

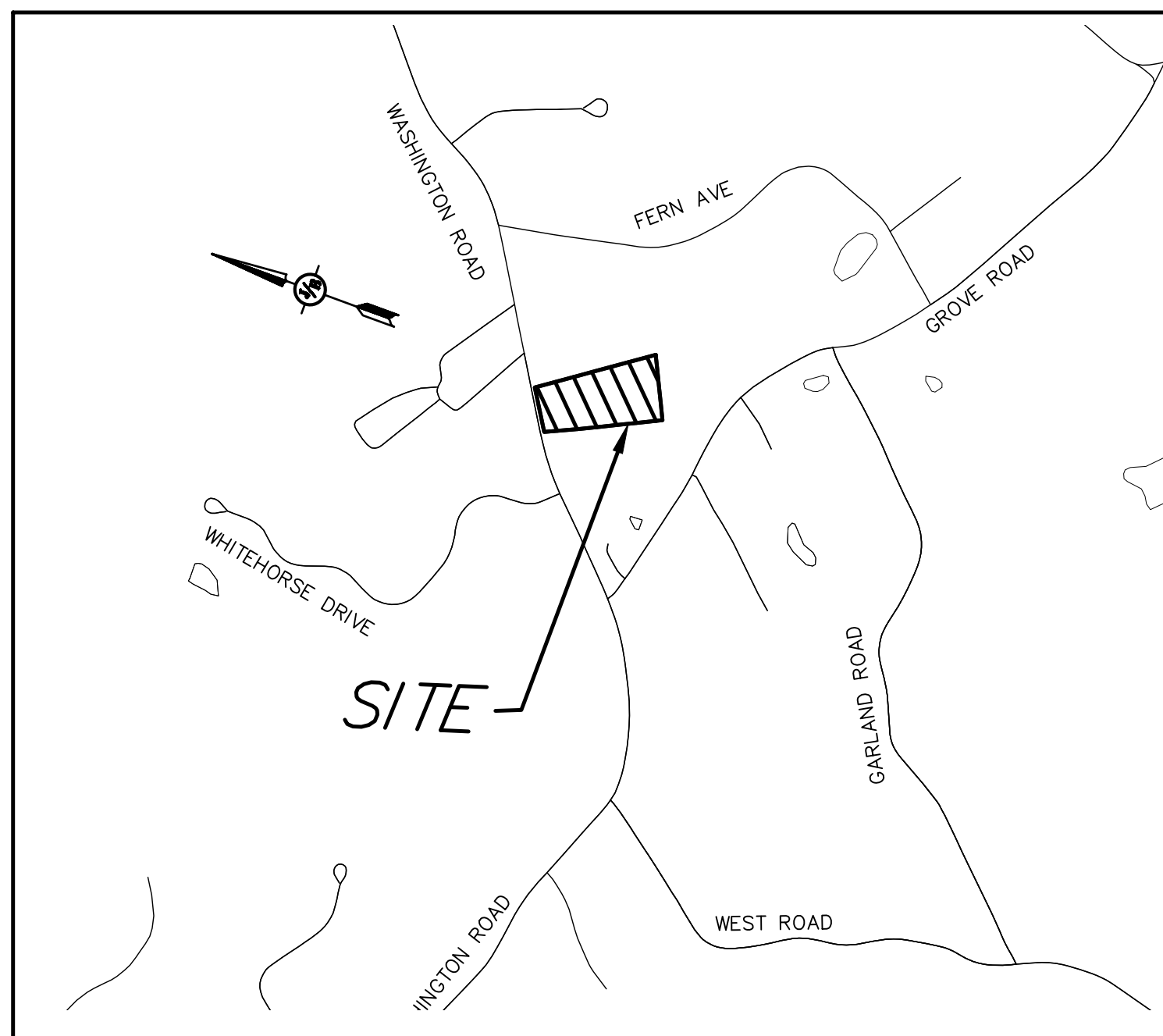
SUBDIVISION PLAN

TAX MAP 11, LOT 130

850 WASHINGTON ROAD, RYE, NH 03870

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
VGC	VGC	VERTICAL GRANITE CURB
SGC	SGC	SLOPE GRANITE CURB
COB	COB	CAPE COD BERM
PCC	PCC	POURED CONCRETE CURB
X	X	SILT FENCE
D	D	DRAINAGE LINE
S	S	SEWER LINE
FM	FM	SEWER FORCE MAIN
G	G	GAS LINE
W	W	WATER LINE
WS	WS	WATER SERVICE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
UD	UD	GUARDRAIL
F	F	UNDERDRAIN
○	○	FIRE PROTECTION LINE
○	○	THRUST BLOCK
○	○	IRON PIPE/IRON ROD
○	○	DRILL HOLE
○	○	IRON ROD/DRILL HOLE
○	○	STONE/GRANITE BOUND
○	○	SPOT GRADE
○	○	PAVEMENT SPOT GRADE
○	○	CURB SPOT GRADE
○	○	BENCHMARK (TBM)
○	○	DOUBLE POST SIGN
○	○	SINGLE POST SIGN
○	○	WELL
○	○	TEST PIT
○	○	FAILED TEST PIT
○	○	MONITORING WELL
○	○	TREES AND BUSHES
○	○	UTILITY POLE
○	○	LIGHT POLES
○	○	DRAIN MANHOLE
○	○	SEWER MANHOLE
○	○	HYDRANT
○	○	WATER GATE
○	○	WATER SHUT OFF
○	○	REDUCER
○	○	SINGLE GRATE CATCH BASIN
○	○	TRANSFORMER
○	○	CULVERT W/WINGWALLS
○	○	CULVERT W/FLARED END SECTION
○	○	CULVERT W/STRAIGHT HEADWALL
○	○	STONE CHECK DAM
○	○	DRAINAGE FLOW DIRECTION
○	○	4K SEPTIC AREA
○	○	FRESHWATER WETLANDS
○	○	STABILIZED CONSTRUCTION ENTRANCE
○	○	CONCRETE
○	○	GRAVEL
○	○	SNOW STORAGE



LOCUS MAP
SCALE 1" = 1000'

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
A1	SUBDIVISION PLAN
C2	TOPOGRAPHIC SUBDIVISION PLAN
E1	EROSION AND SEDIMENT CONTROL DETAILS
H1	SIGHT DISTANCE PLAN AND PROFILE
TR	TRUCK TURNING PLAN

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
 85 PORTSMOUTH AVENUE
 PO BOX 219
 STRATHAM, NH 03885
 (603) 772-4746
 CONTACT: JOSEPH CORONATI
 EMAIL: JCORONATI@JONESANDBEACH.COM

WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
 8 CONTINENTAL DRIVE UNIT H
 EXETER, NH 03833
 (603) 778-0644
 CONTACT: JIM GOVE

WATER
RYE WATER DISTRICT
 60 SAGAMORE ROAD
 RYE, NH 03870
 CONTACT: ARIK JONES
 (603) 436-2596

ELECTRIC
EVERSOURCE
 265 CALEF HIGHWAY
 EPPING, NH 03042
 (603) 436-7708

APPROVED - RYE, NH
PLANNING BOARD

APPLICANT
 MARLENE VELOSO
 850 WASHINGTON ROAD
 RYE, NH 03870

TOTAL LOT AREA
 296,544 SQ. FT.
 6.81 ACRES

DATE: _____

Design: PSL	Draft: LAZ	Date: 5/19/22
Checked: PSL	Scale: AS NOTED	Project No.: 20641.2
Drawing Name: 20641-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
8	6/28/23	REVISED PER TOWN COMMENTS	LAZ
7	5/18/23	ISSUED TWO LOT SUBDIVISION FOR REVIEW	AMJ
6	4/12/23	REVISED SETBACKS AND BUFFERS	LAZ
5	3/9/23	REVISED TWO LOT SUBDIVISION	LAZ
4	3/6/23	CREATED TWO LOT SUBDIVISION	LAZ
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH
Owner of Record:	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

DRAWING No.	CS
SHEET 1 OF 7	JBE PROJECT NO. 20641.2

SUBDIVISION PLAN 'CATALPA LAND' RYE NH
JBE # 20641.2 REVISION: 3/6/23

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

NEW STATE OF NEW HAMPSHIRE
 No. 1030
 MATTHEW J. SALVUCCI
 SIGNATURE

MATTHEW J. SALVUCCI, LLS 1030
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

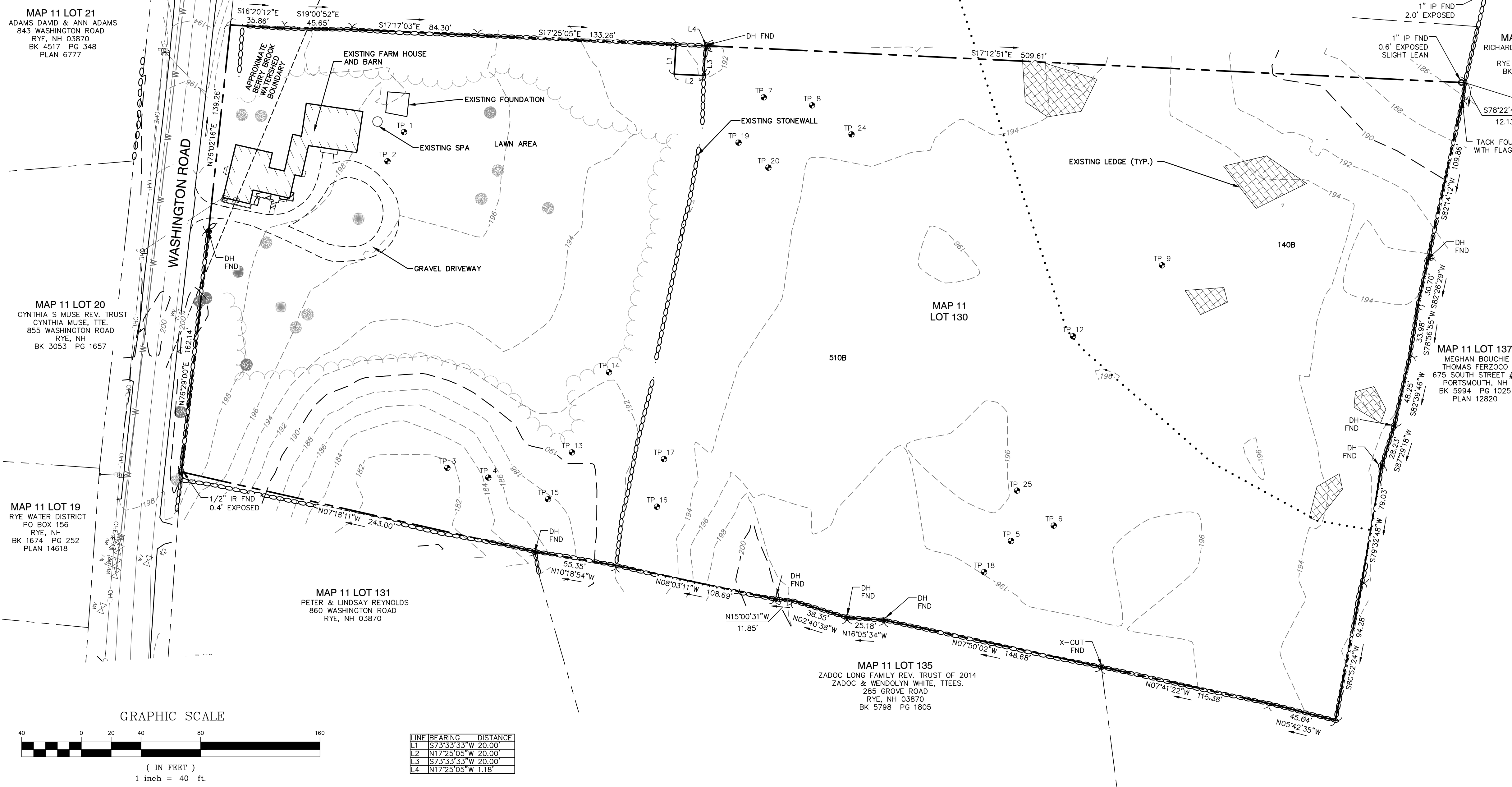
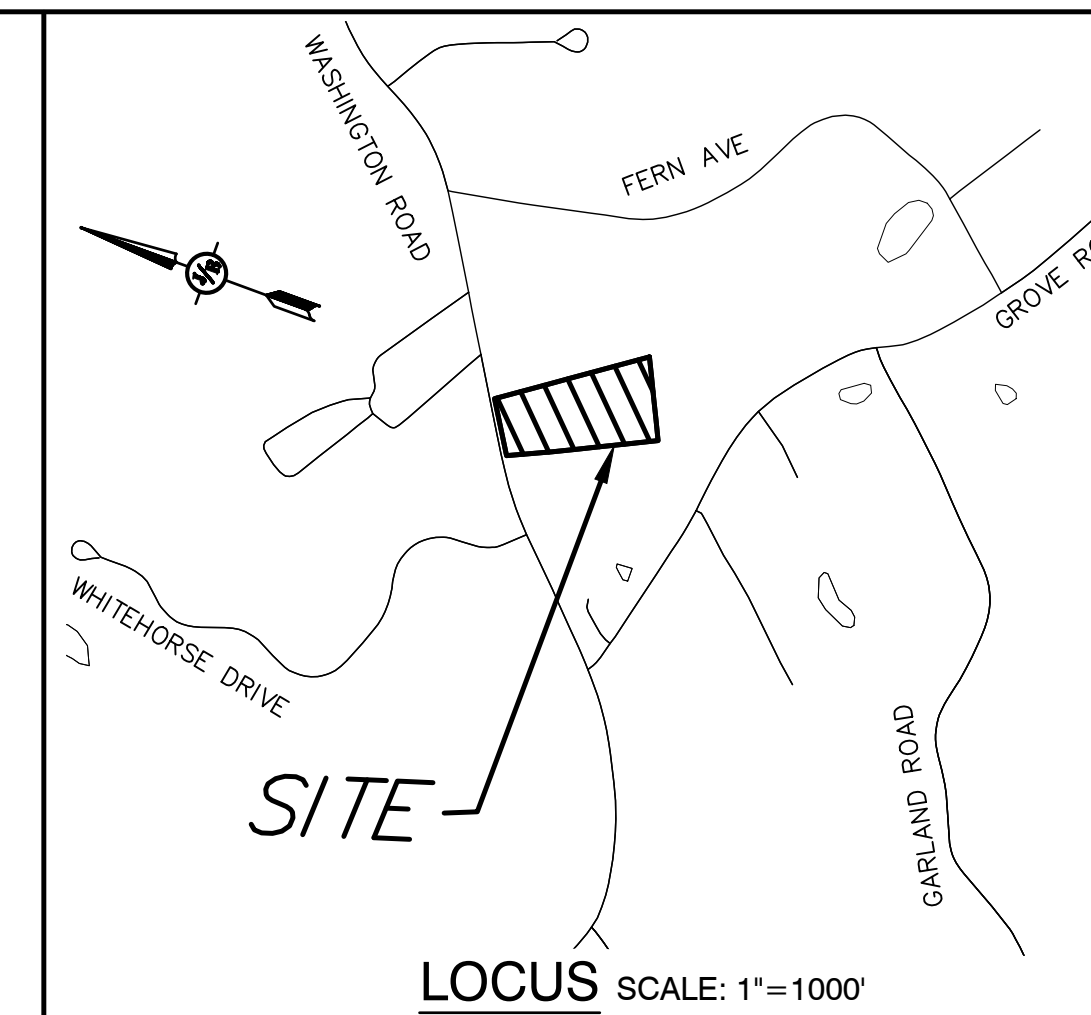
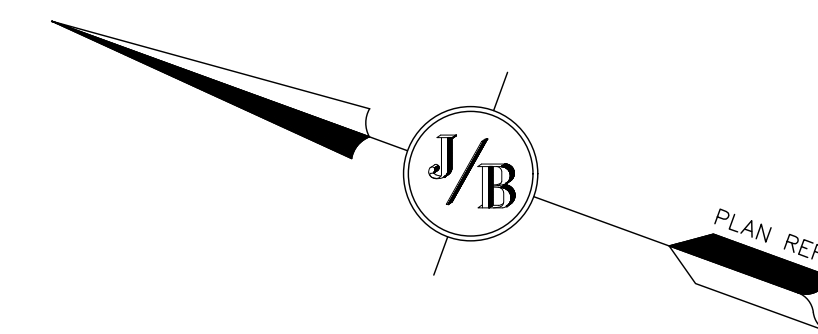
DATE: _____
 LOT 129
 MICHELLE WHEELER
 WASHINGTON ROAD
 RYE, NH 03870
 BK 5229 PG 527

PLAN REFERENCES:

- "SUBDIVISION OF LAND FOR ERIC C. & CATHERINE M. COLEN IN RYE, N.H." DATED FEBRUARY, 1974. PREPARED BY PARKER SURVEY ASSOCIATES. R.C.R.D. 4444
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- "PLAN OF LAND, RYE, NEW HAMPSHIRE, FOR GILBERT F. AND ADELLE R. SPAULDING." DATED SEPTEMBER 1969. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS.

SOIL LEGEND

MAP UNIT 140
 MAP NAME CHATFIELD-HOLLIS-CANTON COMPLEX
 510 HOOSC GRAVELLY FINE SANDY LOAM
 HYDROLOGIC SOIL GROUP B
 SLOPE PHASE: 0-8% B



MAP 11 LOT 119
 RICHARD & SUSAN MACINTOSH
 PO BOX 59
 RYE BEACH, NH 03871
 BK 2428 PG 1890
 PLAN 41147

MAP 11 LOT 137
 MEGHAN BOUCHE
 THOMAS FERZOLO
 675 SOUTH STREET #6
 PORTSMOUTH, NH
 BK 5994 PG 1025
 PLAN 12820

MAP 11 LOT 135
 ZADOC LONG FAMILY REV. TRUST OF 2014
 ZADOC & WENDOLYN WHITE, TRUSTEES.
 285 GROVE ROAD
 RYE, NH 03870
 BK 5798 PG 1805

MAP 11 LOT 131
 PETER & LINDSAY REYNOLDS
 860 WASHINGTON ROAD
 RYE, NH 03870

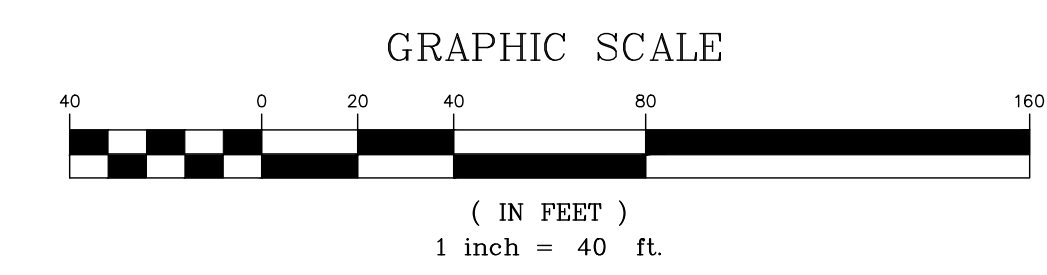
MAP 11 LOT 121
 ADAMS DAVID & ANN ADAMS
 843 WASHINGTON ROAD
 RYE, NH 03870
 BK 4517 PG 348
 PLAN 6777

MAP 11 LOT 20
 CYNTHIA S MUSE REV. TRUST
 CYNTHIA MUSE, TR.
 855 WASHINGTON ROAD
 RYE, NH
 BK 3053 PG 1657

MAP 11 LOT 19
 RYE WATER DISTRICT
 PO BOX 156
 RYE, NH
 BK 1674 PG 252
 PLAN 14618

NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS AT 850 WASHINGTON ROAD, RYE.
- 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, ON FLOOD INSURANCE RATE MAP NO. 3301500270E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- BASIS OF BEARING: HORIZONTAL - MAGNETIC PER PLAN REFERENCE 1. VERTICAL - ASSUMED.
- 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 ARE BASED ON THE TOWN OF RYE TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF RYE ASSESSOR'S OFFICE, THE NEW HAMPSHIRE STATE ARCHIVES, 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 PER GOVE ENVIRONMENTAL SERVICES.
- SURVEY TIE 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.
- TEST PITS PERFORMED BY CHRISTOPHER ALBERT, 08/19/20, 09/25/20, 12/21/20, & 01/07/2021 WITNESSED BY DENNIS PLANTE, TOWN OF RYE INSPECTOR.
- PROPERTY IS LOCATED IN AQUIFER AREA WITH TRANSMISSIVITY OF LESS THAN 1,000 FT/DAY (THE LOWEST AREA MAPPED WITHIN THE AQUIFER ZONE). PROPERTY IS ALSO WITHIN THE WELLHEAD PROTECTION AREA.
- SOILS INFORMATION WAS FOUND USING THE N.R.C.S. WEB SOILS SURVEY.



LINE	BEARING	DISTANCE
L1	S73°33'53"W	20.00'
L2	N17°25'05"W	20.00'
L3	S73°33'53"W	20.00'
L4	N17°25'05"W	1.18'



APPLICANT
 MARLENE VELOSO
 850 WASHINGTON ROAD
 RYE, NH 03870

TOTAL LOT AREA
 296,544 SQ. FT.
 6.81 ACRES

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7	5/18/23	ISSUED TWO LOT SUBDIVISION FOR REVIEW	AMJ
6	4/12/23	REVISED SETBACKS AND BUFFERS	LAZ
5	3/9/23	REVISED TWO LOT SUBDIVISION	LAZ
4	3/6/23	CREATED TWO LOT SUBDIVISION	LAZ

Designed and Produced in NH

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 85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 FAX: 603-772-0227
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH
Owner of Record:	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

DRAWING No.
C1
 SHEET 2 OF 7
 JBE PROJECT NO. 20641.2

GENERAL LEGEND

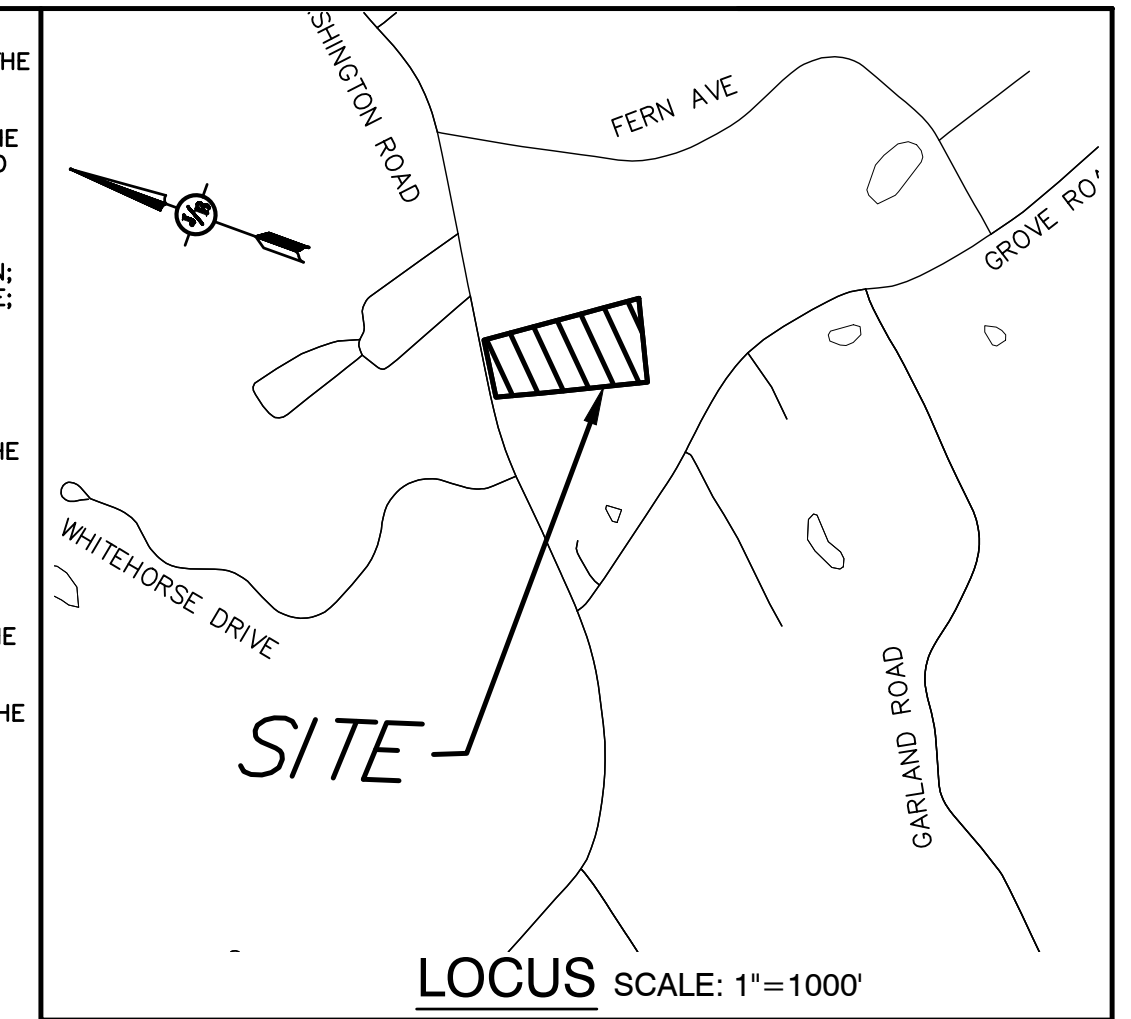
EXISTING	PROPOSED	DESCRIPTION
—	—	PROPERTY LINES
—	—	SETBACK LINES
—	—	IRON PIPE/IRON ROD
—	—	DRILL HOLE
—	—	IRON ROD/DRILL HOLE
—	—	STONE/GRANITE BOUND

LINE TABLE

LINE	BEARING	DISTANCE
L1	S73°33'33"W	20.00'
L2	N17°25'05"W	20.00'
L3	S73°33'33"W	20.00'
L4	N17°25'05"W	1.18'

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT RESIDENTIAL SUBDIVISION SERVICED BY ON SITE SEPTIC AND MUNICIPAL WATER. ENTIRE PLAN SET IS ON FILE AT THE RYE PLANNING BOARD AS PART OF THE APPROVED SUBDIVISION.
- ZONING DISTRICT: SINGLE RESIDENCE (SR) / AQUIFER/WELLHEAD PROTECTION DISTRICT
LOT AREA MINIMUM = 66,000 SF WITH 44,000 S.F. UPLAND SOIL (30,000 S.F. CONTIGUOUS UPLAND SOIL)
LOT FRONTAGE MINIMUM = 200'
LOT DEPTH MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 40'
**SIDE SETBACK = 20'
**REAR SETBACK = 30'
**WETLAND SETBACK = 50'
MAX. BUILDING HEIGHT = 35'
MAX. BUILDING COVERAGE = 15%
MAX IMPERVIOUS SURFACE = 25% (AQUIFER PROTECTION ZONE)
MAX DISTURBANCE = 50,000 SF
**LOT 130-1 TO HAVE 90' VOLUNTARY SDIE AND REAR BUILDING SETBACKS.
- THE LOCAL ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING VARIANCE AT A PUBLIC HEARING ON 05/17/2023:
A) SECTION 190-2.3.C(6) TO ALLOW 101.40' OF FRONTAGE
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR FLOOD INSURANCE RATE MAP NO. 33015C0270E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- AT ALL LOT LINE INTERSECTIONS WITH THE STREET RIGHT-OF-WAY LINE: GRANITE MONUMENTS AT LEAST 36 INCHES IN LENGTH AND FOUR INCHES SQUARE, WITH SUITABLE CENTER POINT, SET 24 INCHES IN THE GROUND, OR CONCRETE IRON PIN CENTER MONUMENTS OF THE SAME SIZE, SET TO THE SAME DEPTH. AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF LOTS CHANGE DIRECTION: IRON PIN MONUMENTS NOT LESS THAN 5/8 INCH IN DIAMETER AND 36 INCHES LONG, SET 24 INCHES IN THE GROUND. ALL IRON RODS MONUMENTS SET ARE 5/8" WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES PER GOVE ENVIRONMENTAL SERVICES REVIEW.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF RYE TAX RECORDS AND ARE SUBJECT TO CHANGE.
- 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.
- RESEARCH WAS PERFORMED AT THE TOWN OF RYE ASSESSOR'S OFFICE, THE NEW HAMPSHIRE STATE ARCHIVES, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- DEED BOOK 387 PAGE 134 RESERVES A BURYING GROUND TWENTY FEET SQUARE. SAID BURYING GROUND IS DESCRIBED AS BEING IN THE SOUTH EAST CORNER OF THE FIELD LAND IN DEED BOOK 398 PAGE 44. NO PHYSICAL EVIDENCE WAS FOUND ON SITE.
- WASHINGTON ROAD WAS LAID OUT AS TWO ROADS ON APRIL 25, 1754, PER RYE ROAD RECORDS BOOK 1, PAGE 88. CURRENT USE AND MAINTENANCE APPEAR WIDER THAN ORIGINAL LAYOUT. STONE WALLS AND OTHER PHYSICAL EVIDENCE USED TO DETERMINE LIMIT OF RIGHT OF WAY. NO ADDITIONAL WIDENINGS OR LAYOUTS FOUND BY THIS OFFICE AT THIS TIME.
- PROPERTY IS LOCATED IN AQUIFER AREA WITH TRANSMISSIVITY OF LESS THAN 1,000 FT²/DAY (THE LOWEST AREA MAPPED WITHIN THE AQUIFER ZONE). PROPERTY IS ALSO WITHIN THE WELLHEAD PROTECTION AREA.
- LOTS WITHIN THE WELLHEAD PROTECTION AREA SHALL HAVE A DENITRIFYING SEPTIC SYSTEM PER SECTION 190-3.6(G)(6)(J) AND PROHIBIT FERTILIZERS FROM OCTOBER 1ST TO APRIL 1ST AND PROHIBIT SALT, DEICING SUBSTANCES AND MANURE PER SECTION 190-3.6(E) OF THE RYE ZONING ORDINANCE.
- STATE PERMITS REQUIRED FOR THIS PROJECT:
NHDES SUBSURFACE APPROVAL #SA2022110101 DATED 11/1/22. (TO BE AMENDED).
- LOT 130-1 SUBJECT TO 45' VOLUNTARY NO-CUT BUFFERS ON THE SOUTHERN AND EASTERN SIDES OF THE LOT AND A 75' VOLUNTARY NO-CUT BUFFER ON THE WESTERN SIDE OF THE LOT. BUFFER LIMITS TO HAVE EMBLEMS PLACED ON TREES. DEAD, DISEASED OR DYING VEGETATION IS ALLOWED TO BE REMOVED IN NO CUT BUFFER. NO ZBA RELIEF SHALL BE GRANTED TO THESE VOLUNTARY BUFFERS.
- NO BLASTING WILL BE ALLOWED FOR LOT DEVELOPMENT FOR LOT 130-1 PER SECTION 190-3.6.(F)(12) RYE ZONING ORDINANCE WITHOUT A CONDITIONAL USE PERMIT.



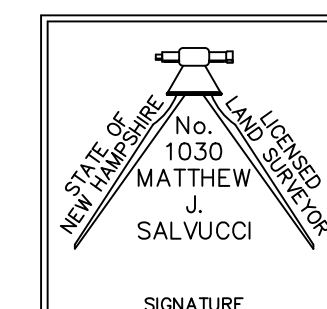
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I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



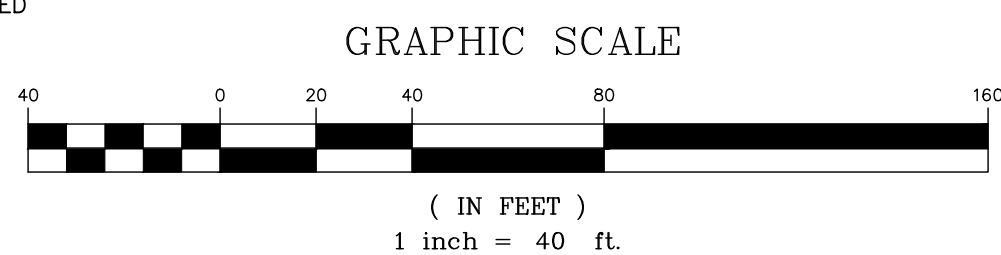
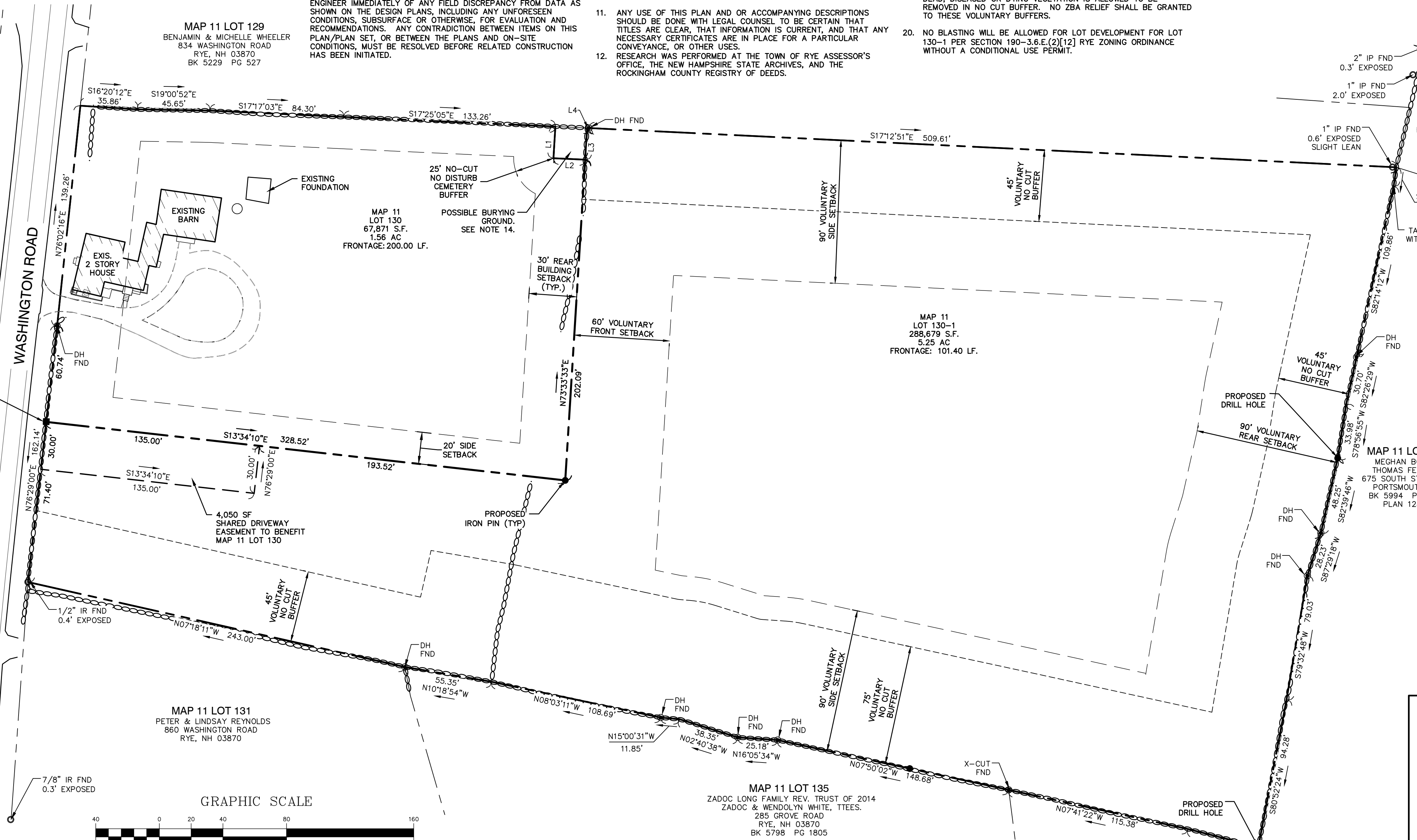
MATTHEW J. SALVUCCI, LLS 1030 DATE: _____
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

APPROVED - RYE, NH
PLANNING BOARD

APPLICANT
MARLENE VELOSO
850 WASHINGTON ROAD
RYE, NH 03870

TOTAL LOT AREA
296,544 SQ. FT.
6.81 ACRES

DATE: _____



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Drawing Name: 20641-PLAN.dwg		
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REV.	DATE	REVISION	BY
8	6/28/23	REVISED PER TOWN COMMENTS	LAZ
7	5/18/23	ISSUED TWO LOT SUBDIVISION FOR REVIEW	AMJ
6	4/12/23	REVISED SETBACKS AND BUFFERS	LAZ
5	3/9/23	REVISED TWO LOT SUBDIVISION	LAZ
4	3/6/23	CREATED TWO LOT SUBDIVISION	LAZ
REV.	DATE	REVISION	BY

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J/B Jones & Beach Engineers, Inc.

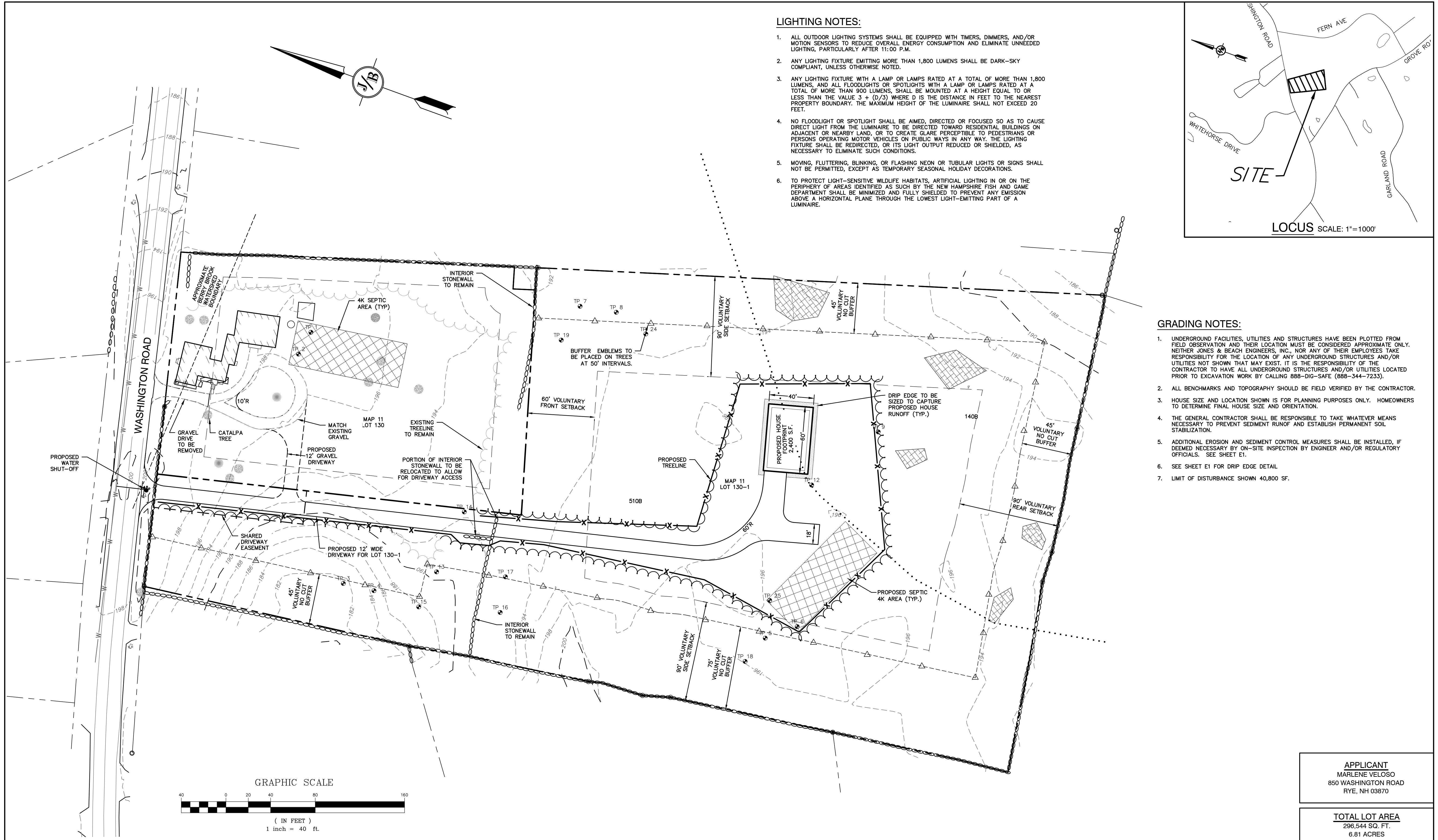
85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

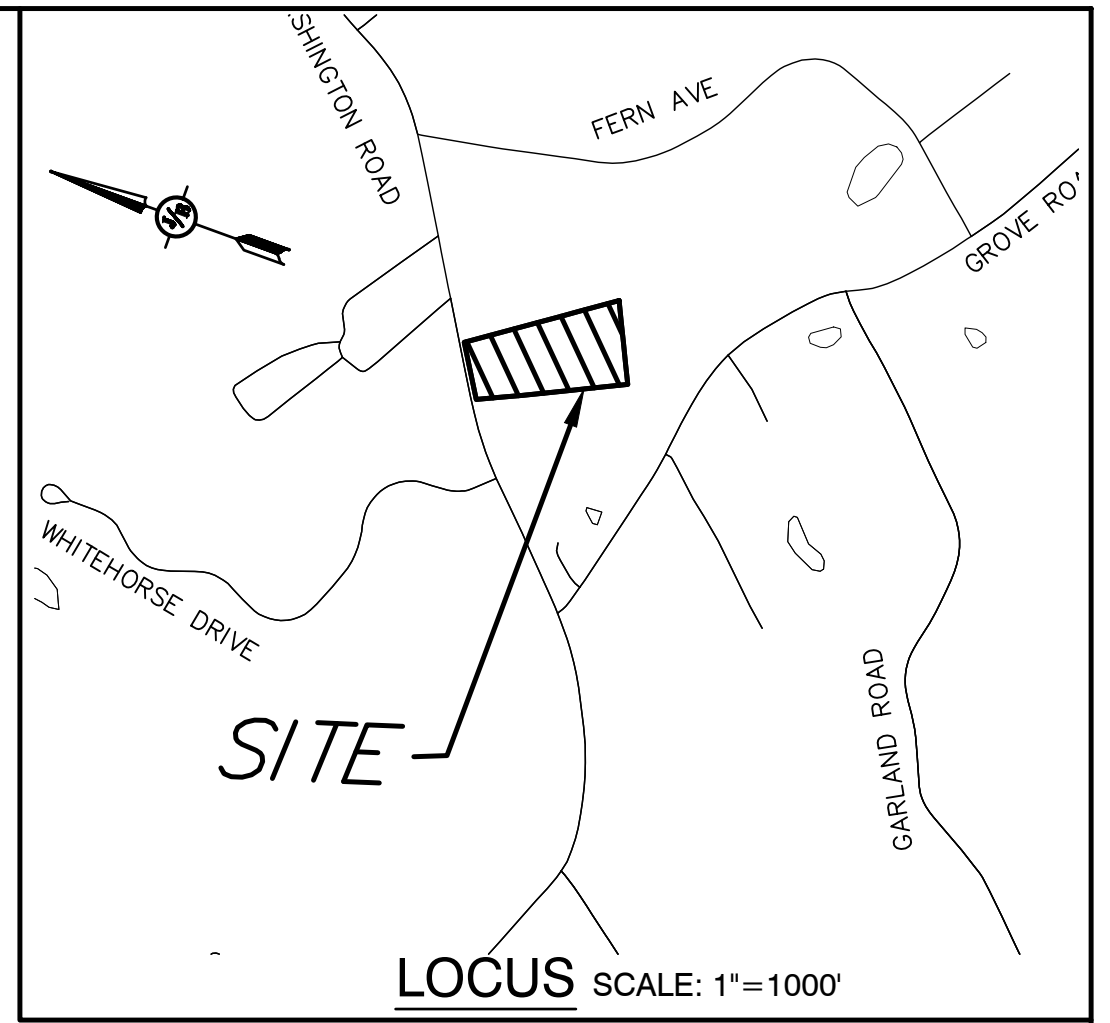
Plan Name:	SUBDIVISION PLAN
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH
Owner of Record:	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

DRAWING No.	A1
SHEET 3 OF 7	JBE PROJECT NO. 20641.2



LIGHTING NOTES:

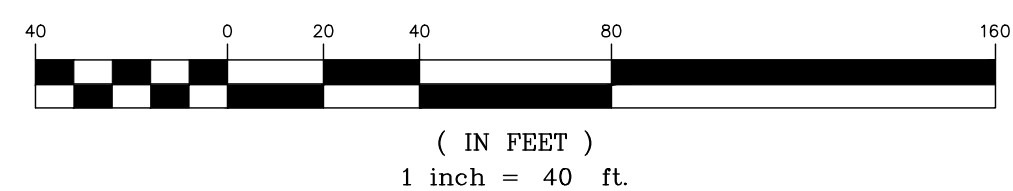
1. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS, DIMMERS, AND/OR MOTION SENSORS TO REDUCE OVERALL ENERGY CONSUMPTION AND ELIMINATE UNNEEDED LIGHTING, PARTICULARLY AFTER 11:00 P.M.
2. ANY LIGHTING FIXTURE EMITTING MORE THAN 1,800 LUMENS SHALL BE DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
3. ANY LIGHTING FIXTURE WITH A LAMP OR LAMPS RATED AT A TOTAL OF MORE THAN 1,800 LUMENS, AND ALL FLOODLIGHTS OR SPOTLIGHTS WITH A LAMP OR LAMPS RATED AT A TOTAL OF MORE THAN 900 LUMENS, SHALL BE MOUNTED AT A HEIGHT EQUAL TO OR LESS THAN THE VALUE $3 + (D/3)$ WHERE D IS THE DISTANCE IN FEET TO THE NEAREST PROPERTY BOUNDARY. THE MAXIMUM HEIGHT OF THE LUMINAIRE SHALL NOT EXCEED 20 FEET.
4. NO FLOODLIGHT OR SPOTLIGHT SHALL BE AIMED, DIRECTED OR FOCUSED SO AS TO CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL BUILDINGS ON ADJACENT OR NEARBY LAND, OR TO CREATE GLARE PERCEPTIBLE TO PEDESTRIANS OR PERSONS OPERATING MOTOR VEHICLES ON PUBLIC WAYS IN ANY WAY. THE LIGHTING FIXTURE SHALL BE REDIRECTED, OR ITS LIGHT OUTPUT REDUCED OR SHIELDED, AS NECESSARY TO ELIMINATE SUCH CONDITIONS.
5. MOVING, FLUTTERING, BLINKING, OR FLASHING NEON OR TUBULAR LIGHTS OR SIGNS SHALL NOT BE PERMITTED, EXCEPT AS TEMPORARY SEASONAL HOLIDAY DECORATIONS.
6. TO PROTECT LIGHT-SENSITIVE WILDLIFE HABITATS, ARTIFICIAL LIGHTING IN OR ON THE PERIPHERY OF AREAS IDENTIFIED AS SUCH BY THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT SHALL BE MINIMIZED AND FULLY SHIELDED TO PREVENT ANY EMISSION ABOVE A HORIZONTAL PLANE THROUGH THE LOWEST LIGHT-EMITTING PART OF A LUMINAIRE.



GRADING NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. HOUSE SIZE AND LOCATION SHOWN IS FOR PLANNING PURPOSES ONLY. HOMEOWNERS TO DETERMINE FINAL HOUSE SIZE AND ORIENTATION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO PREVENT SEDIMENT RUNOFF AND ESTABLISH PERMANENT SOIL STABILIZATION.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS. SEE SHEET E1.
6. SEE SHEET E1 FOR DRIP EDGE DETAIL.
7. LIMIT OF DISTURBANCE SHOWN 40,800 SF.

GRAPHIC SCALE



APPLICANT
MARLENE VELOSO
850 WASHINGTON ROAD
RYE, NH 03870

TOTAL LOT AREA
296,544 SQ. FT.
6.81 ACRES

Design: PSL	Draft: LAZ	Date: 5/19/22
Checked: PSL	Scale: AS NOTED	Project No.: 20641.2
Drawing Name: 20641-PLAN.dwg		
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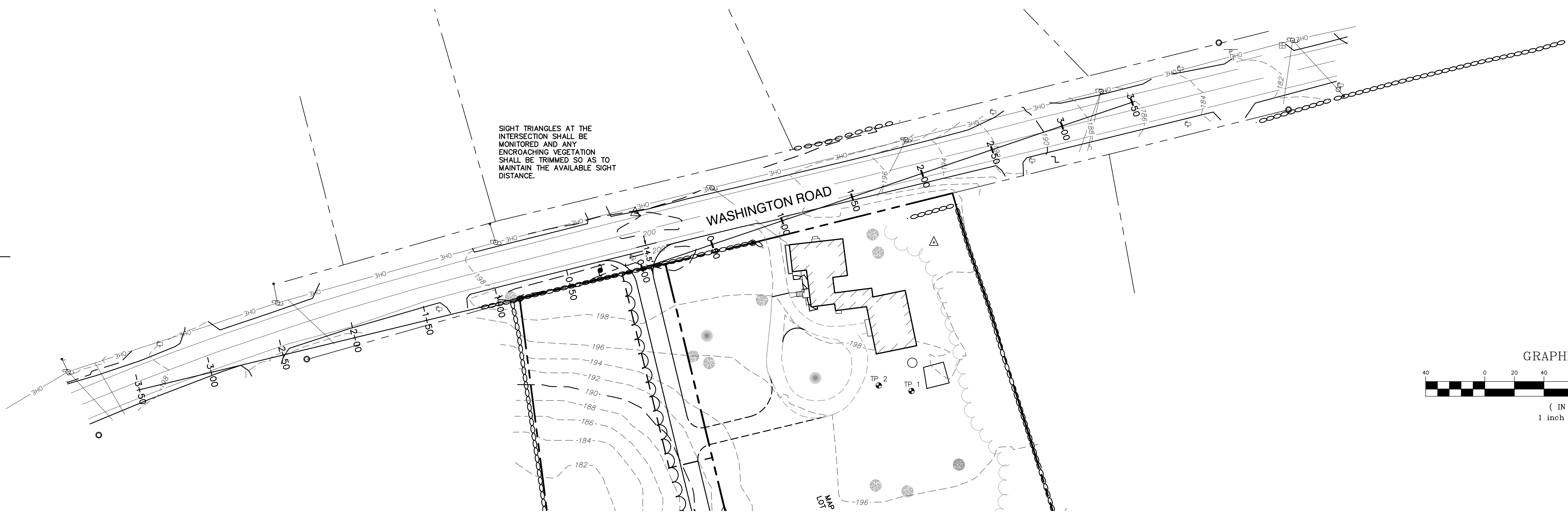
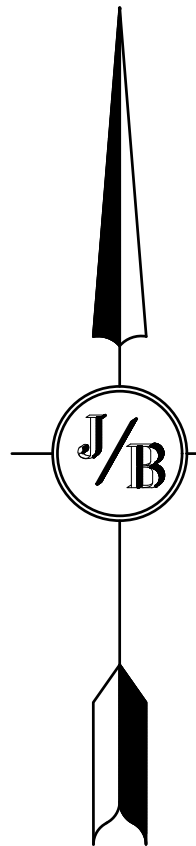
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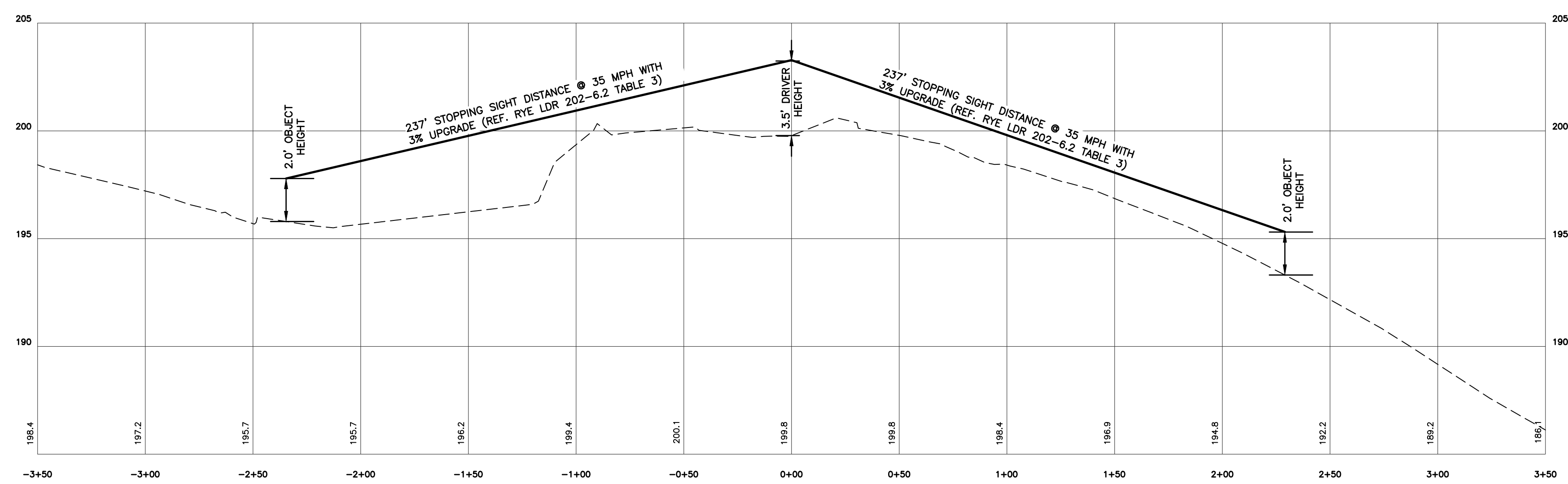
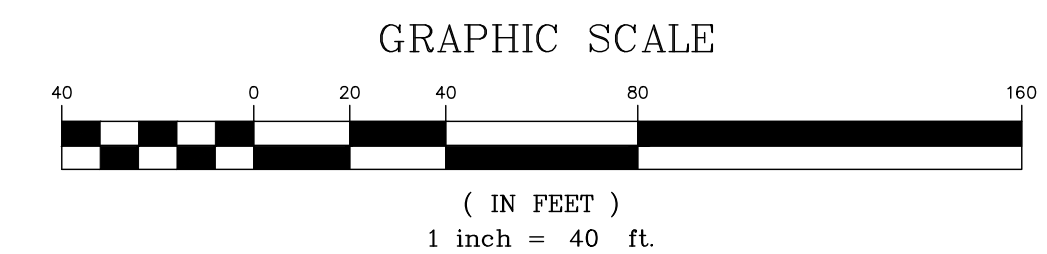
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TOPOGRAPHIC SUBDIVISION PLAN
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH
Owner of Record:	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

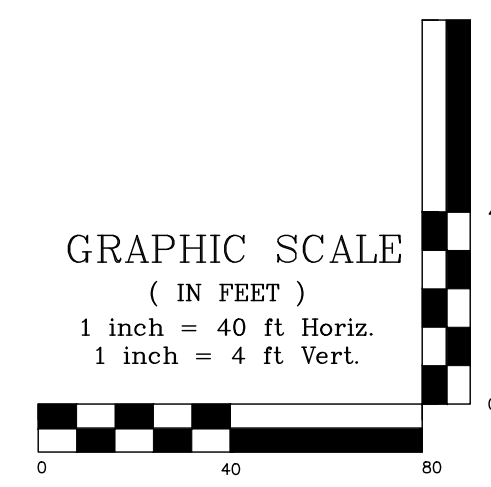
DRAWING No.
C2
SHEET 4 OF 7
JBE PROJECT NO. 20641.2



SIGHT DISTANCE PLAN



SIGHT DISTANCE PROFILE



Design: PSL	Draft: LAZ	Date: 5/19/22
Checked: PSL	Scale: AS NOTED	Project No.: 20641.2
Drawing Name: 20641-PLAN.dwg		
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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

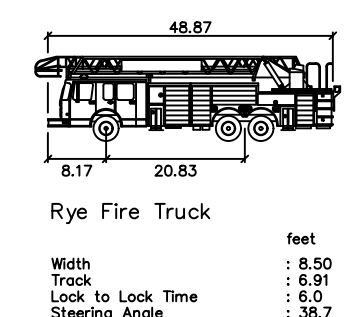
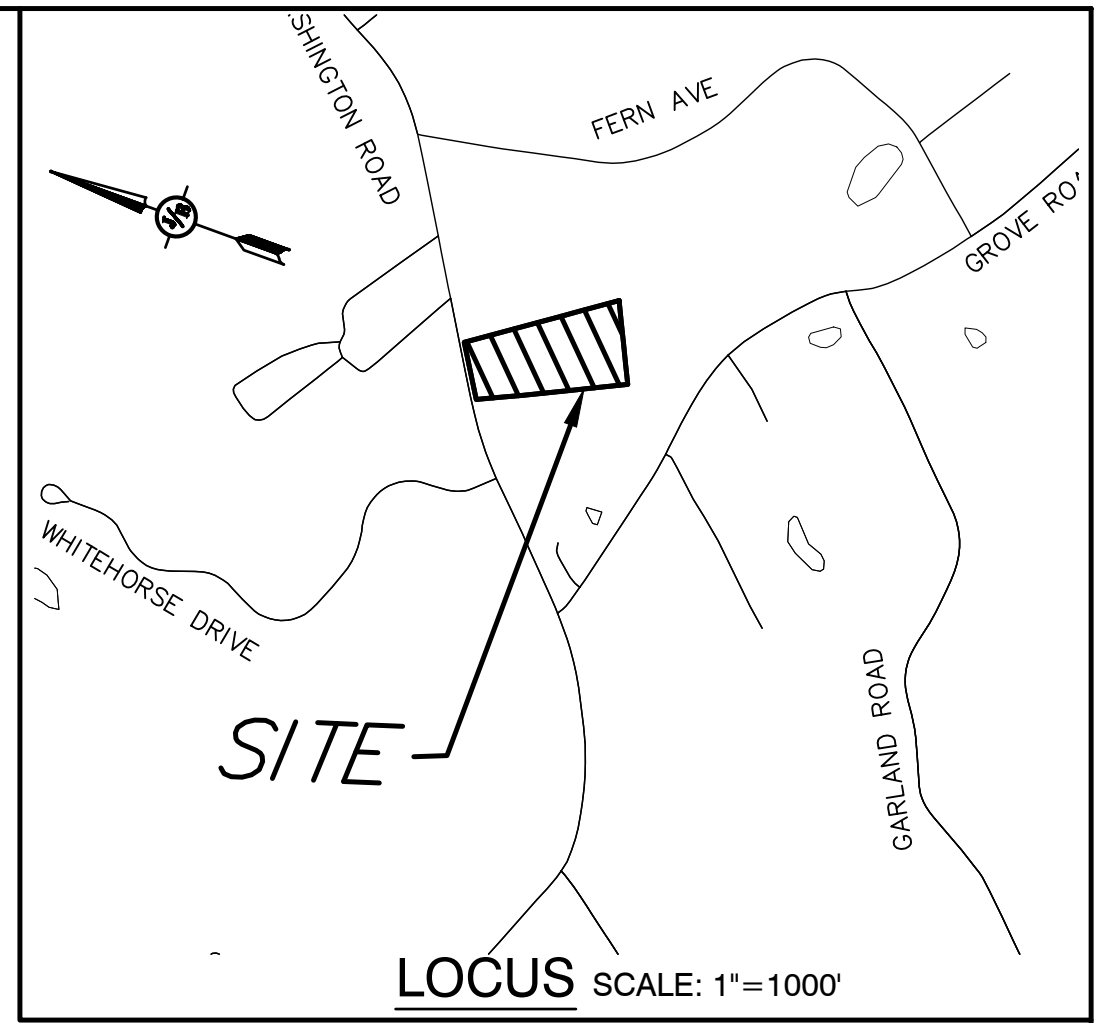
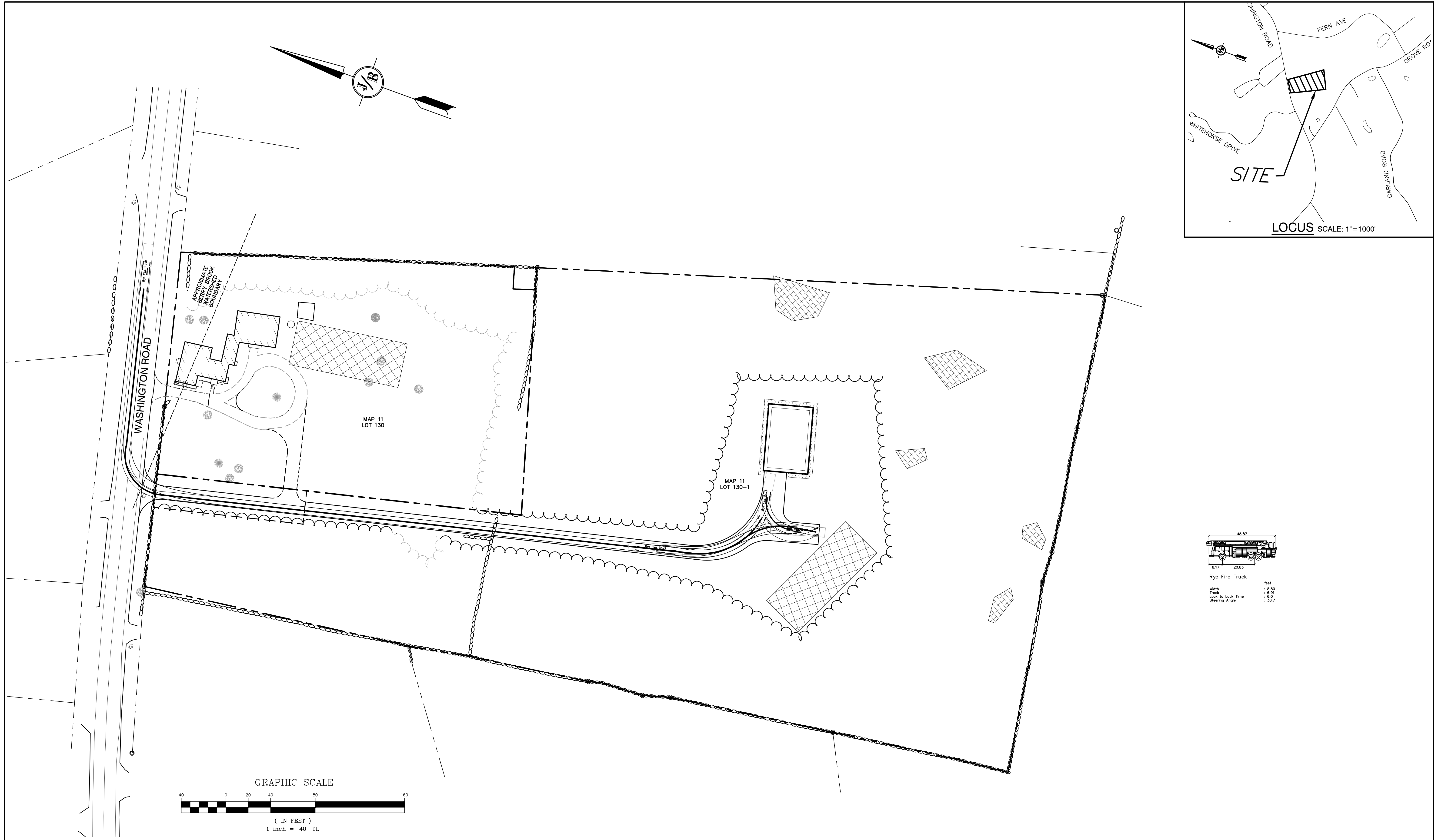
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SIGHT DISTANCE PLAN AND PROFILE
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH
Owner of Record:	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

DRAWING No.	H1
SHEET 6 OF 7	
JBE PROJECT NO. 20641.2	



Design: PSL Draft: LAZ Date: 5/19/22
 Checked: PSL Scale: AS NOTED Project No.: 20641.2
 Drawing Name: 20641-PLAN.dwg

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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TRUCK TURNING PLAN
Project:	MINOR SUBDIVISION 850 WASHINGTON ROAD, RYE, NH
Owner of Record:	MARLENE VELOSO 155 FLEET STREET, PORTSMOUTH, NH 03801 BK 4856, PG168

DRAWING No.

TR1

SHEET 7 OF 7
JBE PROJECT NO. 20641.2