

LOCUS
(N.T.S.)

LEGEND

- IRON PIPE FOUND
- STEEL STAKE FOUND
- ⊕ UTILITY MANHOLE
- ⊙ DOWNSPOUT
- FENCE STOCKADE
- ⊗ LIGHT POST
- 🚲 BIKE RACK
- ⊙ UTILITY POLE
- ⊕ TELEPHONE MANHOLE
- ⊕ CATCH BASIN
- ⊕ SEWER MANHOLE
- ⊕ WATER GATE VALVE
- ⊕ SIGN POST
- 🌳 DECIDUOUS TREE
- 🌳 SHURB
- D DRAIN LINE
- TREELINE
- IRON FENCING
- WOODEN GUARDRAIL
- ▨ ADA TIP-DOWN
- ▨ RIPRAP AREA
- ▨ CONCRETE AREA
- ▨ LANDSCAPED AREA
- ▨ GRAVEL AREA

PLAN REFERENCES:

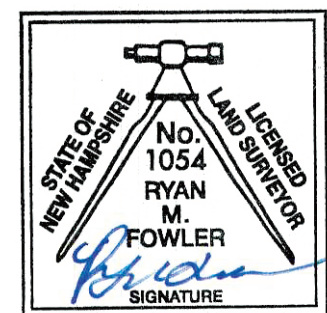
1. "AMENDED SITE PLAN FOR RICHMOND PROPERTY GROUP – ALPHA TAU OMEGA FRATERNITY – DURHAM TAX MAO 2 LOT 12-12 – 18 GARRISON AVENUE, DURHAM, NH 03824" PREPARED FOR RICHMOND PROPERTY GROUP, JUNE 7, 2021 BY EMANUEL ENGINEERING CIVIL & STRUCTURAL CONSULTANTS, LAND PLANNERS. ON FILE WITH EMANUEL ENGINEERING AS PROJECT 19-083.
2. "EXISTING CONDITIONS PLAN FOR EMANUEL ENGINEERING OF THE ELIZABETH DEMERITT HOUSE – TAX MAP 2 LOT 12-12 – 18 GARRISON AVENUE, DURHAM, NEW HAMPSHIRE" BY DOUCET SURVEY, LLC – NOT RECORDED.

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)."

[Signature]
LICENSED LAND SURVEYOR

12/23/24
DATE



106-17
TORRINGTON MALDEN ONE LLC
UEP LIVING LLC
125 HIGH STREET
5TH FLOOR
BOSTON, MA 02110
4720/0149

106-6
ALPHA XI DELTA
NEW HAMPSHIRE LLC
C/O OMEGA FI
P.O. BOX 2278
COLUMBUS, GA 31902
4627/0611

106-5
FALL LINE
PROPERTIES INC
120 MENTWORTH ROAD
RYE, NH 03870
3648/0992

106-4
UNIVERSITY OF
NEW HAMPSHIRE
OFFICE OF
THE PRESIDENT
THOMPSON HALL
DURHAM, NH 03824

106-49
TORRINGTON MALDEN ONE LLC
UEP LIVING LLC
125 HIGH STREET 5TH FLOOR
MUSEUM BUILDING
BOSTON, MA 02110
4720/0149

106-46
GP MADBURY 17 LLC
17 MADBURY ROAD SUITE 120
DURHAM, NH 03824
4084/0888

106-46
GP MADBURY 17 LLC
17 MADBURY ROAD
SUITE 120
DURHAM, NH 03824
4084/0888

106-54
UNIVERSITY OF NEW HAMPSHIRE
OFFICE OF THE PRESIDENT
THOMPSON HALL
DURHAM, NH 03824

106-53
UNIVERSITY OF NEW HAMPSHIRE
OFFICE OF
THE PRESIDENT
THOMPSON HALL
DURHAM, NH 03824

106-52
GP ROSEMARY LLC
17 MADBURY ROAD SUITE 120
DURHAM, NH 03824
4176/0879

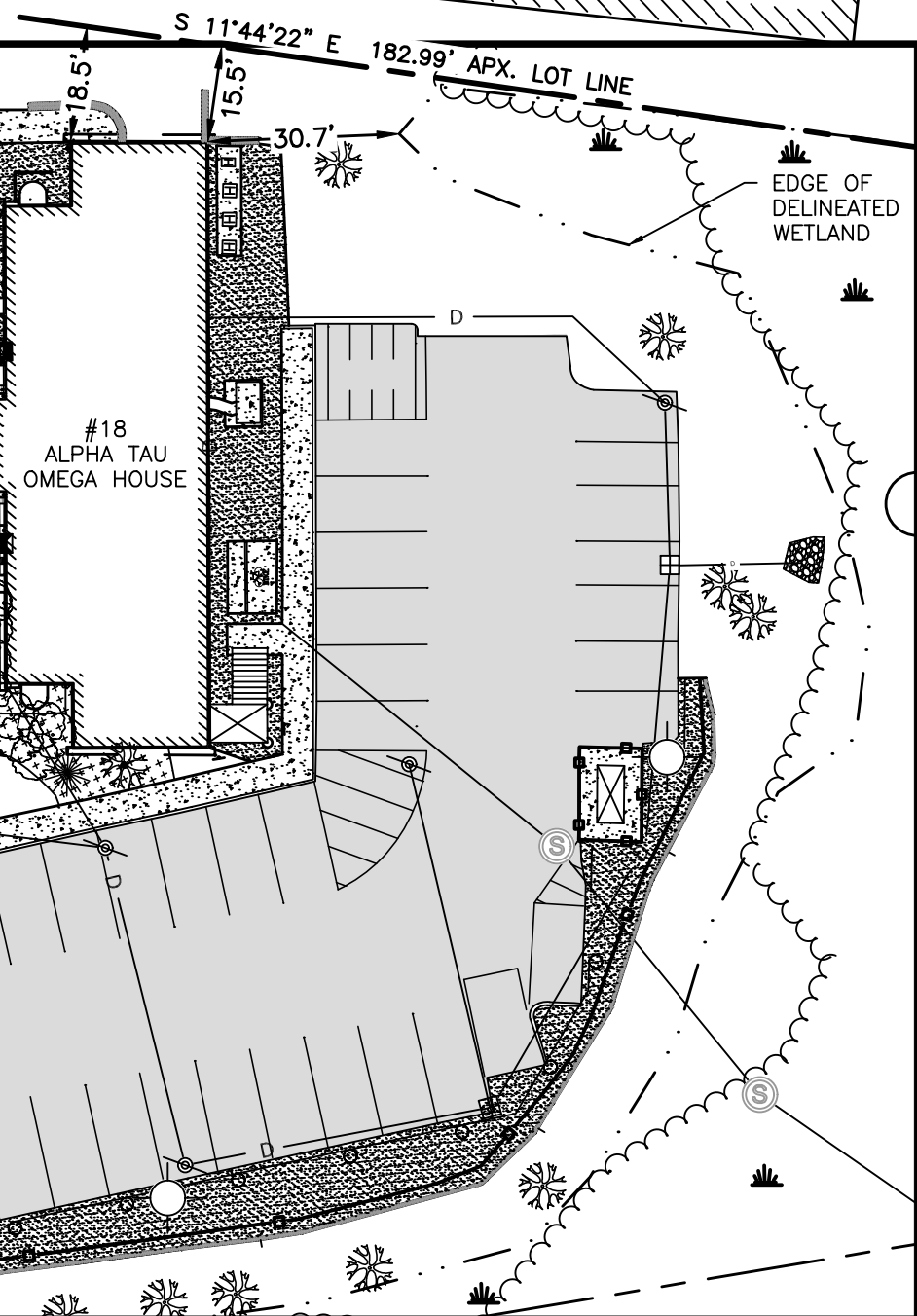
106-51
UNIVERSITY OF NEW HAMPSHIRE
OFFICE OF THE PRESIDENT
THOMPSON HALL
DURHAM, NH 03824

STRAFFORD AVENUE

GARRISON AVENUE

BROOK WAY

ROSEMARY LANE

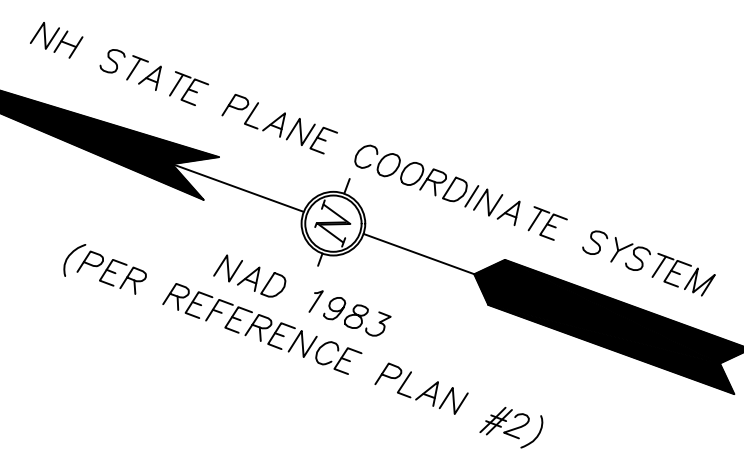


SEE SHEET V2
FOR DETAIL

LOT LINE IS AT THE
CENTERLINE OF PETTEE
BROOK PER DEED

WETLAND LINE DELINEATED
PER REFERENCE PLAN #2

EDGE OF
DELINEATED
WETLAND



NOTES:

1. OWNER OF RECORD: RPG NEW HAMPSHIRE, LLC
ADDRESS: 333 NORTH ALABAMA STREET, SUITE 220
INDIANAPOLIS, IN 46204
DEED REFERENCE: BK:4867 PG:0853
TAX MAP 106 – LOT 50
2. ZONED: CENTRAL BUSINESS (CB)

MIN. LOT AREA: 5,000 S.F.
FRONTAGE: 50.0'
BUILDING COVERAGE:
MAX. BUILDING HEIGHT: 30.0'

*REFER TO TOWN OF DURHAM ZONING ORDINANCE
"DEVELOPMENT STANDARD" SECTION FOR ADDITIONAL
DIMENSIONAL REQUIREMENTS.
3. THE INTENT OF THIS PLAN IS TO SHOW THE AS-BUILT
CONDITIONS OF THE SUBJECT PARCEL, THIS IS NOT AN
UPDATED BOUNDARY SURVEY PERFORMED BY THIS OFFICE.
BOUNDARY INFORMATION SHOWN WAS TAKEN FROM THE
REFERENCE PLANS.
4. 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 SHOWN ON THE
PROPOSED SITE PLAN AND PROVIDED BY THE SITE CONTRACTOR
AND GENERAL CONTRACTOR. PLEASE CONTACT MARTINI
NORTHERN, LLC @ 603-431-6664 WITH ANY QUESTIONS. ALL
CONTRACTORS SHOULD NOTIFY DIG-SAFE @ 1-888-DIG-SAFE
PRIOR TO ANY EXCAVATION WORK.
5. VERTICAL DATUM: NAVD88. UNITS: US SURVEY FOOT. TAKEN
FROM REFERENCE PLANS #1 & #2.
6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN
NOVEMBER OF 2024 WITH TRIMBLE S5 ROBOTIC TOTAL STATION,
CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE
TSC7 DATA COLLECTORS.
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF
MINIMAL FLOOD HAZARD) & AE AS IDENTIFIED ON FLOOD
INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE,
MAP NUMBER 33017c0318E, EFFECTIVE DATE 9/15/15 BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. WETLANDS SHOWN WERE TAKEN FROM REFERENCE PLAN #2.
9. 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.

No.	DATE	REVISION DESCRIPTION	BY	APPR

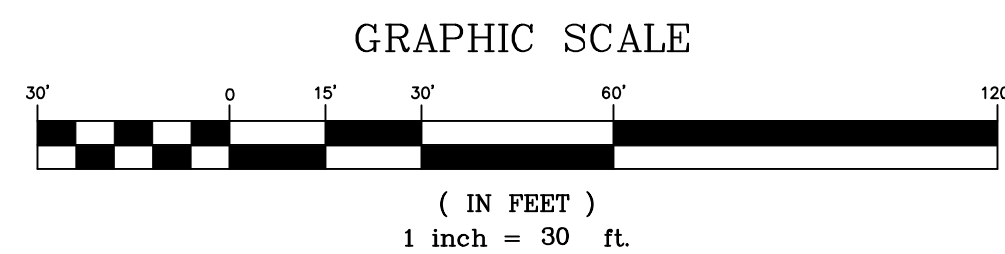


101 SHATTUCK WAY, SUITE 8
NEWINGTON, N.H., 03801
603-436-3557 - © 2024
www.jvasurveyors.com

AS-BUILT SITE PLAN
ALPHA TAU OMEGA
18 GARRISON AVENUE
DURHAM, NEW HAMPSHIRE
TAX MAP 106 LOT 50
PREPARED FOR: RPG MANAGEMENT, LLC
LAND OF: RPG NEW HAMPSHIRE, LLC

DATE: 12/23/2024	JOB NO. 24-2106
DRWN BY: REL	CHK'D BY: RMF
DWG NAME: 24-2106_AB.DWG	

SHEET: V1



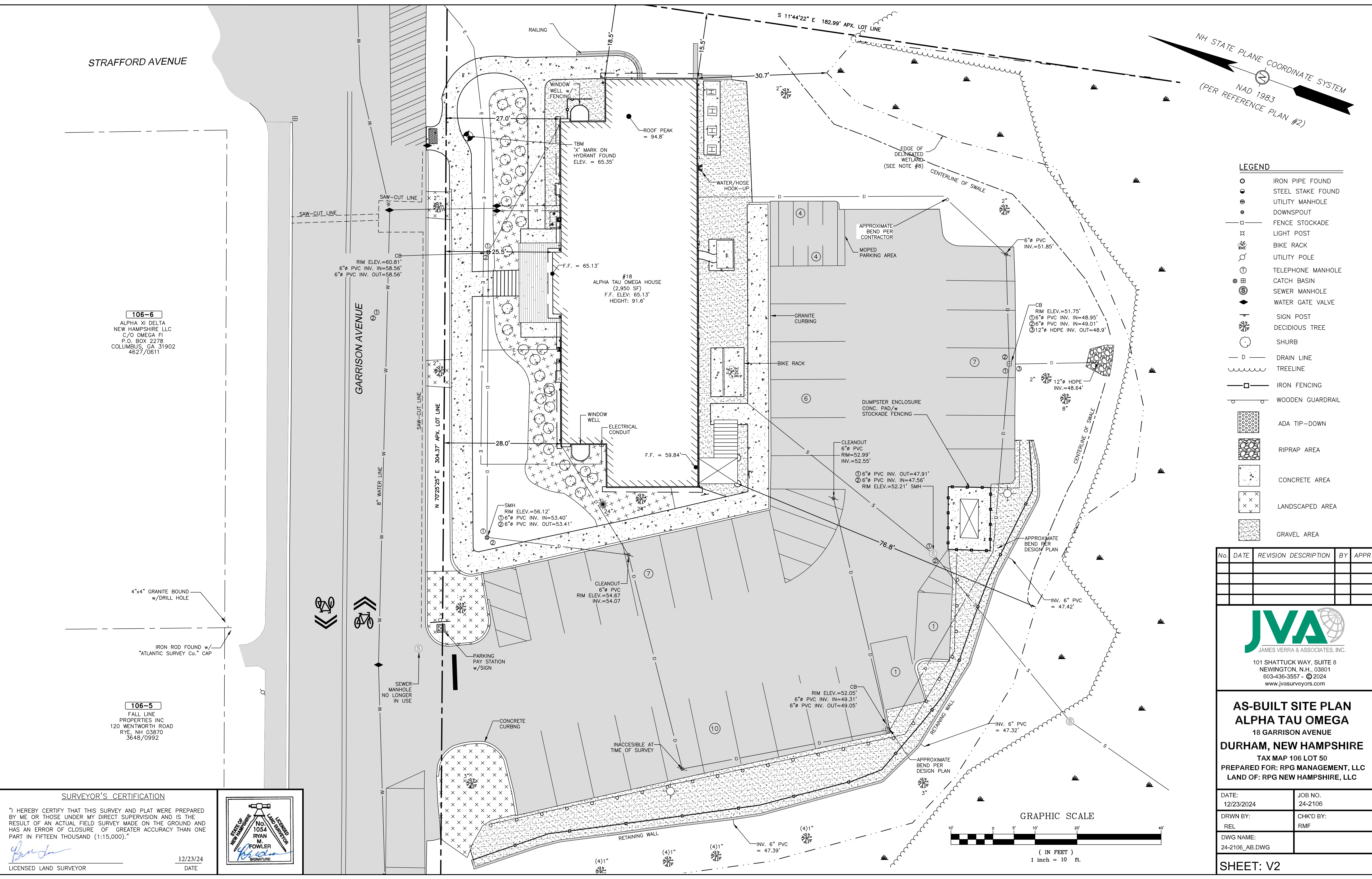
STRAFFORD AVENUE

NH STATE PLANE COORDINATE SYSTEM
NAD 1983
(PER REFERENCE PLAN #2)

106-6
ALPHA XI DELTA
NEW HAMPSHIRE LLC
C/O OMEGA FI
P.O. BOX 2278
COLUMBUS, GA 31902
4627/0611

106-5
FALL LINE
PROPERTIES INC
120 WENTWORTH ROAD
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GARRISON AVENUE



LEGEND

- IRON PIPE FOUND
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AS-BUILT SITE PLAN
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18 GARRISON AVENUE
DURHAM, NEW HAMPSHIRE
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