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
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'/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	(INCL. 6 ADA SPACES)
TOTAL	279 SPACES	

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.

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

P4836

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: APPROVAL

ISSUE DATE: JULY 19, 2017

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	JKC	7/19/17

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