

711 Long John Rd Subdivision

1-142



SITE DATA

PROJECT NAME: TFMoran Zoo
 PROJECT ADDRESS: 711 CORN JOHN ROAD, RYE, NH
 PROJECT OWNER: JAMES & KATHY NADÉAU
 PROJECT CONTACT: JAMES NADÉAU
 PROJECT PHONE: (603) 882-1111
 PROJECT FAX: (603) 882-1111
 PROJECT EMAIL: jnadéau@tforan.com

AREA	AREA	AREA
AREA 1	AREA 2	AREA 3
AREA 4	AREA 5	AREA 6
AREA 7	AREA 8	AREA 9
AREA 10	AREA 11	AREA 12

ZONING TABLE

LOT	AREA	AREA	AREA	AREA	AREA	AREA
LOT 1	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
LOT 2	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
LOT 3	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6

THESE PLANS WERE PREPARED BY THE ARCHITECT AND ENGINEER FOR THE PROJECT OWNER. THE ARCHITECT AND ENGINEER HAS REVIEWED THE PLANS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF RYE, NEW HAMPSHIRE. THE ARCHITECT AND ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAS NOT VERIFIED THE ACCURACY OF THE PROPERTY LINES OR THE EXISTING CONDITIONS SHOWN ON THESE PLANS. THE ARCHITECT AND ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAS NOT VERIFIED THE ACCURACY OF THE PROPERTY LINES OR THE EXISTING CONDITIONS SHOWN ON THESE PLANS.

SIGN LEGEND

NO.	SYMBOL	SIZE (INCH)	TEXT	NO. OF SIGNS
1		36"	STOP	1

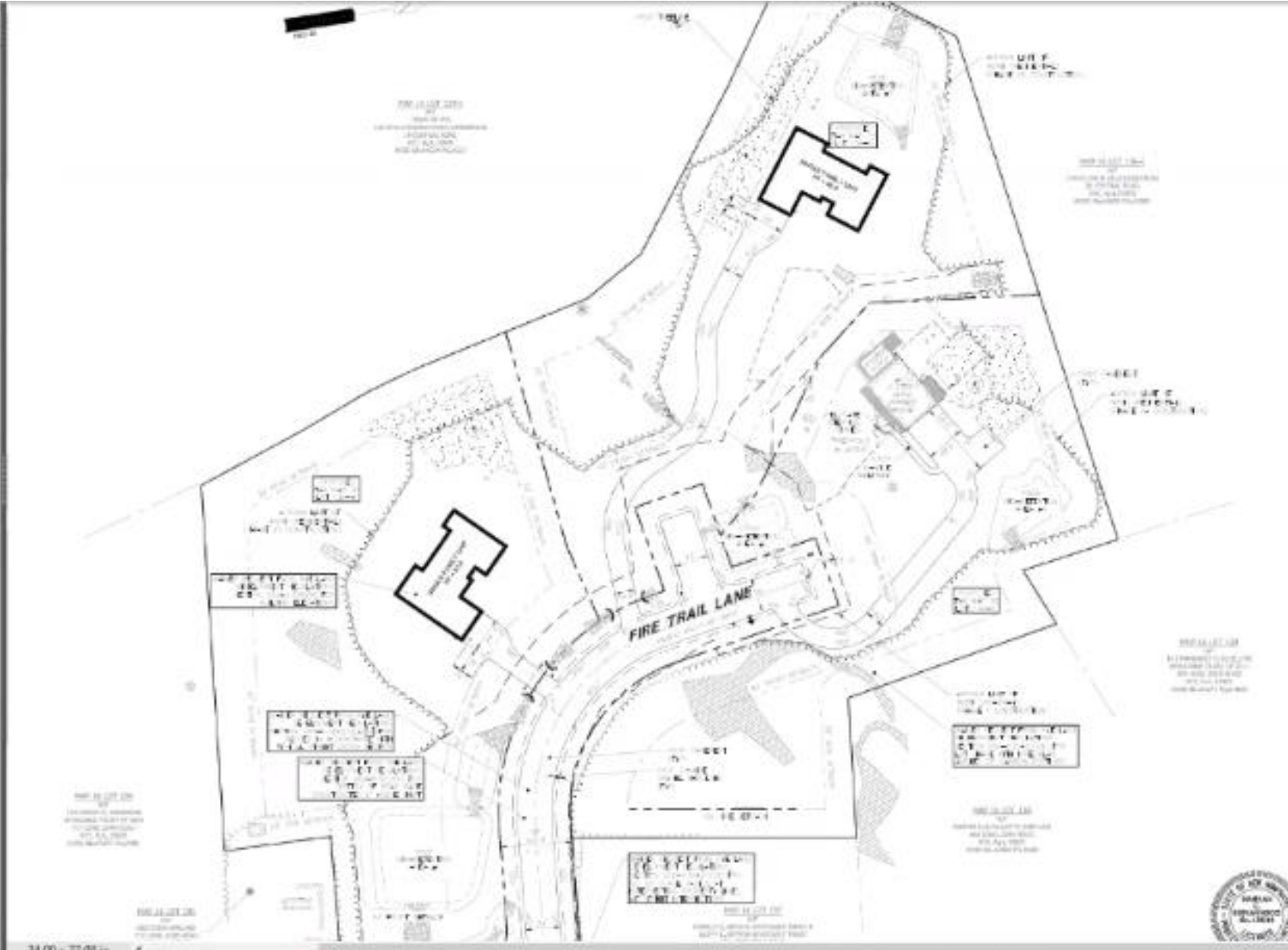
SUBDIVISION PLANS

THE ARCHITECT HAS REVIEWED THE PLANS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF RYE, NEW HAMPSHIRE.

PROPOSED 3-LOT SUBDIVISION

711 CORN JOHN ROAD, RYE, NH

JAMES & KATHY NADÉAU



2024 7 PAGE
 DPL FILE FOUND
 LEFT OF PROPERTY
 NEW OR FORESTLY
 NORTH AMERICAN DATUM OF
 1983
 RECONSTRUCTION COUNTY REGISTER
 IN 1987
 RIGHT OF WAY
 30' SIDE FEET
 NCL
 MONUMENT TO BE SET
 --- PROPERTY LINE
 --- PROPOSED PROPERTY LINE
 --- EXISTING LINE
 --- SURVEILL



NEW SURVEY FOR CORNER OF PROVISION PREPARED BY
 JERSON, WEAVER AND ASSOCIATES, INC. DATED JUNE 14, 1990 WITH
 REVISION 1 DATED JULY 2, 1990. ROAD PLANS D-32475
 4. LOT LINE ADJUSTMENT & LOT RECONSTRUCTION PROPERTY OF
 JOSEPH C. & BARBARA FALLETTI & ANNY B. CHERRY, CASSELL
 LINDS (JOHN ROAD, THE, MH) PREPARED BY J.L. COLE &
 ASSOCIATES, INC. DATED JUNE 2, 1991. ROAD PLAN D-32487
 5. TOWNSHIPS OF 36 BY 36 (100' X 100') MARKS SELECTED BY
 WASHINGTON ROAD (THE, NHT) BY J.L. COLE & ASSOCIATES, INC.
 DATED JANUARY 10, 2005. ROAD PLAN D-32542

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S77°22'33"W	3.00
L2	N10°34'07"W	13.01
L3	N10°34'07"W	3.00
L4	S77°22'33"W	7.33
L5	N32°50'08"W	49.58
L6	S41°18'14"E	37.00
L7	S22°30'01"E	50.28
L8	N70°28'53"E	7.33
L9	N10°34'07"W	3.33
L10	N70°28'53"E	3.00
L11	N10°34'07"W	19.10
L12	S00°00'01"E	10.00
L13	S01°18'14"E	8.59
L14	S00°00'01"E	18.00
L15	S00°00'01"E	8.86
L16	S41°18'14"E	37.00
L17	S22°30'01"E	50.28
L18	N70°28'53"E	7.33
L19	N10°34'07"W	3.33
L20	N70°28'53"E	3.00
L21	N10°34'07"W	19.10

TOWN HALL

LO

NOTES:

1. THE PARCEL IS LOCATED IN THE UNCLE WYNDERBEE (UW)
2. THE PARCEL IS SHOWN ON THE TOWN OF EYE ASSESSOR
3. THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE 2 (AS ANNUAL CHANCE FLOODPLAIN AT 50% OR NATIONAL INSURANCE RATE MAP OF THE RECONSTRUCTION COUNTY YEAR NUMBER 200102000, WITH AN EFFECTIVE DATE OF MAY
4. DIVISIONAL REQUIREMENTS:

MINIMUM LOT SIZE	60,000
LOT FRONTAGE	200'
LOT DEPTH	150'
MINIMUM LINE DIVISIONS:	
FRONT	40'
REAR	20'
SIDE	30'
MAXIMUM OVERHANG (CHIMNEYS)	20'
BUILDING HEIGHT	15'
BUILDING COVERAGE	15%

 UNLESS OTHERWISE SPECIFIED FOR THE ZONING ORDINANCE OF THE TOWN OF EYE, MN.
5. OWNER OF RECORD: MAP 16 LOT 136-A. JAY MARCEL STEVENS TRUST, JAMES D. FACCA, II & KAREN S. FACCA, TRUSTEES TO TRUST, 1475 W. MAIN ST., WY. 55070. ECR-AM-1000. POND BK #0118 PG 405H.
6. PARCEL AREA: MAP 16 LOT 136-A. PROPOSED LOT 136-A. 81,780 SQ. FT. (1.8776 ACRES). EXISTING LOT 136-A. 1,749 ACRES (3.748 ACRES).
7. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 16 LOTS
8. FIELD SURVEY COMPLETED BY TJC & EAD IN FEBRUARY, 2020. USED DATA COLLECTOR AND A TOPCON HPCR-08.
9. HORIZONTAL DATUM IS NAD83 (2011) FEET STATIC SPK 08.
10. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR REFERRED TO DURING RESEARCH PERFORMED AT THE RECONSTRUCTION COUNTY REGISTER, RECORDS, OR RESTRICTIONS MAY EXIST WHICH A TITLE INSURANCE POLICY WOULD DETERMINE.
11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION (TYPICAL, BUT DOES NOT CLAIM TO THE ACCURACY OR LOCATION) SHOWN PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL VERIFY.
12. THIS SUBDIVISION IS NOT LOCATED WITHIN THE PRECINCTS OF THE TOWN OF EYE SUBJECT TO STATE VULNERABILITY ASSESSMENT MAPS.
13. ALL LIGHTING IN THE SUBDIVISION SHALL CONFORM TO THAT OF THE EYE PLANNING BOARD LAND DEVELOPMENT REGULATIONS.
14. THE TOWN OF EYE PLANNING BOARD INTENDS TO PROVIDE A DESIGNATED LEACH FIELD AREAS AND UTILITY AND STORM WATERS AND THE TOWN OF EYE REGULATORS. ADDITIONAL REQUIRED: THIS SUBDIVISION PLANS PRESENTS A POTENTIAL MULTI-FAMILY RESIDENTIAL STRUCTURES. THE BUILDING SYSTEMS HAVE NOT BEEN DESIGNED. DUE TO THIS, MARKS SPECIFIED FOR SAND OR HAVE BEEN OBTAINED IN THE SURVEYING AREA. CONTRACTOR SHALL NOT REFUSE THE NEED PLAN TO ALLOW FOR FUTURE ARCHITECTURAL DECISIONS IN LIGHTS, EXHAUSTION, TRAIL, POLYETHYLENE, OR PROPOSED TRENCHES OF THE SUBDIVISION, SUBJECT TO AREA.



MAP 16 LOT 136-A
 THE TOWN OF EYE
 RECONSTRUCTION COUNTY REGISTER
 711 LONG EYE ROAD
 EYE, MN 55007
 ROAD BK #0118 PG 405H

MAP 16 LOT 136
 THE TOWN OF EYE
 RECONSTRUCTION COUNTY REGISTER
 711 LONG EYE ROAD
 EYE, MN 55007
 ROAD BK #0118 PG 405H



NOTES

1. SEE MAP FOR DETAILS.



02 Site Development Plans_Rev 3_2009-11-26.pdf -
Adobe Acrobat



SUBDIVISION PLANS

1. PREPARED BY
JEANNE S. HARRIS, P.E.
PROPOSED 3-LOT SUBDIVISION
 711 LONG JOHN ROAD, NYS, IL
 2. OWNER
JAM HADEAU BEYODCABLE TRUST
 3. ENGINEER
JAMES H. & KARMEN HADEAU

SCALE: 1"=40'

DATE: 06/05/2009

Professional Engineer
 JAMES H. & KARMEN HADEAU, P.E.
 1000 N. WASHINGTON ST., SUITE 100
 CHICAGO, IL 60610



LONG JOHN ROAD



Wentworth by the Sea Country
Club Patio and other expansions



SITE DATA

PROJECT: WINDYHORN BY THE SEA
 CLIENT: WINDYHORN BY THE SEA
 DESIGNER: TFM

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	CLUBHOUSE BUILDING	10,000	10.0%
2	CONCRETE PAVEMENT	5,000	5.0%
3	POOL	15,000	15.0%
4	LANDSCAPE	10,000	10.0%
5	WEATHER DRIVE	2,000	2.0%
6	GRASS	40,000	40.0%
7	TOTAL	100,000	100.0%

- NOTES**
1. SEE NOTES ON SHEET 01 FOR GENERAL NOTES AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

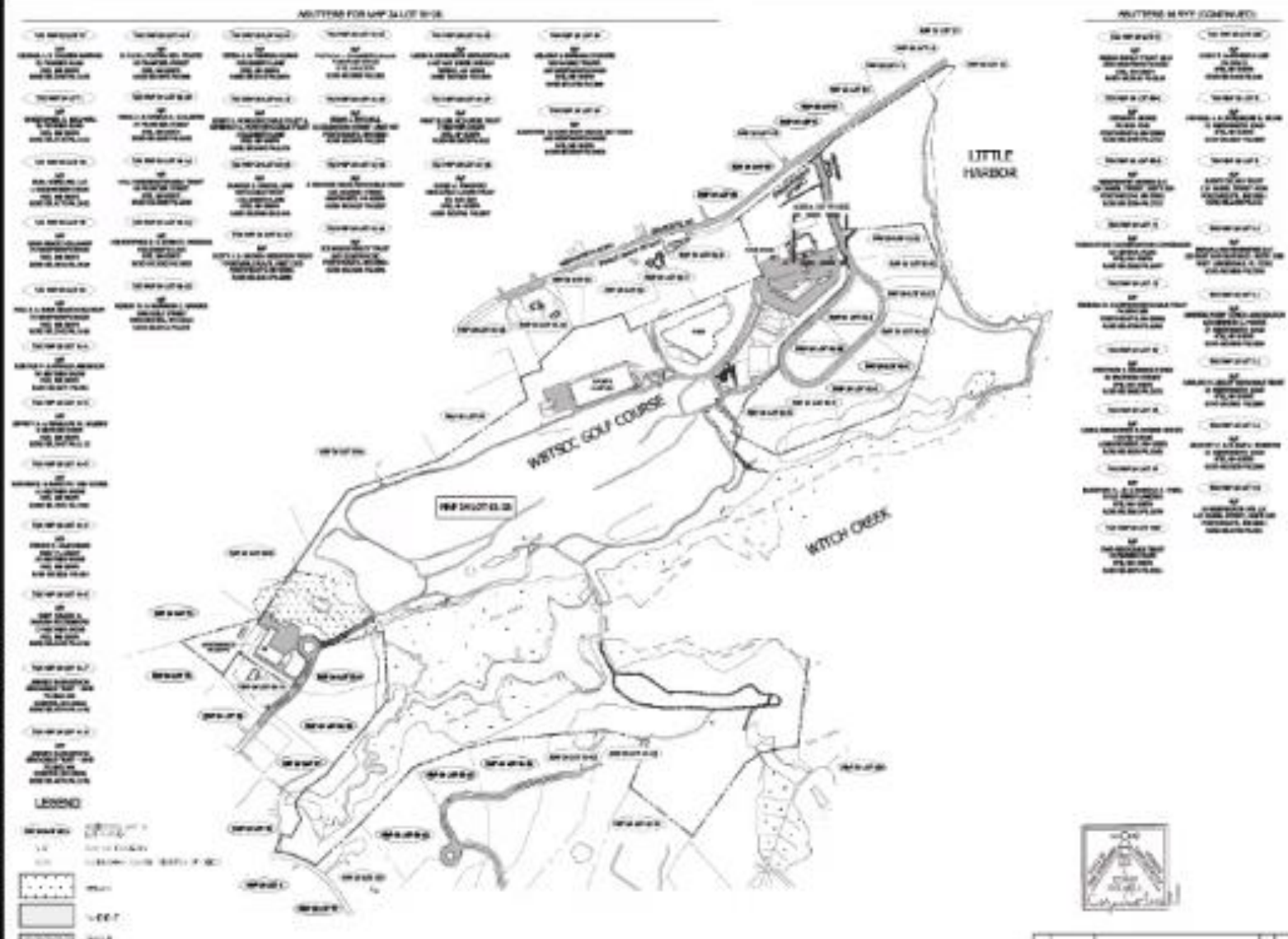
SITE DEVELOPMENT PLANS

FOR THE PROJECT OF
SITE LAYOUT PLAN COLOR EXHIBIT
WINDYHORN BY THE SEA
PATIO EXPANSION
50 WEST NORTH ROAD
SYDNEY, NEW HAMPSHIRE
 OWNED BY WINDYHORN BY THE SEA
WETEC LIMITED PARTNERSHIP

DATE: 12/08/24
 SCALE: 1/4" = 1'-0" (12/8/24)
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 APPROVED BY: TFM

TFM

THESE PLANS ARE PRELIMINARY DRAWINGS ONLY AND HAVE NOT BEEN IN FINAL FORM FOR CONSTRUCTION.



- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
 3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
 5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
 6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
 7. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
 8. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
 9. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
 10. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.

SITE DEVELOPMENT PLANS

1:1000 SCALE

OVERALL SITE PLAN

WENTWORTH BY THE SEA

RIND DIVISION

80 WENTWORTH ROAD

STYR, NEW HAMPSHIRE

WITSCC LIMITED PARTNERSHIP

7 x 300 (2007)

SCALE 1" = 200' (2007) NOVEMBER 20, 2009

TFM logo and other project information.

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAIL FOR CONSTRUCTION OR DEEDS

Vertical text on the left margin: PROJECT NO. 09-001, DATE: 11/20/09, DRAWING NO. SD-01

WENTWORTH BY THE SEA PATIO EXPANSION

60 WENTWORTH ROAD/NH ROUTE 1B
RYE, NEW HAMPSHIRE

NOVEMBER 20, 2020

VICINITY PLAN



PA Losik

