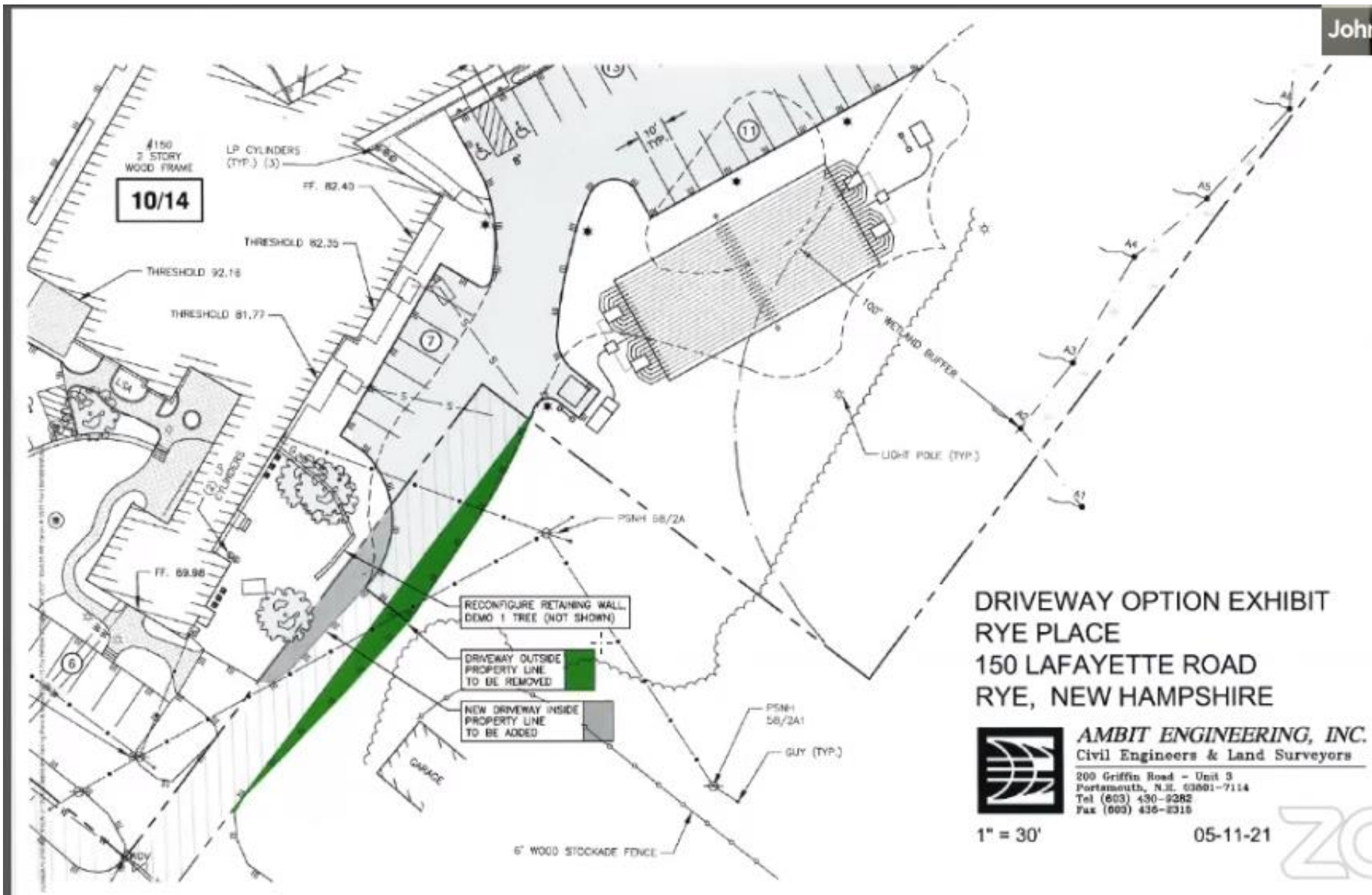


May 11, 2021

Planning Board Images

These images are cut from the meeting videos and are only possible when the applicants present over Zoom.



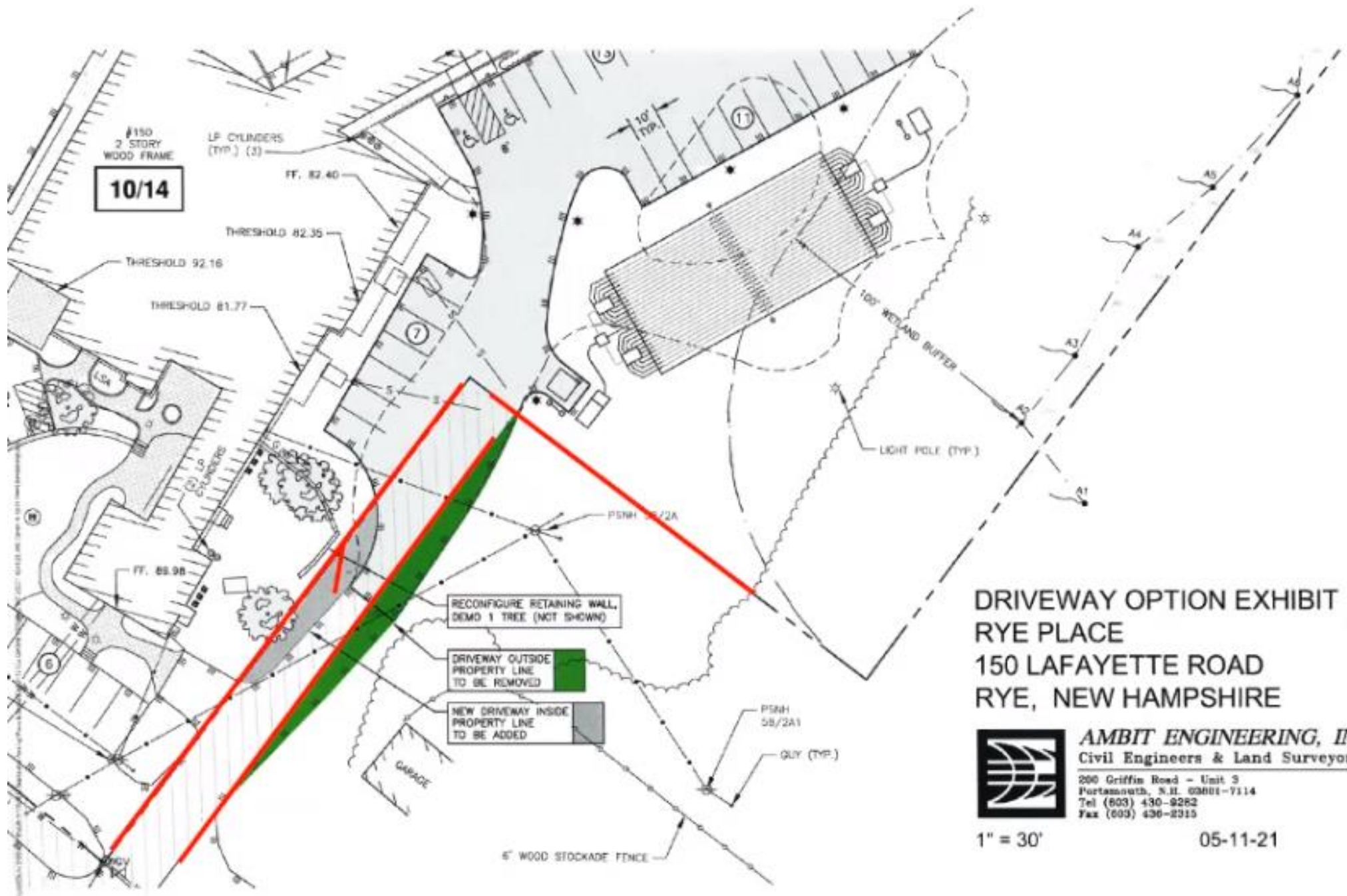
**DRIVEWAY OPTION EXHIBIT
 RYE PLACE
 150 LAFAYETTE ROAD
 RYE, NEW HAMPSHIRE**

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9382
 Fax (603) 436-8318

1" = 30'

05-11-21





DRIVEWAY OPTION EXHIBIT
RYE PLACE
150 LAFAYETTE ROAD
RYE, NEW HAMPSHIRE



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors

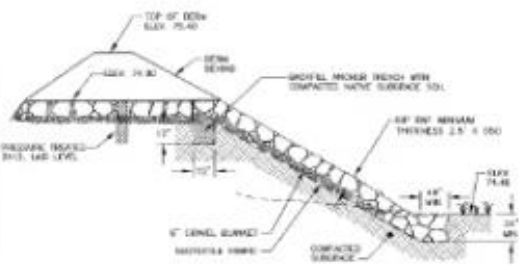
200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 430-2315

1" = 30'

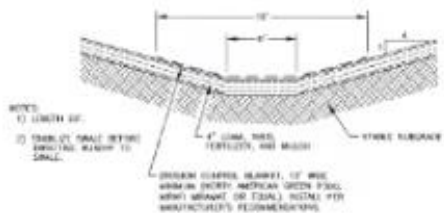
05-11-21

150 Lafayette Rd

- 1) GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF THE MAIN VEIN WITH MINIMUM 100 G PER SQ YD. CHECK MANUFACTURER FOR TEST REPORT.
- 2) ANCHOR PINS: STEEL PINS WITH WIGGERS OR WOODEN CHAINS SHALL BE PLACED TO HOLD GEOTEXTILE FABRIC IN POSITION PER MANUFACTURER'S RECOMMENDATIONS.
- 3) STABILIZER: GEOTEXTILE FABRIC (SEE SHEET 01-1-1/17)
- 4) SPACING: 18" x 18" = 6"



1 EMERGENCY SPILLWAY
NITS

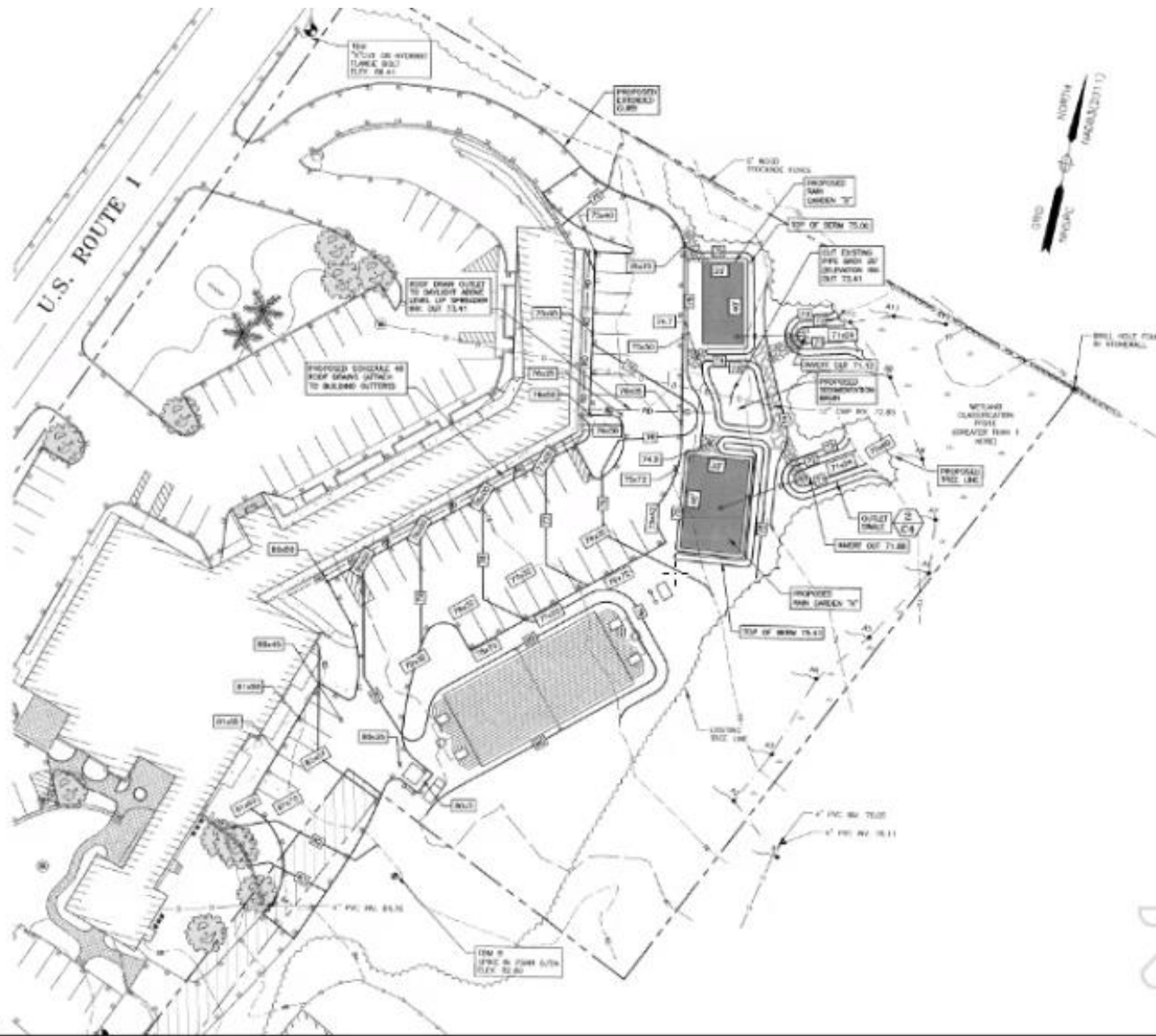
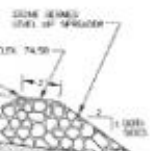


2 OUTLET SWALE
NITS

BERM STONE SIZE	
SIZE (APPROXIMATE)	# OF WEIGHT PAIRS
10-12"	100
8-10"	84-100
6-8"	68-83
4-6"	42-50
No. 4	8-12

NOTE: STONE SHALL BE STONE DAMPERS WITH 1/2\"/>

THE 6\"/>



John Chagnon

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DG SAFE AT 1-888-DG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE ENGINEER IS RESPONSIBLE TO MAINTAIN MARKS. DG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT TO BE RELIED. LOCATING AND PROTECTING ALL UNDERGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION (REVISED DECEMBER 2008).

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

NO.	DESCRIPTION	DATE
2	RAIN GARDENS	5/11/21
1	COORDINATE FINAL DESIGN	4/1/21
0	ISSUED FOR COMMENT	3/15/21

PARKING CALCULATION			
USE	SPACE REQUIRED	NO. SPACES	TOTAL SPACES REQUIRED
RESTAURANT	100 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10,000 / 1,000 = 10	10
OFFICE	1.0 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10,000 / 1,000 = 10	10
RETAIL	1.0 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10,000 / 1,000 = 10	10
LODGING	1.0 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10,000 / 1,000 = 10	10
TOTAL			40

PARKING IS PROPOSED NON-CONFORMING.



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 100 North Main Street, Suite 200
 Portsmouth, N.H. 03801-1144
 Tel: (603) 431-1144
 Fax: (603) 431-1144

- NOTES:**
1. PARKING IS SHOWN ON THE TERMS OF THE ASSUMPTIONS SET FORTH ON SHEET 14.
 2. DRAWINGS OF RECORD:
 - 100-PL-10-100
 - 100-PL-10-101
 - 100-PL-10-102
 - 100-PL-10-103
 - 100-PL-10-104
 - 100-PL-10-105
 - 100-PL-10-106
 3. THE CONTRACTOR SHALL VERIFY THE DATE AT 1-1000-10-100 (1-1000-10-100) AT LEAST 10 WORKING HOURS TO COMMENCE ANY EXCAVATION OR PUBLIC OR PRIVATE PROPERTY WITHIN THE ZONE OF INTERESTED PARTIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AROUND THE SITE TO BE DURING IN THE WORK.
 4. UNDESIRABLE UTILITIES LOCATIONS ARE SHOWN WITHIN THE PARKING AREAS AND ARE NOT FIELD VERIFIED. LOCATIONS AND PROTECTIVE MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE OWNER. UTILITY COMPACTS SHOULD BE REQUESTED AT LEAST 30 DAYS BEFORE CONSTRUCTION.
 5. CONTRACTOR SHALL PROVIDE AND MAINTAIN PROTECTIVE MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE CONSTRUCTION MANUAL, SECTION 1, DESIGN AND CONSTRUCTION CONTROL DURING CONSTRUCTION, LATEST EDITION (2008).
 6. PARKING SPACES PROVIDED:
 - 100 TOTAL
 - 8 (200) = 16 (100) TOTAL
 7. AMBIT SUBMISSION APPROVAL: 2021 01/15/21
 8. PREVIOUS SITE APPROVALS: SEE OUTSIDE THE BOUNDARY OF THE TOWN HALL.
 9. WORDS OF CONSTRUCTION: 100-100 (100) - FROM

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

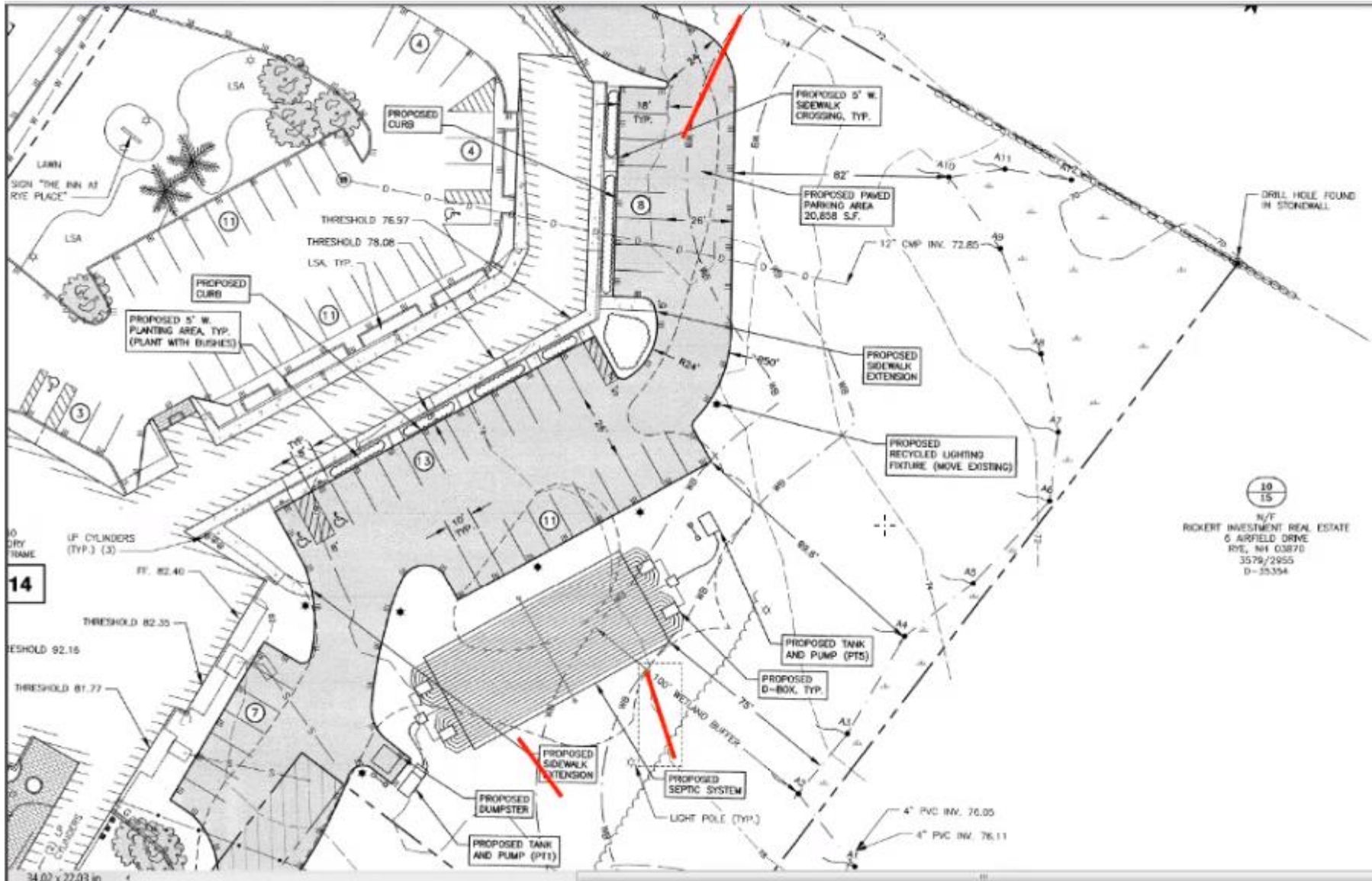
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/11/21
2	ISSUED FOR PERMIT, NOTES 1-4	4/16/21
3	ISSUED FOR COMMENT	3/18/21
4	ISSUED FOR PERMIT	2/11/21



SCALE: 1" = 30'
 FEBRUARY 2021

PARKING SITE PLAN **C3**

150 Lafayette Rd



- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MARK ALL UTILITIES. THE EXCAVATOR SHALL OBTAIN DIG SAFE TICKETS PRIOR TO CONSTRUCTION.
- 4) UNDERGROUND UTILITY LOCATING AND PROTECTING UNDERGROUND UTILITIES IS THE CONTRACTOR AND/OR SUBCONTRACTOR'S RESPONSIBILITY. BEST AVAILABLE EVIDENCE LOCATING AND PROTECTING UNDERGROUND UTILITIES IS THE CONTRACTOR AND/OR SUBCONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHOULD BE REPORTED AT THE TIME OF DISCOVERY.
- 5) CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL (REVISED DECEMBER 2008).
- 6) PARKING SPACES PROVIDED: 102 TOTAL (6 ADA) + 96 REGULATORY.
- 7) NHDES SUBDIVISION APPLICATION REQUIRED.
- 8) PREVIOUS SITE APPROVALS AVAILABLE AT RYE TOWN HALL.
- 9) HOURS OF CONSTRUCTION: 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY.

PROPOSED IMPROVEMENTS AT THE INN AT RYE PLACE, 150 LAFAYETTE RD., RYE, N.H.

150 Lafayette Rd

