

BLAKEMAN ENGINEERING, INC.

P.O. BOX 4 ROUTE 114
NORTH SUTTON, NEW HAMPSHIRE 03260
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blakemaneng@tds.net

ENGINEERING: PLANNING
DESIGN
PERMITTING

SEPTIC SYSTEM DESIGN
SITE PLANNING and DESIGN
SUBDIVISION DESIGN

Executive Summary for Preliminary Subdivision Submittal

*Harry M. Snow III
Map 131, Lot 8
King Hill Road*

February, 2018

A residential subdivision is proposed on a 39.43 acre parcel with frontage on King Hill Road. The property is located in the ARR zone. The development is proposed as an eight-lot cluster subdivision and includes the construction of approximately 915' of new road to access the lots and a 30,000-gallon cistern for fire protection.

The general topography of the property where the lots are proposed slopes northeasterly towards the Route 89 corridor. These slopes range chiefly from 3-15% within the eight lots and a few relatively short, steeper slopes can be found east of the proposed house lots. NH jurisdictional wetlands on the property have been delineated by Jonathan Sisson, CWS, CSS, Beaver Tracks, LLC. The jurisdictional areas are primarily forested wetlands and include a small stream. A high intensity soil map has also been prepared by Mr. Sisson. The soils mapping has been prepared to show compliance with the soil-based lot sizing criteria contained within the Land Subdivision Control Regulations.

The cluster lots will range from a low of 1.0 acre to about 2.7 acres. Road frontages range from 150' to 402'. The cluster requirements for area and road frontage are 30,000 SF (0.69 acres) and 100 feet, respectively. A perimeter buffer of 100-ft width is being provided around the property. The road is proposed to be a public road and houses will be required to set back at least 20' from the right-of-way. Additionally, the houses will be required to sit at least 50' from houses on adjacent lots (i.e. 50' internal building separation) and 15' from an accessory structure on the same lot.

The proposed road is designed to the standards of a New London *Local Road* and will provide frontage for all eight lots. These standards require an 18-ft wide paved surface with two-foot gravel shoulders. A road profile depicts the road with a maximum 3% grade, well within *Local Road* specifications.

The total area the eight lots and road will occupy is 15.94 acres leaving 23.49 acres as continuous Open Space around the clustered homes. The Open Space is designed to be held in common by all eight lot owners. Homeowners Association (HOA) documents are being drawn up and will be submitted with the Final Subdivision application. Open Space will be maintained for passive recreational use and no facilities requiring construction are planned. Provisions of the HOA documents will accommodate future maintenance activities of the Open Space, the cistern and the road. Road maintenance will be temporary until such time as ownership of it may be assumed by the Town.

Homes within the development will all be custom designed and built by Snow Building Construction, the same as Mr. Snow's Snowcrest Development. The New London Zoning Ordinance requires additional information (Article XVIII. C.1-5) to be included with cluster development proposals beyond that which is required for a subdivision application. While C.1. and C.5. seem relatively standard, the other three items are more characteristic of a more intensive development than that being proposed. As noted above, all homes will be custom designed and located on the property, and floor plans and elevation drawings will all be owner-specific. Furthermore, the ancillary elements of each lot, such as parking, septics, wells etc. are customized to that

Executive Summary for Preliminary Subdivision

Harry Snow Property

Tax Map 131, Lot 8

February, 2018

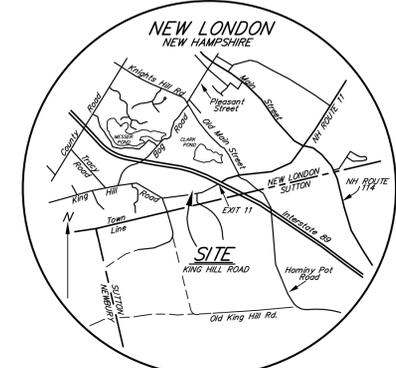
particular lot dependent on the house design. During review of the Snowcrest Subdivision, this same Article was in place and the Planning Board decided to waive that requirement. With this subdivision being similar in this respect, Mr. Snow would also like the Board to consider granting a waiver to this same Article.

Stormwater design will be proposed for each individual house and lot development to be designed utilizing low impact development techniques as specified in New London Subdivision Regulations Appendix A. This would be designed for each house at the building permit stage and reviewed at that time by the Town Planner, similar to how houses within the 250' Shoreland Zone are now reviewed.

FOR REGISTRY USE ONLY



- KEY**
- Boundary Wall
 - Interior/ Exterior Wall
 - 1" Iron Pipe (found) - or as noted
 - Concrete NH Highway Bound (found)
 - Granite Bound (set - 6/2010)
 - Iron Rod in Drillhole (set- 2010) or as noted
 - Edge Road/ Drive
 - Woods Road/Trail
 - Culvert
 - Utility Pole w/ Overhead Lines
 - 100' Buffer Per Zoning
 - Tree Line/ Edge Lawn
 - x — x — Barbed Wire Fence



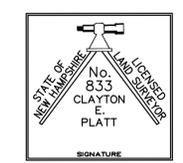
LOCUS

NOTES

1. Deed references is MCR Book 1960 Page 1559, George and Linda Roberts to Harry Snow, June 9, 1994.
2. This plan is the result of a Nikon DTM 522 total station survey, October, 2004, having a closed traverse relative error of closure greater than 1:10,000.
3. The purpose of this plan is to show a cluster subdivision of the property into 8 residential lots and one common area. See additional plans by this office and by Blakeman Engineering for perimeter details, soils and topography.
4. This property is located in the ARR Zoning District; the required building setbacks per Article XVII are 20' from road right of ways, 100' from all perimeter boundaries, and 50' between structures on adjoining lots.
5. Granite bounds or other suitable monuments are to be set at all lot corners.

REFERENCE PLANS

1. Unrecorded plan - "Land of George and Linda Roberts..." by Kear-Wood Inc, dated June 1975.
2. MCR Plan No. 13460 - "Todd Farm Condominium", by Bristol Sweet and Associates, revised June 11, 1995.
3. NH Highway Plans For Interstate 89 - Project No. I-89-(72)30, sheets 43 and 44 of 325, 1966.



REVISIONS

COMMON LAND
23.49 ACRES
(1,023,370 Sq.Ft.)

LOT 6
2.397 ACRES
(±104,440 Sq.Ft.)

LOT 5
1.148 ACRES
(±50,040 Sq.Ft.)

LOT 4
1.309 ACRES
(±57,050 Sq.Ft.)

LOT 3
1.202 ACRES
(±53,360 Sq.Ft.)

LOT 2
1.012 ACRES
(±44,120 Sq.Ft.)

LOT 7
2.743 ACRES
(119,510 Sq.Ft.)

LOT 8
2.442 ACRES
(106,410 Sq.Ft.)

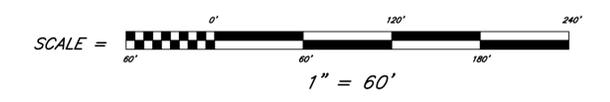
LOT 1
2.457 ACRES
(±107,055 Sq.Ft.)

COMMON LAND
23.49 ACRES
(1,023,370 Sq.Ft.)

TAX MAP 13 LOT 8
39.43 ACRES TOTAL

TAX MAP 131 LOT 8 - KING HILL ROAD
BOUNDARY DETAIL
PLAN OF CLUSTER SUBDIVISION

PROPERTY OF
HARRY M. SNOW III
PO BOX 1372 NEW LONDON, NH 03257
LOCATED IN
NEW LONDON, N.H.



JANUARY 30, 2018

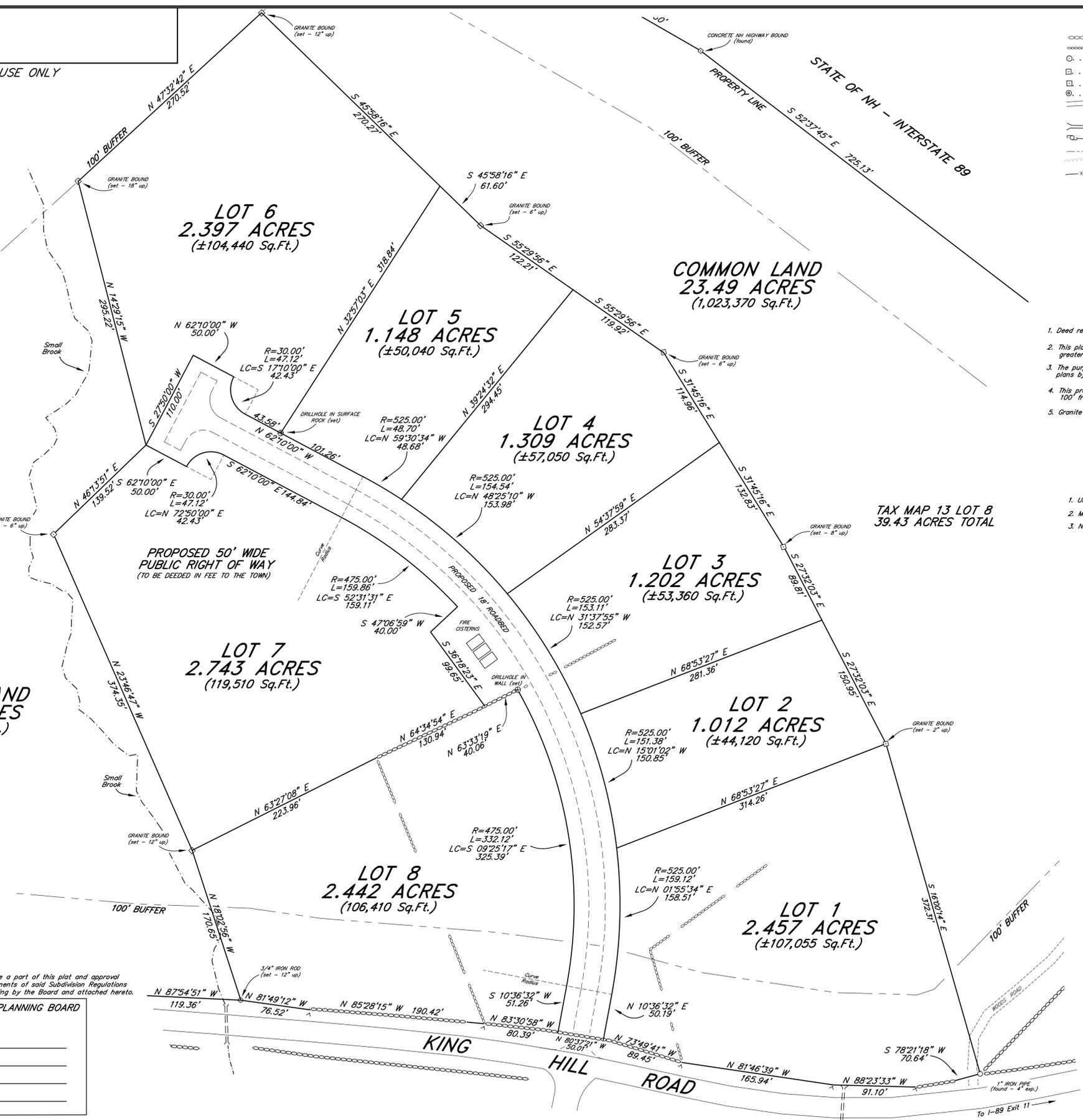
PENNYROYAL HILL LAND SURVEYING & FORESTRY LLC
CLAYTON E. PLATT LIC. SURVEYOR NO. 833
418 Pine Hill Road Croydon, NH 03773 (603) 863-0981

The Subdivision Regulations of the Town of New London are a part of this plat and approval of this plat is contingent on the completion of all requirements of said Subdivision Regulations excepting only any variances or modifications made in writing by the Board and attached hereto.

APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____

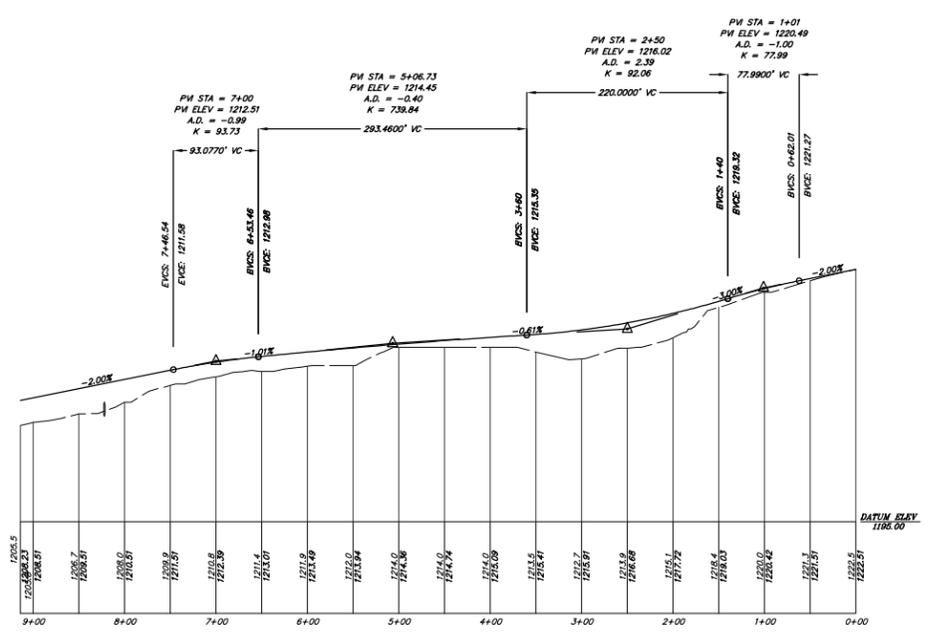
(NAME) _____



SCALE: AS NOTED	DATE	REVISIONS
DATE: FEBRUARY, 2018		
DESIGNED BY: PJB		
DRAWING NO. 100-ROAD		

BLAKEMAN ENGINEERING, INC.
P.O. BOX 4
NORTH SUITTON, NEW HAMPSHIRE 03260
(603) 927-4163

PRELIMINARY ROAD PLAN & PROFILE
TAX MAP 131 ~ LOT 8
PREPARED FOR
HARRY M SNOW, III
FOR PROPERTY LOCATED AT
KING HILL ROAD ~ NEW LONDON, NEW HAMPSHIRE



ROAD PROFILE
HORIZ. SCALE 1" = 100'
VERT. SCALE 1" = 10'

