

LEGEND

□	BOUND FOUND
○	IRON PIPE FOUND
(TYP)	TYPICAL
PPP	PROP. POROUS PAVE.
PTP	PROP. TRAD. PAVE.
VGC	VERT. GRANITE CURB
S&C	SLOPED GRANITE CURB
BC	BITUMINOUS CURB
---	PROPERTY LINE
---	EDGE OF PAVE (EOP)
---	EOP WITH CURB
---	UNDERGROUND UTILITIES
---	OVERHEAD UTILITIES
---	WATER LINE
---	SEWER LINE
---	GAS LINE
---	IRON FENCE
---	GUARD RAIL
---	EDGE OF WETLANDS
---	UTILITY POLE
---	LIGHT POLE
---	WETLANDS
---	BOLLARD
---	ELECTRICAL METER
---	SEWER MANHOLE
---	CATCH BASIN
---	SEWER CLEANOUT
---	WATER VALVE
---	TREE
---	PARKING SPACES IN ROW
---	COMPACT PARKING SPOT
---	LANDSCAPING
---	FEMA FLOOD ZONE X

2-3
N/F ALPHA XI DELTA
NEW HAMPSHIRE LLC
C/O JESSICA KLOPPER
8702 FOUNDERS RD.
INDIANAPOLIS, IN 46268
S.C.R.D. 4621/611

2-4
N/F FALL LINE PROPERTIES INC.
32 MADBURY RD.
DURHAM, NH 03824
S.C.R.D. 3648/942

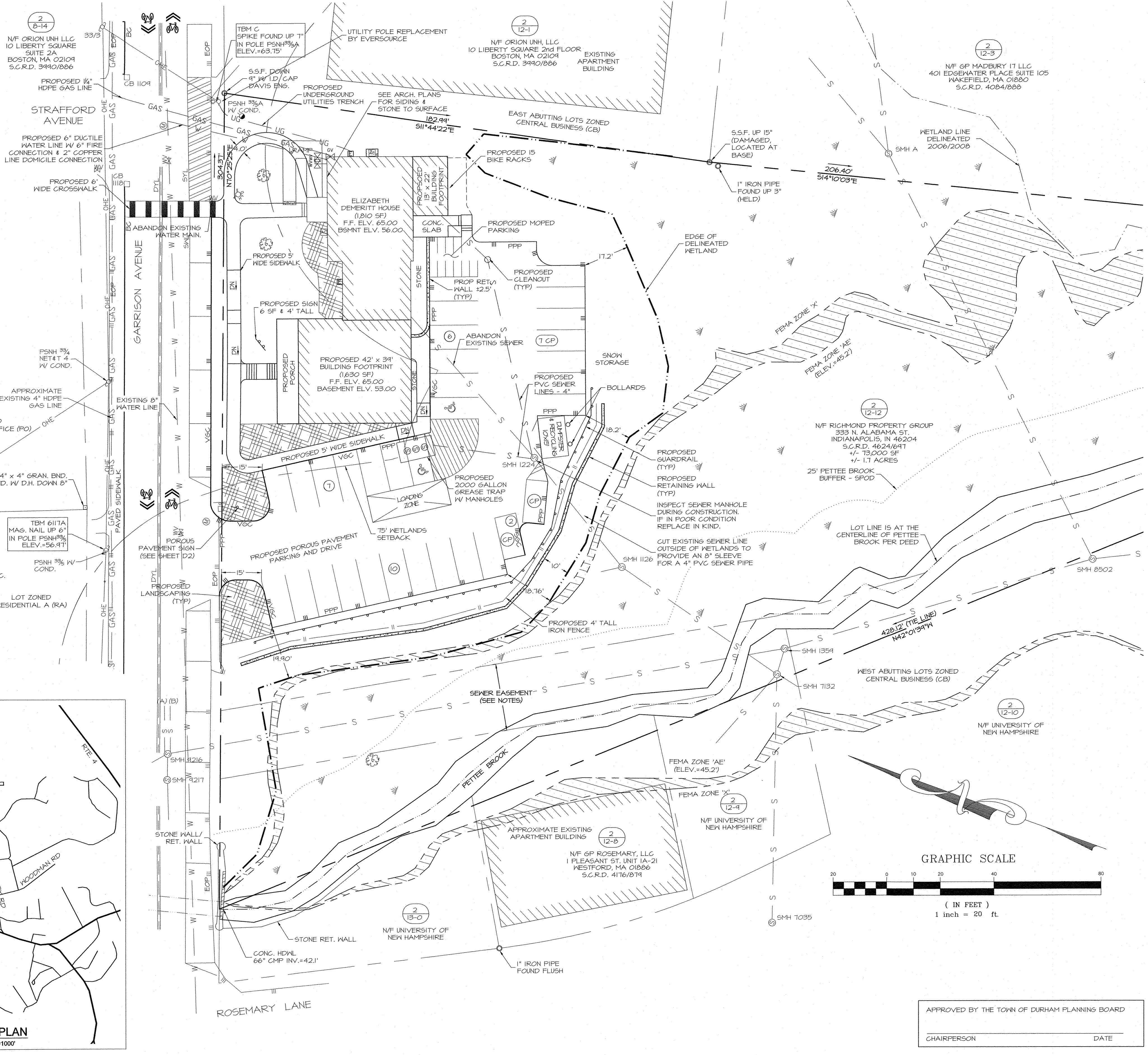
2-12-1
N/F ORION UNH LLC
10 LIBERTY SQUARE 2ND FLOOR
BOSTON, MA 02104
S.C.R.D. 3990/886

2-12-3
N/F GP MADBURY IT LLC
401 EDGENATER PLACE SUITE 105
WAKEFIELD, MA 01880
S.C.R.D. 4084/888

2-12-12
N/F RICHMOND PROPERTY GROUP
333 N. ALABAMA ST.
INDIANAPOLIS, IN 46204
S.C.R.D. 4624/691
+/- 13,000 SF
+/- 1.7 ACRES

2-12-10
N/F UNIVERSITY OF
NEW HAMPSHIRE

2-12-8
N/F GP ROSEMARY, LLC
1 FLEASANT ST. UNIT 1A-21
WESTFORD, MA 01886
S.C.R.D. 4116/874



NOTES:

- OWNER OF RECORD: TAX MAP 2, LOT 12-12 RICHMOND PROPERTY GROUP 333 N. ALABAMA ST. INDIANAPOLIS, IN 46204 S.C.R.D. 4626 PG 641
- THE INTENT OF THIS PLAN IS TO SHOW A PRELIMINARY PROPOSED SITE PLAN FOR A FRATERNITY, DEPICTING BUILDING, DRIVEWAY, DRAINAGE, AND SITE IMPROVEMENTS.
- PARCEL IS ZONED CENTRAL BUSINESS (CB) PER THE 2006 DURHAM ZONING DISTRICT MAP.
- A PORTION OF THE PARCEL IS IN A FLOOD HAZARD ZONE, REFERENCE FLOOD INSURANCE RATE MAP 3301TC0318E, DATED SEPTEMBER 30, 2015.
- SURVEY FIELDWORK CONDUCTED BY DOUCET SURVEY, LLC IN AUGUST, 2019.
- SOILS AND WETLANDS WERE DELINEATED BY GZA GEORENVIROMENTAL, INC. DURING AUGUST, 2019.
- PROPERTY TO BE SERVICED BY TOWN WATER AND SEWER.
- ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
- THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
- BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.
- THIS PARCEL IS SUBJECT TO AND/OR BENEFIT OF EASEMENTS, RESTRICTIONS, ETC. FOR MORE INFORMATION, SEE EXISTING CONDITIONS PLAN BY DOUCET SURVEY, AS PART OF THIS PLAN SET.

REFERENCE PLANS:

- "PLAN OF LAND, LAND OF THE UNIVERSITY OF NEW HAMPSHIRE FOR GAMMA THETA CORPORATION, GARRISON AVENUE, (NO TAX MAP/LOT NUMBER ASSIGNED) DURHAM, NEW HAMPSHIRE" DATED JULY 11, 2014 BY DOUCET SURVEY, INC. S.C.R.D. PLAN 108-020.
- "EXISTING CONDITIONS PLAN OF 17 & 21 MADBURY ROAD FOR AG ARCHITECTS, PC" DATED MAY 11, 2006 BY DOUCET SURVEY, INC.
- "TOWN OF DURHAM SEWER EASEMENTS, PETTEE BROOK INTERCEPTOR" DATED NOVEMBER 1964 BY G.L. DAVIS & ASSOCIATES S.C.R.D. POCKET 4 FOLDER 4 PLAN 26.
- "RE-SUBDIVISION OF LAND IN DURHAM, NH PREPARED FOR THETA GAMMA OF DELTA ZETA HOUSE CORP." DATED AUGUST 4, 1980 BY JOHN W. DURGIN ASSOCIATES, INC. S.C.R.D. DRAWER 21, PLAN 86.
- "PLAN OF LAND FOR ERNEST CUTTER" DATED OCTOBER 1971 BY JOHN W. DURGIN ASSOCIATES, INC.
- "UNIVERSITY OF NEW HAMPSHIRE GARRISON AVENUE AREA" DATED SEPTEMBER 16, 1957 BY G.L. DAVIS & ASSOCIATES.

NOTES (CONT.):

- ANNUAL REPORT TO TOWN ON POROUS PAVEMENT MAINTENANCE IS REQUIRED.
- THE WETLAND MEADOW SHOULD BE MOVED APPROXIMATELY 2 TIMES PER YEAR TO PREVENT INVASIVE SPECIES FROM INHABITING WETLANDS.
- THE FOLLOWING CB DISTRICT REQUIREMENTS ARE PER THE TOWN OF DURHAM'S SITE PLAN REGULATIONS AND ZONING ORDINANCE, DATED 2019:
 - *TOTAL NUMBER OF RESIDENTS AND ON-SITE EMPLOYEES FOR THE PROPOSED FRATERNITY IS 44.
 - 1) MINIMUM ONE PARKING SPACE PER RESIDENT (CB DISTRICT EXEMPT W/ FEES)
 - REQUIRED = 44 SPACES
 - PROPOSED = 32 SPACES
 - 2) MAXIMUM 30% OF PARKING ARE COMPACT SPACES
 - MAX = 4 SPACES
 - PROPOSED = 4 SPACES
 - 3) ONE HANDICAP PARKING SPACE PER 25 SPACES
 - REQUIRED = 2 SPACES
 - PROPOSED = 2 SPACES
 - 4) MINIMUM PARKING SPACE DIMENSIONS:
 - PERPENDICULAR = 9'x16'
 - PARALLEL = 8'x22'
 - COMPACT = 8'x16'
 - 5) PARKING LOTS AT THE SIDE OF PRINCIPLE BUILDINGS SHALL BE SET BACK AS FAR AS THE FRONT OF THE BUILDING OR 15 FT, WHICHEVER IS GREATER.
 - REQUIREMENT NOT MET
 - VARIANCE GRANTED MARCH 17, 2020
 - 6) MINIMUM AMOUNT OF BIKE RACKS IS 1/3 OF REQUIRED PARKING SPACES
 - REQUIRED = 15 BIKE RACKS
 - 7) MAXIMUM BUILDING HEIGHT IS 30 FT
 - HEIGHT = 34.5'
 - 8) MINIMUM LOT FRONTAGE = 50 FT
 - PROVIDED = 304 FT
 - 9) MINIMUM LOT SIZE = 5,000 SF
 - PROVIDED = 13,000 SF
 - 10) WETLAND SETBACK(BUFFER) = 15 FT
 - PROVIDED < 15 FT
 - VARIANCE GRANTED MARCH 17, 2020, & CONDITIONAL USE APPLICATION IN PROCESS.

AREA CALCULATIONS

TOTAL AREA OF IMPERVIOUS LOT*	EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA**	PROPOSED POROUS PAVE. AREA
11,900 SF	9,507 SF	6,410 SF	10,070 SF

* TOTAL AREA OF LOT IS MEASURED BY THE LINE, NOT PETTEE BROOK.
** PROPOSED IMPERVIOUS AREA EXCLUDES POROUS PAVE. PARKING LOT & DRIVEWAY.

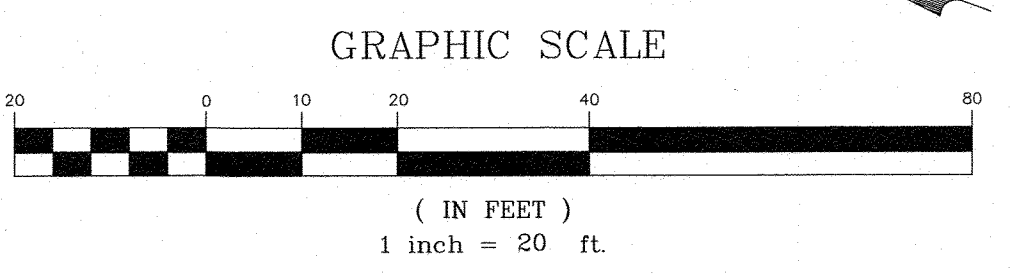
3	MAY 07, 2020	FOR APPROVAL	
2	APR 24, 2020	FOR APPROVAL	
1	MAR 24, 2020	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN: MCV	DESIGN: MCV		
CHECKED: BDS	CHECKED: BDS		

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WWW.EMANUELENGINEERING.COM

CLIENT:
RICHMOND PROPERTY GROUP
333 N. ALABAMA ST.
INDIANAPOLIS, IN 46204

TITLE:
SITE PLAN
FOR
RICHMOND PROPERTY GROUP
ELIZABETH DEMERITT HOUSE
18 GARRISON AVENUE (SITE)
DURHAM, NH 03824

PROJECT: 19-083 SCALE: 1"=20' SHEET: C2



APPROVED BY THE TOWN OF DURHAM PLANNING BOARD
CHAIRPERSON _____ DATE _____

