



- NOTES**
1. ZONE: BUSINESS
  2. UNDESIRABLE REQUIREMENTS (COMMERCIAL LIST):
 

MIN. LOT AREA:	44,000 SF	PROPOSED
MIN. LOT FRONTAGE:	150'	160.992 SF (1.8 AC)
MIN. LOT DEPTH:	150'	444.4'
BUILDING COVERAGE:	40% MAX	1.28 (2013)
FRONT SETBACK:	30'	41.56'
MAX. BUILDING HEIGHT:	35'	43.00'
EXISTING GRADE:	19.4'	42.75'
FINISH FLOOR ELEVATION:	25.9' PROPOSED	40.25'
BUILDING HEIGHT:	40.25' PROPOSED	
  3. VARIANCES REQUESTED:
    - SEC. 190-210(C) - BUILDING FOOTPRINT AND RETAINING WALL IN FRONT SETBACK
    - SEC. 190-210(D) - BUILDING FOOTPRINT GREATER THAN 25'
    - SEC. 190-210(E) - BUILDING FOOTPRINT GREATER THAN 25'
    - SEC. 190-314(B)(6) - SURFACE ALTERATION AND BUILDING IN WETLAND BUFFER
    - SEC. 190-314(A) - 9' WIDE PARKING STALLS WHERE WETLAND BUFFER IS REQUIRED
    - SEC. 190-314(C) - PARKING WITHIN THE FRONT SETBACK
    - 4. SPECIAL EXCEPTION REQUIRED, SECTION 190-310(2) - DRIVEWAY IN WETLAND BUFFER
    - 5. DEED, RECORD BOOK 5210, PAGE 1278 - APRIL 22, 2011
    - 6. PROPERTY, EXISTENT AND EXISTING CONDITIONS, INFORMATION SHOWN ON THE PLAN INCLUDING WETLAND DELINEATIONS WAS OBTAINED FROM TERESA INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, NEW HAMPSHIRE DEPARTMENT OF CONSUMER AFFAIRS, MAY 17, 2005, AND PRELIMINARY MAP NUMBER 200502028R, APRIL 9, 2005 (04/09)
    - 7. WETLANDS MAPPED BY JOSEPH MOEL, AUGUST 2018
    - 8. PARCEL IS NOT IN THE REPORT'S BROOK WATERSHED
    - 9. THE PARCEL IS PARTIALLY LOCATED IN FLOOD ZONE A AREA OF 1% ANNUAL CHANCE FLOOD MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, NEW HAMPSHIRE DEPARTMENT OF CONSUMER AFFAIRS, MAY 17, 2005, AND PRELIMINARY MAP NUMBER 200502028R, APRIL 9, 2005 (04/09)
    - 10. LOT IS SPAVED WITH MUNICIPAL WATER & SEWER FROM THE CITY OF PORTSMOUTH.

1100 GARDNER STREET PORTSMOUTH, NH 03801 TEL: 603.878.1111 FAX: 603.878.1112	PROJECT NO. 2020-001 SHEET NO. C-2
<b>ISSUED DATE:</b> BOARD OF ADJUSTMENT JULY 8, 2020	<b>SCALE:</b> 22" x 34" 1" = 20' 11" x 17" 1" = 40'
<b>DESIGNED BY:</b> DRAWN BY: CHECKED BY: APPROVED BY:	<b>PROJECT:</b> BLUESTONE PROPERTIES OF RYE, LLC P.O. BOX 300 RYE, NH 03070
<b>TITLE:</b> ZBA SITE PLAN	<b>PROJECT:</b> NATHANIEL POZE PARKSTAD MAP 24 LOT 6 33 SAGAMORE ROAD RYE, NH
<b>SHEET NUMBER:</b> C-2	<b>SCALE:</b> 1" = 10'