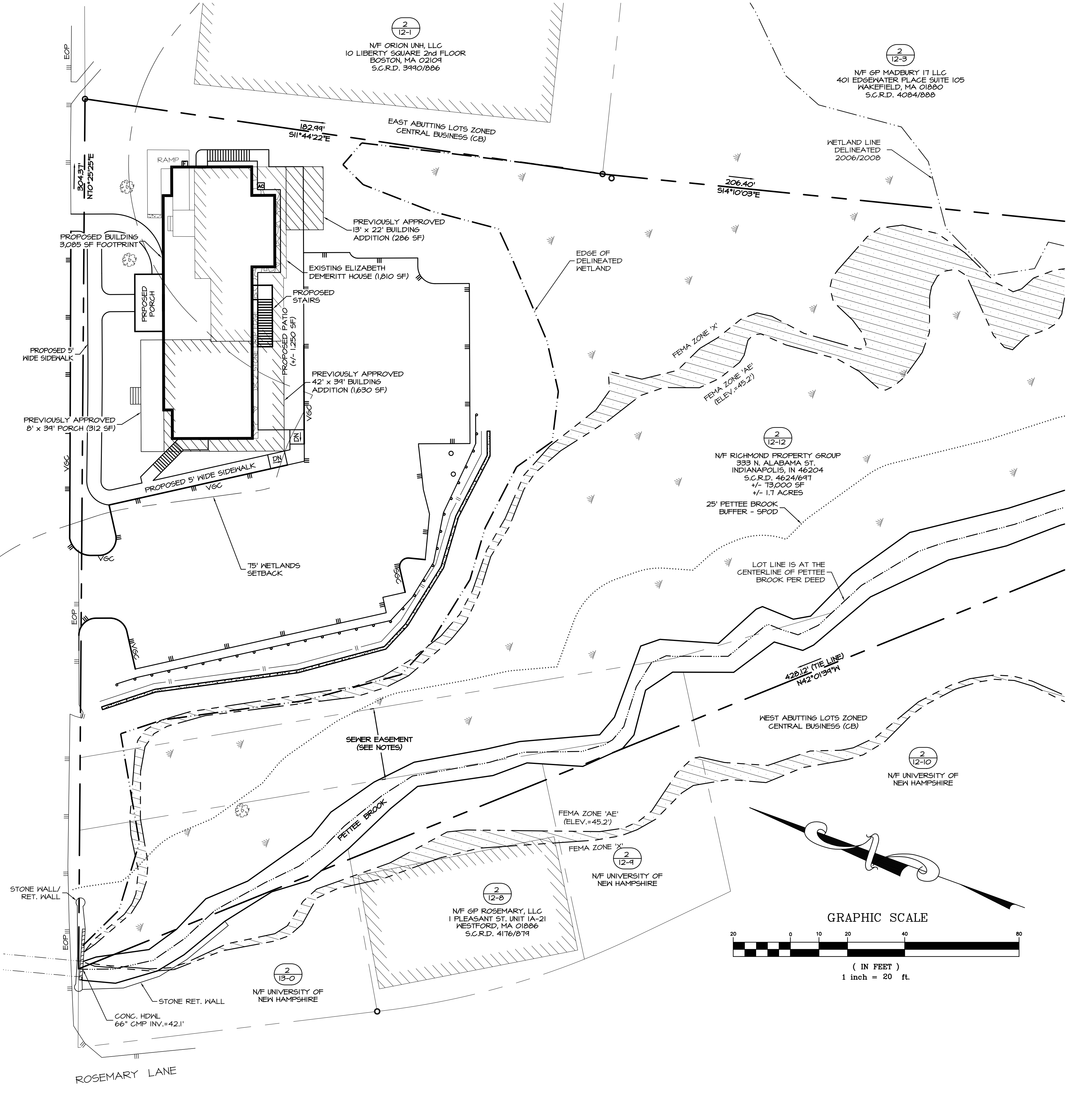
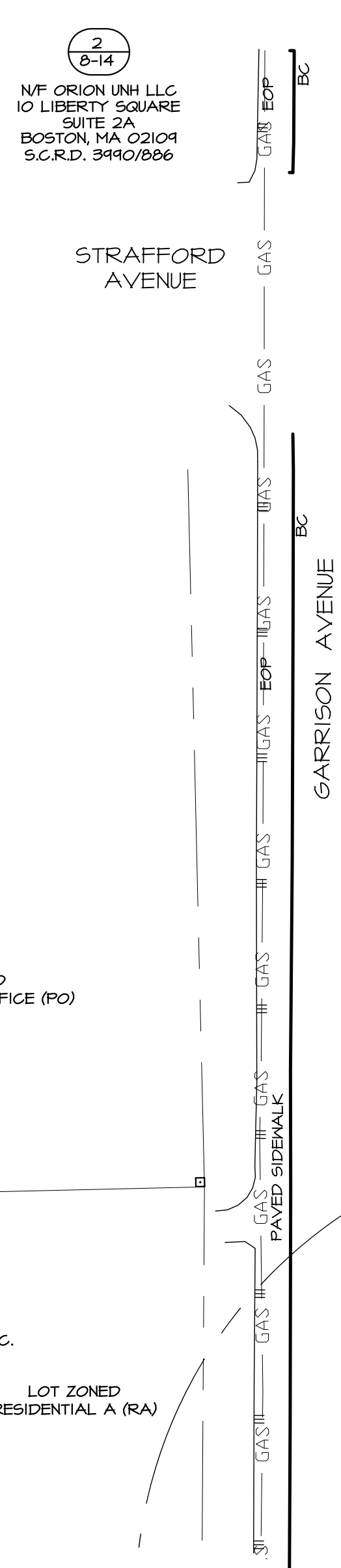


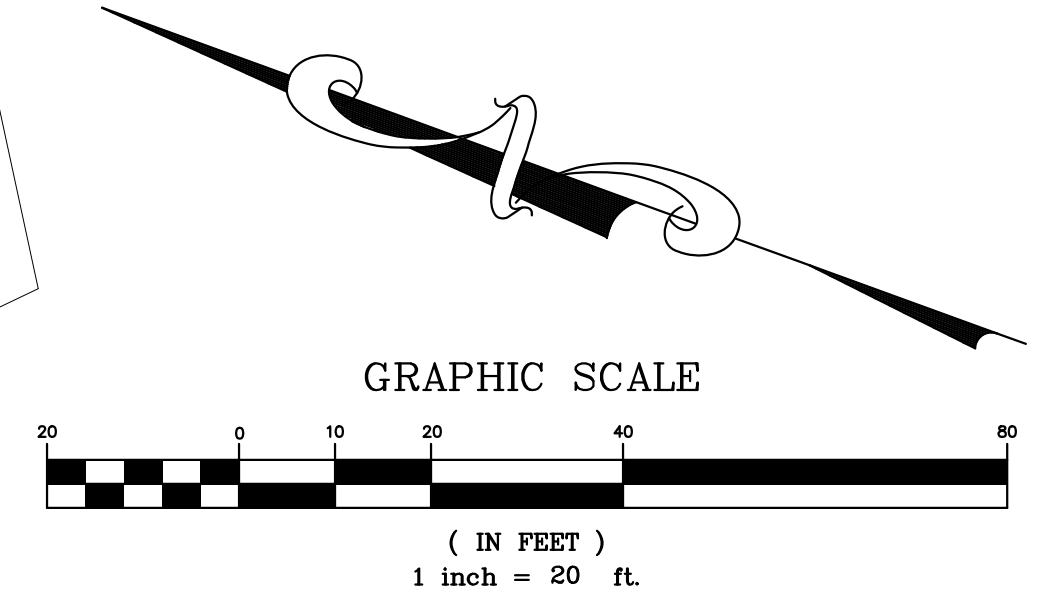
LEGEND

□	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



- 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 S.C.R.D. BK 4626 PG 647
 - THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL AMENDED BUILDING FOOTPRINT FOR A FRATERNITY HOUSE OVERLAPPED BY THE EXISTING BUILDING ON SITE, AND THE BUILDING ADDITIONS THAT WERE 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 3301C0318E, DATED SEPTEMBER 30, 2015.
 - SURVEY FIELDWORK CONDUCTED BY DOUCET SURVEY, LLC IN AUGUST, 2019.
 - SOILS AND WETLANDS WERE DELINEATED BY GZA GEGENVIRONMENTAL, 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		

EMANUEL ENGINEERING
civil & structural consultants, land planners
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

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

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

PROJECT:	SCALE:	SHEET:
19-083	1"=20'	CP2