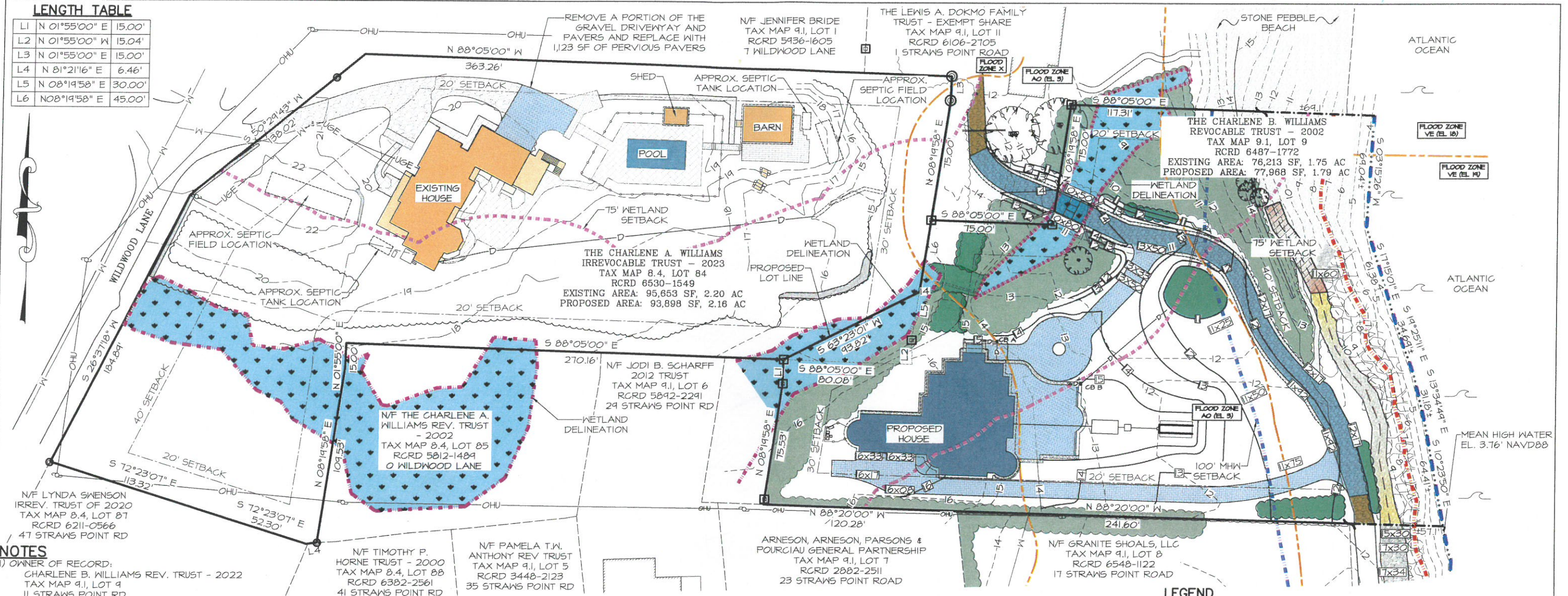


LENGTH TABLE

L1	N 01°55'00" E	15.00'
L2	N 01°55'00" W	15.04'
L3	N 01°55'00" E	15.00'
L4	N 81°21'16" E	6.46'
L5	N 08°19'58" E	30.00'
L6	N 08°19'58" E	45.00'



NOTES
 1) OWNER OF RECORD:
 CHARLENE B. WILLIAMS REV. TRUST - 2022
 TAX MAP 9.1, LOT 9
 11 STRAWS POINT RD
 RYE, NH 03870
 RCRD: 6487-1772
 EXISTING AREA: 76,213 SF, 1.75 ACRES
 PROPOSED AREA: 77,968 SF, 1.79 ACRES

THE CHARLENE A. WILLIAMS IRREV. TRUST - 2023
 TAX MAP 8.4, LOT 84
 5 WILDWOOD LANE
 RYE, NH 03870
 RCRD: 6530-1549
 EXISTING AREA: 95,653 SF, 2.20 ACRES
 PROPOSED AREA: 93,898 SF, 2.16 ACRES

2) PARCEL IS IN SINGLE RESIDENCE ZONE & COASTAL AREA OVERLAY DISTRICT:
 MINIMUM LOT AREA.....66,000 SF
 MIN. LOT AREA PER DWELLING UNIT.....66,000 SF
 MINIMUM FRONTAGE.....200 FT
 MINIMUM DEPTH.....150 FT
 SETBACKS:
 FRONT.....40 FT
 SIDE.....20 FT
 REAR.....30 FT
 MAXIMUM BUILDING HEIGHT.....28 FT
 MAXIMUM BUILDING AREA.....15%
 MAXIMUM LOT COVERAGE.....15%

3) TAX MAP 9.1, LOT 9 COVERAGES:
 BUILDING AREA

LOT COVERAGE
 EXISTING LOT COVERAGE
 HOUSE & COVERED PORCHES.....4148 SF
 SHEDS.....754 SF
 DECK.....12 SF
 STAIRS.....110 SF
 BULKHEAD.....19 SF
 OUTDOOR SHOWER.....32 SF
 GRAVEL DRIVENWAY.....5,937 SF
 TOTAL LOT COVERAGE.....11,012 SF
 EXISTING LOT COVERAGE = 11012 / 76213 = 14.4%

PROPOSED LOT COVERAGE
 HOUSE.....4718 SF
 LANDINGS.....168 SF
 STAIRS.....35 SF
 GENERATOR, CONDENSER, AC.....13 SF
 GRAVEL.....4519 SF
 TOTAL LOT COVERAGE.....9,453 SF
 PROPOSED LOT COVERAGE = 9453 / 77968 = 12.1%

4) TAX MAP 8.4, LOT 84 COVERAGES:
BUILDING AREA
 EXISTING BUILDING AREA
 HOUSE.....3348 SF
 POOL HOUSE.....669 SF
 SHED.....142 SF
 EXISTING BUILDING AREA 4159/95653 = 4.3%

LOT COVERAGE
 EXISTING LOT COVERAGE
 BUILDING AREA.....4159 SF
 PORCH/DECK.....620 SF
 STAIRS.....244 SF
 OUTDOOR SHOWER.....35 SF
 UTILITY PADS.....61 SF
 RETAINING WALL.....40 SF
 POOL.....638 SF
 PAVER PATIOS/WALKWAYS.....5,443 SF
 GRAVEL DRIVENWAY.....3,610 SF
 TOTAL LOT COVERAGE.....14,850 SF
 EXISTING LOT COVERAGE = 14850/95653 = 15.5%

PROPOSED LOT COVERAGE
 BUILDING AREA.....4159 SF
 PORCH/DECK.....620 SF
 STAIRS.....244 SF
 OUTDOOR SHOWER.....35 SF
 UTILITY PADS.....61 SF
 RETAINING WALL.....40 SF
 POOL.....638 SF
 PAVER PATIOS/WALKWAYS.....5,327 SF
 GRAVEL DRIVENWAY.....2,603 SF
 TOTAL LOT COVERAGE.....13,727 SF
 EXISTING LOT COVERAGE = 13727/93898 = 14.6%

5) LOT LOADING CALCULATION
 TAX MAP 8.4, LOT 84
 PROPOSED LOT AREA: 2.16 AC
 UPLAND LOT AREA: 2.03 AC
 FACTOR = 1.3
 $Q(GPD) = LOT\ SIZE \times 2000(GPD/ACRE) \times FACTOR$
 $2.03\ (ACRES) \times 2000(GPD/ACRE) / 1.3 = 3,123\ GPD$
 7 BEDROOM TOTAL = 1,050 GPD LOADING
 1,050 GPD < 3,123 GPD

TAX MAP 9.1, LOT 9
 PROPOSED LOT AREA: 1.79 AC
 UPLAND LOT AREA: 1.50 AC
 FACTOR = 1.3
 $Q(GPD) = LOT\ SIZE \times 2000(GPD/ACRE) \times FACTOR$
 $1.50\ (ACRES) \times 2000(GPD/ACRE) / 1.3 = 2,308\ GPD$
 PROPOSED 6 BEDROOM HOUSE = 900 GPD
 900 GPD < 2,308 GPD

LEGEND

- 100--- EXISTING CONTOUR
- MONUMENT FOUND
- BOUND FOUND
- UTILITY POLE
- OHU- OVERHEAD UTILITIES
- W- WATER LINE
- UGE- UNDERGROUND ELECTIC
- STONE WALL
- INLAND WETLAND
- INLAND WETLAND SETBACK
- HIGHEST OBSERVABLE TIDE LINE (HOTL)
- MEAN HIGH WATER
- MEAN HIGH WATER SETBACK
- FLOOD DELINEATION

4	11/15/2024	PB SUBMITTAL
3	10/11/2024	ZBA SUBMITTAL
2	9/26/2024	PRELIMINARY
1	9/4/2024	CC SUBMITTAL
ISS	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 30'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 699 Islington St. Portsmouth, NH 03801 (603) 433-7500		

CLIENT
 CHARLENE & RICK WILLIAMS
 11 STRAWS POINT RD
 RYE, NH 03870

TITLE

SITE PLAN