



# Civil Construction Management, Inc.

ENGINEERING • SURVEYING • LAND PLANNING • SANITARY DESIGNS • CONSTRUCTION MANAGEMENT  
8 MERRIMAC ROAD • P.O. BOX 475 • NEWTON, NH 03858 • TEL: 603-382-7650 • EMAIL: [civilcon@myfairpoint.net](mailto:civilcon@myfairpoint.net)

---

January 26, 2015

Michael Behrendt  
Director of Planning and Community Development  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824-2898

Re: 257 Newmarket Road – Seacoast OPM – Tax Map 18, Lot 3-2

Mr. Behrendt:

Please find attached revised plans and documents for the above referenced project. This letter is in response to your E-mail sent January 16, 2015. Please note that meetings were held on Thursday, January 22, with April Talon and John Powers to discuss details of the project.

## Landscaping

- 1) - Several plantings have been added to screen existing parking lots from Route 108.
- 2) - Legend information with number of each species, Latin Name, and planting specifications has been added to the landscaping plan.
- 3) - A note has been added to both the landscaping plan and erosion and sedimentation plan stating that all disturbed areas will be loamed and seeded.
- 4) - A total of 4 proposed parking spaces were removed allowing an expansion of the greenspace in front of both proposed buildings. Plantings were added to that area as well as replacing some pavement with “pervious paver” walkways.
- 5) - Per your recommendation a staggered matrix of arborvitae plantings were added to provide a strong visual buffer to the abutter, Mr. Todd.
- 6) - Landscaped areas have been added in front of both proposed buildings.
- 7) - Specifications identifying the type of plants in the retention basins have been added to the landscaping plan.

## Site issues

- 1) - Spot elevations provided on the site plan can be enhanced by contours at the Board's discretion.
- 2) - A dashed line type depicting the limits of construction has been added to a site sketch on the erosion and sedimentation plan.
- 3) - See note 7 on the site plan.
- 4) - See note 8 on the site plan.
- 5) - The line of silt fence has been extended along the southerly boundary.

- 6) - A waterline has been added between the two proposed buildings.
- 7) - The finished floor elevations have been added to the plans.

#### Other issues

- 1) - A meeting was conducted Thursday, January 22, with John Powers to discuss fire-fighting issues. After reviewing the site plans and discussing those issues, included in your prior E-mail, it was agreed that the site improvements would satisfy those specific items addressed.
- 2) - By re-grading the southerly entrance to the site, the approach grade requirement of 1:20 will be satisfied. Additionally, the re-grading process will lower the elevation of the driveway surface beneath overhead wires connected to the existing building, to the extent that the minimum vertical clearance requirement will be satisfied. Site measurements were conducted after the meeting with Mr. Powers to verify that the vertical clearance requirements will be met. Those measurements confirmed that requirements will in fact be satisfied under the current design. Mr. Powers suggested that the turn-around criterion could be met by using the existing pavement in front of the garage structure as a hammerhead or "y" turnabout. A detail showing the profile of sub-grade materials to be used under paved structures (see detail sheet) ensures that vehicle loadings will be adequately supported. The inclusion of "sprinkler system connections" at the front corners of the proposed buildings was discussed and those features were added to the site plan. Finally, Mr. Powers suggested we re-locate the proposed dumpster to a minimum of 10' from any buildings on-site. To maintain aesthetics in front of the proposed buildings, the additional dumpster was re-located to an area near the existing garage.
- 3) - A full legend was added to the site plan.
- 4) - Descriptions of the corner markers have been added to the site plan.
- 5) - See attached cut sheet and light intensity contour plot. The lights were lowered to 15 feet in height.
- 6) - To be addressed by the applicant.
- 7) - Site conditions, specifically the presence of ledge and the proximity of the existing septic system, prohibit moving the drainage area to the north of the proposed parking area.
- 8) - A cover sheet has been added to the plan set.
- 9) - Colored plans have been included with the plan set.
- 10) - Zoning information was included on the cover sheet.
- 11) - Electric lines for the building and lights have been added to the site plan.
- 12) - To be addressed by the applicant.
- 13) - Bike racks have been added to the site plan in the recommended locations.
- 14) - To be addressed by the applicant.

#### Parking Lot

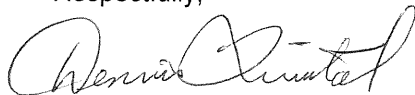
- 1) - Referring to "Durham Planning Board Site Walk Minutes" dated Friday, May 30, 2014; at that time, there were 11 residents housed in the existing apartment. Currently, there are 11 spaces available for parking. Therefore the 1 space per resident requirement is satisfied for the existing apartment.

In terms of the number of dwelling units; It is my understanding that there are 5 dwelling units within the existing apartment. At 2 spaces per dwelling unit, the current available parking spaces would satisfy that requirement.

- 2) - The edge of pavement is the edge of parking. Runoff will sheet flow onto adjacent grassed areas and be directed to 2 retention areas shown on the site plan.
- 3) - Changes in the parking area layout have resulted in a reduction of the paved area in front of the 2 proposed buildings. The layout accommodates maneuvering and provides access to the dumpster and recycling area by truck.
- 4) - An 8 foot aisle and appropriate markings and signs have been included in the design. Specifications for the markings and signs have been added to the detail sheet.
- 5) - Due to the presence of ledge, it is anticipated that the use of pervious pavement will not be practical for this project. Ledge outcrops are visible in proximity to the proposed parking area.

Any questions or comments, please contact me.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dennis Quintal".

Dennis Quintal  
Civil Construction Management, Inc.