



Department of Public Works

*Town of Durham
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Memorandum

From: April Talon, P.E., Town Engineer
Richard Reine, M.S.C.E., CA, Director of Public Works

Date: October 5, 2021

To: Michael Behrendt, Durham Town Planner

Subject: Comments from the Dept. of Public Works | Ambler Way Gerrish Drive Subdivision

The following comments are provided by the Town of Durham Department of Public Works (DPW) regarding the proposed Ambler Way Gerrish Drive Subdivision project as described in the Plans provided by Horizons Engineering dated September 15, 2021 and October 5, 2021. Additionally, we are in receipt of Drainage Report Revisions dated October 5, 2021. We reserve the ability to provide additional comments.

1. The applicant's engineer has provided a retaining wall and footing design details, roadway typical sections for road construction including through the wetland, and culvert details for the wetland/stream crossings. The applicant's engineer shall be required to provide complete designs of these plan elements stamped by a NH Professional Engineer in each appropriate discipline to include geotechnical, structural and civil. These should be requirements by the Planning Board, included in the Conditions of Approval, and required prior to the commencement of construction.
2. The applicant's engineer shall submit a Construction Management Plan for review and approval by Durham Public Works.
3. In regard to the revised site plan and accompanying revised drainage report, and to ensure continuity with the prior 3rd party review as well as consistency with the Town's stormwater regulations, the changes should be reviewed by the previously hired third-party reviewer to determine whether they are substantial enough to require a complete review. These changes shall be subject to the terms and conditions of the third-party reviewer.
4. NHDES Alteration of terrain. Obtain approval from New Hampshire Division of Environmental Services. Any significant changes to the plans as approved by the

Planning Board shall be submitted to the Planning Board for review. No notices or public hearing shall be required (unless otherwise stipulated by the Planning Board).

5. Erosion and sedimentation. All erosion and sedimentation control structures shall remain in place and be maintained until vegetation is established and the ground surface is stabilized. Erosion and sedimentation control measures shall be monitored by the applicant on a periodic basis during construction and any deficiencies shall be corrected as soon as possible.
6. The Stormwater System Inspection and Maintenance Plan shall be made part of the Declaration of the Homeowners Association, with Covenants, Restrictions, and Bylaws.
7. Stormwater infrastructure. “All stormwater management infrastructure shall be designed and installed in accordance with Design Standards of the Durham Site Plan Review Regulations. The infrastructure shall be owned by the property owner and it shall be operated and maintained by the property owner to protect the quality of on-site and offsite water resources and wetland habitat. Records of the maintenance of the stormwater system shall be submitted to Durham Public Works by December 15th of each year.
8. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. <https://www.unh.edu/unhsc/ptapp> This program allows the Town of Durham to track changes in land use and account for pollutant load reductions achieved through various non-point source control projects.
9. The Conditions of Approval should acknowledge that the utility permit application is still outstanding and that the connection of the subdivision to water and sewer is subject to the terms and conditions of that connection permit.
10. Sewer infrastructure. All public sewer system infrastructure extensions shall be designed and installed at the expense of the developer in accordance with Town Sewer Ordinance Chapter 106 and applicable State regulations. Once installed and approved by the Town this infrastructure shall be owned and operated by the Town of Durham (except where otherwise specified) including all sewer mains, sewer manholes, and associated appurtenances. Sewer service lines and waste lines internal to the building

shall be owned and maintained by the applicant.

11. Water infrastructure. All public water system infrastructure extensions as depicted on the plans shall be designed and installed at the expense of the developer in accordance with Town Water Ordinance Chapter 158, AWWA guidelines and applicable State regulations. Once installed and approved by the Town this infrastructure shall be owned by the Town of Durham (except where otherwise specified) and operated by the UNH/Durham Water System including all water mains, valves, fire hydrants, water meter assemblies and associated appurtenances. Water service lines and plumbing internal to the building shall be owned and maintained by the applicant.
12. The applicant shall grant a water and sewer utility easement within the private road portion of the subdivision of adequate width for the purpose of access and maintenance to all underground service connections and water infrastructure (piping, valves, etc.).
13. Inspections of water and sewer utilities: All inspections for the installation of water and wastewater shall be performed by authorized independent third-party representatives of the Town of Durham as specified by the Durham Department of Public Works. The Developer shall reimburse the Town for all associated inspection costs.
14. A qualified engineer shall be on site for all other aspects of the site work including stormwater management and roadway related infrastructure construction. The engineer shall verify construction is in accordance with design plans and submit field notes and inspection reports to the Department of Public Works on a schedule as agreed upon by the qualified engineer and Public Works.
15. Construction Guarantee. The applicant shall post an acceptable surety to be approved by Durham Public Works. The surety shall be in an amount sufficient to ensure the completion of all roads, water service, sewage disposal, drainage, erosion control, and other infrastructure/improvements, and shall be effective until work is completed by the applicant. The surety may be released in phases as portions of the secured improvements are finalized. A cash deposit or letter of credit is an acceptable form.
16. Maintenance Guarantee. The applicant shall post an acceptable surety to be approved by Durham Public Works (and the Town Business Manager for form and type) to guarantee

that all site work is installed in a correct and workmanlike manner. The surety shall be in an amount of two percent of the estimated site improvement costs and shall remain in effect for two years after site improvements are completed. If repairs are subsequently needed and are not satisfactorily installed by the developer, then the surety may be used to complete/install the improvements. A cash deposit or letter of credit is an acceptable form.

17. As-built drawings. One set of full size, one set of 11" x 17", and one electronic copy of as-built ("record") drawings of all buildings, structures, infrastructure, utilities, drainage structures, and other pertinent elements shall be provided prior to the certificate of occupancy (unless a surety to cover the cost of the as-built drawings is given). The plans shall be stamped and signed by the Engineer or Surveyor.

18. Trash and recycling. The applicant shall implement the trash and recycling plan as discussed with the Department of Public Works and shall arrange to pick up the trash and deliver recycled material to the transfer station as often as necessary