

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

WORK SESSION

**Conference Room A
City Hall, Municipal Complex, 1 Junkins Avenue**

2:00 PM

November 8, 2022

AGENDA

2:00 PM	184 Walker Bungalow Road/27 Shaw Road Brian Neste & Brady Byrd, Owners Ambit Engineering, Engineer (LUTW-22-20)	Lot Line Revision
2:30 PM	361 Islington Street Lucky Thirteen Properties, Owners Altus Engineering, Engineer (LUTW-22-22)	Site Plan Review
3:00 PM	147 Congress Street Lucky Thirteen Properties, Owners Altus Engineering, Engineer (LUTW-22-21)	Site Plan Review
3:30 PM	765 Middle Street David Sinclair & Nicole Giusto, Owners Altus Engineering, Engineer (LUTW-22-19)	Site Plan Review

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

1 November 2022

Peter Stith, Technical Advisory Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Lot Line Relocation Application at 184 Walker Bungalow Road and 27 Shaw Road, Tax Map 223 / Lots 18 and 19

Dear Mr. Stith:

On behalf of Brian Neste, Brady Byrd, and Austin Repair and Renovation, LLC we hereby submit the attached and enclosed Lot Line Relocation Plan for a proposed minor revision to the property line between **184 Walker Bungalow Road and 27 Shaw Road**. The project consists of the transfer of 3,834 Square feet of land from Tax Map 223 Lot 18 to Tax Map 223 Lot 19. No new construction is contemplated at this time; but construction will occur in the future. We hereby request that we be placed on the Agenda for **Technical Advisory Committee Review** at the **TAC Workshop meeting of November 8, 2022**.

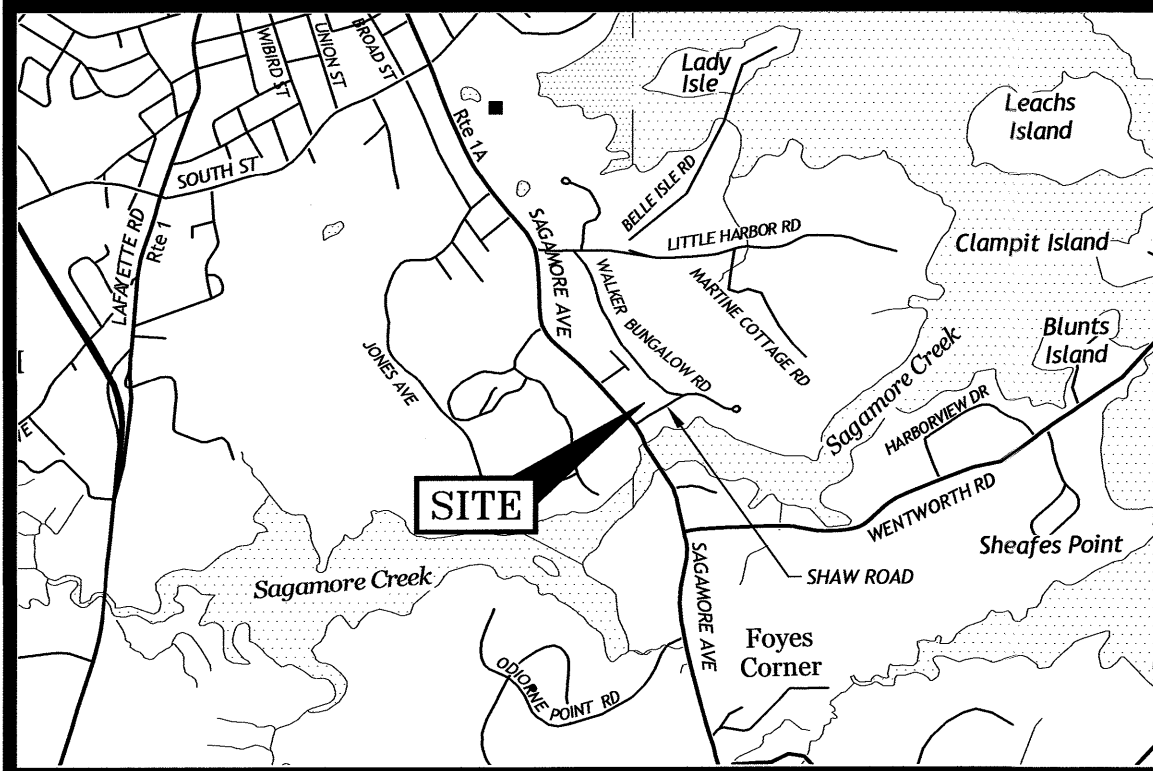
The proposed change does not result in any dimensional deficiencies in the proposed parcels, while making one of the parcels more conforming as it will now meet the lot area requirement. Tax Map 223 Lot 18 was recently subdivided, and the plan recorded at RCRD D-43498. The approved subdivision contained a proposed drainage easement on the 184 Walker Bungalow Road parcel; shown on the attached submitted plan. In the process of the recent subdivisions lot development there will be a drainage pond constructed partially on the area of the 184 Walker Bungalow Road parcel that is intended to be conveyed to 27 Shaw Road. In order to preserve that right the attached Lot Line Relocation plan shows the area as an area subject to a Reservation for that purpose. In accordance with the city approval requirements TAC review is required. We hereby submit for that purpose.

We look forward to the TAC review of this submission. If there are any questions or comments, please feel free to reach out to me or any member of the project team. We look forward to an in-person presentation at the November TAC Workshop.

Sincerely,

John Chagnon

John R. Chagnon, PE
CC: Project Team



LOCATION MAP

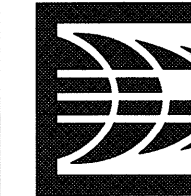
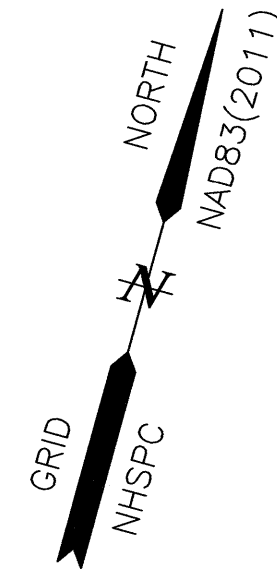
SCALE: 1" = 2000'

PLAN REFERENCES:

- 1) PROPERTY STAKEOUT SKETCH OWNER: BIRAN L. NESTE & BRADY J. BYRD 184 WALKER BUNGALOW ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE PREPARED BY AMBIT ENGINEERING, INC. DATED 11/11/2009.
- 2) SUBDIVISION PLAN, PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH. SCALE: 1" = 20', DATED 11/18/21, PREPARED BY JONES AND BEACH ENGINEERS, INC., NOT RECORDED
- 3) LOT LINE REVISION PORTSMOUTH, N.H., FOR JAMES & VERONICA VAROTSIS, SCALE: 1" = 30', DATED: NOVEMBER 1976, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD C-6463.
- 4) SUBDIVISION PLAN, TRACING OF PROPOSED LAND TRANSFER PLAN FOR HAROLD H. SHAW & BARBARA L. KEENE, WALKER BUNGALOW ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE 1" = 30', DATED AUG 25, 1985, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, RCRD D-14539.
- 5) SUBDIVISION PLAN TAX MAP 223 LOT 18 PROPOSED SUBDIVISION 27 SHAW ROAD, PORTSMOUTH, NH. PREPARED BY JONES & BEACH ENGINEERS, INC. DATED 8/31/22. R.C.R.D. PLAN #D-43498.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
17/21	MAP 11 / LOT 21
BOUNDARY	
SETBACKS	
RAILROAD SPIKE FOUND	
IRON ROD/PIPE FOUND	
DRILL HOLE FOUND	
STONE/CONCRETE BOUND FOUND	
RAILROAD SPIKE SET	
IRON ROD SET	
DRILL HOLE SET	
GRANITE BOUND SET	
EDGE OF PAVEMENT (EP)	
WOODS / TREE LINE	
UTILITY POLE (w/ GUY)	
TYP.	TYPICAL
LSA	LANDSCAPED AREA
OVERHEAD ELECTRIC/WIRES	



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 436-9282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOTS 18 & 19
- 2) OWNERS OF RECORD:
LOT 18
AUSTIN REPAIR AND RENOVATION LLC
4609 RIDGE OAK DRIVE
AUSTIN, TX 78731
6349/2486

LOT 19
BRIAN L. NESTE & BRADY J. BYRD
184 WALKER BUNGALOW ROAD
PORTSMOUTH, NH 03801
3960/629
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0286F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREAS:
LOT 18 34,205 S.F. 0.7852 ACRES
LOT 19 14,489 S.F. 0.3326 ACRES

PROPOSED LOT AREAS:
LOT 18 30,370 S.F. 0.6972 ACRES
LOT 19 18,323 S.F. 0.4206 ACRES
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 SQ.FT.
MIN. FRONTAGE: 100 FEET
MIN. DEPTH: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET

MAXIMUM BUILDING HEIGHT: SLOPED ROOF 35 FEET
FLAT ROOF 30 FEET
MAXIMUM STRUCTURE COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOT LINE RELOCATION BETWEEN LOTS 18 AND 19 ON ASSESSOR'S MAP 223.
- 8) WALKER BUNGALOW ROAD IS A PRIVATE ROAD. BOUNDARY LINES SHOWN HEREON THAT ARE COINCIDENTAL WITH WALKER BUNGALOW ROAD ARE BASED ON RCRD 1381/125. SUBJECT TO THE RIGHTS OF OTHERS.
- 9) SHAW ROAD IS A PRIVATE ROAD DESCRIBED AND DEPICTED AS BEING 30' WIDE (SEE RCRD 726/340 & D-14539). SUBJECT TO RIGHTS OF OTHERS.
- 10) THE AREA TO BE CONVEYED IS SUBJECT TO A RESERVATION FOR USE AS A DRAINAGE POND.

NO.	DESCRIPTION	DATE
1	DRAIN EASEMENT	9/23/22
0	ISSUED FOR COMMENT	4/22/22

REVISIONS

LOT LINE RELOCATION PLAN
TAX MAP 223 LOTS 18 & 19
AUSTIN REPAIR & RENOVATION LLC
AND
BRIAN L. NESTE & BRADY J. BYRD
27 SHAW ROAD & 184 WALKER BUNGALOW ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=20'

MARCH 2022

FB 229 PG 74

1802

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

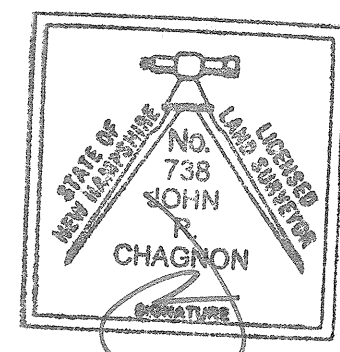
DATE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS #738

9.23.22

DATE



GRAPHIC SCALE



LENGTH AND CURVE TABLE:

LINE	BEARING	DISTANCE
L1	S46°43'04"E	17.71'
L2	S59°54'57"W	28.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	104.46'	79.40'	77.50'	S68°31'49"E	43°33'01"

EASEMENT LENGTH TABLE:

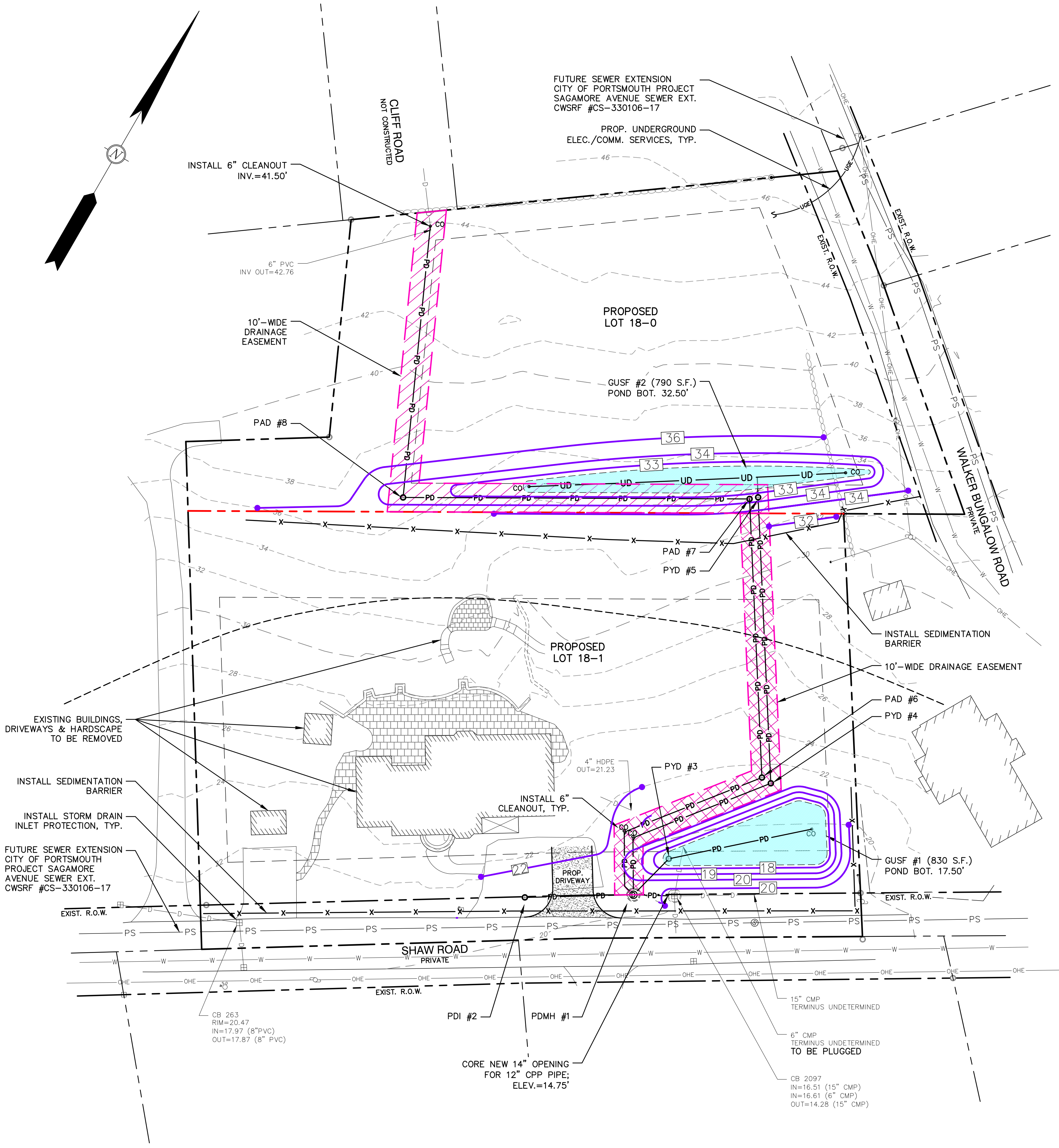
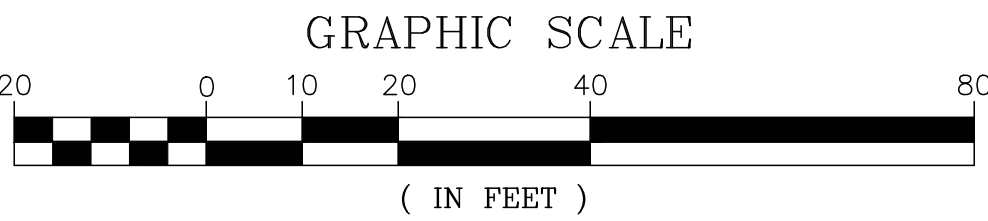
LINE	BEARING	DISTANCE
E1	N 57°27'36" E	26.00'

GRADING AND DRAINAGE NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- GRASS UNDERDRAIN SOIL FILTERS (GUSFs) ARE SIZED BASED ON AN ESTIMATED 6,000 S.F. IMPERVIOUS AREA FOR PROPOSED HOUSE AND DRIVEWAY PER LOT.

UTILITY NOTES

- ALL EXISTING UTILITIES SHOWN ARE PER PLAN REFERENCE #1. LOCATIONS AND COMPLETENESS ARE NOT GUARANTEED BY ENGINEER OR OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- SITE WILL BE SERVED BY MUNICIPAL WATER & SEWER.
- COORDINATE ALL WATER LINE CONSTRUCTION ACTIVITIES WITH PORTSMOUTH PUBLIC WORKS.
- COORDINATE ALL SEWER LINE CONSTRUCTION ACTIVITIES WITH PORTSMOUTH PUBLIC WORKS AND CITY OF PORTSMOUTH SEWER EXTENSION PROJECT.



DRAINAGE STRUCTURES

PDMH #1
RIM: 20.5'±
IN: 16.50' [8" CPP, PDI #2]
IN: 17.50' [6" CPP, PAD #6]
IN: 16.50' [12" CPP, PYD #4]
IN: 15.00' [10" CPP, PYD #3]
OUT: 14.85' [CB #2097]
12" CPP; L=10'±; S=0.010'/'

PDI #2 (2' STRUCTURE)
RIM: 19.75'±
OUT: 16.75' [PDMH #1]
8" CPP; L=35'±; S=0.007'/'

PYD #3 WITH DOME GRATE
RIM: 19.25'±
IN: 15.25' [4" PVC, PERF. U.D.]
OUT: 15.15' [CB #2097]
8" CPP; L=11'±; S=0.007

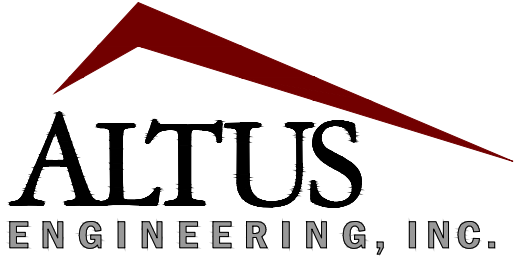
PYD #4 WITH SOLID COVER
RIM: 20.70'±
IN: 18.40' [8" CPP, PYD #5]
OUT: 18.30' [PDMH #1]
8" CPP; L=70'±; S=0.011'/'

PYD #5 WITH DOME GRATE
RIM: 33.50'±
IN: 30.25' [4" PVC, PERF. U.D.]
OUT: 30.15' [PYD #4]
8" CPP; L=98'±; S=0.120'/'

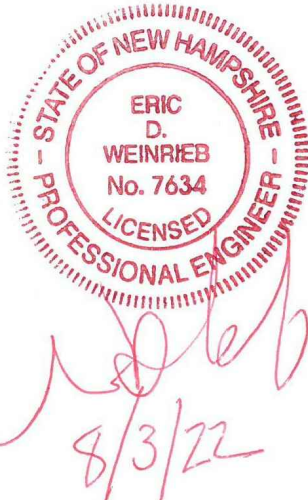
PAD #6 WITH SOLID COVER
RIM: 21.10'±
IN: 18.60' [6" PAD, PAD #7]
OUT: 18.50' [PDMH #1]
6" CPP; L=73'±; S=0.014'/'

PAD #7 WITH SOLID COVER
RIM: 33.50'±
IN: 30.25' [6" CPP, PAD #8]
OUT: 30.15' [PAD #6]
6" CPP; L=96'±; S=0.120'/'

PAD #8 WITH SOLID COVER
RIM: 36.50'±
IN: 34.10' [6" CPP, CLIFF ROAD]
OUT: 34.00' [PAD #7]
6" CPP; L=120'±; S=0.031'/'



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:

APPROVAL

ISSUE DATE:

AUGUST 3, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	08/03/22

DRAWN BY: RMB

APPROVED BY: EDW

DRAWING FILE: 5279SITE-LOT2.DWG

SCALE:

(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:

AUSTIN REPAIR &
RENOVATION LLC

4609 RIDGE OAK DRIVE
AUSTIN, TX 78731

APPLICANT:

BONNIE AND CLYDE LOGUE

27 SHAW ROAD
PORTSMOUTH, NH 03801

PROJECT:

RESIDENTIAL
DEVELOPMENT

TAX MAP 223, LOT 18
27 SHAW ROAD
PORTSMOUTH, NH

TITLE:

STORMWATER
MANAGEMENT
PLAN

SHEET NUMBER:

C - 1

P5279

PLAN REFERENCES:

- "LAND IN PORTSMOUTH, N.H., ALICE B. SHAW TO HAROLD H. SHAW." DATED APRIL 1927. PREPARED BY JOHN W. DURGIN. R.C.R.D. 0299.
- "LOT LINE REVISION, PORTSMOUTH, N.H., FOR JAMES & VERONICA VAROTSIS." DATED NOVEMBER 1976. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION. R.C.R.D. 6463.
- "SUBDIVISION PLAN, TRACING OF PROPOSED LAND TRANSFER PLAN, FOR HAROLD H. SHAW AND BARBARA L. KEENE." DATED AUGUST 26, 1985. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. 14539. THIS IS A TRACING OF A PLAN BY MCKENNA ASSOCIATES FOR HAROLD H. SHAW, DATED OCTOBER 1970.
- "STANDARD PROPERTY SURVEY FOR PROPERTY AT 920 SAGAMORE AVENUE, ROCKINGHAM COUNTY, PORTSMOUTH N.H." DATED MARCH 19, 2004. PREPARED BY NORTH EASTERLY SURVEYING, INC. R.C.R.D. 32504.
- "PLAN OF LOT IN PORTSMOUTH, N.H. OWNED BY FRED L. SHAW. DATED APRIL 20, 1916. PREPARED BY WILLIAM GROVER. ON FILE WITH THE CITY OF PORTSMOUTH.

APPLICANT
CLYDE LOGUE
10 NEWCASTLE AVENUE
PORTSMOUTH, NH 03801

TOTAL LOT AREA
57,354 SQ. FT.
1.32 ACRES

APPROVED - PORTSMOUTH, NH
PLANNING BOARD

DATE: 9/2/22

Design: JAC Draft: MJS Date: 11/18/21
Checked: JAC Scale: 1"=20' Project No.: 21222

Drawing Name: 21222-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
7	8/31/22	REVISED PER REVIEW COMMENTS	MJS
6	6/23/22	REMOVED HOLDING TANK	DJM
5	6/2/22	ADDED DRAINAGE EASEMENTS	MJS
4	3/7/22	REVISED FOR SHORELAND COMMENTS	AJB
3	2/18/22	REVISED FOR SHORELAND PERMIT	AJB

MAP 223 LOT 22
GREGORY & SANDRA DESISTO
36 SHAW ROAD
PORTSMOUTH, NH 03801
BK 5591 PG 37
PLAN 6463

MAP 223 LOT 23
JOHN & DIANE CONNORS
24 SHAW ROAD
PORTSMOUTH, NH 03801
BK 3642 PG 775
PLAN 6463

MAP 202 LOT 8
PAUL & DIANE MESSIER
171 WALKER BUNGALOW ROAD
PORTSMOUTH, NH 03801
BK 4187 PG 406

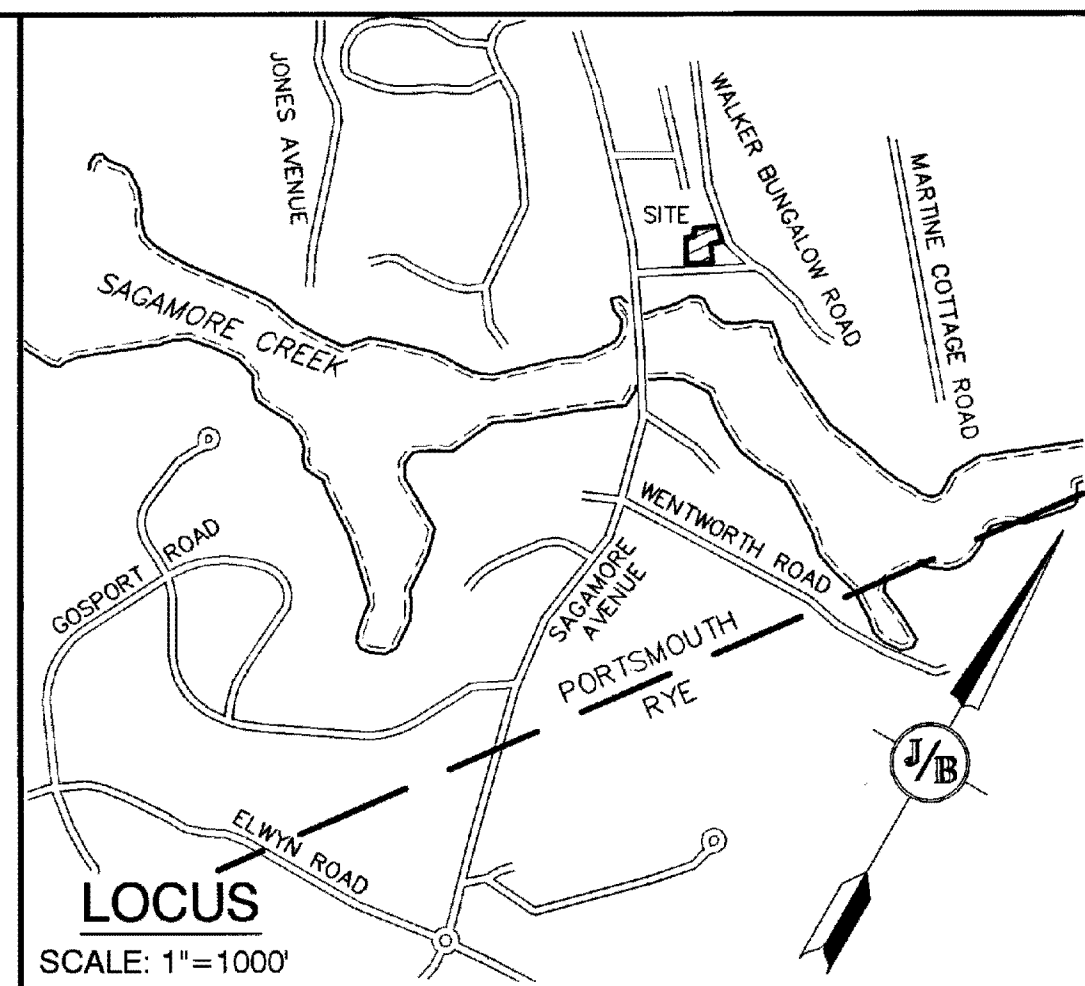
MAP 223 LOT 19
BRADY BYRD
BRIAN NESTE
184 WALKER BUNGALOW ROAD
PORTSMOUTH, NH 03801
BK 3960 PG 629

MAP 223 LOT 12
CHRISTINA D'ALLESANDRO & KEVIN SMITH
140 WALKER BUNGALOW ROAD
PORTSMOUTH, NH 03801
BK 5724 PG 2009

MAP 223 LOT 17
RUSSELL FOSTER
MAUREEN SWEENEY FOSTER
17 SHAW ROAD
PORTSMOUTH, NH 03801
BK 2546 PG 1320

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SURVEY TIE LINES
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC LINES
- STONE WALL
- UTILITY POLE
- GUY WIRE ANCHOR



NOTES:

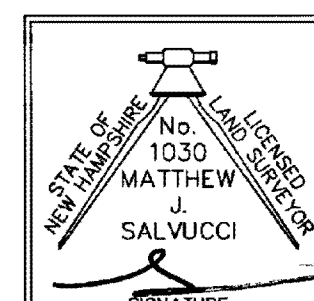
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 18 DEPICTED ON PORTSMOUTH TAX MAP 223 INTO TWO RESIDENTIAL LOTS. EACH WILL BE SERVICED BY CITY WATER. AT THIS TIME, CITY SEWER SERVICE HAS BEEN PROPOSED, BUT NOT YET CONSTRUCTED.
- ZONING DISTRICT: SINGLE RESIDENCE B
LOT AREA MINIMUM = 15,000 SF
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 10'
REAR SETBACK = 30'
WETLAND SETBACK = 100', LIMITED CUT 50'. (NO WETLANDS OBSERVED)
MAX. BUILDING HEIGHT = 35'
MIN. OPEN SPACE = 40%
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0288F, WITH EFFECTIVE DATE OF JANUARY 29, 2021.
- BASIS OF BEARING: HORIZONTAL - NAD83 NH STATE PLANE.
VERTICAL - NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND PLANNING OFFICE, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- SHAW ROAD AND WALKER BUNGALOW ROAD ARE PRIVATE WAYS. RECORD DEEDS AND PLANS INDICATE A RIGHT OF WAY WIDTH OF THIRTY FEET FOR SHAW ROAD. NO WIDTH IS INDICATED FOR WALKER BUNGALOW ROAD. THE BOUNDARY LINE OF THE SUBJECT PARCEL HAS BEEN HELD AS THE CENTER OF SAID WAYS.
- EXISTING LOT 18 SHALL PROVIDE A FLOWAGE RIGHTS DRAINAGE EASEMENT TO BENEFIT PROPOSED LOT 18-1 IN ORDER TO MANAGE RUN-OFF THAT NATURALLY FLOWS FROM PROPOSED LOT 18-1 ONTO EXISTING LOT 18.
- OWNER SHALL PROVIDE FOR MAINTENANCE OF RAIN GARDEN IN PERPETUITY.
- BOTH LOTS SHALL CONFORM TO OPEN SPACE REQUIREMENTS FOR CITY OF PORTSMOUTH.

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 8/3/22

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: SUBDIVISION PLAN
TAX MAP 223 LOT 18
Proposed Subdivision
27 SHAW ROAD, PORTSMOUTH, NH
Project:
Owner of Record: AUSTIN REPAIR & RENOVATION LLC BK 6349, PG 2486
4609 RIDGE OAK DRIVE, AUSTIN, TX 78731

DRAWING No.
A1
SHEET 2 OF 4
JBE PROJECT NO. 21222

D-43498



*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

November 1, 2022

Beverly Mesa-Zendt, Planning Director
City of Portsmouth Planning Department
1 Junkins Avenue, 3rd Floor
Portsmouth, NH

**Re: It's Good to be Kneaded, LLC
361 Islington Street
Tax Map 144, Lot 23
Altus Project No. 5356**

Dear Ms. Mesa-Zendt:

On behalf of It's Good to be Kneaded, LLC, Altus Engineering, Inc. is pleased to submit preliminary plans for discussion at the November 8, 2022 Technical Advisory Committee Work Session.

On October 18th, the Board of Adjustment granted variances to allow for the project to proceed to the Site Review phase of permitting. At the public hearing, several members of the public expressed concern regarding the mature oak tree at the rear of the site.

Following the meeting, Altus visited the site with arborist, Chris Kemp of Piscataqua Landscaping. Chris confirmed that the tree is healthy even though it is nearly fully surrounded by paved surfaces. Mr. Kemp suggested that we attempt to maintain a minimum of 6 to 8-feet of unpaved surface around the tree to provide a healthy environment. In the attempt to do so, we have had to reconfigure and reduce the width of the access way around the building. The submission set demonstrates that small delivery and trash removal vehicles can safely maneuver the site.

There is an old sewer service running adjacent to the tree providing service from the property to the west of the site. We are proposing to leave this pipe in place as we wish to minimize disruption of the oak's root system. Additionally, Mr. Kemp said he that he wouldn't be surprised if the tree is getting nutrition from the antiquated pipe. Replacing the sewer may have a detrimental impact to the oak tree.

It is our intent to discuss the pavement layout and utility services at the work session as well as any other threshold issues that the Committee may have for concerns.

We look forward to presenting to the Committee on the 8th.

Respectfully submitted,

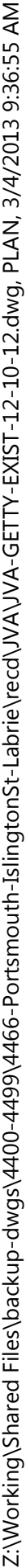
ALTUS ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'EDW', is positioned above the printed name.

Eric D. Weinrieb, PE
President

Ecopy: Jeff Dyer
Robert Whiteamire, Winter Holben
Derek Durbin, Esq.

wde/5350 tac work session cvr ltr.docx



101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801- 7876
603-436-3557
JOB NO: 23455



ENGINEER:

ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801

(603) 433-2335

ISSUED FOR:			
ENGINEERING DESIGN			
ISSUE DATE:			
DECEMBER 10, 2012			
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JV	12/10/12

DRAWN BY: _____ JCS
APPROVED BY: _____ JV
DRAWING FILE: _____ 23455.DWG

SCALE:

22"	x	34"	-	1"	=	10'
11"	x	17"	-	1"	=	20'

OWNER/APPLICANT:
RYE ATLANTIC PROPERTIES, LLC
PO BOX 4780
PORTSMOUTH, NH 03802-4780
ASSESSOR'S PARCEL 144-23

PROJECT:

**PROPOSED SITE
DEVELOPMENT
PLANS**

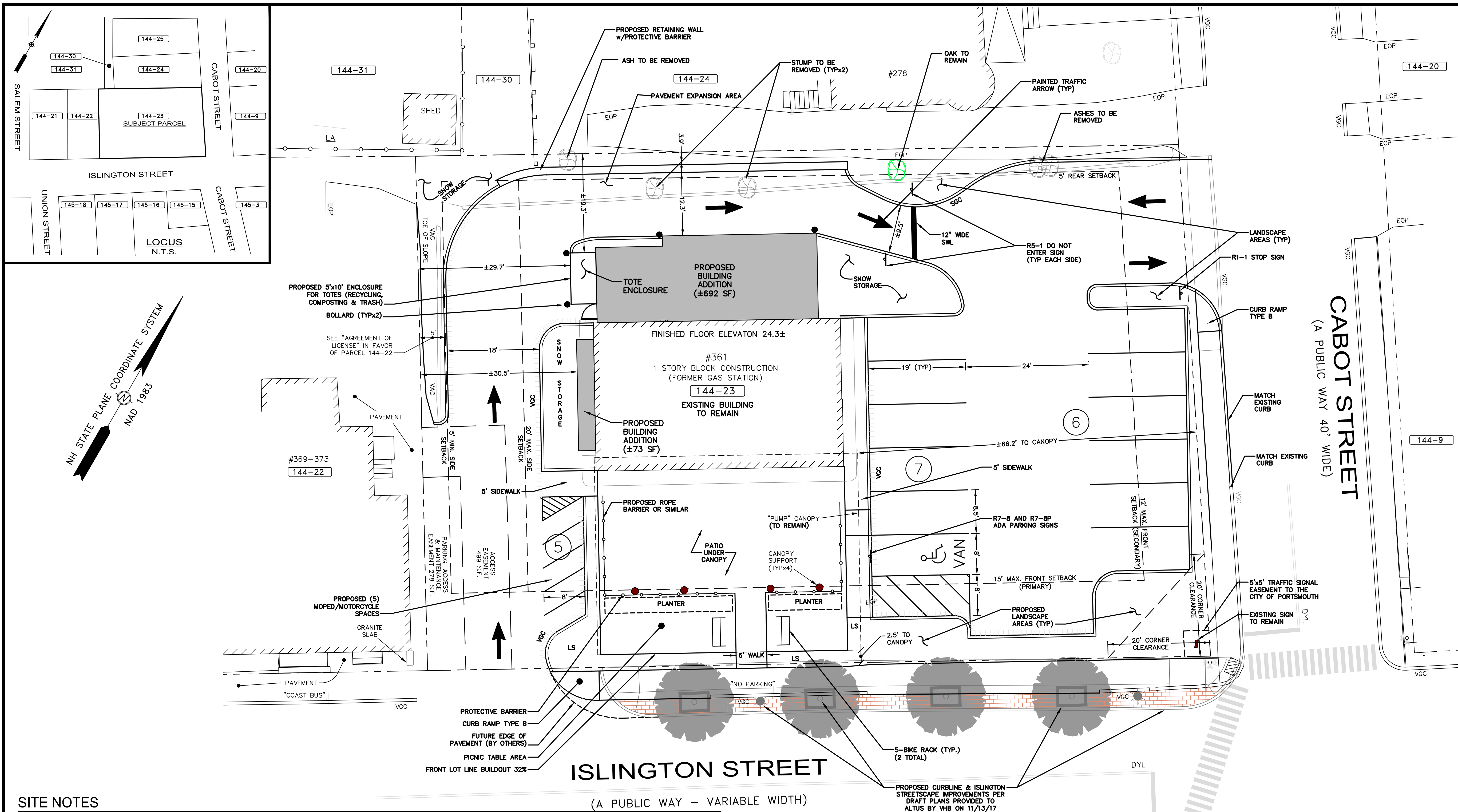
**361 ISLINGTON STREET
& CABOT STREET
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL
144-23**

TITLE:

EXISTING
CONDITIONS
PLAN

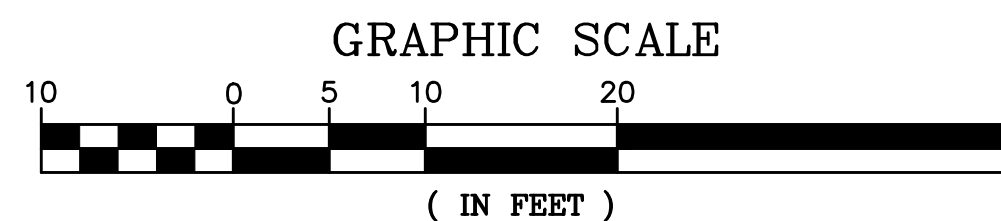
SHEET NUMBER:

1 OF 1



SITE NOTES

- DESIGN INTENT — THIS PLAN SET IS INTENDED TO DEPICT THE REDEVELOPMENT OF THE SITE FOR A RESTAURANT USE.
- PLAN REFERENCE: "EXISTING CONDITIONS PLAN", DATED DECEMBER 10, 2012, BY JAMES VERRA & ASSOCIATES, INC.
- LOT AREA: ±15,114 S.F. (±0.35 ACRES)
- ZONE: CHARACTER DISTRICT 4 — L2 (CD4—L2) HISTORIC DISTRICT
- DIMENSIONAL REQUIREMENTS — CD4—L2:**
FRONT YARD SETBACK: 15' (MAX.) — PRIMARY (ISLINGTON ST.)
12' (MAX.) — SECONDARY (CABOT ST.)
5' (MIN.) — 20' (MAX.)
SIDE YARD SETBACK: GREATER OF 5' OR 10' FROM CL OF ALLEY
REAR YARD SETBACK: 60% (MIN.) — 80% (MAX.)
FRONT LOT LINE BUILDOUT: 60% (MIN.) — 80% (MAX.)
MAX. BUILDING COVERAGE: 60% (22.0% EXISTING, 27.0% PROPOSED)
MAX. BUILDING FOOTPRINT: 2,500 S.F. (1,485 S.F. EXISTING, 4,083 S.F. PROPOSED)
MIN. LOT AREA: 3,000 S.F. (15,114 S.F. EXISTING)
MIN. OPEN SPACE: 25% (4.1% EXISTING, 13.1% PROPOSED)
BUILDING HEIGHT: 2 STORIES (SHORT 3RD) OR 35' (17.5' EXISTING)
- PARKING REQUIREMENTS:**
RESTAURANT: 1 SPACE PER 100 S.F. GFA
1,485 S.F. BUILDING + 1,525 S.F. PATIO = 3,010 S.F.
3,010 S.F. / 100 = 30 SPACES
TOTAL PARKING REQUIRED = 30 SPACES
TOTAL PARKING PROVIDED = 13 SPACES (17 SPACE DEFICIT)
- VARIANCES APPROVED ON OCTOBER 18, 2022:**
SECTION 10.5A41.10A TO ALLOW A SECONDARY FRONT YARD SETBACK OF 66' WHERE 12' MAX. IS ALLOWED;
— TO ALLOW A FRONT LINE BUILDOUT OF 32% WHERE 60–80% IS REQUIRED
— TO ALLOW A LEFT YARD SETBACK OF 30' WHERE 20' IS THE MAX. ALLOWED
— TO ALLOW 14.5% OPEN SPACE WHERE 25% IS THE MIN. REQUIRED
SECTION 10.5A44.31 TO ALLOW OFF-STREET PARKING SPACES TO BE LOCATED IN FRONT OF THE FACADE OF THE PRIMARY BUILDING
SECTION 10.5A44.32 TO ALLOW PARKING TO BE UNSCREENED FROM THE STREET
SECTION 10.575 TO ALLOW A DUMPSTER TO BE LOCATED 19' FROM A RESIDENTIAL ZONED LOT WHERE 20' IS REQUIRED
SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO BE EXTENDED, RECONSTRUCTED OR ENLARGED WITHOUT CONFORMING TO THE REQUIREMENTS OF THE ORDINANCE
IT WAS DETERMINED THAT A VARIANCE WAS NOT REQUIRED UNDER SECTION 10.440, USE #9.42 TO ALLOW A RESTAURANT WITH AN OCCUPANCY LOAD BETWEEN 50 AND 250.



NOT FOR CONSTRUCTION

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

NOVEMBER 1, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22

DRAWN BY:

RMB

APPROVED BY:

EDW

DRAWING FILE:

5356SITE.dwg

SCALE:

(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER:

LUCKY THIRTEEN
PROPERTIES, LLC

P.O. BOX 300
RYE, NH 03870

APPLICANT:

IT'S GOOD TO BE
KNEADED, LLC

C/O SEAN CREELEY
337 RICHMOND AVENUE
PORTSMOUTH, NH 03801

PROJECT:

IT'S GOOD TO BE
KNEADED

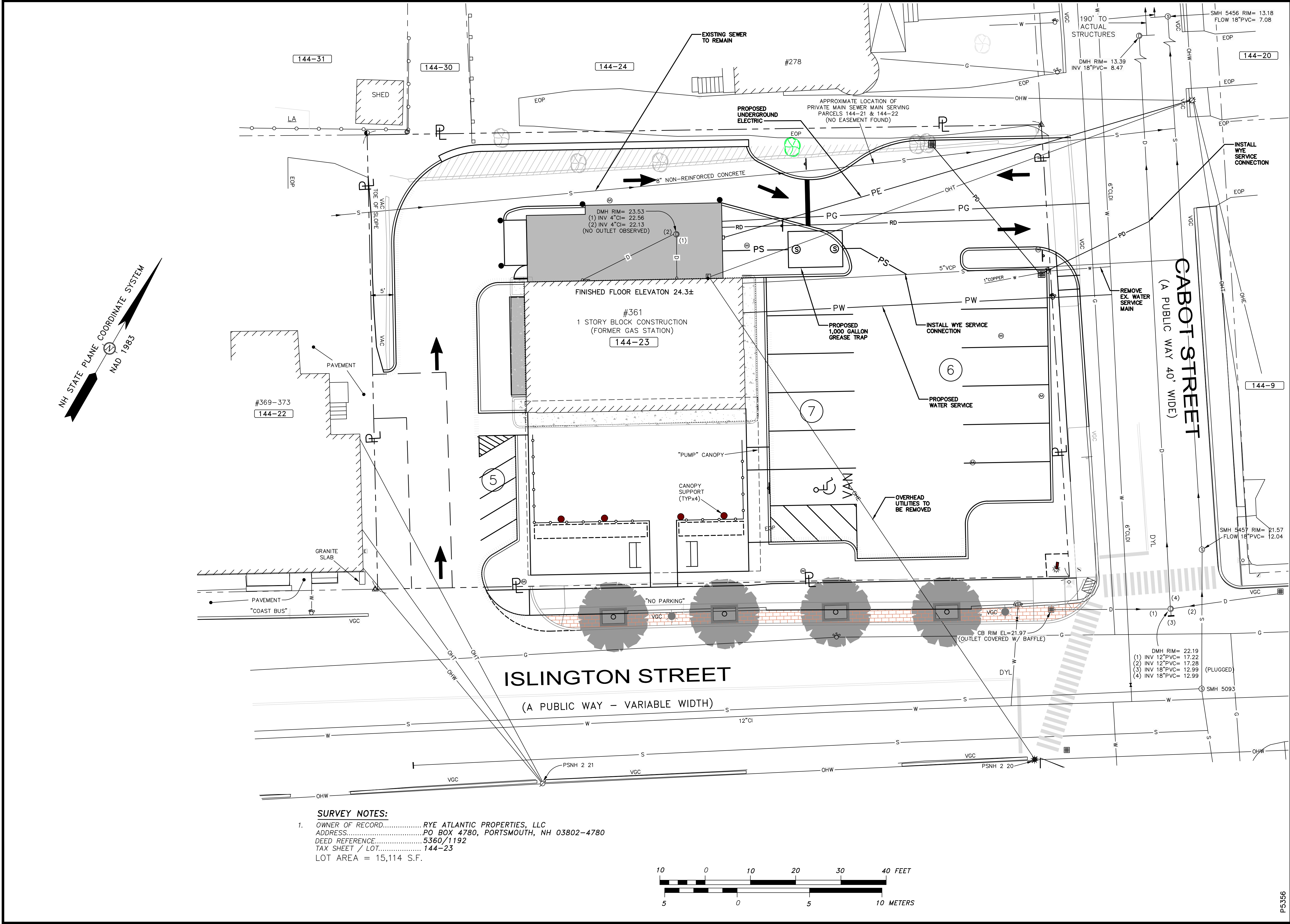
361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

TITLE:

SITE PLAN

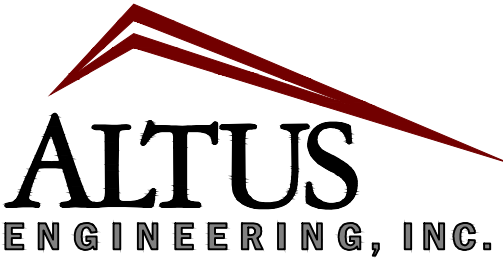
SHEET NUMBER:

C - 1



SURVEY NOTES:

1. OWNER OF RECORD..... RYE ATLANTIC PROPERTIES, LLC
ADDRESS..... PO BOX 4780, PORTSMOUTH, NH 03802-4780
DEED REFERENCE..... 5360/1192
TAX SHEET / LOT..... 144-23
LOT AREA = 15,114 S.F.



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

NOVEMBER 1, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22

DRAWN BY:

RMB

APPROVED BY:

EDW

DRAWING FILE:

5356SITE.dwg

SCALE:

(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER:

LUCKY THIRTEEN
PROPERTIES, LLC

P.O. BOX 300
RYE, NH 03870

APPLICANT:

IT'S GOOD TO BE
KNEADED, LLC

C/O SEAN CREELEY
337 RICHMOND AVENUE
PORTSMOUTH, NH 03801

PROJECT:

IT'S GOOD TO BE
KNEADED

361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

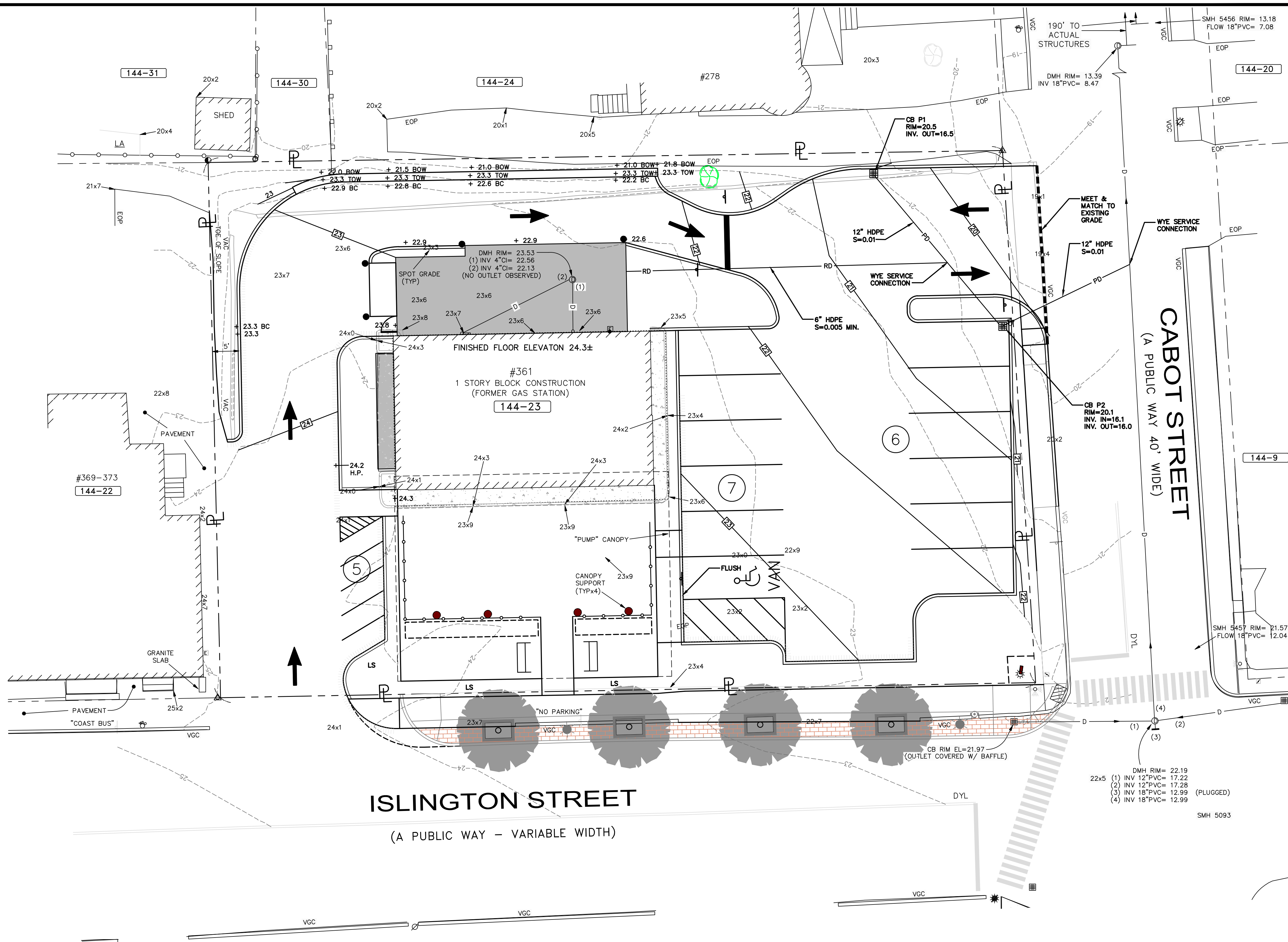
TITLE:

UTILITIES PLAN

SHEET NUMBER:

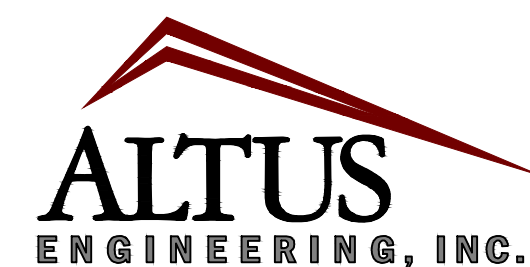
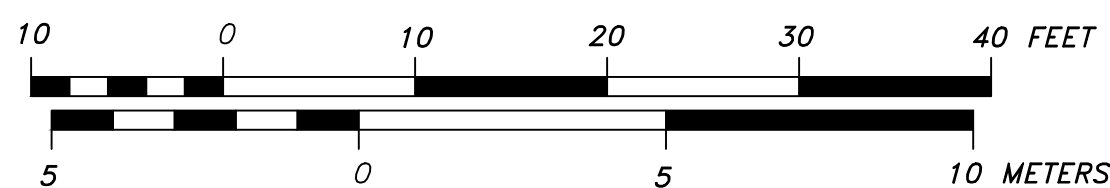
C - 2

P5356



SURVEY NOTES:

- OWNER OF RECORD..... RYE ATLANTIC PROPERTIES, LLC
ADDRESS..... PO BOX 4780, PORTSMOUTH, NH 03802-4780
DEED REFERENCE..... 5360/1192
TAX SHEET / LOT..... 144-23
LOT AREA = 15,114 S.F.



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

NOVEMBER 1, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	BOARD OF ADJUSTMENT	EDW	11/01/22

DRAWN BY: _____ RMB
APPROVED BY: _____ EDW
DRAWING FILE: 5356SITE.dwg

SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER:
LUCKY THIRTEEN PROPERTIES, LLC
P.O. BOX 300
RYE, NH 03870

APPLICANT:
IT'S GOOD TO BE KNEADED, LLC
C/O SEAN CREELEY
337 RICHARDS AVENUE
PORTSMOUTH, NH 03801

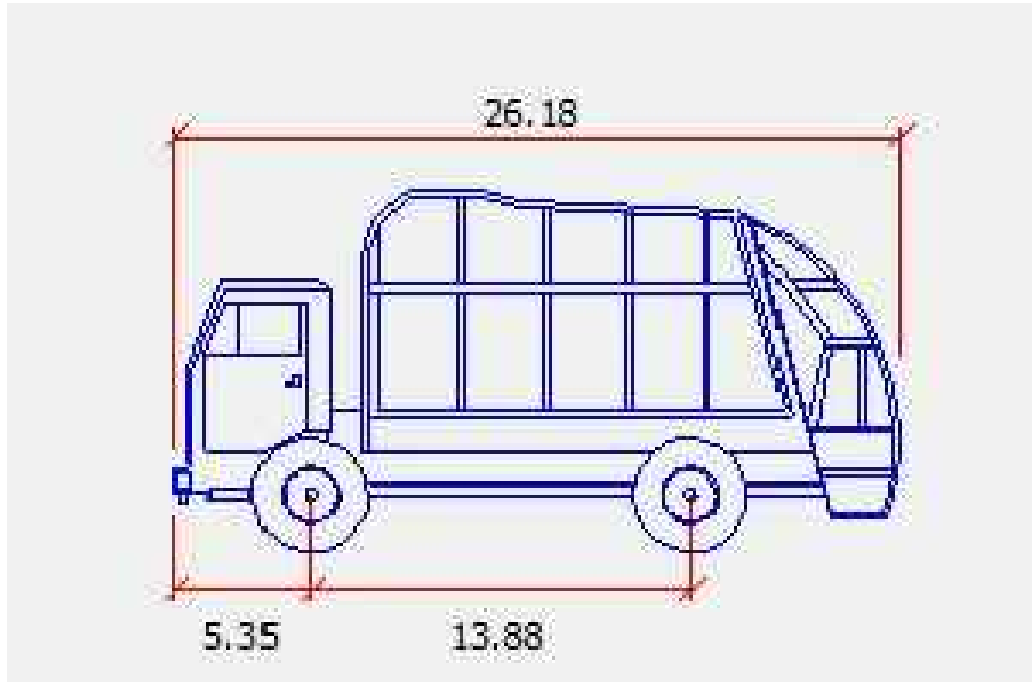
PROJECT:
IT'S GOOD TO BE KNEADED

361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

TITLE:
PRELIMINARY GRADING PLAN

SHEET NUMBER:
C - 3

P5356

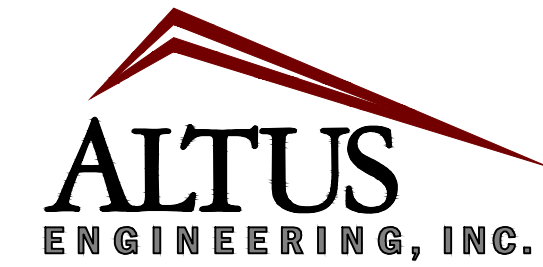
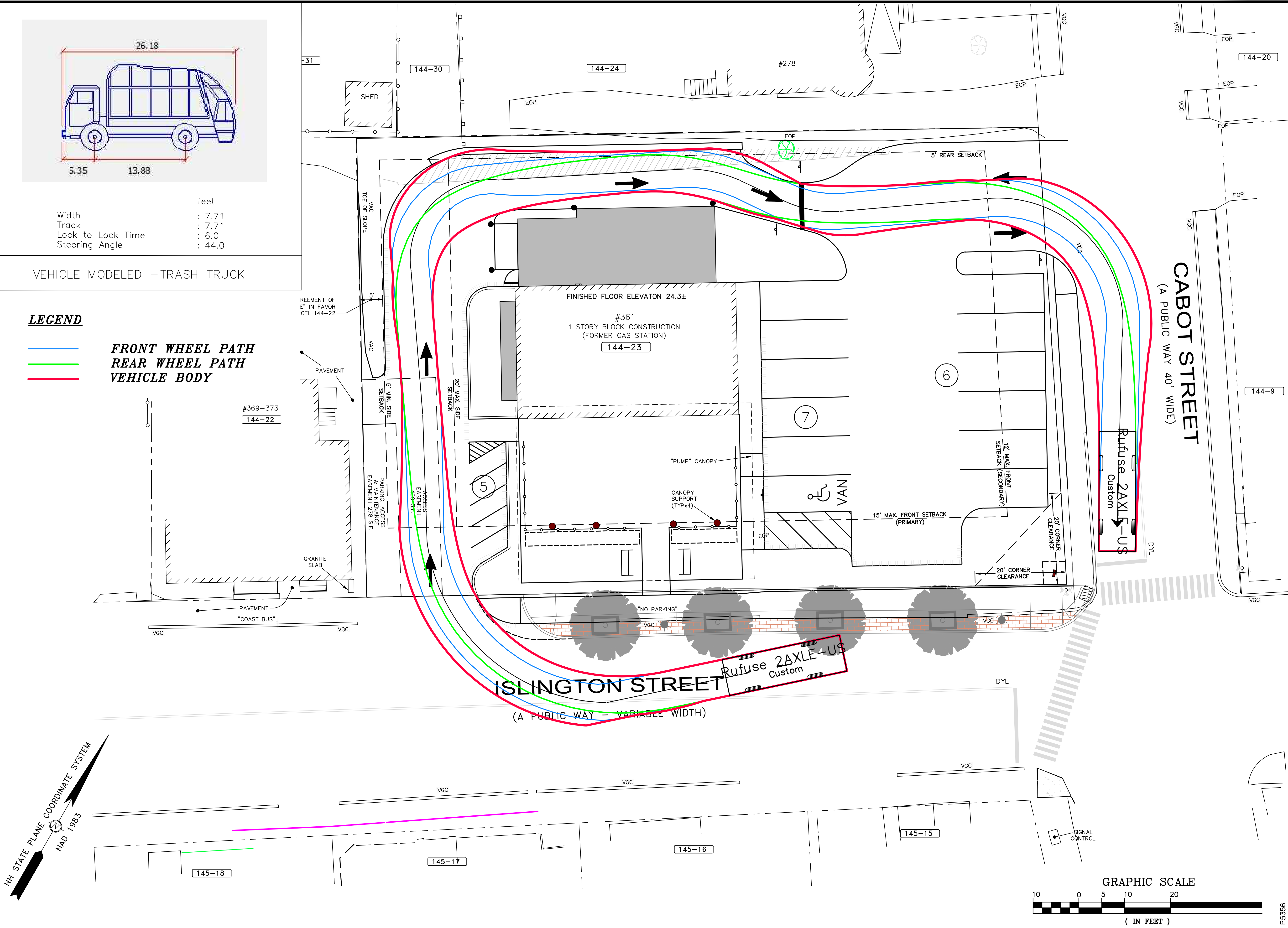


Width : 7.71 feet
Track : 7.71 feet
Lock to Lock Time : 6.0
Steering Angle : 44.0

VEHICLE MODELED - TRASH TRUCK

LEGEND

FRONT WHEEL PATH
REAR WHEEL PATH
VEHICLE BODY



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
TAC WORK SESSION

ISSUE DATE:
NOVEMBER 1, 2022

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 11/01/22

DRAWN BY: RMB
APPROVED BY: EDW
DRAWING FILE: 5356SITE.dwg

SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

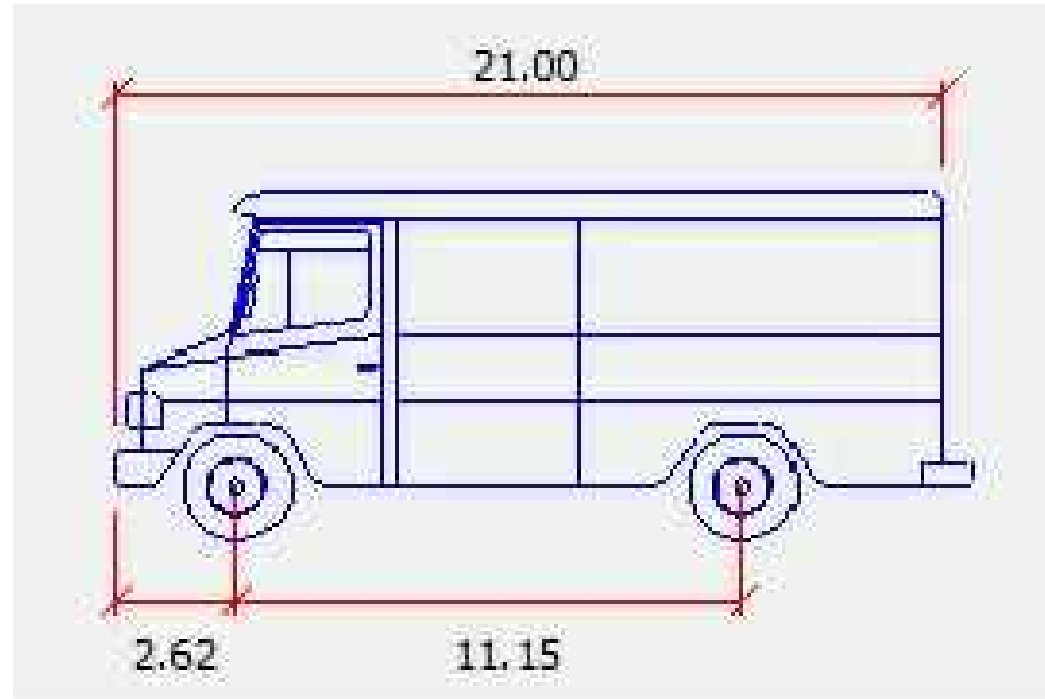
OWNER:
LUCKY THIRTEEN PROPERTIES, LLC
P.O. BOX 300
RYE, NH 03870

APPLICANT:
IT'S GOOD TO BE KNEADED, LLC
C/O SEAN CREELEY
337 RICHMOND AVENUE
PORTSMOUTH, NH 03801

PROJECT:
IT'S GOOD TO BE KNEADED
361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

TITLE:
TRUCK TURNING MOVEMENTS - TRASH

SHEET NUMBER:
T - 1

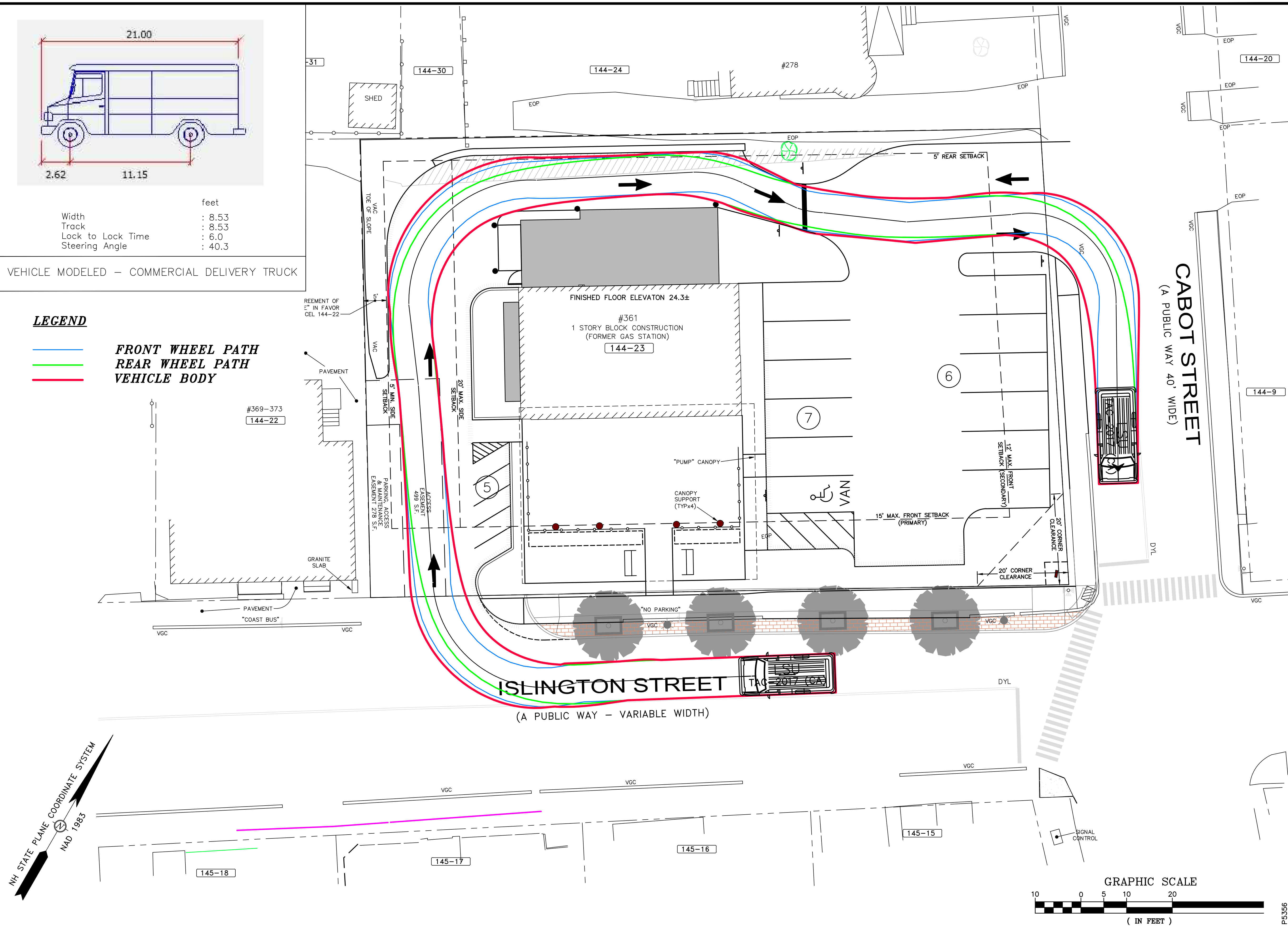


Width : 8.53
Track : 8.53
Lock to Lock Time : 6.0
Steering Angle : 40.3

VEHICLE MODELED - COMMERCIAL DELIVERY TRUCK

LEGEND

FRONT WHEEL PATH
REAR WHEEL PATH
VEHICLE BODY



ALTUS
ENGINEERING, INC.

133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
TAC WORK SESSION

ISSUE DATE:
NOVEMBER 1, 2022

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 11/01/22

DRAWN BY: RMB
APPROVED BY: EDW
DRAWING FILE: 5356SITE.dwg

SCALE:
(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER:
LUCKY THIRTEEN
PROPERTIES, LLC
P.O. BOX 300
RYE, NH 03870

APPLICANT:
IT'S GOOD TO BE
KNEADED, LLC
C/O SEAN CREELEY
337 RICHMOND AVENUE
PORTSMOUTH, NH 03801

PROJECT:
IT'S GOOD TO BE
KNEADED
361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

TITLE:
TRUCK TURNING
MOVEMENTS -
DELIVERY

SHEET NUMBER:
T - 2

Proposed Redevelopment

147 Congress Street
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 4

ISSUED FOR Client Review

Owner/Applicant:
Lucky Thirteen Properties, LLC

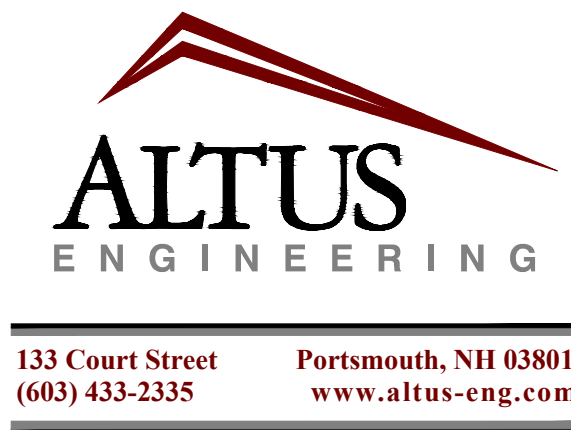
P.O. Box 300
Rye, NH 03870-0300
(603) xxx-xxxx

Architect:



104 Congress Street
Suite 203
Portsmouth, NH 03801
(603) 501-0202

Civil Engineer:



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

Surveyor:

James Verra

& Associates Inc.

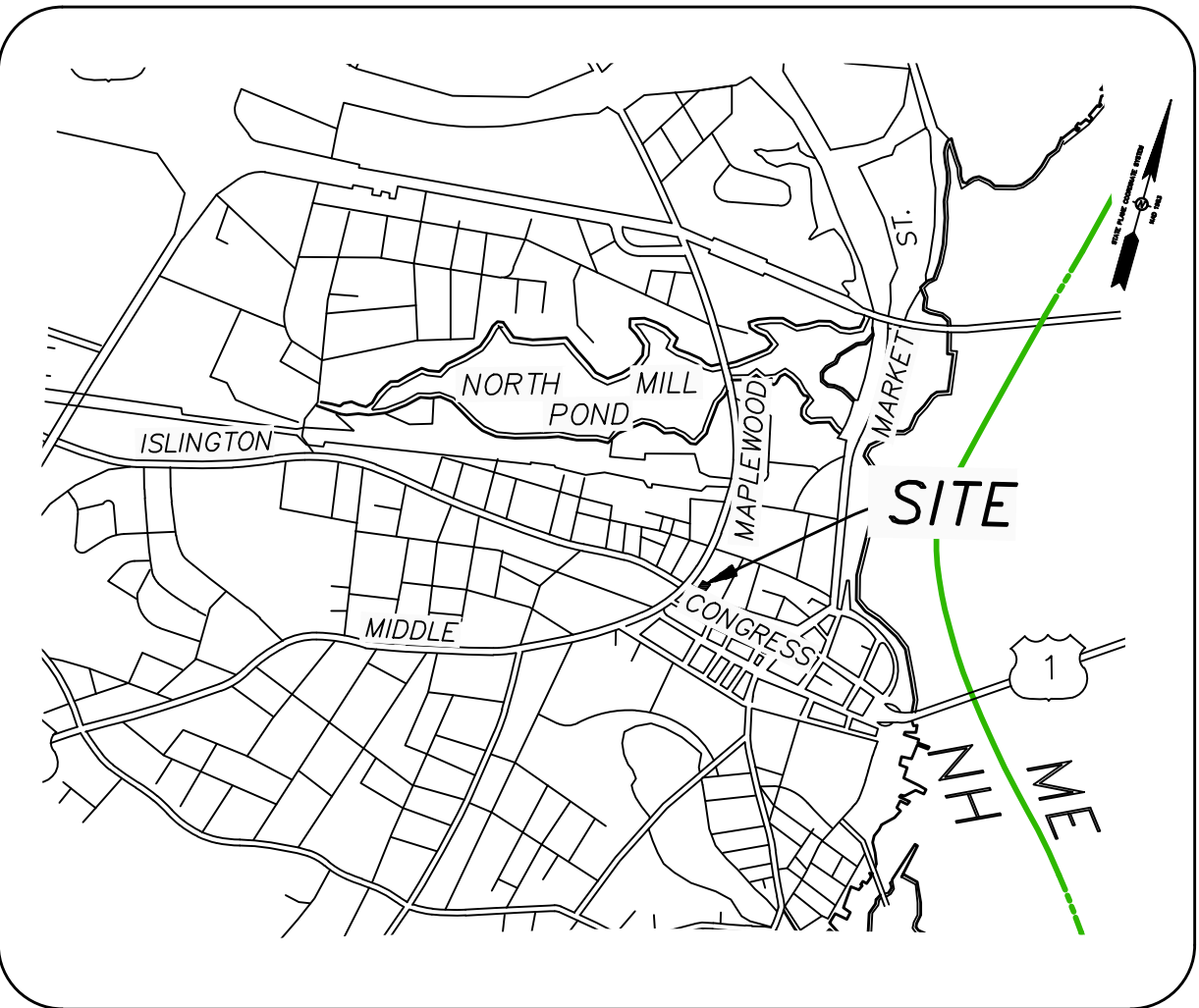
LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876

Tel 603-436-3557

Plan Issue Date:

NOVEMBER 1, 2022



LOCUS

NOT TO SCALE

Sheet Index

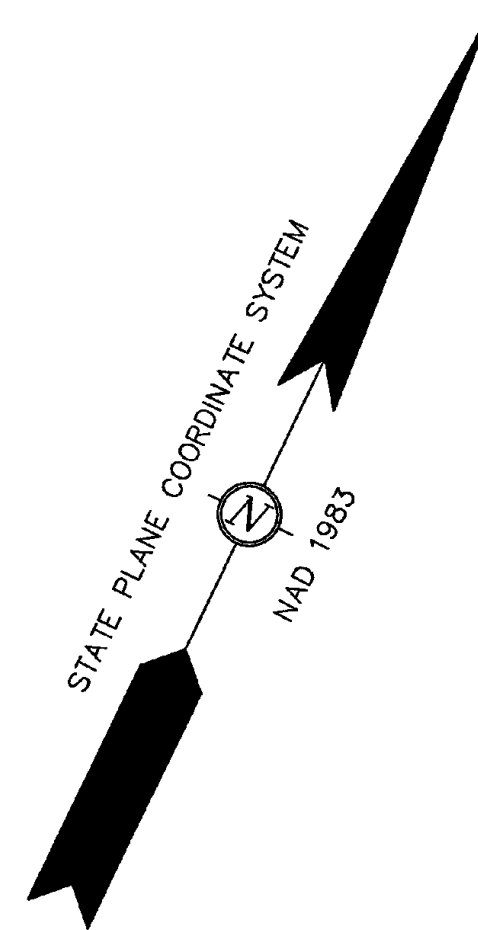
Title	Sheet No.:	Rev.	Date
Lot Line Revision	1 of 1	2	06/13/17
Site Plan	C-1	0	11/01/22
Open Space Plan & Grading Plans	C-2	0	11/01/22

Permit Summary	Submitted	Received
City of Portsmouth HDC Approval	—	—
City of Portsmouth PB Approval	—	—
Local Building Permit	—	—



LOCUS
NOT TO SCALE

126-59
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801



LEGEND:

- BOUND as DESCRIBED
- ⊙ SEWER MANHOLE
- ▣ CEMENT CONCRETE PAD
- ⊞ ELECTRICAL BOX
- ⊞ TELEPHONE RISER
- ⊞ TRANSFORMER & PAD
- ⊙ SEWER MANHOLE
- s - SEWER LINE
- s - SIGN
- v-g-c VERTICAL FACED GRANITE CURB
- ⊞ HANDICAP SPACE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- * CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ▣ BRICK WALK
- LA LANDSCAPED AREA
- BOC BACK OF CURB

MAPLEWOOD AVENUE
(A PUBLIC WAY)
(68' WIDE)

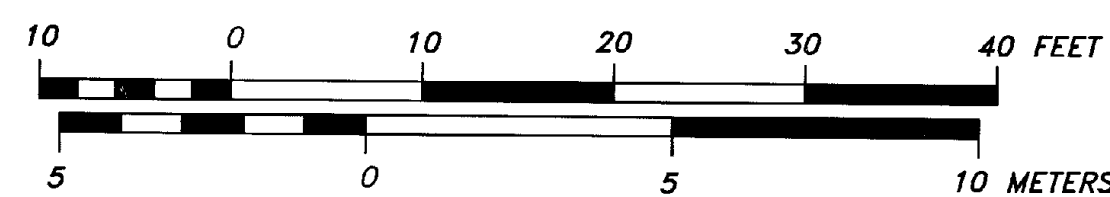
93.95
N 62°53'10" E
0.86
SET MAG NAIL IN
6"x8" CONCRETE
BOUND, DISTURBED

DELTA = 97°04'20"
RADIUS = 22.00
LENGTH = 37.27
CHORD = N 70°09'49" W
32.97

126-21
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801

126-11
ONE MIDDLE STREET LLC
1 MIDDLE ST, SUITE 1
PORTSMOUTH, NH 03801
5229/1455

126-10
FLATBREAD CONGRESS LLC
4 HIGH STREET
HAMPTON, NH 03842
4969/2612



NEW AREA
6,245 S.F.

OLD AREA
7,110 FEET

126-4

#147
BRICK FACED
2 STORY
COMMERCIAL
BUILDING

NEW AREA
7,548 FEET

OLD AREA
6683 FEET

126-5

#135
BRICK FACED
3 STORY
COMMERCIAL
BUILDING

PORTSMOUTH
HEALTH FOOD

129-6
WORTH DEVELOPMENT I, A CONDOMINIUM
PORTSMOUTH, NH 03801
4687/1380 (DECLARATION)

CONGRESS STREET
(A PUBLIC WAY - VARIABLE WIDTH)

LINE	BEARING	DISTANCE
L1	N 60°10'20" E	0.30
L2	N 29°04'43" W	7.92

NOTES:

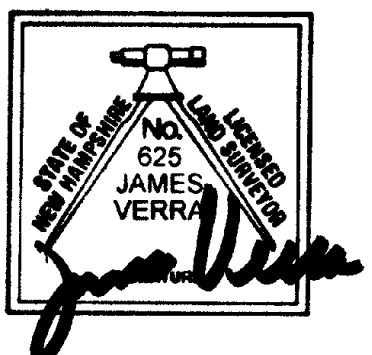
- OWNER OF RECORD.....BLUESTONE PROPERTIES OF RYE, LLC
ADDRESS.....PO BOX 4780, PORTSMOUTH, NH 03802
DEED REFERENCE.....5761/1289
TAX SHEET / LOT.....126-5
OWNER OF RECORD.....ROMAN AND NELSON, LLC
ADDRESS.....151 CONGRESS STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....4731/730
TAX SHEET / LOT.....126-4
- ZONED:
DOD (DOWNTOWN OVERLAY DISTRICT)
HD (HISTORIC DISTRICT)
CD5 (CHARTER DISTRICT 5)
MINIMUM OPEN SPACE 5%
PROVIDED:
NEW LOT 126-5
1031 SF OPEN / 7548 = 13.7 % OPEN SPACE
NEW LOT 126-4
644 SF OPEN / 6245 = 10.1 % OPEN SPACE
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-800-225-4977.
- THE PARCEL SHOWN HEREON LIES IN ZONE X, AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP 33015C0259E, DATED MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE PLANS:

- ALTA/ACSM LAND TITLE SURVEY, # 141 CONGRESS STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR K.S.C., LLC, DATED 4/1/1996, BY DURGIN, VERRA AND ASSOCIATES, INC., PLAN NO 20633
- VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE CONDEMNATION MAP, DATED FEB. 1971, RCRD #D-2425 SHEET 2 OF 3.
- VAUGHAN STREET URBAN RENEWAL, PROJECT NO. N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, SUBDIVISION, PARCELS 9, 9-A, 9-B, 9-C, DATED OCT. 7, 1970, REV. AUGUST 26, 1971, RCRD # B-2572.

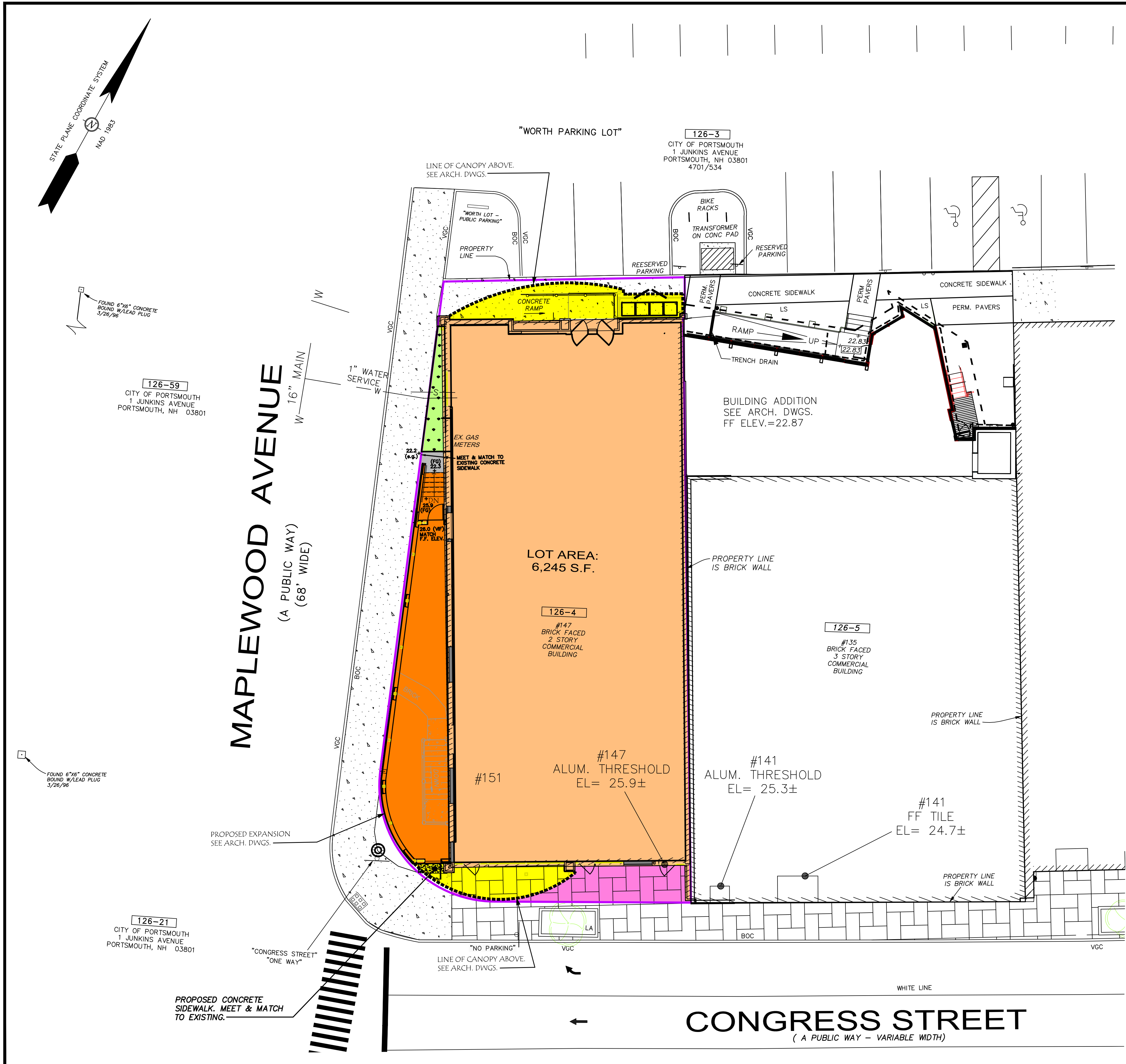
APPROVED FOR THE RECORD:

James Verra
CHAIRMAN PORTSMOUTH PLANNING BOARD
DATE: 6/14/2017



2	2017-06-13	REVISE PER RCRD COMMENTS	JV
1	2017-05-31	SET LOT CORNERS	JV
REV. NO.	DATE	DESCRIPTION	APPR'D
LOT LINE REVISION 135 & 147 CONGRESS STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS: 126-5 & 126-4 OWNERS: BLUESTONE PROPERTIES OF RYE LLC & ROMAN AND NELSON, LLC JAMES VERRA AND ASSOCIATES, INC.			
101 SHATTUCK WAY, SUITE 8 NEWINGTON, NEW HAMPSHIRE 03801-7876 603-436-3557			DATE: 3-27-2017
PROJECT MGR DRAWN BY COPYRIGHT © 2017 by JAMES VERRA AND ASSOCIATES, INC.			JOB NO: 20633-A
			SCALE: 1" = 10'
			DWG NAME: 20633-A1
			PLAN NO: 20633-A1
			SHEET: 1 of 1

D-40317



APPROVED BY THE PORTSMOUTH PLANNING BOARD

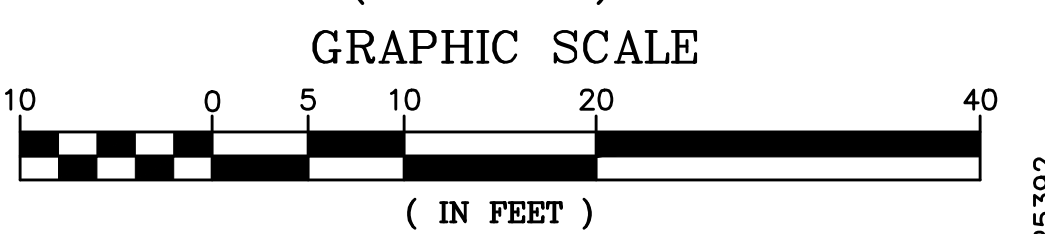
CHAIRMAN _____ DATE _____

SITE NOTES

- DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE EXPANSIONS & IMPROVEMENTS OF THE SITE FOR A MIXED USE.
- APPROXIMATE LOT AREA: 6,245 S.F.±
- ZONE: HISTORIC DISTRICT CD5, DOWNTOWN OVERLAY DISTRICT
- DIMENSIONAL REQUIREMENTS:
 - MIN. LOT AREA: NR
 - MAX. BLDG BLOCK LENGTH: 225'
 - FRONT SETBACK: 5' MAX.
 - SIDE SETBACK: NR
 - REAR SETBACK: 5' MIN.
 - MAX. BUILDING HEIGHT: 2-3 STORIES, 40' ALLOWED
 - MIN. GROUND STORY HT: 12'-0" (±11' EXISTING)
 - REQUIRED FACADE TYPE: SHOPFRONT
 - MAX. BLDG. COVERAGE: 95% (±76% EXISTING) 94.6% PROPOSED (5,910 SF)
 - MIN. OPEN SPACE: 5% (±18.5% EXISTING) 3.2% PROPOSED (198 SF)
 - OPEN TO SKY: NR (±22% EXISTING) 4.5% PROPOSED (282 SF)
 - MAX. BLDG. FOOTPRINT: 20,000 S.F.
 - MAX. ENTRANCE SPACING: 50'
 - MIN. FRONT LOT LINE B.O.: 80%
- PARKING REQUIREMENTS (SECTION 10.1115):
 - RESTAURANT: NO REQUIREMENT
 - RETAIL: NO REQUIREMENT
- THERE ARE NO WETLANDS ON OR WITHIN THE VICINITY OF THE PARCEL.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- ALL SITE LIGHTING WILL BE BUILDING MOUNTED.

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- PROPOSED ADDITION – SEE ARCH. DWGS.
- PROPOSED CANOPY – SEE ARCH. DWGS. (OPEN BELOW)
- EXISTING BRICK SIDEWALK (OPEN TO SKY)
- EXISTING CONCRETE SIDEWALK (OPEN TO SKY)
- PROPOSED CONCRETE SIDEWALK (CANOPY ABOVE)
- PROPOSED LANDSCAPING – SEE ARCH. DWGS. (CANOPY ABOVE)



ALTUS
ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: CLIENT REVIEW

ISSUE DATE: NOVEMBER 1, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: 5392.dwg

SCALE:
22" x 34" – 1" = 10'
11" x 17" – 1" = 20'

OWNER/APPLICANT:

LUCKY THIRTEEN
PROPERTIES, LLC

P.O. BOX 300
RYE, NH 03870-0300

PROJECT:
**PROPOSED
REDEVELOPMENT**

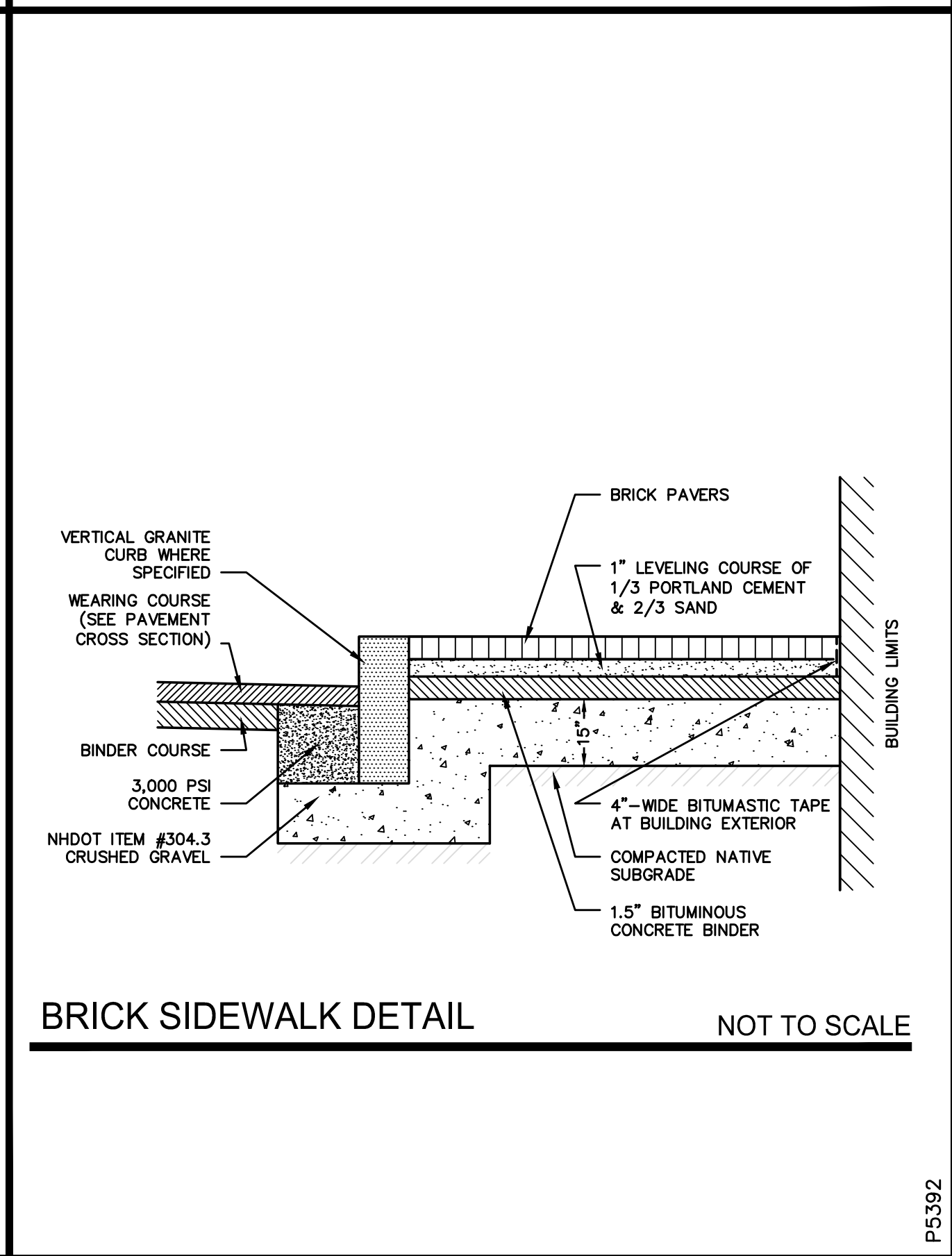
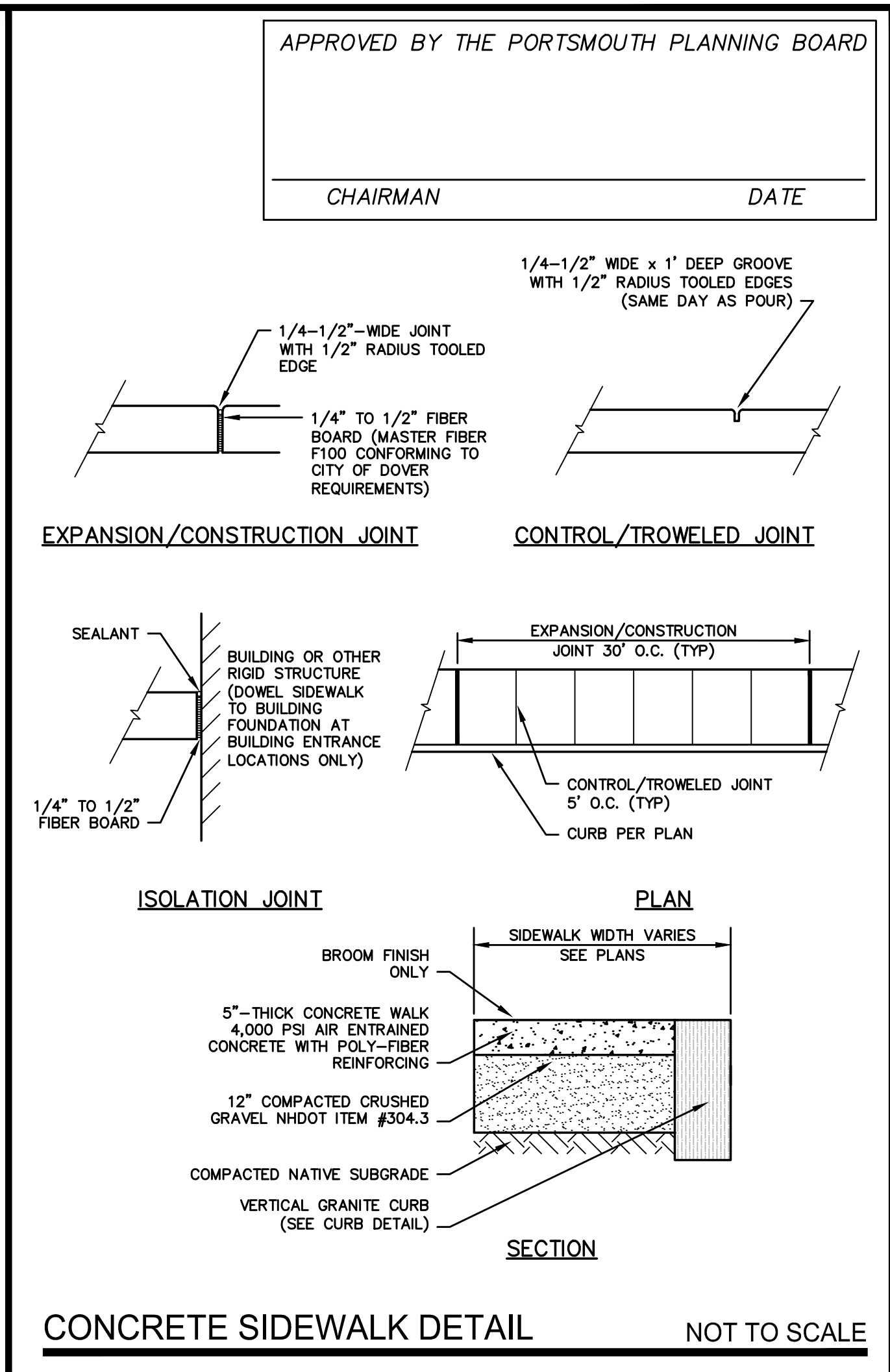
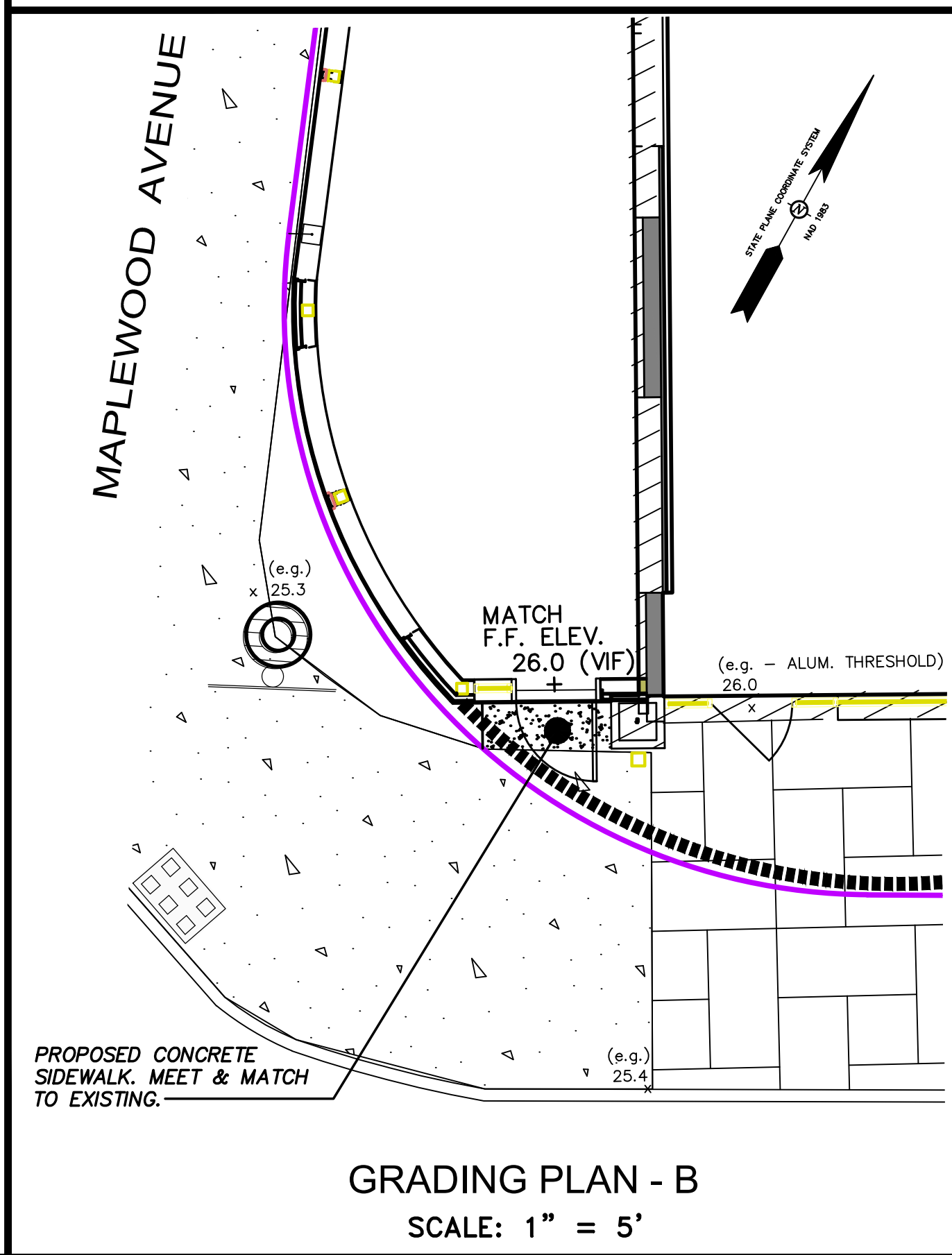
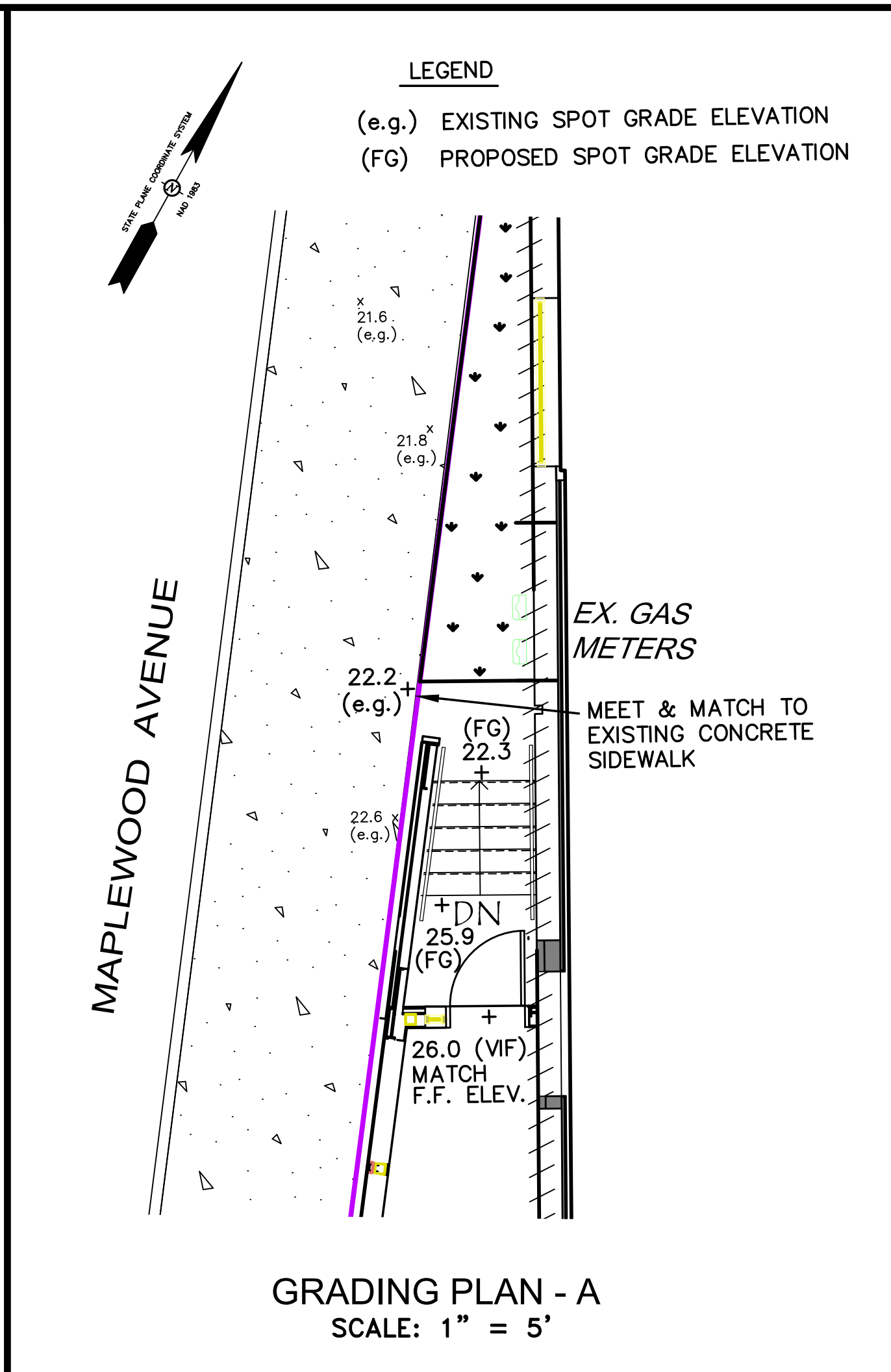
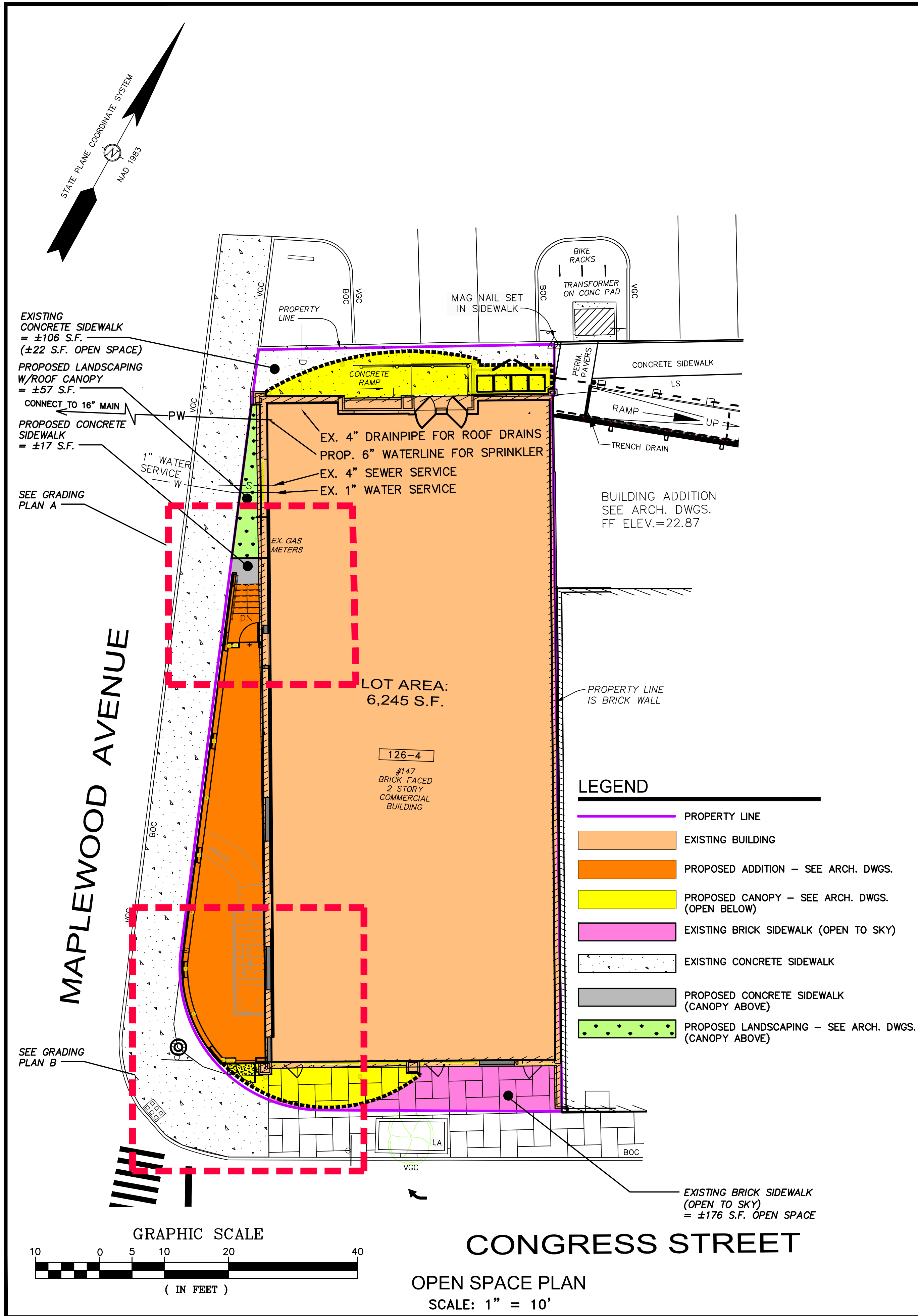
TAX MAP 126, LOT 4
147 CONGRESS STREET
PORTSMOUTH, NH

TITLE:

SITE PLAN

SHEET NUMBER:

C-1



ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
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ISSUED FOR: CLIENT REVIEW

ISSUE DATE: NOVEMBER 1, 2022

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 11/01/22

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: 5392.dwg

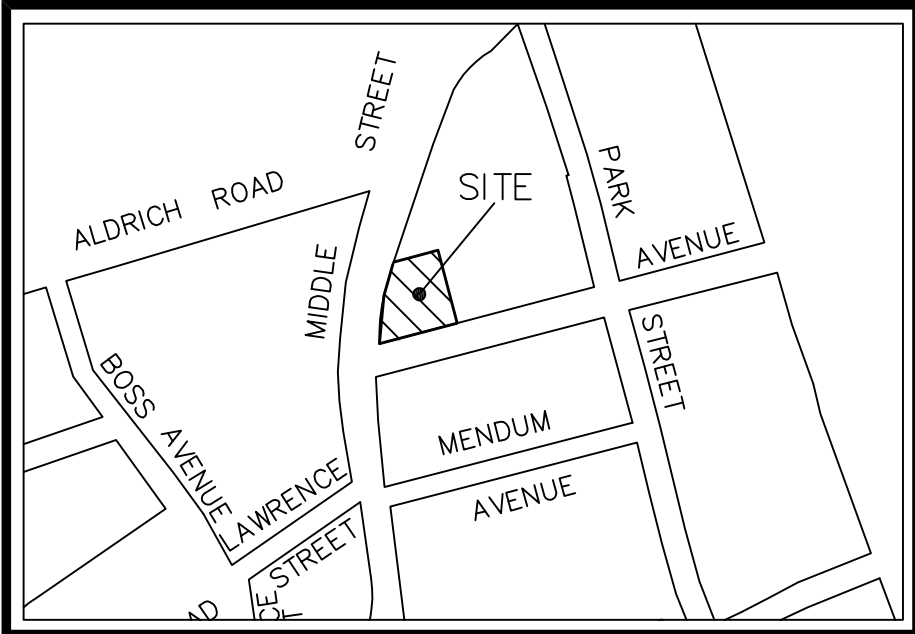
SCALE:
22" x 34" - AS SHOWN
11" x 17" - AS SHOWN

OWNER/APPLICANT:
LUCKY THIRTEEN PROPERTIES, LLC
P.O. BOX 300 RYE, NH 03870-0300

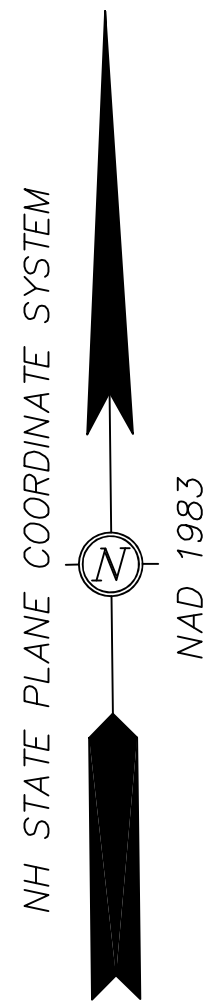
PROJECT:
PROPOSED REDEVELOPMENT
TAX MAP 126, LOT 4
147 CONGRESS STREET PORTSMOUTH, NH

TITLE:
OPEN SPACE PLAN & GRADING PLANS

SHEET NUMBER:
C-2



LOCUS (N.T.S.)



LEGEND:

- GRANITE BOUND FOUND
- IRON ROD (AS NOTED)
- SURVEY NAIL SET
- WOVEN VINYL FENCE
- WOOD FENCE
- CEMENT CONCRETE PAD
- CRUSHED STONE
- FLAG STONE
- STONE RETAINING WALL
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- OVERHEAD WIRES
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION WIRES
- ROCKINGHAM COUNTY REGISTRY OF DEEDS
- TAX SHEET / LOT NO.
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- CATCH BASIN
- DRAIN MANHOLE
- ROOF DOWNSPOUT
- SEWER CLEAN OUT
- SEWER MANHOLE
- SEWER CLEAN OUT
- WATER LINE
- SEWER LINE
- DRAIN LINE
- GAS LINE
- WATER GATE VALVE
- WATER SHUT OFF VALVE
- HYDRANT
- VERTICAL FACED GRANITE CURB
- GRANITE COBBLESTONE BORDER WALL
- PUBLIC SERVICE CO. OF NH
- EVERSOURCE
- PLASTIC GAS LINE
- GAS METER
- NEW ENGLAND TELEPHONE AND TELEGRAPH CO.
- PUBLIC SERVICE CO. OF NH
- ELECTRIC METER

RIM AND INVERT DATA

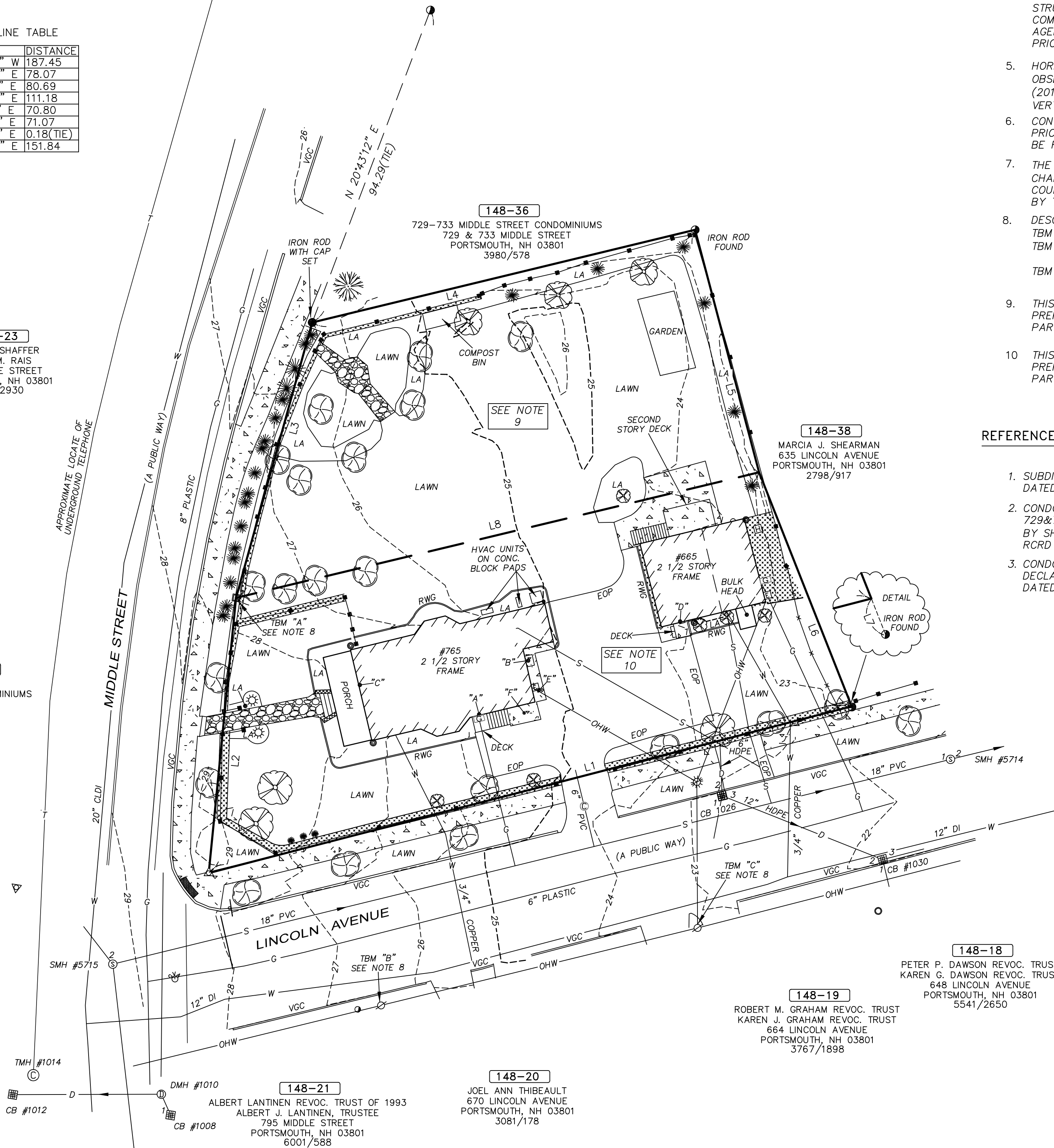
CB #1026 RIM = 22.71 SMH #5714 RIM = 21.55
(1) INV (6"HDPE)=18.51± (1) INV (18"PVC)=14.05
(2) INV (6"PVC)=19.52 (2) INV (18"PVC)=13.93
(3) (WATER LEVEL)=18.41 SMH #5715 RIM = 29.00
CB #1008 RIM = 28.82 (1) INV CL=17.52
(1) INV (12"PVC)=25.17 (2) INV (15"PVC)=17.89
DMH #1010 RIM = 28.82
INACCESSIBLE(LATCHED)
CB #1030 RIM = 21.72
(1) INV (6"HDPE)=18.92
(2) INV (12"HDPE)=18.42
(3) INV (12"HDPE)=18.32(WATER LEVEL)

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°27'47" W	187.45
L2	N 05°38'52" E	78.07
L3	N 15°28'02" E	80.69
L4	N 76°23'57" E	111.18
L5	S 14°46'51" E	70.80
L6	S 21°33'57" E	71.07
L7	S 21°33'57" E	0.18(TIE)
L8	N 76°29'48" E	151.84

MISC. ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	WOOD THRESHOLD	31.31
"B"	TOP CONCRETE	24.68
"C"	WOOD THRESHOLD	31.30
"D"	WOOD THRESHOLD	26.37
"E"	TOP CONCRETE	25.42
"F"	TOP CONCRETE	25.84

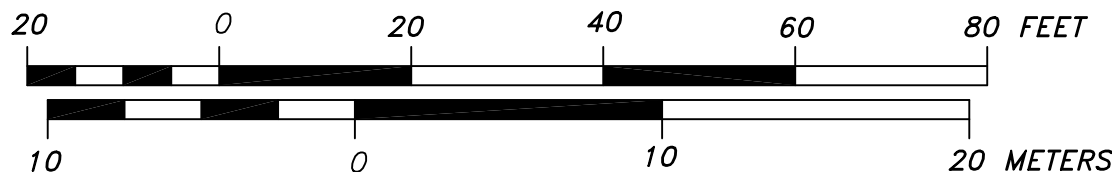


NOTES:

- OWNER OF RECORD.....DAVD A. SINCLAIR & NICOLE J. GIUSTO
ADDRESS.....765 MIDDLE STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....5543/442
TAX SHEET / LOT.....148-37
- ZONED:.....GENERAL RESIDENCE A
MINIMUM LOT AREA...7,500 S.F. FRONT YARD SETBACK.....15'
FRONTAGE.....100' SIDE YARD SETBACK.....10'
PARCEL AREA.....21,504 S.F, 0.49 ACRES REAR YARD SETBACK.....20'
HISTORIC OVERLAY DISTRICT
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- DESCRIPTIONS OF THE SITE BENCHMARKS:
TBM"A": MARKED SE CORNER GRANITE BOUND ELEVATION=27.83
TBM"B": SURVEY NAIL FOUND IN UTILITY POLE #PSNH 84/28 0.20' ABOVE GRADE ELEV=27.63
TBM"C": SURVEY NAIL SET IN UTILITY POLE #NETT 5 1.0' ABOVE GRADE ELEV=24.52
- THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 7 ON THE PORTSMOUTH TAX MAPS PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442, PARCEL 2.
- THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 1 ON THE PORTSMOUTH TAX MAPS PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442, PARCEL 1.

REFERENCE PLANS:

- SUBDIVISION OF LAND, PORTSMOUTH, NH. FOR EDWARD H. & EMMA L. PATERSON DATED MAY 1982 RCRD PLAN #C-11243
- CONDOMINIUM SITE PLAN, 729-733 MIDDLE STREET CONDOMINIUM FOR PROPERTY AT 729&733 MIDDLE STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY SHAWN O. GORMAN & CARIANN M. GOODRICH-GORMAN DATED 12/17/02 RCRD PLAN #D-30540
- CONDOMINIUM SITE PLAN FOR 605 LINCOLN AVENUE, A CONDOMINIUM, MARK MCNALLY DECLARANT, TAX MAP 148, LOT 41, PORTSMOUTH, NH DATED 11-8-2008 RCRD PLAN #D-35685.



ALTUS
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133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2355 www.ALTUS-ENG.com

James Verra
& Associates, Inc.
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801- 7876
603-436-3557

JOB NO: 23826

ISSUED FOR:

CLIENT REVIEW

ISSUE DATE:

3-2-2020

REVISIONS

NO. DESCRIPTION BY DATE

DRAWN BY: _____ GTD

APPROVED BY: _____ JV

DRAWING FILE: _____ 23826.DWG

SCALE:

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

APPLICANT:

DAVID A. SINCLAIR
NICOLE J. GIUSTO
765 MIDDLE STREET
PORTSMOUTH, NH 03801

OWNER:

DAVID A. SINCLAIR &
NICOLE J. GIUSTO
765 MIDDLE STREET
PORTSMOUTH, NH 03801

PROJECT:

EXISTING CONDITIONS
PLAN
TAX MAP 148,
LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

EXISTING
CONDITIONS PLAN
765 MIDDLE STREET
PORTSMOUTH, NH

SHEET NUMBER:

EX-1

P5021

SITE NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT A CONSTRUCTION OF A DETACHED GARAGE AND A DWELLING UNIT ON THE SECOND FLOOR. RESTAURANT USE.
2. APPROXIMATE LOT AREA: 21,504 SF
3. ZONE: GRA
4. ON OCTOBER 18, 2022, THE ZONING BOARD OF ADJUSTMENT APPROVED THE FOLLOWING VARIANCES:
Section 10.513 TO ALLOW 3 PRINCIPAL DWELLINGS ON A LOT WHERE ONLY 1 IS ALLOWED.
Section 10.521 TO ALLOW A LOT AREA OF 5,376 SF WHERE 7,500 SF IS REQUIRED PER DWELLING UNIT AND A REAR YARD WHERE 20–FEET IS REQUIRED.
5. PARKING REQUIREMENTS:
RESIDENTIAL 1.3 SPACE PER DWELLING UNIT GFA OVER 750 SF
4 DWELLING UNITS = 5.2 SPACES REQUIRED
7 SPACES PROVIDED
6. ONSITE WETLANDS BUFFER ANALYSIS – NO WETLANDS ON THE PROPERTY OR WITHIN 75–FEET OF THE SITE
7. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
8. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
9. PAVEMENT MARKINGS – RESIDENTIAL USE – STRIPPING NOT PROPOSED.
10. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
11. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
12. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
13. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
15. BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
16. NO CHANGES TO THE DRIVEWAY WITHIN THE CITY RIGHT-OF-WAY IS PROPOSED.

- 153-09**
MIDDLE STREET
TOWNHOUSE CONDOMINIUMS
- UNIT 1**
JORGENSEN FAMILY TRUST
NATHAN H. & KRISTIE L. JORGENSEN, TRUSTEES
774 MIDDLE STREET UNIT 1
PORTSMOUTH, NH 03801
5684/1841
- UNIT 2**
STACEY CARLA SIMONOFF
774 MIDDLE STREET UNIT 2
PORTSMOUTH, NH 03801
6155/990
- UNIT 3**
BRIAN T. &
MELLISSA J. MAGUIRE
774 MIDDLE STREET UNIT 3
PORTSMOUTH, NH 03801
5662/2283
- UNIT 4**
EDWARD H. BENWAY
774 MIDDLE STREET UNIT 4
303 ISLINGTON STREET
PORTSMOUTH, NH 03801
4514/2017

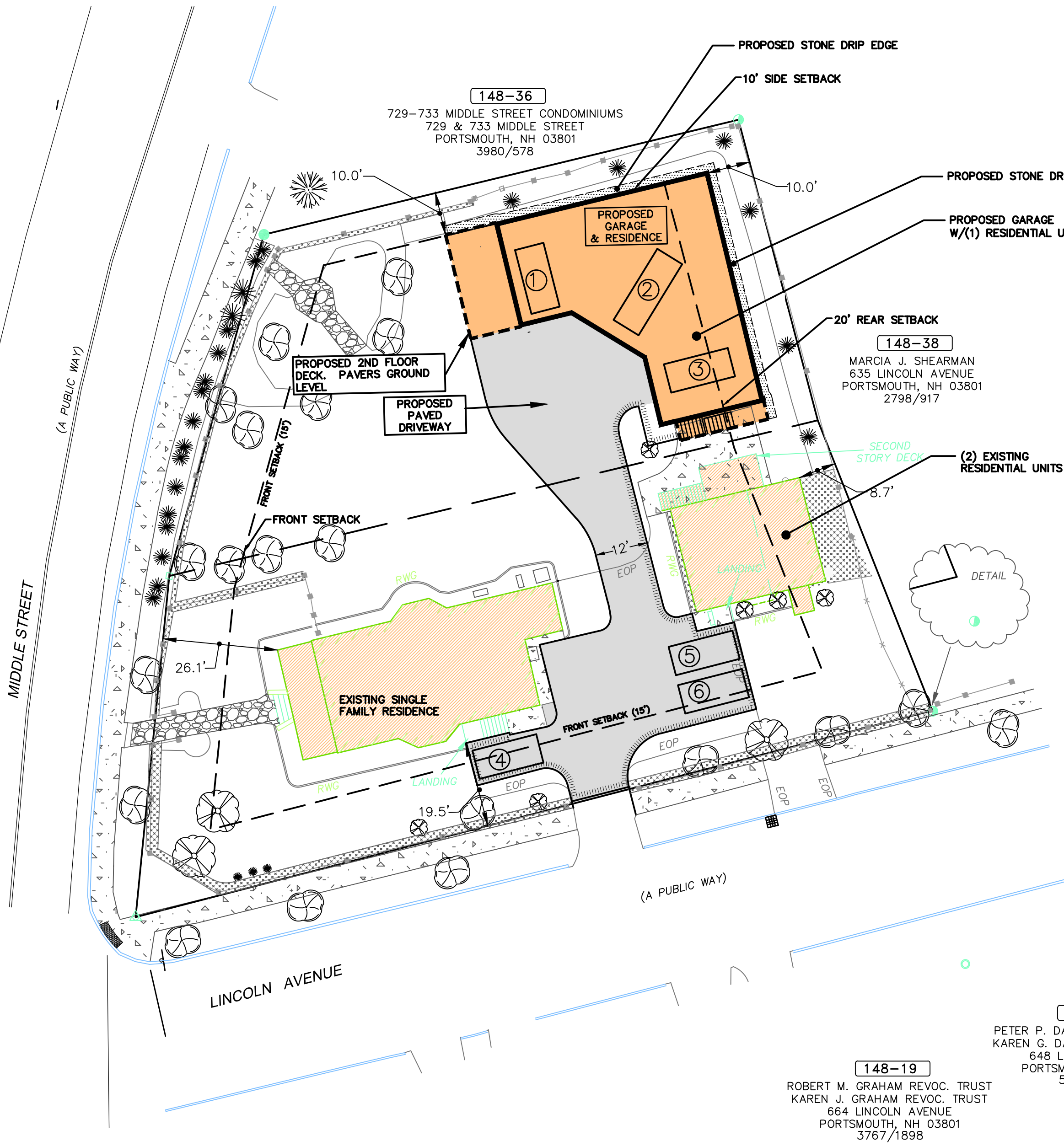
ZONING SUMMARY

ZONE: GRA (GENERAL RESIDENCE A)
EXISTING LOT AREA: 0.49 AC±

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	7,500 S.F.	21,504 S.F.	21,504 S.F.
MIN. LOT AREA PER DWELLING UNIT:	7,500 S.F.	7,168 S.F.±	5,376 S.F.±
DWELLING UNITS:	—	3	4
MIN. STREET FRONTAGE:	100'	158' (MIDDLE ST.)	158'±
MIN. LOT DEPTH:	70'	111'±	111'±
FRONT SETBACK: *	15'	26.1'±(EX.)(MIDDLE ST.)	26.1'±
		19.5'±(EX.)(LINCOLN ST.)	19.5'±
		74'±(EX.)	10.0' (NEW)
SIDE SETBACK:	10'	8.7'±(EX)	8.7'± (EX.)
REAR SETBACK:	20'		10.0' (NEW)
			<35' (PROP.)
MAX. HEIGHT:	35'	<35' (EX.)	23.0%± (INCL. DECKS)
MAX. BUILDING COVERAGE:	25%	12.1%±(INCL. DECKS)	55.4%±
MIN. OPEN SPACE:	30%	70.6%±	

* FRONT SETBACK IS FROM BOTH STREET ADDRESS STREET AND ACCESS STREET

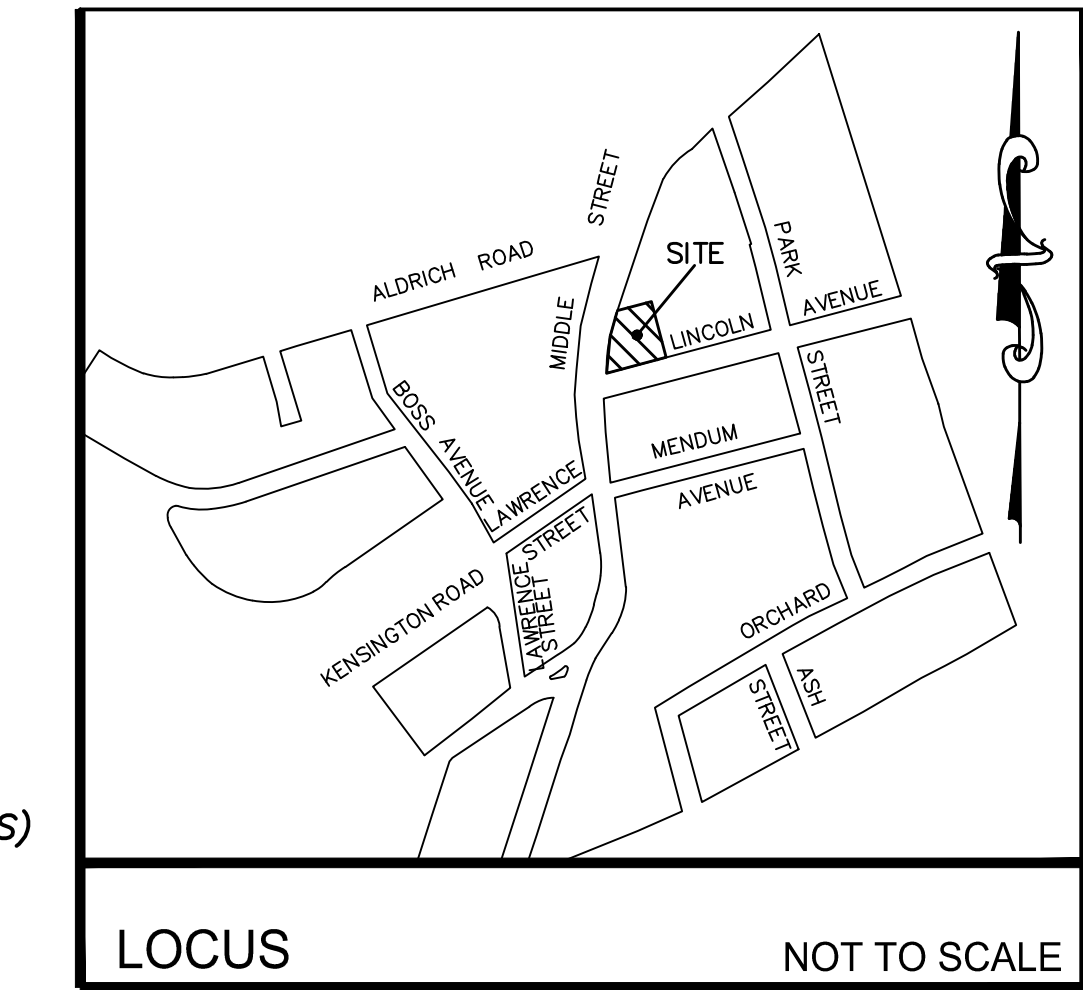


148-21
ALBERT LANTINEN REVOC. TRUST OF 1993
ALBERT J. LANTINEN, TRUSTEE
795 MIDDLE STREET
PORTSMOUTH, NH 03801
6001/588

148-20
JOEL ANN THIBEAULT
670 LINCOLN AVENUE
PORTSMOUTH, NH 03801
3081/178

148-19
ROBERT M. GRAHAM REVOC. TRUST
KAREN J. GRAHAM REVOC. TRUST
664 LINCOLN AVENUE
PORTSMOUTH, NH 03801
3767/1898

148-18
PETER P. DAWSON REVOC. TRUST
KAREN G. DAWSON REVOC. TRUST
648 LINCOLN AVENUE
PORTSMOUTH, NH 03801
5541/2650



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

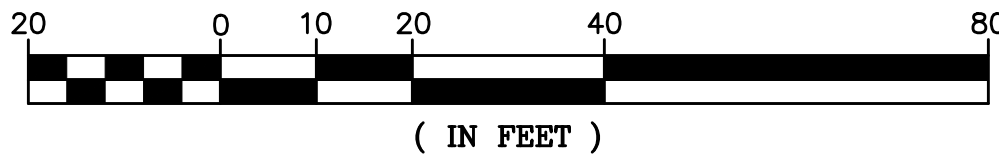
DATE

NOTES:

1. OWNER OF RECORD.....Nicole J. Gusto & David A. Sinclair
ADDRESS.....765 Middle Street, PORTSMOUTH, NH 03801
DEED REFERENCE.....5543/0442
TAX SHEET / LOT.....148-37
2. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE, ☎ 1-888-DIG-SAFE.
5. HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83
(2011)(EPOCH: 2010.0000) U.S. SURVEY FOOT
VERTICAL DATUM: NAVD 1988, PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE"

DETAIL

GRAPHIC SCALE



ALTUS
ENGINEERING, INC.

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

NOVEMBER 1, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22

DRAWN BY:

MBS/RLH

APPROVED BY:

EDW

DRAWING FILE:

5021-SITE.dwg

SCALE:

(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL
DEVELOPMENT
EXPANSION
TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

TITLE:

PRELIMINARY
OVERALL SITE PLAN

SHEET NUMBER:

C-1

P5021

UTILITY NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG-SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH NHDOT, THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
6. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
7. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION.

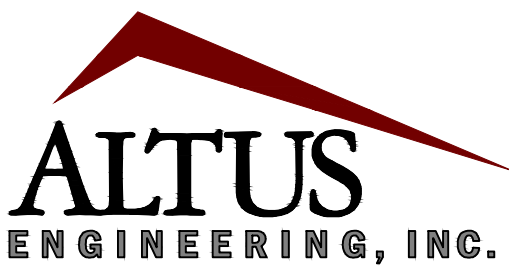
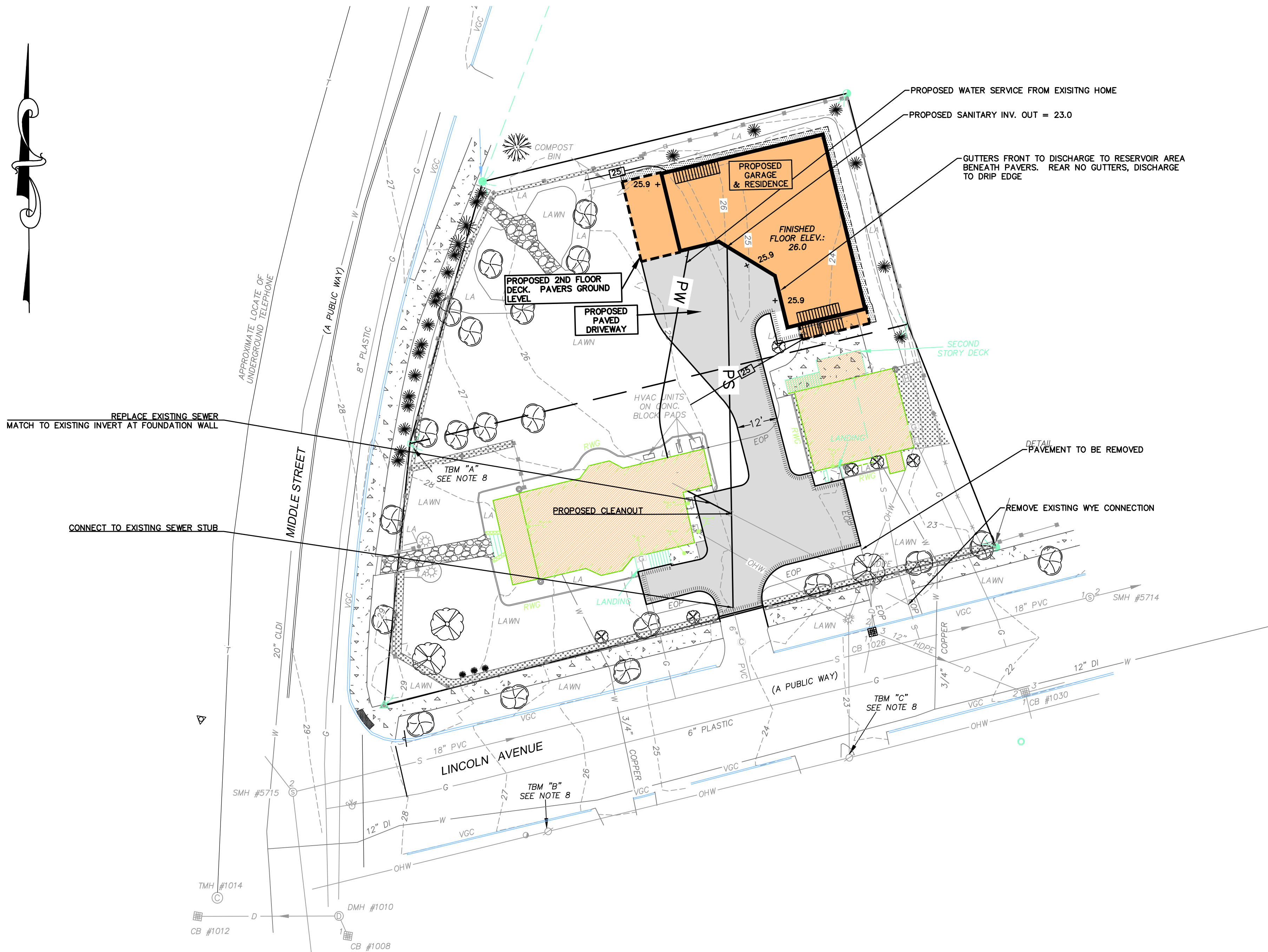
THE MORE STRINGENT SPECIFICATION SHALL GOVERN.

8. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
9. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
10. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
11. UTILITY PROVIDERS AND CONTACTS:
 - WATER & SEWER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
 - GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
 - TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
 - CABLE: COMCAST, MIKE COLLINS, (603) 679-5895, EXT. 1037.
 - ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
12. CONTRACTOR TO PROVIDE BOLLARDS AT SERVICE ENTRANCES PER THE SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
13. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER PORTSMOUTH DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
14. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
15. WATER AND SANITARY SEWER LINES SHALL BE LOCATED AT LEAST 10' HORIZONTALLY FROM EACH

- OTHER. WHERE CROSSING, 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED WITH WATER INSTALLED OVER SEWER.
16. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDINGS. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY PRIOR TO COMMENCING RELATED WORK.
 17. ALL MEANS, METHODS, MATERIALS AND INSTALLATION OF NEW SEWER LATERALS SHALL BE APPROVED AND WITNESSED BY PORTSMOUTH DPW PRIOR TO BACKFILLING.
 18. THE CONTRACTOR SHALL CONFIRM ALL WATERLINE SIZES WITH THE MEP PLANS PRIOR TO INSTALLATION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

GRADIONG & STORMWATER MANAGMENT NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
3. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
4. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
5. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
6. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
7. ALL ROOF DRAIN RISERS SHALL BE LOCATED IN COORDINATION WITH THE ARCHITECTURAL PLANS TO MATCH GUTTER DOWNSPOUTS. RISERS SHALL BE SET TO FINISH GRADE PLUS 1' (MIN.).
8. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
10. ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
11. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. SYMBOLS MAY NOT BE INDICATIVE OF THE CENTER OF A STRUCTURE, PARTICULARLY WHEN SHOWN ADJACENT TO A CURB LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
12. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
13. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
14. AREA OF DISTURBANCE UNDER 43,560 S.F., COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

NOVEMBER 1, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22

DRAWN BY: MBS/RLH

APPROVED BY: EDW

DRAWING FILE: 5021-SITE.dwg

SCALE:

(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER/APPLICANT:

NICOLE J. GIUSTO &
DAVID A. SINCLAIR

765 MIDDLE STREET
PORTSMOUTH, NH 03801
TAX MAP 148 PARCEL 37

PROJECT:

RESIDENTIAL
DEVELOPMENT
EXPANSION
TAX MAP 148, LOT 37

765 MIDDLE STREET
PORTSMOUTH, NH

TITLE: PRELIMINARY
GRADING
&
UTILITIES PLAN

SHEET NUMBER:

C-2

P5021