

NAD 1983

PROPOSED: 8 - 2 BEDROOM TOWNHOUSES
2,400 GPD PROPOSED HYDRAULIC LOADING

DECKS (2,640 SF±) AND STAIRS (680 SF±) ARE INCLUDED UNDER BUILDING COVERAGE AS THEY ARE ASSUMED TO BE MORE THAN 18" ABOVE GRADE. THEY ARE EXCLUDED FROM IMPERVIOUS DUE TO THEIR POROUS NATURE.

FRONT YARD SETBACK REFLECTS AVERAGE OF 2.5' + 16.5 = 19' / 2 = 9.5'

UPLAND AREA: 66,000 S.F.±

NH STATE PLANE COORDINATE SYSTEM
NAD 1983

ZONING SUMMARY:

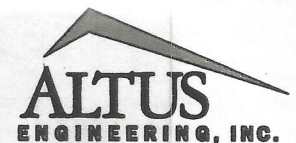
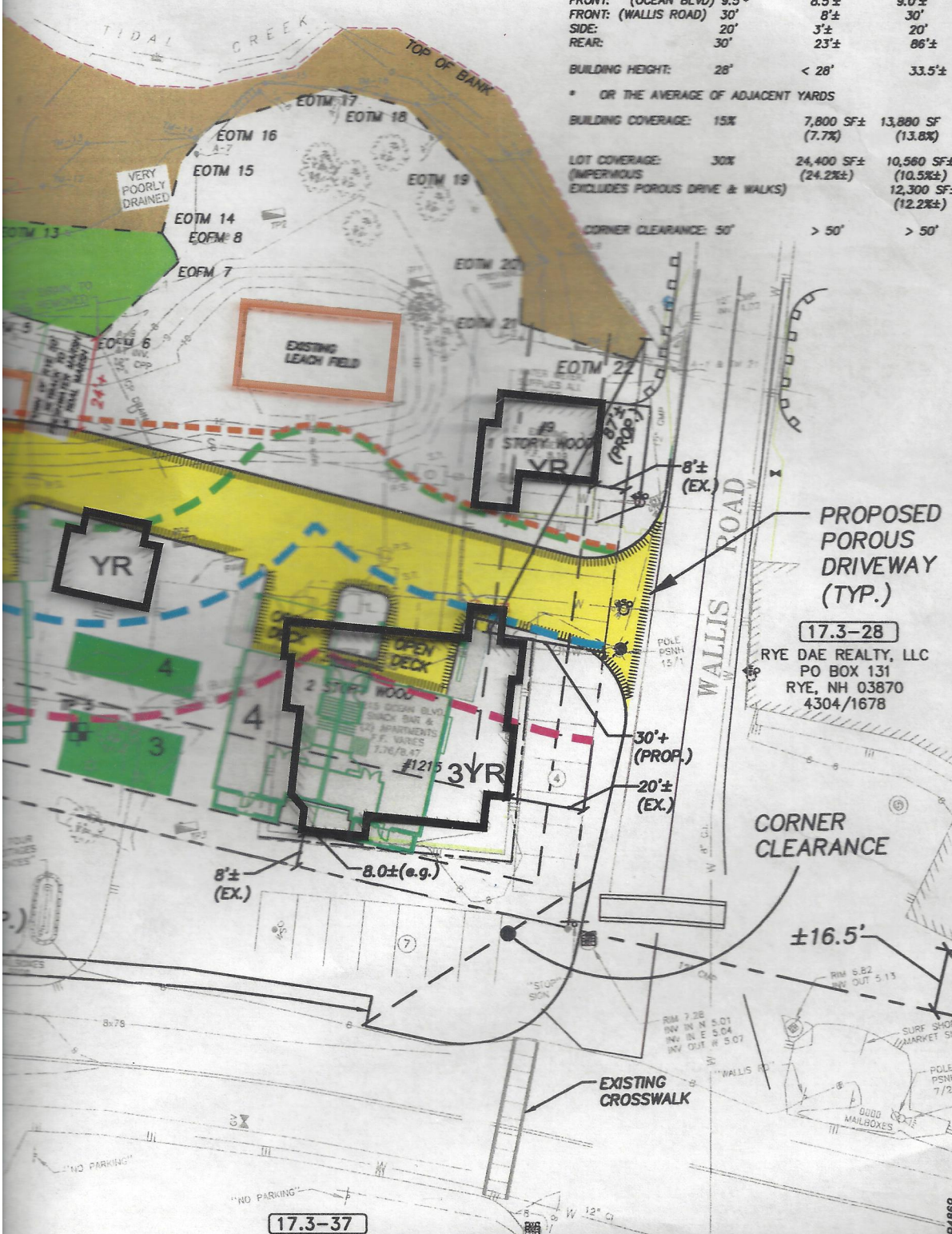
GENERAL RESIDENCE & BUSINESS DISTRICTED COASTAL AREA OVERLAY DISTRICT

PERMITTED USE: ANY USE PERMITTED IN ANY RESIDENTIAL DISTRICT, INCLUDING ACCESSORY USES SO AUTHORIZED, AND SUBJECT TO ALL LIMITATIONS THERE APPLICABLE.

USE GENERAL RESIDENCE DISTRICT (FOR RESIDENTIAL USES)

PERMITTED USES: SINGLE FAMILY DETACHED DWELLING AND/OR DWELLINGS CONSISTING OF TWO SINGLE-FAMILY UNITS TO BE USED BY NOT MORE THAN TWO FAMILIES PER DWELLING, SUBJECT TO THE REQUIREMENTS OF S 204.3 F.

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA: (PER TWO-FAMILY DWELLING)	88,000 SF	100,740 SF	100,740 SF
FRONTAGE:	200'	558'	558'
LOT DEPTH:	200'	213'	213'
BUILDING SETBACKS:			
FRONT: (OCEAN BLVD) 9.5'*		8.5'±	9.0'±
FRONT: (WALLIS ROAD) 30'		8'±	30'
SIDE:	20'	3'±	20'
REAR:	30'	23'±	86'±
BUILDING HEIGHT:	28'	< 28'	33.5'±
* OR THE AVERAGE OF ADJACENT YARDS			
BUILDING COVERAGE:	15%	7,800 SF± (7.7%)	13,880 SF (13.8%)
LOT COVERAGE: (IMPERVIOUS EXCLUDES POROUS DRIVE & WALKS)	30%	24,400 SF± (24.2%±)	10,560 SF± (10.5%±) 12,300 SF± (12.2%±)
CORNER CLEARANCE: 50'		> 50'	> 50'



133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR: **B.O.A. APPROVAL**

ISSUE DATE: **SEPTEMBER 12, 2018**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	8/10/18
1	ADD DIMENSIONS	EDW	8/14/18
2	ADD YR (YEAR ROUND) UNIT DESIGNATIONS	EDW	9/12/18

DRAWN BY: _____ EDW
APPROVED BY: _____ EDW
DRAWING FILE: 4869-EDW.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

APPLICANT:
SAMONAS REALTY TRUST
111 BOW STREET
PORTSMOUTH, NH 03801

OWNER:
SAMONAS REALTY TRUST
111 BOW STREET
PORTSMOUTH, NH 03801

PROJECT:
DRIFTWOOD TOWNHOUSES
TAX MAP 17.3, LOT 06
1215 OCEAN BLVD.
RYE, NH

TITLE:
BOARD OF ADJUSTMENT SITE PLAN

SHEET NUMBER:
1 of 1

17.3-6-1

TOWN OF RYE
RYE CONSERVATION COMMISSION
10 CENTRAL ROAD
RYE, NH 03870
3866/114

NOTES:

DISTANCE TO TIDAL MARSH

- BUILDING 1: 64'
- BUILDING 2: 80'
- BUILDING 3: 82'
- BUILDING 4: 84'

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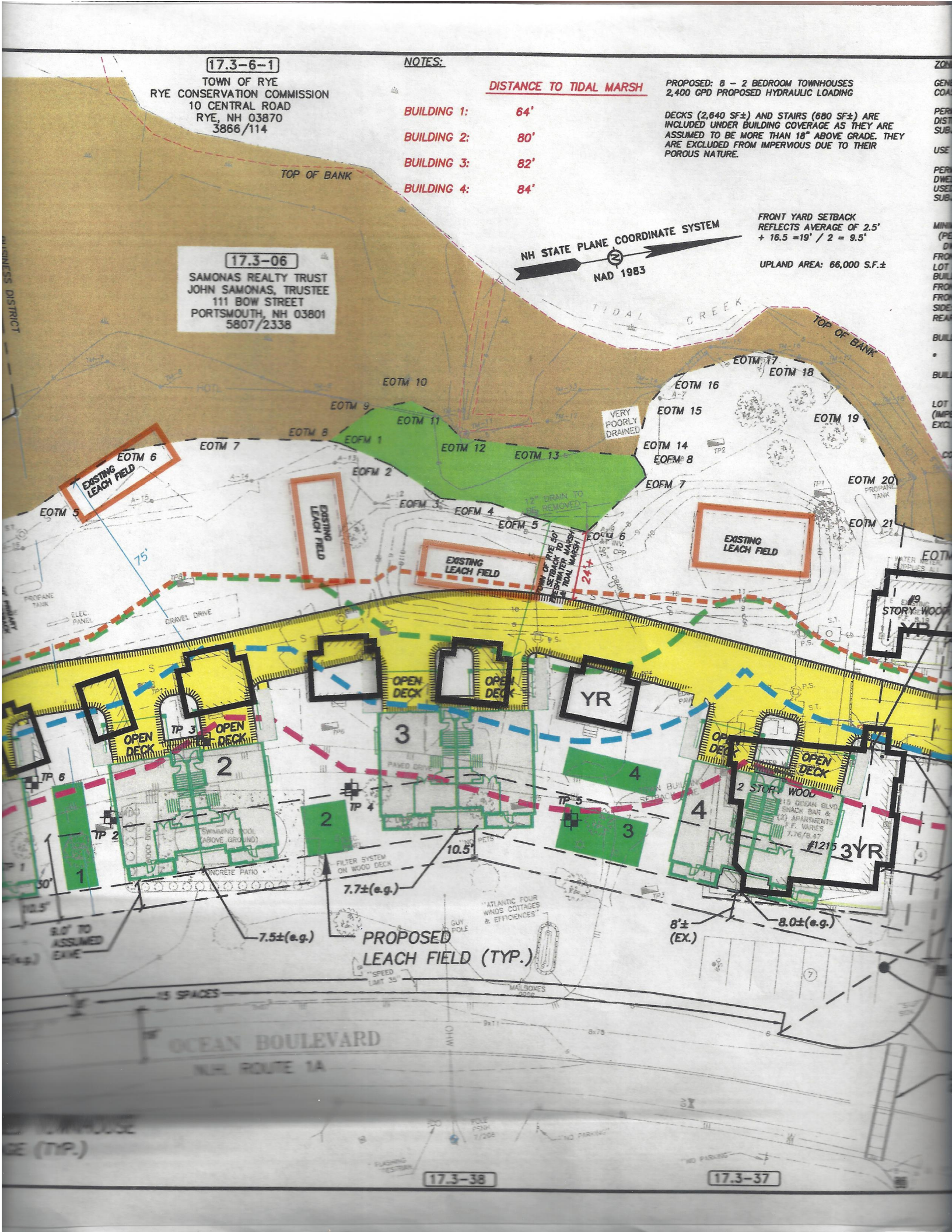
17.3-06

SAMONAS REALTY TRUST
JOHN SAMONAS, TRUSTEE
111 BOW STREET
PORTSMOUTH, NH 03801
5807/2338

NH STATE PLANE COORDINATE SYSTEM
NAD 1983

FRONT YARD SETBACK REFLECTS AVERAGE OF 2.5' + 16.5 = 19' / 2 = 9.5'

UPLAND AREA: 66,000 S.F.±



PROPOSED LEACH FIELD (TYP.)

OCEAN BOULEVARD
NH ROUTE 1A

17.3-38

17.3-37

NOTES:

DISTANCE

- BUILDING 1: 64'
- BUILDING 2: 80'
- BUILDING 3: 82'
- BUILDING 4: 84'

17.3-51

TOWN OF RYE
 CONSERVATION COMMISSION
 10 CENTRAL ROAD
 RYE, NH 03870
 4395/1873

17.3-06

SAWONAS REALTY TRUST
 JOHN SAWONAS, TRUSTEE
 101 BOW STREET
 PORTSMOUTH, NH 03801
 5807/2338

17.3-05

PETER J., JR & MISTY A. AIKENS
 1233 OCEAN BLVD.
 RYE, NH 03870
 4781/641



GRAPHIC SCALE



(IN FEET)

PROPOSED TOWNHOUSE
 W/GARAGE (TYP.)

17.3-38