

Krakower-Baxter Residence

Existing Conditions Photos

31 Wilmot Center Road

New London, NH 02357

Map/Lot: 077/018/000



1. Lake Side of the House, Looking South-Southeast

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2. Lake side of house, from knoll, looking southwest



3. View from under existing deck, northeast, towards Pleasant Lake

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4. *View of Northern (Lake) side of house, across 50' primary structure setback*



5. *View of existing seasonal dock and shoreline.*

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6. Front entry, southern side of house



7. View across existing lawn, looking northeast.

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8. View across 50' Buffer Zone, looking northeast.



9. Westerly view across shoreline towards existing dock.

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COUNT SUMMARY

" to 6"	>6" to 12"	>12"	POINT TOTALS
pts each	10 pts each	15 pts each	
19	4	3	194
1	7	3	137
3	1	9	160
3	2	3	80
6	6	3	135
3	4	4	115
2	2	3	75

CONSTRUCTION IMPERVIOUS AREA

	AREA (SF)
ROAD PAVING	3,474
BUILDING(S)	542
DRIVEWAYS, ETC.	5,135
ASPHALT DRIVEWAYS, ETC.	1,861
IMPERVIOUS W/IN 250' BUFFER	11,012
LOT AREA W/IN 250' BUFFER	73,810
CONSTRUCTION % COVERAGE	14.9%

UNALTERED STATE CALCULATION

DESCRIPTION	AREA (SF)
ALTERED AREA 50' TO 150' BUFFER	13,199
LOT AREA 50' TO 150' BUFFER	34,035
TOTAL LOT AREA 50' TO 150' BUFFER	8,509
AREA TO REMAIN UNALTERED	8,509



horizons
 Engineering Inc.

35 Railroad Row, Suite 204
 White River Junction, VT 05001
 Phone 802.296.8300 - Fax 802.296.8301

**IRA KRAKOWER &
 RHONDA BAXTER**
 31 WILMOT CENTER ROAD
 TAX MAP 077, LOT 018
 ELKINS, NEW HAMPSHIRE

EXISTING CONDITIONS PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

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DATE: 9/13/13	PROJECT #: 13189
ENGIN'D BY: -	DRAWN BY: MRA
CHECK'D BY: WTD	ARCHIVE #: H-___

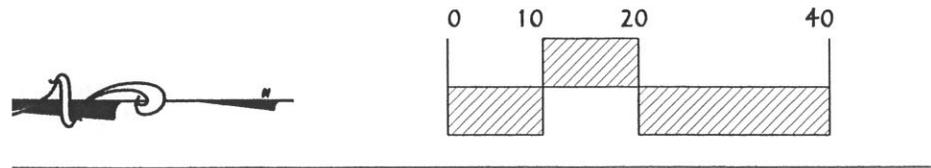
SHEET 1 OF 1

NOTES:

PROPOSED CONDITIONS BASED ON SITE SURVEY BY HORIZONS
 100 RING, 35 RAILROAD ROW, SUITE 204, WHITE RIVER JUNCTION,
 MI 49783 802-296-8300, SEPTEMBER 13, 2013

MAP/LOT: 011/018/000 (2.20 ACRES)

ZONING DISTRICT, SHORELAND OVERLAY ZONE (50'
 LATE SIDE SETBACKS)



-  PROPERTY LINE
-  SETBACK LINE
-  REFERENCE LINE
-  SWOPA ZONE
-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  EXTENT OF IMPACTS
-  SILT FENCE/EROSION CONTROL



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KRAKOWER-BA
 NEWLONDON

CONSTRUCTION REVISIONS:	
REV.	DATE:
1	NA

DATE: 03/07/2014

SCALE: 1" = 20'-0"

DRAWING SET REVISION:

SHEET TITLE:
 SHORELAND PERMIT
 PROPOSED CONDITIONS

SHEET NUMBER:
 S-1.0