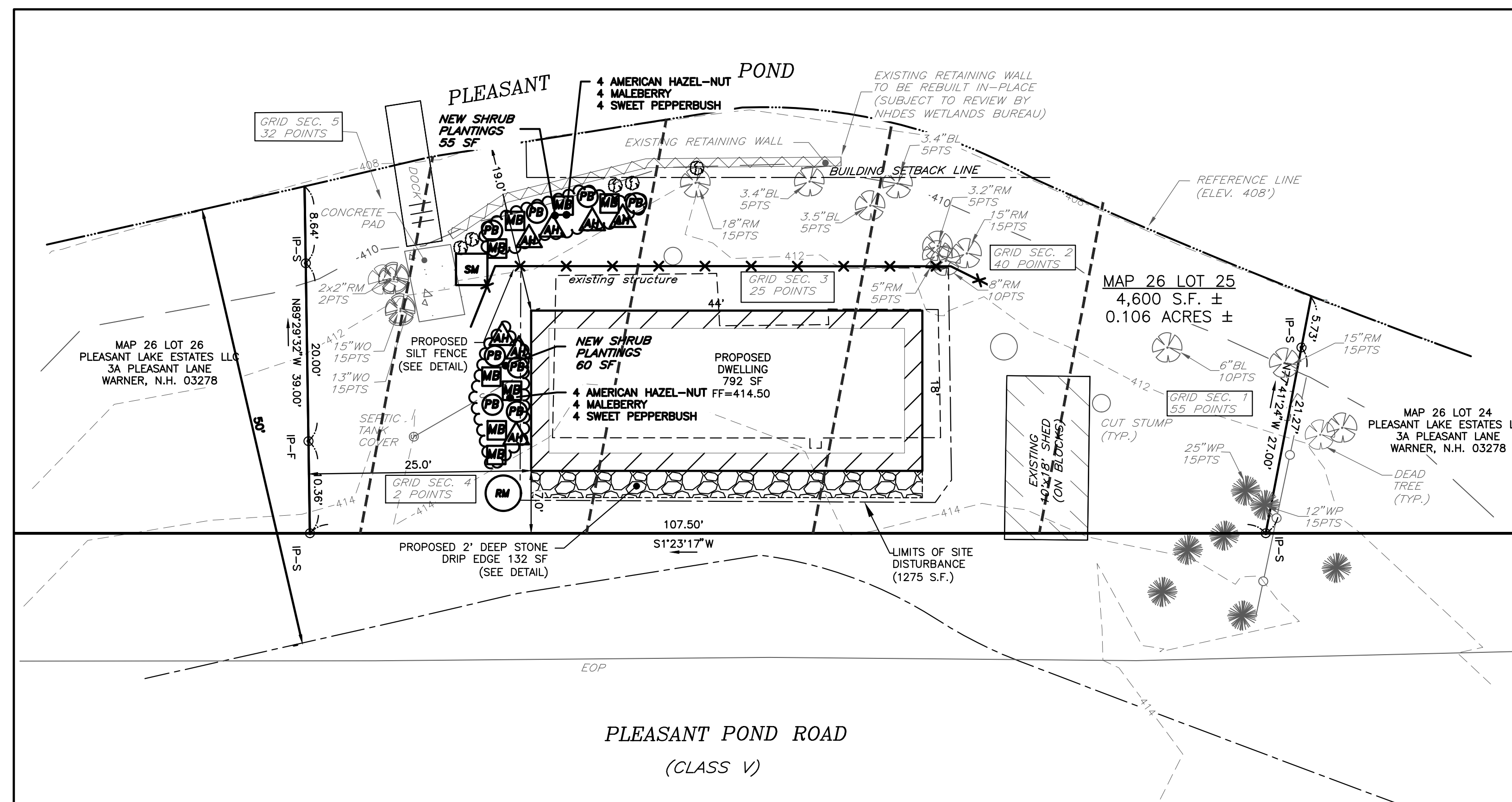
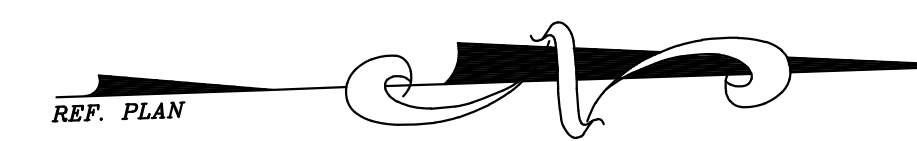


EXISTING CONDITIONS PLAN
SCALE: 1" = 10'



POST-CONSTRUCTION CONDITIONS PLAN
SCALE: 1" = 10'



LEGEND

- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- MON-TBS MONUMENT TO BE SET
- PROPOSED WELL
- ABUTTER LINE
- PROPERTY LINE
- REFERENCE LINE
- WETLAND
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- NRCS SOILS
- BUILDING SETBACK
- FLOOD ZONE LINE
- 50' PRIMARY BUILDING SETBACK LINE
- 150' NATURAL WOODLAND BUFFER
- 250' SHORELAND PROTECTION BUFFER
- EDGE OF PAVEMENT
- PROPOSED 2' CONTOUR
- PROPOSED TREELINE
- X X SILT FENCE

SHORELAND CALCULATIONS

TOTAL AREA OF PARCEL	4,600 SF
TOTAL AREA LOCATED WITHIN 50' WATERFRONT BUFFER	4,600 SF
IMPERVIOUS AREA WITHIN 50' WATERFRONT BUFFER:	
EXISTING SINGLE FAMILY DWELLING AND OUT BUILDINGS	893 SF, 19.4%
TOTAL	893 SF, 19.4%
PROPOSED SINGLE FAMILY DWELLING AND OUT BUILDINGS	
TOTAL	1,006 SF, 21.9% (= 27.5 PTS)
TOTAL AREA OF DISTURBANCE FROM CONSTRUCTION ACTIVITIES WITHIN THE PROTECTED SHORELAND =	1275 S.F.

SHORELAND PROTECTION NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPACT TO THE PROTECTED SHORELAND ALONG PLEASANT POND ASSOCIATED WITH THE REDEVELOPMENT OF TOWN OF WARNER MAP 26 LOT 25.
- THE REDEVELOPMENT OF MAP 26 LOT 25 REQUIRES A SHORELAND PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SILTATION CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF WORK, BE MAINTAINED THROUGHOUT THE PROJECT, REMAIN IN PLACE UNTIL ALL DISTURBED SURFACES ARE STABILIZED, APPROPRIATE TO THE SIZE AND NATURE OF THE PROJECT AND THE PHYSICAL CHARACTERISTICS OF THE SITE (INCLUDING SOIL TYPE, VEGETATIVE COVER AND PROXIMITY TO WETLANDS OR SURFACE WATERS).
- NO PERSON UNDERTAKING ANY ACTIVITY IN THE PROTECTED SHORELAND SHALL CAUSE OR CONTRIBUTE TO, OR ALLOW THE ACTIVITY TO CAUSE OR CONTRIBUTE TO, ANY VIOLATIONS OF THE SURFACE WATER QUALITY STANDARDS ESTABLISHED IN ENV-W5 1700 OR SUCCESSOR RULES IN ENV-W6 1700.
- POINT SCORES OF 25 ARE ACHIEVED IN ALL GRID SECTIONS EXCEPT GRID SECTION #4. ADDITIONAL TREE AND SHRUB PLANTINGS AS WELL AS SEED FOR GROUND COVER IS SPECIFIED FOR PLANTING IN THE TWO DESIGNATED PLANTING AREAS OR 110 S.F. TOTAL PLANTING AREA 110 S.F. (4 S.F./1PT. = 27.5 PTS).
- THE CURRENT GROUND SURFACE IS LOOSE SAND AND SPARSE GROUND VEGETATION. AS PART OF THE REDEVELOPMENT OF THIS PROPERTY, SHRUBS, TREES AND GROUND COVER WILL BE ESTABLISHED ON THE LOT AFTER THE COTTAGE IS REBUILT.
- VEHICLE PARKING IS CURRENTLY ALONG THE SHOULDER OF PLEASANT POND ROAD.
- SITE DISTURBANCE ASSOCIATED WITH THE RECONSTRUCTION OF THE COTTAGE IS 1275 S.F. AS SHOWN ON THIS PLAN. PLANTINGS ARE PROPOSED AS SHOWN NEAR THE NEW BUILDING AND ALONG THE SHORELINE TO REPLACE INVASIVE ORIENTAL BITTERSWEET (SEE PLANTING SCHEDULE).

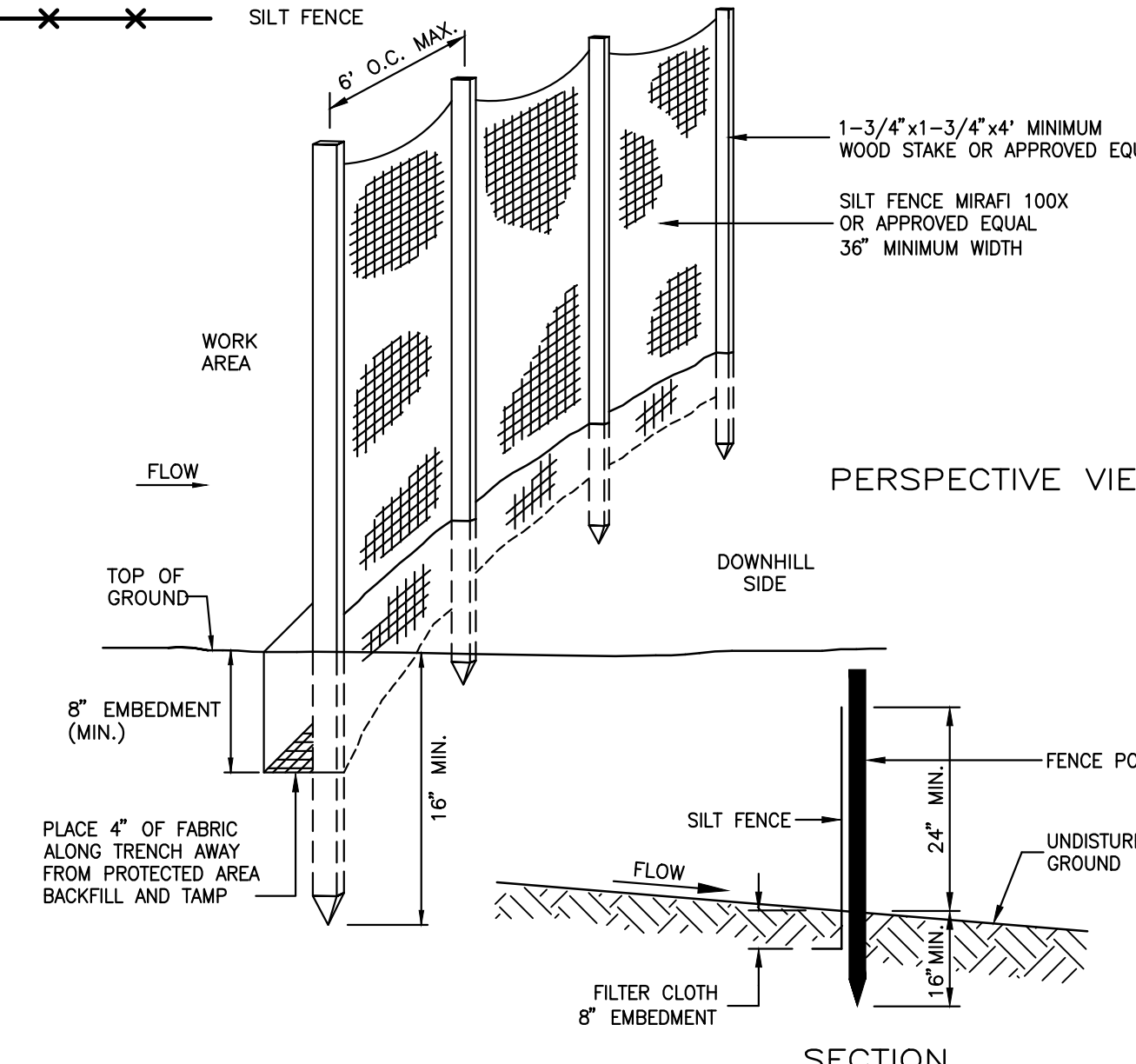
PLANTING SCHEDULE

COMMON NAME/SPECIES	SIZE	LABEL	QUANTITY
Trees*			
Red Maple / <i>Acer rubrum</i>	4'-6'	RM	1
Silver Maple / <i>Acer saccharinum</i>	4'-6'	SM	1
Shrubs**			
Sweet Pepperbush / <i>Clethra alnifolia</i>	3'-4'	pb	8
Maleberry / <i>Lyonia ligustris</i>	3'-4'	mb	8
American Hazelnut / <i>Corvulus americana</i>	3'-4'	ah	8
Groundcover			
NE Conservation/Wildlife Mix	1lb/1800 s.f.		2 pounds

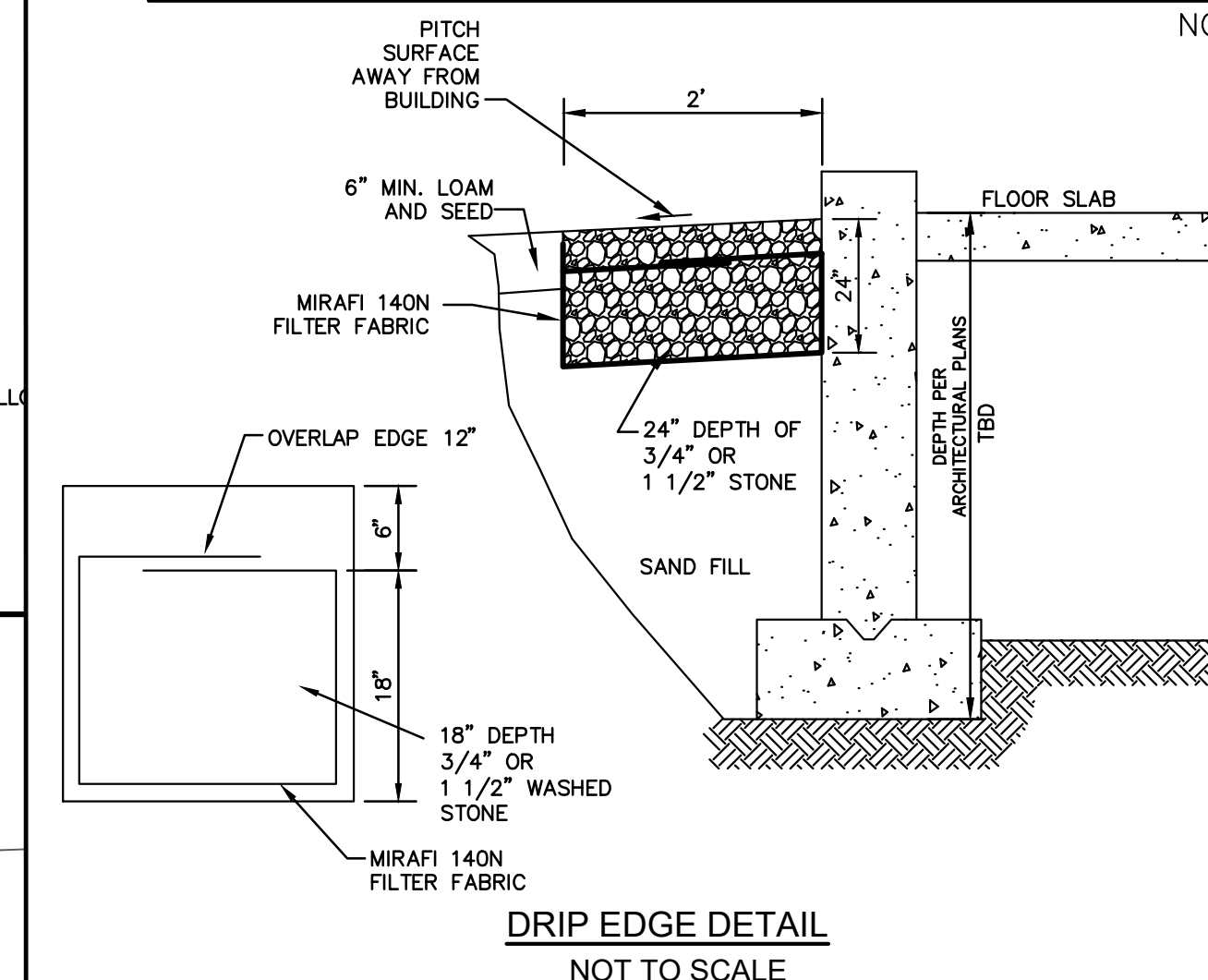
*trees are 4'-6" tall in #2 Nursery Containers
**Shrub are 3'-4" tall in #1 Nursery Containers
Plant stock is available through NE Wetland Plants (info@NEWP.com)

PLANT SYMBOL LEGEND

- TREES
- RM RED MAPLE
 - SM SILVER MAPLE
- SHRUBS
- △ AH AMERICAN HAZELNUT
 - △ MB MALEBERRY
 - △ PB SWEET PEPPERBUSH

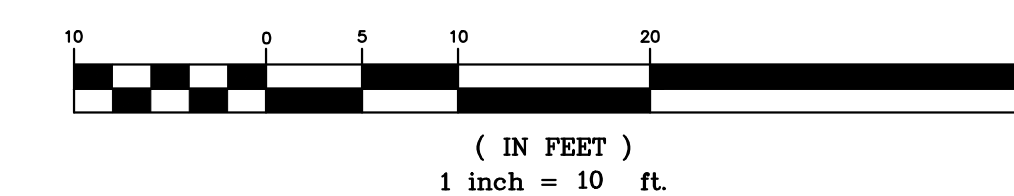


SILT FENCE



DRIP EDGE DETAIL
NOT TO SCALE

GRAPHIC SCALE



RESIDENTIAL SHORELAND PLAN

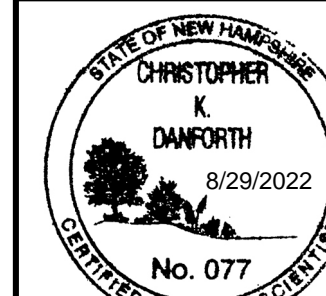
PLEASANT POND ROAD
MAP 26 LOT 25
PLEASANT POND ROAD
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

STEVE SHUMSKY
14 BROOKFIELD ROAD
HUDSON, N.H. 03051
M.C.R.D. BK. 3731 PG. 83

KM KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1.	8/29/2022	Revisions to address NHDES REMI	CKD

DATE: APRIL 20, 2022 SCALE: 1"=10'
PROJECT NO: 21-0614-3 SHEET 1 OF 1