



March 28, 2019

Paul Rasmussen, Chair
Town of Durham Planning Board
8 Newmarket Road
Durham, NH 03824

**Re: Conditional Use Permit Application
11 Cedar Point Road
Tax Map 12, Lot 1-25
Durham, NH**

Dear Mr. Rasmussen:

Mission Wetland and Ecological Services, LLC (Mission) is hereby submitting the following revised plans prepared by Millennium Engineering, Inc., dated 3/28/19. The Conditional Use Permit (CUP) application was presented to the Durham Conservation Commission (DCC) at the meeting of March 25, 2019. At this meeting, the DCC voted unanimously to provide a favorable recommendation to the Durham Planning Board for the above-referenced project with the condition of revised plans reflecting construction details. In addition, impact tables for the WCOD and SPOD were revised and updated to include hatched areas of temporary disturbance between the proposed pervious walkway and the existing home foundation and at the rear of the home adjacent to the driveway. In addition, permanent impact areas of proposed rear decks were recalculated.

Mission looks forward to discussing this project at the regularly scheduled meeting of the Durham Planning Board on April 10, 2019. Please feel free to contact the undersigned if you require any additional information.

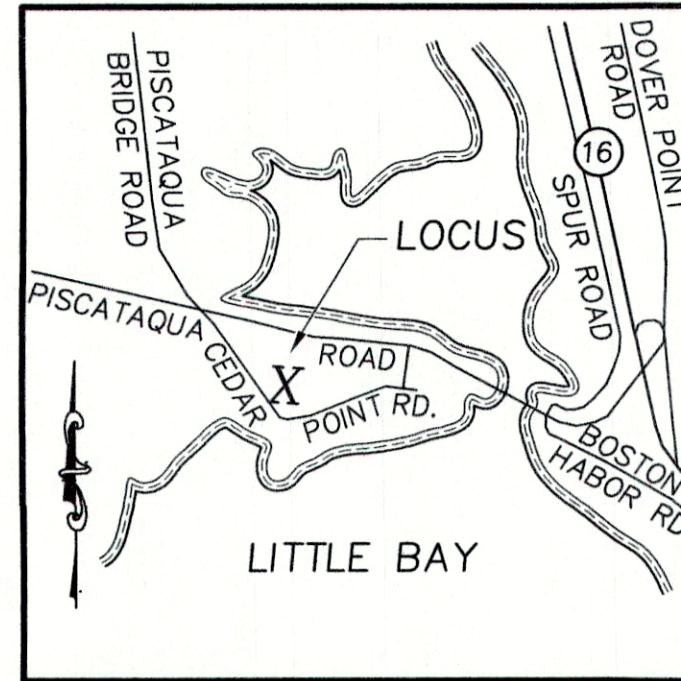
Respectfully Submitted,
Mission Wetland & Ecological Services, LLC.

A handwritten signature in blue ink, appearing to read "S. Bonilla".

Sergio Bonilla, PWS, CWS, CESSWI
Principal Wetland Ecologist

Cc: Anita Mihok
Arilda Densch, Arilda Design, electronic, via e-mail
Henry Boyd, Millennium Engineering, electronic, via e-mail
Francis X. Bruton III, Esq., Bruton & Berube, PLLC, electronic, via e-mail
Bart McDonough, Durham Conservation Commission

Attachments



NOTES:

- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 2) THIS PARCEL LIES WITHIN AN AE (ELEVATION 6) FLOOD ZONE, SEE F.I.R.M. COMMUNITY PANEL 330146 0340 E MAP REVISED DATE SEPTEMBER 30, 2015.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON THE N.G.V.D. 1929.

**PISCATAQUA RIVER COVE
"LITTLE BAY"**

WETLANDS DELINEATION BY
SERGIO BONILLA
CERTIFIED WETLAND
SCIENTIST (CWS) #261
ON 12-13-2017

IN ACCORDANCE WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2-TR-12-1, JANUARY 2012, AND THE TOWN OF DURHAM ZONING ORDINANCE, ARTICLES XIII AND XIV.



SEALED SURFACE CALCULATIONS

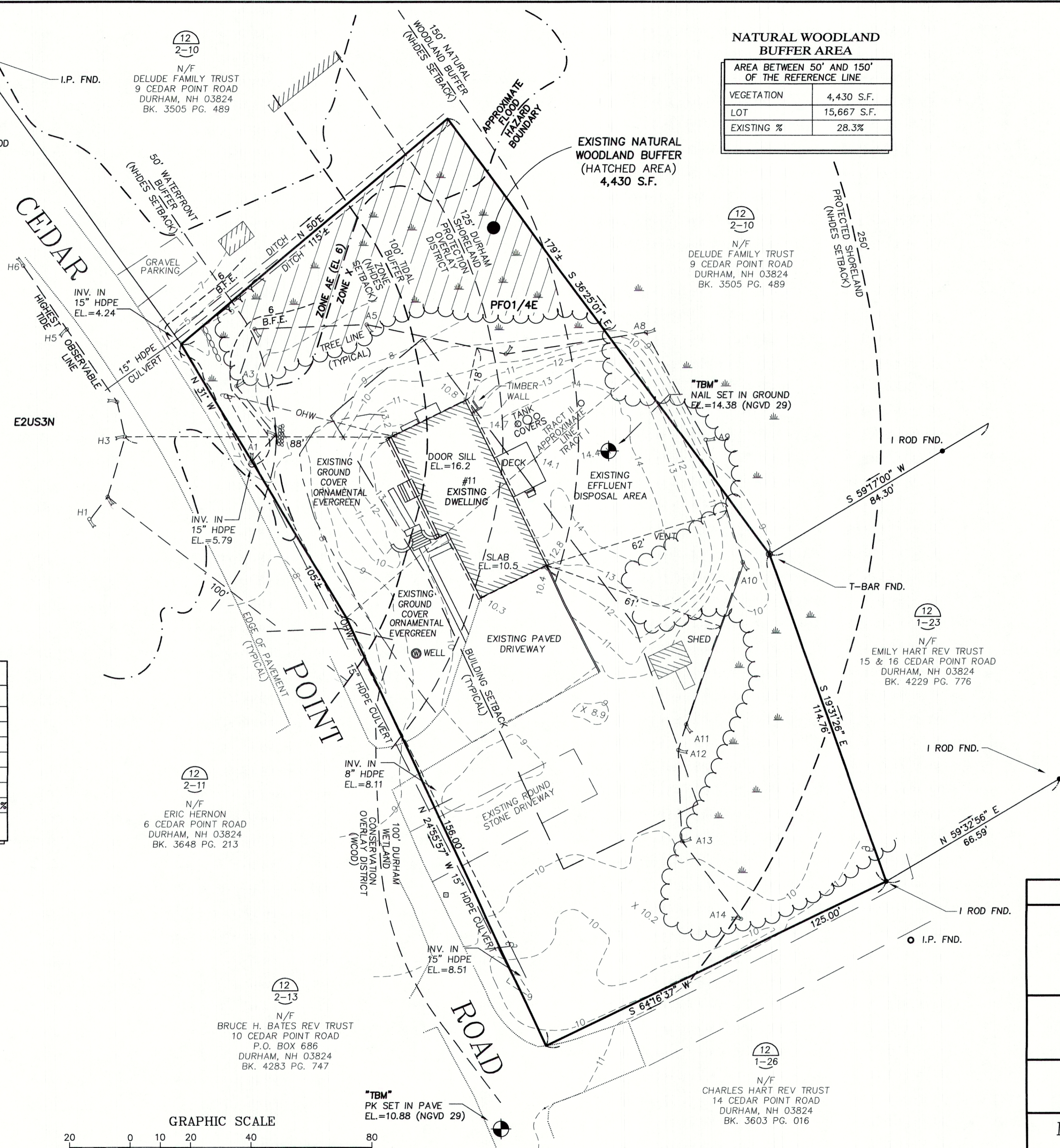
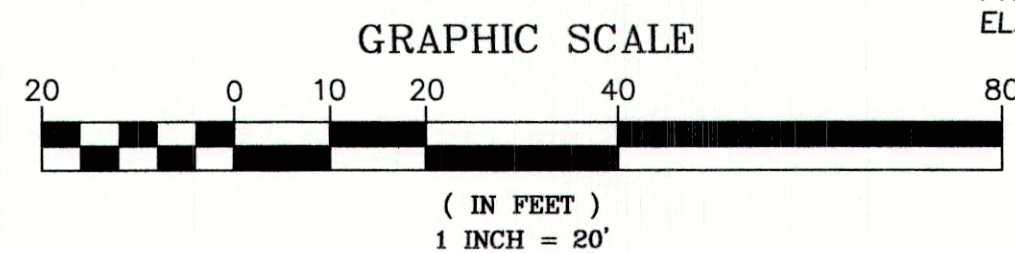
33,263 S.F. OF THIS LOT LIES WITHIN 250' OF NHDES SHORELAND JURISDICTION

	EXISTING	PROPOSED	POST CONSTRUCTION
SHED	126 S.F.	N/A	126 S.F.
DWELLING	1,957 S.F.	768 S.F.	2,725 S.F.
PAVEMENT	1,897 S.F.	N/A	1,897 S.F.
STONE DRIVEWAY	874 S.F.	N/A	874 S.F.
WALLS	18 S.F.	N/A	18 S.F.
WALKWAY/STEPS	152 S.F.	** 0 S.F.	** 0 S.F.
TOTAL AREA	5,024 S.F./15.1%	768 S.F.	5,640 S.F./17.0%

*THE EXISTING WALKWAY IS TO BE REMOVED AND REPLACED WITH PERVIOUS PAVERS

LEGEND

- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- ○ ○ ASSESSORS MAP AND PARCEL
- ○ ○ UTILITY POLE
- OHW --- OVER HEAD WIRE
- W WETLAND
- H3 WETLAND FLAG
- 13- EXISTING CONTOUR ELEVATION
- ~ ~ ~ EXISTING TREE LINE (INTERPOLATED FROM 2018 GOOGLE EARTH AERIAL)
- - - EXISTING EDGE OF GROUND COVER (INTERPOLATED FROM 2018 GOOGLE EARTH AERIAL)



NATURAL WOODLAND BUFFER AREA

AREA BETWEEN 50' AND 150' OF THE REFERENCE LINE	
VEGETATION	4,430 S.F.
LOT	15,667 S.F.
EXISTING %	28.3%

RECORD OWNERS

CHRISTOPHER J. & ANITA C. MIHOK
11 CEDAR POINT ROAD
DURHAM, NH 03824
BK. 4132 PG. 956
34,923± S.F.
0.80± ACRES

ZONING DISTRICT

RC

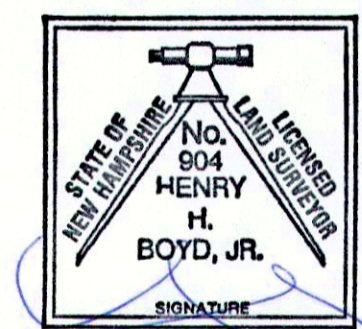
MINIMUM REQUIREMENTS

AREA	150,000 S.F.
MIN. LOT AREA/DWELLING UNIT	150,000 S.F.
MAX. AREA SEALED SURFACE	20%
MAX. HEIGHT	30'
FRONTAGE	300'

BUILDING SETBACKS

FRONT	30'
SIDE	50'
REAR	50'
TIDAL/NON-TIDAL WETLANDS	100'

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN JANUARY OF 2018.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



LICENSED LAND SURVEYOR DATE 03-28-2019

EXISTING CONDITIONS

**SHORELAND/WETLAND PLAN
IN
DURHAM, NH**

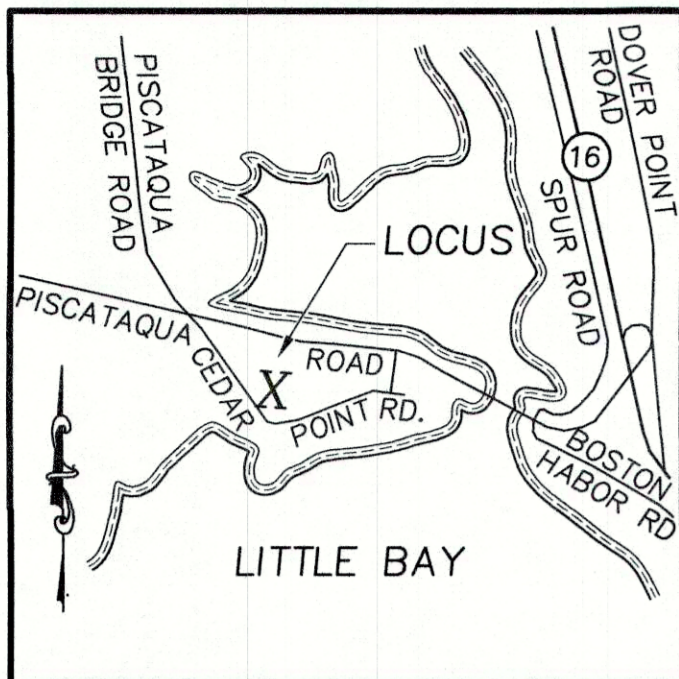
SHOWING
**A PROPOSED ADDITION
AT 11 CEDAR POINT ROAD
(ASSESSORS MAP 12 LOT 1-25)**

RECORD OWNERS
CHRISTOPHER J. & ANITA C. MIHOK
11 CEDAR POINT ROAD DURHAM, NH 03824

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689 WWW.MEI-NH.COM

NO.	DATE	DESCRIPTION	BY
1	03-28-19	CONSTRUCTION SEQUENCE, CALCULATIONS	P.D.B.

SCALE: 1"=20' DRWN. BY: H.H.B. SHEET: 1 OF 2
DATE: MAR. 05, 2019 CHKD. BY: R.S.G. PROJECT: E172085



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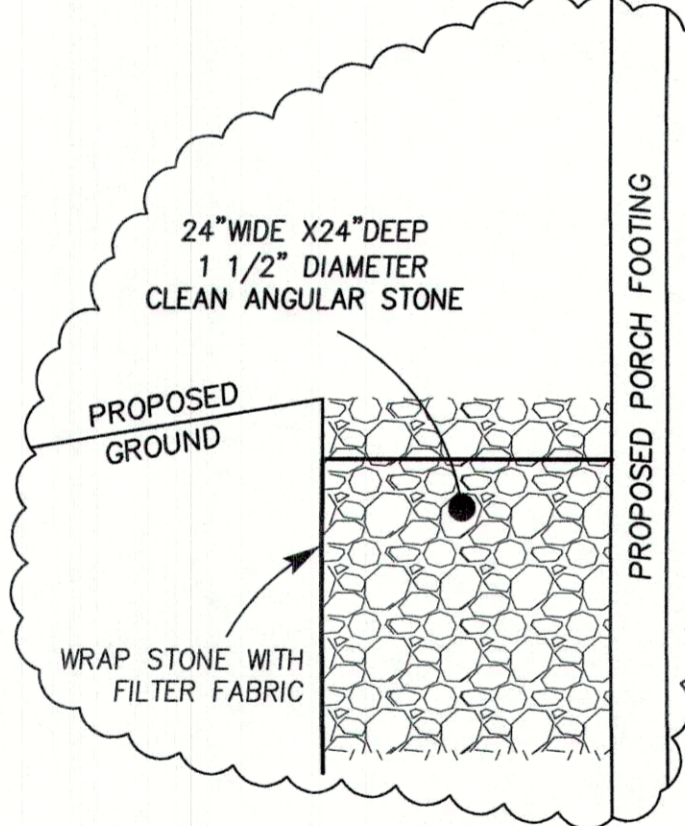
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- EXISTING EDGE OF GROUND COVER (INTERPOLATED FROM 2018 GOOGLE EARTH AERIAL)
- TEMPORARY IMPACT AREA
- BUFFER VEGETATION ENHANCEMENT AREA
- PHOTO PHOTOS: P1-P4

WETLANDS DELINEATION BY SERGIO BONILLA CERTIFIED WETLAND SCIENTIST (CWS) #261
 P.O. BOX 4028
 PORTSMOUTH, NH 03802
 ON 12-13-2017

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STONE DRIP STRIP DETAIL
NOT TO SCALE

PAVER MAINTENANCE NOTE

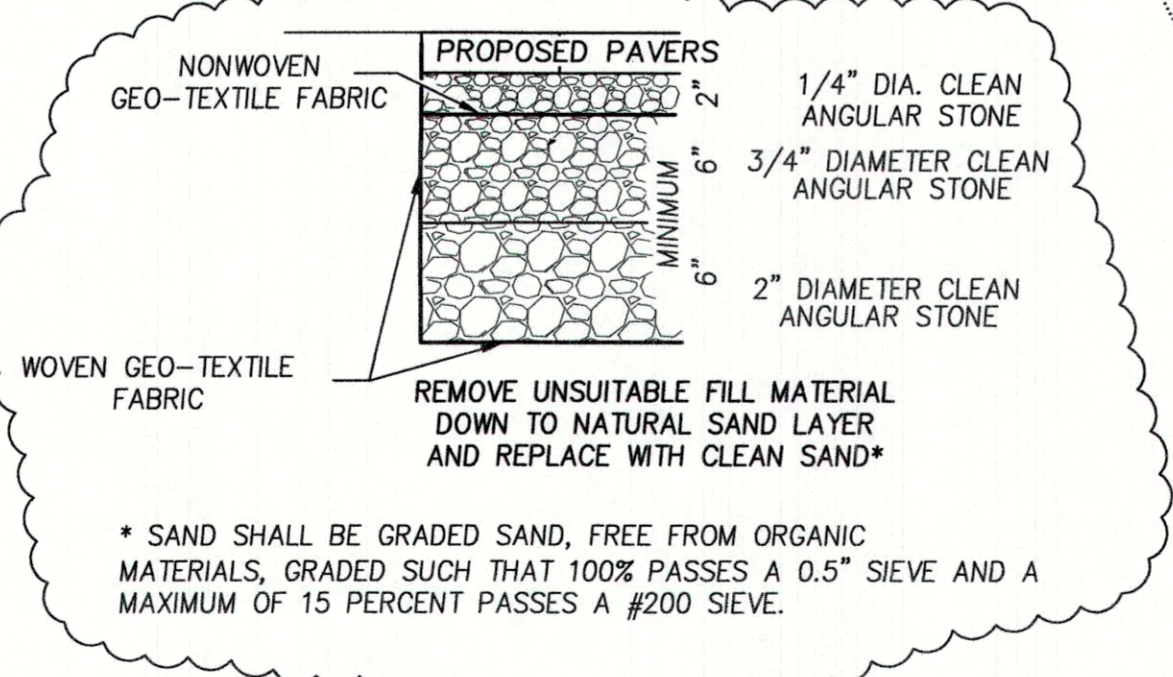
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CONSTRUCTION SEQUENCE

1. MARK/STAKE LIMITS OF DISTURBANCE AND PROPOSED STRUCTURES.
2. INSTALL STRAW WATTLE AS DEPICTED.
3. CONDUCT MINOR EXCAVATIONS AND INSTALL SONOTUBES FOR PORCH AND DECK PILING.
4. CONSTRUCT PORCH, DECKS AND WALKWAYS.
5. TEMPORARILY STOCKPILE ANY SOIL WITHIN LIMITS OF DISTURBANCE.
6. IF NECESSARY, DISPOSE OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. MONITOR STRAW WATTLE AND CONDUCT MAINTENANCE, AS NEEDED, FOR THE DURATION OF THE PROJECT.
8. LOAM AND SEED DISTURBED SOIL AREAS AND BROADCAST NATIVE LAWN GRASS SEED MIX.
9. REMOVE STRAW WATTLE UPON STABILIZATION OF DISTURBED SOIL AREA.

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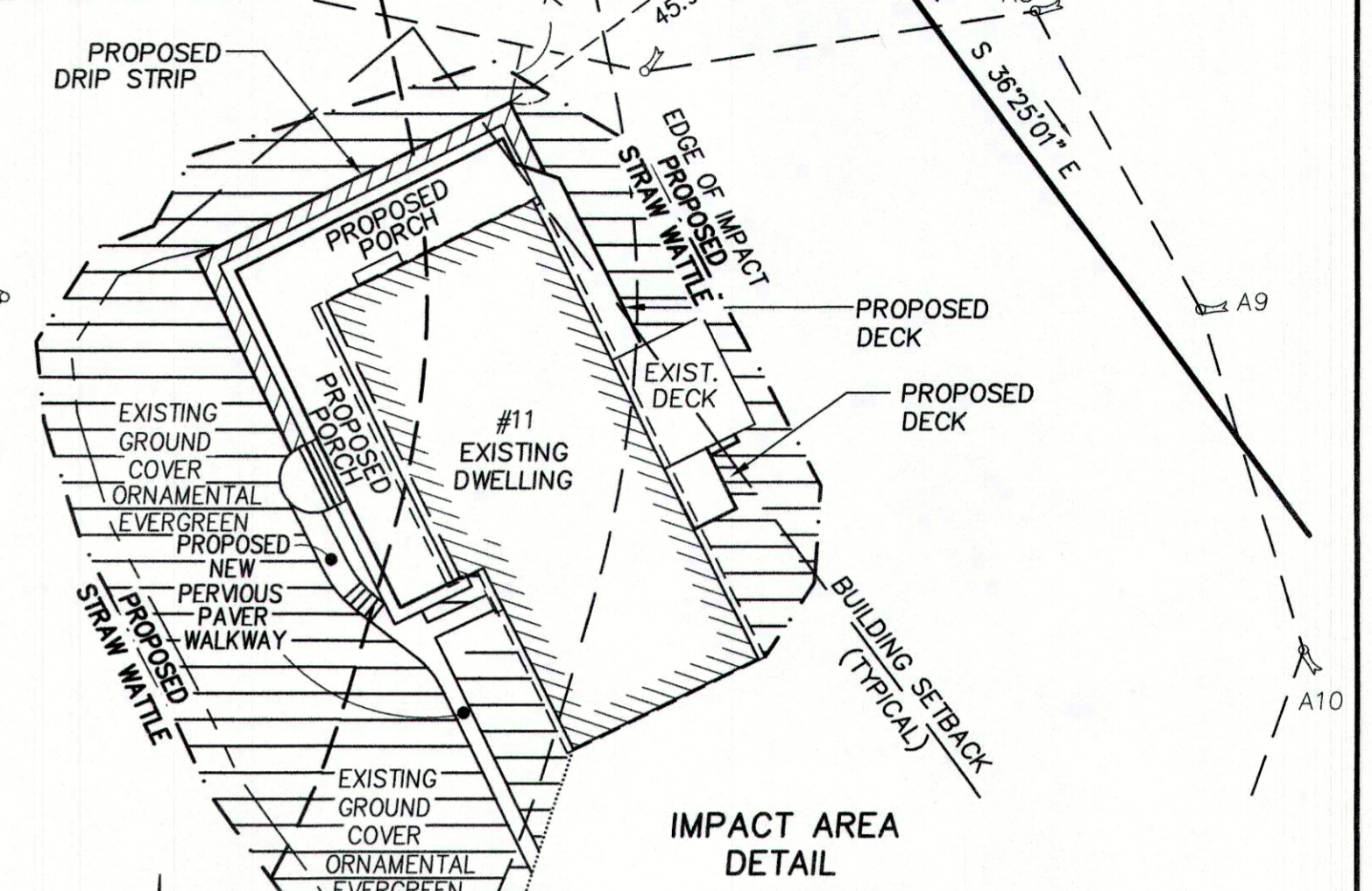
"TECHO-BLOC" PERVIOUS PAVER DETAIL
NOT TO SCALE

* "TECHO-BLOC" PAVERS. REFER TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDELINES PROVIDED HERewith.

PROPOSED DWELLING INFILTRATION NOTE

STONE INFILTRATION DRIP STRIPS ARE TO BE PLACED AT NEW PROPOSED PORCH WHERE APPROPRIATE TO RECEIVE ROOF RUNOFF, SEE DETAIL ABOVE. THESE DRIP STRIPS ARE TO BE INSPECTED TWICE PER YEAR (SPRING & FALL) AND MAINTAINED BY REMOVING ANY DEBRIS AND VACUUMING.

SEE BUILDING PLANS FOR DIMENSIONS AND DETAILS



IMPACT AREA DETAIL

IMPACT AREAS

AREA WITHIN 100' TIDAL BUFFER ZONE		AREA WITHIN 100' FRESH WATER BUFFER	
TEMPORARY (HATCHED)	1,986 S.F.	TEMPORARY (HATCHED)	3,872 S.F.
NEW PERMANENT	575 S.F.	NEW PERMANENT	1,042 S.F.
TOTAL IMPACT	2,561 S.F.	TOTAL IMPACT	4,914 S.F.

INCLUDES TIDAL BUFFER AREA AND SHORELAND PROTECTION OVERLAY DISTRICT

AREA WITHIN 125' PROTECTION OVERLAY DISTRICT		AREA OF STATE SHORELAND IMPACT BEYOND 100' TIDAL BUFFER	
TEMPORARY (HATCHED)	3,271 S.F.	TEMPORARY (HATCHED)	1,886 S.F.
NEW PERMANENT	985 S.F.	NEW PERMANENT	467 S.F.
TOTAL IMPACT	4,256 S.F.	TOTAL IMPACT	2,353 S.F.

INCLUDES TIDAL BUFFER ZONE

NATURAL WOODLAND BUFFER AREA

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PROPOSED CONDITIONS

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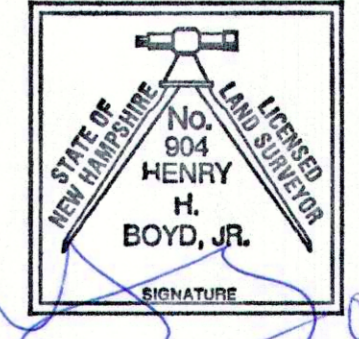
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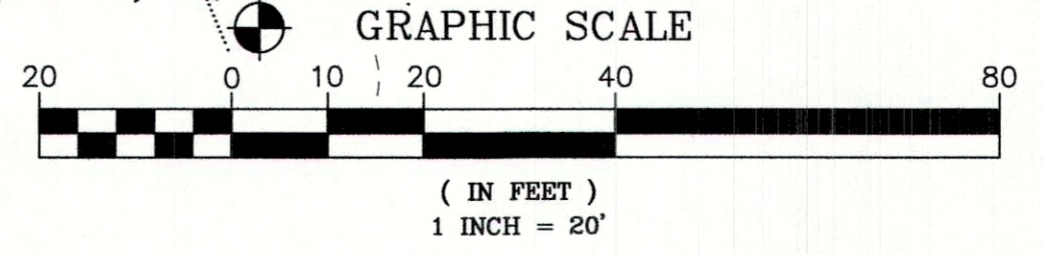
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