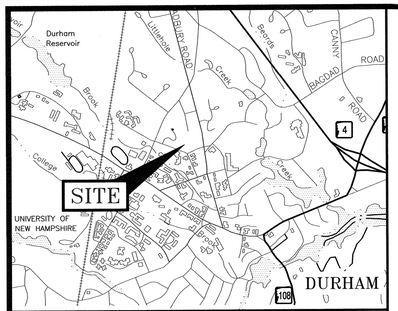
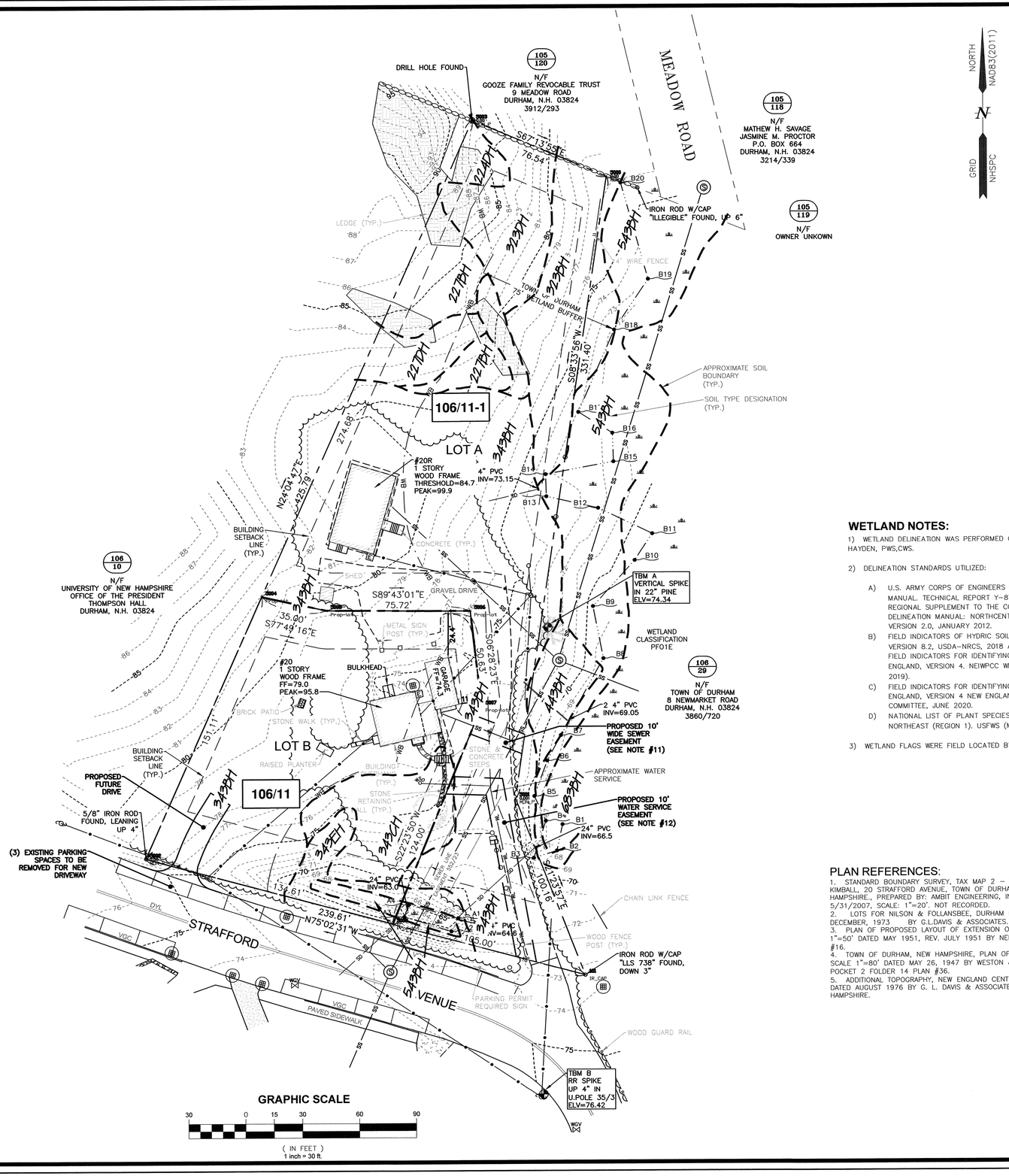


LOCATION MAP SCALE: 1" = 1,000'

LEGEND:

DESCRIPTION	EXISTING
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
INV.	INVERT
ELV.	ELEVATION
	FINISHED FLOOR
VGC	VERTICAL GRANITE CURB
DYL	DOUBLE YELLOW LINE
MAP 21 LOT 8	21/8
BENCHMARK	
RAILROAD SPIKE	
BOUND	
IRON ROD/PIPE FOUND	
SET 5/8" REBAR WITH SURVEYOR'S CAP	
SEWER MANHOLE	
UTILITY POLE (UP)	
CATCH BASIN	
GATE VALVE	GCV WGV SGV
GAS/WATER SHUTOFF	
TREES	
GAS/ELECTRIC METER	E G
MAIL BOX	
SIGN	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CENTERLINE DOUBLE YELLOW	
STONE WALL	
TREELINE	
MINOR FOOT CONTOUR	98
MAJOR FOOT CONTOUR	100
WETLAND FLAG/WETLAND	A1
FRESH WATER WETLAND LINE	
WETLAND BUFFER LINE	WB
STORM DRAIN LINE	SD
SANITARY SEWER LINE	SS
OVERHEAD UTILITY LINE	



STATE OF NEW HAMPSHIRE No. 1122 PHILLIP A. YETMAN LICENSED LAND SURVEYOR

"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 — DATE 1-27-2026

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

WETLAND NOTES:

1) WETLAND DELINEATION WAS PERFORMED ON 09/21/2025 BY SAM HAYDEN, PWS,CWS.

2) DELINEATION STANDARDS UTILIZED:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA–NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (APRIL 2019).

C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.

D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

PLAN REFERENCES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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
WWW.HALEYWARD.COM

NOTES:

1) PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 106 AS LOT 11.

2) OWNER OF RECORD:
PINE LEDGE HOLDINGS. INC.
126 MORGEN DRIVE
AUBURN, N.H. 03032
SCRD DEED BOOK 3465 PAGE 1
LOCUS PROPERTY:
20 STRAFFORD AVENUE
DURHAM, NH 03824

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0318E. EFFECTIVE SEPTEMBER 30, 2015.

4) EXISTING TOTAL PARCEL AREA:
57,122 S.F.
1.3114 ACRES

PROPOSED LOT AREAS:

LOT A	LOT B
36,610 S.F.	20,512 S.F.
0.8487 ACRES	0.4627 ACRES
(SEE NOTE 14)	(SEE NOTE 15)

5) PARCEL IS LOCATED IN THE RESIDENCE A (RA) DISTRICT.

6) 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

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE TWO LOT SUBDIVISION OF ASSESSOR'S MAP 106, LOT 11 IN THE TOWN OF DURHAM.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) ABUTTER INFORMATION TAKEN FROM THE TOWN OF DURHAM ASSESSORS WEBSITE.

10) PARCEL IS SUBJECT TO 15' WIDE SEWER LINE EASEMENT TO THE TOWN OF DURHAM. SEE SCRD DEED BOOK 552 PAGE 23.

11) PROPOSED 10' WIDE SEWER EASEMENT TO BE CENTERED ON EXISTING SEWER SERVICE.

12) PROPOSED 10' WIDE WATER SERVICE EASEMENT TO BE CENTERED ON LOCATION OF WATER SERVICE.

13) 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.

14) 553 S.F OF LOT A WAS DETERMINED TO BE OF A POORLY DRAINED LOAMY/SANDY SOIL (543BH) WITHIN THE WETLAND AND/OR WITHIN THE 75' WETLAND BUFFER. THE EFFECTIVE LOT AREA (36,610 S.F. – 553 S.F. = 36,057 S.F.).

15) 347 S.F. OF LOT B WAS DETERMINED TO BE OF A POORLY DRAINED LOAMY/SANDY SOIL (543BH) WITHIN THE WETLAND AND/OR WITHIN THE 75' WETLANDS BUFFER. 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 SITE 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 5010545

P:\NH\5010545-Pine_Ledge_Holdings\1298-20 Strafford Ave._Durham-PAY\02-CAD_Files\3023 Subdivision\5010545-1298-SUBDIVISION-Strafford_Ave.dwg 1/27/2026 12:28:43 PM