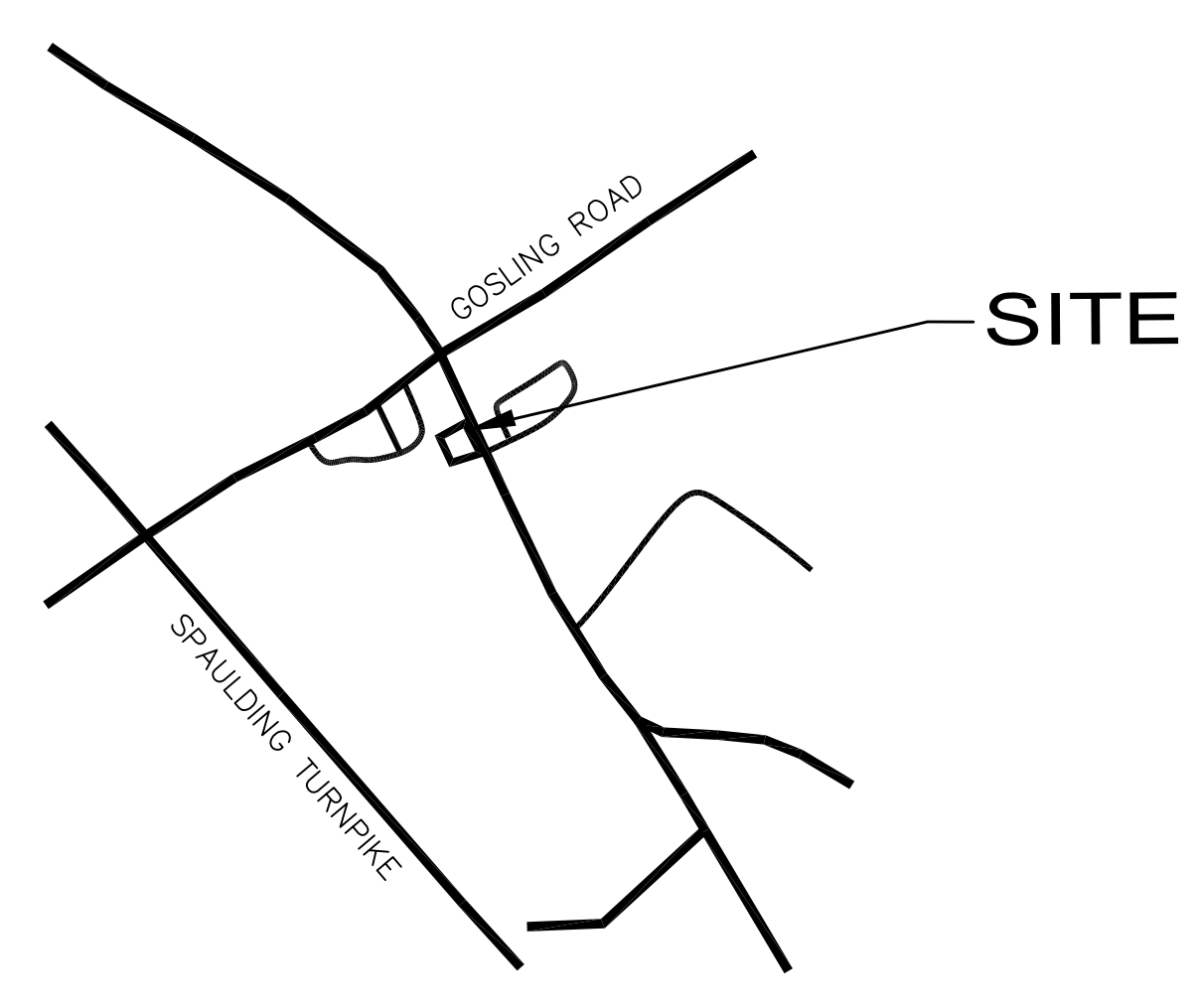
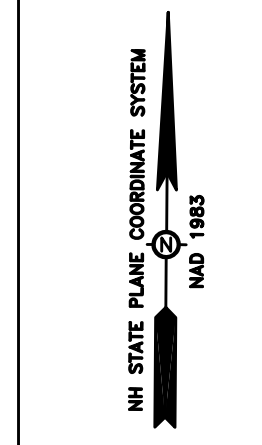


NOW OR FORMERLY
RIZ-MAR REALTY TRUST
TAX MAP 239 LOT 10
RCRD BK. 2695 PG. 2151
(SEE RCRD PLAN 02826)

#1976

NOW OR FORMERLY
PORTSMOUTH HOUSING AUTHORITY
TAX MAP 239 LOT 12
RCRD BK. 1428 PG. 476

NOW OR FORMERLY
YDNIC, LLC
TAX MAP 239 LOT 8
RCRD BK. 5077 PG. 1491



Locus Map
Scale: Not to Scale

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN	DATE
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SITE NOTES

1. THE PARCEL IS IN THE GB (GENERAL BUSINESS) ZONE.
2. ZONING SUMMARY:

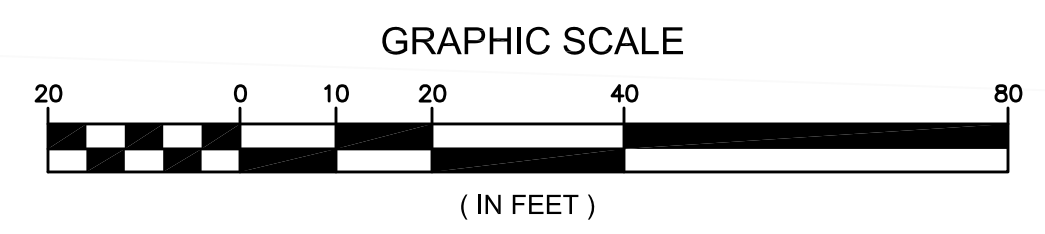
DIMENSIONAL REQUIREMENTS	(ZONE GB)	PROVIDED
MIN. LOT AREA:	43,560 SF (1 ACRE)	65,300 SF± (1.5 ACRES±)
MIN. CONTINUOUS FRONTAGE	200'	275'±
MIN. LOT DEPTH:	100'	200'±
MAX. BUILDING HEIGHT:	60'	<60'
FRONT SETBACK (BUILDING):	30'	25'± (EXISTING) 70'± (PROP.)
SIDE SETBACK (BUILDING):	30'	4'± (EXISTING) 50'± (PROP.)
* REAR SETBACK (BUILDING):	100'	16'± (EXISTING) 75'± (PROP.)
MAX. BUILDING COVERAGE:	30%	22%± (EXISTING) 26%± (PROP.)
MIN. OPEN SPACE:	20%	47%± (EXISTING) 39%± (PROP.)
FRONT PARKING SETBACK:	40'	30'± (PROP.)

WETLANDS AND BUFFER IMPACTS

DESCRIPTION	(EXISTING)	(PROPOSED)
INLAND WETLANDS	2,350 SF	NO-IMPACTS
INLAND WETLAND BUFFER	28,685 SF	6,845 SF IMPACTS
IMPERVIOUS AREA WITHIN WETLAND BUFFER	16,005 SF	15,780 SF

LEGEND

- PROPERTY LINE
- - - WETLAND/SOILS BOUNDARY
- INLAND WETLAND AREA
- WETLAND BUFFER AREA
- WETLAND BUFFER AREA OF DISTURBANCE



ENGINEER:

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



ISSUED FOR: **CUP APPLICATION**

ISSUE DATE: **JULY 17, 2017**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	07/17/17

DRAWN BY: CDB
APPROVED BY: EDW
DRAWING FILE: 4831.DWG

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

OWNER:
GOODMAN FAMILY REAL ESTATE TRUST
NANCY L. GOODMAN, TRUSTEE
31 SHELTON ROAD
SWAMPSCOTT, MA 01907

APPLICANT:
AROMA JOE'S COFFEE
c/o MARTY MCKENNA
63 BROADWAY
DOVER, NH 03820

PROJECT:
COMMERCIAL DEVELOPMENT
1850 WOODBURY AVENUE
PORTSMOUTH, NH
TAX MAP 239
LOT 9

TITLE:
CONDITIONAL USE PERMIT APPLICATION PLAN

SHEET NUMBER:
1 OF 1

P-4831