

LEGEND:

- APPROXIMATE PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOURS
- EDGE OF GRAVEL/EDGE OF PAVEMENT
- REFERENCE LINE
- EDGE OF WATER
- EXISTING BUILDING
- DECK/DOCK
- WOODEN FENCE
- STONEWALL
- UTILITY POLE/GUY WIRE
- BOUNDARY MONUMENTATION:
- PROPOSED SILT FENCE
- TEST PIT LOCATION

- EXISTING IMPERVIOUS AREA WITHIN PROTECTED SHORELAND
- EXISTING UNALTERED AREA WITHIN WOODLAND BUFFER 50'-150' = ±18,445 S.F.
- WETLAND

TREE LEGEND:

- CONIFEROUS TREE DIA INDICATED
- DECIDUOUS TREE DIA INDICATED

TEST PIT #1
DATE: 11-14-2016 DAG

- 0" 10YR 2/2 VERY DARK BROWN LOAMY FINE SAND, TOPSOIL & LEAF LITTER
- 5" 5YR 4/4 REDDISH BROWN LOAMY FINE SAND W/ FEW COBBLES, GRANULAR, FRAGILE
- 22" 10YR 6/3 PALE BROWN LOAMY FINE SAND, SLIGHTLY FIRM, GRANULAR
- 32" 10YR 7/1 LIGHT GRAY SAND, COURSE IN PART W/ FEW COBBLES, BLOCKY, VERY FIRM

TEST PIT #2
DATE: 11-14-2016 DAG

- 0" 10YR 2/2 VERY DARK BROWN LOAMY FINE SAND, TOPSOIL & LEAF LITTER
- 5" 10YR 5/4 YELLOWISH BROWN LOAMY FINE SAND W/ FEW COBBLES, GRANULAR, FRAGILE
- 22" 10YR 5/1 GRAY FINE SAND, GRAVELLY IN PART, BLOCKY, VERY FIRM

LEDGE PROBE 3
DATE: 1-19-17 DAG

- 0" THIN TOPSOIL, VERY COBBLY & BOULDERY
- 40" SLOW SLEEPS AT 40", STILL VERY COBBLY

LEDGE PROBE 4
DATE: 1-19-17 DAG

- 0" THIN TOPSOIL, VERY COBBLY & BOULDERY
- 40" FASTER FLOWING SLEEPS, POSSIBLE UNDERGROUND SPRING, STILL VERY COBBLY

TAX MAP 51 LOT 14 VEGETATED BUFFER SCORECARD - NEW LONDON										
EXISTING CONDITIONS - PRE DEVELOPMENT										
PERCENT CELL SIZE (50FT X 50FT = 100%)	CELL1		CELL2		CELL3		CELL4		CELL5	
	Based on % Above, RSA 483-B:9 Required Points	100%	100%	100%	100%	100%	100%	100%	100%	100%
	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										
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	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										
PERCENT CELL SIZE (50FT X 50FT = 100%)	CELL1		CELL2		CELL3		CELL4		CELL5	
	Based on % Above, RSA 483-B:9 Required Points	100%	100%	100%	100%	100%	100%	100%	100%	100%
	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										
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	0	0	0	0	0
TOTAL POINTS - EXISTING VEGETATION	105		168		90		66		26	



LOCATION MAP
1"=200'

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

EXISTING IMPERVIOUS AREA CALCS

	SHORELAND SETBACK			EXISTING TOTAL
	0-50'	50-150'	150-250'	
Driveway	462	1,992	1,585	4039
House	860	44	0	904
Garages & Sheds	0	351	0	351
Conc. Pad	56	0	0	56
TOTAL IMPERVIOUS AREA PRE-CONSTRUCTION	1378	2387	1585	5350
TOTAL AREA	12,476	23,444	21,786	57,706
			% IMPERVIOUS	9.27

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

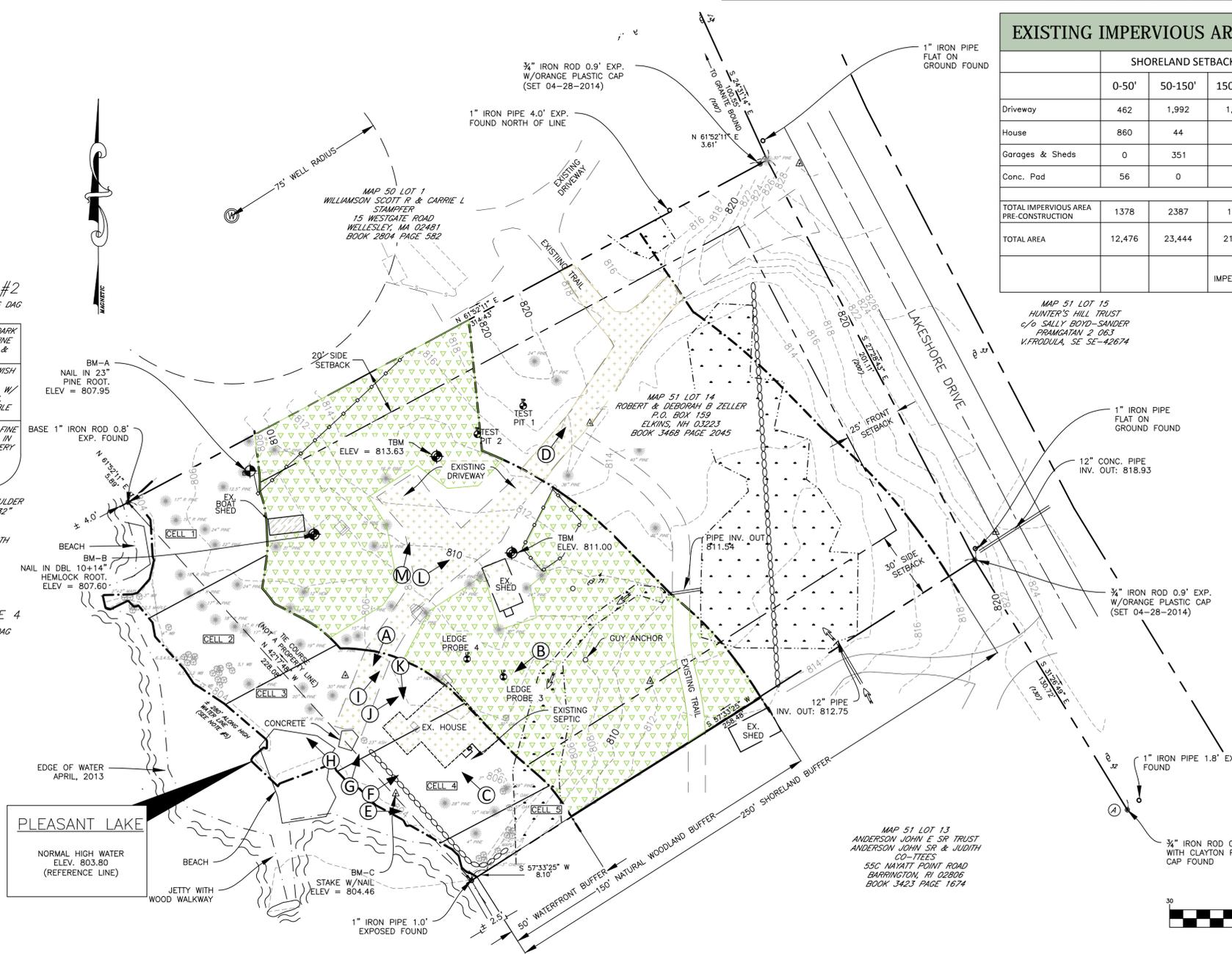
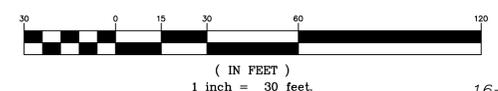
A CONVERSION OF ABOVE REFERENCED PLAN (BY PIERRE BEDARD) FROM ASSUMED DATUM TO VERTICAL DATUM NAVD 1988 WAS CONDUCTED BY CLD ENGINEERS.

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.

SURVEY NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW EXISTING SITE CONDITIONS AT 686 LAKESHORE DRIVE.
- VERTICAL DATUM NAVD88.
 - FEMA FLOOD ZONE DETERMINATION; THIS PROPERTY IS LOCATED IN ZONE X (MAP NUMBER 330230, PANEL 0115 E).
 - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THE MEAN HIGH WATERLINE SHOWN REPRESENTS THE NHDES DAM BUREAU SURFACE ELEVATION
 - HORIZONTAL DATUM ASSUMED. NOT REFERENCED TO U.S.G.S DATUM.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) A MINIMUM OF AT LEAST 3 BUSINESS DAYS (72 WORKING HOURS) PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE



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