



**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
801 Islington Street, Suite 31, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

5 March, 2018

Mr. Dexter Legg, Chair  
City of Portsmouth Planning Board  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Submittal for Preliminary Conceptual Consultation; Subdivision at 105 Bartlett Street for Clipper Traders, LLC**

Dear Mr. Legg and Planning Board Members:

We hereby submit, on behalf of Clipper Traders, LLC, the attached **Preliminary Conceptual Consultation Plans** for consideration at your March 15 Planning Board meeting. This request is made under the City of Portsmouth Site Plan Review Regulations, Section 2.42; Preliminary Conceptual Consultation Phase. The project will be submitted to the City of Portsmouth Technical Advisory Committee for their review, subsequent to our meeting with the Planning Board. The properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W), Office Research (OR) and Transportation Corridor (TC) Zoning Districts. The proposal involves the acquisition of land currently used / owned by the Boston and Maine Corporation and used / associated with the railroad operation. Some of the buildings on the property are leased to businesses. The acquired land is proposed to be re-subdivided into five lots and a proposed Right of way as follows:

- (1) Proposed Lot #1 having an area of 20,677  $\pm$  s.f. (0.4747  $\pm$  acres) and 143.44' of continuous street frontage on Bartlett Street.
- (2) Proposed Lot #2 having an area of 51,952  $\pm$  s.f. (1.1927  $\pm$  acres) and 83.20' of continuous street frontage on Bartlett Street and 385.64' of continuous street frontage on a proposed right-of-way.
- (3) Proposed Lot #3 having an area of 102,003  $\pm$  s.f. (2.3417  $\pm$  acres) and 816.61' of continuous street frontage on a proposed right-of-way.
- (4) Proposed Lot #4 having an area of 61,781  $\pm$  s.f. (1.4183  $\pm$  acres) and 487'  $\pm$  of continuous street frontage on a proposed right-of-way.
- (5) Proposed Lot #5 having an area of 177,435  $\pm$  s.f. (4.0733  $\pm$  acres) and 297.73' of continuous street frontage on a proposed right-of-way.
- (6) Proposed Right-of-Way having an area of 69,621  $\pm$  s.f. (1.5983  $\pm$  acres).
- (7) Map 164 Lot 4 reducing in area from 13  $\pm$  acres to 4.7  $\pm$  acres and having 75'  $\pm$  of continuous street frontage on Maplewood Avenue, and decreasing intermittent street frontage of 234'  $\pm$  on Bartlett Street to 105'  $\pm$  of continuous street frontage on Bartlett Street.

The attached plan set consist of the following plans showing the proposed subdivision:

- **Cover Sheet:** This sheet shows the Project Team members, the overall project area (in relation to the surrounding neighborhoods), and the plan set Legend. Also shown is the current parcel(s) zoning as depicted on the City Zoning Map.
- **Overall Subdivision Plan:** These sheets show the overall subdivision area under consideration in this application at two scales. The first sheet shows the application area at 100 scale; the next two sheets show the application area at 50 scale. The subdivision area extends from Bartlett Street to a point east of the theoretical extension of Cabot Street (across the railroad) between the existing active rail line and the North Mill Pond. Tax Map 164 Lot 4, the existing B&M Railroad parcel, extends all the way to Maplewood Avenue. We intend to request a waiver from the subdivision regulations regarding the requirement to survey that parcel in its entirety. The Subdivision Plans show the existing lot lines in the project area as red lines; with the proposed lot lines as green lines. Also noted in black dashed lines are the existing Zone Lines; CD4-W (CD-4 West), OR (Office Research) and TC (Transportation Corridor). There are five parcels and a portion of a sixth parcel under consideration. Tax Map / Lots 164 / 1, 164 / 2 and 164 / 4 have frontage along Bartlett Street. Three of the existing lots, Tax Map Lots 157 / 1, 157 / 2, and 164 / 3 do not currently have frontage on a City Street. Please see the attached Supplemental Information package regarding the historic development pattern of these lots. The proposal is to create 5 lots (labelled in Green as Lots 1 – 5), reduce Map 164 Lot 4 in size, and create a Private Right of Way to provide access and frontage for these proposed lots. The existing and proposed lot areas are listed in the Table of Dimensions on the 50 scale drawings. The 100 scale drawing contains additional information about the owners, abutters, plan references, and the wetland delineation.
- The Subdivision Plans show the proposed lot lines in relation to the existing physical features at the site. All of the site is previously developed. Lot lines are preliminary; metes and bounds will be added for the final plan submission. The Right of Way is proposed at 50 feet (minimum – some sections are wider along the North Mill Pond; and one section is narrower), and a conforming cul-de-sac is shown at the easterly terminus of the right-of-way. The boundary line along the Mill Pond is the mean high water line of the pond; and the proposed property line along the railroad is a combination of track offset and toe of existing embankment slope, as agreed with B&M Railroad.
- The Existing Conditions Plans show the existing site features, including the topography, with the proposed parcel lines included.
- The Existing City Utilities Exhibit shows the proposed parcel lines as they relate to mapped city infrastructure in the vicinity of the project right-of-way.

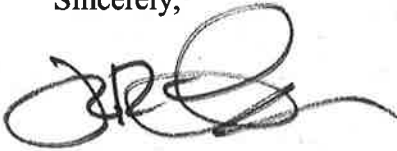
The project submission also includes the following exhibits and supplemental information:

- Subdivision Application Checklist
- Deed History
- Historic Use Exhibit
- Greenway Concept and Tax Maps
- Proposed Flood Zone Map
- Conceptual Site Development Plans (for some of the lots to be re-developed)

Simultaneous to this application a request to re-zone the property outside the CD4-W Zone to CD4-W has been submitted to the City Council. It is our understanding that this item will also be discussed at the March 15<sup>th</sup> meeting.

We look forward to meeting with the Planning Board to discuss the application at your March 15, 2018 meeting. Please feel free to call to discuss any question there may be about this project.

Sincerely,



John Chagnon, PE; Ambit Engineering, Inc.

Enclosures: 12 Plan Sets (plus 1 small set), PDF of files on a disc, Supplemental Information  
CC: Clipper traders, Portsmouth Lumber and Hardware, Tim Phoenix, Winter-Holben Architects

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# City of Portsmouth, New Hampshire

## *Subdivision Application Checklist*

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. 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 subdivision review requirements. Please refer to the Subdivision review regulations for full details.

**Applicant Responsibilities (Section III.C):** Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: Boston & Maine Railroad Date Submitted: February 12, 2018

Applicant: Clipper Traders, LLC

Phone Number: \_\_\_\_\_ E-mail: dpinciario@comcast.net

Site Address 1: 105 Bartlett Street Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Site Address 2: Tax Map 157, Lots 1 & 2; Tax Map 164, Lots 1 - 4 Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Completed Application form. <b>(III.C.2-3)</b>	Submitted (2)	N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. <b>(III.C.4)</b>	Submitted	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. <b>(Section IV.1/V.1)</b>	Cover Sheet	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	<p><b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b></p> <p><b>Final Plat</b> Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. <b>(Section V.2)</b></p>	Overall Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>	Overall Subdivision Plan and Cover Sheet	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p><b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b></p> <p><b>Final Plat</b> Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. <b>(Section V.5)</b></p>	Overall Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. <b>(Section IV.6)</b>	Overall Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. <b>(Section V.6/ IV.7)</b>	Overall Subdivision Plan Final Lines TBD	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. <b>(Section IV.8/V.7)</b>	Overall Subdivision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. <b>(Section IV.9/V.8)</b>	Existing Conditions Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<b>Preliminary Plat</b> Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. <b>(Section IV.10)</b> <b>Final Plat</b> Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. <b>(Section V.9)</b>	Roadway Plan and Profiles Utilities TBD	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. <b>(Section IV.10)</b>	TBD	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. <b>(Section IV.11)</b>	Existing Conditions Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. <b>(Section IV.12/ V.12)</b>	Existing provided at 1 foot interval; Proposed TBD	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. <b>(Section V.10)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. <b>(Section V.11)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

**General Requirements<sup>1</sup>**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>1. Basic Requirements: (VI.1)</b> a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	a. Conforms with the exception of some structure setbacks. b. Raises street grade. c. See plan. d. N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>2. Lots: (VI.2)</b> a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	a / b / c. Meets Ordinance	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>3. Streets: (VI.3)</b> a. Relation to adjoining Street System b. Street Rights-of-Way c. Access d. Parallel Service Roads e. Street Intersection Angles f. Merging Streets g. Street Deflections and Vertical Alignment h. Marginal Access Streets i. Cul-de-Sacs j. Rounding Street Corners k. Street Name Signs l. Street Names m. Block Lengths n. Block Widths o. Grade of Streets p. Grass Strips	Meets Ordinance with the exception of the proposed R-O-W width of 40 feet	
<input type="checkbox"/>	<b>4. Curbing: (VI.4)</b>	TBD	
<input type="checkbox"/>	<b>5. Driveways: (VI.5)</b>	TBD	
<input type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>	TBD	
<input type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>	TBD	
<input type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>	Existing	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b> a. All Districts b. Indicator Tape	See Details	
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>	N/A	
<input type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>12. Open Space: (VI.12)</b> a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	TBD	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b> a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	TBD	
<input type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>		



<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>15. Easements (VI.15)</b> a. Utilities b. Drainage	Existing Conditions Plan: Proposed TBD	
<input type="checkbox"/>	<b>16. Monuments: (VI.16)</b>	TBD	
<input type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>	Existing Conditions Plan	
<input type="checkbox"/>	<b>18. House Numbers (VI.18)</b>	TBD	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods	TBD	
<input type="checkbox"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> a. Design b. Standards of Construction	TBD	
<input type="checkbox"/>	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> a. Design b. Lift Stations c. Materials d. Construction Standards	TBD	
<input type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	TBD	

Applicant's/Representative's Signature: \_\_\_\_\_ Date: 2-12-2018

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/January 2018

## Deed History – Clipper Traders

The land under consideration for subdivision was acquired through various conveyances by Eastern Railroad and Boston & Maine Railroad between 1841 and 1920. Small parcels of this land were then conveyed by Boston & Maine to private parties. Tax Map 164 Lots 1, 2, and 3 were conveyed by B&M to Vito Massaro in 1949. This single lot, with frontage on Bartlett Street, was then further subdivided shortly thereafter, with another reconfiguration happening in 1977. Tax Map 157 Lot 2 was conveyed as two separate parcels by B&M to Erminio Ricci in 1957 and 1964. These parcels were land locked by other land of B&M, with access provided over a dedicated easement from Bartlett Street. Tax Map 157 Lot 1 was conveyed as two separate parcels by B&M to Port City Realty Corp. in 1960 and 1966. These parcels too were conveyed as land locked, with access to Bartlett Street being provided by the same easement utilized by Tax Map 157 Lot 2.

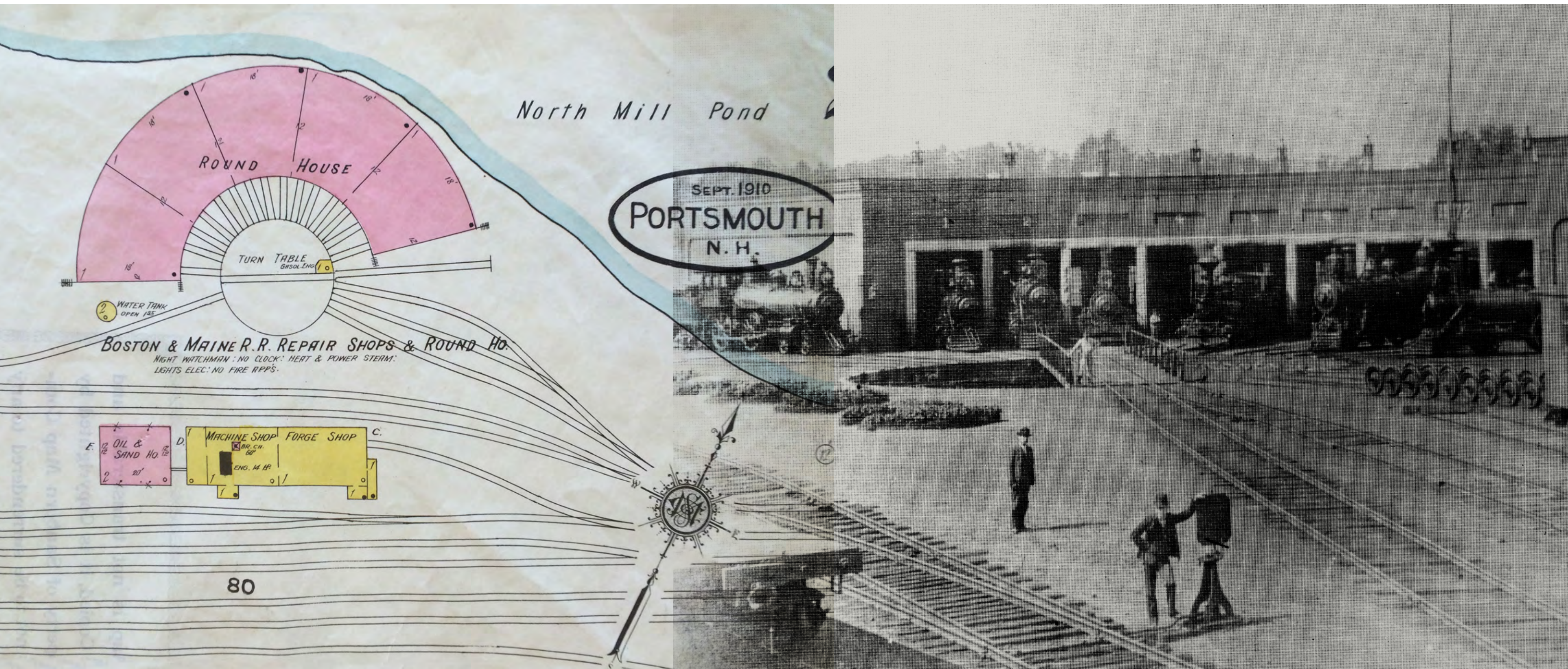
# SITE HISTORY

1840's historic portsmouth



# SITE HISTORY

## 1910 railyard



# SITE HISTORY

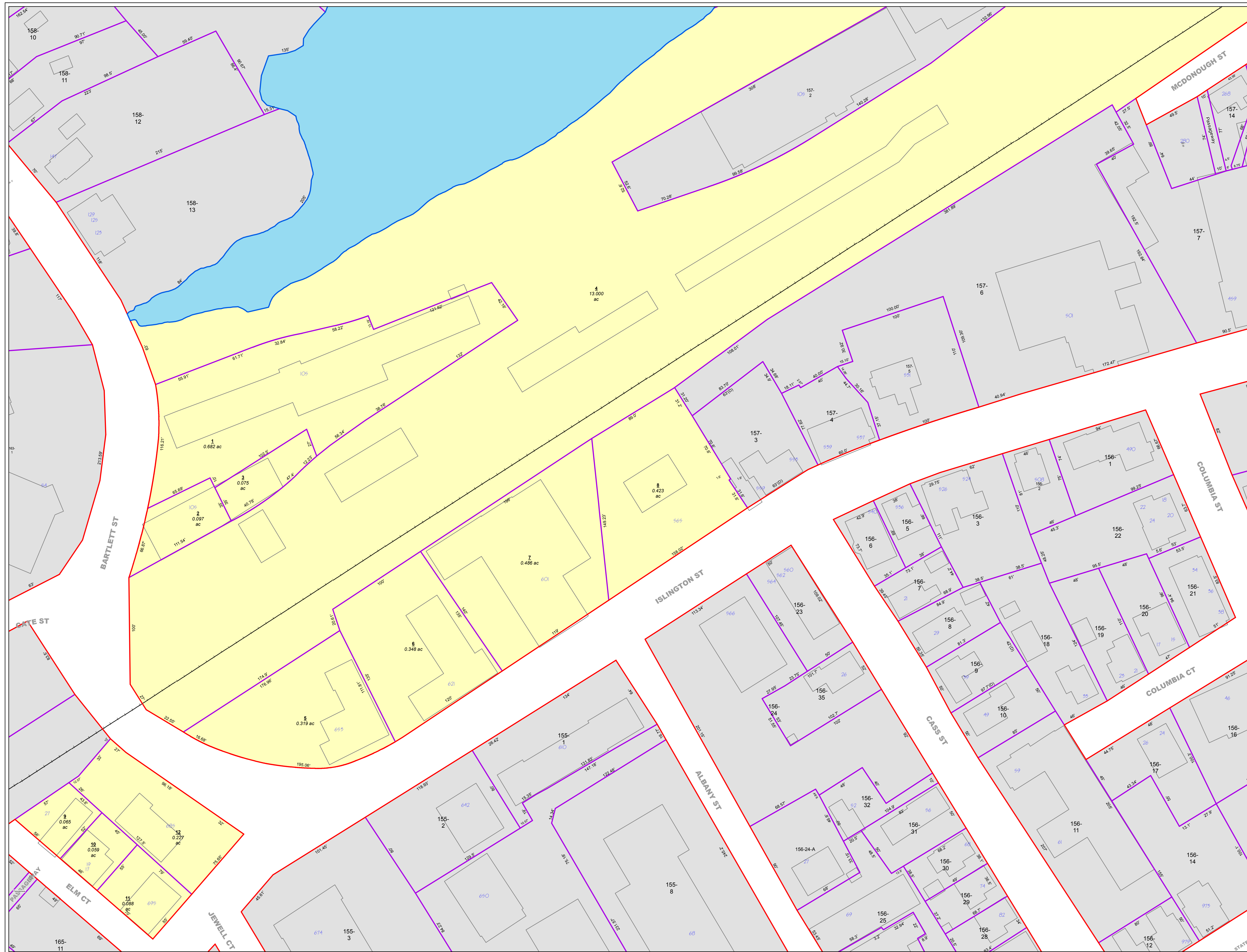
industrial heritage



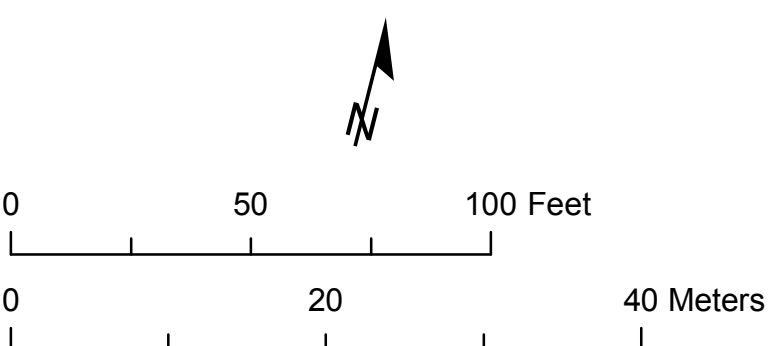
# FUTURE VISION

## greenway concept

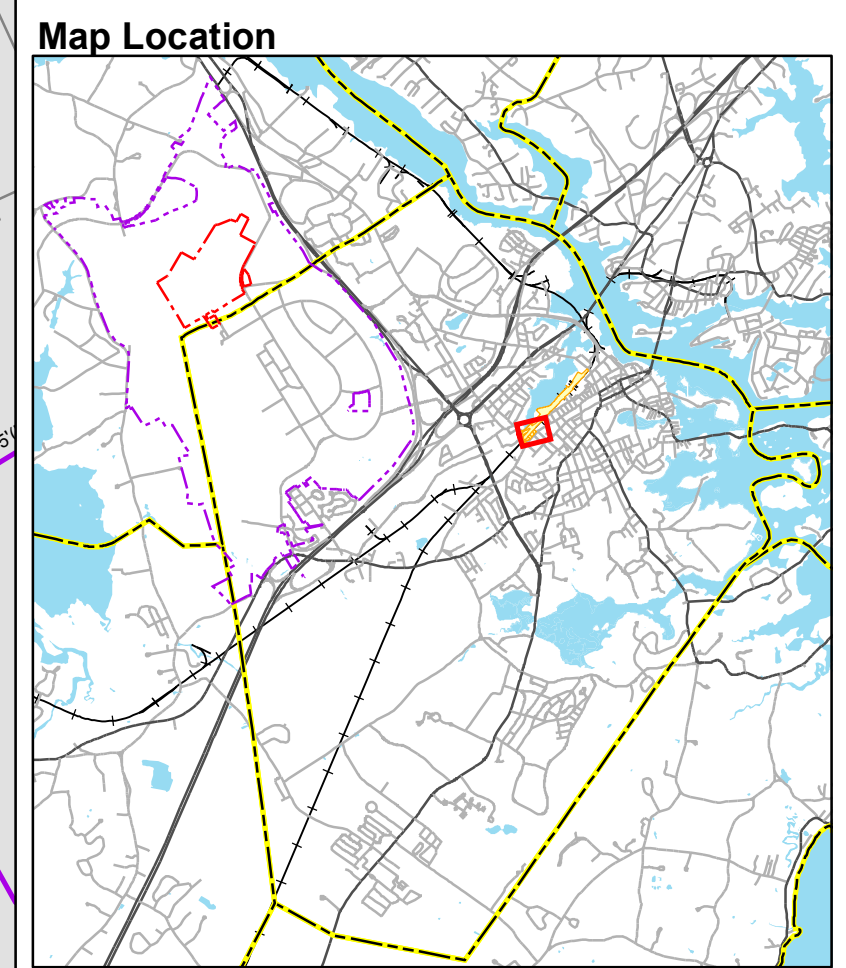
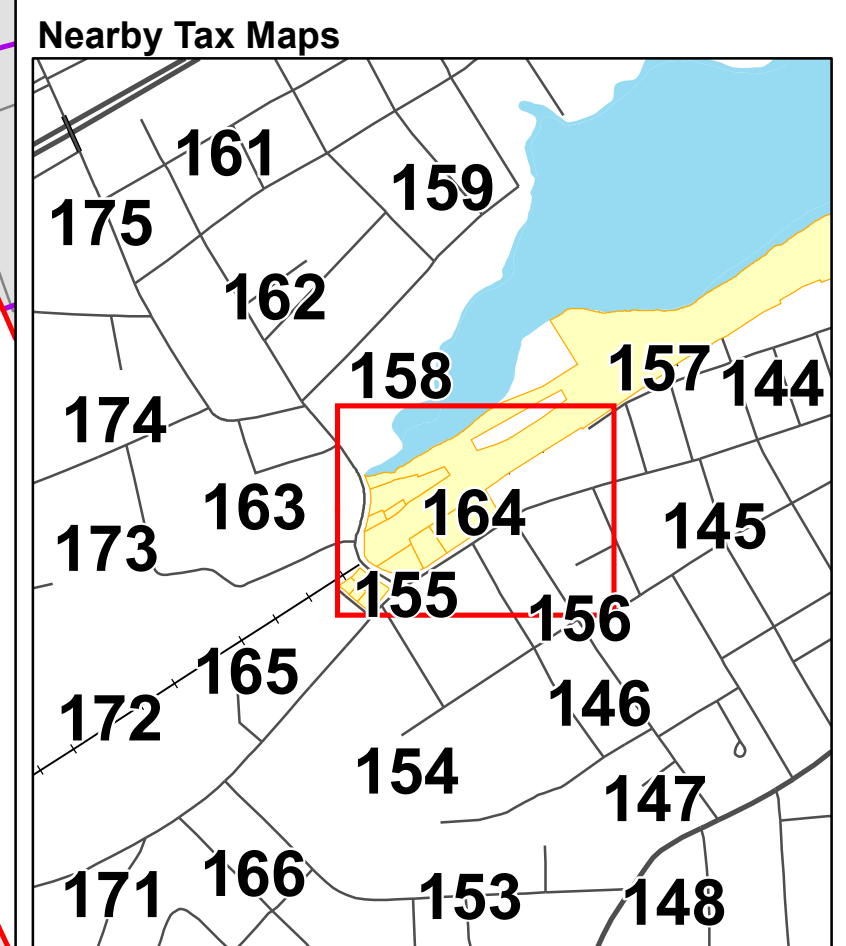




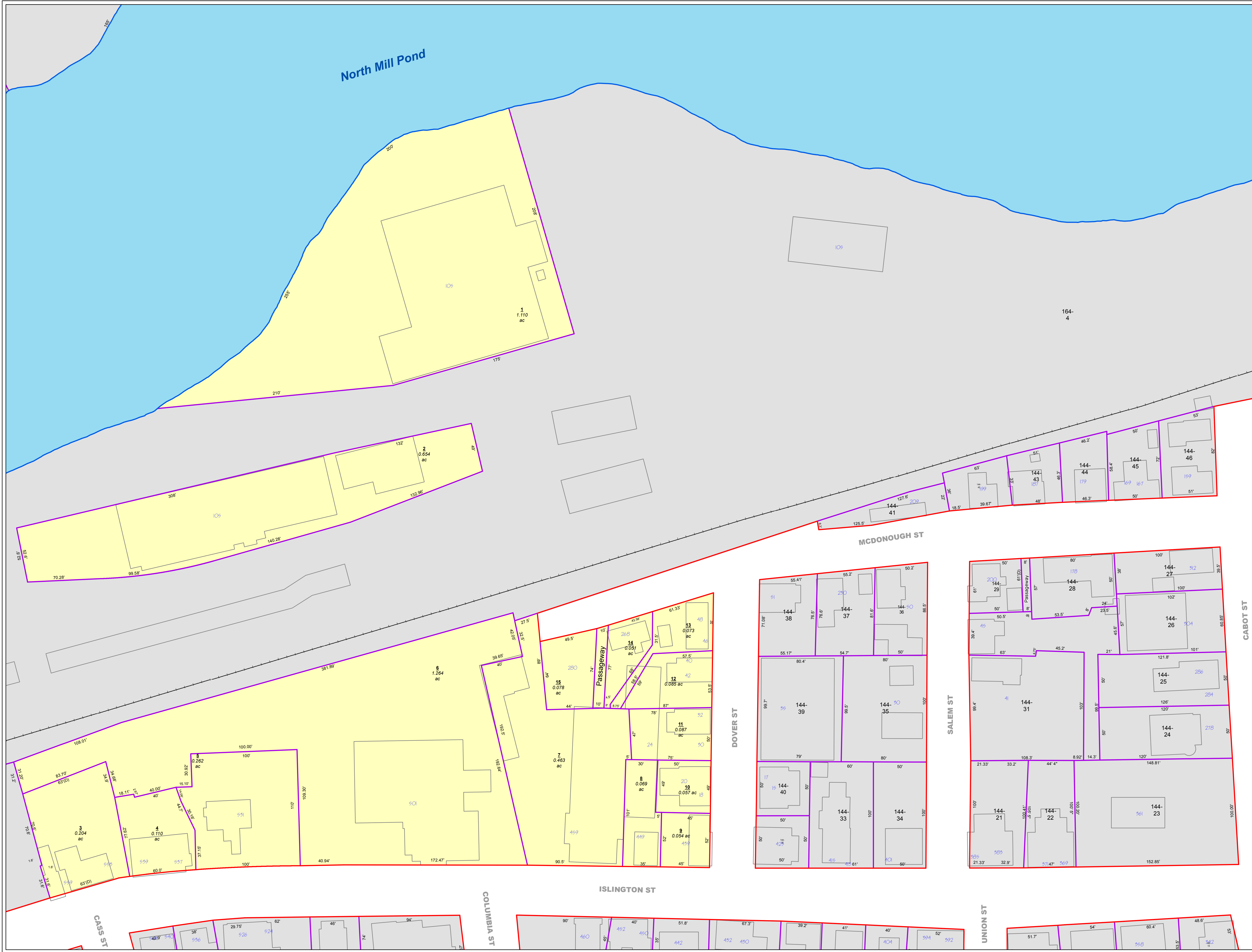
- Partial Legend**  
 See the cover sheet for the complete legend.
- 7-5A** Lot or lot-unit number
  - 2.56 ac Parcel area in acres (ac) or square feet (sf)
  - 25 Address number
  - 233-137 Parcel number from a neighboring map
  - 68 Parcel line dimension
  - Street name
- SIMS AVE** Street name
- Parcel/Parcel boundary
  - Parcel/ROW boundary
  - Water boundary
  - Structure (1994 data)
- Parcel covered by this map
  - Parcel from a neighboring map (see other map for current status)



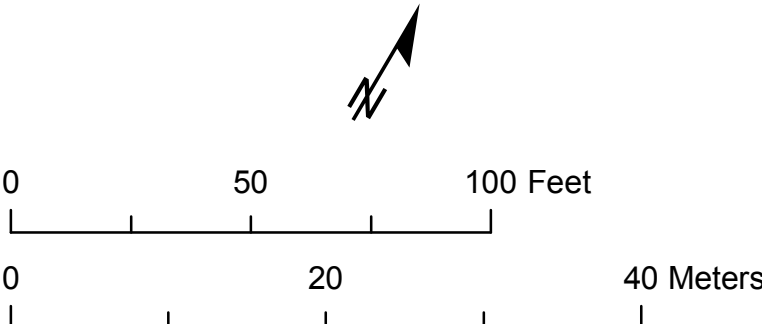
*This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.*



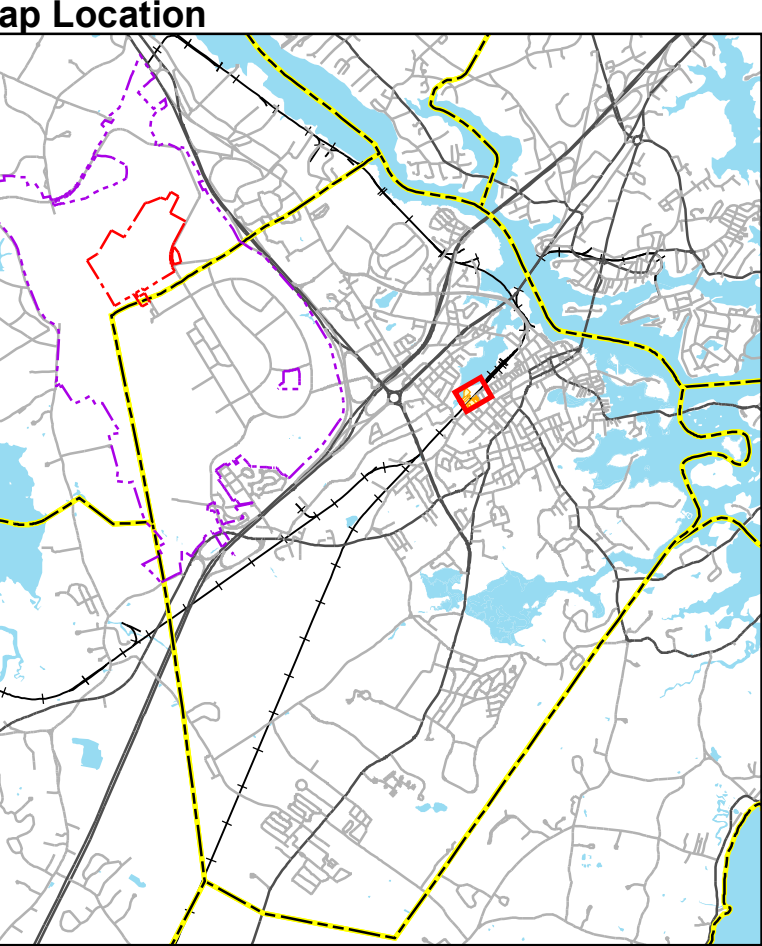
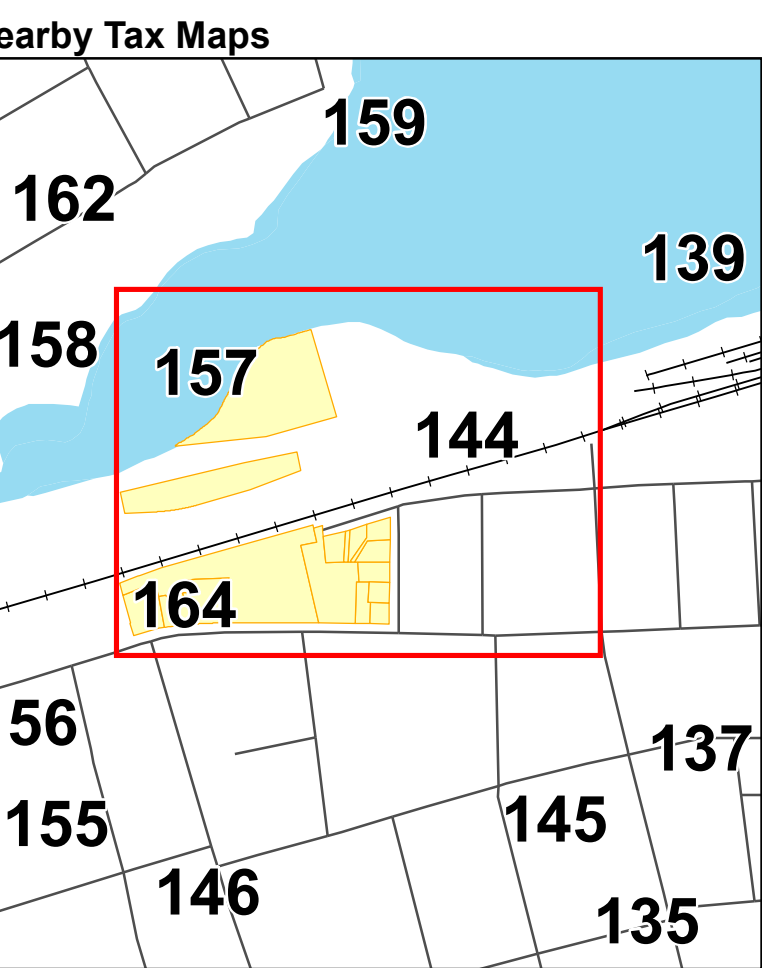
Portsmouth, New Hampshire  
 2017  
**Tax Map 164**



- Partial Legend**  
 See the cover sheet for the complete legend.
- 7-5A** Lot or lot-unit number
  - 2.56 ac Parcel area in acres (ac) or square feet (sf)
  - 25 Address number
  - 233-137 Parcel number from a neighboring map
  - 68' Parcel line dimension
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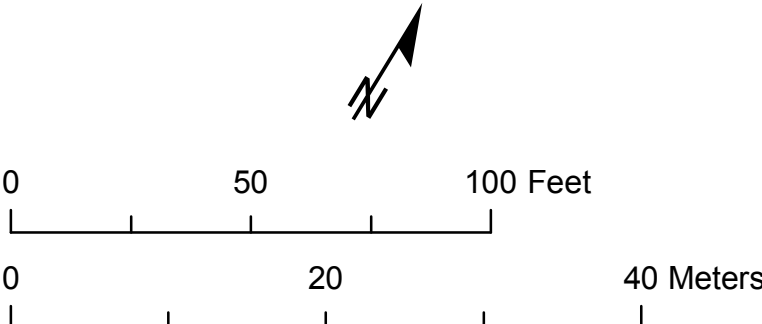
North Mill Pond

**Partial Legend**  
 See the cover sheet for the complete legend.

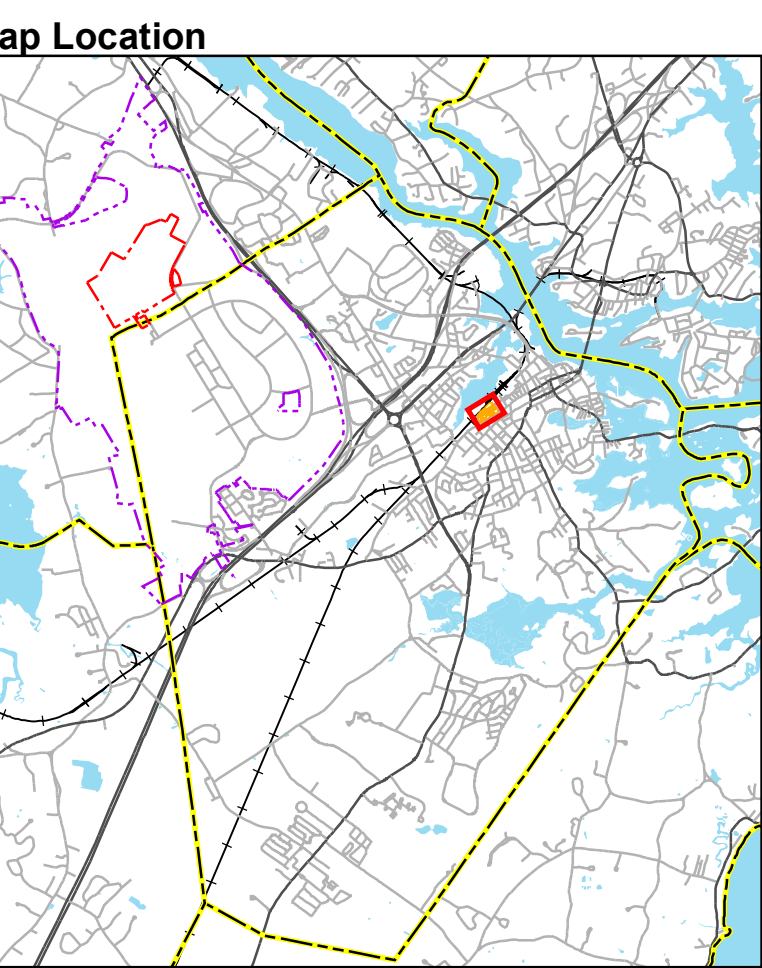
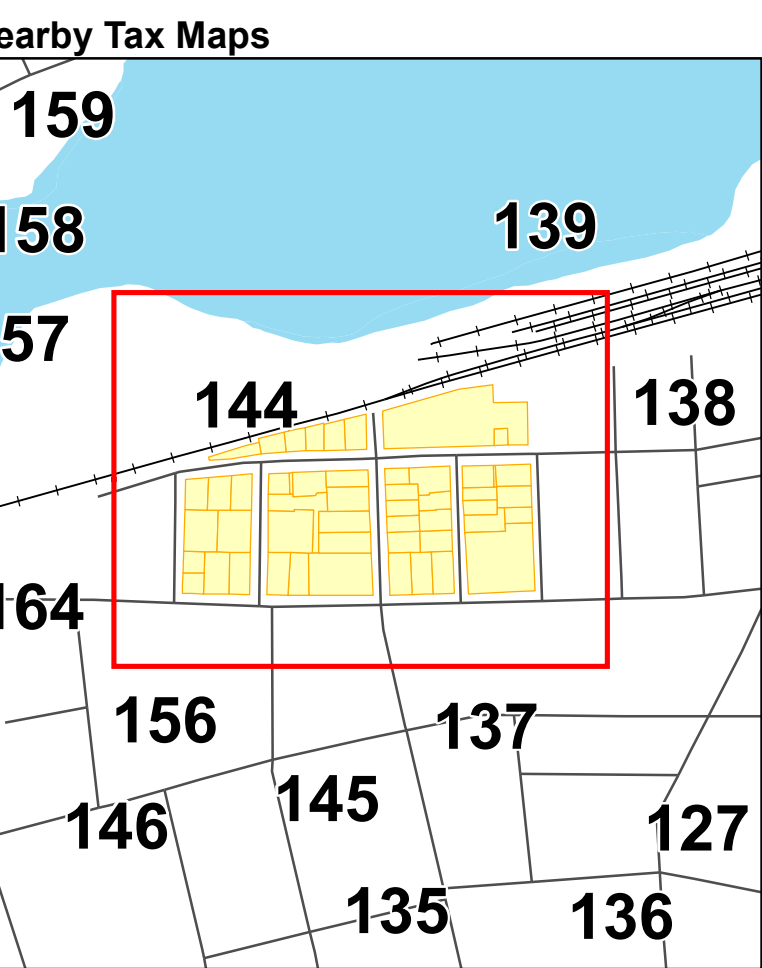
**7-5A** Lot or lot-unit number  
 2.56 ac Parcel area in acres (ac) or square feet (sf)  
 25 Address number  
 233-137 Parcel number from a neighboring map  
 68 Parcel line dimension  
**SIMS AVE** Street name

Parcel/Parcel boundary  
 Parcel/ROW boundary  
 Water boundary  
 Structure (1994 data)

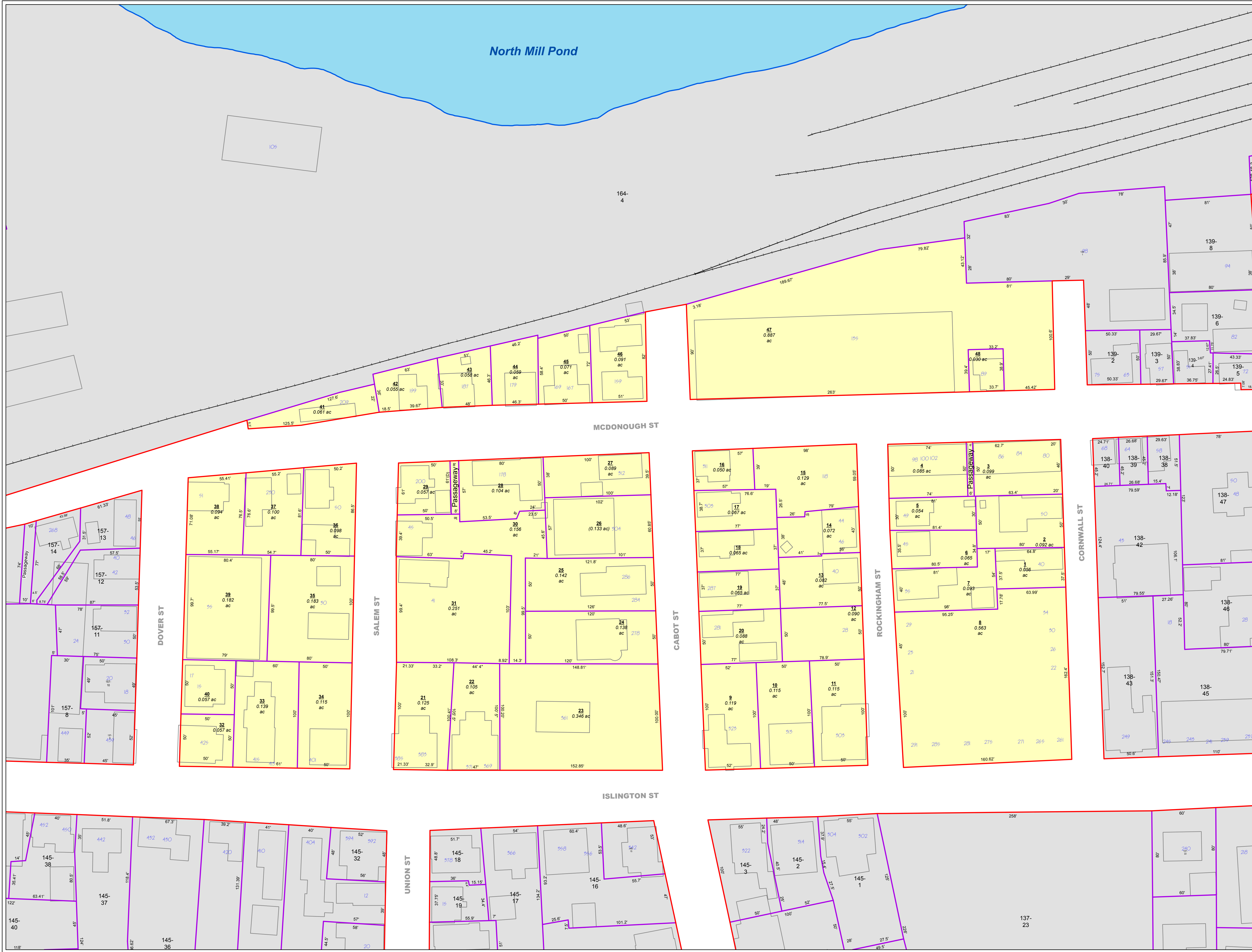
Parcel covered by this map  
 Parcel from a neighboring map (see other map for current status)

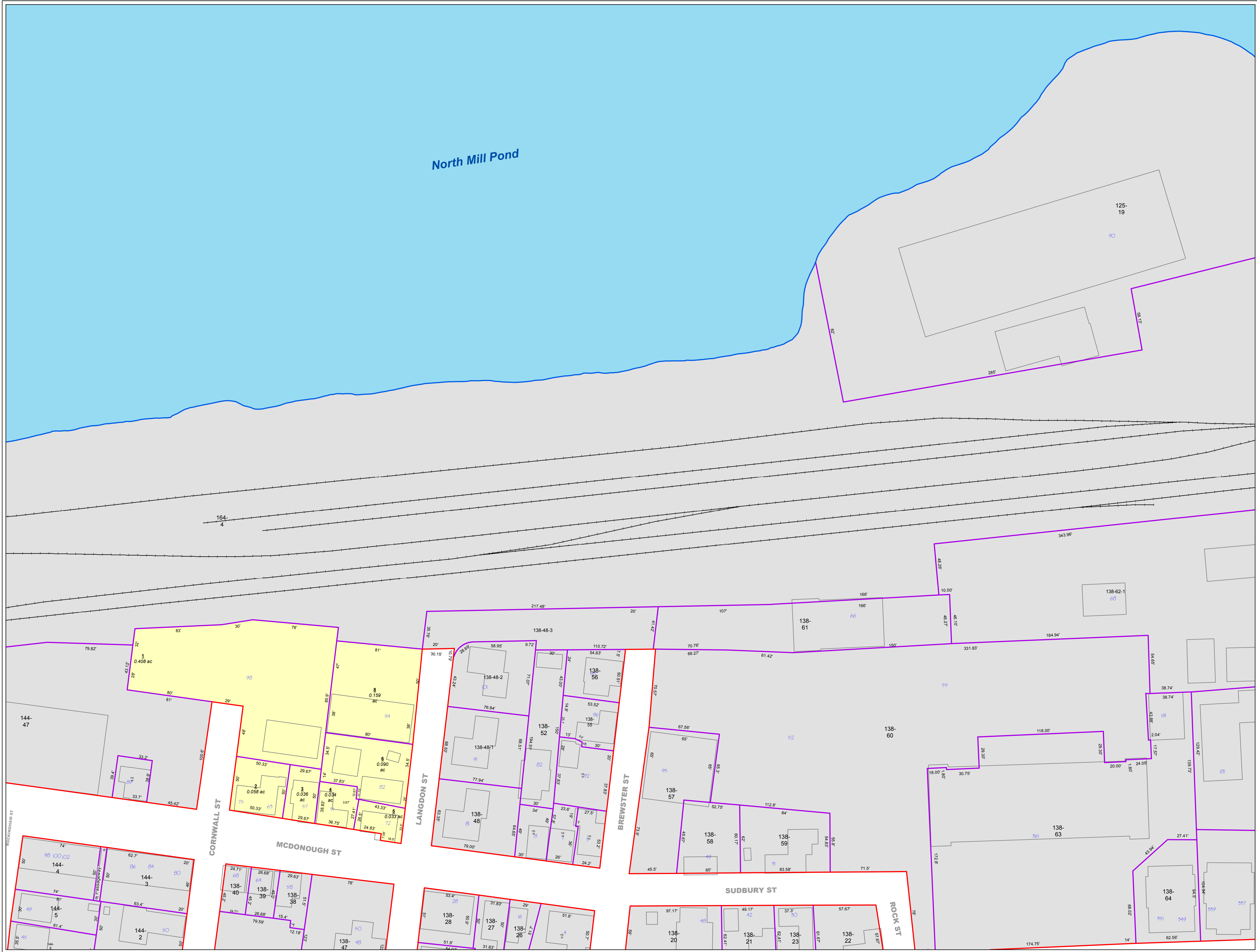


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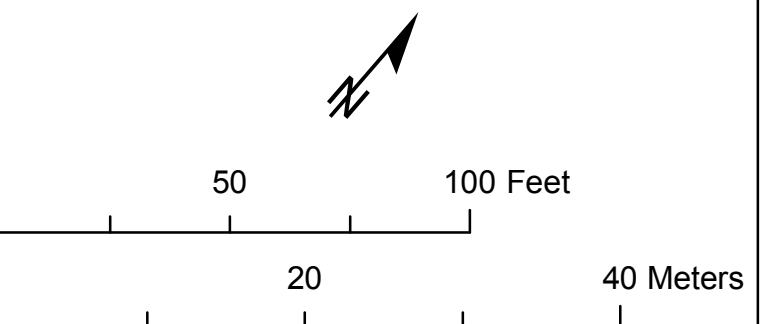


Portsmouth, New Hampshire  
 2017  
**Tax Map 144**

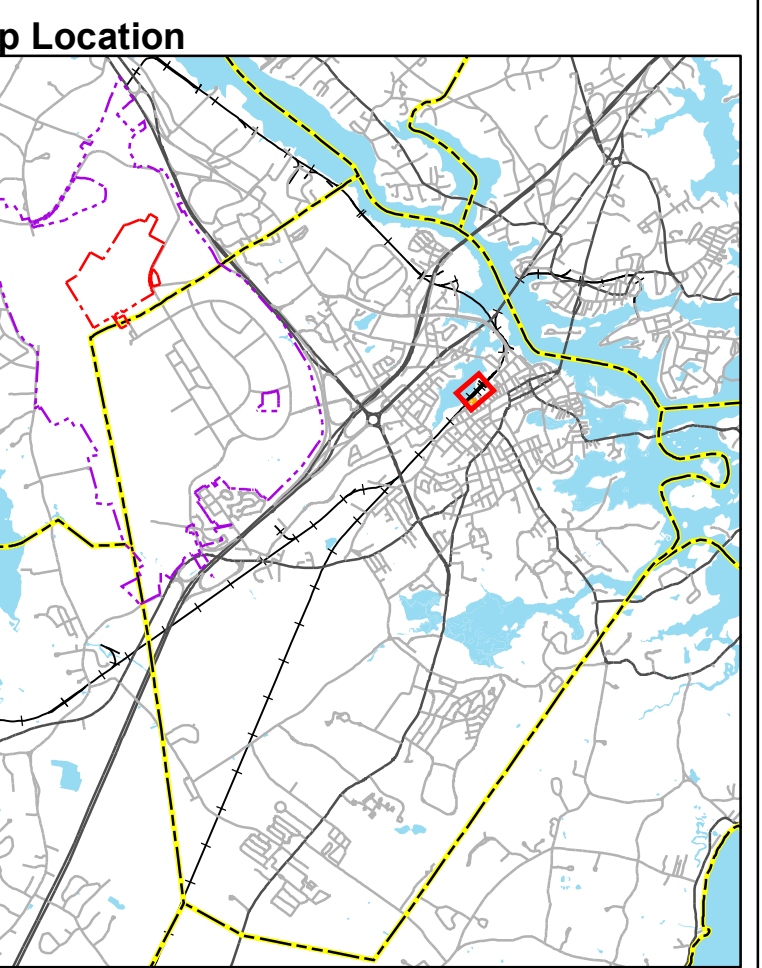
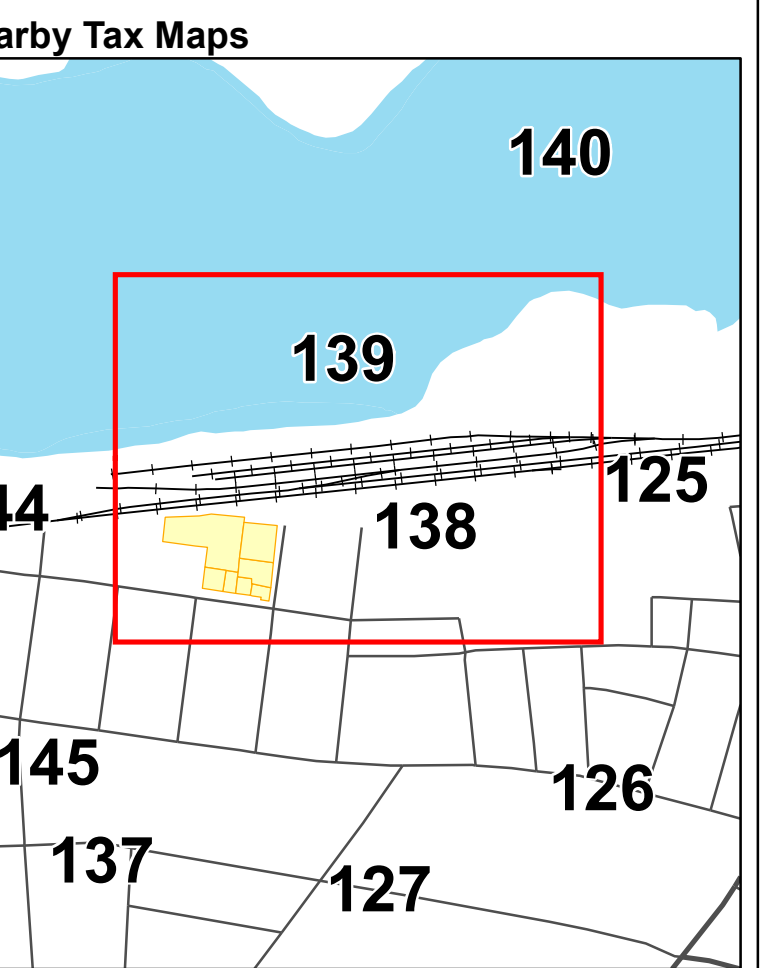




- Partial Legend**  
 See the cover sheet for the complete legend.
- 7-5A** Lot or lot-unit number
  - 2.56 ac Parcel area in acres (ac) or square feet (sf)
  - 75 Address number
  - 233-137 Parcel number from a neighboring map
  - 68 Parcel line dimension
  - SIMS AVE Street name
  - Parcel/Parcel boundary
  - Parcel/ROW boundary
  - Water boundary
  - Structure (1994 data)
  - Parcel covered by this map
  - Parcel from a neighboring map (see other map for current status)



*This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.*



Portsmouth, New Hampshire  
 2017  
**Tax Map 139**



DEARBORN WAY

Maplewood Ave Bridge

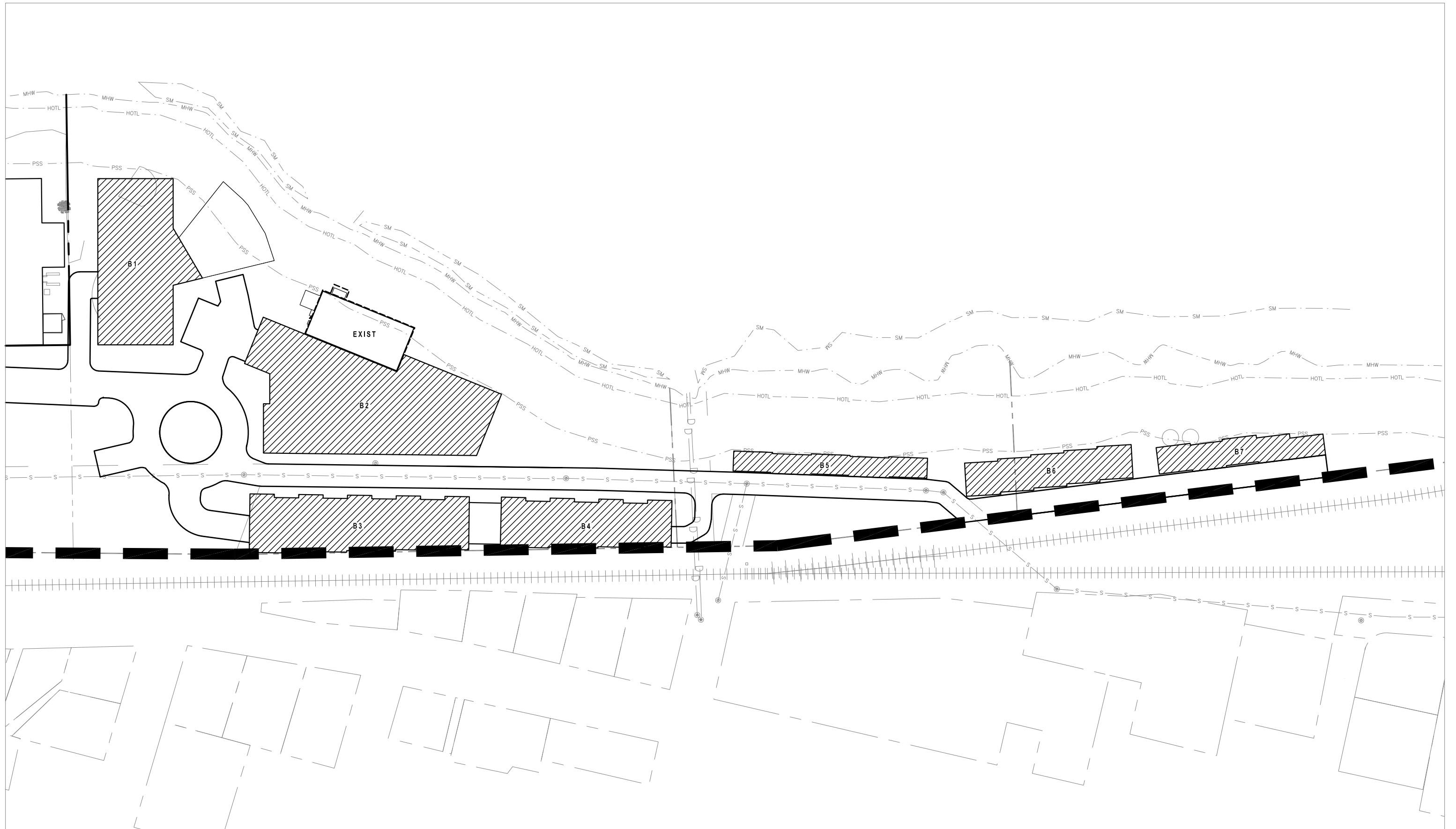
North Mill Pond

ZONE AE  
(EL 8)

ZONE AE  
(EL 8)

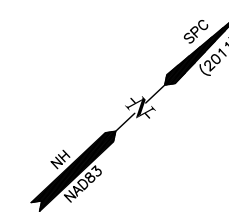
Bartlett St Bridge



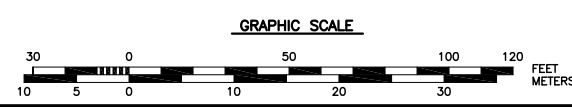
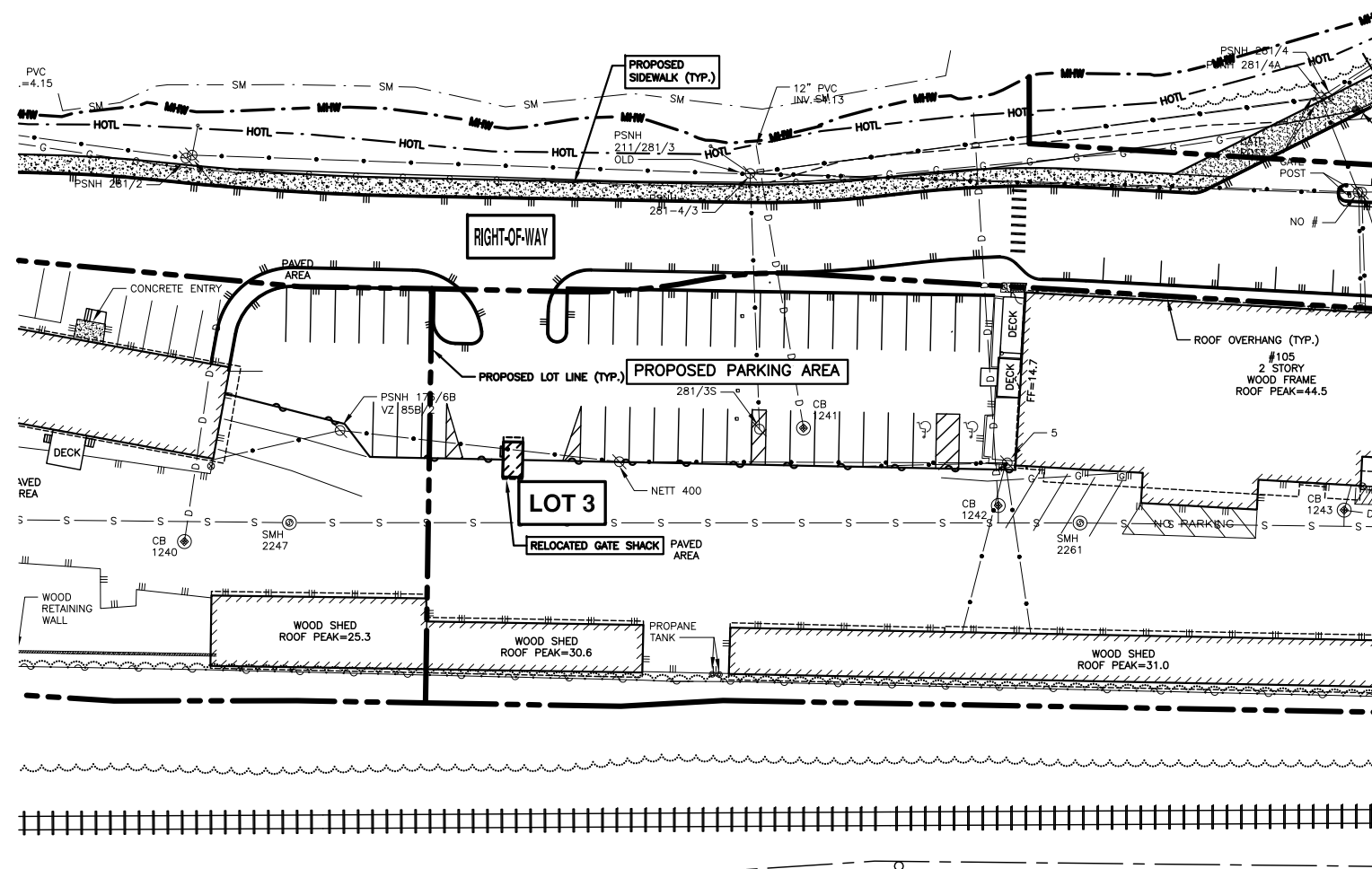




**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 436-3282  
 Fax (603) 436-2315



# NORTH MILL POND (TIDAL)



## SUBDIVISION PLAN CLIPPER TRADERS, LLC OFF BARTLETT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/5/18
REVISIONS		

SCALE 1"=30' FEBRUARY 2018

**PRELIMINARY  
 SITE PLAN**

**P3**

# PROPOSED SUBDIVISION CLIPPER TRADERS, LLC

105 BARTLETT STREET  
PORTSMOUTH, NEW HAMPSHIRE

## PRELIMINARY CONCEPTUAL CONSULTATION PLANS

**OWNERS:**  
CLIPPER TRADERS, LLC  
PO BOX 121  
NEW CASTLE, NH 03854

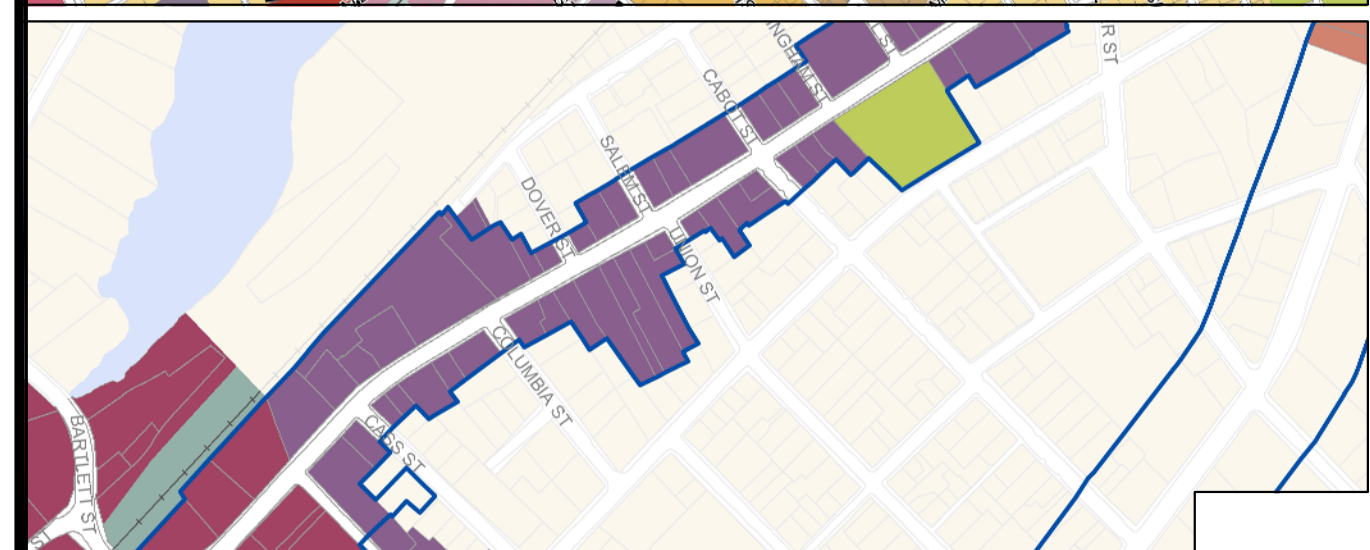
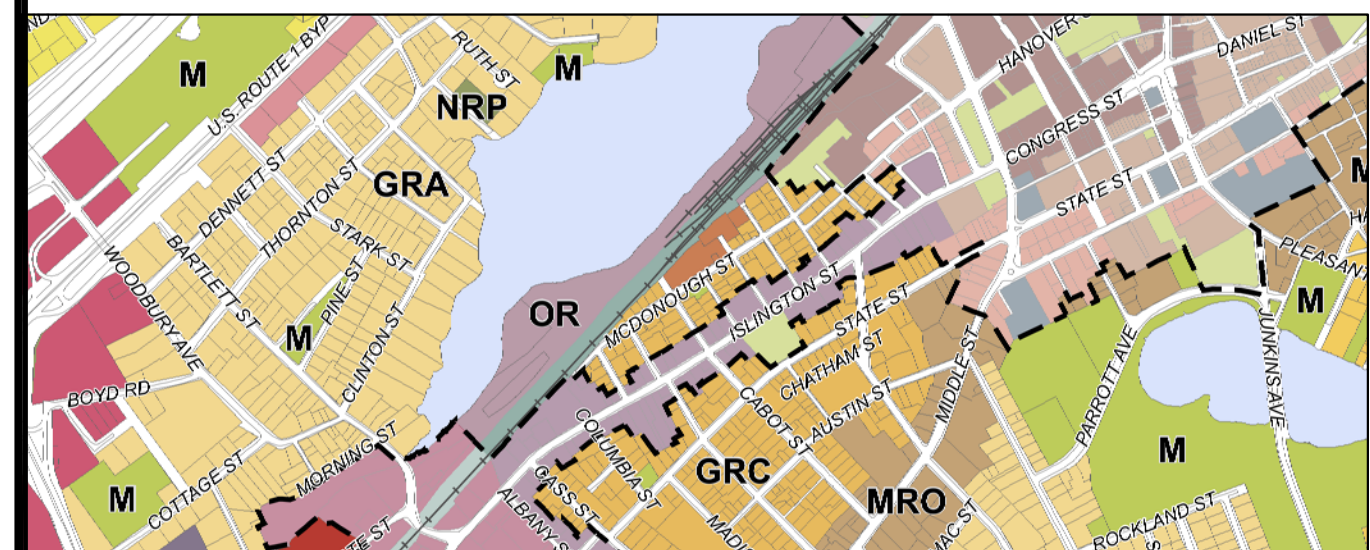
**PORTSMOUTH LUMBER AND  
HARDWARE, LLC**  
105 BARTLETT STREET  
PORTSMOUTH, N.H. 03801

**BOSTON AND MAINE CORPORATION**  
IRON HORSE PARK  
HIGH STREET  
NORTH BILLERICA, MA 01862

**CIVIL ENGINEER & LAND SURVEYOR:**  
**AMBIT ENGINEERING, INC.**  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**ARCHITECT:**  
**WINTER HOLBEN**  
7 WALLINGFORD SQUARE  
KITTERY, ME 03904  
Tel (207) 994-3104

**TRAFFIC ENGINEER:**  
**STEPHEN G. PERNAW & COMPANY, INC.**  
PO BOX 1721  
LOUDON, N.H. 03307  
Tel (603) 731-8500  
Fax (603) 929-6094



**Legend**

**Character Districts**  
1 Character-Based Zoning Area  
(Refer to Zoning Map Sheet 2 of 2  
Character Districts Regulating Plan)

**Residential Districts**

- R Rural
- SRA Single Residence A
- SRB Single Residence B
- GRA General Residence A
- GRB General Residence B
- GRC General Residence C
- GA/MH Garden Apartment/Mobile Home Park

**Mixed Residential Districts**

- MRO Mixed Residential Office
- MRB Mixed Residential Business

**Business Districts**

- GB Gateway
- GBS General Business
- B Business
- WB Waterfront Business

**Industrial Districts**

- OR Office Research
- I Industrial
- WI Waterfront Industrial

**Character Districts**

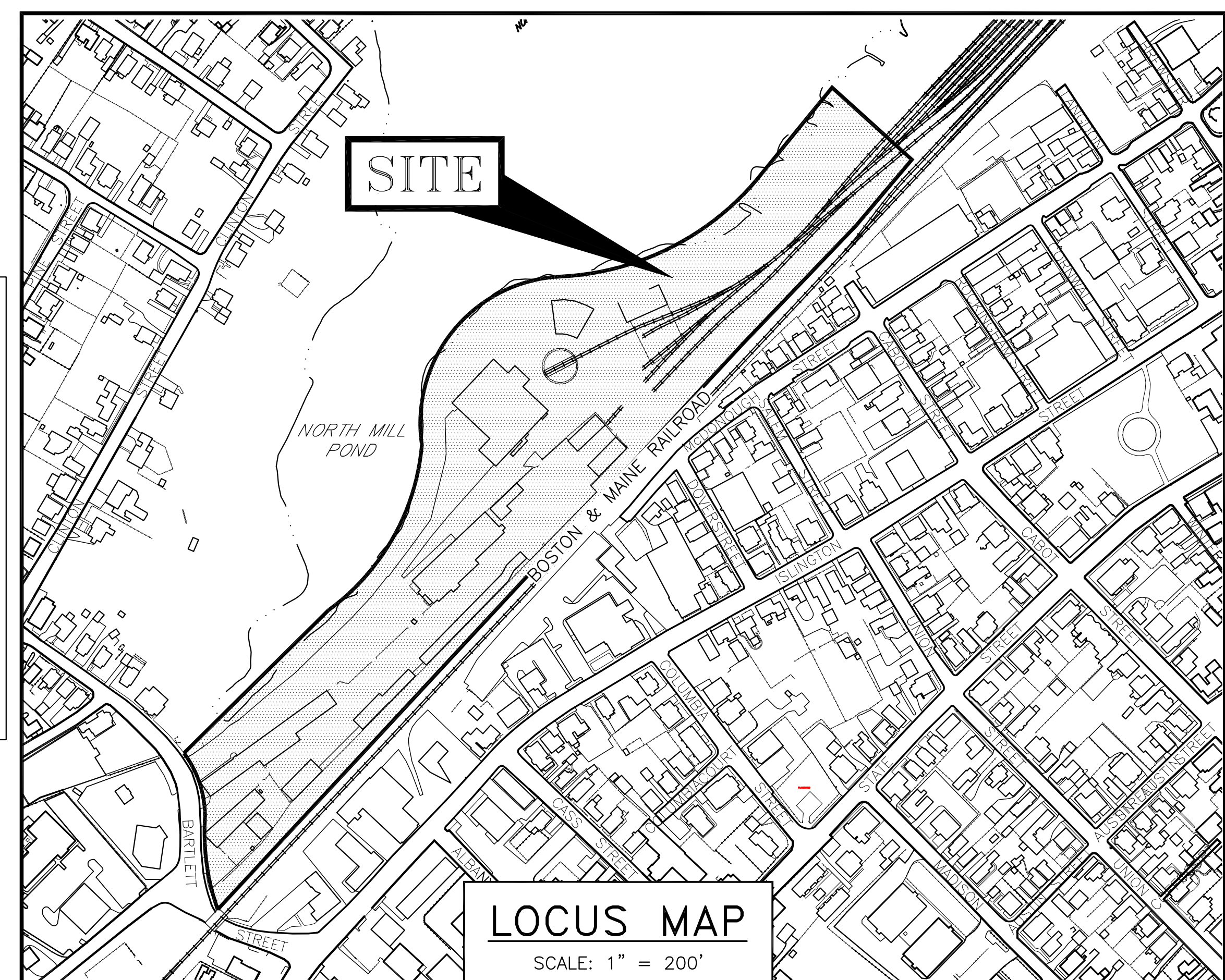
- CD6 Character District 6
- CD4 Character District 4
- CD4-W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

**Civic District**

- CIVIC Civic District

**Other Districts**

- M Municipal District
- TC Transportation Corridor



**LEGEND:**

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
RCRD		ROCKINGHAM COUNTY
		REGISTRY OF DEEDS
		MAP 11/LOT 21
IR FND		IRON ROD FOUND
IP FND		IRON PIPE FOUND
IR SET		IRON ROD SET
DH FND		DRILL HOLE FOUND
DH SET		DRILL HOLE SET
		GRANITE BOUND w/IRON ROD FOUND
FM	FM	PROPERTY LINE
S	S	SETBACK LINE
SL	SL	FORCE MAIN
G	PG	SEWER PIPE
D	D	SEWER LATERAL
FD	FD	GAS LINE
W	W	STORM DRAIN
FS	FS	FOUNDATION DRAIN
UE	UE	WATER LINE
OHV	OHV	FIRE SERVICE LINE
		UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
		OVERHEAD ELECTRIC WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
E	E	UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD/PULLBOX
		WATER SHUT OFF/CURB STOP
		PIPE CLEANOUT
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		WATER METER MANHOLE
		TEST BORING
		TEST PIT
		LANDSCAPED AREA
		CAST IRON PIPE
		COPPER PIPE
		CORRUGATED METAL PIPE
		DUCTILE IRON PIPE
		PVC
		POLYVINYL CHLORIDE PIPE
		RCP
		REINFORCED CONCRETE PIPE
		HYD
		HYDRANT
		CENTERLINE
		EP
		EDGE OF PAVEMENT
		EL
		ELEVATION
		FF
		FINISHED FLOOR
		INV
		INVERT
		TBM
		TEMPORARY BENCH MARK
		TYP
		TYPICAL



### UTILITY CONTACTS

**ELECTRIC:**  
EVERSOURCE  
74 OLD DOVER ROAD  
ROCHESTER, N.H. 03867  
Tel. (603) 332-4227, Ext. 555.5325  
ATTN: MARK COLLINS  
EMAIL: mark.collins@eversource.com

**NATURAL GAS:**  
UNITIL  
325 WEST ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 6294-5147  
ATTN: SUSAN DUPLISA  
dupliseas@unitil.com

**CABLE:**  
XFINITY BY COMCAST  
180 GREENLEAF AVE.  
PORTSMOUTH, N.H. 03801  
Tel. (603) 266-2278  
ATTN: MIKE COLLINS

**SEWER & WATER:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
680 PEVERLY HILL ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 427-1550  
ATTN: JOHN ADAMS (SEWER)  
ATTN: TERRY DESMARIS (WATER)

**COMMUNICATIONS:**  
FAIRPOINT COMMUNICATIONS  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525  
ATTN: JOE CONSIDINE  
EMAIL: jconside@fairpoint.com

### INDEX OF SHEETS

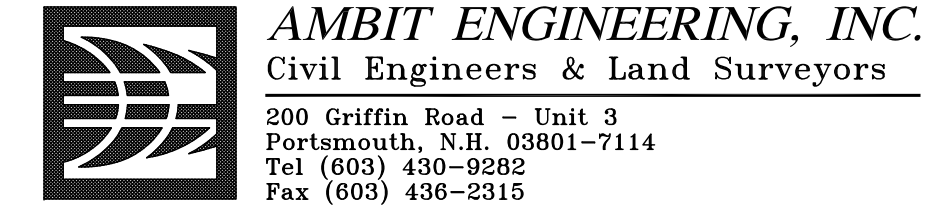
- OVERALL SUBDIVISION PLAN
- SUBDIVISION PLANS
- EXISTING CONDITIONS PLAN
- EXISTING UTILITY EXHIBIT

**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY CONCEPTUAL  
CONSULTATION PLANS  
PROPOSED SUBDIVISION  
105 BARTLETT STREET  
PORTSMOUTH, N.H.**



PLAN SET SUBMITTAL DATE: 5 MARCH 2018

ABUTTER LIST

- 139 1  
N/F  
REGAN ELECTRONIC CO., INC.  
94 LANGDON STREET  
PORTSMOUTH, NH 03801  
2956/1527
- 144 46  
N/F  
MYLES S. BRATTER  
177 BARTLETT STREET  
PORTSMOUTH, NH 03801  
2424/1690
- 163 2  
N/F  
INDUSTRIAL RENTS-NH, LLC  
6 WAYNE ROAD  
WESTFORD, MA 01886  
5606/2334
- 144 37  
N/F  
ANDREW S. MARTIN  
230 McDONOUGH STREET  
PORTSMOUTH, NH 03801  
5082/386
- 144 47  
N/F  
GREAT McDONOUGH STREET, LLC  
135 McDONOUGH STREET  
PORTSMOUTH, NH 03801  
3440/532
- 164 5  
N/F  
HOUSTON HOLDINGS, LLC  
653 ISLINGTON STREET  
PORTSMOUTH, NH 03801  
3558/464
- 144 38  
N/F  
HEIDI J. RAMMER  
765 PARK PLACE, APT. 1  
BROOKLYN, NY 11216  
3484/299
- 157 6  
N/F  
SUMMIT 501 ISLINGTON, LLC  
c/o TODD BAKER  
953 ISLINGTON STREET #23D  
PORTSMOUTH, NH 03801  
5256/441
- 164 6  
N/F  
NED AND BILL PROPERTIES, LLC  
ATTN: WILLIAM SAVOIE  
PO BOX 822  
SOUTHERN PINES, NC 28388  
4566/2511
- 144 41  
N/F  
BRANDON J. TERRY &  
LAURA E. TERRY  
209 McDONOUGH STREET  
PORTSMOUTH, NH 03801  
4322/66
- 157 7  
N/F  
J & J'S DROP  
AND DRIVE, LLC  
402 DEER STREET  
PORTSMOUTH, NH 03801  
5353/2395
- 164 7  
N/F  
HH WHOLESALERS, LLC  
1 MIDDLE STREET, SUITE 1  
PORTSMOUTH, NH 03801  
5399/810
- 144 42  
N/F  
CANDACE COUTURE  
199 McDONOUGH STREET  
PORTSMOUTH, NH 03801  
5451/2657
- 157 13  
N/F  
J & J'S DROP  
AND DRIVE, LLC  
402 DEER STREET  
PORTSMOUTH, NH 03801  
5353/2395
- 164 8  
N/F  
ARANOSIAN OIL COMPANY  
557 NORTH STATE STREET  
CONCORD, NH 03301  
1686/263
- 144 43  
N/F  
HAVEN PROPERTIES, LLC  
80 HAVEN ROAD  
PORTSMOUTH, NH 03801  
5791/2011
- 157 14  
N/F  
J & J'S DROP  
AND DRIVE, LLC  
402 DEER STREET  
PORTSMOUTH, NH 03801  
5353/2395
- 164 12  
N/F  
JOSEPH COBBI  
SUPPLY CORPORATION  
PO BOX 125  
PORTSMOUTH, NH 03801  
3233/1949
- 144 44  
N/F  
RUTH E. JAMES  
179 McDONOUGH STREET  
PORTSMOUTH, NH 03801  
5342/2028
- 157 15  
N/F  
J & J'S DROP  
AND DRIVE, LLC  
402 DEER STREET  
PORTSMOUTH, NH 03801  
5353/2395
- 164 14  
N/F  
ALAN MERTON  
INVESTMENTS, LLC  
PO BOX 284  
STRATHAM, NH 03885  
4771/1259
- 144 45  
N/F  
JAMES A. HEWITT REVOCABLE TRUST &  
ELIZABETH E. HEWITT REVOCABLE TRUST  
JAMES A. HEWITT &  
ELIZABETH E. HEWITT, TRUSTEES  
726 MIDDLE ROAD  
PORTSMOUTH, NH 03801  
5438/2237
- 158 13  
N/F  
SLATTERY & DUMONT, LLC  
66 OLD CONCORD TURNPIKE #10  
BARRINGTON, NH 03825  
3471/196
- 165 1  
N/F  
BOSTON AND  
MAINE CORPORATION  
IRON HORSE PARK  
HIGH STREET  
NORTH BILLERICA, MA 01862
- 163 1  
N/F  
M & B PROPERTIES, LLC  
54 BARTLETT STREET  
PORTSMOUTH, NH 03801  
5794/996

WETLAND NOTES:

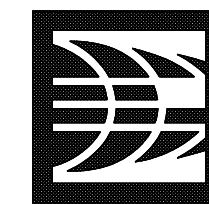
- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 8/17/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4.0, NEWPPCC WETLANDS WORK GROUP (2017).
  - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
  - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
  - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

PAUL A. DOBBERSTEIN, LLS DATE

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

PLAN REFERENCES:

- 1) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO ERMINIO A.RICCI, SCALE: 1" = 40', APRIL 1960 RCRD 1595/091.
- 2) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO ERMINIO A.RICCI, SCALE: 1" = 40', MAY 1957 RCRD 02612.
- 3) EASEMENT OF LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO UNITED STATES OF AMERICA, SCALE 1" = 20', MAY 1957, RCRD 02633.
- 4) LAND IN PORTSMOUTH, N.H. VITO P. MASSARO TO PORT CITY BEVERAGE CO, SCALE 1" = 40', APRIL 1949, RCRD 01448.
- 5) LAND IN PORTSMOUTH, N.H. MARY E. MORAN TO BOSTON AND MAINE RAILROAD, SCALE 1" = 40', MARCH 1920, RCRD 00540.
- 6) PLAN OF LAND OF MARY E. MORAN ON BARTLETT AND ISLINGTON STREETS PORTSMOUTH, N.H., PREPARED BY JOHN W. DURGIN, SCALE 1" = 20', MAY 1920, RCRD 08.
- 7) DRAINAGE EASEMENT GEORGE E. FRISBEE TO THE CITY OF PORTSMOUTH, N.H., PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1" = 20', JUNE 1981, RCRD B-10456.
- 8) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO PORTSMOUTH FACTORY BUILDING ASSOCIATION, SCALE 1" = 20' OCTOBER 1923, RCRD 00356.
- 9) NH ELECTRIC CO. PLAN SHOWING AREA RESERVED FOR TRANSFORMER SUBSTATION ON PROPERTY OF CONTINENTAL SHOE CORP. PORTSMOUTH, N.H., SCALE 1" = 30', 11-27-53, RCRD 1303/378.
- 10) BOSTON AND MAINE RAILROAD PLAN TO ACCOMPANY AGREEMENT BETWEEN BOSTON AND MAINE RAILROAD AND CONCORD AND PORTSMOUTH RAILROAD COVERING RELOCATION OF TRACKS OF CONCORD AND PORTSMOUTH RAILROAD IN PORTSMOUTH, N.H. OCCASIONED BY CONSTRUCTION OF NEW HIGHWAY AND BRIDGE BY MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY, SCALE 1" = 500', DECEMBER 1936, RCRD 0934.
- 11) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO CITY CONCRETE CO., INC., SCALE 1" = 80', JANUARY 1955, RCRD 02897.
- 12) LAND IN PORTSMOUTH, N.H. BOSTON AND MAIN RAILROAD TO ALL STATE REALTY CORPORATION, SCALE 1" = 50', FEBRUARY 1961, RCRD 160.
- 13) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO VITO P. MASSARO, SCALE 1" = 40', APRIL 1949, RCRD 01450.
- 14) DRAINAGE EASEMENT STUART AND PAULA BOXER AND ARANOSIAN OIL COMPANY TO THE CITY OF PORTSMOUTH, N.H., PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1" = 20', JUNE 1981, RCRD B-10455.
- 15) CONDOMINIUM PLAN ISLINGTON PLACE PREPARED FOR ANCHOR BUILDING ASSOCIATES, PREPARED BY KIMBALL CHASE COMPANY, INC., SCALE 1" = 20', 12-10-86, RCRD D-15826.
- 16) PLAN OF LOT 565-581 ISLINGTON STREET PORTSMOUTH, N.H., PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, SCALE 1" = 10', DECEMBER 1949 REVISED JANUARY 1963, RCRD B28.
- 17) SUBDIVISION OF LAND PORTSMOUTH, N.H. FOR GEORGE AND PAULINE J. FRISBEE, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION, SCALE 1" = 30', DECEMBER 1976, RCRD C-6587.
- 18) RIGHT OF WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+20 TO STATION 3019+0, SCALE 1" = 100', JUNE 30, 1914, VAL V3NH 55.
- 19) PLAN OF LAND FOR DEER STREET ASSOCIATES DEER AND BRIDGE STREETS AND MAPLEWOOD AVENUE PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM, PREPARED BY AMBIT SURVEY, SCALE: 1" = 30', SEPTEMBER 1993.
- 20) PROPOSED EASEMENTS- BARTLETT STREET BARTLETT SEWER SEPERATION PROJECT OVER LAND OF PAN AM RAILWAYS PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., SCALE: 1" = 20', DATED 10-01-2007 RCRD D-35477.
- 21) SEWER AND STORM DRAIN EASEMENT PLAN 105 BARTLETT STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCEL 164-001 & 164-003 EASEMENT OWNER CITY OF PORTSMOUTH, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., SCALE 1" = 20', DATED 01/05/2012, RCRD D-37763.
- 22) EASEMENT PLAN TAX MAP 164 - LOT 4 BOSTON & MAINE CORPORATION TO THE CITY OF PORTSMOUTH OFF BREWSTER STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC. SCALE: 1" = 30', DATED SEPTEMBER 2012, RCRD D-37720.
- 23) STANDARD BOUNDARY SURVEY TAX MAP 157 - LOTS 7,8,10,11,12,13,14 AND 15 WASHBURN REALTY, INC. AND WASHBURN PLUMBING AND HEATING SUPPLY COMPANY, INC. FOR JAY McSHARRY 449 & 459 ISLINGTON STREET AND 18, 30, 40, & 46 DOVER STREET AND 268 & 280 McDONOUGH STREET CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED JANUARY 2012, NOT RECORDED.
- 24) SITE REDEVELOPMENT NED & BILL PROPERTIES 621-627 ISLINGTON STREET PORTSMOUTH, N.H., PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 10', DATED MARCH 2006, NOT RECORDED.
- 25) PLAN OF LAND FOR SAGAMORE ENTERPRISES 653 ISLINGTON STREET COUNTY OF ROCKINGHAM PORTSMOUTH N.H., PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SCALE 1" = 10', DATED SEPTEMBER 21, 1988, RCRD D-18742.
- 26) STATION MAP - LANDS BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+20 TO STATION 3019+0, OFFICE OF VALUATION ENGINEER. BOSTON, MASS, SCALE 1" = 100', JUNE 30, 1914 VAL V3NH SL55.
- 27) STATION MAP - LANDS CONCORD AND PORTSMOUTH R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 0+0 TO STATION 33+0, OFFICE OF VALUATION ENGINEER. BOSTON, MASS, SCALE 1" = 100', JUNE 30, 1914 VAL V3NH SL55A.



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 164 AS LOTS 1, 2, 3, & 4.

2) OWNERS OF RECORD:  
 MAP 157 LOT 1:  
 CLIPPER TRADERS, LLC  
 105 BARTLETT STREET  
 PORTSMOUTH, NH 03801  
 5598/2725

MAP 157 LOT 2:  
 PORTSMOUTH LUMBER AND HARDWARE, LLC  
 105 BARTLETT STREET  
 PORTSMOUTH, NH 03801  
 5372/2606

MAP 164 LOT 1  
 PORTSMOUTH LUMBER AND HARDWARE, LLC  
 105 BARTLETT STREET  
 PORTSMOUTH, NH 03801  
 5372/2606

MAP 164 LOT 2  
 PORTSMOUTH LUMBER AND HARDWARE, LLC  
 105 BARTLETT STREET  
 PORTSMOUTH, NH 03801  
 5808/1379

MAP 164 LOT 3  
 PORTSMOUTH LUMBER AND HARDWARE, LLC  
 105 BARTLETT STREET  
 PORTSMOUTH, NH 03801  
 5540/2567

MAP 164 LOT 4  
 BOSTON AND MAINE CORPORATION  
 IRON HORSE PARK  
 NORTH BILLERICA, MA 01862  
 VARIOUS DEED & PLAN REFERENCES

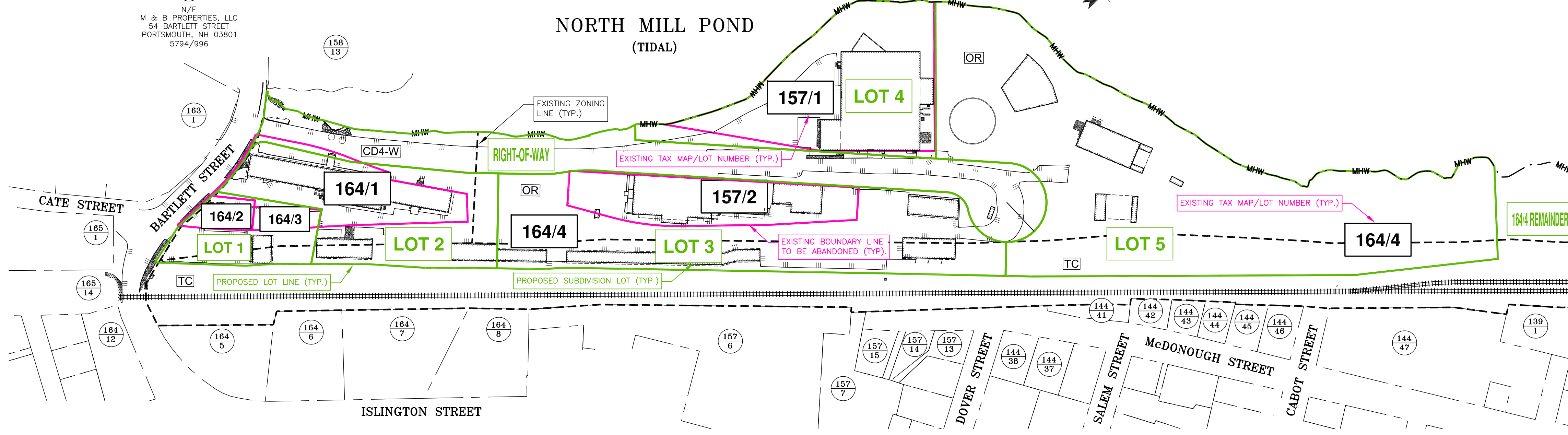
3) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.

4) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4-W (CD4-W), OFFICE RESEARCH (OR), AND TRANSPORTATION CORRIDOR (TC) ZONING DISTRICTS.

5) THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION AND SUBDIVISION OF THE PARCELS INTO 5 LOTS AND A RIGHT-OF-WAY, AND TO RELOCATE THE LOT LINE OF MAP 164 LOT 4.

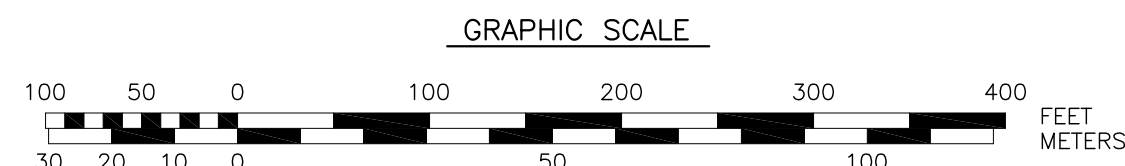
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/5/18

OVERALL SUBDIVISION PLAN  
 TAX MAP 157 - LOTS 1 & 2  
 TAX MAP 164 -  
 LOTS 1, 2, 3, & 4  
 OWNER OF RECORD  
 TAX MAP 157, LOT 2 &  
 TAX MAP 164, LOTS 1, 2, & 3:  
**PORTSMOUTH LUMBER AND  
 HARDWARE, LLC**  
 OWNER OF RECORD  
 TAX MAP 157, LOT 1  
**CLIPPER TRADERS, LLC**  
 OWNER OF RECORD  
 TAX MAP 164, LOT 4:  
**BOSTON AND MAINE CORPORATION**  
 PROPERTY LOCATED AT:  
 105 BARTLETT STREET  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE





**TABLE OF DIMENSIONS  
FOR PROPOSED SUBDIVISION**

LOT		AREA		FRONTAGE		SETBACKS—FRONT		SETBACKS—SIDE		SETBACK—REAR		STRUCTURE COVERAGE		OPEN SPACE	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
157/1	LOT 4	56,297± S.F., 1.2924± ACRES	61,781± S.F., 1.4183± ACRES	0 FEET	487± (PROPOSED RIGHT-OF-WAY)	239.8 FEET	1.7 FEET	0.8 FEET	0.8 FEET	3.7 FEET	N/A	36.6%	33.4%	38.0%	37.8%
157/2	LOT 3	28,502 S.F., 0.6543 ACRES	102,003 S.F., 2.3417 ACRES	0 FEET	816.61 FEET (PROPOSED RIGHT-OF-WAY)	90.7 FEET	0 FEET	0 FEET	0 FEET	54.7 FEET	8.8 FEET	54.6%	27.0%	0.0%	9.6%
164/1	LOT 2	29,652 S.F., 0.6807 ACRES	51,952 S.F., 1.1927 ACRES	116.21 FEET (BARTLETT STREET)	83.20 FEET (BARTLETT STREET) 385.64 FEET (PROPOSED RIGHT-OF-WAY)	5.6 FEET	5.6 (PRIMARY) 16.5 (SECONDARY)	0.1 FEET	1.3 FEET	22.6 FEET	0 FEET	39.4%	31.2%	2.0%	15.1%
164/2	LOT 1	4,239 S.F., 0.0973 ACRES	20,677 S.F., 0.4747 ACRES	66.87 FEET (BARTLETT STREET)	143.44 FEET (BARTLETT STREET)	0.2 FEET	0.2 FEET	0 FEET	1.0 FEET	0 FEET	38.8 FEET	65.6%	29.7%	1.0%	25.3%
164/3	-	3,181 S.F., 0.0730 ACRES	-	0 FEET	-	0 FEET	-	0 FEET	-	40 FEET	-	58.4%	-	33.0%	-
164/4**	164/4	13± ACRES*	4.7± ACRES	234± FEET* (BARTLETT STREET) 75± FEET* (MAPLEWOOD AVENUE)	105± FEET (BARTLETT STREET) 75± FEET (MAPLEWOOD AVENUE)	113.4 FEET	N/A	7.6 FEET	N/A	-	N/A	5.2%	N/A	68.0%	N/A
-	LOT 5	-	177,435± S.F., 4.0733± ACRES	-	297.79 FEET (PROPOSED RIGHT-OF-WAY)	-	78.1 FEET	-	81.2 FEET	-	542.4 FEET	-	4.1%	-	86.1%
-	RIGHT-OF-WAY	-	69,621± S.F., 1.5983± ACRES	-	-	-	-	-	-	-	-	-	-	-	-

\*PER ASSESSOR'S RECORDS (TOTAL)  
\*\* TO PROPOSED TRANSFER LINE

**ZONING DISTRICT DIMENSIONAL REQUIREMENTS:**

OFFICE RESEARCH (OR):  
\*PARCELS ARE SUBJECT TO EXCEPTIONS TO DIMENSIONAL STANDARDS AS OUTLINED IN CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.532.10 & 10.532.20, MODIFIED DIMENSIONS LISTED BELOW

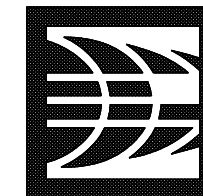
MIN. LOT AREA: 2 ACRES  
FRONTAGE: 200 FEET  
SETBACKS: FRONT 70 FEET  
SIDE 50 FEET  
REAR 50 FEET  
MAXIMUM STRUCTURE HEIGHT: 70 FEET  
(45 FEET WITHIN 200 FEET OF NORTH MILL POND)  
MAXIMUM STRUCTURE COVERAGE: 50%  
MINIMUM OPEN SPACE: 20%

CHARACTER DISTRICT 4-W (CD4-W) (NO INCENTIVES):

MIN. LOT AREA: 5,000 S.F.  
FRONTAGE: 200 FEET  
SETBACKS: FRONT 10 FEET (PRIMARY)  
FRONT 15 FEET (SECONDARY)  
SIDE NO REQUIREMENT  
REAR 5 FEET  
MAXIMUM STRUCTURE HEIGHT: 45 FEET  
MAXIMUM STRUCTURE COVERAGE: 60%  
MAXIMUM BUILDING FOOTPRINT: 15,000 S.F.  
MINIMUM OPEN SPACE: 15%

TRANSPORTATION CORRIDOR (TC):  
NO DIMENSIONAL OR USE REQUIREMENTS DEFINED IN ORDINANCE

PORTIONS OF THESE PARCELS ARE BEING SUBMITTED FOR REZONING.



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

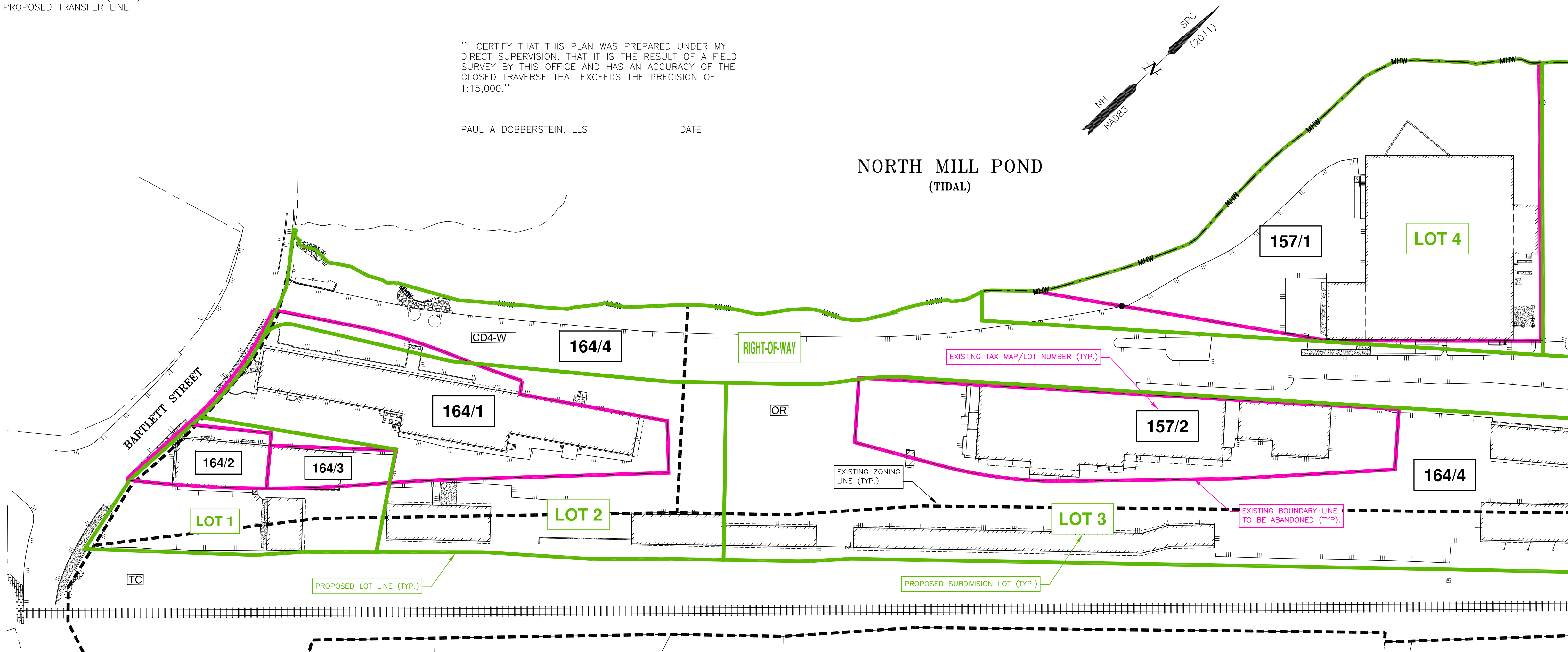
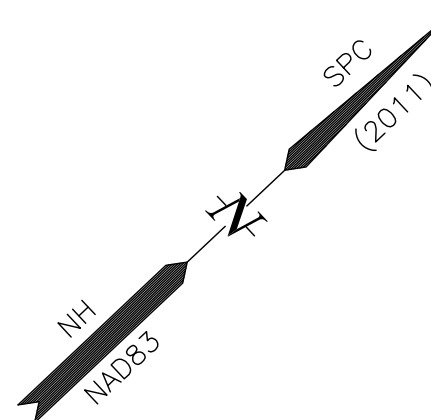
1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 164 AS LOTS 1, 2, 3, & 4.

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

PAUL A DOBBERSTEIN, LLS

DATE

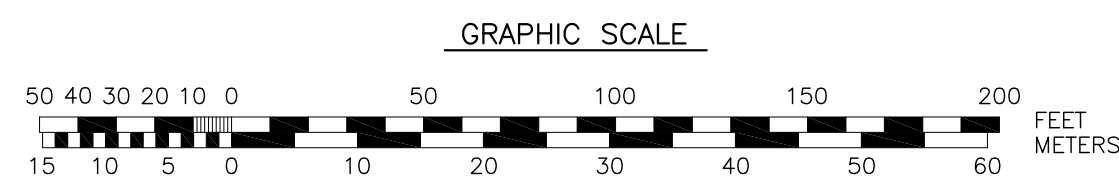
**NORTH MILL POND  
(TIDAL)**



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/5/18

**OVERALL SUBDIVISION PLAN  
TAX MAP 157 - LOTS 1 & 2  
TAX MAP 164 -  
LOTS 1, 2, 3, & 4**

OWNER OF RECORD  
TAX MAP 157, LOT 2 &  
TAX MAP 164, LOTS 1, 2, & 3:  
**PORTSMOUTH LUMBER AND  
HARDWARE, LLC**  
OWNER OF RECORD  
TAX MAP 157, LOT 1  
**CLIPPER TRADERS, LLC**  
OWNER OF RECORD  
TAX MAP 164, LOT 4:  
**BOSTON AND MAINE CORPORATION**  
PROPERTY LOCATED AT:  
105 BARTLETT STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE 1"=50'

MARCH 2018

**TABLE OF DIMENSIONS  
FOR PROPOSED SUBDIVISION**

LOT		AREA		FRONTAGE		SETBACKS—FRONT		SETBACKS—SIDE		SETBACK—REAR		STRUCTURE COVERAGE		OPEN SPACE	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
157/1	LOT 4	56,297± S.F., 1.2924± ACRES	61,781± S.F., 1.4183± ACRES	0 FEET	487± (PROPOSED RIGHT-OF-WAY)	239.8 FEET	1.7 FEET	0.8 FEET	0.8 FEET	3.7 FEET	N/A	36.6%	33.4%	38.0%	37.8%
157/2	LOT 3	28,502 S.F., 0.6543 ACRES	102,003 S.F., 2.3417 ACRES	0 FEET	816.61 FEET (PROPOSED RIGHT-OF-WAY)	90.7 FEET	0 FEET	0 FEET	0 FEET	54.7 FEET	8.8 FEET	54.6%	27.0%	0.0%	9.6%
164/1	LOT 2	29,652 S.F., 0.6807 ACRES	51,952 S.F., 1.1927 ACRES	116.21 FEET (BARTLETT STREET)	83.20 FEET (BARTLETT STREET) 385.64 FEET (PROPOSED RIGHT-OF-WAY)	5.6 FEET	5.6 (PRIMARY) 16.5 (SECONDARY)	0.1 FEET	1.3 FEET	22.6 FEET	0 FEET	39.4%	31.2%	2.0%	15.1%
164/2	LOT 1	4,239 S.F., 0.0973 ACRES	20,677 S.F., 0.4747 ACRES	66.87 FEET (BARTLETT STREET)	143.44 FEET (BARTLETT STREET)	0.2 FEET	0.2 FEET	0 FEET	1.0 FEET	0 FEET	38.8 FEET	65.6%	29.7%	1.0%	25.3%
164/3	-	3,181 S.F., 0.0730 ACRES	-	0 FEET	-	0 FEET	-	0 FEET	-	40 FEET	-	58.4%	-	33.0%	-
164/4**	164/4	13± ACRES*	4.7± ACRES	234± FEET* (BARTLETT STREET) 75± FEET* (MAPLEWOOD AVENUE)	105± FEET (BARTLETT STREET) 75± FEET (MAPLEWOOD AVENUE)	113.4 FEET	N/A	7.6 FEET	N/A	-	N/A	5.2%	N/A	68.0%	N/A
-	LOT 5	-	177,435± S.F., 4.0733± ACRES	-	297.79 FEET (PROPOSED RIGHT-OF-WAY)	-	78.1 FEET	-	81.2 FEET	-	542.4 FEET	-	4.1%	-	86.1%
-	RIGHT-OF-WAY	-	69,621± S.F., 1.5983± ACRES	-	-	-	-	-	-	-	-	-	-	-	-

\*PER ASSESSORS RECORDS (TOTAL)  
\*\* TO PROPOSED TRANSFER LINE

**ZONING DISTRICT DIMENSIONAL REQUIREMENTS:**

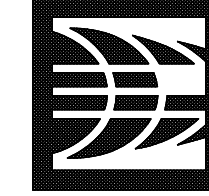
OFFICE RESEARCH (OR):  
\*PARCELS ARE SUBJECT TO EXCEPTIONS TO DIMENSIONAL STANDARDS AS OUTLINED IN CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.532.10 & 10.532.20, MODIFIED DIMENSIONS LISTED BELOW

MIN. LOT AREA: 2 ACRES  
FRONTAGE: 200 FEET  
SETBACKS: FRONT 70 FEET  
SIDE 50 FEET  
REAR 50 FEET  
MAXIMUM STRUCTURE HEIGHT: 70 FEET  
(45 FEET WITHIN 200 FEET OF NORTH MILL POND)  
MAXIMUM STRUCTURE COVERAGE: 50%  
MINIMUM OPEN SPACE: 20%

CHARACTER DISTRICT 4-W (CD4-W) (NO INCENTIVES):  
MIN. LOT AREA: 5,000 S.F.  
FRONTAGE: 200 FEET  
SETBACKS: FRONT 10 FEET (PRIMARY)  
FRONT 15 FEET (SECONDARY)  
SIDE NO REQUIREMENT  
REAR 5 FEET  
MAXIMUM STRUCTURE HEIGHT: 45 FEET  
MAXIMUM STRUCTURE COVERAGE: 60%  
MAXIMUM BUILDING FOOTPRINT: 15,000 S.F.  
MINIMUM OPEN SPACE: 15%

TRANSPORTATION CORRIDOR (TC):  
NO DIMENSIONAL OR USE REQUIREMENTS DEFINED IN ORDINANCE

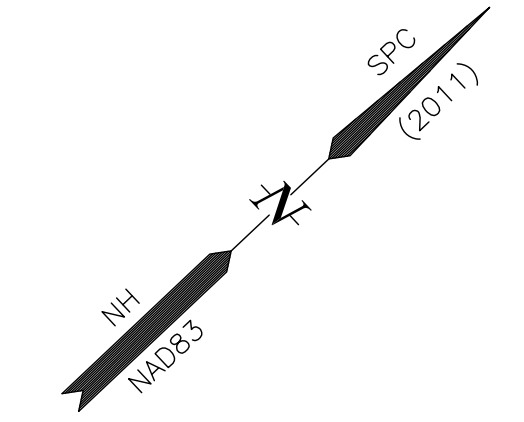
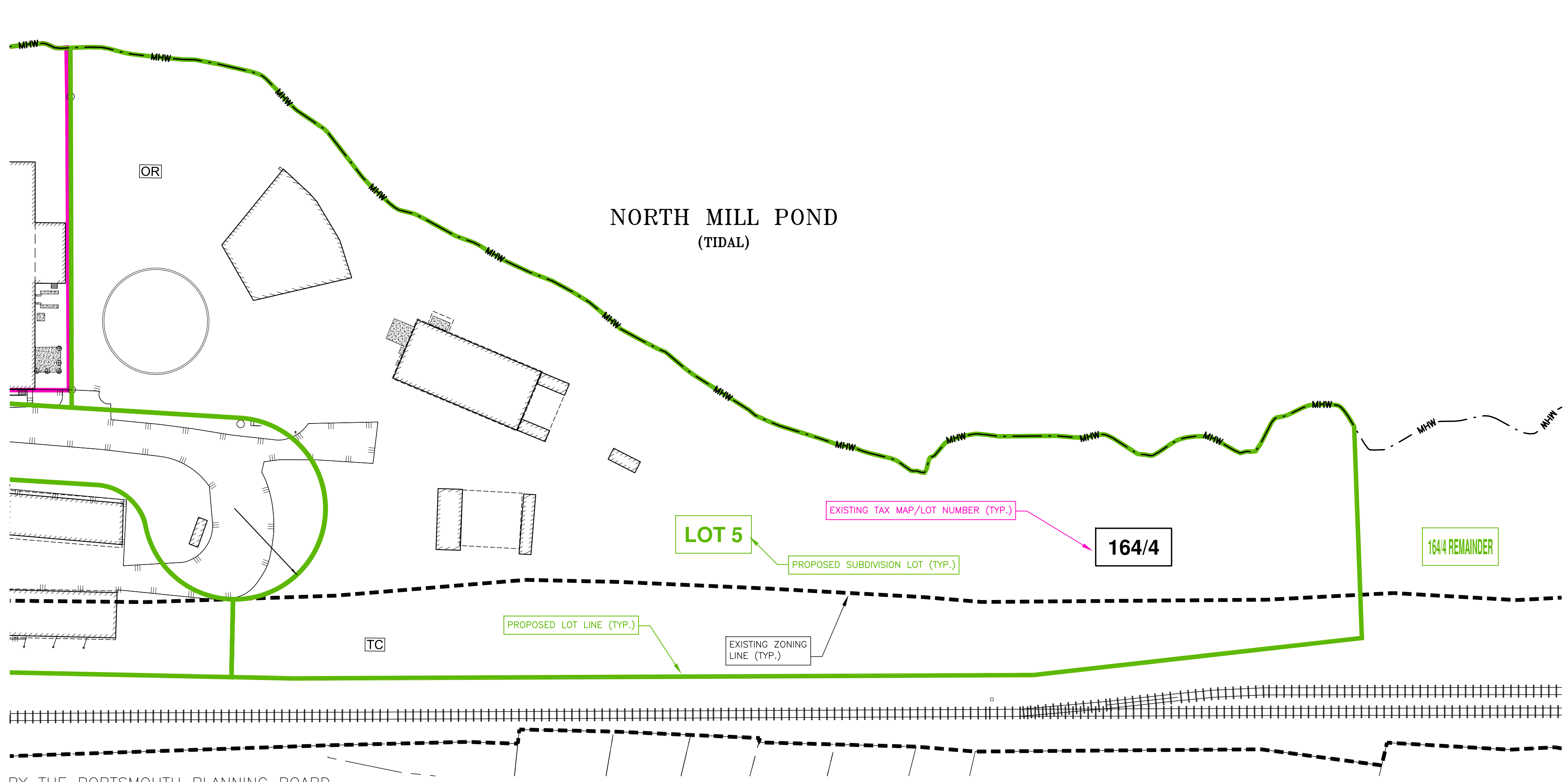
PORTIONS OF THESE PARCELS ARE BEING SUBMITTED FOR REZONING.



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

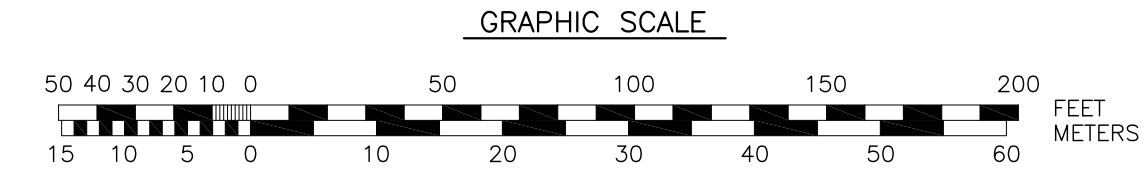
**NOTES:**

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 164 AS LOTS 1, 2, 3, & 4.



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



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

PAUL A DOBBERSTEIN, LLS DATE \_\_\_\_\_

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/5/18

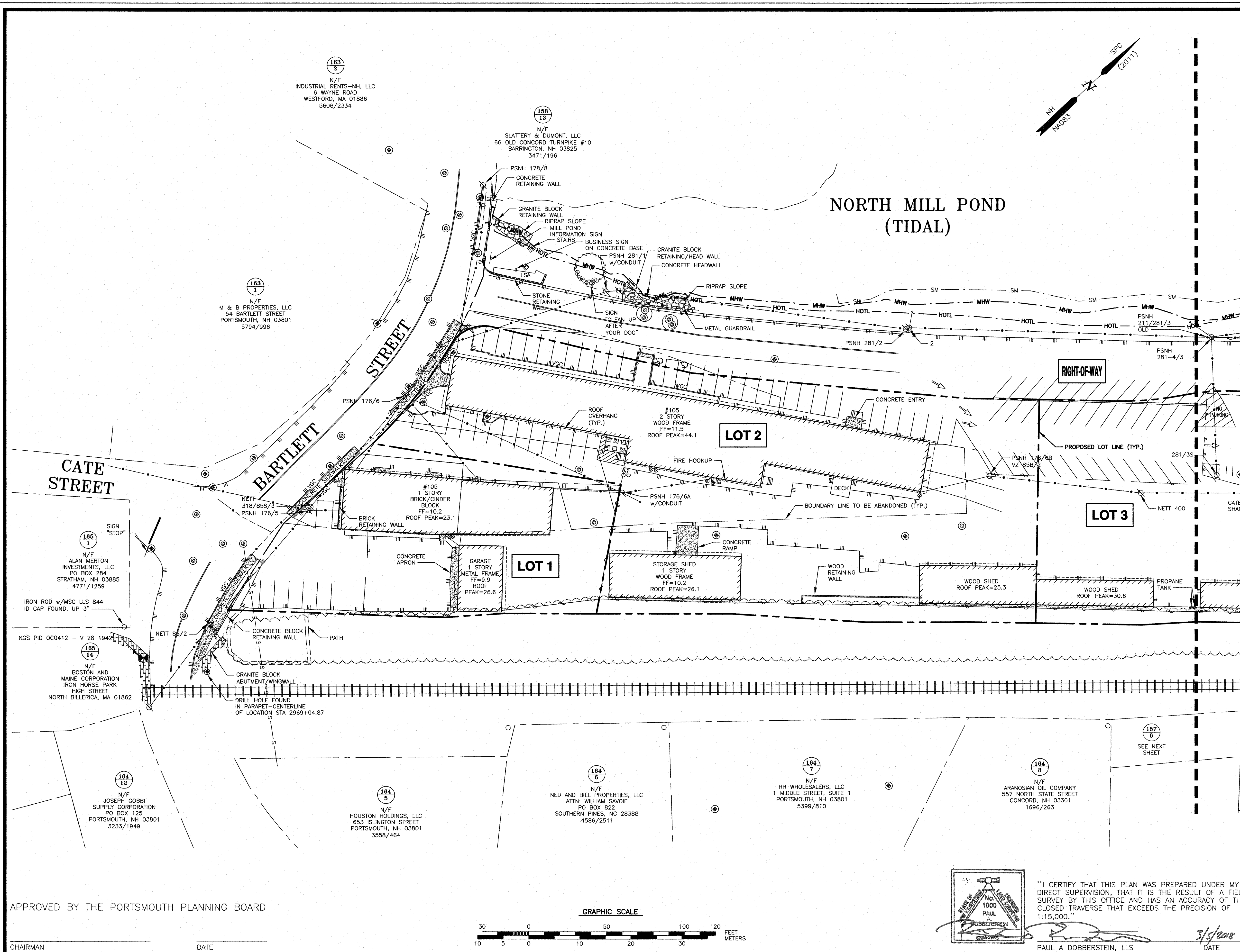
**OVERALL SUBDIVISION PLAN  
TAX MAP 157 - LOTS 1 & 2  
TAX MAP 164 -  
LOTS 1, 2, 3, & 4**  
OWNER OF RECORD  
TAX MAP 157, LOT 2 &  
TAX MAP 164, LOTS 1, 2, & 3:  
**PORTSMOUTH LUMBER AND  
HARDWARE, LLC**  
OWNER OF RECORD  
TAX MAP 157, LOT 1  
**CLIPPER TRADERS, LLC**  
OWNER OF RECORD  
TAX MAP 164, LOT 4:  
**BOSTON AND MAINE CORPORATION**  
PROPERTY LOCATED AT:  
105 BARTLETT STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
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**NOTES:**

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 164 AS LOTS 1, 2, 3, & 4.
- 2) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 3) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4-W (CD4-W), OFFICE RESEARCH (OR), AND TRANSPORTATION CORRIDOR (TC) ZONING DISTRICTS.
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION AND SUBDIVISION OF THE PARCELS INTO 5 LOTS AND A RIGHT-OF-WAY, AND TO RELOCATE THE LOT LINE OF MAP 164 LOT 4.

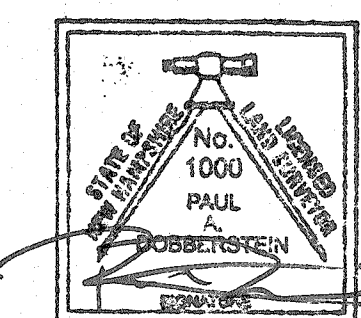
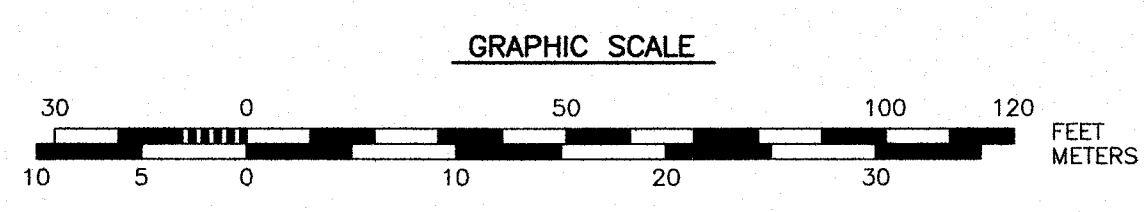


NO.	DESCRIPTION	DATE
1	ISSUED FOR CONCEPTUAL REVIEW	3/5/18
0	ISSUED FOR COMMENT	2/12/18

**SUBDIVISION PLAN**  
**TAX MAP 157 - LOTS 1 & 2**  
**TAX MAP 164 -**  
**LOTS 1, 2, 3, & 4**  
OWNER OF RECORD  
TAX MAP 157, LOT 2 &  
TAX MAP 164, LOTS 1, 2, & 3:  
**PORTSMOUTH LUMBER AND**  
**HARDWARE, LLC**  
OWNER OF RECORD  
TAX MAP 157, LOT 1  
**CLIPPER TRADERS, LLC**  
OWNER OF RECORD  
TAX MAP 164, LOT 4:  
**BOSTON AND MAINE CORPORATION**  
PROPERTY LOCATED AT:  
105 BARTLETT STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."  
PAUL A. DOBBERSTEIN, LLS  
DATE 3/5/2018



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

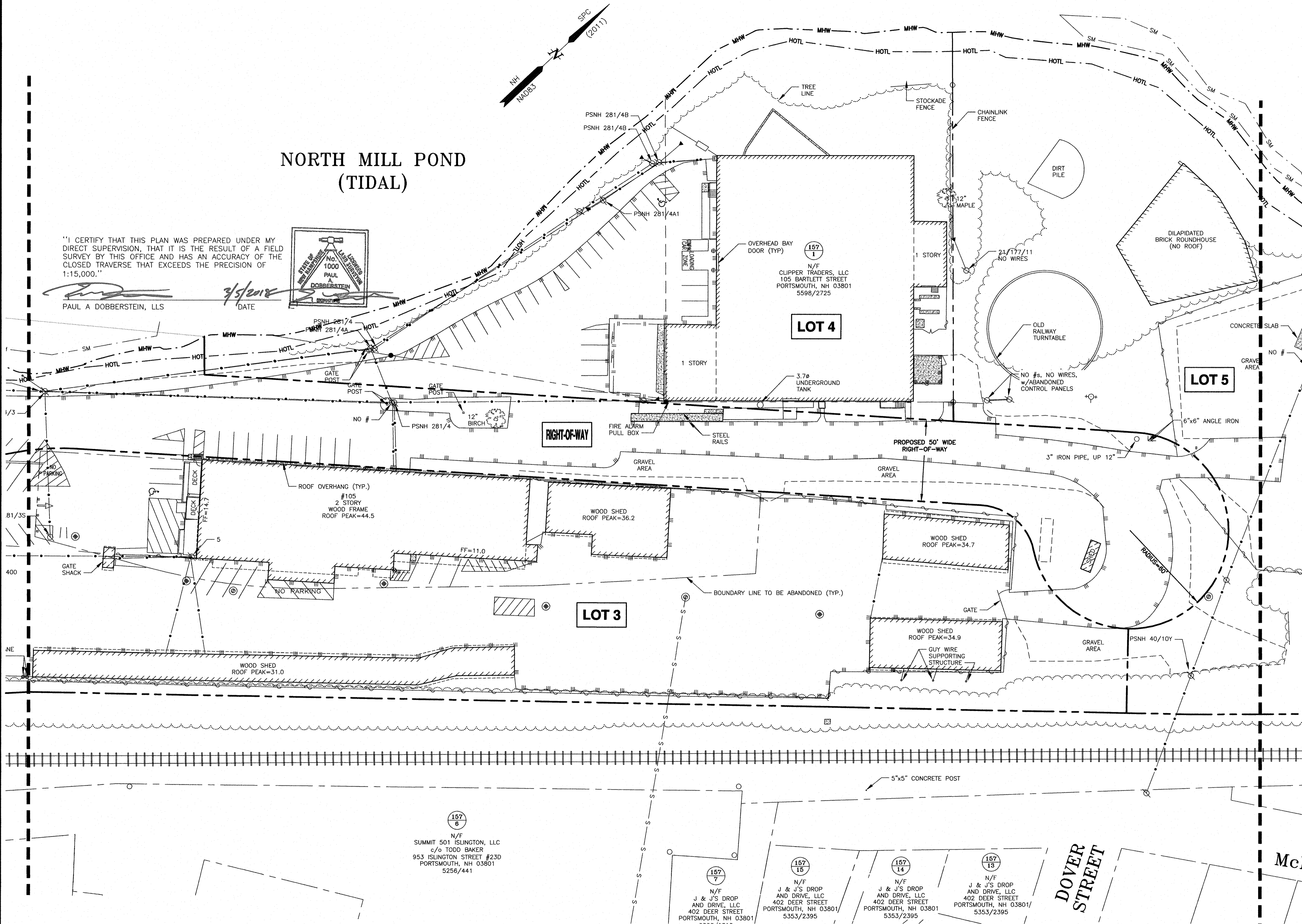
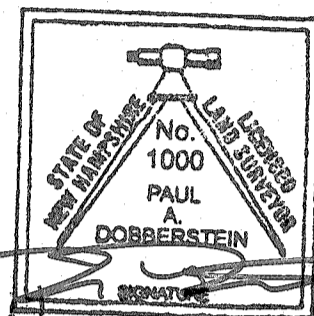
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9292  
Fax (603) 436-2315

# NORTH MILL POND (TIDAL)

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

PAUL A DOBBERSTEIN, LLS

3/5/2018  
DATE



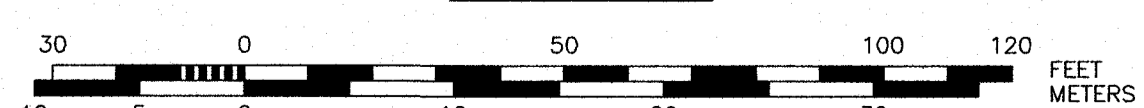
- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 164 AS LOTS 1, 2, 3, & 4.
  - 2) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
  - 3) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4-W (CD4-W), OFFICE RESEARCH (OR), AND TRANSPORTATION CORRIDOR (TC) ZONING DISTRICTS.
  - 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION AND SUBDIVISION OF THE PARCELS INTO 5 LOTS AND A RIGHT-OF-WAY, AND TO RELOCATE THE LOT LINE OF MAP 164 LOT 4.

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONCEPTUAL REVIEW	3/5/18
0	ISSUED FOR COMMENT	2/12/18

**SUBDIVISION PLAN**  
**TAX MAP 157 - LOTS 1 & 2**  
**TAX MAP 164 -**  
**LOTS 1, 2, 3, & 4**  
OWNER OF RECORD  
TAX MAP 157, LOT 2 &  
TAX MAP 164, LOTS 1, 2, & 3:  
**PORTSMOUTH LUMBER AND**  
**HARDWARE, LLC**  
OWNER OF RECORD  
TAX MAP 157, LOT 1  
**CLIPPER TRADERS, LLC**  
OWNER OF RECORD  
TAX MAP 164, LOT 4:  
**BOSTON AND MAINE CORPORATION**  
PROPERTY LOCATED AT:  
105 BARTLETT STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

GRAPHIC SCALE



CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



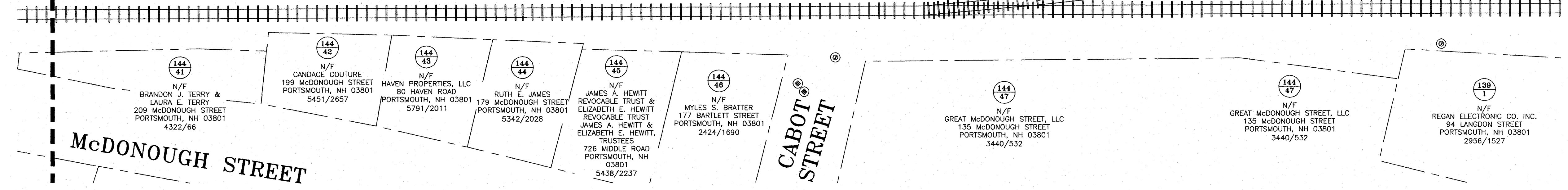
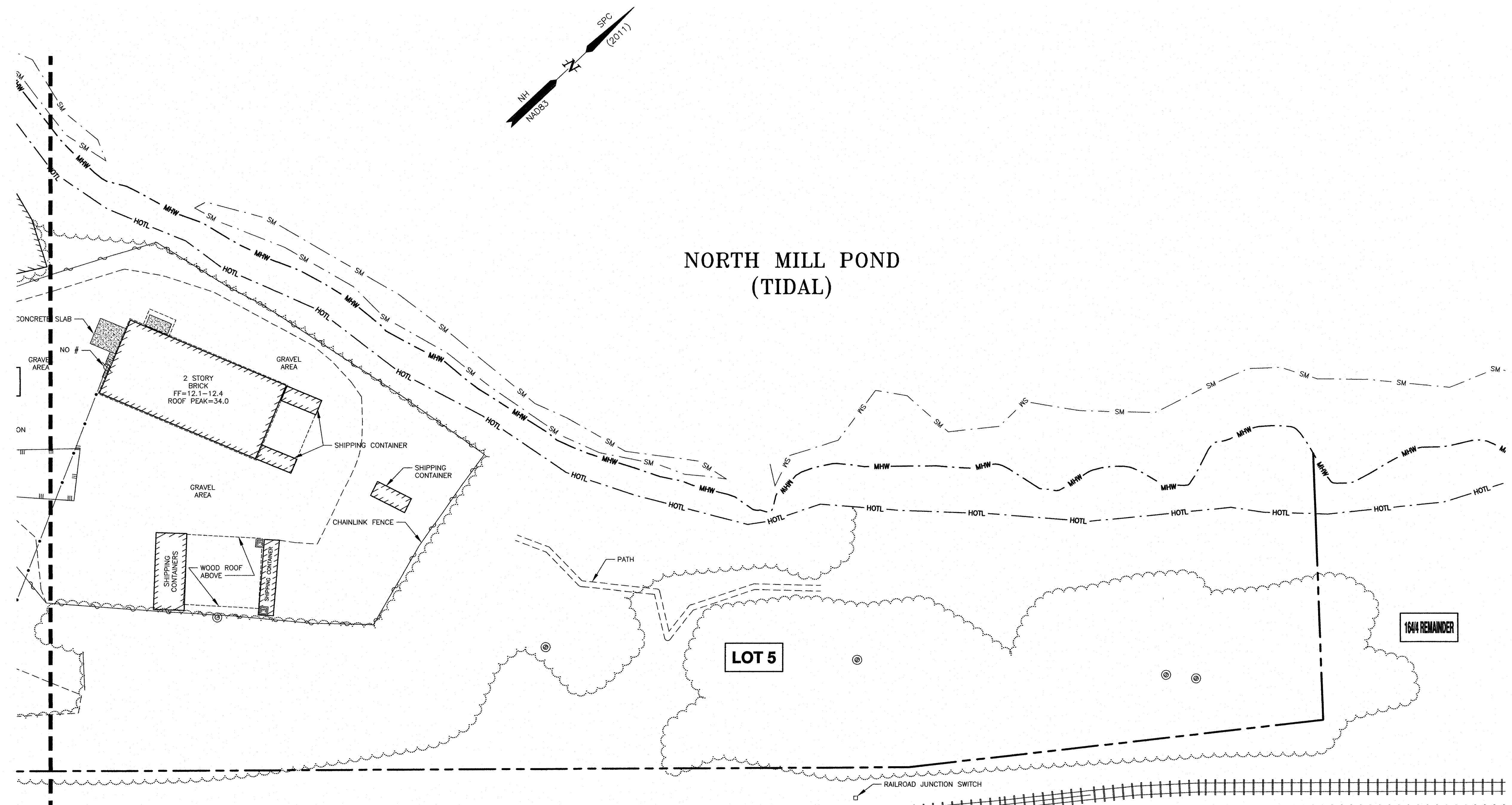
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 430-2315

**NOTES:**

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 164 AS LOTS 1, 2, 3, & 4.
- 2) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 3) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4-W (CD4-W), OFFICE RESEARCH (OR), AND TRANSPORTATION CORRIDOR (TC) ZONING DISTRICTS.
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION AND SUBDIVISION OF THE PARCELS INTO 5 LOTS AND A RIGHT-OF-WAY, AND TO RELOCATE THE LOT LINE OF MAP 164 LOT 4.

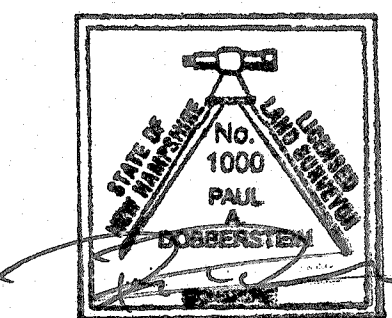
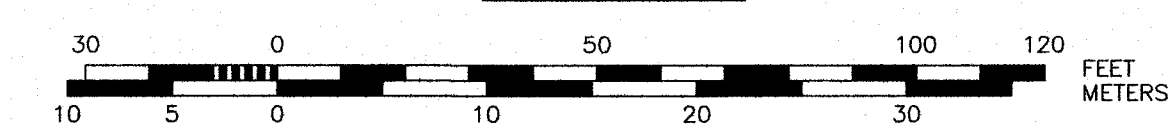
**NORTH MILL POND  
(TIDAL)**



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**GRAPHIC SCALE**



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."  
*Paul A. Dobberstein*  
PAUL A DOBBERSTEIN, LLS DATE 2/12/2018

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/12/18
REVISIONS		

**SUBDIVISION PLAN**  
**TAX MAP 157 - LOTS 1 & 2**  
**TAX MAP 164 -**  
**LOTS 1, 2, 3, & 4**  
OWNER OF RECORD  
TAX MAP 157, LOT 2 &  
TAX MAP 164, LOTS 1, 2, & 3:  
**PORTSMOUTH LUMBER AND**  
**HARDWARE, LLC**  
OWNER OF RECORD  
TAX MAP 157, LOT 1  
**CLIPPER TRADERS, LLC**  
OWNER OF RECORD  
TAX MAP 164, LOT 4:  
**BOSTON AND MAINE CORPORATION**  
PROPERTY LOCATED AT:  
105 BARTLETT STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE



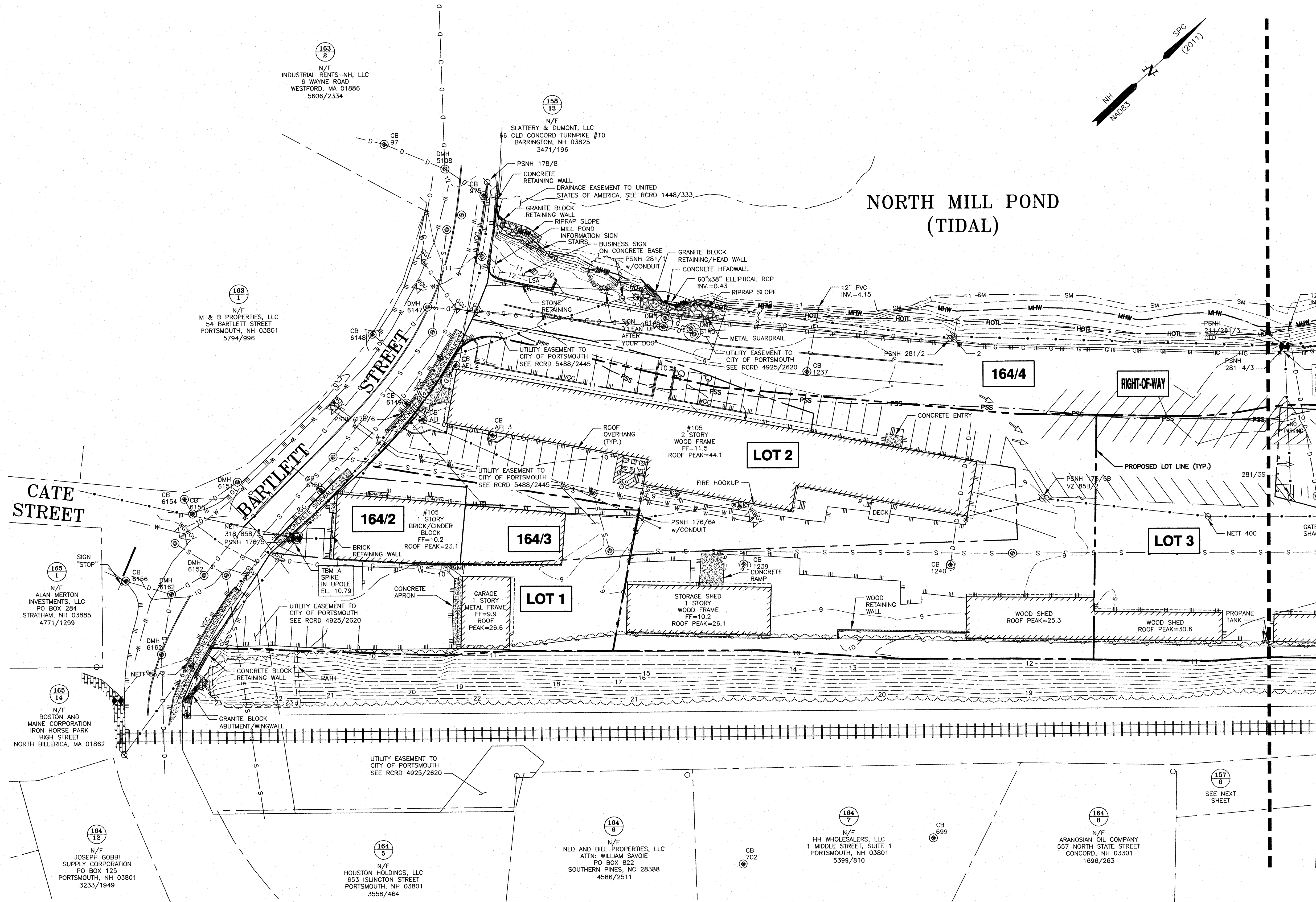
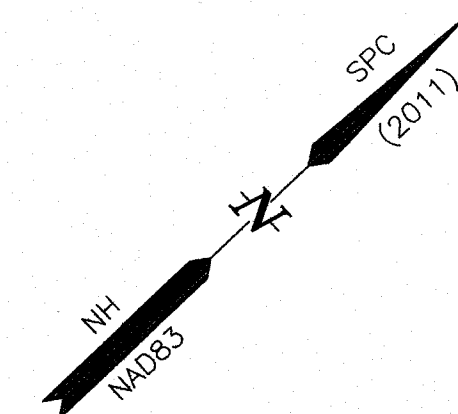
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 16 AS LOTS 1, 2, 3, & 4.
- 2) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE PARCELS.
- 4) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ( $\pm 0.3'$ ).
- 5) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.

**NORTH MILL POND  
(TIDAL)**



**SUBDIVISION PLAN  
CLIPPER TRADERS, LLC  
OFF BARTLETT STREET  
PORTSMOUTH, N.H.**

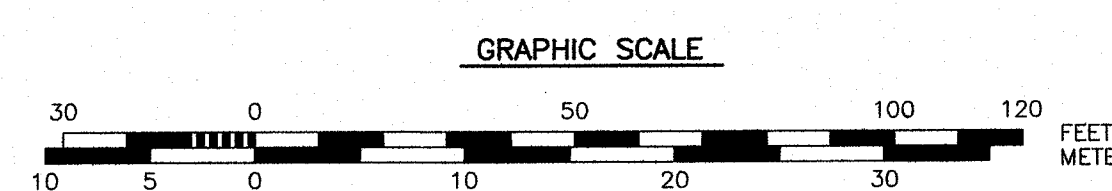
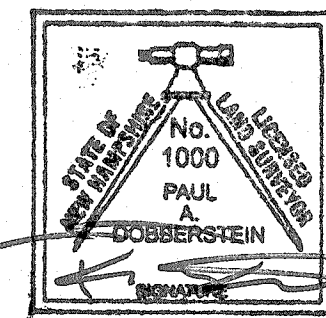
NO.	DESCRIPTION	DATE
1	ISSUED FOR CONCEPTUAL REVIEW	3/5/18
0	ISSUED FOR COMMENT	2/12/18

REVISIONS		

SCALE 1"=30' FEBRUARY 2018

EXISTING CONDITIONS PLAN **C1**

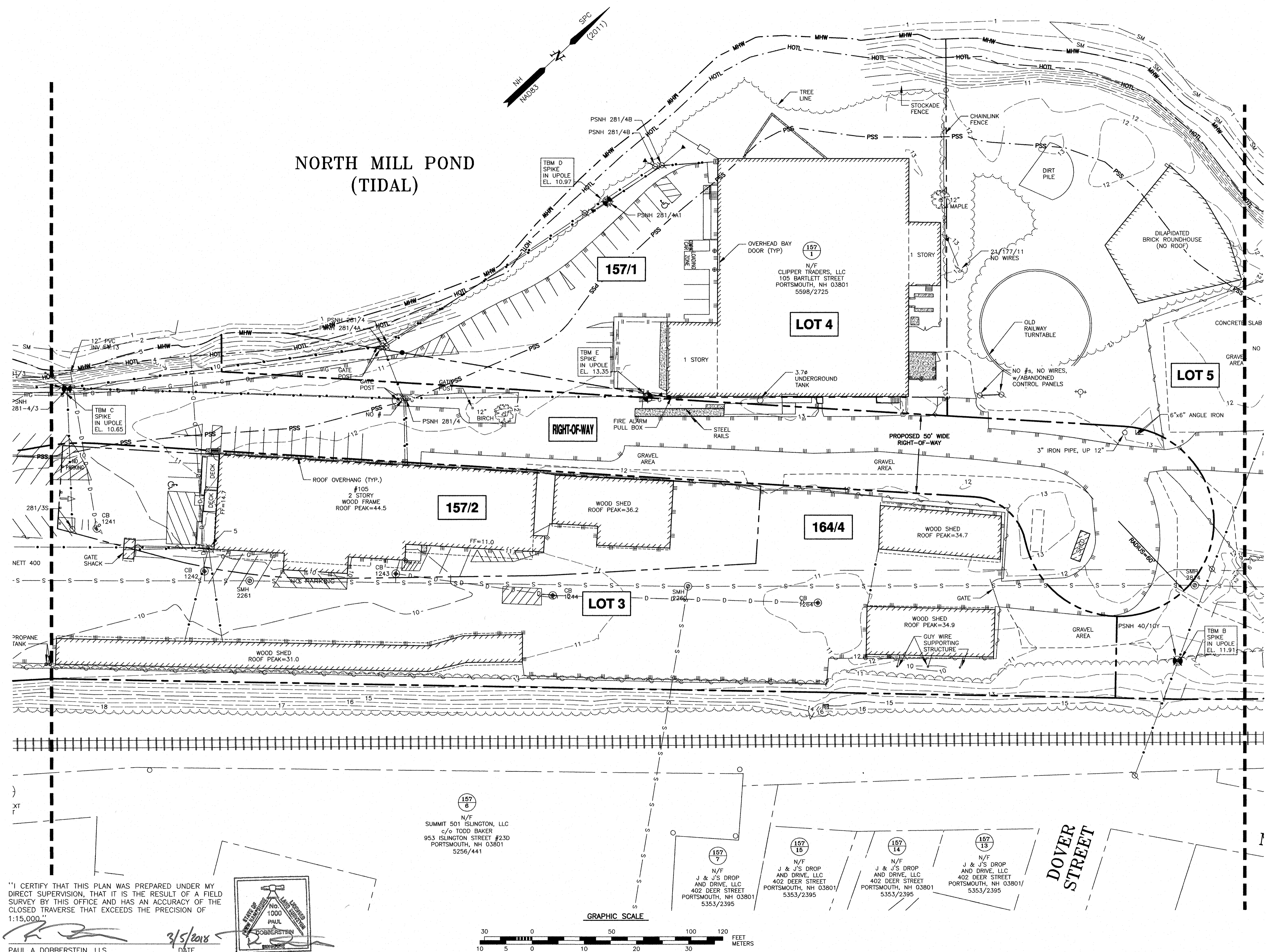
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."  
DATE 2/5/2018  
PAUL A. DOBBERSTEIN, LLS



**NOTES:**

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 16 AS LOTS 1, 2, 3, & 4.
- 2) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE PARCELS.
- 4) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.3').
- 5) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.

**NORTH MILL POND  
 (TIDAL)**



**SUBDIVISION PLAN  
 CLIPPER TRADERS, LLC  
 OFF BARTLETT STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
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0	ISSUED FOR COMMENT	2/12/18

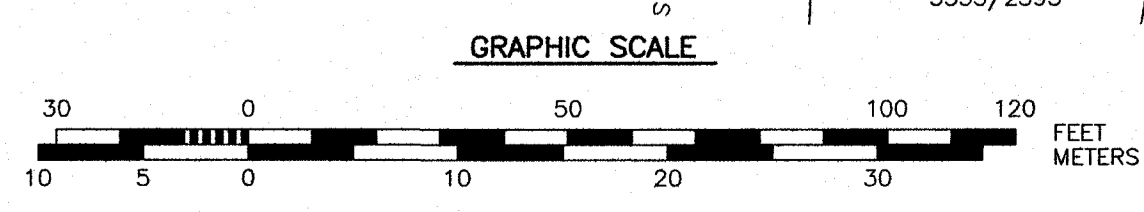
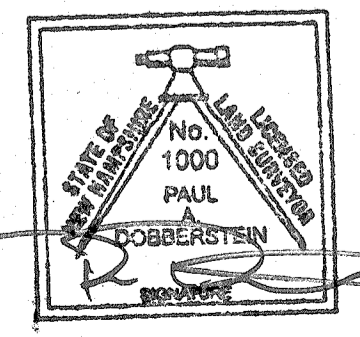
REVISIONS		

SCALE 1"=30'      FEBRUARY 2018

EXISTING CONDITIONS PLAN      **C2**

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

PAUL A DOBBERSTEIN, LLS      DATE 3/5/2018





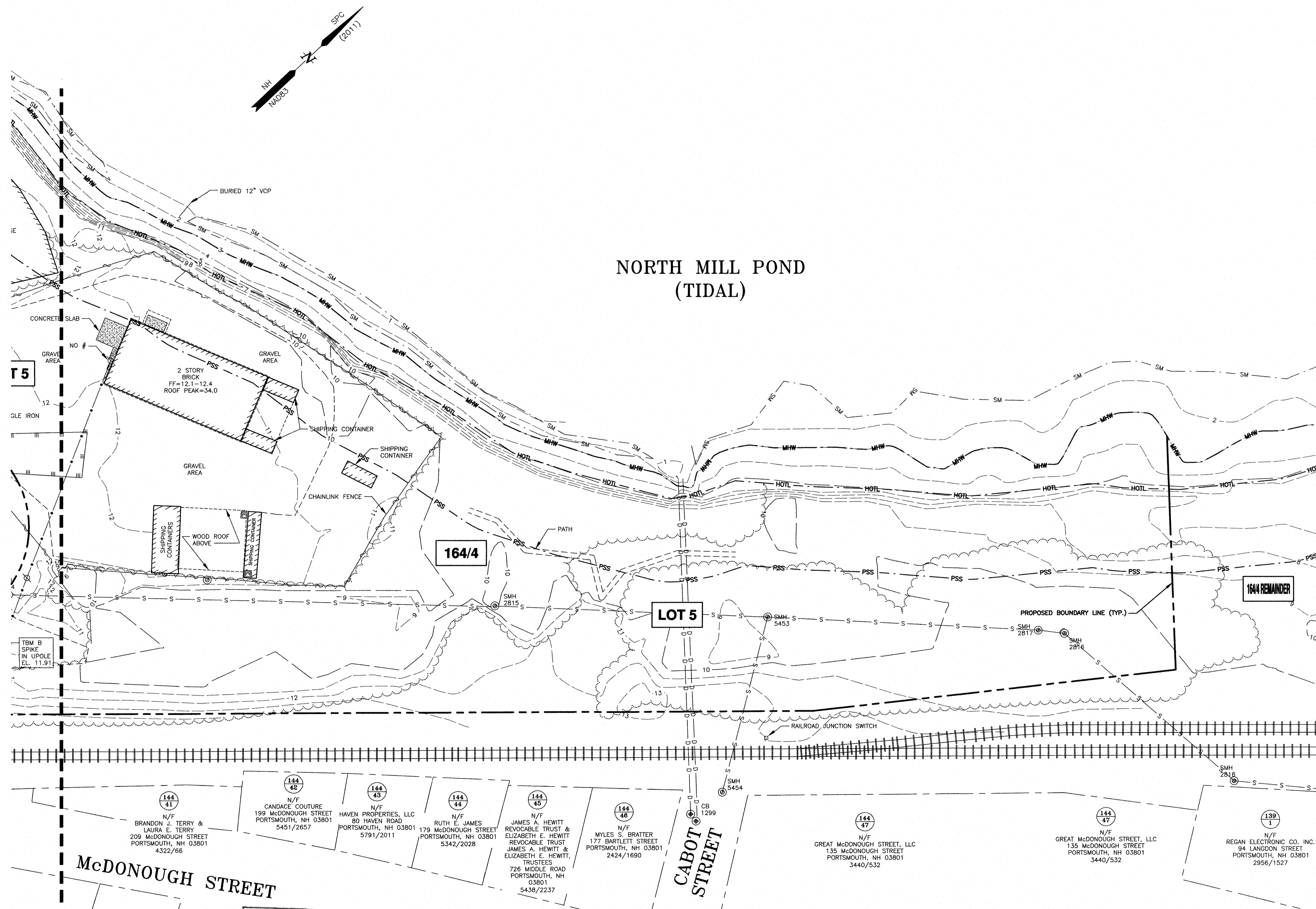
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOTS 1 & 2 AND ASSESSOR'S MAP 16 AS LOTS 1, 2, 3, & 4.
- 2) PORTIONS OF MAP 157 LOT 1 AND MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE PARCELS.
- 4) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ( $\pm 0.3'$ ).
- 5) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.

### NORTH MILL POND (TIDAL)



**SUBDIVISION PLAN  
CLIPPER TRADERS, LLC  
OFF BARTLETT STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONCEPTUAL REVIEW	3/5/18
0	ISSUED FOR COMMENT	2/12/18

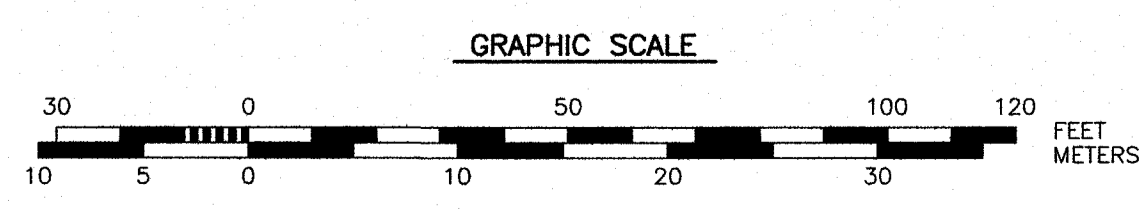
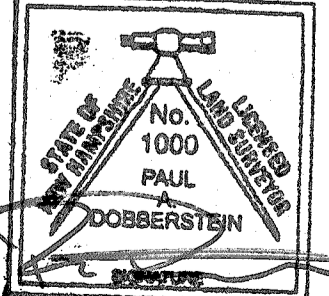
REVISIONS	

SCALE 1"=30'      FEBRUARY 2018

EXISTING CONDITIONS PLAN      **C3**

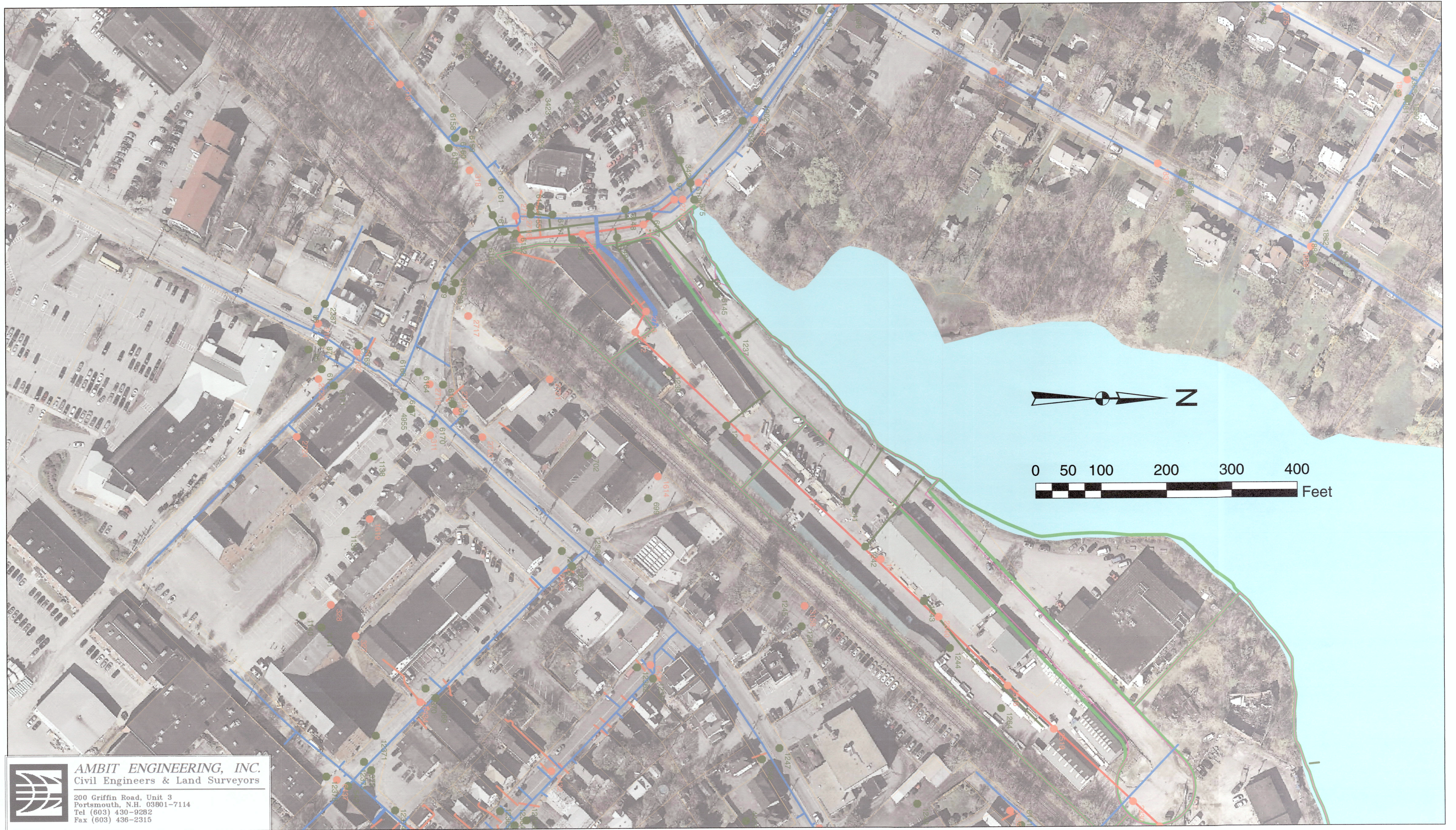
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*PAUL A DOBBERSTEIN*  
PAUL A DOBBERSTEIN, LLS      DATE 3/5/2018





# CLIPPER TRADERS, LLC EXISTING CITY UTILITIES EXHIBIT



**AMBIT ENGINEERING, INC.**  
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Portsmouth, N.H. 03801-7114  
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