

- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.) ON TAX MAP 72, LOT 19 IN THE TOWN OF NEW LONDON, NH. THE DEVELOPMENT WILL CONSIST OF AN ASSISTED LIVING BUILDING, A MULTI-LEVEL INDEPENDENT LIVING BUILDING AND TWELVE (12) INDEPENDENT LIVING COTTAGES. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY MUNICIPAL SEWER AND WATER WITH ALL BUILDINGS SPRINKLERED FOR FIRE PROTECTION.
  - ZONING DISTRICT: URBAN 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%  
 OPEN SPACE PROVIDED = 85.4% (276,434 SF)
  - THIS PLAN IS TO AMEND THE UNIT DENSITY OF THE PREVIOUSLY APPROVED NEW LONDON PLACE PROJECT, DATED MAY 14, 2019. THIS AMENDED PROJECT WILL UTILIZE THE RESIDENTIAL DENSITY ALLOWED ON TAX MAP 72, LOT 5. THERE WILL BE NO RESIDENTIAL/COMMERCIAL DEVELOPMENT ALLOWED ON TAX MAP 72, LOT 5. TAX MAP 72, LOT 5 WILL BE CONSIDERED OPEN SPACE FOR THE PROJECT. RECREATIONAL USES WILL ONLY BE ALLOWED ON THIS PARCEL.

**DENSITY CALCULATIONS:**

**MAP 72 LOT 19:**  
 AREA = 1,848,947 S.F. ± (AFTER SUBDIVISION)  
 STEEP SLOPES AREA (>25%) = 11,404 S.F.  
 WETLAND AREA = 644,865 S.F.  
 UPLAND AREA = 1,192,678 S.F.

DENSITY = 1 UNIT/10,000 SF  
 1,192,678 / 10,000 = 119.27 UNITS  
 644,865(0.25) / 10,000 = 16.1 UNITS  
 TOTAL UNITS PERMITTED = 135.4 UNITS

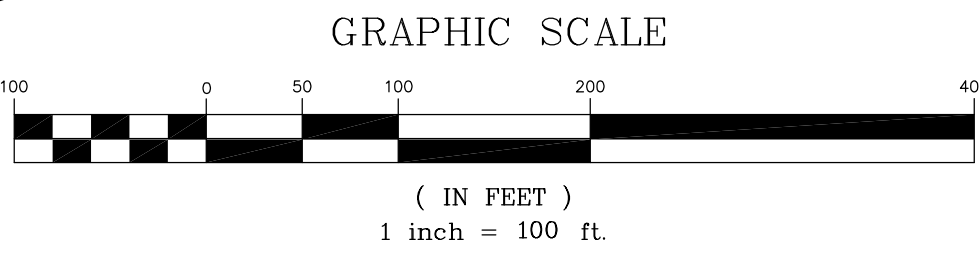
**UNIT CALCULATIONS:**

CONTINUING CARE FACILITY:  
 INDEPENDENT LIVING UNITS = 96 UNITS  
 INDEPENDENT COTTAGES = 12 UNITS  
 MEMORY CARE & ASSISTED LIVING = 1 UNIT  
 TOTAL UNITS = 109 UNITS

**PROJECT PARCEL**  
 TOWN OF NEW LONDON  
 TAX MAP 72, LOT 19

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

**TOTAL LOT AREA**  
 1,856,445 SQ. FT.  
 42.62 ACRES



Design: BWG	Draft: EMP	Date: 7/3/18
Checked: WGM	Scale: AS NOTED	Project No.: 17190
Drawing Name: 17190-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
10	3/17/23	REVISED IL UNIT COUNT	EJH
9	12/14/22	REVISED PER REVIEW ENGINEER COMMENTS	DJM
8	10/20/22	REVISED PER AOT COMMENTS	EMP
7	10/4/22	REVISED PER PLANNING BOARD COMMENTS	DJM
6	09/27/22	REVISED PER REVIEW ENGINEER COMMENTS	DJM

Designed and Produced in NH

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Plan Name: **AMENDED OVERALL SITE PLAN**

Project: **"NEW LONDON PLACE"  
 COUNTY ROAD & PARKSIDE ROAD, NEW LONDON, NH**

Owner of Record: **NEW LONDON HOSPITAL ASSOCIATION  
 273 COUNTY ROAD, NEW LONDON, NH 03257**

DRAWING No. **C2**

SHEET 7 OF 44  
 JBE PROJECT NO. 17190

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