

MARKETING CENTER FOR RIVERWOODS DURHAM

56 DOVER ROAD
DURHAM, NEW HAMPSHIRE

SITE PLAN REVIEW

May 24, 2017
June 8, 2017
July 6, 2017
August 14, 2017

PB Submission
PB Re-Submission
PB Re-Submission
Final Approval

Applicant:

The RiverWoods Group
7 Riverwoods Drive
Exeter, New Hampshire 03833

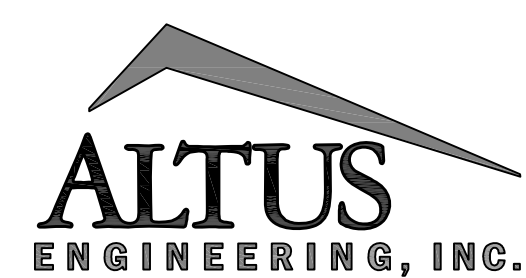
Owner:

Land Options, LLC
96 Cliff Road
Portsmouth, NH 03801

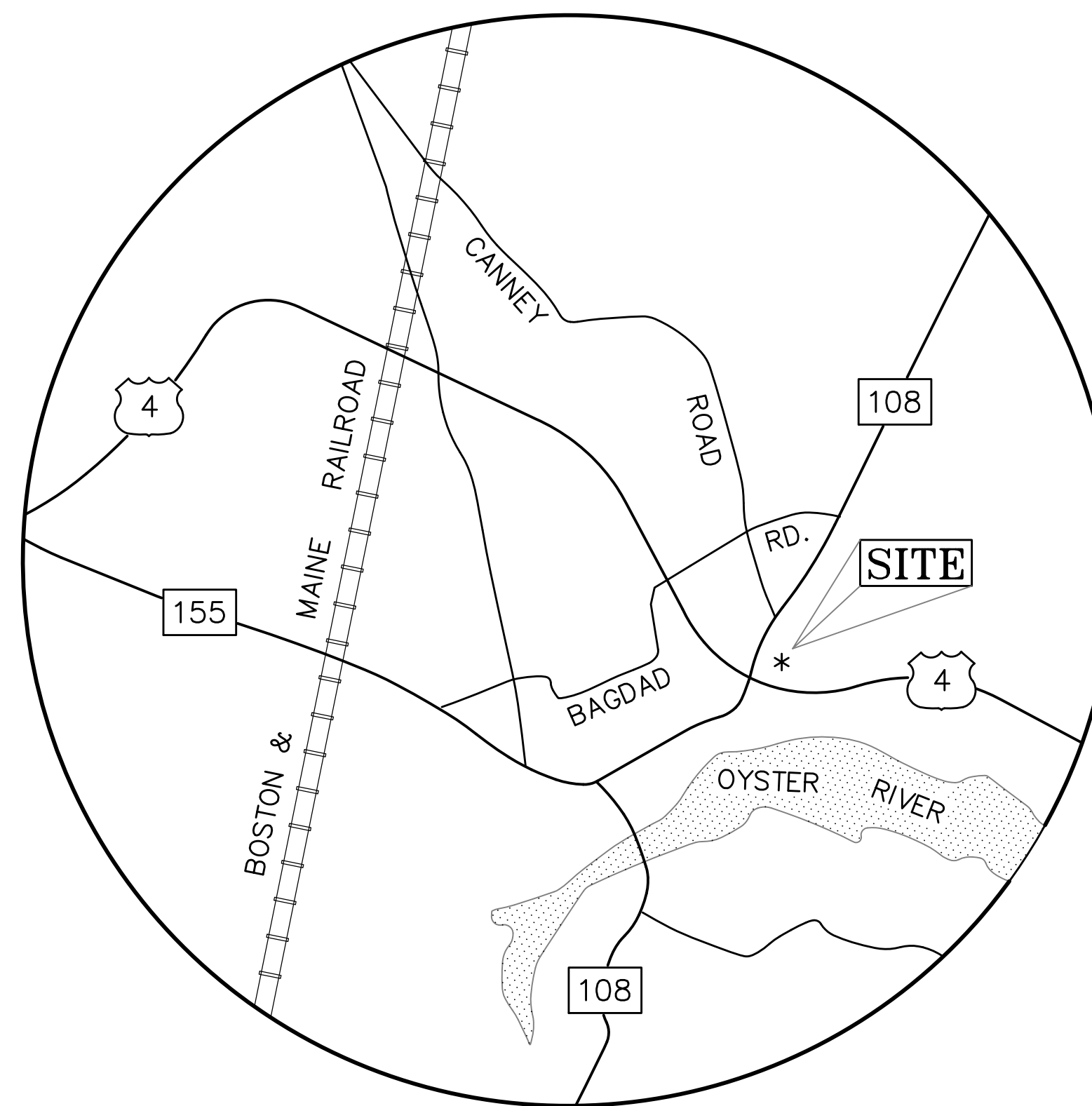
Architect:

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

Civil Engineer:



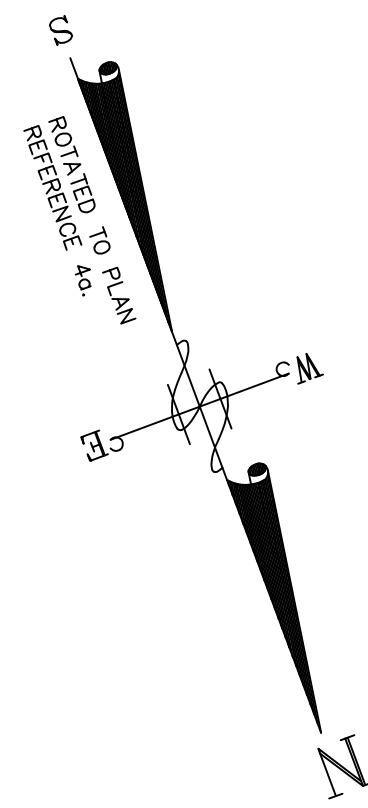
133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4194



LOCATION PLAN

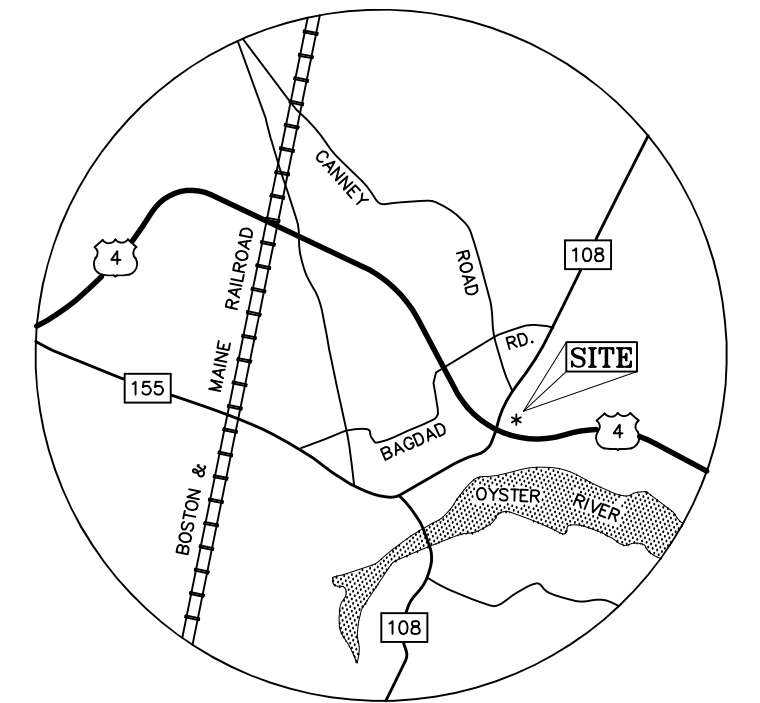


Sheet Index Title	Sheet No.:	Rev.
Existing Conditions Plan	1 of 1	
Site Preparation Plan	C-1	3
Site Plan	C-2	3
Grading and Utility Plan	C-3	3
Detail Sheet	C-4	3



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

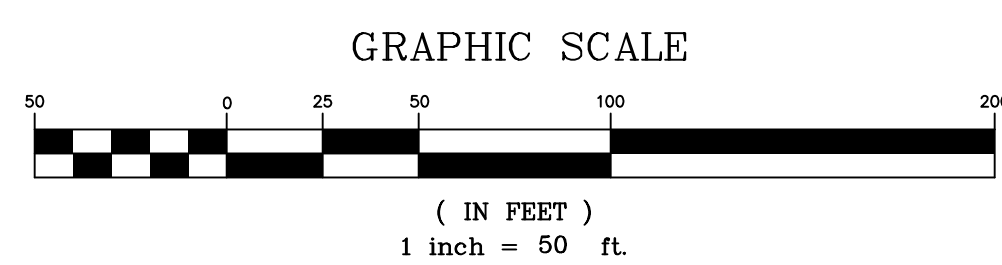
other land of
Rockingham Properties 1, LTD
PO Box 423
Belmont, MA 02478
Tax Map 11, Lot 8-16
S.C.R.D. 1780/450

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

NOTES

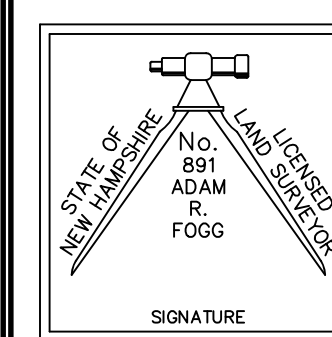
1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
ROCKINGHAM PROPERTIES 1, LTD
PO BOX 423
BELMONT, MA 02178
TAX MAP 11, LOTS 8-0 & 8-1 TROUGH 8-15
BOOK 1780, PAGE 450 S.C.R.D.
BOOK 1879, PAGE 132 S.C.R.D.
3. APPLICANT:
THE RIVERWOODS GROUP
7 RIVERWOODS DRIVE
EXETER, 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





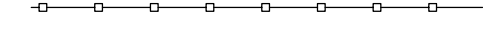




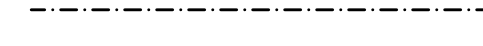

DATE: APRIL, 2017
FIELDWORK BY: AF, TF
DESIGNED BY: AF
CAD FILE: 17109
PROJECT No.: 00166
SHEET 1 OF 1

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 EXPOSE EXISTING WELL FOR INSPECTION. ABANDON PORTION OF EXISTING WELL LINE IF THE EXISTING WELL IS FOUND TO BE NON-COMPLIANT.
- ⑤ INSTALL SILT BARRIER
- ⑥ REMOVE EXISTING RIPRAP STONE; PLUG CULVERT INLET AND OUTLET WITH CEMENT AND BURY ENDS; RE-ESTABLISH TURF
- ⑦ REMOVE EXIST. BUSINESS SIGN UPON INSTALLATION OF NEW BUSINESS SIGN

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



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: **FINAL APPROVAL**

ISSUE DATE: **AUGUST 14, 2017**

NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION	JKC	5/24/17
1	TOWN COMMENTS	JKC	6/08/17
2	TOWN COMMENTS	JKC	7/06/17
3	FINAL APPROVAL	JKC	8/14/17

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APPROVED BY: _____ JKJ
DRAWING FILE: 4836.71BARN.DWG

SCALE: **1" = 20'**

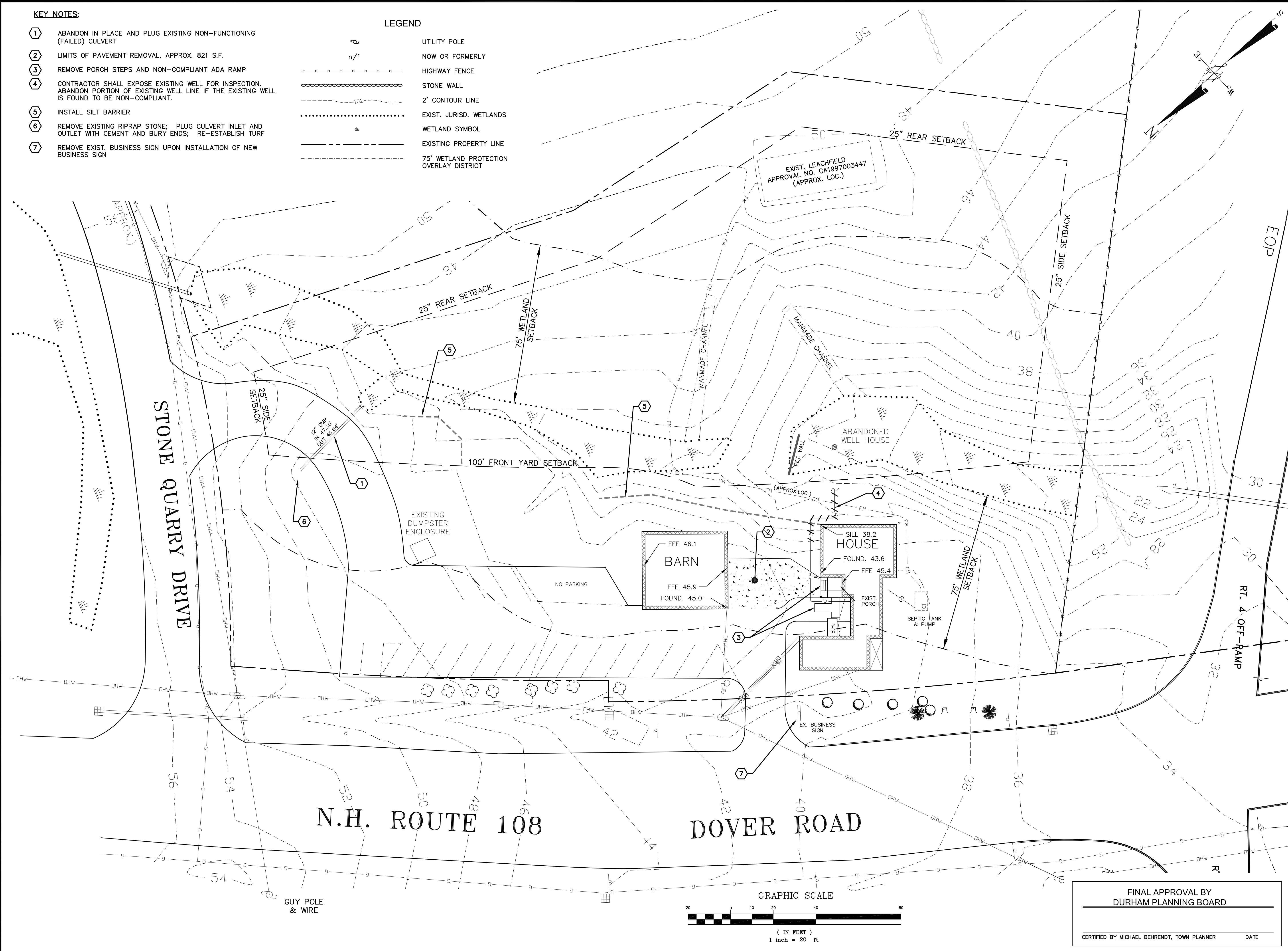
OWNER:
LAND OPTIONS, LLC
96 CLIFF ROAD
PORTSMOUTH, NH 03801

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

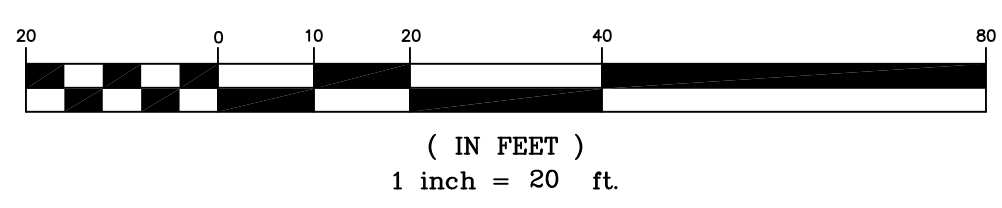
PROJECT:
MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

TITLE:
SITE PREPARATION PLAN

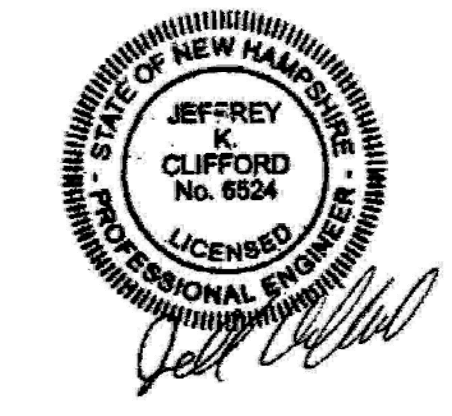
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C - 1



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



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APPROVED BY: _____ JKC
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SCALE: **1" = 30'**

OWNER:
LAND OPTIONS, LLC
96 CLIFF ROAD
PORTSMOUTH, NH 03801

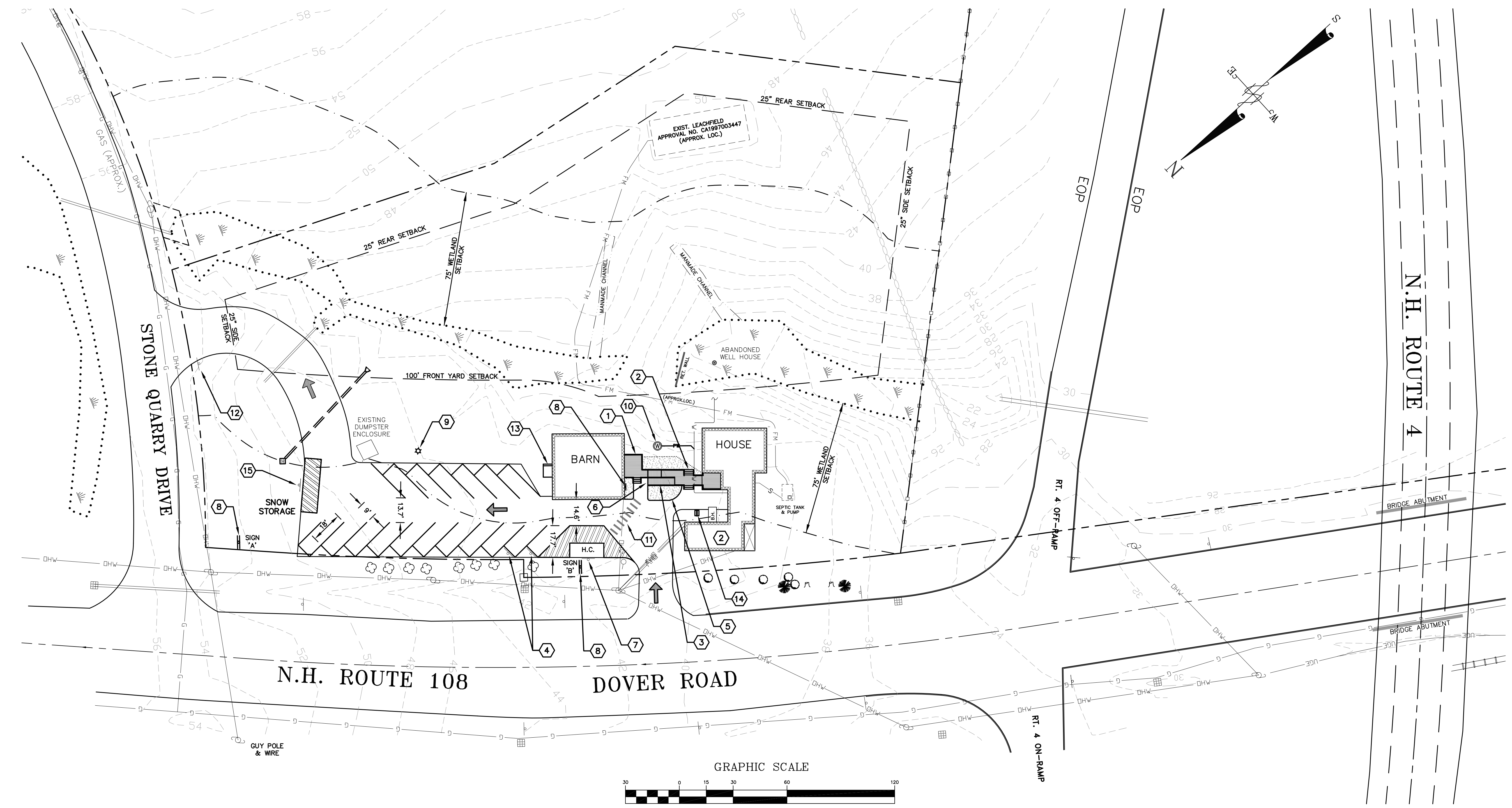
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7 RIVERWOODS DRIVE
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MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

TITLE:

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: LAND OPTIONS, LLC
96 CLIFF ROAD
PORTSMOUTH, NH 03801
USE: PROFESSIONAL OFFICE (INCL. REALTOR SERVICES)

SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	100' MIN.	9.3'	9.3'
SIDE YARD	25' MIN.	>25'	>25'
REAR YARD	25' MIN.	>25'	>25'
WETLANDS BUFFER MAX. IMPERVIOUS	75' MIN. 50% MAX.	9.3' 17.8%	9.3' 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 EMPLOYEES (NO CAFETERIA); 525 GPD; APPROVED 7/23/97; OPERATIONAL APPROVAL 9/8/97
- NO 100-YEAR FLOOD HAZARD EXIST WITHIN THE PARCEL.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. TEL. (603) 868-8064
- IT IS THE APPLICANT'S, SITE CONTRACTOR'S, AND BUILDING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL. PLEASE REVIEW THESE PLANS AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
- ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED AND THE GROUND SURFACE IS STABILIZED. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MONITORED BY THE APPLICANT ON A PERIODIC BASIS DURING CONSTRUCTION AND ANY DEFICIENCIES SHALL BE CORRECTED AS SOON AS POSSIBLE.

KEY NOTES:

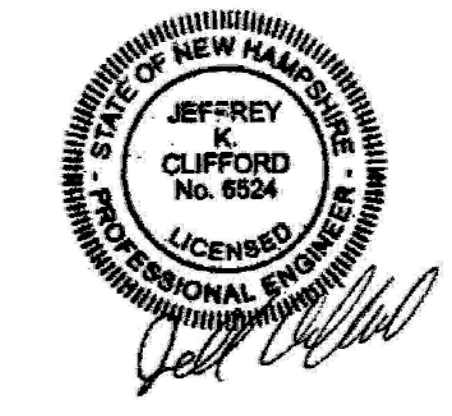
- INSTALL CONNECTING RAISED WALKWAY WITH HANDRAIL BETWEEN HOUSE AND BARN (SEE ARCH. DWG.S FOR DETAILS)
- INSTALL STEPS, TYP. (SEE ARCH. DWG.S FOR DETAILS)
- INSTALL ADA COMPLIANT RAMP (SEE ARCH. DWG.S FOR DETAILS)
- INSTALL (2) COMPACT CAR SPACES (9'x16') WITH "COMPACT CAR PARKING ONLY" SIGNAGE
- INSTALL 6" OF LOAM AND SOD, TYP.
- PROVIDE SMOOTH TRANSITION FROM PAVEMENT TO ADA RAMP
- INSTALL 8'x19' ADA PARKING SPACE WITH SIGN AND PAVEMENT MARKINGS; GRADE SHALL NOT EXCEED 2% IN ANY DIRECTION AT PARKING SPACE AND ADJACENT AISLE
- INSTALL NEW BUSINESS SIGNS; SEE SIGNAGE MASTER PLAN FOR ADDITIONAL INFORMATION
- INSTALL LIGHT POLE
- SEE KEY NOTE #4, SHEET C-1. INSTALL DRILLED WELL AND WATERLINE IF EXISTING WELL IS NON-COMPLIANT
- INSTALL STRIPED CROSSWALK MARKINGS
- INSTALL "DO NOT ENTER" SIGN
- INSTALL LANDING AND ONE STEP (SEE ARCH. DWG.S FOR DETAILS)
- INSTALL INVERTED-U BIKE RACK
- INSTALL "LOADING AREA ONLY" ARE AND SIGNAGE

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

P4836.71

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 AT OUTLET; L=66'±, S=0.0061'/', DAYLIGHT ELEV=44.0'
- ④ INSTALL 1.5" PAVEMENT OVERLAY OF ENTIRE PARKING LOT, REPAIR BASE COURSE WHERE FAILED
- ⑤ LIMIT OF PAVEMENT OVERLAY; MILL 1" DEEP x 18" WIDE STRIP OF EXISTING PAVEMENT TO KEY IN OVERLAY
- ⑥ INSTALL PLUNGE POOL OUTLET PROTECTION, SEE DETAIL
- ⑦ INSTALL DROP INLET STRUCTURE; RIM=47.00', INV.=44.40'; INSTALL STORM DRAIN INLET PROTECTION AND A TUBULAR 'SILT SOXX' BARRIER AROUND GRATE
- ⑧ INSTALL 2" PVC SLEEVE FOR FUTURE MUNICIPAL WATER CONNECTION, FIELD LOCATE
- ⑨ INSTALL 6" PVC SLEEVE FOR FUTURE MUNICIPAL SEWER CONNECTION, FIELD LOCATE
- ⑩ INSTALL NEW DRILLED WELL, IF NECESSARY; CONNECT TO EXISTING WATER LINE TO HOUSE
- ⑪ INSTALL NEW DUMPSTER ENCLOSURE IN-KIND OR REPAIR EXISTING
- ⑫ INSTALL BASE, POLE, AND LED DARK SKY COMPLIANT FIXTURE BY STERNBERG
- ⑬ INSTALL 1" CONDUIT, SEE MEP DWGS. FOR WIRING
- ⑭ UPGRADE OVERHEAD UTILITIES AS NECESSARY, SEE MEP DWGS.



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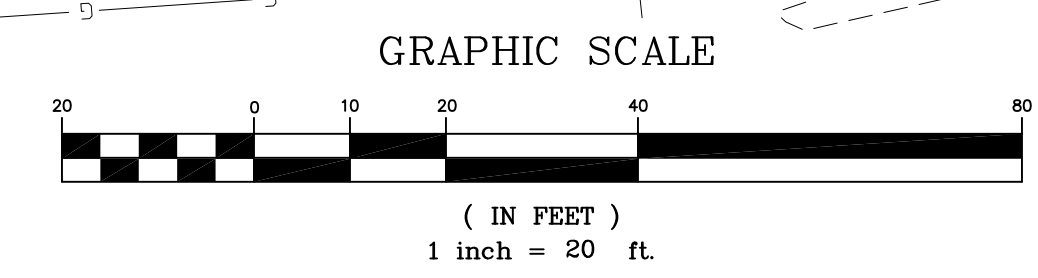
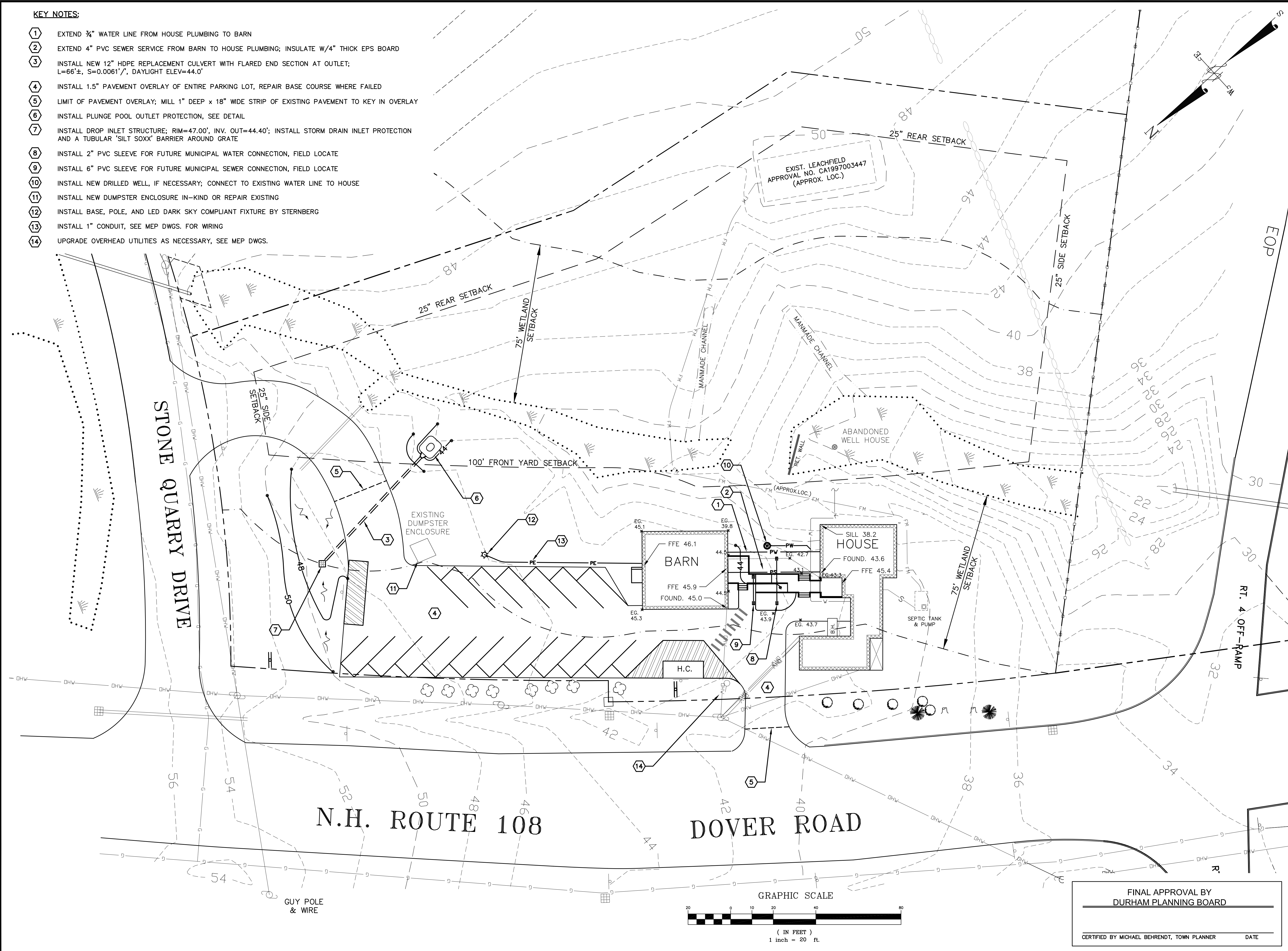
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APPLICANT:
THE RIVERWOODS GROUP
7 RIVERWOODS DRIVE
EXETER, NH 03833

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

TITLE:
GRADING AND UTILITY PLAN

SHEET NUMBER:
C - 3



FINAL APPROVAL BY
DURHAM PLANNING BOARD

CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER DATE

P4836.71

