

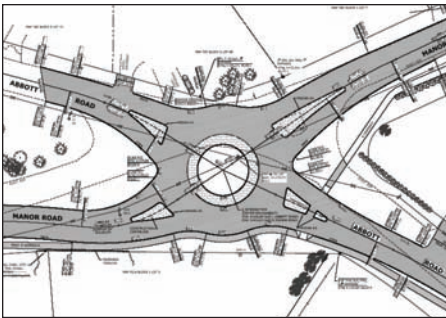


Oxbow Bluff Subdivision Concord, New Hampshire

Developer: Ashwood Companies
Location: Manor Road
Surveyor: Provan & Lorber
Engineer: Northpoint Engineering, LLC
Designed: 2005 - 2006
Status: First Phase Under Construction



Northpoint Engineering teamed up with Nashua developer Ashwood Companies to provide the land planning services for this 63-unit, single-family, detached (cluster) subdivision located in Concord's north end. The subject parcel of land (87.5-acres) straddles the bluff that overlooks the floodplain on the west side of the Merrimack River. The project involved the dedication of over 65-acres of land to conservation easement.



Infrastructure improvements include the phased construction of approximately 3,000-LF of new private roadways, including full underground utilities (municipal water and sewer) and closed drainage. Northpoint provided all of the land planning services and civil engineering design for this project and secured all local and state permits. Engineering design included roadway and utility layout design, onsite grading and drainage design, landscape design and erosion control design. In addition this project also required extensive offsite improvements, including the design of a new roundabout at an existing city intersection.

