



LEGEND

- SUBDIVISION LOT BOUNDARIES
- PRELIMINARY SUBDIVISION LIMITS OF CLEARING & GRADING
- PRELIMINARY SUBDIVISION PAVING
- CONCEPT 2 LIMITS OF CLEARING & GRADING
- CONCEPT 2 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

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PRELIMINARY PLAN
FOR RESIDENTIAL SUBDIVISION

CONCEPT 2
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.1-2
CHK. BY: CRG			

AREAS COMPARISON CHART

	PAVING (SF)	GRADING LIMITS (SF)
PRELIMINARY PLAN	24,850	138,100
CONCEPT 2	19,550	120,800

CONCEPT NOTES:

- FULL STREET ENTRANCE AT SHAW DRIVE/DEER RUN INTERSECTION.
- FULL WIDTH RESIDENTIAL STREET TO FIRST DRIVEWAY WITH SUFFICIENT PAVED AREA FOR TURNAROUND MOVEMENTS.
- 12' WIDE DRIVEWAY WITH 20' PULLOFF/BYPASS.
- HAMMERHEAD TURNAROUND AT LOTS 2 & 3 DRIVEWAYS.

WAIVERS:

IN ADDITION TO THE WAIVERS ALREADY BEING REQUESTED:
IV.B.1.D. TO ALLOW LESS THAN 50' FROM BOUNDARY TO ROW
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.

P:17-17-171053.DWG CONCEPT PRE SUB-ALT12.DWG 01-17-19 4:01:31 PM - LAYOUT 24206 (1 VS 2)

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