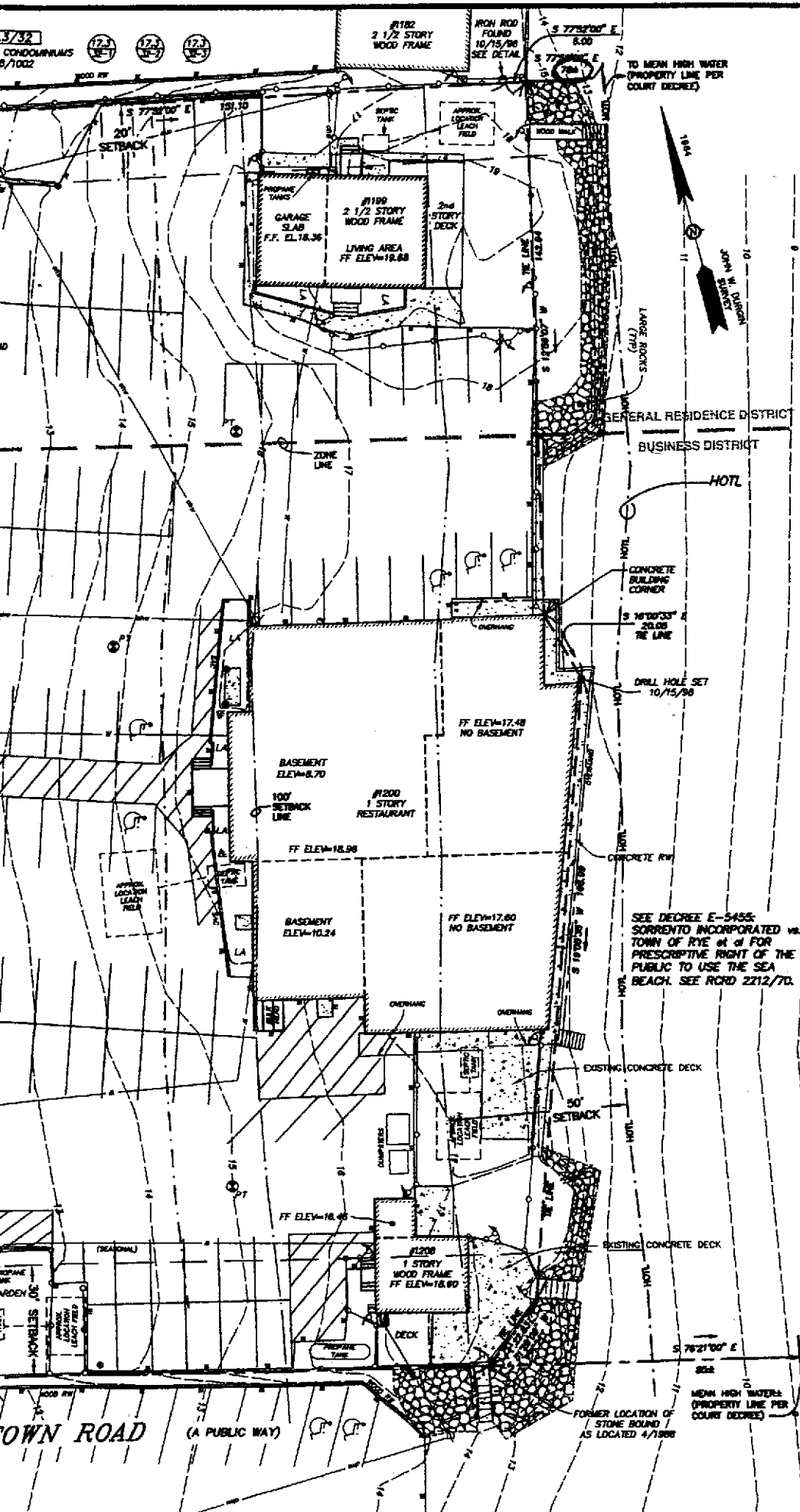


3/32
CONDOMINIUMS
8/1002



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
303 Intington Street - Suite 51
Portsmouth, N.H. 03801-4226
Tel (603) 438-9882
Fax (603) 438-9315

James Verra & Associates, Inc.
SURVEYORS

445 Route 1 BY-PASS, Suite 2
Portsmouth, New Hampshire 03801
Tel (603) 438-3557 Fax (603) 438-8338

NOTES:

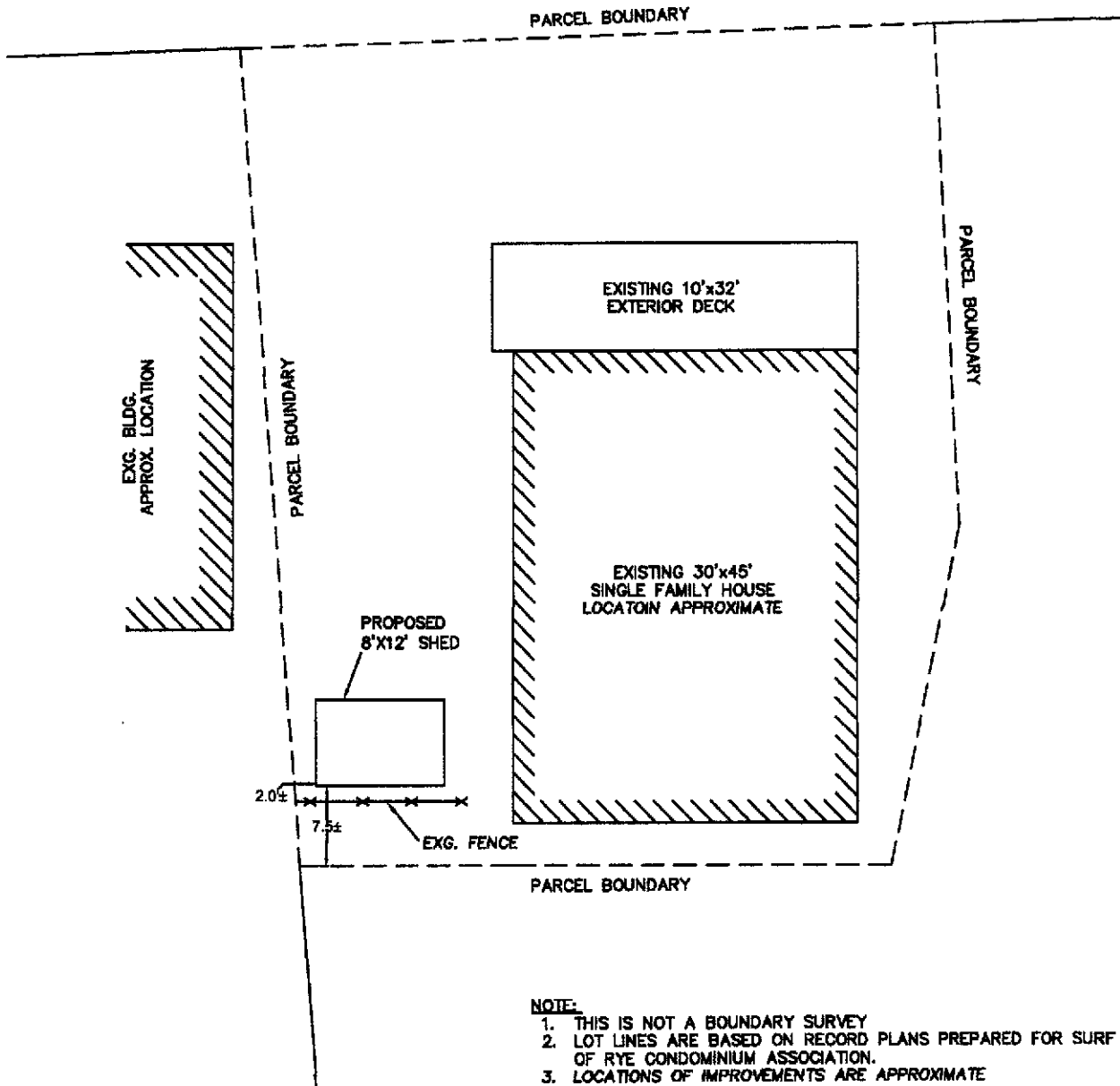
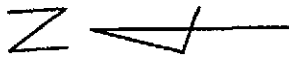
- 1) PARCEL IS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 17.3 AS LOT 35.
- 2) OWNER OF RECORD:
SORRENTO, INC.
1200 OCEAN BOULEVARD
RYE, N.H. 03870
1867/509 & 2212/70

APPLICANT:
THE SURF CLUB
c/o RICHARD GREEN, DIRECTOR
GREEN & COMPANY
P. O. BOX 1297
11 LAFAYETTE ROAD
NORTH HAMPTON, N.H. 03862
- 3) PARCEL IS WITHIN THE 100 YEAR FLOOD HAZARD ZONE V2 (EL 16), THE 500 YEAR FLOOD HAZARD ZONE B (ABOVE EL 9), OR THE A2 ZONE (BELOW EL 9) AS SHOWN ON FIRM PANEL 330141 0003 B. DATED JUNE 17, 1986.
- 4) EXISTING LOT AREA (TO MEAN HIGH WATER):
93,650 S.F.±
2.15 ACRES±
- 5) PARCEL IS LOCATED IN BUSINESS, GENERAL RESIDENCE & COASTAL OVERLAY DISTRICTS.
- 6) DIMENSIONAL REQUIREMENTS:
(CONTROLLED BY COASTAL OVERLAY DISTRICT)
MIN. LOT AREA: 44,000 S.F.
FRONTAGE: 150'
SETBACKS: FRONT: 30'
SIDE: 20'
REAR: 30'
MAXIMUM STRUCTURE HEIGHT: 28'
MAXIMUM STRUCTURE COVERAGE: 40%
- 7) PARCEL IS SERVED BY MUNICIPAL WATER AND ON SITE SEPTIC.
- 8) DATUM: NGVD 1929 - MEAN SEA LEVEL.
- 9) SPECIAL EXCEPTION PREVIOUSLY GRANTED TO ALLOW BUSINESS USE IN THE GENERAL RESIDENCE DISTRICT TO THE LOT LINE. (APRIL 9, 1964)

1	ISSUED FOR APPROVAL	9/12/01
0	ISSUED FOR COMMENT	9/10/01
NO.	DESCRIPTION	DATE
REVISIONS		

**STANDARD BOUNDARY SURVEY
AND EXISTING CONDITIONS
MAP 17.3 - LOT #35
THE SURF CLUB
FOR
RICHARD GREEN, DIRECTOR
1200 OCEAN BOULEVARD
RYE, N.H.
COUNTY OF ROCKINGHAM**

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NOTE:

1. THIS IS NOT A BOUNDARY SURVEY
2. LOT LINES ARE BASED ON RECORD PLANS PREPARED FOR SURF CLUB OF RYE CONDOMINIUM ASSOCIATION.
3. LOCATIONS OF IMPROVEMENTS ARE APPROXIMATE

UNIT 2:

1. UNIT 2 OWNED BY FREGEAU FAMILY TRUST AND IS PART OF SURF CLUB OF RYE CONDO ASSOCIATION.
2. UNIT 2 TOTAL LOT AREA: 4852 SF ±
3. TOTAL AREA OF EXISTING HOUSE AND DECK: 1670 SF ±

SURF CLUB OF RYE CONDOMINIUM ASSOCIATION:

1. TOTAL SITE AREA: 88,446 SF ±
2. TOTAL EXG. BUILDING COVERAGE: 13,280 SF ±
3. TOTAL EXG. IMPERVIOUS COVERAGE: 42,430 SF ±

1196 OCEAN BLVD — RYE, NH
FREGEAU FAMILY TRUST PROP.
SITE SKETCH
¾"=1'-0"

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