

Churchill Minor Subdivision

Jan 28, 2020

30 Old Piscataqua Road, Durham NH

Changes from the "conceptual plan":

- 1) Common driveway shifted East about 10' at the apex to increase setback from driveway for house on lot 1.
- 2) Common/shared driveway extended. It's 20 feet wide, 12 feet paved. Deeds will have covenants pertaining to upkeep and snow plowing.
- 3) Conceptual lot 1 driveway turned to a 45 degree angle to accommodate a better turnaround.
- 4) Easement on lot 1 changed and easement for lot 2 added in order to give lot 3 access to the existing dock. Easements will also be written into the deeds.
- 5) Conceptual house locations have been more carefully refined with respect to driveway/turnaround configurations. (House locations are conceptual to show to the board as well as myself that each lot can accommodate a house, garage, and driveway).
- 6) 6" culvert replaced with 12" culvert.
- 7) 10' radius added to beginning of house three driveway to act as a turnaround for large vehicles.

Key Features:

- A) HOTL(highest observable tide line) is the driving restriction on house 1's potential location. There are wetlands with a 75 foot setback, but the 125' SPOD setback is more restrictive.
- B) Slope > 15% restricts driveway path to lot 3.
- C) Sewer easement is established on lot 3 for hookup of all three lots.
- D) Electric and cable utilities to be buried.
- E) Water hookup to be determined. Most likely water will be brought in from the North. But there is a chance water might be run down the sewer easement which has been established.
- F) I am requesting a waiver from test pits and a HISS. (There will be no dispersal fields).

Lot 3's house location is known to be a powdery glacial till. Two holes(5 feet deep) have been dug by me within 50 feet of the conceptual house location. No ledge found, only large boulders(one 5 feet in

diameter).

I have less knowledge of the soil types and ledge in the house 1 conceptual location. Sargeant Corporation, the company putting in the new Force Main, has done two borings coming down my driveway. They didn't hit ledge. They were purposely done next to huge rounded rocks with the thought there might be ledge. One is within 50 feet of the proposed house location and the other about 100 feet. When the foundation is excavated, if ledge is discovered, it will be blasted or hammered. Additionally, house 1's conceptual location is known to have water moving by it from the area uphill. The plan is to have a walk out basement because of the pitch in the land. This pitch will also afford us the ability to give the water a place to go with the judicious use of drainage pipes and grading.

QUESTIONS?