

**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

January 8, 2024

Michael Behrendt, Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824

**Re: Site Re-Development
Map 239 Lot 9
561 Bay Road
Durham, NH 03824**

Dear Mr. Behrendt,

On behalf of the applicant, David T. and Karen S. Della Penta 2013 Trust, Altus Engineering (Altus) respectfully submits a Conditional Use Permit application for property located at 561 Bay Road. The redevelopment project will raze the existing structures (house, deck, garage and shed) and proposes constructing a new single-family residence and septic system with site amenities. The project will provide the following benefits, i.e. code compliant house, new septic system with advance pretreatment system and reduce lawn area with proposed terraced retaining walls and landscape plantings. The project will impact $\pm 4,954$ square feet of buffer area within the WCOD, which is currently lawn area with retaining wall.

The project will require a new septic system and leachfield, therefore an application will be filed with NHDES Subsurface Systems Bureau.

If you have any questions or need additional information, please contact us. Thank you for your time and consideration. We look forward to presenting this project at the January 10th Planning Board meeting.

Sincerely,

ALTUS ENGINEERING

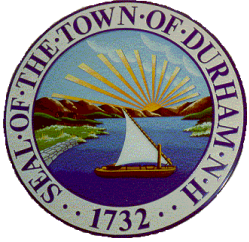
A handwritten signature in black ink, appearing to read "Eric D. Weinrieb".

Eric D. Weinrieb, P.E.
President

RMB/edw/5433.00 CUP.cover.ltr.docx

Enclosures

ecopy: Ben Auger, Auger Building Co.
David T. and Karen S. Della Penta
Robbi Woodburn, Woodburn & Company



PLANNING DEPARTMENT

Town of Durham
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

CONDITIONAL USE APPLICATION

Date: November 30, 2023

Property information

Property address/location: 561 Bay Road

Tax map #: 239; lot #'s): 9; Zoning District: Residence C (RC)

Property owner

Name (include name of individual): David T. & Karen S. Della Penta 2013 Trust (owner/applicant)

Mailing address: 561 Bay Road

Telephone #: 603-502-4634 Email: david@dellapenta.com

Engineer, Surveyor, or Other Professional

Name (include name of individual): Altus Engineering, Eric Weinrieb, P.E.

Mailing address: 133 Court Street, Portsmouth, NH 03801

Telephone #: 603-433-2335 Email address: eweinrieb@altus-eng.com

Proposed project

Activity within the WCOD x; Activity within the SPOD ; Other proposal or activity

What is the proposed project? Proposing new single-family residence with terraced areas consisting of retaining walls, lawn and landscaping.

Which provision in the zoning ordinance calls for this conditional use? 175-61(A)(5)

Justification for granting the conditional use: The proposed impact within the WCOD will be limited to areas of existing lawn and retaining wall.

Have you completed the conditional use checklist? Yes

Other Information

Please note the following:

- Coordinate with Michael Behrendt, the Durham Town Planner, at 868-8064 or mbehrendt@ci.durham.nh.us about the process and other information that may be needed.
- Coordinate with Tracey Cutler, Planning Department Administrative Assistant, at 868- 8064 or tcutler@ci.durham.nh.us about fees and preparing the abutters list. All property owners within 300 feet of the site will be notified about the application and public hearing.
- Please be sure to attend all meetings of the Planning Board and the Conservation Commission, if the latter is making a recommendation.
- The Planning Board may schedule a site walk after the first meeting.
- A public hearing will be held on the application. A sign must be placed on the property by the applicant at least 10 days prior to the hearing.
- The applicant will need to address the eight general conditional use criteria. For conditional uses within the Wetland or Shoreland Overlay Districts four additional specific criteria must be addressed by the applicant.
- For conditional uses within the Wetland or Shoreland Overlay Districts, the application will be presented to the Conservation Commission for a recommendation.
- See Article VII in the Zoning Ordinance for additional information about conditional uses.
- We encourage you to check with the New Hampshire Division of Environmental Services to see if any state permits are needed prior to spending money on any Town applications.

Submission of application

This application must be signed by the property owner(s) *and/or* the agent.

I (we) attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: See Letter of Authorization


Date: January 4, 2024

Signature of agent:  _____

Date: January 8, 2024

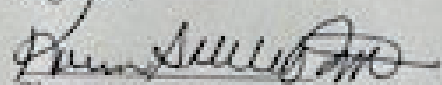
Letter of Authorization

We, David & Karen Della Penta, authorized representative of David T. & Karen S. Della Penta 2013 Trust, hereby authorize Altus Engineering, Auger Building Company, Inc. and Woodburn & Company to represent us as the Owner in all matters concerning engineering and related permitting for Tax Map 238, Lot 9 located at 561 Bay Road in Durham, New Hampshire. This authorization shall include representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.


Signature

DAVID T. DELLA PENTA
Print Name

1/4/24
Date


Signature

KAREN S. DELLA PENTA
Print Name

1/4/24
Date

Witness

Print Name

Date

Conditional Use Checklist ***for WCOD and SPOD applications***

**To be filled out by the applicant/agent and returned with the application*

Address or location of property: 561 Bay Road

Applicant/agent: Altus Engineering, Eric Weinrieb, P.E.

Owner, if different from applicant: same

Map: 238 Lot: 9 Date: January 8, 2024

The following items must be included in a conditional use application for activity within the Wetland Conservation Overlay District (WCOD) and the Shoreland Protection Overlay District (SPOD). Please mark the items below and return this form to the Planning Department.

General items and documentation:

- Conditional use application
- This conditional use checklist
- A letter of intent/narrative describing the project
- A narrative addressing the 8 general conditional use criteria
- A narrative addressing the 4 specific criteria for activity within the WCOD and SPOD
- An electronic/pdf version of the plan (below)
- Application and notice fees. Please coordinate with Tracey Cutler, Admin. Assistant.
- Abutters list including properties within 300 feet of the subject lot. Please coordinate with Tracey Cutler.
- Letter or email from property owner authorizing agent to submit the application or represent them, if applicable
- Photograph(s) of the site showing where the proposed activity will occur
- Confirmation that the applicant will install a sign on the property about the public hearing once the hearing date with the Planning Board is set
- Confirmation that the applicant has seen the documents *Considerations for Potential Impacts on Wetlands and Wetland and Shoreland Resources for Applicants*. No action is required in regard to these documents; rather applicants are simply encouraged to review and consider information contained in the documents.
- 12/21/23 Confirmation that the applicant has discussed their project with the Town Planner
- No Is a permit through the New Hampshire Division of Environmental Services required?
Will be filing for a NHDES Subsurface Systems Bureau permit
- No Is the site subject to review under the New Hampshire Rivers Management Program, RSA 483 or the Shoreland Protection Act, RSA 483B? (over)

Information that may be needed on the plan:

The function of the plan is to convey very clearly the nature and pertinent details of the project. Some of these items may not be needed depending on the character and scope of the proposal. Please check with the Town Planner with any questions. The Town Planner can advise the applicant about which items he believes may not be needed in order to save the applicant expense. However, the Conservation Commission and Planning Board make their own determination about particular items that are necessary to conduct their review. If the timeframe for the project is tight, the applicant is encouraged to provide more information up front to reduce the chances of the review being continued to an additional meeting allow for additional information to be submitted.

- X ___ A plan drawing to scale prepared by a surveyor, engineer, or other qualified professional
- X ___ A title block with title, owner's name, address of the property, date, and name, address and seal of the person preparing the plan
- X ___ A north arrow and a bar scale. A legend if applicable
- X ___ A locus plan showing the location of the subject lot at an appropriate scale (such as 1" = 500 feet or 1" = 1,000 feet)
- X ___ Names of owners of abutting lots
- X ___ Property lines and location of the proposed activity within the lot. Where the proposed activity is close to a property line and on larger, more significant projects inclusion of surveyed property lines may be needed.
- X ___ Existing buildings, structures, driveways, parking areas, utilities, drainage structures, water bodies, and other salient features in the vicinity of the proposed activity
- X ___ The wetland and edge of wetlands in the WCOD and the waterbody and reference line in the SPOD delineated by a qualified professional. Please show these lines in color.
- X ___ The buffer/setback line from the edge of wetlands or reference line. Please show these lines in color.
- X ___ All proposed activity within the buffer/setback area and in the vicinity of the buffer/setback area clearly delineated
- X ___ On larger or more significant projects existing and proposed contours in the vicinity of the proposed activity
- X ___ Erosion and sedimentation control measures, if applicable
- N/A ___ Restoration plan, if applicable
- X ___ Landscaping plan, if applicable

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR

May 6, 2023

Mr. Eric D. Weinrieb, P.E.
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire

RE: Wetland Delineation, 561 Bay Road, Durham, New Hampshire, JWN #23-25

Dear Eric:

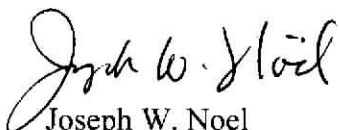
On May 5, 2023, a site visit was conducted at the above-referenced property per your request. The purposed was to delineate the wetland boundaries. Pink and black striped flagging was used to delineate the wetland boundary.

To determine the palustrine wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used.

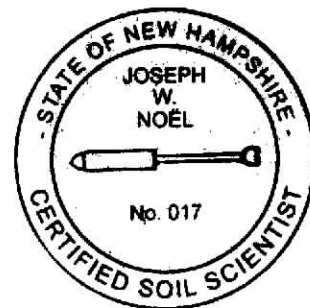
The home is situated on the top of a shallow to bedrock glacial till landform. The wetlands are at the base of the slope and are in the regularly maintained lawn. The soils downslope from the glacial till landform were derived from marine silt and clay deposits. The poorly drained Scitico soils were observed in the wetlands and the somewhat poorly drained Lamoine-like soils were observed just upslope in the marginal upland area. Professional judgement was necessary in the lawned portion of the lot due to a lack of natural vegetation; therefore, more weight was given to the existing drainage patterns, evidence of wetland hydrology and soil morphology to determine the wetland boundary.

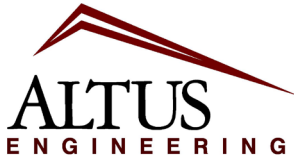
If you have any questions, please do not hesitate to call.

Sincerely,



Joseph W. Noel
NH Certified Wetland Scientist #086
NH Certified Soil Scientist #017





Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

Conditional Use Permit Memorandum
561 Bay Road
Date: December 8, 2023

The criterion for consideration of a Conditional Use Permit under Section 175-23 of the Town of Durham Zoning Ordinances 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.
Altus: The intended use requires a driveway with vehicular access for which the referenced permit is being sought. The proposed driveway reconfigures the existing driveway is perpendicular to the public road, meeting current standards allowing safe access for users. The driveway is not within the wetlands buffer.
 - b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
Altus: The proposed use will only require electric/communication cable utility services. The proposed redevelopment includes a new private well for water and a new on-site septic system for wastewater disposal. The septic system will be located entirely outside the wetland buffer (WCOD) setback and will require NHDES Subsurface Bureau approval.
 - c. The absence of environmental constraints (floodplain, steep slope, etc.) or development of a plan to substantially mitigate the impacts of those constraints.
Altus: There is a 10-foot vertical transition in the backyard. The proposed terracing reduces the total area of impact within the WCOD and reduces the rate of runoff with flatter slopes and planting opportunities.
 - d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.
Altus: The project will only require public services for electric/communication cable. The proposed services will be brought to the site via a utility drop and underground conduit(s) from existing utility pole/services on Bay Road. The proposed redevelopment includes a new private well for water and a new on-site septic system for wastewater disposal. The septic system will require NHDES Subsurface Bureau approval.
2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. This shall include, but not be limited to, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood.
Altus: The proposed project is a redevelopment of a single-family residence and will not have any impacts greater than the impacts of adjacent existing uses as the abutting parcels and other nearby parcels have similar structures. It will not significantly increase traffic, noise, odors, vibrations, dust fumes, exterior lighting, and glare.

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.
Altus: The proposed project is a redevelopment of a single-family residence, similar to surroundings abutting properties. The intent is to minimize any cutting of mature trees in the front and side yards to the extent possible. The backyard with the WCOD is manicured lawn that is mowed up to the rear property line.
4. Character of the buildings and structures: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.
Altus: The project will raze the existing structures (house, deck, garage and deck) totaling ±2,350 square foot, which is in the front and side setbacks and construct a new structure (house, garage, and screened porch) totaling ±5,367square foot (footprint). The proposed structure will meet the Town of Durham dimensional requirements including maximum height (30 feet) and maximum impervious lot coverage (20%).
5. Preservation of natural, cultural, historic, and scenic resources: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.
Altus: The proposed home and septic system are located entirely outside of the WCOD which essentially preserves the natural functions and values associated with the wetlands of Great Bay. The backyard is currently a manicured lawn. The area off the house will be terraced to reduce the total area of impact within the WOCOD and reduce the rate of runoff with flatter slopes and planting opportunities. The overall drainage pattern remains unchanged.
6. Impact on property values: The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.
Altus: The project will not cause nor contribute to a significant decline in property values of adjacent properties since it will have similar features and development.
7. Availability of Public Services & Facilities: Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation. In addition, it must be determined that these services will not cause excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police protection, fire protection, and schools.
Altus: As described above, the site is served by the existing electric and communication services within Bay Road.

8. *Fiscal impacts:* The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.

***Altus:* The redevelopment is not a change of use, therefore will not have a negative fiscal impact on the Town of Durham.**

The Planning Board shall approve a Conditional Use Permit for a use in the WCOD only if it finds, with the advice of the Conservation Commission, that all of the following standards have been met in addition to the general standards for conditional uses and any performance standards for the particular use:

1. There is no alternative location on the parcel that is outside of the WCOD that is reasonably practical for the proposed use;

***Altus:* The area within the WCOD is a previously disturbed area and is currently manicured lawn up to the rear property line. The proposed terracing at the house will reduce overall impact within the WCOD and provide flatter slopes for lawn/landscape, thereby detaining runoff from the site.**

2. The amount of soil disturbance will be the minimum necessary for the construction and operation of the facilities as determined by the Planning Board;

***Altus:* Terracing will reduce overall impact area versus grading slope at 3:1. In addition, native plantings will replace the lawn in areas above the proposed retaining walls.**

3. The location, design, construction, and maintenance of the facilities will minimize any detrimental impact on the wetland, and mitigation activities will be undertaken to counterbalance any adverse impacts; and

***Altus:* The project proposes minimal tree cutting to the extent necessary to achieve construction goals and results in a redevelopment that meets the dimensional requirement of the RC district. The proposed house configuration and septic system are located outside of the WCOD, maintaining the existing lawned buffer. The project will impact 4,900 square feet of existing lawn within the WCOD. In addition, native plantings will replace the lawn in areas above the proposed retaining walls.**

4. Restoration activities will leave the site, as nearly as possible, in its existing condition and grade at the time of application for the Conditional Use Permit.

***Altus:* The redevelopment does not have any restoration components associated with it. However, all disturbed or exposed areas will be loamed and seeded with plantings following construction.**

**At rear of house looking northeast at side yard and mowing limits (property line).
Photo dated June 20, 2023**



**At rear of house looking easterly at rear yard and mowing limits (property line).
Photo dated June 20, 2023**



**At rear of house looking southeast at rear yard and mowing limits (property line).
Photo dated June 20, 2023**



**At rear of house looking south at side yard and mowing limits (property line).
Photo dated June 20, 2023**



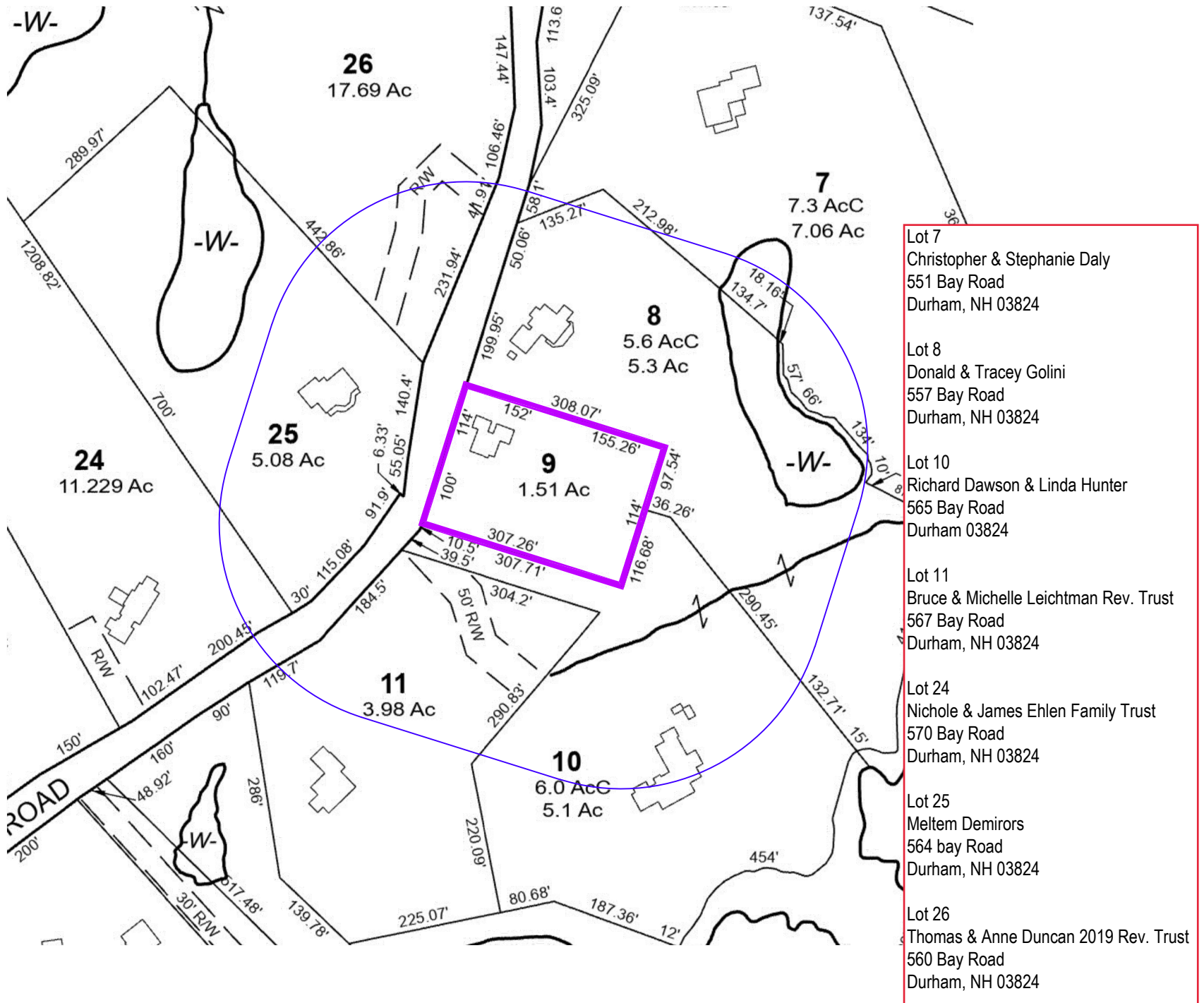
**At Bay Road looking northeast at wooded side yard and shed.
Photo dated June 20, 2023**



**At front yard looking at existing garage and leach field area.
Photo dated June 20, 2023**



Town GIS Tax Map showing abutters within 300 feet of lot.



PROPOSED SINGLE-FAMILY RESIDENCE

561 BAY ROAD
DURHAM, NH

Assessor's Parcel 239, Lot 9

Plan Issue Date:

January 8, 2023 CUP Submission

Applicant:

DAVID T. DELLA PENTA 2013 TRUST &
KAREN S. DELLA PENTA 2013 TRUST

561 BAY ROAD
DURHAM, NH 03824

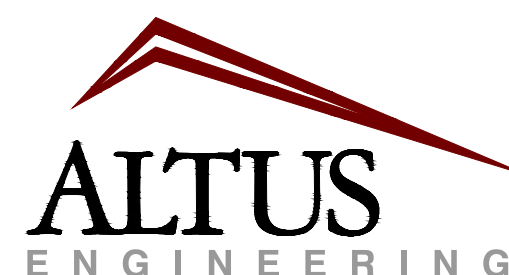
Architect/Builder:



255 Portsmouth Avenue
Greenland, NH 03840
Phone (603) 430-9004

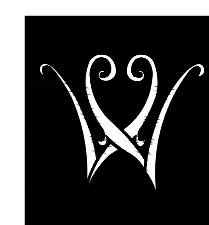
augerbuildingcompany.com

Civil Engineer:



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

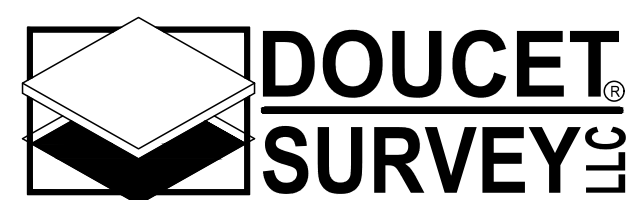
Landscape Architect:



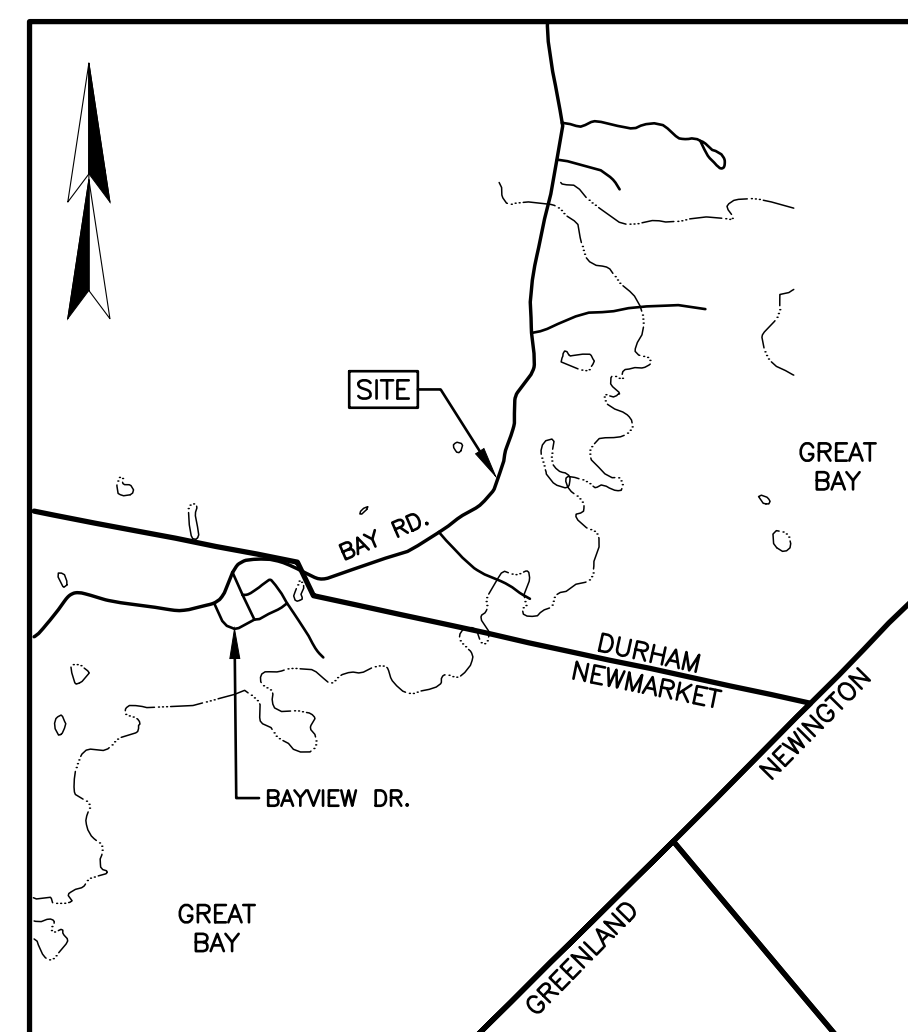
**woodburn
& company**
LANDSCAPE ARCHITECTURE

103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

Surveyor:



Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
<http://www.doucetsurvey.com>



LOCUS

NOT TO SCALE

Sheet Index

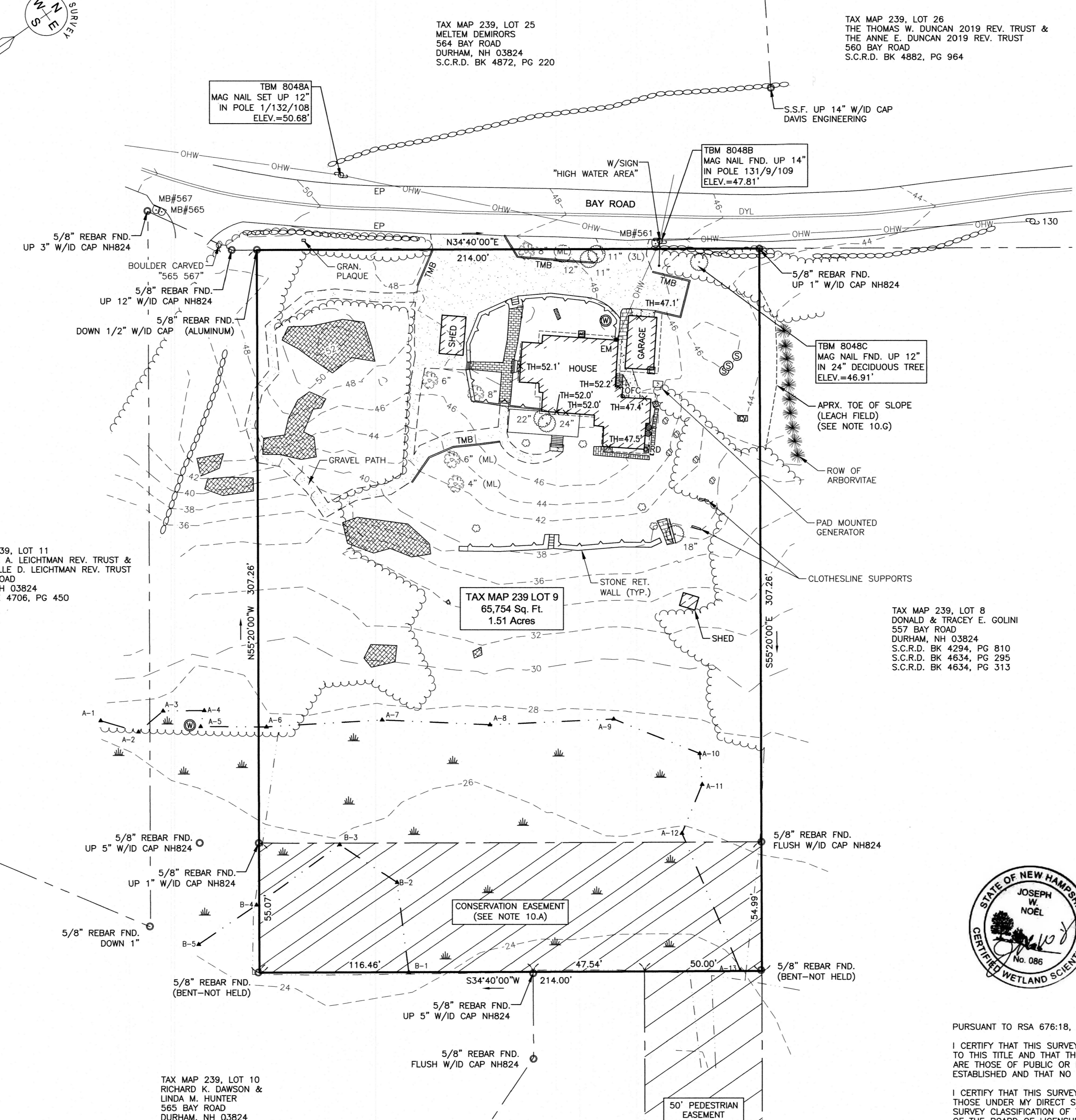
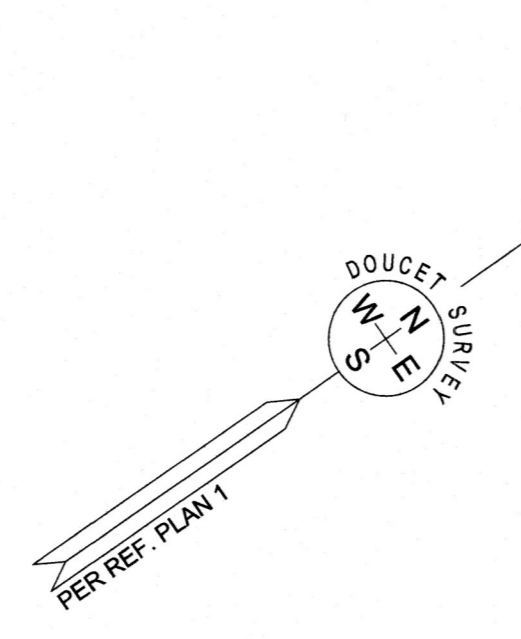
Title	Sheet No.:	Rev.	Date
Existing Conditions Plan	1 of 1	0	05/10/23
Overall Site Plan	G-1	0	01/08/24
Site Preparation Plan	C-1	0	01/08/24
Site Plan	C-2	0	01/08/24
Grading & Utility Plan	C-3	0	01/08/24
Landscape Plan	L-1	0	01/08/24
Landscape Plan (color rendering)	L-1	0	01/08/24
Section and Elevations (color rendering)	L-2	0	01/08/24
Detail Sheet	C-4	0	01/08/24
Detail Sheet	C-5	0	01/08/24

NOTES:

- REFERENCE: TAX MAP 239, LOT 9
561 BAY ROAD
DURHAM, NEW HAMPSHIRE
- TOTAL PARCEL AREA: 65,754 SQ. FT. OR 1.51 AC.
- OWNER OF RECORD: THE DAVID T. DELLA PENTA 2013 TRUST
AND THE KAREN S. DELLA PENTA 2013 TRUST
2320 WASON ROAD
SARASOTA, FL 34231
S.C.R.D. BK 5107, PG 1026
- ZONE: RC - RESIDENCE C
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 150,000 sq.ft. OR 3.44 AC.
MIN. FRONTAGE 300 ft.
MIN. FRONT SETBACK 30 ft.
MIN. SIDE/REAR SETBACK 50 ft.
MAX. BUILDING HEIGHT 30 ft.
MAX. BUILDING HEIGHT 35 ft. (WITH SPECIAL EXCEPTION)
MAX. IMPERVIOUS RATIO 20 %
WETLAND SETBACKS 100 ft.
ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF DURHAM ZONING ORDINANCE DATED FEBRUARY 6, 2023 AS AVAILABLE ON THE TOWN WEBSITE. ON THE DATE RESEARCHED, ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- FIELD SURVEY PERFORMED BY M.A.W. & A.E.K. ON MAY 5, 2023 USING A TOTAL STATION, SURVEY GRADE GPS WITH A DATA COLLECTOR, AND AN AUTO-LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- HORIZONTAL DATUM BASED ON REFERENCE PLAN 1.
- THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON MAY 5, 2023. THE FLAGS WERE SURVEY LOCATED BY DOUCET SURVEY LLC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL", (1987) ALONG WITH THE "REQUIRED REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- TAX MAP 230, LOT 9 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
10.A. SUBJECT TO A CONSERVATION EASEMENT (SHOWN HEREON) GRANTED TO THE STATE OF NEW HAMPSHIRE AT S.C.R.D. BK 1568, PG 416.
10.B. POSSIBLY SUBJECT TO WELL RIGHTS (LOCATION UNCERTAIN) RESERVED AT S.C.R.D. BK 962, PG 367.
10.C. POSSIBLY SUBJECT TO WELL RIGHTS (LOCATION UNCERTAIN) RESERVED AT S.C.R.D. BK 1736, PG 170.
10.D. SUBJECT TO "WOODEN NUTMEG FARM PROTECTIVE COVENANTS" AS REFERENCED IN S.C.R.D. BK 1736, PG 170.
10.E. IN BENEFIT OF A 50' WIDE PEDESTRIAN EASEMENT (PARTLY SHOWN HEREON) GRANTED AT S.C.R.D. BK 1736, PG 170.
10.F. IN BENEFIT OF A 30' RIGHT OF WAY (NOT SHOWN HEREON) AS ACCESS TO GREAT BAY AS DESCRIBED IN AFFIDAVITS RECORDED AT S.C.R.D. BKS/PGS: 2138/429, 2142/125, 3186/83, AND 3186/35.
10.G. S.C.R.D. BK 4294, PG 810, THE CURRENT DEED FOR TAX MAP 239, LOT 8 STATES, "SUBJECT, HOWEVER, TO THE ENCROACHMENT OF THE LEACH BED SERVICING TAX MAP 20, LOT 5 AS SHOWN ON SAID PLAN". THE TAX MAP 20, LOT 5 REFERRED IN THE AFOREMENTIONED DEED IS CURRENTLY REFERRED TO AS TAX MAP 239, LOT 9 BY THE TOWN OF DURHAM.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C0385E, DATED SEPTEMBER 30, 2015.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

REFERENCE PLANS:

- "LOT LINE REVISION, WOODEN NUTMEG FARM, BAY ROAD, DURHAM, NH" DATED MARCH 24, 1994 BY DOUCET SURVEY. S.C.R.D. PLAN 43-100
- "PEDESTRIAN EASEMENT PLAN OF WOODEN NUTMEG FARM, BAY ROAD, DURHAM, NH" DATED FEBRUARY 17, 1993 BY DOUCET SURVEY. S.C.R.D. PLAN 43-97
- "CONSERVATION EASEMENT PLAN OF WOODEN NUTMEG FARM, FOR CHENEY-ENGLAND, BAY ROAD, DURHAM, NH" DATED 3/28/91 AND REVISED 5/21/91 BY LAMPREY RIVER SURVEY COMPANY. S.C.R.D. PLAN 39-35
- "SHANKHASSICK ON GREAT BAY: A DEVELOPMENT BY CHENEY ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED MARCH 5, 1998 BY DOUCET SURVEY. S.C.R.D. PLAN 53-8
- "SHANKHASSICK ON GREAT BAY: A DEVELOPMENT BY CHENEY ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED MARCH 5, 1998 BY DOUCET SURVEY. S.C.R.D. PLAN 53-9
- "SHANKHASSICK ON GREAT BAY: A DEVELOPMENT BY CHENEY ENGLAND LIMITED PARTNERSHIP, BAY ROAD, DURHAM, NH" DATED JUNE 24, 1998 BY DOUCET SURVEY. S.C.R.D. PLAN 53-46
- "CORRECTIVE BOUNDARY LINE ADJUSTMENT OF TAX MAP 19 LOTS 19-6 & 19-7" DATED APRIL 18, 2017 BY DOUCET SURVEY. S.C.R.D. PLAN 114-7
- "LOT LINE REVISION PLAN FOR WOODEN NUTMEG CONDOMINIUM" DATED OCTOBER 2018 BY DOUCET SURVEY. S.C.R.D. PLAN 117-79
- "LOT LINE REVISION PLAN FOR WOODEN NUTMEG CONDOMINIUM" DATED OCTOBER 2018 BY DOUCET SURVEY. S.C.R.D. PLAN 117-80
- "EASEMENT PLAN FOR WOODEN NUTMEG FARM CONDOMINIUM" DATED OCTOBER 2018 BY DOUCET SURVEY. S.C.R.D. PLAN 117-81
- "AMENDED PLAN OF LAND AND CONDOMINIUM SITE PLAN FOR WOODEN NUTMEG FARM CONDOMINIUMS" DATED JANUARY 25, 2019 BY DOUCET SURVEY. S.C.R.D. BOOK 118-11
- "AMENDED PLAN OF LAND AND CONDOMINIUM SITE PLAN FOR WOODEN NUTMEG FARM CONDOMINIUMS" DATED JANUARY 25, 2019 BY DOUCET SURVEY. S.C.R.D. BOOK 118-12
- "PLAN OF LAND FOR KATARAK BAY ROAD REALTY TRUST" DATED FEBRUARY 19, 2019 BY DOUCET SURVEY. S.C.R.D. BOOK 118-54



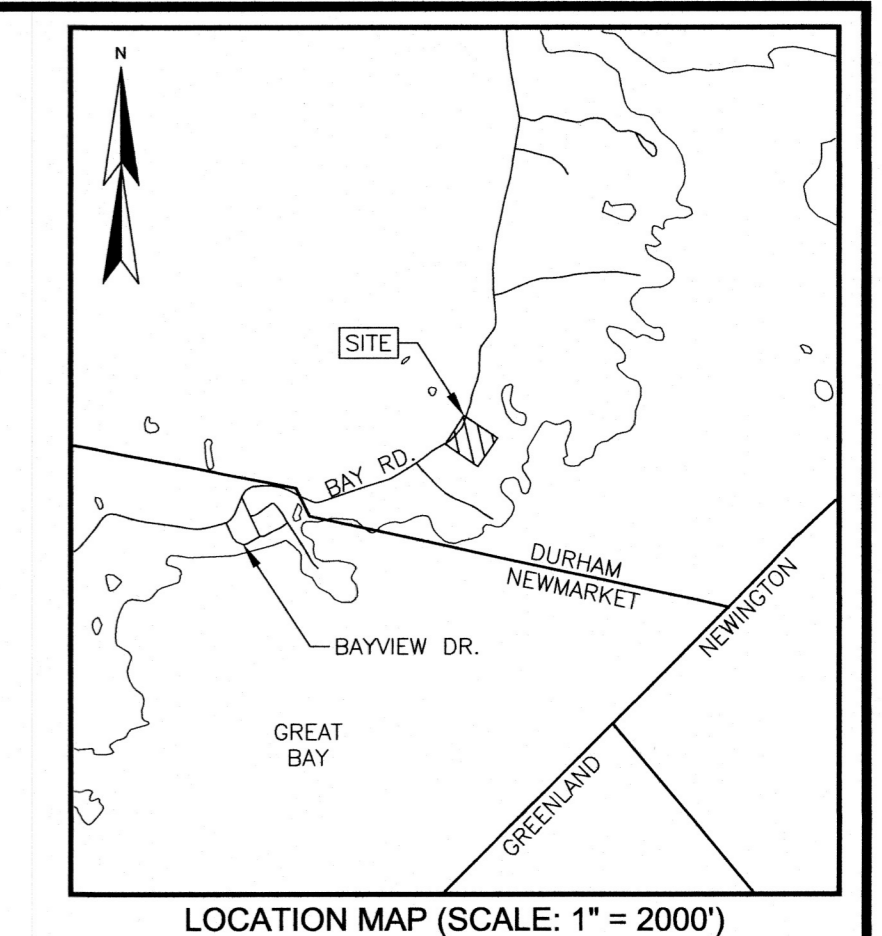
TAX MAP 239, LOT 25
MELTEM DEMIRORS
564 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BK 4872, PG 220

TAX MAP 239, LOT 26
THE THOMAS W. DUNCAN 2019 REV. TRUST &
THE ANNE E. DUNCAN 2019 REV. TRUST
560 BAY ROAD
S.C.R.D. BK 4882, PG 964

TAX MAP 239, LOT 11
THE BRUCE A. LEICHTMAN REV. TRUST &
THE MICHELLE D. LEICHTMAN REV. TRUST
567 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BK 4706, PG 450

TAX MAP 239, LOT 8
DONALD & TRACEY E. GOLINI
557 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BK 4294, PG 810
S.C.R.D. BK 4634, PG 295
S.C.R.D. BK 4634, PG 313

TAX MAP 239, LOT 10
RICHARD K. DAWSON &
LINDA M. HUNTER
565 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BK 4744, PG 339



LEGEND

- LOT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- STONE WALL
- RETAINING WALL
- HANDRAIL
- OVERHEAD WIRE
- TREE LINE
- MOWING LINE
- EDGE OF DELINEATED WETLAND
- WETLAND AREA
- CONCRETE
- CRUSHED STONE
- BRICK
- LEDGE OUTCROP
- PIPE/ROD FOUND
- UTILITY POLE
- UTILITY POLE & GUY WIRE
- PLASTIC SEPTIC TANK COVER
- SUPPLY WELL
- IRRIGATION CONTROL VALVE
- ELECTRIC BOX
- ELECTRIC METER
- AIR CONDITIONING UNIT
- OIL FILL CAP
- PROPANE TANK
- ROCK/BOULDER
- MAIL BOX
- DECIDUOUS TREE 10" DIA. OR GREATER
- DECIDUOUS TREE LESS THAN 10" DIA.
- WETLAND FLAG
- DOUBLE YELLOW LINE
- EDGE OF PAVEMENT
- RETAINING WALL
- STEEL STAKE FOUND
- TIMBER EDGE
- TYPICAL

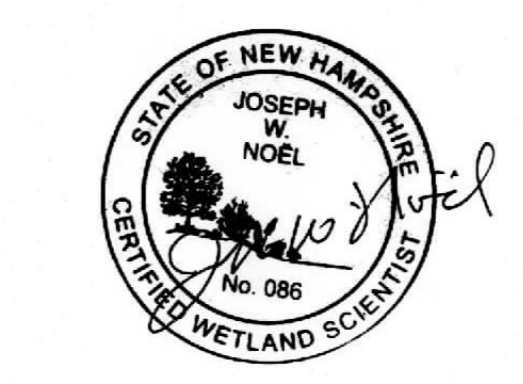
SCALE: 1 INCH = 30 FT.

EXISTING CONDITIONS PLAN
FOR
ALTUS ENGINEERING
OF
TAX MAP 238, LOT 9
561 BAY ROAD
DURHAM, NEW HAMPSHIRE

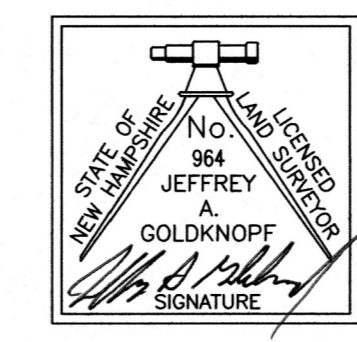
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	A.K.H.	DATE:	MAY 10, 2023
CHECKED BY:	J.A.G.	DRAWING NO.	8048A
JOB NO.	8048	SHEET	1 OF 1

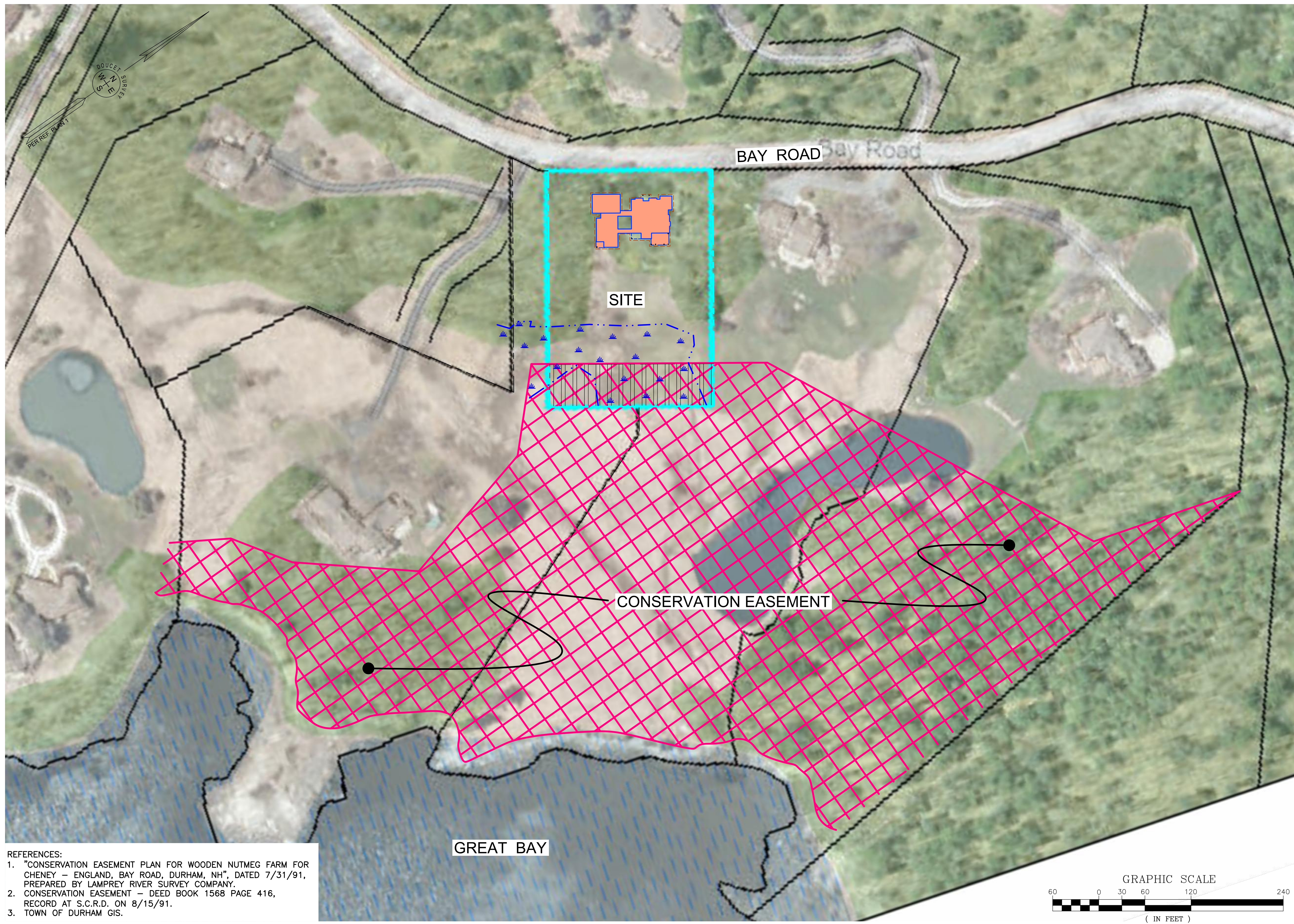
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http://www.doucetsurvey.com



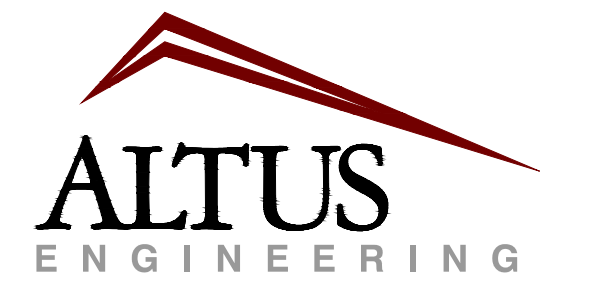
PURSUANT TO RSA 676:18, III:
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."



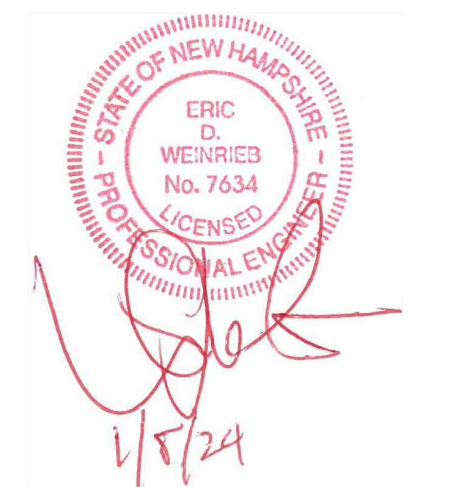
JEFFREY A. GOLDKNOPF
L.L.S. #964
DATE: 5/10/2023
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



- REFERENCES:
1. "CONSERVATION EASEMENT PLAN FOR WOODEN NUTMEG FARM FOR CHENEY - ENGLAND, BAY ROAD, DURHAM, NH", DATED 7/31/91, PREPARED BY LAMPREY RIVER SURVEY COMPANY.
 2. CONSERVATION EASEMENT - DEED BOOK 1568 PAGE 416, RECORD AT S.C.R.D. ON 8/15/91.
 3. TOWN OF DURHAM GIS.



133 Court Street Portsmouth, NH 03801
 (603) 433-2335 www.altus-eng.com



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ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 8, 2024

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	01/08/24

DRAWN BY: _____ RMB
 APPROVED BY: _____ EDW
 DRAWING FILE: 5433SITE.dwg

SCALE:
 (22"x34") 1" = 60'
 (11"x17") 1" = 120'

OWNER/APPLICANT:
 DAVID T. DELLA PENTA
 2013 TRUST
 &
 KAREN S. DELLA PENTA
 2013 TRUST

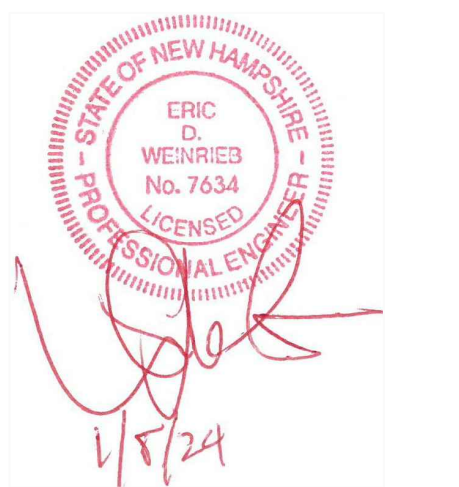
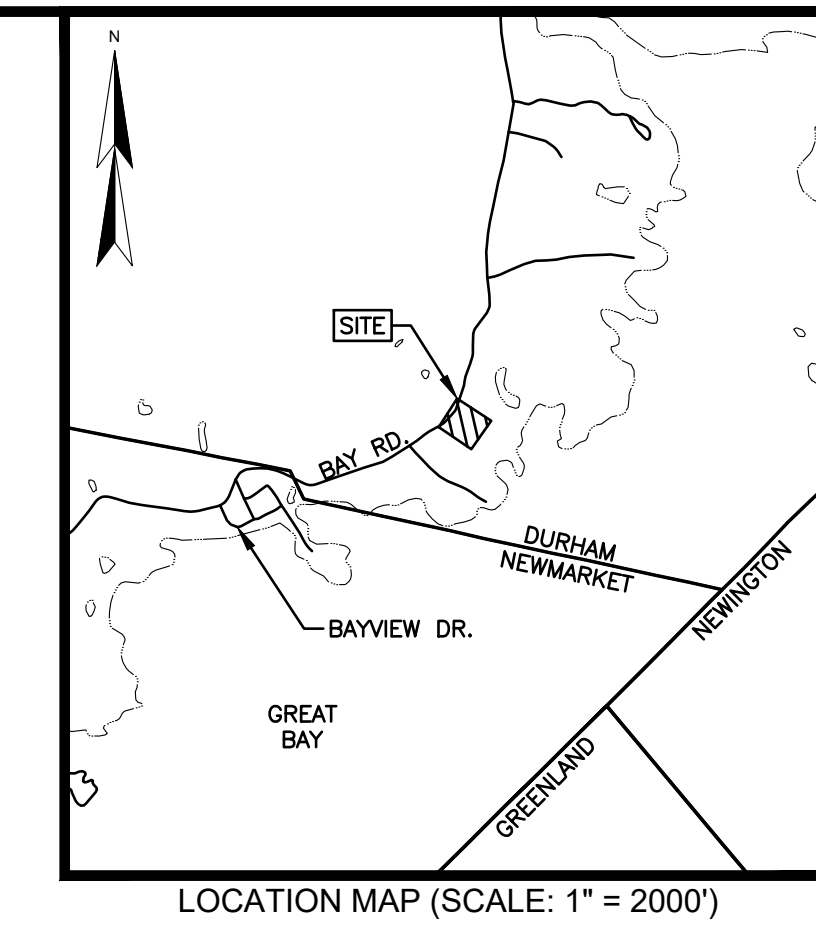
ASSESSOR'S MAP 239
 LOT 9

MAILING ADDRESS:
 561 BAY ROAD
 DURHAM, NEW HAMPSHIRE

PROJECT:
 PROPOSED SINGLE
 FAMILY
 RESIDENCE

TITLE:
 OVERALL
 SITE PLAN

SHEET NUMBER:
 G - 1



NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 8, 2024

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	01/08/24

DRAWN BY: RMB
APPROVED BY: EDW
DRAWING FILE: 5433SITE.dwg

SCALE:
(22"x34") 1" = 30'
(11"x17") 1" = 60'

OWNER/APPLICANT:
DAVID T. DELLA PENTA
2013 TRUST
&
KAREN S. DELLA PENTA
2013 TRUST

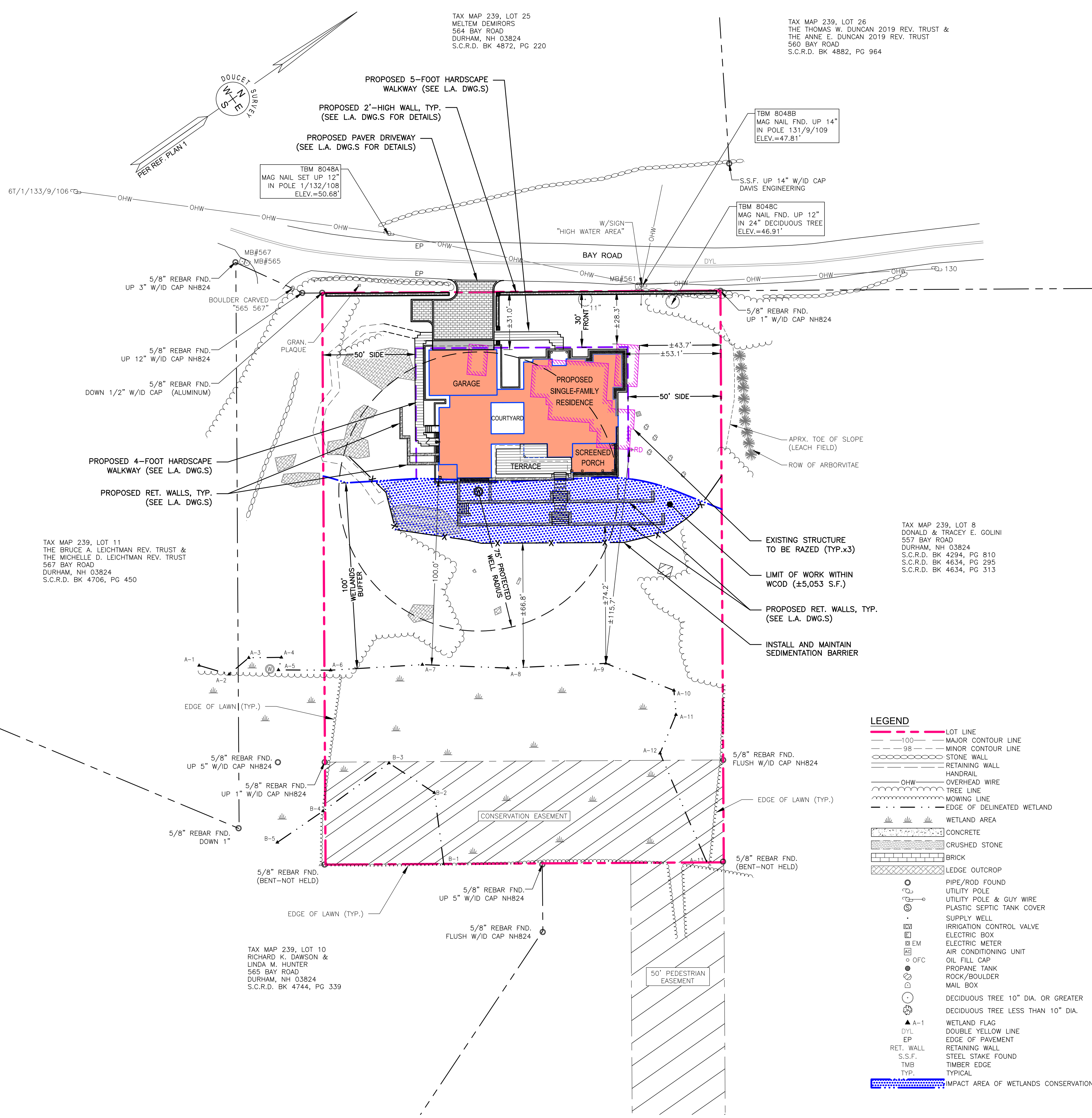
ASSESSOR'S MAP 239
LOT 9

MAILING ADDRESS:
561 BAY ROAD
DURHAM, NEW HAMPSHIRE

PROJECT:
PROPOSED SINGLE
FAMILY
RESIDENCE

TITLE:
SITE PLAN

SHEET NUMBER:
C - 2



NOTES:

- REFERENCE: TAX MAP 239, LOT 9
561 BAY ROAD
DURHAM, NEW HAMPSHIRE
- TOTAL PARCEL AREA: 65,754 SQ. FT. OR 1.51 AC.
- OWNER OF RECORD: THE DAVID T. DELLA PENTA 2013 TRUST
AND THE KAREN S. DELLA PENTA 2013 TRUST
561 BAY ROAD
DURHAM, NH 03824
S.C.R.D. BK 5107, PG 1026
- ZONE: RC - RESIDENCE C
DIMENSIONAL REQUIREMENTS:

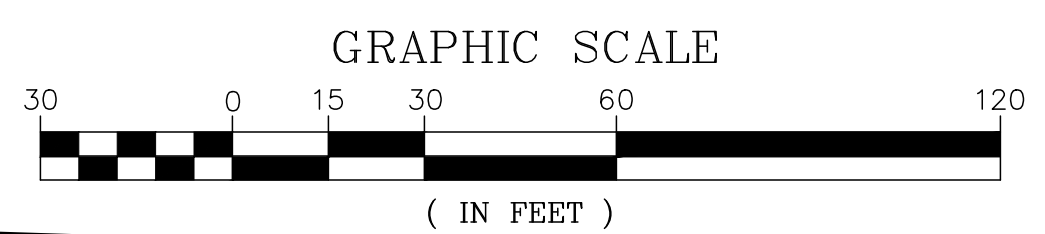
	REQ'D	EXISTING	PROPOSED
MIN. LOT AREA	150,000 SF (3.44 AC)	65,754 SF (1.50 AC)	
MIN. FRONTAGE	300'	214.00'	214.00'
MIN. FRONT SETBACK	30'	±28.3'	±31.0'
MIN. SIDE SETBACK	50'	±43.7'	±53.1'
MAX. BUILDING HEIGHT	30'		
MAX. IMPERVIOUS RATIO	35% (WITH SPECIAL EXCEPTION)	±11.4%	±12.5%
WETLAND SETBACKS	20%	±7,472 S.F.	±8,242 S.F.
		±115.7'	100.0'
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL PERMITS OBTAINED FOR THIS PROJECT.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- PROPOSED TELEPHONE, ELECTRIC AND CABLE SERVICES AND CONDUITS SHALL BE INSTALLED UNDERGROUND.
- LOTS SHALL BE SERVED BY WELL WATER AND ONSITE WASTEWATER SEPTIC SYSTEM.
- ACCUMULATED SNOW WILL BE PLOWED TO AREAS ADJACENT TO PAVEMENT IN A MANNER AS NOT TO HINDER SIGHT LINES.
- BASIS OF BEARINGS IS S.C.R.D. PLAN 21-36 WHICH REPORTS MAGNETIC OBSERVED IN 1980. COORDINATES ARE ASSUMED.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD18) (±2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON MAY 5, 2023. THE FLAGS WERE SURVEY LOCATED BY DOUCET SURVEY LLC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL", (1987) ALONG WITH THE "REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C0385E, DATED SEPTEMBER 30, 2015.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.

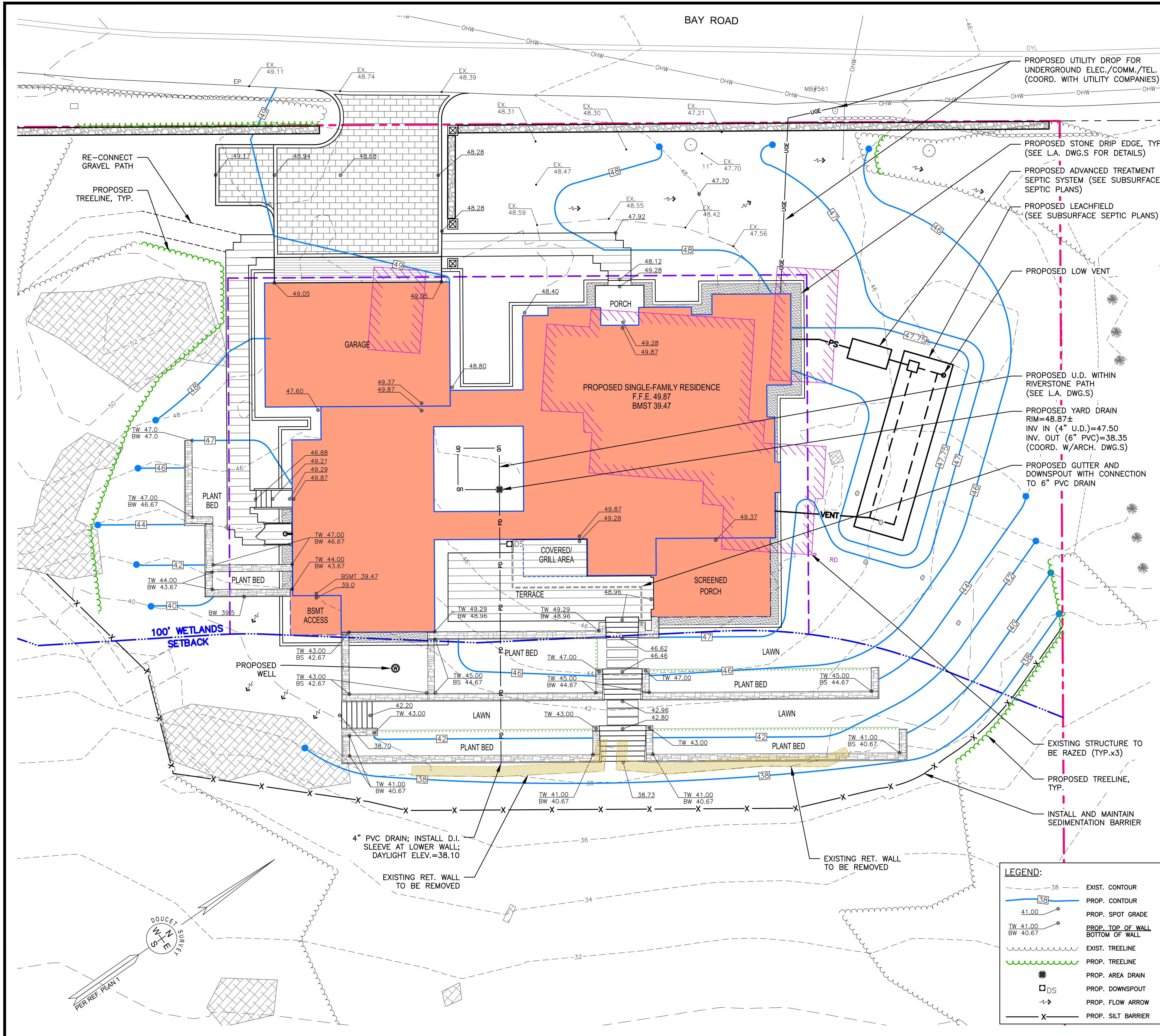
LEGEND

- LOT LINE
- 100--- MAJOR CONTOUR LINE
- 98--- MINOR CONTOUR LINE
- STONE WALL
- RETAINING WALL
- OHW --- OVERHEAD WIRE
- HANDRAIL
- TREE LINE
- MOWING LINE
- EDGE OF DELINEATED WETLAND
- WETLAND AREA
- CONCRETE
- CRUSHED STONE
- BRICK
- LEDGE OUTCROP
- PIPE/ROD FOUND
- UTILITY POLE
- UTILITY POLE & GUY WIRE
- PLASTIC SEPTIC TANK COVER
- SUPPLY WELL
- IRRIGATION CONTROL VALVE
- ELECTRIC BOX
- EM
- AIR CONDITIONING UNIT
- OIL FILL CAP
- PROPRANE TANK
- ROCK/BOULDER
- MAIL BOX
- DECIDUOUS TREE 10" DIA. OR GREATER
- DECIDUOUS TREE LESS THAN 10" DIA.
- ▲ A-1 WETLAND FLAG
- ▲ DYL DOUBLE YELLOW LINE
- ▲ EP EDGE OF PAVEMENT
- ▲ RET. WALL RETAINING WALL
- ▲ S.S.F. STEEL STAKE FOUND
- ▲ TMB TIMBER EDGE
- ▲ TYP. TYPICAL
- IMPACT AREA OF WETLANDS CONSERVATION OVERLAY DISTRICT

PLAN REFERENCE:

- "EXISTING CONDITIONS PLAN", DATED MAY 10, 2023, BY DOUCET SURVEY, LLC
- "REVISED OWTS APPLICATION PLAN, WALTER DWYER, 561 BAY ROAD, DURHAM, NH", DATED JULY 19, 2022, PREPARED BY SEPTIC DESIGNS OF NH





GRADING & STORMWATER MANAGEMENT NOTES

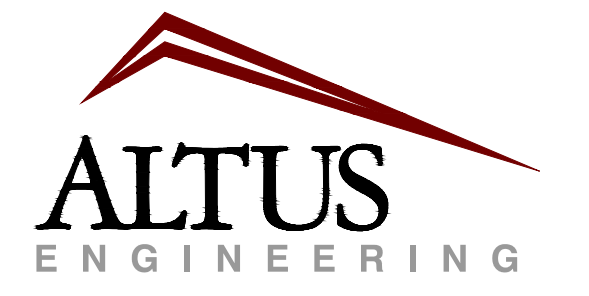
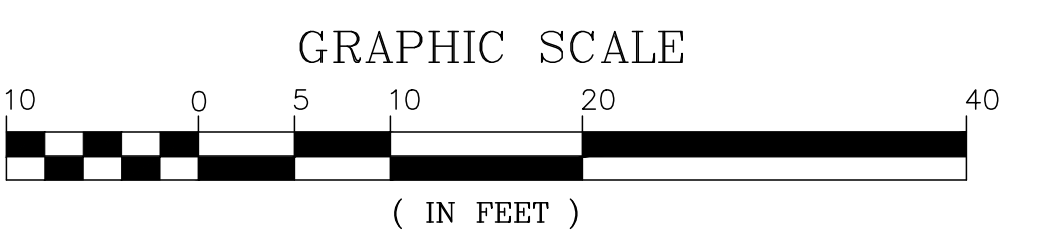
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
- ALL ROOF DRAIN RISERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH GUTTER DOWNSPOUTS. RISERS SHALL BE SET TO FINISH GRADE PLUS 1" (MIN.).
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. SYMBOLS MAY NOT BE INDICATIVE OF THE CENTER OF A STRUCTURE, PARTICULARLY WHEN SHOWN ADJACENT TO A CURB LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.

UTILITY NOTES

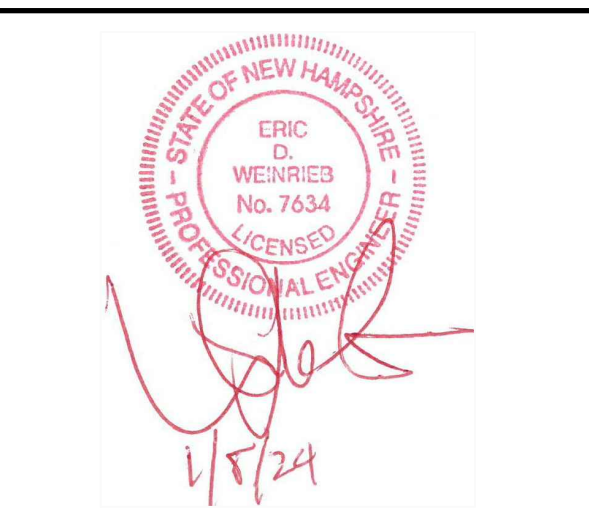
- ALL EXISTING UTILITIES SHOWN ARE PER PLAN REFERENCE #1. LOCATIONS AND COMPLETENESS ARE NOT GUARANTEED BY ENGINEER OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- SITE WILL BE SERVED BY WELL WATER & SEPTIC SYSTEM.

LEGEND:

- 38 --- EXIST. CONTOUR
- 38 --- PROP. CONTOUR
- 41.00 ● PROP. SPOT GRADE
- TW 41.00 ○ BS 40.67 ○ PROP. TOP OF WALL BOTTOM OF WALL
- --- EXIST. TREELINE
- --- PROP. TREELINE
- ■ PROP. AREA DRAIN
- DS □ PROP. DOWNSPOUT
- → PROP. FLOW ARROW
- X --- PROP. SILT BARRIER



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ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 8, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	01/08/24

DRAWN BY: RMB
APPROVED BY: EDW
DRAWING FILE: 5433SITE.dwg

SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER/APPLICANT:
DAVID T. DELLA PENTA
2013 TRUST
&
KAREN S. DELLA PENTA
2013 TRUST

ASSESSOR'S MAP 239
LOT 9

MAILING ADDRESS:
561 BAY ROAD
DURHAM, NEW HAMPSHIRE

PROJECT:
PROPOSED SINGLE
FAMILY
RESIDENCE

TITLE:
GRADING &
UTILITY PLAN

SHEET NUMBER:
C - 3

Potential Plant List

TREES	Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
Am		<i>Ameiobolus grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	Y			
Bn		<i>Betula nigra</i> 'Heritage'	Heritage River Birch	Y			
Cf		<i>Cornus florida</i>	Flowering Dogwood	Y			
Ham		<i>Hamelis intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	Y			
Jv		<i>Juniperus virginiana</i>	Eastern Red Cedar	Y			
Jv1		<i>Juniperus virginiana</i> 'Mannhattan Blue'	Mannhattan Blue Eastern Red Cedar	Y			
Ms		<i>Myrica sylvatica</i>	Tupelo	Y			
PoG		<i>Picea orientalis</i> 'Gowdy'	Gowdy Oriental Spruce	Y			
Qr		<i>Quercus rubra</i>	Northern Red Oak	Y			
Th		<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	Y			

SHRUBS	Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
AZL		<i>Azalea</i> 'Lemon Lights'	Lemon Lights Azalea	Y			
AZPS		<i>Azalea</i> 'Pink n Sweet'	Pink n Sweet Azalea	Y			
AZV		<i>Azalea</i> 'Vasey'	Pink Shell Azalea	Y			
CF		<i>Cayanthus floridus</i> 'Aphrodite'	Aphrodite Sweetshrub	Y			
Cie		<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	Y			
Enk		<i>Enkianthus campanulatus</i>	Enkianthus	Y			
Fob		<i>Forsythia gardenii</i>	Dwarf Forsythia	Y			
Hq		<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee Oakleaf Hydrangea	Y			
HyA		<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	Y			
HyT		<i>Hydrangea arborescens</i> 'Tuff Stuff'	Tuff Stuff Hydrangea	Y			
HyW		<i>Hydrangea arborescens</i> 'Wee White'	Wee White Hydrangea	Y			
Ig		<i>Ilex glabra</i> 'Strong Box'	Strong Box Inkberry	Y			
Iv		<i>Ilex verticillata</i> 'Red Spite'	Red Spite Winterberry	Y			
Jd		<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry	Y			
Jun		<i>Juniperus communis</i>	Common Juniper	Y			
Pot		<i>Potentilla fruticosa</i>	Potentilla	Y			
Rhu		<i>Rhus aromatica</i> 'Snow Low'	Snow Low Sumac	Y			
Vt		<i>Viburnum plicatum</i> 'Mariesii'	Marie's Doublefile Viburnum	Y			

PERENNIALS, GROUNDCOVERS, VINES AND ANNUALS	Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
Ac1		<i>Actaea rubrifolia</i>	Bugbane	Y			
Ac		<i>Actinostaphylos ova-ovata</i>	Bearberry	Y			
Bap		<i>Baptisia</i>	False Indigo	Y			
Dp		<i>Desmodium illinoense</i>	Haystacked Fern	Y			
Gal		<i>Galium obtusatum</i>	Sweet Woodruff	Y			
Gm		<i>Geranium maculatum</i>	Cranesbill	Y			
Ic		<i>Iris cristata</i>	Crested Iris	Y			
Lan		<i>Lanum maculatum</i> 'Pink Panther'	Pink Panther Dead Nettle	Y			
Ms		<i>Matteuccia struthiopteris</i>	Ostrich Fern	Y			
Oc		<i>Osmunda cinnamomea</i>	Cinnamon Fern	Y			
Pc		<i>Polygonatum commutatum</i>	Great Solomon Seal	Y			
Vc		<i>Vaccinium angustifolium</i>	Low Bush Blueberry	Y			

Landscape Notes

- Design is based on drawings by Altus Engineering dated 2023-12-01 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
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- Trees to remain within the construction zone shall be protected for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portables within the tree protection area.
- This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
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- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a Contractor is aware of a potential issue and does not bring it to the attention of the Landscape Architect or Owner's Representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants including seeding, for not less than one year from time of final acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
 - Outside hose attachments spaced a maximum of 150 feet apart, and
 - An underground irrigation system, or
 - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, watering of plants, including seeding and weeding. Plants shall be appropriately watered prior to, during, and after planting. It is the Contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of loam and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the Contractor.

FOR REVIEW ONLY



woodburn & company
 LANDSCAPE ARCHITECTURE
 103 Kenil Place - Neumarket, New Hampshire Phone: 603.659.9949

561 Bay Road
 LANDSCAPE PLAN - CONCEPT
 Durham, New Hampshire

Drawn By: VM
 Checked By: RW
 Scale: scale
 Date: 2023-12-28
 Revisions:

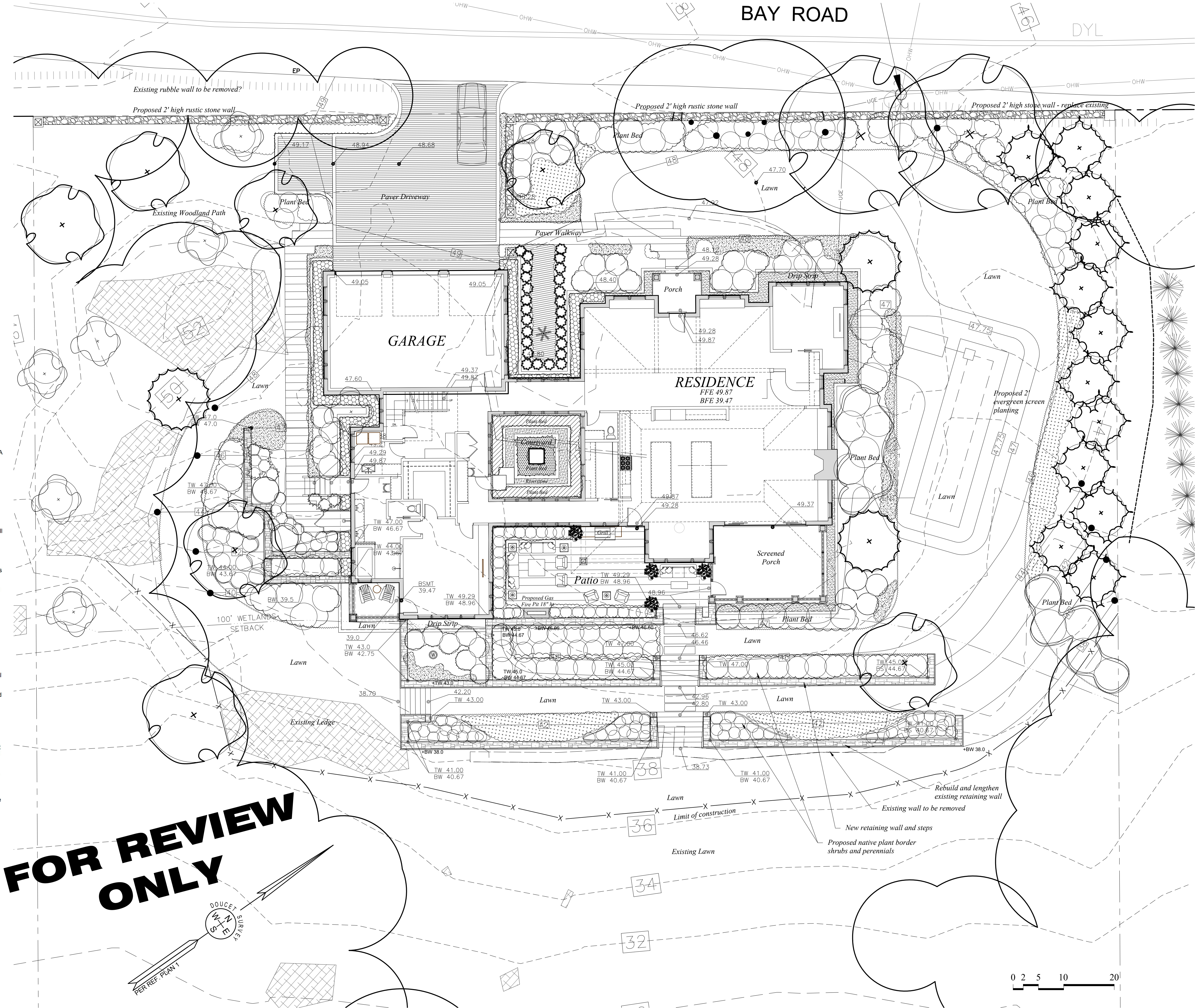
L-1
 Sheet x of X

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
Am	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	Y			
Bn	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	Y			
Cf	<i>Cornus florida</i>	Flowering Dogwood	Y			
Ham	<i>Hamelis intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	Y			
Jv	<i>Juniperus virginiana</i>	Eastern Red Cedar	Y			
Jv1	<i>Juniperus virginiana</i> 'Manhattan Blue'	Manhattan Blue Eastern Red Cedar	Y			
Ns	<i>Nyssa sylvatica</i>	Tupelo	Y			
POG	<i>Picea orientalis</i> 'Gowdy'	Gowdy Oriental Spruce	Y			
Qr	<i>Quercus rubra</i>	Northern Red Oak	Y			
Th	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	Y			

Symbol	Botanical Name	Common Name	Native	Quantity	Size	Comments
AzL	<i>Azalea</i> 'Lemon Lights'	Lemon Lights Azalea	Y			
AzP	<i>Azalea</i> 'Pink n Sweet'	Pink n Sweet Azalea	Y			
AzV	<i>Azalea</i> 'vasey'	Pink Shell Azalea	Y			
Cf	<i>Calycanthus floridus</i> 'Aphrodite'	Aphrodite Sweetshrub	Y			
Cle	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	Y			
Enk	<i>Erigeron canadensis</i>	Erigeron	Y			
Foh	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	Y			
Hq	<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee Oakleaf Hydrangea	Y			
HyA	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	Y			
HyT	<i>Hydrangea serrata</i> 'Tuff Stuff'	Tuff Stuff Hydrangea	Y			
HyW	<i>Hydrangea arborescens</i> 'Wee White'	Wee White Hydrangea	Y			
Iv	<i>Ilex glabra</i> 'Strong Boy'	Strong Boy Holly	Y			
Iv	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry	Y			
Jan	<i>Juncus communis</i>	Common Juniper	Y			
Jun	<i>Juniperus communis</i>	Common Juniper	Y			
Pot	<i>Potentilla fruticosa</i>	Potentilla	Y			
Rhus	<i>Rhus aromatica</i> 'Grow Low'	Grow Low Sumac	Y			
Vt	<i>Viburnum plicatum tomentosum</i> 'Mariesi'	Marie's Doublefile Viburnum	Y			

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Bap	<i>Baptisia</i>	False Indigo	Y			
Dp	<i>Diervilla punctiloba</i>	Hayscented Fern	Y			
Gal	<i>Galium odoratum</i>	Sweet Woodruff	Y			
Gm	<i>Geranium maculatum</i>	Cranesbill	Y			
Ic	<i>Iris cristata</i>	Crested Iris	Y			
Lam	<i>Lamium maculatum</i> 'Pink Pewter'	Pink Pewter Dead Nettle	Y			
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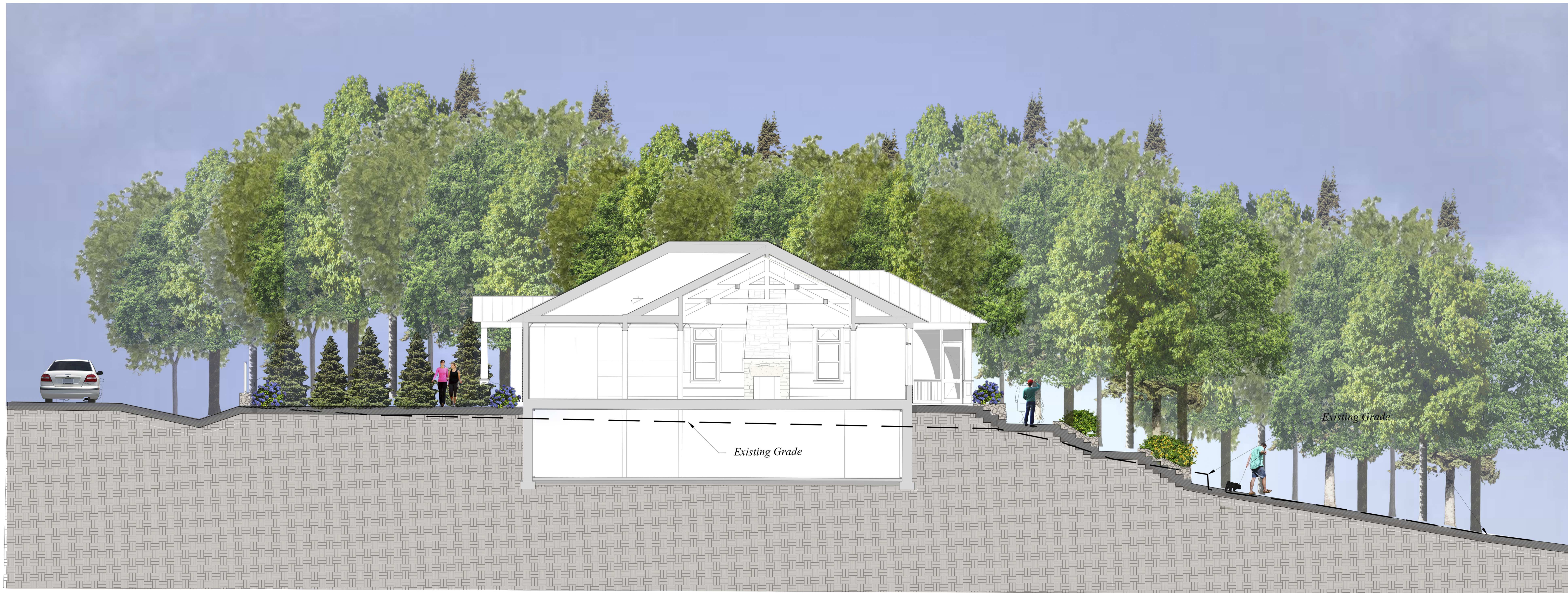
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 103 Kent Place, New Hampshire Phone: 603.659.9949

561 Bay Road
 LANDSCAPE PLAN - CONCEPT
 Durham, New Hampshire

Drawn By:	VM
Checked By:	RW
Scale:	scale
Date:	2023-01-04
Revisions:	For submission

L-1
 Sheet x of X



Site Section 1/8th" = 1'-0"



South East Elevation 1/8" = 1'-0"

561 Bay Road
SECTION AND ELEVATION
Durham, New Hampshire

Drawn By:	RW
Checked By:	RW
Scale:	scale
Date:	2023-01-04
Revisions:	For submission

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

DAVID T. DELLA PENTA 2013 TRUST &
KAREN S. DELLA PENTA 2013 TRUST
561 BAY ROAD
DURHAM, NEW HAMPSHIRE
TAX MAP 239 LOT 9

LONGITUDE: 70°53'07" W
LATITUDE: 43°05'09" N

DESCRIPTION

The project consists of razing existing residence and construction a new single-family residences with associated improvements.

DISTURBED AREA

The total area to be disturbed for the redevelopment improvements is approximately 21,330 S.F. (±.49 acres).

PROJECT PHASING

The proposed project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains overland to wetlands into the Great Bay.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including silt fences, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Remove trees indicated on landscape architects plan.
3. Remove existing utilities & structures.
4. Strip loam and stockpile.
5. Install site features as shown on plan.
6. Rough grade site including placement of borrow materials.
7. Construct drainage structures, culverts, utilities, swales & pavement base course materials.
8. Loom (6" min) and seed all disturbed areas not paved or otherwise stabilized.
9. Install pavers.
10. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 - 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
 - a. Base coarse gravels have been installed in areas to be paved;
 - b. A minimum of 85% vegetated growth as been established;
 - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; - or -
 - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing - In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
 - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

2. Guidelines for Winter Mulch Application -

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	<ul style="list-style-type: none"> • The organic matter content is between 80 and 100% dry weight basis. • Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85% passing a 0.75" screen. • The organic portion needs to be fibrous and elongated. • Large portions of silts, clays or fine sands are not acceptable in the mix. • Soluble salts content is less than 4.0 mmhos/cm. • The pH should fall between 5.0 and 8.0.

3. Maintenance - All mulches must be inspected periodically, in particular after rainstorms, to check for ill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation - Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
2. Seeding -
 - a. Utilize annual rye grass at a rate of 40 lbs/acre.
 - b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
 - c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
3. Maintenance - Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Sequence of Installation - Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.
2. Maintenance -
 - a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.
 - b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
 - c. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.
 - d. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.
 - e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.
3. PERMANENT SEEDING -
 1. Bedding - stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
 2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

	Agricultural Limestone @ 100 lbs. per 1,000 s.f.	10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.
Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10
 3. Seed Mixture (recommended):

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
			Total 90 (80)

E. PERMANENT SEEDING -

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Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
			Total 90 (80)

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments):
Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
			Total 90 (80)

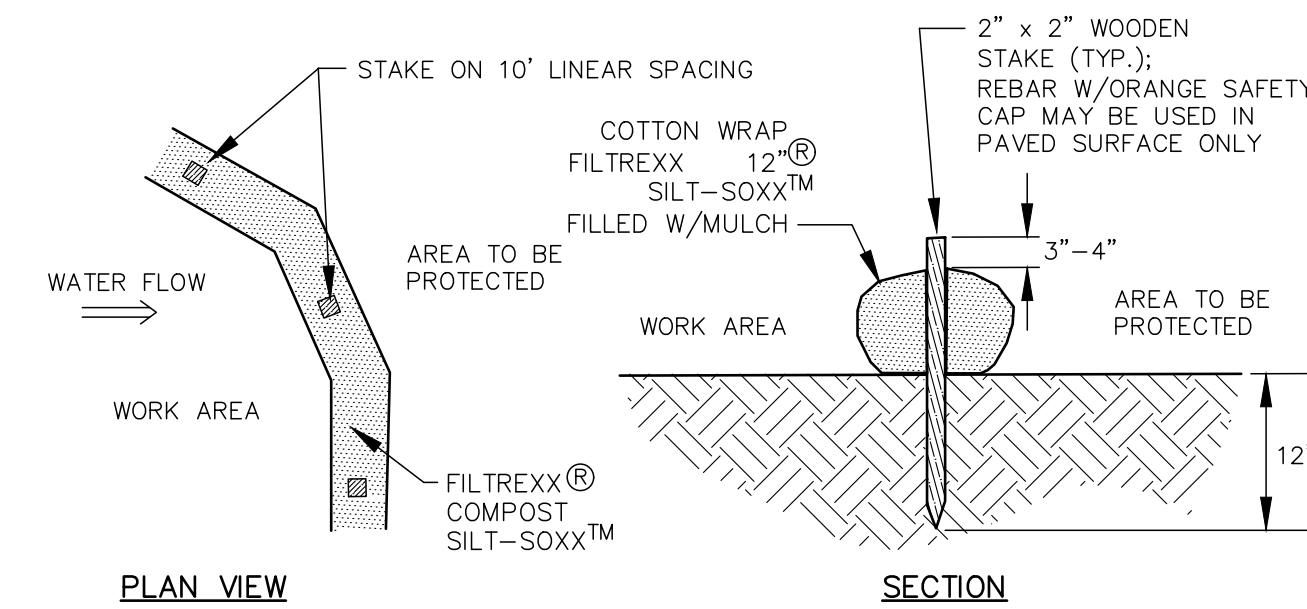
- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- b. Fescue varieties shall include - Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

4. Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

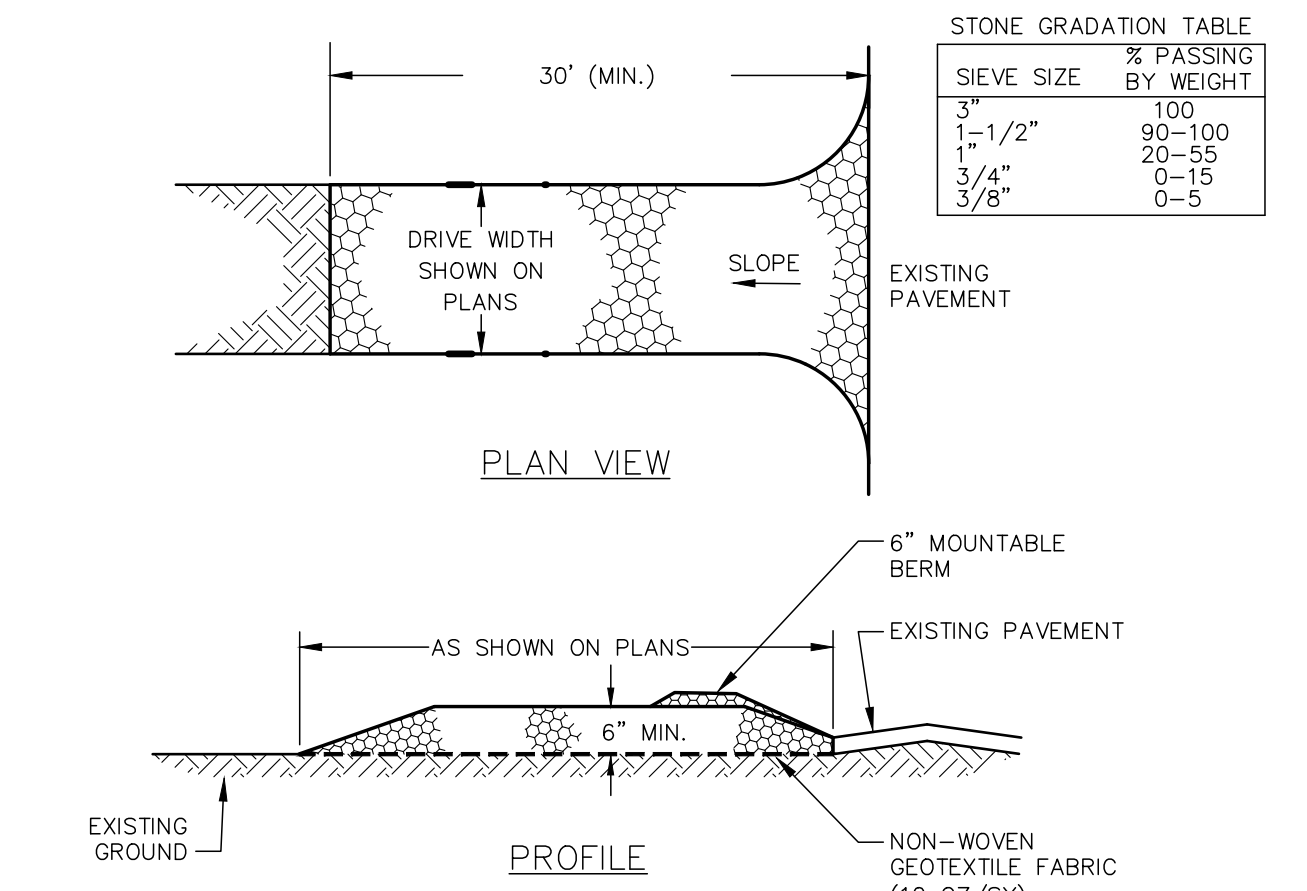
WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.



- NOTES:
1. SILT/SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 3. SILT/SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY SILT/SOXX SHALL BE DISPOSED OF PROPERLY.

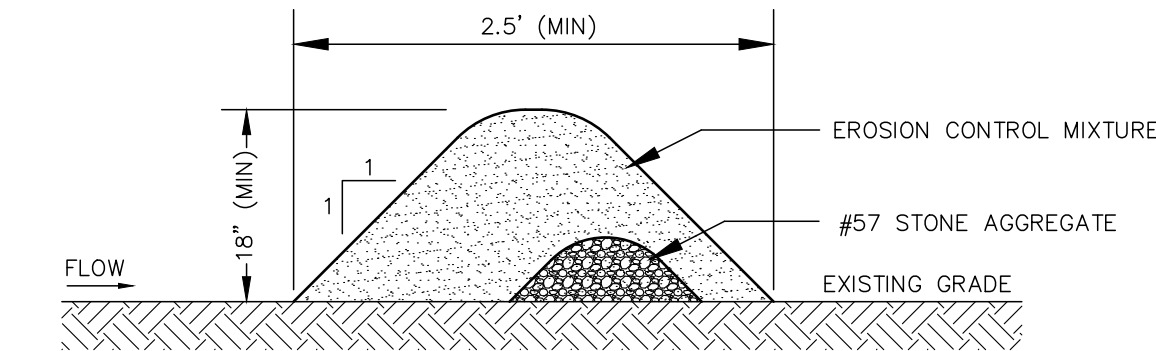
TUBULAR SEDIMENT BARRIER NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. **STONE SIZE** - NHDOT STANDARD STONE SIZE #4 - SECTION 703 OF NHDOT STANDARD.
2. **LENGTH** - DETAILED ON PLANS (50 FOOT MINIMUM).
3. **THICKNESS** - SIX (6) INCHES (MINIMUM).
4. **WIDTH** - FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. **FILTER FABRIC** - MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. **SURFACE WATER CONTROL** - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. **MAINTENANCE** - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. **WHEELS** SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

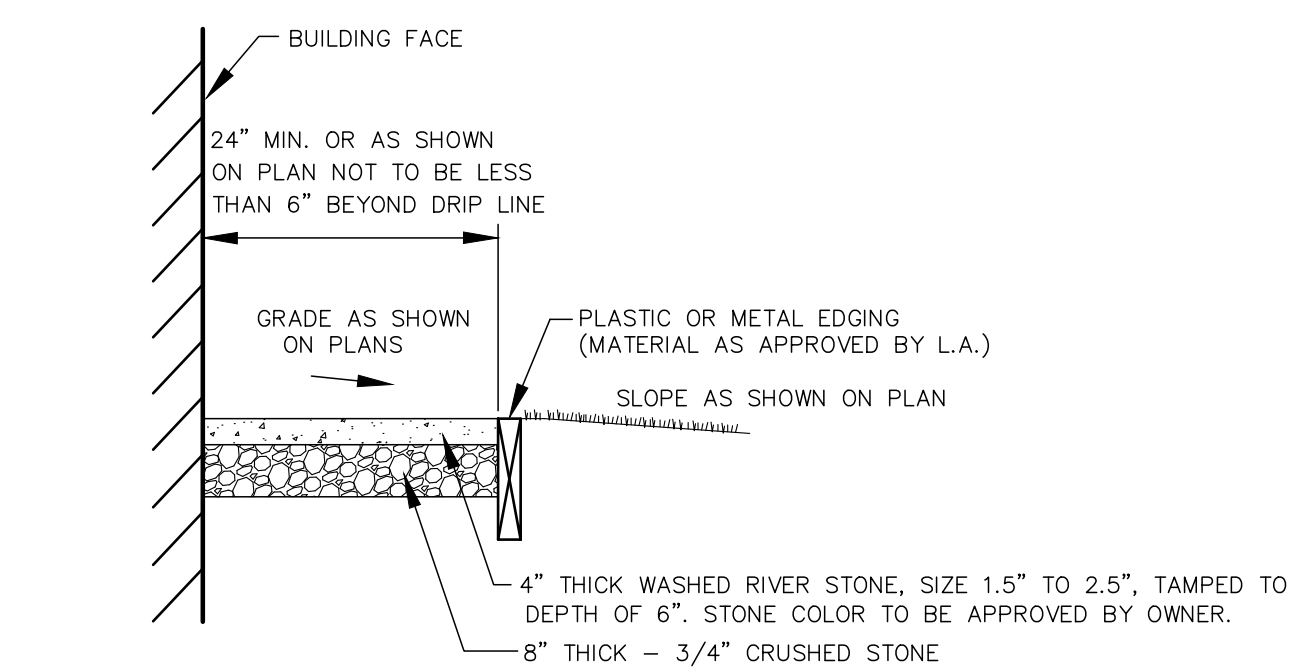
STABILIZED CONSTRUCTION EXIT NOT TO SCALE



NOTES

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
 - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
 - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILT FENCE.

ORGANIC FILTER BERM NOT TO SCALE

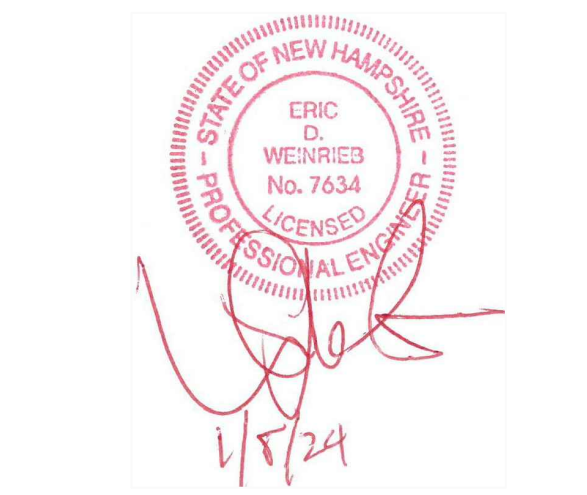


DRIP EDGE DETAIL NOT TO SCALE

ALTUS
ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com



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ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 8, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	01/08/24

DRAWN BY: RMB

APPROVED BY: EDW

DRAWING FILE: 5433SITE.dwg

SCALE: NOT TO SCALE

OWNER/APPLICANT:

DAVID T. DELLA PENTA
2013 TRUST
&
KAREN S. DELLA PENTA
2013 TRUST

ASSESSOR'S MAP 239
LOT 9

MAILING ADDRESS:
561 BAY ROAD
DURHAM, NEW HAMPSHIRE

PROJECT:

PROPOSED SINGLE
FAMILY
RESIDENCE

TITLE:

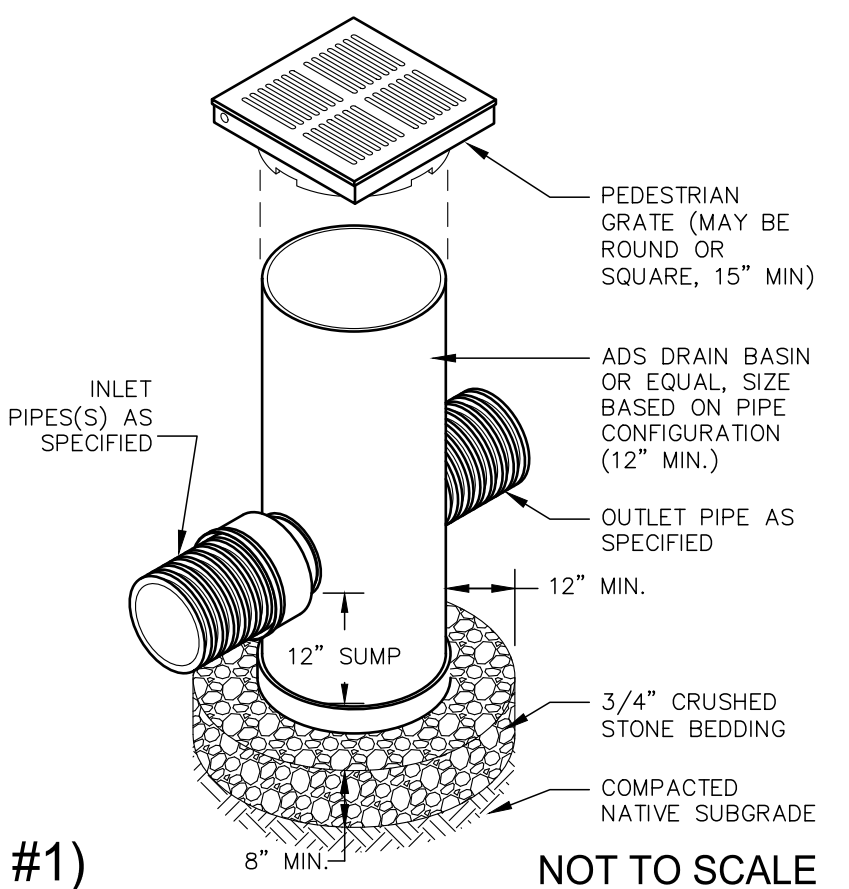
DETAIL SHEET

SHEET NUMBER:

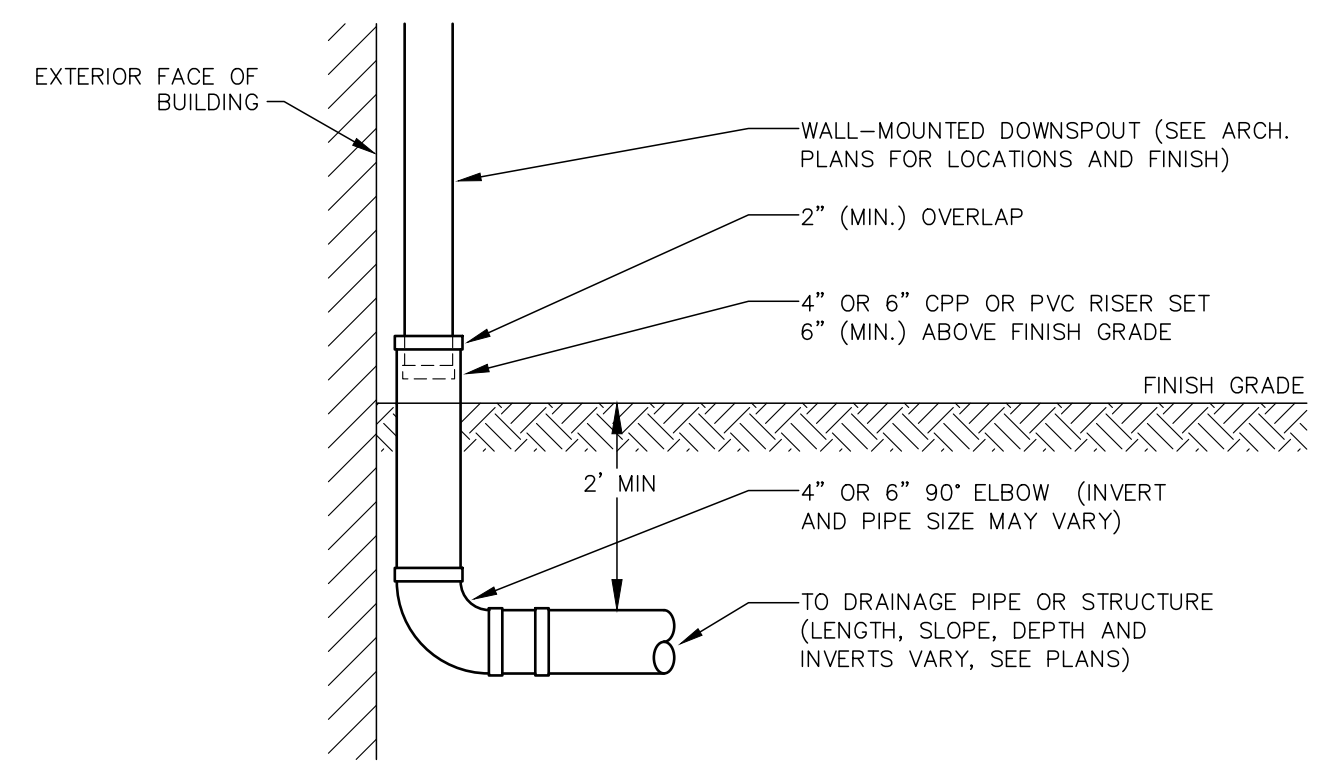
C - 4

NOTES:

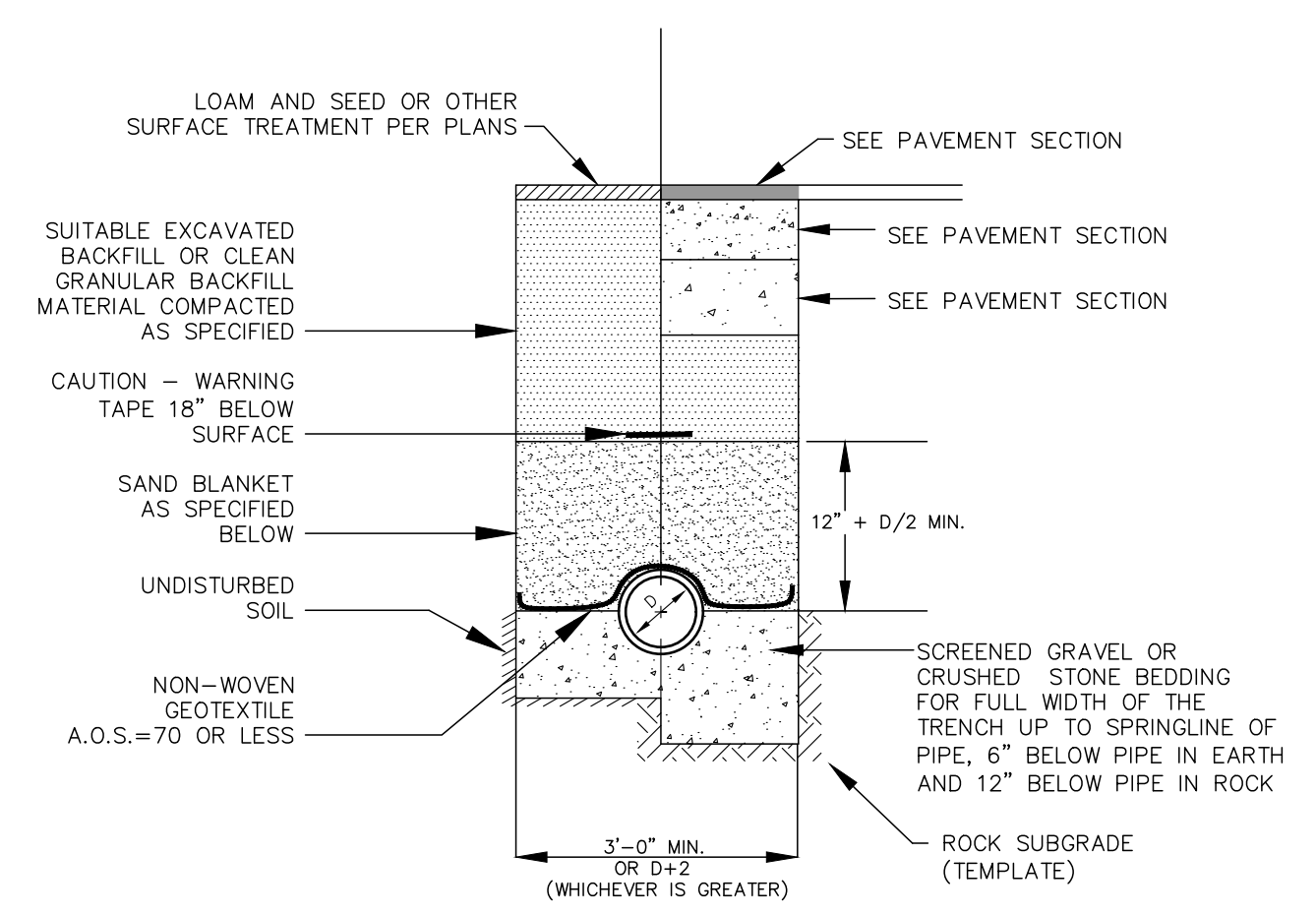
- FRAMES AND GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN AND DETAILS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE, N-12HP AND PVC SEWER.
- INLINE DRAIN TO BE PVC, DIAMETER AS SPECIFIED AND AS MANUFACTURED BY ADS OR APPROVED EQUAL.
- THE CONTRACTOR SHALL INSTALL THE DRAIN BASIN PER THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.
- FOR INSTALLATION IN PEDESTRIAN AND LANDSCAPE AREAS ONLY.



YARD DRAIN (PYD #1) NOT TO SCALE



EXTERIOR ROOF DRAIN CONNECTION NOT TO SCALE

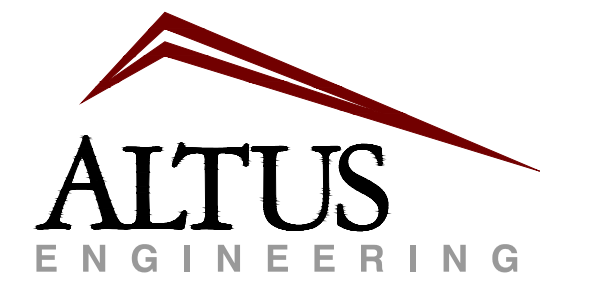


BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUIABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

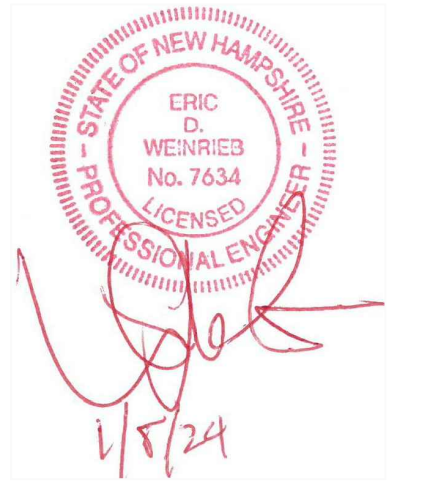
SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

DRAIN AND UTILITY TRENCH SECTION NOT TO SCALE



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DRAWN BY: _____ RMB
APPROVED BY: _____ EDW
DRAWING FILE: 5433SITE.dwg

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OWNER/APPLICANT:
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2013 TRUST
&
KAREN S. DELLA PENTA
2013 TRUST

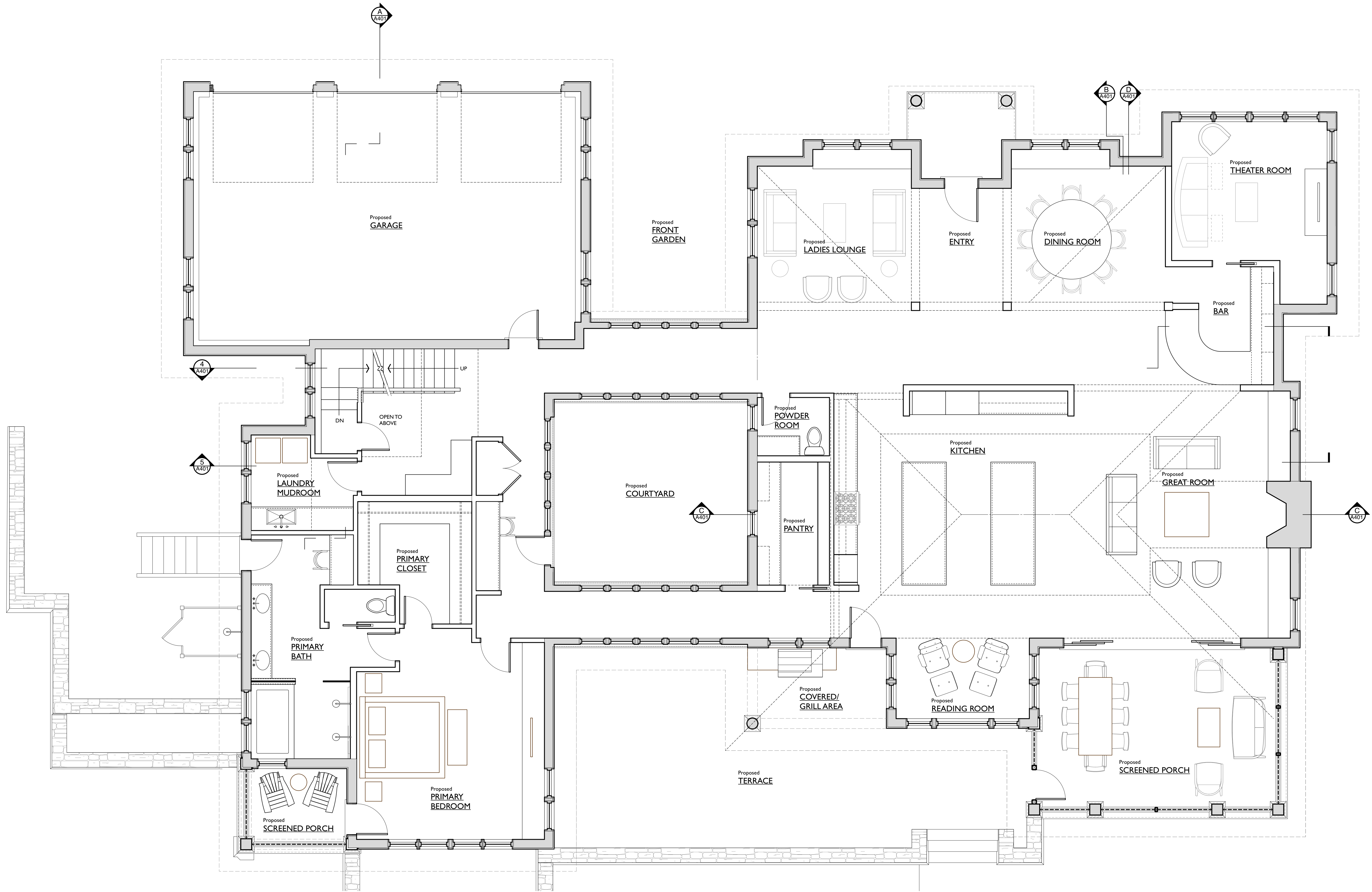
ASSESSOR'S MAP 239
LOT 9

MAILING ADDRESS:
561 BAY ROAD
DURHAM, NEW HAMPSHIRE

PROJECT:
PROPOSED SINGLE
FAMILY
RESIDENCE

TITLE:
DETAIL SHEET

SHEET NUMBER:
C - 5



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

Project Title

Architect

Consultant

NO.	DATE	ISSUE NOTE

REV.	DATE	REVISION - DESCRIPTION

Project Manager	Drawn By
Date 12/18/23	Reviewed By
Project ID DPT_Della Penta	

Sheet Title
FIRST FLOOR PLAN

Sheet No.
A101

Project Title

Architect

Consultant

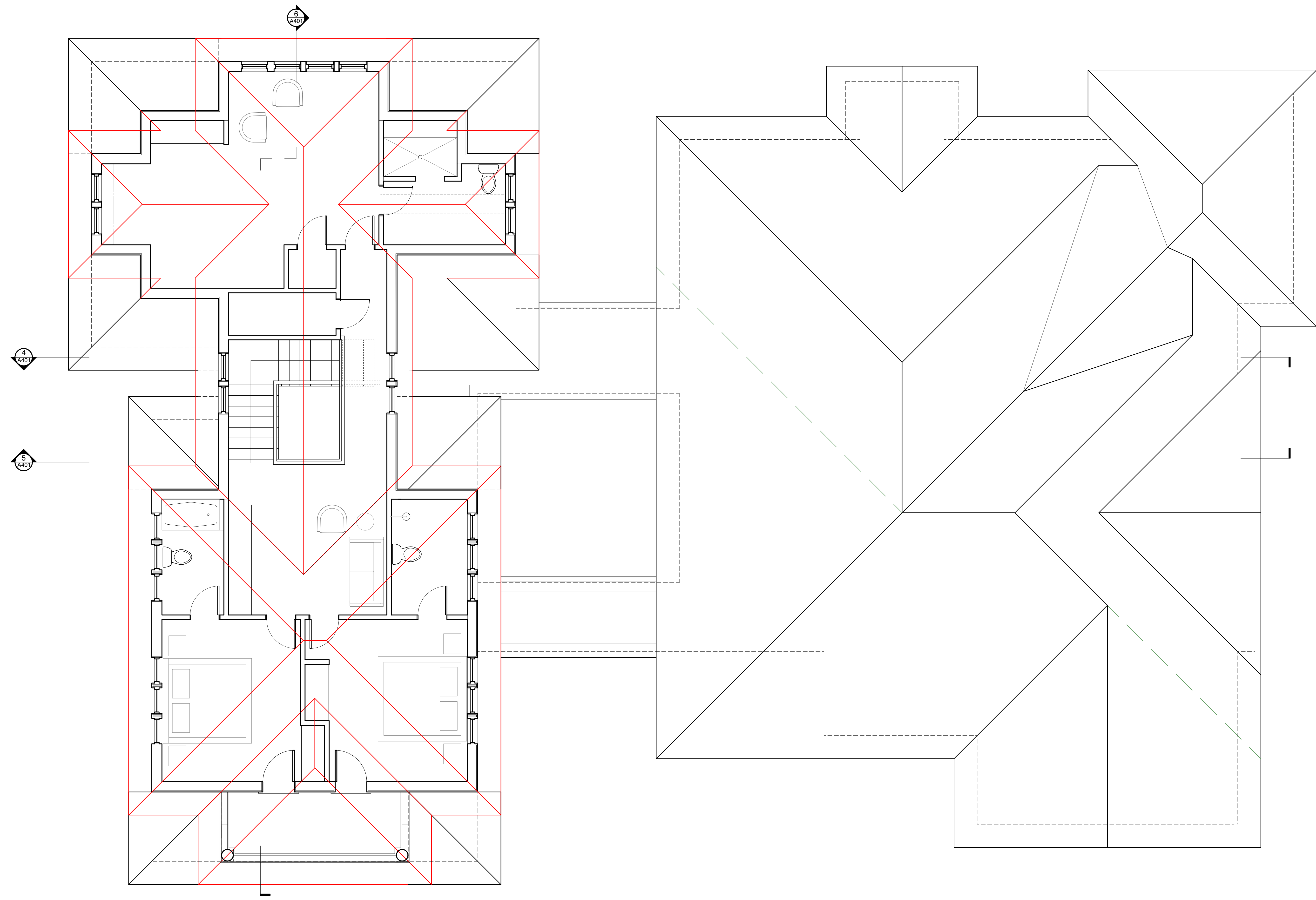
NO.	DATE	ISSUE NOTE

REV.	DATE	REVISION - DESCRIPTION

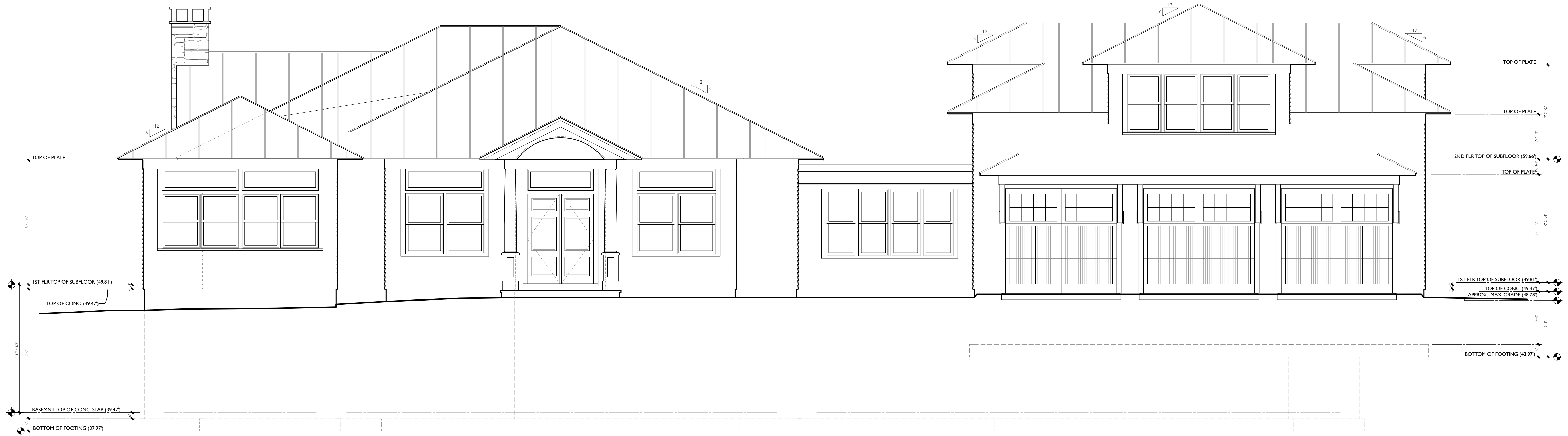
Project Manager	Drawn By
Date 12/18/23	Reviewed By
Project ID DPT_Della Penta	

Sheet Title
SECOND FLOOR PLAN

Sheet No.
A102



1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION (NW)
Scale: 1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION (SW)
Scale: 1/4" = 1'-0"

Project Title

Architect

Consultant

NO. DATE ISSUE NOTE

REV. DATE REVISION - DESCRIPTION

Project Manager Drawn By CDC
Date 12/18/23 Reviewed By
Project ID DPT_Della Penta

Sheet Title

ELEVATIONS

Sheet No.

A201



1 PROPOSED BACK ELEVATION (SE)
Scale: 1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION (NE)
Scale: 1/4" = 1'-0"

Project Title

Architect

Consultant

NO.	DATE	ISSUE NOTE

REV.	DATE	REVISION - DESCRIPTION

Project Manager	Drawn By	CDC
Date	Reviewed By	
Project ID	DPT_Della Penta	

Sheet Title

ELEVATIONS

Sheet No.

A202