

**ZONING SUMMARY:**  
 PROPERTY REFERENCE: MAP 11, LOTS 8-1 THROUGH 8-15 AND VALBETH LANE AND PORTION OF LOT 8-0  
 TOTAL SITE AREA: 492,247 S.F. OR 11.30 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

REQ'D	PROVIDED
FRONT YARD SETBACKS	50' MIN. 50'
SIDE YARD SETBACKS	25' MIN. 25'
REAR YARD SETBACKS	25' MIN. 9'
WETLANDS BUFFER	75' MIN. <75' CUP REQUESTED
MAX. IMPERVIOUS	50% MAX. 44%
BUILDING HEIGHT:	50'/75' MAX. <60'
OVERALL BLDG. FOOTPRINT:	91,642 S.F.

FLOOR AREA:  
 GROUND FLOOR 85,409 S.F.  
 FIRST FLOOR 92,202 S.F. 65 UNITS  
 SECOND FLOOR 81,138 S.F. 67 UNITS  
 THIRD FLOOR 67,041 S.F. 55 UNITS  
 FOURTH FLOOR 44,439 S.F. 35 UNITS  
 TOTAL 370,232 S.F. 222 UNITS

PARKING:  
 GARAGE 107 SPACES  
 OUTSIDE 172 SPACES  
 TOTAL 279 SPACES (INCL. 6 ADA SPACES)

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

**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.

Identifier	Parcel	Area within WCO District	Description of activities requiring CUP
CUP-E1	Map 11 Lot 8.1-8.15	4,857 sf	Roadway, water service, gas service, stormwater management (storage chambers, manholes, piping, and outfall)
CUP-E2	Map 11 Lot 8.1-8.15	1,431 sf	Stormwater management (piping and outfall)
CUP-E3	Map 11 Lot 8.1-8.15	73 sf	Small footbridge and abutments
CUP-E4	Map 11 Lot 8.1-8.15	311 sf	Footbridge and abutments
CUP-W1	Map 11 Lot 8.1-8.15	9,457 sf	Roadway, water service, slope extension, stormwater management (storage chambers, manholes, and piping)
CUP-W2	Map 11 Lot 8.0	1,466 sf	Stormwater management (piping, and outfall)
CUP-W3	Map 11 Lot 8.1-8.15	1,188 sf	Slope extension
CUP-W4	Map 11 Lot 8.1-8.15	8,658 sf	Sewer pipe (30' easement)

**ALTUS ENGINEERING, INC.**  
 133 COURT STREET PORTSMOUTH, NH 03801  
 VOICE: (603) 433-2335  
 FAX: (603) 433-4194

JEFFREY K. CLIFFORD  
 No. 6524  
 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION  
 ISSUED FOR: REVIEW  
 ISSUE DATE: SEPTEMBER 8, 2017

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	JKC	9/8/17

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

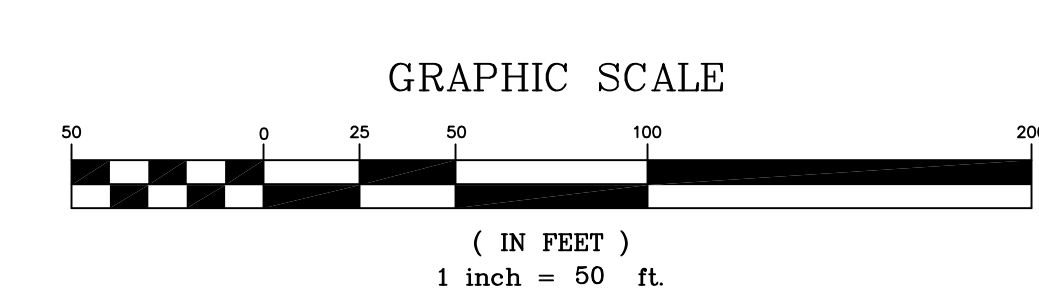
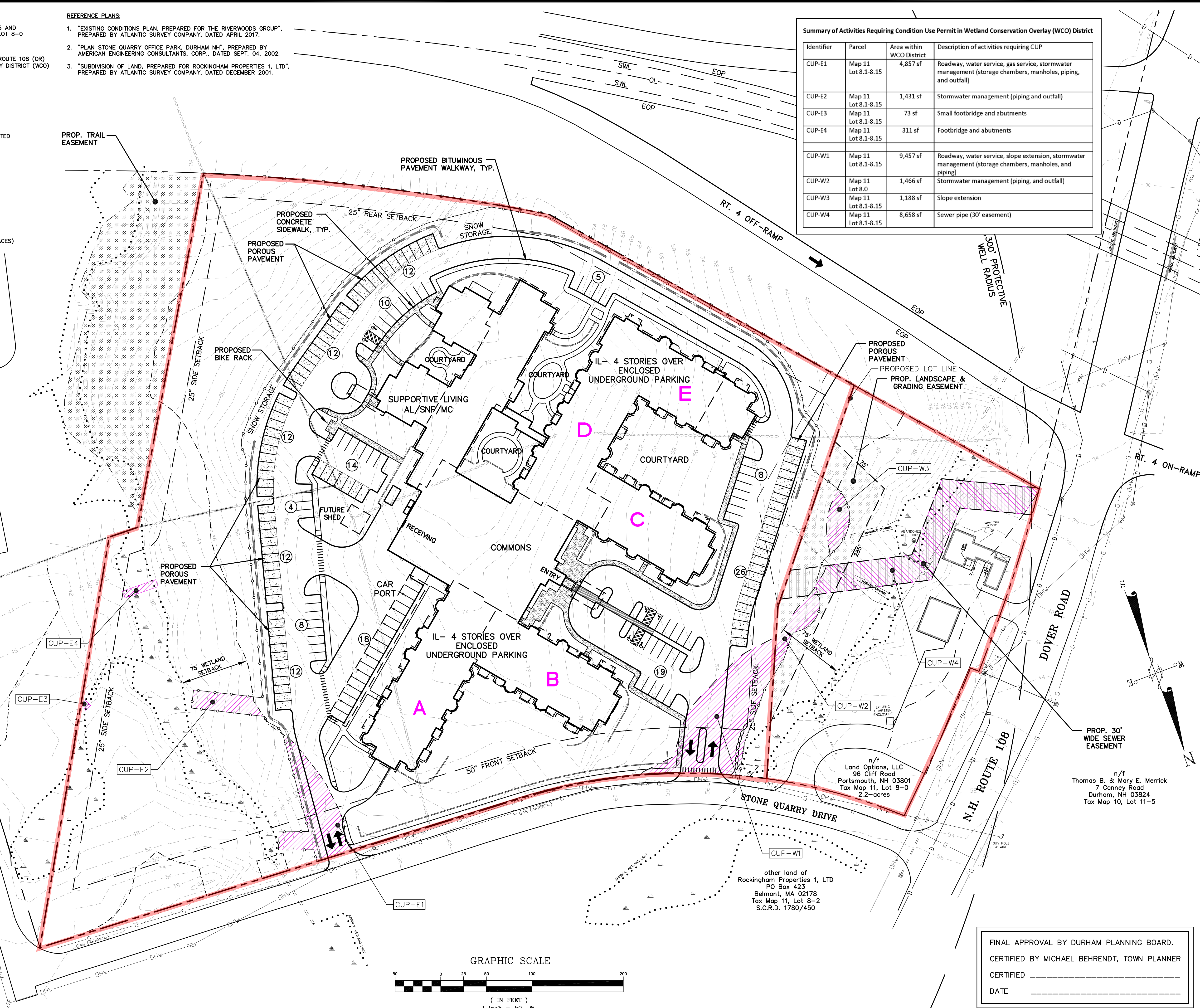
SCALE: 1" = 50'

LAND OWNER - SUBJECT PARCEL:  
**ROCKINGHAM PROPERTIES 1, LTD**  
 P.O. BOX 423  
 BELMONT, MA 02178

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

PROJECT:  
**RIVERWOODS DURHAM**  
 STONE QUARRY DRIVE  
 DURHAM, NH

TITLE:  
**CONDITIONAL USE SITE PLAN**  
 SHEET NUMBER:  
**C - 2.0A**



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

P4836