

Images from Planning Meetings

The last two Civic News has seen over 170 people look at these diagrams.

Almost all diagrams and information is available electronically before the meeting.

If you find this type of information helpful you need to inform the Planning Board what you would like to be available online, before the Planning Board meetings.

[E-mail](#) here and CC [e-mail](#).

Also include if you would like to see a running list of all ZBA variances, Planning Board waivers, special exceptions, conditions, etc... This should include Conservation Commission and Building Inspector requirements.

PROPOSED PARKING IMPROVEMENTS 150 LAFAYETTE ROAD RYE, NEW HAMPSHIRE PERMIT PLANS

OWNERS:
RYE PLACE REALTY, LLC
P.O. BOX 1627
NORTH HAMPTON, N.H. 03862
Tel: (603) 964-9700

**WETLAND SCIENTIST, SEPTIC DESIGNER,
CIVIL ENGINEER & LAND SURVEYOR:**
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801-7114
Tel: (603) 430-5282
Fax: (603) 436-2315



DISTRICTS	
1. UNDEVELOPED	[White Box]
2. EXISTING DEVELOPMENT	[Light Green Box]
3. WETLANDS	[Pink Box]
4. FLOODPLAIN	[Yellow Box]
5. FLOOD PROTECTION	[Dark Green Box]
6. CONSTRUCTION DISTRICT	[Blue Box]
7. LANDSCAPE DISTRICT	[Light Blue Box]
8. UTILITY AREA (ELECTRIC, WATER)	[Light Green Box]
9. AIR QUALITY DISTRICT	[Light Green Box]
10. HISTORIC DISTRICT	[Light Green Box]
11. LANDSCAPE DISTRICT	[Light Green Box]
12. LANDSCAPE DISTRICT	[Light Green Box]
13. LANDSCAPE DISTRICT	[Light Green Box]
14. LANDSCAPE DISTRICT	[Light Green Box]
15. LANDSCAPE DISTRICT	[Light Green Box]
16. LANDSCAPE DISTRICT	[Light Green Box]
17. LANDSCAPE DISTRICT	[Light Green Box]
18. LANDSCAPE DISTRICT	[Light Green Box]
19. LANDSCAPE DISTRICT	[Light Green Box]
20. LANDSCAPE DISTRICT	[Light Green Box]



LEGEND:	
[Symbol]	NOISE BARRIER
[Symbol]	BOUNDARY OF PROJECT
[Symbol]	BOOTHBY COUNTY
[Symbol]	SECTION OF DEED
[Symbol]	MAP 11/10/21
[Symbol]	IRON PIPE FOUND
[Symbol]	IRON PIPE FOUND
[Symbol]	IRON ROD SET
[Symbol]	CHALK MOLD FOUND
[Symbol]	CHALK MOLD SET
[Symbol]	SMALL ISLAND ALONG IRON FOUND
[Symbol]	MEAN SEA LEVEL
[Symbol]	SHORELINE PROPOSED TIDE LINE
[Symbol]	PROBE LOCATION

INDEX OF SHEETS

C1	BOUNDARY SURVEY PLAN
C2	EXISTING CONDITIONS PLAN
C3	PARKING SITE PLAN
C4	GRADING & DRAINAGE
C5	BURTER IMPACT PLAN
D1	EROSION CONTROL NOTES & DETAILS
D2	DETAILS
D3	FINAL POINT DETAILS

UTILITY CONTACTS

ELECTRIC:
EVSOURCE
1750 LAFAYETTE ROAD
PORTSMOUTH, NH 03861
Tel: (603) 416-7708, Ext. 555-5678
Attn: MICHAEL BUSHY, P.E. (MWANER)

WATER:
RYE WATER DISTRICT
80 SACAGOE ROAD
RYE, NH 03870
Tel: (603) 434-2548

COMMUNICATIONS:
CONSOLIDATED
COMMUNICATIONS
RTE 107/ROSEBURY
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel: (603) 427-5525

CABLE:
COMCAST
155 COMMERCIAL WAY
PORTSMOUTH, N.H. 03861
Tel: (603) 879-0685
(712)373
Attn: MIKE COLLINS

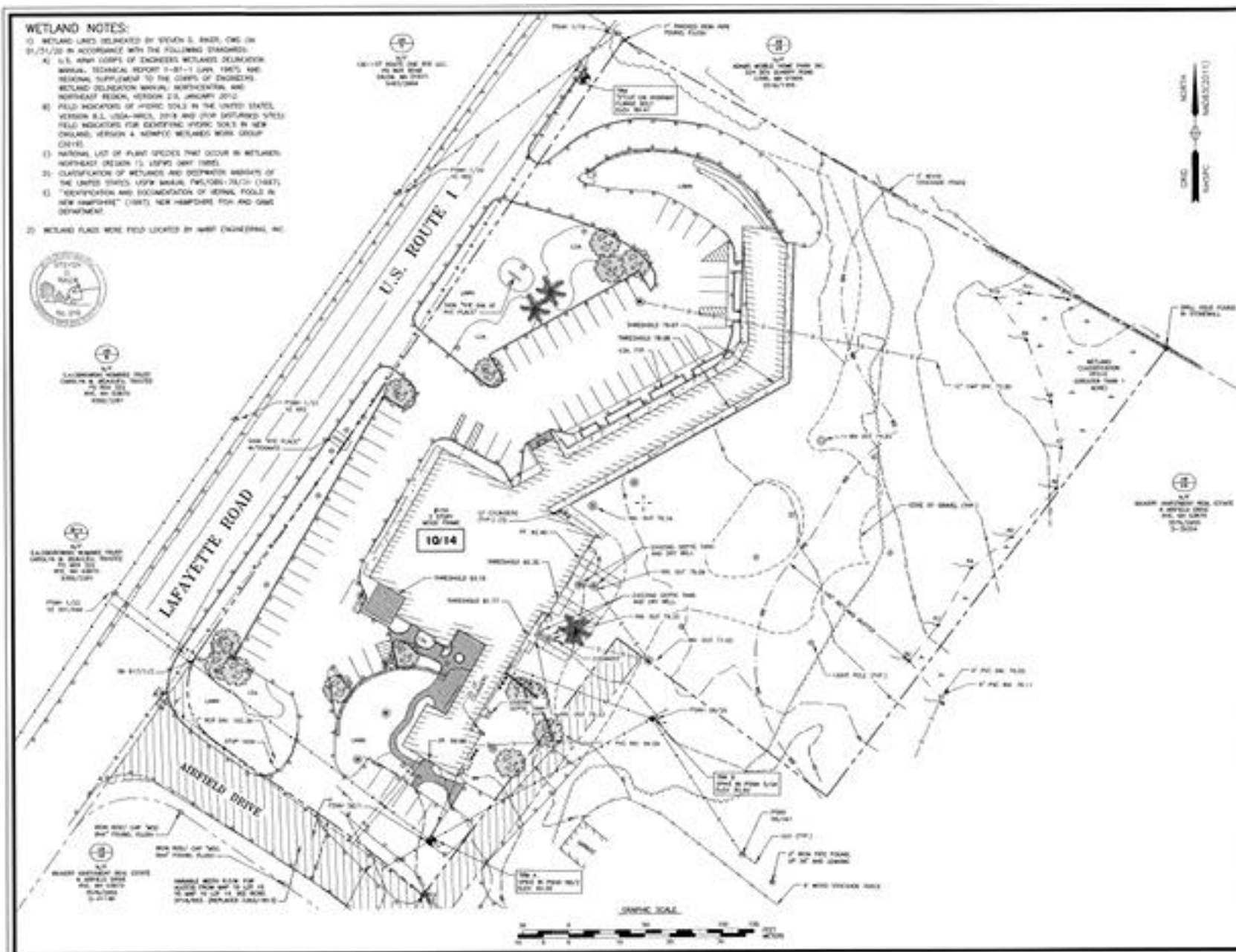
ADJUTERS:

[Symbol]	100-125' NORTH OF 150 LAFAYETTE ROAD
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**PERMIT PLANS
PARKING IMPROVEMENTS
RYE PLACE
150 LAFAYETTE ROAD
RYE, NEW HAMPSHIRE**

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road, Unit 3
Portsmouth, NH 03801-7114
Tel: (603) 430-5282
Fax: (603) 436-2315

PLAN SET SUBMITTAL DATE: 18 MARCH 2021



AMBY ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 1000 Rte 101, Suite 100
 Rye, NH 03073
 Tel: 603.883.1111
 Fax: 603.883.1112

- NOTES:**
- PARCEL IS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 10 AS LOT 14.
 - OWNER OF RECORD: RYE PLACE REALTY LLC, PO BOX 1527, NORTH HAMPTON, NH 03042, 603/774-0000, 0-2004.
 - PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 801500007C EFFECTIVE JANUARY 15, 2021.
 - EXISTING LOT AREA: 177,241 S.F., 4.0257 ACRES.
 - PARCEL IS LOCATED IN THE COMMERCIAL DISTRICT AND MULTI-FAMILY DWELLING OVERLAY DISTRICT.

DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	44,800 S.F.
FRONTAGE	150 FEET
SETBACK:	
FRONT	80 FEET
SIDE	30 FEET
REAR	24 FEET
MAXIMUM STRUCTURE HEIGHT	35 FEET
MAXIMUM STRUCTURE COVERAGE	75%
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING FEATURES ON ASSESSOR'S MAP 10 LOT 14 IN THE TOWN OF RYE.
 - THE EXIST AND LOCATION OF THE EXISTING SEWER SYSTEM IS UNKNOWN.

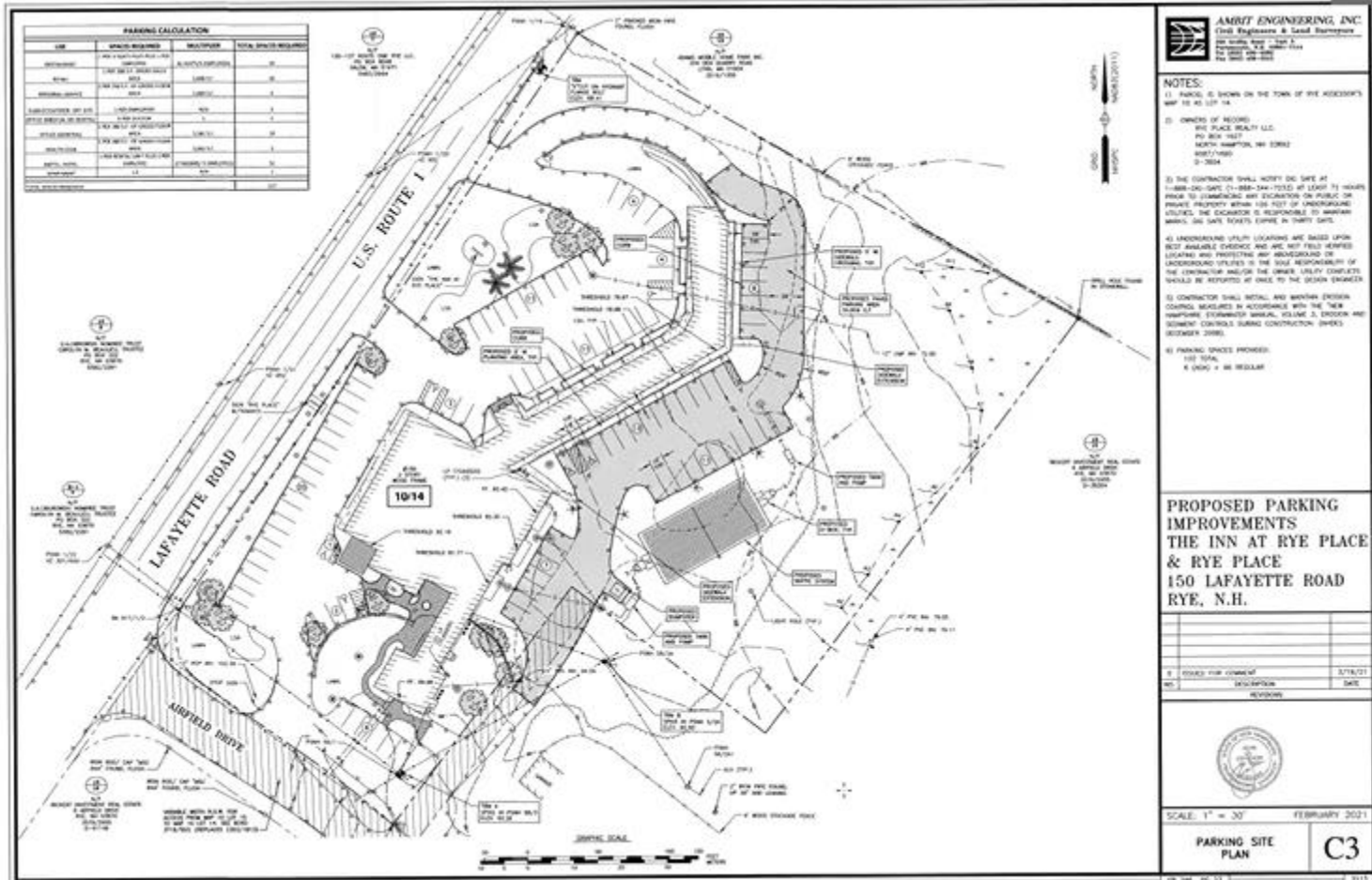
THE INN AT RYE PLACE & RYE PLACE
150 LAFAYETTE ROAD
RYE, N.H.

NO.	REVISION FOR CHANGE	DATE

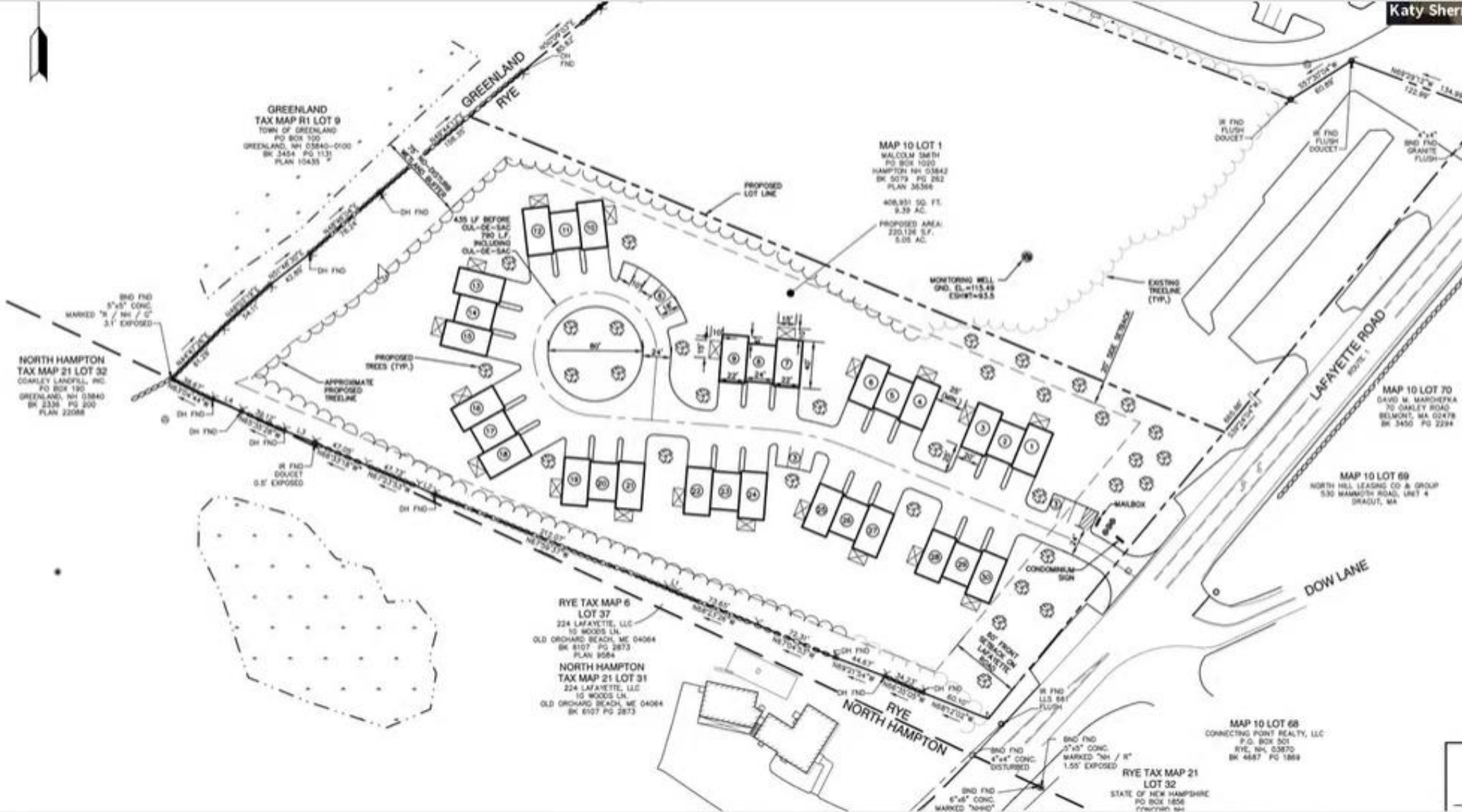


SCALE: 1" = 30' FEBRUARY 2021

EXISTING CONDITIONS PLAN **C2**





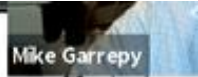
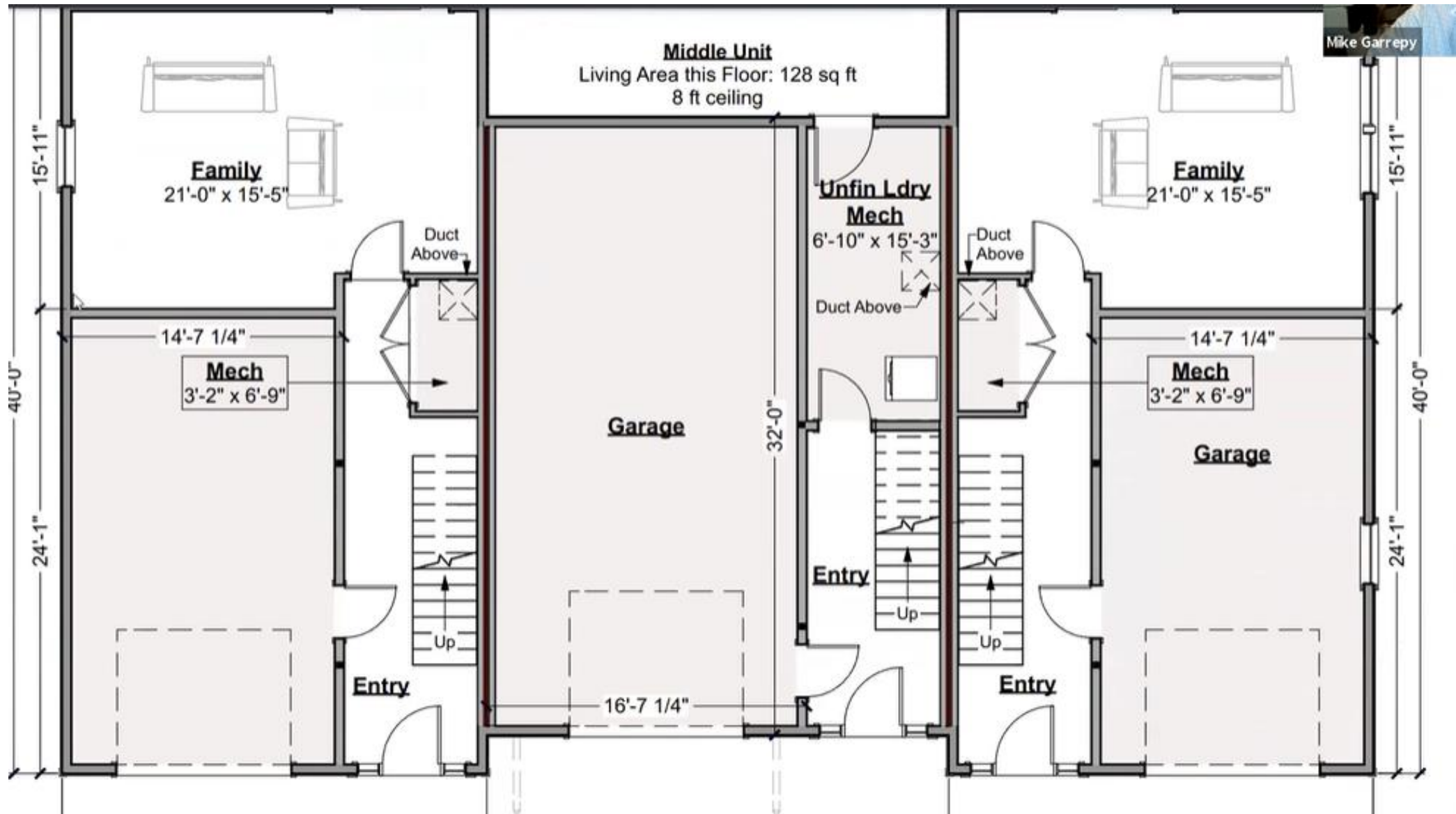


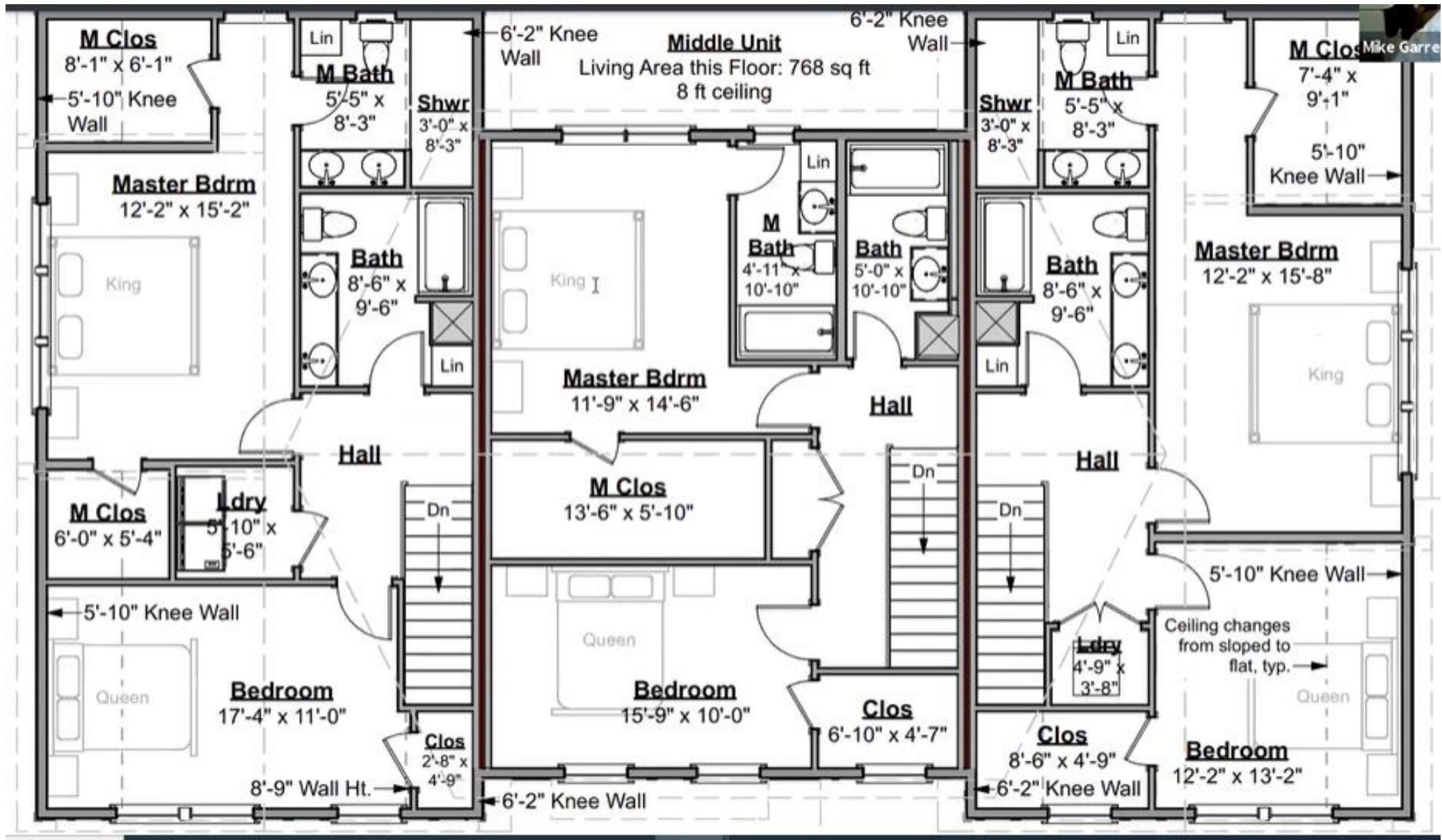
- SITE NOTES:**
1. THE INTENT OF THIS PLAN IS 7 DEVELOPMENT. PROJECT TO BE
 2. ZONING DISTRICT: COMMERCIAL
 LOT AREA MINIMUM = 44,000 S.F.
 LOT FRONTAGE MINIMUM = 150'
 LOT DEPTH MINIMUM = 150'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30' OR
 SIDE SETBACK = 20'
 REAR SETBACK = 34'
 MAX. BUILDING HEIGHT = 35'
 MAX. BUILDING COVERAGE = 75%
 3. MA 3-FAMILY OVERLAY
 LOT AREA MINIMUM = 2 ACRES
 LOT FRONTAGE MINIMUM = 150'
 MAXIMUM LOT DENSITY = 8 UNITS
 DENSITY PROVIDED = 5.8 UNITS
 MINIMUM BUILDING SEPARATION
 4. SEPTIC SETBACKS:
 35' FROM POROUS PAVEMENT
 25' FROM WATER LINE
 15' FROM ANY FOUNDATION WT
 10' FROM FULL CELLAR FOUND
 5' FROM SLAB FOUNDATION WT
 10' FROM PROPERTY LINES
 5. EMBLING/CALLOUTS:
 MA 3-FAMILY = "ONE-CAR OR
 OTHER PARKING SPACE" (80')
 TOTAL NUMBER OF UNITS = 30
 12 OVERFLOW SPACES, PLUS 6
 TOTAL SPACES REQUIRED = 40
 TOTAL SPACES PROVIDED = 72
 6. THIS PLAN SET HAS BEEN PREP
 STATE APPROVALS AND FOR CG
 SURVEY AND EXISTING MARIOP.
 CONTRACTOR SHALL FORM TH
 DATA AS SHOWN ON THE CDD
 SUBSURFACE OR OTHERWISE, FI
 BETWEEN ITEMS ON THIS PLAN,
 MUST BE RESOLVED BEFORE HE
 ALWAYS CONTACT DIG SAFE FR
 OBEY THE LAW.
 7. ALL CONSTRUCTION SHALL CON
 STANDARD SPECIFICATIONS FOR
 STRINGENT.
 8. LANDOWNERS ARE RESPONSIBLE
 FEDERAL METLAND REGULATION
 9. PRIOR TO THE START OF CON
 ENGINEER, ARCHITECT AND/OR
 LOCAL PERMITS, FEES AND BO
 10. ALL BUILDING DIMENSIONS SHAL
 PLANS PROVIDED BY THE OWN
 OF THE ENGINEER AND OWNER
 AND AREAS TO BE TO OUTSIDE
 11. ALL CONSTRUCTION ACTIVITIES
 ADMINISTRATION (OSHA) RULES
 12. 47,900 S.F. (30.8%) IMPERVAU

APPROVED - RYE, N
 PLANNING BOARD

Lot across from Dow Lane on Lafayette Rd









The two lots total 27.49 acres and 61,659± square feet of buildings. According to the Rockingham County Registry of Deeds, the sale price was \$6,100,000.

190 Lafayette
3.5 acres

