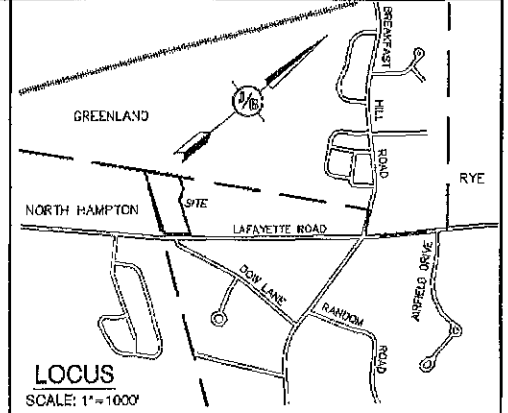


BOUNDARY LINE TABLE:

LINE BEARING	DISTANCE
N55°17'38"W	9.01
S72°43'32"W	12.82
N48°08'42"W	28.82
N48°08'22"W	12.82

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A 30-UNIT, TWO-BEDROOM RESIDENTIAL CONDOMINIUM DEVELOPMENT. PROJECT TO BE SERVED BY ON SITE SEPTIC & AQUIFER WATER UNITS 2, 5, 11, 17, 23 AND 29 SHALL BE WORKFORCE HOUSING UNITS.
- ZONING DISTRICT: COMMERCIAL
 LOT AREA MINIMUM = 44,000 SF
 LOT FRONTAGE MINIMUM = 150'
 LOT DEPTH MINIMUM = 150'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30' OR 60' ON LAFAYETTE ROAD
 SIDE SETBACK = 20'
 REAR SETBACK = 24'
 MAX. BUILDING HEIGHT = 35'
 MAX. BUILDING COVERAGE = 75%
 BUILDING COVERAGE PROVIDED = 28,300 S.F. = 12.0%
- MULTI-FAMILY OVERLAY
 LOT AREA MINIMUM = 2 ACRES
 LOT FRONTAGE MINIMUM = 150'
 MAXIMUM LOT DENSITY = 6 UNITS/ACRE, MAX 40 UNITS
 DENSITY PROVIDED = 30 UNITS
 MINIMUM BUILDING SEPARATION = 20'
- THIS DEVELOPMENT LIES WITHIN THE AQUIFER PROTECTION DISTRICT. IMPERVIOUS COVERAGE SHALL NOT EXCEED 28% OF THE TOTAL LOT AREA. POROUS PAVEMENT SHALL BE UTILIZED SITE-WIDE. PROPOSED IMPERVIOUS PAVEMENT COVERAGE = 0%.
- PARKING CALCULATIONS
 MULTI-FAMILY - "ONE-CAR GARAGE ATTACHED OR IN CLOSE PROXIMITY TO THE UNIT AND ONE OTHER PARKING SPACE" (REF. SECTION 190-4.2(2)(3) OF TOWN OF RYE ZONING ORDINANCE)
 TOTAL NUMBER OF UNITS = 30
 8 OVERFLOW SPACES, PLUS EACH UNIT HAS 1 SPACE IN GARAGE AND 1 SPACE IN DRIVEWAY.
 TOTAL SPACES REQUIRED = 60
 TOTAL SPACES PROVIDED = 68
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NOS. 33010C0265F AND 33010C0227F, BOTH WITH EFFECTIVE DATE OF JANUARY 29, 2021.
- BASIS OF BEARING: HORIZONTAL=MAGNETIC, 2018.
 VERTICAL=NOV 28, RYE GPS DISK 10.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ADJUTING OWNERS ARE BASED ON THE TAX RECORDS FOR THE TOWNS OF RYE, GREENLAND, AND NORTH HAMPTON, AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF RYE ASSESSOR'S OFFICE, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES. OFFSITE WETLANDS WERE DELINEATED BY GOME ENVIRONMENTAL SERVICES, INC. IN SUMMER, 2021.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SHOW TO BE TRUCKED OFFSITE BY THE CONDOMINIUM ASSOCIATION WHEN AREAS INDICATED ON THE PLAN ARE FULL.
- TRASH TO BE COLLECTED WITH TOTES AT EACH HOUSE. PRIVATE TRASH PICKUP TO BE ARRANGED BY THE HOME OWNER'S ASSOCIATION.
- THE USE OF FERTILIZER IS ALLOWED PER THE MAY, 2021 DOCUMENT ENTITLED GUIDANCE FOR LAWN/TURF AREAS FOR LAWN CARE AND FERTILIZATION THAT PROMOTES WATER QUALITY. PREPARED IN ASSOCIATION WITH EMMA ERLER, UNH COOPERATIVE EXTENSION, LANDSCAPE FIELD SPECIALIST AND SUBSEQUENT REVISIONS TO DOCUMENT. THIS IS TO BE NOTED IN THE CONDOMINIUM DOCUMENTS AS WELL.
- STATE PERMITS REQUIRED:
 MINES ALTERATION OF TERRAIN PERMIT #AOT-2020 DATED 2/19/22
 RIDES SUBDIVISION PERMIT #ASD02022040 DATED 2/24/22
 NIGDOT DRIVEWAY PERMIT 06-397-270
- THE DEVELOPMENT HAS BEEN DESIGNATED AS A "NO SAND" AREA. SALT EQUIVALENT SHALL BE USED FOR ICE TREATMENT, GREEN SNO-PRO SNOW MAINTENANCE TECHNIQUES ARE TO BE UTILIZED ON THIS SITE.
- THE INFILTRATION BASIN AND ALL OTHER DRAINAGE FACILITIES ARE TO BE OWNED, MAINTAINED AND REPAIRED BY THE CONDOMINIUM ASSOCIATION.
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NOS. 33010C0265F AND 33010C0227F, BOTH WITH EFFECTIVE DATE OF JANUARY 29, 2021.
- SURVEY THE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- PROPOSED LIMITED COMMON AREAS FOR EACH UNIT ARE SHOWN. LIMITED COMMON AREAS ARE INTENDED TO BE PARALLEL AND PERPENDICULAR TO THEIR RESPECTIVE UNITS. LINES BETWEEN EACH LIMITED COMMON AREA SHALL RUN WITH THE DIVISION LINE BETWEEN UNITS IN MULTI-UNIT BUILDINGS. DRIVEWAYS IN FRONT OF EACH UNIT SHALL BE LIMITED COMMON.



PLAN REFERENCES:

- "BOUNDARY LINE ADJUSTMENT AND MERGER PLAN FOR RYE SANITARY" BY DOUCET SURVEY DATED 1-12-2010 AND RECORDED AT R.C.R.D. AS PLAN #36368
- "SUBDIVISION OF LAND, NORTH HAMPTON N.H. FOR JACOB GOROWSKI & L.A.B. REALTY CORP." DATED 12-11-1979 AND RECORDED AT R.C.R.D. AS PLAN #9584.
- "PLAN OF LAND IN GREENLAND N.H., A SUBDIVISION FOR THE ESTATE OF PATRICK COMARLY" BY KIMBALL CHASE DATED 10-14-1981 AND RECORDED AT R.C.R.D. AS PLAN #10458.
- "PLAN OF THE RYE-GREENLAND TOWN LINE" DATED MAY, 1978 AND RECORDED AT THE R.C.R.D. AS PLAN #8745.
- "BOUNDARY PLAN OF LAND, COAKLEY LANDFILL SUPERFUND SITE, GREENLAND AND NORTH HAMPTON N.H." DATED 9-11-1992 AND RECORDED AT THE R.C.R.D. AS PLAN #22089
- "STATE OF NH, STATE HIGHWAY DEPARTMENT PLAN & PROFILE OF PROPOSED FEDERAL AID PROJECT #37 LAFAYETTE ROAD". ON RECORD AT THE MIDDOT DISTRICT 6 OFFICE.
- "SUBDIVISION PLAN, THOMPSON LANDING - TAX MAP 10, LOT 1, LAFAYETTE ROAD, RYE, NH." DATED 2/9/22 BY JONES & BEACH ENGINEERS, INC., R.C.R.D. 43368.
- "EASEMENT PLAN, THOMPSON LANDING - TAX MAP 10, LOT 1, LAFAYETTE ROAD, RYE, NH." DATED 12/17/19 BY JONES & BEACH ENGINEERS, INC., R.C.R.D. 43371.
- "SITE PLAN, THOMPSON LANDING - TAX MAP 10, LOT 1, LAFAYETTE ROAD, RYE, NH." DATED 12/17/19 BY JONES & BEACH ENGINEERS, INC., R.C.R.D. 43370.
- "CONDOMINIUM SITE PLAN, THOMPSON LANDING - TAX MAP 10, LOT 1, LAFAYETTE ROAD, RYE, NH." DATED 12/17/19 BY JONES & BEACH ENGINEERS, INC., R.C.R.D. 43375.

CONDOMINIUM SITE PLAN CERTIFICATION:

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT THE BUILDINGS DEPICTED HEREON ARE NOT YET BEGUN AND THIS PLAN COMPLIES WITH NH RSA 358-B20 (1)



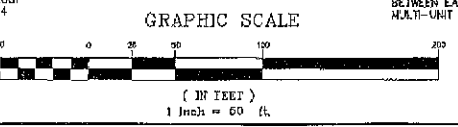
MATTHEW J. SALVUCCI, LLS 1030 DATE: 10/4/22

PROJECT PARCEL TOWN OF RYE TAX MAP 10, LOT 1
OWNER OF RECORD THOMPSON LANDING, LLC 172 ROUTE 101, UNIT 25C BEDFORD, NH 03110 BK 6419 PG 2412
TOTAL LOT AREA 220,145 SQ. FT. 5.05 ACRES

APPROVED - RYE, NH
 PLANNING BOARD
Patricia D. Cook 10/16/22
 DATE:

GENERAL LEGEND

	PROPERTY LINES
	ADJUTING LINES
	BUILDING SETBACK
	OVERHEAD ELECTRIC
	WETLANDS
	EXISTING EDGE OF PAVEMENT
	TREELINE
	EDGE OF GRAVEL
	STONE WALL
	REMNANT STONE WALL
	UTILITY POLE
	GUY WIRE ANCHOR
	LIMITED COMMON AREA LINE
	PROPOSED EDGE OF PAVEMENT
	SINGLE POST SIGN
	CONDOMINIUM UNIT NUMBER
	RESIDENTIAL ADDRESS



D-43638

Design: JAC	Draw: PSL	Date: 12/17/19
Checked: JAC	Scale: 1"=60'	Project No.: 18062.1
Drawing Name: 18062-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
27	10/4/22	REVISED PROJECT OWNER	MJB
26	8/17/22	REVISED WORKFORCE HOUSING UNITS	LAZ
25	6/9/22	REVISED PROJECT NAME	MJS
24	6/1/22	REVISED PER REVIEW COMMENTS	LAZ
23	5/17/22	ADDED EASEMENT PLAN	LAZ
REV.	DATE	REVISION	BY

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONDOMINIUM SITE PLAN
Project:	THOMPSON LANDING - TAX MAP 10, LOT 1 LAFAYETTE ROAD, RYE, NH
Owner of Record:	THOMPSON LANDING, LLC 172 ROUTE 101, UNIT 25C, BEDFORD, NH 03110

DRAWING No.
CS1
 SHEET 4 OF 14
 JBE PROJECT NO. 18062.1