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:
- SF — SF PROPOSED SILT FENCE
- TP TEST PIT LOCATION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED DRIP EDGE

TAX MAP 51 LOT 14 VEGETATED BUFFER SCORECARD - NEW LONDON

PROPOSED CONDITIONS - POST 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

PROPOSED CONDITIONS - POST 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

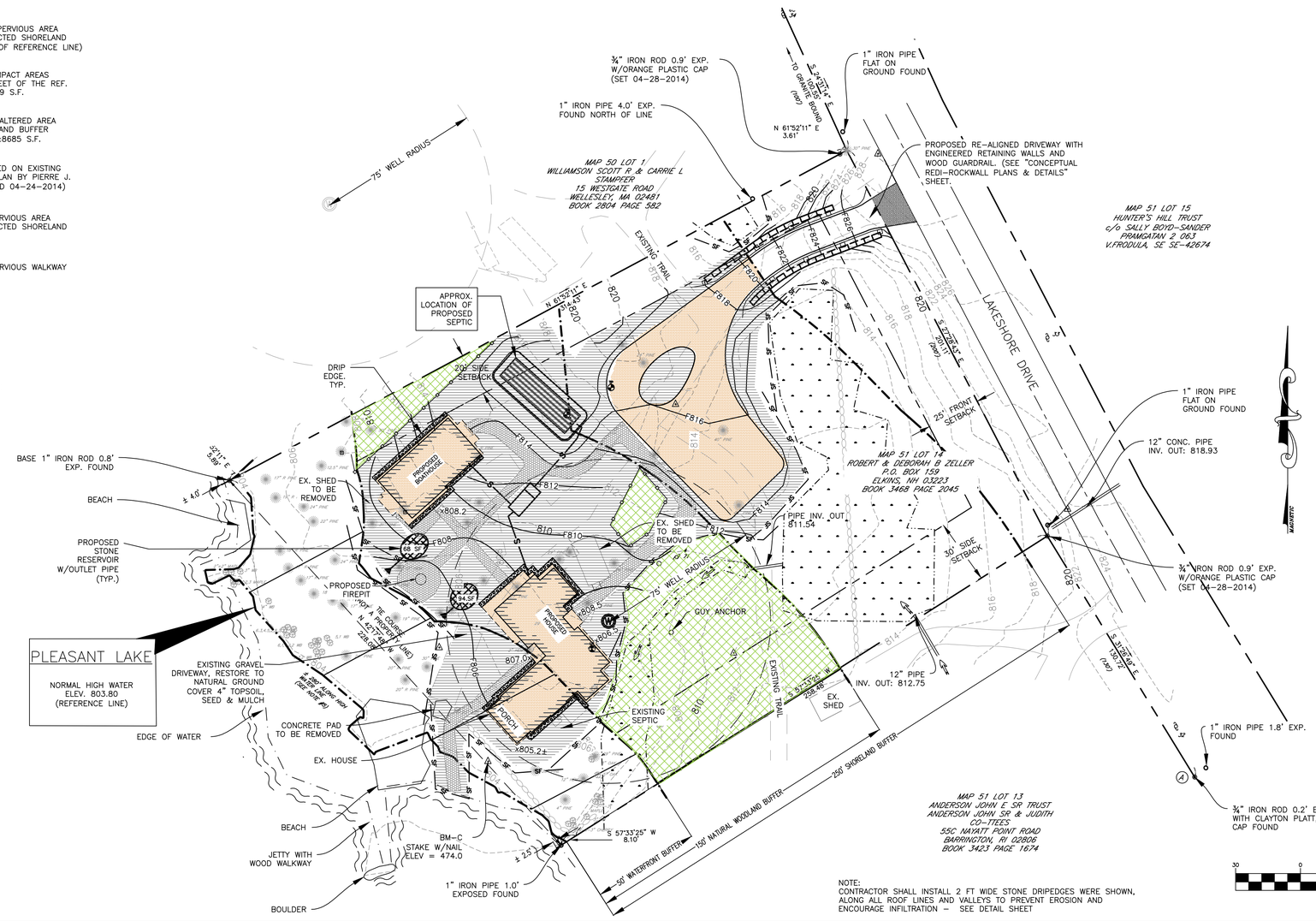
PROPOSED IMPERVIOUS AREA CALCS

	SHORELAND SETBACK				
	0-50'	50-150'	150-250'	PROPOSED TOTAL	EXISTING TOTAL
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



NOTES:

1) 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

2) 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

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.

NOTE:
CONTRACTOR SHALL INSTALL 2 FT WIDE STONE DRIPEDGES WERE SHOWN, ALONG ALL ROOF LINES AND VALLEYS TO PREVENT EROSION AND ENCOURAGE INFILTRATION – SEE DETAIL SHEET

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 feet.

16–0180 ZELLER 01062017.DWG

NO.	DATE	REVISION
2	3–10–17	UPDATE BLDGS, RE–ALIGN DRIVEWAY, MISC.
1	2–11–17	UPDATE BLDG., DRIVE, ETC

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

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White River Jct. VT 05001
(802) 698-0370 • Fax: (877) 895-4949
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.

PROPOSED CONDITIONS PLAN

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