

THE PURPOSE OF THIS PLAN IS TO SHOW IMPROVEMENTS TO EXISTING OUTDOOR SEATING AREA
 ALL OTHER PROPOSED SITE IMPROVEMENTS ARE AS SHOWN ON APPROVED SITE PLAN
 SEE CURRENT EXISTING SITE PLAN APPROVAL PLAN G-4496

* HATCHED AREA SHOWN IS TO BE BROUGHT TO SAME GRADE AS EXISTING CONCRETE SEATING AREA AND EXTENDED TO THE RIGHT OF WAY EDGE. THE ENTIRE AREA WILL THEN BE COVERED IN COMPOSITE WOOD DECKING MATERIAL. THIS WORK WILL NOT INCREASE IMPERVIOUS COVERAGE ON THE LOT.
 THIS PROJECT IS INTENDED TO IMPROVE SAFETY FOR PATRONS OF THE RESTAURANT THAT WILL BE USING THE OUTDOOR SEATING AREA.

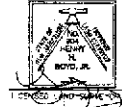
RECORD OWNERS	
RYE BEACH INVESTMENTS, LLC 2203 OCEAN BOULEVARD RYE, NH 03870 BY: 1022 PG. 1438 CORRECT MAP 17,162 S.F. 0.39 ACRES	JARED M. GERGW 2203 OCEAN BOULEVARD UNIT 2 RYE, NH 03870 S: 2384 PG. 864
KATHLEEN A. HOGAN P.O. BOX 652 MINNHAM, NH 03057 BY: 5325 PG. 48	RYE GENERAL STORE & GRILL LLC 20 SPRUCE AVENUE RYE, NH 03870 BY: 3880 PG. 1297
ORTHOLAND, LLC 2250 OCEAN BOULEVARD RYE, NH 03870 BY: 1836 PG. 2190	RYE GENERAL STORE & GRILL LLC 20 SPRUCE AVENUE RYE, NH 03870 BY: 3109 PG. 2987

PROPOSED STRUCTURAL COVERAGE
 (DOCS NOT INCLUDE GARAGE)
 5,529 S.F. = 32.2%
 PROPOSED IMPROVABLE SURFACE
 (INCLUDING WITH OVERHANG, GARAGE, DECKS & STEPS
 PATIERS, STEPS CONCRETE & PAVED DRIVEWAY)
 13,800 S.F. = 80.5%
 8.5% REDUCTION
 AS CURRENTLY APPROVED
 NO PROPOSED CHANGE

LOCUS MAP
 NOT TO SCALE

PROPOSED OUTDOOR SEATING
 IMPROVEMENT DETAIL

CERTIFY:
 THAT THIS ACTUAL SURVEY WAS MADE
 ON THE GROUND BETWEEN OCTOBER 27
 2022 AND OCTOBER 27 2022
 THAT THIS PLAN CONFORMS TO THE
 RULES AND REGULATIONS OF THE
 REGISTER OF DEEDS
 THAT THIS SURVEY CONFORMS TO THE
 REQUIREMENTS FOR ACCURACY FOR
 A PLAT SURVEY.



- LEGEND**
- ASSASSORS MAP AND PARCELS
 - HYDRAUM: WATER SHUT OFF, OVER HEAD PIPE, UTILITY POLE, SEWER MAN HOLE
 - CAR ALLE
 - APPROXIMATE GAS SERVICE
 - EXISTING SPOT GRADE
 - APPROXIMATE SEWER SERVICE
 - PROPOSED 6" SLOPE EDGE OF DISBURSANCE
 - PROPOSED PERVIOUS PAVEMENT
 - PROPOSED PARKING BUMPER

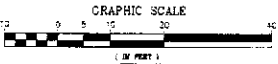


FIGURE C

SITE PLAN AMENDMENT IN RYE, NH	
SHOWING PROPOSED OUTDOOR SEATING AREA IMPROVEMENT AT 2203 OCEAN BOULEVARD (ASSESSORS MAP 93 LOT 28)	
RECORD OWNERS RYE BEACH INVESTMENTS, LLC 2203 OCEAN BOULEVARD RYE, NH 03870 KATHLEEN A. HOGAN P.O. BOX 652 MINNHAM, NH 03057 JARED M. GERGW 2203 OCEAN BOULEVARD UNIT 2, RYE, NH 03870 RYE GENERAL STORE & GRILL LLC 20 SPRUCE AVENUE RYE, NH 03870 ORTHOLAND, LLC 2250 OCEAN BOULEVARD RYE, NH 03870	
MILLENNIUM ENGINEERING INC. ENGINEERS AND LAND SURVEYORS P.O. BOX 743 11 HAMPTON ROAD EXETER, NH 03833 PHONE (603) 778-2528 FAX (603) 772-0839 WWW.MEL-AM.COM	
SCALE: 1"=10'	DATE: DEC 03, 2025
DRWN. BY: D.M.L.	CHKD. BY: J.H.S.
SHEET 2 OF 2	

NO.	TAX	DESCRIPTION	BY

THERE SHALL BE NO GRADING WITHIN THE WADOT RIGHT OF WAY

BUILDING HEIGHT
 GRADE = ELEVATION 103.3
 PROPOSED HEIGHT = 29.75
 HEIGHT = ELEV 40.03

CONCRETE PAD AROUND SIGN TO BE BANK OUT SUCH THAT IT NO LONGER ENCROACHES THE WADOT RIGHT OF WAY. NO PARKING SIGN WILL BE INSTALLED BY WADOT AT AN APPROPRIATE LOCATION.

THE EXISTING PARKING LINES ARE TO BE ELIMINATED AND RELOCATED. THE 15 WHITE PARKING SIGNS ARE TO BE REMOVED TO COMPLY WITH THE TOWN OF RYE'S PENDING PARKING ORDINANCE CHANGE.

PROPOSED CONCRETE WALKWAY RECONFIGURATION WITH A.D.A. RAMP

EXISTING CONDOMINIUM BUILDING

EXISTING BUILDING

PROPOSED A.D.A.

LOCUS MAP NOT TO SCALE