

Karen Edwards

From: Michael Behrendt
Sent: Wednesday, February 05, 2020 12:36 PM
Subject: Old Piscataqua #22 - several items
Attachments: 22 Old Piscataqua Road_Subdivision Plan Set_011620 2.pdf

To the Planning Board,
Please see the response from Paul Dobberstein to a few questions I have below and the attachment.

Michael Behrendt
Durham Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824
(603) 868-8064
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From: Paul Dobberstein [<mailto:pad@ambitengineering.com>]
Sent: Wednesday, February 05, 2020 12:17 PM
To: Michael Behrendt
Cc: April Talon; John Powers
Subject: RE: Old Piscataqua #22 - several items

Michael

We do know where the gas line is, at least what was marked by digsafe when we surveyed the property, yes the existing house is served by it. I have highlighted the location on the attached.

As of right now we do not know the exact location of the water and sewer service lines. I can reach out to DPW for tie cards. I do know there is a cleanout near the manhole for the existing force main, also highlighted on the attached. Likewise, we don't have the location of the existing and proposed water lines, hydrant location also highlighted on the attached, we did not located a shutoff for the house. I still need the proposed sewer info from DPW, had requested after TRG, will do so again.

I do not have info on the possibility of running conduit at the time of road construction.

I will reach out to the owner regarding wall maintenance, my thoughts are just some kind of agreement since it benefits both properties, will need to have owner consult with legal counsel.

Paul

From: Michael Behrendt <mbehrendt@ci.durham.nh.us>
Sent: Monday, February 3, 2020 3:54 PM
To: Paul Dobberstein <pad@ambitengineering.com>
Cc: April Talon <atalon@ci.durham.nh.us>; John Powers <jpowers@ci.durham.nh.us>
Subject: Old Piscataqua #22 - several items

Hi Paul,

I have a few related points to the 2-lot subdivision based on discussions to date:

- The next review and public hearing will be held on February 26
- Do you know exactly where the natural gas line ends on Old Piscataqua Road? Is the Ward house connected to gas?
- Can you submit a drawing showing where the water and sewer lines are connected to the existing house and how a new house would be connected? When you show the water line please include the hydrant if nearby.
- You were going to check on running conduit under the road for the new house to have underground electric. Do you have any more information about this?
- The applicant will need to also remove the fence around the garden that overlaps the lot line as a precedent condition.
- Please give some thought to how to handle maintenance of the retaining wall between the two lot owners assuming a new owner keeps it.

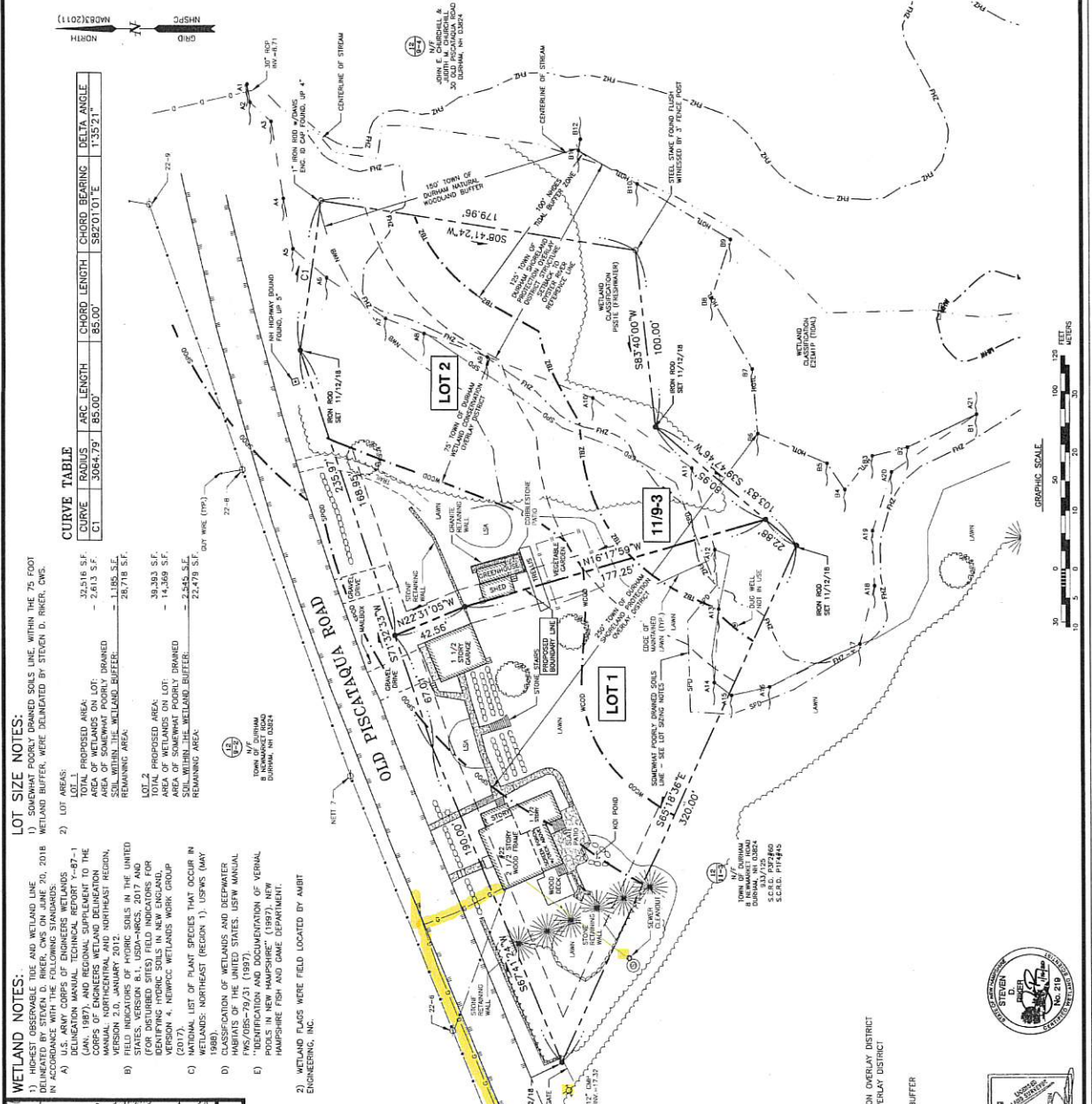
Thanks.

Michael Behrendt
Durham Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824
(603) 868-8064

NOTES:
1) PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 11 AS LOT 9-3.
2) OWNERS OF RECORD: CHARLES WARD, JR. & PAMELA WRIGHT, 22 OLD PISCATAQUA ROAD DURHAM, NH 03824 1478/661 S.C.R.D. POCKET 1 FOLDER 4 PLAN 45 (LOT B1)
3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 5) AS SHOWN ON FIRM PANEL 3.35170318E. EFFECTIVE DATE SEPTEMBER 30, 2015.
4) EXISTING LOT AREA: 17,608 S.F.
17,608 ACRES
PROPOSED LOT AREAS:
LOT 1 S.F. 0.7416 ACRES
LOT 2 S.F. 0.9943 ACRES
5) PARCEL IS LOCATED IN THE PRESERVE (A) ZONE PURSUANT TO THE SUBURBAN PROTECTION OVERLAY DISTRICT (SPD) & THE WETLAND PROTECTION OVERLAY DISTRICT (WOD).
6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 20,000 S.F.
FRONTAGE (ROAD): 100 FEET
FRONTAGE (SHORELINE): FRONT: 10 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM STRUCTURE HEIGHT: 20 FEET
MAXIMUM IMPERVIOUS SURFACE: 3.33%
*SEE NOTE 10
7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 11 LOT 9-3 IN THE TOWN OF DURHAM INTO TWO LOTS.
8) PARCELS WILL BE SERVED BY MUNICIPAL SEWER AND WATER.
9) FRONT SETBACK AS SHOWN HEREON IS 10 FEET PURSUANT TO TOWN OF DURHAM ZONING ORDINANCE 17B-54 TABLE OF DIMENSIONS, FOOTNOTE 1, WHEREBY IF THE FRONT SETBACK IS 10 FEET AND THE FRONT YARD SETBACK IS FEET ARE LESS THAN 30 FEET, THE FRONT SETBACK IS THE AVERAGE OF SAID BUILDINGS. THE FRONT SETBACK IS SHOWN HEREON IS 10 FEET, THE EXISTING HOUSE BEING 5 FEET FROM THE ROW LINE. AND THE GARAGE BEING 10 FEET FROM THE ROW LINE.

NO.	REVISIONS	DESCRIPTION	DATE
4	REVISED PER COMMENTS		1/15/20
3	ISSUED FOR APPROVAL		12/17/19
2	ISSUED FOR REVIEW		3/9/19
1	MONUMENTS UPDATED		12/3/18
0	ISSUED FOR COMMENT		11/9/18

SUBDIVISION PLAN
TAX MAP 11 - LOT 9-3
LAND OF:
CHARLES F. WARD, JR.
& **PAMELA WRIGHT**
22 OLD PISCATAQUA ROAD
TOWN OF DURHAM
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE



LOT SIZE NOTES:
1) SOLUBLE ROCKY DRAINAGE SOILS LINE WITHIN THE 75 FOOT WETLAND BUFFER, WERE DELINEATED BY STEVEN D. RIKER, CWS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3064.79'	85.00'	85.00'	S82°01'01"E	1°35'21"

LOT AREAS:

TOTAL PROPOSED AREA:	32,516 S.F.	- 2.613 S.F.
AREA OF WETLANDS ON LOT 1:	1,198 S.F.	
REMAINING AREA:	28,318 S.F.	
LOT 2:	39,393 S.F.	- 14,369 S.F.
AREA OF WETLANDS ON LOT 2:	2,545 S.F.	
REMAINING AREA:	22,478 S.F.	

WETLAND NOTES:
1) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS BY STEVEN D. RIKER, CWS ON JUNE 20, 2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
A) U.S. ARMY CORPS OF ENGINEERS WETLANDS (JAN. 1987) AND REGIONAL SUPPLEMENT TO THE MANUAL NORTHHEASTERN AND NORTHWEST REGION, (JAN. 1987).
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR VERSION 4, NEW HAMPSHIRE, (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS ANNUAL REPORT (1983).
E) "WETLANDS AND OCCURRENCE OF VERBAL POOLS IN NEW HAMPSHIRE", (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



LOCATION MAP
SCALE 1"=2,000'

PLAN REFERENCES:
1) CONDOMINIUM SITE PLAN OF JACKSON LANDING CONDOMINIUM PREPARED FOR ARNET R. TAYLOR, JR., (TAX MAP 11, LOT 11-5) OLD PISCATAQUA & JACKSON LANDING ROADS DURHAM, NEW HAMPSHIRE, PREPARED BY DOUGLAS SURBER, INC. DATED MAY 23, 2005. S.C.R.D. PLAN 80-10.
2) PLAN OF LAND LENA JACKSON DURHAM, NEW HAMPSHIRE, PREPARED BY G.L. DAVIS & ASSOCIATES, DATED JUNE 15, 1933. S.C.R.D. POCKET 3 FOLDER 2 PLAN #60.
3) PLANS OF PROPOSED FEDERAL AND PRIMARY PROJECT NO. F 012-20(4) N.H. PROJECT NO. P-3877-B DURHAM BRASS, PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF REVENUE, DATED SEPTEMBER 14, 1977. ON FILE WITH NH DOT.
4) PLAN AND PROFILE OF PROPOSED NATIONAL RECOVERY HAZARD PROJECT (ROADSIDE OBSTACLES) HRS-513(3) (N.H. PROJECT NO. P-2999 N.H. COLLEGE ROAD (N.H. 108), PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 14, 1977. ON FILE WITH NH DOT.
5) PROPOSED SUBDIVISION OF THE JACOBS PROPERTY IN DURHAM, NEW HAMPSHIRE, PREPARED BY G.L. DAVIS & ASSOCIATES, SURVEYOR, DATED OCTOBER 28, 1998. FINAL REVISION DATE JANUARY 27, 1999. S.C.R.D. PLAN 57-17.
6) CONDOMINIUM SITE PLAN OF JACKSON LANDING CONDOMINIUM PREPARED FOR ARNET R. TAYLOR, JR., (TAX MAP 11, LOT 11-5) OLD PISCATAQUA & JACKSON LANDING ROADS DURHAM, NEW HAMPSHIRE, PREPARED BY DOUGLAS SURBER, INC. DATED MAY 23, 2005. S.C.R.D. PLAN 80-10.

LEGEND:
N/F NOW OR FORMERLY
RP RECORD OF PROBATE
S&D SURVEYOR'S & DEEDS
RR SPK RAILROAD SPRIKE
M 11/LOT 21 MAP 11/LOT 21
O or PND IRON ROD FOUND
P or PND IRON PIPE FOUND
D or PND DRILL HOLE FOUND
D or PND DRILL HOLE SET
D or PND DRILL HOLE SET
D or PND STONE/CONCRETE BOUND FOUND
D or PND HIGHEST OBSERVABLE TIDE LINE
FRESHWATER WETLAND LINE
NH DES TIDAL BUFFER ZONE
WOD WETLAND PROTECTION OVERLAY DISTRICT
FHA FEMA SPECIAL FLOOD HAZARD ZONE LINE
SPU SOMEWHAT POORLY DRAINAGE SOIL LINE
WBI 150' TOWN OF DURHAM NODURAL WOODLAND BUFFER

FINAL APPROVAL BY DURHAM PLANNING BOARD
CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

MICHAEL BEHRENDT, TOWN PLANNER
DATE
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SURVEY AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW HAMPSHIRE AND THAT THE PRECISION OF THIS CLOSED TRAVERSE EXCEEDS THE PRECISION OF 1:15,000.
PAUL A. DOBERSTEIN, LLS
DATE

