



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

2 October 2018

Juliet T.H. Walker, Planning Director
Portsmouth Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

**Re: Work Session Request
105 Bartlett Street
Portsmouth, New Hampshire**

Dear Ms. Walker:

This letter requests a work session at the October 10, 2018 City of Portsmouth Conservation Commission meeting on the above referenced lot. The purpose of the work session would be for the Commission to review and comment on proposed street and drainage improvements associated with a future re-development application.

The proposed improvements would be located within the 100' City of Portsmouth Wetland Buffer and the NH DES 100' Tidal Buffer Zone and would therefore require a City of Portsmouth Conditional Use Permit and NH DES Wetland Permit, respectively.

Attached are plans depicting the street and drainage improvements for the Conservation Commission.

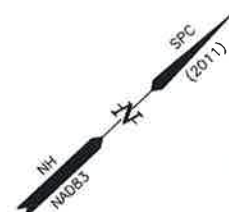
Respectfully submitted,

Steven D. Riker
NH Certified Wetland Scientist/Environmental Permitting Specialist
Ambit Engineering, Inc.

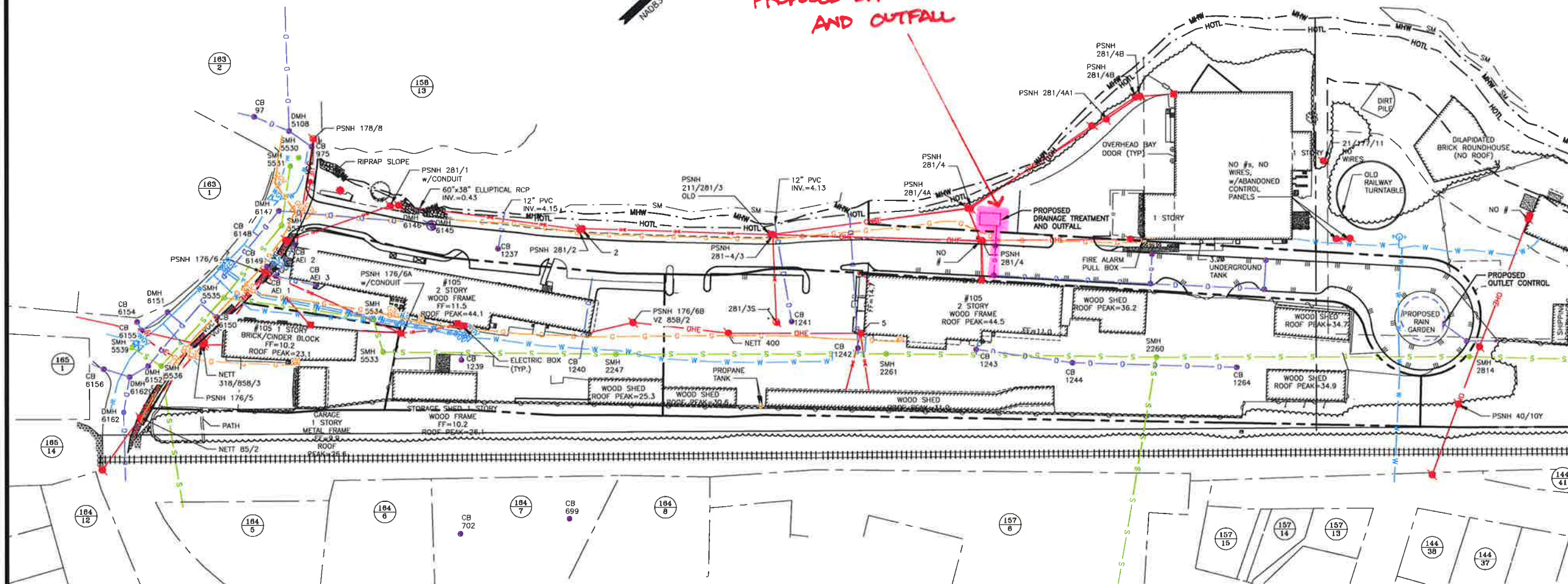


NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).



PROPOSED DRAINAGE TREATMENT AND OUTFALL



**ROADWAY EXHIBIT
CLIPPER TRADERS, LLC
OFF BARTLETT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
REVISIONS		

SCALE: 1" = 60' OCTOBER 2018

**OVERALL UTILITY
EXHIBIT**

1

GRAPHIC SCALE

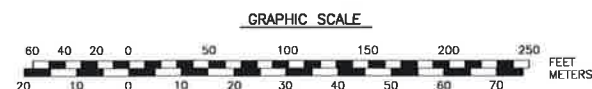
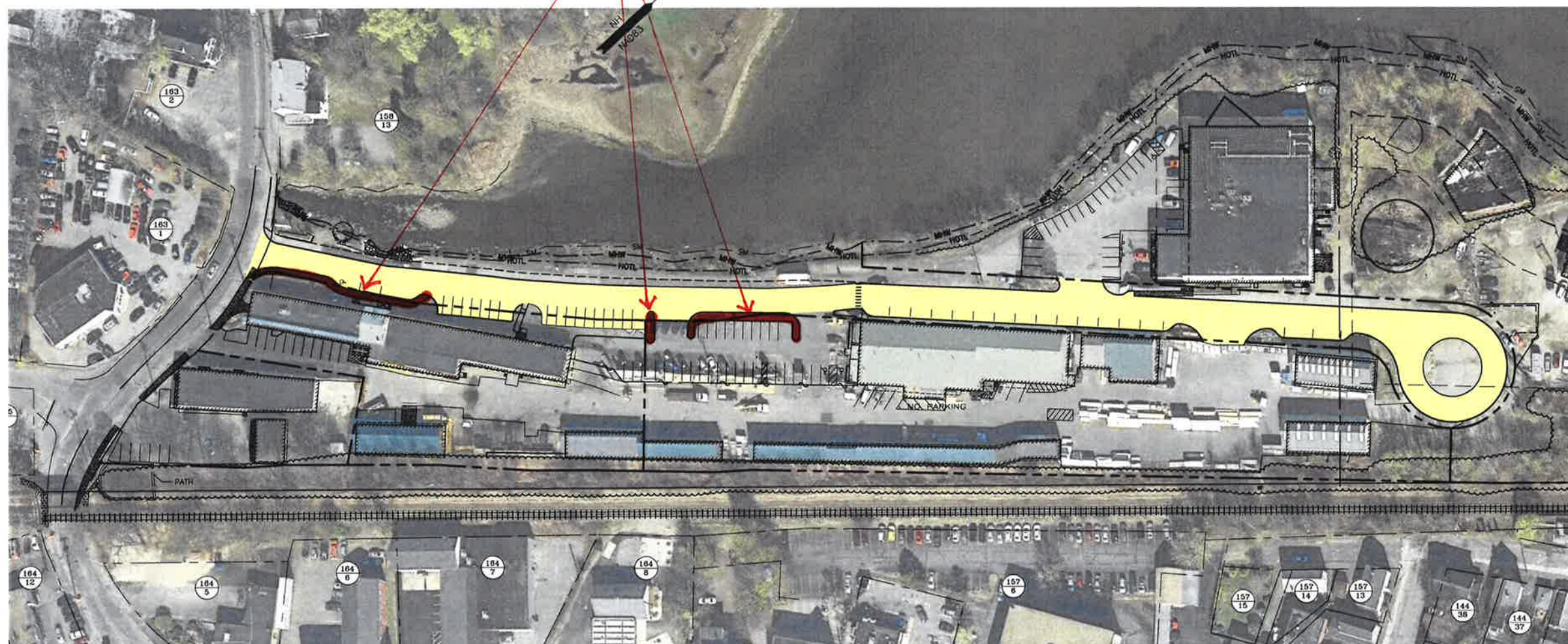




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PROPOSED PARKING ISLANDS



**ROADWAY EXHIBIT
CLIPPER TRADERS, LLC
OFF BARTLETT STREET
PORTSMOUTH, N.H.**

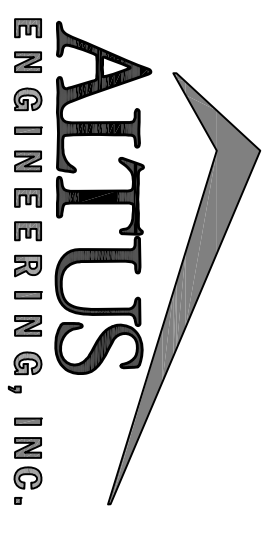
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/2/18
REVISIONS		

SCALE: 1" = 60' OCTOBER 2018

**PROPOSED ROADWAY
EXHIBIT**

2

CIVIL ENGINEER:



133 COURT STREET
PORTSMOUTH, NH 03801
VOICE: (603) 433-2335
FAX: (603) 433-4184

ISSUED FOR: CLIENT REVIEW
ISSUE DATE: MAY 12, 2010

REVISIONS:
NO. DESCRIPTION BY DATE
0 CLIENT REVIEW JKC 5/12/10

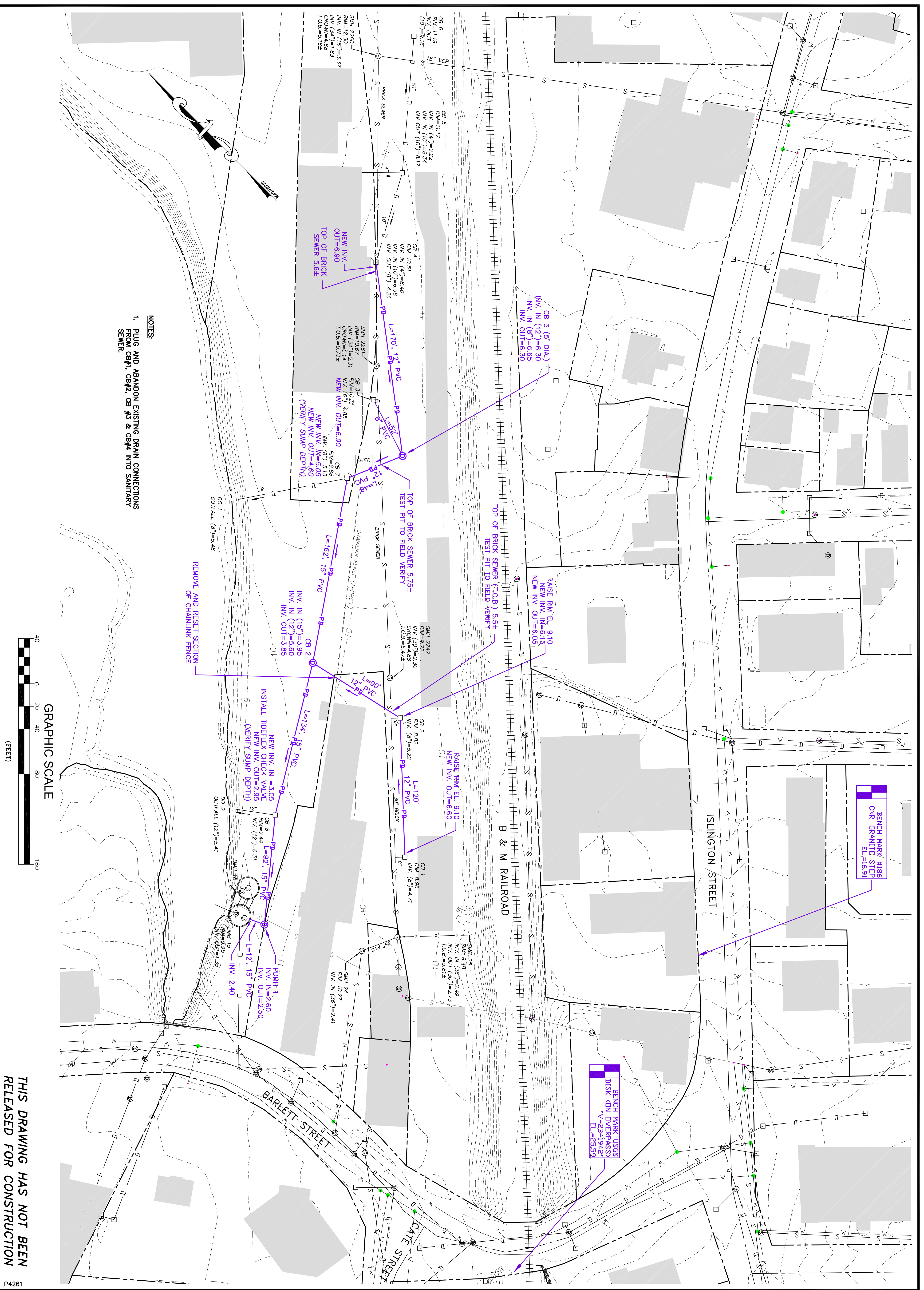
DRAWN BY: RMB
APPROVED BY: JKC
DRAWING FILE: 4261SITE.DWG

SCALE: 11"x17" 1" = 80'
22"x34" 1" = 40'

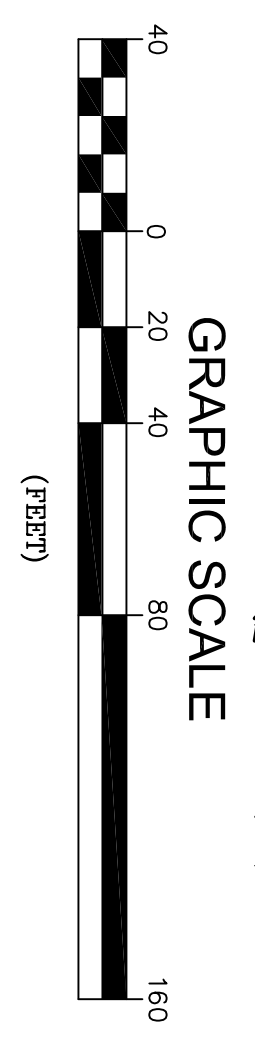
OWNER: -

PROJECT: LUMBER YARD
DRAINAGE IMPROVEMENTS
TITLE: PORTSMOUTH, NH

SHEET NUMBER: C-1



NOTES:
1. PLUG AND ABANDON EXISTING DRAIN CONNECTIONS FROM CB#1, CB#2, CB #3 & CB#4 INTO SANITARY SEWER.



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

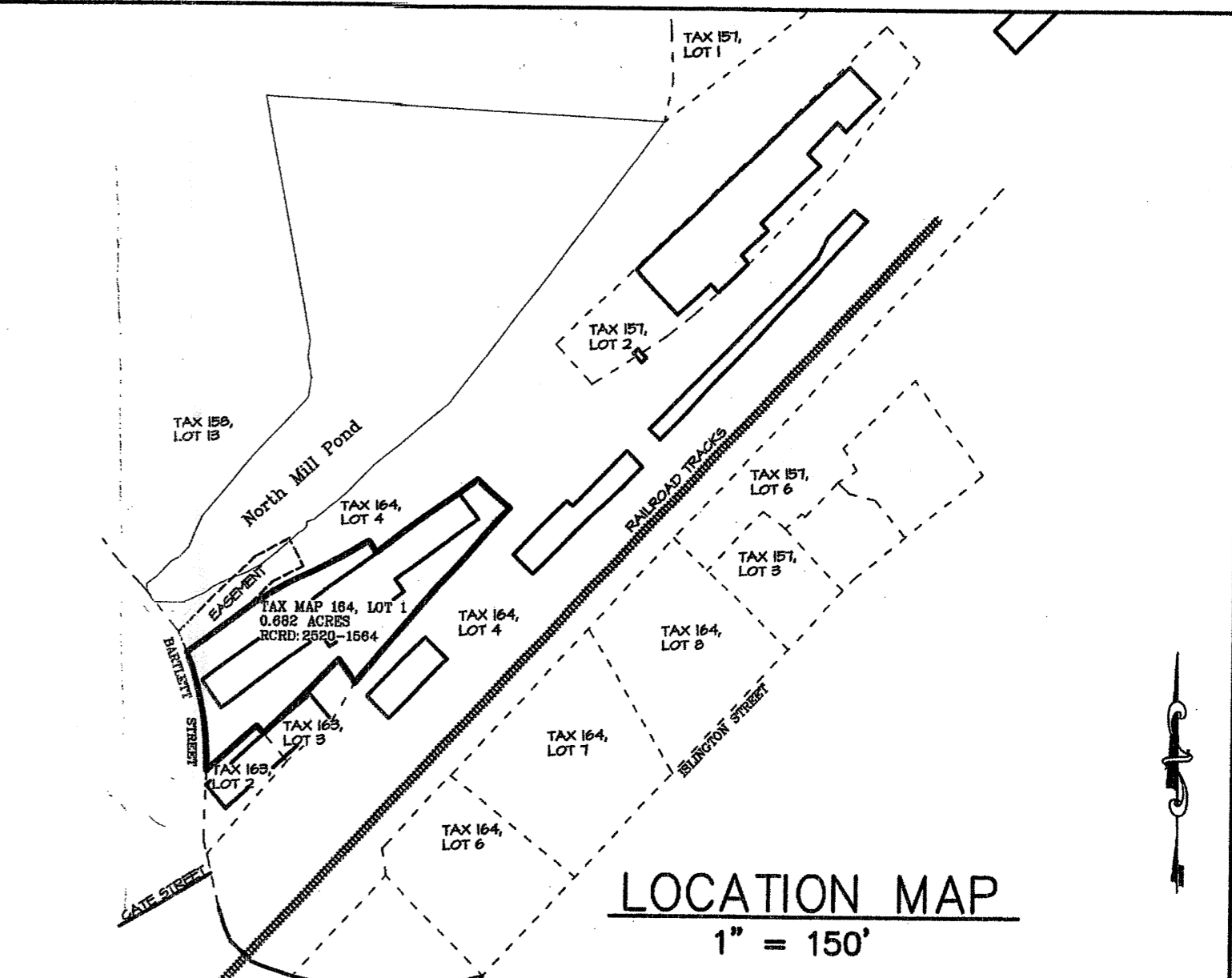
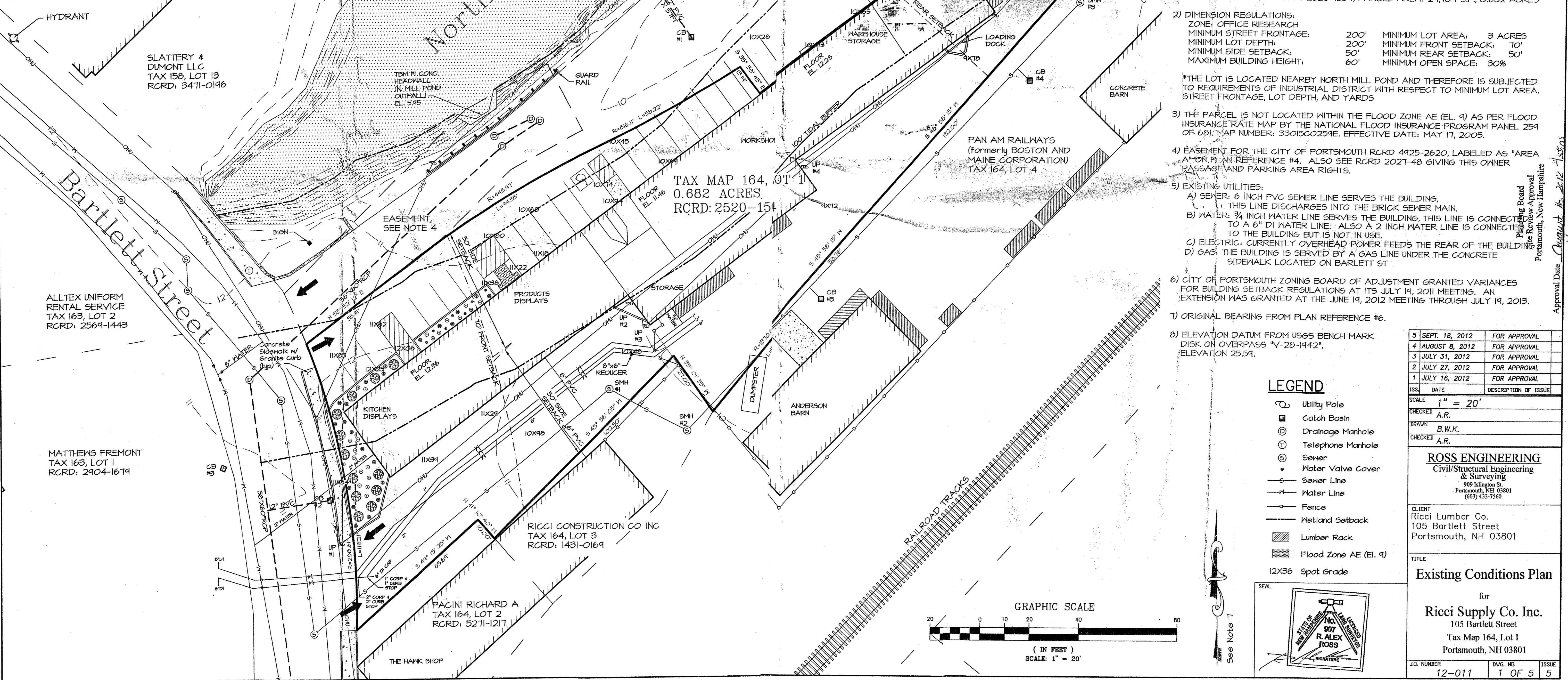
P4261

REFERENCE PLANS

- "BARTLETT AREA PLAN VIEW, BARTLETT AREA SEWER IMPROVEMENTS, CITY OF PORTSMOUTH, PORTSMOUTH, NH" UNDERWOOD ENGINEERS, INC. DATED: 7-6-11. PROJECT NO: 1070 BARTLETT. DWG ID: 1070BASE..BARTLETT..R
- "EASEMENT PLAN - 653 ISLINGTON STREET, BARTLETT SEWER SEPARATION PROJECT" JAMES VERRA & ASSOCIATES, INC. JOB NO. 23088. PLAN NO. 23088-3. DATED 6-22-2004. C-35451
- "EASEMENT PLAN - 621 ISLINGTON STREET, BARTLETT SEWER SEPARATION PROJECT" JAMES VERRA & ASSOCIATES, INC. JOB NO. 23088. PLAN NO. 23088-2. DATED 5-13-2008. C-35808
- "PROPOSED EASEMENTS - BARTLETT STREET, BARTLETT SEWER SEPARATION PROJECT" JAMES VERRA & ASSOCIATES, INC. JOB NO. 23088. PLAN NO. 23088. DATED: 10-01-07. D-35477
- "PLAN OF LAND FOR SAGAMORE ENTERPRISES" RICHARD P. MILLETTE & ASSOCIATES. DATED SEPT 21, 1988. D-18742
- "SUBDIVISION OF LAND FOR GEORGE & PAULINE J. FRISBEE" JOHN W. DURGIN - CIVIL ENGINEERS. FILE NO. 1694. PLAN NO. 4474. DATED DEC 1976. C-6587

Catch Basin	RIM	Outlet of Pipe	Pipe Orientation	Outlet Dia.
#1	9.43	6.31	HORIZONTAL	12"
#2	11.04	7.96	HORIZONTAL	12"
#3	10.77			
#4	8.82	4.40	HORIZONTAL	8"
#5	8.94	5.77	VERTICAL	8"

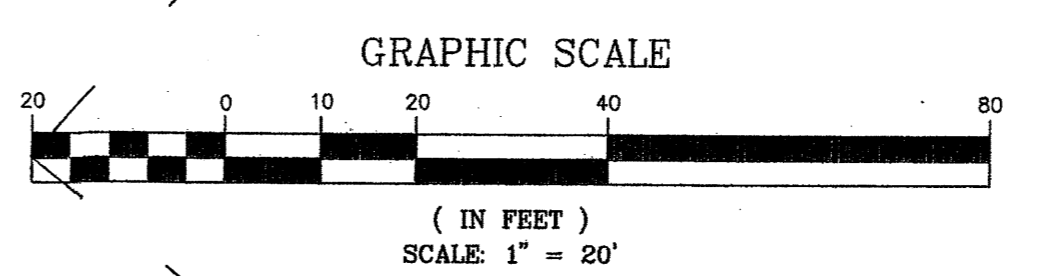
Sewer	RIM	Top of Culvert/Pipe	PIPE DIA.
#1	10.33	6.33	36"
#2	10.10	5.68	36"
#3	9.73	5.40	36"



- NOTES**
- OWNER OF RECORD: RICCI SUPPLY CO INC, 105 BARTLETT ST PORTSMOUTH, NH 03801, TAX MAP 164, LOT 1 RCRD: 2520-1564, PARCEL AREA: 24,704 S.F., 0.682 ACRES
 - DIMENSION REGULATIONS:
 ZONE: OFFICE RESEARCH
 MINIMUM STREET FRONTAGE: 200'
 MINIMUM LOT AREA: 3 ACRES
 MINIMUM FRONT SETBACK: 10'
 MINIMUM SIDE SETBACK: 50'
 MINIMUM REAR SETBACK: 50'
 MINIMUM BUILDING HEIGHT: 60'
 MINIMUM OPEN SPACE: 30%
 - THE LOT IS LOCATED NEARBY NORTH MILL POND AND THEREFORE IS SUBJECT TO REQUIREMENTS OF INDUSTRIAL DISTRICT WITH RESPECT TO MINIMUM LOT AREA, STREET FRONTAGE, LOT DEPTH, AND YARDS
 - THE PARCEL IS NOT LOCATED WITHIN THE FLOOD ZONE AE (EL. 9) AS PER FLOOD INSURANCE RATE MAP BY THE NATIONAL FLOOD INSURANCE PROGRAM PANEL 254 OF 691. MAP NUMBER: 33015C0254E. EFFECTIVE DATE: MAY 17, 2005.
 - EASEMENT FOR THE CITY OF PORTSMOUTH RCRD 4425-2620, LABELED AS "AREA A" PLAN REFERENCE #4. ALSO SEE RCRD 2021-48 GIVING THIS OWNER RASSAGUE AND PARKING AREA RIGHTS.
 - EXISTING UTILITIES:
 A) SEWER: 6 INCH PVC SEWER LINE SERVES THE BUILDING, THIS LINE DISCHARGES INTO THE BRICK SEWER MAIN.
 B) WATER: 3/4 INCH WATER LINE SERVES THE BUILDING, THIS LINE IS CONNECTED TO A 6" DI WATER LINE. ALSO A 2 INCH WATER LINE IS CONNECTED TO THE BUILDING BUT IS NOT IN USE.
 C) ELECTRIC: CURRENTLY OVERHEAD POWER FEEDS THE REAR OF THE BUILDING
 D) GAS: THE BUILDING IS SERVED BY A GAS LINE UNDER THE CONCRETE SIDEWALK LOCATED ON BARTLETT ST
 - CITY OF PORTSMOUTH ZONING BOARD OF ADJUSTMENT GRANTED VARIANCES FOR BUILDING SETBACK REGULATIONS AT ITS JULY 19, 2011 MEETING. AN EXTENSION WAS GRANTED AT THE JUNE 14, 2012 MEETING THROUGH JULY 14, 2013.
 - ORIGINAL BEARING FROM PLAN REFERENCE #6.
 - ELEVATION DATUM FROM USGS BENCH MARK DISK ON OVERPASS "V-28-1942", ELEVATION 25.54.

LEGEND

- Utility Pole
- Catch Basin
- Drainage Manhole
- Telephone Manhole
- Sewer
- Water Valve Cover
- Sewer Line
- Water Line
- Fence
- Wetland Setback
- Lumber Rack
- Flood Zone AE (El. 9)
- Spot Grade



5	SEPT. 18, 2012	FOR APPROVAL
4	AUGUST 8, 2012	FOR APPROVAL
3	JULY 31, 2012	FOR APPROVAL
2	JULY 27, 2012	FOR APPROVAL
1	JULY 16, 2012	FOR APPROVAL
ISS.	DATE	DESCRIPTION OF ISSUE
SCALE: 1" = 20'		
CHECKED: A.R.		
DRAWN: B.W.K.		
CHECKED: A.R.		
ROSS ENGINEERING Civil/Structural Engineering & Surveying 909 Ballington St. Portsmouth, NH 03801 (603) 433-7560		
CLIENT: Ricci Lumber Co. 105 Bartlett Street Portsmouth, NH 03801		
TITLE: Existing Conditions Plan		
for Ricci Supply Co. Inc. 105 Bartlett Street Tax Map 164, Lot 1 Portsmouth, NH 03801		
JDL NUMBER	DWG. NO.	ISSUE
12-011	1 OF 5	5

Approval Date: *09/18/12*
 Chairman: *STANLEY E. TULL*
 Approval subject to modification indicated on plan and in agreement.

Shoreland Application
Clipper Traders
105 Bartlett Street

SITE PHOTOGRAPHS

Portsmouth, NH

Site Photograph #1

October 2018



Site Photograph #2

October 2018



Site Photograph #3

October 2018



Site Photograph #4

October 2018



Site Photograph #5

October 2018



Site Photograph #6

October 2018

