

RIVERWOODS AT DURHAM PHASE II

RECEIVED
Town of Durham

JAN - 2 2025

Planning, Zoning
and Assessing

Stone Quarry Drive
Durham, New Hampshire

Assessor's Parcel 209, Lot 33
ISSUED FOR PRELIMINARY CONSULTATION

Owner/Applicant:
RIVERWOODS COMPANY
AT DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

Plan Issue Date:
January 2, 2025

Civil Engineer:



Surveyor:



Wetland Scientist:
MICHAEL CUOMO, CWS
6 YORK POND ROAD
YORK, ME 03909

Lighting Consultant:



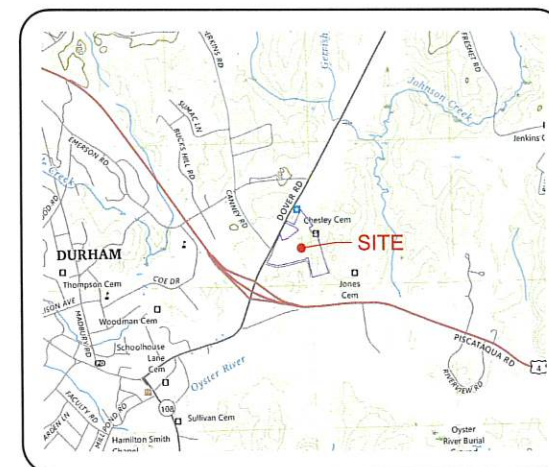
Architect:



Landscape Architect:



Traffic Engineer:



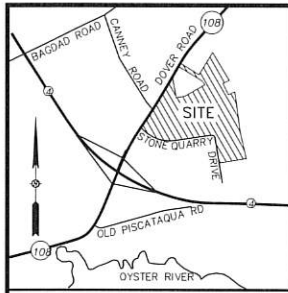
LOCUS SCALE: 1"=2,000'

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Overall Site Plan	C-1	0	01/02/25
Site Plan	C-2	0	01/02/25
Roadway Realignment Plan	C-3	0	01/02/25
1/8" Exterior Elevations	AI500	0	11/08/24

Permit Summary

	Submitted	Received
Durham Zoning Approval	-	-
Durham Site Plan Approval	-	-
NHDES Alteration of Terrain	-	-
NHDES Sewer Connection Permit	-	-
EPA Notice of Intent	By Contractor 14 days prior to construction	



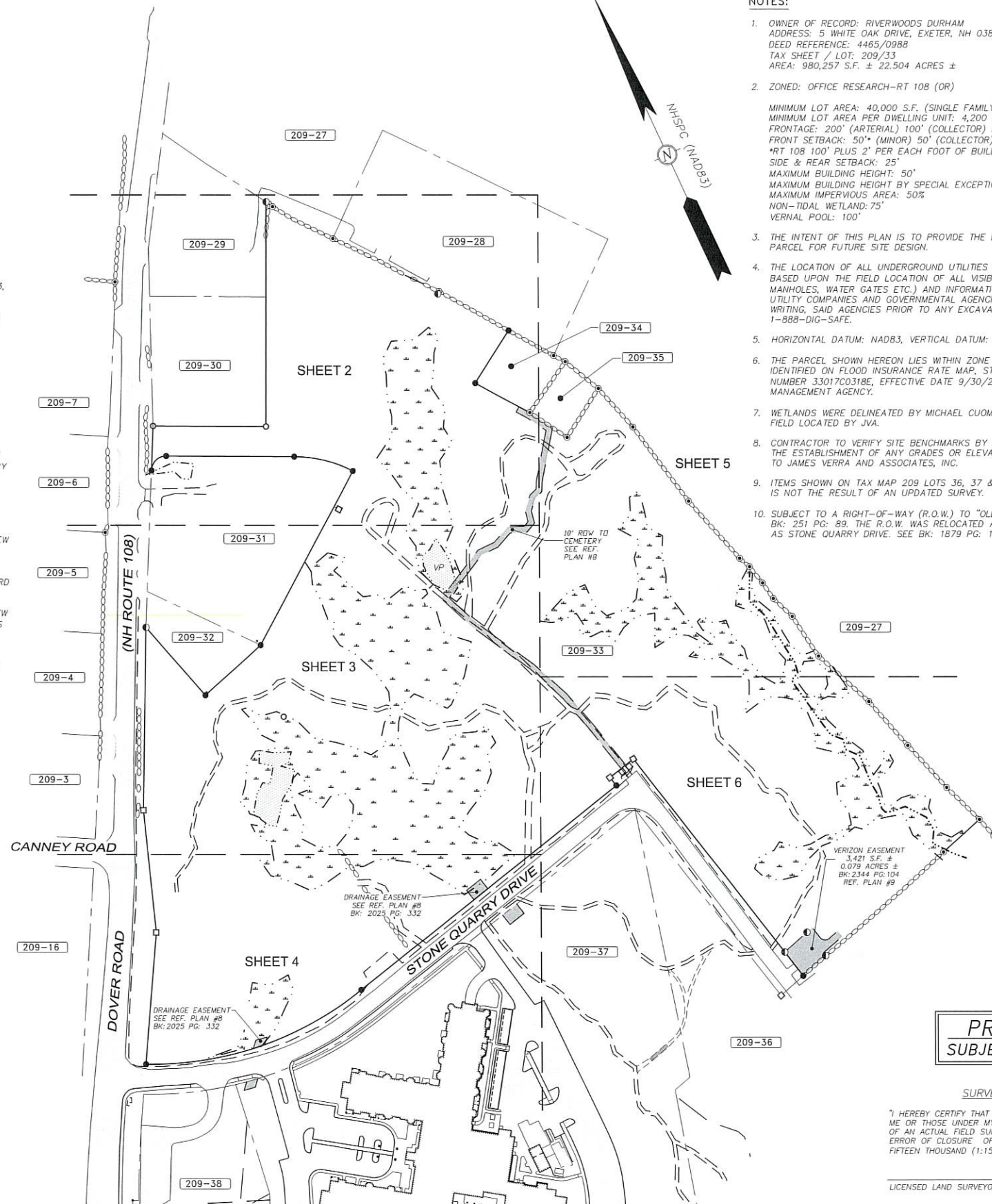
LOCUS
(N.T.S.)

REFERENCE PLANS:

- "ALTA/NSPS LAND TITLE SURVEY, 14 & 20 STONE QUARRY DRIVE, & US ROUTE 4, DURHAM, NEW HAMPSHIRE, ASSESSOR'S PARCEL 11-8-1 FOR RIVERWOODS DURHAM," DATED OCTOBER 13, 2023. PREPARED BY AND ON FILE WITH THIS OFFICE. NOT RECORDED. JVA JOB #23867.
- "RECORD DRAWING, 14 & 20 STONE QUARRY DRIVE, 56 DOVER ROAD (RT 108) & US ROUTE 4, DURHAM, NEW HAMPSHIRE, ASSESSOR'S PARCELS 11-8-0 & 11-8-1 FOR RIVERWOODS DURHAM," DATED OCTOBER 13, 2020. PREPARED BY AND ON FILE WITH THIS OFFICE. NOT RECORDED. JVA JOB #23867.
- "PROPOSED EASEMENT PLAN PREPARED FOR THE RIVERWOODS GROUP LOCATED AT STONE QUARRY DR & RTE 108 DURHAM, NH." DATED APRIL 9, 2018 AND PREPARED BY ATLANTIC SURVEY COMPANY. SCRD PLAN #115-86.
- "RIGHT-OF-WAY RELOCATION PLAN FOR THE TOWN OF DURHAM N.H. ROUTE 4 DURHAM, NEW HAMPSHIRE." DATED JUNE 22, 1996 AND PREPARED BY DOUCET SURVEY INC., SCRD PLAN #48-43.
- "PLAN OF LAND PREPARED FOR ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP LOCATED AT ROUTE 108 & STONE QUARRY DRIVE, DURHAM, NH." DATED NOVEMBER 2019 AND PREPARED BY ATLANTIC SURVEY COMPANY. SCRD PLAN #12082 & 12083.
- "LOT LINE ADJUSTMENT PLAN TAX MAP 22 LOT 3-2 & 4-2 DOVER RD, DURHAM, NH." DATED MARCH 2, 2020 AND PREPARED ERIC C. MITCHELL & ASSOCIATES, INC. SCRD PLAN #12261.
- "BOUNDARY LINE ADJUSTMENT ROCKINGHAM PROPERTIES I LIMITED PARTNERSHIP DURHAM, STRAFFORD COUNTY NEW HAMPSHIRE." DATED SEPTEMBER 1995 AND PREPARED BY ORVIS/DREW LLC. SCRD PLAN #48-1 & 48-2.
- "SUBDIVISION PLAN, ROCKINGHAM PROPERTIES I, LIMITED PARTNERSHIP, DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE." LAST REVISED MAY 1998 AND PREPARED BY ORVIS/DREW LLC. SCRD PLAN #53-49.
- "EASEMENT PLAN OVER LAND OF ROCKINGHAM PROPERTIES STONE QUARRY DRIVE DURHAM, NEW HAMPSHIRE FOR VERIZON NEW ENGLAND, INC." DATED APRIL 20, 2001 AND PREPARED BY THIS OFFICE. SCRD PLAN #92-74.
- "LANDS OF EDWARD C. BATCHELDER AND WILFRED H. BATCHELDER, DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE." DATED AUGUST 9, 1953 AND PREPARED BY W.E. CLARK, E.C. AND W.H. BATCHELDER AND HAMES A. BRODIE. SCRD POCKET #2, FOLDER #16, PLAN #53.

LEGEND:

- BOUND (AS NOTED)
- IRON PIPE (AS NOTED)
- MONUMENT TO BE SET
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET
- IRON ROD FOUND
- OLD ELECTRIC LIVESTOCK FENCING
- CHAINLINK FENCE
- STOCKADE FENCE
- BRICK
- CONCRETE
- PATIO
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- OVERHEAD WIRES
- UTILITY POLE WITH ARM & LIGHT
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- 101-03 TAX SHEET / LOT NO.
- EOP EDGE OF PAVEMENT
- CATCH BASIN
- SEWER MANHOLE
- WATER SHUT OFF VALVE
- HYDRANT
- DECIDUOUS TREE
- CONIFEROUS TREE
- STONE WALL
- TEMPORARY BENCHMARK
- STUMP
- STRUB
- WETLAND HATCH
- VP VERNAL POOL



NOTES:

- OWNER OF RECORD: RIVERWOODS DURHAM
ADDRESS: 5 WHITE OAK DRIVE, EXETER, NH 03883
DEED REFERENCE: 4465/0988
TAX SHEET / LOT: 209/33
AREA: 980,257 S.F. ± 22,504 ACRES ±
- ZONED: OFFICE RESEARCH-RT 108 (OR)
- MINIMUM LOT AREA: 40,000 S.F. (SINGLE FAMILY) 80,000 S.F. (MULTI UNIT, NON RES.)
MINIMUM LOT AREA PER DWELLING UNIT: 4,200 S.F.
FRONTAGE: 200' (ARTERIAL) 100' (COLLECTOR) 50' (MINOR)
FRONT SETBACK: 50' (MINOR) 50' (COLLECTOR) SEE BELOW* (ARTERIAL)
*RT 108 100' PLUS 2' PER EACH FOOT OF BUILDING HEIGHT IN EXCESS OF 25'
SIDE & REAR SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 50'
MAXIMUM BUILDING HEIGHT BY SPECIAL EXCEPTION: 75'
MAXIMUM IMPERVIOUS AREA: 50%
NON-TIDAL WETLAND: 75'
VERNAL POOL: 100'
- THE INTENT OF THIS PLAN IS TO PROVIDE THE EXISTING CONDITIONS OF THE SUBJECT PARCEL FOR FUTURE SITE DESIGN.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. BASED ON REFERENCE PLAN #1.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, MAP NUMBER 33017C0318E, EFFECTIVE DATE 9/30/2015 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WETLANDS WERE DELINEATED BY MICHAEL CUOMO, CWS #4 ON 05/15/2023 AND WERE FIELD LOCATED BY JVA.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- ITEMS SHOWN ON TAX MAP 209 LOTS 36, 37 & 38 WERE TAKEN REFERENCE PLAN #1, AND IS NOT THE RESULT OF AN UPDATED SURVEY.
- SUBJECT TO A RIGHT-OF-WAY (R.O.W.) TO "OLD DOVER ROAD" REFERENCED IN SCRD BK: 251 PG: 89. THE R.O.W. WAS RELOCATED AS SHOWN ON REF. PLAN #4 TO BE KNOWN AS STONE QUARRY DRIVE. SEE BK: 1879 PG: 130 & PG: 135.

PRELIMINARY
SUBJECT TO CHANGE

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

DATE

SURVEYOR:
JVA
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557
JOB NO: 23-2036

ENGINEER:
ALTUS
ENGINEERING
133 Court Street
Portsmouth, NH 03801
(603) 433-2335
www.altus-eng.com

ISSUED FOR:
ENGINEERING REVIEW

ISSUE DATE:
1/15/24

NO.	DESCRIPTION	BY	DATE
1			

REVISIONS

DRAWN BY: _____ **RMF**
APPROVED BY: _____ **RMF**
DRAWING FILE: 23-2036_EKCON

SCALE:
22" x 34" - 1" = 100'
11" x 17" - 1" = 200'

APPLICANT:
RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

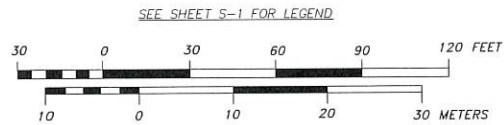
OWNER:
RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

PROJECT:
RIVERWOODS DURHAM
TAX MAP 209
LOT 33
STONE QUARRY
DRIVE
& DOVER ROAD
(NH RT 108)
DURHAM, NH

TITLE:
OVERALL PLAN

SHEET NUMBER:
S-1

ALTUS - JOB#5440



SEE SHEET S-1 FOR LEGEND

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

DATE

**PRELIMINARY
SUBJECT TO CHANGE**

JVA
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE B,
NEWINGTON, N.H., 03801-7876
603-436-3557
JOB NO. 23-2036

**ALTUS
ENGINEERING**
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

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ISSUE DATE: **1/15/24**

REVISIONS NO.	DESCRIPTION	BY	DATE
1			

DRAWN BY: _____ RMF
APPROVED BY: _____ RMF
DRAWING FILE: 23-2036_EXCON

SCALE:
22" x 34" - 1" = 30'
11" x 17" - 1" = 60'

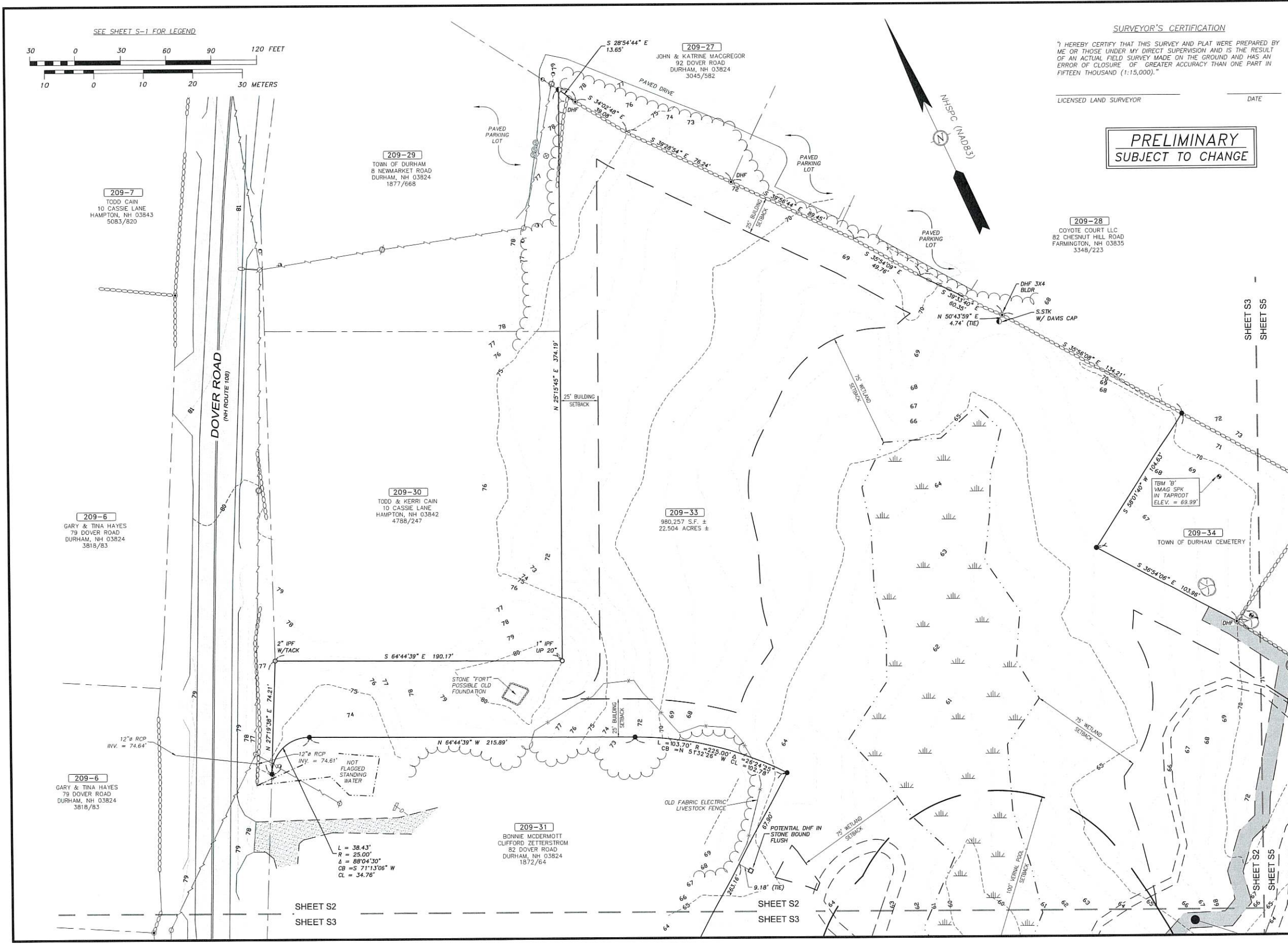
APPLICANT:
**RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824**

OWNER:
**RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824**

PROJECT:
**RIVERWOODS DURHAM
TAX MAP 209
LOT 33
STONE QUARRY
DRIVE
& DOVER ROAD
(NH RT 108)
DURHAM, NH**

TITLE:
**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER:
S-2



209-7
TODD CAIN
10 CASSIE LANE
HAMPTON, NH 03843
5083/820

209-29
TOWN OF DURHAM
8 NEWMARKET ROAD
DURHAM, NH 03824
1877/668

209-27
JOHN & KATRINE MACGREGOR
92 DOVER ROAD
DURHAM, NH 03824
3045/582

209-28
COYOTE COURT LLC
82 CHESTNUT HILL ROAD
FARMINGTON, NH 03835
3348/223

209-30
TODD & KERRI CAIN
10 CASSIE LANE
HAMPTON, NH 03842
4788/247

209-33
980,257 S.F. ±
22.504 ACRES ±

209-6
GARY & TINA HAYES
79 DOVER ROAD
DURHAM, NH 03824
3818/83

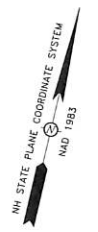
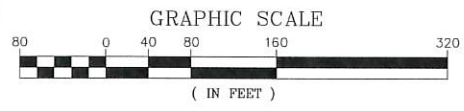
209-6
GARY & TINA HAYES
79 DOVER ROAD
DURHAM, NH 03824
3818/83

209-31
BONNIE McDERMOTT
CLIFFORD ZETTERSTROM
82 DOVER ROAD
DURHAM, NH 03824
1872/64

SHEET S2
SHEET S3

SHEET S2
SHEET S3

ALTUS JOB#25440



133 Court Street
 (603) 433-2335
 Portsmouth, NH 03801
 www.altus-eng.com

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 ISSUED FOR: PRELIMINARY
 ISSUE DATE: JANUARY 2, 2025

REVISIONS NO.	DESCRIPTION	BY	DATE
0	PRELIMINARY	EBS	01/02/25

DRAWN BY: EBS
 APPROVED BY: EBS
 DRAWING FILE: 5440-C05.dwg

SCALE:
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 11" x 17" - 1" = NTS

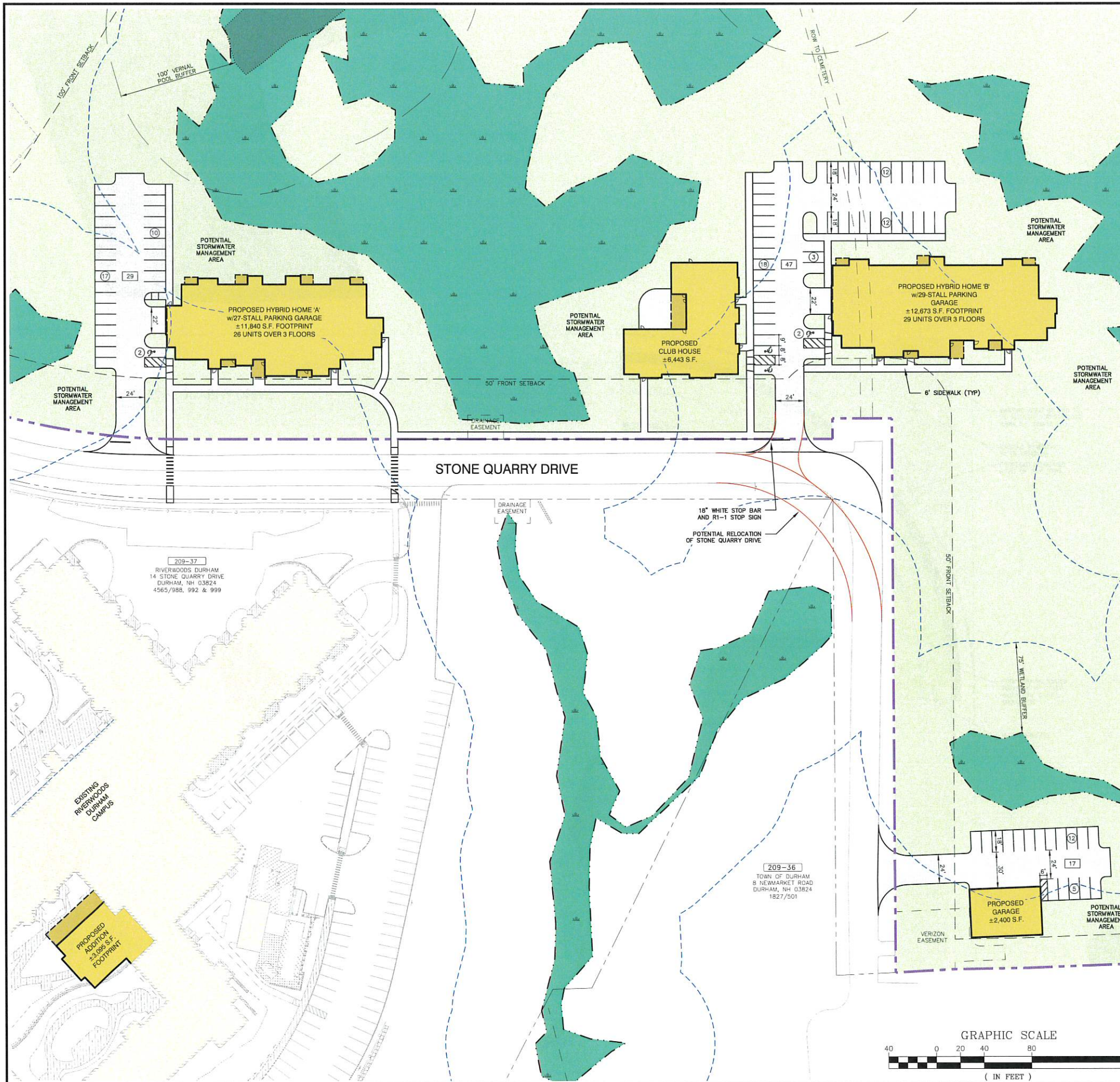
OWNER:
 RIVERWOODS DURHAM
 14 STONE QUARRY DRIVE
 DURHAM, NH 03824

APPLICANT:
 RIVERWOODS DURHAM
 14 STONE QUARRY DRIVE
 DURHAM, NH 03824

PROJECT:
RIVERWOODS DURHAM PHASE II
 TAX MAP 209 LOT 33
 STONE QUARRY DRIVE & DOVER ROAD (NH 108)
 DURHAM, NH

TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1



SITE NOTES

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE DEVELOPMENT OF THE SITE FOR A SUPPORTIVE LIVING HEALTH CARE CENTER.
- APPROXIMATE LOT AREA: 980,257 S.F. (±22.50 AC.)
- REFERENCE DEED: STRAFFORD COUNTY REGISTRY OF DEED BOOK 4465 PAGE 0988
- ZONE: OFFICE RESEARCH-RT 108 (OR)
- DIMENSIONAL REQUIREMENTS:**
 MIN. LOT AREA: 40,000 S.F. (80,000 MULTI-UNIT OR NON-RES.)
 DENSITY: 1 UNIT/4,200 S.F.
 MIN. STREET FRONTAGE: 200' (ARTERIAL), 100' (COLLECTOR), 50' (MINOR)
 FRONT SETBACK: 100' +2' PER 1' OF BLDG. HEIGHT OVER 25' (ARTERIAL)
 50' (COLLECTOR & MINOR)
 SIDE SETBACK: 25'
 REAR SETBACK: 25'
 MAX. BUILDING HEIGHT: 50' (75' BY SPECIAL EXCEPTION)
 MAX. IMPERVIOUS COVER: 50%
 WETLAND BUFFERS: 75' (POORLY DRAINED, NATURAL WETLANDS >3,000 S.F.)
 100' (VERNAL POOL)
 FRONT PARKING SETBACK: UP TO 3 VEHICLES PER HOUSEHOLD PERMITTED IN THE FRONT BUILDING SETBACK
 SIDE PARKING SETBACK: 10'
 REAR PARKING SETBACK: SAME AS REAR BUILDING SETBACK
 FRONT LANDSCAPE STRIP: 50' (ON ROUTE 108 ONLY)
 DENSITY (RESIDENTIAL): 4,200 S.F. NON-ISOLATED UPLAND/RESIDENTIAL UNIT
 DENSITY (SENIOR RES.): 1 BEDROOM/STUDIO SENIOR = 0.33 RESIDENTIAL UNITS
 2-3 BEDROOM SENIOR = 0.50 RESIDENTIAL UNITS
 4 BEDROOM SENIOR = 1.00 RESIDENTIAL UNITS
- DENSITY CALCULATIONS:**
 762,480 S.F. NON-ISOLATED UPLAND / 4,200 S.F. = 181 RESIDENTIAL (NON-SENIOR) UNITS PERMITTED
 181 RES. UNITS / 0.33 = 548 1 BED/STUDIO SENIOR RES. UNITS PERMITTED
 181 RES. UNITS / 0.50 = 362 2 BED SENIOR RES. UNITS PERMITTED
 181 RES. UNITS / 1.00 = 181 4 BED SENIOR RES. UNITS PERMITTED
 4 RESIDENTIAL (NON-SENIOR) UNITS PROPOSED
 51 SENIOR UNITS PROPOSED
- PARKING REQUIREMENTS:**
 ELDERLY HOUSING: 1 SPACE/UNIT PLUS 1 SPACE/STAFF
 MULTI-UNIT DWELLING: 2 SPACE/UNIT
 SENIOR HOUSING UNITS: 51 UNITS x 1 = 51 SPACES REQUIRED
 MULTI-FAMILY UNITS: 4 UNITS x 2 = 8 SPACES REQUIRED
 STAFF AT MAX. SHIFT: 1 STAFF x 17 = 17 SPACES REQUIRED (MAINTENANCE)
 TOTAL PARKING REQUIRED = 76 SPACES
 TOTAL PARKING PROVIDED = 151 SPACES (56 GARAGE, 93 SURFACE)
 SURPLUS/DEFICIT = +75 SPACES
- OVERALL CONTIGUOUS AREA OF DISTURBANCE OVER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT REQUIRED.
- AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI_s TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
- NHDOT DRIVEWAY PERMIT NOT REQUIRED.
- TOWN OF DURHAM SIGN PERMIT REQUIRED FOR ALL BUSINESS SIGNS.
- CONDITIONAL USE PERMIT UNDER ZONING SECTION 175.61 REQUIRED FOR SITE DEVELOPMENT IN THE WETLANDS CONSERVATION OVERLAY DISTRICT.
- SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL #33017C0318E PANEL 318 OF 405, SEPTEMBER 30, 2015.
- WETLANDS WERE DELINEATED BY MICHAEL CUOMO, INC. IN MAY, 2023 IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE U.S. DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE'S FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES (VERSION 7.0, 2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE ACOE'S THE NATIONAL WETLAND PLANT LIST (2013).
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE REGULATIONS AND STANDARD SPECIFICATIONS OF THE TOWN OF DURHAM, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION, INSTALLATION AND ORIENTATION OF ALL SIGNS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
- PAVEMENT MARKING ABBREVIATIONS:
 SWL: SINGLE WHITE LINE (4" SOLID LINE)
 DYLL: DOUBLE YELLOW LINE (2 x 4" SOLID LINES SEPARATED BY 4")
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE SLOPED GRANITE ("SGC") OR VERTICAL GRANITE ("VGC") WITH A MINIMUM RADIUS OF 4'.
- CURB RAMP INDICATED AS "w/PANEL" SHALL BE EQUIPPED WITH AN ADA-COMPLIANT DETECTABLE WARNING PANEL.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT AND IN AREAS SHOWN HEREON AS APPROPRIATE. NO SNOW SHALL BE STORED IN ANY STORMWATER POND.
- BUILDING AREA AND DIMENSIONS SHOWN ARE BASED ON MEASUREMENTS TO THE EXTERIOR FACE. ACTUAL DIMENSIONS TO FOUNDATION AND INTERIOR SPACE WILL DIFFER. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL NECESSARY COORDINATION BETWEEN CIVIL AND ARCHITECTURAL PLANS TO ENSURE THE DESIGN INTENT IS MET. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- THIS SITE PLAN IS DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED BUILDING IS DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REGULATIONS INCLUDING NH RSA 155-A:5-a&b, THE IBC AND ANSI 117.1.
- AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PREPARE AN AS-BUILT SITE AND UTILITY PLAN STAMPED BY A NH LICENSED LAND SURVEYOR (LLS) & PROVIDE DIGITAL COPIES IN PDF AND CAD FORMAT TO THE ENGINEER.
- SEE DETAIL SHEETS FOR LEGEND.

ALTUS
ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

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ISSUED FOR: PRELIMINARY

ISSUE DATE: JANUARY 2, 2025

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	PRELIMINARY		EBS	01/02/25

DRAWN BY: EBS

APPROVED BY: EBS

DRAWING FILE: 5440-C05.dwg

SCALE: 24" x 36" - 1" = 40'
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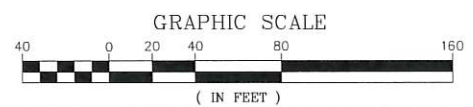
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APPLICANT: RIVERWOODS DURHAM
14 STONE QUARRY DRIVE
DURHAM, NH 03824

PROJECT: RIVERWOODS DURHAM PHASE II
TAX MAP 209 LOT 33
STONE QUARRY DRIVE & DOVER ROAD (NH 108)
DURHAM, NH

TITLE: SITE PLAN

SHEET NUMBER: C-2

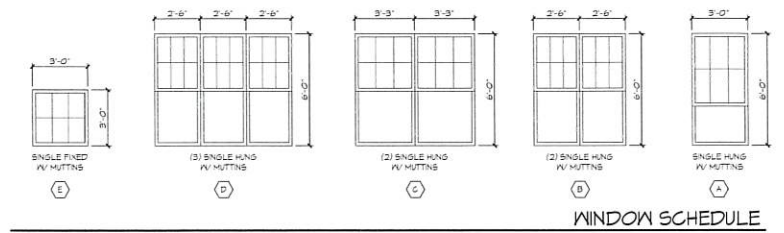


RiverWoods Durham Phase 2

Hybrid Homes
Durham, New Hampshire

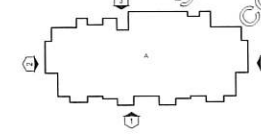


REVISIONS:
NO. DATE DESCRIPTION



EXTERIOR ELEVATION GENERAL NOTES

- PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
 - ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
 - GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM. ROUTE TO STORM SYSTEM. SEE CIVIL.
- EXTERIOR ELEVATION KEY NOTES:
- A THREE DIMENSIONAL ASPHALT SHINGLES
 - M5 MANUFACTURED STONE
 - F5 FIBER CEMENT SIDING WITH 5" LAP
 - FP FIBER CEMENT PANEL - COLOR A
 - FP2 FIBER CEMENT PANEL - COLOR B
 - FV FIBER CEMENT VERTICAL BATTEN SIDING - COLOR A (1X3 FIBER CEMENT BATTENS @ 16" O.C.)
 - FV2 FIBER CEMENT VERTICAL BATTEN SIDING - COLOR A (1X3 FIBER CEMENT BATTENS @ 9" O.C.)



SCHEMATIC DESIGN
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1/8" EXTERIOR ELEVATIONS AI500

INDEPENDENT

SHEET PREPARATION:
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