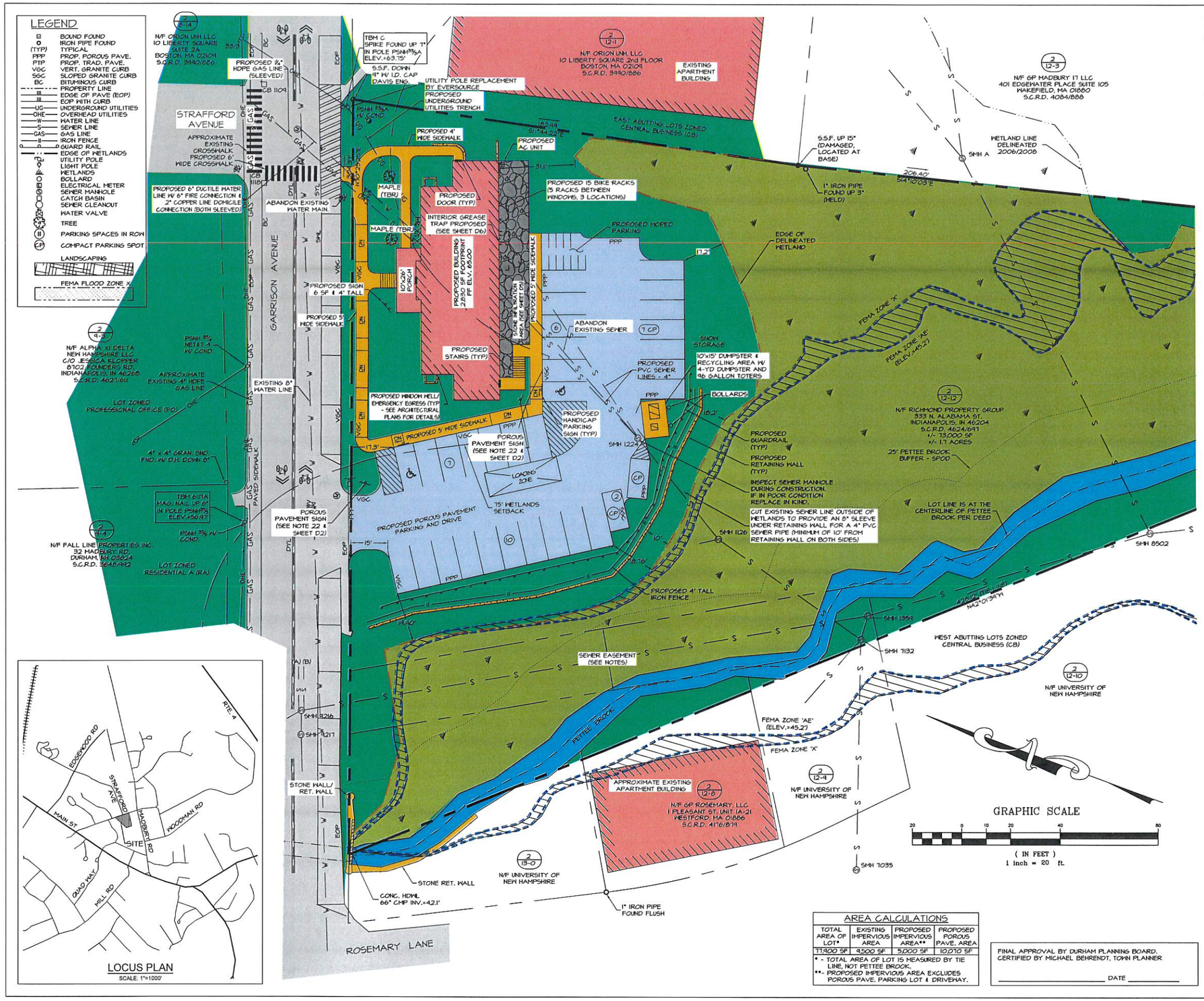


## NOTES:

1. OWNER OF RECORD:
   TAX MAP 2, LOT 12-12
   RICHMOND PROPERTY GROUP
   333 N. ALABAMA ST.
   INDIANAPOLIS, IN 46204
   SCRD BK 4626 PG 641
2. THE INTENT OF THIS PLAN IS TO AMEND A PREVIOUSLY APPROVED SITE PLAN. THE PROPOSED FOOTPRINT OF THE FRATERNITY BUILDING HAS BEEN CHANGED, WHICH ALSO AFFECTED THE DESIGN OF ASSOCIATED SITE IMPROVEMENTS. THE SITE PLAN BEING AMENDED WAS APPROVED BY THE DURHAM, NH PLANNING BOARD ON SEPTEMBER 9, 2020.
3. PARCEL IS ZONED CENTRAL BUSINESS (CB) PER THE 2006 DURHAM ZONING DISTRICT MAP.
4. A PORTION OF THE PARCEL IS IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33017C0318E, DATED SEPTEMBER 30, 2015.
5. SURVEY FIELDWORK CONDUCTED BY DOUCET SURVEY, LLC IN AUGUST, 2019.
6. SOILS AND WETLANDS WERE DELINEATED BY GZA GEOENVIRONMENTAL, INC. DURING AUGUST, 2019.
7. PROPERTY TO BE SERVICED BY TOWN WATER AND SEWER.
8. ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
9. THIS PLAN HAS 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.
10. 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.
11. ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.
12. 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.
13. ANNUAL REPORT TO TOWN ON POROUS PAVEMENT MAINTENANCE IS REQUIRED.
14. THE WETLAND MEADOW SHOULD BE MOWED APPROXIMATELY 2 TIMES PER YEAR TO PREVENT INVASIVE SPECIES FROM INHABITING WETLANDS.

## REFERENCE PLANS:

1. "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.
2. "EXISTING CONDITIONS PLAN OF 17 & 21 MADBURY ROAD FOR AG ARCHITECTS, PC" DATED MAY 11, 2006 BY DOUCET SURVEY, INC.
3. "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.
4. "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.
5. "PLAN OF LAND FOR ERNEST CUTTER" DATED OCTOBER 1977 BY JOHN W. DURGIN ASSOCIATES, INC.
6. "UNIVERSITY OF NEW HAMPSHIRE GARRISON AVENUE AREA" DATED SEPTEMBER 16, 1957 BY G.L. DAVIS & ASSOCIATES.

## NOTES (CONT.):

15. THE FOLLOWING CB DISTRICT REQUIREMENTS ARE PER THE TOWN OF DURHAM'S SITE PLAN REGULATIONS AND ZONING ORDINANCE; DATED 2021:

    *TOTAL NUMBER OF RESIDENTS AND ON-SITE EMPLOYEES FOR THE PROPOSED FRATERNITY IS 40.

    1) MINIMUM ONE PARKING SPACE PER RESIDENT (CB DISTRICT EXEMPT W/ FEES)
    - REQUIRED = 40 SPACES
    - PROPOSED = 32 SPACES
    2) MAXIMUM 30% OF PARKING ARE COMPACT SPACES
    - MAX = 9 SPACES
    - PROPOSED = 9 SPACES
    3) ONE HANDICAP PARKING SPACE PER 25 SPACES
    - REQUIRED = 2 SPACES
    - PROPOSED = 2 SPACES
    4) MINIMUM PARKING SPACE DIMENSIONS:
    - PERPENDICULAR = 9'x18'
    - PARALLEL = 8'x22'
    - COMPACT = 8'x16'
    - HANDICAP = 8'x18'
    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 = 14 BIKE RACKS
    - PROVIDED = 15 BIKE RACKS
    7) MAXIMUM BUILDING HEIGHT IS 30 FT
    - HEIGHT = 28.2'
    8) MINIMUM LOT FRONTAGE = 50 FT
    - PROVIDED = 304 FT
    9) MINIMUM LOT SIZE = 5,000 SF
    - PROVIDED = 13,000 SF
    10) WETLAND SETBACK(BUFFER) = 75 FT
    - PROVIDED < 75 FT
    - VARIANCE GRANTED MARCH 17, 2020, & CONDITIONAL USE APPLICATION IN PROCESS.
16. OCCUPANTS. THE SITE IS APPROVED FOR 41 OCCUPANTS/FRATERNITY MEMBERS PLUS A RESIDENT MANAGER. THIS NUMBER MAY NOT BE EXCEEDED UNLESS APPROVED BY THE PLANNING BOARD.
17. FERTILIZER. LOW PHOSPHORUS/SLOW RELEASE NITROGEN FERTILIZERS FOR LANDSCAPING MATERIALS SHALL BE USED.
18. ADDITIONAL INFORMATION. FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824. (603) 868-8064.
19. NOTICE OF DECISION. IT IS THE RESPONSIBILITY OF THE APPLICANT, SITE CONTRACTOR, AND BUILDING CONTRACTOR TO FOLLOW ALL REQUIREMENTS RELATED TO THIS SITE PLAN APPROVAL. PLEASE REVIEW THESE PLANS AND THE PLANNING BOARD NOTICE OF DECISION CAREFULLY. CONTACT THE DURHAM PLANNING DEPARTMENT AT (603) 868-8064 WITH ANY QUESTIONS OR CONCERNS.
20. BLASTING. BLASTING AND ON-SITE CHIPPING (OF STONE) IS RESTRICTED TO THE HOURS OF 9:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.
21. ALL SIDEWALKS ON SITE ARE TO BE CONCRETE.
22. POROUS PAVEMENT SIGNAGE AT THE DRIVEWAY ENTRANCE SHALL READ: "CAUTION - POROUS PAVEMENT".

    POROUS PAVEMENT SIGNAGE WITHIN THE PARKING LOT SHALL READ: "CAUTION - POROUS PAVEMENT - NO SEALING, SANDING, OR STOCKPILING (DIRT, MULCH, ETC.) - SEE PLANS ON FILE AT THE TOWN OFFICE FOR ADDITIONAL DETAILS.
23. IF THERE IS NOT SUFFICIENT ROOM ON SITE TO STORE SNOW, THEN THE OWNER SHALL REMOVE THE SNOW TO A LEGAL LOCATION OFF SITE.

## AREA CALCULATIONS

| TOTAL AREA OF LOT* | EXISTING IMPERVIOUS AREA | PROPOSED IMPERVIOUS AREA** | PROPOSED POROUS PAVE. AREA |
|---|---|---|---|
| 77,900 SF | 9,500 SF | 5,000 SF | 10,070 SF |

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

FINAL APPROVAL BY DURHAM PLANNING BOARD, CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER

_____ DATE _____

| ISS. | DATE: | DESCRIPTION OF ISSUE: | CHK. |
|---|---|---|---|
| 5 | MAY 26, 2021 | FOR APPROVAL | |
| 4 | APR 21, 2021 | FOR APPROVAL | |
| 1 | SEPT 2, 2020 | FOR APPROVAL | |

DRAWN: MCV/JJM DESIGN: MCV/JJM
CHECKED: BDS CHECKED: BDS

EMANUEL ENGINEERING
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

SEAL:

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

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