

- LEGEND**
- SUBDIVISION LOT BOUNDARIES
  - PRELIMINARY SUBDIVISION LIMITS OF CLEARING & GRADING
  - PRELIMINARY SUBDIVISION PAVING
  - CONCEPT 3 LIMITS OF CLEARING & GRADING
  - CONCEPT 3 PAVING

- DRAWING ISSUED FOR:**
- CONCEPT
  - CONSTRUCTION
  - PERMIT
  - CONSTRUCTION RECORD

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NO.	DATE	BY	APP.	REVISION DESCRIPTION

**GPR** Engineering Solutions for Land & Structures

**GOLDSMITH, PREST & RINGWALL, INC.**  
 39 MAIN STREET, SUITE 301, AYER, MA 01432  
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING  
 VOICE: 978.772.1590 FAX: 978.772.1591  
 www.gpr-inc.com

PRELIMINARY PLAN FOR RESIDENTIAL SUBDIVISION  
 CONCEPT 3 COMPARISON WITH PRELIM. PLAN

SHAW DRIVE; ASSESSORS MAP#39 PARCEL 15A

OWNER: W. FLOYD & PAULA D. WILKINSON  
 CO-OWNER: ROSS WILKINSON  
 PO BOX 98 WILTON, NH 03086

SUBDIVIDER: ROSS WILKINSON  
 695 JOHN MUIR DRIVE, F416 SAN FRANCISCO, CA 94132

DES. BY: KFB	DATE: JANUARY 2019	JOB 171053	SKC.1-3
CHK. BY: CRG			

**AREAS COMPARISON CHART**

	PAVING (SF)	GRADING LIMITS (SF)
PRELIMINARY PLAN	24,850	138,100
CONCEPT 3	10,780	89,300

**CONCEPT NOTES:**

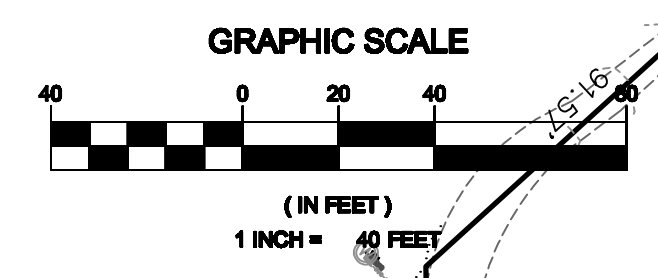
1. THIS CONCEPT IS SUBJECT TO FURTHER RESEARCH REGARDING EXISTING 25' R.O.W.
2. LOT 1 HAS A STANDARD DRIVEWAY ENTRANCE CONNECTION TO SHAW DRIVE AT DEER RUN INTERSECTION.
3. LOT 2 DRIVEWAY & LOT 3 DRIVEWAY CONNECTION IS SHOWN CONNECTING TO EXISTING PAVED DRIVE WITHIN EXISTING 25' R.O.W.
4. EXISTING 25' R.O.W. EXTENDS TO WOODBRIDGE ROAD.

**WAIVERS:**

IN ADDITION TO THE WAIVERS ALREADY BEING REQUESTED:  
 IV.B.1.D. TO ALLOW LESS THAN 50' FROM BOUNDARY TO ROB  
 IV.B.1.D. TO ALLOW STREET LENGTH GREATER THAN 690 FEET TO CENTER OF CULDESAC.

**THIS CONCEPT WOULD REQUEST THE FOLLOWING ADDITIONAL WAIVERS:**

- IV.B.2. TO ALLOW LESS THAN 22' PAVEMENT WIDTH. 12' IS NARROWEST PROPOSED PAVEMENT, WITH 2-FOOT SHOULDERS, PLUS BYPASS TURNOUTS, PLUS HAMMERHEADS TURNAROUNDS FOR SAFETY AND EMS/FIRE ACCESSIBILITY.
- IV.B.2. TO ALLOW GREATER THAN 6% GRADE ON NORTHERLY FACING SLOPE. THE REGULATIONS OTHERWISE ALLOW 8% ON STREETS AND DRIVEWAYS, AND TO MINIMIZE FILL, 8% WOULD BE PROPOSED.
- IV.B.5. TO ALLOW LESS THAN 100 FEET AT 1% FROM THE INTERSECTION WITH SHAW DRIVE. AGAIN, IN THE INTERESTS OF REDUCING IMPACTS FROM FILLS, REQUEST WOULD BE TO RELAX THIS STANDARD TO 2% FOR 25 FEET BACK FROM THE RIGHT OF WAY OF THE INTERSECTING STREET, IN ORDER TO PROVIDE A SAFE AND REASONABLE PLACE ON WHICH TO STOP, ASSESS, AND ENTER SHAW DRIVE SAFELY.



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