

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
- WOODEN FENCE
- STONEWALL
- UTILITY POLE/GUY WIRE
- BOUNDARY MONUMENTATION:
- PROPOSED SILT FENCE
- TEST PIT LOCATION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED DRIP EDGE

TAX MAP 51 LOT 14 VEGETATED BUFFER SCORECARD - NEW LONDON PROPOSED CONDITIONS - POST DEVELOPMENT										
PERCENT CELL SIZE (50FT X 50FT = 100%)	CELL1		CELL2		CELL3		CELL4		CELL5	
	100%	100%	100%	100%	100%	100%	100%	38%		
Based on % Above, RSA 483-B-9 Required Points	50	50	50	50	50	50	50	50	19	
	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.)	POINTS								
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	

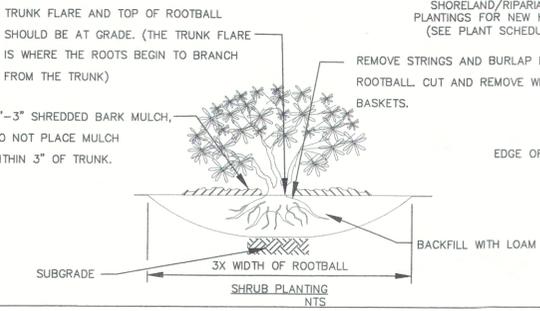
TAX MAP 51 LOT 14 VEGETATED BUFFER SCORECARD - NHDES SYSTEM PROPOSED CONDITIONS - POST DEVELOPMENT										
PERCENT CELL SIZE (50FT X 50FT = 100%)	CELL1		CELL2		CELL3		CELL4		CELL5	
	100%	100%	100%	100%	100%	100%	100%	100%	38%	
Based on % Above, RSA 483-B-9 Required Points	50	50	50	50	50	50	50	50	19	
	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.)	POINTS								
SHRUB AREA (1 POINT/4 SQ. FT.)	0	0	0	0	60	15	0	0	0	0
GROUNDCOVER (1 POINT/50 SQ. FT.)	0	0	0	0	500	10	0	0	0	0
MAX TOTAL SHRUBS/GROUNDCOVERS (MAX 25 POINTS ALLOWED)	0	0	0	0	25	0	0	0	0	0
TOTAL POINTS - EXISTING VEGETATION	105		168		115		66		26	

PROPOSED IMPERVIOUS AREA CALCS					
	SHORELAND SETBACK			PROPOSED TOTAL	EXISTING TOTAL
	0-50'	50-150'	150-250'		
Driveway	0	0	4,408	4408	4039
House	837	1,814	0	2651	904
Garages & Sheds	0	1,293	0	1293	351
Walkways, Dock & Decks	0	0	0	0	56
TOTAL IMPERVIOUS AREA POST-CONSTRUCTION	837	3107	4408	8352	5350
TOTAL AREA	12,476	23,444	21,786	57,706	57,706
			% IMPERVIOUS	14.47	9.27

- PROPOSED IMPERVIOUS AREA WITHIN PROTECTED SHORELAND (WITHIN 250' OF REFERENCE LINE)
- TEMPORARY IMPACT AREAS WITHIN 250 FEET OF THE REF. LINE = ±14,579 S.F.
- PROPOSED UNALTERED AREA WITHIN WOODLAND BUFFER 50'-150' = ±8685 S.F.
- WETLAND BASED ON EXISTING CONDITIONS PLAN BY PIERRE J. BEDARD (DATED 04-24-2014)
- EXISTING IMPERVIOUS AREA WITHIN PROTECTED SHORELAND
- PROPOSED PERVIOUS WALKWAY = ±2649 S.F.

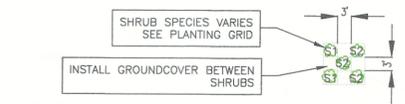
TREE LEGEND:

- CONIFEROUS TREE DIA INDICATED
- DECIDUOUS TREE DIA INDICATED



- O = REMOVAL
- X₁ = ASH - PRUNING
- X₂ = PINE - DEAD LIMBING

PLANT SCHEDULE				
SHRUBS/GROUNDCOVER	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
S1	14	LOWBUSH BLUEBERRY	VACCINIUM ANGUSTIFOLIUM	1'-2'
S2	9	BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS	6'-12'
GROUNDCOVER	500 SF	BLUE FLAG IRIS	IRIS VERSICOLOR	2'-3'



PLANTING NOTES:

FINAL LANDSCAPING PLAN MAY INCLUDE ADDITIONAL PLANTINGS BETWEEN OLD DRIVEWAY AND BUILDING

APPROVED PERMIT#
2017-00778
APPROVED MAY 26, 2017
EXPIRES MAY 26, 2022

- NOTES:**
- OWNER OF RECORD/APPLICANT: ROBERT & DEBORAH B ZELLER, P.O. BOX 159, ELKINS, NH 03233. 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.
 - DEED REF. BK. 3468 PG. 2045

PLAN NOTES:

TOPOGRAPHICAL SURVEY AND WETLANDS 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)

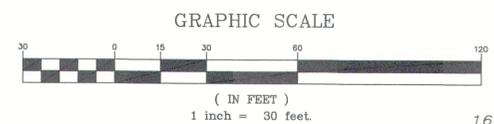
PLAN RECORDED IN MERRIMACK COUNTY REGISTRY OF DEEDS #201400016052

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](http://des.nh.gov/ORGANIZATION/DIVISIONS/WATER/WETLANDS/CSPA/DOCUMENTS/CONSOLIDATED_LIST.PDF)

MEAN ELEVATION = 803.8

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

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



TOWN OF NEW LONDON
SELECTMEN'S OFFICE
SEP 13 2018
RECEIVED

NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
2	3-10-17	UPDATE BLDGS, RE-ALIGN DRIVEWAY, MISC.	CTN	BAV	CIH
1	2-11-17	UPDATE BLDG., DRIVE, ETC	CIH	BAV	CIH

CLD ENGINEERS

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ELKINS, NH 03233

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

**PROPOSED
CONDITIONS
PLAN**

SCALE:	PROJECT NO.
AS SHOWN	16-0180
DATE:	DWG. NO.
11-29-2016	PD SL