

**CITY OF PORTSMOUTH
NEW HAMPSHIRE**



**WORK SESSION
APPLICATION**

TECHNICAL ADVISORY COMMITTEE

Map 144 Lot 23 Zone CD4-L2 Wetlands: Inland _____ Coastal _____ Lot Area _____

Date of Approvals (Indicate if Pending)

Conservation Commission _____ Conditional Use _____ Board of Adjustment 9/18/18
 Historic District Commission _____ Subdivision _____ Other _____

Street Address 361 Islington Street

Description of Project including all use(s) Operate a food truck style establishment.

Building(s) Footprint _____ Gross Floor Area 1,100 ± #of Stories 1

of Dwelling Units _____ Number of Parking Spaces: Existing _____ Proposed 12

Print Information Below

Property Owner's Name Lucky Thirteen Properties LLC
 Street Address PO Box 4780 City/Town Portsmouth State NH Zip 03802
 Telephone # _____ Cell Phone # _____ Fax # _____ Email Address _____

Print Information Below

Applicant's / Developer's Name Opendell Journey LLC
 Street Address 38 Summit Ave City/Town Portsmouth State NH Zip 03801
 Telephone # (603) 770-7975 Cell Phone # _____ Fax # _____ Email Address wrapshackportsmouth@gmail.com

Print Information Below (Include Additional Contact Information on Next Page)

Check One: Owner's Attorney Applicant's Attorney Engineer Surveyor Other If other, state relationship _____
Representative's Name Eric Weinreb, Altus Engineering
 Street Address 133 Court Street City/Town Portsmouth State NH Zip 03801
 Telephone # (603) 433-2335 Cell Phone # _____ Fax # _____ Email Address Eric@altusengineering2.0@microsoft.com

I hereby apply for an informal work session with the Technical Advisory Committee and understand that a formal Site Review application shall be required in order to seek final approvals. I also acknowledge that a formal Site Review application and fee shall be required to comply with all of the ordinances and any stipulations of the Site Review Committee of the City of Portsmouth in the development and construction of this project.

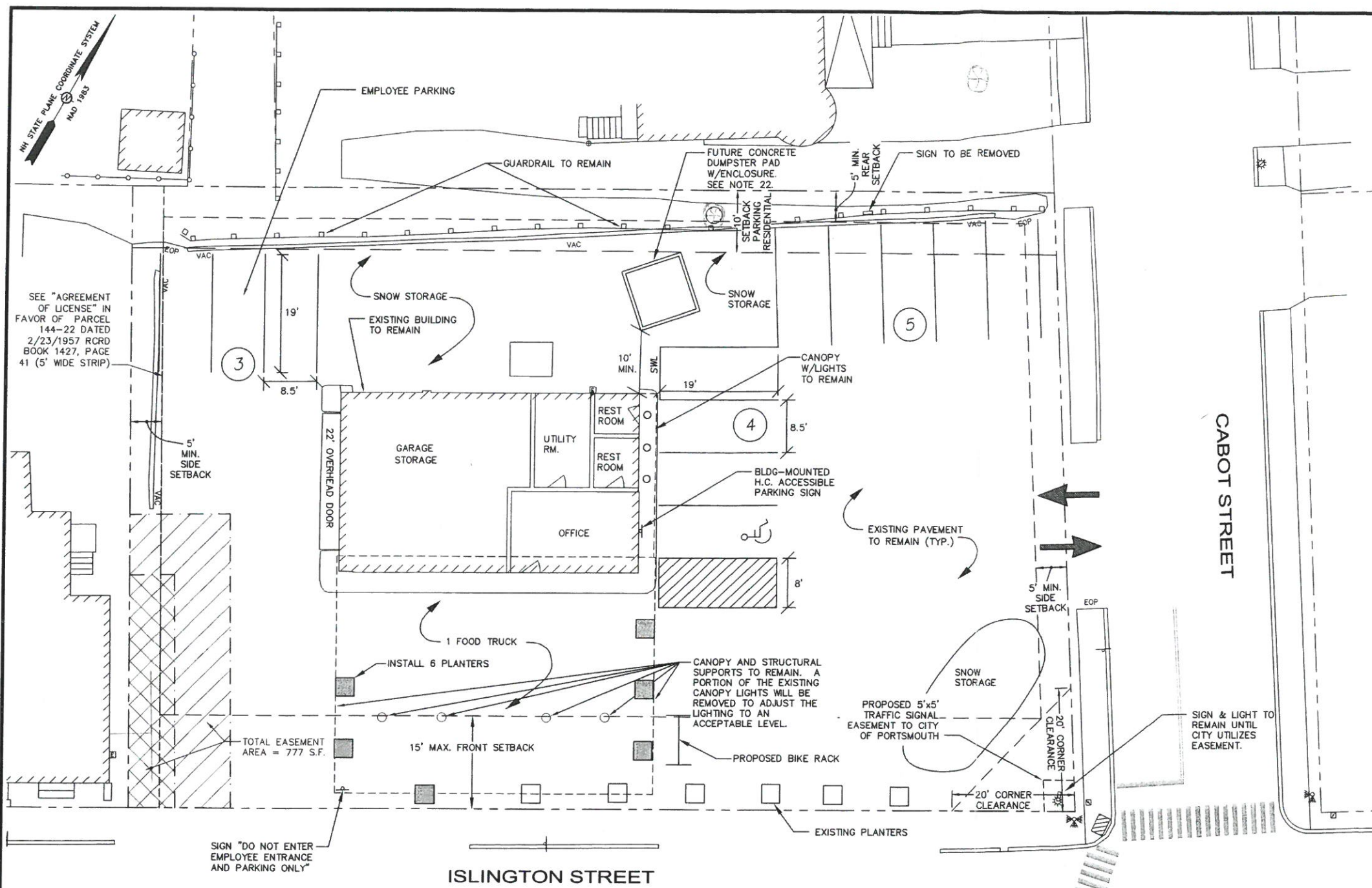
Owner's Signature <u>Sarah Blanchette</u>	Print Owner's Name <u>Sarah Blanchette</u>	Date _____
Applicant's/Developer's Signature <u>Benjamin Solomon</u>	Print Applicant's/Developer's Name <u>Benjamin Solomon</u>	Date _____

A. Front View

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OCT - 2 2018
By _____



B. Intersection @ Islington & Cabot



NOTES

1. BASE PLAN IS EXISTING CONDITIONS AND BOUNDARY SURVEY BY JAMES VERRA AND ASSOCIATES, INC. DATED DECEMBER 10, 2012.
2. PROJECT PARCEL: TAX MAP 144 LOT 23 15,114 S.F. (0.35 AC.)
3. ZONE: CD4 - L2
4. DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED/EXISTING
MAXIMUM PRINCIPAL FRONT YARD	15 FEET	±2 FEET (CANOPY)
MAXIMUM SECONDARY FRONT YARD	12 FEET	NA
SIDE YARD	5 FT MIN - 20 MAX	±33FT
MINIMUM REAR YARD*	GREATER OF 5 FEET FROM REAR LOT LINE OR 10'-FEET FROM CENTER OF ALLEY ±31 FT PROVIDED (EAVE)	
MINIMUM FRONT LOT LINE BUILDOUT	60% MIN 80% MAX	31% - NO CHANGE ±147 FEET
MAXIMUM BUILDING BLOCK LENGTH	80 FEET	±47 NO CHANGE
MAXIMUM FAÇADE MODULATION LENGTH	50 FEET	(ONLY ONE ENTRANCE IN FRONT)
MAXIMUM ENTRANCE SPACING	50 FEET	±9.6%
MAXIMUM BUILDING COVERAGE	60%	±1,270 SF
MAXIMUM BUILDING FOOTPRINT	2,500 SF	15,114 SF
MINIMUM LOT AREA	3,000 SF	NA
MIN. LOT AREA PER DWELLING UNIT	3,000 SF	±10.1%
MINIMUM OPEN SPACE	25%	- NO CHANGE
MAX. GROUND FLOOR AREA PER USE	NR	NR
BUILDING HEIGHT		NO CHANGE
MAXIMUM FINISHED FLOOR OF SURFACE		±5 INCHES
GROUND STORY ABOVE SIDEWALK GRADE	36 INCHES	UNKN - NO CHANGE
MINIMUM GROUND STORY HEIGHT	11 FEET	UNKN - NO CHANGE
FAÇADE GLAZING		UNKN - NO CHANGE
SHOPFRONT FAÇADE	70%	
OTHER FAÇADE TYPES	20% MIN TO 40% MAX	
ROOF TYPE	FLAT, GABLE, HIP GAMBREL, MANSARD	FLAT - NO CHANGE
ROOF PITCH, IF ANY	GABLE HIP MANSARD/GAMBREL	6:12 MIN TO 12:12 MAX NO CHANGE 6:12 MIN TO 30:12 MAX

5. PARKING REQUIREMENTS:
PROPOSED USE: FOOD TRUCK - RESTAURANT
SPACES REQUIRED: 1 SPACE/100 S.F. GFA
APPROX 28' X 39' GFA = 1,100± SF
= 11 SPACES REQUIRED
SPACES PROVIDED: 12 SPACES
(1,200 SF MAXIMUM GFA ALLOWED)

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

STATE OF NEW HAMPSHIRE
CORY D. BELDEN
No. 14296
LICENSED PROFESSIONAL ENGINEER
9/28/2018

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ISSUED FOR: TECHNICAL REVIEW

ISSUE DATE: SEPTEMBER 28, 2018

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	09/12/18
1	TAC SUBMISSION	EDW	09/28/18

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 4951.DWG

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

OWNER/APPLICANT:
RYE ATLANTIC PROPERTIES, LLC
P.O. BOX 4780
PORTSMOUTH, NH 03801
APPLICANT:
OPENDELL JOUNREY, LLC
38 SUMMIT AVENUE
PORTSMOUTH, NH 03801

PROJECT:
WRAP SHACK FOOD TRUCK
MAP 144 LOT 23
361 ISLINGTON STREET
PORTSMOUTH, NH 03801

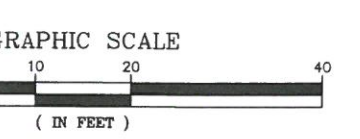
TITLE:
SITE PLAN
SHEET NUMBER:
C-1

NOTES - CONTINUED

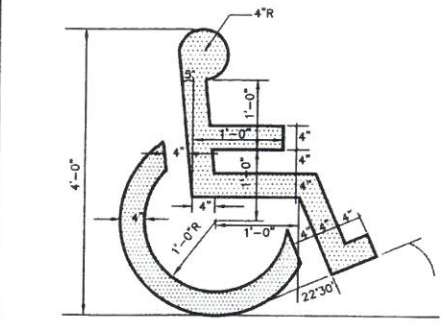
6. ZONING SECTION 10.440 - VARIANCE RECEIVED AUGUST 19, 2014 TO ALLOW THE DETAILING OF AUTOMOBILES IN A DISTRICT WHERE THIS USE IS NOT ALLOWED.
7. SITE PLAN SECTION 3.3.2(3) - WAIVER REQUIRED FOR MORE THAN ONE DRIVEWAY TO A PUBLIC WAY. A DRIVEWAY PERMIT APPLICATION WILL BE FILED UPON RECEIPT.
8. SITE PLAN ARTICLE 7 - LANDSCAPING REQUIREMENTS - WAIVER IS REQUESTED
9. SITE PLAN ARTICLE 10 - OUTDOOR LIGHTING REQUIREMENTS - WAIVER REQUESTED
10. SITE PLAN REQUIREMENTS - ATTACHMENT A - AS-BUILT PLANS - IN LIEU OF AS-BUILT PLANS A CADD FILE OF THE EXISTING CONDITIONS WILL BE PROVIDED.
11. AREA OF DISTURBANCE LESS THAN 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
12. SNOW SHALL BE STORED ON THE PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.

13. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4'-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS.
14. 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.
15. 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.
16. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
17. TRASH AND RECYCLABLES SHALL BE STORED INSIDE FOR CURB-SIDE PICKUP OR BY A PRIVATE VENDOR. A DUMPSTER PAD IS DEPICTED SHOULD WASTE EXCEED INTERIOR STORAGE CAPACITY.
18. NO DESIGNATED LOADING AREAS ARE PROPOSED.
19. THERE WILL BE NO CHANGE IN RATE OR VOLUME OF RUNOFF DISCHARGING FROM THE PROPERTY.
20. NO NEW UTILITY SERVICES ARE PROPOSED.
21. HOURS OF OPERATION:
SUNDAY - THURSDAY 11 AM - 8 PM
FRIDAY AND SATURDAY 11 AM - 10 PM
22. HDC APPROVAL IS REQUIRED PRIOR TO INSTALLATION OF DUMPSTER ENCLOSURE.
23. A CONDITIONAL USE PERMIT IS REQUIRED FOR OUTDOOR DINING.

SIGN DETAILS NOT TO SCALE



- NOTES**
1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



- NOTES**
1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND OPTIONAL).

PAINTED HANDICAP SYMBOL NOT TO SCALE