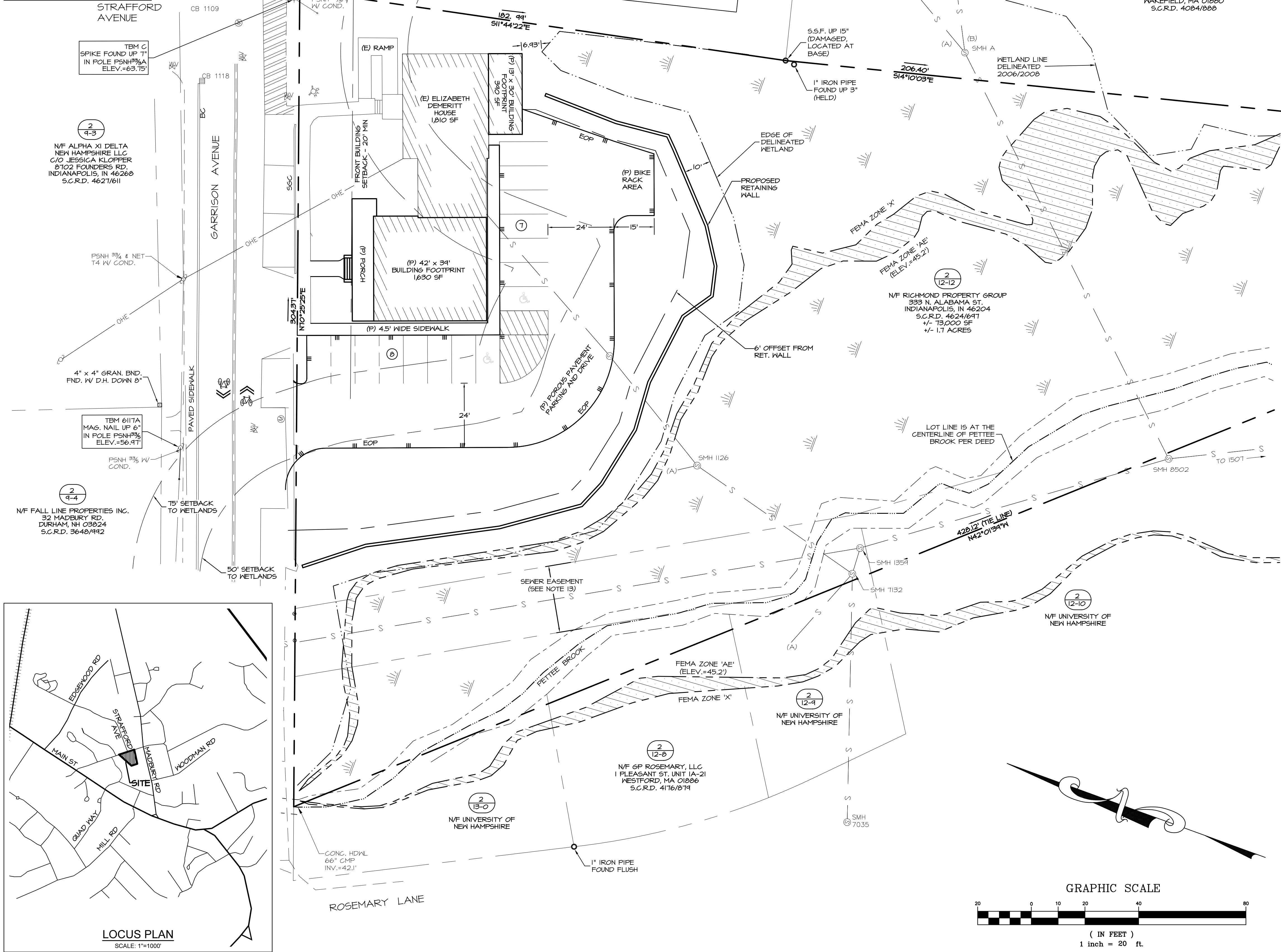




**LEGEND**

- REBAR FOUND
- IRON PIPE FOUND
- TYPICAL
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- OVERHEAD UTILITIES
- UTILITY POLE
- LIGHT POLE
- WELL
- WETLANDS



**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

**CHECKED:** BDS

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

**TITLE:**  
**PRELIMINARY  
SITE SKETCH #1**  
FOR  
RICHMOND PROPERTY GROUP  
ELIZABETH DEMERITT HOUSE  
18 GARRISON AVENUE (SITE)  
DURHAM, NH 03824

**PROJECT:** 19-083

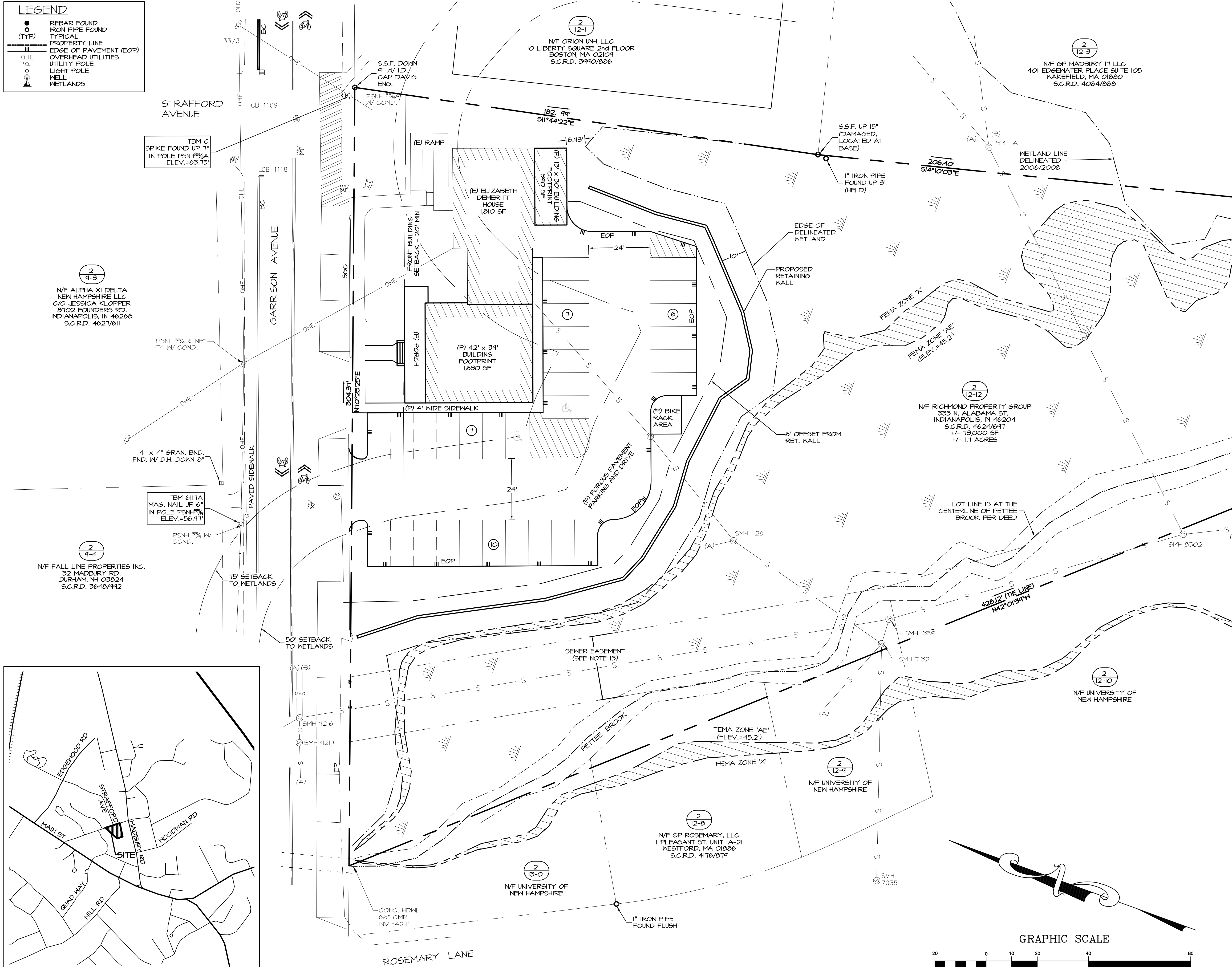
**SCALE:** 1"=20'

**SHEET:** SK1



**LEGEND**

- REBAR FOUND
- IRON PIPE FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- OVERHEAD UTILITIES
- UTILITY POLE
- LIGHT POLE
- WELL
- WETLANDS



**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 647
- 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 33010C030E, DATED SEPTEMBER  
30, 2015.
- SURVEY FIELDWORK CONDUCTED BY DOUCET  
SURVEY, LLC IN AUGUST, 2014.
- SOILS AND WETLANDS WERE DELINEATED BY  
GZA GEOENVIRONMENTAL, INC. DURING AUGUST,  
2014.
- PROPERTY TO BE SERVICED BY ON-SITE WELL  
AND SEPTIC.
- 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.
- PARKING REQUIREMENTS (PER TOWN OF DURHAM  
SITE PLAN REGULATIONS, DATED 2014):
  - ONE SPACE PER RESIDENT (CB DISTRICT  
EXEMPT WITH FEE)
  - ONE HANDICAP SPACE PER TWENTY-FIVE  
SPACES
  - FRONT SETBACK = 15' OR BEHIND FRONT OF  
BUILDING; WHICHEVER IS GREATERPARKING SPACE DIMENSIONAL REQUIREMENTS:
  - 9'x18' PERPENDICULAR TO DRIVEWAY
  - 8'x22' PARALLEL TO DRIVEWAY
- THIS PARCEL IS SUBJECT TO AND/OR BENEFIT  
OF EASEMENTS RESTRICTIONS ETC. SEE  
EXISTING CONDITIONS PLAN BY DOUCET SURVEY,  
AS PART OF THIS PLAN SET, FOR MORE  
INFORMATION.

**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.

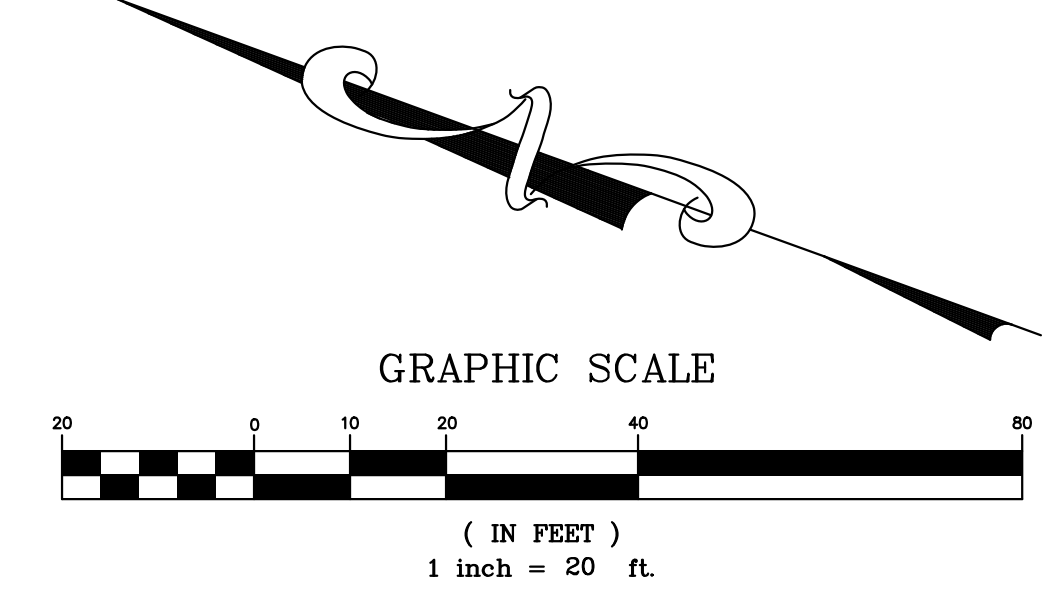
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PROJECT:	SCALE:	SHEET:
19-083	1"=20'	SK2





[illegible]

PRIMARY ISSUE		
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	00.00.00	BID ISSUE
	00.00.00	CONST. ISSUE

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SHEET TITLE:  
EXTERIOR  
ELEVATIONS

SHEET NO.:

# A301

