

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)	MULTI-FAMILY
MINIMUM LOT SIZE:	44,000 S.F.	2 ACRES
MINIMUM FRONTAGE:	150'	150'
MINIMUM DEPTH:	150'	150'
MINIMUM SETBACKS:		
FRONT YARD:	30'/60' FOR LAFAYETTE ROAD	
SIDE YARD:	20'	
REAR YARD:	24'	
MAXIMUM BUILDING HEIGHT:	35'	
MAXIMUM BUILDING COVERAGE:	75%	

PER TOWN OF RYE, NH ZONING ORDINANCE SECTIONS 211 & 402
6. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD83(2011) PER STATIC GPS OBSERVATIONS.
7. THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY SHOW 21 MULTI-FAMILY UNITS AND ASSOCIATED PARKING.
8. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN JUNE 2016 AND JULY 2018 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
9. 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.
10. IN THE 'NO CUT BUFFER' CUTTING OF LIVE TREES GREATER THAN FOUR AND ONE-HALF INCHES IN DIAMETER MEASURED AT A HEIGHT OF FOUR AND ONE-HALF FEET ABOVE GROUND LEVEL IS PROHIBITED.
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.



PROPOSED 20 TOWN HOUSE UNITS
 -41 SPACES PROVIDED EXCLUSIVE OF GARAGES
 *SPECIAL USE PERMIT REQUIRED FOR MULTI-FAMILY

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

5 UNIT (TYP.)

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

THOMAS & N
 12 RAN
 RYE, NH
 RCRD BK.#

SCALE: 1"=40' NOVEMBER 27, 2023

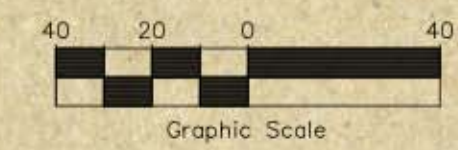
THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.

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.



REV.	DATE	DESCRIPTION	DR	CK

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists

48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

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