



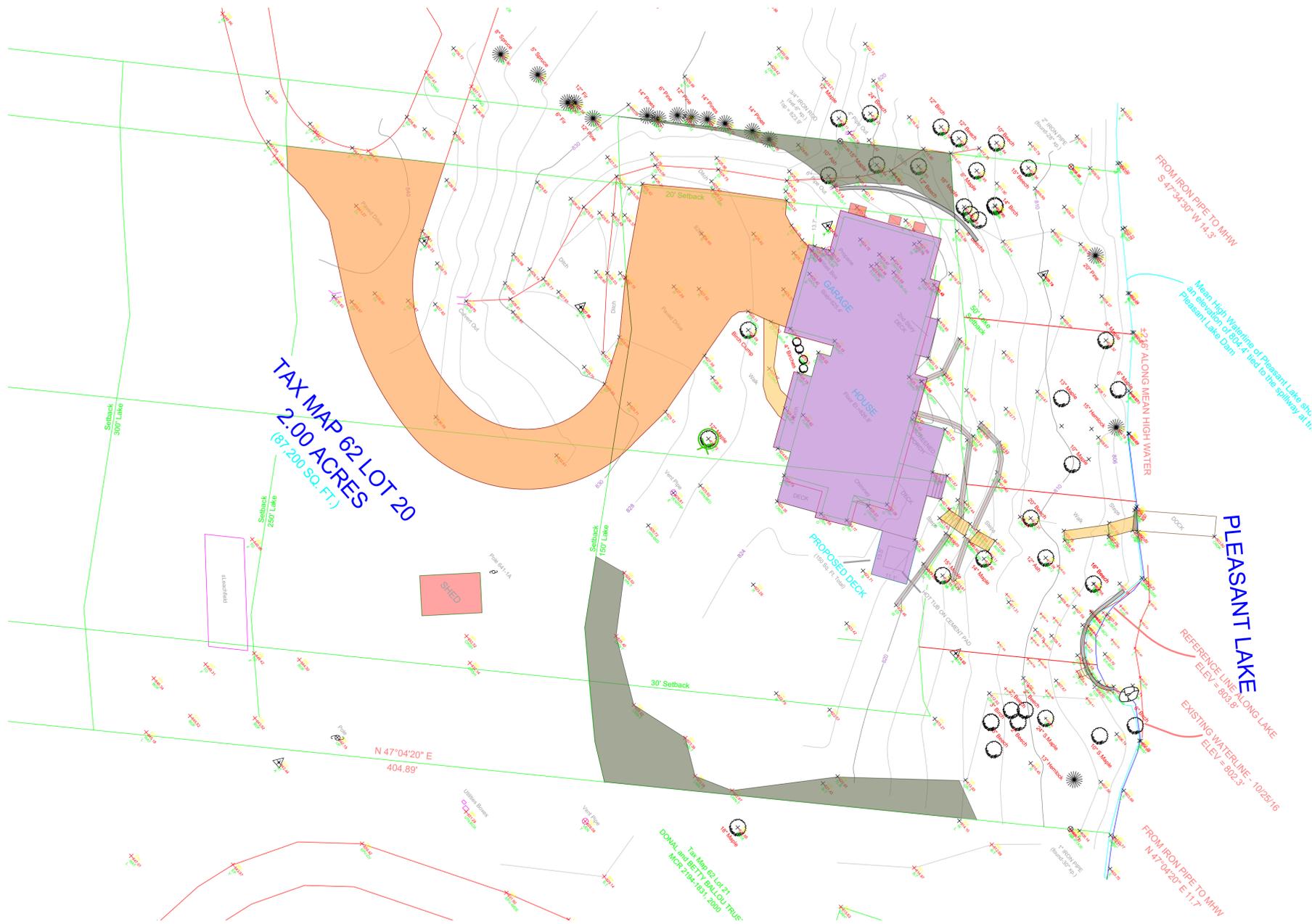
Arthur & Deborah Hall
333 Bunker Road
New London, NH 03257

PA PELLETTIERI ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE, CONSTRUCTION & FINE GARDENING
109 KEARSARGE MOUNTAIN ROAD • WARREN, NH 03278 • (603) 656-3678

Project: **Hall Residence**
Title: **Existing SWQPA Conditions Plan**

Job No.
Scale: 1" = 40'
Date: 2 Sept '16
Revised: 2 Nov '16
Drawn by: CCG

S1



Legend

Existing Primary Structure		Existing Unaltered Area	
Existing Drive/Road		Existing Patio/Walkway	
Existing Accessory Structure			

Existing Impervious Area Calculations

	R-50'	50'-150'	150-250'	Total
Primary Struct./Deck	0 SF	3,850 SF	0 SF	3,850 SF
Road/Drive	0 SF	2,610 SF	3,300 SF	5,910 SF
Patio/Walkway	110 SF	135 SF	0 SF	245 SF
Walls	145 SF	140 SF	0 SF	285 SF
Dock	5 SF	0 SF	0 SF	5 SF
Accessory Structures	0 SF	30 SF	220 SF	250 SF
Total Impervious Area	260 SF	6,765 SF	3,520 SF	10,545 SF
Total Area	10,515 SF	20,475 SF	20,185 SF	51,175 SF
Percent Impervious				20.6%

Undisturbed Area Calculation

Total Area Between 50'-150'	20,475 SF
Existing Unaltered Area Between 50'-150'	2,280 SF
25% To Remain In An Unaltered State	5,118 SF
50% of Woodland Buffer, Less Impervious (Town)	6,855 SF

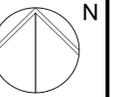
NOTES

- Deed reference for property is MCR Book 1678 Page 601, Arthur Hall III to Deborah and Arthur Hall III, August 7, 1987. See also MCR Book 1033 Page 423, Bussell to Hall, August 9, 1968.
- This plan is the result of a Nikon total station survey August, 2006, having a control traverse relative error of closure greater than 1: 15,000.
- The purpose of this plan is to show the boundaries of the land described in the reference deed cited above; see a topographic plan by this office for details of contours and landscaping on the property.
- All elevations are referenced, approximately, to USGS datum, tied to the spillway at the Pleasant Lake Dam (804.4').
- This property is located in the R-2 Zoning District subject to the Shoreland Provisions of the ordinance; the required building setback are 25' from Bunker Road, and 50' from the mean high water of Pleasant Lake and a minimum of 20' along the sidelines with a total of both sides to be at least 50'.
- The mean high waterline shown represents an approximation of the elevation line of 804.4'. This line and the associated 50' setback is subject to change over time and has a possible error of ±3'. Any construction or design work within 3' of the lake setback line shown should be verified in the field by a licensed land surveyor prior to permitting.
- Easements of Record:
 - Reciprocal right of way for driveway with Janice Baron as recorded in MCR 1875-1066, December 31, 1991.
 - Utility easement granted to Kearsarge Telephone in MCR 1057-282, August 4, 1969.

Tree Cell Count

Cell A*			Cell B			Cell C			Cell D*		
Tree	State	Town									
24" S. Maple	15	10	15" Maple	15	10	15" Hemlock	15	10	6" Beech (3)	15	3
(5) 2" Beech	5	5	16" Beech	15	10	10" Maple	10	5	20" Pine	15	10
3" Birch	5	1	14" Maple	15	10	13" Maple	15	10	14" Birch	15	10
6" Beech	5	5	12" Ash	10	10	6" Maple	5	5	8" Maple	10	5
13" Hemlock	15	10	20" Beech	15	10	8" Maple	10	5	15" Beech	15	10
10" S. Maple	5	5									
Total	60	36	Total	70	50	Total	55	35	Total	70	38

* = Not All Trees Surveyed In This Cell

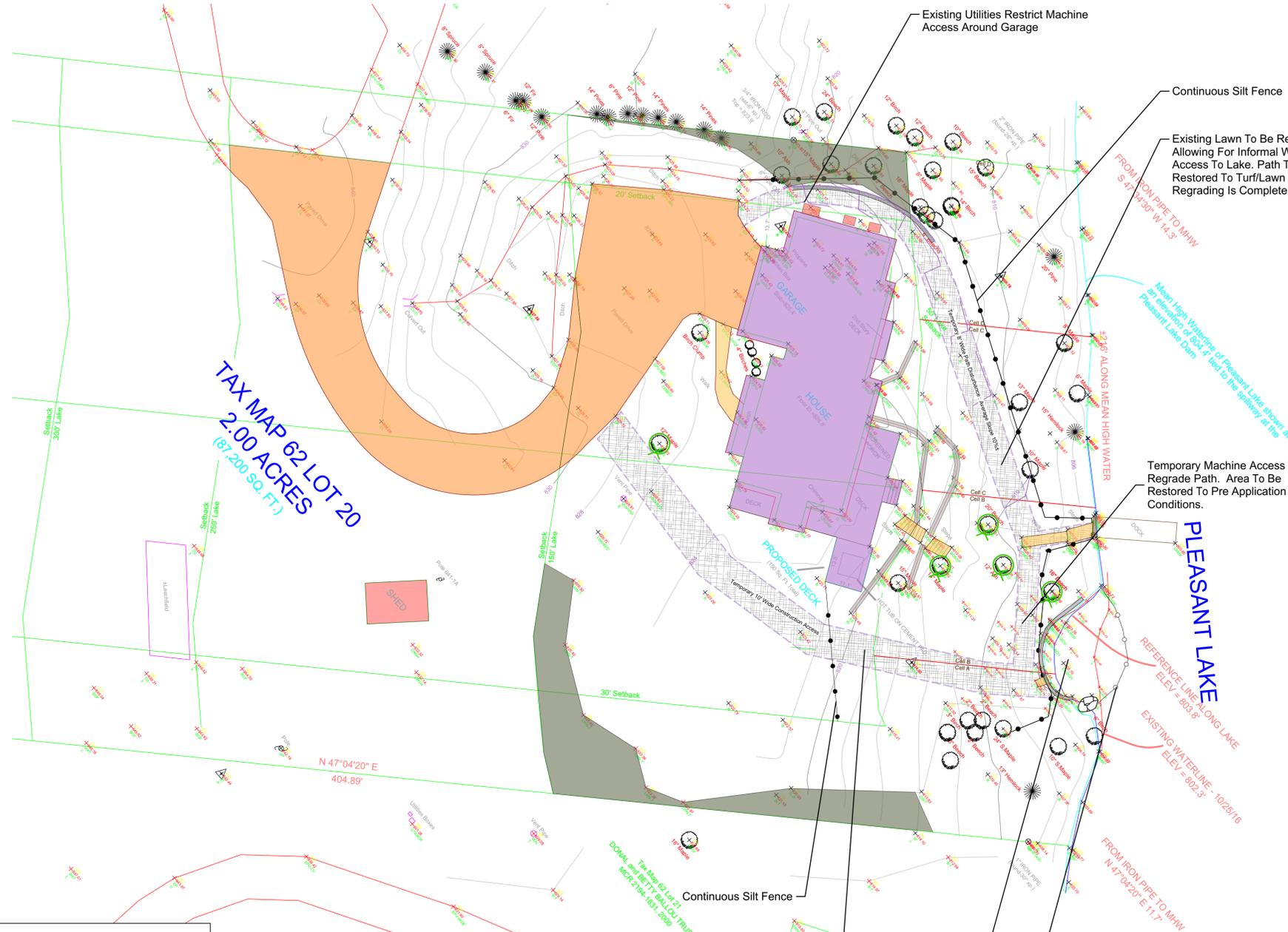


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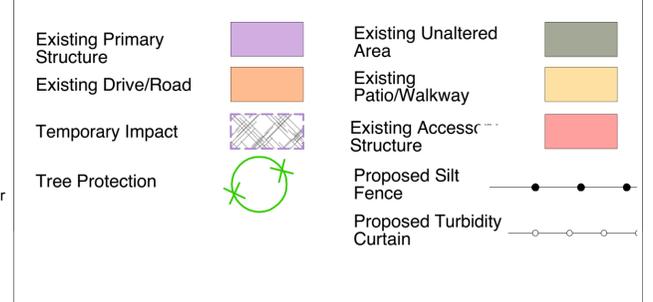
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General Notes

- NO ADDITIONAL IMPERVIOUS AREAS WILL BE INTRODUCED WITHIN THE 250' NHDES SETBACK.
- THIS PLAN IS FOR PERMITTING PURPOSES ONLY, AND IS NOT MEANT FOR CONSTRUCTION.

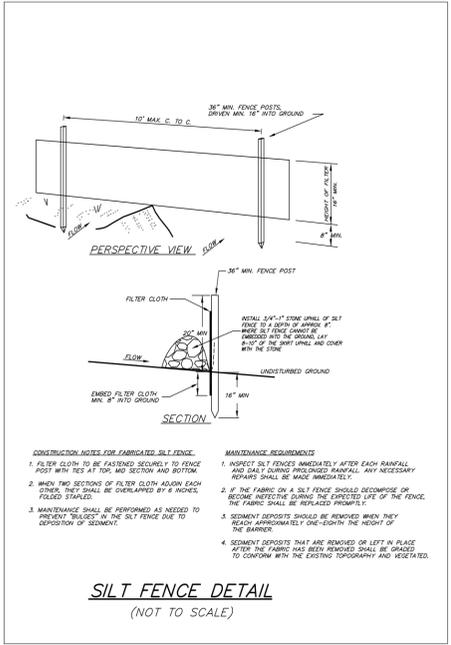
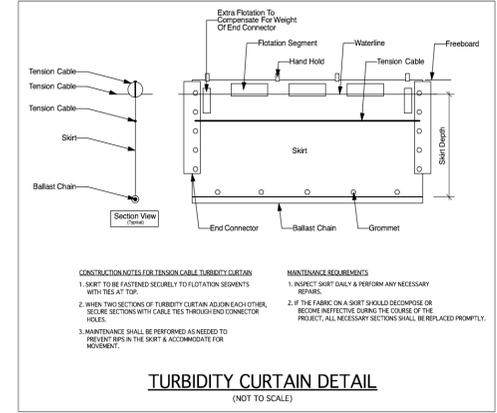
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Temporary Construction Access To Be Restored To Pre Application Conditions Upon Completion Of Project.

Proposed Perched Beach Location (See Wetlands Plan Submitted For More Information)

Continuous Turbidity Curtain (See Detail For More Information)