LEGEND:

- APPROXIMATE PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOURS
- EDGE OF GRAVEL/EDGE OF PAVEMENT
- REFERENCE LINE
- EDGE OF WATER
- EXISTING BUILDING
- ROOF OVERHANG
- DECK/DOCK
- TREELINE
- OVERHEAD WIRE(S)
- WOODEN FENCE
- STONEWALL
- EDGE OF BOULDER/ EDGE OF BOULDERS AREA
- UTILITY POLE/GUY WIRE
- BOUNDARY MONUMENTATION:
- EXISTING CONDITIONS PHOTO LOCATION
- EXISTING IMPERVIOUS AREA WITHIN PROTECTED SHORELAND
- EXISTING UNALTERED AREA WITHIN WOODLAND BUFFER 50'–150' = ±18,580 S.F. (79%)
- WETLAND

TREE LEGEND:

- CONIFEROUS TREE DIA INDICATED
- DECIDUOUS TREE DIA INDICATED

TAX MAP 51 LOT 14 VEGETATED BUFFER SCORECARD - NEW LONDON

EXISTING CONDITIONS - PRE DEVELOPMENT

	CELL1		CELL 2		CELL3		CELL4		CELL5	
PERCENT CELL SIZE (50FT X 50FT = 100%)	100%		100%		100%		100%		38%	
Based on % Above, RSA 483–B:9 Required Points	50		50		50		50		19	
	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS
TREES										
1–6" CAL. (1 POINT/TREE)	0	0	20	20	0	0	4	4	10	10
6–12" CAL. (5 POINTS/TREE)	0	0	0	0	0	0	2	10	0	0
>12" CAL. (10 POINTS/TREE)	7	70	8	80	6	60	2	20	0	0
SHRUBS & GROUNDCOVERS	QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)	
SHRUB AREA (1 POINT/4 SQ. FT.)	0	0	0	0	0	0	0	0	0	0
GROUNDCOVER (1 POINT/50 SQ. FT.)	0	0	0	0	0	0	0	0	0	0
MAX TOTAL SHRUBS/GROUNDCOVERS (MAX 25 POINTS ALLOWED)		0		0		0		0		0
TOTAL POINTS - EXISTING VEGETATION		70		100		60		34		10

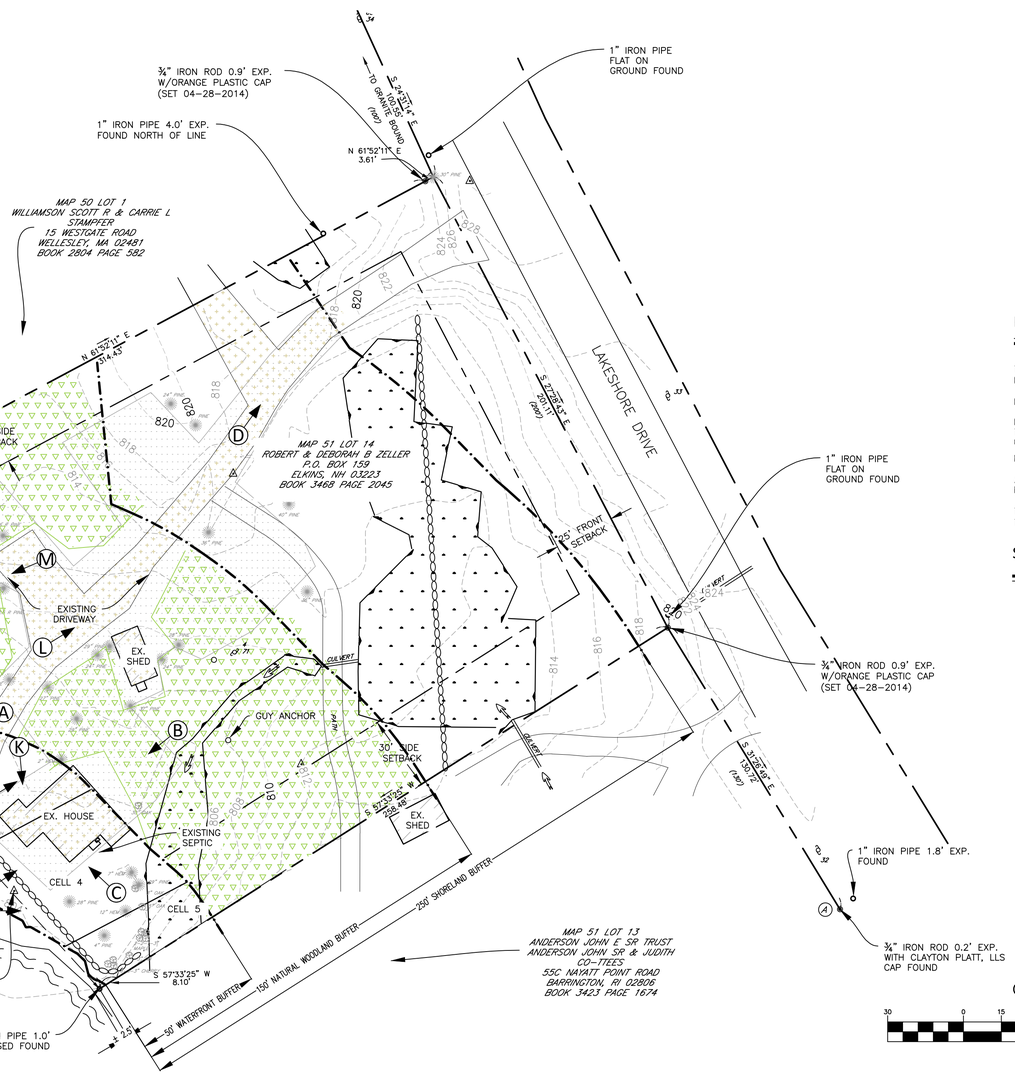
TAX MAP 51 LOT 14 VEGETATED BUFFER SCORECARD - NHDES SYSTEM

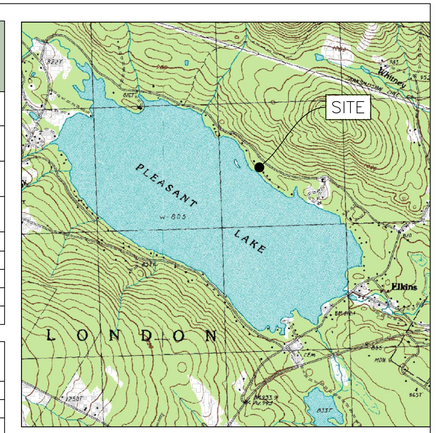
EXISTING CONDITIONS - PRE DEVELOPMENT

	CELL1		CELL 2		CELL3		CELL4		CELL5	
PERCENT CELL SIZE (50FT X 50FT = 100%)	100%		100%		100%		100%		38%	
Based on % Above, RSA 483–B:9 Required Points	50		50		50		50		19	
	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS
TREES										
1–3" CAL. (1 POINT/TREE)	0	0	13	13	0	0	1	1	6	6
3–6" CAL. (5 POINTS/TREE)	0	0	7	35	0	0	3	15	4	20
6–12" CAL. (10 POINTS/TREE)	0	0	0	0	0	0	2	20	0	0
>12" CAL. (15 POINTS/TREE)	7	105	8	120	6	90	2	30	0	0
SHRUBS & GROUNDCOVERS	QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)		QUAN (IN SQ. FT.)	
SHRUB AREA (1 POINT/4 SQ. FT.)	0	0	0	0	0	0	0	0	0	0
GROUNDCOVER (1 POINT/50 SQ. FT.)	0	0	0	0	0	0	0	0	0	0
MAX TOTAL SHRUBS/GROUNDCOVERS (MAX 25 POINTS ALLOWED)		0		0		0		0		0
TOTAL POINTS - EXISTING VEGETATION		105		168		90		66		26

EXISTING IMPERVIOUS AREA CALCS

	SHORELAND SETBACK			
	0-50'	50-150'	150-250'	EXISTING TOTAL
Driveway	510	2,081	1,940	**4,531**
House	904	44	0	**948**
Garages & Sheds	0	235	0	**235**
Walkways, Dock & Decks	56	0	0	**56**
TOTAL IMPERVIOUS AREA PRE-CONSTRUCTION	1470	2360	1,940	5,770
TOTAL AREA	12,476	23,444	21,786	57,706
			% IMPERVIOUS	10.0





LOCATION MAP
1":2000'

NOTES:

1) OWNER OF RECORD/APPLICANT:
ROBERT & DEBORAH B ZELLER
P.O. BOX 159
ELKINS, NH 03223

TAX MAP 51 LOT 14
LOT AREA: ±1.50 AC

PARCEL IS IN THE R2 ZONING DISTRICT
FRONT SETBACK: 25'
SIDE SETBACK: AGGREGATE OF 50'
REAR SETBACK: 15'

SHORELAND OVERLAY DISTRICT
LAKE REFERENCE LINE SETBACK: 50'
WATERFRONT BUFFER (50' FROM LAKE REFERENCE LINE) STRUCTURE SETBACK: 10'

MAX IMPERVIOUS LOT AREA: 20%
OR 30% W/ STORMWATER MGMT PLAN

2) DEED REF. BK. 3468 PG. 2045

PLAN NOTES:

TOPOGRAPHICAL AND SURVEY INFORMATION IS BASED ON PLANS PREPARED BY PIERRE J. BEDARD, AND ASSOCIATES, P.C., P.O. BOX 238, WILMOT, N.H. 03287. (ON 04–24–2014)

PLAN RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS #201400016052

PLEASANT LAKE SURFACE ELEVATION FROM DES CONSOLIDATED LIST OF WATERBODIES SUBJECT TO RSA 483–B, THE SHORELAND WATER QUALITY PROTECTION ACT; FROM THE WEBSITE HTTP://DES.NH.GOV/ORGANIZATION/DIVISIONS/WATER/WETLANDS/CSPA/DOCUMENTS/CONSOLIDATED_LIST.PDF

MEAN ELEVATION = 803.8

A CONVERSION OF PLAN (BY PIERRE BEDARD) FROM ASSUMED DATUM TO VERTICAL DATUM NAVD 1988 WAS CONDUCTED BY CLD ENGINEERS.

THE ELEVATION CONVERSIONS WAS BASED ON BENCHMARK Q 24 1942 (NGS PID OC0866) . TO CONVERT THE BEDARD PLAN TO NAVD 1988, ADD 330.47' TO ALL POINTS.

SURVEY NOTES

THE INTENT OF THIS PLAN IS TO SHOW EXISTING SITE CONDITIONS AT 686 LAKESHORE DRIVE.

1. TOPOGRAPHIC AND PLANEMETRIC INFORMATION IS BASED ON VERTICAL DATUM NAVD88.
2. FEMA FLOOD ZONE DETERMINATION; THIS PROPERTY IS LOCATED IN ZONE X (MAP NUMBER 330230, PANEL 0115 E).
3. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THE MEAN HIGH WATERLINE SHOWN REPRESENTS THE NHDES DAM BUREAU SURFACE ELEVATION
5. HORIZONTAL DATUM ASSUMED. NOT REFERENCED TO U.S.G.S DATUM.
6. CLD ENGINEERS, INC. HAS NOT PERFORMED A BOUNDARY SURVEY. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS PLAN DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN NH STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
7. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER.
8. THE CONTRACTOR SHALL CONTACT DIG SAFE (888–344–7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

DIG SAFE — ME NH VT — CALL 1-888-DIG-SAFE TOLL FREE — UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CLD ENG. INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG–SAFE AT 1–888–DIG–SAFE.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 feet.

PROGRESS PRINT
NOT FOR CONSTRUCTION

NO.	DATE	REVISION

DRAWN: CTN | DESIGNED: CIH | CHECKED: BAV | APPROVED: CIH

CLD CONSULTING ENGINEERS
28 Gates Street • Suite 100
White River Jct., VT 05001
(802) 674-5050 • Fax: 07055-4949
cld@cldengineers.com • www.cldengineers.com
Maine • New Hampshire • Vermont

CLIENT:
ROBERT & DEBORAH ZELLER
P.O. BOX 159
ELKINS, NH 03233

TAX MAP 51 - LOT 14
686 LAKESHORE DRIVE
NEW LONDON, N.H.

EXISTING CONDITIONS PLAN

SCALE:	PROJECT NO.
AS SHOWN	16–0180
DATE: OCT., 2016	DWG. NO. EX SL

16–0180 ZELLER.DWG