

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 40,500 S.F. (±.93 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 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. Loam (6" min) and seed all disturbed areas not paved or otherwise stabilized.
9. Install driveway.
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 of 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 rill 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.

E. 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

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

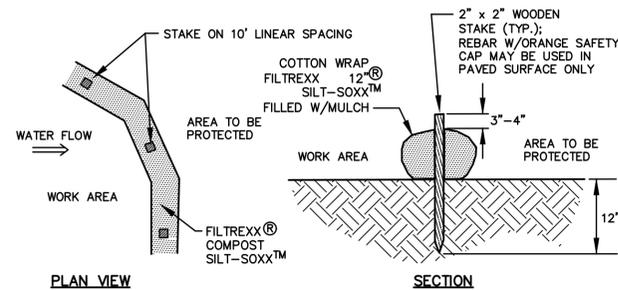
- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equis fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:
- 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

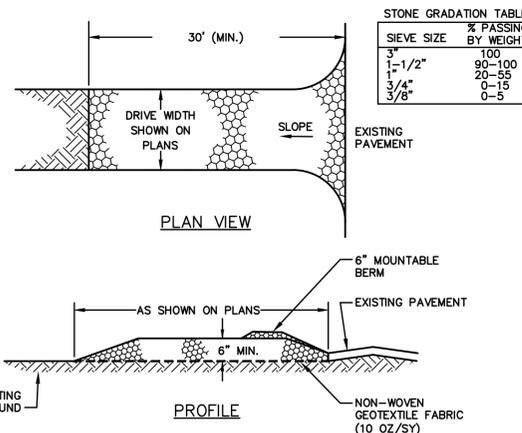
1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch 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. SILTSOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

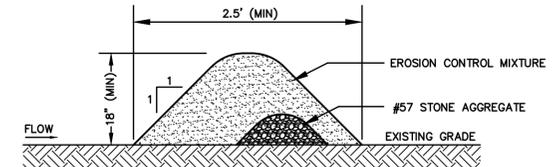
TUBULAR SEDIMENT BARRIER NOT TO SCALE



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.

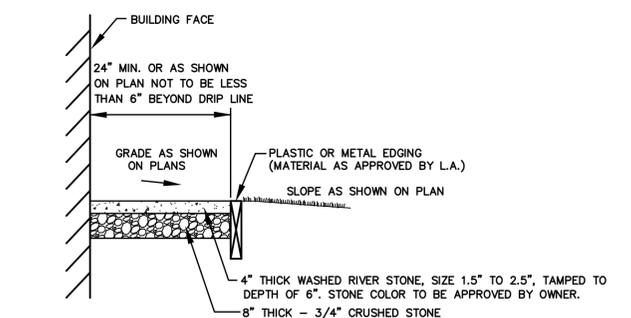
STABILIZED CONSTRUCTION EXIT NOT TO SCALE



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 BRIGES 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" WIDE. 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 8X OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILTFENCE.

ORGANIC FILTER BERM NOT TO SCALE



DRIP EDGE DETAIL NOT TO SCALE



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



ISSUED FOR: APPROVAL

ISSUE DATE: FEBRUARY 3, 2026

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	01/08/24
1	UPDATE AREA OF IMPACT	EDW	02/03/26

DRAWN BY: _____ RLH

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

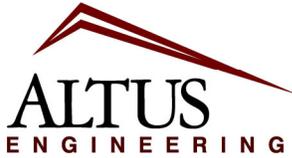
ASSESSOR'S MAP 239 LOT 9

MAILING ADDRESS: 561 BAY ROAD DURHAM, NEW HAMPSHIRE

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE

DETAIL SHEET

SHEET NUMBER: D - 1



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

February 4, 2026

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

**Re: Application Permitted Use B
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 an Application for Permitted Use B for the property located at 561 Bay Road. In January of 2023, the Planning Board approved a "Permitted Use B" permit for the redevelopment of the single-family house lot. The original approval included reconstructing the home, outside the buffer and constructing a series of extensive retaining walls and stairs adjacent to the new home at the upper limits of the buffer. Following receiving the approval, the Della Penta's contractor started construction and excavated for the foundation. Prior to the placement of the foundation, the Della Penta's pivoted and decided to construct a smaller home, focusing on single story living. They engaged the services of Matthew Cunningham Landscape Design LLC (MCLD) to reevaluate the landscape design approach.

The revised landscape design is more closely integrated with existing site conditions. The revised proposal replaces portions of the previously approved retaining walls with natural boulder walls to retain grade, reducing the extent of concrete footings. All boulders will be sourced from blasted ledge from the building footprint, allowing the walls to reflect the natural ledge conditions present on site. In addition, previously approved stair structures leading to the lower lawn have been replaced with a gently sloped lawn path, reducing built elements and improving site accessibility.

A new advanced treatment septic system will be installed located outside the wetland buffer. No modifications to the system permitted in 2024 will be required.

The project will impact $\pm 9,550$ square feet of buffer area within the WCOD, which is currently lawn area with retaining wall. The original permit impacted $\pm 4,954$ square feet but required a more extensive series of walls and stairs. Sitework activities will occur within approximately 8-feet of the wetland. The new design impacts a larger area but is less invasive with hardscape construction.

Enclosed please find six copies of the following for the Board's consideration:

- Application for Permitted Use B
- Letter of Authorization
- Project Narrative Permitted Use B (MCLD)

- Abutter's list
- Wetland delineation letter from Joseph Noel
- Site photographs
- Photo rendering of grading in buffer
- January 24, 2023 Planning Board Notice of Decision
- Project Plans
 - Existing Conditions Survey (Doucet Survey, now SAM)
 - Proposed Landscape Plan with Permitted Extents (MCLD)
 - Erosion Control and Tree Protection Plan (MCLD)
 - Proposed Site Plan with Permitted Extents (MCLD)
 - Building Elevations (2 sheets) (LA)
 - Sitework Details (Altus)

A digital copy of the application package will be transmitted following the submission of the hard copies.

As noted in the January 24, 2023 approval terms and conditions, the Owner has no objection to complying with the following:

- 1) The applicant shall have a surveyor lay out the location of the sedimentation barrier as shown on the plan within the Wetland Conservation Overlay District.
- 2) Mowing of the wetland on the lot shall be consistent with the mowing of the adjacent conservation land.
- 3) There may be no use of pesticides, herbicides, or fertilizers within the Wetland Conservation Overlay District (as shown on the plans, including the wetland and the 100-foot wide buffer adjacent to the wetland).

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 February 25, 2026 Planning Board meeting.

Sincerely,

ALTUS ENGINEERING

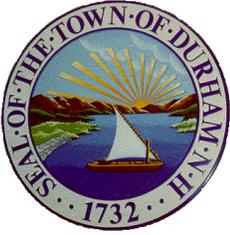


Eric D. Weinrieb, P.E.
President

WDE/5433.00 permitted use b cvr.lt-rev 1.docx

Enclosures

Ecopsy: David T. and Karen S. Della Penta
Devin Hefferon, MCLD
Lucy Humpreys, MCLD
Sarah Hourihane, Lassel Architects



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

APPLICATION FOR PERMITTED USE B.
in the Wetland Conservation Overlay District or the Shoreland Protection Overlay district

This form and all required information per Durham's Zoning Ordinance (Article XIII, Section 175-60. B. and/or Article XIV, Section 175-71. B.) must be filed with the Planning Department at least 14 days prior to the meeting of the Conservation Commission (but may be submitted later with an okay from the Town Planner if there is sufficient time to review the application). A recommendation from the Conservation Commission is required prior to final Planning Board action.

Property Location:

Street Address 561 Bay Road

Tax Map # 239 Lot # 9 Zoning District Residence Coastal

Owner(s):

Name David T. and Karen S. Della Penta 2013 Trust

Mailing Address 2320 Watson Road Sarasota, FL 34231

Phone 603-502-4634 Email david@dellapenta.com

Professional Preparing Plans:

Name of individual and company Eric D. Weinrieb, PE (Altus Engineering LLC)

Mailing Address 133 Court Street Portsmouth, NH 03801

Phone 603-433-2335 Email Eric@altus-eng.com

Proposed Activity: Construction of a new home outside the wetland buffer with grading within the buffer.

Please attach plans of the proposal and a written description of the project including a narrative addressing the three required criteria.

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

Signature of professional: Eric D. Weinrieb PE Date 2-1-26

If I am an agent for the owner, I certify that I am authorized to submit this application.

Signature of owner (or agent): Eric D. Weinrieb PE Date 2-1-26

Letter of Authorization

We, David & Karen Della Penta, authorized representative of David T. & Karen S. Della Penta 2013 Trust, hereby authorize Altus Engineering, Matthew Cunningham Landscape Design LLC, and Lassel Architects 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.

David T. Della Penta
Signature

DAVID T. DELLA PENTA
Print Name

1/7/26
Date

Karen S. Della Penta
Signature

KAREN S. DELLA PENTA
Print Name

1/7/26
Date

Witness

Print Name

Date

Project Narrative:

561 Bay Road, Durham, New Hampshire (Tax Map 239-9), Residence C (RC) zoning district

The proposed project located at 561 Bay Road, in Durham, NH, is partially within the Wetland Conservation Overlay District. The site was previously permitted for a residence and associated landscape improvements, including extensive retaining walls and stair structures to accommodate existing grade changes. Following permitting approval, the applicants elected to pursue a smaller residence focused on single-story living and a revised landscape design that is more closely integrated with existing site conditions. The revised proposal replaces portions of the previously approved retaining walls with natural boulder walls to retain grade, reducing the extent of concrete footings. All boulders will be sourced from blasted ledge from the architectural footprint, allowing the walls to reflect the natural ledge conditions present on site. In addition, previously approved stair structures leading to the lower lawn have been replaced with a gently sloped lawn path, reducing built elements and improving site accessibility.

We feel this approach is more site-sympathetic than what was previously permitted, minimizes the long-term impact, and results in a landscape design that is compatible with the surrounding woodland and adjacent conservation areas.

Permitted Use B Narrative – Section 175-60.B Criteria

B. The following uses or activities, including any necessary grading, shall be permitted in the WCOD if they are permitted in the underlying zoning district provided that the Zoning Administrator issues a permit for the activity after the Planning Board, with the advice of the Conservation Commission, determines that: **a.) appropriate erosion control measures will be used, b.) any disturbed area will be restored, and c.) the activity will be conducted in a manner that minimizes any impact on the wetland:**

a. Appropriate erosion control measures will be used

All work associated with the proposed boulder wall and grading improvements will incorporate appropriate erosion and sediment control measures to protect adjacent wetland resources. Temporary controls, including silt fencing and stabilized construction access, will be installed prior to the start of construction and maintained throughout the duration of work. Soil disturbance will be limited to the minimum area necessary to complete construction, and exposed soils will be stabilized promptly upon completion of

work. These measures will prevent sediment migration and ensure no adverse runoff impacts to the wetland.

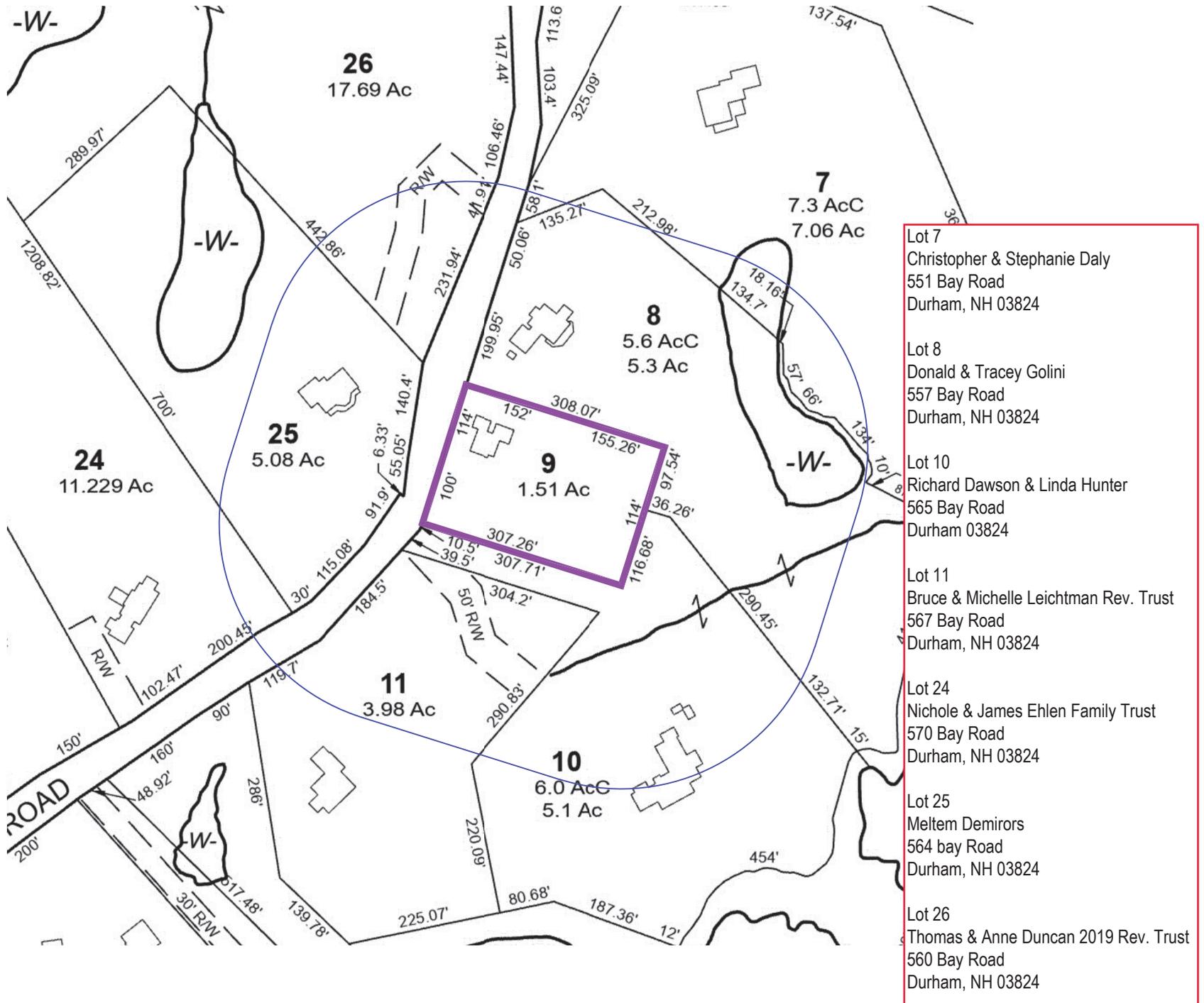
b. Any disturbed area will be restored

All areas disturbed during construction will be fully restored upon completion of the work. Restoration will include regrading disturbed soils to match existing contours and stabilizing surfaces with appropriate vegetation or ground cover. The intent of the restoration is to return all temporarily disturbed areas to a stable condition consistent with the surrounding landscape, ensuring long-term soil stability and preventing erosion within the Wetland Conservation Overlay District.

c. The activity will be conducted in a manner that minimizes any impact on the wetland

The proposed boulder wall and grading improvements is limited in scope to achieve a safe and navigable landscape for the clients, while protecting existing trees. It is designed to minimize impacts to the wetland to the greatest extent possible. Construction methods will be carefully managed to confine activity to upland areas where feasible, and no unnecessary encroachment into the wetland will occur. The revision to the previously permitted project improves safety and offers a more site-sympathetic solution that reduces long-term impacts on the site, while maintaining the integrity of the adjacent wetland resource.

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



- Lot 7
Christopher & Stephanie Daly
551 Bay Road
Durham, NH 03824
- Lot 8
Donald & Tracey Golini
557 Bay Road
Durham, NH 03824
- Lot 10
Richard Dawson & Linda Hunter
565 Bay Road
Durham 03824
- Lot 11
Bruce & Michelle Leichtman Rev. Trust
567 Bay Road
Durham, NH 03824
- Lot 24
Nichole & James Ehlen Family Trust
570 Bay Road
Durham, NH 03824
- Lot 25
Meltem Demirors
564 bay Road
Durham, NH 03824
- Lot 26
Thomas & Anne Duncan 2019 Rev. Trust
560 Bay Road
Durham, NH 03824

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:

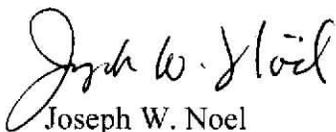
On May 5, 2023, a site visit was conducted at the above-referenced property per your request. The purposed was to delineate the wetland boundaries. Pink and black striped flagging was used to delineate the wetland boundary.

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.

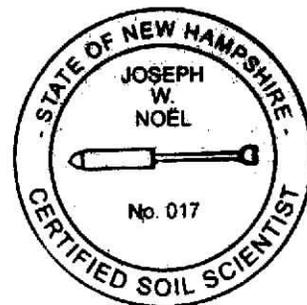
The home is situated on the top of a shallow to bedrock glacial till landform. The wetlands are at the base of the slope and are in the regularly maintained lawn. The soils downslope from the glacial till landform were derived from marine silt and clay deposits. The poorly drained Scitico soils were 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



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

NOTICE OF DECISION

Project Name: 561 Bay Road – Permitted Use B
Action Taken: APPROVAL
Project Description: Permitted Use B for installation of retaining walls, steps, regrading and a well within the Wetland Conservation Overlay District
Property Owner: David T. and Karen S. Della Penta 2013 Trust
Engineer: Ron Beal and Eric Weinrieb, Altus Engineering
Landscape Architect: Robbi Woodburn
Map and Lot: Map 239, Lot 9
Zoning: Residence Coastal
Date of approval: **January 24, 2023**

The application was approved as submitted with the following terms and conditions:

- 1) The applicant shall have a surveyor lay out the location of the sedimentation barrier as shown on the plan within the Wetland Conservation Overlay District.
- 2) Mowing of the wetland on the lot shall be consistent with the mowing of the adjacent conservation land.
- 3) There may be no use of pesticides, herbicides, or fertilizers within the Wetland Conservation Overlay District (as shown on the plans, including the wetland and the 100-foot wide buffer adjacent to the wetland).

This approval is for a Permitted Use B for the installation of retaining walls, steps, regrading and a well within the Wetland Conservation Overlay District as shown on the plans. The application was submitted as a conditional use but the Planning Board determined that it should be reviewed as a Permitted Use B application.



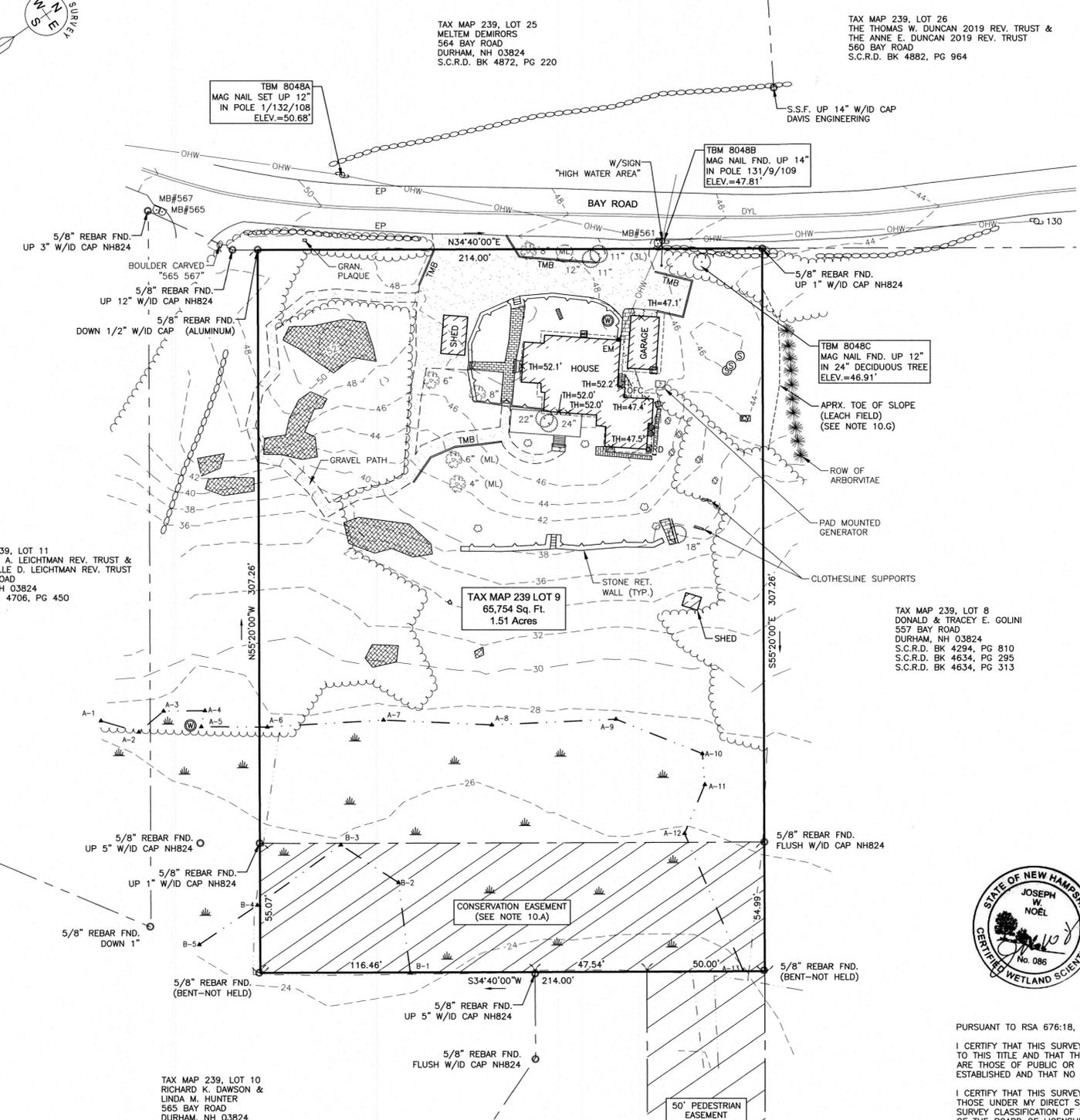
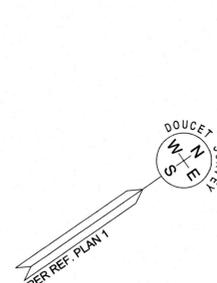
Approximate Area of Disturbance

NOTES:

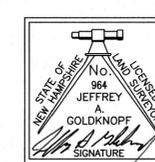
- REFERENCE: TAX MAP 239, LOT 9
561 BAY ROAD
DURHAM, NEW HAMPSHIRE
- TOTAL PARCEL AREA: 65,754 SQ. FT. OR 1.51 AC.
- OWNER OF RECORD: THE DAVID T. DELLA PENTA 2013 TRUST
AND THE KAREN S. DELLA PENTA 2013 TRUST
2320 WASON ROAD
SARASOTA, FL 34231
S.C.R.D. BK 5107, PG 1026
- ZONE: RC - RESIDENCE C
DIMENSIONAL 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:

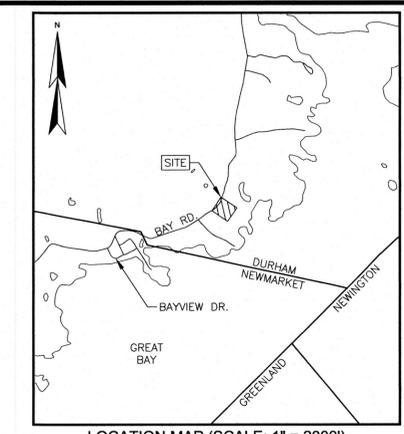
- "LOT LINE REVISION, WOODEN NUTMEG FARM, BAY ROAD, DURHAM, NH" DATED MARCH 24, 1994 BY DOUCET SURVEY. S.C.R.D. PLAN 43-100
- "PEDESTRIAN EASEMENT PLAN OF WOODEN NUTMEG FARM, BAY ROAD, DURHAM, NH" DATED FEBRUARY 17, 1993 BY DOUCET SURVEY. S.C.R.D. PLAN 43-97
- "CONSERVATION EASEMENT PLAN OF WOODEN NUTMEG 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



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."



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.



LOCATION MAP (SCALE: 1" = 2000')

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

DOUCET SURVEY
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

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
 DONALD & TRACY
 557 BAY ROAD
 DURHAM, NH
 S.C.R.D. BK 4706
 S.C.R.D. BK 4706
 S.C.R.D. BK 4706

ILLUSTRATIVE MASTER PLAN LEGEND:

- PROPERTY LINE / LIMIT OF WORK
- BUILDING SETBACK
- L.O.W. APPROXIMATE LIMIT OF WORK
- LAWN
- SEEDED GRAVEL
- PLANT BED
- GRAVEL PAVING / PEASTONE
- MULCH PATH
- RECLAIMED GRANITE PAVING
- FIELDSTONE STEPPERS
- STONE STEP
- FIELDSTONE STEP
- PROPOSED FARM WALL
- PROPOSED WALL
- MESH FENCE & GATE
- PROPOSED PRIVACY FENCE
- EXISTING DECIDUOUS TREE TO REMAIN AND BE PROTECTED
- EXISTING EVERGREEN TREE TO REMAIN AND BE PROTECTED
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED EVERGREEN TREE PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED PERENNIAL AND GROUNDCOVER PLANTING

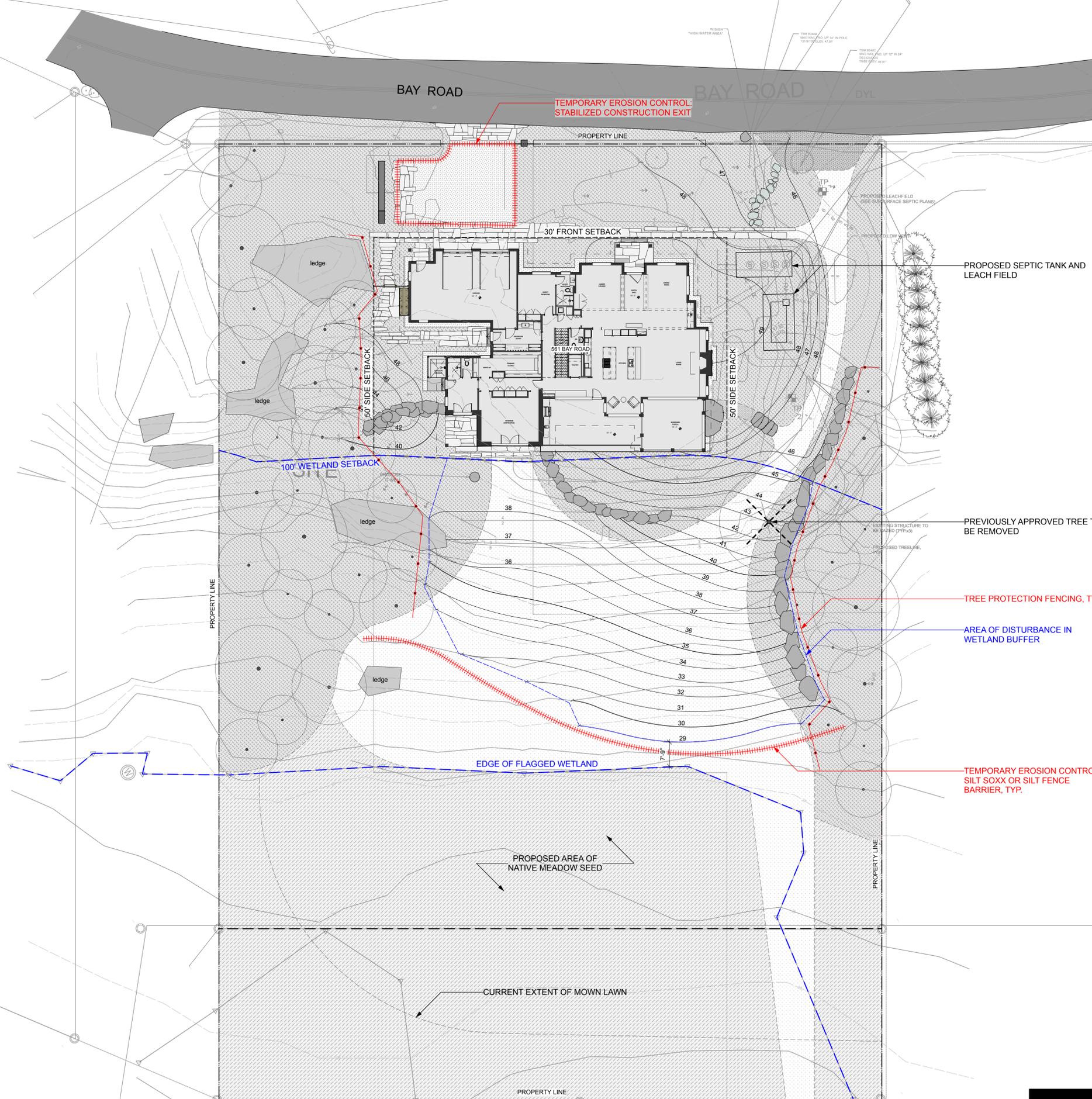


MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
 matthew-cunningham.com

DELLA PENTA RESIDENCE
 561 BAY ROAD, DURHAM, NH
PROPOSED LANDSCAPE PLAN W/ PERMITTED EXTENTS
 12 JANUARY 2026
 SCALE: 1/16" = 1'-0"

0' 16' 32' 48' 80'

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



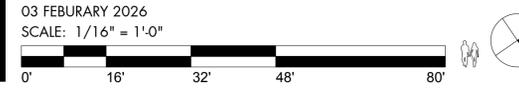
EROSION CONTROL AND TREE PROTECTION PLAN LEGEND:

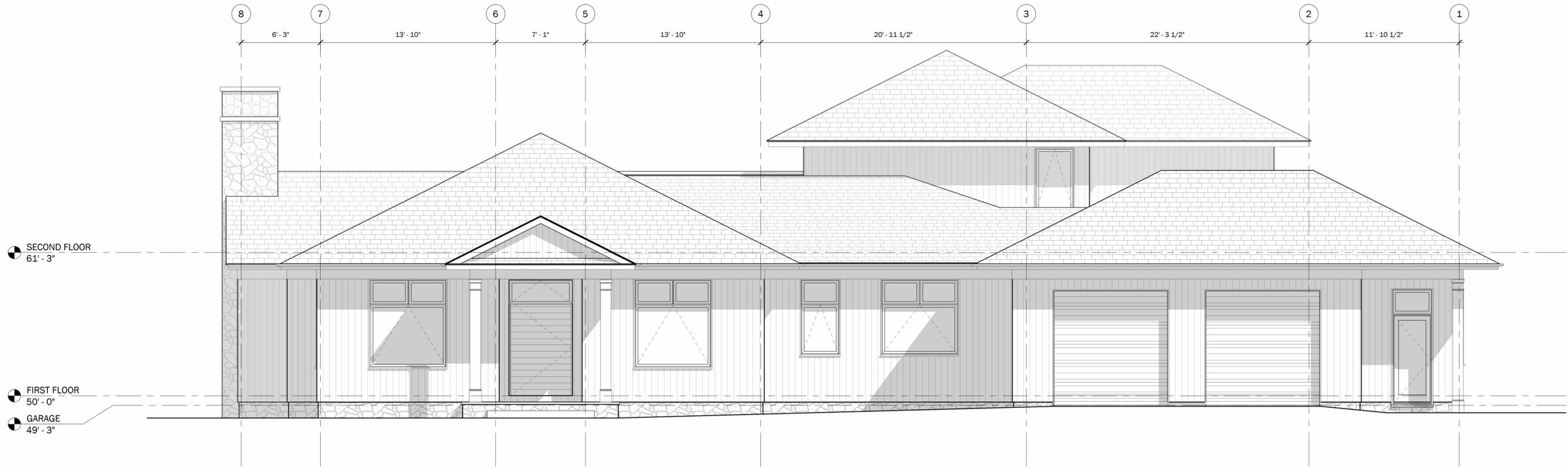
- PROPERTY LINE / LIMIT OF WORK
- - - BUILDING SETBACK
- L.O.W. - - - APPROXIMATE LIMIT OF WORK
- [Pattern] LAWN
- [Pattern] SEEDED GRAVEL
- [Pattern] PLANT BED
- [Pattern] GRAVEL PAVING / PEASTONE
- [Pattern] MULCH PATH
- [Pattern] RECLAIMED GRANITE PAVING
- [Pattern] FIELDSTONE STEPPERS
- [Pattern] STONE STEP
- [Pattern] FIELDSTONE STEP
- [Pattern] PROPOSED FARM WALL
- [Pattern] PROPOSED WALL
- [Pattern] MESH FENCE & GATE
- [Pattern] PROPOSED PRIVACY FENCE
- [Symbol] EXISTING DECIDUOUS TREE TO REMAIN AND BE PROTECTED
- [Symbol] EXISTING EVERGREEN TREE TO REMAIN AND BE PROTECTED
- [Symbol] EROSION CONTROL
- [Symbol] TREE PROTECTION FENCING

TAX MAP 239, LOT 11
 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

MATTHEW
 CUNNINGHAM
 LANDSCAPE
 DESIGN LLC
 matthew-cunningham.com

DELLA PENTA RESIDENCE
 561 BAY ROAD, DURHAM, NH
EROSION CONTROL AND TREE PROTECTION PLAN
 03 FEBRUARY 2026
 SCALE: 1/16" = 1'-0"





① NORTH ELEVATION
 1/4" = 1'-0"



② WEST ELEVATION
 1/4" = 1'-0"

PROJECT:
DELLA PENTA RESIDENCE

ADDRESS:
**561 BAY ROAD
 DURHAM, NH**

CLIENT:
DAVID & KAREN DELLA PENTA

REV: DATE: NOTES:

PROJECT NUMBER: 25.10 NORTH:
 DATE: NOV 2025
 SCALE: AS NOTED
 REVISION:

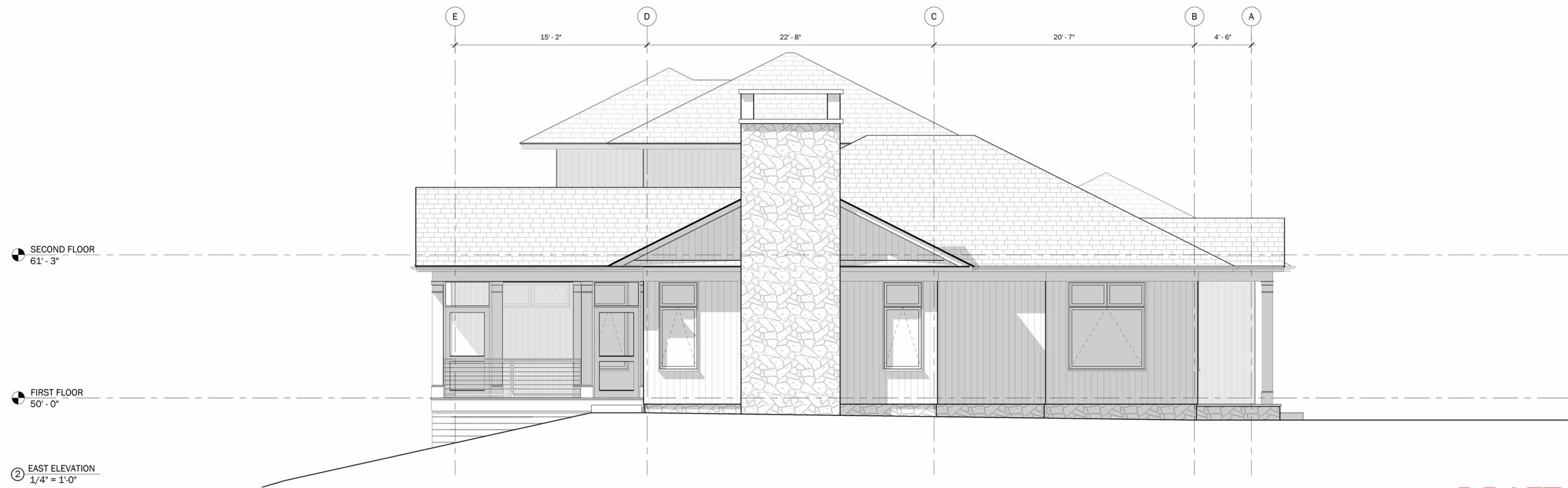
DRAWING NAME:
ELEVATIONS - NORTH & WEST

DRAWING NUMBER:

DRAFT
 DESIGN DEVELOPMENT

A 2.0

1/6/2026 1:14:47 PM FILES CURRENT\25.10 Della Penta Residence\8. DRAWINGS\8.2 REVIT\Bay Road DD.rvt



PROJECT:
DELLA PENTA RESIDENCE

ADDRESS:
**561 BAY ROAD
DURHAM, NH**

CLIENT:
DAVID & KAREN DELLA PENTA

REV: DATE: NOTES:

PROJECT NUMBER: NORTH:
25.10

DATE:
NOV 2025

SCALE:
AS NOTED

REVISION:

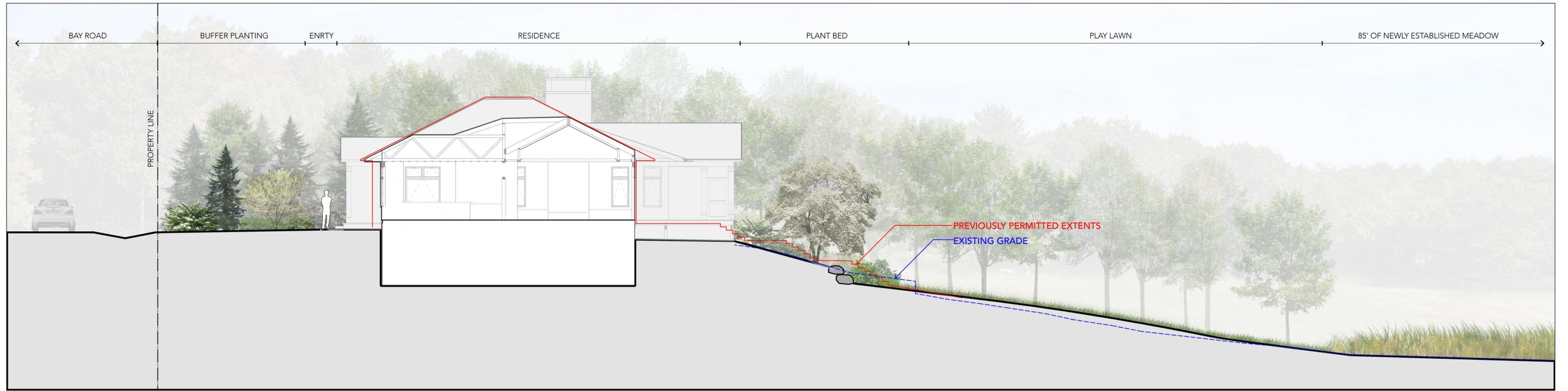
DRAWING NAME:
ELEVATIONS - SOUTH & EAST

DRAWING NUMBER:

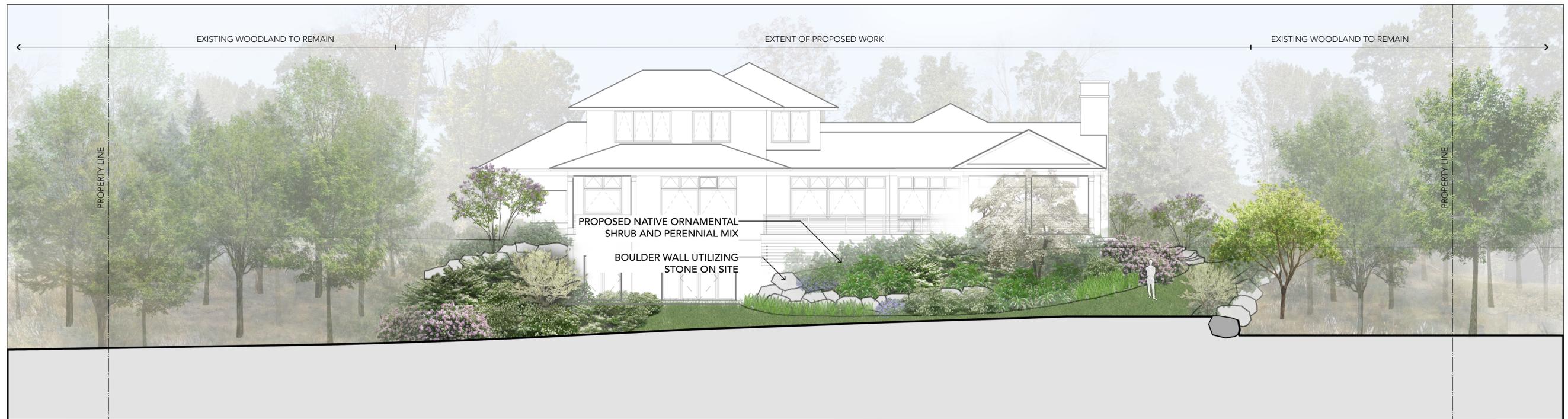
DRAFT
DESIGN DEVELOPMENT

A 2.1

1/6/2026 1:15:04 PM FILES CURRENT\25.10 Della Penta Residence\8. DRAWINGS\8.2 REVIT\Bay Road DD.rvt



1 Illustrative Site Section
Scale: 1/8" = 1'-0"



2 Illustrative Elevation
Scale: 1/8" = 1'-0"