

TAX MAP 24 LOT 19
 TONDERYS CHELSEA H
 C/O TONDERYS EDWARD
 81 GARLAND ROAD
 RYE, NH 03870
 BK 5571 PG 1787

TAX MAP 24 LOT 18
 HOLDER AMY K
 9 ELWIN ROAD
 RYE, NH 03870
 BK 5245 PG 0369

TAX MAP 24 LOT 16
 MENKE THOMAS S
 19 ELWIN ROAD
 RYE, NH 03870
 BK 4829 PG 2252

TAX MAP 24 LOT 21
 PROPERTIES OF RYE
 BOX 300
 RYE, NH 03870
 PG 0353

TAX MAP 24 LOT 23
 SEAPORT FISH COMPANY LLC
 13 SAGAMORE ROAD
 RYE, NH 03870
 BK 4831 PG 0560

TAX MAP 24 LOT 88
 ROACH IV WILLIAM J
 C/O ROACH OLIVIA P
 3 FRONTIER STREET
 RYE, NH 03870
 BK 5829 PG 2710

TAX MAP 24 LOT 74
 ELEMENTS 9 LLC
 303 ISLINGTON STREET
 PORTSMOUTH, NH 03801
 BK 6491 PG 2802

ZONE	ZONING SUMMARY	
	COMMERCIAL	SINGLE RESIDENCE
MINIMUM LOT AREA	44,000 S.F.	66,000 S.F.
FRONT YARD SETBACK	30'	40'
SIDE YARD SETBACK	20'	20'
REAR YARD SETBACK	24'	1/4 THE DEPTH OF THE LOT OR 30', WHICHEVER IS LESS
MAXIMUM YARD COVERAGE	75% OF LOT	15% OF LOT
MAXIMUM LOT COVERAGE	N/A	15% OF LOT
MAXIMUM BUILDING HEIGHT	35'	35'

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED COFFEE SHOP, MIXED USE BUILDING 3 SINGLE-FAMILY DWELLINGS.
- PARKING CALCULATIONS (ARTICLE V):
 SINGLE FAMILY DWELLING - 2 SPACES REQUIRED PER DWELLING
 3 DWELLINGS * 2 SPACES PER DWELLING = 6 SPACES REQUIRED
 12 RESIDENTIAL SPACES PROVIDED
 RETAIL USE - 1 SPACE PER 200 S.F. GROSS SALES FLOOR AREA + 1 SPACE PER 600 S.F. STORAGE AREA
 2,315 S.F. / 200 S.F. = 12 SPACES
 772 S.F. / 600 S.F. = 2 SPACES
 12 + 2 = 14 SPACES REQUIRED
 RESTAURANT USE - 1 SPACE PER 3 SEATS + 1 SPACE PER 2 BAR STOOLS + 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT
 30 SEATS / 3 SEATS FOR PER 1 SPACE = 10 SPACES
 5 BAR STOOLS / 2 STOOLS PER 1 SPACE = 3 SPACES
 1 SPACE PER 5 EMPLOYEES = 5 SPACES
 10 + 3 + 5 = 18 SPACES REQUIRED
 MIXED USE DWELLING UNIT - 1 SPACES PER UNIT
 6 MIXED USE DWELLING UNITS * 1 SPACES PER UNIT = 6 SPACES REQUIRED
 14 + 18 + 6 = 38 SPACES REQUIRED
 49 SPACES PROVIDED
- IMPERVIOUS CALCULATIONS:
 SR ZONE AREA = 33,257 S.F.
 MAX. BUILDING COVERAGE = 15%
 MAX. IMPERVIOUS COVERAGE = 15%
 TOTAL BUILDING AREA (FOOTPRINTS + COVERED PORCHES) = 4,983 (15.0% OF ZONE)
 TOTAL IMPERVIOUS AREA = 4,983 (15.0% OF ZONE)
 C ZONE AREA = 50,711 S.F.
 MAX. BUILDING AREA = 75%
 BUILDING AREA (FOOTPRINTS) = 7,615 S.F. (15.0% OF ZONE)
 TOTAL IMPERVIOUS AREA = 9,668 S.F. (19.1% OF ZONE)
 OVERALL LOT:
 TOTAL BUILDING AREA (FOOTPRINTS) = 12,801 S.F. (15.0% OF LOT)
 TOTAL IMPERVIOUS AREA = 14,653 S.F. (17.5% OF LOT)
- 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. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0280F, DATED JANUARY 2021.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND MEET STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.