

MAP 85 - LOT 8
EDGAR CONDUCT JR
65 GOULD ROAD
NEW LONDON, N.H. 03257

MAP 74 - LOT 47
TOWN OF NEW LONDON
375 MAIN STREET
NEW LONDON, N.H. 03257

MAP 85 - LOT 9
YVETTE ROCK
73 GOULD ROAD
NEW LONDON, N.H. 03257

MAP 85 - LOT 10.1
LINDSAY HOLMES
107 GOULD ROAD
NEW LONDON, N.H. 03257

MAP 85 - LOT 10
LINDSAY HOLMES
107 GOULD ROAD
NEW LONDON, N.H. 03257

MAP 85 - LOT 12
JPC INVESTMENTS LLC
P.O. BOX 12
GEORGES MILLS, N.H. 03751

MAP 85 - LOT 13
COLBY-SAWYER COLLEGE
541 MAIN STREET
NEW LONDON, N.H. 03257

MAP 85 - LOT 14
COLBY-SAWYER COLLEGE
541 MAIN STREET
NEW LONDON, N.H. 03257

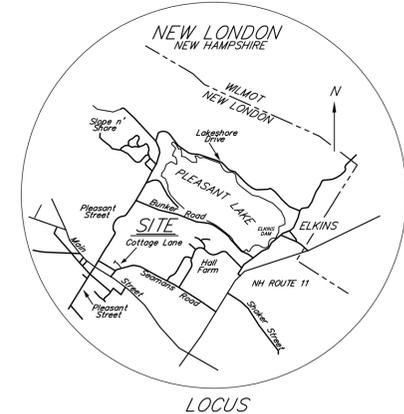
MAP 85 - LOT 22
COLBY-SAWYER COLLEGE
541 MAIN STREET
NEW LONDON, N.H. 03257

GREEN SPACE (PERVIOUS) AREAS					
LOT NO.	TOTAL AREA ~SF~	IMPERVIOUS ~AC~	PERVIOUS/GREEN ~SF~	GREEN SPACE	
85/15	23,697	0.544	10,304	13,393	56.5%
85/16	20,674	0.474	8692	11,982	58.0%
85/18	21,519	0.494	9636	11,883	55.2%
85/19	23,174	0.532	13,944	9230	39.8%
85/20	20,517	0.471	12,303	8214	40.0%
85/21	21,736	0.499	12,882	9054	41.6%

IMPERVIOUS AREA INCLUDES AREA COVERED BY STRUCTURES, DRIVEWAY & PARKING, ROAD (COTTAGE LANE) and OTHER MISC. AREAS SUCH AS PATHS & RETAINING WALLS

GENERAL NOTES

- Boundary and topographic survey has been prepared by Pennyroyal Hill Land Surveys, Sunapee, NH
- The intent of this plan is to show six existing developed properties and structures that presently contain one duplex on each lot. Each duplex is proposed to have interior remodeling to convert each to a four-plex.
- Each lot is connected to municipal sewer (via an existing private extension) and municipal water via existing water main extension.
- Sites require eight parking spaces per site for a total of 48. Currently there are spots for approximately 90 cars including 12 current garage spots (in lots 19, 20, 21). Garages are currently used for parking and storage.
- Each site has been landscaped with lawn, shrubs and trees.
- All buildings have downward pointing security lighting at each end of the buildings and underneath entry porches.
- Each of the three utility poles have street lights installed by PSNH (now Eversource).
- Required snow storage is approximately 20% of the area of roads, driveways and parking. This amounts to 9825 SF required storage area. The area that is readily available amounts to 24,000+ SF.
- Each lot has between 39.8 and 58.0% of pervious 'green' space. See table on this plan.
- Plantings are shown in general location to provide a screening along Map 85, Lot 10 and 10.1. Location and type of these plantings will be finalized and agreed upon with the abutting owner and provided to the Planning Board.
- Two parking spots at the entrance to Map 85, Lot 19 will be converted to a single ADA-accessible spot that will allow access by emergency vehicles. No other parking or snow storage shall be allowed at this location.



SURVEY NOTES

- This plan is the result of a Nikon DTM 522 total station survey, January, 2018, having a closed traverse relative error of closure greater than 1:10,000.
- The purpose of this plan is to show the visible location of all buildings, features and parking on the Cottage Lane lots. All boundaries and setback lines are approximate and are based on the lines shown on the original subdivision plan by John Morse, MCR Plan 14233, 1998.
- The field work was conducted with snow and ice prevalent and some features were estimated (edge pavements, culvert inverts...) or are shown based on a survey done by this office during construction in 2012.
- A large marsh area runs along the north side of the property and the edge of wetlands was not identified or located by this office.

SURVEYING KEY

- x--- Barbed Wire Fence
- o--- Stonewall
- o--- Historic Deed Line
- o --- 1" Iron Pipe (found) -- or as noted
- o --- 3/4" Iron Rod (set - March, 2013)
- o --- Drillhole (set - 2013) or as noted
- Edge Road/Drive
- Woods Road/Trail
- Culvert
- Utility Pole w/ Overhead Lines
- Setback Per Zoning
- Tree Line/ Edge Field

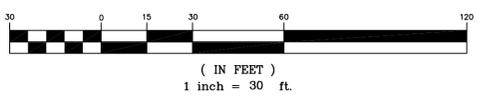
GENERAL SITE LEGEND

- 518--- EXISTING GRADE CONTOUR
- 823+4 EXISTING GROUND SPOT ELEV.
- FM SEWER PUMPLINE, EXISTING
- EDGE OF WETLAND OR SURFACE WATER
- s SEWER LINE, EXISTING
- w WATERLINE, EXISTING
- g APPROX. GAS LINE
- EXISTING CULVERT/STORMDRAIN

SHADING LEGEND

- COTTAGE LANE
- DRIVEWAYS, PARKING
- PLANTED SCREENING ALONG BOUNDARY OF 85/10, 85/10.1

GRAPHIC SCALE



SITE PLAN
FOR
CONVERTING DUPLEXES TO FOUR-PLEXES

PREPARED FOR
HARRY SNOW III

FOR PROPERTY LOCATED AT
COTTAGE LANE ~ TAX MAP 85, LOTS 15, 16, 18-21
NEW LONDON, NEW HAMPSHIRE
MARCH 19, 2019



1997 OBSERVED MAGNETIC