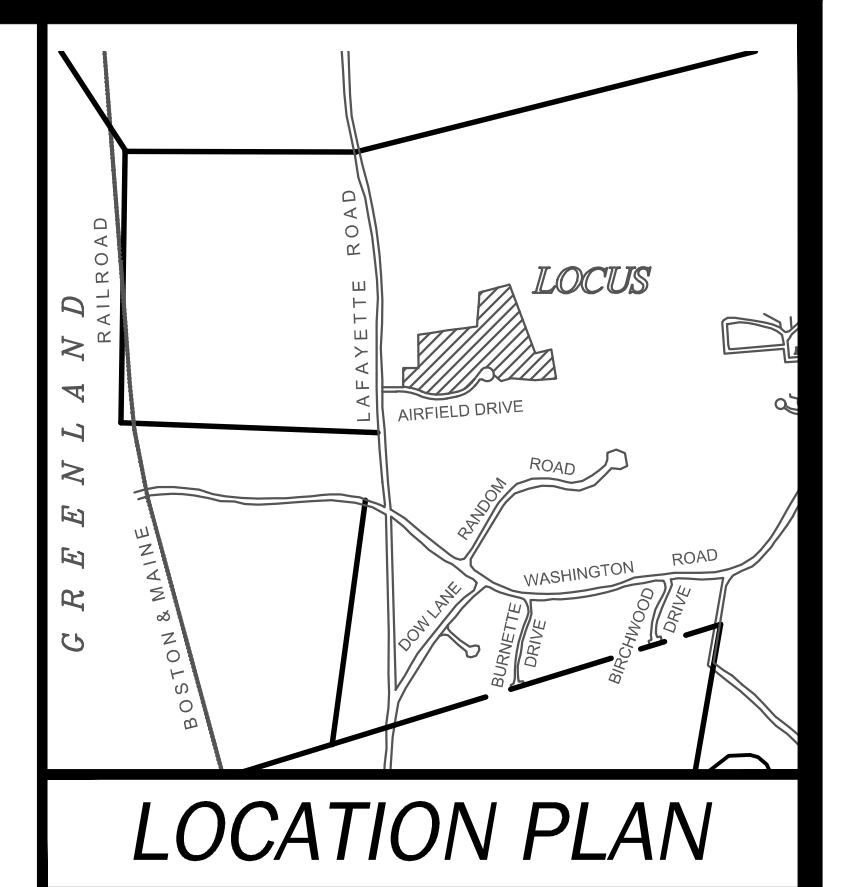
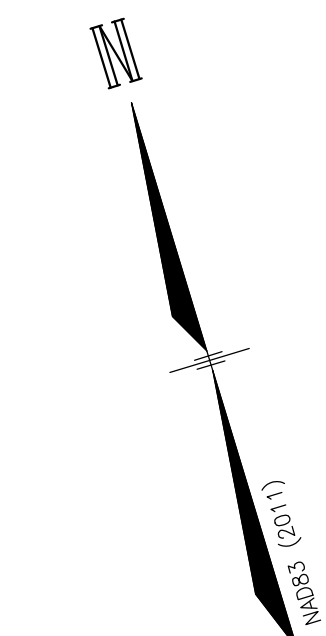


LEGEND:

| | |
|----------------|-------------------------------------|
| MAP 137 LOT 11 | ASSESSORS MAP AND LOT NUMBER |
| BK, PG. | BOOK / PAGE |
| EP | EDGE OF PAVEMENT |
| IRTBS | IRON ROD TO BE SET |
| L | LENGTH |
| N/F | NOW OR FORMERLY |
| R | RADIUS |
| RCRD | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| S.F. | SQUARE FEET |
| Δ | CENTRAL ANGLE |
| ⊙ | DRILL HOLE FOUND/SET |
| ○ | IRON PIPE/ROD FOUND |
| —○— | CHAINLINK FENCE |
| —□— | STOCKADE FENCE |
| — | BOUNDARY LINE |
| — | TREE LINE |
| — | EDGE OF WETLAND |
| — | WETLAND BUFFER |
| — | PAVEMENT |
| — | WETLANDS |
| — | GRAVEL |



MAP 10 LOT 13
N/F
ADAMS MOBILE HOME PARK, INC.
324 DEN QUARRY ROAD
LYNN, MA 01904
RCRD BK.#2983 PG.#1901

MAP 11 LOT 2
N/F
TOWN OF RYE CONSERVATION COMMISSION
10 CENTRAL ROAD
RYE, NH 03870
RCRD BK.#3977 PG.#1523

MAP 10 LOT 15
1,041,134± S.F.
(23.90± ACRES)

MAP 10 LOT 14
N/F
RYE PLACE REALTY, LLC
PO BOX 1627
NORTH HAMPTON, NH 03862
RCRD BK.#6087 PG.#1690

MAP 10 LOT 15-2
N/F
TOWN OF RYE CONSERVATION COMMISSION
10 CENTRAL ROAD
RYE, NH 03870
RCRD BK.#4905 PG.#2147

PROPOSED LOT "C"
433,189± S.F.
(9.945 ACRES)

PROPOSED LOT "A"
47,237± S.F.
(1.0844 ACRES)

PROPOSED LOT "B"
560,708± S.F.
(12.872 ACRES)

MAP 10 LOT 15-3
N/F
RYE AIRFIELD RCD I INC.
C/O ALLIANCE ASSET
150 LOUDON ROAD
CONCORD, NH 03301
RCRD BK.#5096 PG.#1732

MAP 10 LOT 16
N/F
RICKERT INVESTMENT REAL ESTATE, LLC
6 AIRFIELD DRIVE
RYE, NH 03870
RCRD BK.#3579 PG.#2955

MAP 10 LOT 15-4
N/F
RICKERT INVESTMENT REAL ESTATE, LLC
6 AIRFIELD DRIVE
RYE, NH 03870
RCRD BK.#3579 PG.#2955

MAP 10 LOT 30
N/F
WILLIAM B. ROBERTS REVOCABLE TRUST
HEIDI A. ROBERTS REVOCABLE TRUST
48 RANDOM ROAD
RYE, NH 03870
RCRD BK.#5959 PG.#0142

NOTES:

- THE PARCEL IS LOCATED IN THE (C) COMMERCIAL ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 10 AS LOT 15.
- DIMENSIONAL REQUIREMENTS:**

| | |
|-------------------------------|-------------|
| MINIMUM LOT SIZE: | 44,000 S.F. |
| LOT FRONTAGE: | 150' |
| LOT DEPTH: | 150' |
| MINIMUM YARD DIMENSIONS: | |
| FRONT: | 30' |
| SIDE: | 20' |
| REAR: | 24' |
| MAXIMUM STRUCTURE DIMENSIONS: | |
| BUILDING HEIGHT: | 35' |
| BUILDING COVERAGE: | 75% |

OWNER OF RECORD:
MAP 10 LOT 15:
GRAIL REAL ESTATE, LLC
379 AMHERST STREET
NASHUA, NH 03063
RCRD BK.#6222 PG.#358

| | |
|-----------------------|-----------------------|
| EXISTING PARCEL AREA: | PROPOSED PARCEL AREA: |
| MAP 10 LOT 15: | LOT "A": |
| 1,041,134± S.F. | 47,237± S.F. |
| (23.901± ACRES) | (1.0844 ACRES) |
| PROPOSED PARCEL AREA: | PROPOSED PARCEL AREA: |
| LOT "B": | LOT "C": |
| 560,708± S.F. | 433,189± S.F. |
| (12.872 ACRES) | (9.945 ACRES) |

PLAN REFERENCES:

- "SUBDIVISION PLAN, TAX MAP 10 LOT 15, PROPERTY OF RICKERT INVESTMENT REAL ESTATE, LLC, 160 LAFAYETTE ROAD/ROUTE 1, COUNTY OF ROCKINGHAM, RYE, NEW HAMPSHIRE, SHEET 1 OF 6" PREPARED BY AMES MSC, ARCHITECTS & ENGINEERS, DATED MAY 9, 2007 AND RECORDED AT THE RCRD AS PLAN D-35354.

TAX MAP 10 LOT 15
CONCEPTUAL SUBDIVISION PLAN
PROPOSED 3-LOT SUBDIVISION
AIRFIELD DRIVE
RYE, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
GRAIL REAL ESTATE, LLC

SCALE: 1" = 80' (22x34)
1" = 160' (11x17) **MAY 14, 2024**

Seacoast Division

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

| | | | | |
|------|------|-------------|----|----|
| REV. | DATE | DESCRIPTION | DR | CK |
| | | | | |

47346-01

May 14, 2024 - 10:57am
F:\MSC Projects\7246 - Rye Airfield - Rye\47346-03 Grail Zone, LLC - 6 Airfield Dr., Portsmouth\Design\Concepts\47346-03 Conceptual Subdivision Plan.dwg

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