

TAX MAP 23 LOT 726-535 VEGETATED BUFFER SCORECARD - NHDES SYSTEM						
EXISTING CONDITIONS - PRE DEVELOPMENT						
	CELL1		CELL 2		CELL3	
	QUAN EA.	POINTS	QUAN EA.	POINTS	QUAN EA.	POINTS
TREES						
1-3" CAL. (1 POINT/TREE)	6	6	18	18	2	2
3-6" CAL. (5 POINTS/TREE)	13	65	11	55	4	20
6-12" CAL. (10 POINTS/TREE)	16	160	13	130	4	40
>12" CAL. (15 POINTS/TREE)	15	225	5	75	1	15
SHRUBS & GROUNDCOVERS						
SHRUB AREA (1 POINT/4 SQ. FT.)	0	0	0	0	0	0
GROUNDCOVER (1 POINT/50 SQ. FT.)	0	0	0	0	0	0
MAX TOTAL SHRUBS/GROUNDCOVERS (MAX 25 POINTS ALLOWED)		0		0		0
TOTAL POINTS - EXISTING VEGETATION	456		278		77	

CELL 1 50'X50' TOTAL OF 50 POINTS REQUIRED
CELL 2 50'X50' TOTAL OF 50 POINTS REQUIRED
CELL 3 13'X50' TOTAL OF 13 POINTS REQUIRED



PHOTO 1



PHOTO 2
PHOTOS 1 & 2 TAKEN 1-4-2017

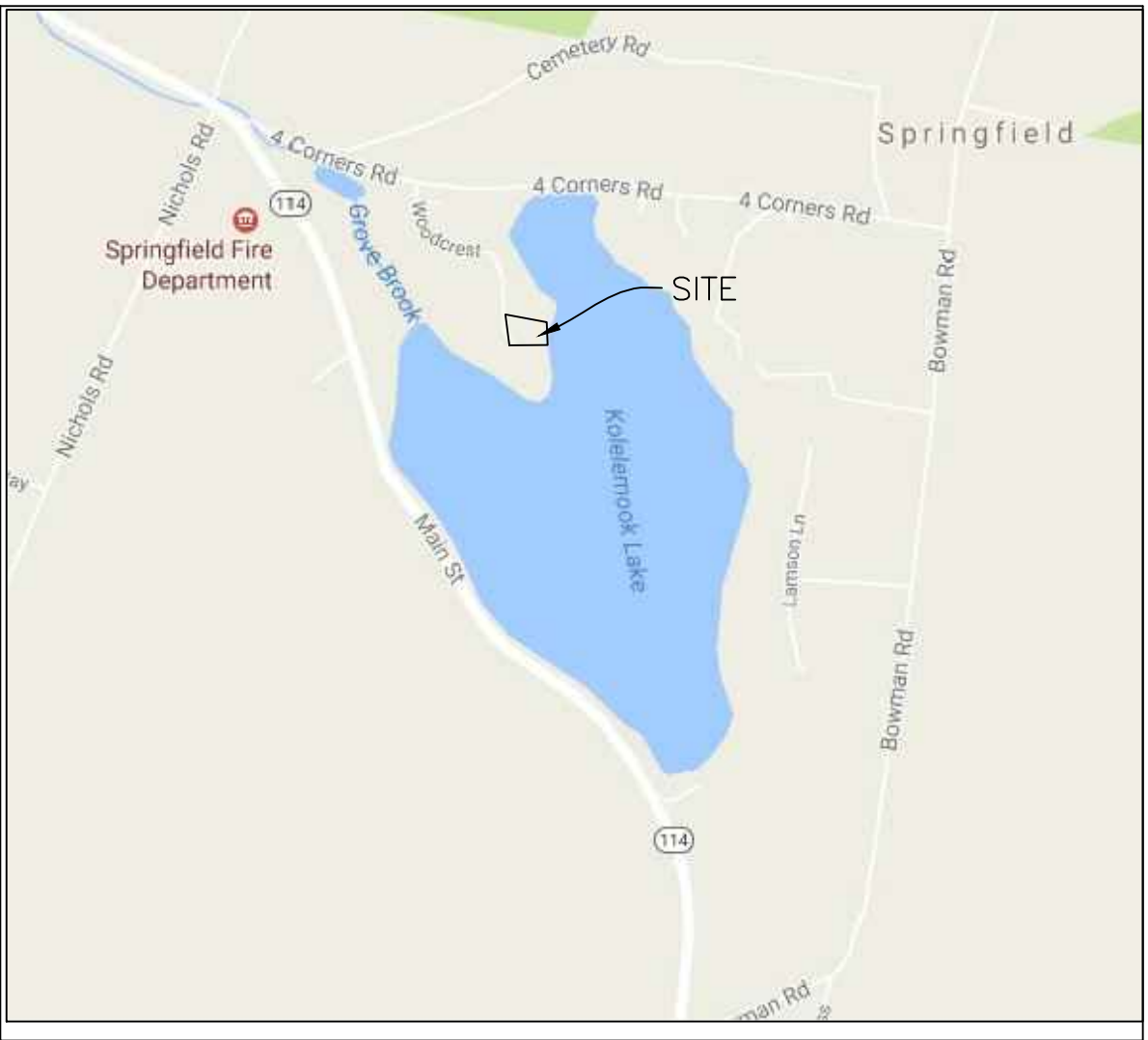
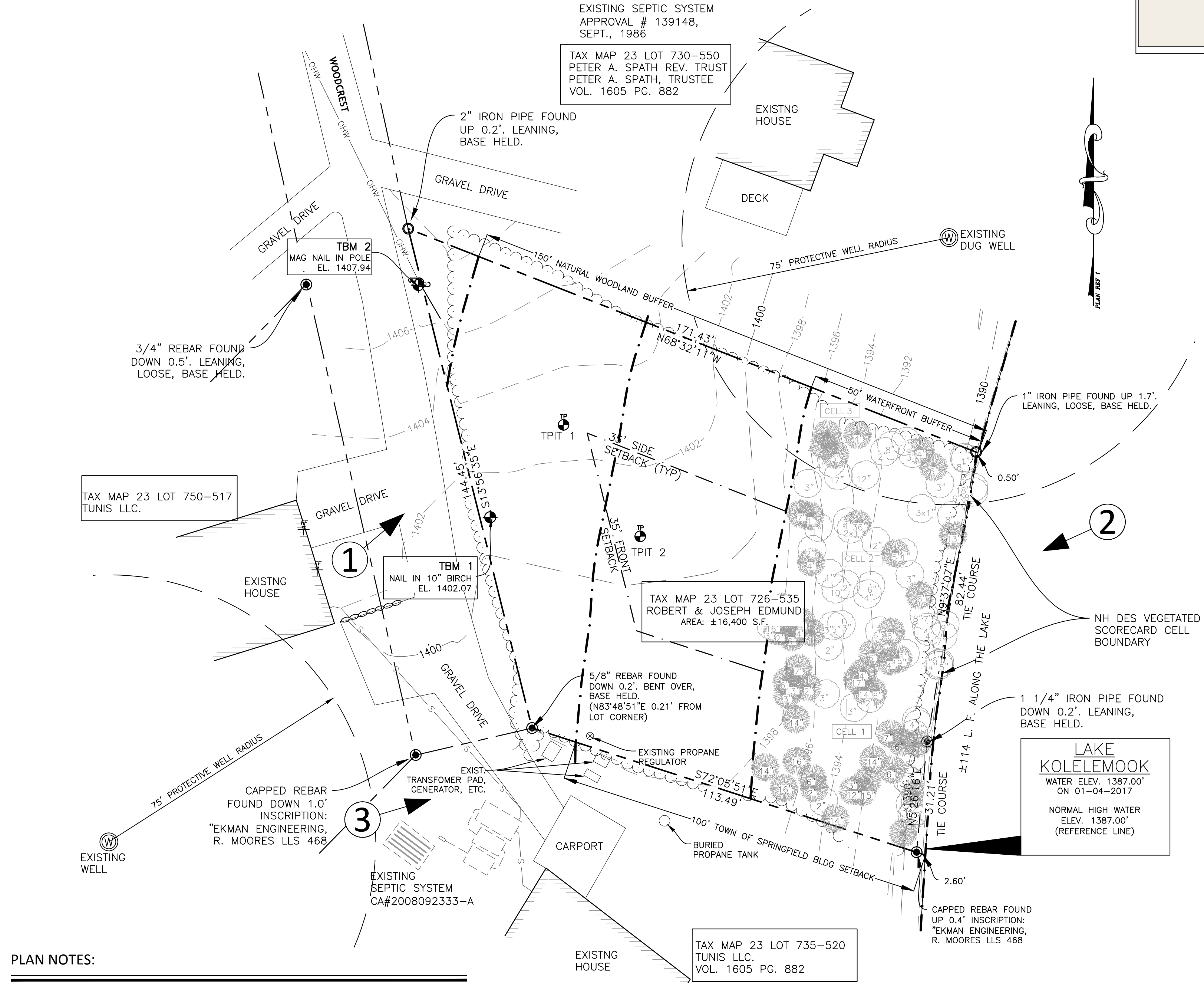


PHOTO 3 TAKEN 1-19-2017

SURVEY NOTES

1. THE INTENT OF THIS PLAN IS TO SHOW EXISTING SITE CONDITIONS OF TAX MAP 23 LOT 726-535.
2. ELEVATIONS SHOWN ARE NGVD 29 DATUM OBTAINED BY GPS OBSERVATION.
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 UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, 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.

UNALTERED AREA CALCULATIONS (SF)	
TOTAL AREA 50'-150'	10,306
EXISTING UNALTERED AREA	10,189
% UNALTERED	99
AREA TO REMAIN UNALTERED (25%)	2,577



LOCATION MAP
NOT TO SCALE

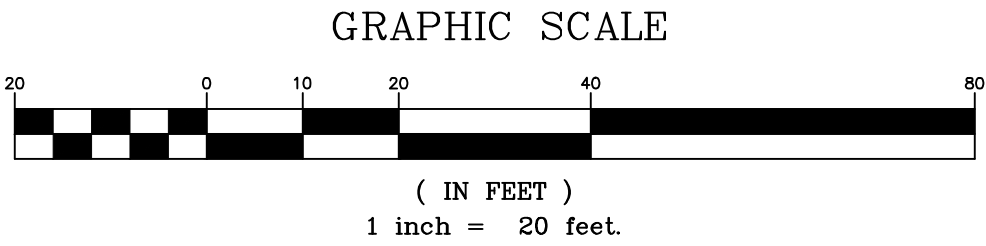
LEGEND

- BOUNDARY LINE
- BOUNDARY TIE LINE
- IRON PIPE
- REBAR FOUND
- UTILITY POLE
- OVERHEAD WIRES
- ↓ GUY WIRE
- ⊙ WELL
- TREE LINE
- STONE RETAINING WALL
- ⊙ TEMPORARY BENCHMARK
- TREES

- NOTES:
- 1) OWNER OF RECORD/APPLICANT:
ROBERT AND JOSEPH EDMUND
3 MAGNOLIA WAY
BALLSTON LAKE, NY 12019

TAX MAP 23 BLOCK 726-535
DEED REF. SCRD BK. 1053 PG. 658
LOT AREA: ±16,459 SF
±0.4' AC

PARCEL IS IN THE RURAL RESIDENTIAL & SHORELAND
CONSERVATION OVERLAY ZONING DISTRICTS
FRONT SETBACK: 35' FROM EDGE OF R/W
SIDE & REAR SETBACKS: 35'
100' SETBACK FROM WATERBODIES
 - 2) ONLY TREES WITHIN 50' SETBACK FROM LAKE
REFERENCE LINE WERE LOCATED. ENTIRE LOT IS
WOODED



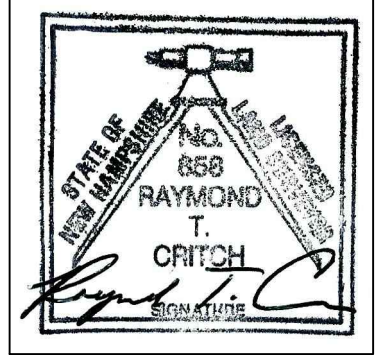
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL
FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF
CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND
(1:10,000)."

RAYMOND T. CRITCH, L.L.S. # 858

DATE

16-0358 EDMUND.DWG

PROPERTY LINE METES & BOUNDS	
1	3-8-17
NO.	DATE
DESIGNED:	REVISION
DRAWN:	APPROVED:
LBB	---



JOSEPH EDMUND
3 MAGNOLIA WAY
BALLSTON LAKE, NY 12019

TAX MAP 23 LOT 726-535
WOODCREST
SPRINGFIELD, NH
BOUNDARY &
EXISTING CONDITIONS
PLAN

SCALE: 1"=20'	PROJECT NO. 16-0358
DATE: 01-09-17	DWG. NO. EX SL