



July 22, 2016

Lucy St. John
Planning and Zoning Administrator
Town of New London
375 Main Street
New London, New Hampshire 03257

Re: Lake Sunapee Regional Visiting Nurses Association
107 Newport Road
Site Plan Review Application
Internal Renovations on Lower Level for Office Space
CLD Reference No. 16-0257

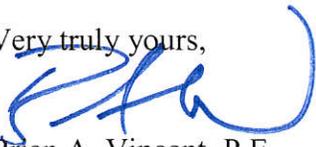
Dear Ms. St. John:

The Lake Sunapee Regional Visiting Nurses Association (VNA) owns and operates the existing facility at 107 Main Street. The site consists of an existing office building and a small second-hand retail shop, a portion of which is housed in the main VNA building, and a portion of which is located in the barn located on the south side of the site.

CLD Consulting Engineers, Inc. (CLD) has prepared a site plan review application for the VNA in New London. The purpose of this site plan review application is to obtain Planning Board approval to expand the existing facilities lower level to include additional office space. There is no proposed increase in building footprint. There is also no proposed increase in impervious areas, and no new proposed parking areas associated with this application. The applicant does propose to formalize existing parking areas to improve parking lot efficiency. Several of the proposed parking spaces are denoted as "compact" spaces. There is no proposed change in existing utilities or drainage features. There is no change proposed in snow storage practices for the facility, and no new outdoor lighting is proposed at this time. There is no proposed change in hours or days of operation.

Over the years, it appears that there has been an encroachment onto the abutting property to the west. The VNA is currently in the process of negotiating an access easement and/or lot line adjustment with this abutter.

Very truly yours,


Brian A. Vincent, P.E.
Regional Office Manager

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JUL 25 2016

APPENDIX E
APPLICATION FOR SITE PLAN REVIEW
MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES

PLANNING BOARD
NEW LONDON, NH

DATE APPLICATION FILED: _____

APPLICATION FOR:

- Phase I: Concept Site Plan Review
- Phase II: Preliminary Site Plan Review
- Phase III: Final Site Plan Review

NAME OF APPLICANT: Lake Sunapee Region Visiting Nurse Association

ADDRESS: P.O. Box 2209

DAYTIME PHONE NUMBER: 603-526-4077 FAX: _____

NAME OF PROPERTY OWNER: _____
(If other than applicant)

ADDRESS: _____

DAYTIME PHONE NUMBER: _____ FAX: _____

LOCATION OF PROPERTY: 107 Newport Road

TAX MAP/Lot: 72 - 039 - 000 ZONE DISTRICT: Commercial

DESCRIPTION OF USE(S) OF BUILDINGS & LAND: Visiting Nurse and Hospice Facility

WATER SERVICE: New London/Springfield Water Precinct On-site Water Well

Other: _____

SEWER SERVICE: New London Wastewater On-site Septic System

ROAD(S) PROVIDING ACCESS: Town Road Newport Road

State Highway

The Zoning Administrator or Land Use Coordinator can assist applicants to identify whether the following natural resource areas will be affected and in which sub-watershed the property is located.

SHORELAND OR SHORELAND BUFFER IMPACTED? Yes No

WETLAND OR WETLAND BUFFER IMPACTED? Yes No

STEEP SLOPE AREA IMPACTED? Yes No

PROTECTED STREAM(S) OR STREAM BUFFER(S) IMPACTED? Yes No

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LOCATED OVER AN AQUIFER?

Yes No

CURRENT USE:

Does the proposed Site Plan affect land held in Current Use?

Yes No

CONSERVATION EASEMENT:

Does the Site Plan affect land held in a Conservation Easement?

Yes No

SURFACE WATER B SUB-WATERSHED:

- | | | | |
|-------------------------------------|----------------------------------|--------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | Pleasant Lake - Blackwater River | <input type="checkbox"/> | Lake Sunapee |
| <input type="checkbox"/> | Little Lake Sunapee/Murray Pond | <input type="checkbox"/> | Lyon Brook/Kezar Lake |
| <input type="checkbox"/> | Goose Hole Pond | <input type="checkbox"/> | Messer Pond/Clark Pond/Kezar Lake |
| <input type="checkbox"/> | Otter Pond | | |

CERTIFICATION BY APPLICANT

I certify that this Site Plan Review Application, including the supporting plan and documents, has been completed in accordance with the Site Plan Review Regulations of the Town of New London.

I certify that this Site Plan Review Application, including the supporting plan and documents, complies with the standards specified in the New London Site Plan Review Regulations, unless a specific waiver has been applied for and granted by the Planning Board.

I certify that I will continue to comply with the standards specified in the New London Site Plan Review Regulations on an on-going basis.

I understand and agree that if I propose to change the use or layout of the site from the approved site plan that I will contact the Planning Board, or its designee, to see if a new application for an amended Site Plan Review is required.

I agree to obtain all the subsequent Town permits needed for this Site Plan Review Application including the required Certificate of Occupancy Permit before the property can be used.

Further, I agree to comply with all required inspections during construction and to pay for all required inspection services.

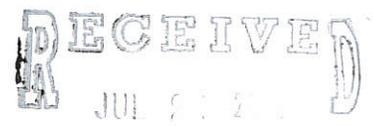
In making this application, I agree to permit the members of the Planning Board and its agents to enter upon the subject property for the purpose of inspecting the property for the application.

DATE: _____

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF AGENT FOR PROPERTY OWNER
(Need letter of authorization from property owner)

Monique Malanga, CFD



APPENDIX G - MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL USES
FINAL SITE PLAN REVIEW CHECKLIST of APPLICATION REQUIREMENTS

#	Application Requirement	Submitted	Not Applicable	Waived by PB
2 a	Application Form	✓		
2.b	Letter of Authorization		✓	
2.c	Abutters List	✓		
2.d	Application Fee	✓		
2.e	Waiver Requests in Writing		✓	
2.f	Site Plan Maps - # as directed by Town Planner	✓		
1	Boundary survey & lot area	✓		
2	Site location map	✓		
3	Name(s) of owner(s) of record	✓		
4	Abutting landowners within 200 feet of the property line	✓		
5	North point, graphic scale, date of preparation & revisions	✓		
6	Zone District(s) lines of demarcation	✓		
7	Name, address & seal of person or firm preparing plans	✓		
8	Shape, size & location of existing & proposed structures	✓		
9	Existing structures - photos from all sides	✓		
10	Proposed structures - conceptual floor plans & elevations		✓	
11	Topography at 2' intervals & steep slope areas existing & proposed grades & drainage systems	✓		
12	Groundwater & surface water resources		✓	
13	Rock outcroppings & depth to ledge		✓	
14	Final plan for streets, driveways, parking spaces, & sidewalks	✓		
15	Final wastewater treatment plans		✓	
16	Final landscaping plan	✓		
17	Final plans for domestic water supply		✓	
18	Final fire protection plan		✓	
19	Existing & final proposed utility plan		✓	
20	Final outdoor lighting plan	✓		
21	Final sign plan	✓		
22	Final plan for managing surface water drainage	✓		
23	Final erosion & sediment control plan during & after construction		✓	
24	Final plan of the ROW & traveled surface of all fronting streets	✓		
25	Final snow storage plan	✓		
26	Final plan for solid waste disposal facility	✓		
27	Final plan for outdoor storage/display of materials/merchandise	✓		
28	Executive summary	✓		
	a Hours & days of operation			
	b Estimate of normal business traffic			
	c Description of proposed use(s)			
	d Number of employees			
	e Any unusual demand for utility service			
	f Additional information to clarify proposal			
30	Special impact studies required by PB		✓	

NOTE #1: The numbering of this checklist corresponds with the numbering in the Site Plan Review Regulations for a Final Site Plan Review Application.

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JUL 29 2009



Map 72 Lot 39

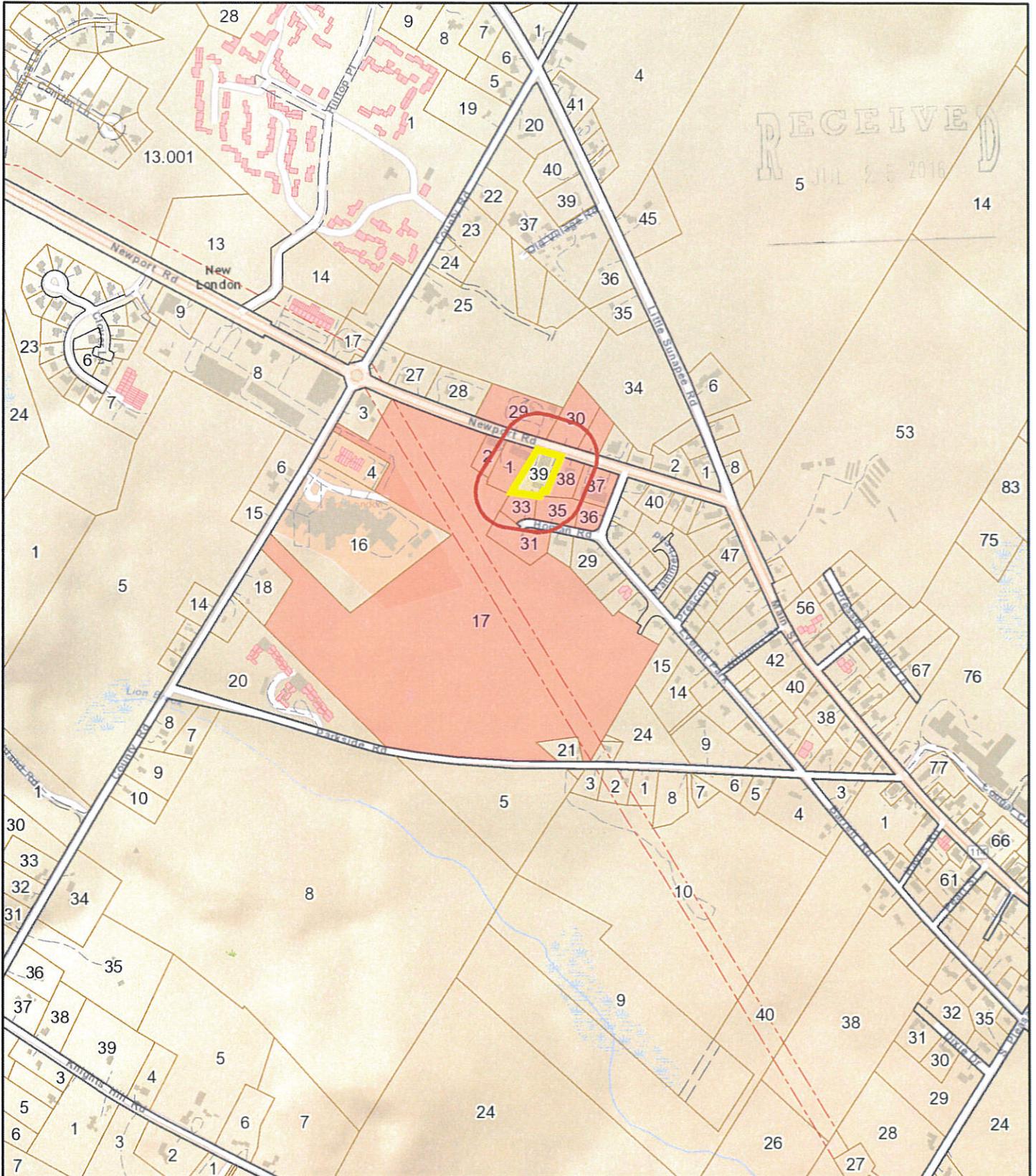
New London, NH

1 inch = 752 Feet



July 13, 2016

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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Photos of Existing Structures



Photo: A Facing North, View of Back of VNA Offices and Parking Lot.



Photo: B Facing Northeast. View of Back Building "Barn" and Bluestone lot.



Photo: C View of Renaissance Shoppe on bottom level.



Photo: D Front view of the “Barn”.



Photo: G Facing South, View of Main Building taken from the road.



Photo: H Facing East, Sideview of Main Building and Parking Area.



Photo: I Taken: 7-15-16



Photo: J Taken: 7-15-16



Visiting Nurse Association (VNA) at 107 Newport Road

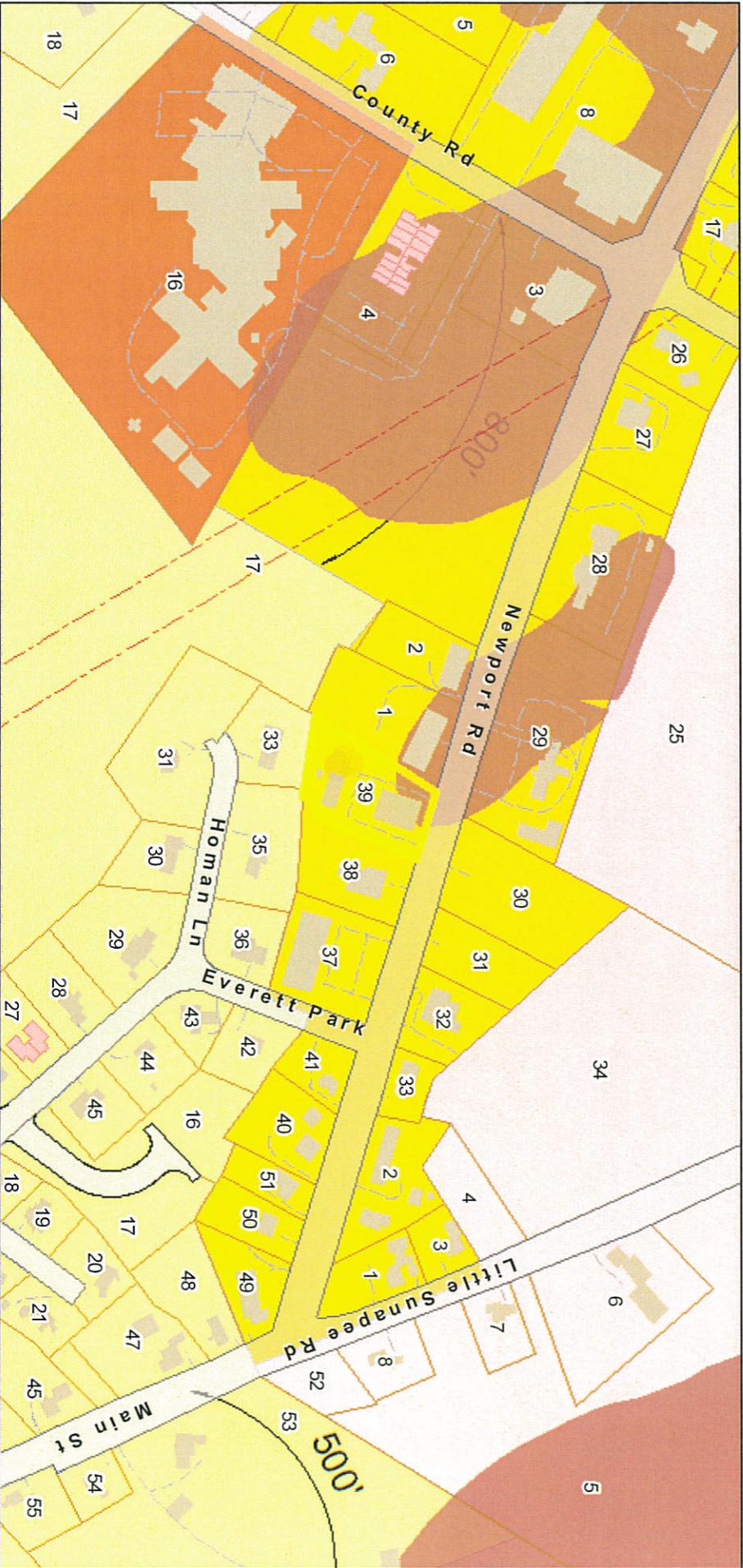
Tax Map 072-039-000

1 inch = 300 Feet

July 28, 2016



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PROPERTYLINE	--- RW	Right of Ways	--- R-2
ROAD	- - - UTILITY	Street Names	--- COMMERCIAL
ROAD-PVT-PAPER	--- New London Condos	X	--- HOSPITAL INSTITUTIONAL DISTRICT
DW	--- New London Buildings	--- Poorly Drained Soils	--- R-1

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CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)	
LAKE SUNAPEE REGION VISITING N4 PO BOX 2209 NEW LONDON, NH 03257 Additional Owners:	Rolling	2 Public Water 3 Public Sewer	1 Paved	3 Rural	EXEMPT EXMLAND EXEMPT	Code 9200 Appraised Value 539,200 Assessed Value 390,400 70,200	Code 9200 Appraised Value 539,200 Assessed Value 390,400 70,200	
SUPPLEMENTAL DATA								
Other ID: 00072 00020 00000								
ZONE MP UTILITY WE Ward CONSERVA Prec. CONSERVA ROADFF GIS ID: 072-039-000								
RECORD OF OWNERSHIP								
LAKE SUNAPEE REGION VISITING NURSE ASSOC BURSEY DAVID & JULIE		BK-VOL/PAGE 2661/1285 2303/0198	SALE DATE 05/28/2004 10/12/2001	Q U	W/V I	SALE PRICE 925,000 450,000	V.C. IN	
Total:					Yr. Code 2016 9200 2016 9200 2016 9200	Assessed Value 539,200 390,400 70,200	Yr. Code 2015 9200 2015 9200 2015 9200	Assessed Value 539,200 390,400 35,100
Total:					999,800	Total:	964,700	



Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NBHD/SUB			STREET INDEX NAME			BATCH		
78/A			TRACING					
NOTES								
FGRI IS RENTED OUT TO BRIAN TURNER CONSTRUCT AND NORTH COUNTRY FLOORING 4/05 NO SHED RECHECK 2006 06/05 CORRECT USE CODE &								
EXEMPT STATUS PER BOS APPROVAL NOT PLANNING TO FULFILL PERMITS = EXP ADJ GRADE WAS TOTAL REHAB AT SOME POINT COMPARE TO DENTIST GUTTSELL & PHIPPS ADJ FROM FGR TO WHKSHR BASED ON RENOS								
APPRaised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value								
999,800 Total: 964,700 Total: 964,700								

Permit ID	Issue Date	Type	Description	Amount	Exp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	Cd.	Purpose/Result
15-025	04/27/2015	14	Roof / Siding	52,000	05/09/2016	100	04/01/2016	Replace siding, windows.	05/09/2016		NB	BP	BUILDING PERMIT
08-045	05/05/2008	EX	EXPIRED	0	04/28/2009	100	04/01/2009	Demolish part of the she	04/23/2008		KM	BP	BUILDING PERMIT
04-086	06/28/2004	EX	EXPIRED	0	04/28/2009	100	04/01/2009	Demolish garage	04/25/2007		KM	BP	BUILDING PERMIT
									03/27/2006		DF	BP	BUILDING PERMIT
									04/27/2005		MM	BP	BUILDING PERMIT

BUILDING PERMIT RECORD													
Permit ID	Issue Date	Type	Description	Amount	Exp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	Cd.	Purpose/Result
15-025	04/27/2015	14	Roof / Siding	52,000	05/09/2016	100	04/01/2016	Replace siding, windows.	05/09/2016		NB	BP	BUILDING PERMIT
08-045	05/05/2008	EX	EXPIRED	0	04/28/2009	100	04/01/2009	Demolish part of the she	04/23/2008		KM	BP	BUILDING PERMIT
04-086	06/28/2004	EX	EXPIRED	0	04/28/2009	100	04/01/2009	Demolish garage	04/25/2007		KM	BP	BUILDING PERMIT
									03/27/2006		DF	BP	BUILDING PERMIT
									04/27/2005		MM	BP	BUILDING PERMIT

LAND LINE VALUATION SECTION																			
B Use #	Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. A	Acres	C. Factor	ST. Idx	S.I. Adj.	Notes-Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	9200	NON PROFIT MDL-94 TOMN				39,835	SF	2.13	1.0000	4	1.0000	1.00	78	4.60	N	0.000		9.80	390,400
Total Card Land Units: 0.91 AC Parcel Total Land Area: 0.91 AC																			
Total Land Value: 390,400																			

BUILDING PERMIT RECORD													
Permit ID	Issue Date	Type	Description	Amount	Exp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	Cd.	Purpose/Result
15-025	04/27/2015	14	Roof / Siding	52,000	05/09/2016	100	04/01/2016	Replace siding, windows.	05/09/2016		NB	BP	BUILDING PERMIT
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04-086	06/28/2004	EX	EXPIRED	0	04/28/2009	100	04/01/2009	Demolish garage	04/25/2007		KM	BP	BUILDING PERMIT
									03/27/2006		DF	BP	BUILDING PERMIT
									04/27/2005		MM	BP	BUILDING PERMIT

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		Office Bldg				
Model	94		Commercial				
Grade	06		Above Avg				
Stories	1						
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	09		Enam Mid Shing				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2	05		Vinyl/Asphalt				
Heating Fuel	02		Oil				
Heating Type	04		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	9200		NON PROFIT MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	01		HEAT/AC PKGS				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	03		ABOVE AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Ptrns	03		ABOVE AVERAGE				
Wall Height	9						
% Conn Wall							

OB-OUTBUILDING & YARD ITEMS(Q) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	U/B	Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Chd	Upr Value
SHP2	WORK SHOP	L		L	2,160	35.00	2003		0			75	56,700
PAV1	PAVING-ASPH	L		L	18,000	1.50	2003		0			50	13,500

BUILDING SUB-AREA SUMMARY SECTION

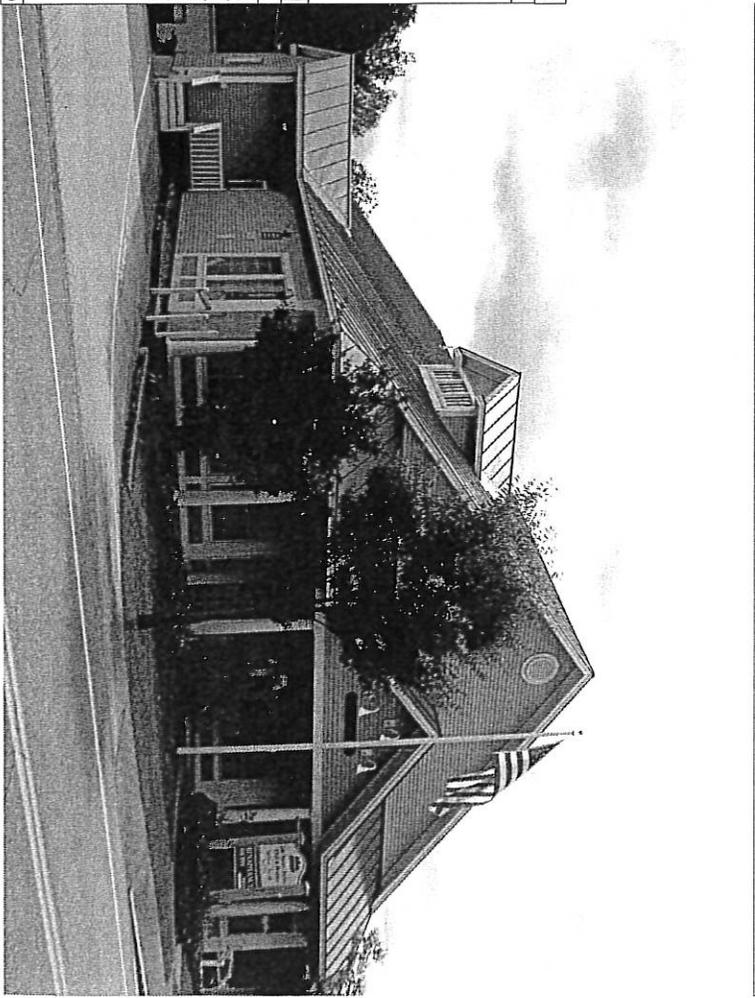
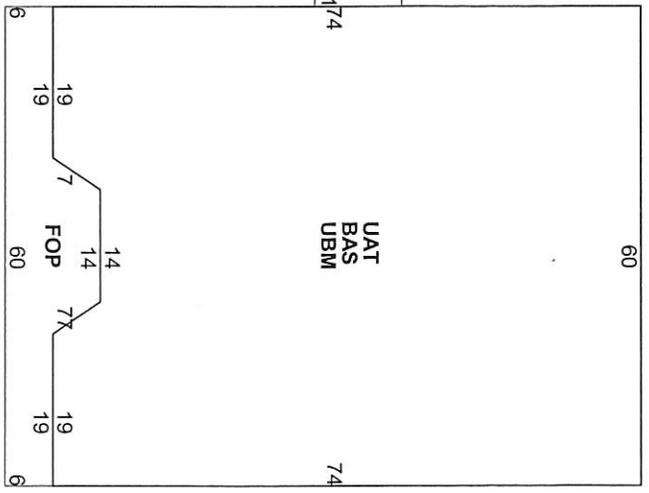
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underrec. Value
BAS	First Floor	4,332	4,332	4,332		568,971
FEP	Enclosed Porch	0	110	72		9,457
FOP	Open Porch	0	468	117		15,367
UAT	Attic, Unfinished	0	4,332	433		56,871
UBM	Unfinished Basement	0	4,332	1,083		142,243
Ttl. Gross Liv/Lease Area:		4,332	13,574	6,037		792,909

MIXED USE

Code	Description	Percentage
9200	NON PROFIT MDL-94	100

COST/MARKET VALUATION

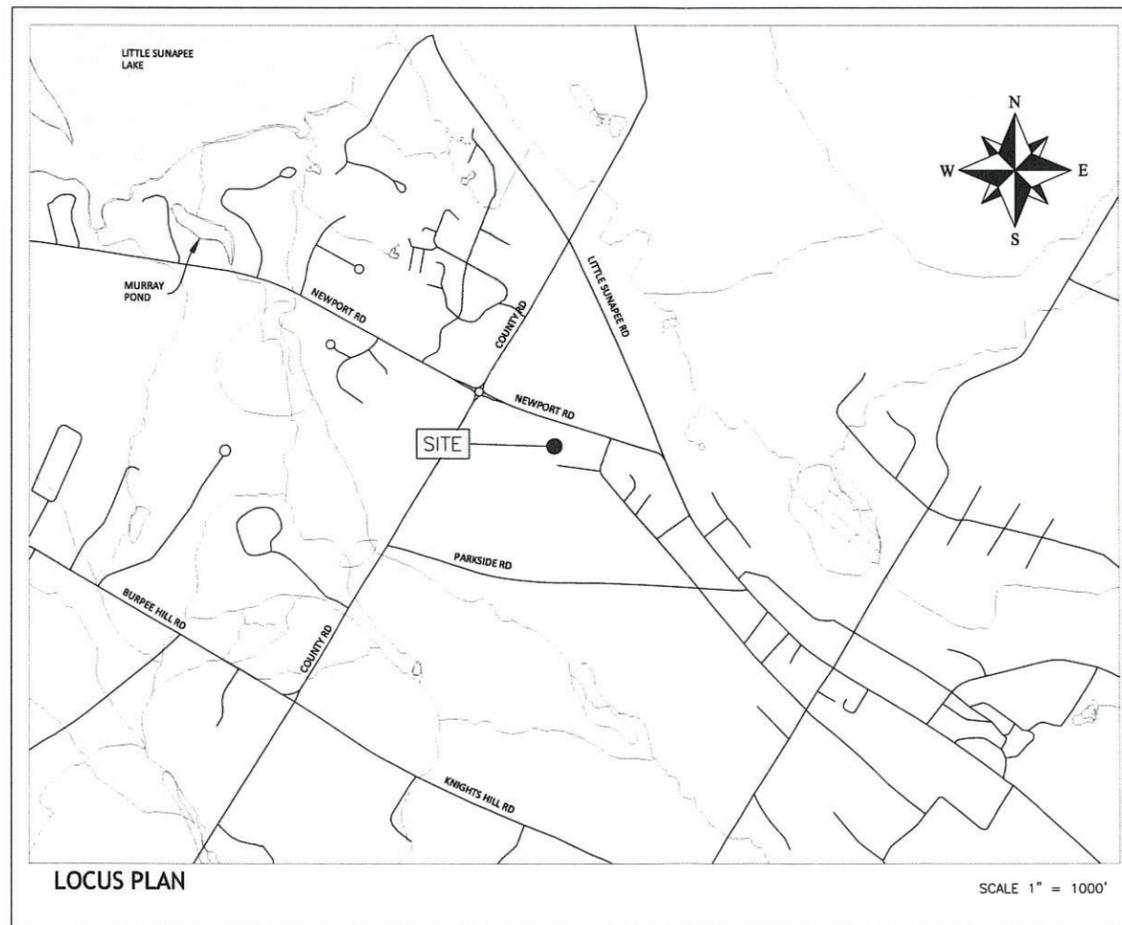
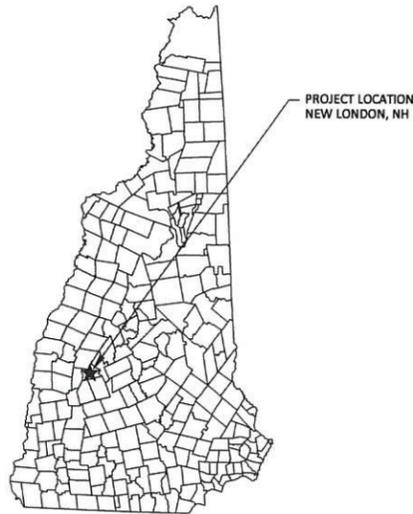
Adj. Base Rate:	131.34
Net Other Adj:	792,909
Replace Cost	0.00
AYB	792,909
EYB	1971
VG	1998
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	32
Functional Obsolete	0
External Obsolete	0
Cost Trend Factor	1
Condition	
% Complete	68
Overall % Cond	
Apprais Val	539,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



LAKE SUNAPEE REGION VISITING NURSE ASSOCIATION

LOCATED AT:
107 NEWPORT RD
NEW LONDON, NEW HAMPSHIRE

PREPARED FOR & CURRENT OWNER:
LAKE SUNAPEE REGION VISITING NURSE ASSOCIATION
P.O. BOX 2209
NEW LONDON, N.H.



GENERAL NOTES:

1. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS, IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY CLD CONSULTING ENGINEERS, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HERE ON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
5. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
6. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.

PLAN INDEX

DWG#	SHEET NAME
-	TITLE SHEET
EX S	EXISTING CONDITIONS SITE PLAN
PD S	PROPOSED SITE PLAN

ABUTTERS LIST

Tax Map 59 Lot 1 Newport Road Dental Offices LLC PO Box 265 New London, NH 03257	Tax Map 59 Lot 30 Harold Oberkottler Revocable Trust Harold Oberkottler Trustee 115 Island Creek Drive Vero Beach, FL 32963
Tax Map 59 Lot 2 & Tax Map 72 Lot 36 Dorothy Griffiths Revocable Trust William & Dorothy Trustee 28 Everett Park New London, NH 03257	Tax Map 59 Lot 31 Harold Oberkottler Jr Revocable Trust Harold Oberkottler Trustee 115 Island Creek Drive Vero Beach, FL 32963
Tax Map 59 Lot 29 Lake Sunapee Bank 9 Main Street Newport, NH 03773	Tax Map 72 Lot 17 New London Hospital Association 273 County Road New London, NH 03257
Tax Map 72 Lot 31 Barbara Simerald Trust Barbara Simerald Trustee 43 Homan Lane New London, NH 03257	Tax Map 72 Lot 37 Scytheville Row Association LLC PO Box 177 New London, NH 03257
Tax Map 72 Lot 33 Francis and Denise Olson 44 Homan Lane New London, NH 03257	Tax Map 72 Lot 38 Jeffrey & Melissa Owen 112 Ridge Road New London, NH 03257
Tax Map 72 Lot 35 Virginia Anthony Soule Trust Cooper Alan Trustee PO Box 342 Sunapee, NH 03782	

APPROVED BY THE NEW LONDON PLANNING BOARD	
CHAIRMAN	DATE

TOWN OF NEW LONDON OFFICIALS	
NEW LONDON SEWER & WATER COMMISSION	DATE
NEW LONDON FIRE CHIEF	DATE
NEW LONDON POLICE CHIEF	DATE
NEW LONDON ROAD AGENT	DATE
NEW LONDON CONSERVATION COMMISSION	DATE

NO.	DATE	REVISION	CHECKED:	APPROVED:
			BAV	BAV
			RC	
			CTN	

28 Gates Street • Suite 100
White River Jct. VT 05001
(802) 698-0370 • Fax: (877) 895-4949
clde@cldeengineers.com • www.cldeengineers.com
Maine • New Hampshire • Vermont

LAKE SUNAPEE REGION VISITING NURSE ASSOC.
P.O. BOX 2209
NEW LONDON, NH

TAX MAP 72 - BLOCK 39
107 NEWPORT RD
NEW LONDON, N.H.
SUNAPEE, N.H.

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JUL 25 2016

DESIGN ENGINEER & SURVEYOR:
CLD CONSULTING ENGINEERS, INC.
28 GATES STREET-SUITE 100
WHITE RIVER JCT. VT 05001

TOWN OF NEW LONDON FINAL SITE PLAN REVIEW

PROGRESS PRINT
NOT FOR CONSTRUCTION

SCALE: 1"=20'	PROJECT NO. 16-0257
DATE: JULY, 2016	DWG. NO. T

TALBOT VNA.DWG

LEGEND:

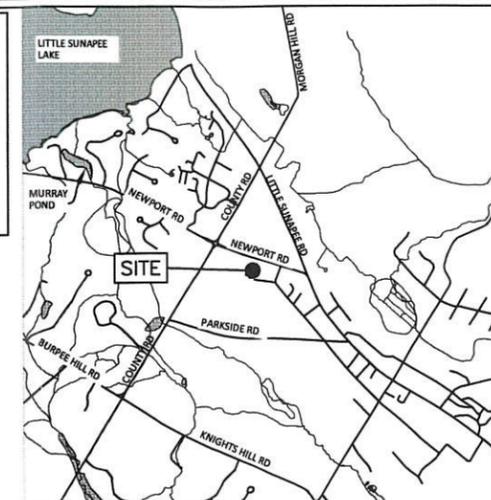
- APPROXIMATE PROPERTY LINE
- - - SETBACK LINE
- - - EXISTING CONTOURS
- - - EDGE OF GRAVEL/EDGE OF PAVEMENT
- - - REFERENCE LINE
- - - EDGE OF WATER
- - - EXISTING BUILDING
- - - ROOF OVERHANG
- - - TREE LINE
- - - OHW
- - - OVERHEAD WIRE(S)
- - - WOODEN FENCE
- - - RETAINING WALL
- UTILITY POLE/GUY WIRE
- BOUNDARY MONUMENTATION:
- ⊙ MONITORING WELL
- ⊠ WOOD BOLLARD
- VGC VERTICAL GRANITE CURB
- VWC VERTICAL WOOD CURB
- - - ZONE DISTRICT DEMARCATION
- ▲ EXISTING BUILDING MOUNTED EXTERIOR LIGHT
- ⊥ PROPOSED SIGN (COMPACT PARKING)

TREE LEGEND:

- CONIFEROUS TREE
DIA INDICATED
- DECIDUOUS TREE
DIA INDICATED

PARKING REQUIREMENTS (TOTAL GROSS SQ.FT)	VISTING NURSE ASSOCIATION BUILDING	RETAIL BUILDING	TOTAL	REQUIRED PARKING
OFFICE	6,036	0	6,036	3.3 SP/1000 G.F.A 19.9 ~ 20 SPACES
RETAIL	1,528	2,198	3,726	4.0 SP/1000 G.F.A 14.9 ~ 15 SPACES
STORAGE	1,236	0	-	-
TOTAL REQUIRED SPACES				35
TOTAL PROPOSED SPACES				35
MAX. NUMBER OF COMPACT SPACES (30% OF TOTAL)				10

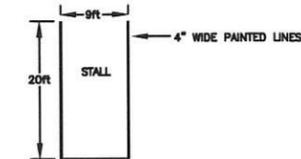
TABLE 1. SUMMARY OF PARKING SPACES



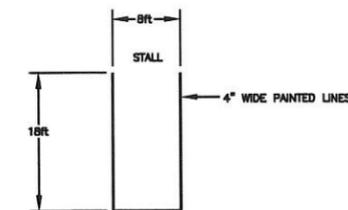
LOCATION MAP
1"=2000'

SURVEY NOTES

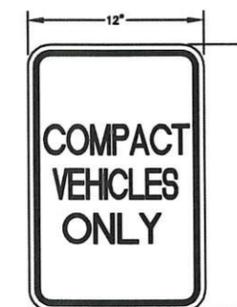
- SEE SHEET EX S FOR SURVEY NOTES AND PLAN REFERENCES.



TYP. PARKING STRIPING FOR NORMAL CARS
N.T.S.



TYP. PARKING STRIPING FOR COMPACT CARS
N.T.S.

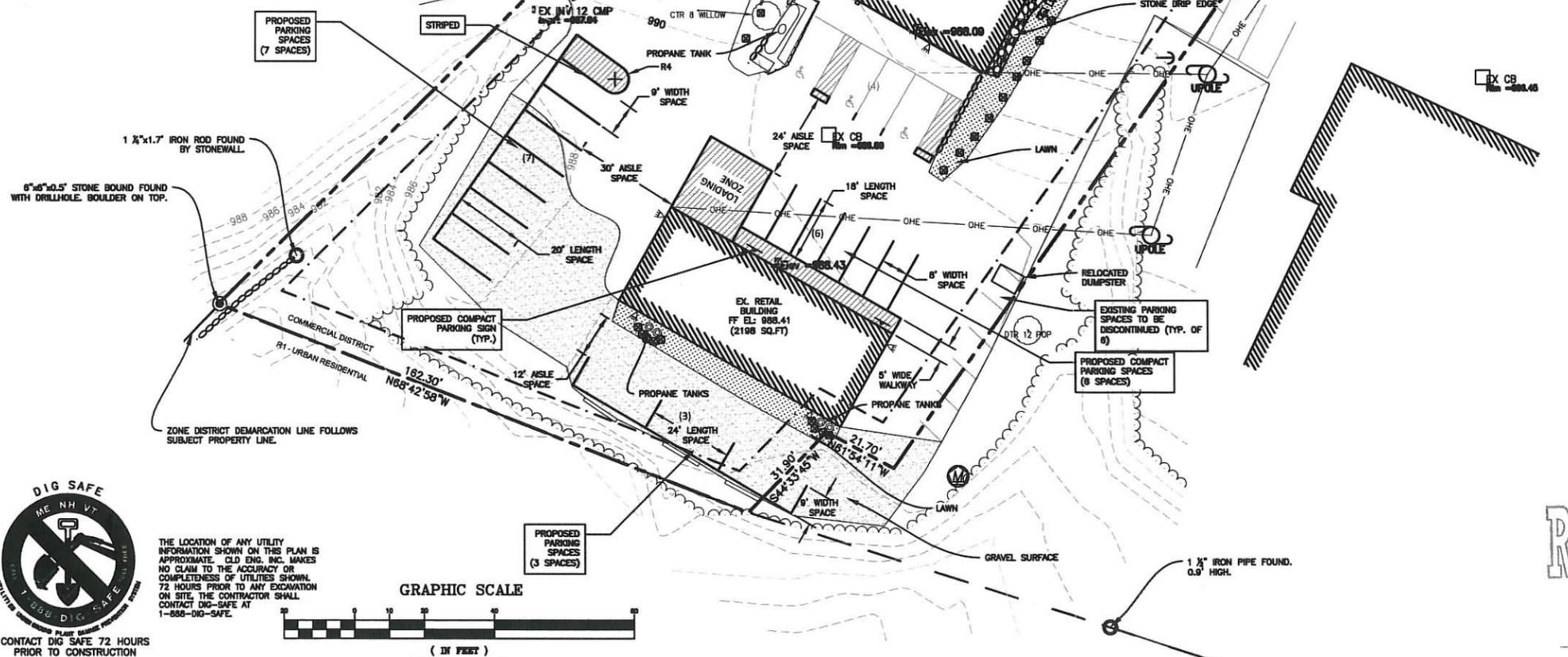


NOTE: RESERVED PARKING SPACES FOR COMPACT CARS ONLY
RESERVED PARKING - COMPACT VEHICLES
N.T.S.

PROGRESS PRINT
NOT FOR CONSTRUCTION

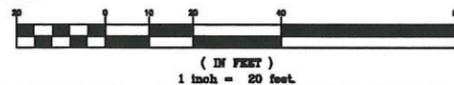
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TALBOT VNA.DWG



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CLD ENG. INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

GRAPHIC SCALE



NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
			RC	BAV	BAV
			CTN		

CLD ENGINEERS
28 Gates Street - Suite 100
White River Jct. VT 05001
(802) 698-0370 • Fax: (877) 895-4949
clde@cldeengineers.com • www.cldeengineers.com
Milare - New Hampshire - Vermont

CLIENT:
LAKE SUNAPEE REGION VISTING NURSE ASSOC.
P.O. BOX 2209
NEW LONDON, NH

TAX MAP 72 - BLOCK 39
107 NEWPORT RD
NEW LONDON, N.H.
PROPOSED CONDITIONS PLAN

SCALE: AS SHOWN	PROJECT NO. 16-0257
DATE: JULY, 2016	DWG. NO. PD 5

LEGEND:

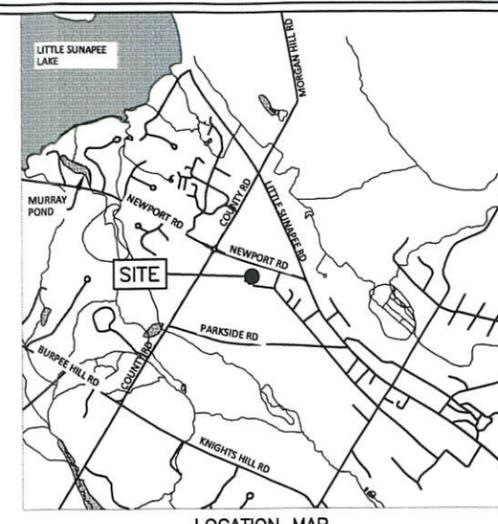
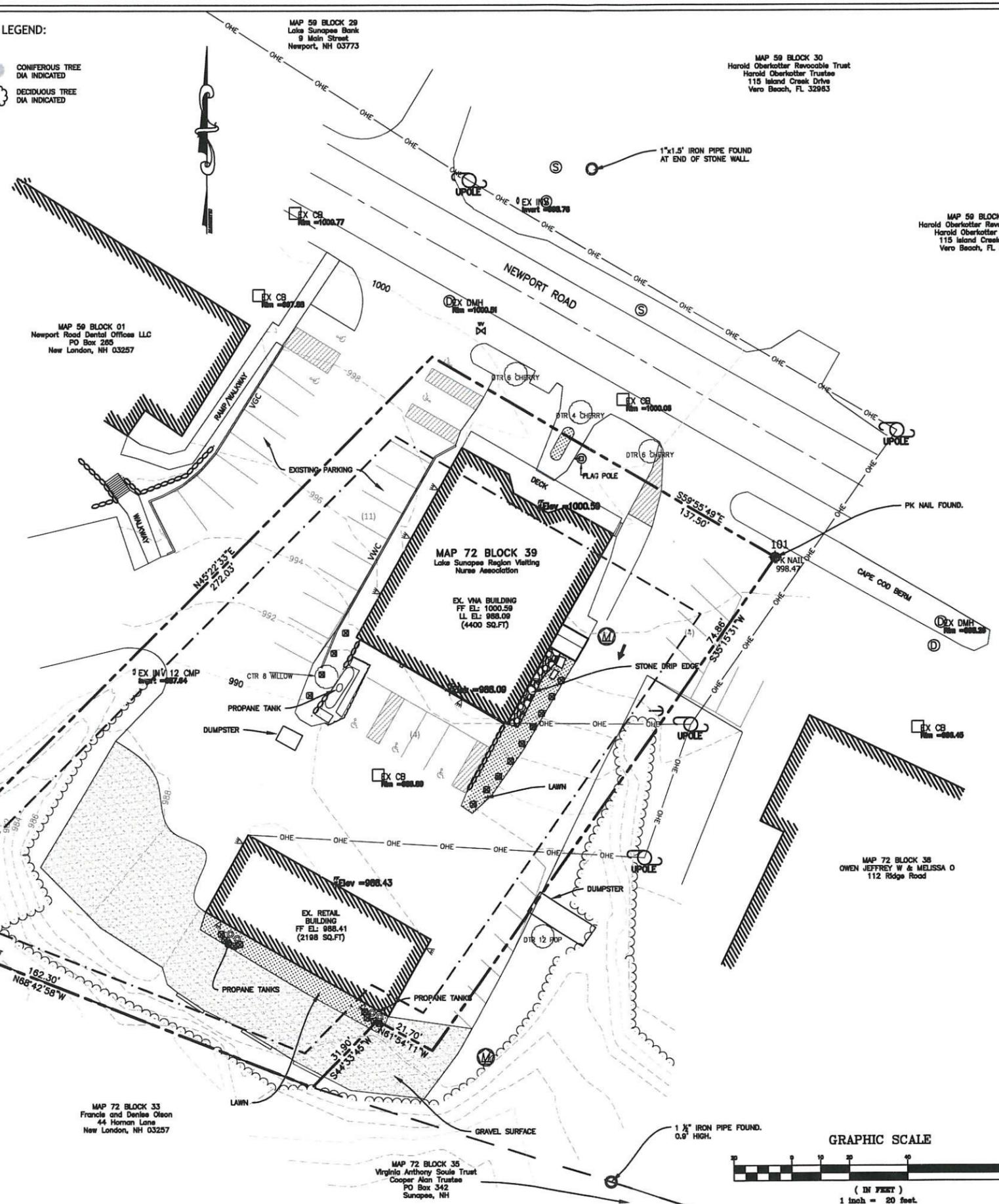
- APPROXIMATE PROPERTY LINE
- - - SETBACK LINE
- - - EXISTING CONTOURS
- EDGE OF GRAVEL/EDGE OF PAVEMENT
- REFERENCE LINE
- EDGE OF WATER
- EXISTING BUILDING
- ROOF OVERHANG
- TREELINE
- OHW --- OVERHEAD WIRE(S)
- WOODEN FENCE
- RETAINING WALL
- EDGE OF BOULDER/EDGE OF BOULDERS AREA
- UTILITY POLE/GUY WIRE
- BOUNDARY MONUMENTATION:
- MONITORING WELL
- WOOD BOLLARD
- VGC --- VERTICAL GRANITE CURB
- VWC --- VERTICAL WOOD CURB
- ZONE DISTRICT DEMARCATION
- BUILDING MOUNTED EXTERIOR LIGHT

TREE LEGEND:

- CONIFEROUS TREE
DIA INDICATED
- DECIDUOUS TREE
DIA INDICATED

NOTES:
 3 THIS PARCEL IS SUBJECT TO THE FOLLOWING EXCEPTIONS AND RESERVATIONS:
 1. POLE-LINE EASEMENT CONVEYED BY HENRY J. HOMAN TO PUBLIC SERVICE COMPANY, INC. BY DEED RECORDED MAY 10, 1947 AT BOOK 640, PAGE 117 (PARCELS 1 AND 2).
 2. SEWER EASEMENT CONVEYED BY HENRY J. AND LAURA E. HOMAN TO THE TOWN OF NEW LONDON BY DEED DATED NOVEMBER 10, 1947 AND RECORDED AT BOOK 640, PAGE 435 (PARCELS 1 AND 2).
 3. FLOWAGE RELEASE CONVEYED BY HENRY J. AND LAURA E. HOMAN TO THE STATE OF NEW HAMPSHIRE BY DEED RECORDED MARCH 7, 1949 AND RECORDED AT BOOK 658, PAGE 383 (PARCEL 2).
 4. FLOWAGE RELEASE CONVEYED BY RENE H. TRUDEAU, D/B/A NEW LONDON FUEL COMPANY, INC. TO THE STATE OF NEW HAMPSHIRE BY DEED DATED JUNE 29, 1949 AND RECORDED AT BOOK 655(685), PAGE 260 (PARCEL 1).
 5. SEWER EASEMENT CONVEYED BY HENRY J. AND LAURA E. HOMAN TO THE TOWN OF NEW LONDON BY DEED DATED JUNE 25, 1958 AND RECORDED AT BOOK 828, PAGE 151 (PARCEL 2)."

PER DEED IN M.C.R.D. BOOK 2661 PAGE 1285.



SURVEY NOTES

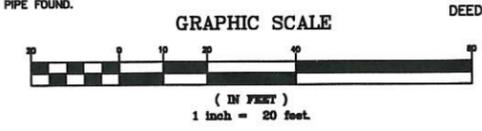
- THE INTENT OF THIS PLAN IS TO SHOW EXISTING SITE CONDITIONS AT 107 NEWPORT ROAD IN NEW LONDON, NEW HAMPSHIRE.
- TOPOGRAPHIC AND PLANIMETRIC INFORMATION IS BASED ON TOPOGRAPHIC MAPPINGS CONDUCTED BY CLD CONSULTING ENGINEERS, INC AT 28 GATES STREET - SUITE 100, WHITE RIVER JUNCTION, VT.
 - PROPERTY LINES SHOWN HERE ARE BASED ON A BOUNDARY SURVEY CLD CONSULTING ENGINEERS, INC. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS PLAN DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN NH STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
 - UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER.
 - THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

NOTES:

- OWNER OF RECORD/APPLICANT:
 LAKE SUNAPEE REGION VISITING NURSE ASSOC
 107 NEWPORT ROAD
 NEW LONDON, NH 03257
 TAX MAP 72 BLOCK 39
 LOT AREA: ±0.914 AC
 PARCEL IS IN THE COMMERCIAL ZONING DISTRICT
 COMMERCIAL STRUCTURES
 FRONT SETBACK: 30'
 SIDE SETBACK: 10'
 REAR SETBACK: 10'
 CORNER SETBACK: 30'
 COMMERCIAL PARKING
 FRONT SETBACK: 10'
 SIDE SETBACK: 10'
 REAR SETBACK: 10'
 CORNER SETBACK: 10'
 OFF-STREET PARKING REGULATIONS
 General Office - 3.3 Spaces/1,000 sq.ft. g.f.a.**
 Retail - 4.0 Spaces/1,000 sq.ft. g.f.a.**
 ** g.f.a. = Gross Floor Area which is measured around the exterior of the Building.
 2) DEED REF. BK. 2661 PG. 1285

PLAN REFERENCES:

- PLAN TITLED "SUB-DIVISION, HENRY HOMAN" PREPARED BY KENNETH A. LECLAIR ASSOC, INC. DATED 7/6/68. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #2267.
- PLAN TITLED "SURVEY PLAN FOR THE NEW LONDON HOSPITAL ASSOCIATION, INC." PREPARED BY T&M ASSOCIATES, INC. OF LEBANON, NH. DATED JANUARY 31, 1995. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #13205.
- PLAN TITLED "PLAN OF SUBDIVISION, PROPERTY OF THE SUNAPEE GROUP INC." PREPARED BY BEDARD, PLATT, AND ASSOCIATES OF WILMOT, NH. DATED FEBRUARY, 1996. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #13614.
- PLAN TITLED "BOUNDARY SURVEY PLAN PREPARED FOR THE NEW LONDON HOSPITAL ASSOCIATION, INC." PREPARED BY C.H.A. OF 11 KING COURT, KEENE, NH. DATED OCTOBER, 2013. RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #20284.



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TAX MAP 72 - BLOCK 39
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 NEW LONDON, N.H.
EXISTING CONDITIONS PLAN

SCALE: AS SHOWN	PROJECT NO. 16-0257
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