

ALL BEARINGS SHOWN ARE REFERENCED TO MAGNETIC NORTH

DRAINAGE NOTES ~ LOTS 4-8

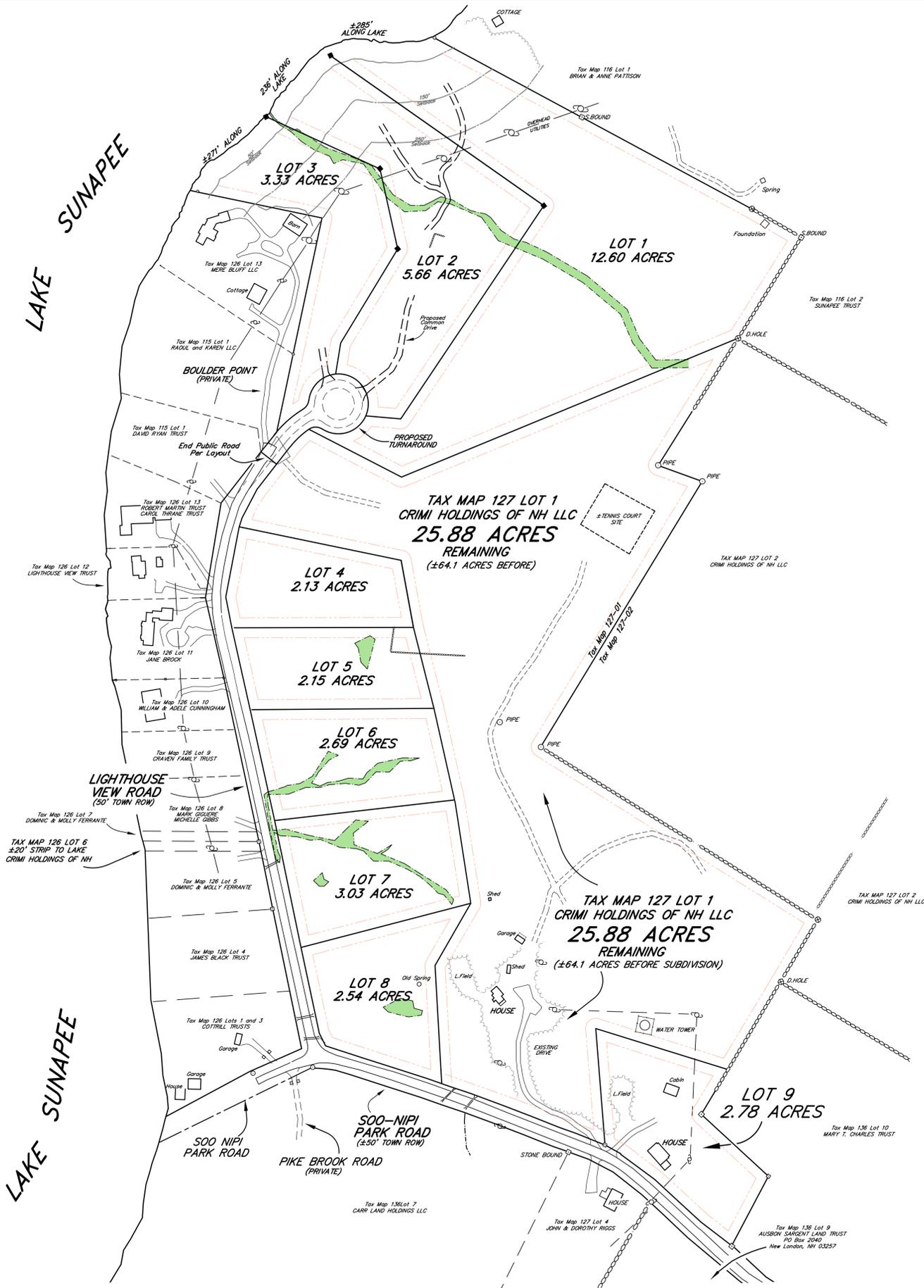
- All Development on Lots 4-8 shall be subject to additional drainage stipulations intended to limit stormwater flows to pre-development levels. The term "Development" shall be as defined in the New London ("Town") Subdivision Regulations.
- When Development is planned on any of the Lots 4 through 8 that requires a Driveway and/or a Building Permit from the Town then a Stormwater and Erosion Control Plan shall be prepared by an engineer Licensed in the State of New Hampshire and approved by the Town in conjunction with either of those Permits.
- Stormwater shall be managed utilizing Low Impact Development ("LID") techniques to infiltrate the Water Quality Volume (WQV). WQV is the volume of water generated from a 1" rainfall (1" over a 24-hour period) as defined in the NH Stormwater Manual.
- Acceptable LID practices are described in two documents: (A) Appendix A in New London Subdivision Regulations, "Stormwater Low Impact Development Practice - Design Criteria"; and (B) "A Shoreland Homeowner's Guide to Stormwater Management", by NH DES
- In addition to infiltrating the WQV, the stormwater designs shall demonstrate that the rate of runoff for a 10-yr 24-HR rain event will not increase in the existing culverts beneath Lighthouse View Road. This shall be accomplished utilizing additional LID practices or enlarging those used to infiltrate the WQV.

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.

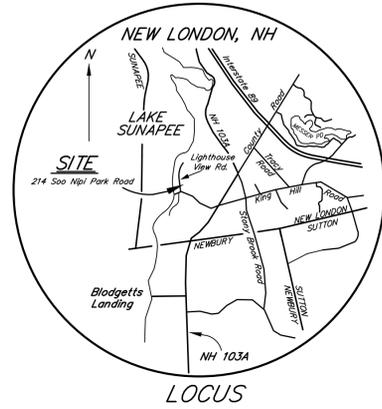
APPROVED BY THE NEW LONDON, N.H. PLANNING BOARD

Date _____

(NAME) _____



- KEY**
- Stone Wall
 - Easement Boundary
 - Building Setback Per Zoning
 - Lake Setback Per Shoreland Protection
 - 1" Iron Pipe (found) - or as noted
 - 3/4" Iron Rod (set - 2018)
 - Stone Bound (found)
 - 4" Stone Bound (set)
 - Utility Pole/ Overhead Lines
 - Edge Road/ Drive
 - Culvert
 - Treeline



NOTES

- Deed Reference for property is MCRD Book 3426 Page 959, Health Builders to Crimi Holdings of NH LLC, December 27, 2013.
- The purpose of this plan is to show the subdivision of TM 127 Lot 1 into nine lots and a remainder of ±25.9 acres. See additional plans by this office for all soils and topographic information. See plans by Blakeman Engineering for details of the proposed road extension and fire cistern installation near the end of Lighthouse View Road.
- This plan is the result of a Nikon total station survey, April-Sept, 2018 having a closed traverse relative error of closure greater than 1:8,000. All bearings shown are referenced to NH State Plane datum, related 15 degrees to magnetic north.
- All elevations are referenced to USGS datum (NAVD 1988) tied by GPS survey to NH DOT benchmarks in New London and Sunapee.
- This property is located in the R-2 Zoning District, subject to the provisions of the Shoreline Overlay District; the required building setbacks are 50' from the reference line, 15' from rear lines, and 20' minimum from the sidelines with an aggregate of 50' for both sides, and 25' from the edge of right of ways.
- Wetlands and HSS soils shown were delineated by Jon Sisson, Beaver Tracks LLC, April 20, 2018. See NHDES Subdivision Approval No. SA1018110201, November 2, 2018.
- Easements and restrictions of record:
 - 50' Right of Way along Lighthouse View Road laid out by petition to the Town of New London in 1940.
 - Powerline Easement granted in MCR 440-349, Soo-Nipi Park Inc to N.T.& T, May 13, 1919 (10' wide for lines and 30' for clearing)
 - Powerline Easement granted in MCR 907-43, Soo-Nipi Lodge Inc to PSNH/N.T.T (No Width given)
 - Powerline Easement granted in MCR 1364-989, Health Builders Inc to PSNH/N.T.T (No Width given)
- Proposed Easements:
 - Easement for Right of Way extension and cul de sac for Lighthouse View Road as shown.
 - Easement for access and maintenance of fire cisterns on remaining land of Crimi Holdings.
 - Right of way for a shared driveway on Lot 2, for the benefit of Lot 1. Driveway and easement to be located 15' on both sides of the driveway as constructed. Easement will end where drive enters Lot 1, no closer than 250' from Lake Sunapee.
 - Right of way from the proposed common drive on Lot 2, for the benefit of Lot 1, to be located 15' on both sides a drive or road, as constructed, to the westerly line of Lot 1, and to be sited no more than 300' from edge of the cul de sac as shown.
 - 25' Slope and Drainage easement around area of road extension and cul de sac (see Sheet D.1).
 - Drainage easement for treatment swale running ±200' north of cul de sac on Lot 3 (See Sheet D.1).
- Conditions for subdivision approval:
 - As a part of the building permit process Lots 4-8 on Lighthouse View Road will provide drainage plans as set forth on Sheet 1, and said requirements shall be incorporated into the deeds for Lots 4-8.
 - Lot 1 will not have any driveway access to the frontage along Light House View Road.
 - Upon the completion of construction of the Light House View cul de sac, boundary monuments will be set for Lots 1, 2, and 3.

REFERENCE PLANS

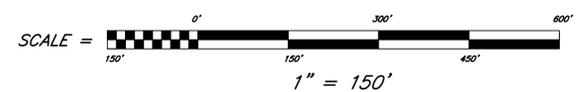
- Unrecorded Plan - "Boundary Plat of Land of Soo-Nipi Lodge Inc.," by Richard Bartlett and Assocs., June 9, 2009.
- MCR Plan No.2111 - "Property Survey and Schematic, Soo-Nipi Lodge Inc.," by R.Bristol and W.Breckenridge, dated June, 1966.
- MCR Plan No.3833 - "Property of David S. Bemis and Bruce Bemis.," by Robert Bristol, dated October 2, 1974.
- MCR Plan No.9478 - "Proposed Subdivision, Estate of Mary F. Charles.," by Allen Wilson, January, 1987.
- MCR Plan No.4862- "Property of Mary J. Metcalf.," by Robert Bristol, September 24, 1976.

PLAN INDEX

- PROPERTY OVERVIEW
- BOUNDARY PLAN - NORTH LOTS
- BOUNDARY PLAN SOUTH LOTS
- TOPOGRAPHY AND SOILS - NORTH LOTS
- TOPOGRAPHY AND SOILS - SOUTH LOTS
- ROADWAY PLAN AND PROFILE- ROAD EXTENSION
- CONSTRUCTION AND DRAINAGE DETAILS

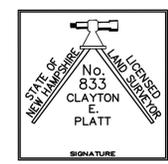
**PROPERTY OVERVIEW
SOO NIPI PARK - PLAN OF SUBDIVISION
TAX MAP 127 LOT 1 - 214 SOO NIPI PARK ROAD**

PROPERTY OF
CRIMI HOLDINGS OF NH LLC
LOCATED IN
NEW LONDON, N.H.



SEPTEMBER 30, 2018
REVISED NOVEMBER 8, 2018

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



REVISIONS

11/8/18 - Add Drainage notes, Note 9,