



August 7, 2020

Michael Behrendt  
Durham Town Planner  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824

RE: Amended Site Plan (List of Changes) - "Richmond Property Group"  
18 Garrison Avenue  
Durham, NH  
Tax Map 2 Lot 12-12

Dear Mr. Behrendt,

In regards to Richmond Property Group located at 18 Garrison Avenue, Durham, NH 03824, Tax Map 2, Lot 12-12, we are looking to amend the site plan that was approved by the Durham Planning Board on May 13, 2020. Amendments to the site plan can be found on sheet CP1 - Conceptual Amended Site Plan dated August 7, 2020. The building footprints of the approved site plan compared to the proposed amended building footprint can be found on sheet CP2 - Overlay Site Plan dated August 7, 2020.

The amended site plan proposes approximately 5,900 square feet of impervious surface, while the previously approved site plan proposed 5,775 square feet of impervious surface, resulting in a 125 square foot net increase. Aside from minor grading changes required near the rear of the proposed building, the proposed porous pavement lot (including the number of parking spaces), drainage, retaining wall, guard rail, and fencing are generally unchanged from the originally approved site plan. The list of changes from the previously approved site plan includes:

- A proposed 3,085 square foot building to replace the existing building with proposed additions (previously 3,726 square foot total building footprint)
- The elevation of the proposed finished floor is 64.00 rather than 65.00
- A basement is no longer proposed in this design

*civil & structural consultants, land planners*

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 [WWW.EMANUELENGINEERING.COM](http://WWW.EMANUELENGINEERING.COM)

- Doors are proposed on all sides of new building (4 total)
- Walkways (stairs and/or ramps also where required) are proposed to access each newly proposed door
- A proposed 10'x20' porch on the front of the proposed building
- A proposed 2' wide drip edge along the rear of the building to collect stormwater from the roof, conveying it into the porous pavement
- A proposed +/-1,250 square foot patio in the rear of the proposed building
- A proposed set of stairs in the rear of the building
- Revised sidewalks/walkways to conform to the new building footprint
- Revised location of proposed grease trap and septic lines to conform to new building footprint
- Revised location of proposed gas line, water line, utility line, and other associated utilities to conform to new building footprint
- Revised gutter line, yard drain location, and associated drainage in front of the proposed building
- The proposed bike rack area has been moved to conform to new building footprint
- Removal of proposed 125 square foot concrete slab in rear of building
- More than a 4 foot planting strip is now provided between the building and parking lot on the side of the building, therefore a waiver for Site Plan Regulation 5.8.9 will no longer be required

Thank you,

Bruce Scamman P.E.

Copy to: Sarah Layton  
Issac Schlosser  
Kevin Baum  
File