LEGEND:

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
BK. PG.	BOOK / PAGE
A.G.	ABOVE GROUND
EG	EDGE OF GRAVEL
DYL	DOUBLE YELLOW LINE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
GREG	GAS REGULATOR
HVAC	HEATING,VENTILATION AND AIR CONDITIONING
INV.	INVERT
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
RCP	REINFORCED CONCRETE PIPE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
ROW	RIGHT OF WAY
SBC	SLOPED BITUMINOUS CURB
S.F.	SQUARE FEET
SWL	SINGLE WHITE LINE
TBM	TEMPORARY BENCH MARK
VGC	VERTICAL GRANITE CURB
CLDI	CEMENT LINED DUCTILE IRON
	SIGN
	CATCH BASIN
	SEWER MANHOLE
	DRAIN MANHOLE
	HANDICAP PARKING
	TELECOMMUNICATION BOX
	ELECTRIC BOX
(32)	PARKING LOT NUMBERING
	WATER GATE VALVE
	DRILL HOLE FOUND
	IRON PIPE/ROD FOUND
	MONUMENT TO BE SET
	UTILITY POLE

HYDRANT
WATER SHUT OFF
LIGHT POLE
82 EXISTING CONTOUR
UGC UNDERGROUND CABLE
DRAIN LINE
CHAINLINK FENCE
LIMIT OF LIDAR TOPOGRAPHY
STOCKADE FENCE
BOUNDARY LINE
TREE LINE
EDGE OF WETLAND
WETLAND BUFFER
UGE UNDERGROUND ELECTRIC
OHU OVERHEAD UTILITIES
W WATER LINE
CONCRETE
CRUSHED STONE
GRAVEL
WETLANDS
PAVER WALK
NHDOT EASEMENT
30' WATER EASEMENT
PEDESTRIAN ACCESS EASEMENT
15'/20' WATER LINE EASEMENT
DRAINAGE EASEMENT
DRIVEWAY ACCESS EASEMENT
PROPOSED PARKING & ACCESS EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S68°00'17"E	81.98'
L2	S75°44'04"E	115.20'
L3	N63°01'00"E	76.15'
L4	S63°00'46"W	180.15'
L5	N75°44'04"W	115.20'
L6	N68°00'17"W	88.85'
L7	S22°24'09"W	142.06'
L8	S24°26'18"W	210.69'
L9	S24°26'18"W	37.34'
L10	N69°52'21"W	100.08'
L11	N67°58'03"W	18.26'
L12	S24°31'40"W	13.10'
L13	N60°13'16"W	24.48'
L14	N89°41'38"E	25.49'
L15	S23°25'49"E	50.54'
L16	S53°51'03"E	20.58'
L17	S31°24'11"E	35.72'
L18	S59°58'55"W	13.18'

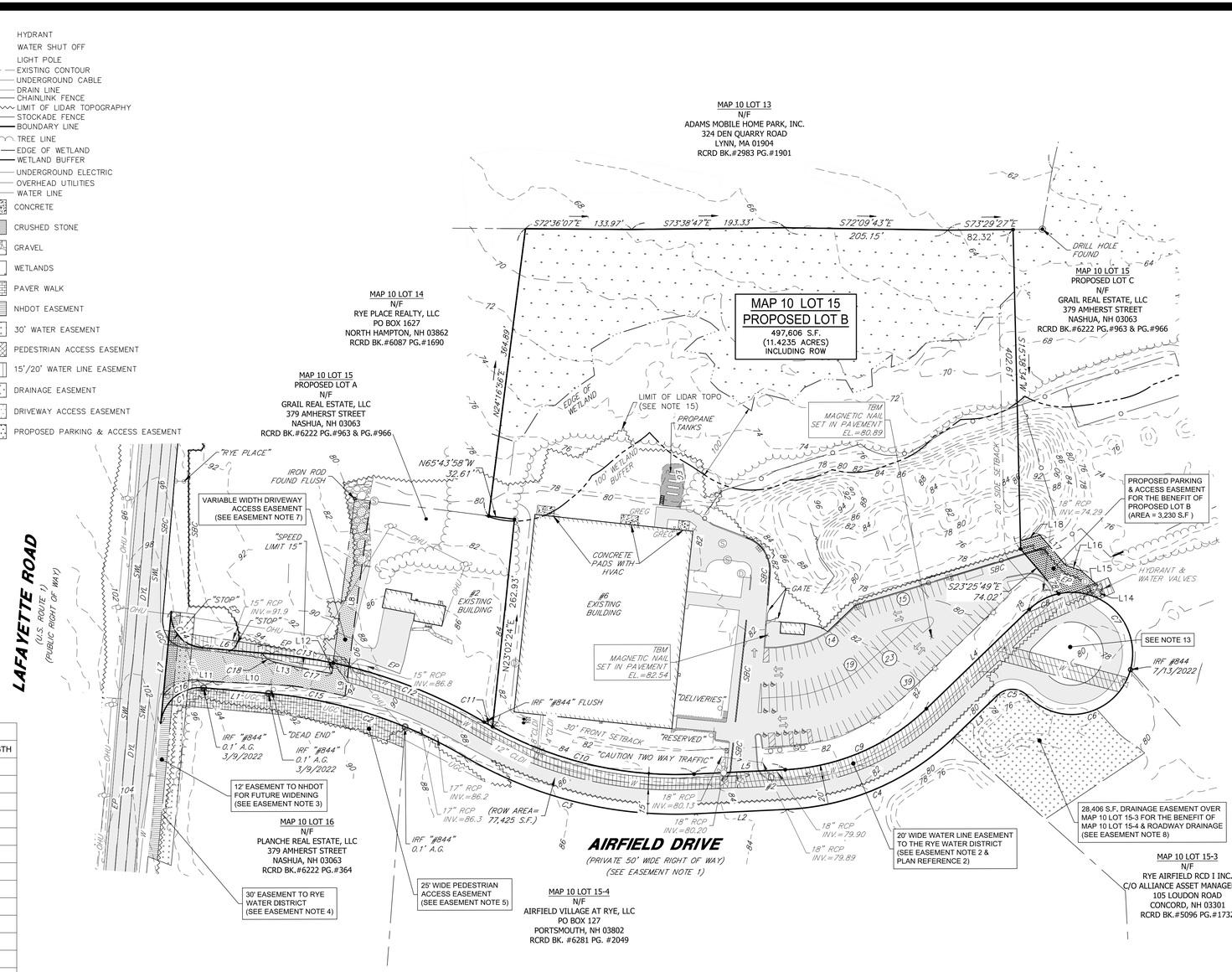
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	78.18'	50.00'	089°35'16"	N67°12'05"E	70.46'
C2	261.47'	585.67'	025°34'45"	S55°12'55"E	259.30'
C3	305.21'	525.00'	033°18'32"	S59°04'48"E	300.93'
C4	234.00'	325.00'	041°15'11"	N83°38'21"E	228.98'
C5	42.41'	27.00'	089°59'35"	S71°59'12"E	38.18'
C6	162.02'	77.00'	120°33'33"	S87°16'11"E	133.74'
C7	158.09'	77.00'	117°38'18"	N26°22'07"W	131.75'
C8	42.74'	77.00'	031°47'58"	S78°54'45"W	42.19'
C9	198.00'	275.00'	041°15'11"	S83°38'21"W	193.75'
C10	264.37'	475.00'	031°53'20"	N59°47'23"W	260.97'
C11	11.77'	475.00'	001°25'11"	N43°08'08"W	11.77'
C12	205.44'	635.67'	018°31'02"	N51°41'03"W	204.55'
C13	78.35'	635.67'	007°03'43"	N64°28'26"W	78.30'
C14	66.46'	42.12'	090°24'20"	N22°48'07"W	59.78'
C15	68.51'	598.67'	006°33'24"	N61°58'17"W	68.47'
C16	49.47'	50.06'	056°37'22"	S83°41'10"W	47.48'
C17	49.18'	612.00'	004°36'15"	N62°31'24"W	49.17'
C18	19.95'	25.00'	045°42'53"	N37°21'50"W	19.42'

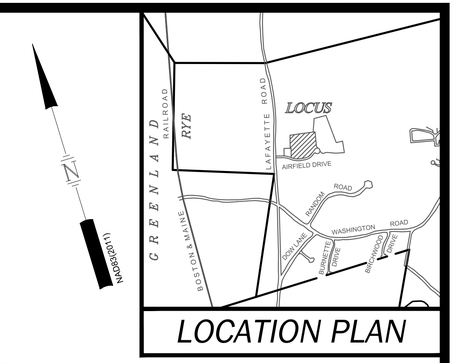
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2020 & JULY 2022 & AUGUST 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

For Review
03/11/2025 2:34:01 PM

LICENSED LAND SURVEYOR _____ DATE _____

DIG SAFE
ME NH RI VT
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CALL 811 TOLL FREE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION





LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE COMMERCIAL (C) ZONING DISTRICT AND MUILTI-FAMILY DWELLING OVERLAY DISTRICT.
2. THE PARCEL IS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 10 AS LOT 15.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) INSURANCE RATE MAP (FIRM), COUNTY OF ROCKINGHAM, NEW HAMPSHIRE, PANEL 270 OF 681, VERSION NUMBER 2.3.2.1, MAP NUMBER 33015C0270F, MAP REVISED JANUARY 29, 2021.
4. DIMENSIONAL REQUIREMENTS: — REQUIRED:
   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%
   PER THE CODE OF THE TOWN OF RYE ZONING SECTION 190-2.12
5. OWNER OF RECORD:
   MAP 10 LOT 15 – PROPOSED LOT B:
   GRAIL REAL ESTATE, LLC
   379 AMHERST STREET
   NASHUA, NH 03063
   RCRD BK.#6222 PG.#963 & BK.#6222 PG.#966
6. EXISTING PARCEL AREA:
   MAP 10 LOT 15 – PROPOSED LOT B:
   497,606 S.F.
   (11.4235 ACRES)
   INCLUDING ROW
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND CURRENT SITE CONDITIONS OF MAP 10 LOT 15 PROPOSED LOT B.
9. FIELD SURVEY COMPLETED BY TCE & PJT IN JUNE 2020 USING A TOPCON DS103 AND A CARLSON RT4 DATA COLLECTOR; AND IN JULY 2022 & AUGUST 2024 USING A LEICA TC-16 AND CARLSON RT-4 DATA COLLECTOR.
10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
13. THE INTERIOR AREA OF THE PROPOSED CUL-DE-SAC IS TO BE OWNED AND MAINTAINED BY THE OWNER(S) OF PROPOSED LOT B (MAP 10 LOT 15).
14. WETLAND DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES ON JUNE 18, 2020 IN ACCORDANCE WITH THE 1987 ARMY CORP OF ENGINEERS WETLAND MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. FIELD LOCATED BY TFMORAN, INC.
15. TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF AN ON THE GROUND TOPOGRAPHIC SURVEY AND AVAILABLE LIDAR DATA.
16. SEE PLAN REFERENCE 5 FOR FULL EXTENT OF EASEMENTS AND PROPOSED LOTS A & C.

PLAN REFERENCES:

1. "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. RCRD AS PLAN D-35354.
2. "WATERLINE EASEMENT PLAN, TAX MAP 10 LOT 15, PROPERTY OF RICKERT INVESTMENT REAL ESTATE, LLC, 160 LAFAYETTE ROAD/ROUTE 1, COUNTY OF ROCKINGHAM, RYE, NEW HAMPSHIRE" PREPARED BY MSC, CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED AUGUST 30, 2010. RCRD #D-36532.
3. "BOUNDARY LINE ADJUSTMENT PLAN FOR PROPERTY AT 0 AIRFIELD DRIVE & 190 LAFAYETTE ROAD RYE, NEW HAMPSHIRE COUNTRY OF ROCKINGHAM OWNED BY RICKERT INVESTMENTS REAL ESTATE LLC" PREPARED BY TFM CIVIL ENGINEERS & LAND SURVEYORS, INC. DATED NOVEMBER 12, 2018. RCRD #D-41149.
4. "LOT LINE RELOCATION PLAN, RICKERT INVESTMENT REAL ESTATE, LLC & ROSEWOOD REALTY TRUST, 150 & 160 LAFAYETTE ROAD, COUNTY OF ROCKINGHAM, RYE, NH" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED JULY 10, 2001 WITH REVISION 2 DATED 10/09/01. RCRD PLAN #D-29437.
5. "TAX MAP 10 LOT 15, SUBDIVISION PLAN, 3 LOT SUBDIVISION 2 & 6 AIRFIELD DRIVE, COUNTY OF ROCKINGHAM, RYE, NEW HAMPSHIRE, OWNED BY GRAIL REAL ESTATE, LLC" PREPARED BY TF MORAN, INC. DATED SEPTEMBER 19, 2024. PLANNING BOARD CASE NO: #09-2024. RCRD PLAN #D-44946.

EASEMENT NOTES:

1. AIRFIELD DRIVE IS A PRIVATE ROAD OWNED BY MAP 10 LOT 15 AND IS SUBJECT TO AN INGRESS, EGRESS AND INSTALLATION & MAINTENANCE EASEMENT TO THE VARIOUS LOT OWNERS ON PLAN D-35354 (SEE RCRD BK. 6222 PG. 963, BK. 6281 PG. 2049) AND A ROAD AND UTILITY MAINTENANCE AGREEMENT AS RECORDED IN RCRD BK. 6284 PG. 991. (SEE PLAN REFERENCE 1). OWNERSHIP OF AIRFIELD DRIVE IS TO REMAIN WITH PROPOSED LOT B.
2. AIRFIELD DRIVE IS SUBJECT TO A 20' WIDE WATERLINE EASEMENT. (SEE RCRD BK. 5142 PG. 2352 AND PLAN REFERENCE 2).
3. AIRFIELD DRIVE IS SUBJECT TO A 12' WIDE EASEMENT FOR FUTURE WIDENING TO THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION. (SEE RCRD BK. 6449 PG. 2798 AND PLAN REFERENCE 3).
4. MAP 10 LOT 16, AIRFIELD DRIVE AND MAP 10 LOT 14 ARE SUBJECT TO A 30' WIDE EASEMENT TO THE RYE WATER DISTRICT. (SEE RCRD BK. 3057 PG. 2427 AND PLAN REFERENCES 1 & 3).
5. MAP 10 LOT 16 IS SUBJECT TO A 25' WIDE PEDESTRIAN ACCESS EASEMENT IN FAVOR OF MAP 10 LOT 15-4. (SEE RCRD BK. 6222 PG. 364, BK. 6284 PG. 1000 AND PLAN REFERENCE 3).
6. AIRFIELD DRIVE IS SUBJECT TO A 15' WIDE WATER LINE EASEMENT TO THE RYE WATER DISTRICT. (SEE RCRD BK. 3753 PG. 1098 AND PLAN REFERENCES 1 & 3).
7. AIRFIELD DRIVE IS SUBJECT AND MAP 10 LOT 15 (PROPOSED LOT A) TO A VARIABLE WIDTH RIGHT OF WAY FOR ACCESS FROM LAFAYETTE ROAD, OVER MAP 10 LOT 15 (PROPOSED LOT A), TO MAP 10 LOT 14. (SEE RCRD BK. 3718 PG. 553 AND PLAN REFERENCES 1 & 4).
8. AIRFIELD DRIVE HAS THE BENEFIT OF AN EASEMENT OVER MAP 10 LOT 15-3 FOR ROADWAY DRAINAGE. (SEE RCRD BK. 4905 PG. 786 AND PLAN REFERENCES 1 & 3).
9. MAP 10 LOT 15 (PROPOSED LOT C) IS SUBJECT TO A NITRATE EASEMENT FOR THE BENEFIT OF MAP 10 LOT 15-3. (SEE RCRD BK. 4905 PG. 790 AND PLAN REFERENCES 1 & 3).
10. MAP 10 LOT 15 (PROPOSED LOT C) IS SUBJECT TO A 10' WIDE ACCESS EASEMENT FOR THE BENEFIT OF MAP 10 LOT 15-4. (SEE RCRD BK. 3879 PG. 325 AND PLAN REFERENCE 1).

(SEE NOTE 16)

REV.	DATE	DESCRIPTION	DR	CK

80 40 0 80
Graphic Scale in Feet

TAX MAP 10 LOT 15
EXISTING CONDITIONS PLAN
PROPOSED LOT B
6 AIRFIELD DRIVE
RYE, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
GRAIL REAL ESTATE, LLC

SCALE: 1" = 80' (22x34)
1" = 160' (11x17)
MARCH 10, 2025

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

FILE	DR	OMS	FB		S-1
47346-12	CK	BMK	CADFILE		

Mar 10, 2025 - 3:53pm
F:\MSC Projects\47346 - Rye Airfield - Rye\47346-03 Grail Zone, LLC - 6 Airfield Dr., Portsmouth\Carlson Survey\Dwgs\47346-03 Exis Cond Lot B.dwg