



**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

6 July, 2016

Andrew Corrow, Chair  
Town of Durham Planning Board  
8 Newmarket Road  
Durham, New Hampshire 03824

**Re: Conditional Use Permit Application  
Tax Map 20, 16-2  
269 Durham Point Road  
Durham, New Hampshire**

Dear Andrew:

This letter transmits a Town of Durham Conditional Use Permit Application request for construction of a docking structure that consists of a 4' x 4' wooden landing, a 4' x 10' fixed permanent wood pier, a 3' x 30' aluminum gangplank, and a 8' x 16' float located by mushroom moorings (overall structure length 52') providing one undersized slip on 102.9' feet of frontage along Little Bay.

The construction sequence for the proposed structure is as follows:

- Mobilization of a crane barge, push boat, work skiff, materials and prefabricated components such as the gangway and float to the site via Little Bay.
- Mobilization of equipment trucks to the site.
- The barge will be positioned alongside the proposed location of the new dock and waterward of any emergent vegetation to minimize impacts
- Installation of the sub structure will be performed from a crane barge or skiff to reduce the amount of foot traffic in the intertidal area.
- All work will be performed at low tide to minimize sedimentation.
- Pilings will be mechanically driven by a crane eliminating any excavation for installation of the pilings. Piling are driven to refusal.
- Pilings are cut and beam caps are installed and the super structure of the pier is built. Materials are lifted from the barge and set into position by the crane.
- Once the pier is complete, the gangway and float are brought into position and installed.

The criterion for consideration of a Conditional Use Permit under Section 175-23 of the Town of Durham Zoning Ordinance is outlined below:

1. Site suitability: The site is suitable for the proposed use. This includes:

- a. Adequate vehicular and pedestrian access for the intended use.

***The proposed docking structure will be located on private property and will be used for recreational boating access. Vehicle access is not applicable, however homeowner access will be provided via a footpath to the docking structure.***

- b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.

***The proposed docking structure will be located on private property and availability of public services are not applicable to the intended use.***

- c. The absence of environmental constraints (floodplain, steep slope, etc).

***The only environmental constraint that exists is the presence of tidal wetlands, however; the proposed docking structure is designed to be the least impacting alternative and the construction sequence as outlined above will minimize or eliminate any potential environmental impacts.***

- d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity and similar utilities.

***The proposed docking structure will not require any utilities.***

2. External impacts:

***The proposed use will not have any impacts greater than the impacts of adjacent existing uses as the abutting parcels and other nearby parcels have similar docking structures. The proposed use will not increase traffic, noise, odors, vibrations, dust fumes exterior lighting and glare. The docking structure is sized according to the property that it will be serving, very similar to docking structures on abutting properties.***

3. Character of the site development:

***The proposed docking structure will be located approximately 61.9 feet and 22.6 feet from shared property boundaries and will be similar in size, structure, and location to docks on abutting properties. The design and specific location of the dock will be in character with docking structures located on nearby properties.***

4. Character of the buildings and structures:

***The design and specific location of the dock will be in character with docking structures located on nearby properties.***

5. Preservation of natural, cultural, historic, and scenic resources:

***The proposed docking structure will not degrade any natural, cultural, historic and scenic resources on the site or on abutting properties. The proposed docking structure is designed to be the least impacting alternative to wetlands and other areas under jurisdiction, and the construction sequence as outlined above will minimize or eliminate any potential degradation of the adjacent wetland resource.***

6. Impact on property values:

***The proposed use will not cause or contribute to a significant decline in property values of adjacent properties as the abutting properties and other nearby properties currently have existing docking structures.***

7. Availability of Public Services & Facilities:

***The proposed docking structure will be located on private property and availability and/or demand on municipal services are not applicable to the intended use.***

8. Fiscal Impacts:

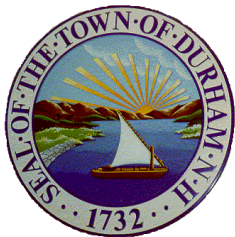
***The proposed use will not have a negative fiscal impact on the Town of Durham.***

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker, CWS  
NH Certified Wetland Scientist/Permitting Specialist  
Ambit Engineering, Inc.



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
PHONE: 603/868-8064  
www.ci.durham.nh.us

### APPLICATION FOR CONDITIONAL USE PERMIT

*This form and all required information per Durham's Zoning Ordinance (Article VII, Section 175-23(C) attached) must be filed at least 20 days before the meeting of the Planning Board with the Planning Staff in person or by mail.*

**Property Location:**

Street Address 269 Durham Point Road, Durham, NH 03824  
Tax Map # 20 Lot # 16-2 Zone RC (Residence C)

**Owner(s):**

Name Robert P. & Brenda C. Ryan  
Mailing Address 14 Courthouse Road  
Amherst, NH 03031  
Daytime Phone 603-943-6051 Fax \_\_\_\_\_

If another person or firm will represent this application to the Town, please complete the following (letter of authorization should be included):

Name Steven D. Riker, CWS Ambit Engineering, Inc.  
Mailing Address 200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
Daytime Phone 603-430-9282 Fax 603-436-2315

**Abutters:**

Attach a separate sheet listing by Map & Lot number, each owner's name, and mailing address of all abutters within **300 feet** of the property. The list of abutters must include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d).

**Name & Address of Licensed Professionals (as applicable):**

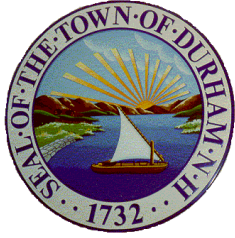
Engineer John Chagnon, PE Ambit Engineering, Inc.  
Land Surveyor John Chagnon, LLS Ambit Engineering, Inc.  
Architect \_\_\_\_\_  
Soil Scientist Steven D. Riker, Certified Wetland Scientist, Ambit Engineering, Inc.

**Proposed Use:** Docking Structure (semi-permanent)

**Please prepare and attach a written description of the proposal.**  
**Length should not exceed three pages.**

I certify that all information provided is, to the best of my knowledge true:

**Owner's Signature:** [Signature] **Date** 7/6/16



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

## CONDITIONAL USE PERMIT APPLICATION CHECKLIST

Date: 7/6/16

Name of Applicant: Robert P. & Brenda C. Ryan

Location of Property: 269 Durham Point Road, Durham, NH 03824

Tax Map and Lot Number: Tax Map 20, Lot 16-2

Name of Plan: NH DES Dock Permit Plan

- ☒ a Conditional Use Permit application
- ☒ a letter of intent detailing the proposal
- ☒ a letter of authorization (if applicable)
- ☒ all applicable fees
- ☒ a list of the names and addresses of all the abutters within 300' feet of the subject property, as shown in town records not more than five (5) days before the day of filing; and a listing of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property
- ☒ Copies of the current deed, purchase and sale agreement, and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property.
- ☒ five copies, 24" x 36" and ten additional copies at 11" x 17" of the plat.

The Plan shall show (only if applicant is not submitting a Site Plan Review or Subdivision Application):

- ☒ Title Block with title, owner's name and address, date, scale and name, address and seal of the preparer of the plan
- ☒ names of owners of abutting properties
- ☒ North Arrow and bar scale
- ☒ locus plan sat a minimum scale of one (1) inch equals one thousand (1,000) feet showing required information
- ☒ Surveyed property lines of the parcel showing their bearings;
- ☒ Location and layout of existing and proposed structures and buildings;

- X   Existing and proposed contours at two (2) foot intervals for the entire site. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid;
  - X   Area of entire parcel in acres and square feet;
  - X   Zoning and special district boundaries;
  - X   Deed reference and tax map number;
  - N/A  Location width, curbing and paving of access ways, egress ways and streets within the site;
  - N/A  Location and layout of all on-site parking and loading facilities;
  - X   Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems;
  - N/A  Type and location of solid waste disposal facilities;
  - N/A  Location, elevation and layout of catch basin and other surface drainage features;
  - X   Location of all physical/natural features including: water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stone walls;
  - X   Dimensions and area of all property to be dedicated for public use of common ownership;
  - N/A  Location of 100 year flood hazard boundaries;
  - X   Date and permit numbers of all required state and federal permits.
  - X   Location of all buildings, wells and leach fields within one hundred and fifty (150) feet of the parcel;
  - X   Dimensions, area and minimum setback requirements on all existing and proposed lots;
  - N/A  Proposed landscaping plan including size and type of plant material;
  - N/A  Pedestrian walks providing circulation through the site;
  - N/A  Location and size of proposed and existing signs, walls and fences;
  - N/A  Location and type of lighting for outdoor activities; and
  - X   Location, widths and purposes of any easements or rights-of-way.
  - N/A  Total on-site square footage of impervious surfaces.
- X   Letter to Planning Board detailing how application meets the criteria for approval set out in Section 175-23(C)
- X   Applicant has met with neighbors to discuss project and concerns.

**Written waivers from these requirements may be requested with specific justification to the requirements of Section 12.02 of the Site Plan Review Regulations for the Town of Durham.**

**The applicant is reminded that they need to place a sign on the property measuring 2'x3' at least ten (10) calendar days prior to the time of the public hearing by the Planning Board. The sign shall remain on the property until the conclusion of the public hearing. The sign shall be visible from the most heavily traveled street right-of-way adjacent to the property. The sign shall state the date of the public hearing, the time, the location and the action to be considered.**



17 May, 2016

**To Whom It May Concern**

**RE: New Hampshire DES Wetlands Board Application for proposed docking structure within the previously developed 100' Tidal Buffer Zone and jurisdictional wetlands for Robert Ryan, 269 Durham Point Rad, Durham, NH.**

This letter is to inform the New Hampshire DES and the City/Town of Durham in accordance with State Law that the following entities:

Riverside & Pickering Marine Contractors, Inc.  
Ambit Engineering, Inc.

Is individually authorized to represent us as our agents in the approval process.  
Please feel free to call me if there is any question regarding this authorization.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Ryan', is placed above the printed name and address.

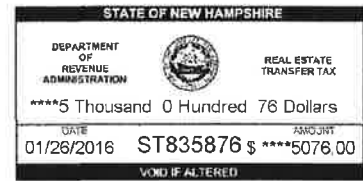
Robert Ryan  
269 Durham Point Rd  
Durham, NH 03824

**ABUTTER'S LIST****JN 2552.02****Robert P. & Brenda C. Ryan****269 Durham Point Road****Durham, NH**

<b>MAP</b>	<b>LOT</b>	<b>NAME(S)</b>	<b>PO BOX</b>	<b>STREET ADDRESS</b>	<b>CITY/STATE/ZIP</b>
20	16-1	Chase Family Security Trust Edward E. Chase Trustee		7 Holly Lane	Cohasset, MA 02025
20	16-3	Kleinmann Joint Revocable Trust Ralph A. & Elisabeth G. Kleinmann		267 Durham Point Road	Durham, NH 03824
20	16-6	Chase/Snow/Tregay/Kleinmann/ Crocetti/Ryan C/O Susan Chase		100 Pond Street, #28	Cohasset, MA 02025
20	14-6	Stephen E. Chaletzky		273 Durham Point Road	Durham, NH 03824
20	14-4	Jane K. McDonough Rev. Trust		31 Bantry Road	Simsbury, CT 06070
Engineer		<b>Ambit Engineering, Inc.</b> Civil Engineers & Land Surveyors		200 Griffin Road, Unit 3	Portsmouth, NH 03801
Applicant/Owner					
20	16-2	Robert P. & Brenda C. Ryan		14 Courthouse Road	Amherst, NH 03031



Return to:  
Robert P. Ryan and Brenda C. Ryan  
14 Courthouse Rd  
Amherst, NH 03031



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Ralph A. Kleinmann and Elisabeth G. Kleinmann, Trustees of The Ralph A. Kleinmann and Elisabeth G. Kleinmann Joint Revocable Trust, and being husband and wife, of 267 Durham Point Road, Durham, NH 03824, for consideration paid grant(s) to Robert P. Ryan and Brenda C. Ryan, husband and wife, of 14 Courthouse Road, Amherst, NH 03031, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot of land, with any improvements thereon, situate on Little Bay in the Town of Durham, County of Strafford and State of New Hampshire, being Tax Map 20-16-2 on a plan entitled, "Plan of Land Prepared for Malcolm J. Chase Rev. Trust, 271 Durham Point Road, Tax Map 20, Lot 16-1; Ralph A. and Elisabeth G. Kleinmann, 269 Durham Point Road, Tax Map 20, Lot 16-2; Robert E. Herriott, 267 Durham Point Road, Tax Map 20, Lot 16-3; Natalie Webb, 265 Durham Point Road, Tax Map 20, Lot 16-4; Brenda C. Jackson Rev. Trust, 263 Durham Point Road, Tax Map 20, Lot 16-5, Off Durham Point Road - At Little Bay, Durham, New Hampshire, County of Strafford", prepared by K E M Land Survey, Inc., dated December 13, 2005, and recorded in the Strafford County Registry of Deeds on August 9, 2006 as Plan No. 87-25. Said Lot 2 being more particularly bounded and described as follows:

Beginning at an iron rod found at the northerly corner of the within described lot and the westerly corner of Tax Map 20-16-3, as shown on said plan; thence running S 60° 56' 30" W a distance of 100.00 feet, along Tax Map 20-16-6, as shown on said plan, to an iron rod found; thence turning and running S 28° 58' 30" E a distance of 314.80 feet along Tax Map 20-16-1, as shown on said plan, to an iron pin found; thence continuing S 28° 58' 30" E a distance of 20 feet, more or less, along said Tax Map 20-16-1 to the approximate high water line of said Little Bay; thence turning and running in a northeasterly direction along the approximate high water line of said Little Bay to a point at the approximate high water line of said Little Bay, said point being the southeasterly corner of the within described lot; thence turning and running N 29° 03' 42" W a distance of 24 feet along the southwesterly side of Tax Map 20-16-3, as shown on said plan, to an iron rod found; thence continuing N 29° 03' 42" W a distance of 294.69 feet, still along the southwesterly side of Tax Map 20-16-3 to an iron rod found at the point of beginning.

Said Lot #2 containing 0.70 ac., more or less, according to said plan.

Subject to rights, interests, easements and other matters shown or noted on plan entitled, "Plan of Land Prepared for Malcolm J. Chase Rev. Trust, Ralph A. and Elisabeth G. Kleinmann, Robert E. Herriott, Natalie Webb, Brenda C. Jackson Rev. Trust, Off Durham Point Road - At Little Bay, Durham, New Hampshire, County of Strafford", prepared by K E M Land Survey, Inc., dated December 13, 2005, and recorded in the Strafford County Registry of Deeds on August 9, 2006 as Plan No. 87-25.

Subject to rights, interests, easements and other matters shown or noted on the Plan #20, Folder #3, Pocket #4 as recorded in the Strafford County Registry of Deeds.

Together with a one-fifth (1/5) interest in two (2) certain parcels of land, with any improvements thereon, situate in Durham, Strafford County, New Hampshire, as conveyed and more particularly described in the Warranty Deed, Covenants and Agreements of The Bay Corporation, et als., recorded in the Strafford County Registry of Deeds at Book 0877, Page 0275, as affected by Amended Warranty Deed recorded in said Registry at Book 1573, Page 0660, together with and subject to the rights easements, covenants, agreements and restrictions set forth therein, said parcels being more particularly described as follows:

Parcel 1: A certain lot or tract of land with any improvements thereon, situate at Durham Point in the Town of Durham, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at the northwesterly corner of Lot #1, thence by the following courses and distances: N 41°40' W, 110 feet; N 51° 30' W, 246 feet; N 31° 30' W, 136 feet; N 55° 55' W, 110 feet; S 89° 05' W, 142 feet; N 79° 15' W, 60 feet; N 67° 20' W, 367 feet; N 59° 50' W, 116 feet; N 70° 50' W, 38 feet; S 80° 55' W, 113 feet; N 26° 05' E, by Durham Point Road, 265 feet; S 76° 47' E, 382 feet to a 24" elm, and continuing 390 feet to an iron pin; N 21° 55' E, 106 feet to an iron pin; S 81° 15' E, 135 feet; S 67° 50' E, 465 feet by a brook; S 51° 15' E, 190 feet; S 38° 15' E, 70 feet, more or less, to the northernmost corner of Lot #5; thence by Lot #5 188 feet to an iron pin; southeasterly 235.4 feet to an iron pin; southeasterly 68 feet to an iron pin; southeasterly 9 feet to high water mark of Little Bay; southeasterly by high water mark to the northeasterly corner of Lot #4; thence by Lot #4 northwesterly 8 feet to an iron pin; northwesterly 37 feet to an iron pin; northwesterly 61 feet to an iron pin; northwesterly 217.5 feet to an iron pin; southwesterly 125 feet to an iron pin; southeasterly 190 feet to an iron pin; southeasterly 167 feet to an iron pin; northeasterly a distance of 10.9 feet to an iron pin; and northeasterly 10 feet to high water mark of said Little Bay; thence southeasterly and westerly around a point to the southeasterly corner of Lot #3; thence by Lot #3 northwesterly 25 feet to an iron pin; northeasterly 55.8 feet to an iron pin; northwesterly 170.4 feet to an iron pin; northwesterly a distance of 192.3 feet to an iron pin; southwesterly 100 feet to an iron pin; thence by Lot #2 100 feet to an iron pin; thence by Lot #1 116 feet to an iron pin and the point of beginning.

Containing 15 acres, be the same more or less.

Parcel 2: A triangular tract of land off the easterly side of Durham Point Road in the Town of Durham, County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the northerly sideline of land of The Bay Corporation at a point 778.5 feet easterly from the Durham Point Road, and running N 76° 47' W 125 feet by said Bay Corporation land; thence running N 80° 14' E 145.2 feet by a strip of land conveyed to the Town of Durham by Joseph E. and Marjorie P. Sukeforth; thence running S 21° 55' W 57.3 feet by said Bay Corporation land to the point of beginning.

SUBJECT TO the covenants, agreements and restrictions as described in the Warranty Deed, Covenants and Agreements from The Bay Corporation to Malcolm J. Chase, Charlotte E. Chase, Robert H. Whitaker, Elizabeth N. Whitaker, Jeremiah A. Chase, Jane W. Chase, Reuel W. Webb, Natalie S. Webb, Paul S. Otis and Ethel S. Otis dated May 29, 1970 and recorded in the Strafford County Registry of Deeds at Book 0877, Page 0275, as affected by the Amended Warranty Deed from The Bay Corporation to Malcolm J. Chase, Charlotte E. Chase, Robert H. Whitaker, Elizabeth N. Whitaker, Jeremiah A. Chase, Jane W. Chase, Reuel W. Webb, Natalie S. Webb and Ethel S. Otis dated May 22, 1991 and recorded in the Strafford County Registry of Deeds at Book 1573, Page 0660. Said restrictions include a Right of First Refusal.

SUBJECT TO easements shown on plan titled "Plan of Leach Field Easements for The Bay Corporation, Tax Map 20, Lots 16-1 thru 16-6, Off Durham Point Road -At Little Bay, Durham, New Hampshire, County of Strafford", dated February 2003, last revised on October 12, 2005, prepared by KEM Land Survey, Inc. and recorded in the Strafford County Registry of Deeds on October 17, 2005 as Plan No. 82-38 (the "Leach Field Plan").

TOGETHER WITH a perpetual easement on property situate in Durham, Strafford County, New Hampshire, for the purpose of constructing and maintaining a sewage disposal system on the common property of The Bay Corporation as shown on plan entitled, "Plan of Leach Field Easements for The Bay Corporation, Tax Map 20, Lots 16-1 thru 16-6, off Durham Point Road at Little Bay, Durham, New Hampshire, County of Strafford", dated February 2003 recorded at Strafford County Registry of Deeds as Plan #68-73, recorded March 13, 2003. See also Revised Plan dated: February 12, 2004, recorded at said Registry as Plan #74-61 on February 19, 2004. Said easement area being shown on said plan as "Easement Detail 2, Parcel 20-16-2", and being bounded and more particularly described as follows:

Beginning at an iron rod set at the Southwest corner of Lot 20-16-2; thence running N 87° 00' 00" W a distance of 67.59 feet to an iron rod; thence turning & running N 40° 25' 30" W a distance of 49.77 feet to a point; thence continuing N 40° 25' 30" W a distance of 188.96 feet to an iron rod; thence turning & running N 53° 36' 05" W a distance of 325.81 feet to an iron rod; thence turning & running N 36° 23' 55" E a distance of 30.96 feet to an iron rod; thence turning & running N 75° 21' 06" E a distance of 49.38 feet to an iron rod; thence turning & running N 32° 00' 00" W a distance of 41.08 feet to an iron rod; thence turning & running N 58° 00' 00" E a distance of 120.00 feet to an iron rod; thence turning & running S 32° 00' 00" E a distance of 120.00 feet to said iron rod; thence turning & running S 58° 00' 00" W a distance of 120.00 feet to an iron rod; thence turning & running;

N 32° 00' 00" W a distance of 57.96 feet to an iron rod; thence continuing  
 S 75° 21' 06" W a distance of 48.56 feet to an iron rod; thence continuing  
 S 36° 23' 55" W a distance of 3.89 feet to an iron rod; thence turning & running  
 S 53° 36' 05" E a distance of 308.12 feet to an iron rod set on the westerly boundary line of said  
 Lot 20-16-2; thence turning and running along said Lot 20-16-2  
 S 40° 25' 30" E a distance of 153.83 feet to an iron rod; thence turning & running  
 S 40° 25' 30" E a distance of 42.44 feet to an iron rod; thence turning & running  
 S 40° 25' 30" E a distance of 36.16 feet to an iron rod; thence turning & running  
 S 87° 00' 00" E a distance of 90.92 feet to an iron rod; thence turning & running  
 S 60° 56' 30" W a distance of 37.68 feet to said iron pipe at the point of beginning.

Containing 28,364 square feet or 0.65 acres of land, more or less.

In the event construction of easement disrupts the roadway, the grantee (s) shall restore the roadway to its previous condition.

Together with a lot loading easement for the purpose of complying with New Hampshire Code of Administrative Rule Env-Ws 1005.04(a), as in effect January 1, 2003, and the right to use the land area within the common area to justify the lot's minimum lot size requirement with respect to the aforementioned rule.

Reserving to The Bay Corporation and its members the right to enter and maintain said sewage disposal system to the extent the same be approved under the then existing laws of the State of New Hampshire and the Town of Durham.

SUBJECT TO an Easement Deed granted to David J. Chase and Malcolm J. Chase, Jr., Co-Trustee of the Malcolm J. Chase Trust dated July 28, 2003 and recorded in the Strafford County Registry of Deeds at Book 3052, Page 0640.

SUBJECT TO an Easement Deed granted to Natalie S. Webb and Martha Webb Snow, Co-Trustees of The Reuel W. Webb Revocable Trust of 1997 dated July 28, 2003 and recorded in the Strafford County Registry of Deeds at Book 3052, Page 0653.

SUBJECT TO an Easement Deed granted to Robert E. Herriott, Trustee of Robert E. Herriott Revocable Trust dated July 28, 2003 and recorded in the Strafford County Registry of Deeds at Book 3052, Page 0649.

SUBJECT TO an Easement Deed granted to Brenda C. Jackson, Trustee of the Brenda C. Jackson Revocable Trust dated July 28, 2003 and recorded in the Strafford County Registry of Deeds at Book 3052, Page 0657.

Meaning and intending to describe and convey the same premises conveyed to Ralph A. Kleinmann and Elisabeth G. Kleinmann, Trustees of The Ralph A. Kleinmann and Elisabeth G. Kleinmann Joint Revocable Trust by deed dated July 30, 2004 and recorded in the Strafford County Registry of Deeds in Book 3044, Page 0772.

This is not homestead property.

The undersigned Trustees under The Ralph A. Kleinmann and Elisabeth G. Kleinmann Joint Revocable Trust created under trust agreement dated October 17, 2002, and any amendments thereto, have full and absolute power in said trust agreement to convey any parcel or related interest in real estate and improvements thereon as held in said trust and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof.

Executed this 22 day of January, 2016.



The Ralph A. Kleinmann and Elisabeth G. Kleinmann Joint Revocable Trust

Ralph A. Kleinmann

Ralph A. Kleinmann, Trustee

Elisabeth G. Kleinmann

Elisabeth G. Kleinmann, Trustee

State of New Hampshire

County of Strafford

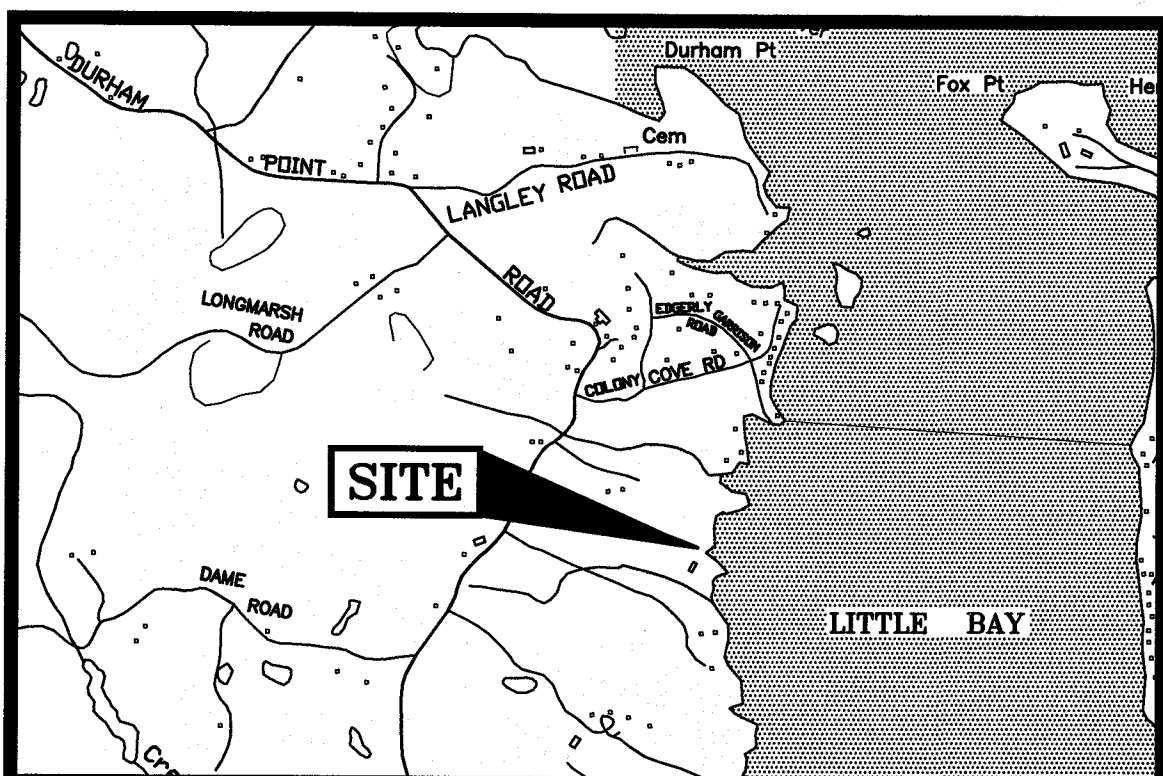
Then personally appeared before me on this 22 day of January, 2016, the said Ralph A. Kleinmann and Elisabeth G. Kleinmann, Trustees of The Ralph A. Kleinmann and Elisabeth G. Kleinmann Joint Revocable Trust and they acknowledged the foregoing to be their voluntary act and deed.



Lora M. Piatti

Notary Public/Justice of the Peace

Commission expiration: 5/11/2016

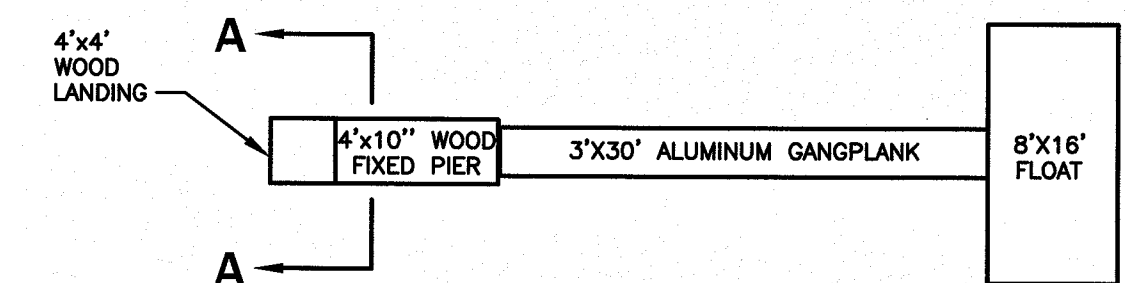


LOCATION MAP

SCALE: 1" = 2000'

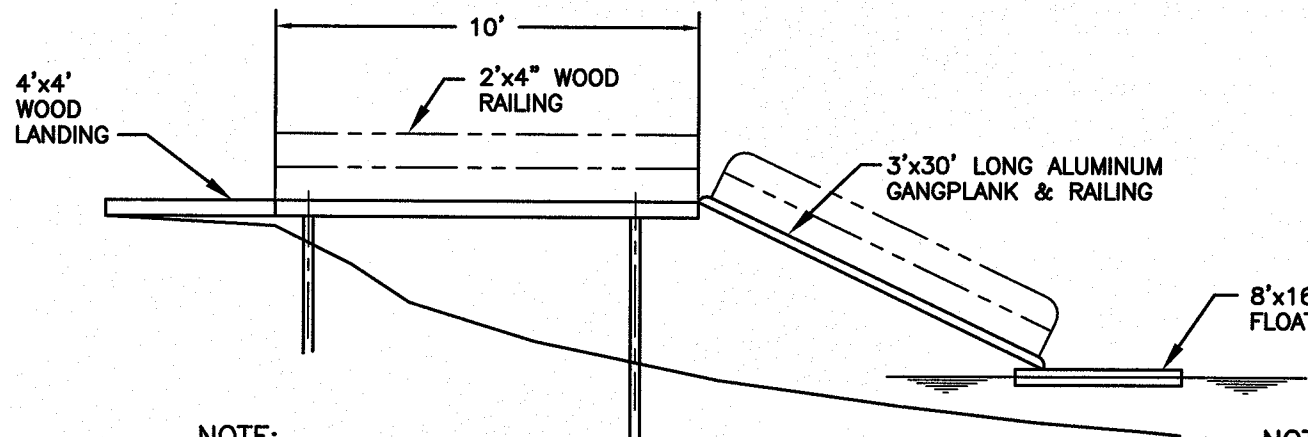
LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
MAP 11/LOT 21	
IP FND	IRON PIPE FOUND
IR FND	IRON ROD FOUND
IR SET	IRON ROD SET
DH SET	DRILL HOLE SET
RR SPK SET	RAILROAD SPIKE SET
BND w/DH	BOUND WITH DRILL HOLE
ST BND w/DH	STONE BOUND w/ DRILL HOLE
FM - FM	FORCE MAIN
S - S	GRAVITY SEWER LINE
G - G	GAS LINE
D - D	STORM DRAIN
W - W	POTABLE WATER LINE
UE - UE	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC / WIRES
EP	EDGE OF PAVEMENT (EP)
MHW	MEAN HIGH WATER LINE
	EDGE OF WETLAND
100	CONTOUR
97x3	SPOT ELEVATION
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	ELECTRIC METER
	GATE VALVE
	CATCH BASIN
A-T	EDGE OF WETLAND FLAGGING
1	SITE PHOTO LOCATION/DIRECTION
SIGN	SIGN
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
FF	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
CCP	CORRUGATED PLASTIC PIPE
SGC	SLOPED GRANITE CURB
PSZ	PROTECTED SHORELAND ZONE



PROPOSED DOCK PLAN

NTS



PROPOSED DOCK ELEVATION

NTS

PROPOSED PIER, GANGPLANK & FLOAT w/ PILES

NTS

SEQUENCE OF CONSTRUCTION

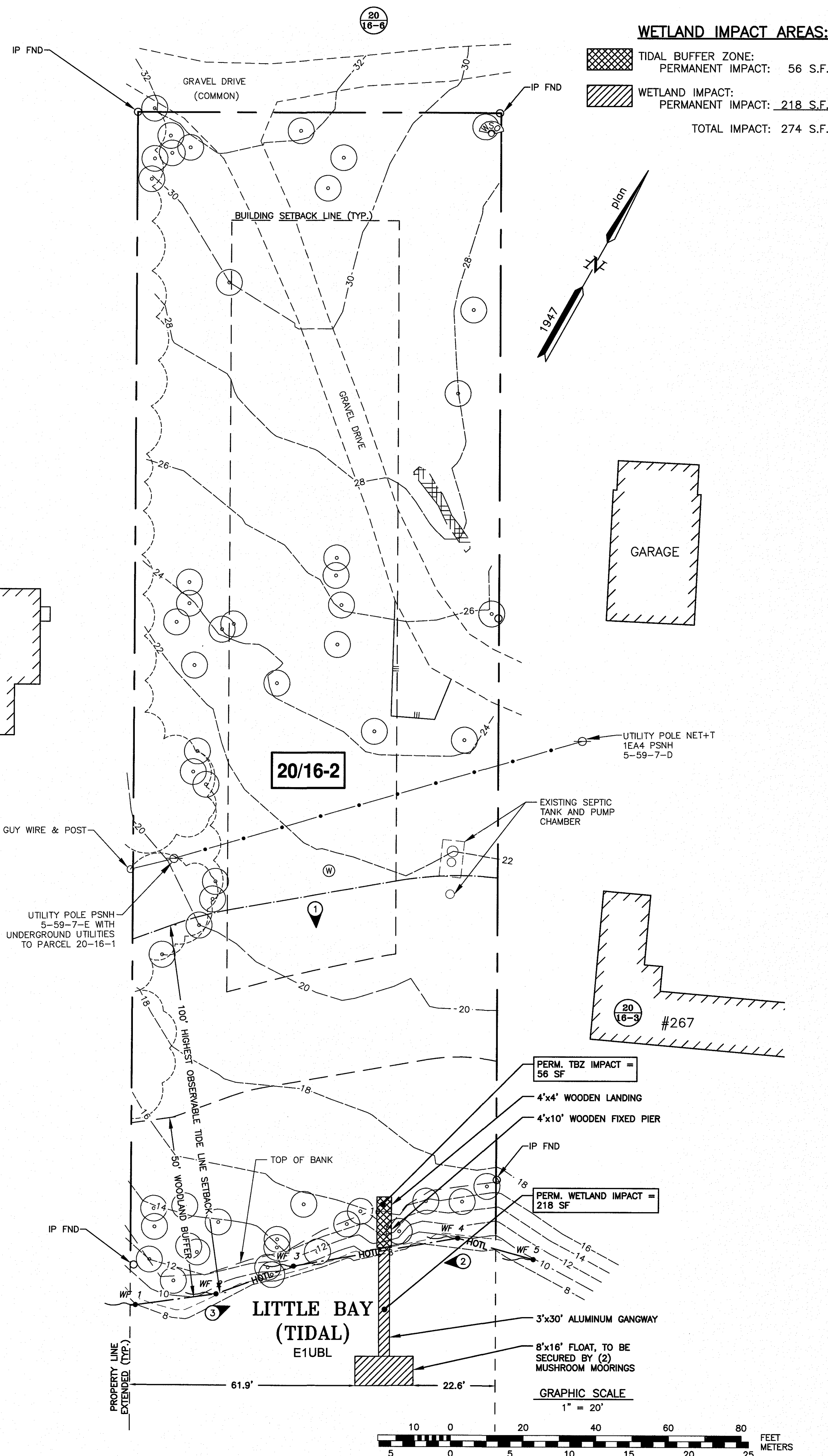
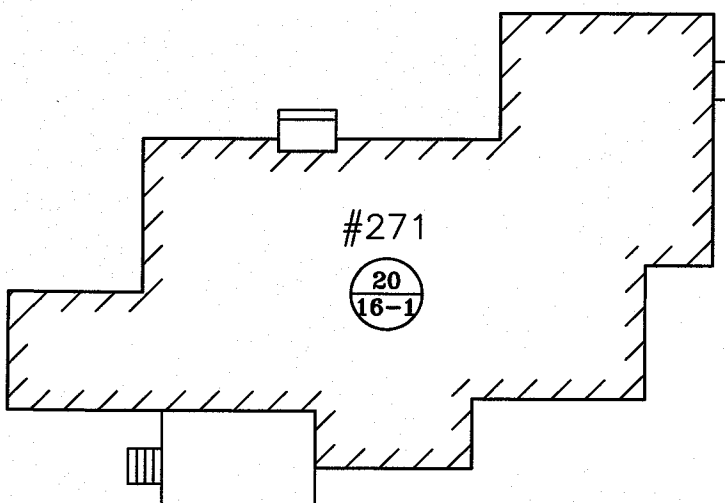
- 1) MOBILIZATION OF A CRANE BARGE, PUSH BOAT, WORK SKIFF, MATERIALS AND PREFABRICATED COMPONENTS SUCH AS THE GANGWAY AND FLOAT TO THE SITE VIA LITTLE BAY.
- 2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.
- 3) THE BARGE WILL BE POSITIONED ALONGSIDE THE PROPOSED LOCATION OF THE NEW DOCK AND WATERWARD OF ANY EMERGENT VEGETATION TO MINIMIZE IMPACTS.
- 4) INSTALLATION OF THE SUB STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE OR SKIFF TO REDUCE THE AMOUNT OF FOOT TRAFFIC IN THE INTERTIDAL AREA.
- 5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
- 6) PILINGS WILL BE MECHANICALLY DRIVEN BY A CRANE ELIMINATING ANY EXCAVATION FOR INSTALLATION OF THE PILINGS. PILING ARE DRIVEN TO REFUSAL.
- 7) PILINGS ARE CUT AND BEAM CAPS ARE INSTALLED AND THE SUPER STRUCTURE OF THE PIER IS BUILT. MATERIALS ARE LIFTED FROM THE BARGE AND SET INTO POSITION BY THE CRANE.
- 8) ONCE THE PIER IS COMPLETE, THE GANGWAY AND FLOAT ARE BROUGHT INTO POSITION AND INSTALLED.

GENERAL EROSION CONTROL MEASURES

- 1) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL HANDBOOK FOR NEW HAMPSHIRE (USDA SCS AUGUST 2008) BEST MANAGEMENT PRACTICES.
- 2) EXPOSE THE SMALLEST PRACTICAL AREA OF THE SITE AT ANY ONE TIME. STABILIZE EXPOSED AREAS WITHIN 72 HOURS OF FINISHED GRADING.
- 3) INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLAN. CLEAN AND MAINTAIN UNTIL ADJACENT AREAS HAVE HEALTHY GRASS.
- 4) PLACE A MINIMUM OF 4" OF LOAM BEFORE SEEDING. GRASS SEED MIX FOR STABILIZATION: TALL FESCUE 20 LB. PER ACRE, CREEPING RED FESCUE 20 LB. PER ACRE, AND BIRDSFOOT TREFOIL 8 LB. PER ACRE.
- 5) INSPECT SILT FENCE AFTER EVERY STORM EVENT AND REPAIR DAMAGED AREAS.
- 6) MAINTAIN EROSION CONTROL MEASURES UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE.

ABUTTERS LIST

MAP	LOT	NAME(S)	ADDRESS
20	16-1	CHASE FAMILY SECURITY TRUST EDWARD CHASE, TRUSTEE 3635/585	7 HOLLY LANE COHASSET, MA 02025
20	16-3	RALPH A. KLEINMANN ELISABETH G. KLEINMANN JOINT REVOCABLE TRUST 3410/997	267 DURHAM POINT RD. DURHAM, NH 03842
20	16-6	CHASE/SNOW/TREGAY/ KLEINMANN/CROSETTI/RYAN COHASSET, MA 02025	C/O SUSAN CHASE 100 POND STREET, #28



AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors

300 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

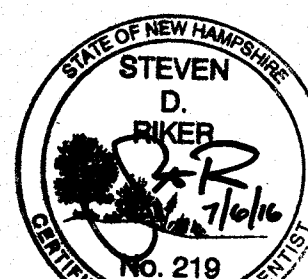
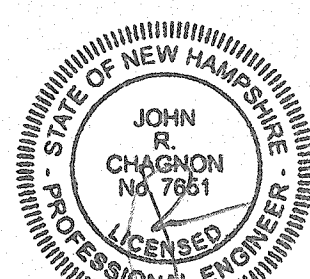


NOTES:

- 1) PROJECT LOCATION:  
269 DURHAM POINT ROAD  
DURHAM, NH 03842  
PARCEL I.D.:  
TAX MAP 20/ LOT 16-2  
OWNER:  
ROBERT & BRENDA RYAN  
215 CUSHING ROAD  
NEWMARKET, NH 03857  
4354/545  
ZONING DISTRICT:  
RC / RESIDENCE COASTAL
- 2) BOUNDARY FROM PLAN OF RECORD.
- 3) LOT AREA: 0.74± AC/ 32,200± SF
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A PROPOSED DOCK AT THE SITE.
- 5) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 6) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 7) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 8) THE LIMIT OF WORK IS TO BE CLEARLY UNDERSTOOD WITHIN THE JURISDICTIONAL AREAS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 9) HIGHEST OBSERVABLE TIDE LINE WAS DELINEATED BY STEVEN D. RIKER (CWS 219) ON MAY 23, 2016. WETLAND DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS DELINEATION MANUAL AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, USING THE ROUTINE DETERMINATIONS METHOD, AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU AND THE US ARMY CORPS OF ENGINEERS. FLAGS WERE LOCATED BY AMBIT ENGINEERING.
- 10) DATUM: ASSUMED PER PLAN BY McENEANEY SURVEY

RYAN RESIDENCE  
269 DURHAM PT. RD.  
DURHAM, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/6/16
REVISIONS		



SCALE: 1" = 20'

MAY 2016

NHDES DOCK  
PERMIT PLAN

C1

McENEANEY

2552.02