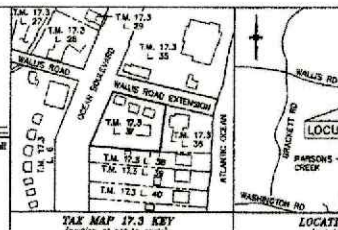


**WALLIS ROAD EXTENSION**  
Town Road  
Paved Road

**FLOOD NOTE:**  
THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" (Areas of 25 annual chance flood, depth of 1/2 annual chance flood with average depths of less than 1 foot or with average areas less than 1 min. and areas protected by levees from 1% annual chance flood) & "AE" (Base Flood Elevation determined at Elevation 9 feet) per "FORM FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 286 OR 681, MAP NUMBER 3301900066, EFFECTIVE DATE MAY 17, 2005.



**TAX MAP 17.3 KEY**  
(Portion of plat to view)

N/E RYE-D&E REALTY, LLC TAX MAP 17.3 LOT 35 PO BOX 131 RYE, NH 03870 R.C.R.D. BOOK 4304 PAGE 1970	N/E SURF CLUB OF RYE TAX MAP 17.3 LOT 35 PO BOX 1148 HAMPTON, NH 03843 R.C.R.D. BOOK 2755 PAGE 2465
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- NOTES:**
- OWNER OF RECORD:  
KONA PROPERTIES OF RYE, LLC  
R.C.R.D. BOOK 4304 PAGE 519  
DATED JUNE 21, 2005
  - TOTAL PARCEL AREA:  
26,160 Square Feet OR 0.60 Acre
  - THE BASIS OF BEARING IS PLAN REFERENCE
  - THE ELEVATIONS SHOWN HEREIN ARE BY RYE OPS #2, NH DOT #387-0380, N.G.V.D. SEE PLAN REFERENCE #1.
  - EACH UNIT WILL HAVE MINIMUM OF A GARAGE BIN FOR STORAGE OF ITS CONDO DOCUMENTS FOR FURTHER DETAILS
  - THE PROPOSED MUNICIPAL WATER LINES OFF VALVES AND WATER METER PIT LOCATIONS ARE PER A CONVERSATION WITH KONA WATER DISTRICT, ON SEPTEMBER 15, 2011.
  - PROPOSED EXTERIOR LIGHTING IS AS FOR ENTRY LIGHT ADJACENT TO THE ENTRANCE UNITS 2, 3 AND 4. SECURITY MOTION DETECTORS AT THE REAR AND DRIVEWAY SIDE ONE ENTRY LIGHT ADJACENT TO THE DOOR ENTRANCE AND ONE ENTRY LIGHT ADJACENT SECOND FLOOR DECK SLIDER OF UNIT 1. EXTERIOR LIGHTING IS PROPOSED.

**GRANTED VARIANCES\*\*:**

SECTION 202.3.6 DIMENSIONAL REQUIREMENTS: ABEAL: Open porches, garages, carports, driveways and other impermeable areas, to be unexcused covered areas shall not be ground floor area or living space but their area, together with the dwelling shall occupy from thirty percent (30%) of its lot.

SECTION 202.11.1 A CONVERSION OF SEASON UNITS: These shall be a minimum lot size square feet per dwelling.

SECTION 202.6.0 CORNER LOTS: On corner driveway shall set back only to the lesser of: On a corner lot, frontage, depth and front requirements shall be met for both streets.

SECTION 500.3 LOCATION OF PARKING SPACES: off-street parking shall be located within front yard area nor within ten (10) feet in any direction. A special exception for a conversion in accordance with Article V.5 was approved on the condition that parking not be rented.

\*\*The Rye Board of Adjustment unanimously approved the above variances on September 15, 2011. See Notice of Decision for cases #23-2011

**PIRATE'S COVE CONDOMINIUM**  
**SITE PLAN**  
FOR PROPERTY AT  
1220 Ocean Boulevard  
Rye, Rockingham County, New Hampshire  
OWNED BY  
Kona Properties of Rye, LLC  
1/3 Debra Arnold  
1220 Ocean Boulevard, Rye, NH 03870

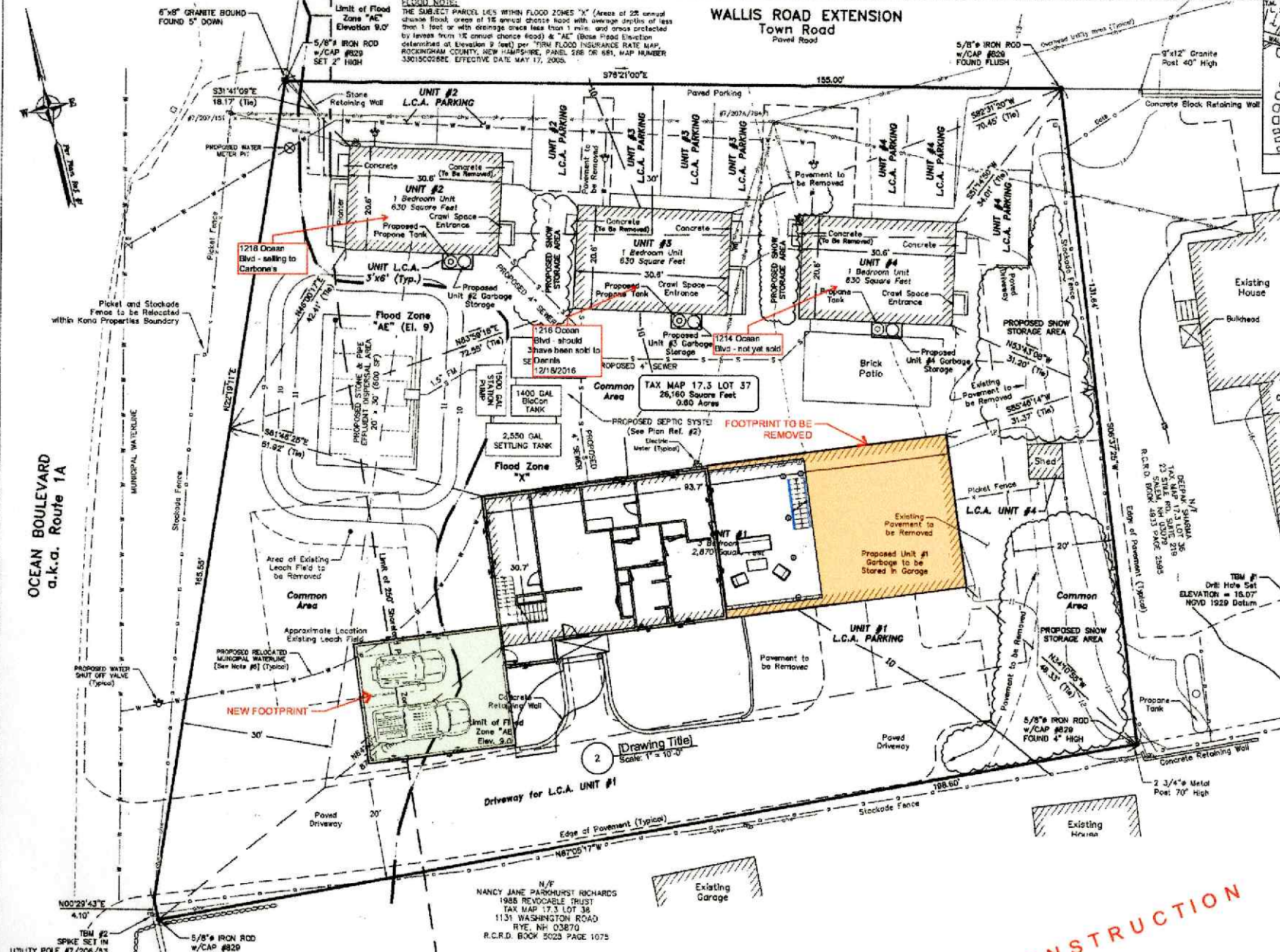
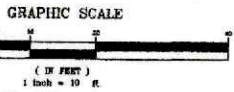
**EASTERLY SURVEYING, INC.**  
SURVEYORS IN N.H. & MAINE  
191 STATE ROAD  
(207) 450-6388  
KITTEERY, ME

SCALE: 1" = 10'	PROJECT NO. 10714	DATE 4/28/11	SHEET 2 OF 4
DRAWING NO: 0714 316 Plan			Tax Map 17.3
FIELD BOOK No: "Rye, NH #1"			

**NOT FOR CONSTRUCTION**

NANCY JANE PARKHURST RICHARDS  
1988 REVOCABLE TRUST  
TAX MAP 17.3 LOT 35  
1131 WASHINGTON ROAD  
RYE, NH 03870  
R.C.R.D. BOOK 5023 PAGE 1075

D-3705B



OCEAN BOULEVARD  
a.k.a. Route 1A

TM #2  
UTILITY POLE #7/206/53  
ELEVATION = 10.00'  
NGVD 1929 Datum

5/8" IRON ROD  
w/CAP #829  
SET 3" HIGH

5/8" IRON ROD  
w/CAP #829  
FOUND 4" HIGH



TM #2  
SPIKE SET IN  
ELEVATION = 10.00'  
NGVD 1929 Datum





NOTES



6-28-23	
REV 7-26-23	
No.	Description

1220 OCEAN BL  
 RYE, NH

LANDSCAPE PI

