

MARKETING CENTER FOR RIVERWOODS DURHAM

56 DOVER ROAD
DURHAM, NEW HAMPSHIRE

SITE PLAN REVIEW

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

PB Submission
PB Re-Submission
PB Re-Submission

Applicant:

The RiverWoods Group
7 Riverwoods Drive
Exeter, New Hampshire 03833

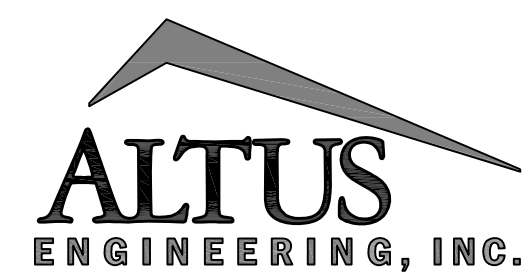
Owner:

Land Options, LLC
96 Cliff Road
Portsmouth, NH 03801

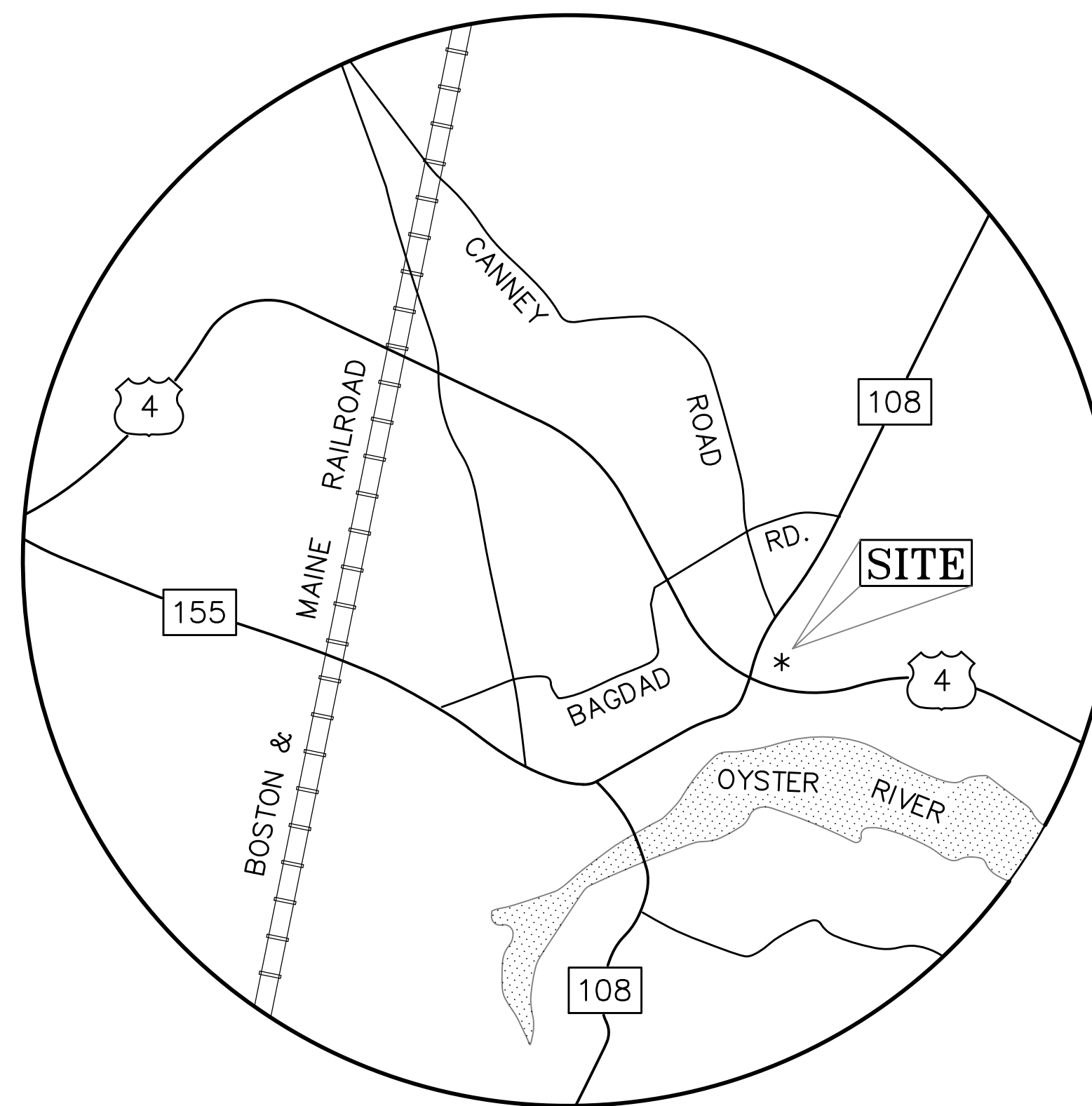
Architect:

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

Civil Engineer:



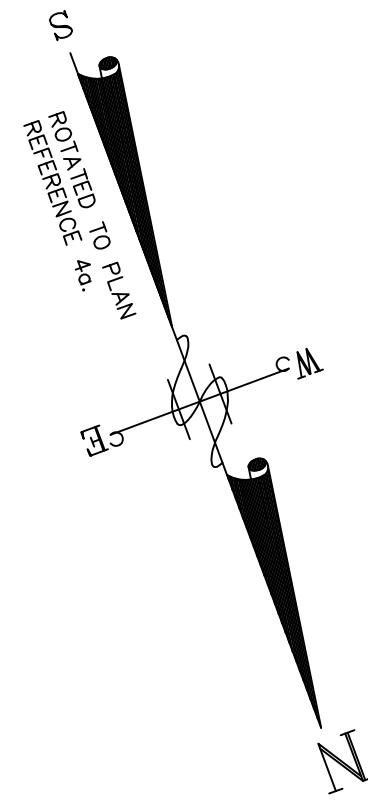
133 COURT STREET PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4194



LOCATION PLAN

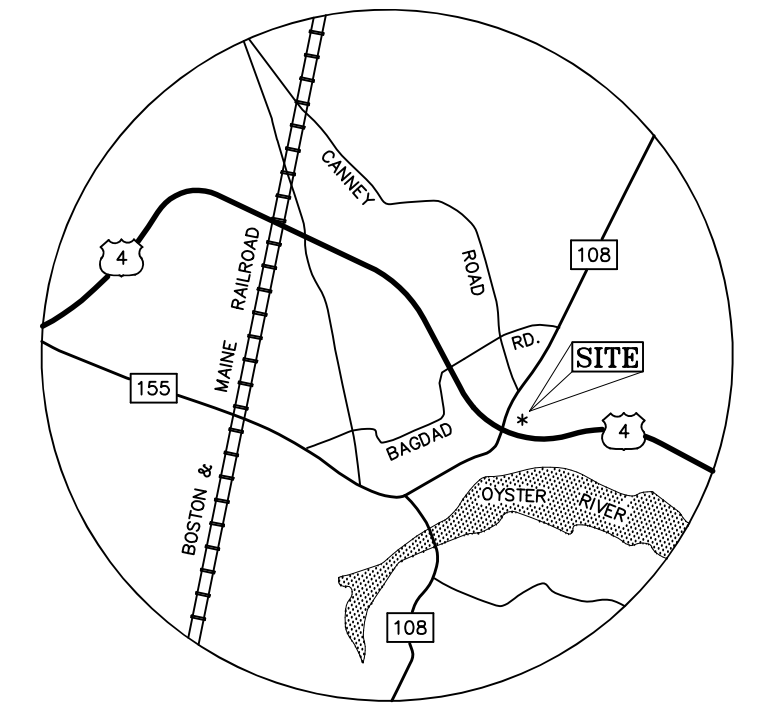


Sheet Index Title	Sheet No.:	Rev.
Existing Conditions Plan	1 of 1	
Site Preparation Plan	C-1	2
Site Plan	C-2	2
Grading and Utility Plan	C-3	2
Detail Sheet	C-4	2



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

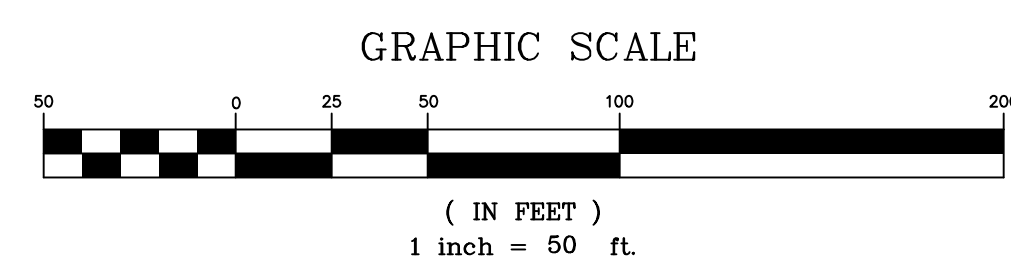
other land of
Rockingham Properties 1, LTD
PO Box 423
Belmont, MA 02478
Tax Map 11, Lot 8-16
S.C.R.D. 1780/450

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

NOTES

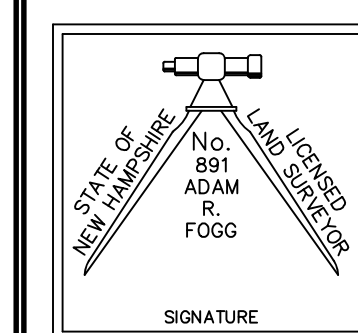
1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. OWNER OF RECORD:
ROCKINGHAM PROPERTIES 1, LTD
PO BOX 423
BELMONT, MA 02178
TAX MAP 11, LOTS 8-0 & 8-1 TROUGH 8-15
BOOK 1780, PAGE 450 S.C.R.D.
BOOK 1879, PAGE 132 S.C.R.D.
3. APPLICANT:
THE RIVERWOODS GROUP
7 RIVERWOODS DRIVE
EXETER,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





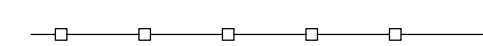






DATE: APRIL, 2017
FIELDWORK BY: AF, TF
DESIGNED BY: AF
CAD FILE: 17109
PROJECT No.: 00166
SHEET 1 OF 1

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: APPROVAL

ISSUE DATE: JULY 6, 2017

REVISIONS		
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

DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4836.71BARN.DWG

SCALE: 1" = 20'

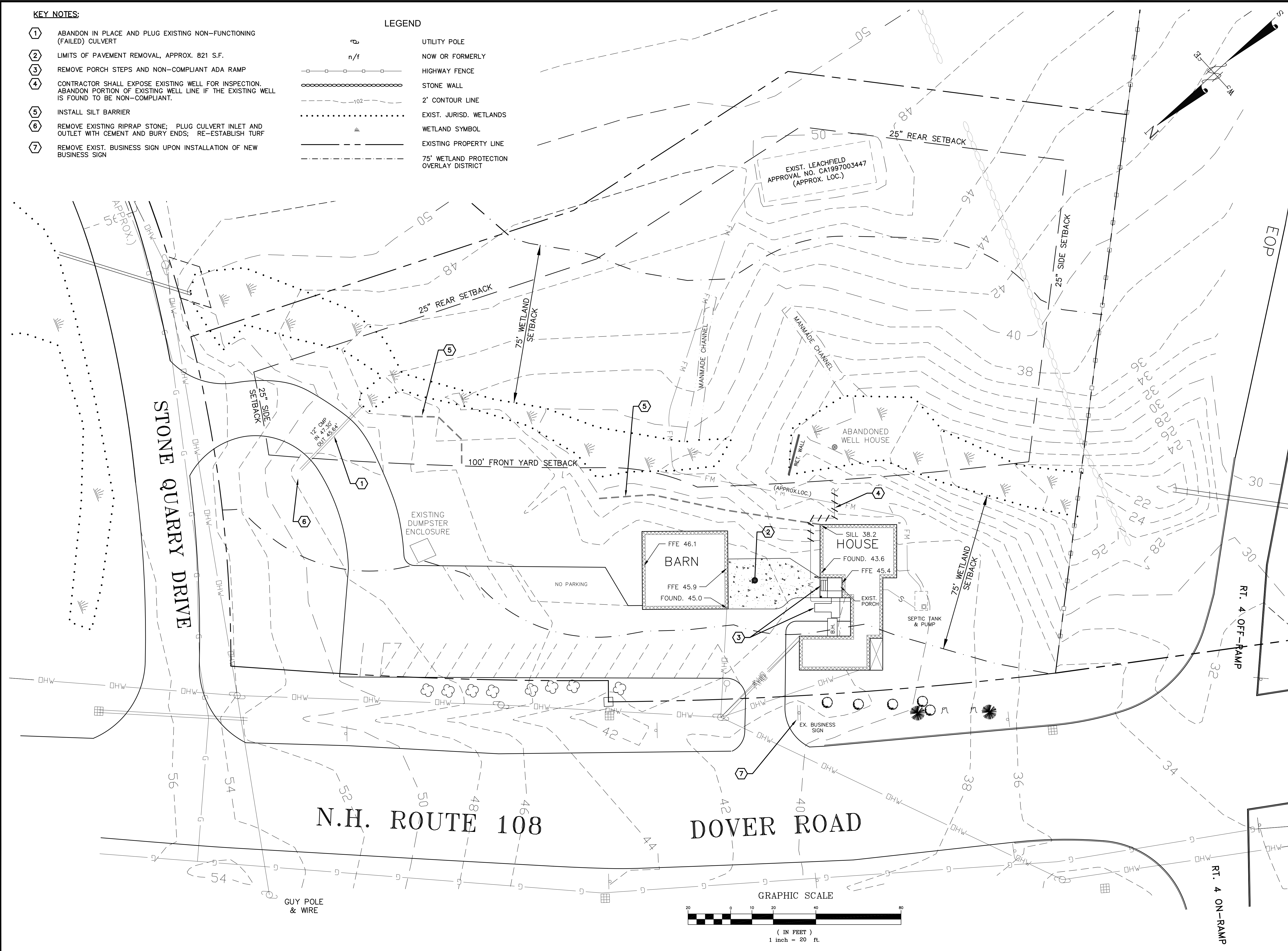
OWNER:
LAND OPTIONS, LLC
96 CLIFF ROAD
PORTSMOUTH, NH 03801

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

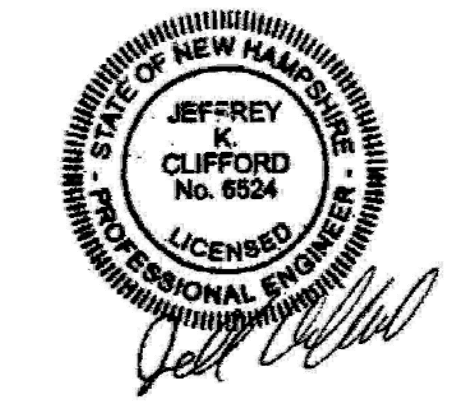
PROJECT:
MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

TITLE:
SITE PREPARATION PLAN

SHEET NUMBER:
C - 1



P4836.71



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DRAWN BY: RMB
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SCALE: 1" = 30'

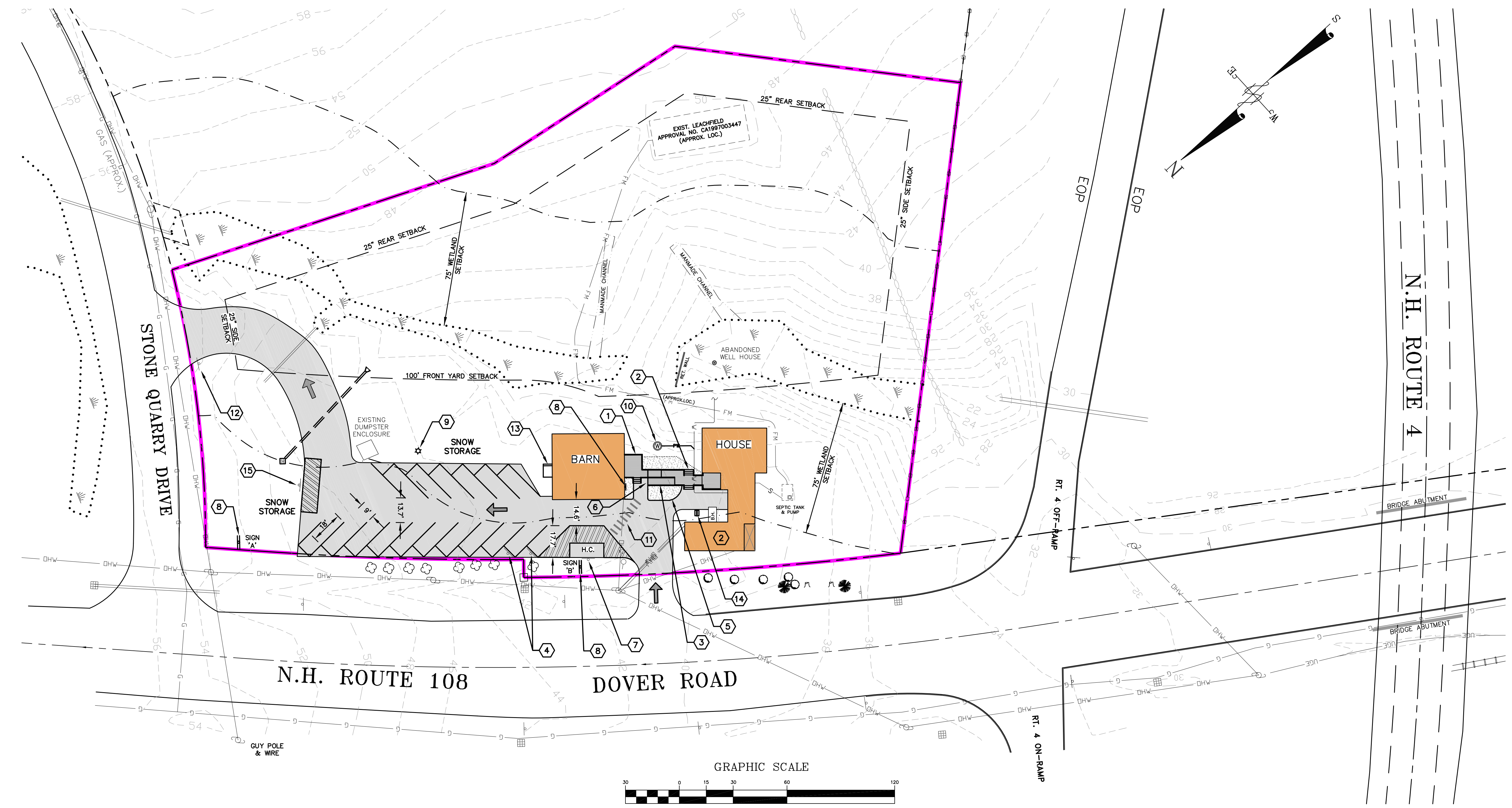
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APPLICANT:
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PROJECT:
MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

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

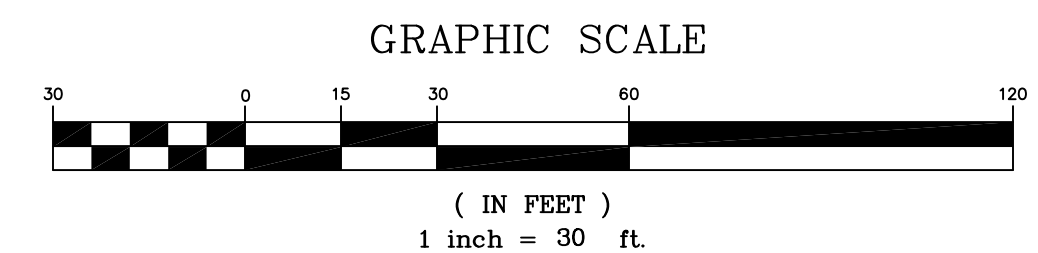
USE: PROFESSIONAL OFFICE (INCL. REALTOR SERVICES)

SETBACKS	REQ'D	EXISTING	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.

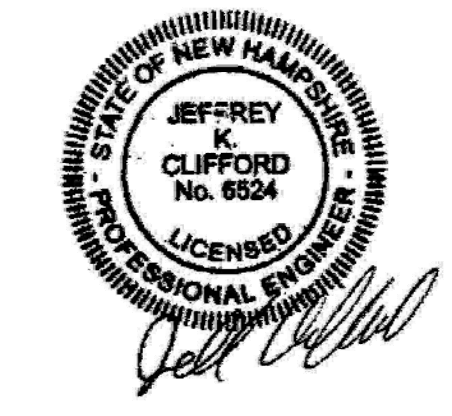
- NOTES:**
- SUBSURFACE SYSTEM APPROVAL NO. CA1997003447; 24 EMPLOYEE (NO CAFETERIA); 525 GPD; APPROVED 7/23/97; OPERATIONAL APPROVAL 9/8/97
 - NO 100-YEAR FLOOD HAZARD EXIST WITHIN THE PARCEL.

- KEY NOTES:**
- INSTALL CONNECTING RAISED WALKWAY WITH HANDRAIL BETWEEN HOUSE AND BARN (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 BIKE RACK, "MINI MITE" BY SARIS OR APPROVED EQUAL
 - INSTALL "LOADING AREA ONLY" ARE AND SIGNAGE



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 "MRP LED AREA LUMINAIRE" FIXTURE BY LITHONIA
- ⑬ INSTALL 1" CONDUIT, SEE MEP DWGS. FOR WIRING
- ⑭ UPGRADE OVERHEAD UTILITIES AS NECESSARY, SEE MEP DWGS.



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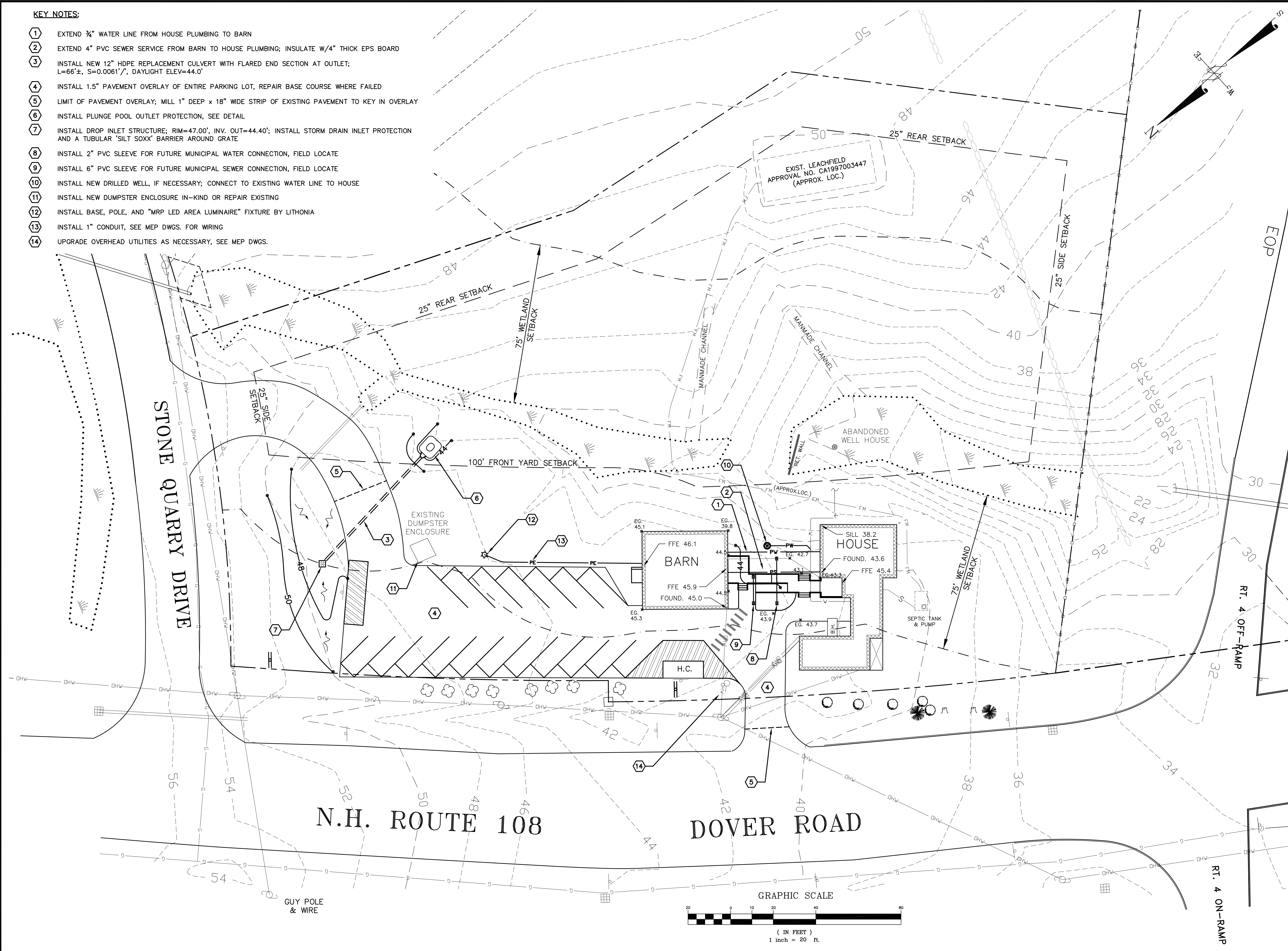
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PROJECT:
MARKETING CENTER FOR RIVERWOODS DURHAM
56 DOVER ROAD
DURHAM, NH

TITLE:
GRADING AND UTILITY PLAN

SHEET NUMBER:
C - 3



P4836.71

