

LEGEND

EXISTING CONDITIONS

---	PROPERTY LINE
- - -	SETBACK LINE
=====	STONE WALL/RETAINING WALL
- - - - -	EDGE OF WETLAND
~~~~~	STREAM/RIVER
~~~~~	TREELINE
○	SHRUBS/PLANTS
---	EDGE OF ROAD
---	OVERHEAD WIRE
X-X	UNDERGROUND ELECTRIC
X-X	UNDERGROUND TELECOM
D-D	UNDERGROUND CABLE
- - -	DRAIN LINE
100	MAJOR CONTOUR
---	MINOR CONTOUR
→	SWALE FLOW DIRECTION
⊥	UTILITY POLE
+	SIGN POST
+	TEST PIT LOCATION
+	BENCHMARK
+	MONUMENTATION
---	TRAIL
- - -	APPROXIMATE PROPERTY LINE
⊙	PHOTO LOCATION
○	SOIL GROUP

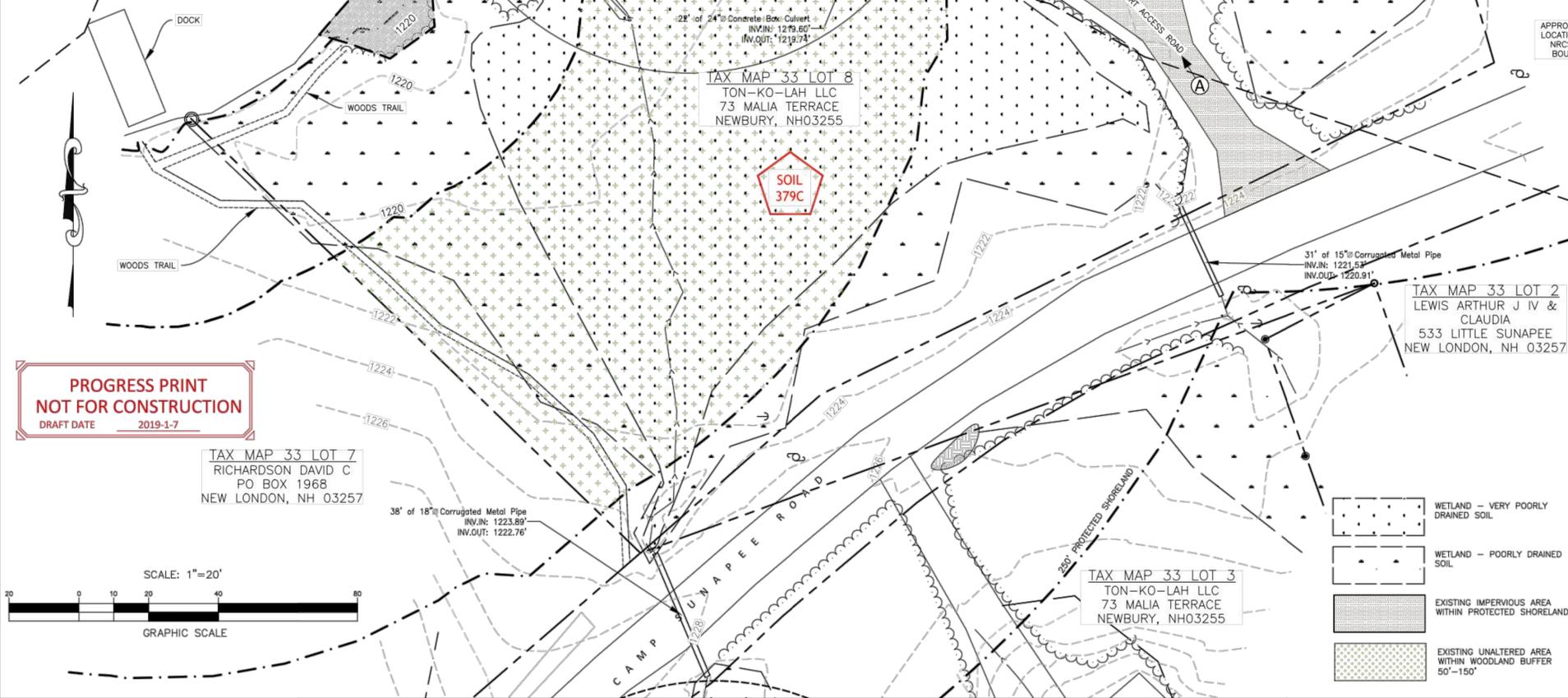
LITTLE SUNAPEE LAKE
NORMAL HIGH WATER
1219.85
(REFERENCE LINE NGVD 29)

LITTLE SUNAPEE LAKE

FUNCTIONAL BUILDABLE AREA: 5076 SF (7.3%)

EXISTING UNALTERED AREA CALCULATIONS (SF)

TOTAL AREA 50'-150'	40,296
EXISTING UNALTERED AREA	26,151
MINIMUM AREA TO REMAIN UNALTERED (25%)	10,074
EXISTING UNALTERED (%)	64.9%



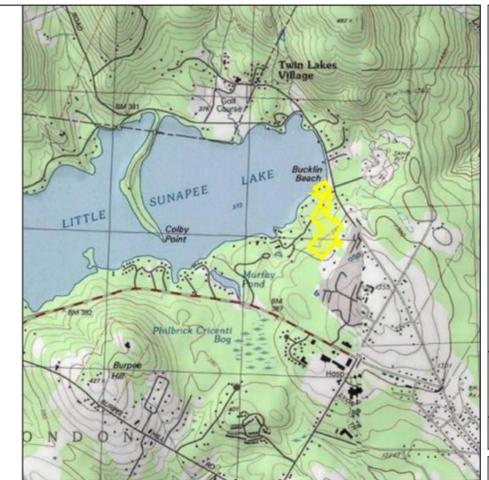
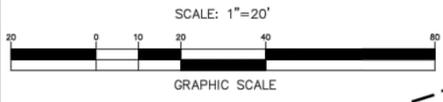
PROGRESS PRINT
NOT FOR CONSTRUCTION
DRAFT DATE 2019-1-7

TAX MAP 33 LOT 7
RICHARDSON DAVID C
PO BOX 1968
NEW LONDON, NH 03257

TAX MAP 33 LOT 8
TON-KO-LAH LLC
73 MALIA TERRACE
NEWBURY, NH03255

TAX MAP 33 LOT 2
LEWIS ARTHUR J IV & CLAUDIA
533 LITTLE SUNAPEE
NEW LONDON, NH 03257

TAX MAP 33 LOT 3
TON-KO-LAH LLC
73 MALIA TERRACE
NEWBURY, NH03255



18 CAMP SUNAPEE ROAD

NOTES:
1) OWNER OF RECORD/APPLICANT: TON-KO-LAH LLC, PO BOX 330, NEWBURY, NH 03255
2) TAX MAP 33 LOT 8, LOT AREA: ±1.6 ACRES
PARCEL IS IN THE R2 ZONING DISTRICT
FRONT SETBACK: 25'
SIDE SETBACK: 50' AGGREGATE (20' MINIMUM)
REAR SETBACK: 15'

41 CAMP SUNAPEE ROAD

NOTES:
1) OWNER OF RECORD/APPLICANT: TON-KO-LAH LLC, PO BOX 330, NEWBURY, NH 03255
2) TAX MAP 33 LOT 3, LOT AREA: ±1.6 ACRES
PARCEL IS IN THE R2 ZONING DISTRICT
FRONT SETBACK: 25'
SIDE SETBACK: 50' AGGREGATE (20' MINIMUM)
REAR SETBACK: 15'

CAMP SUNAPEE ROAD

NOTES:
1) OWNER OF RECORD/APPLICANT: TON-KO-LAH LLC, PO BOX 330, NEWBURY, NH 03255
2) TAX MAP 46 LOT 19, LOT AREA: ±10.7 ACRES
PARCEL IS IN THE R2 ZONING DISTRICT
FRONT SETBACK: 25'
SIDE SETBACK: 50' AGGREGATE (20' MINIMUM)
REAR SETBACK: 15'

IMPERVIOUS AREA CALCS

GARAGE	931
HOUSE & DECK	3,578
COTTAGE	1,213
DRIVEWAY & PARKING	5,818
TOTAL IMPERVIOUS AREA WITHIN 250' SHORELAND PROTECTED AREA	11,540
TOTAL AREA WITHIN 250' SHORELAND PROTECTED AREA	69,696
% IMPERVIOUS	16.6%

PLAN NOTES:

PROPERTY BOUNDARY INFORMATION IS GENERATED FROM A SUBDIVISION PLAN TITLED "PLAN OF SURVEY OF PROPOSED EASEMENT TO ARTHUR J. LEWIS IV CLAUDIA D. LEWIS" BY LEWIS & WASINA, INC. INC DATED JUNE 20, 2014.

WETLAND NOTES:

WETLANDS WERE DELINEATED FOR TAX MAP 33 LOT 8 BY THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON APRIL 27 AND MAY 3, 2018 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

SURVEY NOTES

1. THE INTENT OF THIS PLAN IS TO SHOW EXISTING SITE CONDITIONS ALONG CAMP SUNAPEE ROAD IN NEW LONDON NH.
2. TOPOGRAPHIC, BOUNDARY SURVEY AND PLANEMETRIC INFORMATION IS BASED ON A SURVEY CONDUCTED BY CLD | FUSS & O'NEILL INC. IN MAY, 2018. VERTICAL DATUM NGVD 1929.
3. 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 EXISTING UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE TOWN AND ENGINEER.
4. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.
5. THE RESIDENCE, COTTAGE, AND GARAGE ARE NOT LOCATED IN THE FEMA SPECIAL FLOOD HAZARD AREA AS PER THE LETTERS OF MAP AMENDMENT FOR CASE # 18-01-0525A

18-0439 MULLER SURVEY - BARN 1 OH.DWG

NO.	1	1/3/18	UPDATE BUILDINGS WITH OVERHANGS	APPROVED:
DATE			DESIGNED: CTN	CHECKED:
DRAWN:	CTN			

FUSS & O'NEILL
205 BELLINGS FARMS ROAD, SUITE 68
WHITE RIVER JUNCTION, VT 05001
www.fussandoneill.com

JOHN MULLER
P.O. BOX 330
NEWBURY, NH 03255

TAX MAP 33 LOT 8
18 CAMP SUNAPEE ROAD
NEW LONDON, NH

SCALE:	PROJECT NO.
AS SHOWN	18-0439
DATE:	DWG. NO.
JUNE, 2018	L8 EX