ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

January 23, 2023

Peter Britz, Planning and Sustainability Director
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Application for Site Plan Review
Assessor's Map 144, Lot 23
361 Islington Street
Altus Project No. 5356

Dear Peter,

On behalf of the Owner, Luckly Thirteen Property, LLC, and the Applicant, It's Good to be Kneaded, LLC and Sean Creely, Altus Engineering respectfully submits an application for Site Plan Review. Good to be Kneaded proposes to renovate and expand the former gas service station. The existing building and canopy façade will be retained. Parking and site access will be improved by eliminating egress onto Islington Street. Landscape and drainage improvements will reduce runoff and improve stormwater quality and enhance the aesthetics of the property.

In October 2022, the Board of Adjustment granted variances to allow the project to proceed to the Site Plan Review level.

Enclosed please find the following items for consideration at the February 7, 2023 TAC Meeting:

- Letter of Authorization (Applicant to Altus)
- "Green" Statement
- Drainage Summary
    - Stormwater Inspection and Maintenance Manual
- Sitework Cost Estimate
- Site Review Checklist
- Phase I Environmental Assessment Findings and Conclusions (full report can be provided if requested)
- Parking Demand Analysis
- Full sized sets of Site Plans

Please call or email me directly should you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING, INC.

wde/5356.00 tac cvr ltr

Enclosures

eCopy: Robert Whiteamire, Winter Holben Architecture
Terrence Parker, Terrafirma
Derek Durbin, Esq.
Jeff Dyer, It's Good to be Kneaded, LLC
Sean Creely, It's Good to be Kneaded, LLC
Mike Labrie, Lucky Thirteen Properties, LLC

Letter of Authorization

We, Jeffrey N. Dyer and Sean Creeley, Option Holders, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent us in all matters concerning the engineering and related permitting of improvements to the property located at 361 Islington Street in Portsmouth, NH on Assessors Map 144, Lot 23. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

Signature	Sean Creeley	Date 10/28/22
Witness	Elizabeth Dyer	Date 10/28/22
Signature	Jeffrey Dyer	Date 10/27/22
Witness	Elizabeth Dyer	Date 10/27/22
	Print Name	

MEMORANDUM –Green Building Statement

Date:	January 18, 2023
To:	Portsmouth Technical Advisory Committee
Subject:	The Getty – 361 Islington Street
CC to:	

The former Getty service station is currently unoccupied, and the proposed adaptive reuse project will help to revitalize the property by transforming it into a bagel focused restaurant. The proposed enhancements to the station will allow this neglected site to once again contribute to the vitality of the neighborhood. The following list of features & green improvements are proposed to comply with Section 2.5.3.1(a) of the Site Plan Review Regulations:

1. The proposed bagel restaurant will adapt and reuse the existing site and structure while the renovation and additions will improve the building performance by meeting/exceeding the applicable energy code requirements.
2. Site lighting will be efficient LED type, and shall be 'Dark Sky' friendly meeting or exceeding the minimum City requirements.
3. The site development includes a landscape plan that will improve existing conditions by:
    a. providing shade trees to help reduce the heat island effect and improve the environment
    b. proposed lawns and planting beds will reduce the current impervious surfaces on site reducing runoff, promoting infiltration, and reducing the heat island effect
4. The site has been developed to allow an existing mature oak tree at the rear of the site to remain.
5. A closed drainage system with deep sump catch basins has been added to provide preliminary treatment of the runoff prior to discharge into the City's closed drainage system.
6. Site development provides parking for motorcycles, motor scooters, and bicycles encouraging promoting alternative means of transportation to reduce the carbon impact.
7. Site access to the building shall be improved by promoting pedestrian access directly from the sidewalk. Again, this will encourage accessing the business without utilizing a car.
8. The building additions and renovation work will utilize durable materials with a long lifespan that can be recycled upon the end of use.
9. Restroom plumbing fixtures will include low flow / dual flow water closets for efficient water use.
10. Equipment intended for the building heating and cooling will be high efficiency lowering the energy used to operate.

We trust this list addresses any questions regarding the environmental impact of the proposed renovation/additions. Please let us know if you need any additional information or have any concerns.

Thank You,

Robert Whiteamire
Architect
WINTER HOLBEN

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Drainage Summary

It's Good To Be Kneaded, LLC is proposing to redevelop the lot located at 361 Islington Street in Portsmouth, NH. The property is identified as Assessor's Map 144, Lot 23, is approximately ±15,114 square feet in size and is in the City's Character District 4 – L2 (CD4-L2) district. The site currently has a vacant building that was previously used as the Getty Service Station and more recently used as a site for a food truck. The lot is serviced by municipal water and sewer.

Site Soils

The NRCS indicates that the subject property consists of several primary soil classifications:

699 – Urban-Land, HSG C

Pre-Development (Existing Conditions)

The pre-development site is approximately 94.9% impervious. There are no stormwater BMPs on the site; therefore runoff leaves the site untreated. Runoff sheet flows from the lot into the streets closed drainage system that eventually drains into North Mill Pond.

Post-Development (Proposed Site Design)

The proposed project will refurbish the existing structure, propose building additions, and convert the closed business into an eatery. The post-development site will reduce the impervious area by 1,889 square feet resulting in a net impervious area of 83.4 % of the site. The proposed stormwater system includes hooded catch basins with deep sumps which capture much of the runoff onsite where it is pre-treated before entering the municipal closed drainage system.

Calculations Method

The drainage study was completed using the USDA SCS TR-20 Method within the HydroCAD Stormwater Modeling System. A Type III 24-hour rainfall distribution was utilized in analyzing the data for the 2, 10, 25 and 50 year - 24-hour storm events using rainfall data provided by the Northeast Regional Climate Center (NRCC). All rainfall amounts were increased by 15% to account for potential future increases in rainfall due to climate change.

Drainage Analysis

A complete summary of the drainage model is included in the appendix of this report. The following table compares pre- and post-development peak rates at the Point of Analysis identified on the plans for the 2, 10, 25, and 50-year storm events:

Stormwater Modeling Summary
Peak Q (cfs) for Type III 24-Hour Storm Events

*Rainfall Intensities Reflect 15% Increase	**2-Yr Storm (3.69 inch)**	**10-Yr Storm (5.60 inch)**	**25-Yr Storm (7.10 inch)**	**50-Yr Storm (8.50 inch)**
Pre	1.20	1.85	2.35	2.82
Post	1.14	1.80	2.31	2.78
Change	**-0.06**	**-0.05**	**-0.04**	**-0.04**

Conclusion

As the above table demonstrates, the proposed peak rates of runoff will be decreased from the existing conditions for all analyzed storm events. This proposed site development will result in a decrease of site runoff, provide needed stormwater treatment, and resulting in betterment for the city and community. Altus believes that no down gradient abutters will be negatively impacted by the proposed development.

edw/5356.03 Drainage.memo

STORMWATER INSPECTION AND MAINTENANCE MANUAL

"It's Good to be Kneaded"
Assessor's Map144, Lot23

OWNER AT TIME OF SUBDIVISION APPROVAL:
It's Good To Be Kneaded, LLC
c/o Sean Creeley
337 Richards Avenue
Portsmouth, NH 03801

Proper inspection, maintenance, and repair are key elements in maintaining a successful stormwater management program on a developed property. Routine inspections ensure permit compliance and reduce the potential for deterioration of infrastructure or reduced water quality. The following responsible parties shall be in charge of managing the stormwater facilities:

RESPONSIBLE PARTIES:

Owner:	*It's Good To Be Kneaded, LLC*		*(603) 547-0509*
	Name	*Company*	*Phone*
Inspection:	*It's Good To Be Kneaded, LLC*		*(603) 547-0509*
	Name	*Company*	*Phone*
Maintenance:	*It's Good To Be Kneaded, LLC*		*(603) 547-0509*
	Name	*Company*	*Phone*

NOTES:

Inspection and maintenance responsibilities shall transfer to any future property owner(s).

This manual shall be updated as needed to reflect any changes related to any transfer of ownership and/or any delegation of inspection and maintenance responsibilities to another entity.

CATCH BASINS

Function – Catch basins collect stormwater, primarily from paved surfaces and roofs. Stormwater from paved areas often contains sediment and contaminants. Catch basin sumps serve to trap sediment, trace metals, nutrients and debris. Hooded catch basins trap hydrocarbons and floating debris.

Maintenance

- Remove leaves and debris from structure grates on an as-needed basis.
- Sumps shall be inspected and cleaned annually and any removed sediment and debris shall be disposed of at a solid waste disposal facility.

LANDSCAPED AREAS – ORGANIC FERTILIZER MANAGEMENT

Function – All fertilizer used on site shall be certified organic. Organic fertilizer management involves controlling the rate, timing and method of organic fertilizer application so that the nutrients are taken up by the plants thereby reducing the chance of polluting the surface and ground waters. Organic fertilizer management can be effective in reducing the amounts of phosphorus and nitrogen in runoff from landscaped areas, particularly lawns.

Maintenance

- Have the soil tested by your landscaper or local Soil Conservation Service for nutrient requirements and follow the recommendations.
- Do not apply organic fertilizer to frozen ground.
- Clean up any organic fertilizer spills.
- Do not allow organic fertilizer to be broadcast into water bodies.
- When organically fertilizing a lawn, water thoroughly, but do not create a situation where water runs off the surface of the lawn.

LANDSCAPED AREAS - LITTER CONTROL

Function – Landscaped areas tend to filter debris and contaminates that may block drainage systems and pollute the surface and ground waters.

Maintenance

- Litter Control and lawn maintenance involves removing litter such as trash, leaves, lawn clippings, pet wastes, oil and chemicals from streets, parking lots, and lawns before materials are transported into surface waters.
- Litter control shall be implemented as part of the grounds maintenance program.

DE-ICING CHEMICAL USE AND STORAGE

Function – Sand and salt are used for de-icing of drives.

Maintenance

- Salt is highly water-soluble. Contamination of freshwater wetlands and other sensitive areas can occur when salt is stored in open areas. Salt piles shall be covered at all times if not stored in a shed. Runoff from stockpiles shall be contained to keep the runoff from entering the drainage system.
- When shared driveways and walks are free of snow and ice, they should be swept clean. Disposal shall be in a solid waste disposal facility.

- **Salt use shall be minimized.** Sand shall be used for de-icing activities when possible. Salt is highly water-soluble. Contamination of freshwater wetlands and other sensitive areas can occur when salt is stored in open areas. Owner shall not store salt piles on site.

GENERAL CLEAN UP

- Upon completion of the project, the contractor shall remove all temporary stormwater structures (i.e., temporary stone check dams, silt fence, temporary diversion swales, catch basin inlet filter, etc.). Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared, and seeded. Remove any sediment in catch basins and clean drain pipes that may have accumulated during construction.
- Once in operation, all paved areas of the site should be swept at least once annually at the end of winter/early spring prior to significant spring rains.

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"It's Good To Be Kneaded" 361 Islington Street
Portsmouth, NH

Engineer's Opinion of Cost

(January 23, 2023 Plan Set)

PROJECT: 5161

Est. Qty	Unit	ITEM DESCRIPTION &	Cost/Unit	Total
1	LS	Site Demolition	$ 10,000.00	$ 10,000.00
180	TON	Hot Bituminous Pavement	$ 90.00	$ 16,200.00
656	SY	Concrete Sidewalk and Pads (incl. subgrade)	$ 25.00	$ 16,400.00
300	CY	Gravel (NHDOT 304.2)	$ 30.00	$ 9,000.00
150	CY	Crushed Gravel (NHDOT 304.3)	$ 34.00	$ 5,100.00
110	LF	6" & 8" PE Pipe (smooth interior)	$ 30.00	$ 3,300.00
180	LF	12" PE Pipe (smooth interior)	$ 70.00	$ 12,600.00
4	EA	4ft Dia. Catch Basin / Drain Manhole	$ 3,500.00	$ 14,000.00
1	EA	Drop Inlet Structure	$ 1,500.00	$ 1,500.00
1	EA	Grease Trap	$ 10,000.00	$ 10,000.00
5	EA	Manhole Cover and Frame	$ 700.00	$ 3,500.00
5	EA	Bollards	$ 250.00	$ 1,250.00
1	EA	Detectable Warning Devices, Cast Iron	$ 750.00	$ 750.00
154	LF	Vertical Granite Curb	$ 50.00	$ 7,700.00
363	LF	Sloped Granite Curb	$ 40.00	$ 14,520.00
125	LF	6" SDR 35 Sewer Pipe	$ 45.00	$ 5,625.00
80	LF	Domestic Water Service	$ 30.00	$ 2,400.00
80	LF	Fire Service	$ 50.00	$ 4,000.00
136	LF	SCH 40 Conduit (x4 per trench, incl. trenching and backfill)	$ 45.00	$ 6,120.00
1	LS	Signage	$ 500.00	$ 500.00
70	LF	Retaining Wall	$ 115.00	$ 8,050.00
3	EA	Light Pole	$ 4,000.00	$ 12,000.00
1	LS	Pavemnt Striping	$ 1,500.00	$ 1,500.00
1	LS	Misc. Temp. Erosion and Sediment Control	$ 3,000.00	$ 3,000.00
1	LS	Planted Landscape	$ 15,000.00	$ 15,000.00
			****SUBTOTAL:**	**$ 184,015.00**

EXCLUSIONS:

ITEMS EXCLUDED FROM THIS ESTIMATE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
INSPECTION FEES, MONUMENTATION, HVAC PADS, TRANFORMER PADS, ELECTRICAL PULL BOXES, ELECTRIC AND COMMS CABLE, COMMS PEDESTALS, TEMPORARY FENCING AND BARRICADES, TRAFFIC CONTROL, POLICE DRETAILS, MATERIALS AND COMPACTION TESTING, BUILDING FOUNDATIONS, BUILDING FOUNDATION EXCAVATION, BUILDING MOUNTED EXTERIOR LIGHTING, BUILDINGS (INCLUDING MODIFICATIONS TO EXISTING BUILDINGS), TEMPORARY STABILIZATION, STAGING, MOBILIZATION, TEMPORARY CONSTRUCTION FACILITIES, SWPPP REQUIREMENTS, UNFORESEEN CONDITIONS, PRICE ESCALATION, LEGAL WORK, ETC.

THIS ESTIMATE IS FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, CONSTRUCTION BIDDING, CONTRACTING OR SUBCONTRACTING.

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: It's Good to be Kneaded, LLC Date Submitted: 1/23/23

Application # (in City's online permitting): 22-195

Site Address: 361 Islington Street Map: 144 Lot: 23

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☒	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	Viewpoint	N/A
☒	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**	Viewpoint	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	Viewpoint - submission materials	
☒	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Architectural floor plans plan package	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Cover sheet, all sheets in title block	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Cover sheet, bottom left LOA	N/A
☒	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	Existing Condtions plan, sheet 1 of 1 and cover sheet	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Cover sheet	N/A
☒	List of reference plans. **(2.5.3.1H)**	Existing conditions survey plan, bottom center	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	Site Preparation plan demolition notes, left & Utility Plan notes left, note 11	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☐	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	Note 3 exisitng conditions plan bottom center	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☒	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	No wetlands on site	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	Cover sheet, all plan sheets title block, legend D-1	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	Cover sheet, all plan sheets, right side middle	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	Existing conditions survey, 1 of 1	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	Existing conditions survey 1 of 1 Site plan, C-2 No striped spaces Site plan, C-2 Site plan, C-2 Site plan, C-2 NA - no on-site wetlands Site plan, C-2	
☒	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Elevations, sheet A1 Site lighting plan Site plan, sheet C-2	
☒	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Site plan, C-2 Truck turning templates T-1 and T-2	
☒	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	Site Plan, C-2	
☒	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	No domestic wells. Monitoring wells - Site preparation plan. Water lines depicted on Utility Plan	
☒	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	Proposed sanitary sewer depicted on Utility plan	

☒	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	See Utility plan	
☒	**8. Solid Waste Facilities: (2.5.4.3H)**	Site Plan	
	• The size, type and location of solid waste facilities.		
☒	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	Storm drainage - Utility plan Site Plan Note Site Plan No exterior storage of materials proposed	
☒	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	Site lighting plan	
☒	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	Note on Site plan	
☒	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	Landscape Plan	
☒	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Grading Plan	
☒	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	Site plan	
☒	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	Existing Conditions and Site plan	
☒	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	Site Plan, lower the left Architectural drawings	
☒	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	Not applicable	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	Not applicable	
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Green statement	
☒	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	Project is not within a wellhead protection or aquifer protection area	
☒	Stormwater Management and Erosion Control Plan. **(7.4)**	Grading Plan, Erosion control details	
☒	Inspection and Maintenance Plan **(7.6.5)**	Application package	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**	Waivers - site plan no new driveways. Existing driveway relocated Variances noted on site plan, bottom center easement on existing conditions plan and site plan	
☐	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**	Drainage narrative provided Submittal package for water/wastewater generation Traffic generation if requested Noise - none expected Grading plan for stormwater managment and details no archaeological or wetland studies provided	
☒	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	Eversource will not provide design information until under applicant's ownership	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	None required	
☒	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	Site plan	N/A
☒	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**	Not applicable	
☒	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**	Waiver requested Site Plan	N/A

Applicant's Signature: Eric D. Weinrieb, PE **Date:** 1/23/23

7 Findings and Conclusions

The goal of this Phase I ESA is to identify RECs as defined by the ASTM Standard. This section identifies known or suspected RECs, historical RECs, Controlled RECs, and de minimis conditions. During the Phase I ESA, BSC Group personnel identified one REC and identified several de minimis conditions associated with the Site. BSC Group's opinion is limited by the conditions prevailing at the time the work was performed and the applicable regulatory requirements in effect.

To meet the requirements of Section 12.8 of the Standard, the statement below has been included to preface the conclusions of this report.

> We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 1 parcel, located at 361 Islington Street in Portsmouth, New Hampshire, the Site. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed evidence of de minimis conditions in connection with the Site, as discussed below.

7.1 RECs

One REC has been identified for the Site. The Site has been subject to documented past releases of OHM. The Site is identified as NHDES Case #2284. A release of gasoline from an UST in 1989 was reported to NHDES. This release is part of ongoing remediation efforts actively managed by Getty under NHDES Site #198910068. The groundwater is actively being monitored under Groundwater Management Permit No. GWP-198910068-P-003. It is BSC Group's understanding that the liability for these ongoing remediation efforts are the sole responsibility of Getty Realty Corporation.

7.2 De Minimis Conditions

BSC Group personnel identified two de minimis conditions that could affect the Site during our records review and Site observations. BSC personnel were unable to determine the presence or condition of any floor drains under equipment or furniture in the former garage bay area due to the presence of the former commissary kitchen equipment and furniture. Upon removal of all equipment/furniture the floor area should be re-inspected for the presence/condition of floor drains. Two areas of miscellaneous debris were observed on-site, including miscellaneous metal wire shelves, and waste storage drums located behind the building and several carboys of car wash related fluids in the utility room. These materials should be removed and properly disposed of prior to taking ownership.

7.3 Vapor Encroachment Conditions

A VEC is the presence or likely presence of COC vapors in the subsurface of the Site caused by the release of vapors from contaminated soil or groundwater either on or near the target property. BSC Group personnel concluded that a VEC is likely to exist at the Site based on the review of onsite documented releases and the historical use of the property as a filling station.

8 Opinion and Recommendations

8.1 Opinion

According to the Phase I ESA Standard, the report shall include an opinion of the impact on the Site of the conditions identified in the Findings Section. BSC Group's opinion is limited by the conditions prevailing at the time the work was performed and the applicable regulatory requirements in effect. BSC Group personnel identified one REC and several de minimis conditions during the Phase I ESA.

In addition, BSC Group personnel concluded that a VEC is likely to exist based on the review of documented releases in proximity of the Site.

8.2 Recommendations

Based on the findings of this report, BSC Group recommends the following:

- The one REC identified during the Phase I ESA is the ongoing remediation efforts actively managed by Getty under NHDES Site #198910068, BSC does not recommend conducting a comprehensive Phase II ESA at the Site including sampling of subsurface media (soil and groundwater) based on the understanding from the Client that these ongoing remediation efforts are the sole responsibility of Getty Corporation.
- Based on the likely presence of a VEC, the Client may elect to perform or request the current Owner perform indoor air sampling for COCs that could migrate within soil vapor to the interior of the building to confirm the air quality within the building is safe for workers and customers.
- Several housekeeping issues should be completed prior to purchase of the property; these include removal of the miscellaneous wire shelving and unlabeled drums, as well as removal of any chemicals located within the utility room. Once this equipment/furniture is removed a follow-up visit should be conducted to observe the floor areas for the presence/condition of floor drains.

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

ON-SITE PARKING
CONDITIONAL USE PERMIT
REQUIREMENTS
361 ISLINGTON STREET
PORTSMOUTH, NH
"IT'S GOOD TO BE KNEADED"

January 26, 2023

In accordance with Section 10.1112.14 of the Zoning Ordinance, the Planning Board may grant a Conditional Use Permit (CUP) to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30 or Section 10.1115.20 provided the following is met:

Section 10.1112.141
A parking demand analysis has been submitted that demonstrates that the number of off-street parking spaces provided is sufficient. A parking demand analysis has been completed and is included in the submission package.

Section 10.1112.142
On behalf of it's Good to be Kneaded (Kneaded), we respectfully request that the application filed online is modified to include the Conditional Use Permit for off-street parking relief.

Section 10.1112.143
If the conditions are met, the Planning Board may issue a Conditional Use Permit. It is Altus' opinion that the Parking Demand Analysis, the location of the site, and physical characteristics of the site warrant the Board to grant the approval.

Section 10.1112.144
The Planning Board at their discretion may require more or less off-street parking than the minimum number requested. Altus believes that the number of spaces proposed are satisfactory and that the parking demand analysis fully supports the need for the board to grant the approval.

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

PARKING DEMAND ANALYSIS
361 ISLINGTON STREET
PORTSMOUTH, NH
"IT'S GOOD TO BE KNEADED"

Revised January 26, 2023

It's Good to be Kneaded (Kneaded) is proposing to renovate the former Getty Service Station building at 361 Islington Street to create a bagel focused restaurant. They are proposing to construct two small building additions to create a total building area of 2,165 SF.

There will be a 1,183 SF seasonal patio area for dining under the canopy. It is understood that the exterior/seasonal patio use does not need to be included in the parking computations.

Retaining the existing building and canopy creates site design challenges. With the building sited in the middle of the property, an efficient and sufficiently sized parking field is not possible without compromising the canopy area for parking.

The City of Portsmouth Zoning Ordinance requires 1 parking space for every 100 SF of gross floor area for a restaurant. The gross floor area of the building (2,165 SF), 22 spaces are required.

12 legal, full-sized parking stalls are proposed with 5 ample sized moped/motorcycle spaces and two bike rack areas that can accommodate up to 14 bicycles, leaving the site deficient 10-full sized spaces.

Along Islington Street are two similar uses, The Kitchen Restaurant and White Heron. The Kitchen has 39-interior seats and 22-exterior seats (61-total). They do not have any on-site parking facilities for their customers. White Heron has 28-interior seats. They have 2-dedicated parking stalls and 4-optional parking stalls.

Kneaded is proposing 43-interior restaurant seats and 31-exterior, seasonal seating (74-total). The size is similar to the White Heron.

Interior seating comparison

The Kitchen	0 spaces per interior seating provided
White Heron	1 space per 14 interior seating provided
Kneaded	1 space per 3.6 interior seating provided

The process to make bagels is more space intensive than other types of restaurants as bagels need to proof for an extended period of time before they are baked. The kitchen addition also allows for them to fully utilize the existing building, showing off the historic gas station windows and garage overhead doors as a point of interest. Kneaded is offering the community a place to come and enjoy a quick meal with friends and neighbors. They are hoping that the community will see "The Getty" as a part of the neighborhood and will realize that the walk or bike ride is far more enjoyable than the short drive. They are hoping as well that the City's upgrade to the Islington Street corridor will help to promote this type of travel.

In the Zoning Ordinance, motorcycle and moped parking do not count towards the required parking. Arguably, the 5-spaces should count as the spaces are expected to be used year-round. The spaces are oversized for their intended use and can accommodate more than 5-mopeds.

Under section 10.1116.13, up to 5-percent of the required parking can be replaced with bicycle parking at a ratio of 1 automobile space being replaced by 6 bicycle spaces. The applicant has done this therefore, we are reducing the deficiency by one space.

The foundry garage is approximately 2,000-feet from the property. It is much closer to the site than many of the downtown businesses whose employees currently use it.

Providing a friendly environment that promotes pedestrian and alternative transportation will reduce the traffic demand for traditional parking.

Based on the high turnover business model, it is anticipated that on busy days that the maximum occupancy will be 75-percent of the interior seating capacity or approximately 32-people. Assuming that all parking spaces are used with 2-occupants, the parking spaces can accommodate 24 customers.

Promoting walking, bicycling and mopeds, Kneaded is confident that the remaining demand will be accommodated on-site.

Thus, it is Altus' opinion that 12 on-site parking stalls will be more than adequate for the expected demand.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

PROPOSED SITE DEVELOPMENT PLANS
It's Good To Be Kneaded

361 Islington Street
Portsmouth, New Hampshire

Assessor's Parcel 144, Lot 23

Issued For: TAC Review

Plan Issue Date:

January 23, 2023 Initial TAC Submission

Owner:

LUCKY THIRTEEN PROPERTIES, LLC

P.O. BOX 300
RYE, NH 03870
TEL. (603) 661-6633

Applicant:

IT'S GOOD TO BE KNEADED, LLC

C/O SEAN CREELEY
337 RICHARDS AVENUE
PORTSMOUTH, NH 03801
TEL. (603) 547-0509

Surveyor:

James Verra and Associates, Inc.

LAND SURVEYORS
101 Shattuck Way, Suite 8
Newington, NH 03801-7876
TEL. (603) 436-3557
Job No: 23455

Landscape Architect:

terra firma landscape architecture

163A COURT STREET, PORTSMOUTH, NH 03801
TEL. (603) 531-9109

Civil Engineer:

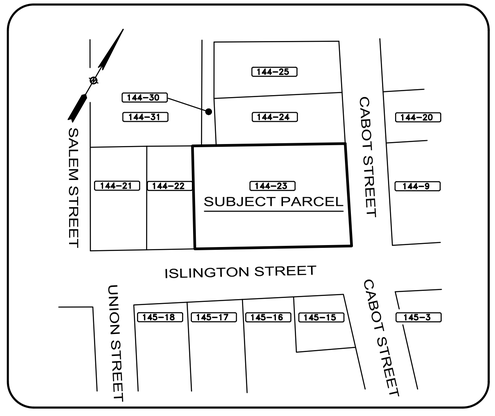
ALTUS ENGINEERING

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

Architect:

WINTER HOLBEN
Architecture + Design

7 Wallingford Square Unit 209-9
KITTERY, ME 03904
O: 207.994.3104 | C: 419.569.6143

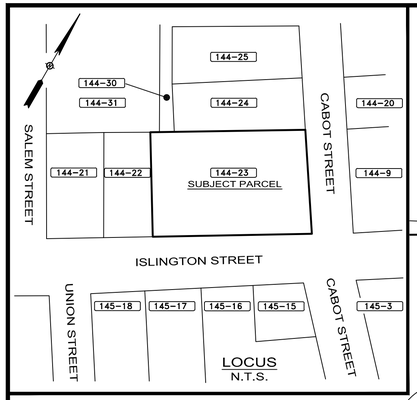


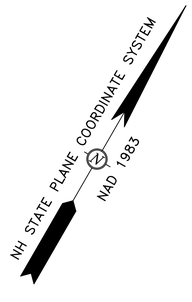
LOCUS NOT TO SCALE

Sheet Index Title	*Sheet No.:*	*Rev.*	*Date*
Existing Conditions Plan	1 of 1	0	10/18/21
Site Preparation Plan	C-1	0	01/23/23
Site Plan	C-2	0	01/23/23
Grading Plan	C-3	0	01/23/23
Utility Plan	C-4	0	01/23/23
Landscape Plan	L-1	0	01/23/23
Landscaping Details	L-2	0	01/23/23
Site Lighting Plan	1 of 1	0	01/23/23
Truck Turning Movements - Trash	T-1	0	01/23/23
Truck Turning Movements - Delivery	T-2	0	01/23/23
Detail Sheet	D-1	0	01/23/23
Detail Sheet	D-2	0	01/23/23
Detail Sheet	D-3	0	01/23/23
Detail Sheet	D-4	0	01/23/23
Detail Sheet	D-5	0	01/23/23
Floor Plan	A1.0	0	01/16/23
Exterior Elevations	A2.0	0	01/16/23
Exterior Elevations	A2.1	0	01/16/23

Permit Summary:	***Approval:***
Portsmouth Zoning Board of Adjustment	10/18/22
Portsmouth Site Plan Review	Pending

P5356





LINE	BEARING	DISTANCE
EL1	N 31°20'09" W	37.71
EL2	N 58°17'06" E	7.25
EL3	S 31°42'54" E	37.79
EL4	S 58°56'17" W	7.50
EL5	N 31°20'09" W	9.76
EL6	N 58°17'06" E	16.18
EL7	S 31°42'54" E	47.65
EL8	S 58°56'17" W	9.00

LEGEND:

- IRON ROD
- IRON PIPE
- CHAIN LINK FENCE
- WOOD FENCE
- SEWER MANHOLE
- CATCH BASIN
- CATCH BASIN
- MONITORING WELL
- BOLLARD
- UTILITY POLE
- LIGHT POLE
- UTILITY POLE W/TRANSFORMER
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- ELECTRIC METER
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- VGC — VERTICAL FACED GRANITE CURB
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- 9-8 — TAX SHEET – LOT NUMBER
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- PSNH — PUBLIC SERVICE CO. OF N.H.
- RCRD — ROCKINGHAM COUNTY REGISTRY OF DEEDS
- DECIDUOUS TREE
- CONCRETE

10 0 10 20 30 40 FEET

5 0 5 10 METERS

REFERENCE PLANS:

1. PLAN OF LAND, NOS. 341 & 361 ISLINGTON ST., PORTSMOUTH, N.H., SURVEYED FOR GULF OIL CORP., DATED 4/1956, RCRD PLAN 02538.
2. EASEMENT PLAN OF LAND IN PORTSMOUTH, NH, GETTY, 361 ISLINGTON STREET, PORTSMOUTH, N.H., DATED 4/20/2004, RCRD PLAN C–31604.
3. CONDOMINIUM SITE PLAN, 369–373 ISLINGTON STREET CONDOMINIUM, FOR THE GHAMAMI REVOCABLE TRUST, DATED 10/2005, RCRD PLAN D–34059.
4. AMENDED CONDOMINIUM SITE PLAN, 383–385 ISLINGTON STREET CONDOMINIUM, PORTSMOUTH, N.H., GREENWAY MANAGEMENT NORTH, LLC, DATED 11/30/2005, RCRD PLAN D–33370.
5. PLAN OF LOT, NO'S 284–286 CABOT STREET, PORTSMOUTH, N.H., DATED 4/1966, FILE NO. 115, PLAN NO. 2228, BY JOHN W. DURGIN, CE, NOT RECORDED.

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
2. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
3. HORIZONTAL DATUM: NAD 1983; ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS AND NGS "OPUS" SOLUTION; REF FRAME: NAD 83 (2011)(EPOCH: 2010.0000)
   VERTICAL DATUM: NAVD 1988 VERTICAL BM: NHDOT 379–0150
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. SEE RCRD BOOK 4313, PAGE 2577 FOR PARKING AND ACCESS EASEMENTS IN FAVOR OF PARCEL 144–22.

DIRECT ABUTTERS

MAP–LOT	OWNER OF RECORD	DEED REF.
144–22	ISLINGTON PLACE CONDOMINIUM ASSOCIATION C/O SHEILA GHAMAMI, 10 VALLEY VIEW WAY, METHUEN, MA 01844	4694/564
144–24	PAUL H. WHITE, TRUSTEE JANET L. WHITE–NAY, TRUSTEE C/O PAUL H. WHITE PO BOX 1325, PORTSMOUTH, NH 03802	4796/1339 2958/1878
144–30	CHARLES J. COCCHIARO 45 SALEM ST, PORTSMOUTH, NH 03801	2611/1195
144–31	ARTHUR H. HANSCOM, TRUSTEE BETTY J. HANSCOM, TRUSTEE 41 SALEM ST, PORTSMOUTH, NH 03801	3721/1082 3721/1082

SURVEYOR:
James Verra & Associates, Inc.
LAND SURVEYORS
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

P4466

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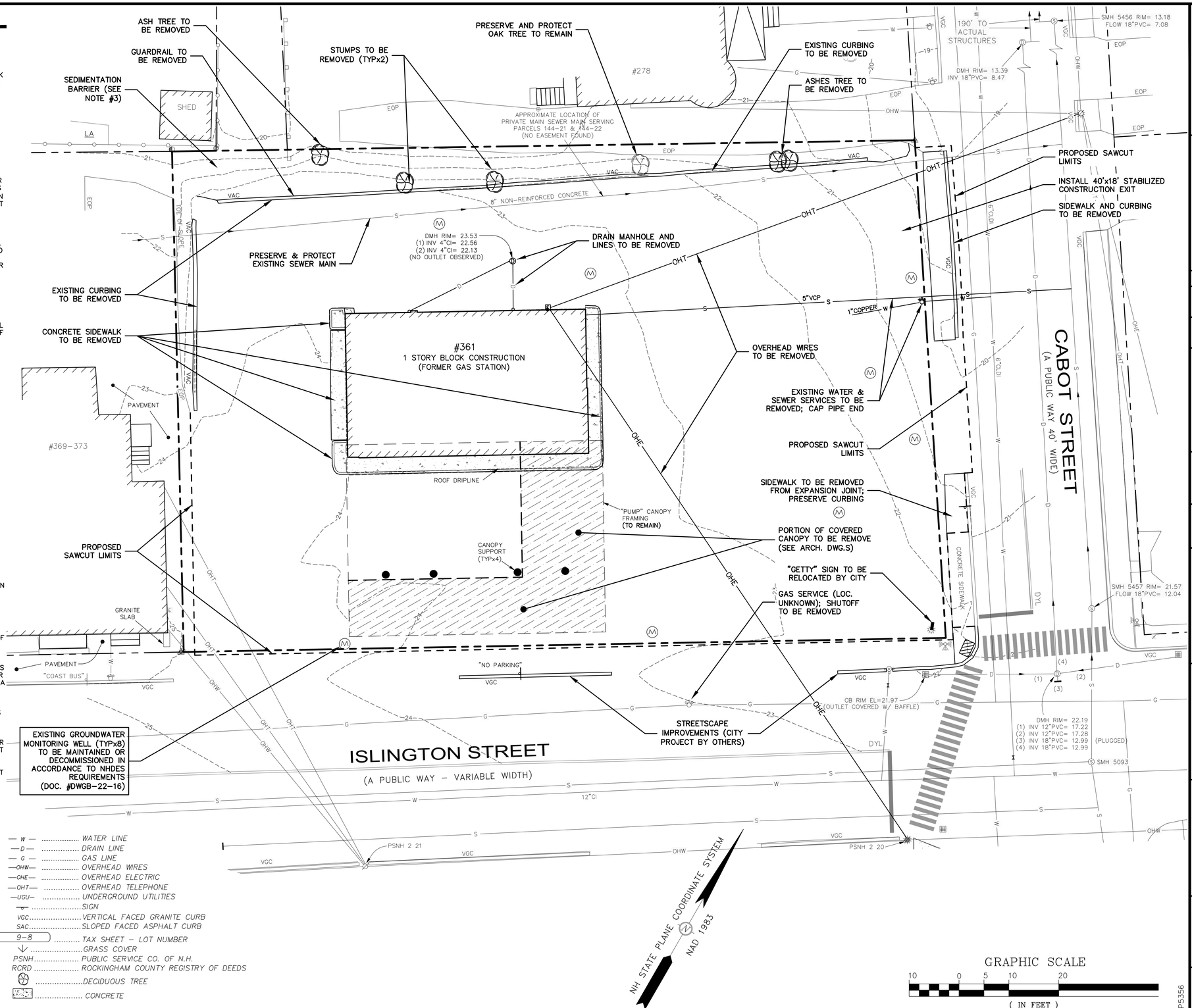
DEMOLITION NOTES

1. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY BUILDING DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
2. CONTRACTOR SHALL SAFELY SECURE THE SITE AND WORK LIMITS WITH SECURITY FENCING WHICH SHALL BE LOCKED DURING NON-WORK HOURS.
3. CONTRACTOR SHALL INSTALL TUBULAR SEDIMENTATION BARRIER AROUND THE PARCEL PRIOR TO DEMOLITION ACTIVITIES.
4. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
6. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, PORTSMOUTH DPW AND ABUTTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
7. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
8. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
9. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
10. SEWER AND WATER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
11. TELECOMMUNICATIONS: FAIRPOINT, JOE CONSIDINE, (603) 427-5525.
12. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
13. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334.
14. GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
15. CONTRACTOR TO CONTACT PORTSMOUTH DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY PROPOSED WATER AND SEWER LINE IMPROVEMENTS.
16. ALL WATER MAIN AND SERVICE DISCONNECTIONS SHALL CONFORM TO PORTSMOUTH DPW STANDARDS.
17. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
18. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
19. EXISTING UTILITIES TO BE DISCONTINUED SHALL BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED TO BE REMOVED OR ENCOUNTERED DURING THE INSTALLATION OF NEW WORK.
20. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE CITY DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.
21. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
22. ALL CONSTRUCTION VEHICLES SHALL EXIT SITE VIA CABOT STREET.



EXISTING LEGEND:

- IRON ROD
- IRON PIPE
- CHAIN LINK FENCE
- WOOD FENCE
- SEWER MANHOLE
- CATCH BASIN
- CATCH BASIN
- MONITORING WELL
- BOLLARD
- UTILITY POLE
- LIGHT POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- ELECTRIC METER
- GAS METER
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- —OHT— OVERHEAD TELEPHONE
- —UGU— UNDERGROUND UTILITIES
- SIGN
- VGC VERTICAL FACED GRANITE CURB
- SAC SLOPED FACED ASPHALT CURB
- 9-8 TAX SHEET - LOT NUMBER
- GRASS COVER
- PSNH PUBLIC SERVICE CO. OF N.H.
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- DECIDUOUS TREE
- CONCRETE

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE
1/23/23

NOT FOR CONSTRUCTION

ISSUED FOR: TAC REVIEW

ISSUE DATE: JANUARY 23, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL TAC SUBMISSION	EDW	01/23/23

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

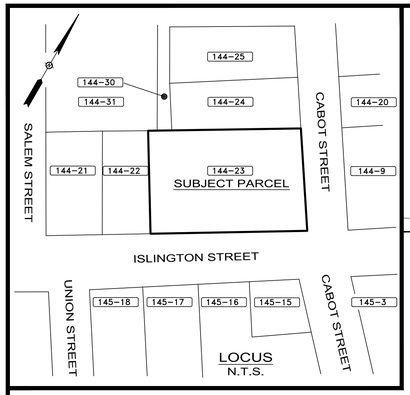
APPLICANT:
IT'S GOOD TO BE KNEADED, LLC
C/O SEAN CREELEY
337 RICHARDS AVENUE
PORTSMOUTH, NH 03801

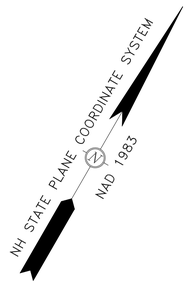
PROJECT:
IT'S GOOD TO BE KNEADED
361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

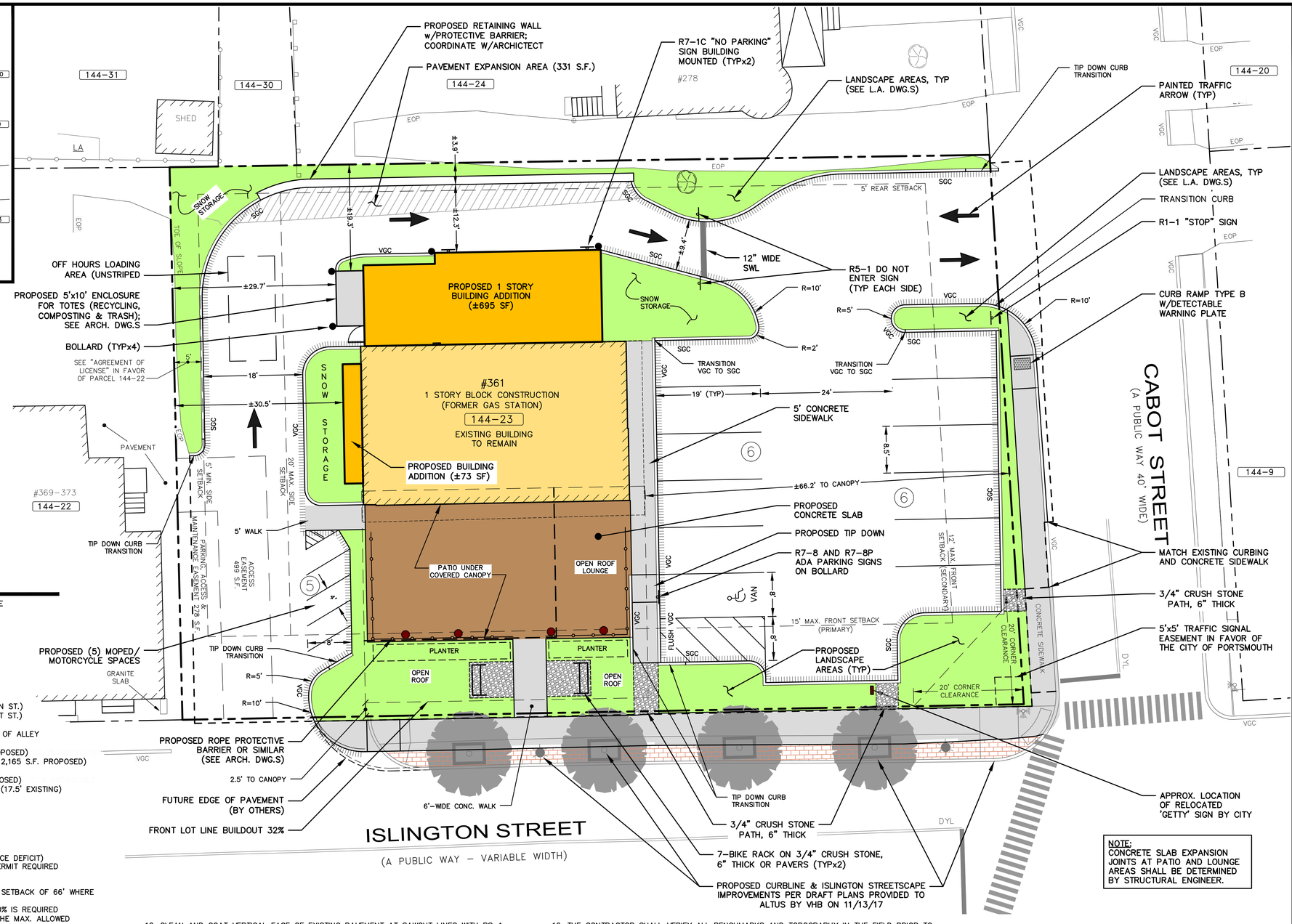
TITLE:
SITE PREPARATION PLAN

SHEET NUMBER:
C - 1

P5356







NOTE:
CONCRETE SLAB EXPANSION JOINTS AT PATIO AND LOUNGE AREAS SHALL BE DETERMINED BY STRUCTURAL ENGINEER.

SITE NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE REDEVELOPMENT OF THE SITE FOR A RESTAURANT USE.
2. PLAN REFERENCE: "EXISTING CONDITIONS PLAN", DATED DECEMBER 10, 2012, BY JAMES VERRA & ASSOCIATES, INC.
3. LOT AREA: ±15,114 S.F. (±0.35 ACRES)
4. ZONE: CHARACTER DISTRICT 4 – L2 (CD4–L2) HISTORIC DISTRICT
5. DIMENSIONAL REQUIREMENTS – CD4–L2:

FRONT YARD SETBACK:	15' (MAX.) – PRIMARY (ISLINGTON ST.)
	12' (MAX.) – SECONDARY (CABOT ST.)
SIDE YARD SETBACK:	5' (MIN.) – 20' (MAX.)
REAR YARD SETBACK:	GREATER OF 5' OR 10' FROM CL OF ALLEY
FRONT LOT LINE BUILDOUT:	60% (MIN.) – 80% (MAX.)
MAX. BUILDING COVERAGE:	60% (22.0% EXISTING, 23.2% PROPOSED)
MAX. BUILDING FOOTPRINT:	2,500 S.F. (1,397 S.F. EXISTING, 2,165 S.F. PROPOSED)
MIN. LOT AREA:	3,000 S.F. (15,114 S.F. EXISTING)
MIN. OPEN SPACE:	25% (4.1% EXISTING, 16.8% PROPOSED)
BUILDING HEIGHT:	2 STORIES (SHORT 3RD) OR 35' (17.5' EXISTING)
TOTAL LOT GREEN SPACE:	2,539 S.F. OR 16.8%

6. PARKING REQUIREMENTS:

RESTAURANT: 1 SPACE PER 100 S.F. GFA	
2,165 S.F BUILDING + 1,183 S.F. PATIO	= 3,348 S.F.
3,348 S.F / 100	= 30 SPACES
TOTAL PARKING REQUIRED	= 33 SPACES
TOTAL PARKING PROVIDED	= 12 SPACES (21 SPACE DEFICIT) CONDITIONAL USE PERMIT REQUIRED

7. 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.
8. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN HEREON, AND/OR TRUCKED OFF SITE AS APPROPRIATE.
9. NO SAND SHALL BE USED FOR WINTER PARKING AREA MAINTENANCE. WINTER MAINTENANCE CONTRACTOR SHALL BE NHDES GREEN SNOWPRO CERTIFIED.
10. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS–1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
11. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. 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.
12. 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.
13. 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.
14. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS–1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
15. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
16. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
17. 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.
18. ALL LIGHTS SHALL BE "DARK SKY" FREINDLY.
19. THE PARCEL IS NOT LOCATED IN THE 100–FLOOD ZONE PER FEMA #33015C0259F, DATED 01/29/21.
20. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
21. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRICTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
22. WAIVER REQUEST FOR RECORDING OF SITE PLAN. AS BUILT PLAN WILL BE RECORDED RECORDED IN LIEU OF SITE PLAN.
23. SEE SHEET D–1 FOR LEGEND.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

P5356

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
1/23/23

NOT FOR CONSTRUCTION

ISSUED FOR: TAC REVIEW

ISSUE DATE: JANUARY 23, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL TAC SUBMISSION	EDW	01/23/23

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

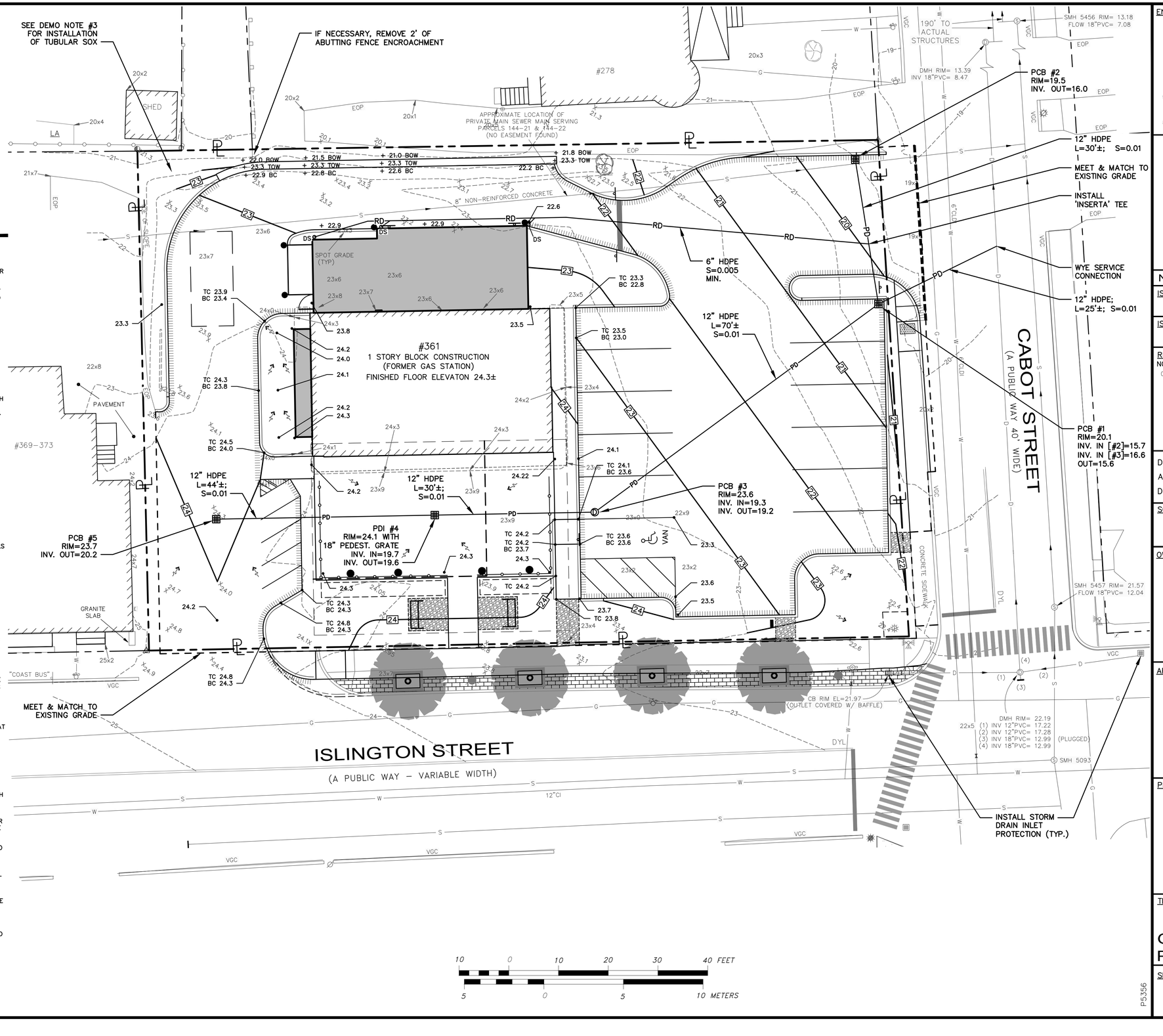
TITLE:
SITE PLAN

SHEET NUMBER:
C - 2

NH STATE PLANE COORDINATE SYSTEM
NAD 1983

GRADING, DRAINAGE AND EROSION AND SEDIMENT CONTROL NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. 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.
4. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
5. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBMS) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
6. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
7. TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
8. 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.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
10. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
11. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND ENSURE PERMANENT SOIL STABILIZATION.
12. SEE DETAIL SHEETS FOR PERTINENT SEDIMENT AND EROSION CONTROL DETAILS AND ADDITIONAL NOTES.
13. 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.).
14. 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.
15. 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.
16. ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
17. 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.
18. 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.
19. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
20. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
21. AREA OF DISTURBANCE IS APPROXIMATELY ±13,600 S.F.
22. A STORMWATER INSPECTION AND MAINTENANCE REPORT SHALL BE COMPLETED ANNUALLY AND COPIED TO THE CITY PLANNING AND PUBLIC WORKS DEPARTMENTS.
23. SEE SHEET D-1 FOR LEGEND.



10 0 10 20 30 40 FEET
5 0 5 10 METERS

P5356

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

STATE OF NEW HAMPSHIRE - ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER
1/23/23

NOT FOR CONSTRUCTION

ISSUED FOR: TAC REVIEW

ISSUE DATE: JANUARY 23, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
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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:
GRADING PLAN

SHEET NUMBER:
C - 3

NH STATE PLANE COORDINATE SYSTEM
NAD 1983

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 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 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) 679–5695, 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. 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.
13. PER PORTSMOUTH DPW SPECIFICATIONS, ALL NEW DUCTILE IRON WATERLINES SHALL BE WRAPPED WITH A SOIL–TIGHT POLYETHYLENE WRAPPING FOR THEIR FULL LENGTH, ALL DOMESTIC WATER SERVICES SHALL BE PROVIDED WITH BACKFLOW PREVENTERS AND ALL DUCTILE IRON PIPE JOINTS SHALL HAVE THREE (3) WEDGES PER JOINT.
14. 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.
15. ALL MEANS, METHODS, MATERIALS AND INSTALLATION OF NEW SEWER LATERALS SHALL BE APPROVED AND WITNESSED BY PORTSMOUTH DPW PRIOR TO BACKFILLING.
16. 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.
17. ALL WATER VALVES AND SHUTOFFS SHALL BE PAINTED RED FOR FIRE OR BLUE DOMESTIC WITH PERMANENT RUST RESISTANT PAINT.
18. ALL SEWER INSTALLATIONS SHALL BE TESTED IN ACCORDANCE WITH NHDES REGULATIONS.
19. SEE SHEET D–1 FOR LEGEND.

PRESERVE & PROTECT EXISTING SEWER MAIN; IF CONFLICTS ARE ENCOUNTERED, NOTIFY PORTSMOUTH DPW & ALTUS IMMEDIATELY.

#278

6" PVC SDR 35 S=0.02 MIN.

APPROXIMATE LOCATION OF PRIVATE MAIN SEWER MAIN SERVING PARCELS 144–21 & 144–22 (NO EASEMENT FOUND)

190' TO ACTUAL STRUCTURES

SMH 5456 RIM= 13.18
FLOW 18"PVC= 7.08

DMH RIM= 13.39
INV 18"PVC= 8.47

SHED

LA

EOP

TOP OF SLOPE

8" NON–REINFORCED CONCRETE

PROPOSES WYE SERVICE CONNECTION

6" PVC SDR 35 S=0.02 MIN.

INSTALL 'INSERTA' TEE

INV. OUT=20.8
6" DOMESTIC WASTE

INV. OUT=20.8
6" KITCHEN WASTE

MECH.

#361
1 STORY BLOCK CONSTRUCTION
(FORMER GAS STATION)

COORDINATE UTILITY CONNECTIONS WITH ARCH. DWG.S.

PAVEMENT

#369–373

PROPOSED WATER SERVICES; 1" DOMESTIC & 4" FIRE (VERIFY 4" WITH FIRE PROTECTION ENGINEER)

PROPOSED 1,000 GALLON GREASE TRAP (H20 RATED)
INV. IN=20.5
INV. OUT=20.25

PROPOSED UNDERGROUND ELEC./TELE– COMMUNICATIONS & CABLE. SEE DETAIL

PROPOSED NATURAL GAS SERVICE (COORDINATE W/UTILITY COMPANY

PROPOSED LIGHT POLE (TYP.x4)

CABOT STREET
(A PUBLIC WAY 40' WIDE)

SMH 5457 RIM= 21.57
FLOW 18"PVC= 12.04

GRANITE SLAB

CONCRETE SIDEWALK

COAST BUS"

CB RIM EL=21.97
(OUTLET COVERED W/ BAFFLE)

DMH RIM= 22.19
(1) INV 12"PVC= 17.22
(2) INV 12"PVC= 17.28
(3) INV 18"PVC= 12.99 (PLUGGED)
(4) INV 18"PVC= 12.99

SMH 5093

ISLINGTON STREET
(A PUBLIC WAY – VARIABLE WIDTH)

PSNH 2 21

PSNH 2 20

10 0 10 20 30 40 FEET
5 0 5 10 METERS

P5356

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P.O. BOX 300
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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:

UTILITY PLAN

SHEET NUMBER:

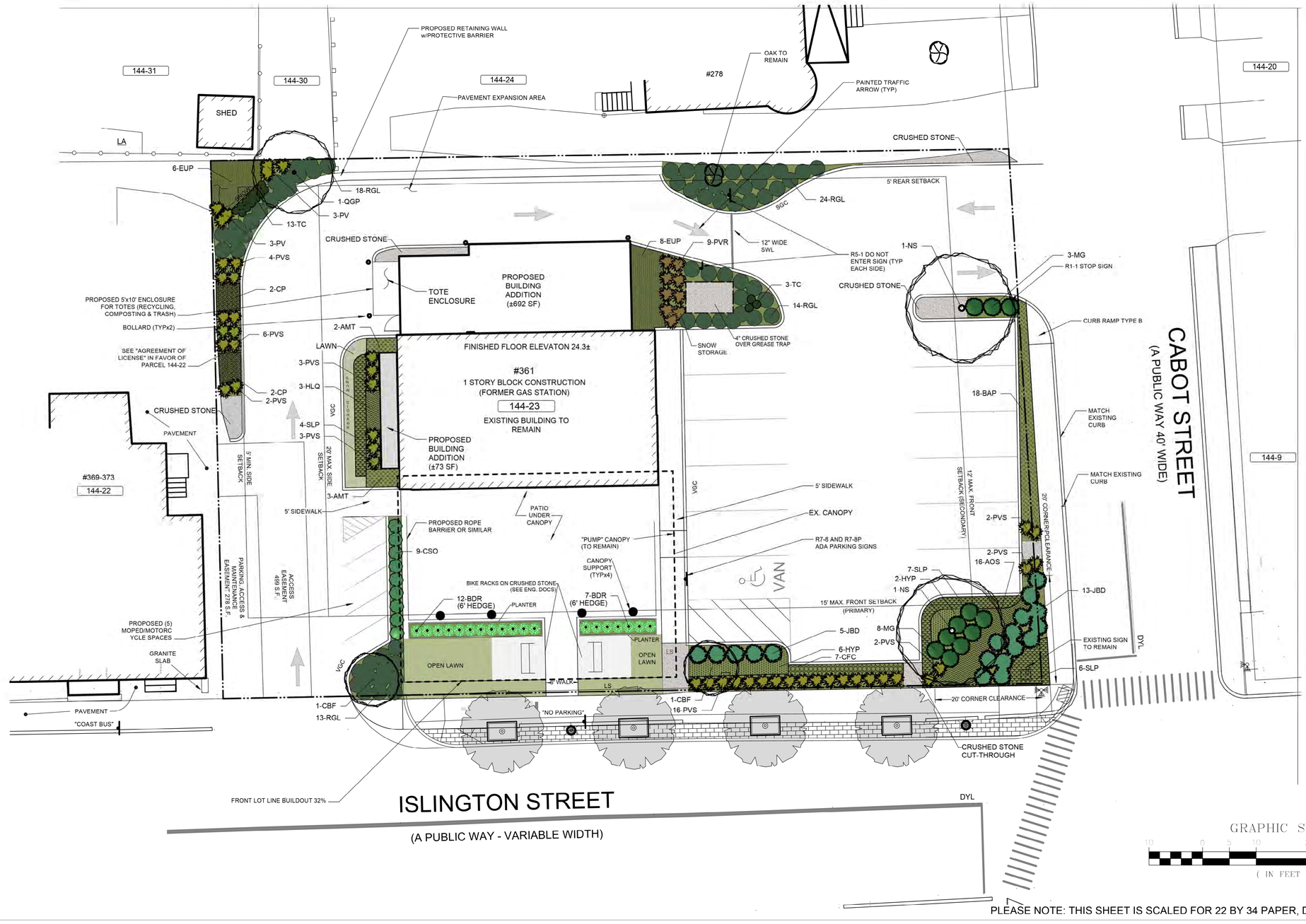
C - 4

Plant List - TREES AND SHRUBS

ID	Qty	Botanical Name	Common Name	Scheduled Size
BDR	19	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	5'
CBF	2	Carpinus betulus 'Fastigiata'	Fastigiata Hornbeam	2-2 1/2" Cal.
CP	4	Comptonia peregrina	Sweet Fern	2 QT
CSO	9	Chaenomeles s. 'Double Take Orange'	Double Take Orange Flowering Quince	10 Gal.
JBD	18	Juniperus communis depressa 'AmiDak'	Blueberry Delight Juniper	2 Gal.
MG	11	Myrica gale	Sweetgale	5 Gal.
NS	2	Nyssa sylvatica	Black Tupelo	2" Cal.
QGP	1	Quercus p. 'Green Pillar'	Green Pillar Oak	2-2 1/2"
RGL	69	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
SLP	17	Spiraea japonica 'Little Princess'	Little Princess Spirea	4'

Plant List - PERENNIALS

ID	Qty	Botanical Name	Common Name	Scheduled Size
AMT	5	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
AOS	16	Aster oblongifolius 'October Skies'	Aromatic Aster	2 QT
BAP	18	Baptisia australis	Blue False Indigo	2 QT
CFC	7	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	2 QT
EUP	14	Eupatorium maculatum 'Gateway'	Joe Pye Weed	2 QT
HLQ	3	Helianthus 'Lemon Queen'	Lemon Queen Sunflower	2 QT
HYP	8	Hypericum x 'Hidcote'	Hidcote St. John's Wort	2 QT
PV	6	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2 Gal.
PVR	9	Panicum virgatum 'Ruby Ribbons'	Ruby Ribbons Switch Grass	2 GAL
PVS	40	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
TC	16	Thermopsis chinensis 'Sophia'	Sophia Thermopsis	2 QT



PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE.

LICENSED LANDSCAPE ARCHITECT · TERRENCE P. PARKER · 041 · STATE OF NEW HAMPSHIRE

NH STATE PLANE COORDINATE SYSTEM
NAD 1983

terra firma
landscape architecture
163.a court street portsmouth, nh 03801
603.430.8588 | terrence@terrafirmalandarch.com

No.	Date	By	Revision Notes

No.	Date	Issue Notes

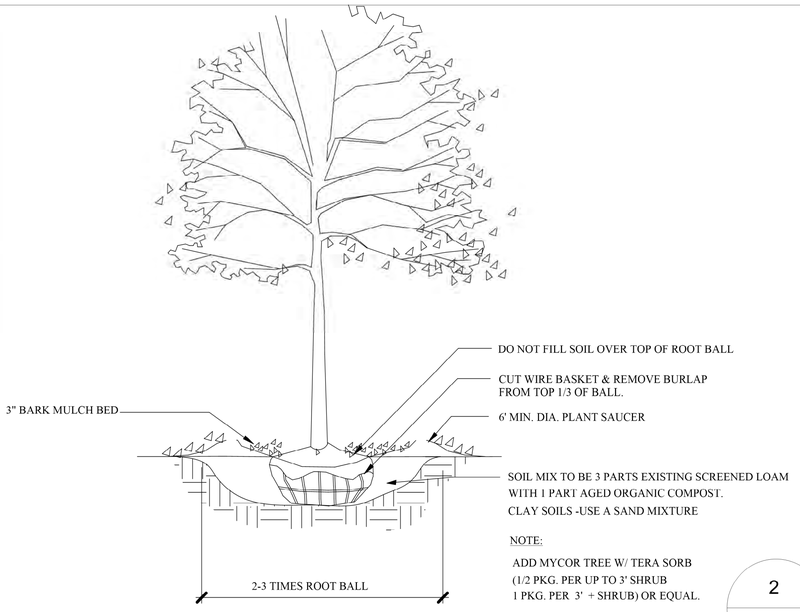
Design Firm
terra firma landscape architecture
163.a Court Street
Portsmouth, NH

Consultant

Project Title
The Getty

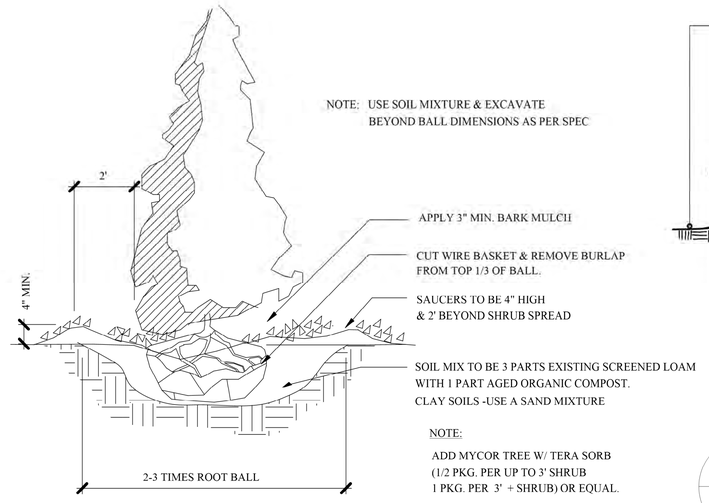
Sheet Title
Landscape Plan

Project Manager: Project Manager	Project ID: The Getty
Drawn By: TC	Scale: 1:120
Reviewed By: TP	Sheet No.: L-1 of 2
Date: 1/23/2023	
CAD File Name: getty_v2023.vwx	



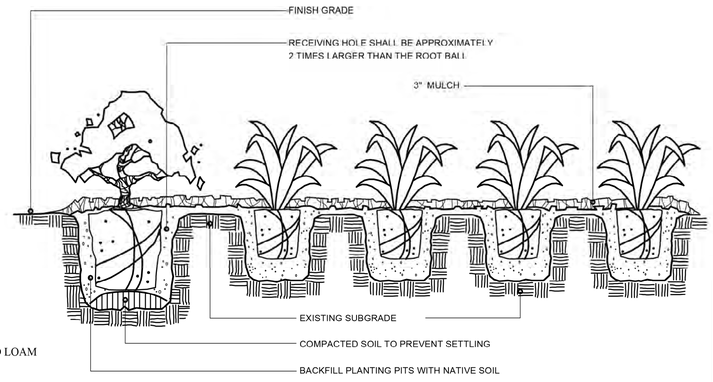
1 L-5

TREE PLANTING - 2"+ CAL.
SCALE: NTS



2 L-5

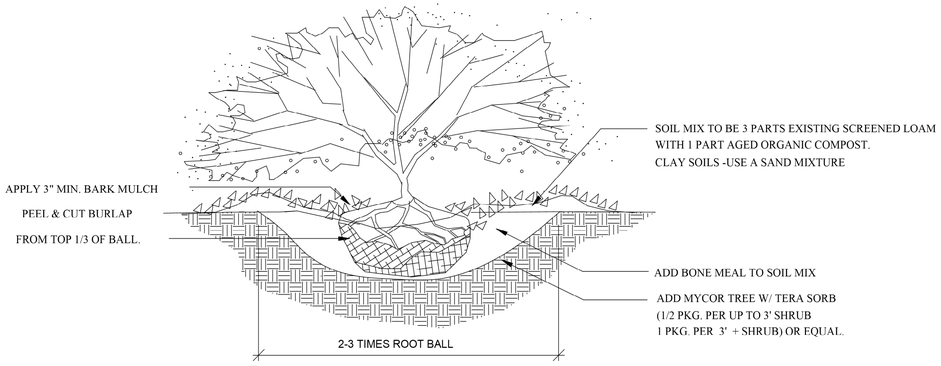
PYRAMIDAL EVERGREEN TREE PLANTING
SCALE: NTS



NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.

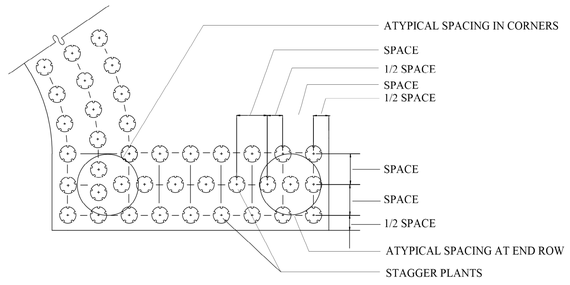
3 L-5

SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS



4 L-5

B&B SHRUB PLANTING
SCALE: NTS



NOTES:

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

5 L-5

GROUND COVER SPACING DETAIL
SCALE: NTS

LICENSED LANDSCAPE ARCHITECT
TERRENCE P. PARKER
041
STATE OF NEW HAMPSHIRE

Terrence P. Parker

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 2" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

PLEASE NOTE: THIS SHEET IS SCALED FOR 22 BY 34 PAPER, DO NOT REDUCE OR ENLARGE. .

terra firma
landscape architecture
163.a court street portsmouth, nh 03801
603.430.8588 terrence@terrafirmalandscape.com

No.	Date	By	Revision Notes

No.	Date	Issue Notes

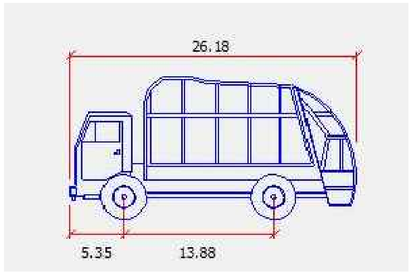
Design Firm
terra firma landscape architecture
163.a Court Street
Portsmouth, NH

Consultant

Project Title
The Getty

Sheet Title
Landscape Details

Project Manager: Project Manager	Project ID: The Getty
Drawn By: TC	Scale: NTS
Reviewed By: TP	Sheet No.: L-2 of 2
Date: 1/23/2023	
CAD File Name: getty_v2023.vwx	



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

VEHICLE MODELED – TRASH TRUCK

LEGEND

FRONT WHEEL PATH
REAR WHEEL PATH
VEHICLE BODY

#369-373

#278
SHED
EOP
TOE OF SLOPE
#361
1 STORY BLOCK CONSTRUCTION
(FORMER GAS STATION)
PAVEMENT
PARKING, ACCESS & MAINTENANCE EASEMENT 278 S.F.
ACCESS EASEMENT 493 S.F.
GRANITE SLAB
"COAST BUS"
VGC
VAN
CONCRETE SIDEWALK
DYL
CABOT STREET
(A PUBLIC WAY 40' WIDE)
Refuse 2AXLE-US
Custom
ISLINGTON STREET
(A PUBLIC WAY – VARIABLE WIDTH)
SIGNAL CONTROL
NH STATE PLANE COORDINATE SYSTEM
NAD 1983
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
P5356

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

STATE OF NEW HAMPSHIRE – ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER
1/23/23

NOT FOR CONSTRUCTION

ISSUED FOR: TAC REVIEW

ISSUE DATE: JANUARY 23, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL TAC SUBMISSION	EDW	01/23/23

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

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

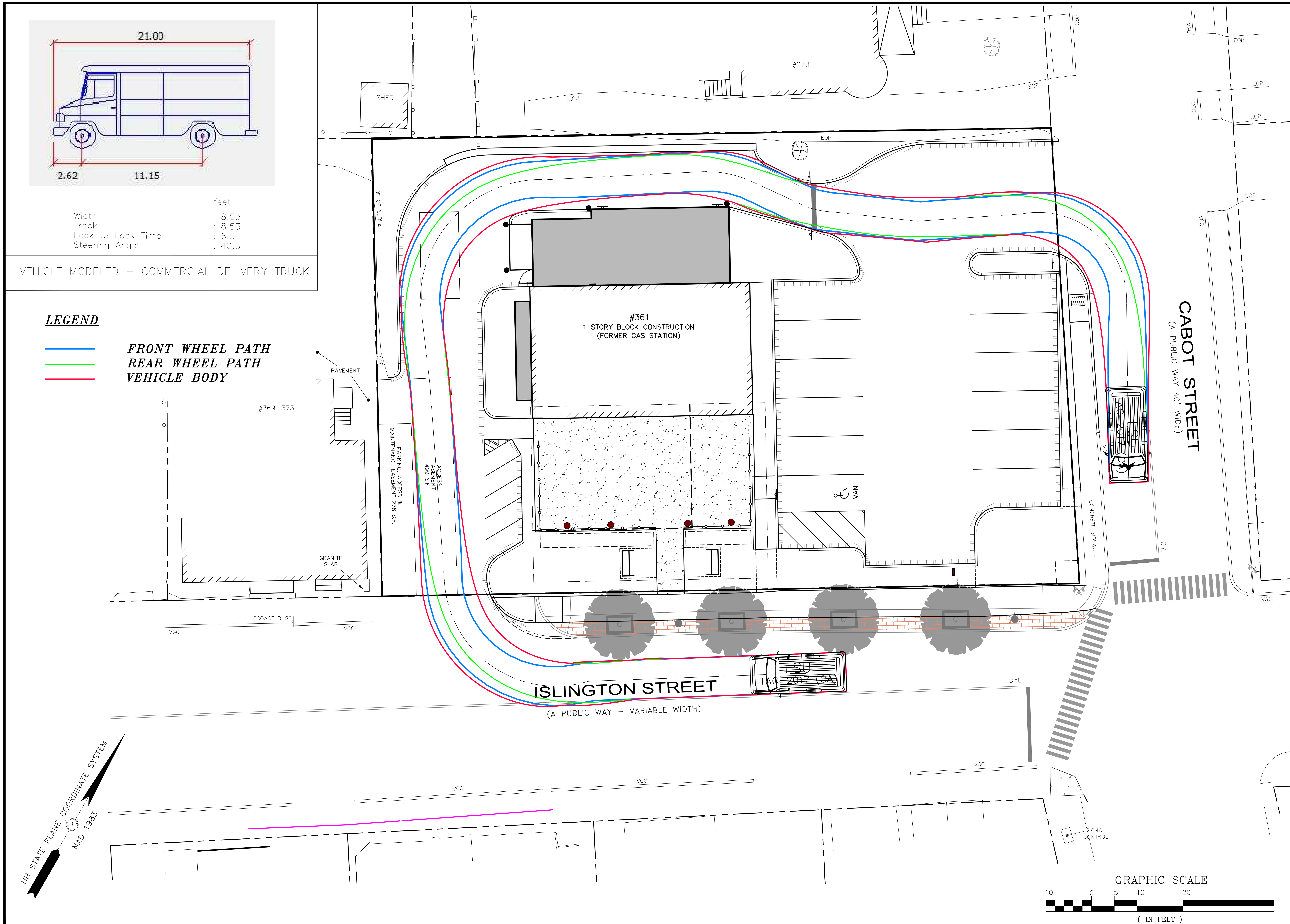
OWNER:
LUCKY THIRTEEN PROPERTIES, LLC
P.O. BOX 300
RYE, NH 03870

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:
TRUCK TURNING MOVEMENTS - TRASH

SHEET NUMBER:
T - 1



ENGINEER:

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ERIC D. WEINRIEB
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LICENSED
PROFESSIONAL ENGINEER
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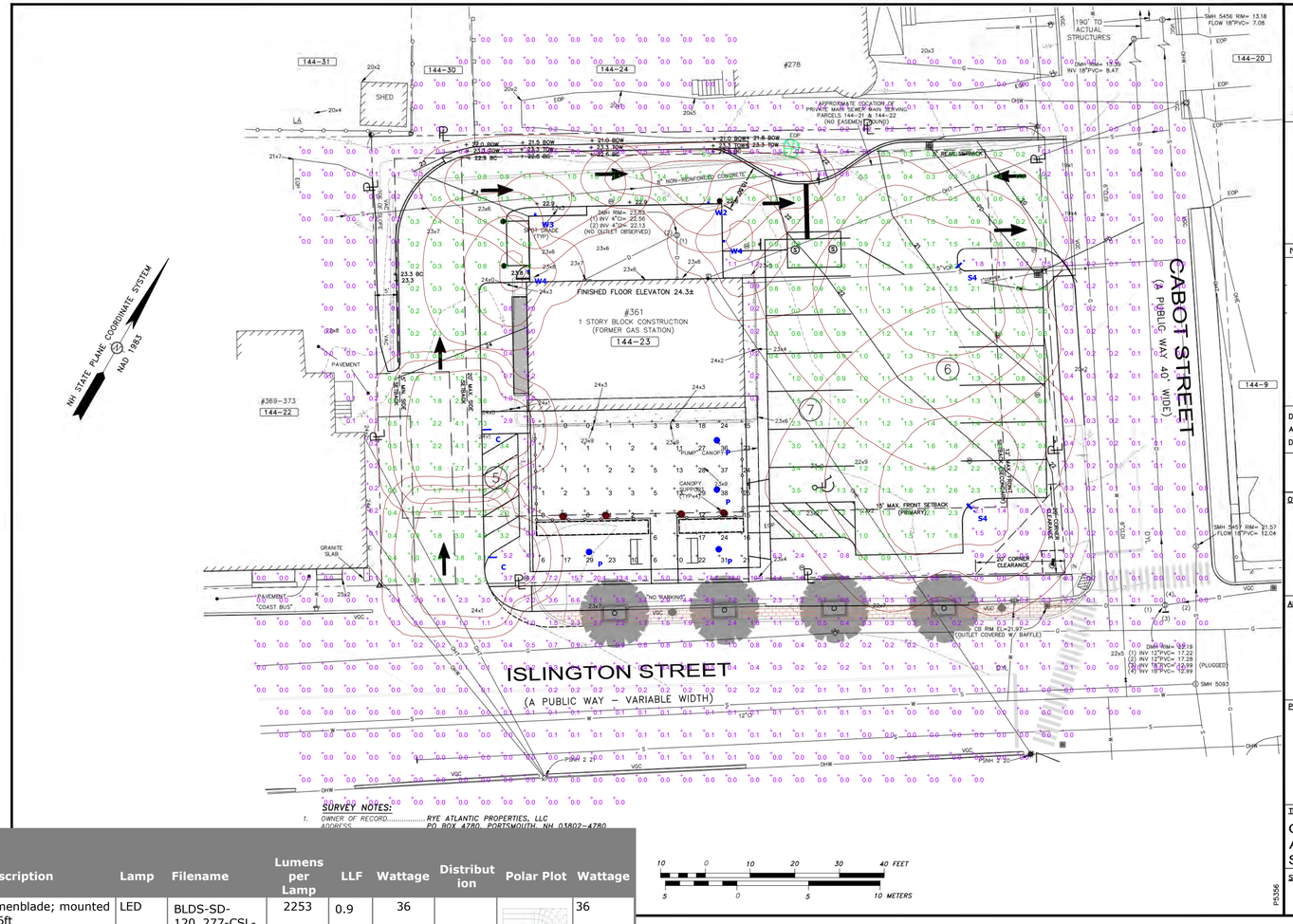
C/O SEAN CREELEY
337 RICHARDS AVENUE
PORTSMOUTH, NH 03801

PROJECT:
IT'S GOOD TO BE KNEADED

361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

TITLE:
TRUCK TURNING MOVEMENTS - DELIVERY

SHEET NUMBER:
T - 2



SURVEY NOTES:

1. OWNER OF RECORD..... RYE ATLANTIC PROPERTIES, LLC
ADDRESS..... PO BOX 4780, PORTSMOUTH, NH 03802-4780

10 0 10 20 30 40 FEET
5 0 5 10 METERS

Plan View
Scale - 1" = 16ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Polar Plot	Wattage
	C	2	Lumenpulse	BLDS-SD-120/277--CSL-S40-30K-CRI 80-4	Lumenblade; mounted at 6ft	LED	BLDS-SD-120_277-CSL-S40-30K-CRI 80-4.ies	2253	0.9	36		Max: 1556cd	36
	P	4	METEOR Lighting	WS2 120 308 UNV STV WD BLK UP2 DF OUT	Whiz 2.0 LED Pendant; mounted at 11ft	LED	WS2-120-308-XXX-XXX-WD-XXX.IES	9890	0.8	120		Max: 4365cd	120
	S4	2	Lumenpulse	BLDM-SD-120/277--CSL-S60-30K-CRI 80-4	Lumenblade; mounted at 14ft	LED	BLDM-SD-120_277-CSL-S60-30K-CRI 80-4.ies	3693	0.9	55		Max: 2178cd	55
	W2	1	Lumenpulse	BLDN-SD-120/277--CSL-XS10-30K-CRI 80-2	Lumenblade Nano; mounted at 10ft	LED	BLDN-SD-120_277-CSL-XS10-30K-CRI 80-2.ies	962	0.9	10		Max: 966cd	10
	W3	1	Lumenpulse	BLDN-SD-120/277--CSL-XS10-30K-CRI 80-3	Lumenblade Nano; mounted at 10ft	LED	BLDN-SD-120_277-CSL-XS10-30K-CRI 80-3.ies	1014	0.9	10		Max: 788cd	10
	W4	2	Lumenpulse	BLDN-SD-120/277--CSL-XS10-30K-CRI 80-4	Lumenblade Nano; mounted at 10ft	LED	BLDN-SD-120_277-CSL-XS10-30K-CRI 80-4.ies	867	0.9	10		Max: 534cd	10

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.5 fc	20.4 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.3 fc	8.1 fc	0.2 fc	40.5:1	6.5:1
Under Patio Canopy	+	11 fc	38 fc	0 fc	N/A	N/A

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

NOT FOR CONSTRUCTION

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APPROVED BY: EDW
DRAWING FILE: 5356SITE.dwg

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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:
GRADE FOR NOW ADJUSTMENT SITE PLAN

SHEET NUMBER:
1 OF 1

PS356

VISUAL

Site Lighting Plan

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842

Date
1/23/2023
Scale
1"=16'
Drawing No.

Summary

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

IT'S GOOD TO BE KNEADED
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 144 LOT 23

LATITUDE: 043° 04' 22" N
LONGITUDE: 070° 45' 50" W

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

DESCRIPTION

The project consists of the redevelopment of the existing building for a commercial restaurant along with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the redevelopment is approximately ±13,600 S.F. (±0.31 acres). USEPA NPDES Phase II compliance not required.

PROJECT PHASING

The proposed project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains via an existing municipal closed drainage system and eventually to North Mill Pond.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including silt fences, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Demolish existing pavement areas and utilities as shown on Demolition Plan and reclaim pavement.
3. Rough grade site including placement of borrow materials.
4. Construct building additions and associated improvements.
5. Construct drainage structures, culverts, utilities, swales & pavement base course materials.
6. Install base course paving & curbing. Install landscaping.
7. Install top course paving.
8. Install pavement markings and signs.
9. Loam (6" min) and seed all disturbed areas not paved or otherwise stabilized.
10. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built–up sediment shall be removed from silt fence or other barriers when it has reached one–third the height of the fence or bale, or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
   a. Base coarse gravels have been installed in areas to be paved;
   b. A minimum of 85% vegetated growth as been established;
   c. A minimum of 3 inches of non–erosive material such as stone of riprap has been installed; – or –
   d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
   a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
   b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1–1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6"screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. FILTERS

1. Silt Fence
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM–51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM–52	Extra Strength 50 lb/lin in (min) Standard Strength 30 lb/lin in (min)
Flow Rate	VTM–51	0.3 gal/sf/min (min)

   * Requirements reduced by 50 percent after six (6) months of installation.

   Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizer to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

   b. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).

   c. A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.

   d. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.

   e. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

   f. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.

   g. The trench shall be backfilled and the soil compacted over the filter fabric.

   h. Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation –
   Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

3. Maintenance –
   a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.

   b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

   c. Sediment deposits must be removed when deposits reach approximately one–third (1/3) the height of the barrier.

   d. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.

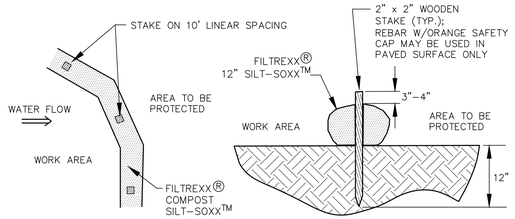
   e. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;

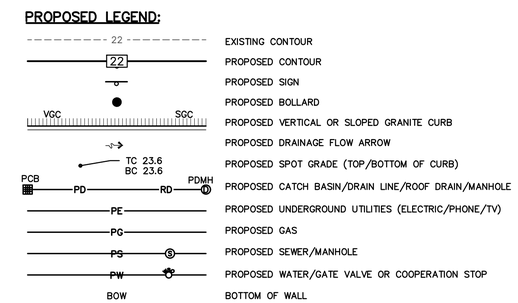
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and

3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.

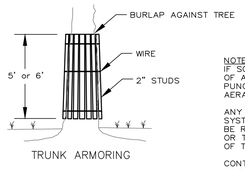


NOTES:
1. SILTSOXX MAY BY USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER — NOT TO SCALE



EXTERIOR ROOF DRAIN CONNECTION — NOT TO SCALE



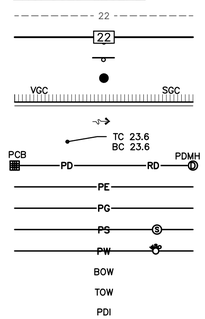
NOTE:
IF SOIL BECOMES COMPATCED OVER THE ROOT ZONE OF ANY TREE, THE GROUND SHOULD BE AERATED BY PUNCHING SMALL HOLES IN IT WITH SUITABLE AERATING EQUIPMENT.

ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM OF ANY TREE RETAINED ON SITE SHOULD BE REPAIRED IMMEDIATELY. CONSULT A FORESTER OR TREE SPECIALIST FOR MORE SERIOUS DAMAGE OF TREES.

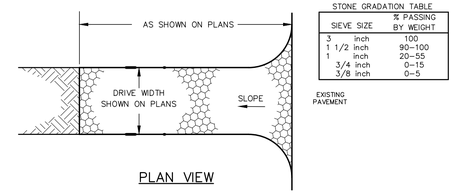
CONTRACTOR TO USE OPTION A OR B WHERE SUITABLE AND/OR AS DIRECTED BY THE ENGINEER.

TREE PROTECTION DETAILS — NOT TO SCALE

PROPOSED LEGEND:

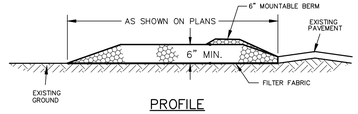


EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SIGN
PROPOSED BOLLARD
PROPOSED VERTICAL OR SLOPED GRANITE CURB
PROPOSED DRAINAGE FLOW ARROW
PROPOSED SPOT GRADE (TOP/BOTTOM OF CURB)
PROPOSED CATCH BASIN/DRAIN LINE/ROOF DRAIN/MANHOLE
PROPOSED UNDERGROUND UTILITIES (ELECTRIC/PHONE/TV)
PROPOSED GAS
PROPOSED SEWER/MANHOLE
PROPOSED WATER/GATE VALVE OR COOPERATION STOP
BOTTOM OF WALL
TOP OF WALL
PROPOSED DROP INLET STRUCTURE



STONE GRADATION TABLE

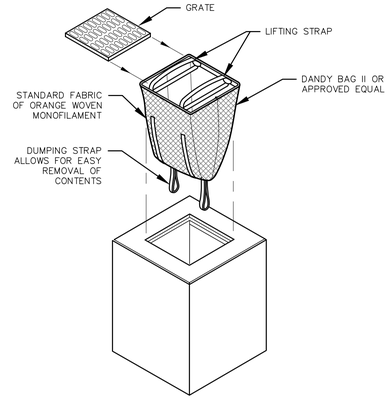
SIEVE SIZE	% PASSING BY WEIGHT
3 inch	100
1 1/2 inch	90–100
1 inch	20–55
3/4 inch	0–15
3/8 inch	0–5



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD.
2. LENGTH – DETAILED ON PLANS (50 FOOT MINIMUM).
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. WIDTH – FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
5. FILTER FABRIC – MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
6. SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS–OF–WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

STABILIZED CONSTRUCTION EXIT — NOT TO SCALE



INSTALLATION AND MAINTENANCE:

INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION — NOT TO SCALE

P:\5356

ENGINEER:

ALTUS ENGINEERING

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
1/23/23

NOT FOR CONSTRUCTION

ISSUED FOR: TAC REVIEW

ISSUE DATE: JANUARY 23, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL TAC SUBMISSION	EDW	01/23/23

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

SCALE:
(22"x34") N.T.S.
(11"x17") N.T.S.

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

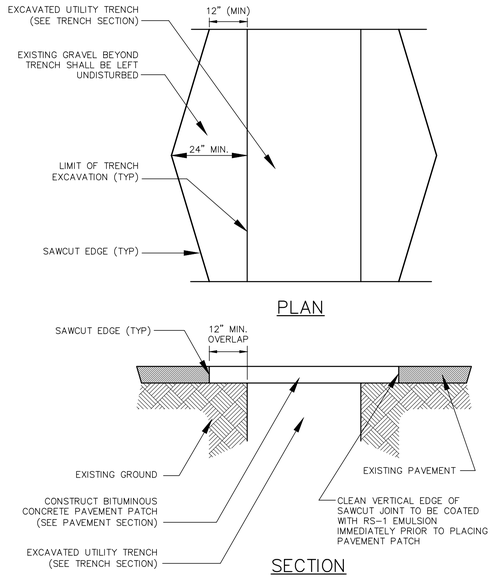
APPLICANT:
IT'S GOOD TO BE KNEADED, LLC
C/O SEAN CREELEY
337 RICHARDS AVENUE
PORTSMOUTH, NH 03801

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

TITLE:
SITE PLAN

SHEET NUMBER:
D - 1

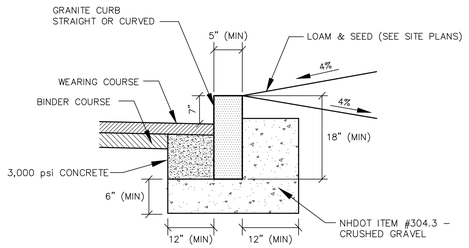
COLOR AT OWNERS DISCRETION



NOTES

1. MACHINE CUT EXISTING PAVEMENT.
2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

TYPICAL TRENCH PATCH — NOT TO SCALE

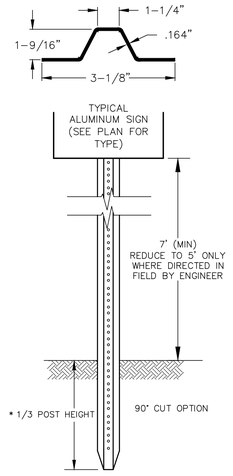


NOTES

1. SEE PLANS FOR CURB LOCATION.
2. SEE PLANS FOR PAVEMENT CROSS SECTION.
3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
4. MINIMUM LENGTH OF CURB STONES = 4'.
5. MAXIMUM LENGTH OF CURB STONES = 10'.
6. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART.
7. CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALLED FOR ON THE PLANS.
8. CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
9. JOINTS BETWEEN CURB STONES SHALL BE MORTARED.

RADIUS	MAX. LENGTH
21'	3'
22'–28'	4'
29'–35'	5'
36'–42'	6'
43'–49'	7'
50'–56'	8'
57'–60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB — NOT TO SCALE



* IN LEDGE DRILL & GROUT TO A MIN OF 2'

LENGTH: AS REQUIRED

WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)

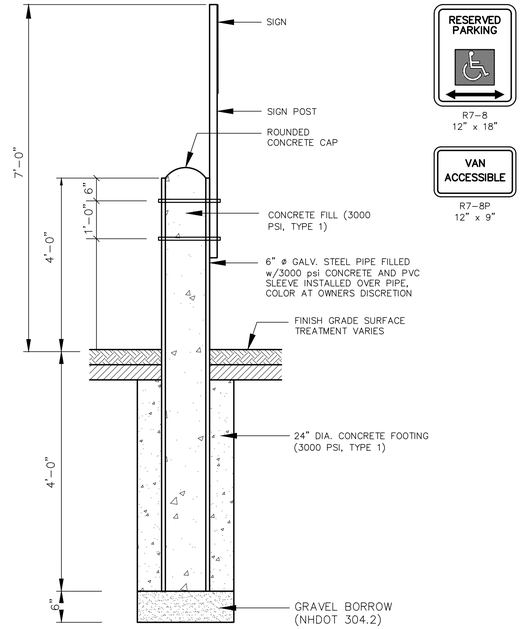
HOLES: 3/8" DIAMETER, 1" C–C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A–499 (GRADE 60) OR ASTM A–576 (GRADE 1070 – 1080)

NOTES

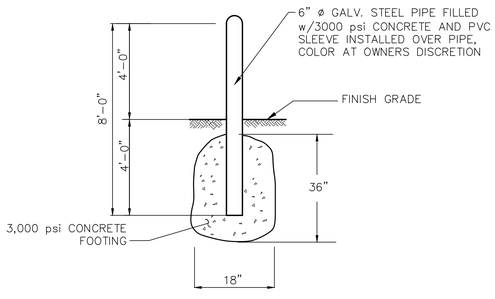
1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN DETAILS — NOT TO SCALE

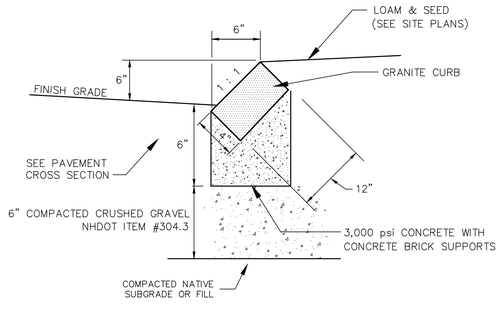


NOTE:
SEE PLANS FOR LOCATIONS OF TWIN BOLLARD MOUNTED HANDICAP SIGNS. WHERE TWO SIGNS ARE TO BE MOUNTED ON INDIVIDUAL SIGN POSTS ON OPPOSITE SIDES OF THE BOLLARD.

BOLLARD WITH MOUNTED SIGN — NOT TO SCALE



BOLLARD — NOT TO SCALE

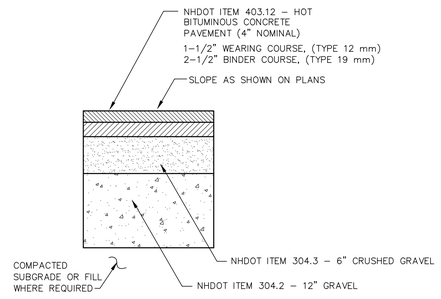


NOTES

1. SEE SITE PLAN FOR LIMITS OF CURBING
2. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES – SEE CHART

RADIUS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
16'–28'	1'–6"
29'–41'	2'
42'–55'	3'
56'–68'	4'
69'–82'	5'
83'–96'	6'
97'–110'	7'
OVER 110'	8'

SLOPED GRANITE CURB — NOT TO SCALE

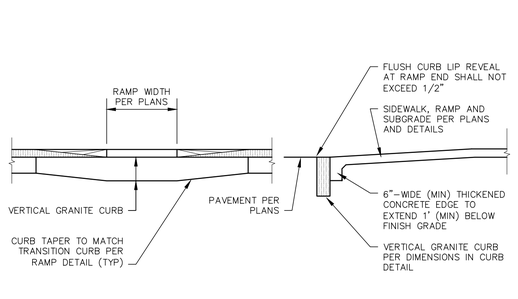


PAVEMENT CROSS SECTION — NOT TO SCALE

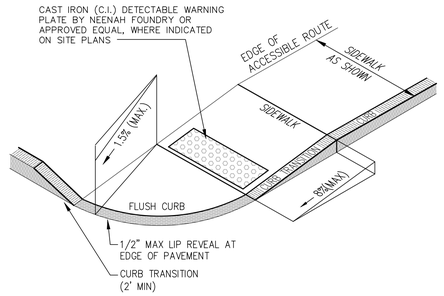
NOTES APPLICABLE TO ALL CURB RAMPS AND SIDEWALKS:

1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8%.
4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
5. BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE CODES.
8. FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/2" AT THE EDGE OF PAVEMENT.
9. EDGES OF SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1' BELOW FINISH GRADE.
10. NO RAMP SHALL BE LESS THAN 4' IN WIDTH.

CURB RAMP & SIDEWALK NOTES — NOT TO SCALE

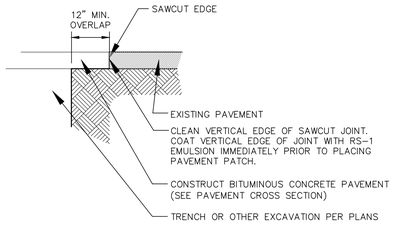


FLUSH CURB AT RAMP DETAIL — NOT TO SCALE



CURB RAMP (TYPE 'B') — NOT TO SCALE

TYPICAL PAVEMENT SAWCUT — NOT TO SCALE



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STATE OF NEW HAMPSHIRE – ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – 1/23/23

NOT FOR CONSTRUCTION

ISSUED FOR: TAC REVIEW

ISSUE DATE: JANUARY 23, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL TAC SUBMISSION	EDW	01/23/23

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

SCALE:
(22"x34") N.T.S.
(11"x17") N.T.S.

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

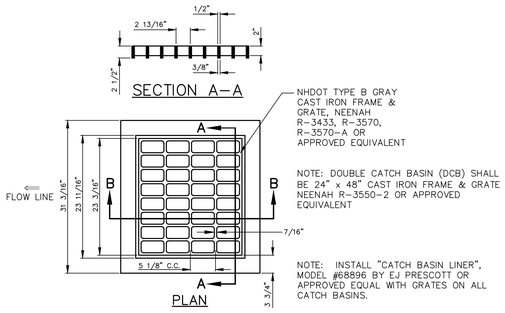
APPLICANT:
IT'S GOOD TO BE KNEADED, LLC
C/O SEAN CREELEY
337 RICHARDS AVENUE
PORTSMOUTH, NH 03801

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

TITLE:
DETAIL SHEET

SHEET NUMBER:
D - 2

5356

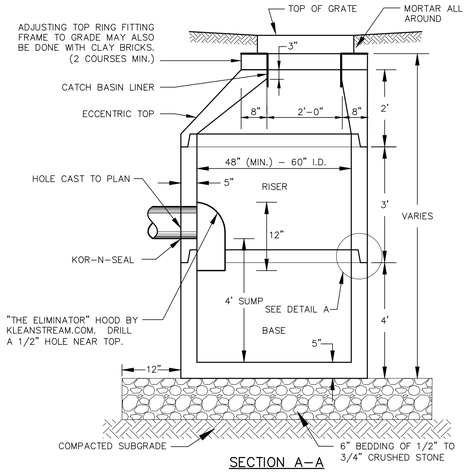


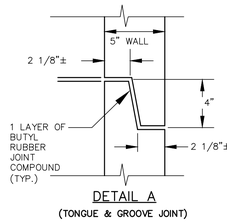
NOTES

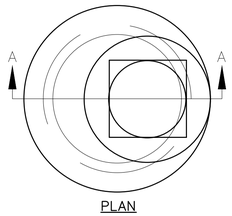
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. USE H20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4' OF FINISH GRADE.
7. FRAME AND GRATE DIMENSIONS ARE TYPICAL BUT MAY VARY BASED ON PRODUCT SELECTED OR EQUIVALENT APPROVED BY THE ENGINEER.

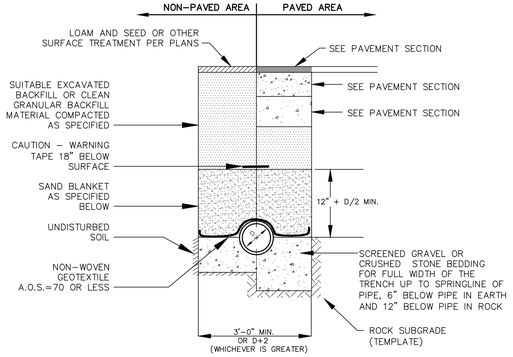
DEEP SUMP CATCH BASIN

NOT TO SCALE









BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

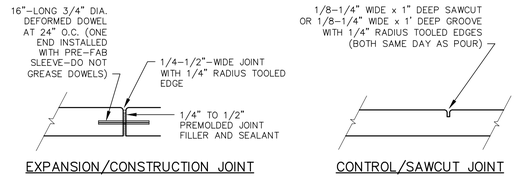
SCREENED GRAVEL OR CRUSHED STONE BEDDING*

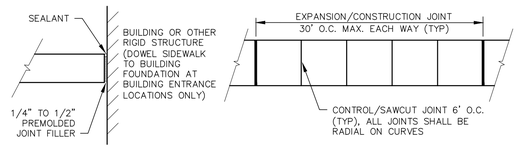
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

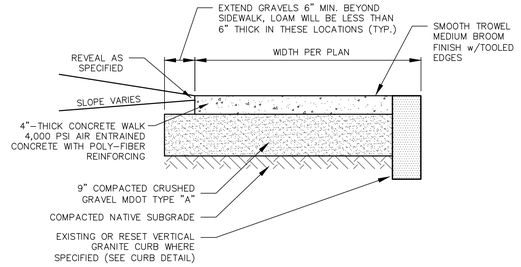
* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

DRAINAGE TRENCH SECTION

NOT TO SCALE





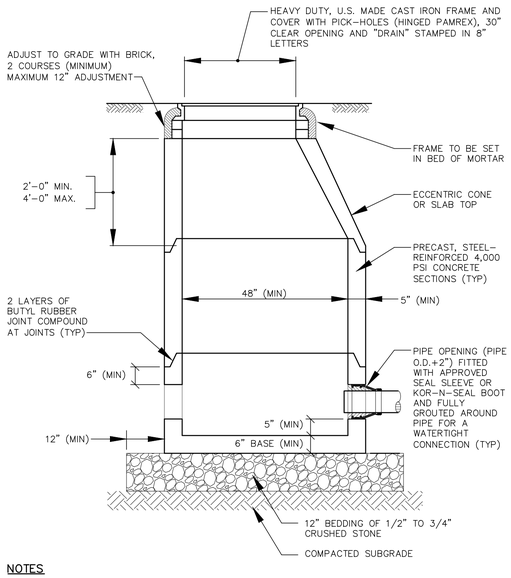


NOTE

1. JOINTS IN CONCRETE SIDEWALKS SHALL CONFORM TO THE TYPES AND LOCATIONS SHOWN IN THE HEAVY–DUTY CONCRETE PAVEMENT DETAIL

CONCRETE SIDEWALK

NOT TO SCALE



NOTES

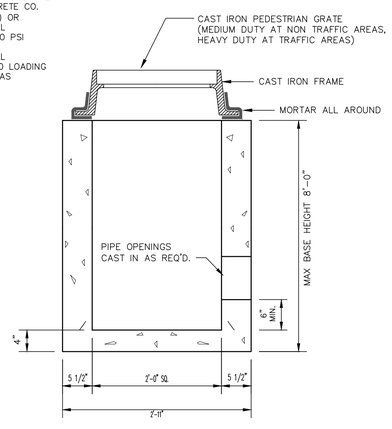
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. ALL MANHOLE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
6. USE H–20 LOADING SLAB TOP SECTION IN LIEU OF ECCENTRIC TOP WHERE PIPE INVERT IS WITHIN 4 FT OF GRADE.
7. MANHOLE STEPS ARE NOT PERMITTED.

DRAIN MANHOLE DETAIL (PDMH)

NOT TO SCALE

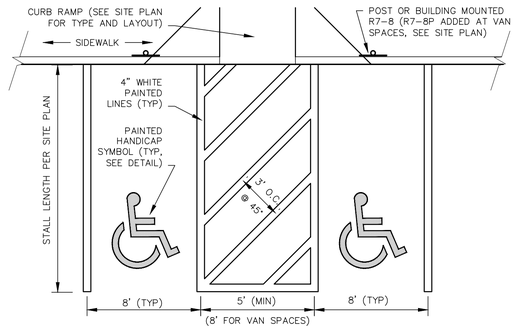
NOTES:

1. TO ACCOMMODATE A 24" SQ. C.I. FRAME AND GRATE.
2. SUPERIOR CONCRETE CO. (800–482–7417) OR APPROVED EQUAL
3. CONCRETE: 5,000 PSI AFTER 28 DAYS
4. MATERIALS SHALL WITHSTAND H–20 LOADING AT TRAFFIC AREAS



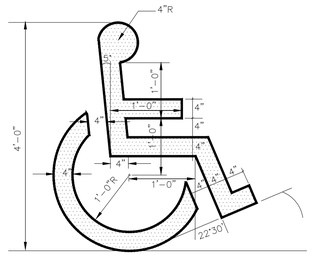
DROP INLET STRUCTURE

NOT TO SCALE



HANDICAP PARKING STALL LAYOUT

NOT TO SCALE

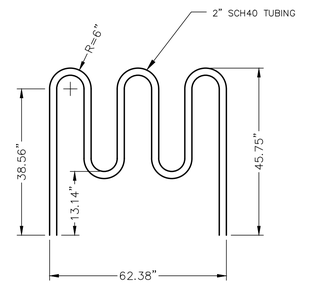


NOTES

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

PAINTED HANDICAP SYMBOL

NOT TO SCALE



7-BIKE WAVE BIKE RACK (IN-GROUND)

NOT TO SCALE

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NO.	DESCRIPTION	BY	DATE
0	INITIAL TAC SUBMISSION	EDW	01/23/23

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

SCALE:
(22"x34") N.T.S.
(11"x17") N.T.S.

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

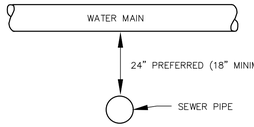
APPLICANT:
IT'S GOOD TO BE KNEADED, LLC
C/O SEAN CREELEY
337 RICHARDS AVENUE
PORTSMOUTH, NH 03801

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

TITLE:
DETAIL SHEET

SHEET NUMBER:
D - 3

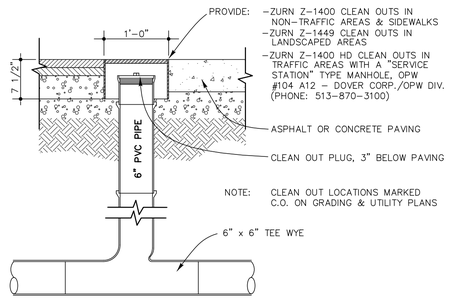
P5356



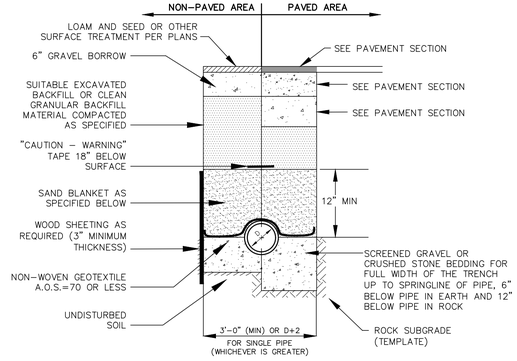
NOTES

1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
3. IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

WATER MAIN / SEWER CROSSING NOT TO SCALE



SEWER CLEANOUT NOT TO SCALE



NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'–0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

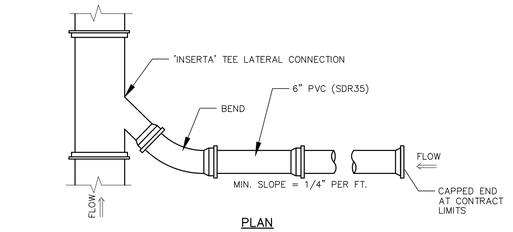
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

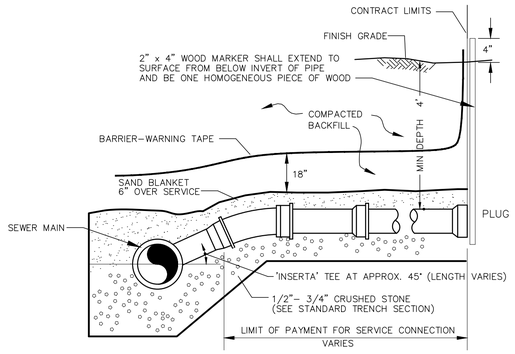
SEWER TRENCH NOT TO SCALE

STANDARD TRENCH NOTES

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1–1/2 INCH TO 1/2 INCH SHALL BE USED.
3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST–IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY, ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
5. BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES – DIVISIONS 300 AND 400 RESPECTIVELY.
6. SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID–DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAT 1 FOOT ABOVE THE TOP OF THE PIPE.
7. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
8. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
9. CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#)
   CONCRETE AS FOLLOWS:
   CEMENT: 6.0 BAGS PER CUBIC YARD
   WATER: 5.75 GALLONS PER BAG
   CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH
   CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
10. CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
11. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO TOWN'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.



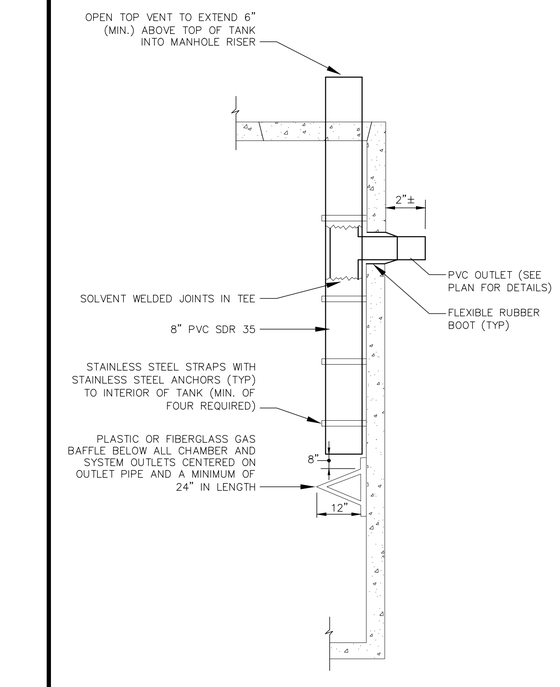
PLAN



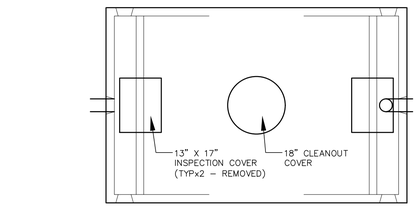
NOTE: SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.

ELEVATION

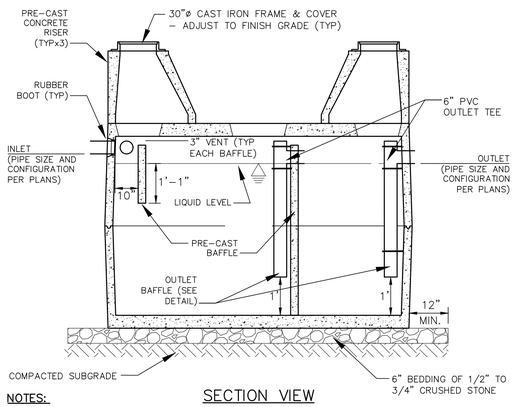
SEWER SERVICE CONNECTION NOT TO SCALE



GREASE TRAP OUTLET BAFFLE DETAIL NOT TO SCALE



PLAN VIEW

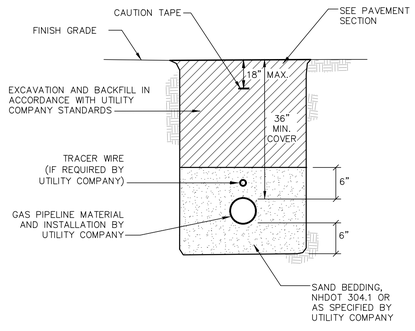


SECTION VIEW

NOTES:

1. TANK SHALL BE MULTI–COMPARTMENT 4,000 PSI (MIN.) STEEL REINFORCED CONCRETE.
2. KEYED TANK JOINTS SHALL BE SEALED WITH BUTYL RUBBER.
3. TANK SHALL BE MANUFACTURED BY E. F. SHEA OR APPROVED EQUAL TO THE CAPACITY SHOWN. TANK DIMENSIONS MAY VARY DEPENDING ON THE MANUFACTURER.
4. INLET AND OUTLET PIPE SIZES AND CONFIGURATION SHALL BE CONSTRUCTED PER THE PLANS.

1,000 GALLON GREASE TRAP NOT TO SCALE



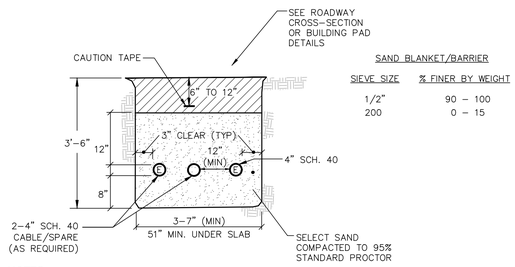
SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND PROVIDE ALL EXCAVATION, COMPACTION AND BACKFILL FOR PIPE INSTALLATION WITHIN THE PROJECT SITE.
2. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

GAS TRENCH NOT TO SCALE



SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

NOTES

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10–FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP–PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6–INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY–FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3–INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4–INCH FOR THREE PHASE SECONDARY, AND 5–INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE

P5356

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
1/23/23

NOT FOR CONSTRUCTION

ISSUED FOR: TAC REVIEW

ISSUE DATE: JANUARY 23, 2023

REVISIONS

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MAP 144 LOT 23

TITLE:
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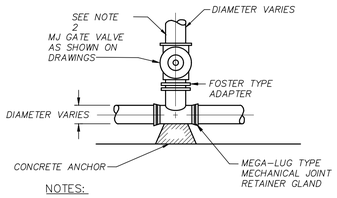
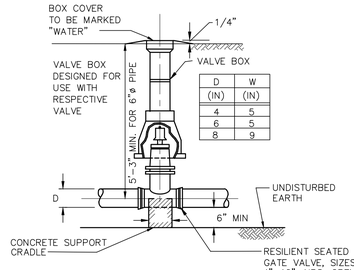
D - 4



NOTES:

1. GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
2. BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.

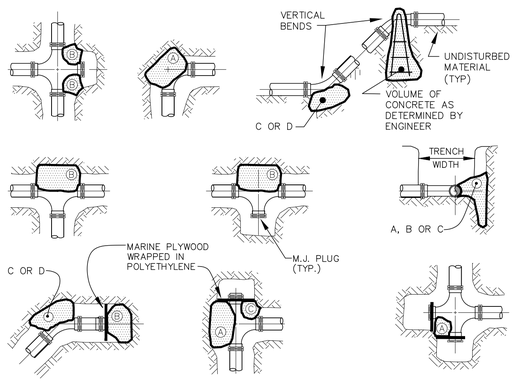
TEE & GATE VALVE ASSEMBLY DETAIL NOT TO SCALE



D (IN)	W (IN)
4	5
6	5
8	9

SECTION

WATER VALVE DETAIL NOT TO SCALE

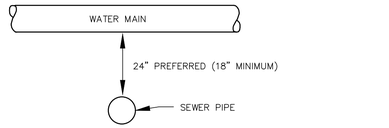


TEST PRESSURE = 150 psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

NOTES

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
2. NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
3. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
4. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. X
6. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND ALL FITTINGS PRIOR TO CONCRETE PLACEMENT.

THRUST BLOCKING NOT TO SCALE



NOTES

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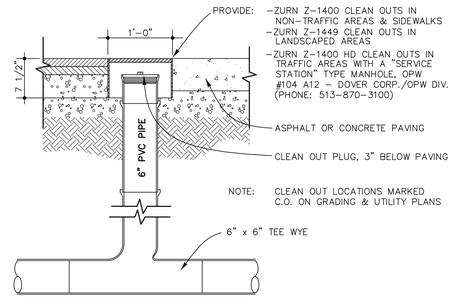
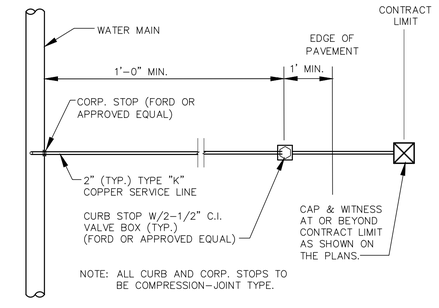
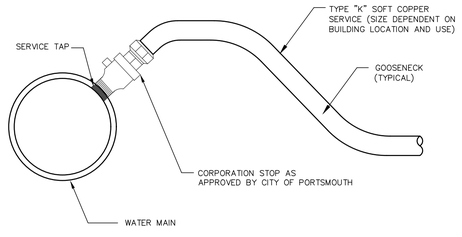
WATER MAIN / SEWER CROSSING NOT TO SCALE



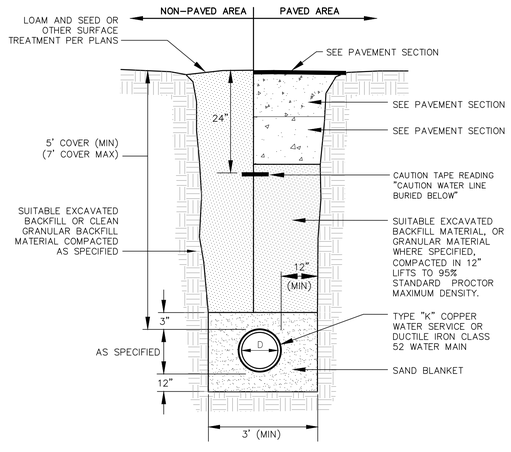
SEWER CLEANOUT NOT TO SCALE



NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS AND REQUIREMENTS. VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



WATER SERVICE CONNECTION NOT TO SCALE



SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

WATER MAIN TRENCH NOT TO SCALE

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PORTSMOUTH, NH
MAP 144 LOT 23

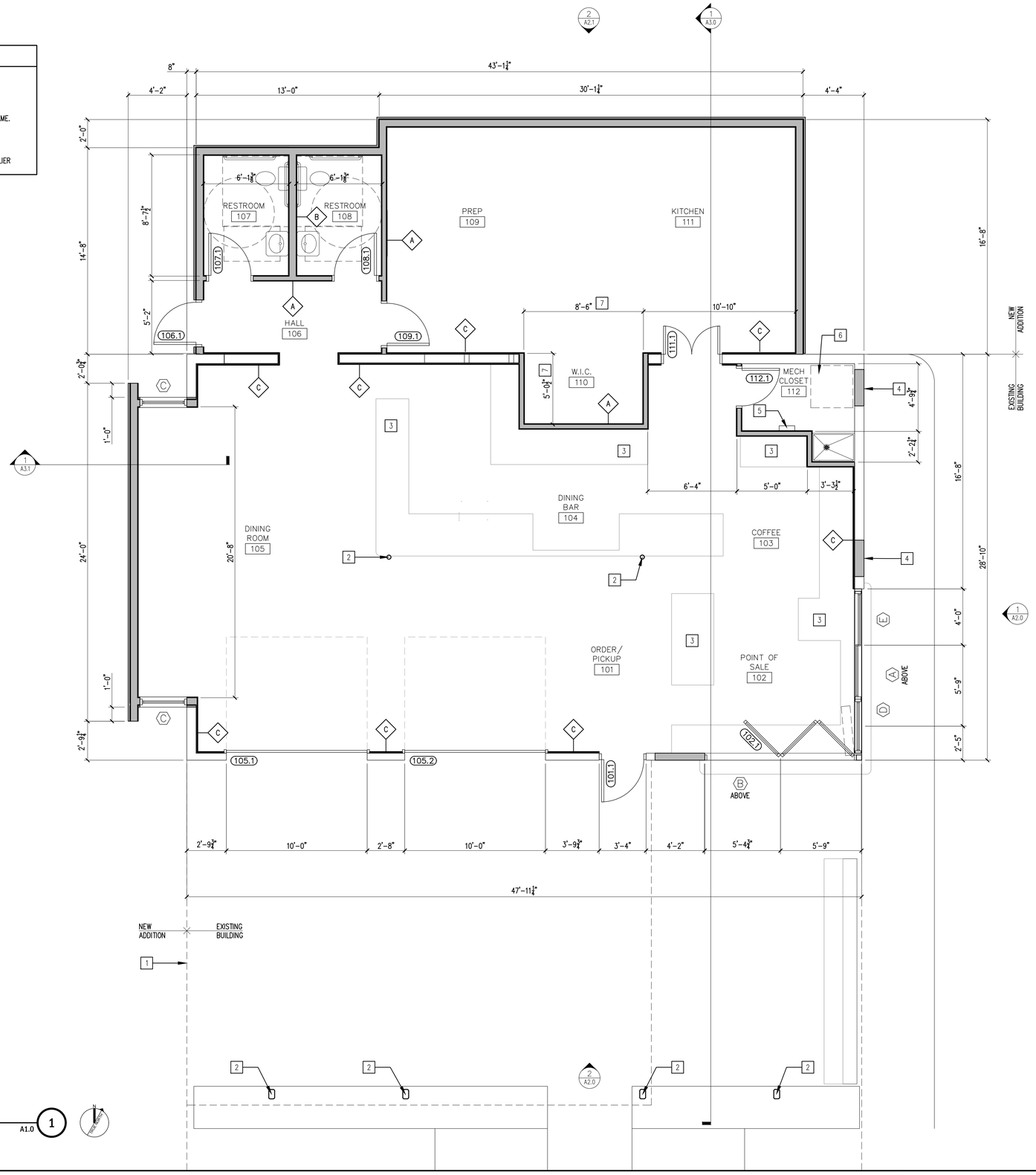
TITLE:
DETAIL SHEET

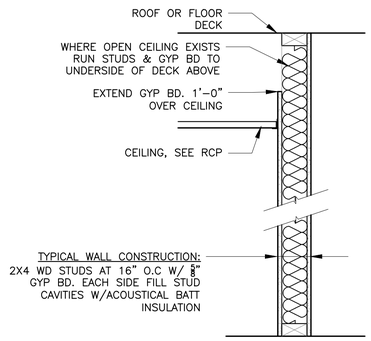
SHEET NUMBER:
D - 5

P5356

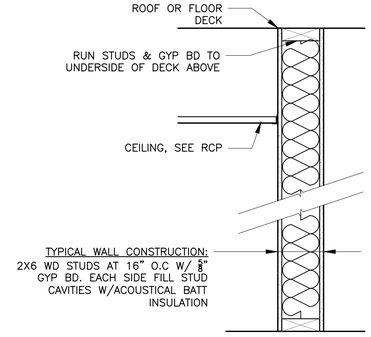
KEYNOTES

1	LINE OF CANOPY ABOVE.
2	EXISTING COLUMN TO REMAIN.
3	BUILT IN CASEWORK.
4	CONCRETE BLOCK TO INFILL REMOVED DOOR AND FRAME.
5	ELECTRICAL PANEL.
6	3' X 3' AREA FOR SPRINKLER RISER.
7	COORDINATE DIMENSION WITH WALK-IN COOLER SUPPLIER

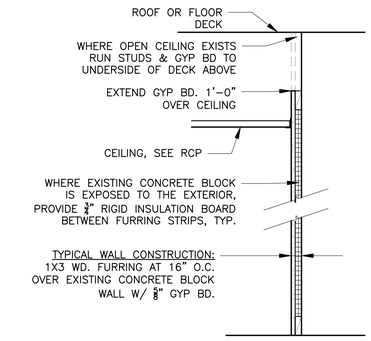




A
TYPICAL 2X4 PARTITION WALL



B
TYPICAL 2X6 PARTITION WALL



C
WD. FURRING

WALL TYPES
SCALE: 1"=1'-0" A1.0 (2)

FLOOR PLAN
SCALE: 1/4"=1'-0" A1.0 (1)

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GETTY BAGEL

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:

STAMP:
PROGRESS PRINT ONLY (Not for Construction) January 16, 2023

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architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

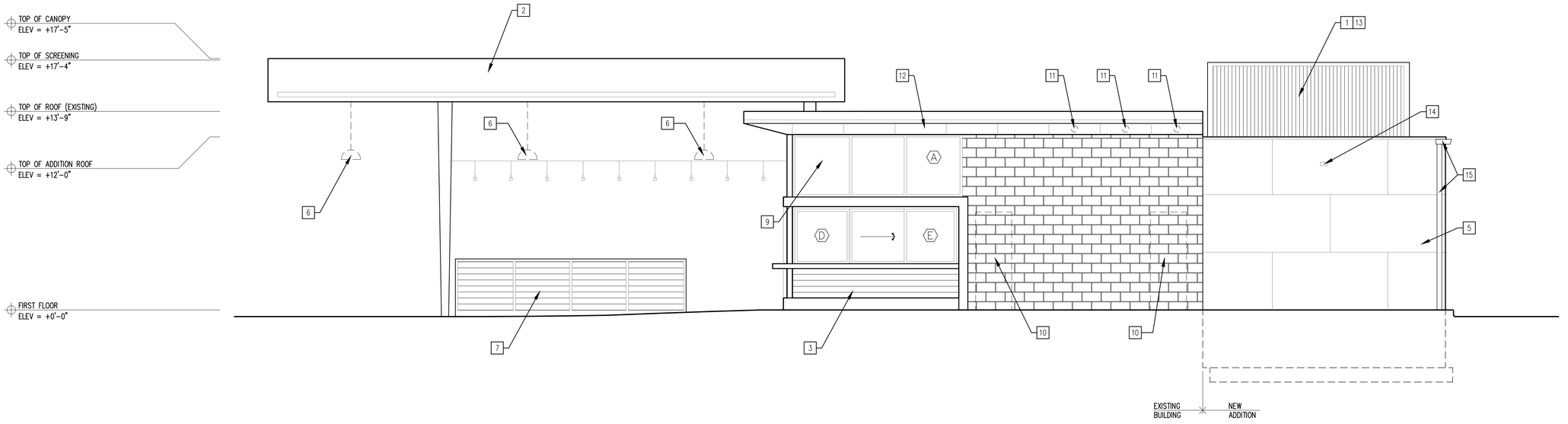
PROJECT NAME:
GETTY BAGEL
361 ISLINGTON ST.
PORTSMOUTH, NH 03801

PROJECT NO.:	22063
DRAWN BY:	ALU/RW
APPROVED BY:	BH
ISSUE DATE:	

DRAWING NAME:
FLOOR PLAN

SCALE:

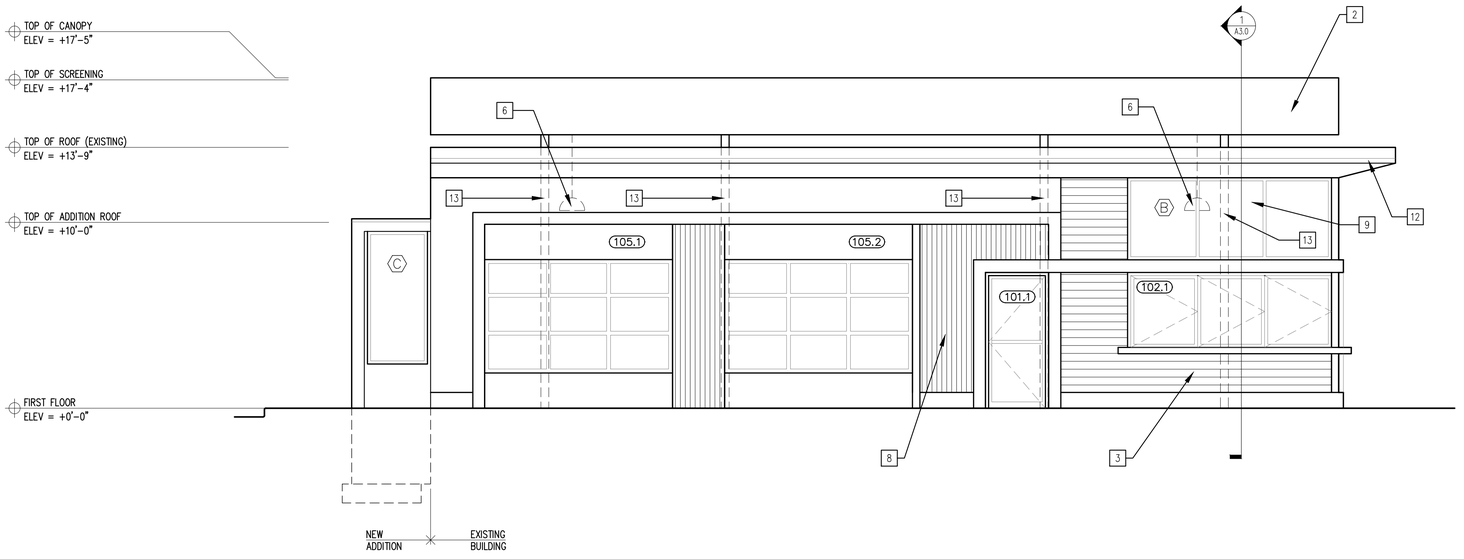
DRAWING NO.:
A1.0



NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"

A2.0 (1)



SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"

A2.0 (2)

ELEVATION NOTES

1	MECHANICAL SCREEN FOR ROOFTOP EQUIPMENT.
2	EXISTING CANOPY FASCIA.
3	WOOD SIDING.
4	PAINTED EXISTING WALL.
5	PAINTED PANEL SIDING.
6	LIGHT FIXTURE.
7	PLANTER.
8	METAL SIDING.
9	ALUMINUM WINDOW SIDING.
10	PROVIDE BLOCK TO MATCH EXISTING ADJACENT. PAINT FINISH.
11	REMOVE LIGHT FIXTURE, PATCH SOFFIT.
12	PAINT EXISTING SOFFIT.
13	EXISTING CANOPY COLUMNS (SHOWN DASHED).
14	WALL MOUNTED LED LIGHT FIXTURE.
15	ALUMINUM GUTTER AND DOWNSPOUT.

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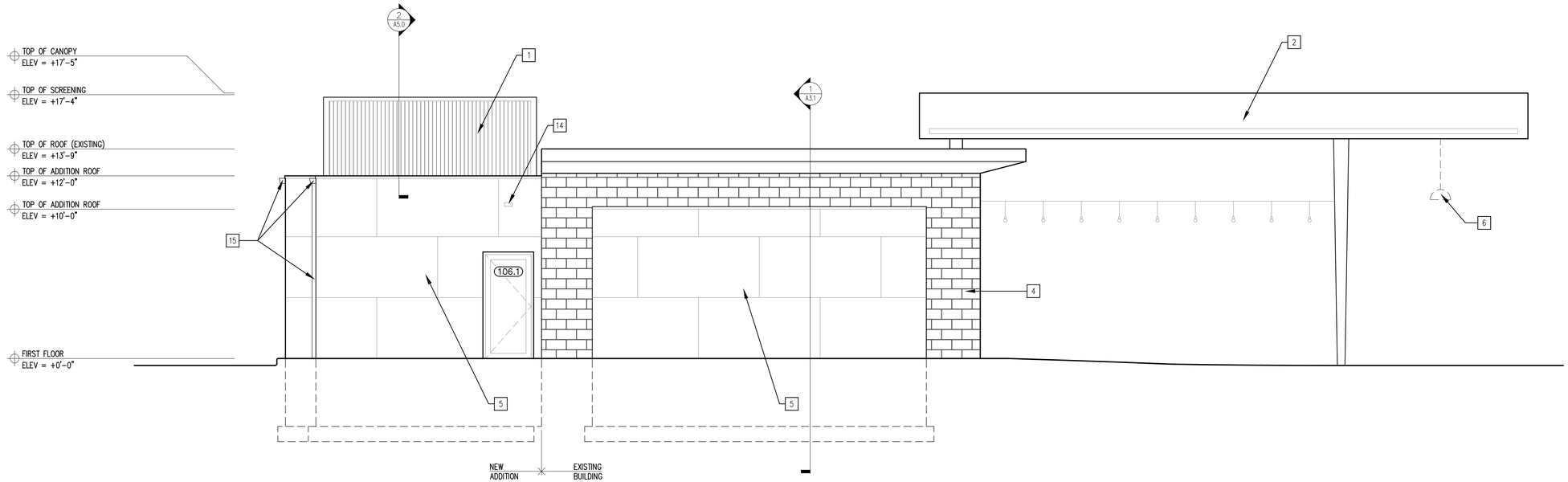
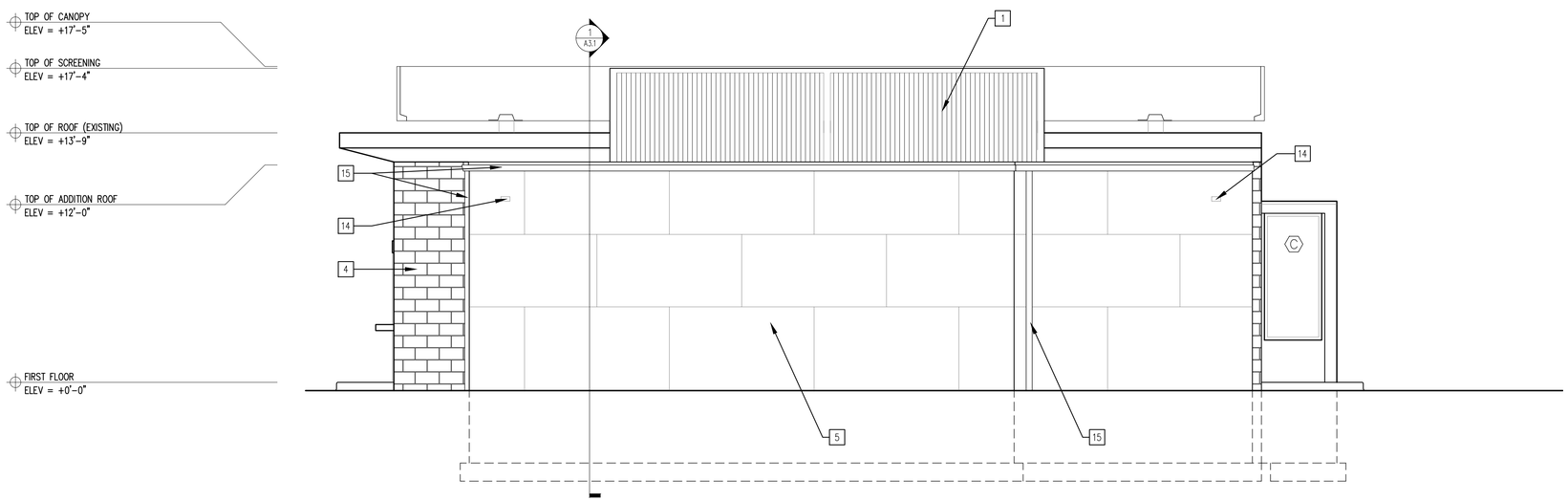
DRAWING NAME:
EXTERIOR ELEVATIONS

SCALE:

DRAWING NO.:
A2.0



SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0" A2.0 (3)



NORTHWEST ELEVATION
SCALE: 1/8"=1'-0" A2.0 (4)

ELEVATION NOTES

1	MECHANICAL SCREEN FOR ROOFTOP EQUIPMENT.
2	EXISTING CANOPY FASCIA.
3	WOOD SIDING.
4	PAINTED EXISTING WALL.
5	PAINTED PANEL SIDING.
6	LIGHT FIXTURE.
7	PLANTER.
8	METAL SIDING.
9	ALUMINUM WINDOW SIDING.
10	PROVIDE BLOCK TO MATCH EXISTING ADJACENT. PAINT FINISH.
11	REMOVE LIGHT FIXTURE, PATCH SOFFIT.
12	PAINT EXISTING SOFFIT.
13	EXISTING CANOPY COLUMNS (SHOWN DASHED).
14	WALL MOUNTED LED LIGHT FIXTURE.
15	ALUMINUM GUTTER AND DOWNSPOUT.

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DRAWN BY: ALU/RW
APPROVED BY: BH
ISSUE DATE:

DRAWING NAME:
EXTERIOR
ELEVATIONS

SCALE:

DRAWING NO.:
A2.1