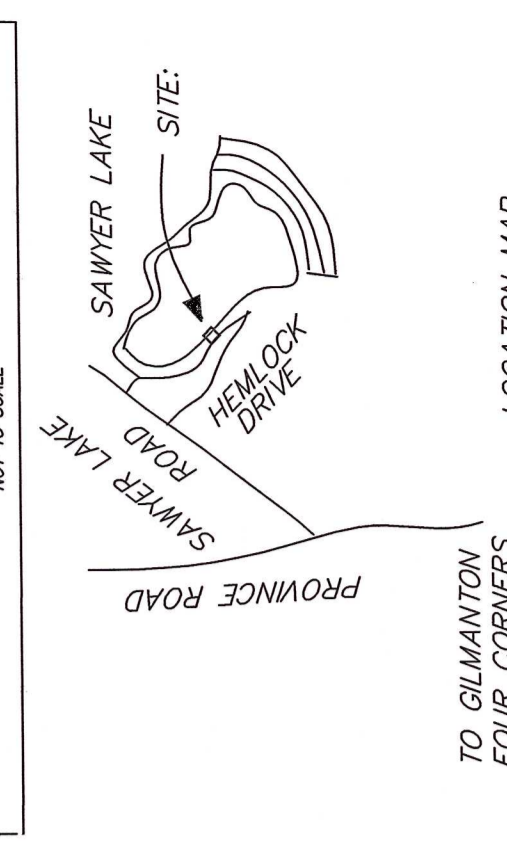
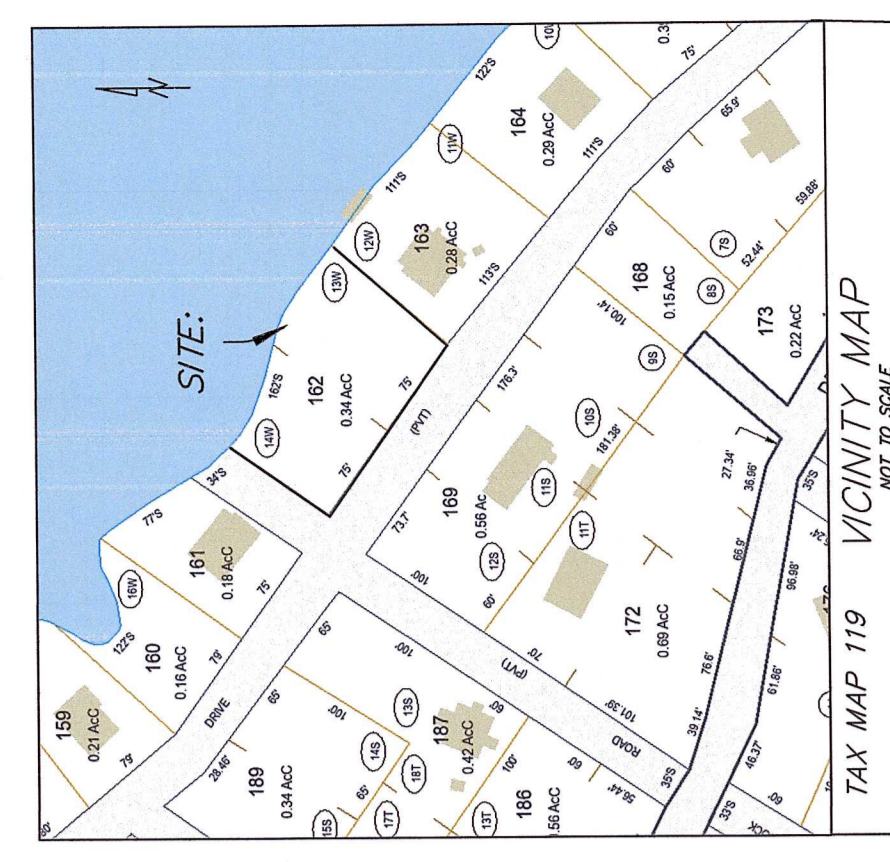
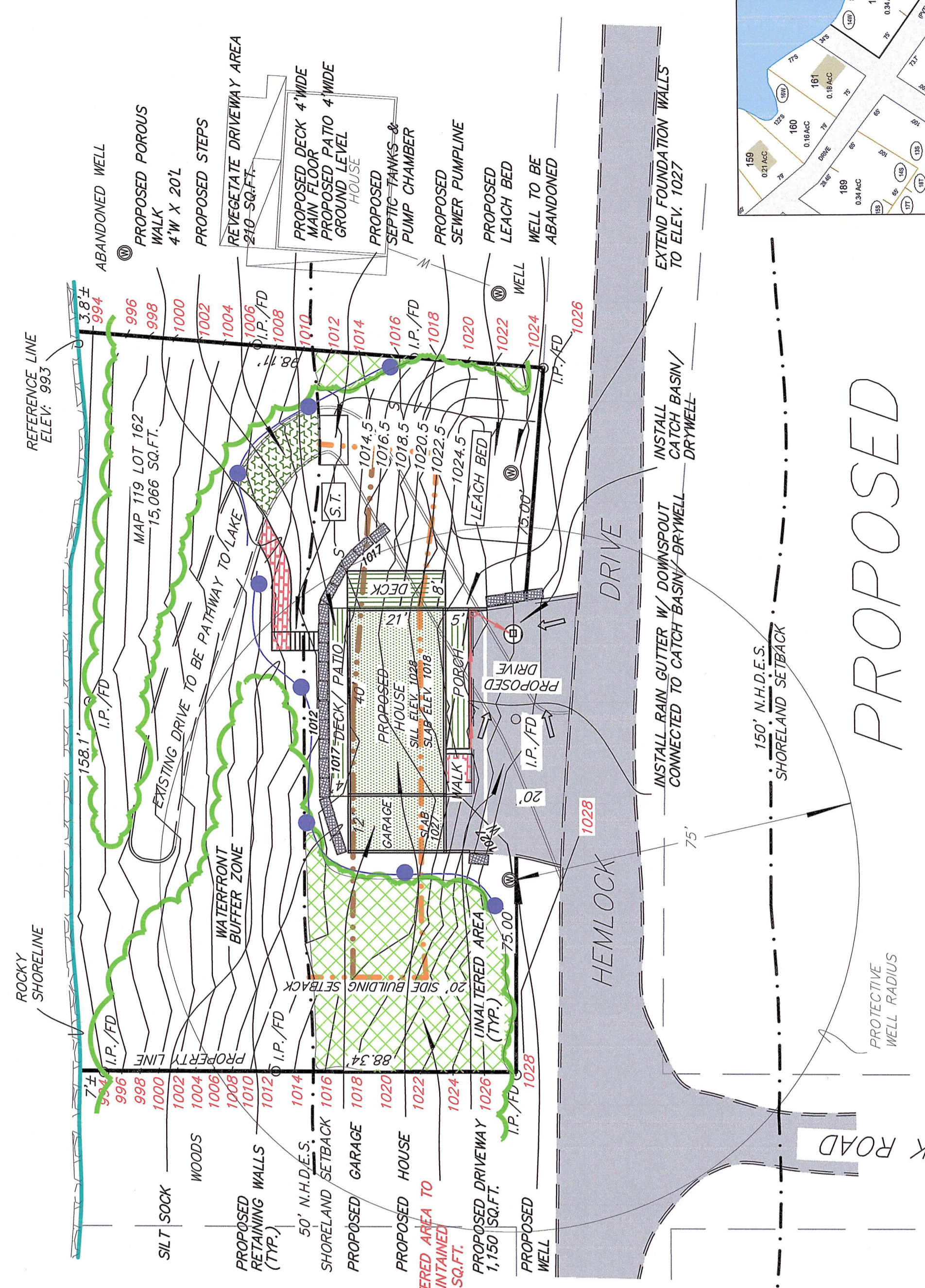


SAWYER LAKE

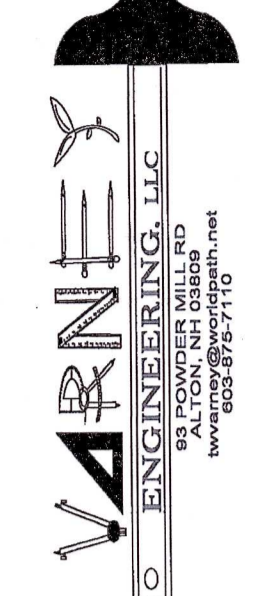
SAWYER LAKE



**ZBA VARIANCE PLAN**  
LAND OF  
**ANDREW & CHERYL SCHKUTA**  
TAX MAP 119 LOT 162  
HEMLOCK DRIVE  
**GILMANTON, N.H.**

**ENGINEER:**  
Thomas W. Varney, P.E.  
83 Powder Mill Road  
Alton, N.H. 03809  
875-7110

**OWNER:**  
Andrew & Cheryl Schkuta  
26 Paulson Drive  
Burlington, Mo. 01803  
781 290-9448



**APPROVED**  
GILMANTON ZONING BOARD OF ADJUSTMENT  
CHAIRMAN \_\_\_\_\_  
DATE \_\_\_\_\_

See sheet 2 for details.

**SCALE 1" = 20'**  
0 20 40 60 FEET

**NOTES:**

Be Innap County Registry of Deeds Book 3126 Page 862  
Boundary Plan: "Land of Andrew & Cheryl Schkuta, Land located at Hemlock Drive, Gilmanton, N.H., October, 2020" by Bryan L. Bailey Associates, Inc., Gilmanton, N.H. 03249.

Plan is to build a house on a vacant lot.

Septic system and well are to be installed. Existing well to be abandoned.

Retaining walls, parking area and walk are to be constructed.

A catch basin/drywell is to be installed in the driveway.

Remaining area of existing drive to the lake is to be used as pathway to the lake.

Unused area of existing driveway to the lake is to be revegetated.

Rain gutter is to be installed on roadside of house and connected to catch basin/drywell.

A porous patio is to be installed on lakeside of house to receive roof runoff and infiltrate it into the ground.

Construction practice to be in conformance with standards and specifications contained in "N.H. STORMWATER MANUAL, VOLUME 3, UNDERSTANDING AND SEDIMENT CONTROLS DURING CONSTRUCTION (DECEMBER, 2008)

All construction activity is limited to the temporary impact areas for the house, new well, septic system, porous patio, driveway reconfiguration, catch basin/drywell and walks.

Silt sock to be placed prior to construction.

Lot size coverage is 15.0% post construction.

All disturbed areas are to be stabilized with seed and mulch as work is completed or within 3 days.

The unaltered area between the 50' and 150' setback lines are not to be disturbed to maintain the natural woodland buffer.

No construction or disturbance is allowed in the unaltered area.

Natural ground surface (pine needles, duff, lawn) is to be stabilized.

Soil type reference: 559C Kerry sandy loam

All construction is to meet N.H.D.E.S. Shoreland Protection Act rules.

Hemlock Drive is a class 5 road.

A N.H.D.E.S. septic approval is pending.

A N.H.D.E.S. shoreland approval is pending.

**LEGEND:**

- TREE LINE
- CONTOUR LINE
- BUILDING SETBACK LINE
- I. P. /FD.
- SILT SOCK
- UNALTERED AREA
- RETAINING WALLS
- DRIP EDGE
- CATCH BASIN /DRYWELL & RUNOFF FLOW ARROW
- POROUS PATIO & WALK
- PROPOSED GRADE
- RAIN GUTTER
- REVEGETATE AREA

**ZONE: RESIDENTIAL LAKE**  
**MINIMUM LOT SIZE: 1 ACRE**  
**MAXIMUM BUILDING HEIGHT: 35'**  
**MINIMUM FRONTAGE: 125'**  
**WETLAND SETBACK: 50'**

**BUILDING SETBACKS:**  
GILMANTON LAKE: 75'  
SIDE FRONT: 20'  
N.H.D.E.S. LAKE: 35' (ROADSIDE)  
50'

**PROPOSED BUILDING SETBACKS:**  
GILMANTON LAKE: 59'  
FRONT: 10' (ROADSIDE)

**LOT SIZE: 15,066 SQ.FT.**  
**SLOPE: 15-28%**  
**EXISTING LOT SIZE COVERAGE: 10.8%**  
**PROPOSED LOT SIZE COVERAGE: 15.0%**

**FRONTAGE:**  
Average frontage calculation:  
Straight line measurement: 157.9'  
Natural shoreline: 158.3'  
Average: 158.1'