

LOT COVERAGE WITHIN 250' OF SHORELINE

Area Within 250' of Shoreline: 81,300 SF±			
EXISTING Coverage:		PROPOSED Coverage:	
House:	2,323 SF	House:	2,323 SF
Shed:	104 SF	Shed:	104 SF
Wood Walk/Deck:	319 SF	Wood Walk/Deck:	820 SF
Gravel:	4,021 SF	Gravel:	4,021 SF
Total:	6,767 SF (8.32%)	Total:	7,268 SF (8.94%)

Tax Map 215 Lot 22
Matthew and Susan B. Weatherbie
BCRD Bk. 1919 Pg. 8

Squam Lake
- Full Lake Elev = 562.5' -

Notes:

- The intent of this plan is to depict the existing and proposed conditions of that portion of the property subject to the town of Center Harbor ZBA requirements. A complete boundary survey of the property has not been performed by this office in the preparation of this site plan. Property lines as shown are approximate, per Reference Plans as listed hereon, and/or found monuments. The location of the Shoreline of Squam Lake is as mapped/located by this office. See Notes 2 and 4.
- This plan is based on field work last performed on 9 September 2018. Field work performed with an EDM/Theodolite.
- Owner of Record: Slava V. Gaufberg
25 Swan Road
Winchester, MA 01890
Deed Reference - Belknap County Registry of Deeds (BCRD)
Book 2092 Page 705
- Shoreline is based on Squam Lake full lake elevation of 562.50'. Basis of elevation is lake elevation of 561.29' on 9 September 2018 per NH-DES. Boundary by the shoreline is subject to change due to natural causes.
- The use of the property is subject to the requirements of State of New Hampshire RSA 483-B (the "Shoreland Water Quality Protection Act"), as all or part of the property is located within 250 feet (the "Protected Shoreland") of Squam Lake, a public water body, per the NH-DES "Consolidated List of Waterbodies Subject to RSA 483-B".
- Zoning District: (AR) Agricultural Rural
Building Setbacks Per Town of Center Harbor Zoning Ordinance:
Front: 50' from the centerline of the improved traveled way, or 25' plus one half the width of the right of way if said width is greater than 50'.
Side: 15'
Shoreline: 75'

-Water Resources Conservation Overlay District:
Non-designated Wetlands: 50'
Non-designated Brooks/Streams: 75'

Reference Plans:

- A) "Plan of Subdivision for Owner: Coosauke Corporation; Developer: Thomson Company, N.H. Route 25B, Centre Harbor, Belknap County, New Hampshire, Dated 27 Jan. 1978 by Lakes Region Survey Service Inc.. Recorded at BCRD Plan Book 68 Page 63.
- B) "Existing Conditions Plan Tax Map 215, Lot 23, Boundary Survey for Slava V. Gaufberg, Dane Road, (aka NH Route 25B), Center Harbor, New Hampshire, Belknap County"; dated October 6, 2016; by Jeffrey L. Green, LLS.

Legend

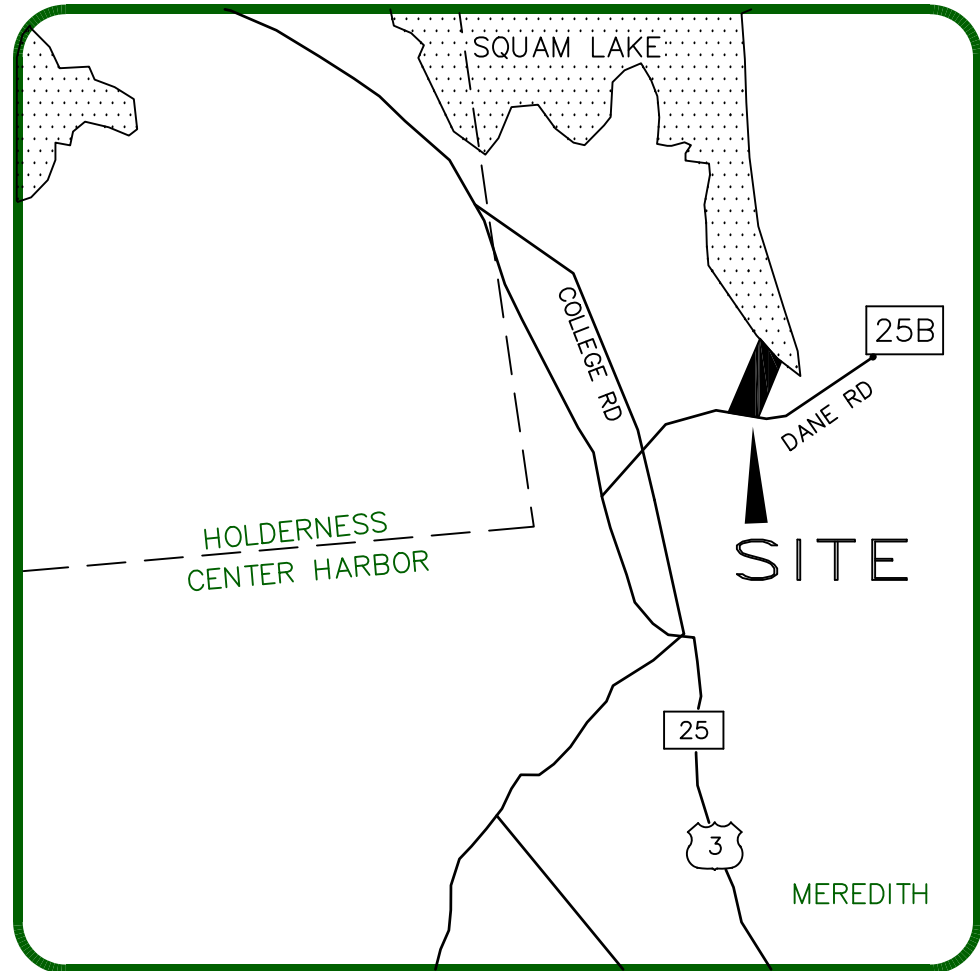
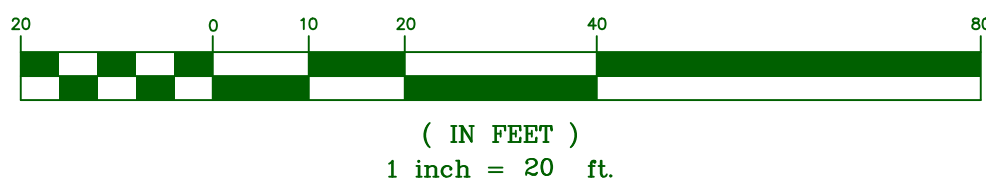
- SHORELINE
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC METER
- OVER HEAD UTILITIES (Electric/Telephone/Cable)
- WELL
- EDGE OF GRAVEL
- BUILDING SETBACK
- 50' WATERFRONT BUFFER PER NH RSA 483-B
- 150' WOODLAND BUFFER PER NH RSA 483-B
- 250' LIMIT OF PROTECTED SHORELAND PER NH RSA 483-B
- TREE LINE
- BUILDING SETBACK (TOWN)
- WETLANDS PROTECTIVE BUFFER SETBACK
- NON-DESIGNATED BROOK SETBACK
- APPROX. EDGE OF WETLAND
- 1 - INDICATES PHOTO LOCATION AND DIRECTION

ABUTTERS ON OPPOSITE SIDE OF DANE ROAD (NH Route 25B)

Tax Map 215 Lot 8
Carol A. Sullivan Revocable Trust

Tax Map 215 Lot 9
Amanda J. King and Clinton C. King

GRAPHIC SCALE



LOCUS
(Not To Scale)

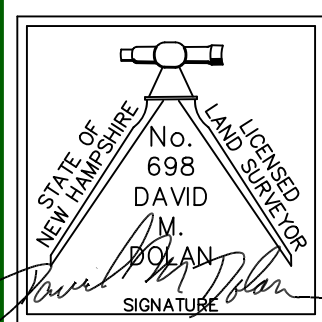
TABLE OF ENCROACHMENTS (Square Feet)

Structure	75' Shoreline Setback
Existing House (Original Structure)	958
Recently Constructed Addition (Excludes Balconies)	42
Proposed Deck	545
TOTAL	1,545

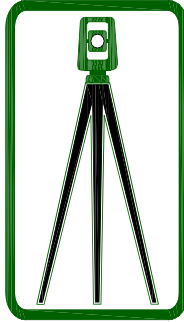
Site Plan - Exhibit for
Application for Variance
Zoning Board of Adjustment
Land of
Slava Gaufberg
Tax Map 215 Lot 23
542 Dane Road
Center Harbor
Belknap County, NH
17 October 2108

REVISIONS

NO.	DATE	DESCRIPTION	BY
PROJECT #18-050	DWG NAME: 18-050 SP_ZBA	DRAWN BY: CDE/DMD	CHECKED BY: DMD



I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION



DAVID M. DOLAN ASSOCIATES, P.C.
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