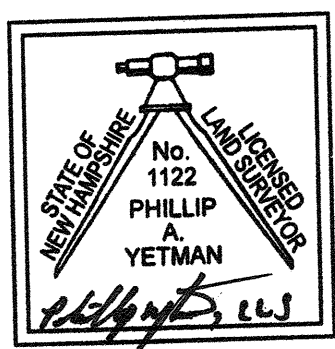


LOCATION MAP SCALE: 1" = 1,000'

LEGEND:

DESCRIPTION	EXISTING
SCRD 1234/123 N/F TYP.	STRAFFORD COUNTY REGISTRY OF DEEDS DEED BOOK/PAGE NOW OR FORMALLY TYPICAL
ELV.	ELEVATION
VGC	FINISHED FLOOR
DYL	VERTICAL GRANITE CURB
MAP 21 LOT 8	DOUBLE YELLOW LINE
BENCHMARK	
RAILROAD SPIKE	
BOUND	
IRON ROD/PIPE FOUND	
SET 5/8" REBAR WITH SURVEYOR'S CAP	
SEWER MANHOLE	
UTILITY POLE (UP)	
GATE VALVE	
GAS/WATER SHUTOFF	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CENTERLINE DOUBLE YELLOW	
STONE WALL	
WETLAND FLAG/WETLAND	
FRESH WATER WETLAND LINE	
WETLAND BUFFER LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	



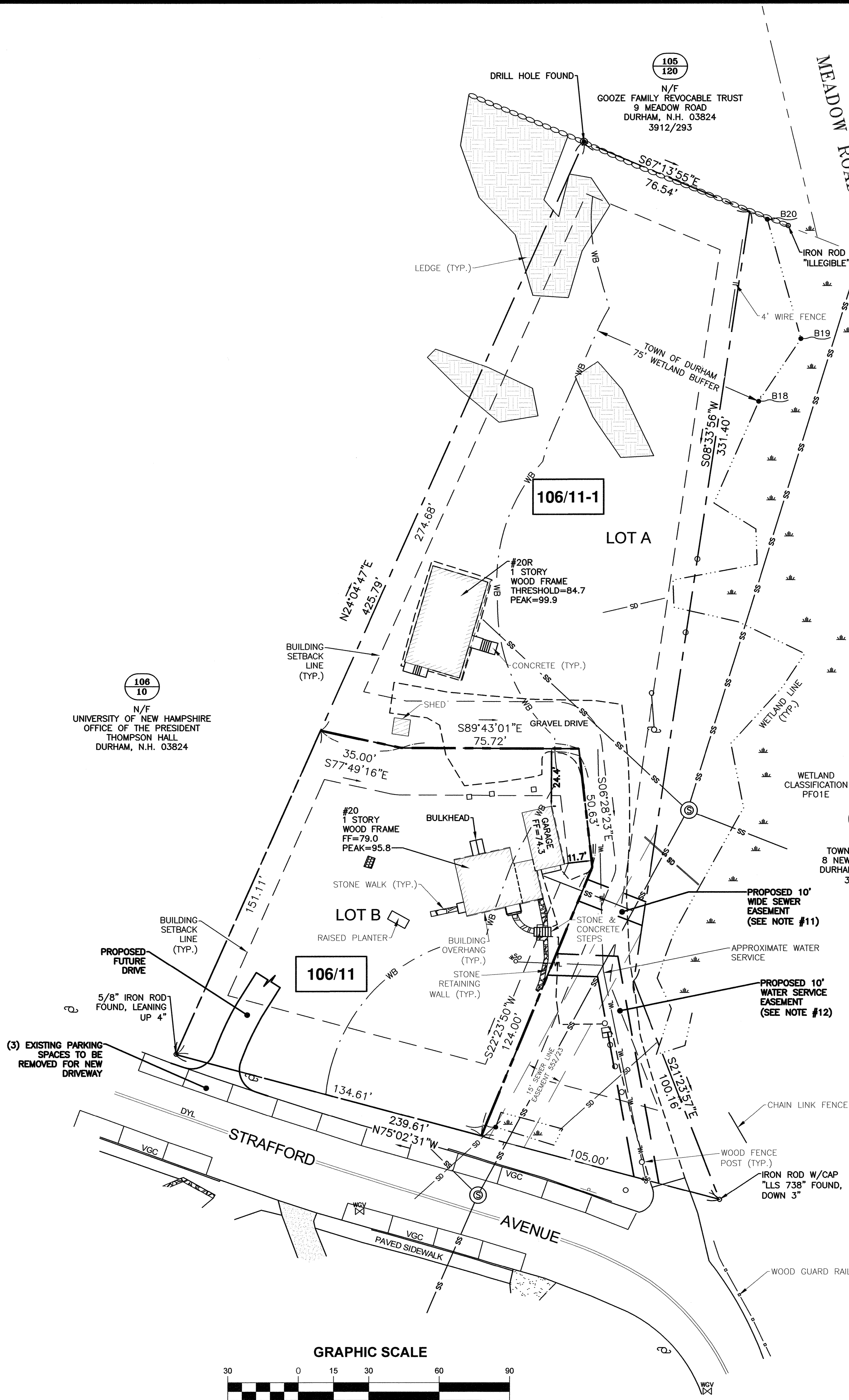
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILLIP A. YETMAN, LLS 1122 1-27-2026
DATE

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

MICHAEL BEHRENDT, TOWN PLANNER DATE

106
10
N/F
UNIVERSITY OF NEW HAMPSHIRE
OFFICE OF THE PRESIDENT
THOMPSON HALL
DURHAM, N.H. 03824



PLAN REFERENCES:

- STANDARD BOUNDARY SURVEY, TAX MAP 2 - LOT 6-0, KIMBALL PROPERTY FOR STEVEN KIMBALL, 20 STRAFFORD AVENUE, TOWN OF DURHAM, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE., PREPARED BY: AMBIT ENGINEERING, INC., DATED: MAY 2006 AND REVISED 5/31/2007, SCALE: 1"=20'. NOT RECORDED.
- LOTS FOR NILSON & FOLLANSBEE, DURHAM NEW HAMPSHIRE. SCALE 1"=40 FT. DATED DECEMBER, 1973 BY G.L.DAVIS & ASSOCIATES. SCRD POCKET 1 FOLDER 5 PLAN #51.
- PLAN OF PROPOSED LAYOUT OF EXTENSION OF STRAFFORD AVENUE, DURHAM, N.H. SCALE 1"=50' DATED MAY 1951, REV. JULY 1951 BY NED SPAULDING. SCRD POCKET 3 FOLDER 2 PLAN #16.
- TOWN OF DURHAM, NEW HAMPSHIRE, PLAN OF CENTER LINE OF EASEMENTS FOR SEWERS. SCALE 1"=80' DATED MAY 26, 1947 BY WESTON & SAMPSON, CONSULTING ENGINEERS. SCRD POCKET 2 FOLDER 14 PLAN #36.
- ADDITIONAL TOPOGRAPHY, NEW ENGLAND CENTER PARKING LOTS, DURHAM, N.H. SCALE 1"=20' DATED AUGUST 1976 BY G. L. DAVIS & ASSOCIATES. ARCHIVED AT THE UNIVERSITY OF NEW HAMPSHIRE.



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

NOTES:

- PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 106 AS LOT 11.
- OWNER OF RECORD:
PINE LEDGE HOLDINGS, INC.
126 MORGAN DRIVE
AUBURN, N.H. 03032
SCRD DEED BOOK 3465 PAGE 1
LOCUS PROPERTY:
20 STRAFFORD AVENUE
DURHAM, NH 03824
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0318E. EFFECTIVE SEPTEMBER 30, 2015.
- EXISTING TOTAL PARCEL AREA:
57,122 S.F.
1.3114 ACRES

PROPOSED LOT AREAS:
LOT A 36,610 S.F.
0.8487 ACRES
(SEE NOTE 13)
LOT B 20,512 S.F.
0.4627 ACRES
(SEE NOTE 14)
- PARCEL IS LOCATED IN THE RESIDENCE A (RA) DISTRICT.
- DIMENSIONAL REQUIREMENTS:
MINIMUM LAND AREA: 20,000 S.F.
MINIMUM STREET FRONTAGE: 100 FEET
MINIMUM LOT DEPTH: NONE
SETBACKS: FRONT (MINOR STREET) 30 FEET
REAR 20 FEET
SIDE 10 FEET
MAXIMUM COVERAGE (IMPERVIOUS): 33%
MAXIMUM BUILDING/STRUCTURE HEIGHT: 30 FEET
*BY SPECIAL EXCEPTION: 35 FEET
- THE PURPOSE OF THIS PLAN IS TO SHOW THE TWO LOT SUBDIVISION OF ASSESSOR'S MAP 106, LOT 11 IN THE TOWN OF DURHAM.
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- ABUTTER INFORMATION TAKEN FROM THE TOWN OF DURHAM ASSESSORS WEBSITE.
- PARCEL IS SUBJECT TO 15' WIDE SEWER LINE EASEMENT TO THE TOWN OF DURHAM. SEE SCRD DEED BOOK 552 PAGE 23.
- PROPOSED 10' WIDE SEWER EASEMENT TO BE CENTERED ON EXISTING SEWER SERVICE.
- PROPOSED 10' WIDE WATER SERVICE EASEMENT TO BE CENTERED ON LOCATION OF WATER SERVICE.
- UNDERGROUND UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE ONLY AND ARE BASED ON VISIBLE FEATURES AND INFORMATION PROVIDED BY THE CLIENT. THIS PLAN MAY NOT DEPICT ALL SERVICES.
- 553 S.F. OF LOT A WAS DETERMINED TO BE OF A POORLY DRAINED LOAMY/SANDY SOIL (543BH). THE EFFECTIVE LOT AREA (36,610 S.F. - 553 S.F. = 36,057 S.F.).
- 347 S.F. OF LOT B WAS DETERMINED TO BE OF A POORLY DRAINED LOAMY/SANDY SOIL (543BH). THE EFFECTIVE LOT AREA (20,512 S.F. - 347 S.F. = 20,165 S.F.).

REV.	DATE	DESCRIPTION	BY	CHK.
1	JANUARY 21, 2026	TOWN COMMENTS	PAY	JRC
0	JANUARY 20, 2026	ISSUED FOR COMMENT	PAY	JRC

DRAWING ISSUE STATUS

SITE SURVEY

SUBDIVISION PLAN
TAX MAP 106 - LOT 11
20 STRAFFORD AVENUE
TOWN OF DURHAM
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

OWNER:
PINE LEDGE HOLDINGS, INC.

SCALE: 1" = 30'

JANUARY, 2026

FB458, PG17

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