



The State of New Hampshire  
**Department of Environmental  
Services**



sdm  
48

**Robert R. Scott, Commissioner**

July 26, 2018

His Excellency, Governor Christopher T. Sununu  
and The Honorable Council  
State House  
Concord, NH 03301

**REQUESTED ACTION**

Approve Edward J. Williams' request to perform the following work on Little Bay in Durham. File # 2018-00712. This project will not have significant impact on or adversely affect the values of Little Bay.

Impact 80 square feet within the upland tidal buffer zone for construction of a 4 foot x 4 foot landing and a 4 foot x 16 foot access way. In addition, impact 370 square feet of tidal wetland to construct a tidal docking structure consisting of a 4 foot x 20 foot fixed pier, a 3 foot x 30 foot ramp and a 10 foot x 20 foot float. The overall structure length seaward of the highest observable tide line is 50 feet, providing two slips on 52.29 feet of frontage on Little Bay.

The New Hampshire Department of Environmental Services (NHDES) imposed the following conditions as part of this approval:

1. All work shall be in accordance with plans by Ambit Engineering, Inc. dated February 2018, and revised through June 07, 2018 as received by the NHDES on June 07, 2018.
2. No less than 5 state business days prior to starting work authorized by this permit, the permittee shall notify the NHDES Wetlands Bureau Pease office and the local conservation commission in writing of the date on which work under this permit is expected to start.
3. This permit shall not be effective until recorded at the Strafford County Registry of Deeds office by the permittee. A copy of the recorded permit shall be submitted to the NHDES Wetlands Bureau prior to construction.
4. Any future work in jurisdiction as specified in RSA 482-A on this property will require a new application and approval by the NHDES Wetlands Bureau.
5. No person undertaking any activity shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards in RSA 485-A and New Hampshire Administrative Rule Env-Wq 1700.
6. Construction of this tidal docking structure consisting of a 4 foot x 4 foot landing and a 4 foot x 16 foot access way within the developed upland tidal buffer zone, a 4 foot x 20 foot fixed pier, a 3 foot x 30 foot ramp and a 10 foot x 20 foot float, with an overall structure length seaward of the highest observable tide line of 50 feet, providing two boat slips on 52.29 feet of frontage on Little Bay shall be the only dock structure on this water frontage.
7. There shall be no removal of mature trees along the shoreline of the river on this property associated with the construction of the dock and access way.
8. Construction of the dock shall occur from a barge equipped with a crane, at low tide, to reduce potential impacts to the river bank and the estuarine intertidal and subtidal wetlands.

9. The height of the pier's decking over the surface of the tidal wetland at normal high tide shall be equal to or greater than the width of the decking.
10. Decking shall have at least 3/4-inch spacing between the decking planks to provide sufficient sunlight penetration and rainfall to underlying vegetation.
11. Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and shall remain in place until the area is stabilized.
12. Work shall be conducted in a manner so as to minimize turbidity and sedimentation to surface waters and wetlands.
13. Work shall be conducted in a manner that avoids excessive discharges of sediments to fish spawning areas.
14. The seasonal structures, including but not limited to the gangway and float, shall be removed during the non-boating season and stored on the existing pier or in an upland location.
15. Pile driving or pile removal work shall be done during low tide.
16. Pilings to be removed shall be cut level with the substrate rather than pulled, in order to limit the creation of turbidity.
17. All construction-related debris shall be properly disposed of outside of the areas subject to RSA 482-A.
18. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.

#### EXPLANATION

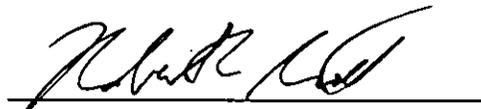
The NHDES Wetlands Bureau approved this project on June 26, 2018. The NHDES supported its decision with the following findings:

1. This is a Major Project per Administrative Rule Wt 303.02(a), projects in sand dunes, tidal wetlands, or bogs, except for the repair of existing structures pursuant to Wt 303.04(v).
2. The need for the proposed impacts has been demonstrated by the applicant per Wt 302.01. There is currently no docking structure on the property to provide access to navigable water.
3. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per New Hampshire Administrative Rule Env-Wt 302.03.
4. The dock is the minimum length necessary to provide access at this location and float stops will prevent the dock from sitting on the mud at low tide.
5. The decking of the dock will have a minimum of 4 feet of deck height, and will have 1-inch spacing between the decking planks. Further, the applicant will be utilizing a barge and crane to complete construction of the dock from the water to minimize impacts to the wetland resource.
6. The applicant has demonstrated by plan and example that each factor listed in Wt 302.04(a) and (c), Requirements for Application Evaluation, has been considered in the design of the project.
7. The NH Natural Heritage Bureau (NHB) has record of a sensitive species within the vicinity of the project, but the NHB does not expect impacts to the species by the project (NHB18-0299).
8. The approved location, size and configuration of this dock are consistent with other tidal dock approvals in this area.
9. The NHDES staff field inspection on June 01, 2018 found that the site is accurately represented in the application.

10. In accordance with RSA 482-A:8, NHDES finds that the requirements for a public hearing do not apply as the permitted project is not of substantial public interest, and will not have a significant impact on or adversely affect the values of the estuarine resource, as identified under RSA 482-A:1.
11. In correspondence dated May 03, 2018, the Pease Development Authority, Division of Ports and Harbors, determined that the project would not have a negative effect on navigation in the channel.
12. No comments of concern were received by the NHDES from local governing organizations.
13. In correspondence dated March 30, 2018, the owner of abutting map/lot number 12 / 1-15 provided signed authorization for the proposed work to occur within 20 feet of the imaginary extension of the property boundary.
14. No comments of concern were received by the NHDES from the owner of abutting map/lot number 12 / 1-19. The proposed work is not located within the 20 foot setback from property lines (pursuant to Env-Wt 304.04) though there exists a non-conforming tidal docking structure extending from map/lot 12 / 1-19, over the imaginary extension of the property boundary, within 12 feet of the proposed tidal docking structure on the subject lot (map/lot: 12 / 1-17).
15. In correspondence dated March 06, 2018, a letter of authorization was signed by the permittee, allowing his/her agent to act on their behalf through the permitting process.
16. In correspondence dated April 05, 2018, the New Hampshire Division of Historical Resources found that the project, as proposed, will not have an effect on any potential nearby historical resources.
17. Related NHDES Wetlands Bureau files include 2008-00375 (impacts to the upland tidal buffer zone to replace a substandard septic system; approved November 21, 2008) and 2018-00553 (re-development of the existing residential house; under technical review by NHDES).

Application file documents are being forwarded to the Governor and Executive Council in connection with their consideration of this matter pursuant to RSA 482-A:3,II.(a) as it is a major project in public waters of the state.

We respectfully submit this request for your consideration.



---

Robert R. Scott  
Commissioner



**WETLANDS PERMIT APPLICATION**

Land Resources Management

Wetlands Bureau

Check the status of your application: [www.des.nh.gov/onestop](http://www.des.nh.gov/onestop)



RSA/Rule: RSA 482-A/ Env-Wt 100-900

|  |  |                   |
|--|--|-------------------|
|  | <p><b>COMPLETE</b><br/>MAR 19 2018</p> | <p>2018-00712</p> |
|  |  | <p>2858</p>       |
|  |  | <p>9810.00</p>    |
|  |  | <p>Emk</p>        |

**1. REVIEW TIME:**

Indicate your Review Time below. Refer to Guidance Document A for instructions.

Standard Review (Minimum, Minor or Major Impact)

Expedited Review (Minimum Impact only)

**2. PROJECT LOCATION:**

Separate applications must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: 24 Cedar Point Road

TOWN/CITY: Durham

TAX MAP: 12

BLOCK:

LOT: 1-17

UNIT:

USGS TOPO MAP WATERBODY NAME: Little Bay

NA

STREAM WATERSHED SIZE:

NA

LOCATION COORDINATES (if known): X:1,200,688.8903 Y: 230,209.1039

Latitude/Longitude

UTM

**3. PROJECT DESCRIPTION:**

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The project proposes 370 sq. ft. of permanent impact to jurisdictional tidal wetland and 80 sq. ft. of permanent impact to the previously developed 100' Tidal Buffer Zone for construction of a docking structure that consists of a 4' x 4' landing, a 4' x 16' accessway, a 4' x 20' fixed wood pier, a 3' x 30' aluminum gangway, and a 10' x 20' float (overall structure length 90') providing two slips on 52.29 +/- feet of frontage along Little Bay.

**4. SHORELINE FRONTAGE**

NA This lot has no shoreline frontage.

SHORELINE FRONTAGE: 52.29

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

**5. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND, ALTERATION OF TERRAIN, ETC.**

DES Wetland: 2018-00553    DES Shoreland: 2018-00375    DES Wetland: 2008-01795

**6. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:**

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 18 - 0299

b.  Designated River the project is in 1/4 miles of \_\_\_\_\_; and

date a copy of the application was sent to the Local River Management Advisory Committee: Month: \_\_\_ Day: \_\_\_ Year: \_\_\_

NA

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147  
 NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)

**7. APPLICANT INFORMATION (Desired permit holder)**

|  |  |                  |                 |
|--|--|------------------|-----------------|
| LAST NAME, FIRST NAME, M.I.: Williams, Edward  |  |                  |                 |
| TRUST / COMPANY NAME:  |  | MAILING ADDRESS: |                 |
| TOWN/CITY: North Sandwich  |  | STATE: NH        | ZIP CODE: 03259 |
| EMAIL or FAX:  |  | PHONE:           |                 |
| ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically |  |                  |                 |

**8. PROPERTY OWNER INFORMATION (If different than applicant)**

|   |  |                  |           |
|---|--|------------------|-----------|
| LAST NAME, FIRST NAME, M.I.:  |  |                  |           |
| TRUST / COMPANY NAME:   |  | MAILING ADDRESS: |           |
| TOWN/CITY:  |  | STATE:           | ZIP CODE: |
| EMAIL or FAX:   |  | PHONE:           |           |
| ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically |  |                  |           |

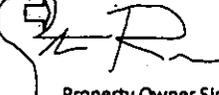
**9. AUTHORIZED AGENT INFORMATION**

|  |  |                                       |                 |
|--|--|---------------------------------------|-----------------|
| LAST NAME, FIRST NAME, M.I.: Riker, Steven, D.   |  | COMPANY NAME: Ambit Engineering, Inc. |                 |
| MAILING ADDRESS: 200 Griffin Road, Unit 3  |  |                                       |                 |
| TOWN/CITY: Portsmouth  |  | STATE: NH                             | ZIP CODE: 03801 |
| EMAIL or FAX: sdr@ambitengineering.com   |  | PHONE: 603-430-9282                   |                 |
| ELECTRONIC COMMUNICATION: By initialing here <i>SR</i> , I hereby authorize NHDES to communicate all matters relative to this application electronically |  |                                       |                 |

**10. PROPERTY OWNER SIGNATURE**  
See the Instructions & Required Attachments document for clarification of the below statements.

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form ([www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review)) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.

|   |                         |                    |              |
|---|-------------------------|--------------------|--------------|
|  | Agent-See Authorization | Steven D. Riker    | 3 / 6 / 2018 |
| Property Owner Signature  |                         | Print name legibly | Date         |

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147  
 NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)

6 March, 2018



To Whom It May Concern

**RE: New Hampshire Department of Environmental Services Wetlands Application and Town of Durham Conditional Use Application for construction of a tidal docking structure for Edward Williams, 24 Cedar Point Road, Durham, NH.**

This letter is to inform the New Hampshire Department of Environmental Services and the Town of Durham, in accordance with State Law that Ambit Engineering is authorized to represent me as my agent in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

**Ed Williams MD  
DEA# BW4353328**

**Edward Williams**

**North Sandwich, NH 03259  
603-969-9609**

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tion  
ham,

and

## MUNICIPAL SIGNATURES

### 11. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

|   |                    |      |
|---|--------------------|------|
|  | Print name legibly | Date |
|---|--------------------|------|

#### DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained prior to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

### 12. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

|   |                                   |                     |                 |
|---|-----------------------------------|---------------------|-----------------|
|  | Lorrie Pitt<br>Print name legibly | Durham<br>Town/City | 3/16/18<br>Date |
|---|-----------------------------------|---------------------|-----------------|

#### DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,1

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application; but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

#### DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147  
 NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)

**13. IMPACT AREA:**

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

*Permanent: impacts that will remain after the project is complete.*

*Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.*

| JURISDICTIONAL AREA                 | PERMANENT<br>Sq. Ft. / Lin. Ft.  | TEMPORARY<br>Sq. Ft. / Lin. Ft. |
|-------------------------------------|----------------------------------|---------------------------------|
| Forested wetland                    | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Scrub-shrub wetland                 | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Emergent wetland                    | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Wet meadow                          | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Intermittent stream                 | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Perennial Stream / River            | / <input type="checkbox"/> ATF   | / <input type="checkbox"/> ATF  |
| Lake / Pond                         | / <input type="checkbox"/> ATF   | / <input type="checkbox"/> ATF  |
| Bank - Intermittent stream          | / <input type="checkbox"/> ATF   | / <input type="checkbox"/> ATF  |
| Bank - Perennial stream / River     | / <input type="checkbox"/> ATF   | / <input type="checkbox"/> ATF  |
| Bank - Lake / Pond                  | / <input type="checkbox"/> ATF   | / <input type="checkbox"/> ATF  |
| Tidal water                         | / <input type="checkbox"/> ATF   | / <input type="checkbox"/> ATF  |
| Salt marsh                          | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Sand dune                           | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Prime wetland                       | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Prime wetland buffer                | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Undeveloped Tidal Buffer Zone (TBZ) | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Previously-developed upland in TBZ  | 80 <input type="checkbox"/> ATF  | <input type="checkbox"/> ATF    |
| Docking - Lake / Pond               | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Docking - River                     | <input type="checkbox"/> ATF     | <input type="checkbox"/> ATF    |
| Docking - Tidal Water               | 370 <input type="checkbox"/> ATF | <input type="checkbox"/> ATF    |
| <b>TOTAL</b>                        | <b>450 /</b>                     | <b>/</b>                        |

**14. APPLICATION FEE:** See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) \_\_\_\_\_ sq. ft. X \$0.20 = \$ \_\_\_\_\_

Temporary (seasonal) docking structure: 290 sq. ft. X \$1.00 = \$ 290.00

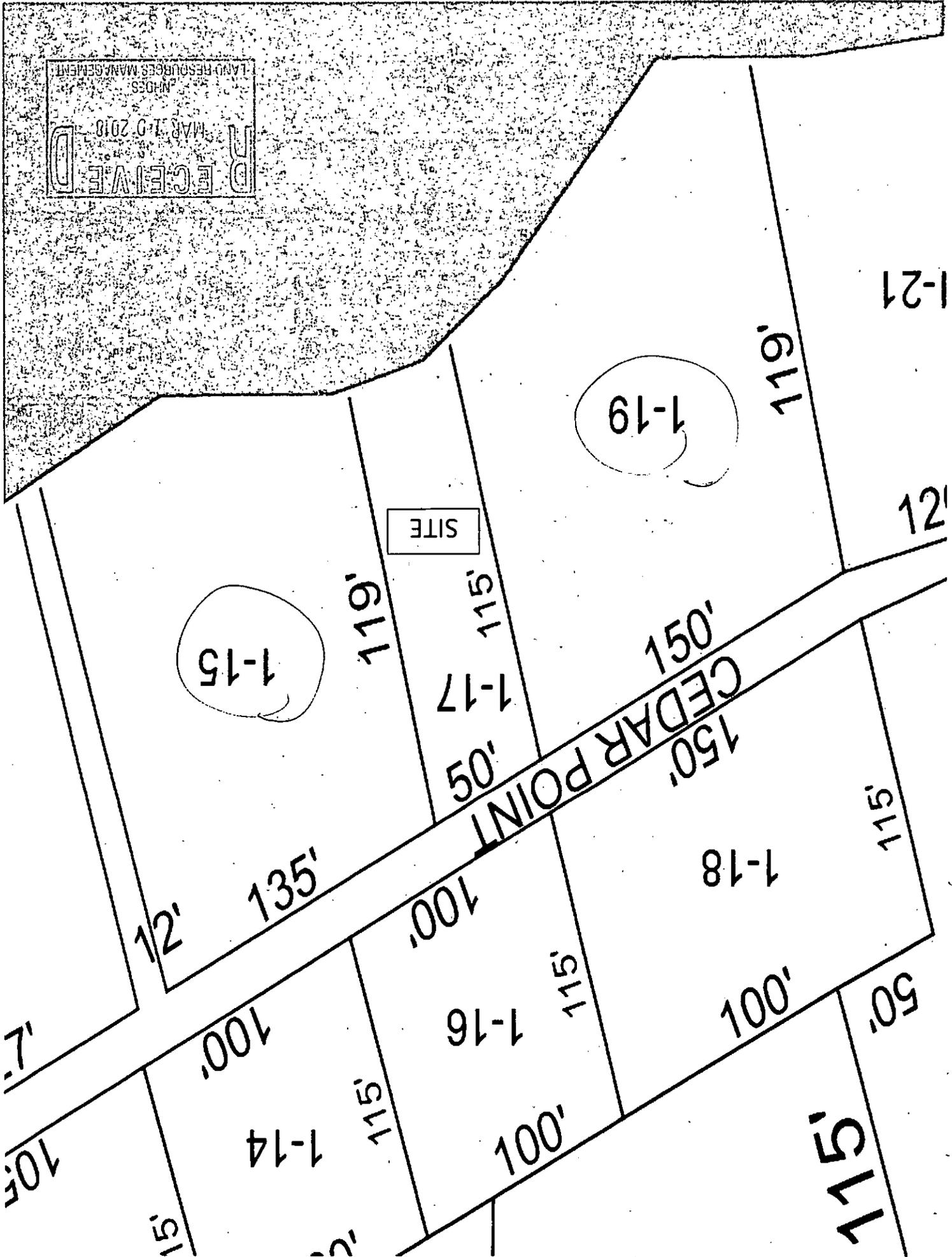
Permanent docking structure: 160 sq. ft. X \$2.00 = \$ 320.00

Projects proposing shoreline structures (including docks) add \$200 = \$ 200.00

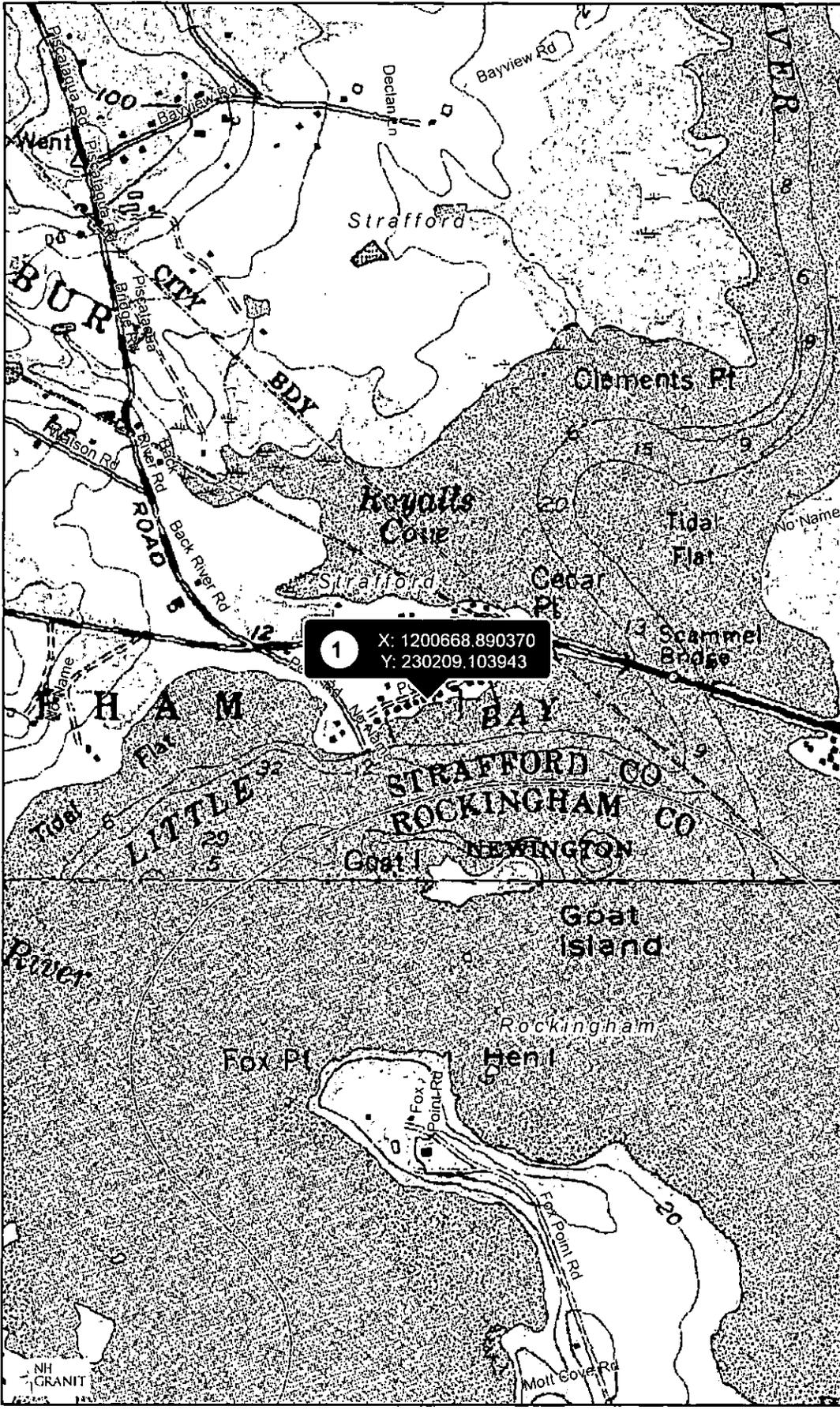
Total = \$ 810.00

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ \_\_\_\_\_

RECEIVED  
MAR 19 2018  
MOSES  
LAND RESOURCES MANAGEMENT



# Map by NH GRANIT



- Legend**
- State
  - County
  - City/Town

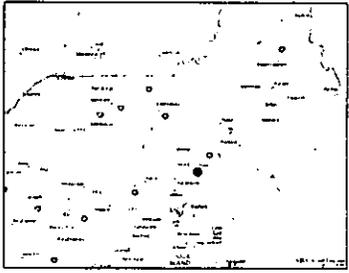
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Y: 230209.103943

RECEIVED  
MAR 10 2018  
NH GRANIT  
LAND RESOURCE MANAGEMENT

Map Scale  
1: 12,988

© NH GRANIT, www.granit.unh.edu  
Map Generated: 1/23/2018

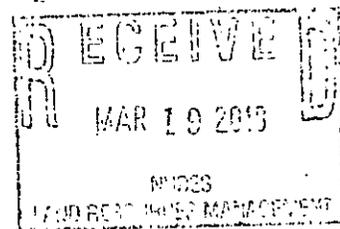
Notes





NEW HAMPSHIRE NATURAL HERITAGE BUREAU  
NHB DATACHECK RESULTS LETTER

**To:** John Chagnon, Ambit Engineering, Inc.  
200 Griffin Road  
Unit 3  
Portsmouth, NH 03801



**From:** NH Natural Heritage Bureau

**Date:** 1/31/2018 (valid for one year from this date)

**Re:** Review by NH Natural Heritage Bureau of request submitted 1/23/2018

**NHB File ID:** NHB18-0299

**Applicant:** Edward Williams

**Location:** Durham  
Tax Maps: Tax Map 12, Lot 1-17

**Project Description:** The project proposes construction of a tidal docking structure to provide recreational boating access to Little Bay.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

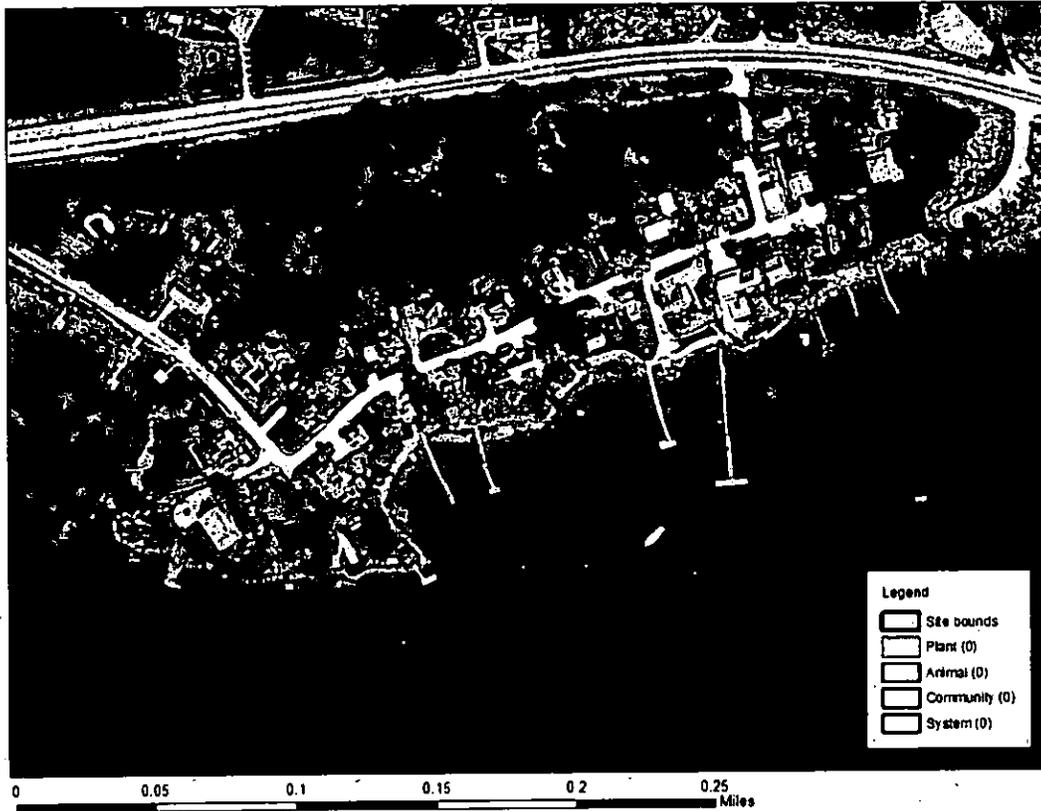
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 1/23/2018, and cannot be used for any other project.



NEW HAMPSHIRE NATURAL HERITAGE BUREAU  
NHB DATA CHECK RESULTS LETTER

MAP OF PROJECT BOUNDARIES FOR: NHB18-0299

NHB18-0299



Department of Natural and Cultural Resources  
Division of Forests and Lands  
(603) 271-2214 fax: 271-6488

DNCR/NHB  
172 Pembroke Rd.  
Concord, NH 03301

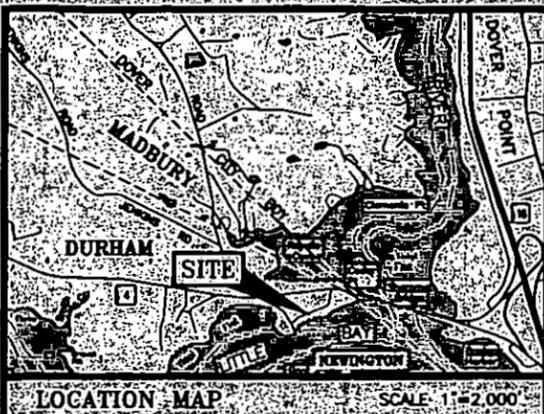
**ABUTTER'S LIST**

**JN 2812**

**Edward Williams  
24 Cedar Point Road  
Durham, NH**

| MAP | LOT  | NAME(S)   | PO BOX | STREET ADDRESS           | CITY/STATE/ZIP           |
|-----|------|---|--------|--------------------------|--------------------------|
| 12  | 1-15 | Michael J. Cleary Revocable Trust                           |        | [REDACTED]               | Durham, NH 03824         |
| 12  | 1-19 | Dorothy W. Oliver Revocable Trust                           |        | [REDACTED]               | Durham, NH 03824         |
|     |      | Engineer  |        | 200 Griffin Road, Unit 3 | Portsmouth, NH 03801     |
|     |      | Ambit Engineering, Inc.<br>Civil Engineers & Land Surveyors |        |                          |                          |
|     |      | Applicant/Owner   |        | [REDACTED]               | North Sandwich, NH 03259 |
| 12  | 1-17 | Edward Williams   |        | [REDACTED]               |                          |



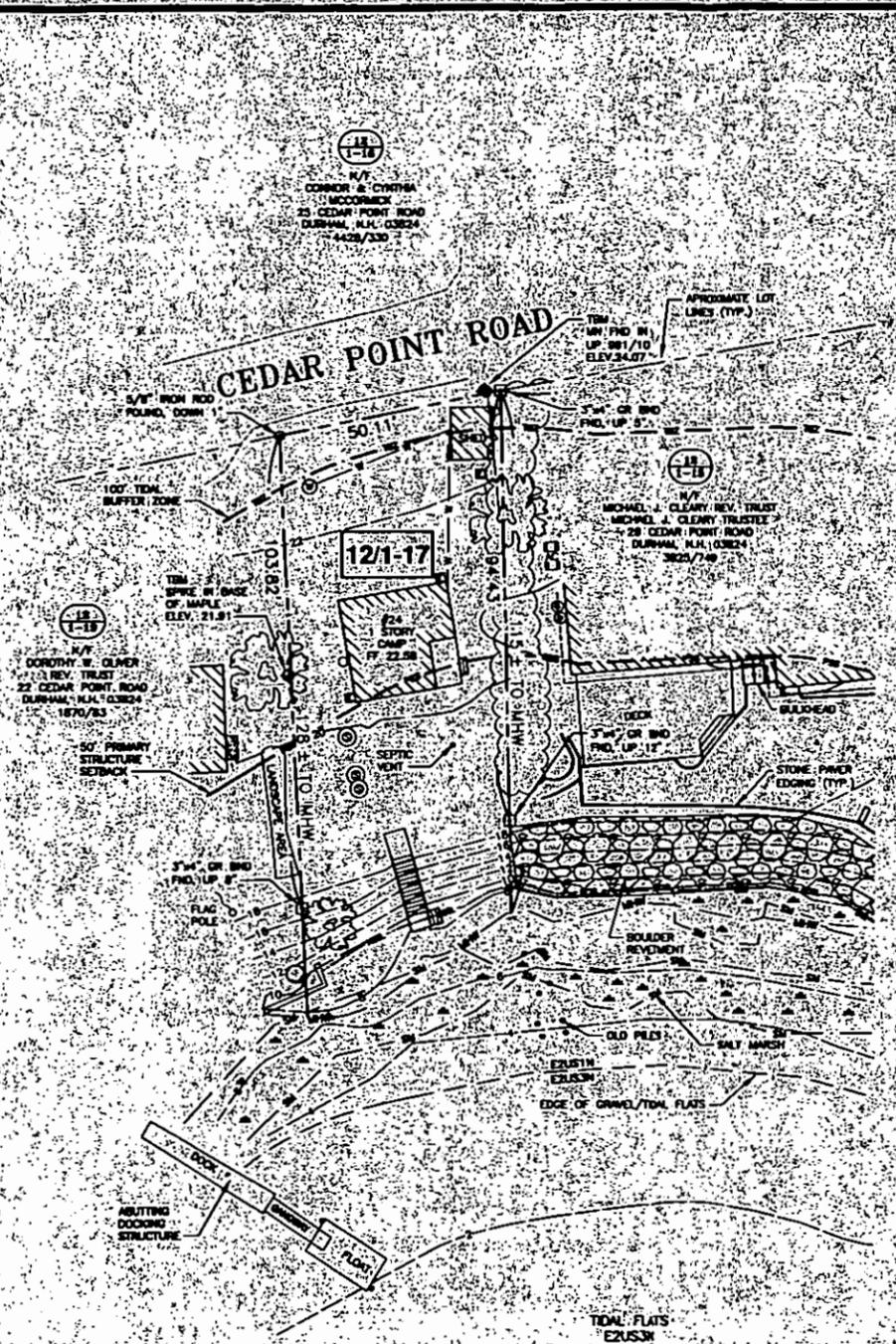


**LEGEND**

| EXISTING        | PROPOSED                          |
|-----------------|-----------------------------------|
| N/F             | NEW OR FORMERLY                   |
| RP              | RECORD OF PROBATE                 |
| SCRD            | STAFFORD COUNTY REGISTRY OF DEEDS |
| MAP 11 / LOT 21 |                                   |
| SPR FND         | IRREGULAR SPRING FOUND/SET        |
| IR FND          | IRON ROD FOUND/SET                |
| IP FND          | IRON PIPE FOUND/SET               |
| DR FND          | DRILL HOLE FOUND/SET              |
| HR FND          | HIGH POINT FOUND                  |
| TR FND          | TORN BOUND FOUND                  |
| BRND W/DH       | BOUND W/ DRILL HOLE               |
| MOBL            | HIGHEST OBSERVABLE TIDE LINE      |
|                 | MEAN HIGH WATER                   |
|                 | OVERHEAD ELECTRIC WIRES           |
|                 | CONTOUR                           |
|                 | SPOT ELEVATION                    |
|                 | EDGE OF PAVEMENT (EP)             |
|                 | WOODS / TREE LINE                 |
|                 | UTILITY POLE (w/ GUY)             |
|                 | EDGE OF WETLAND FLAGGING          |
|                 | SWAMP / MARSH                     |
| EL              | ELEVATION                         |
| EP              | EDGE OF PAVEMENT                  |
| FF              | FINISHED FLOOR                    |
| SW              | SWITCH                            |
| TM              | TEMPORARY BENCHMARK               |
| TYP             | TYPICAL                           |
| LSA             | LANDSCAPED AREA                   |

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE, AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

PAUL A. DOBERSTEIN, LLS #1000  
DATE: 4/7/2018



FEBRUARY 2018  
MAGNETIC PER SCRD PLAN 90-58

**PLAN REFERENCES:**

- EXISTING CONDITIONS PLAN PREPARED FOR DAVID GERARD AND MARA BOWDEN-GERARD TAX MAP 12 LOT 1-9 33 CEDAR POINT ROAD TOWN OF DURHAM COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE PREPARED BY MCEANEY SURVEY ASSOCIATES, INC. DATED MARCH 20, 2007 S.C.R.D. PLAN 90-58.

**WETLAND NOTES:**

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CHS ON 2/2/18 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN 1987) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017, AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEMFCC WETLANDS WORK GROUP (2017).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NORTHEAST (REGION 1) USFWS (MAY 1988).
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-79/31 (1997).
  - IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE, (1987), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griggs Road, Suite 8  
Portsmouth, N.H. 03801-7114  
Tel: (603) 430-9288  
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**NOTES:**

- PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 12 AS LOT 1-17 PARCEL ADDRESS: 24 CEDAR POINT ROAD
- OWNERS OF RECORD:  
EDWARD WILLIAMS  
68 MILES POND ROAD  
NORTH SANDWICH, NH 03258  
4440/650
- A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL J3017C0340E EFFECTIVE DATE SEPTEMBER 30, 2015.
- EXISTING LOT AREA:  
0.134 ACRES (PER ASSESSOR RECORDS)
- PARCEL IS LOCATED IN RESIDENCE COASTAL (RC) ZONING DISTRICT AND IS SUBJECT TO THE SHORELAND PROTECTION OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 150,000 SF  
FRONTAGE ROAD: 300 FEET  
SHORELAND: 200 FEET  
SETBACKS: FRONT: 30 FEET  
SIDE: 50 FEET  
REAR: 50 FEET  
MAXIMUM STRUCTURE HEIGHT: 30 FEET  
MAXIMUM IMPERVIOUS COVERAGE: 20%
- THE PURPOSE OF THIS PLAN IS TO SHOW A TOPOGRAPHIC SURVEY OF TAX MAP 12 LOT 1-17 IN THE TOWN OF DURHAM.
- VERTICAL DATUM: MEAN LOWER LOW WATER (MLLW) BASIS OF VERTICAL DATUM IS NH DOT BENCHMARK 133-0410, REDUCTION FROM NAVD83 TO MLLW, BASED ON NOAA STATION 8420411, DOVER COCHICHO RIVER, MLLW BEING 3.93 LOWER THAN 0 NAVD83. MHW LINE AS SHOWN IS AT ELEV. 7.30 MLLW.
- CEDAR POINT ROAD IS REFERRED IN THE SUBJECT PARCEL AS WELL AS ADJUTING DEEDS AS AN EIGHTEEN FOOT RIGHT OF WAY FOR THE PURPOSE OF ESTABLISHING THE BOUNDARIES OF THE PARCEL. THIS WIDTH WAS HELD RIGHTS OF THE PUBLIC MAY EXIST OVER THE TRAVELED PORTION OF CEDAR POINT ROAD WITHIN THE BOUNDARIES OF THE SUBJECT PARCEL.

**WILLIAMS RESIDENCE  
24 CEDAR POINT ROAD  
DURHAM, N.H.**

| NO. | DESCRIPTION                    | DATE    |
|-----|--------------------------------|---------|
| 1   | ADD ADDITIONAL SALT MARSH AREA | 6/7/18  |
| 2   | ISSUED FOR COMMENT             | 2-12-18 |

SCALE: 1" = 20' FEBRUARY 2018

EXISTING CONDITIONS PLAN **C1**

REVISIONS BY DES 06-07-18