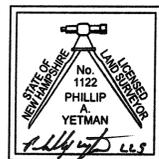


LOCATION MAP SCALE: 1" = 1,000'

LEGEND:

DESCRIPTION	EXISTING
SCRD 1234/123	STRAFFORD COUNTY REGISTRY OF DEEDS DEED BOOK/PAGE
N/F TYP.	NOW OR FORMALLY TYPICAL
ELV.	ELEVATION FINISHED FLOOR
VGC	VERTICAL GRANITE CURB
DYL	DOUBLE YELLOW LINE
MAP 21 LOT 8	
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	

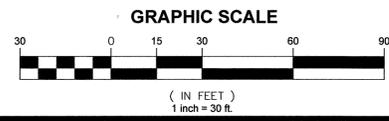
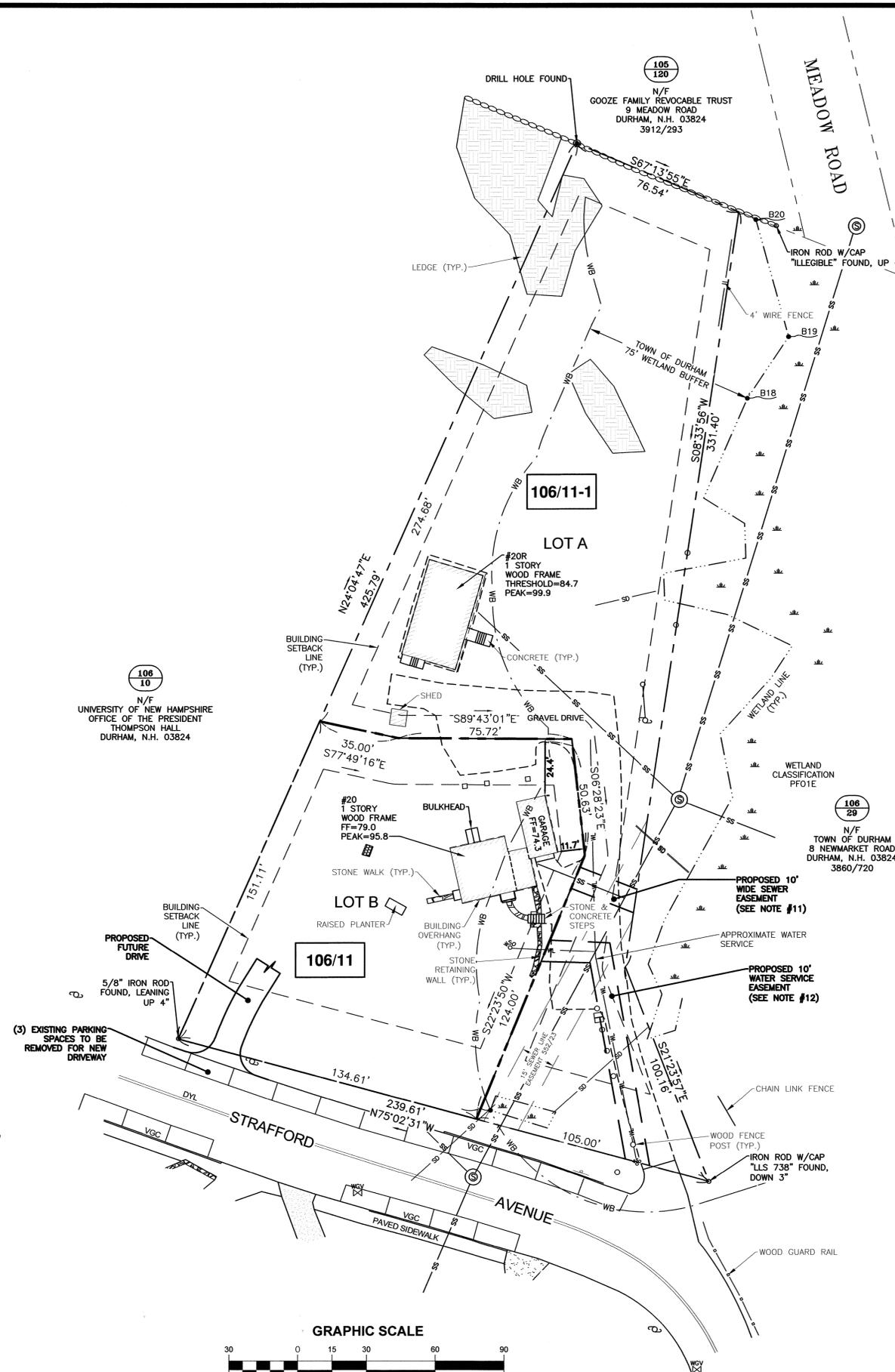


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

Phillip A. Yetman, L.L.S. 2/20/2026
 PHILLIP A. YETMAN, L.L.S. 1122 DATE

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

MICHAEL BEHRENDT, TOWN PLANNER DATE



- 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.

- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF DURHAM ASSESSOR'S MAP 106 AS LOT 11.
 - 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
 - PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0319E. 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 14)
 LOT B 20,512 S.F. 0.4627 ACRES (SEE NOTE 15)
 - 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.
2	Feb. 18, 2026	TOWN COMMENTS	PAY	JRC
1	JAN. 21, 2026	TOWN COMMENTS	PAY	JRC
0	JAN. 20, 2026	ISSUED FOR COMMENT	PAY	JRC

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.