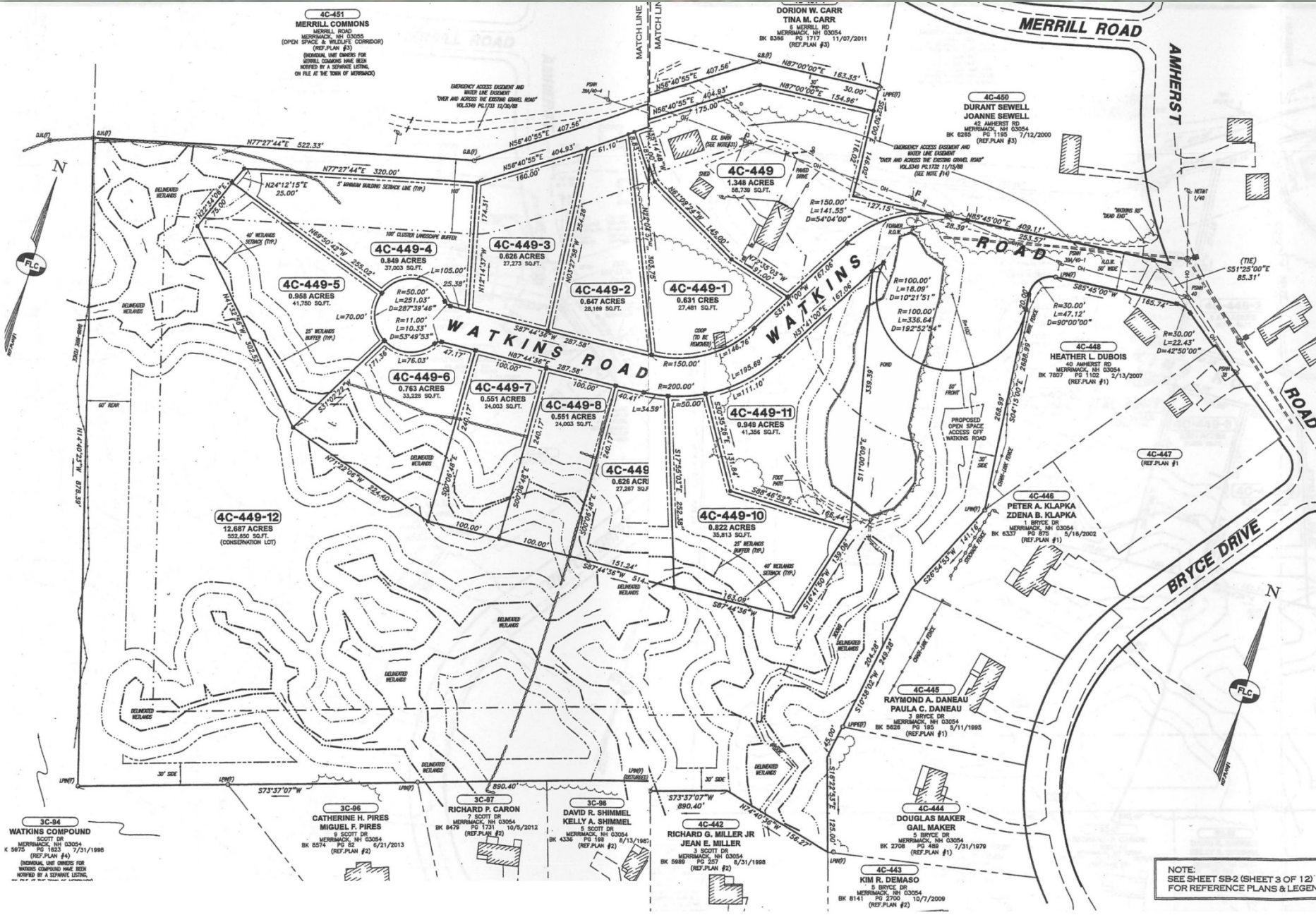
on

Greenfield Farms Cluster Subdivision

- **Location: between Wire Rd and Whispering Pines**
 - **Status:**
 - 66 lot cluster subdivision was signed by the Planning Board in October 2017.
 - No movement as of date on beginning construction.
 - **SAC multiplier: Same range as Chestnut Hill.**
 - **Estimated SAC:**
 - “Average” estimate: 43 SAC
 - “High” estimate (if all 4+ BR): 66 SAC
-

Goshen Cluster Subdivision





4C-451
MERRILL COMMONS
 MERRILL ROAD
 MERRIMACK, NH 03055
 (OPEN SPACE & WILDLIFE CORRIDOR)
 (REF. PLAN #3)
 (INCUMBENT USE CHANGES FOR
 MERRILL COMMONS HAVE BEEN
 NOTICED BY A SEPARATE LISTING
 ON FILE AT THE TOWN OF MERRIMACK)

DORION W. CARR
TINA M. CARR
 6 MERRILL RD.
 MERRIMACK, NH 03054
 BK 6388 PG 1717 11/07/2011
 (REF. PLAN #3)

4C-450
DURANT SEWELL
JOANNE SEWELL
 42 AMHERST RD.
 MERRIMACK, NH 03054
 BK 6265 PG 1160 7/12/2000
 (REF. PLAN #3)

4C-449
1.348 ACRES
 58,730 SQ.FT.

4C-449-5
0.958 ACRES
 41,760 SQ.FT.

4C-449-4
0.548 ACRES
 23,003 SQ.FT.

4C-449-3
0.626 ACRES
 27,273 SQ.FT.

4C-449-2
0.647 ACRES
 28,189 SQ.FT.

4C-449-1
0.631 ACRES
 27,481 SQ.FT.

4C-449-6
0.763 ACRES
 33,329 SQ.FT.

4C-449-7
0.551 ACRES
 24,003 SQ.FT.

4C-449-8
0.551 ACRES
 24,003 SQ.FT.

4C-449
0.626 ACRES
 27,287 SQ.FT.

4C-449-10
0.822 ACRES
 35,813 SQ.FT.

4C-449-11
0.949 ACRES
 41,356 SQ.FT.

4C-449-12
12.657 ACRES
 552,850 SQ.FT.
 (CONSERVATION LOT)

4C-448
HEATHER L. DUBOIS
 40 AMHERST RD.
 MERRIMACK, NH 03054
 BK 7807 PG 1102 2/13/2007
 (REF. PLAN #1)

4C-446
PETER A. KLAPKA
ZDENA B. KLAPKA
 3 BRYCE DR.
 MERRIMACK, NH 03054
 BK 6337 PG 875 5/16/2002
 (REF. PLAN #1)

4C-448
RAYMOND A. DANEAU
PAULA C. DANEAU
 3 BRYCE DR.
 MERRIMACK, NH 03054
 BK 5628 PG 180 5/11/1995
 (REF. PLAN #1)

4C-444
DOUGLAS MAKER
GAIL MAKER
 5 BRYCE DR.
 MERRIMACK, NH 03054
 BK 2708 PG 469 7/31/1979
 (REF. PLAN #1)

4C-443
KIM R. DEMASO
 5 BRYCE DR.
 MERRIMACK, NH 03054
 BK 8141 PG 2700 5/1/2009
 (REF. PLAN #2)

3C-84
WATKINS COMPOUND
 SCOTT DR.
 MERRIMACK, NH 03054
 PG 1623 7/31/1989
 (REF. PLAN #4)
 (INCUMBENT USE CHANGES FOR
 WATKINS COMPOUND HAVE BEEN
 NOTICED BY A SEPARATE LISTING
 ON FILE AT THE TOWN OF MERRIMACK)

3C-86
CATHERINE H. PIRES
MIGUEL P. PIRES
 9 SCOTT DR.
 MERRIMACK, NH 03054
 BK 8574 PG 82 6/21/2013
 (REF. PLAN #2)

3C-87
RICHARD P. CARON
 7 SCOTT DR.
 MERRIMACK, NH 03054
 BK 8479 PG 1731 10/5/2012
 (REF. PLAN #2)

3C-88
DAVID R. SHIMMEL
KELLY A. SHIMMEL
 5 SCOTT DR.
 MERRIMACK, NH 03054
 BK 4336 PG 181 6/13/1987
 (REF. PLAN #2)

4C-442
RICHARD G. MILLER JR
JEAN E. MILLER
 3 SCOTT DR.
 MERRIMACK, NH 03054
 BK 5980 PG 257 6/31/1988
 (REF. PLAN #2)

NOTE:
 SEE SHEET SB-2 (SHEET 3 OF 12)
 FOR REFERENCE PLANS & LEGEND

Goshen Cluster Subdivision

- **Location: extension of Watkins Rd (off Amherst Rd)**
 - **Status:**
 - **12 lot cluster subdivision was conditionally approved by the Planning Board in December 2017, recently granted extension to meet conditions of approval on June 5, 2018.**
 - **SAC multiplier: Same range as Chestnut Hill.**
 - **Estimated SAC:**
 - **“Average” estimate: 8 SAC**
 - **“High” estimate (if all 4+ BR): 12 SAC**
-

Executive Park Dr Project



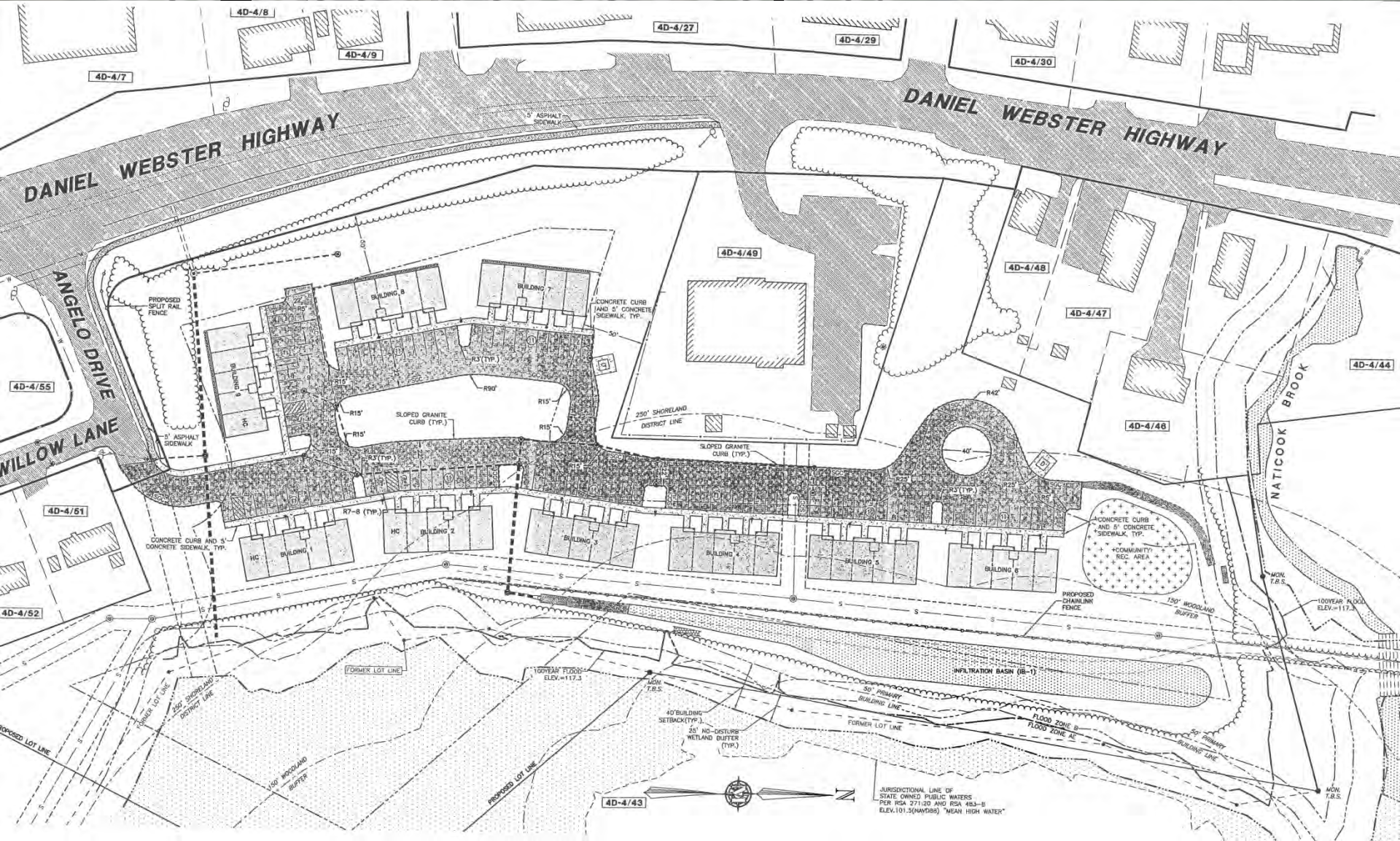
Executive Park Dr Project

- **Location: 4 & 6 Executive Park Dr**
 - **Status:**
 - **280 unit multi-family site plan was conditionally approved by the Planning Board in February, 2018.**
 - **School Aged Children multiplier: 0.17 SAC per unit.**
 - **Estimated SAC: 48 SAC**
-

Neighborworks Project



Neighborworks Project



JURISDICTIONAL LINE OF STATE OWNED PUBLIC WATERS FOR RSA 271.00 AND RSA 483-B ELEV.101.3(MAYD88) "MEAN HIGH WATER"

Neighborworks Project

- **Location: Off Angelo Dr (location of previously approved 57 unit elderly housing project)**
 - **Status:**
 - **Presented to the Planning Board conceptually in December 2017.**
 - **First public hearing for site plan proposing 45 units was earlier tonight.**
 - **School Aged Children multiplier: 0.17 SAC per unit.**
 - **Estimated SAC: 8 SAC**
-

Bowers Landing Phase VI Project



Bowers Landing Phase VI Project

- **Location: Bowers Landing Drive**
 - **Status:**
 - **65 unit detached “single family” development, same as previous phase**
 - **All 2 Bedroom units**
 - **2nd public hearing was earlier tonight**
 - **School Aged Children multiplier (Technically a multi-family project): 0.17 SAC per unit: Estimated SAC: 11 SAC**
 - **Using Single family multiplier for 2BR units (0.09): Estimated 6 SAC**
-

Summary

- **1,012 new residential units**
 - 169 single family lots
 - 843 multi-family units
 - **Estimated # of School Aged Children in total from the highlighted projects:**
 - Low estimate - 231
 - High Estimate - 294
-