

MARKETING CENTER FOR RIVERWOODS DURHAM

56 DOVER ROAD
DURHAM, NEW HAMPSHIRE

SITE PLAN REVIEW

May 24, 2017

PB Submission

Applicant:

The RiverWoods Group

7 Riverwoods Drive
Exeter, New Hampshire 03833

Owner:

Rockingham Properties 1, LTD

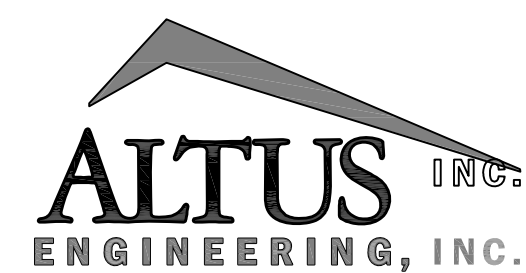
P.O. Box 423
Belmont, MA 02178

Architect:

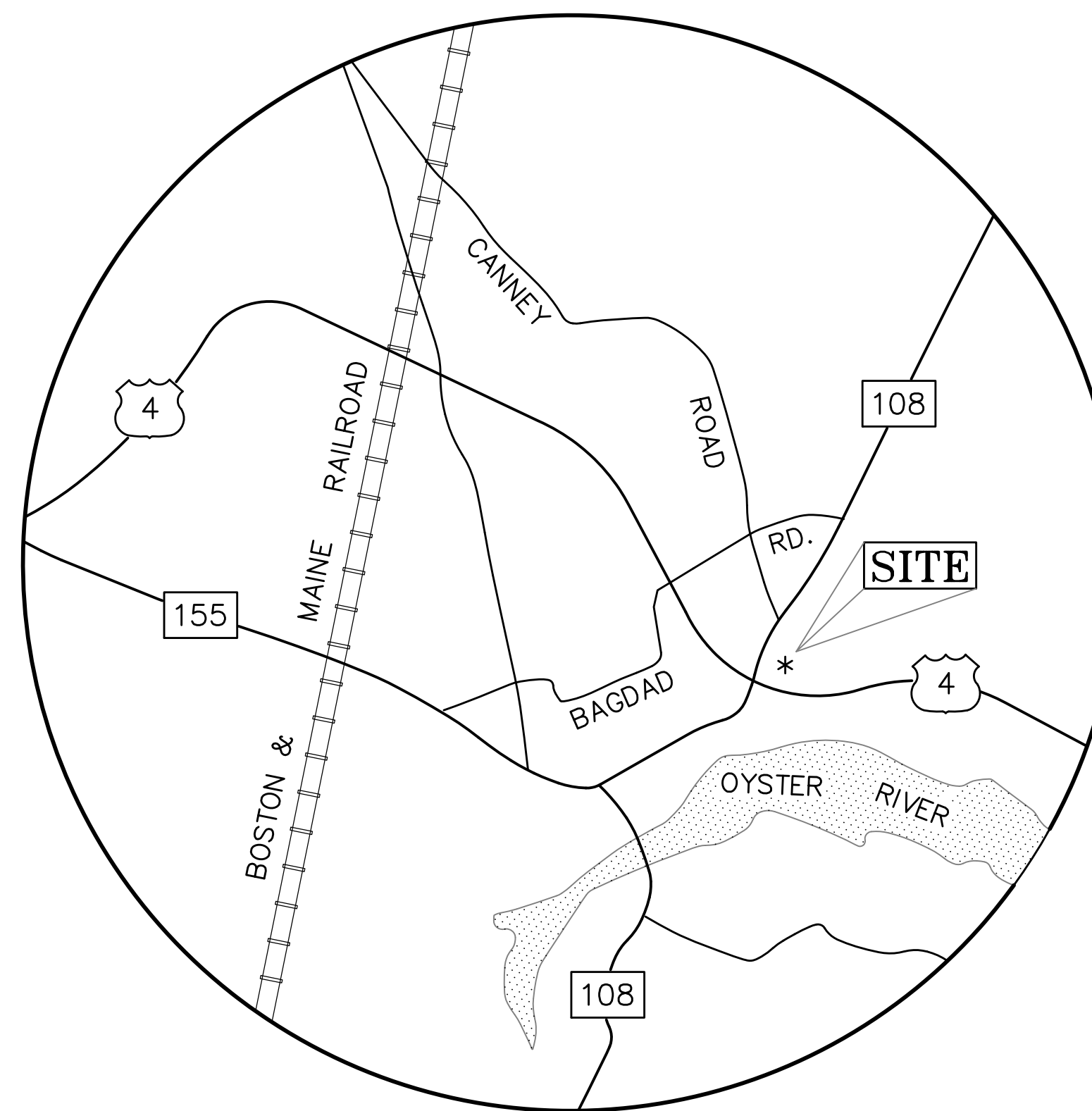
Manypenny Murphy Architecture

96 Penhallow Street
Portsmouth, NH 03801
Phone (603) 319-8199

Civil Engineer:



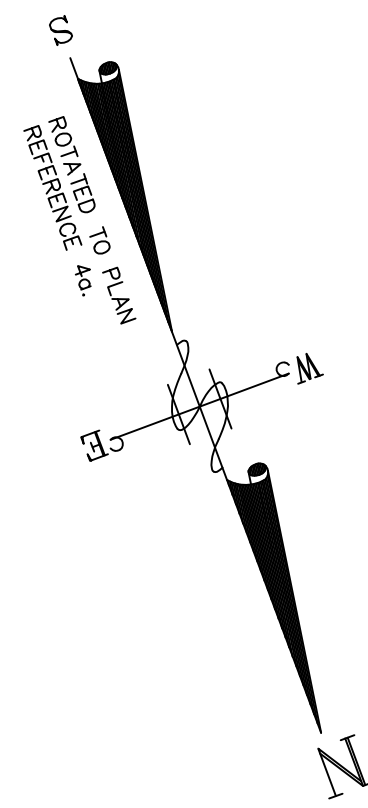
133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4194



LOCATION PLAN

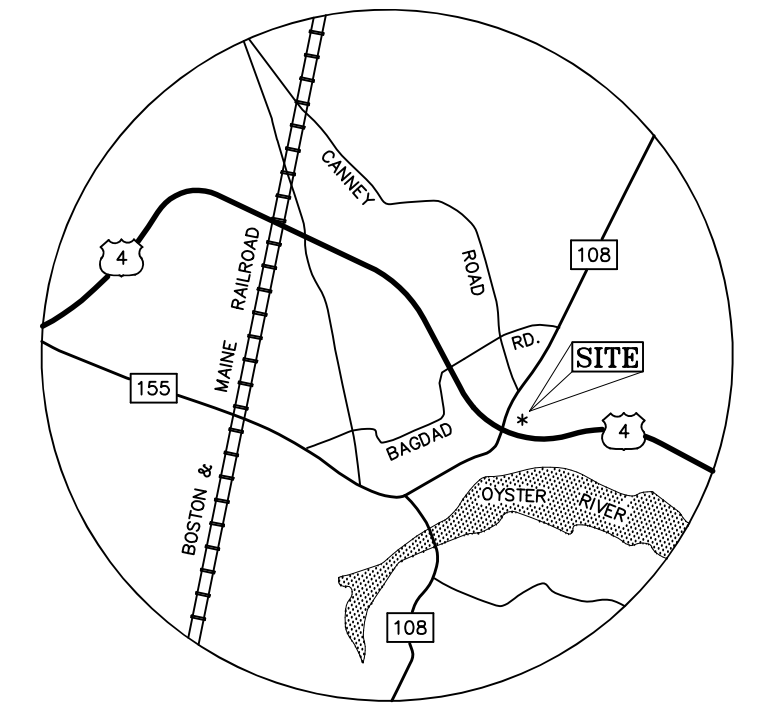


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Site Preparation Plan	C-1	1
Site Plan	C-2	1
Grading and Utility Plan	C-3	1
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Plan and Elevations	A1.1	



LEGEND

- SET 5/8" IRON ROD w/ID CAP STAMPED "ATLANTIC LLS 891"
- ⊙ DRILL HOLE FOUND
- FOUND GRANITE BOUND
- ⊕ UTILITY POLE
- n/f NOW OR FORMERLY
- HIGHWAY FENCE
- STONE WALL
- 102 2' CONTOUR LINE



LOCATION PLAN

n/f
Town of Durham
8 Newmarket Road
Durham, NH 03824
Tax Map 11, Lot 12
S.C.R.D. 1824/501

other land of
Rockingham Properties 1, LTD
PO Box 423
Belmont, MA 02478
Tax Map 11, Lot 8-16
S.C.R.D. 1780/450

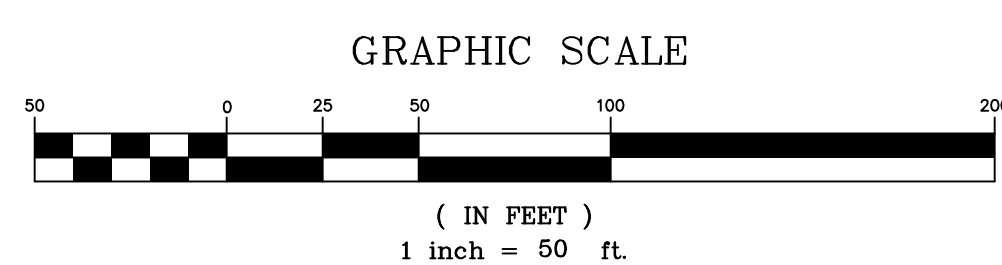
other land of
Rockingham Properties 1, LTD
PO Box 423
Belmont, MA 02478
Tax Map 11, Lot 8-16
S.C.R.D. 1780/450

n/f
Thomas B. Merrick, Trustee
Thomas B. Merrick Revocable Trust
7 Canney Road
Durham, NH 03824
Tax Map 10, Lot 11-5

NOTES

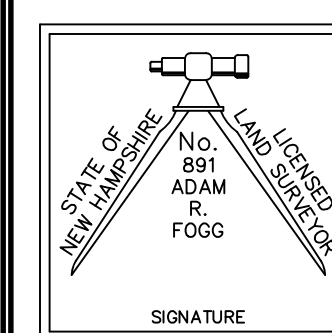
1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
ROCKINGHAM PROPERTIES 1, LTD
PO BOX 423
BELMONT, MA 02178
TAX MAP 11, LOTS 8-0 & 8-1 TROUGH 8-15
BOOK 1780, PAGE 450 S.C.R.D.
BOOK 1879, PAGE 132 S.C.R.D.
3. APPLICANT:
THE RIVERWOODS GROUP
7 RIVERWOODS DRIVE
EXETER, NH 03833
4. REFERENCE PLANS:
a) "SUBDIVISION OF LAND PREPARED FOR ROCKINGHAM PROPERTIES 1 LTD LOCATED AT ROUTE 108 & STONE QUARRY DRIVE, DURHAM, NH BY THIS OFFICE DATED DEC., 2001 S.C.R.D. PLAN No. 53-49.
b) "SUBDIVISION PLAN-ROCKINGHAM PROPERTIES 1 LIMITED PARTNERSHIP-DURHAM, STRAFFORD COUNTY-NEW HAMPSHIRE" BY ORVIS/DREW LLC DATED OCT. 1997 S.C.R.D. PLAN No. 53-49.
c) "BASE MAP FOR THE TOWN OF DURHAM-N.H. ROUTE 4-DURHAM, NEW HAMPSHIRE" BY DOUCET SURVEY DATED JUNE 22, 1996 ON FILE AT THE TOWN OF DURHAM PUBLIC WORKS.
5. ZONING DISTRICT: (OR) OFFICE AND RESEARCH (WCO) WETLAND CONSERVATION OVERLAY
6. VERTICAL DATUM BASED ON NGVD 29.
7. TOTAL AREA = 579,850 Sq.Ft. - 13.31 Acres.
8. WETLAND DELINEATED BY JAMES H. LONG OF GZA GEOENVIRONMENTAL.

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



ATLANTIC
SURVEY COMPANY
149 Mill Road, Durham, New Hampshire 03824

PREPARED BY:
SURVEYORS
ENGINEERS
PLANNERS
603-659-8939





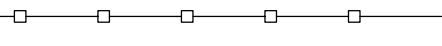

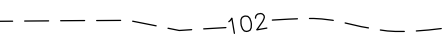


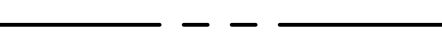
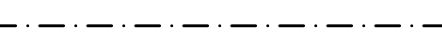
DATE: APRIL, 2017
FIELDWORK BY: AF, TF
DESIGNED BY: AF
CAD FILE: 17109
PROJECT No.: 00166
SHEET 1 OF 1

EXISTING CONDITIONS PLAN
PREPARED FOR
The Riverwoods Group
LOCATED AT
Route 108 & Stone Quarry Drive, Durham, N.H.

KEY NOTES:

- ① ABANDON IN PLACE AND PLUG EXISTING NON-FUNCTIONING (FAILED) CULVERT
- ② LIMITS OF PAVEMENT REMOVAL, APPROX. 821 S.F.
- ③ REMOVE PORCH STEPS AND NON-COMPLIANT ADA RAMP
- ④ CONTRACTOR SHALL CONFIRM EXACT WELL LOCATION PRIOR TO START OF CONSTRUCTION
- ⑤ INSTALL SILT BARRIER

LEGEND

-  UTILITY POLE
-  NOW OR FORMERLY
-  HIGHWAY FENCE
-  STONE WALL
-  2' CONTOUR LINE
-  EXIST. JURISD. WETLANDS
-  WETLAND SYMBOL
-  EXISTING PROPERTY LINE
-  75' WETLAND PROTECTION OVERLAY DISTRICT

ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4194



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: MAY 24, 2017

REVISIONS	NO.	DESCRIPTION	BY	DATE
	0	PB SUBMISSION	JKC	5/24/17

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APPROVED BY: JKC
DRAWING FILE: 4836SITE.DWG

SCALE: 1" = 20'

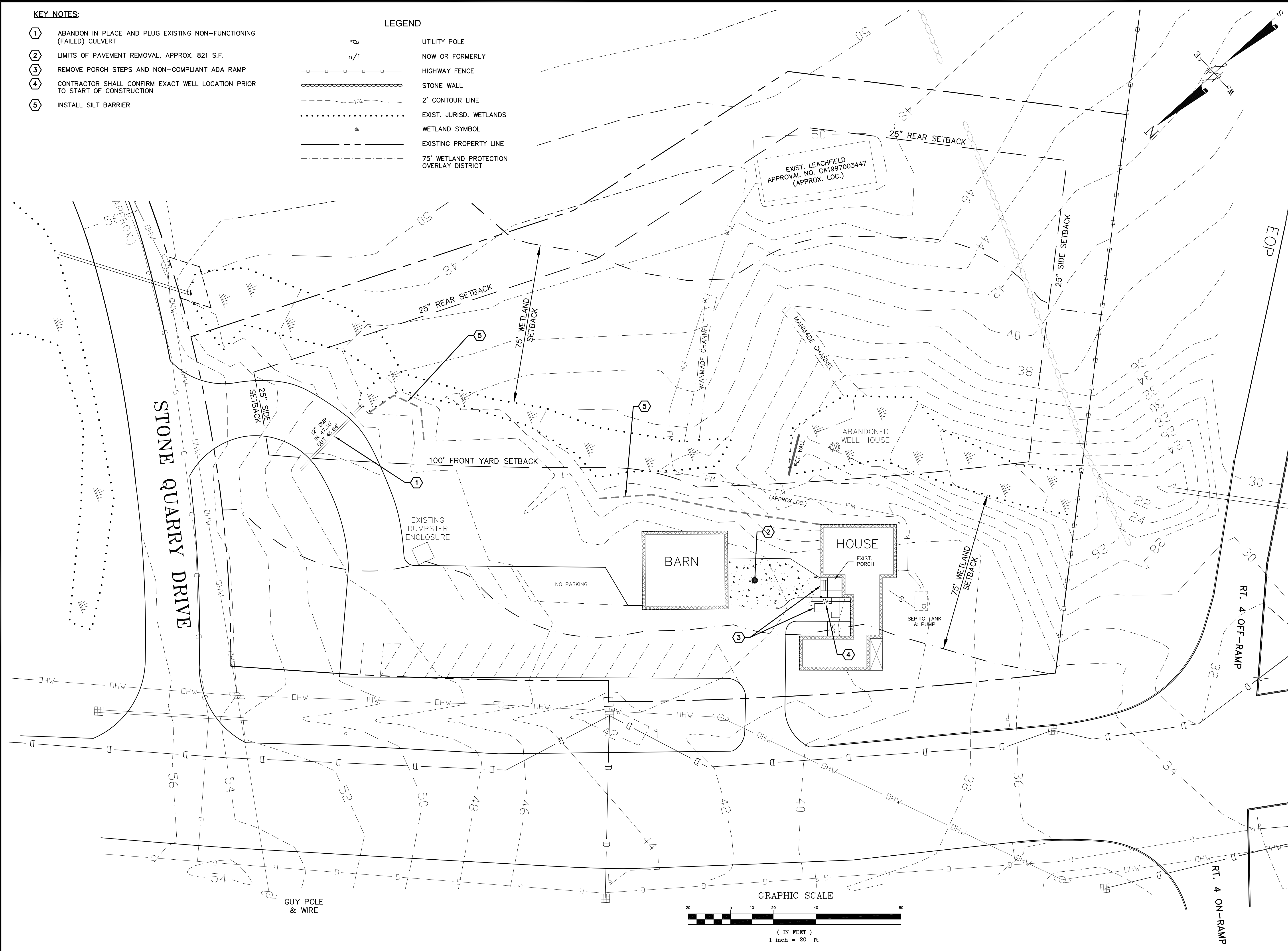
OWNER:
ROCKINGHAM PROPERTIES 1, LTD
P.O. BOX 423
BELMONT, MA 02178

APPLICANT:
THE RIVERWOODS GROUP
7 RIVERWOODS DRIVE
EXETER, NH 03833

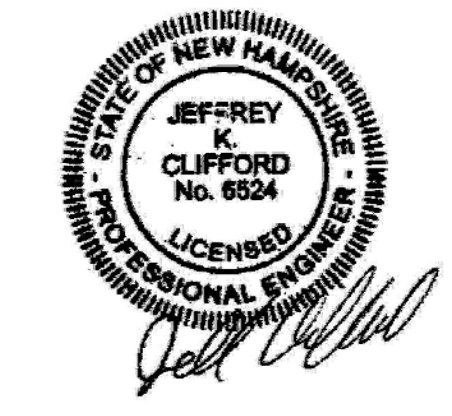
PROJECT:
MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

TITLE:
SITE PREPARATION PLAN

SHEET NUMBER:
C - 1



P-4836



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ISSUED FOR: **APPROVAL**

ISSUE DATE: **MAY 24, 2017**

NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION	JKC	5/24/17

DRAWN BY: _____ RMB
APPROVED BY: _____ JKC
DRAWING FILE: 4836SITE.DWG

SCALE: **1" = 30'**

OWNER:
ROCKINGHAM PROPERTIES 1, LTD
P.O. BOX 423
BELMONT, MA 02178

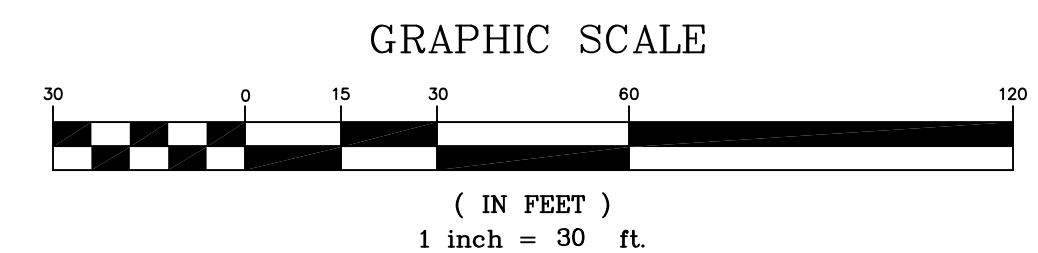
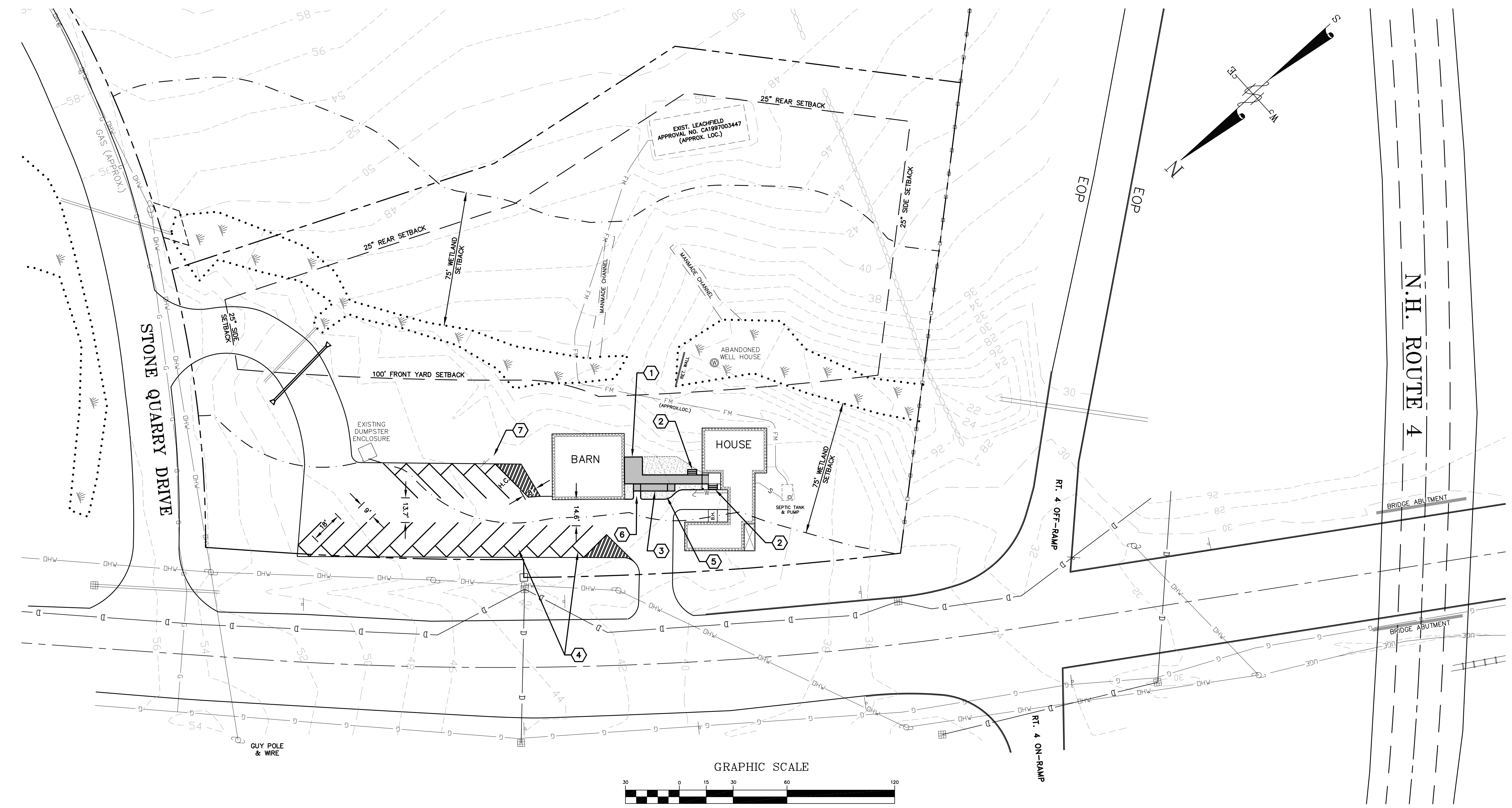
APPLICANT:
THE RIVERWOODS GROUP
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

TITLE:
TOWN of DURHAM
PLANNING BOARD APPROVAL

SITE PLAN

SHEET NUMBER:
C - 2



ZONING SUMMARY:

PROPERTY REFERENCE MAP 11, LOT 8-0
AREA 97,848 S.F. OR 2.24 AC.
ZONING OFFICE AND RESEARCH DISTRICT-ROUTE 108 (OR) WETLANDS CONSERVATION OVERLAY DISTRICT (WCO)
OWNER: ROCKINGHAM PROPERTIES 1, LTD
PO BOX 423
BELMONT, MA 02178
USE: PROFESSIONAL OFFICE (INCL. REALTOR SERVICES)

SETBACKS	REQ'D	EXISTING	PROVIDED
FRONT YARD	100' MIN.	9.3'	9.3'
SIDE YARD	25' MIN.		
WETLANDS BUFFER	75' MIN.	9.3'	9.3'
MAX. IMPERVIOUS	50% MAX.	17.8%	17.4%
BUILDING HEIGHT:	50'	<50'	<50'
OVERALL BUILDING FOOTPRINT:		3,456 S.F.	3,456 S.F. (2 BUILDINGS)
BUILDING GROSS S.F.		5,512 S.F.	5,512 S.F. (2 BUILDINGS)
PARKING:	16 SPACES	19 SPACES	18 SPACES

REFERENCE PLANS:

- "EXISTING CONDITIONS PLAN, PREPARED FOR THE RIVERWOODS GROUP", PREPARED BY ATLANTIC SURVEY COMPANY, DATED APRIL 2017.
- "PLAN STONE QUARRY OFFICE PARK, DURHAM NH", PREPARED BY AMERICAN ENGINEERING CONSULTANTS, CORP., DATED SEPT. 04, 2002.
- "SUBDIVISION OF LAND, PREPARED FOR ROCKINGHAM PROPERTIES 1, LTD", PREPARED BY ATLANTIC SURVEY COMPANY, DATED DECEMBER 2001.
- "SEWAGE DISPOSAL SYSTEM PLAN FOR ROCKINGHAM PROPERTIES, 68 LEONARD STREET, 2ND FLOOR, BELMONT, MA 02178" BY ROUND POND SOIL SURVEY, REVISED 7/23/97.
- "C.I. WHITE INC, PHELPS FARM PROPOSED OFFICE SITE, DURHAM, NEW HAMPSHIRE" DATED MARCH 1977, REVISED APRIL 4 AND MAY 17, 1977.

NOTES:

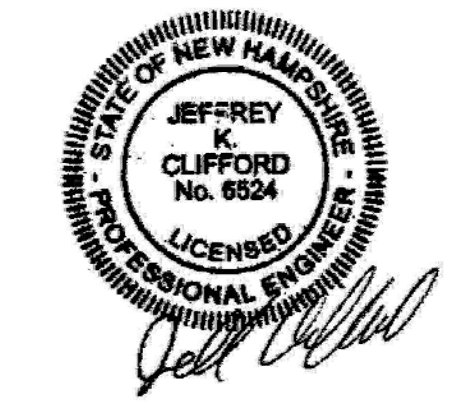
- SUBSURFACE SYSTEM APPROVAL NO. CA1997003447; 24 EMPLOYEE (NO CAFETERIA); 525 GPD; APPROVED 7/23/97; OPERATIONAL APPROVAL 9/8/97
- NO 100-YEAR FLOOD HAZARD EXIST WITHIN THE PARCEL.

KEY NOTES:

- INSTALL CONNECTING RAISED WALKWAY WITH HANDRAIL BETWEEN HOUSE AND BARN
- INSTALL STEPS
- INSTALL ADA COMPLIANT RAMP
- INSTALL (4) COMPACT CAR SPACES (9'X16')
- INSTALL 6" OF LOAM AND SOD
- PROVIDE SMOOTH TRANSITION WITH PAVEMENT AT RAMP
- INSTALL ADA PARKING SIGN AND PAVEMENT MARKINGS

KEY NOTES:

- ① EXTEND ¾" WATER LINE FROM HOUSE PLUMBING TO BARN
- ② EXTEND 4" PVC SEWER SERVICE FROM BARN TO HOUSE PLUMBING; INSULATE W/4" THICK EPS BOARD
- ③ INSTALL NEW 12" HDPE REPLACEMENT CULVERT WITH FLARED END SECTION ON EACH END; INV. IN=45.8', INV. OUT=45.6', L=40'±
- ④ INSTALL 1.5" PAVEMENT OVERLAY OF ENTIRE PARKING
- ⑤ LIMIT OF PAVEMENT OVERLAY; MILL 1"x18" OF EXISTING PAVEMENT TO KEY IN OVERLAY
- ⑥ INSTALL PLUNGE POOL OUTLET PROTECTION, SEE DETAIL
- ⑦ INSTALL PIPE INLET PROTECTION, SEE DETAIL
- ⑧ INSTALL 2" PVC SLEEVE FOR FUTURE MUNICIPAL WATER CONNECTION
- ⑨ INSTALL 6" PVC SLEEVE FOR FUTURE MUNICIPAL SEWER CONNECTION



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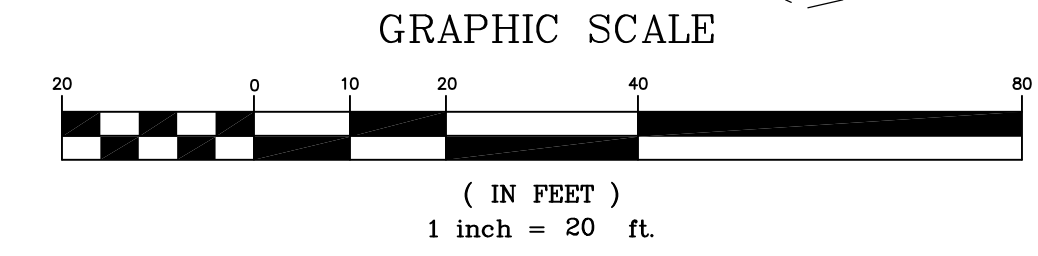
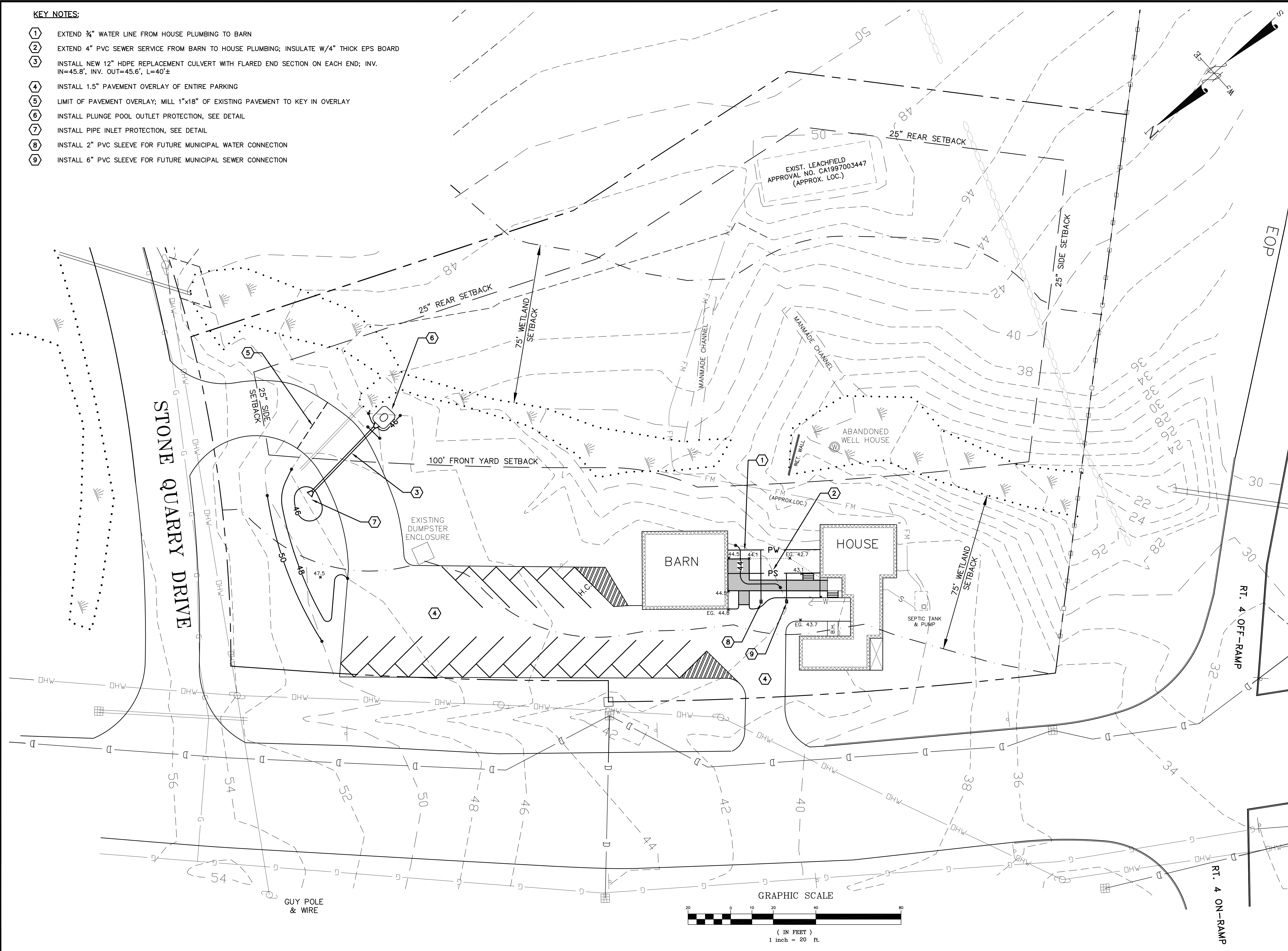
OWNER:
ROCKINGHAM PROPERTIES 1, LTD
P.O. BOX 423
BELMONT, MA 02178

APPLICANT:
THE RIVERWOODS GROUP
7 RIVERWOODS DRIVE
EXETER, NH 03833

PROJECT:
MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

TITLE:
GRADING AND UTILITY PLAN

SHEET NUMBER:
C - 3





CONSTRUCTION NOTES:

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THE LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACKS REQUIREMENTS REQUIRED UNDER THESE REGULATIONS. SEE PROJECT MANUAL APPENDICES FOR COPY OF PERMITS.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AND NOTIFY TOWN OF DURHAM AND OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS PUBLISHED IN THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991.
- COORDINATE ALL WORK WITHIN TEN (10') FEET OF PROPOSED BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRICAL LINES, COMMUNICATION LINES, AND WATER MAIN PRIOR TO COMMENCING CONSTRUCTION. PRESERVE AND PROTECT UTILITY LINES TO BE RETAINED.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- STRIP PARKING AND DRIVE AS SHOWN INCLUDING PARKING SPACES. ALL MARKINGS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F.
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO ADA REQUIREMENTS AND "MANUAL ON UNIFORM TRAFFIC DEVICES" AND "STANDARD ALPHABETS OF HIGHWAY SIGNS AND PAVEMENT MARKINGS" LATEST EDITIONS.
- UPON COMPLETION OF CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE, SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- EXCAVATED MATERIALS SHALL BE PLACED AS FILL MATERIALS WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN THE 100 YEAR FLOOD ZONE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ON-SITE STRUCTURES, BITUMINOUS CONCRETE, DEBRIS, AND CONSTRUCTION WASTE PRODUCTS WHICH ARE NOT AUTHORIZED TO BE USED AS PART OF CONSTRUCTION.
- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE FOUR (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SOD, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES.
- CONTRACTOR TO ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS (TMS) AND PERFORM CONSTRUCTION SURVEY LAYOUT.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR, OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR DAMAGE TO EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER.
- COORDINATE ALL UTILITY WORK WITH RESPECTIVE UTILITIES.
- UNDERGROUND UTILITIES INSTALLATION SHALL MEET THE MINIMUM REQUIREMENTS OF THE UTILITY COMPANIES AND THE TOWN OF DURHAM. CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

GRADING NOTES:

- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ACCEPTED. ABRUPT RIDGES AT TOPS AND BOTTOM WILL NOT BE ACCEPTED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATION, STRUCTURE AND PLANTING BEDS.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL BE NO STEEPER THAN 3:1 (H:V), UNLESS OTHERWISE NOTED. WHERE SLOPES IN DISTURBED AREAS ARE STEEPER THAN 3:1, CONTRACTOR SHALL PROVIDE CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) 777-7645 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEANOUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- GROSS SLOPES AT ALL WALKS SHALL BE PITCHED TO DRAIN 1.5% MINIMUM 2% MAXIMUM.
- PITCH ALL WALKS AWAY FROM BUILDINGS AT 2% MINIMUM.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
- ALL UNSUITABLE MATERIALS AND SURPLUS MATERIALS WHICH CAN NOT BE APPROPRIATELY WASTED ON SITE SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
- THE GRADING ON THIS PLAN SHOWS THE GENERAL INTENT AND DIRECTION OF THE STORMWATER FLOW. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD CONDITIONS THAT WILL IMPACT THE GRADING DESIGN SHOWN ON THIS PLAN FOR RESOLUTION.
- SAWCUT AND REMOVE EXISTING PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR CURB LINE IN ALL AREAS WHERE NEW PAVEMENT OR CURBING ABUTS EXISTING PAVEMENT.
- REFER TO ARCHITECT DRAWINGS FOR GRADING ADJACENT TO BUILDINGS.

UTILITY NOTES:

- COORDINATE UTILITY WORK WITH UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND PLAN SHALL BE IMMEDIATELY REPORTED TO ENGINEER.
- VERIFY LOCATION OF UTILITY BOXES WITH OWNER AND UTILITY COMPANIES.
- CONTRACTOR SHALL TEST WATER AND SEWER LINES.
- CONTRACTOR SHALL MAINTAIN WATER SERVICE AT ALL TIMES TO CURRENT USERS.
- ALL UTILITY STRUCTURES SHALL BE SET FLUSH WITH PROPOSED GRADE.

EROSION AND SEDIMENT CONTROL NOTES:

SEQUENCE OF MAJOR ACTIVITIES:

- SUBMIT DETAILED EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW AND APPROVAL BY OWNER AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE PLAN SHALL BE BASED ON THE SPECIFIC CONSTRUCTION ACTIVITIES AND SEQUENCE PROPOSED BY THE CONTRACTOR.
- FOLLOWING APPROVAL OF THE EROSION AND SEDIMENT CONTROL PLAN, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT BARRIER, INLET SEDIMENT FILTERS, FILTER BAGS, TEMPORARY SEDIMENTATION TRAPS AND OTHER BMP'S AS NECESSARY TO MEET DISCHARGE REGULATORY EFFLUENT LIMITS.
- CUT TREES AND GRUB STUMPS. REMOVE EXISTING STRUCTURES AND PAVED SURFACES.
- STRIP SURFACE MATERIALS AND STOCKPILE. STABILIZE STOCKPILES TO PREVENT EROSION.
- CONSTRUCT AND MAINTAIN TEMPORARY DRAINAGE FACILITIES TO CONVEY OFFSITE DRAINAGE THROUGH THE SITE.
- CONSTRUCT PERMANENT DRAINAGE STRUCTURES, UTILITIES & MATERIALS.
- CONSTRUCT BUILDING AND PAVED SURFACES.
- INSTALL LANDSCAPING, LOAM, SOD AND MULCH ALL DISTURBED AREAS.
- WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL REMOVE ALL TEMPORARY EROSION CONTROL FACILITIES.

TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

ALL WORK SHALL BE IN ACCORDANCE WITH STATE AND LOCAL PERMITS. WORK SHALL CONFORM TO THE PRACTICES DESCRIBED IN THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", AUGUST 1992, PUBLISHED BY THE ROCKINGHAM COUNTY CONSERVATION DISTRICT.

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE HAY BALES AND SILT FENCES SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

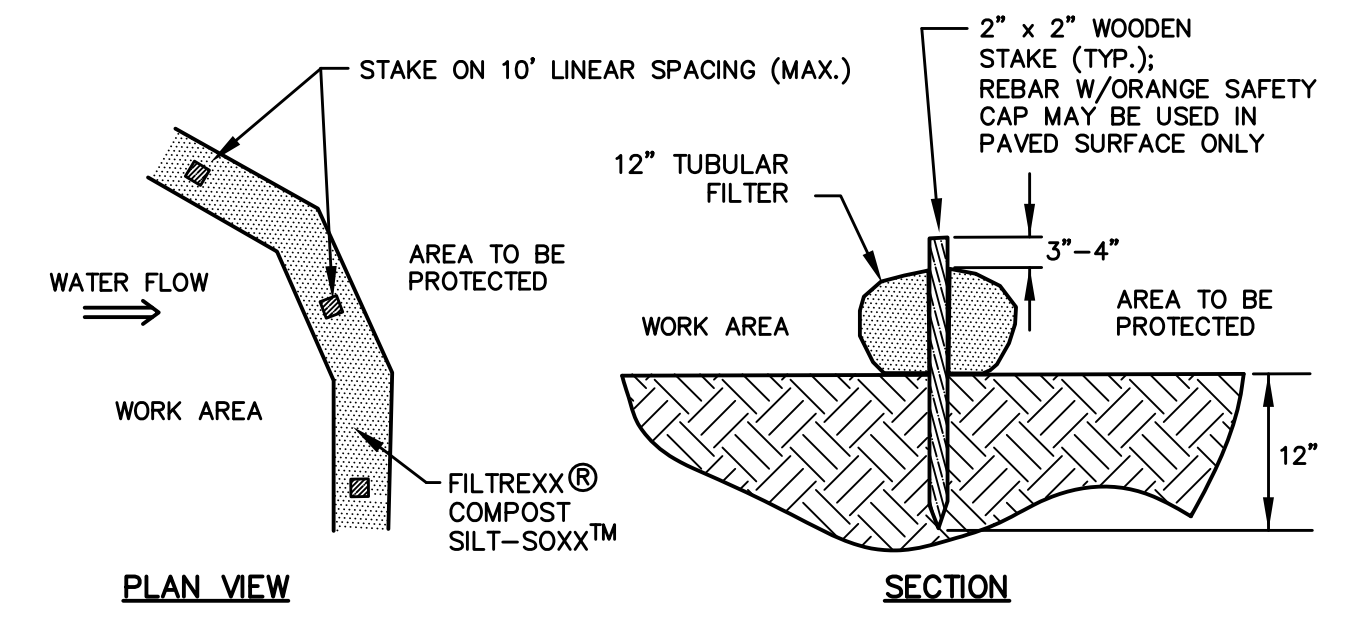
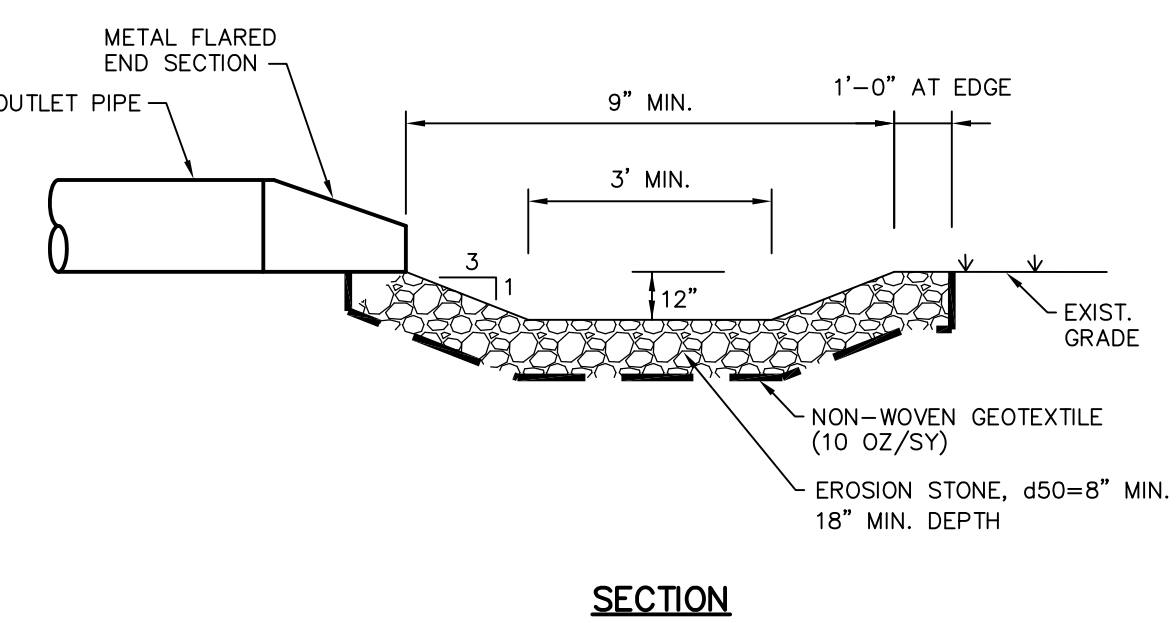
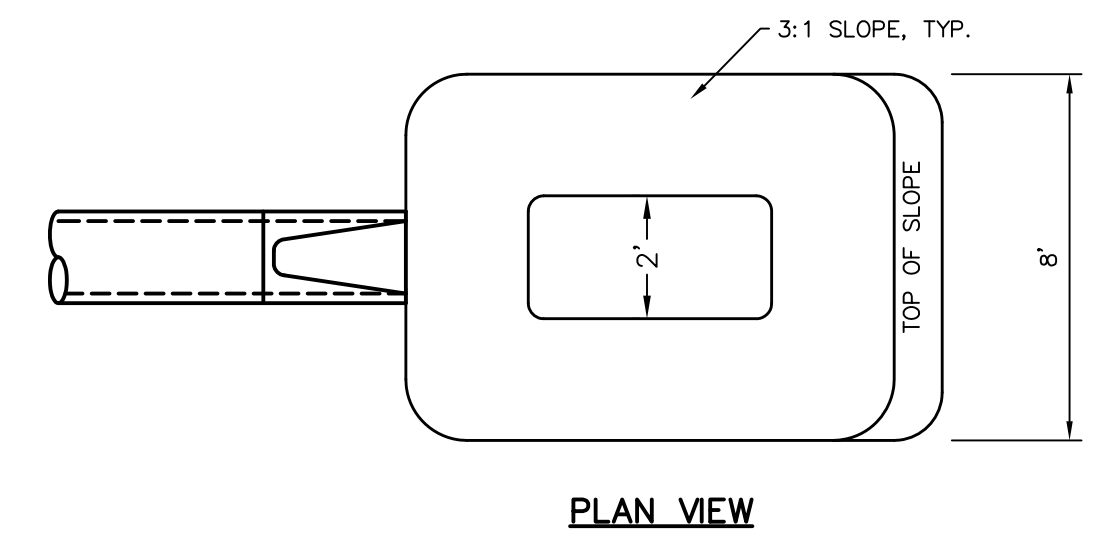
DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE SHALL BE FILTERED THROUGH HAY BALE BARRIERS, STONE CHECK DAMS, AND SILT FENCES. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH HAY BALE FILTERS OR STONE CHECK DAMS. STONE RIP RAP SHALL BE PROVIDED AT THE OUTLETS OF DRAIN PIPES AND CULVERTS WHERE SHOWN ON THE DRAWINGS.

TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.

TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

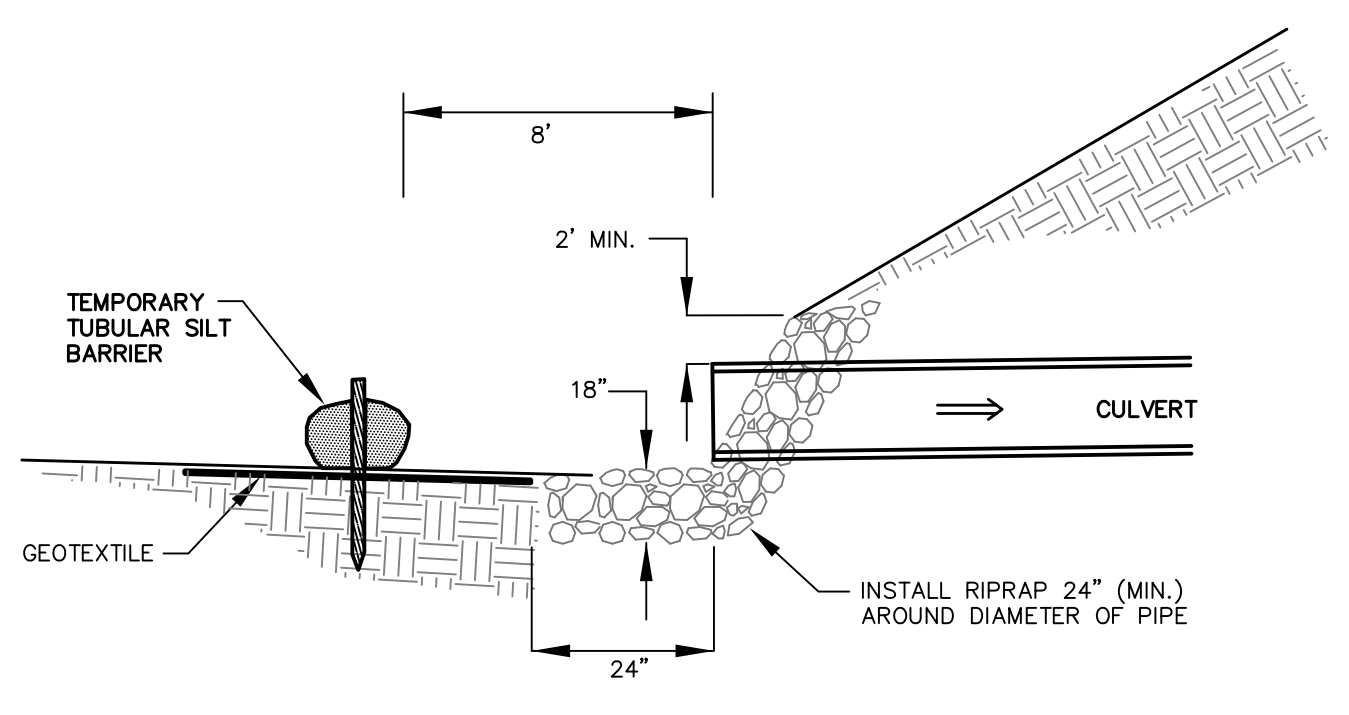
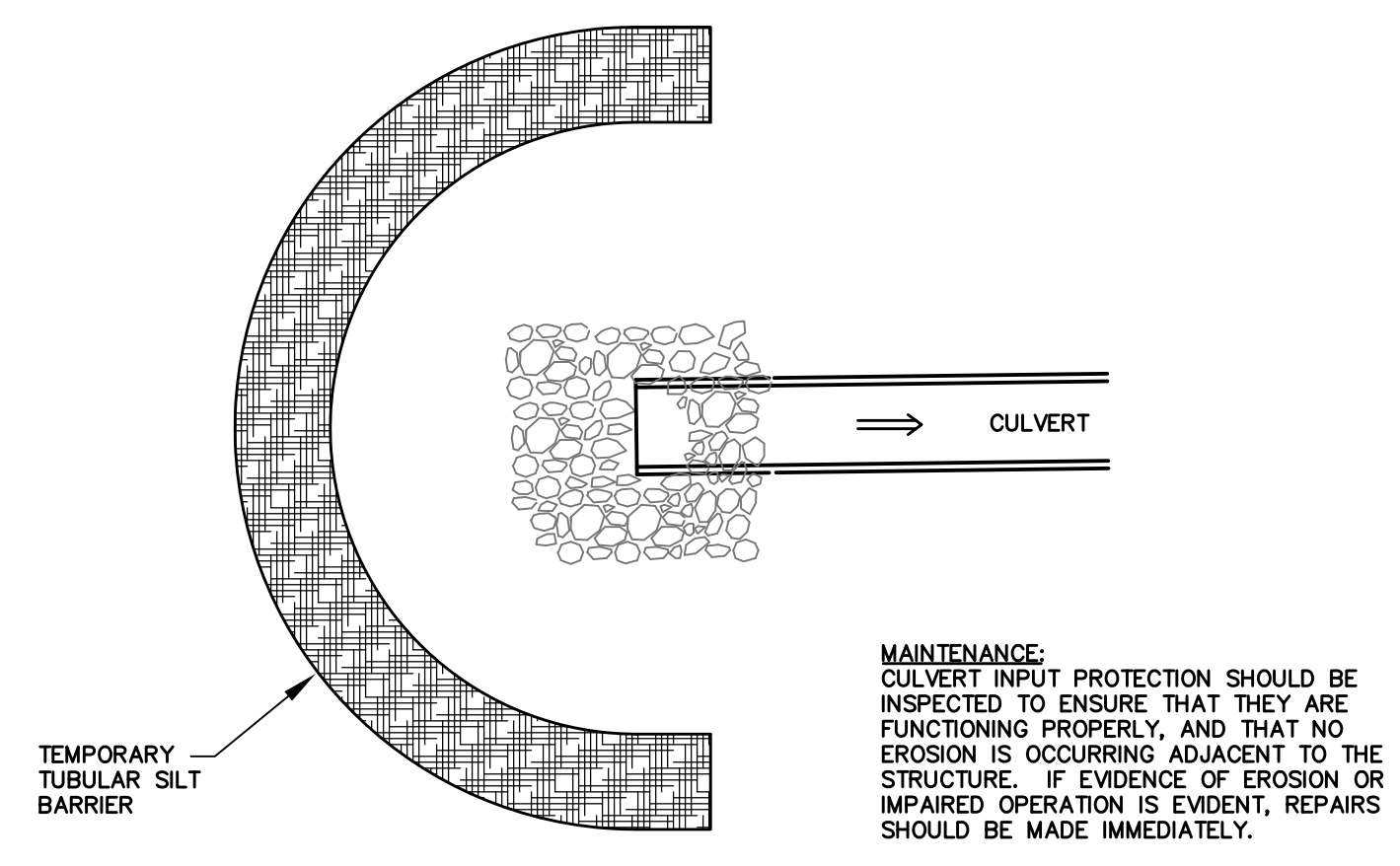
- GENERAL
- THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO IMPLEMENT THE PLAN.
- THE SMALLEST PRACTICAL PORTION OF THE SITE SHALL BE DENUDED AT ONE TIME.
- ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
- ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS.
- BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIERS.
- ALL DIVERSION DIKES SHALL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION.
- THE CONTRACTOR'S SITE SUPERINTENDENT SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A BASE COARSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH AS BEEN ESTABLISHED;
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- THE LENGTH OF TIME OF EXPOSURE OF AREA DISTURBED DURING CONSTRUCTION SHALL NOT EXCEED 45 DAYS.



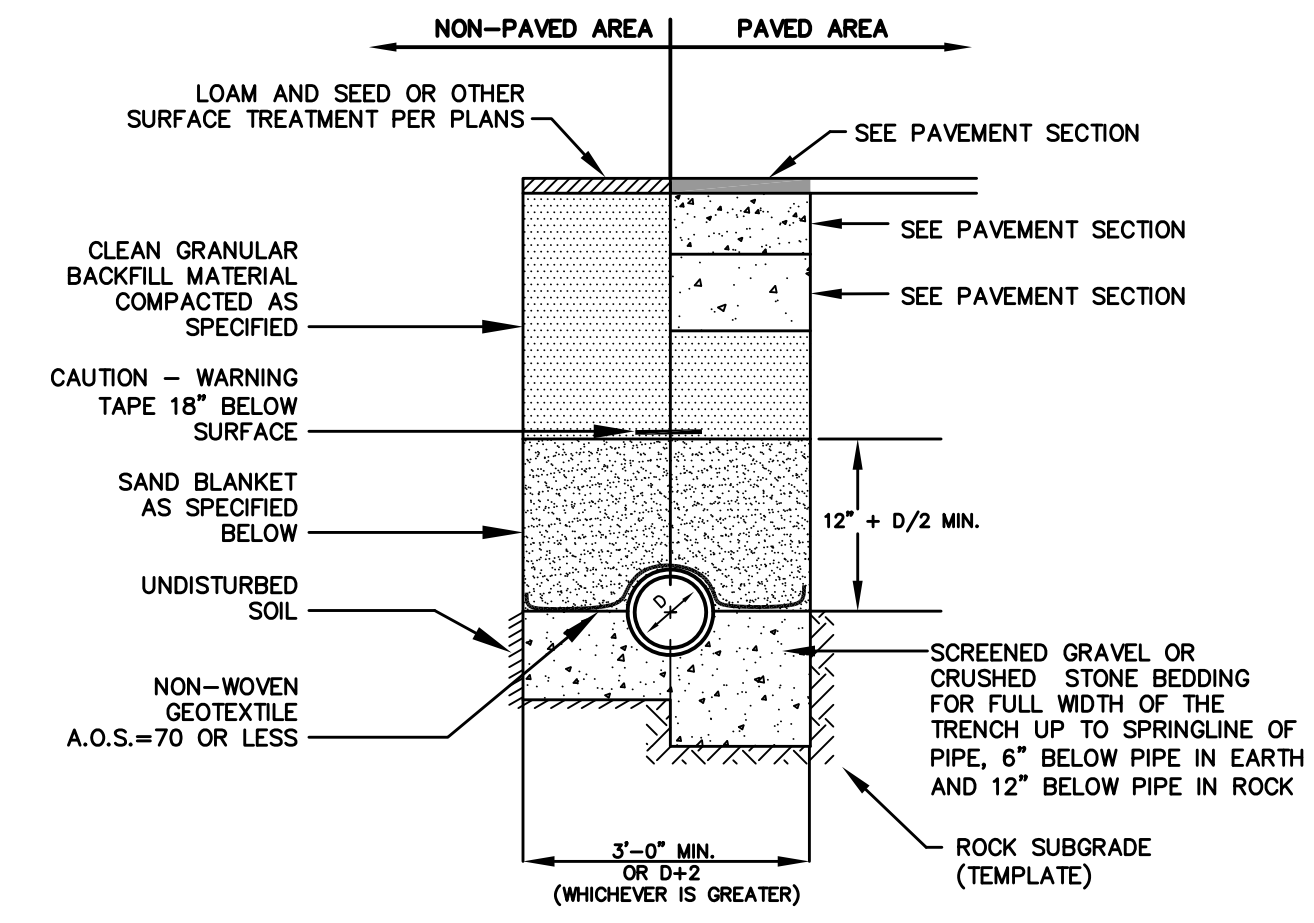
- NOTES:**
- SILT-SOXX OR APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS.
 - ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
 - COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 - ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER DETAIL
NOT TO SCALE

PLUNGE POOL DETAIL
NOT TO SCALE



PIPE INLET PROTECTION
NOT TO SCALE



BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIeve SIZE	% FINER BY WEIGHT	SIieve SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		# 4	20 - 55
		# 8	0 - 10
		# 16	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

DRAIN TRENCH DETAIL
NOT TO SCALE

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: APPROVAL
ISSUE DATE: MAY 24, 2017

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION	JKC	5/24/17

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4836SITE.DWG

SCALE: N.T.S.

OWNER: ROCKINGHAM PROPERTIES 1, LTD
P.O. BOX 423
BELMONT, MA 02178

APPLICANT: THE RIVERWOODS GROUP
7 RIVERWOODS DRIVE
EXETER, NH 03833

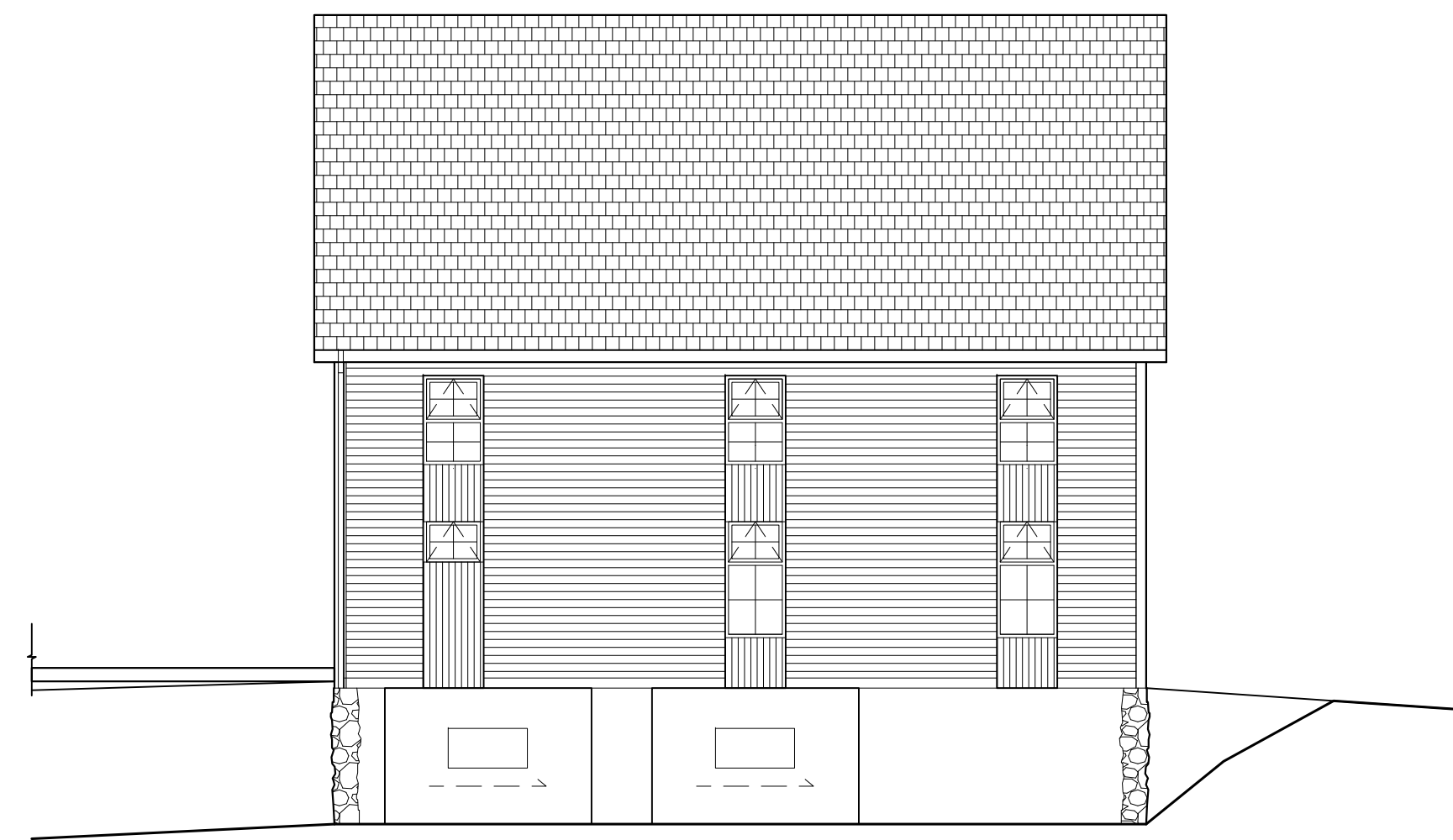
PROJECT: MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

TITLE:

DETAIL SHEET
SHEET NUMBER: C - 4

GENERAL NOTES

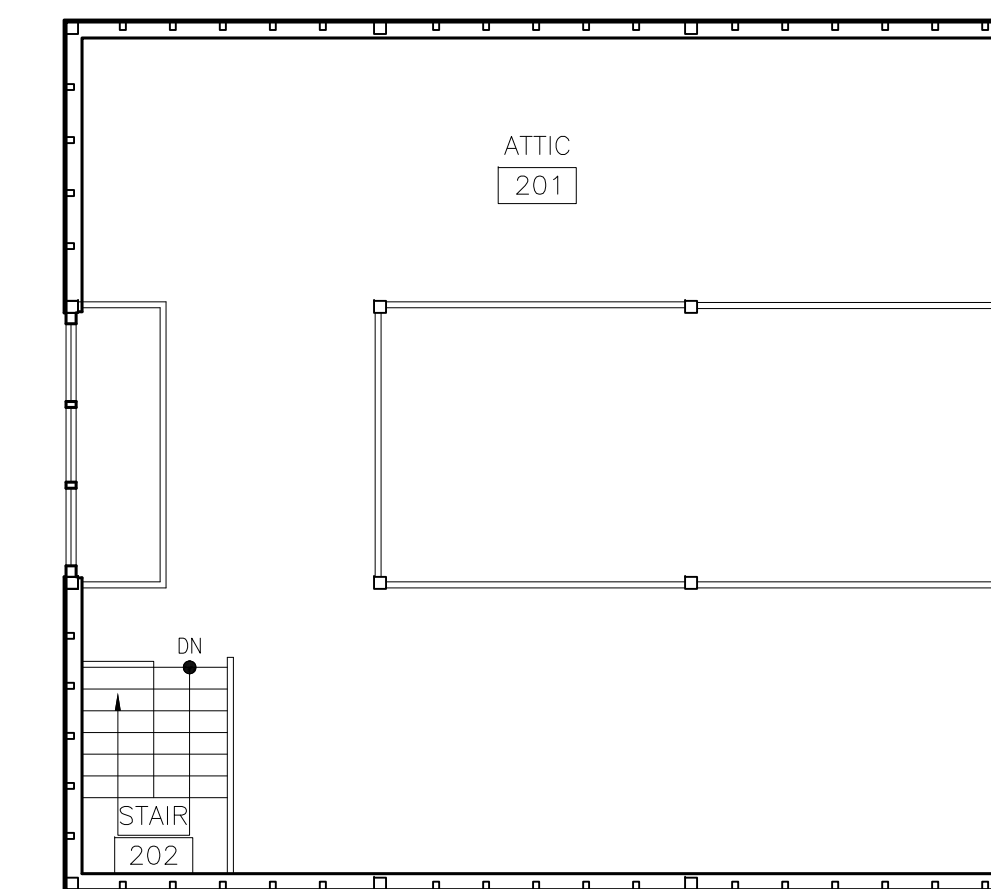
1. RAMP HANDRAILS NOT SHOWN FOR CLARITY.



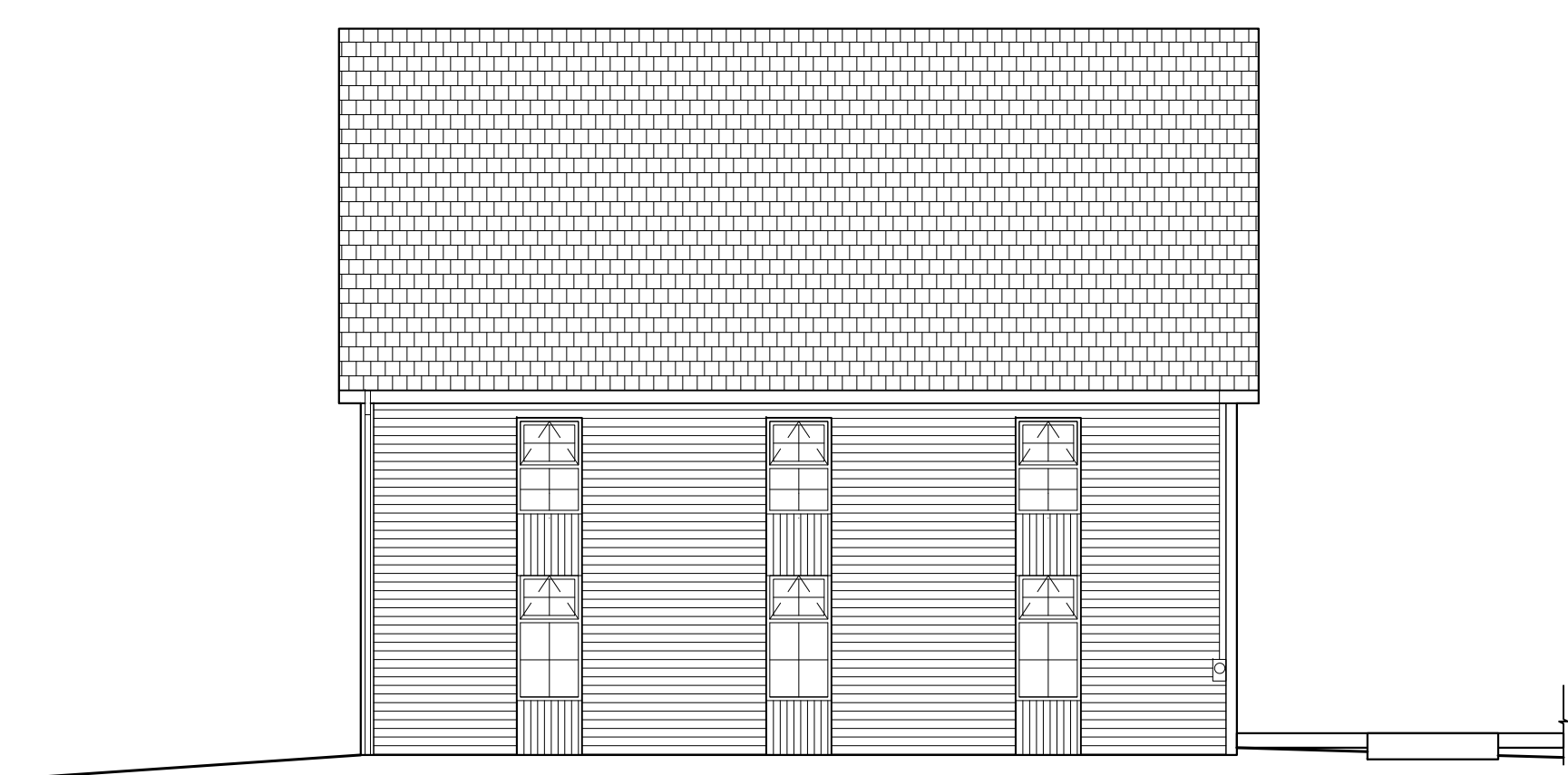
06 EXTERIOR ELEVATION: EAST
SCALE 1/8" = 1'-0"



05 EXTERIOR ELEVATION: NORTH
SCALE 1/8" = 1'-0"



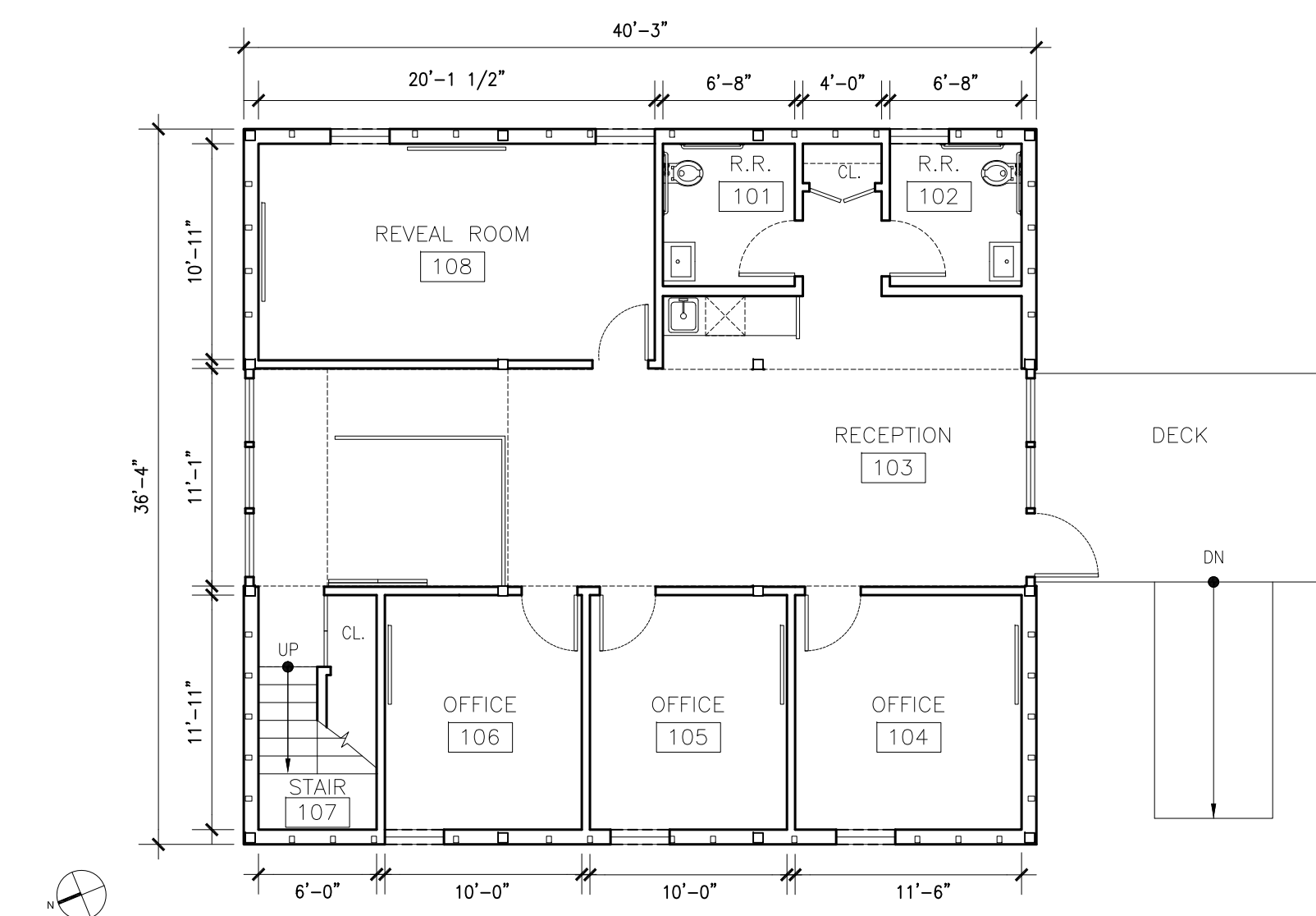
04 LOFT PLAN
SCALE 1/8" = 1'-0"



03 EXTERIOR ELEVATION: WEST
SCALE 1/8" = 1'-0"



02 EXTERIOR ELEVATION: SOUTH
SCALE 1/8" = 1'-0"



01 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

23 MAY 2017 ZONING REVIEW
DATE ISSUES / REVISIONS

MANYPENNY | MURPHY ARCHITECTURE
96 PENHALLOW STREET, PORTSMOUTH, NH 03801 TEL: 603-315-8199

PROJECT NAME:
**RIVERWOODS DURHAM
MARKETING CENTER**
56 DOVER ROAD, DURHAM, NEW HAMPSHIRE

SHEET TITLE:
PLANS AND ELEVATIONS

SEAL:	SCALE: AS NOTED
	PROJECT NO.: 17-008
	SHEET NO.:

A1.1