



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979
Email: mjs@mjs-engineering.com

Letter of Intent – Site Plan for Firt Ranger, LLC
Located at 50 Langley Road, Tax Map 12 / Lots 13-1

November 9, 2018

RECEIVED
Town of Durham

NOV - 9 2018

Planning, Assessing
and Zoning

1.0 Project Purpose

The intent of this project is to permit modification to the area surrounding an existing house. The house is located on Tax Map 12, Lot 12 at the end of Langley Road.

2.0 Existing conditions

The subject lot is located at 50 Langley Road. The 56-acre lot has been previously developed with 5 existing buildings. The subject house is a single-story camp-style house located near the bank of Little Bay and accessible by a gravel driveway. The house has a living area of 1298 sq. ft and an additional 510 sq. ft of open framed porch facing the water. The entire house is within 100 feet landward of the highest observable tide line (HOTL)

3.0 Proposed modifications

The proposed project includes multiple improvements to an existing single-story camp style house at the end of Langley Road.

The proposed changes to the property include:

- The removal of an approximately 112 sq. ft section of the existing gravel access road
- A 519 sq. ft expansion of the gravel area in front of the house to allow for parking
- The installation of drip strips and drainage deal with stormwater runoff
- Installation of stone hardscape features including steps, walkway, walls and landings
- Small grading changes

These modifications will have a net increase to the impervious area of 743 sq. ft. Due to the proximity of the house to the HOTL, the project will require additional review by the NHDES for Wetland and Shoreland permits.