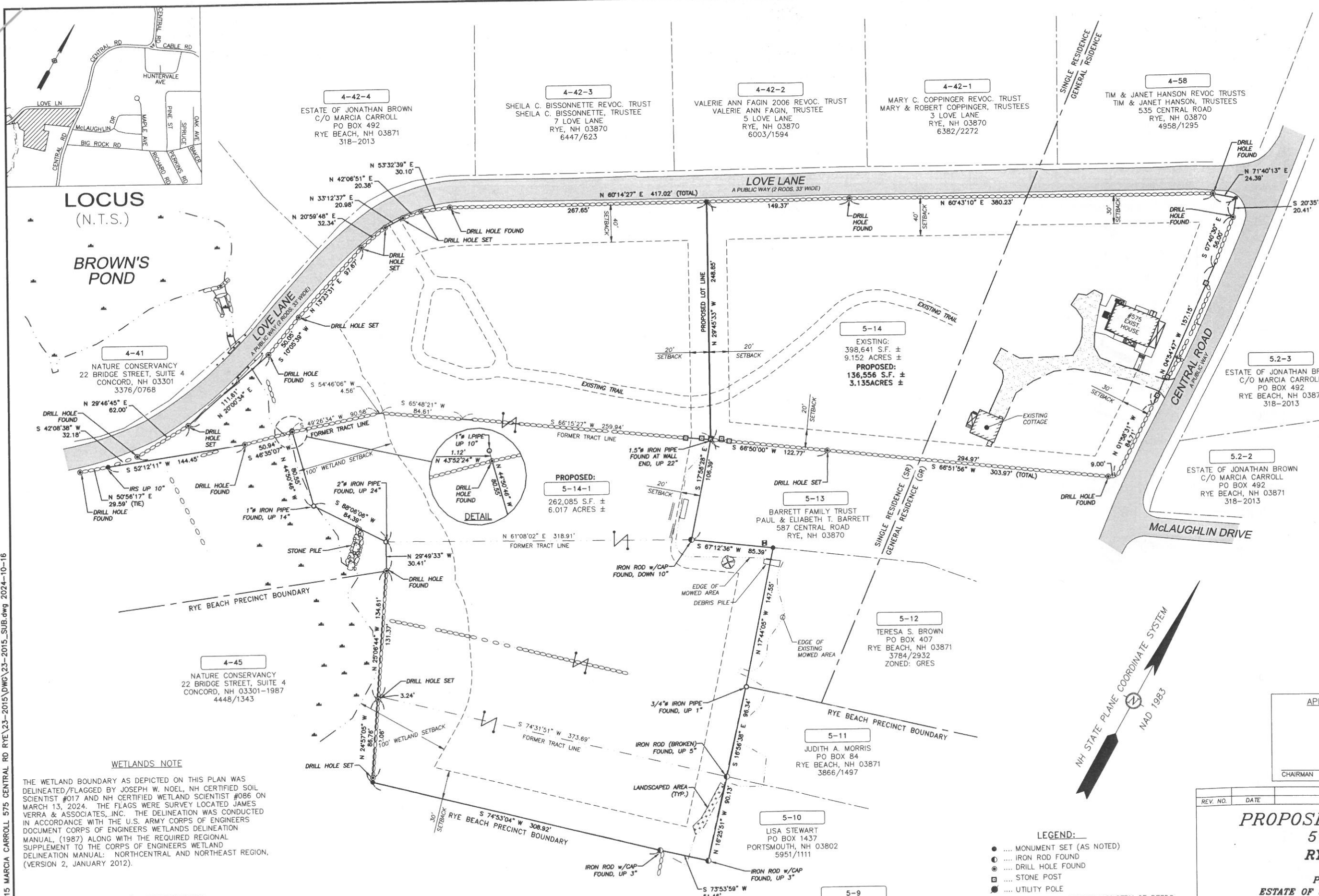


115 MARCIA CARROLL 575 CENTRAL RD RYE NH 03871 DWG 23-2015 SUB.DWG 23-2015 SUB.DWG 2024-10-16



- NOTES:**
- OWNER OF RECORD: ESTATE OF JONATHAN BROWN
ADDRESS: PO BOX 492, RYE BEACH, NH 03871
DEED REFERENCE: BK: 318 PG: 2013
TAX MAP 5 / LOT 14
 - ZONED: SINGLE RESIDENCE (SR)
GENERAL RESIDENCE (GR)
MIN. LOT AREA: (SR)66,000 S.F. / (GR)80,000 S.F.
FRONTAGE: (SR)200' / (GR)150'
FRONT YARD SETBACK: (SR)40' / (GR)30'
SIDE YARD SETBACK: (SR)20' / (GR)20'
REAR YARD SETBACK: (SR)30' / (GR)20'
BUILDING AREA: (SR)900 S.F. / (GR)900 S.F.
HEIGHT: (SR)35' / (GR)35'
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE CURRENT PARCEL INTO TWO LOTS, CREATING 1 NEW BUILDING LOT. THIS IS A 2 PAGE SHEET SET. SHEET V1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL OTHER SHEETS TO BE ON FILE WITH THE TOWN OF RYE PLANNING BOARD.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
 - HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
 - THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN FEBRUARY - SEPTEMBER OF 2024 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
 - THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0432F, EFFECTIVE DATE 1/29/21 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.

- REFERENCE PLANS:**
- "LOT LINE ADJUSTMENT PLAN - CENTRAL ROAD & LOVE LANE, RYE, NEW HAMPSHIRE, FOR CARROLL JONATHAN BROWN & ELIZABETH SHERRER BROWN." DATED SEPTEMBER 16, 2004. PREPARED BY THIS OFFICE AND RECORDED AT THE R.C.R.D. AS PLAN #D-32278.
 - "LOVE LANE UNDERGROUND UTILITIES - LOVE LANE REALTY, LLC - 531 CENTRAL ROAD, RYE, NEW HAMPSHIRE." DATED MAY 5, 2000. PREPARED BY ALTUS ENGINEERING, INC. CONSULTING ENGINEERS. NOT RECORDED.
 - "COMPOSITE OF LAND - JONATHAN BROWN - CARROLL J. BROWN AND THE NATURE CONSERVANCY LOVE LANE AND CENTRAL ROAD, RYE, NEW HAMPSHIRE, FOR JONATHAN BROWN" DATED MAY 8, 2012 AND ON FILE WITH THIS OFFICE AS PROJECT #21208.

APPROVED BY THE RYE PLANNING BOARD

CHAIRMAN _____ DATE _____

REV. NO.	DATE	DESCRIPTION	APPR'D
<p>PROPOSED SUBDIVISION PLAN 575 CENTRAL ROAD RYE, NEW HAMPSHIRE TAX MAP 5 LOT 14 PREPARED FOR AND LAND OF: ESTATE OF JONATHAN BROWN C/O MARCIA CARROLL</p>			

- LEGEND:**
- MONUMENT SET (AS NOTED)
 - IRON ROD FOUND
 - ⊙ DRILL HOLE FOUND
 - STONE POST
 - ⊕ UTILITY POLE