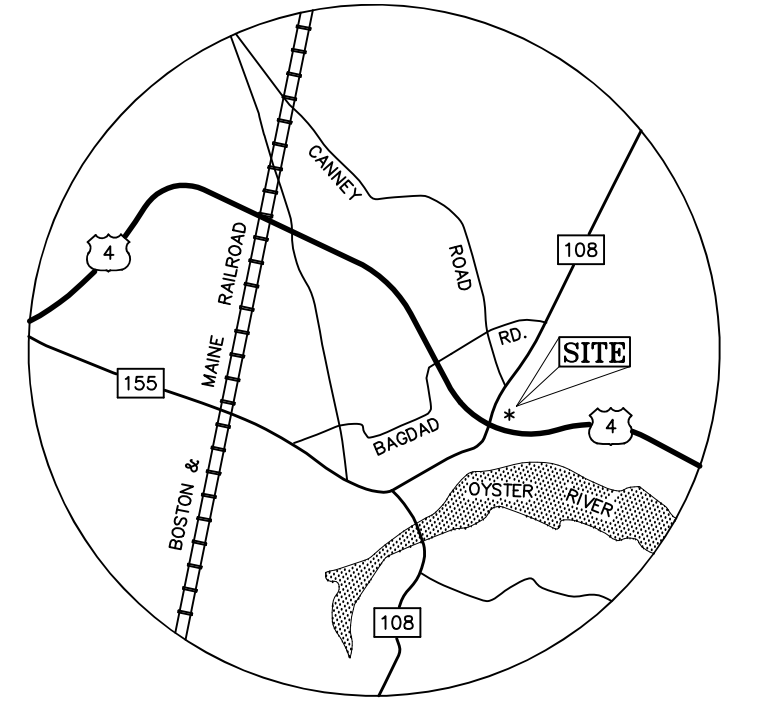


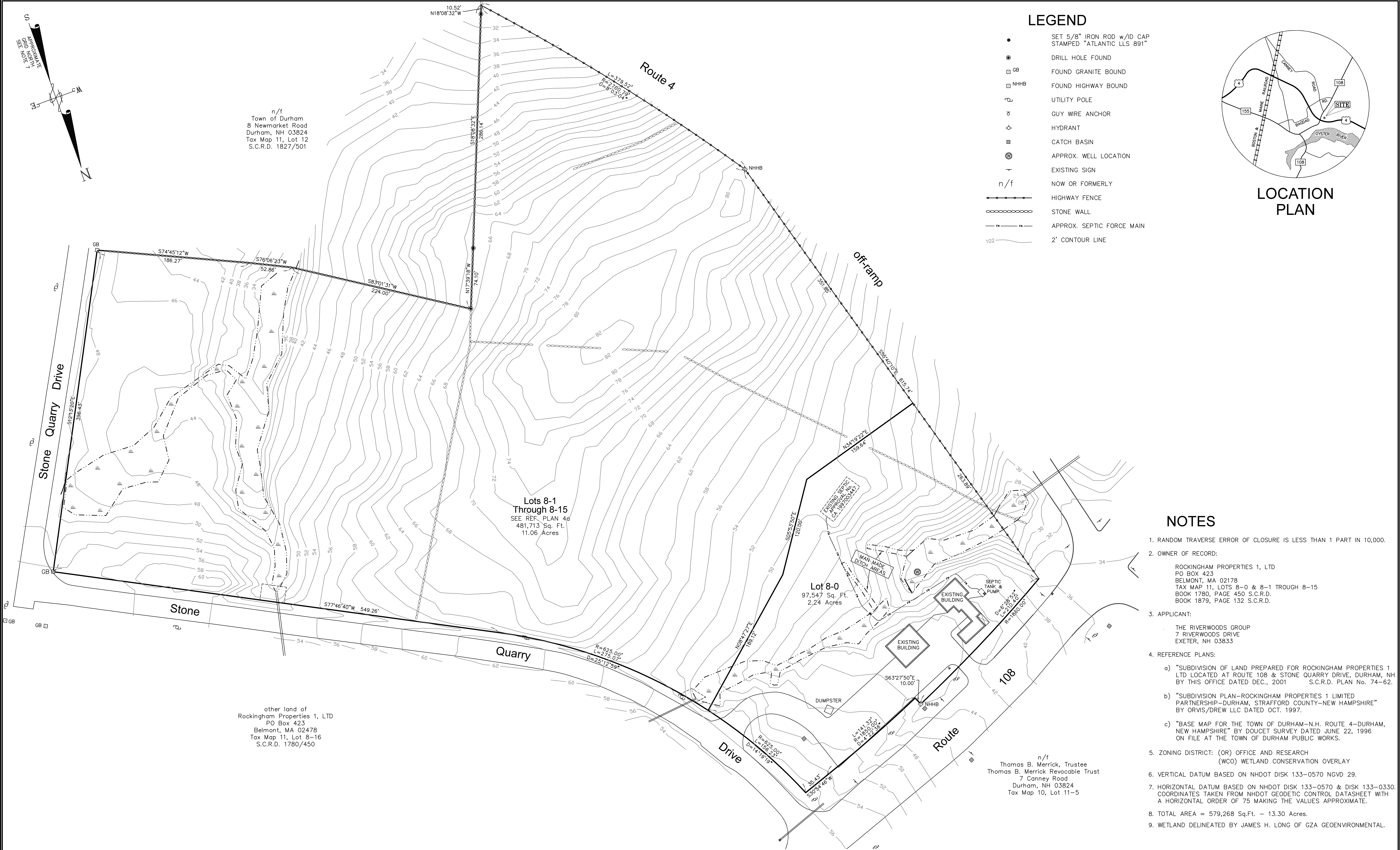
n/f
Town of Durham
8 Newmarket Road
Durham, NH 03824
Tax Map 11, Lot 12
S.C.R.D. 1827/501

LEGEND

- SET 5/8" IRON ROD w/ID CAP STAMPED "ATLANTIC LLS 891"
- ⊙ DRILL HOLE FOUND
- GB FOUND GRANITE BOUND
- NHHB FOUND HIGHWAY BOUND
- ⊕ UTILITY POLE
- ⊗ GUY WIRE ANCHOR
- ⊖ HYDRANT
- ⊞ CATCH BASIN
- ⊗ APPROX. WELL LOCATION
- EXISTING SIGN
- n/f NOW OR FORMERLY
- HIGHWAY FENCE
- STONE WALL
- APPROX. SEPTIC FORCE MAIN
- 102 2' CONTOUR LINE



LOCATION PLAN



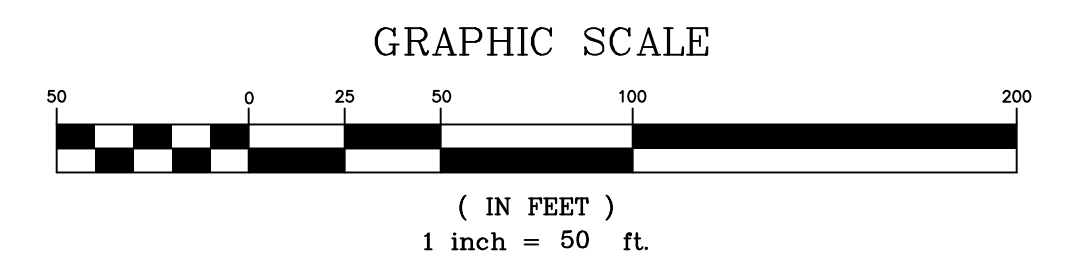
NOTES

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 THROUGH 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. 74-62.
b) "SUBDIVISION PLAN—ROCKINGHAM PROPERTIES 1 LIMITED PARTNERSHIP—DURHAM, STRAFFORD COUNTY—NEW HAMPSHIRE" BY ORVIS/DREW LLC DATED OCT. 1997.
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 NHDOT DISK 133-0570 NGVD 29.
7. HORIZONTAL DATUM BASED ON NHDOT DISK 133-0570 & DISK 133-0330. COORDINATES TAKEN FROM NHDOT GEODETIC CONTROL DATASHEET WITH A HORIZONTAL ORDER OF 75 MAKING THE VALUES APPROXIMATE.
8. TOTAL AREA = 579,268 Sq.Ft. = 13.30 Acres.
9. WETLAND DELINEATED BY JAMES H. LONG OF GZA GEOENVIRONMENTAL.

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

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.

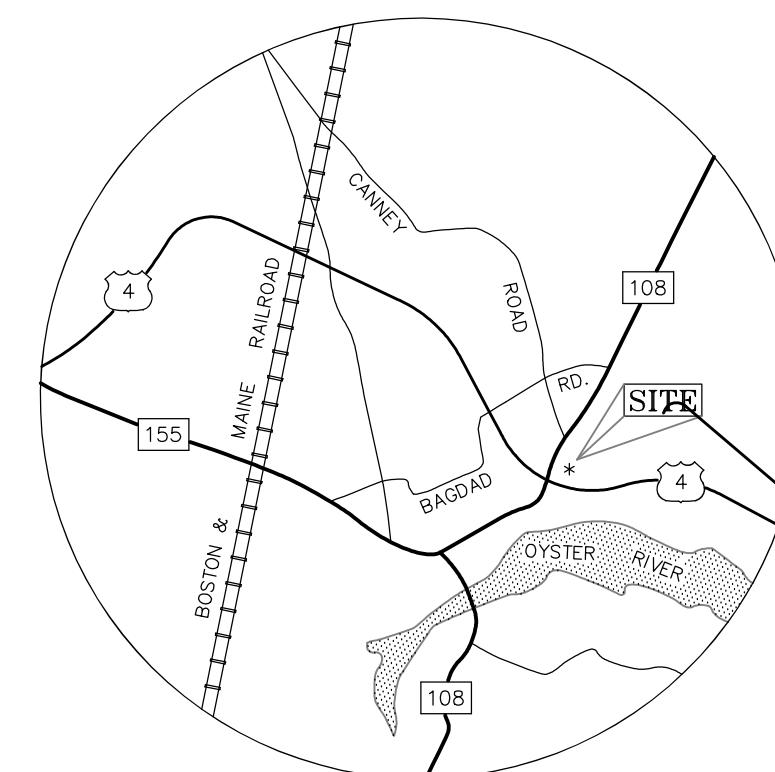


ATLANTIC
SURVEY CO, LLC
25 Nute Road, Dover, New Hampshire 03820

PREPARED BY:
SURVEYORS
PLANNERS
SEPTIC DESIGNERS
603-659-8939

DATE: Dec., 2017
FIELDWORK BY: AF, TF
DESIGNED BY: AF
CAD FILE: 17109-ExCP
PROJECT No.: 17109
SHEET 1 OF 1

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



LOCATION PLAN

NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. REFERENCE PLANS:
 - a) "TEMPORARY SHOOTING RANGE PREPARED FOR TOWN OF DURHAM POLICE DEPARTMENT" BY MJS ENGINEERING, P.C., DATED 2/16/15
 - b) "EXISTING CONDITIONS PLAN PREPARED FOR THE RIVERWOODS GROUP", BY ATLANTIC SURVEY COMPANY, DATED APRIL 2017
 - c) "BASE MAP FOR THE TOWN OF DURHAM-NEW HAMPSHIRE" BY DOUCET SURVEY DATED JUNE 22, 1996 ON FILE AT THE TOWN OF DURHAM PUBLIC WORKS.
 - d) "SUBDIVISION OF LAND PREPARED FOR ROCKINGHAM PROPERTIES 1 LTD LOCATED AT ROUTE 108 & STONE QUARRY DRIVE, DURHAM, NH BY ATLANTIC SURVEY CO, LLC, DATED DEC., 2001 S.C.R.D. PLAN No. 74-62.

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

SCALE: _____
 1" = 50'

OWNERS:
MAP 11 LOTS 8-1 TO 8-15
ROCKINGHAM PROPERTIES 1, LTD
 S.C.R.D. BOOK 1780 PAGE 450
 S.C.R.D. BOOK 1879 PAGE 132
 P.O. BOX 423
 BELMONT, MA 02178

LOT 8-0
LAND OPTIONS, LLC
 S.C.R.D. BOOK 4484 PAGE 508
 96 CLIFF ROAD
 PORTSMOUTH, NH 03801

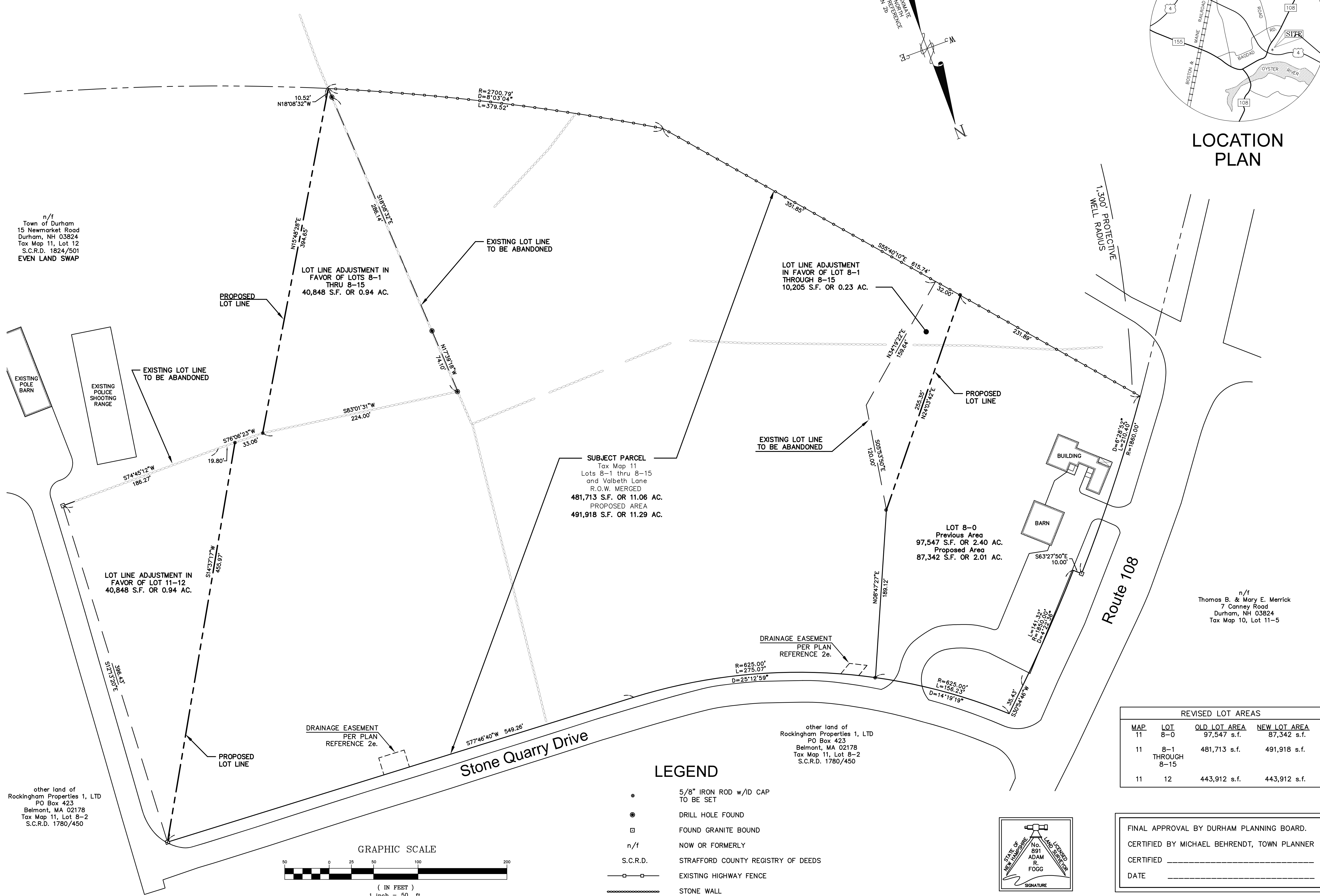
LOT 11-12
TOWN OF DURHAM
 S.C.R.D. BOOK 1827 PAGE 501
 15 NEWMARKET ROAD
 DURHAM, NH 03824

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

PROJECT:
RIVERWOODS DURHAM
STONE QUARRY DRIVE
DURHAM, NH

TITLE:
Lot Line Adjustment Plan
 PREPARED FOR
THE RIVERWOODS GROUP
 LOCATED AT
STONE QUARRY DR & RTE 108
DURHAM, NH

SHEET NUMBER:
G - 1.0



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

SUBJECT PARCEL
 Tax Map 11
 Lots 8-1 thru 8-15
 and Valbeth Lane
 R.O.W. MERGED
481,713 S.F. OR 11.06 AC.
 PROPOSED AREA
491,918 S.F. OR 11.29 AC.

other land of
 Rockingham Properties 1, LTD
 PO Box 423
 Belmont, MA 02178
 Tax Map 11, Lot 8-2
 S.C.R.D. 1780/450

n/f
 Thomas B. & Mary E. Merrick
 7 Canney Road
 Durham, NH 03824
 Tax Map 10, Lot 11-5

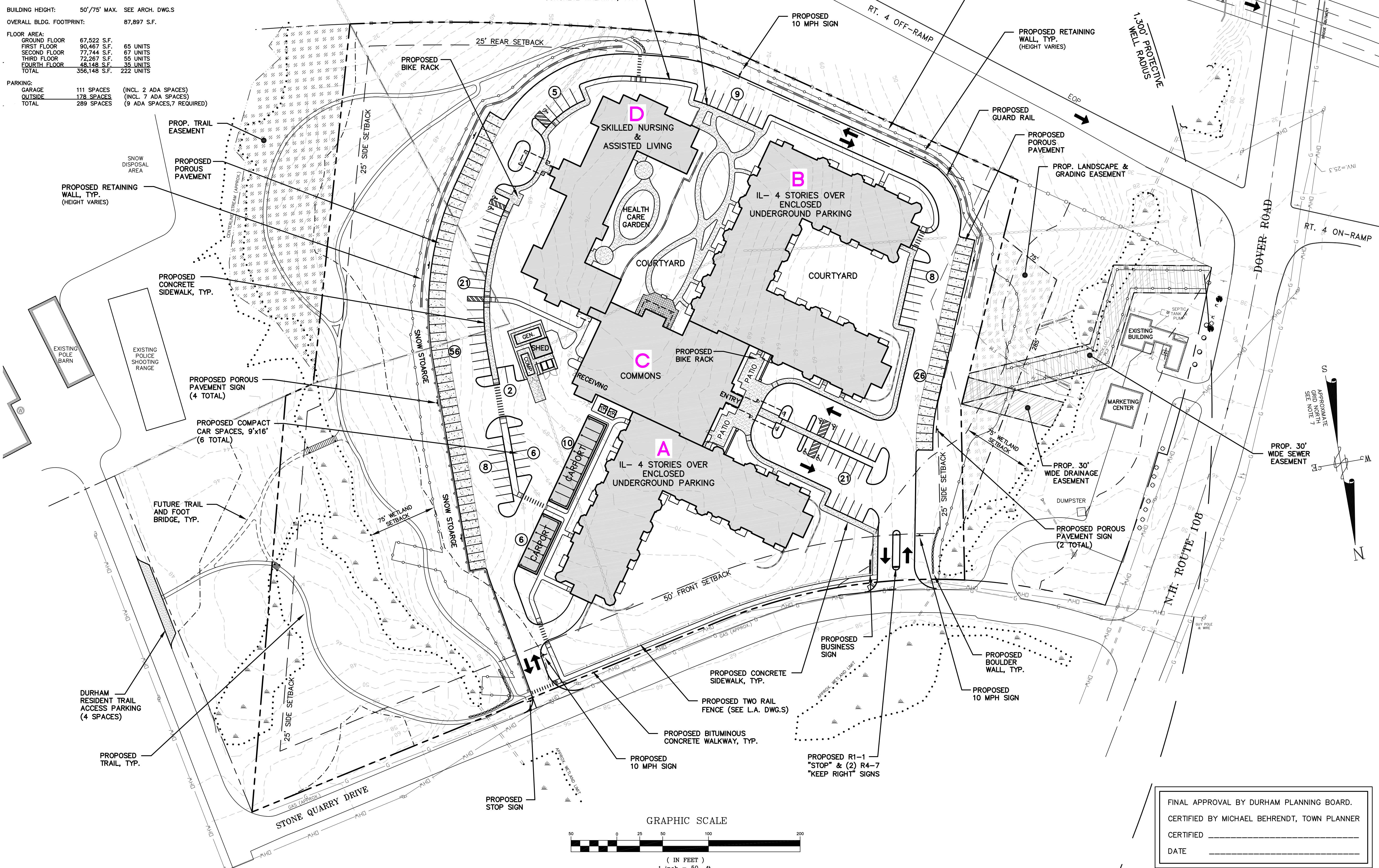
other land of
 Rockingham Properties 1, LTD
 PO Box 423
 Belmont, MA 02178
 Tax Map 11, Lot 8-2
 S.C.R.D. 1780/450

STATE OF NEW HAMPSHIRE
 No. 891
 ADAM R. FOGG
 LAND SURVEYOR
 SIGNATURE

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

ZONING SUMMARY:
 PROPERTY REFERENCE: MAP 11, LOTS 8-1 THROUGH 8-15 AND VALBETH LANE (SUBJECT PARCELS) AND PORTIONS OF LOT 8-0 AND LOT 12
 TOTAL SITE AREA: 492,247 S.F. OR 11.30 AC.
 ZONING: OFFICE AND RESEARCH DISTRICT-ROUTE 108 (OR) WETLANDS CONSERVATION OVERLAY DISTRICT (WCO)
 WETLANDS AREA: 16,654 S.F.
 SETBACKS:
 FRONT YARD 50' MIN. 50'
 SIDE YARD 25' MIN. 25'
 REAR YARD 25' MIN. 9'
 WETLANDS BUFFER 75' MIN. <75' CUP REQUESTED
 MAX. IMPERVIOUS 50% MAX. 44%
 BUILDING HEIGHT: 50'/77' MAX. SEE ARCH. DWGS.
 OVERALL BLDG. FOOTPRINT: 87,897 S.F.
 FLOOR AREA:
 GROUND FLOOR 67,522 S.F. 65 UNITS
 FIRST FLOOR 90,467 S.F. 67 UNITS
 SECOND FLOOR 77,744 S.F. 55 UNITS
 THIRD FLOOR 72,267 S.F. 35 UNITS
 FOURTH FLOOR 45,148 S.F. 22 UNITS
 TOTAL 356,148 S.F. 222 UNITS
 PARKING:
 GARAGE 111 SPACES (INCL. 2 ADA SPACES)
 OUTSIDE 178 SPACES (INCL. 7 ADA SPACES)
 TOTAL 289 SPACES (9 ADA SPACES, 7 REQUIRED)

NOTE:
 1. FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
 2. SEE ARCHITECTURAL PLANS FOR INTERIOR BIKE STORAGE.
REFERENCE PLANS:
 1. "EXISTING CONDITIONS PLAN, PREPARED FOR THE RIVERWOODS GROUP", PREPARED BY ATLANTIC SURVEY COMPANY, DATED APRIL 2017.
 2. "PLAN STONE QUARRY OFFICE PARK, DURHAM NH", PREPARED BY AMERICAN ENGINEERING CONSULTANTS, CORP., DATED SEPT. 04, 2002.
 3. "SUBDIVISION OF LAND, PREPARED FOR ROCKINGHAM PROPERTIES 1, LTD", PREPARED BY ATLANTIC SURVEY COMPANY, DATED DECEMBER 2001.



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

STATE OF NEW HAMPSHIRE
 JEFFREY K. CLIFFORD
 No. 6524
 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION
 ISSUED FOR: 100% D.D.
 ISSUE DATE: DECEMBER 22, 2017
 REVISIONS:

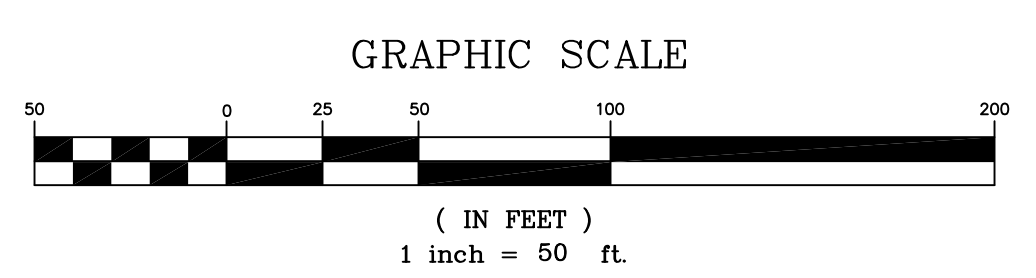
NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	JKC	7/19/17
1	PB RE-SUBMISSION	JKC	9/25/17
2	PB RE-SUBMISSION	JKC	10/06/17
3	PB RE-SUBMISSION	JKC	10/16/17
4	FOR REVIEW	JKC	11/10/17
5	PB RE-SUBMISSION	JKC	11/20/17
6	PB RE-SUBMISSION	JKC	12/05/17
7	100% D.D.	JKC	12/22/17

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:
SITE PLAN
 SHEET NUMBER:
C - 2.0

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



P-4836