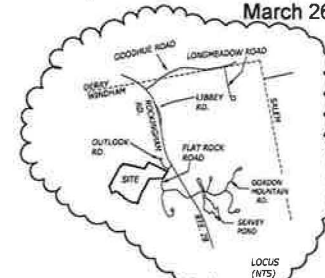


"MIDTRAIL CROSSING" ADULT COMMUNITY SITE PLAN
RECONFIGURATION/EXPANSION
& "LILAC RIDGE" SUBDIVISION

LOTS 3-B-290, 3-B-300 & 3-B-350A
41, 43 & 45 FLAT ROCK ROAD IN WINDHAM, NH

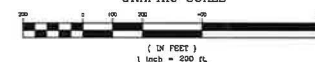


PLAN REFERENCE:
1) PLAN OF LAND IN WINDHAM, NEW HAMPSHIRE, BOSTON AND MAINE CORPORATION
AND H & B HOMES, INC.; SCALE: 1"=100', DATED AUGUST 12, 2002, BY: BEACHMARK
ENGINEERING, INC. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN

Distance to LU single phase URD along
Flat Rock Rd Approx. 950'

Distance to LU 3 ph. GH along
Rockingham Rd. Approx. 2000'

GRAPHIC SCALE



REVISIONS

MIDTRAIL CROSSING ADULT COMMUNITY SITE PLAN
RECONFIGURATION/EXPANSION & LILAC RIDGE SUBDIVISION
LOTS 3-B-290, 3-B-300 & 3-A-350A
#1, 43 & 45 FLAT ROCK ROAD IN WINDHAM, NH

LOT 3-B-290 & 3-B-300
TINCO REALTY, LLC
LOT 3-B-350A
45 FR, LLC.
22 FLAT ROCK ROAD
WINDHAM, NH 03087

SCALE: 1"=200' DECEMBER 2018

APPROVED BY THE WINDHAM PLANNING BOARD

TITLE:	COVER SHEET
--------	-------------

SHEET: 1 OF 41

CHAIRMAN _____ DATE _____

APPROVAL IS GRANTED SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF THE LAND SUBDIVISION/SITE PLAN REGULATIONS OF THE TOWN OF

EDWARD M. ROBERTSON, INC.

LAND SURVEYING - CIVIL ENGINEERING

MIDRAIL CROSSING-LEAC RINGE.DWG

LIST OF ABUTTERS

3-B-262 WYNHIA MAPLE 3251-974
29 FLAT ROAD RD. WINDHAM, NH 03087

3-B-290 TRINO REALTY, LLC. 4594-1079
90 FLAT ROAD RD. WINDHAM, NH 03087

3-B-300 TRINO REALTY, LLC. 4594-1079
29 FLAT ROAD RD. WINDHAM, NH 03087

3-B-350 29 FLAT ROAD RD. WINDHAM, NH 03087
3 CARLETON, SD. BOW, NH 03254-5708

3-B-350A 48 FR. RD. 4594-1079
62 FLAT ROAD RD. WINDHAM, NH 03087

3-B-352 SHIRE RIDGE 3040-671
74 FLAT RD. WINDHAM, NH 03087

3-B-375 TOWN OF WINDHAM 4592-139
30 LEVELL RD. WINDHAM, NH 03087

3-B-290A TOWN OF WINDHAM 4594-1079
TOWN OF WINDHAM 2636-65

3-B-503 TOWN OF WINDHAM 2636-65
43 SACHEM STREET, BILLERICA, MA 01821

3-A-1500 STATE OF NEW HAMPSHIRE 2777-2562
BOW TOWNSHIPS
PO BOX 485, CONSUMERS, NH 03201-0482

3-B-259 FLAT ROAD RD. WINDHAM 4594-1079
20 JOHN A. DONAHUE RD. WINDHAM 03087
18 FLAT ROAD RD. WINDHAM, NH 03087

3-B-700 TRINO REALTY 4594-1079
29 FLAT ROAD RD. WINDHAM 03087

3-B-272 DAVID JR & JULIE CARLOWAN 3418-0474
14 FLAT RD. WINDHAM, NH 03087

3-B-268 CASTLE ROCK ASSN. INC. 4230-5882
202 ERIC KITCHEN, PRES
WINDHAM, NH 03087

ADDITIONAL PEOPLE TO NOTIFY:

PAUL ZARNOWSKI, LLS
EDWARD N HERBERT ASSOC., INC
1 FROST RD., WINDHAM, NH 03067

MICHAEL GOSPODAREK, PE
EDWARD N HERBERT ASSOC., INC
1 FROST RD., WINDHAM, NH 03067

LUKE MURLEY, CSS, CWS
GOVE ENVIRONMENTAL SERVICES,
8 CONTINENTAL DRIVE, UNIT H
EXETER, NH 03823-7507

THE PURPOSE OF THIS PLAN IS AS FOLLOWS:

a) CONSOLIDATE LOTS 3-B-296, 3-B-300 & 3-B-350A.
 ORIGINAL LOT AREAS: LBT 1-21-296 = 1,815.217 SF OR 41.671 AC.
 LBT 1-21-300 = 477.350 SF OR 0.011 AC.
 LBT 3-B-350A = 199.161 SF OR 4.579 AC.
 TOTAL COMBINED LOT AREA = 2,441.757 SF OR 56.058 AC.

b) SUBDIVIDE NEWLY CONSOLIDATED LOT INTO 2 LOTS.
 NEW LOT 3-B-291 CONTAINING 28,053 AC.
 NEW LOT 3-B-314 CONTAINING 23,937 AC.

c) RECONFIGURE AND EXPAND PREVIOUS APPROVED MIDTALL CROSSING ADULT COMMUNITY ON NEW LOT 3-B-310 INTO A 31 UNIT ADULT COMMUNITY INCLUDING CLUBHOUSE, PRIVATE ROAD, MUNICIPAL WATER SUPPLY & ON-SITE SEPTIC SYSTEM.

d) DEVELOP NEW LOT 3-B-291 INTO A SINGLE FAMILY HOME WITH MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEMS.

GENERAL NOTES

THIS PARCEL IS SITUATED WITHIN THE RURAL DISTRICT AND A PORTION IS WITHIN THE WETLAND DISTRICT.

2) OWNER OF RECORD THING REALTY, LLC & 45 FR, LLC.

DEEDS SUBSEQUENTLY RECORDED

LOT 2-30-300A BOUND 4554 ACQ. MAP 1239

LOT 2-3-250A BOUND 5631 ACQ. MAP 1239

3) NAD83, ALTERATION OF TERRAIN PERMIT #

4) NO STRUCTURE MAY BE CONSTRUCTED OR NO NEW SHALL ANY ALTERATION OF THE SURFACE CONFIGURATION OF THE LAND BE PERMITTED IN THE WETLAND & WATERFED PROTECTION DISTRICT, EXCEPT AS AUTHORIZED BY A SPECIAL PERMIT APPROVED BY THE BOARD OF SUPERVISORS.

5) NO STRUCTURE MAY BE ERECTED AND NO VEGETATION MAY BE CUT, BURN, SHALL ANY ALTERATION OF THE SURFACE CONFIGURATION OF THE LAND BE PERMITTED IN THE WETLAND, POND OR RESIDUAL WETLAND POND BUFFER AREA.

6) THE DISTRICT BOUNDARY SHALL BE IDENTIFIED BY THE FOLLOWING: 5010414 & 765010414. THE ZONING REGULATIONS, WWPB BOUNDARY & VERNAL POND SETBACKS MARKERS SHOULD BE PLACED AT 15'FT/10'FT+/- (SEE CSD 7011) INTERVALS ALONG THE BOUNDARY & VERNAL POND SETBACKS. THE FOLLOWING SETBACKS TO GENERAL CONSTRUCTION WWPB MARKERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION SHALL BE:

7) A PORTION OF NEW LOT 2-30-310 IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP.

8) EROSION WETLAND 100' BUFFER SHALL BE WELL DELINEATED. THE FIELD BY GROW ENVIRONMENTAL SERVICES, INC.

9) EACH PARCEL IS SUBJECT TO SOCIAL, FIRE & POLICE IMPACT IN THE AMOUNT OF 96,357.87

10) EACH PARCEL HAS LOCATIONS OF WEED OR STUMP REMOVAL SITES ON EITHER THESE THREE LOTS.

SEE SHEET P FOR SPECIFIC NOTES

BUILDING PERMITS FOR NEW CONSTRUCTION WILL NOT BE ISSUED UNTIL THE REQUIREMENTS FOR EMERGENCY WATER SUPPLY HAVE BEEN MET PER NFPA 1, AS AMENDED, AND NFPA 1142, STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE FIGHTING. THESE REQUIREMENTS WILL BE IMPLEMENTED BY THE TOWN OF WINDHAM FIRE CHIEF OR HIS DESIGNEE.

WHEN THIS PLAN IS IMPLEMENTED, THE OWNER AGREES TO MAKE ALL IMPROVEMENTS, MAINTAIN THESE IMPROVEMENTS INCLUDING LANDSCAPING, AS MAY BE APPROVED BY THE PLANNING BOARD AND SHOWN ON THIS PLAN.

I HEREBY CERTIFY THAT THE SITE IMPROVEMENTS SHALL HAVE NO ADVERSE IMPACT ON DOWNSTREAM DRAINAGE FACILITIES.

DATE: _____ SIGNATURE: _____

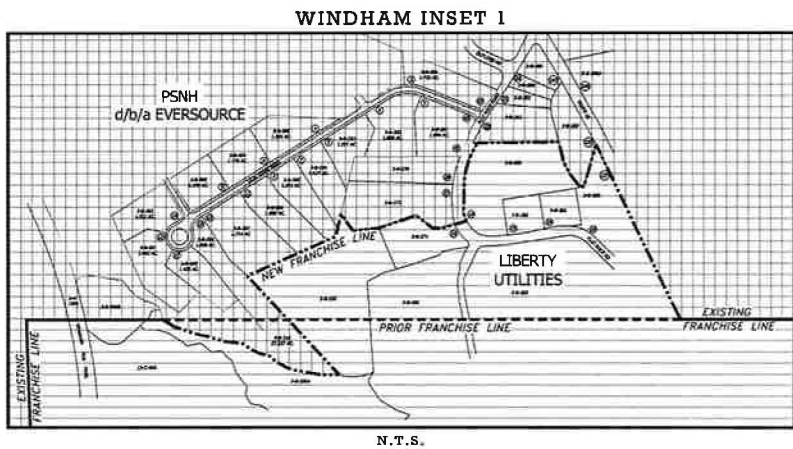
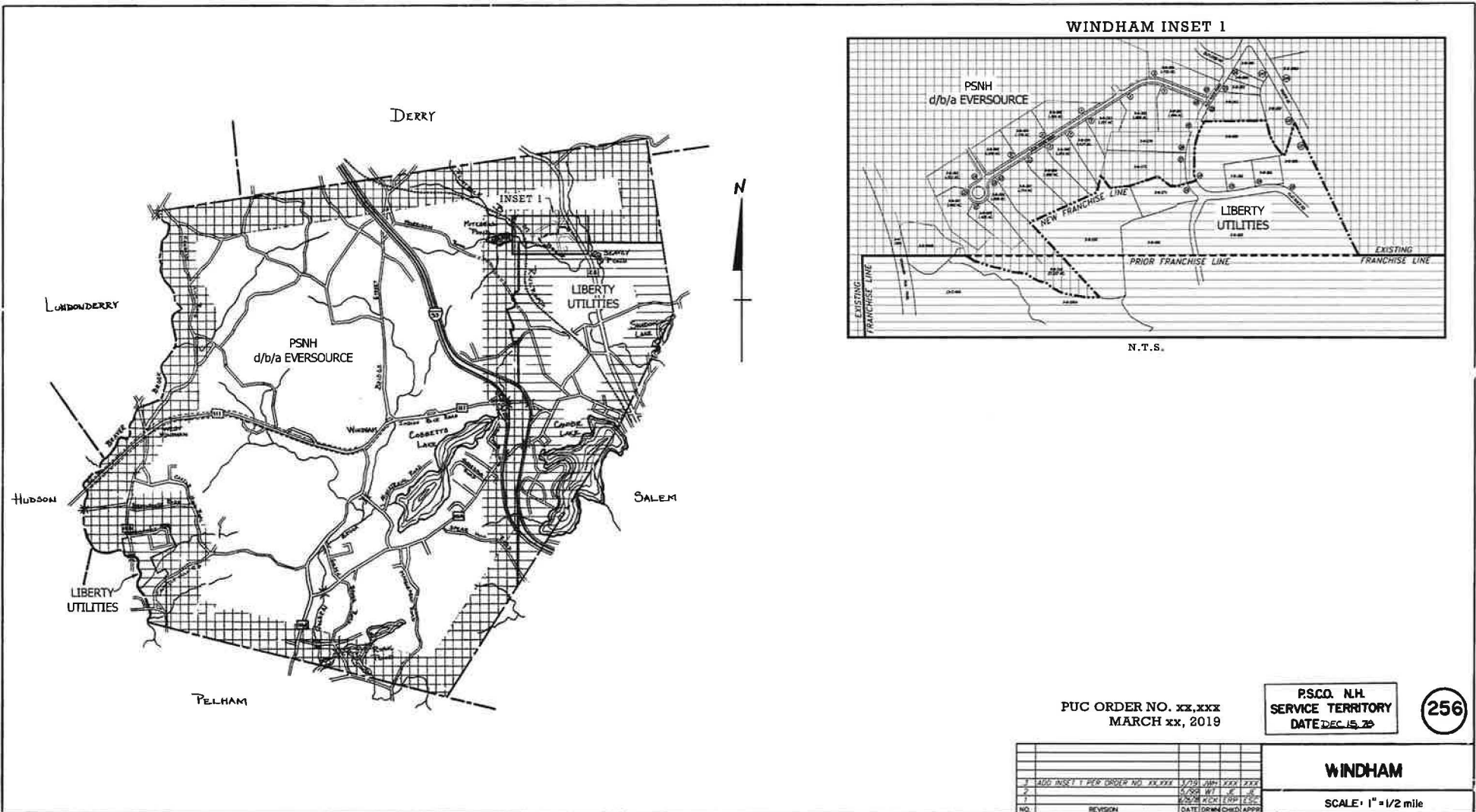
OWNER: LOTS 3-B-290, 3-B-300 & 3-B-3504

Joint Petition of Eversource and Liberty to Alter Franchise in Windham

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	NOTES PLAN
SHEET 3	TWO LOT SUBDIVISION PLAN
SHEET 4	LIGHT RAIL SUBDIVISION PLAN
SHEET 5	EASEMENT DESCRIPTION PLAN
SHEET 6	EXISTING CONDITIONS & SOILS PLAN
SHEET 7	PROPOSED LOT LOCATION OVERVIEW PLAN
SHEET 8	PROPOSED LAYOUT PLAN
SHEETS 9-11	PROPOSED CONDITIONS PLANS
SHEET 12	WETLAND/VAPP IMPACT PLAN
SHEETS 12-19	ROAD PLANS & PROFILES
SHEETS 20-32	EROSION CONTROL PLANS
SHEETS 23-25	ROAD LAYOUT & UTILITY PLANS
SHEETS 26-29	ROAD SIGHTLINE PLANS & PROFILES
SHEETS 30-33	BIWAYWAY SIGHTLINE PLANS & PROFILES
SHEETS 34-35	TEST PIT DATA
SHEET 36	SIGN & LIGHTING DETAILS
SHEET 37	EROSION CONTROL NOTES
SHEETS 38-40	PROPOSED PRELIMINARY
SHEET 41	CONTRIBUTOR PLATING LAND AREA

ADDENDUM PLAN - OPEN SPACE COMPARISON PLAN
- LANDSCAPING PLANS
- ARCHITECTURAL PLANS



PUC ORDER NO. xx,xxx
 MARCH xx, 2019

P.S.C. N.H.
 SERVICE TERRITORY
 DATE ~~DEC 15, 20~~

256

NO.	REVISION	DATE (P/NM/CHG) APPR.
1	ADD INSET 1 PER ORDER NO. xx,xxx	3/29/2019 JMM/XXX XXX
2		5/20/2019 WJ/
3		8/29/2019 WCH/LEW/CSG

WINDHAM

SCALE: 1" = 1/2 mile