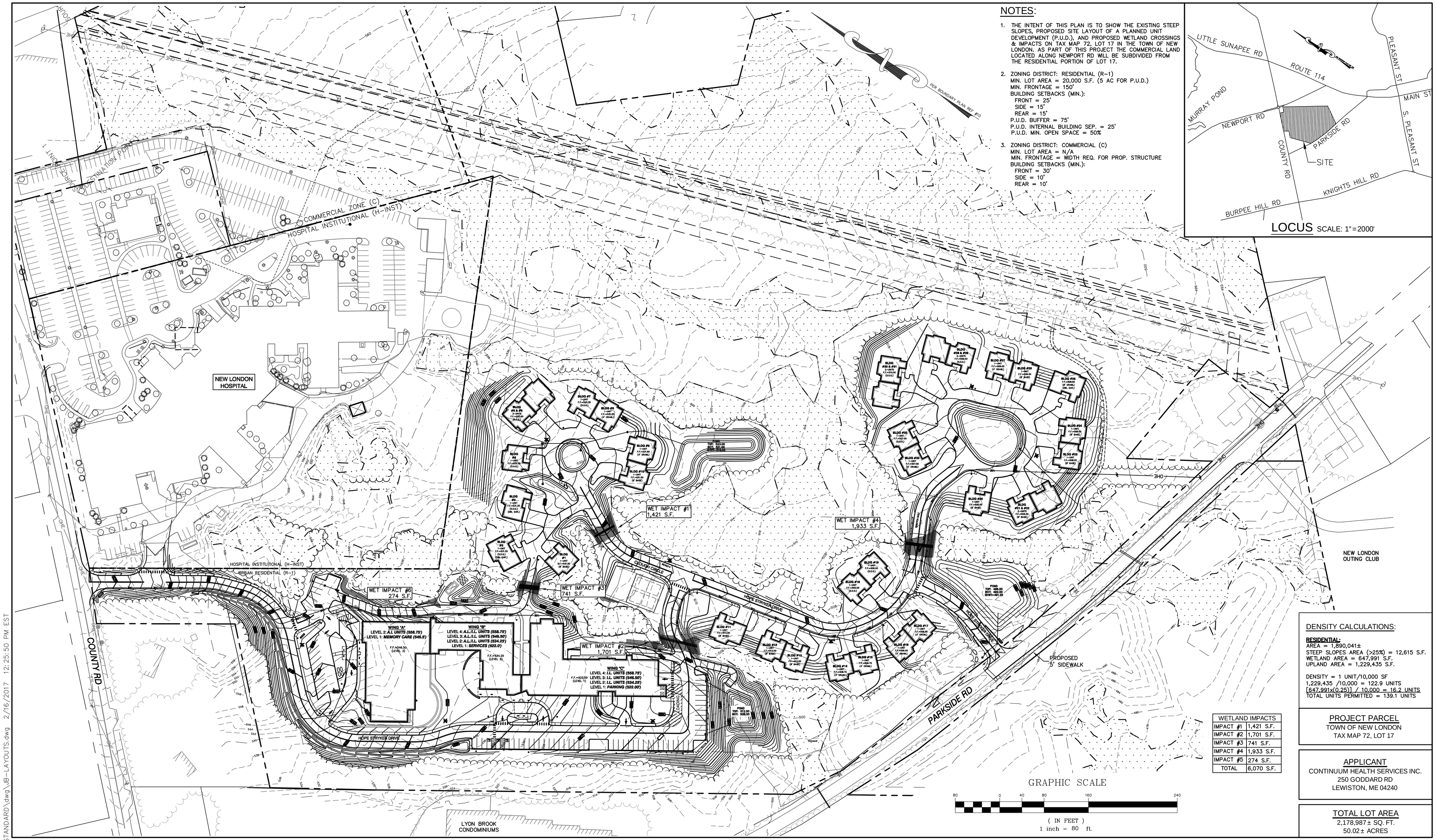
NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING STEEP SLOPES, PROPOSED SITE LAYOUT OF A PLANNED UNIT DEVELOPMENT (P.U.D.), AND PROPOSED WETLAND CROSSINGS & IMPACTS ON TAX MAP 72, LOT 17 IN THE TOWN OF NEW LONDON. AS PART OF THIS PROJECT THE COMMERCIAL LAND LOCATED ALONG NEWPORT RD WILL BE SUBDIVIDED FROM THE RESIDENTIAL PORTION OF LOT 17.

2. ZONING DISTRICT: RESIDENTIAL (R–1)
   MIN. LOT AREA = 20,000 S.F. (5 AC FOR P.U.D.)
   MIN. FRONTAGE = 150'
   BUILDING SETBACKS (MIN.):
   FRONT = 25'
   SIDE = 15'
   REAR = 15'
   P.U.D. BUFFER = 75'
   P.U.D. INTERNAL BUILDING SEP. = 25'
   P.U.D. MIN. OPEN SPACE = 50%

3. ZONING DISTRICT: COMMERCIAL (C)
   MIN. LOT AREA = N/A
   MIN. FRONTAGE = WIDTH REQ. FOR PROP. STRUCTURE
   BUILDING SETBACKS (MIN.):
   FRONT = 30'
   SIDE = 10'
   REAR = 10'



WETLAND IMPACTS	
IMPACT #1	1,421 S.F.
IMPACT #2	1,701 S.F.
IMPACT #3	741 S.F.
IMPACT #4	1,933 S.F.
IMPACT #5	274 S.F.
TOTAL	6,070 S.F.

DENSITY CALCULATIONS:

RESIDENTIAL:
AREA = 1,890,041±
STEEP SLOPES AREA (>25%) = 12,615 S.F.
WETLAND AREA = 647,991 S.F.
UPLAND AREA = 1,229,435 S.F.

DENSITY = 1 UNIT/10,000 SF
1,229,435 /10,000 = 122.9 UNITS
[647,991x(0.25)] / 10,000 = 16.2 UNITS
TOTAL UNITS PERMITTED = 139.1 UNITS

PROJECT PARCEL
TOWN OF NEW LONDON
TAX MAP 72, LOT 17

APPLICANT
CONTINUUM HEALTH SERVICES INC.
250 GODDARD RD
LEWISTON, ME 04240

TOTAL LOT AREA
2,178,987± SQ. FT.
50.02± ACRES

Design: ISM	Draft: ISM	Date: 5/17/18
Checked: WGM	Scale: AS NOTED	Project No.: 17190
Drawing Name: 17190-ZBA SITE PLAN.DWG		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	6/21/18	MINOR PLAN REVISIONS	EMP
0	5/17/18	ISSUED FOR REVIEW	ISM

Designed and Produced in NH
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Plan Name: STEEP SLOPES & WETLAND IMPACT PLAN
Project: "NEW LONDON PLACE"
COUNTY RD & PARKSIDE RD, NEW LONDON, NH
Owner of Record: NEW LONDON HOSPITAL ASSOCIATION
273 COUNTY RD, NEW LONDON, NH 03257

DRAWING No.
ZBA-1
SHEET 1 OF 1
JBE PROJECT NO. 17190

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