

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
- TREELINE
- OVERHEAD WIRE(S)
- WOODEN FENCE
- STONE WALL
- EDGE OF BOULDER/EDGE OF BOULDERS AREA
- UTILITY POLE/GUY WIRE
- BOUNDARY MONUMENTATION:
- EXISTING CONDITIONS PHOTO LOCATION
- PROPOSED SILT FENCE
- PROPOSED IMPERVIOUS AREA WITHIN PROTECTED SHORELAND (WITHIN 250' OF REFERENCE LINE)
- DISTURBED/IMPACTED AREAS WITHIN 250 FEET OF THE REF. LINE = 39,600 S.F.
- PROPOSED UNALTERED AREA WITHIN WOODLAND BUFFER 50'-150' = ±12,257 S.F. (52.3%)
- WETLAND

TREE LEGEND:

- CONIFEROUS TREE DIA INDICATED
- DECIDUOUS TREE DIA INDICATED

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%	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										
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

PROPOSED IMPERVIOUS AREA CALCS

	SHORELAND SETBACK			PROPOSED TOTAL
	0-50'	50-150'	150-250'	
Driveway	0	1,363	2,298	3,661
House	890	1,751	0	2,641
Garages & Sheds	0	1,302	0	1,302
Walkways, Dock & Decks	0	0	0	0
TOTAL IMPERVIOUS AREA PRE-CONSTRUCTION	890	4,416	2,298	7,604
TOTAL AREA	12,476	23,444	21,786	57,706
			% IMPERVIOUS	13.2

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										
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



LOCATION MAP 1":2000'

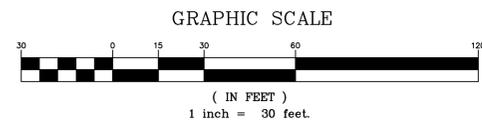
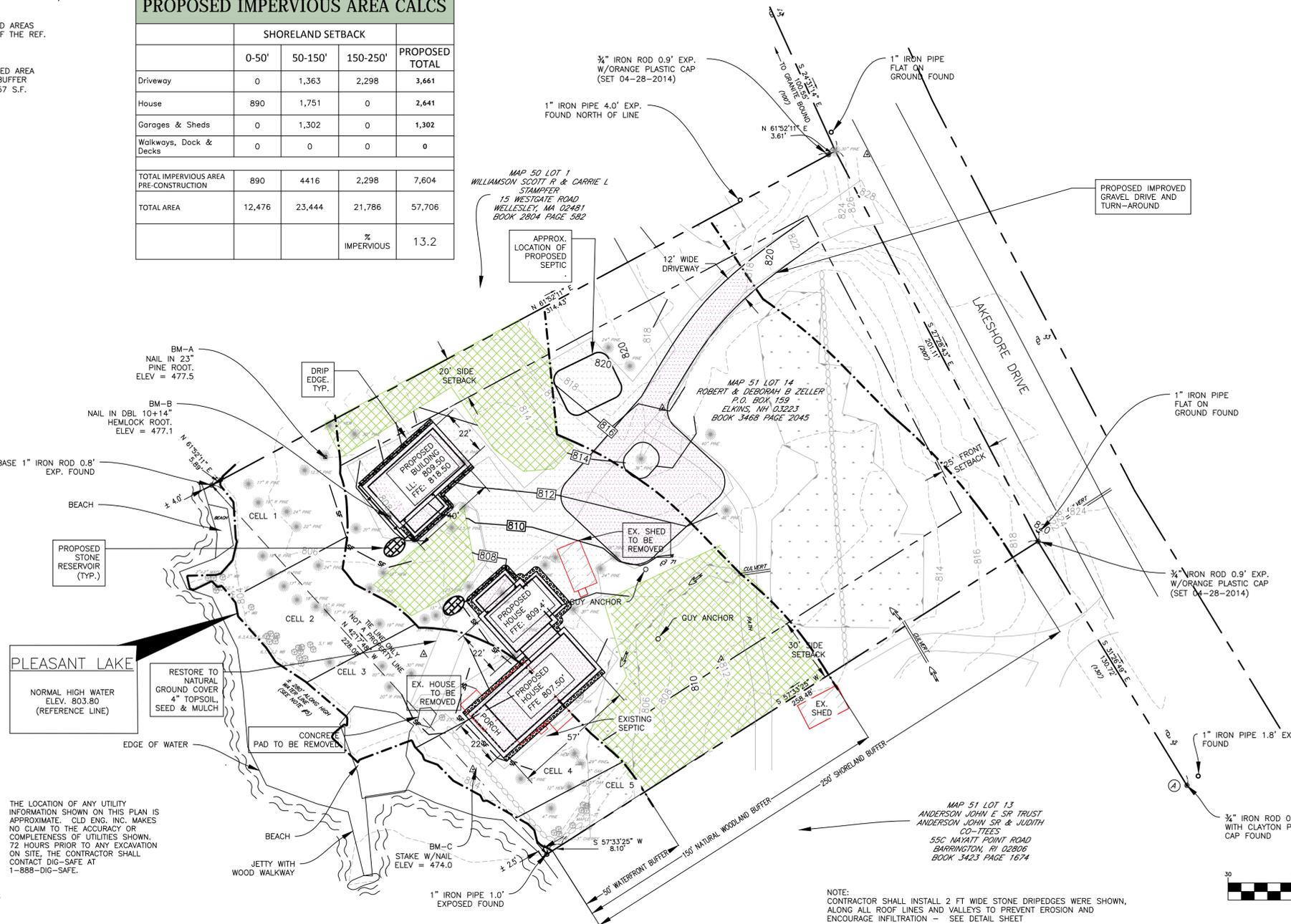
- NOTES:
- OWNER OF RECORD/APPLICANT: ROBERT & DEBORAH B ZELLER P.O. BOX 159 ELKINS, NH 03223
TAX MAP 51 LOT 14 LOT AREA: ±1.50 AC
PARCEL IS IN THE R2 ZONING DISTRICT
FRONT SETBACK: 25'
SIDE SETBACK: AGGREGATE OF 50'
REAR SETBACK: 15'
SHORELAND OVERLAY DISTRICT
LAKE REFERENCE LINE SETBACK: 50' WATERFRONT 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 AND SURVEY 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 WAS 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.
- TOPOGRAPHIC AND PLANIMETRIC INFORMATION IS BASED ON 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.



PROGRESS PRINT
NOT FOR CONSTRUCTION

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

SCALE: AS SHOWN
PROJECT NO. 16-0180
DATE: OCT., 2016
DWG. NO. PD SL



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. CLD ENG. INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

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