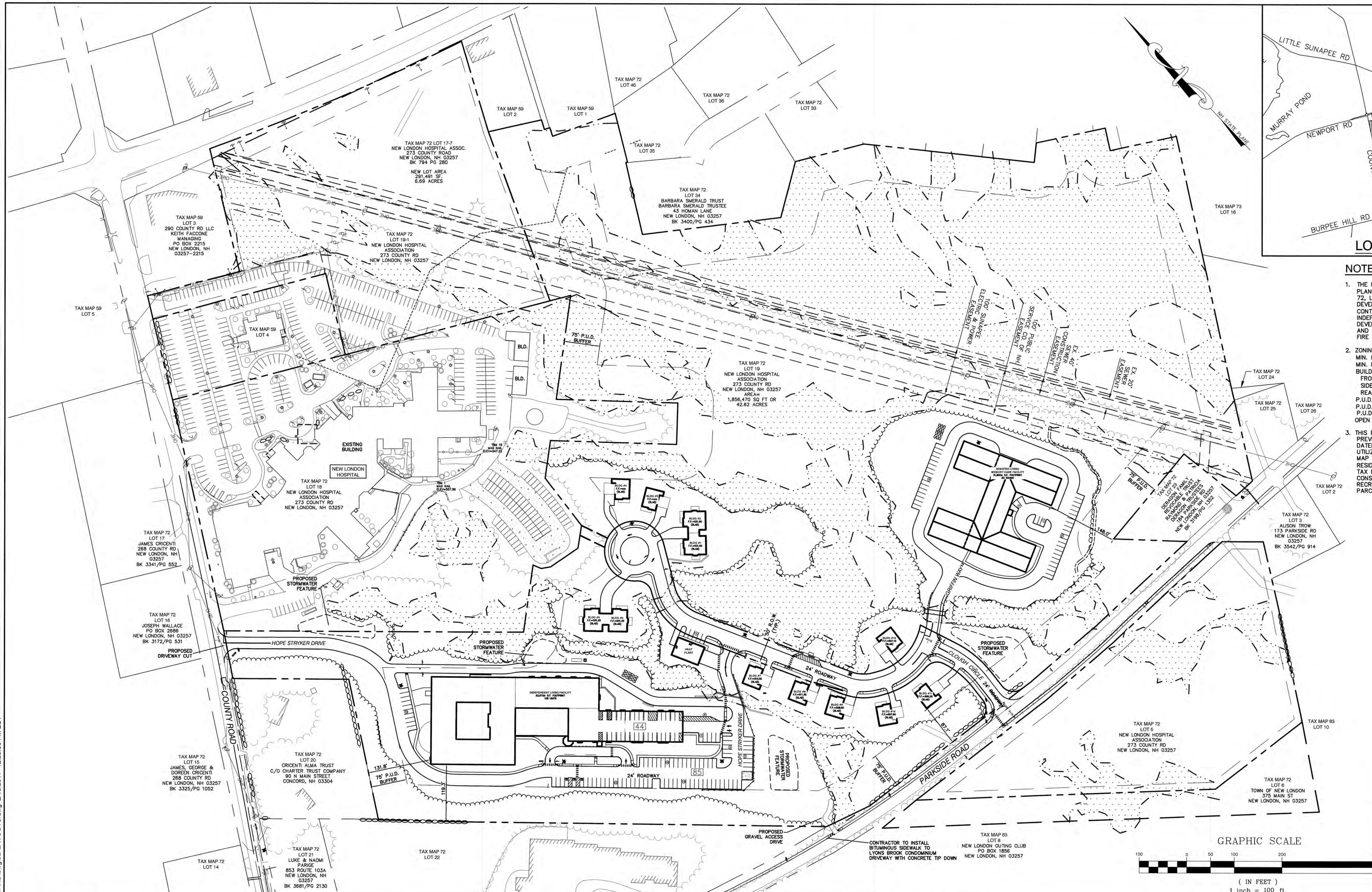


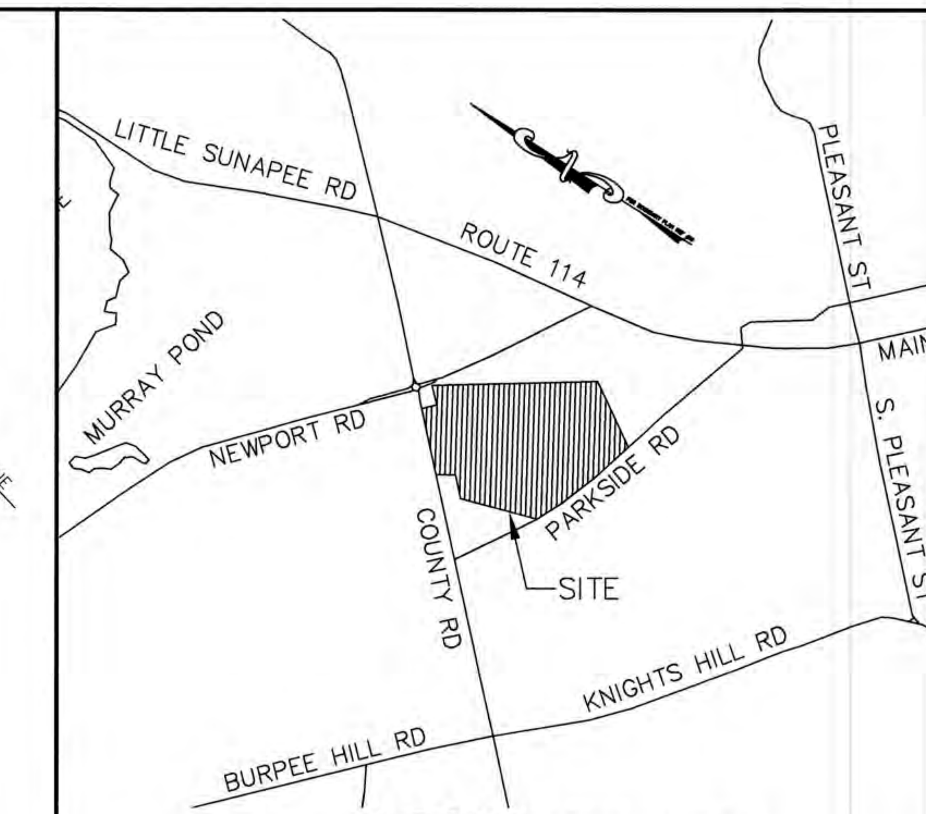


LOCUS SCALE: 1"=2000'

## NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.) ON TAX MAP 72, LOT 17 IN THE TOWN OF NEW LONDON. THE DEVELOPMENT WILL CONSIST OF A MULTI-LEVEL CONTINUING CARE 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.
2. 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)
3. 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 17:**
AREA = 1,856,292±
STEEP SLOPES AREA (>25%) = 11,404 S.F.
WETLAND AREA = 644,865 S.F.
UPLAND AREA = 1,200,023 S.F.

DENSITY = 1 UNIT/10,000 SF
1,200,023 /10,000 = 120.00 UNITS
644,865x(0.25) / 10,000 = 16.1 UNITS
TOTAL UNITS PERMITTED = 136.1 UNITS

## UNIT CALCULATIONS:

CONTINUING CARE FACILITY:
INDEPENDENT LIVING UNITS = 106 UNITS

INDEPENDENT COTTAGES = 12 UNITS

MEMORY CARE & ASSISTED LIVING = 1 UNIT

TOTAL UNITS = 119 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.
44.17 ACRES

| Design: BWG | Draft: EMP | Date: 7/3/18 |
|---|---|---|
| Checked: WGM | Scale: AS NOTED | Project No.: 17190 |
| Drawing Name: 17190-PLAN.dwg | | |

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| | | | |
| 0 | 7/11/22 | ISSUED FOR REVIEW | EJH |
| REV. | DATE | REVISION | BY |

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

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**


JBE PROJECT NO. 17190

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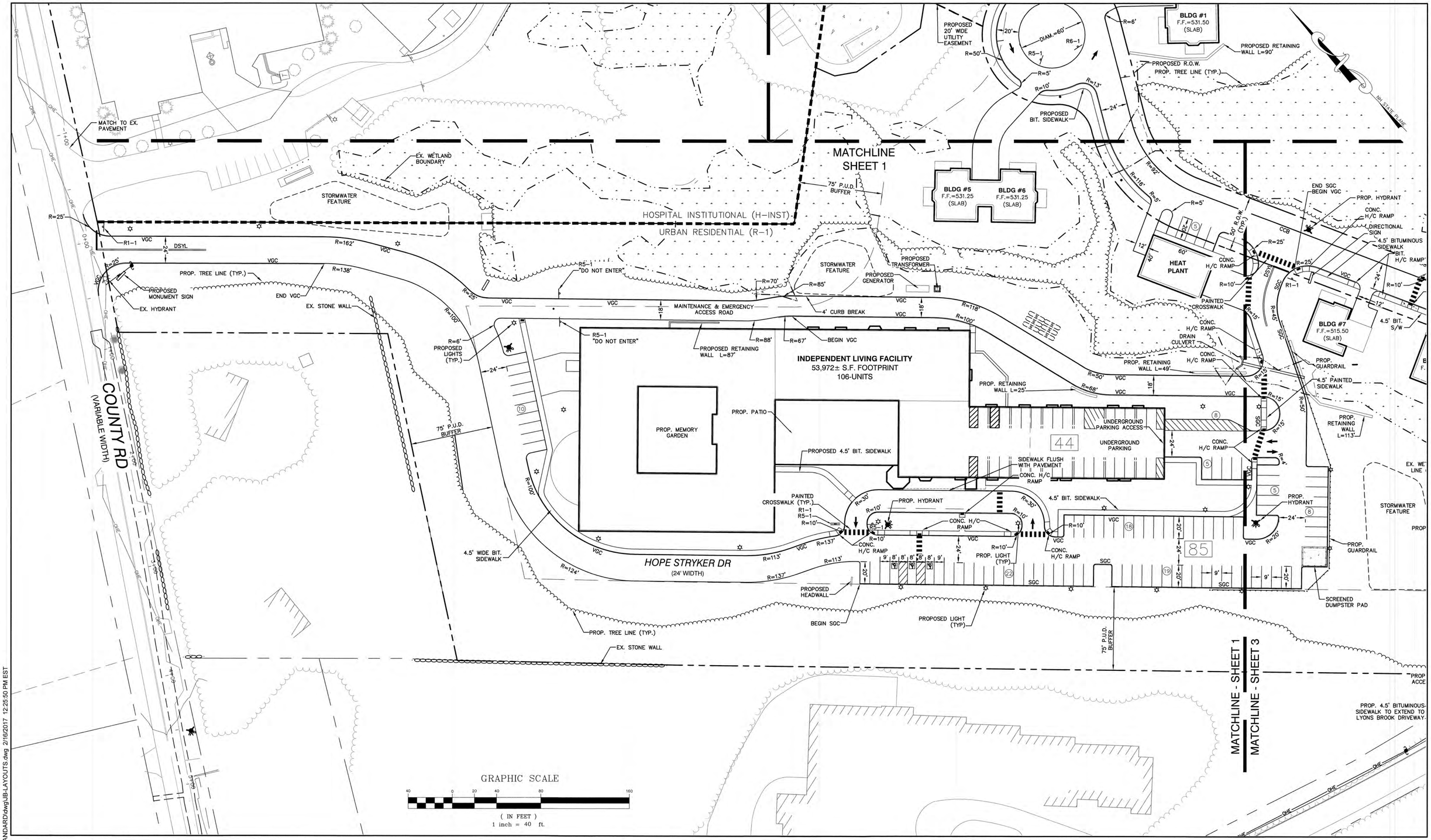


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| Design: BWG | Draft: EMP | Date: 7/3/18 |
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E-MAIL: JBE@JONESANDBEACH.COM

| | |
|---|---|
| Plan Name: | 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.
C2-1
SHEET 2 OF 4
JBE PROJECT NO. 17190

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

TAX MAP 72
LOT 19
NEW LONDON HOSPITAL ASSOCIATION
273 COUNTY RD
NEW LONDON, NH 03257

NH STATE PLANE

100' SUNAPEE ELECTRIC & POWER EASEMENT

100' EVERSOURCE EASEMENT

EX. 40' SEWER CONSTRUCTION EASEMENT

EX. 20' SEWER EASEMENT

EX. GRAVEL DRIVE

PROPOSED PROPANE TANKS

PROPOSED LIGHTS (TYP.)

PROPOSED HYDRANT

PROP. TREELINE

LOADING AREA

ASSISTED LIVING/
MEMORY CARE FACILITY
31,800± S.F. FOOTPRINT
60 ROOMS

BLDG #4
F.F.=xxx
(SLAB)

BLDG #3
F.F.=xxx
(SLAB)

BLDG #2
F.F.=531.50
(SLAB)

BLDG #1
F.F.=531.50
(SLAB)

EX. WETLAND BOUNDARY

PROPOSED 20' WIDE UTILITY EASEMENT

DIAM.=60'

PROPOSED RETAINING WALL L=90'

PROPOSED R.O.W.
PROP. TREE LINE (TYP.)

PROPOSED BIT. SIDEWALK

MATCHLINE SHEET 1

75' P.U.D. BUFFER

BLDG #5
F.F.=531.25
(SLAB)

BLDG #6
F.F.=531.25
(SLAB)

MATCHLINE - SHEET 2

MATCHLINE - SHEET 3

END SGC
BEGIN VGC

PROP. HYDRANT

CONC. H/C RAMP

PROP. GUARD RAIL (TYP.)

GRIFFIN WAY
(24' WIDTH)

DRAIN CULVERT

PROP. GUARDRAIL (TYP.)

CONC. H/C RAMP

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| Checked: WGM | Scale: AS NOTED | Project No.: 17190 | |
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FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: 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.
C2-2
SHEET 3 OF 4
JBE PROJECT NO. 17190

MATCHLINE - SHEET 2

MATCHLINE - SHEET 3

MATCHLINE - SHEET 1

MATCHLINE - SHEET 3

SCALE: 1"=40'

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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| Design: BWG | Draft: EMP |
| Checked: WGM | Scale: AS NOTED |
| Drawing Name: 17190-PLAN.dwg | |

Date: 7/3/18

Project No.: 17190

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DRAWING No.

C2-3

SHEET 4 OF 4
JBE PROJECT NO. 17190