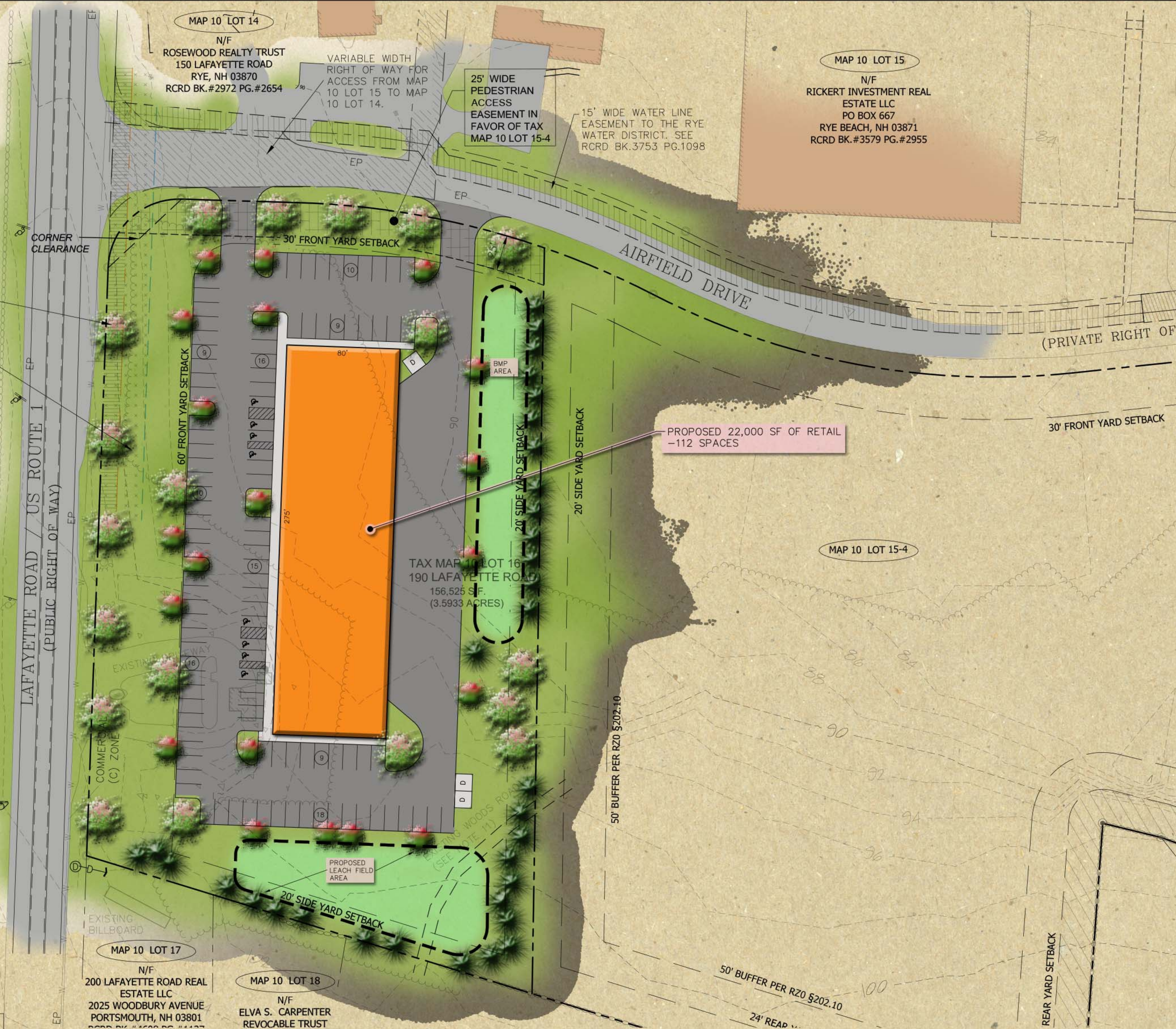


NOTES

1. THE PARCEL ARE LOCATED IN THE COMMERCIAL (C) DISTRICT & THE MULTI-FAMILY DWELLING OVERLAY DISTRICT.
2. THE PARCEL ARE AS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 10 AS LOTS 16.
3. THE PARCELS ARE LOCATED IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER: 33015C0270E, EFFECTIVE DATE: MAY 17, 2005.
4. OWNER OF RECORD:
PLANCHE REAL ESTATE LLC
379 AMHERST STREET NASHUA, NH 03063
RCRD BK.#6222 PG.#364
5. ZONING REQUIREMENTS: COMMERCIAL (C)
MINIMUM LOT SIZE: 44,000 S.F.
MINIMUM FRONTAGE: 150'
MINIMUM DEPTH: 150'
MINIMUM SETBACKS:
FRONT YARD: 30'/60' FOR LAFAYETTE ROAD
SIDE YARD: 20'
REAR YARD: 24'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 75%
- PARKING CALCULATIONS: RETAIL
1 SPACE PER 200 SF (22,000 SF) = 110 SPACES
PROPOSED: 112 SPACES
6. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD83(2011) PER STATIC GPS OBSERVATIONS.
7. THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY SHOW A 22,000 SF RETAIL BUILDING, AND ASSOCIATED PARKING.
8. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
9. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN JUNE 2016 AND JULY 2018 USING A TOPCON D5103 AND TOPCON TESLA DATA COLLECTOR.
10. NO WRITTEN RIGHTS WERE FOUND REGARDING ACCESS/USE OF THE EXISTING WOODS ROAD SHOWN HEREON AND THE OWNER OF MAP 10 LOT 16 DOES NOT RESERVE OR GRANT ANY RIGHTS OF ACCESS/USE OF SAID WOODS ROAD.
11. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.



12' EASEMENT TO NHDOT FOR FUTURE WIDENING (7-18-2000)

30' EASEMENT TO RYE WATER DISTRICT. SEE RCRD BK.#3057 PG.# 2427

PROPOSED 22,000 SF OF RETAIL
-112 SPACES

TAX MAP 10 LOT 16
190 LAFAYETTE ROAD
156,525 S.F.
(3.5933 ACRES)

TAX MAP 10 LOT 16
CONCEPTUAL SITE PLAN 'F'
0 AIRFIELD DRIVE & 190 LAFAYETTE ROAD
RYE, NH
OWNED BY
PLANCHE REAL ESTATE LLC

SCALE: 1"=40' FEBRUARY 22, 2024

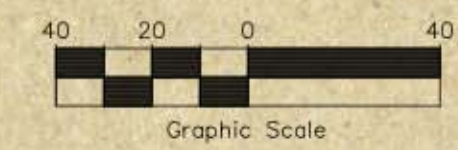
This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.



REV.	DATE	DESCRIPTION	DR	CK

TFM	Civil Engineers	48 Constitution Drive		
	Structural Engineers	Bedford, NH 03110		
	Traffic Engineers	Phone (603) 472-4488		
	Land Surveyors	Fax (603) 472-9747		
	Landscape Architects	www.tfmoran.com		
	Scientists			
FILE # 47211.00	DR MSK	FB		
	CK JCC	CADFILE	CNCPT 2024-02-22	CONCEPT F