

**LEGEND**

○	BOUND FOUND	
○	IRON PIPE FOUND	
(TYP)	TYPICAL	
PPP	PROP. POROUS PAVE.	
PTP	PROP. TRAD. PAVE.	
V6C	VERT. GRANITE CURB	
SGC	SLOPED GRANITE CURB	
BC	BITUMINOUS CURB	
---	PROPERTY LINE	
---	EDGE OF PAVE (EOP)	
---	EOP WITH CURB	
---	UNDERGROUND UTILITIES	
---	OHE	OVERHEAD UTILITIES
---	W	WATER LINE
---	S	SEWER LINE
---	GAS	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  
8-14  
N/F ORION UNH, LLC  
10 LIBERTY SQUARE  
SUITE 2A  
BOSTON, MA 02104  
S.C.R.D. 3490/886

2  
12-1  
N/F ORION UNH, LLC  
10 LIBERTY SQUARE 2ND FLOOR  
BOSTON, MA 02104  
S.C.R.D. 3490/886

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

2  
9-3  
N/F ALPHA XI DELTA  
NEW HAMPSHIRE LLC  
C/O JESSICA KLOFFER  
8702 FOUNDERS RD.  
INDIANAPOLIS, IN 46268  
S.C.R.D. 4627/811

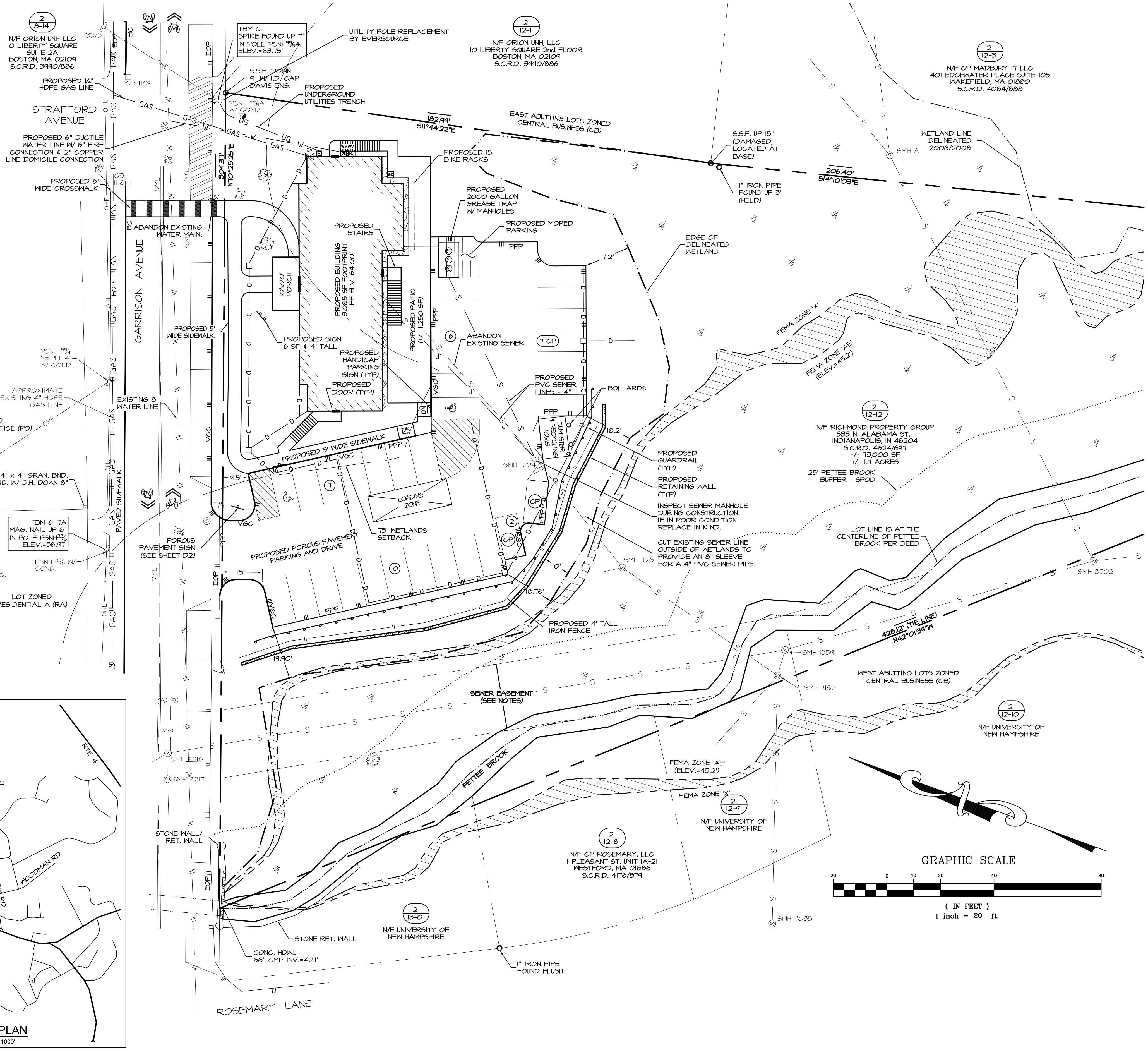
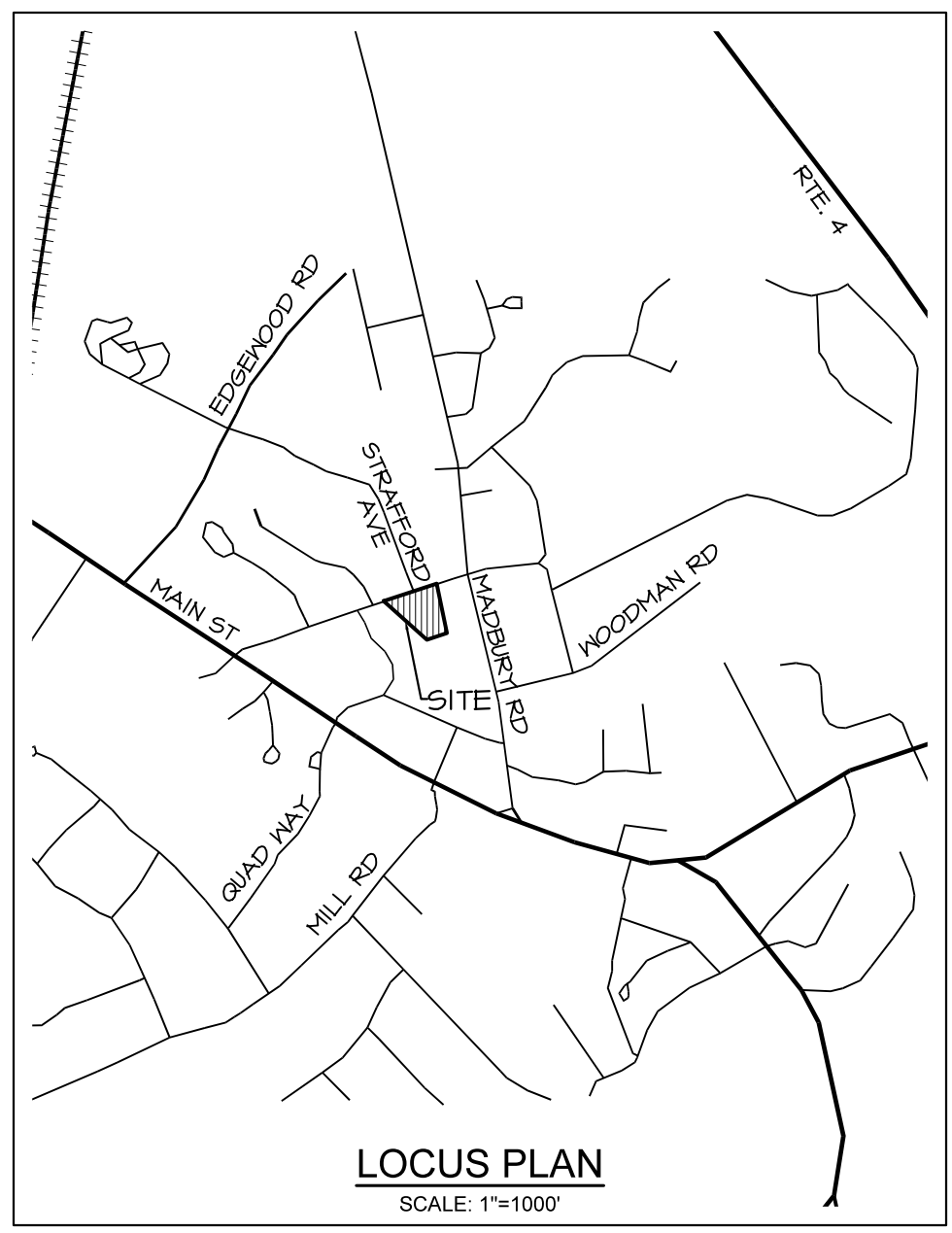
2  
12-12  
N/F RICHMOND PROPERTY GROUP  
333 N. ALABAMA ST.  
INDIANAPOLIS, IN 46204  
S.C.R.D. 4624/641  
+/- 13,000 SF  
+/- 1.1 ACRES

2  
12-10  
N/F UNIVERSITY OF  
NEW HAMPSHIRE

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

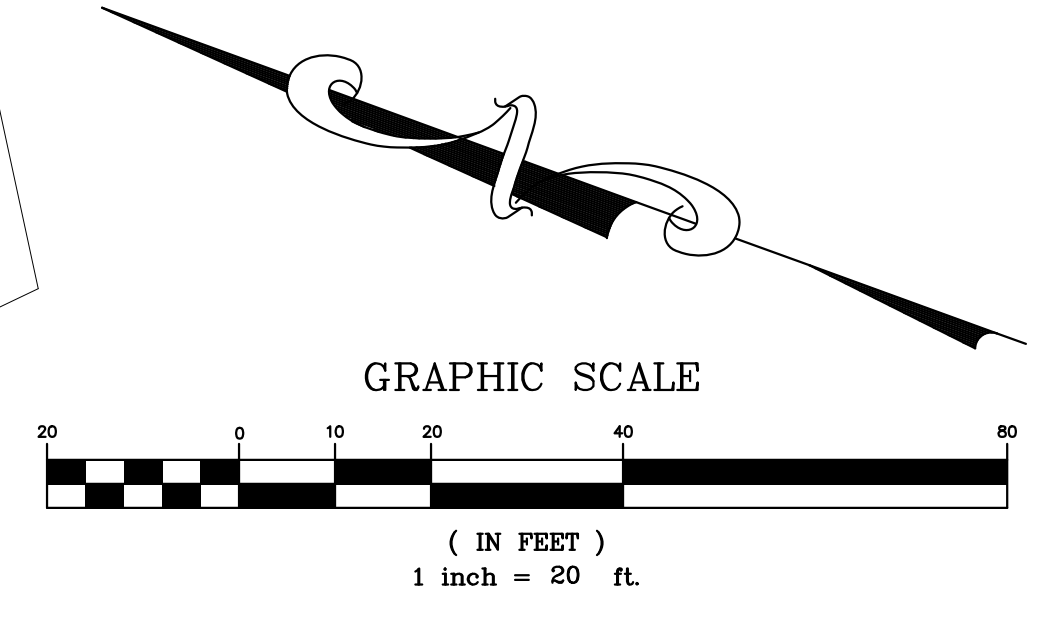
2  
13-0  
N/F UNIVERSITY OF  
NEW HAMPSHIRE

2  
9-4  
N/F FALL LINE PROPERTIES INC.  
32 MADBURY RD.  
DURHAM, NH 03824  
S.C.R.D. 3648/442



- 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:**
- OWNER OF RECORD: TAX MAP 2, LOT 12-12 RICHMOND PROPERTY GROUP 333 N. ALABAMA ST. INDIANAPOLIS, IN 46204 SCDR BK 4626 PG 647
  - THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL AMENDED SITE PLAN FOR A FRATERNITY, DEPICTING BUILDING, DRIVEWAY, DRAINAGE, AND SITE IMPROVEMENTS. THE ORIGINAL SITE PLAN WAS APPROVED BY THE DURHAM PLANNING BOARD ON MAY 13, 2020.
  - 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 3301C039E, DATED SEPTEMBER 30, 2015.
  - SURVEY FIELDWORK CONDUCTED BY DOUCET SURVEY, LLC IN AUGUST, 2019.
  - SOILS AND WETLANDS WERE DELINEATED BY GZA GEOTECHNICAL, 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.



1	AUG 7, 2020	CONCEPTUAL	
ISS. DATE:	DESCRIPTION OF ISSUE:		CHK.
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		



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

TITLE:  
**CONCEPTUAL AMENDED  
SITE PLAN**  
FOR  
RICHMOND PROPERTY GROUP  
ELIZABETH DEMERRIT HOUSE  
18 GARRISON AVENUE (SITE)  
DURHAM, NH 03824

PROJECT:	SCALE:	SHEET:
19-083	1"=20'	CP1

SEAL: