



Proposed Improvements Yard Operations For



July 22, 2024

Submitted to: Portsmouth TAC
For: August TAC meeting



Ricci Lumber Improvements & Upgrades

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Ricci Lumber Improvements & Upgrades

Submitted July 22, 2024

Our History:

Ricci Lumber was founded in 1957 by Mr. Ricci at 105 Bartlett St which was in the middle of an active B&M railroad yard. Because of its location, he used the property to bring in railcars of masonry products for his construction business for many years. When the ability to acquire lumber and plywood in bulk for his projects developed in the mid-50's, he seized the opportunity and began storing it at this location. Not long after, other masons on the Seacoast began purchasing their lumber needs along with bags of cement directly from Mr. Ricci. By 1956, being the savvy businessman he was, the plans to convert the dry storage building into a retail building center began to take shape. By the summer of 1957, the business was ready to launch with a small hardware offering and a more robust line of building materials. The store in total was no more than 900sft with undercover warehouse space of approximately 5000sft and very limited outdoor storage still surrounded by an active railyard. With more than 16 regionally owned outlets for building materials and hardware within 10 miles our growth was slow but very steady. Over the next 40 plus years as Boston & Maine began to decommission the Portsmouth rail yard, we were able to either acquire or lease additional property from them allowing further growth. The remaining aging storage buildings that now populate the property are remnants of those early years of progress back in the 70's and 80's. After hundreds of repairs to these structures to keep them viable as well as their limited storage methods, their usefulness for a modern lumberyard has reached a bitter end.

Our Vision:

With the upcoming development occurring in the rear of the lumberyard, its footprint will be consuming a significant portion of our yard operations, under cover storage and related lay down areas for the everyday products we sell. Though we can't say that we are sorry to see those two leaning "barns" disappear from the landscape, the protection they provide for weather sensitive products is immeasurable. When they come down this fall, we will be faced with little to no locations to store these types of items. Additionally, the loss of lot space, particularly when it comes to the ground volume pallets of lumber take up, amplifies the problems we are about to encounter. Knowing this was inevitable, there was an engineer hired a few years back that specializes in space utilization and maximization of efficiencies for the lumber industry. The most recent lumber racking constructed on the site came out of his initial study and are the first steps in what is a very comprehensive plan. These new structures have improved the visuals of the property by replacing those eye sore, overly mature edifices from the grounds with a cleaner, modern look as well as shielding most stored products from outside view. With the deficiencies forth coming in ground level storage space, all his designs are centered around going vertical were ever possible to gain capacity. Then with the looming consequences of the millpond development not too far on the horizon, there is a pressing need to accelerate our present long-term plans for improvements. Since our work session back in February we hired Tighe & Bond to study the land side of our request who is a working closely with our building and site engineers revising and re-revising plans to adapt to the overall project needs. Everything we are looking to do in these proposals for improvements is to properly utilize the remaining space in the operation so we can continue to run safely and efficiently. These new structures are really nothing more than racking and roofs meant to hold and protect material from the elements. The designs presented incorporate the tried-and-true modern-day approach for planning a lumberyard while accounting for any impact we might have on this or any surrounding properties.

Ricci Lumber Improvements & Upgrades

The Execution of the project:

Once our project has been approved and accepted by the City of Portsmouth, the implementation of our vision will begin. Since we have existing working structures sitting in the same locations as the new proposed buildings, along with continued business operations, the planning at each phase of construction will be crucial. Unlike a greenfield venture with open land that can be completed all at once, the demolition and reconstruction of each structure will take significantly more time and effort. Because of these reasons, our proposed phases for the project will be somewhat dynamic depending on the season, demolition timing, the metal frame availability, labor to assemble, groundwork, concrete installation and the business conditions.

- Phase 1 Building Two - 3 sided Shed Building (See Map)
 - Demolition of existing buildings (Cement Shed and Cant. Shed Two)
 - Groundwork begins
 - Concrete is installed
 - Construction begins on new Building
- Phase 2 Building One - Drive Through Building (See Map)
 - Demolition of existing buildings (Warm Room, Lunchroom and Cant. Shed One)
 - Groundwork Begins
 - Concrete is installed
 - Construction begins of the new building
- Phase 3 Entrance Gate area
 - The Shack will be shifted to the far side of gate opening
 - Gate is made wider to allow large trucks to enter and exit.
 - New gates are installed to control traffic and security.
- ~~Phase 4 New Millwork Warehouse (See Map)~~
 - Phase 4 is being removed from this request.
 - Cost of proposed building and foundation not in the budget currently.
 - There is no time frame when this will be resubmitted.
- Phase 5 Existing Buildings deemed part of the rear development.
 - This would be the barns and any outbuildings that are not on our site.
 - Demolition of these structures
 - Complete groundwork to allow proper access and storage of products.
- Phase 6 Create the needed open space/permeable surfaces, drainage necessary to achieve compliance.
 - Plantings, Curbs or untarred areas would be completed
 - Drainage plan would be completed per the agreement with the city
 - Complete resurfacing of the yard and parking areas
- Phase 1-5 (Extra) - Fencing\Gates

Ricci Lumber Improvements & Upgrades

- This will be ongoing as buildings get built and the yard gets modified for both security and safety.

Additional Information:

1. Ed Hayes will be reaching out to the railroad for temporary permission to access their side of the lot line to construct the exterior of the buildings as we received for the last two structures.
2. Storm Water Separation will be addressed when construction begins so to minimize the disruption in the yard and parking lot.
3. No new lumber shed/cantilever storage structure will be electrified in the main yard.
4. There will be no changes in the current security lighting situation. Additional lighting for night work is no longer necessary with our standard hours of operation.
5. ~~When constructed, the new millwork storage barn will be electrified for internal lighting.~~
 - a. Removed from this request but will be resubmitted at a future date
6. The updated locations of the new buildings are far beyond any requirement for a shoreline relief review.
7. The traffic pattern is now shown properly on the submitted designs.
8. Ed Hayes will be submitting a letter for certification that the lots in question will remain under the same ownership and agreements so that no hardship is created for either lot. This will also ensure that the fire and police departments will have unimpeded access to all parts of the property through various entry points.
9. There will be three entry/exit points on the property through security gates. The rear gate nearest the new development, the main gate nearest the parking lot and the forward gate nearest Bartlett St behind the design center.
10. Any new chain-link fence installed will conform to the city regulations unless we seek and get approval from the ZDA for additional height relief.
11. Existing chain-link, unless disturbed, will remain as it currently exists.
12. The walls of the sheds that are closest to the railroad tracks will be constructed with heavy gauge steel panels as they are with the recently built structures of similar construction.
13. The closest distance of the new proposed buildings to the railroad tracks is greater than 35' and is beyond the minimum required.
14. Once the new road is accepted by the city, the lumberyard will get a proper address for the 911 system.
15. Fire department access has been reviewed and submitted (Attached)
16. Fire suppression requirements have been researched and submitted. (Attached)
17. The owner of the property (Ed Hayes) has agreed to merge the two lots to eliminate the overlap issue once approvals for this proposal are achieved. He has been out of town for three weeks but will be providing a letter stating his intent for the committee.



**RICCI LUMBER
PORTSMOUTH, NH**
PROJECT DESCRIPTION: NEW SITE LAYOUT



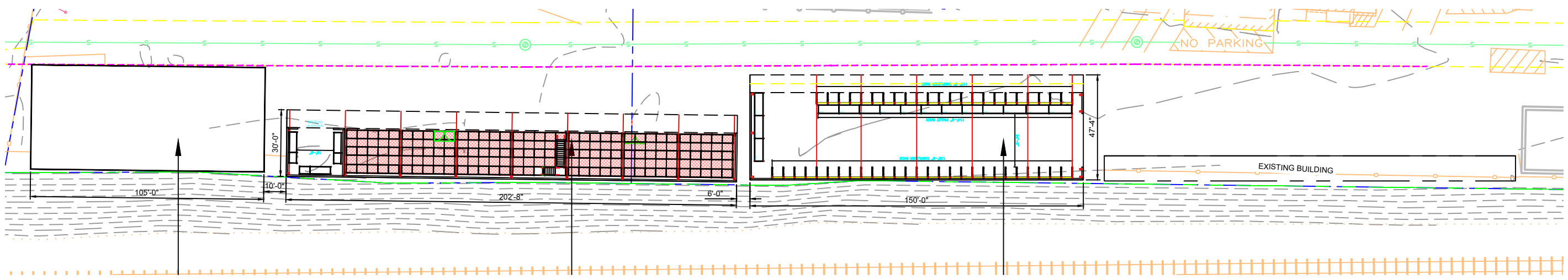
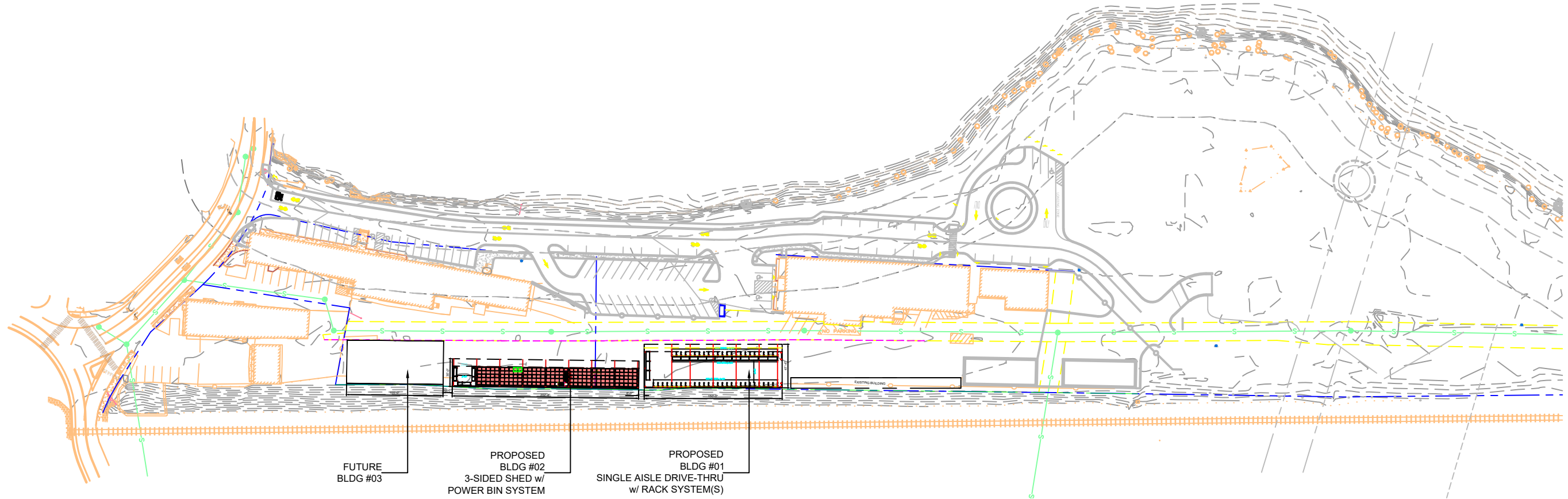
KODIAK
BUILDING PARTNERS

PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH	 SUNBELT RACK A Division of CAD LBM, LLC. 2255 Justin Trail Alpharetta, GA 30004 (PH) 800-353-0892 (FAX) 770-569-9844 www.Sunbelt-Rack.com 	PROJECT NUMBER: Q23-18025	SALES PERSON: CLINT
SHEET DESCRIPTION: COVER SHEET			
STRC #:	SHEET NO: CS	SCALE:	AS NOTED

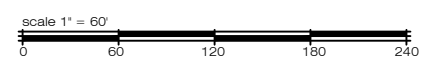
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02	05/07/2024	REVISED	EXAR	
03	06/12/2024	REVISED	EXAR	
04	06/28/2024	REVISED	EXAR	
05	06/28/2024	REVISED	EXAR	

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SITE INDEX		
STRUCTURE NUMBER	PROPOSED BLDG	CONCRETE/ASPHALT
01	7,100 SQ.FT	5,925 SQ.FT
02	6,080 SQ.FT	4,459 SQ.FT
03	4,935 SQ.FT	4,935 SQ.FT



100 SITE LAYOUT PLAN - PROPOSED
 C100 SCALE: 1" = 60'-0"

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00	11/02/2023	PRELIMINARY DESIGN	EXAR	
01	12/14/2023	REVISED	EXAR	
02	05/07/2024	REVISED	EXAR	
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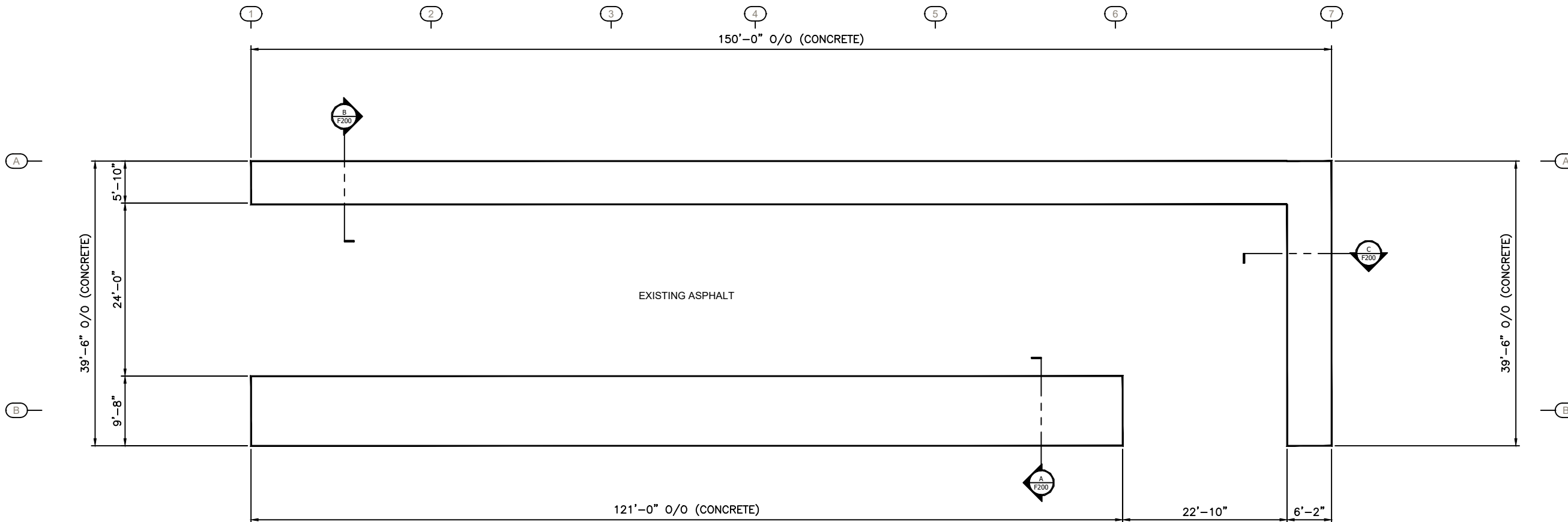
CT DARNELL
 construction

PROJECT NUMBER: Q23-18025
 SALES PERSON: CLINT

PROJECT NAME: RICCI LUMBER
 PORTSMOUTH, NH
 SHEET DESCRIPTION: SITE LAYOUT PLAN - PROPOSED

SHEET NO: D23-18025-00-C100-V05

STRC #:	SHEET NO: C100
SCALE:	AS NOTED



100 FOUNDATION PLAN
 F100 SCALE: 1/8" = 1'-0"

FOUNDATION NOTES

1. Design Information and Loads

- A. Foundation design in accordance with 2019 New Hampshire Building Code using the reactions provided by the Nucor Building Systems Group for the following design criteria.
- B. Roof Live Load20 psf
- C. Ground Snow Load50 psf
- Roof Snow Load42 psf
- Importance Factor1.0
- Exposure Factor1.0
- D. Wind
 - Wind Speed115 mph
 - ExposureB
 - Risk CategoryII
- E. Seismic Information
 - S_s 0.356 S_1 0.078
 - S_{gs} 0.360 S_{g1} 0.125
 - Site ClassD
 - Seismic Design CategoryC
 - Importance Factor1.0
 - Analysis ProcedureEquivalent Lateral Force Method
 - Basic SFRSOSMF & OSCBF

1. DESIGN INFORMATION

- A. THE FOUNDATION IS DESIGNED AS A "FLOATING SLAB".
 - B. IT IS MEANT TO MOVE DURING FREEZE-THAW CYCLES.
 - C. THE STRUCTURAL INTEGRITY OF THE FRAME WILL NOT BE AFFECTED BECAUSE OF ITS FLEXIBILITY.
- #### 2. EARTHWORK
- A. SOILS REPORT WAS NOT AVAILABLE.
 - B. THE SUPPORTING SOILS IS ASSUMED TO BE INORGANIC.
 - C. SOILS TO HAVE AN ASSUMED CAPACITY OF 1 TON PER SQUARE FOOT (2,000 psf)
 - a. SOIL CAPACITY TO BE VERIFIED BY OWNER OR GENERAL CONTRACTOR.

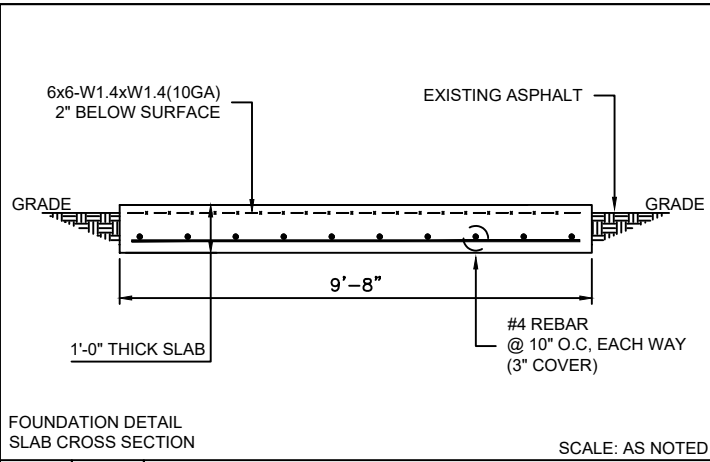
3. CONCRETE AND REINFORCEMENT

- A. CONCRETE
 - a. CONCRETE TO BE 4,000 PSI IN 28 DAYS WITH 6% AIR ENTRAINMENT.
 - B. REINFORCING
 - b. REBAR - $F_y = 60$ ksi (GRADE 60).
 - c. wwf - $F_y = 65$ ksi.
- (NOTE: 6x6-W1.4xW1.4 (10 GA.) MAY BE SUBSTITUTED WITH 1 LB. PER CUBIC YARD OF FIBER MESH CONCRETE).

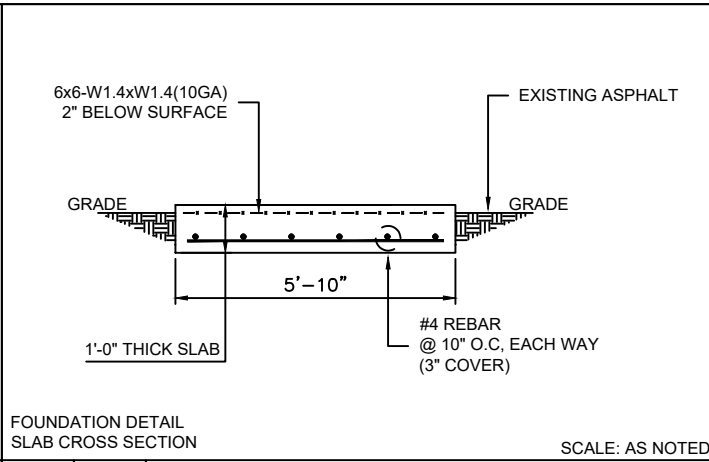
- C. CONTROL JOINTS IN SLABS ON GRADE ARE RECOMMEND TO CONTROL CRACKING. SEE PLANS FOR CONTROL JOINT SPACING AND DETAILS.
 - a. CRACKING CAN OCCUR IN CONCRETE SLABS AS A RESULT OF UNEVEN SETTLEMENT OF THE SOIL, OR EXPANSION/CONTRACTION CAUSED BY THE FREEZE-THAW CYCLES.
 - b. CONTRACTION JOINTS ARE INTENDED TO ALLOW FOR CONTROLLED CRACKING. (SEE PLANS FOR CONTRACTION JOINT SPACING AND DETAILS)
 - c. EXPANSION JOINTS ARE STRATEGICALLY PLACED TO ALLOW EXPANSION (IF-REQUIRED)
 - d. WELDED WIRE FABRIC(wwf) IS USED TO MINIMIZE THE SIZE OF CRACKS, SHOULD THEY OCCUR.

- D. INSTALLATION, PROPER INSTALLATION OF CONCRETE IS IMPORTANT TO MINIMIZE CRACKS AND OBTAIN DESIRED CONCRETE STRENGTH.
 - a. CURING: A MINUMIM AMOUNT OF CURING IS RECOMMENDED TO OBTAIN A DURABLE HARD CONCRETE. THIS CAN BE OBTAINED BY COVERING THE SURFACE WITH A VISQUEEN PLASTIC IMMEDIATELY AFTER THE CONCRETE HAS HARDENED. LEAVE PLASTIC IN PLACE FOR A MINIMUM OF 7 DAYS.
 - b. COLD WEATHER INSTALLATION: DO NOT ALLOW CONCRETE TO FREEZE FOR AT LEAST 7 DAYS AFTER CONCRETE HAS SET. FOLLOW RECOMMENDATION OF ACI DOCUMENT 306 TITLED "COLD WEATHER CONCRETING".
 - c. HOT WEATHER INSTALLATION: DO NOT ALLOW SURFACE TO DRY BEFORE APPLYING VISQUEEN PLASTIC OR OTHER CURING MEDIUM. FOLLOW RECOMMENDATION OF ACI DOCUMENT 305 TITLED "HOT WEATHER CONCRETING".
 - d. TO AVOID UNDERMINING, BACKFILL SHOULD BE WITH IN 4" OF TOP OF SLAB.
 - e. SLAB(S) MUST BE LEVEL FOR PROPER INSTALLATION OF BUILDING.
 - f. FINISH OF CONCRETE CAN BE SMOOTH OR COARSE(SIDEWALK FINISH) AS REQUIRED BY THE OWNER.
 - g. CONTRACTION JOINTS MUST BE CUT WITHIN 24 HOURS OF POUR.
- E. MISCELLANEOUS
 - a. OWNER TO ASSURE THAT WATER DRAINS AWAY FROM STRUCTURE.

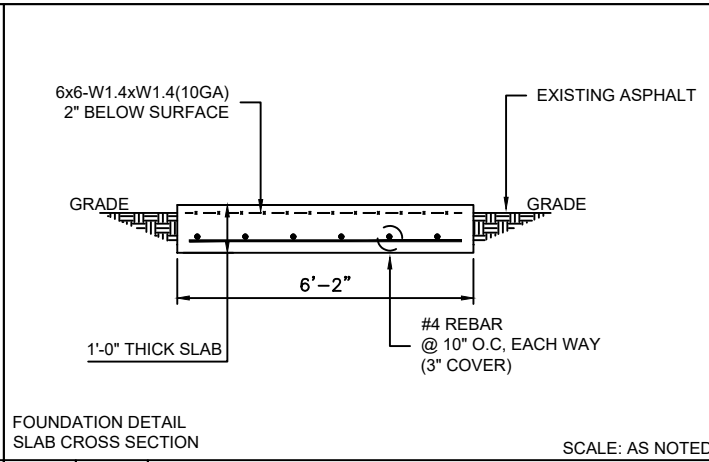
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PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH		PROJECT NUMBER: Q23-18025	
SHEET DESCRIPTION: SINGLE AISLE DRIVE-THRU FOUNDATION PLAN & NOTE(S)		SHEET NO: D23-18025-01-F100-v05	
STRC #: 01	SHEET NO: F100		
SCALE: AS NOTED			



FOUNDATION DETAIL
SLAB CROSS SECTION
SCALE: AS NOTED



FOUNDATION DETAIL
SLAB CROSS SECTION
SCALE: AS NOTED



FOUNDATION DETAIL
SLAB CROSS SECTION
SCALE: AS NOTED

A

B

C

REV.	DATE	DESCRIPTION	DRFTCHKD	ENG
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SALESPERSON: CLINT

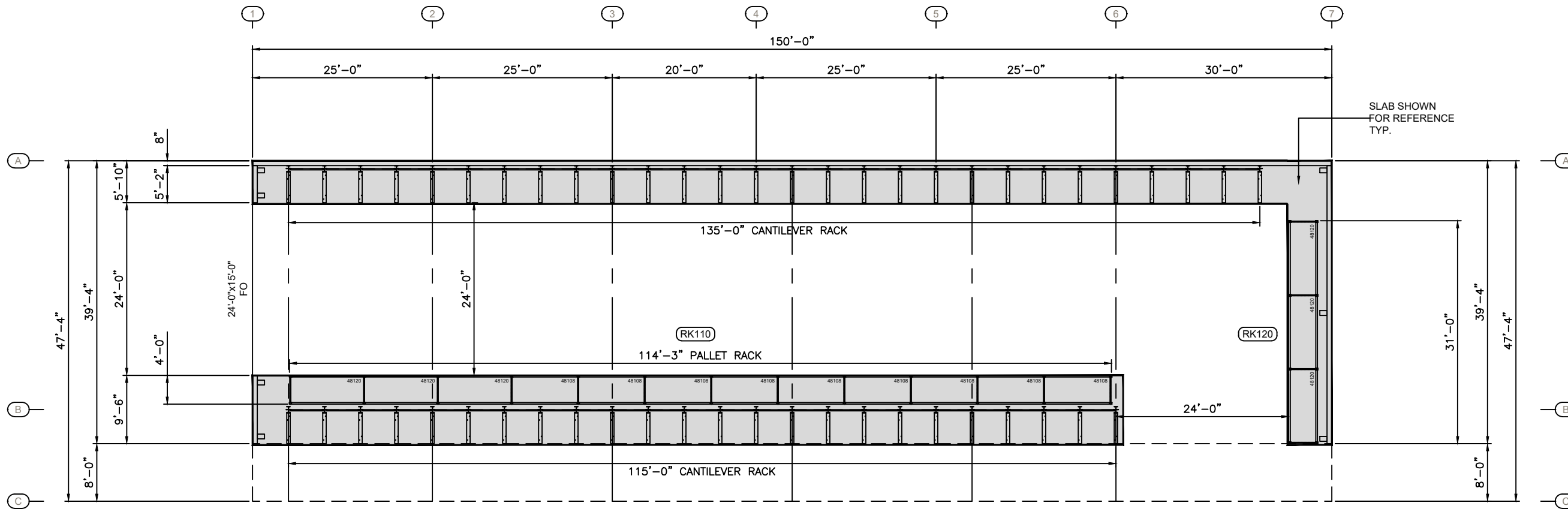
PROJECT NAME:
RICCI LUMBER
PORTSMOUTH, NH

SHEET DESCRIPTION:
SINGLE AISLE DRIVE-THRU
FOUNDATION DETAIL(S)

SHEET NO:
D23-18025-01-F200-v05

STRC #: 01
SHEET NO: F200
SCALE: AS NOTED

100 RACK LAYOUT PLAN
 A100 SCALE: 1/8" = 1'-0"



SLAB SHOWN FOR REFERENCE TYP.

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PROJECT NAME:
 RICCI LUMBER
 PORTSMOUTH, NH
 SHEET DESCRIPTION:
 SINGLE AISLE DRIVE-THRU
 RACK LAYOUT PLAN
 SHEET NO:
 D23-18025-01-A100-v05

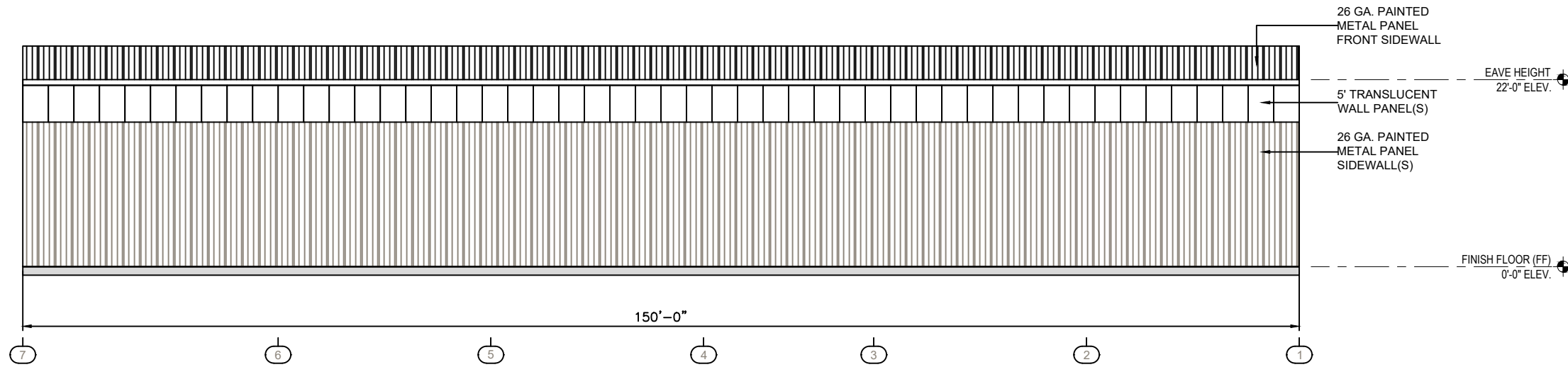
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SCALE:
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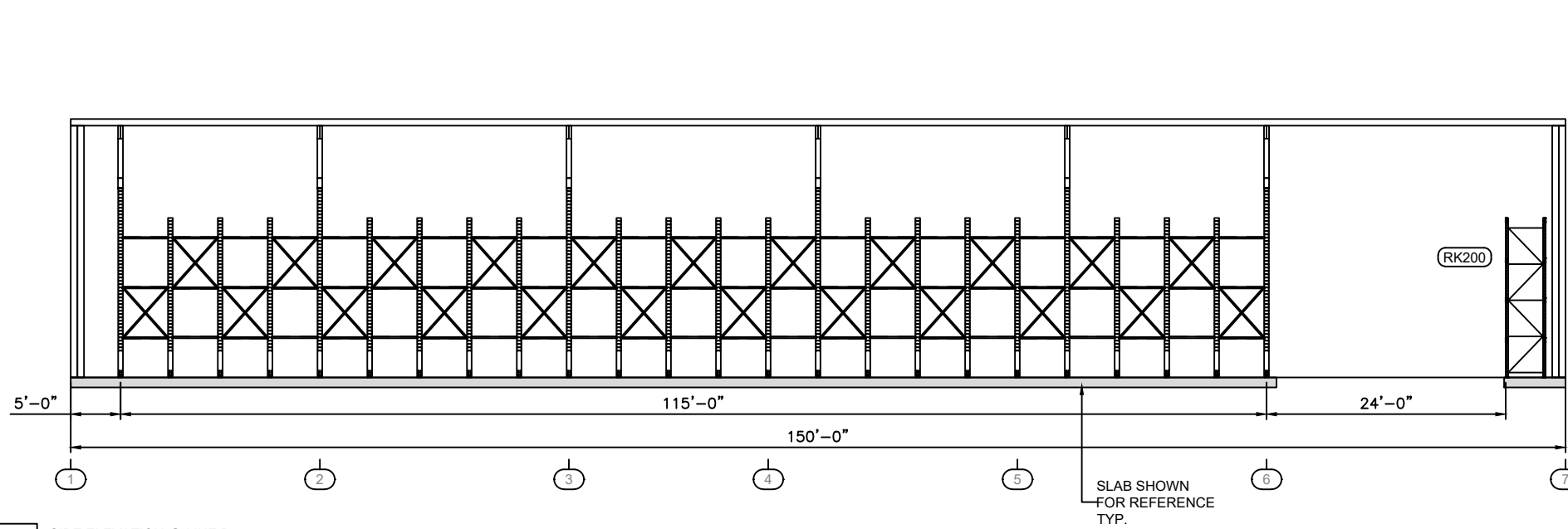
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 CLINT
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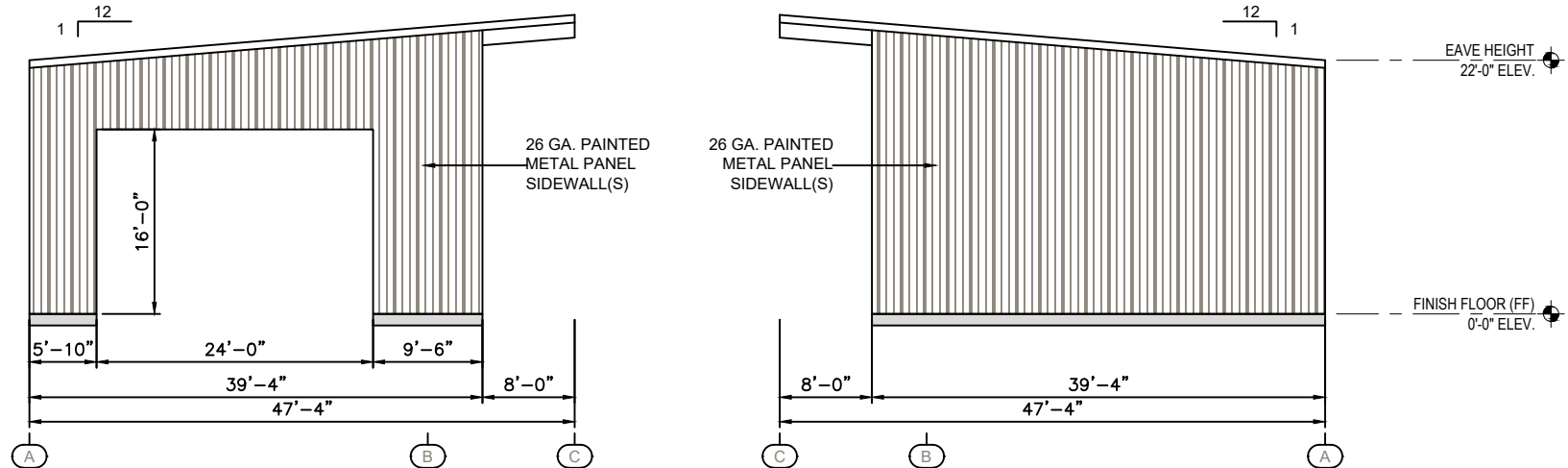
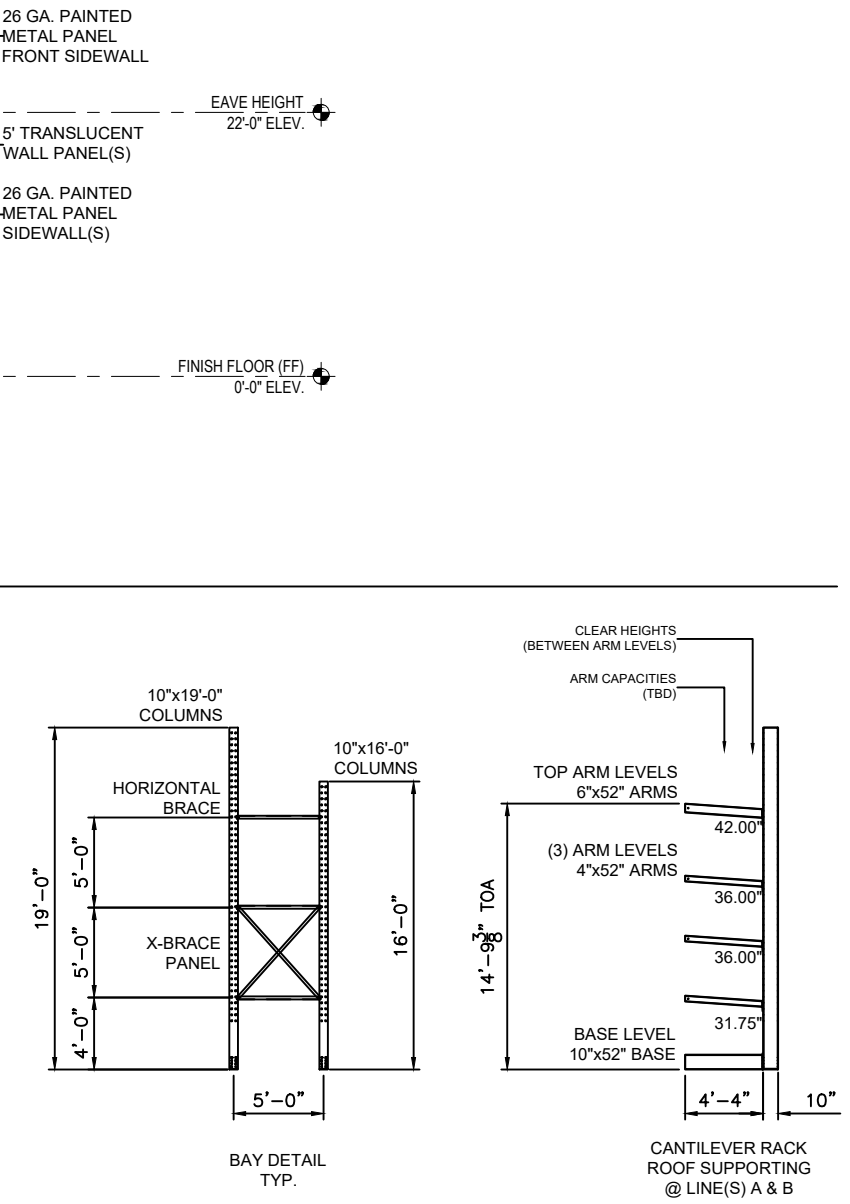
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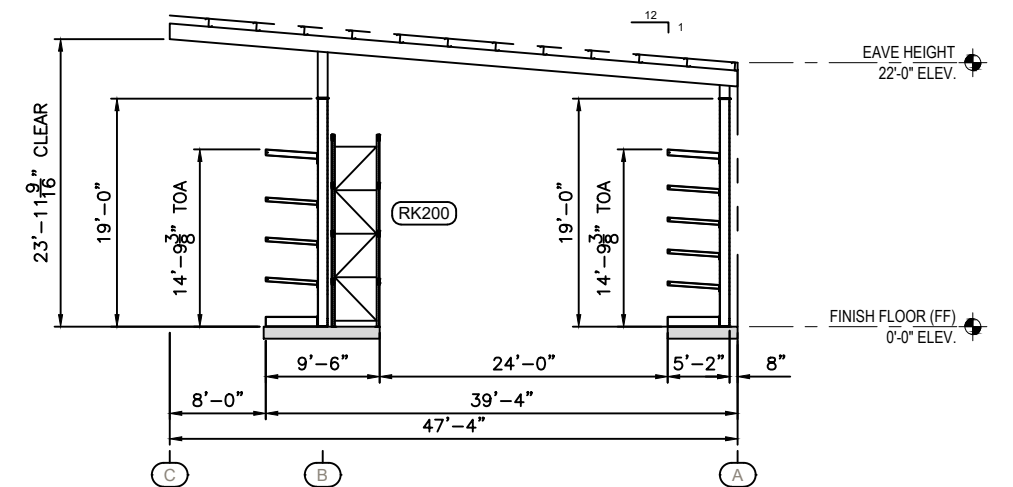
100 SIDEWALL ELEVATION @ LINE A
A200 SCALE: 3/16" = 1'-0"



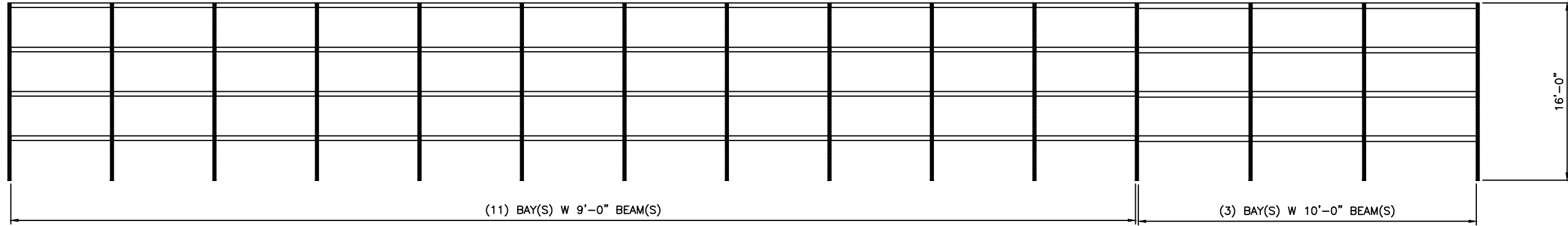
100 SIDE ELEVATION @ LINE B
A200 SCALE: 3/16" = 1'-0"



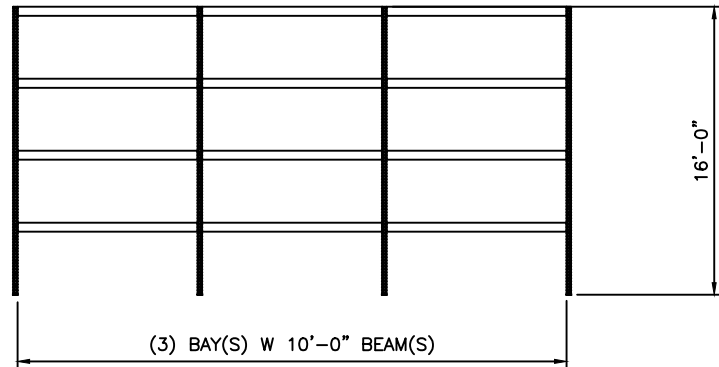
100 CANTILEVER RACK ELEVATION(S)
A200 SCALE: 3/16" = 1'-0"



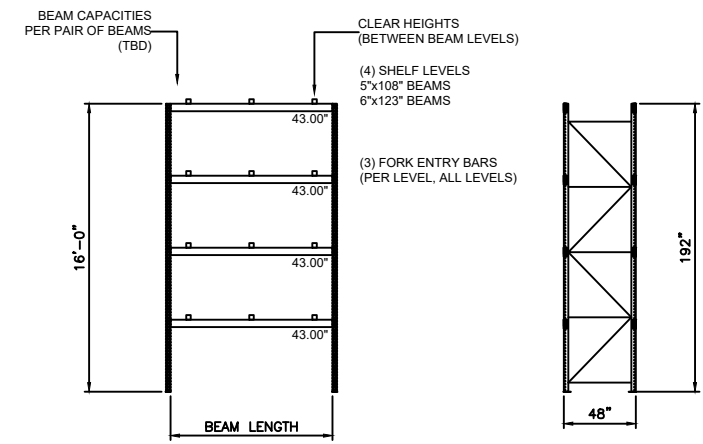
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<p>SUNBELT RACK A Division of CAD LBM, LLC. 2255 Justin Trail / Alpharetta, GA 30004 (PH) 800-853-0892 (FAX) 770-969-9844 www.Sunbelt-Rack.com www.CT-Darnell.com</p>		<p>SALESPERSON: CLINT</p>	
<p>PROJECT NUMBER: Q23-18025</p>		<p>SHEET NO.: D23-18025-01-A200-y05</p>	
<p>PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH</p>		<p>SHEET DESCRIPTION: SINGLE AISLE DRIVE-THRU RACK ELEVATION(S)</p>	
STRC #:	SHEET NO.:		
01	A200		
SCALE:	AS NOTED		



RK110 CANTILEVER RACK
 RK100 SCALE: 3/16" = 1'-0"



RK120 CANTILEVER RACK
 RK100 SCALE: 3/16" = 1'-0"



100 CANTILEVER RACK DETAIL(S)
 RK100 SCALE: 3/16" = 1'-0"

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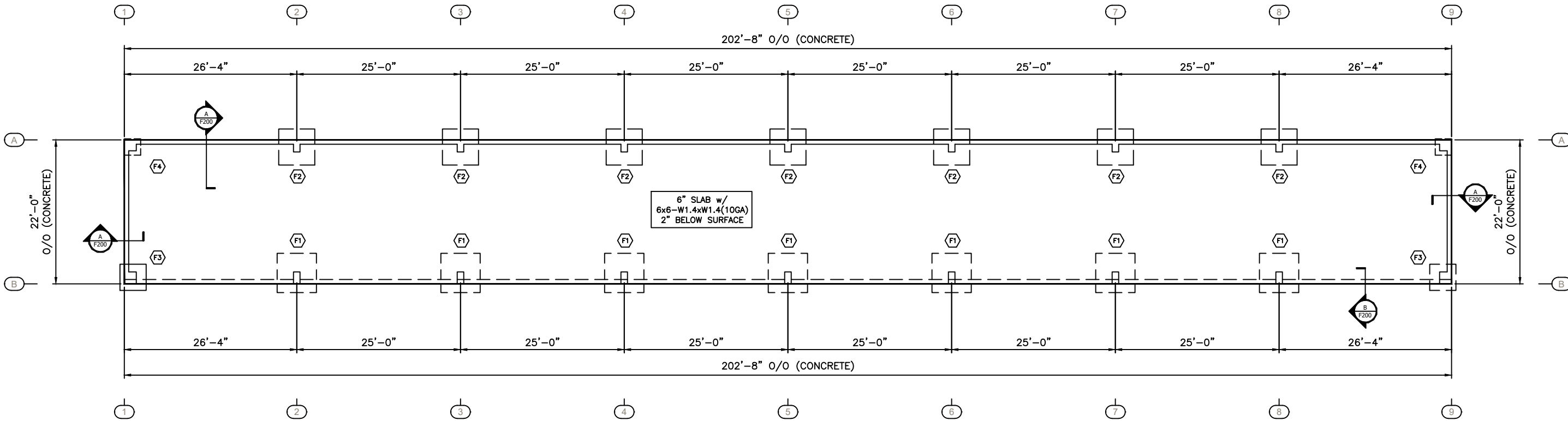
CT DARNELL
 construction

PROJECT NUMBER: Q23-18025
 SALESPERSON: CLINT

PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH
 SHEET DESCRIPTION: P-ALLET RACK RACK PLAN & ELEVATION(S)
 SHEET NO: D23-18025-01-RK100-Y05

STRC #: 01
 SHEET NO: RK100

SCALE: AS NOTED



100 FOUNDATION PLAN
 F100 SCALE: 1/8" = 1'-0"

FOUNDATION NOTES

1. Design Information and Loads

- A. Foundation design in accordance with 2019 New Hampshire Building Code using the reactions provided by the Nucor Building Systems Group for the following design criteria.
- B. Roof Live Load 20 psf
- C. Ground Snow Load 50 psf
- Roof Snow Load 42 psf
- Importance Factor 1.0
- Exposure Factor 1.0
- D. Wind
- Wind Speed 115 mph
- Exposure B
- Risk Category II
- E. Seismic Information
- S_s 0.356 S₁ 0.078
- S_{0.5} 0.360 S_{0.1} 0.125
- Site Class D
- Seismic Design Category C
- Importance Factor 1.0
- Analysis Procedure Equivalent Lateral Force Method
- Basic SFRS OSMF & OSCBF
- F. Frost Depth 4'-0"

2. Earthwork

- A. Foundation Design Values (assumed)
 - i. Allowable Soil Bearing Pressure - 1500 psf
 - ii. Coefficient of Friction - 0.25
 - iii. Passive Earth Pressure - 200 psf/ft of depth
- B. The building pad area shall be stripped of all frozen soil, debris, vegetation, and topsoil. All fill soils and any remaining loose natural soils shall be excavated to expose suitable natural soils.
- C. Proof roll the entire building pad area to locate and remove all soft spots. Replace with compacted structural fill.
- D. Place all footings and slabs on undisturbed natural soil or on properly compacted structural fill. Contractor shall verify that soil

- under footings is suitable to support footings.
- E. Structural Fill: Structural fill should consist of well-graded sandy gravels with a maximum particle size of 3 inches and 5 to 15 percent fines (materials passing the No. 200 sieve). The liquid limit of fines should not exceed 35 and the plasticity index should be below 15. All fill soils should be free from topsoils, highly organic material, frozen soil, and other deleterious materials. Structural fill should be placed in maximum 8-inch thick loose lifts at a moisture content within 2 percent of optimum and compacted to at least 95 percent of modified proctor density (ASTM D1557) under the building and 90 percent under concrete flatwork.
- F. It is the responsibility of the contractor to ensure that the depth of the bottom of the foundation is far enough below the adjacent grade to ensure adequate frost protection.

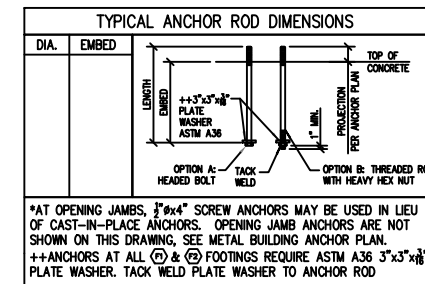
3. Concrete and Reinforcement

- A. Material Standards
 - i. Concrete
 - a. Footings: Exposure Classes F0, S0, W0, C0
f_c = 3000 p.s.i., max. w/cm ratio = 0.55
 - b. Exterior Walls: Exposure Classes F1, S0, W0, C1
f_c = 3500 p.s.i., max. w/cm ratio = 0.55
 - c. Interior Walls: Exposure Classes F0, S0, W0, C0
f_c = 3000 p.s.i., max. w/cm ratio = N.A.
 - d. Interior Slabs: Exposure Classes F0, S0, W0, C0
f_c = 3500 p.s.i., max. w/cm ratio = 0.55
 - e. Air content for Exposures F1-F3 must meet the requirements of Table 19.3.3.1 of ACI 318-14. Air-entraining admixtures shall conform to ASTM C260
 - f. The cement type for Exposures S1-S3 must meet the requirements of Table 19.3.2.1 of ACI 318-14. Cement shall conform to ASTM C150
 - g. Calcium Chloride admixture shall not be used in Exposures S2 and S3
 - h. Normal weight aggregates - ASTM C33
 - ii. Reinforcing
 - a. Rebar - ASTM A615 Grade 60 (F_y = 60 ksi)
 - b. Welded wire - ASTM A1064
 - c. Epoxy/Adhesive - Simpson SET-XP (ICC-ES ESR-2508), Hilti RE-500V3 (ICC-ES ELC-3814), or Dewart Pure110+ (ICC-ES ESR-3298) unless noted otherwise in the drawings.
- iii. Anchor Rods/Bolts
 - a. All anchor rods shall be cast-in-place headed anchor rods. Use of post-installed (epoxy, adhesive, expansion, screw, etc.) anchors is not allowed without written permission from MVE or unless specifically noted in the drawings.
 - b. Steel column anchor rods/bolts - ASTM F1554 Grade 36 with ASTM A563 heavy hex nuts and hardened washers (unless noted otherwise)
 - c. Wood framing anchors - ASTM A307 with A36 plate washers
 - d. Headed stud anchors (HSA) - ASTM A108
 - e. Deformed bar anchors (DBA) - ASTM A496
 - f. Screw Anchors for jamps as indicated in the typical anchor rod schedule - Simpson Titan HD (ICC-ES ESR-2713), Hilti Kwik HUS-TZ (ICC-ES ESR-3027), or Dewart ScrewBolt+ (ICC-ES ESR-2526)
 - g. Use of hooked anchor rods/bolts is limited under the ACI and the IBC. Headed anchor rods/bolts must be used where indicated in the details.
 - h. The symbols $\frac{1}{4}$ A.R./ $\frac{1}{4}$ A.B. as shown in the drawings indicate the center line of the anchor rod/bolt, not the center line of any individual anchor rod/bolt.
- B. Detail reinforcing to comply with ACI 315 "Manual of Standard Practice for Detailing Reinforcing Concrete Structures" and the Concrete Reinforcing Steel Institute (CRS) recommendations.
 - i. Minimum clear concrete cover for reinforcement shall be as follows unless noted otherwise:
 - a. Concrete cast directly against and permanently exposed to earth - 3"
 - b. Concrete exposed to weather or earth:

- 1. #5 bars or smaller - 1 1/2"
- 2. #6 bars or larger - 2"
- c. Concrete not exposed to weather or in contact with the ground - 3/4"
- d. Slabs on grade - as shown in details, 3/4" min. from top of slabs not exposed to weather
- ii. Lap Splice Lengths with 1 1/2" minimum clear cover
 - a. f_c = 2500-3500 p.s.i.
 - 1. #6 and smaller - 49 bar diameters
 - 2. #7 and larger - 76 bar diameters
 - b. f_c = 4000 p.s.i. or greater
 - 1. #6 and smaller - 38 bar diameters
 - 2. #7 and larger - 60 bar diameters
 - c. Increase lap splice lengths by 50% where epoxy coated bars are used.
- iii. Stagger splices in walls so that no two adjacent bars are spliced in the same location, unless shown otherwise.
- iv. Make all bars continuous around corners or provide corner bars of equal size and spacing.
- v. Where 12 inches or less of fresh concrete is placed below horizontal reinforcing lap splice length may be reduced by 30%.
- vi. Vertical bars in walls, grade beams, and piers to terminate in footings with ACI standard hooks (12 bar diameters) to within 4" of the bottom of the footing unless noted otherwise.
- vii. Horizontal wall reinforcing shall terminate at the ends of walls with a 90 degree hook plus a 6 bar diameter extension, unless shown otherwise.
- viii. Horizontal wall reinforcing shall be continuous through construction and control joints.
- ix. Splices in horizontal reinforcement shall be staggered. Splices in two curtains (where used) shall not occur in the same location.
- x. Use chairs or other support devices as required for proper clearance.
- xi. Rebar hairpins shall be centered in slabs and shall be wire tied to the slab reinforcing (if any). Rebar hairpins shall be continuous through walls and piers; lap splices in hairpins may only occur in the floor slab unless noted otherwise.

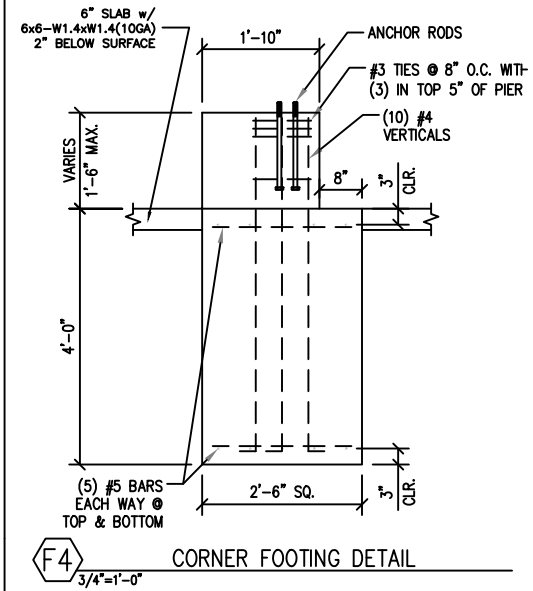
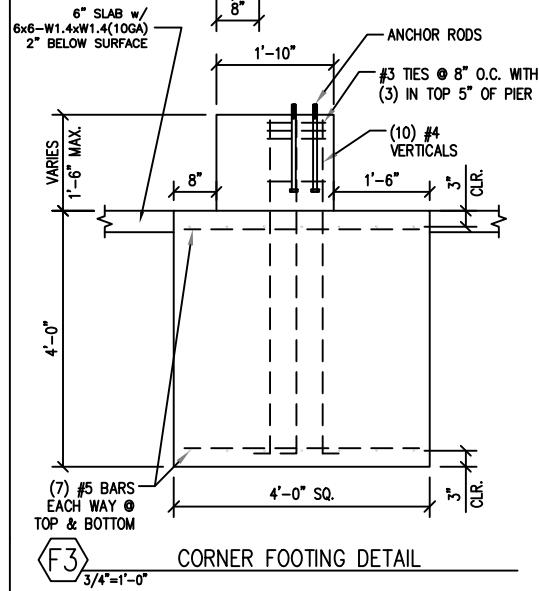
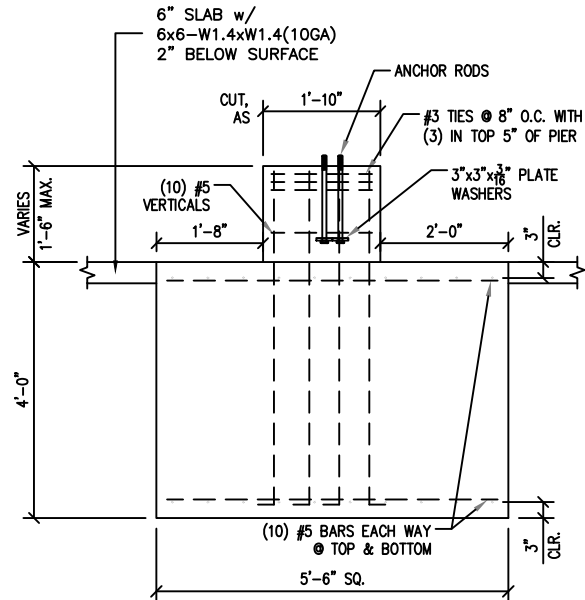
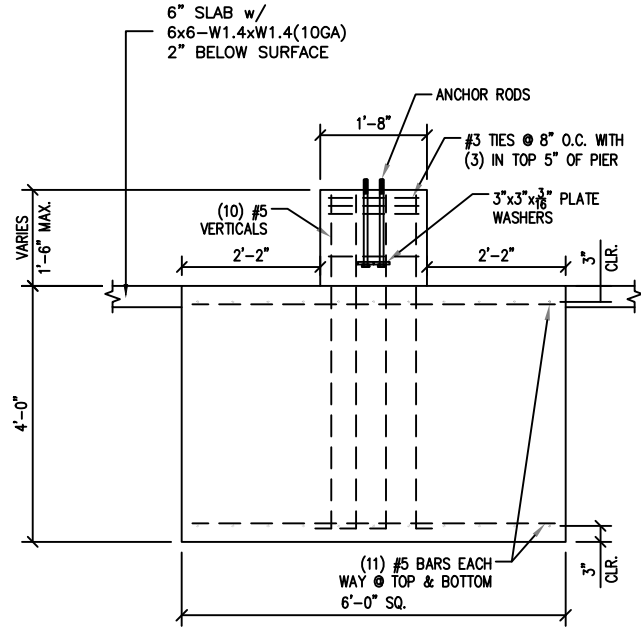
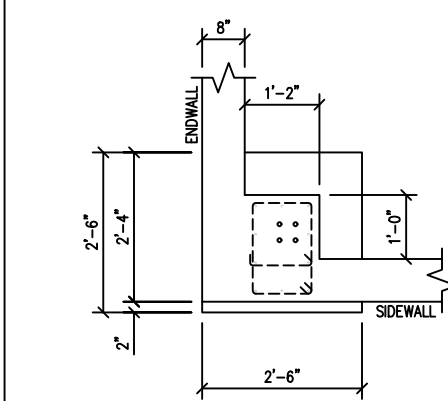
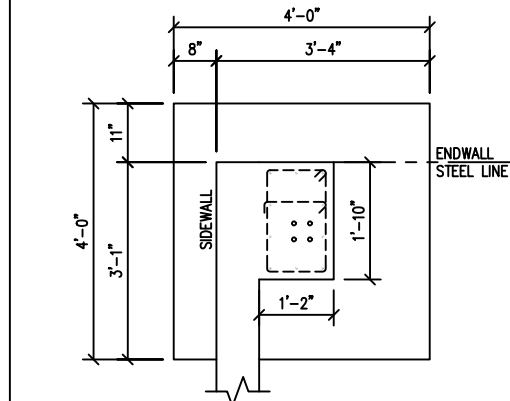
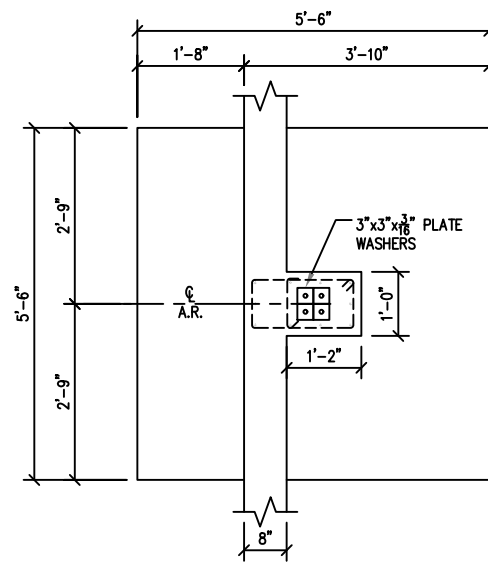
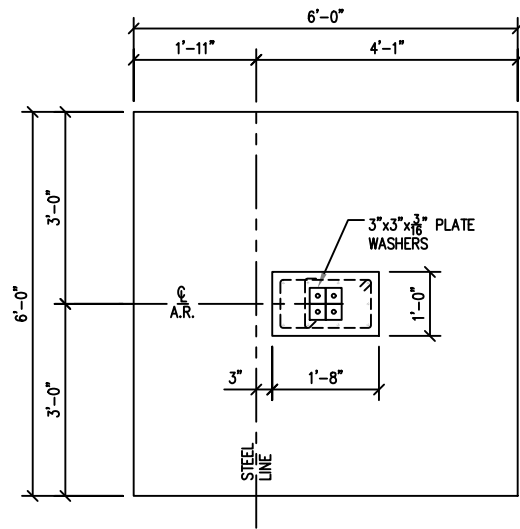
- 4. Special Inspections
 - A. Concrete
 - i. Spot Footings - Not required (IBC 1705.3 Exception 1)
 - ii. Continuous Ftgs. - Not required (IBC 1705.3 Exception 2.3)
 - iii. Slabs - Not required (IBC 1705.3 Exception 3)
 - iv. Grade Beams - Not required (IBC 1705.3 Exception 4)
 - v. Walls - Not required (IBC 1705.3 Exception 4)
 - vi. Anchor rods/bolts - Required (IBC Table 1705.3) Special inspection may be waived subject to the approval of the building official.
 - B. Steel Reinforcement
 - i. Placement - Third party special inspection of reinforcing placement need only be performed where specifically required by the building official.
 - ii. Welding - Special inspection of rebar welding is required (if any is used).
- 5. Miscellaneous
 - A. The contractor shall notify engineer of any variations in dimensions.
 - B. The engineer is not responsible for any deviations from these plans unless such changes are authorized in writing by the engineer.

F1 INDICATES APPLICABLE FOOTING DETAIL.



*AT OPENING JAMBS, 3/4" #4" SCREW ANCHORS MAY BE USED IN LIEU OF CAST-IN-PLACE ANCHORS. OPENING JAMB ANCHORS ARE NOT SHOWN ON THIS DRAWING. SEE METAL BUILDING ANCHOR PLAN.
 ++ANCHORS AT ALL (F1) & (F2) FOOTINGS REQUIRE ASTM A36 3"x3"x1/8" PLATE WASHER. TACK WELD PLATE WASHER TO ANCHOR ROD

REV.	DATE	DESCRIPTION	DR/CHKD	ENG
05	07/19/2024	PRELIMINARY DESIGN	JAR	
PRELIMINARY ONLY (NOT FOR CONSTRUCTION)				
SUNBELT RACK A Division of CAD LBM, LLC. 2255 Julian Trail Alpharetta, GA 30004 (PH) 800-853-0892 (FAX) 770-969-9844 www.Sunbelt-Rack.com www.CT-Darnell.com			SALESPERSON: CLINT	
PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH			PROJECT NUMBER: Q23-18025	
SHEET DESCRIPTION: 3-SIDED SHED FOUNDATION PLAN & NOTE(S)			SHEET NO.: D23-18025-02-F100-V05	
STRC #:	SHEET NO.:			
02	F100			
SCALE: AS NOTED				

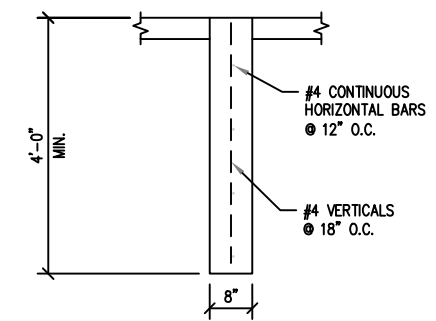
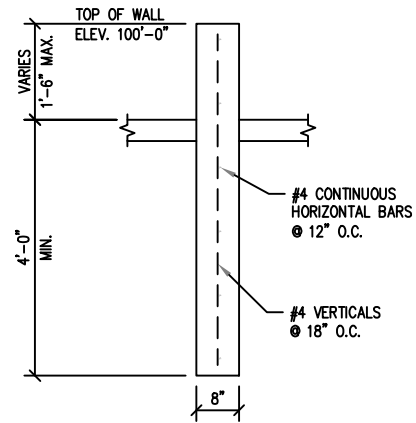


F1 3/4"=1'-0" SIDEWALL FOOTING DETAIL

F2 3/4"=1'-0" SIDEWALL FOOTING DETAIL

F3 3/4"=1'-0" CORNER FOOTING DETAIL

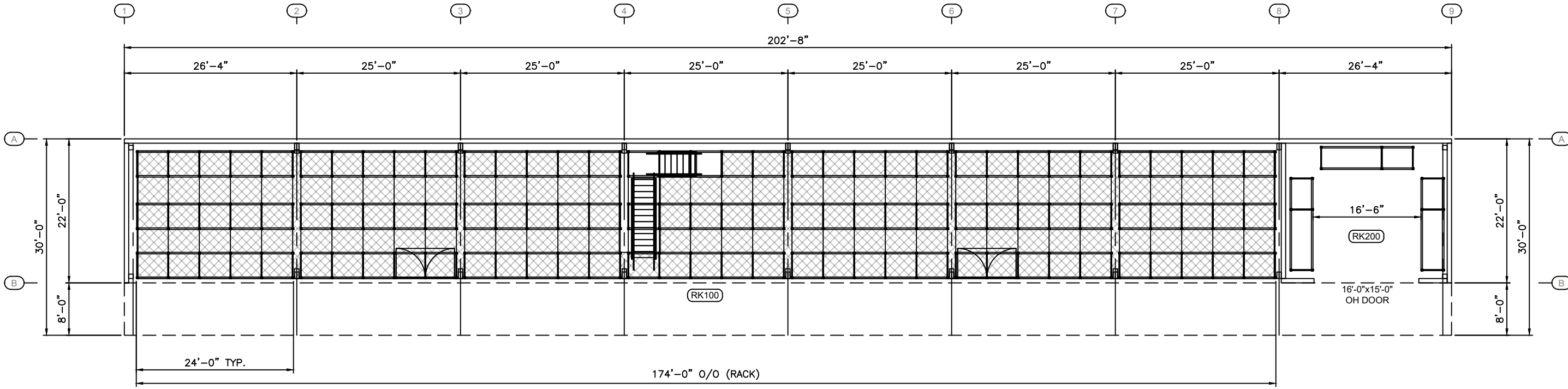
F4 3/4"=1'-0" CORNER FOOTING DETAIL



A 3/4"=1'-0" PERIMETER GRADE BEAM DETAIL

B 3/4"=1'-0" PERIMETER GRADE BEAM DETAIL

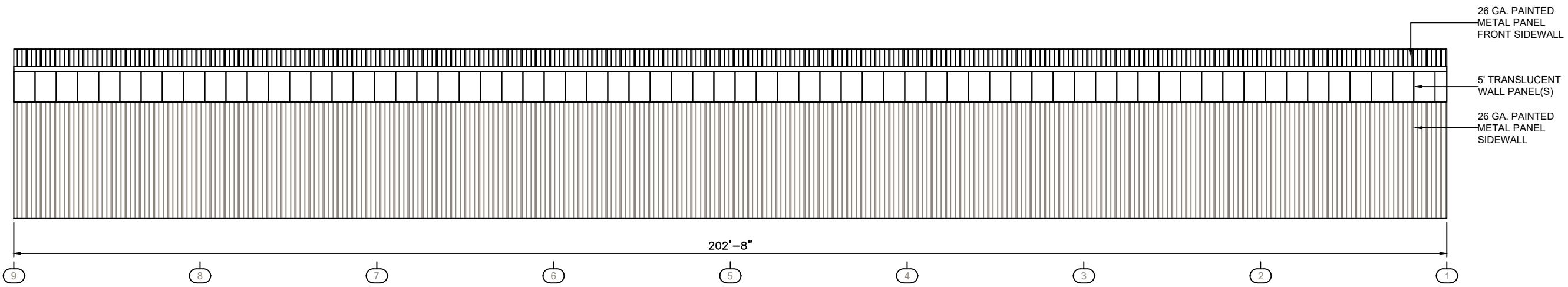
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05	07/19/2024	PRELIMINARY DESIGN	JAR	
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PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH			PROJECT NUMBER: Q23-18025	
SHEET DESCRIPTION: 3-SIDED SHED FOUNDATION DETAIL(S)			SHEET NO.: D23-18025-02-F100-v05	
STRC #:	SHEET NO.:			
02	F200			
SCALE: AS NOTED				



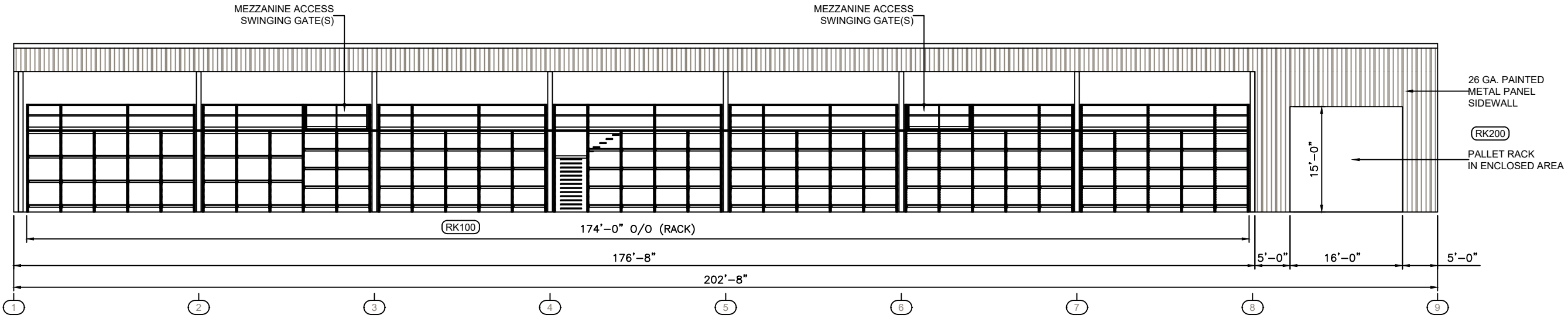
100 RACK LAYOUT PLAN
 A100 SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION	DRFTRCHKD	ENG
03	06/12/2024	PRELIMINARY DESIGN	EXAR	
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PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH			PROJECT NUMBER: Q23-18025	
SHEET DESCRIPTION: 3-SIDED SHED RACK LAYOUT PLAN			SHEET NO.: D23-18025-02-A100-v05	
STRC #:	SHEET NO.:			
02	A100			
SCALE:	AS NOTED			

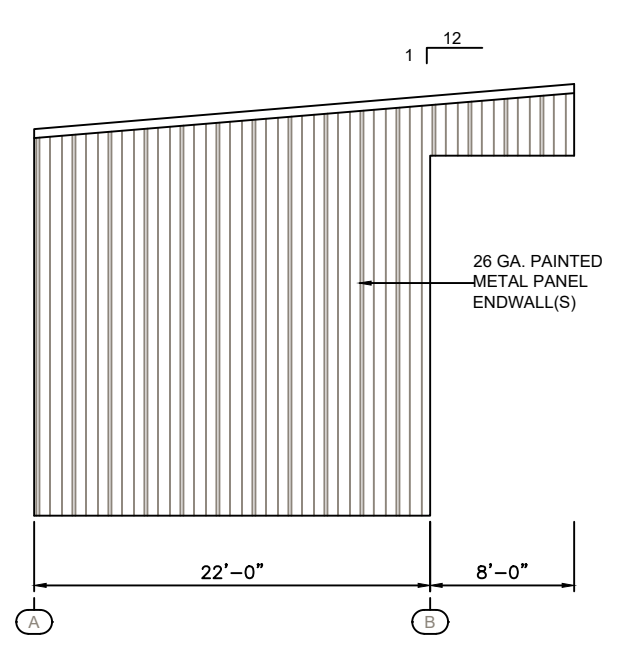
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 PLOT DATE: 7/19/2024 3:48 PM



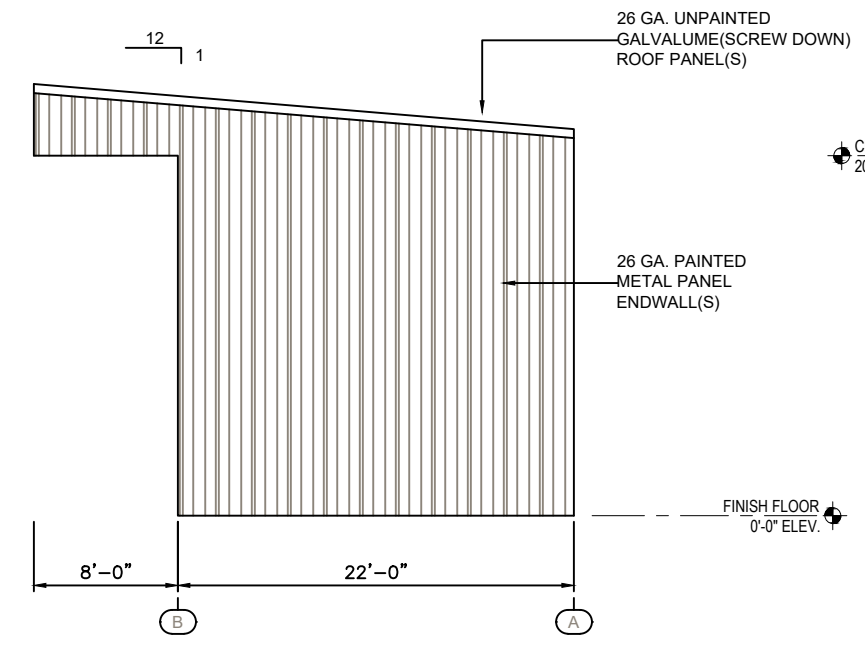
100 SIDEWALL ELEVATION @ LINE A
A200 SCALE: 1/8" = 1'-0"



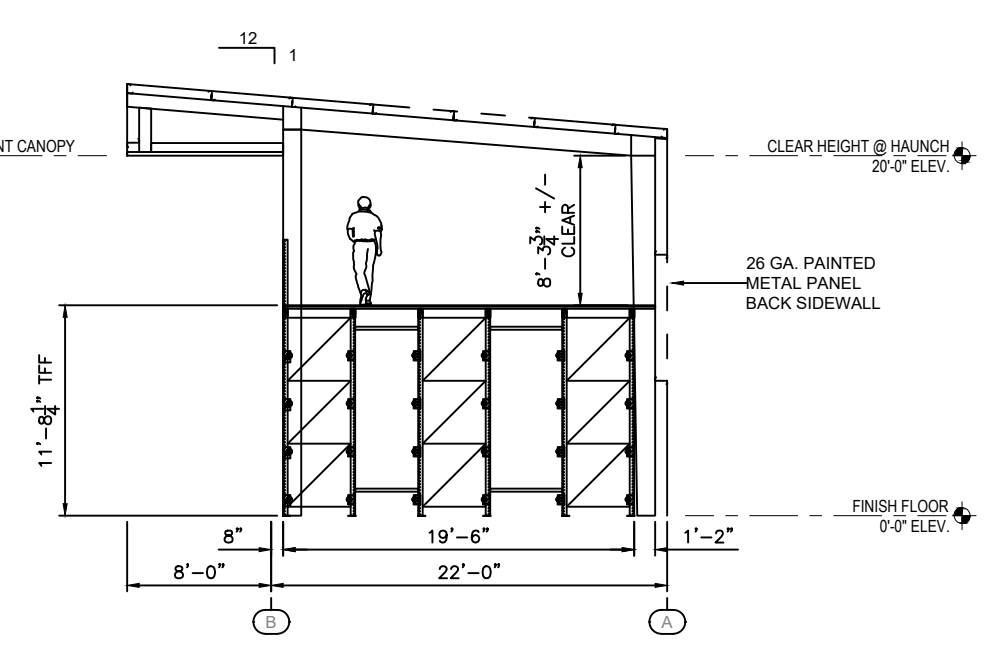
200 FRONT SIDE ELEVATION @ LINE B
A200 SCALE: 1/8" = 1'-0"



300 ENDWALL(S)
A200 SCALE: 1.5X SCALE



400 CROSS SECTION
A200 SCALE: 1.5X SCALE



REV.	DATE	DESCRIPTION	DRFTCHKD	ENG
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PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH			PROJECT NUMBER: Q23-18025	
SHEET DESCRIPTION: 3-SIDED SHED ELEVATION(S)			SHEET NO.: D23-18025-02-A200-v05	
STRC #:	SHEET NO.:			
02	A200			
SCALE: AS NOTED				

SEE SHEET RK100
FOR RACK ELEVATION(S) & DETAIL(S)

RK100

POWER BIN SYSTEM w/ MEZZANINE

RK200

PALLET RACK

**PRELIMINARY ONLY
(NOT FOR CONSTRUCTION)**

SUNBELT RACK
A Division of CAD LBM, LLC.
2255 Justin Trail | Alpharetta, GA | 30004
(PH) 800-353-0892
(FAX) 770-569-9844
www.Sunbelt-Rack.com
CT DARNELL
CORPORATION
www.CT-Darnell.com

PROJECT NAME:
RICCI LUMBER
PORTSMOUTH, NH
SHEET DESCRIPTION:
3-SIDED SHED
RACK ELEVATION(S)
SHEET NO:
D23-18025-02-RK000-V05

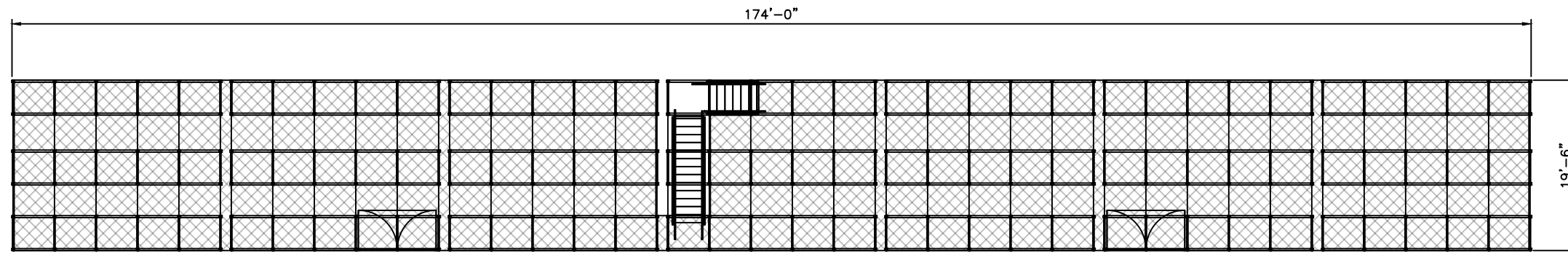
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02
SHEET NO:
RK000

SCALE: AS NOTED

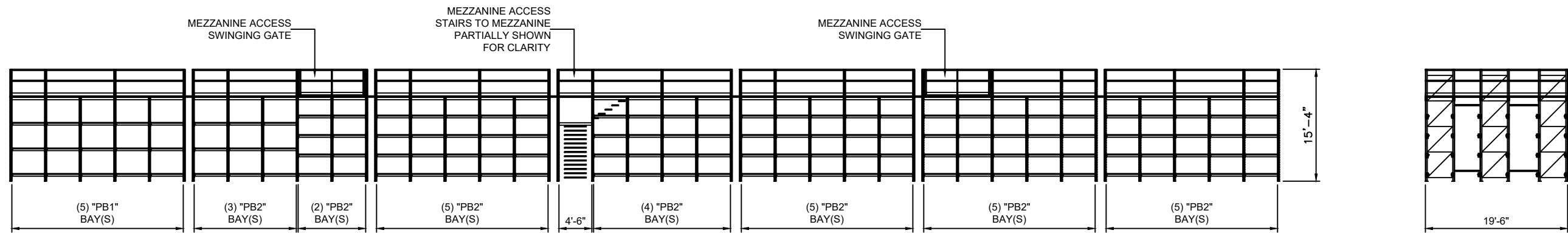
REV. 03 DATE 06/12/2024 DESCRIPTION PRELIMINARY DESIGN EXAR DRFTCHKD ENG

SALESPERSON: CLINT
PROJECT NUMBER: Q23-18025
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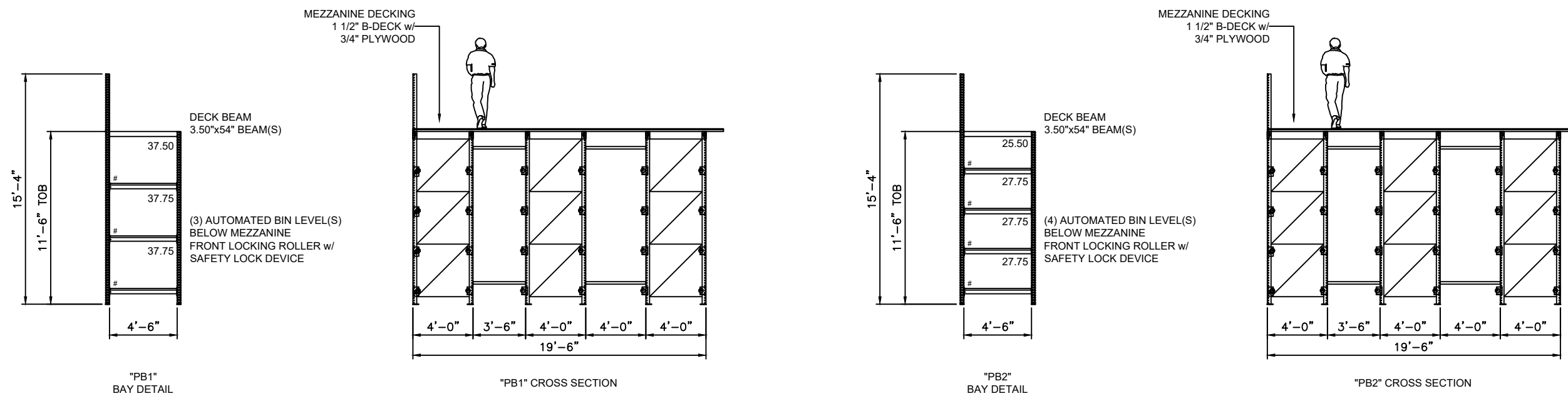
PLOT DATE: 7/19/2024 3:48 PM



100 RACK LAYOUT PLAN
RK100 SCALE: 1/8" = 1'-0"



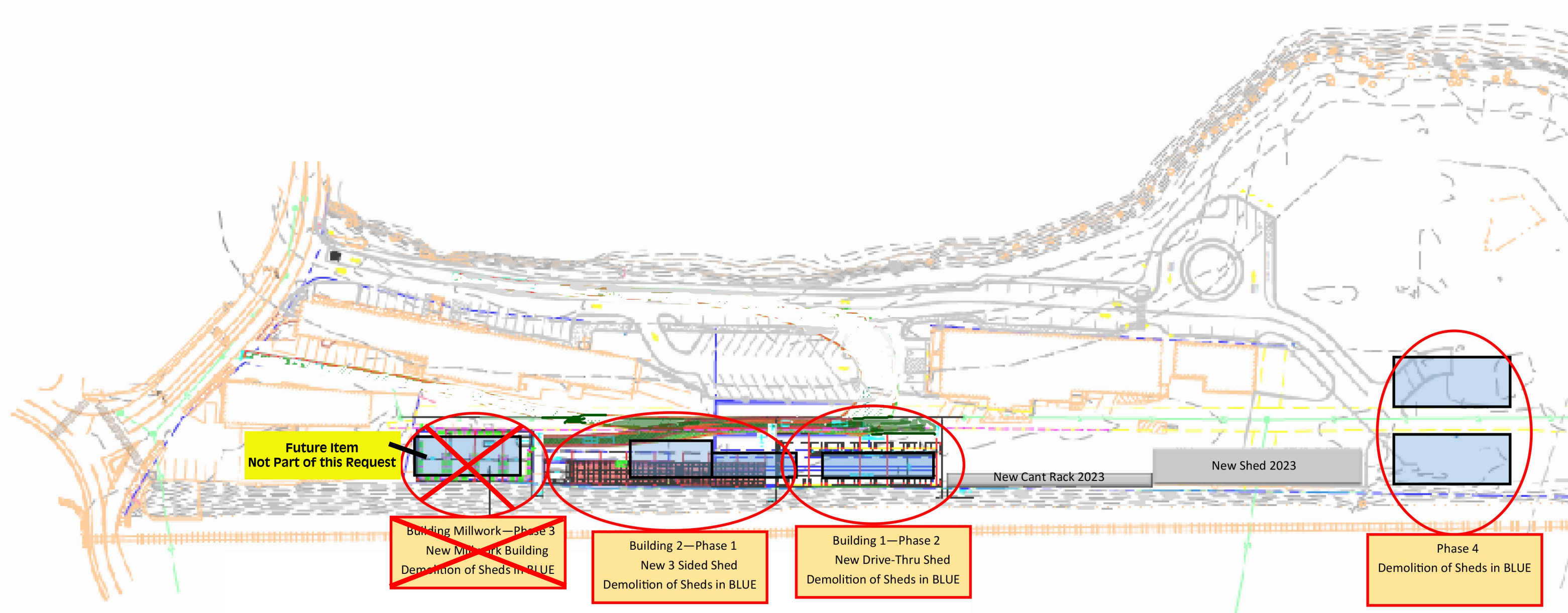
200 FRONT SIDE ELEVATION
RK100 SCALE: 1/8" = 1'-0"



300 BAY DETAIL(S)
RK100 SCALE: 1/4" = 1'-0"

REV.	DATE	DESCRIPTION	DRFTCHKD	ENG
03	06/12/2024	PRELIMINARY DESIGN	EXAR	
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PROJECT NAME: RICCI LUMBER PORTSMOUTH, NH			PROJECT NUMBER: Q23-18025	
SHEET DESCRIPTION: POWER BIN SYSTEM RACK PLAN & ELEVATION(S)			SHEET NO.: D23-18025-02-RK100-Y05	
STRC #:	SHEET NO.:			
02	RK100			
SCALE: AS NOTED				

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Future Item
Not Part of this Request

~~Building Millwork—Phase 3
New Millwork Building
Demolition of Sheds in BLUE~~

Building 2—Phase 1
New 3 Sided Shed
Demolition of Sheds in BLUE

Building 1—Phase 2
New Drive-Thru Shed
Demolition of Sheds in BLUE

Phase 4
Demolition of Sheds in BLUE

New Cant Rack 2023

New Shed 2023

Demolition Plan

105 Bartlett - Shed Construction - Variance Application

Beverly M. Zendt <bmzendt@cityofportsmouth.com>

Fri 4/8/2022 1:09 PM

To: Christopher Mulligan <cmulligan@BosenandAssociates.com>

Cc: Peter M. Stith <pmstith@cityofportsmouth.com>; Vincent J. Hayes <vjhayes@cityofportsmouth.com>

Good afternoon,

You have requested the following variance for 105 Bartlett:

Remove two existing accessory structures and replace with one new shed which requires the following: 1) A Variance from Section 10.516.20 to allow a 6' setback where 15' is required from the railroad right of way.

It is staff's determination that the variance submitted for 105 Bartlett (LU-22-58) is not needed for the proposed construction of a new shed along the railroad right-of-way. At this time, staff would interpret the principal front yard to be Bartlett.

Staff analysis

- 10.516.20 provides the following: *10.516.20 Yard Adjoining a Railroad Right of Way Notwithstanding any other provision of this Article, in any district where a rear yard or side yard is required, the minimum yard adjoining a railroad right of way shall be 15 feet.*
- Staff interprets that to mean that where the district has no side yard – the 15 ' adjoining yard is not applicable.
- Zoning District CD4 - requires no side yard setback.
- Staff has determined that the yard adjoining the railroad ROW is a **side yard**.
- The existing service road/driveway does not meet the city's requirements for street. Although it has been dedicated, it has not been fully constructed or accepted by the city.
- Staff would interpret the principal front yard to be Bartlett at this time.
- Upon construction and acceptance of the new dedicated/platted road- the principal yard shall become that yard which adjoins the new proposed road.
- **Please be advised, the placement of the shed should be in compliant with all dimensional standards that will be in effect under the approved boundary line adjustment – currently under litigation.**

Portsmouth Zoning Ordinance Definition

Principal front yard On a lot with more than one front yard, the front yard designated to bear the address. On a lot with one front yard, that front yard may be referred to as the principal front yard.

Yard, front A yard extending across the full width of a lot between the street right of way line and nearest point of any building. **Front yard dimensions are to be measured from the street where a plan of the street is on file** with the Rockingham County Registry of Deeds or in City records, or in the absence of such plan, from a line 25 feet from and parallel to the center line of the traveled way.

Street A thoroughfare or roadway which is either (a) formally accepted by the City, or (b) **shown on a subdivision plan approved by the Planning Board and constructed to City subdivision** specifications or for which surety has been posted to guarantee construction of all improvements required by the Planning Board.

Please contact me if I can provide any additional information.

Best Regards,

Beverly Mesa-Zendt AICP

Director | Planning Department

City of Portsmouth

1 Junkins Avenue

Portsmouth, NH 03801

.....
 **(603) 610-7216**

 Bmz@cityofportsmouth.com

[<http://>] [Planning Department | City of Portsmouth](#)

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Portsmouth Lumber & Hardware, LLC
105 Bartlett Street
Portsmouth, NH 0801

July 1, 2024


City of Portsmouth
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

Dear Planning Department:

This letter is to address a concern brought up at a previous TAC meeting asking for some type of assurance from ownership that as long as the current circumstances existed (lumberyard operations on both lots) that the lots would not vary in any way. Portsmouth Lumber & Hardware has a long-term lease with Ricci Supply for Ricci to operate both lots as a lumberyard and I do not anticipate that changing in the next 15 years or so.

Another comment from TAC was that we were to coordinate working on the railroad's property with the railroad. We have done this several times in the past and this will not be an issue as we enjoy a very good relationship with the railroad.

Sincerely,



Edward R. Hayes
Manager, Portsmouth Lumber
& Hardware LLC

Portsmouth Lumber & Hardware, LLC
105 Bartlett Street
Portsmouth, NH 0801

July 1, 2024


City of Portsmouth
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

Dear Planning Department:

This letter is to address a concern brought up at a previous TAC meeting asking for some type of assurance from ownership that as long as the current circumstances existed (lumberyard operations on both lots) that the lots would not vary in any way. Portsmouth Lumber & Hardware has a long-term lease with Ricci Supply for Ricci to operate both lots as a lumberyard and I do not anticipate that changing in the next 15 years or so.

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Sincerely,



Edward R. Hayes
Manager, Portsmouth Lumber
& Hardware LLC

Answers for the question is Fire Suppression needed for Building #1

According to the City of Portsmouth's website, they have adopted the NFPA-1, NFPA-101, IBC, Life Safety Code and the 2015 international code. Everything that I read leads me to believe that the building would be considered a Group S-1 or IBC 903.2.9. Group S occupancy involves a building that is used for storage purposes with Group S-1 clearly stating that it's for Moderate-Hazard Storage and Occupancy and Lumber is on the standard list of materials. At the TAC meeting I heard some saying possible mercantile structure aka Group-M. Mercantile, according to the codes, is a space that involves displaying and sale of merchandise, stocking goods and is accessible to the public. Further research points Group-M to a store type environment and not an open warehouse storage structure that this building will be.

Here are the definitions as described in detail on the website BuildingCodeTrainer.com

What is a Group M Occupancy?

A **Group M** occupancy is a use that involves the display and sale of merchandise, stocking of goods, and is accessible to the public.

What Are Examples of a Group M Occupancy?

This includes but is not limited to the following examples:

- Department stores
- Drug stores
- Markets
- Motor fuel-dispensing facilities
- Retail or wholesale stores
- Sales rooms

When certain hazardous materials are stored or displayed in a single control area of a Group M occupancy, they shall not exceed the quantity limits of Table 414.2.5(1) or otherwise it can be classified as a Group H occupancy.

What is a Group S Occupancy?

A **Group S** occupancy involves a building that is used for storage purposes.

The code does clarify that a space less than 100 square feet used for the purpose of storage and that is accessory to another occupancy shall be classified as part of that occupancy.

Answers for the question is Fire Suppression needed for Building #1

What Are Examples of a Group S Occupancy?

Group S-1:

Buildings occupied for storage uses that are not classified as a Group S-2 occupancy. A Group S-1 occupancy is also known as a moderate-hazard storage occupancy.

This includes but is not limited to the storage of the following examples:

- Aerosol products, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather
- **Beverages over 16-percent alcohol content**
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)
- Furniture
- Furs
- Glues, mucilage, pastes and size
- Grains
- Horns and combs, other than celluloid
- Leather
- Linoleum
- Lumber
- Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials specified in [Table 307.1\(1\)](#) (see [Section 406.8](#))
- Photo engravings
- Resilient flooring
- Self-service storage facility (mini-storage)
- Silks
- Soaps
- Sugar
- Tires, bulk storage of
- Tobacco, cigars, cigarettes and snuff
- Upholstery and mattresses
- Wax candles

Answers for the question is Fire Suppression needed for Building #1

The details show that Lumber is classified under the Group-S. occupancy. Going to the guide book published by the National Fire Sprinkler Associate on their website (www.nfsa.org) on page 47 of this manual they state the following information

NFSA Fire Sprinkler Guide: 2018 International Building Code Edition

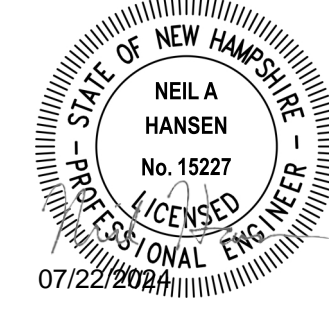
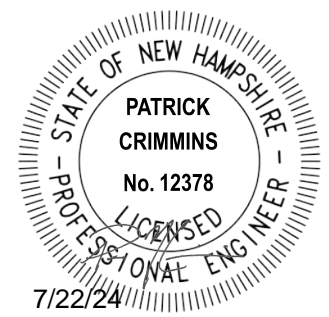
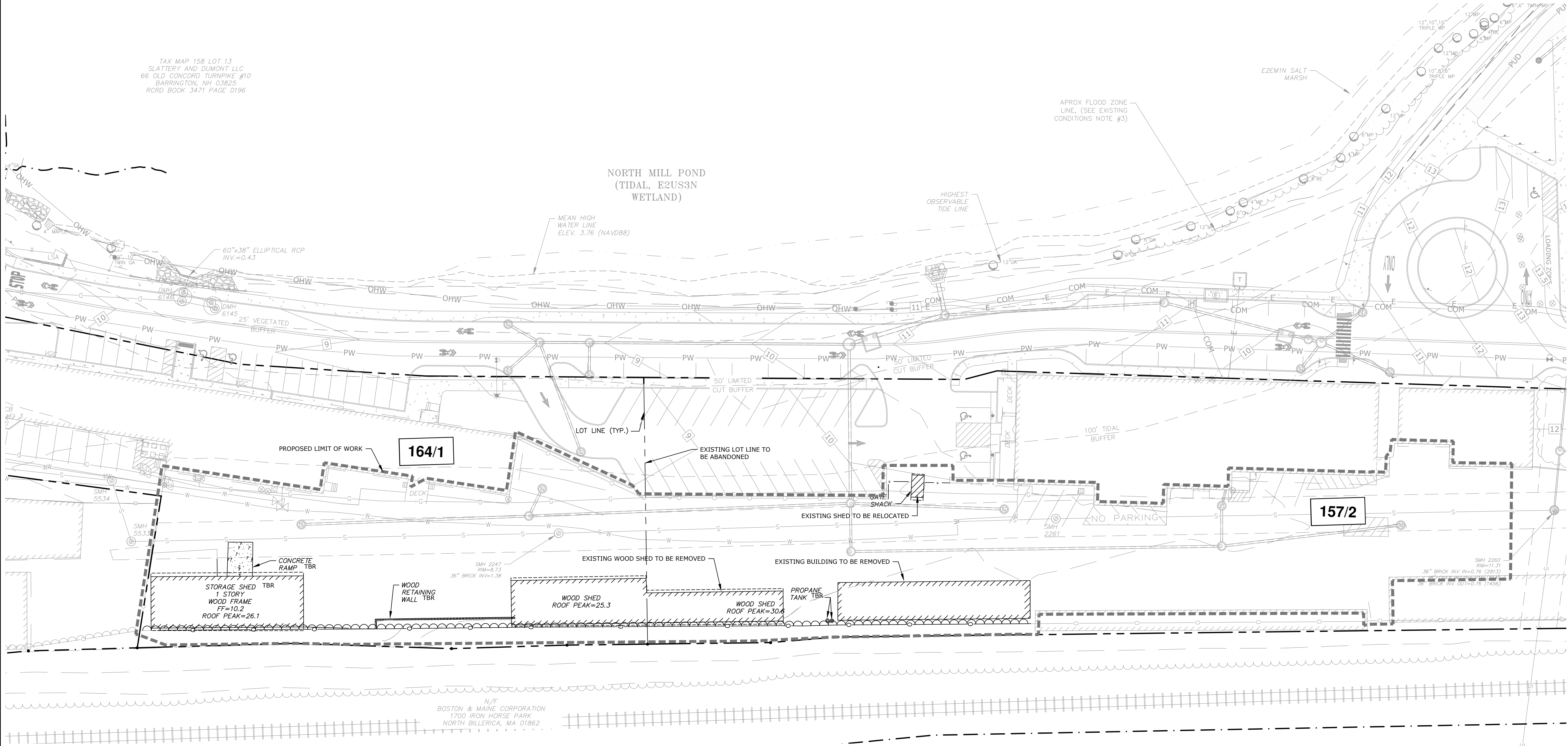
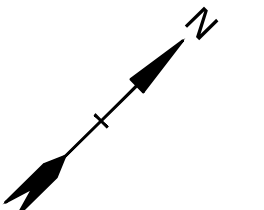
A. Complete Sprinkler Requirements:

The following paragraphs outline where complete sprinkler systems are required.

Group S-1, IBC 903.2.9: An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

- A Group S-1 fire area exceeds 12,000 square feet
- A Group S-1 fire area is located more than three stories above grade plane.
- The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
- A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.
- A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.

The overall footprint of the building is just under 7100sqft and if you include the mezzanine it totals up to 9800 sqft. Based on the Group S-1 code above we are significantly under the requirement for sprinklers being needed in this structure.



PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
A	7/22/2024	TAC Submission

PROJECT NO:	R-5091-001
DATE:	July 22, 2024
FILE:	R-5091-001_C-DSGN.DWG
DRAWN BY:	NHW/CJK
CHECKED:	NAH
APPROVED:	PMC

EXISTING CONDITIONS PLAN

SCALE: AS SHOWN

C-101

TAX MAP 158 LOT 13
SLATTERY AND DUMONT LLC
66 OLD CONCORD TURNPIKE #10
BARRINGTON, NH 03825
RCRD BOOK 3471 PAGE 0196

NORTH MILL POND
(TIDAL, E2US3N
WETLAND)

MEAN HIGH WATER LINE
ELEV. 3.76 (NAVD88)

APPROX FLOOD ZONE LINE, (SEE EXISTING CONDITIONS NOTE #3)

HIGHEST OBSERVABLE TIDE LINE

EZEMIN SALT MARSH

60"x38" ELLIPTICAL RCP
INV.=0.43

25' VEGETATED BUFFER

50' LIMITED CUT BUFFER

100' TIDAL BUFFER

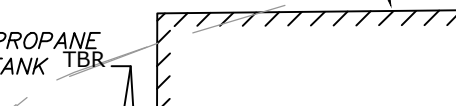
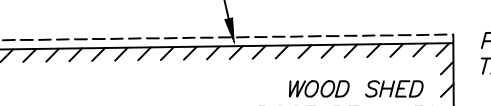
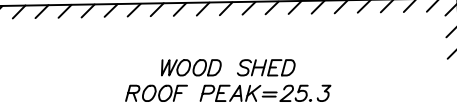
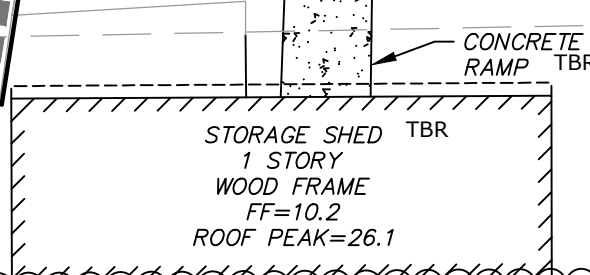
164/1

EXISTING LOT LINE TO BE ABANDONED

EXISTING SHED TO BE RELOCATED

157/2

NO PARKING



N/A
BOSTON & MAINE CORPORATION
1700 IRON HORSE PARK
NORTH BILLERICA, MA 01862

EXISTING CONDITIONS PLAN NOTES:

- EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY AMBIT ENGINEERING, INC., DATED 3/5/2018.
- HIGHEST OBSERVABLE TIDE LINE (HOTL) DELINEATION ORIGINALLY PERFORMED BY STEVEN D. RIKER, CWS #219, ON 8/8/2017, AND FIELD LOCATED BY AMBIT ENGINEERING, INC. ON 8/9/2017, ON OCTOBER 29 AND DECEMBER 2, 2019, LEONARD RHD, PHD, CSS, CWS #014 OF TIGHE & BOND REVIEWED AND ASSESSED 2,000+/- LINEAR FEET OF TIDAL WETLANDS AND BUFFERS ALONG THE NORTH MILL POND AND DELINEATED THE ISOLATED INLAND WETLAND. THE WETLAND DELINEATION REVIEW WAS BASED ON CRITERIA SPECIFIED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (JANUARY 2012). THE HIGHEST OBSERVABLE TIDE LINE WAS REVIEWED BASED ON THE DEFINITION FOUND IN NH DEPARTMENT OF ENVIRONMENTAL SERVICES WETLAND RULES, ENV-WT 602.23. THE HOTL WAS DEEMED ACCURATE AND THE PREVIOUS 2017 DELINEATION WAS ACCEPTED BY TIGHE & BOND. WETLANDS WERE CLASSIFIED BASED ON CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES (COWARDIN ET AL., 1979). ON AUGUST 16, 2023, TIGHE & BOND RE-VERIFIED THE PREVIOUS HOTL AND WETLAND DELINEATIONS BASED ON THE SAME CRITERIA LISTED ABOVE. THE 2017 AND 2019 HOTL AND WETLAND DELINEATION WAS DEEMED ACCURATE AND WAS ACCEPTED AGAIN BY TIGHE & BOND.
- FLOOD HAZARD ZONES: "AE ELEV. 9" (SPECIAL FLOOD HAZARD AREA) AND "X" (NOT A SPECIAL FLOOD HAZARD AREA), PER FIRM MAP #33015C0259E, DATED 5/17/05.

REFERENCE PLANS:

- "PROPOSED SUBDIVISION PLANS, CLIPPER TRADERS, LLC" PREPARED BY AMBIT ENGINEERING, INC., DATED DECEMBER 14, 2018.
- "PROPOSED LOT LINE RELOCATION PLANS, CLIPPER TRADERS, LLC, PORTSMOUTH LUMBER & HARDWARE, LLC & IRON HORSE PROPERTIES LLC" PREPARED BY AMBIT ENGINEERING, INC., DATED JUNE 22, 2020.
- "PROPOSED MULTI-FAMILY DEVELOPMENT" PREPARED BY TIGHE & BOND, INC., DATED MARCH 15, 2024.

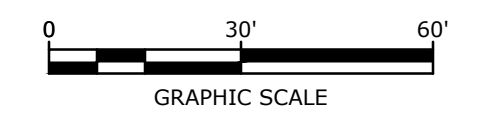
DEMOLITION NOTES:

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.

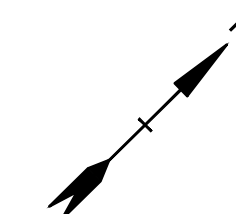
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
- UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK.
- CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
- PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
- REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
- THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

LEGEND

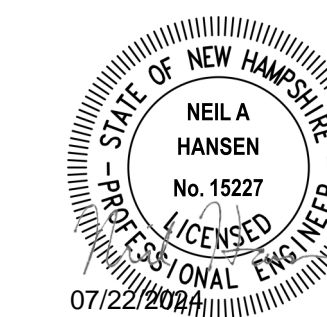
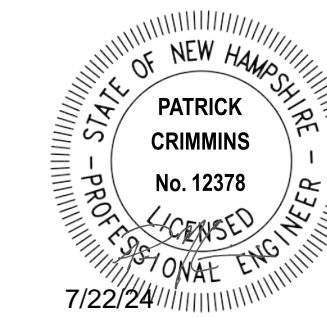
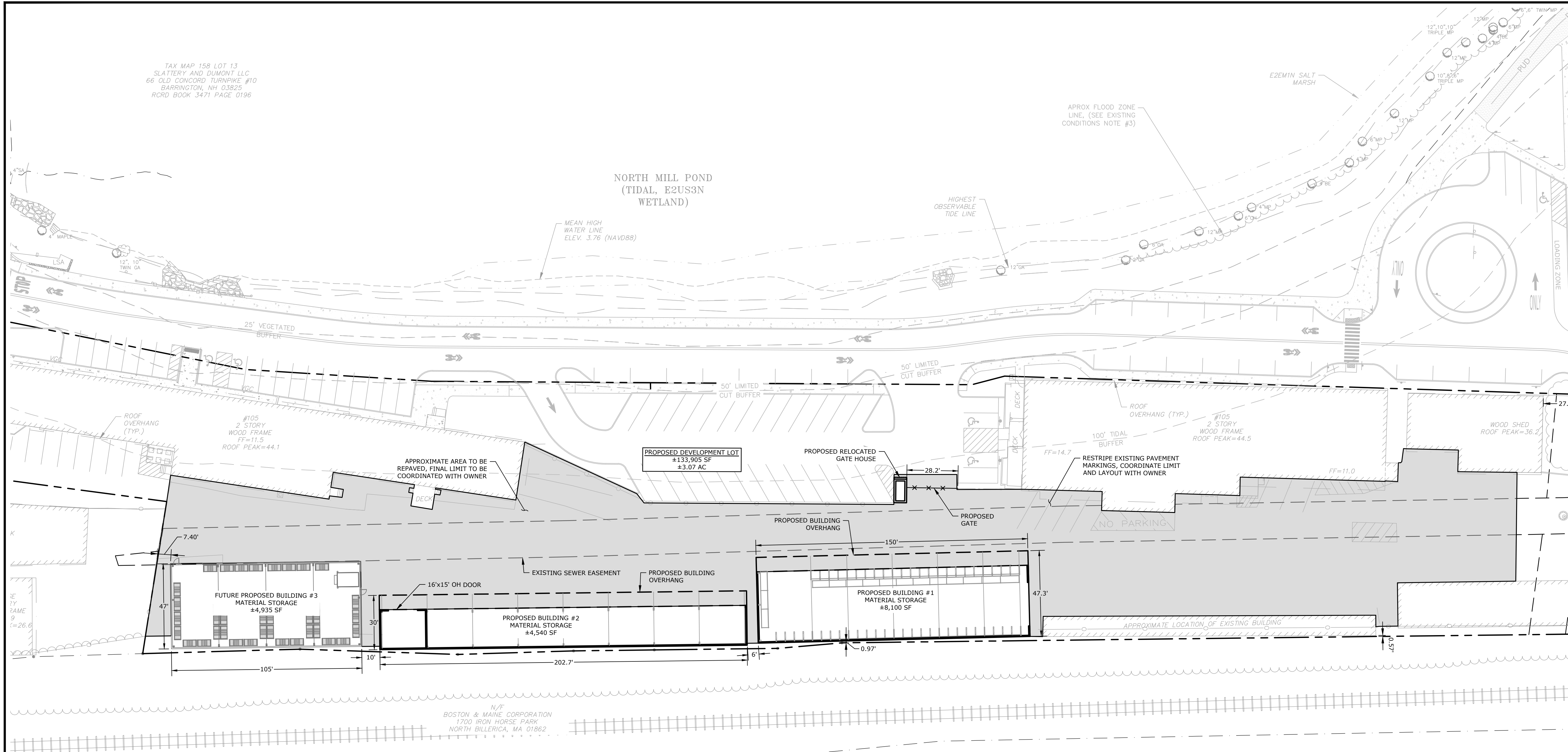
- APPROXIMATE LIMIT OF PROPOSED SAW CUT
- LIMIT OF WORK
- PROPOSED SILT SOCK
- APPROXIMATE LIMIT OF PAVEMENT TO BE REMOVED
- ▨ AREA OF INVASIVE SPECIES TO BE REMOVED
- PROPOSED CONSTRUCTION EXIT
- LOCATION OF PROPOSED BUILDING
- INLET PROTECTION SILT SACK
- TBR TO BE REMOVED
- BLDG BUILDING
- TYP TYPICAL
- COORD COORDINATE



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TAX MAP 158 LOT 13
SLATTERY AND DUMONT LLC
66 OLD CONCORD TURNPIKE #10
BARRINGTON, NH 03825
RCRD BOOK 3471 PAGE 0196



PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

SITE DATA:

PROJECT LOCATION: TAX MAP 157, LOT 2
TAX MAP 164, LOT 1
105 BARTLETT STREET
PORTSMOUTH, NEW HAMPSHIRE
CHARACTER DISTRICT 4 (CD4-W)
WEST END INCENTIVE OVERLAY DISTRICT
EXISTING USE: LUMBER YARD
PROPOSED USE: LUMBER YARD

DEVELOPMENT STANDARDS

BUILDING PLACEMENT (PRINCIPAL BUILDING):	REQUIRED (CD4-W)	PROPOSED LOT
MAX PRINCIPAL FRONT YARD:	10 FT	5.75 FT
MINIMUM SIDE YARD:	NR	0.57 FT
MINIMUM REAR YARD:	5 FT	28 FT
FRONT LOT LINE BUILDOUT:	50% MIN	54%

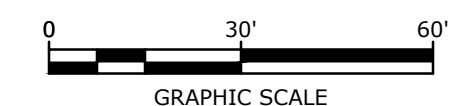
BUILDING AND LOT OCCUPATION:	REQUIRED (CD4-W)	PROPOSED LOT
MAXIMUM BUILDING BLOCK LENGTH:	200 FT	150 FT
MAXIMUM FACADE MODULATION LENGTH:	80 FT	<80 FT
MAXIMUM ENTRANCE SPACING:	50 FT	<50 FT
MAXIMUM BUILDING COVERAGE:	60%	±37.45%
MAXIMUM BUILDING FOOTPRINT:	15,000 SF	11,760 SF
MINIMUM LOT AREA:	5,000 SF	113,905 SF
MINIMUM OPEN SPACE:	15%	62.55%

SITE NOTES:

- STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". THERMOPLASTIC MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO M249. (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.)
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
- SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
- CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
- COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
- SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
- CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
- COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
- THE PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PRIVATE SIDEWALKS, DRIVEWAYS, AND PARKING AREAS. SNOW REMOVAL WILL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF WHEN SNOW BANKS EXCEED 3 FEET IN HEIGHT.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. 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.

LEGEND

	PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED PAVEMENT SECTION
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BOLLARD
	BUILDING
	TYPICAL
	COORDINATE



MARK	DATE	DESCRIPTION
A	7/22/2024	TAC Submission

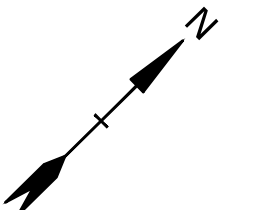
PROJECT NO:	R-5091-001
DATE:	July 22, 2024
FILE:	R-5091-001_C-DSGN.DWG
DRAWN BY:	NHW/CLK
CHECKED:	NAH
APPROVED:	PMC

SITE PLAN

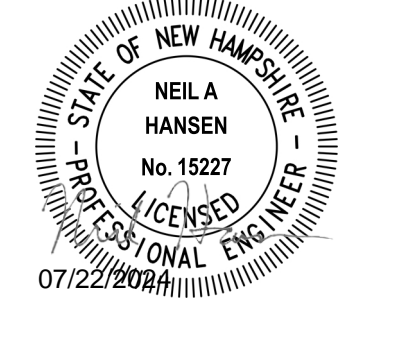
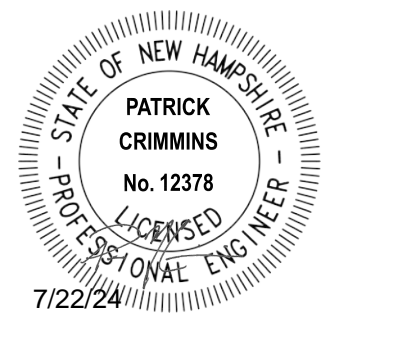
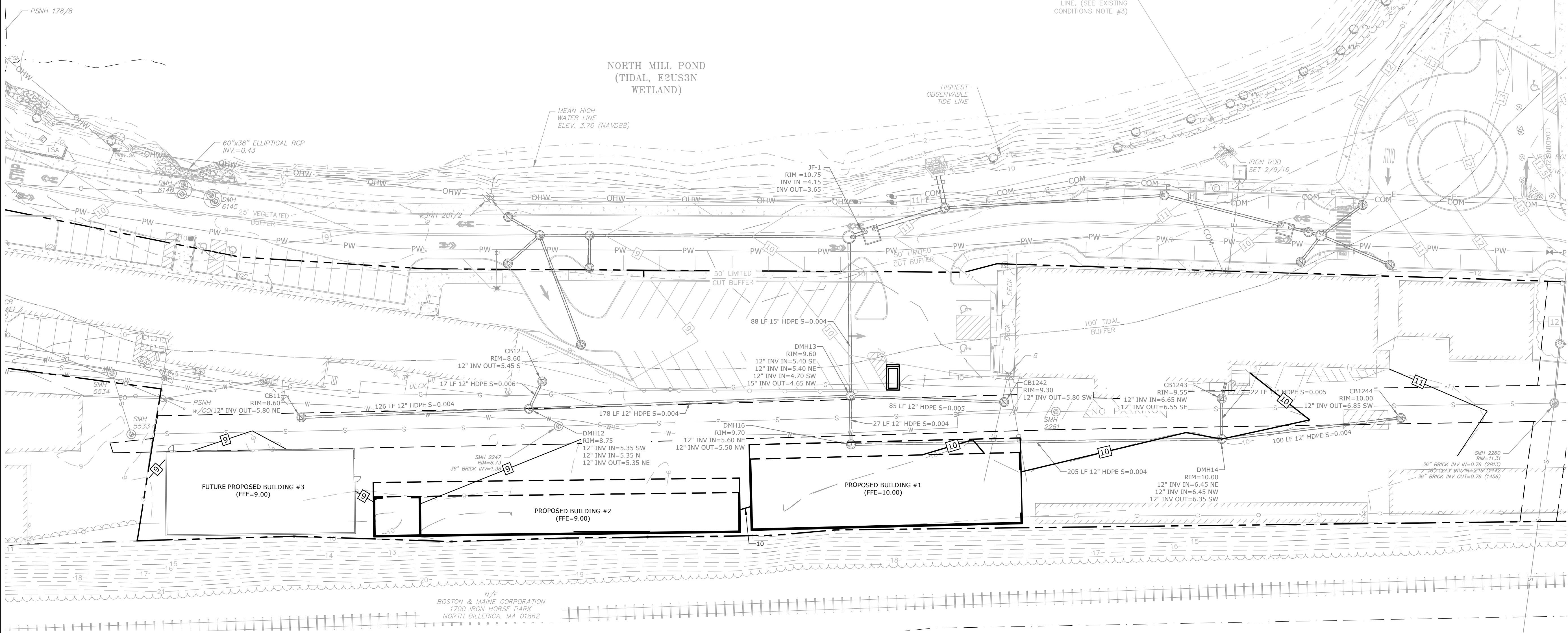
SCALE: AS SHOWN

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TAX MAP 158 LOT 13
SLATTERY AND DUMONT LLC
66 OLD CONCORD TURNPIKE #10
BARRINGTON, NH 03825
RCRD BOOK 3471 PAGE 0196



PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

GRADING AND DRAINAGE NOTES:

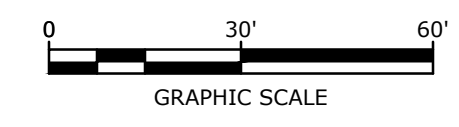
1. COMPACTION REQUIREMENTS:
BELOW PAVED OR CONCRETE AREAS 95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREAS 90%
* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL), UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
9. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
12. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
13. SEE EXISTING CONDITIONS PLAN FOR BENCH MARK INFORMATION.
14. CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAIN LINES AND STRUCTURES AT PROPOSED DRAINAGE CONNECTION LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. MAINTAIN FOR THE DURATION OF THE PROJECT.
4. INSTALL STABILIZED CONSTRUCTION EXIT(S).
5. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
6. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
7. CONSTRUCT EROSION CONTROL BLANKET ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY PAVED.
12. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH PERIMETER CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED OUTSIDE THE 100' WETLAND BUFFER.
13. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
14. CONCRETE TRUCKS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOT ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.
15. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

LEGEND

	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED DRAIN LINE (TYP)
	PROPOSED UNDERDRAIN
	PROPOSED SILT SOCK
	INLET PROTECTION SILT SACK
	PROPOSED CATCHBASIN
	PROPOSED DOUBLE GRATE CATCHBASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED YARD DRAIN
	BUILDING
	TYPICAL
	COORDINATE
	TOP OF CURB
	BOTTOM OF CURB
	HEADWALL



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A	7/22/2024	TAC Submission
MARK	DATE	DESCRIPTION
PROJECT NO:	R-5091-001	
DATE:	July 22, 2024	
FILE:	R-5091-001_C-DSGN.DWG	
DRAWN BY:	NHW/CJK	
CHECKED:	NAH	
APPROVED:	PMC	

GRADING, DRAINAGE, EROSION CONTROL, & UTILITY PLAN

SCALE: AS SHOWN

GENERAL PROJECT INFORMATION

PROJECT APPLICANT: PORTSMOUTH LUMBER & HARDWARE LLC
PROJECT NAME: PROPOSED LUMBER SHEDS
PROJECT MAP / LOT: TAX MAP 157, LOT 2
PROJECT ADDRESS: 105 BARTLETT STREET
PROJECT LATITUDE: 43°-04'-20" N
PROJECT LONGITUDE: 70°-46'-15" W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF DEMOLISHING THREE (3) EXISTING LUMBER AND MILLWORK STORAGE BUILDINGS AND CONSTRUCTING THREE (3) NEW LUMBER AND MILLWORK STORAGE BUILDINGS, ALONG WITH REPLACING THE EXISTING GATE HOUSE.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.89 ACRES.

SOIL CHARACTERISTICS

BASED ON THE SITE SPECIFIC SOIL SURVEY CONDUCTED BY LEONARD LORD, PHD, CSS, CSW ON OCTOBER 29 AND DECEMBER 2, 2019, THE SOILS ON SITE CONSIST OF URBAN FILLS WITH A HYDROLOGIC SOIL GROUP RATING OF A TO D.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA SUBSURFACE DRAINAGE WHICH ULTIMATELY FLOWS TO NORTH MILL POND.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- 1. CUT AND CLEAR TREES.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES.
3. PERFORM EROSION CONTROL MEASURES...
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS...
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING...
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES...
9. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY...
10. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES...

SPECIAL CONSTRUCTION NOTES:

- 1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800...

EROSION CONTROL NOTES:

- 1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
4. SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT...
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM...
9. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

STABILIZATION:

- 1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
2. WINTER STABILIZATION PRACTICES:
A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE...
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT...

- 6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS.
7. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJACENT AREAS.

STOCKPILES:

- 1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE...

OFF SITE VEHICLE TRACKING:

- 1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:

- 1. TEMPORARY GRASS COVER:
A. SEEDBED PREPARATION:
a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10.
b. SEEDING:
a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS...
c. MAINTENANCE:
a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED...
2. VEGETATIVE PRACTICE:
A. FOR PERMANENT MEASURES AND PLANTINGS:
a. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE...
b. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM...
c. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES...
d. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY...
e. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING...
f. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY...
g. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
h. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:
SEED MIX APPLICATION RATE
CREEPING RED FESCUE 20 LBS/ACRE
TALL FESCUE 20 LBS/ACRE
REDTOP 2 LBS/ACRE
IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS...

CONCRETE WASHOUT AREA:

- 1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:

- 1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

- 1. WASTE MATERIAL:
A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;

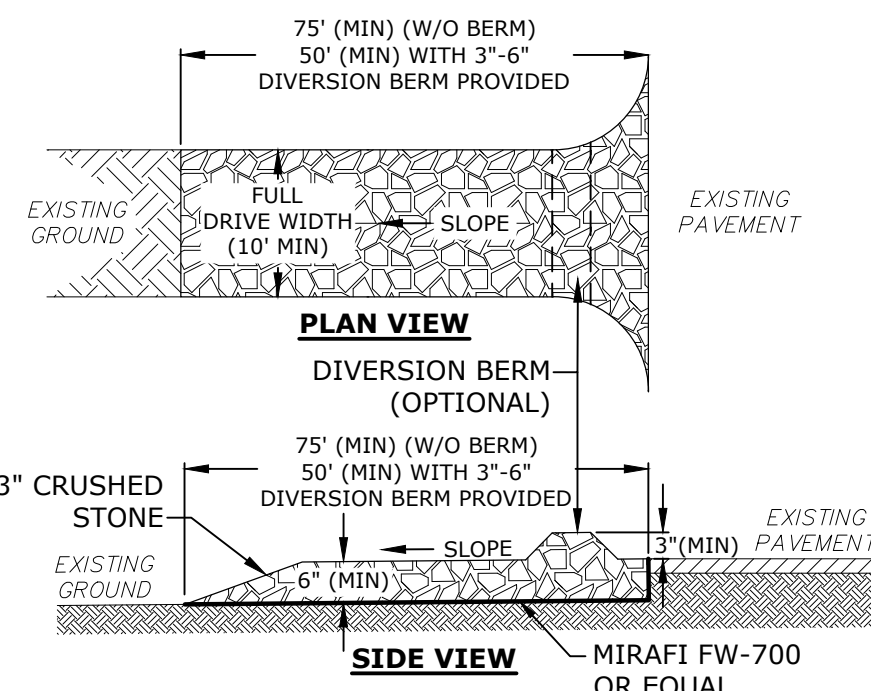
- C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

- 1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
a. PETROLEUM PRODUCTS:
i. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
ii. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
iii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
iv. INSPECT FUEL STORAGE AREAS WEEKLY;
v. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
vi. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
vii. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
(1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
(2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
(3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
(4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
(5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN DW-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
HTTPS://WWW.DES.NH.GOV/ORGANIZATION/COMMISSIONER/PPP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF
b. FERTILIZERS:
i. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
ii. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
iii. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
c. PAINTS:
i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
ii. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
iii. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

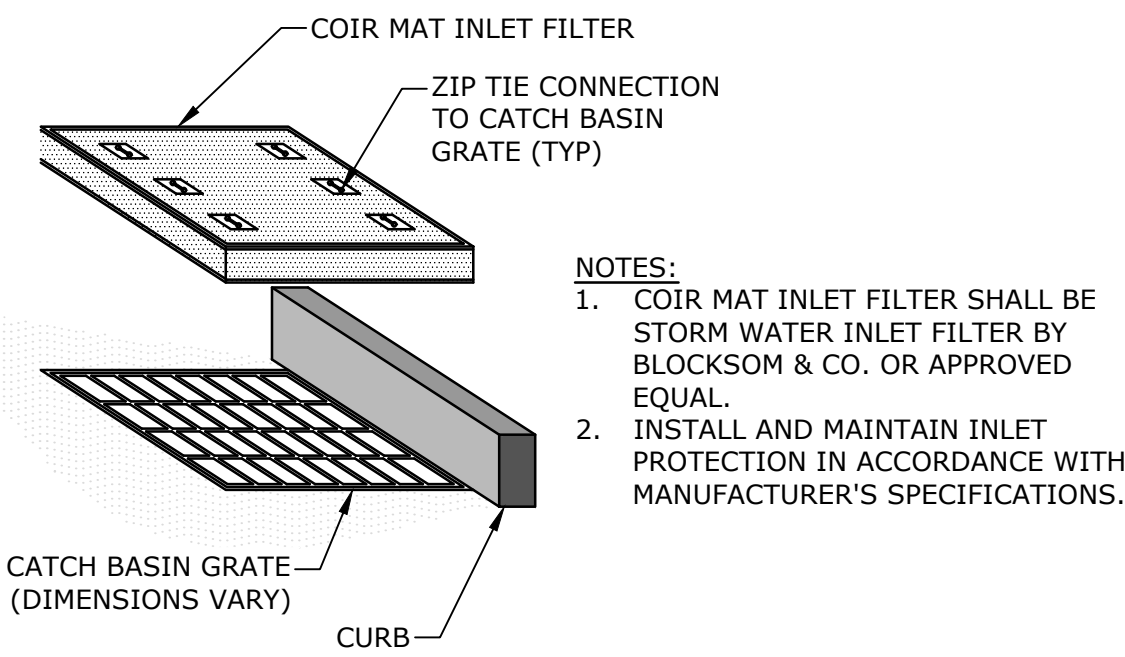
EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

- 1. THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.
2. THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
A. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
B. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
C. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
D. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.



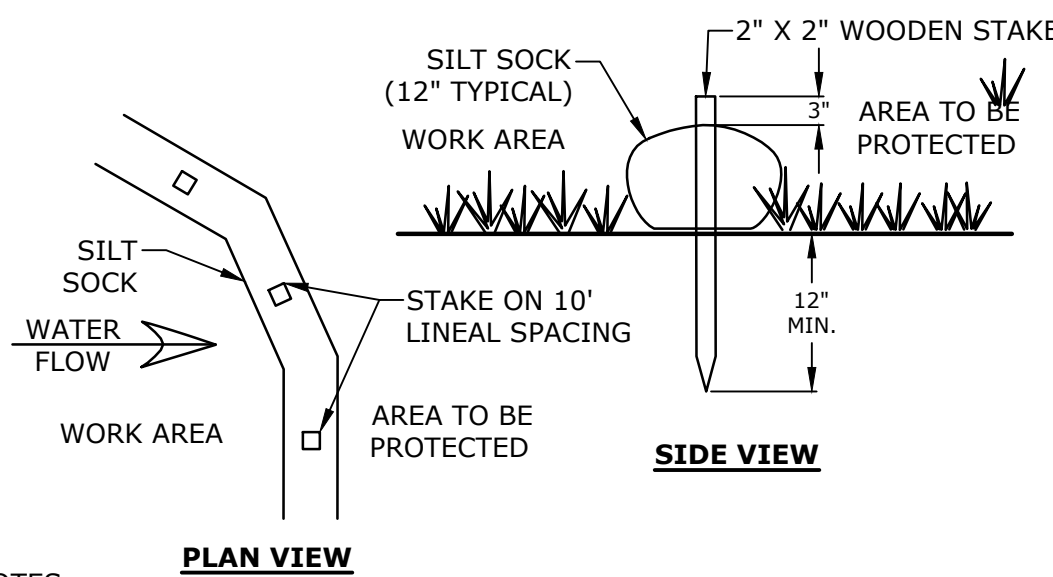
NOTE: 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT FROM THE SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE SO RUNOFF DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS

STABILIZED CONSTRUCTION EXIT
NO SCALE



NOTES: 1. COIR MAT INLET FILTER SHALL BE STORM WATER INLET FILTER BY BLOCKSOM & CO. OR APPROVED EQUAL. 2. INSTALL AND MAINTAIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

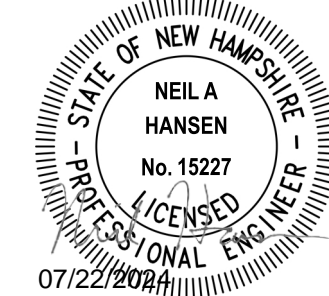
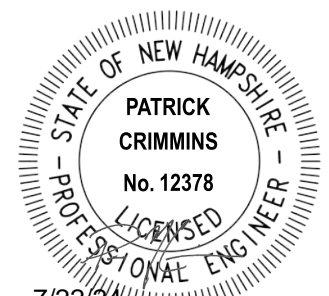
INLET PROTECTION
NO SCALE



NOTES: 1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL. 2. INSTALL SILT SOCK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SILT SOCK
NO SCALE

Tighe & Bond



PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

Table with 2 columns: MARK, DATE, DESCRIPTION. Row 1: A, 7/22/2024, TAC Submission.

Table with 2 columns: PROJECT NO., DATE. Row 1: R-5091-001, July 22, 2024. Row 2: FILE: R-5091-001-C-DTLS.DWG. Row 3: DRAWN BY: NHW/CIK. Row 4: CHECKED: NAH. Row 5: APPROVED: PMC.

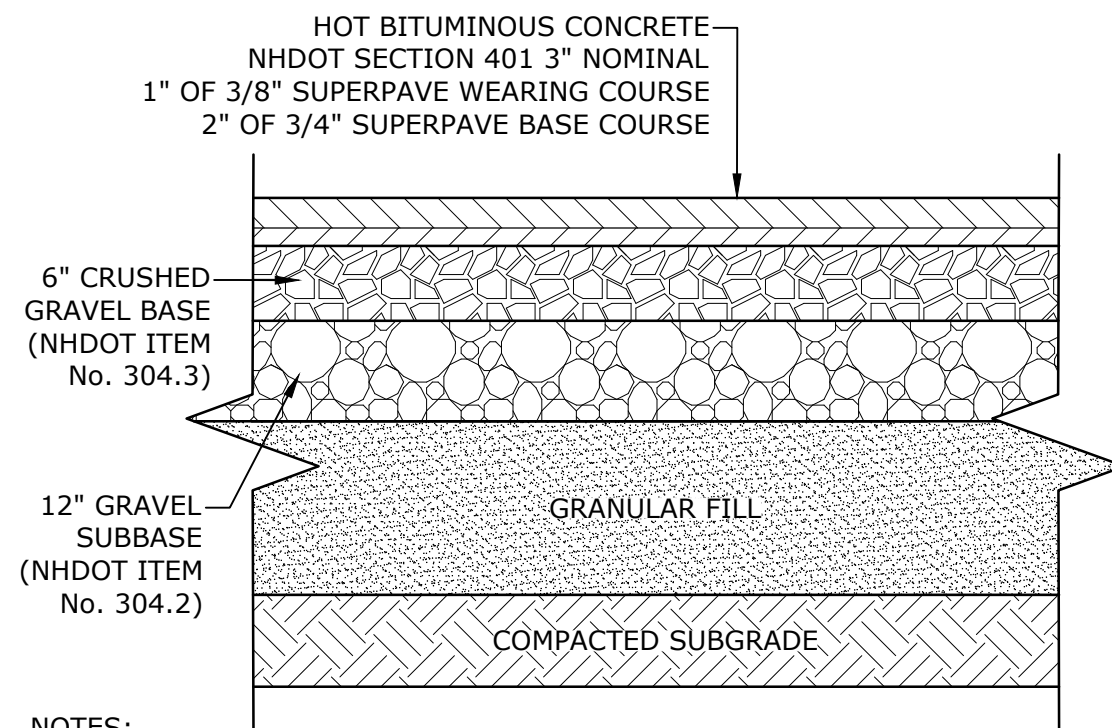
EROSION CONTROL NOTES AND DETAILS SHEET

SCALE: AS SHOWN

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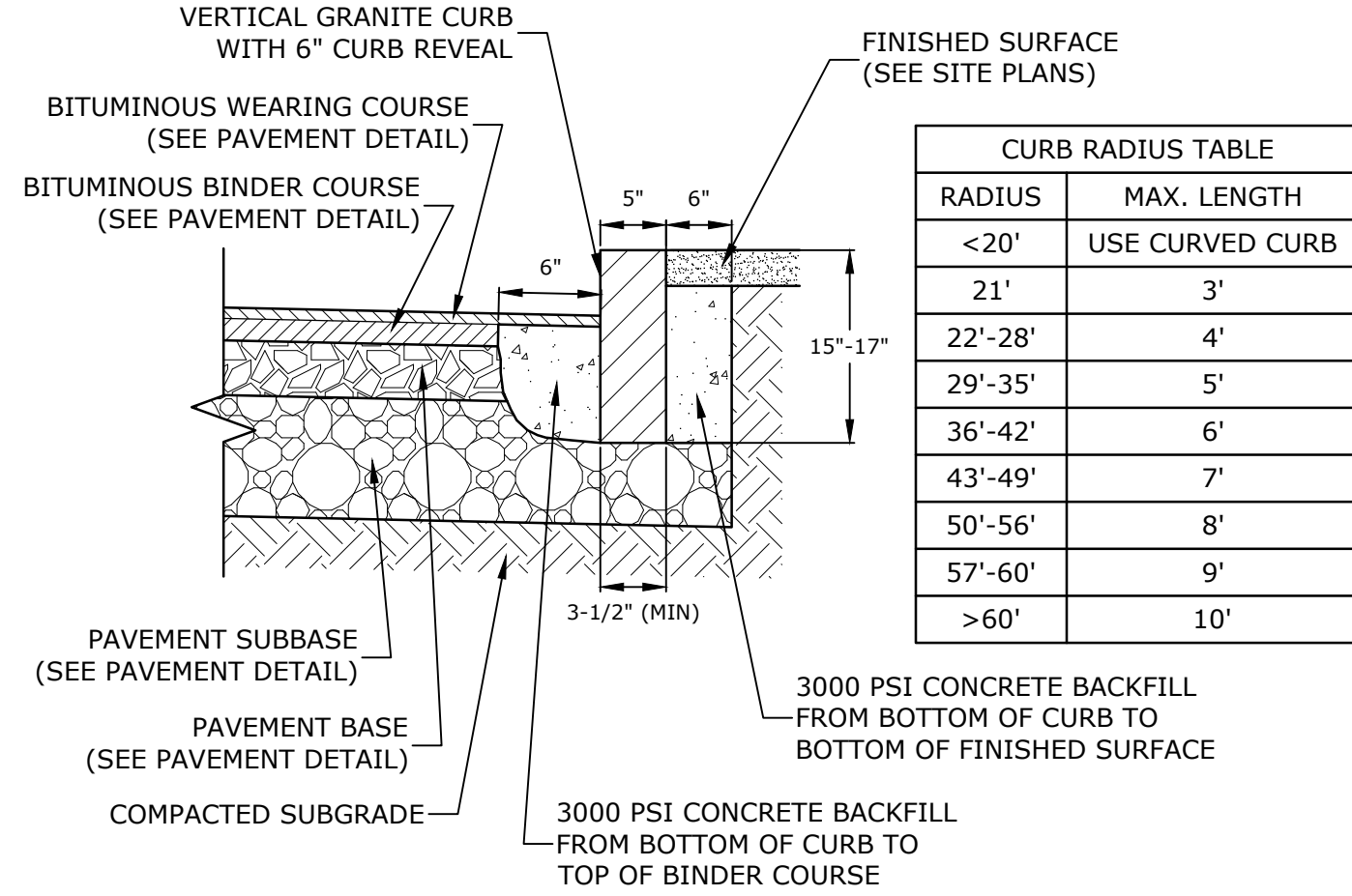
Last Saved: 7/17/2024 10:46am By: Ckrzcnik Plotted On: July 19, 2024 10:04am By: Tighe & Bond - ENK/VS091 - Rcecl Lumber Sheds Drawings AutoCAD R-5091-001-C-DTLS.dwg

NHDOT ITEM No. 304.2 (GRAVEL)		NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
6"	100	3"	100
#4	25-70	2"	95-100
#200	0-12	1"	55-85
		#4	27-52
		#200	0-12



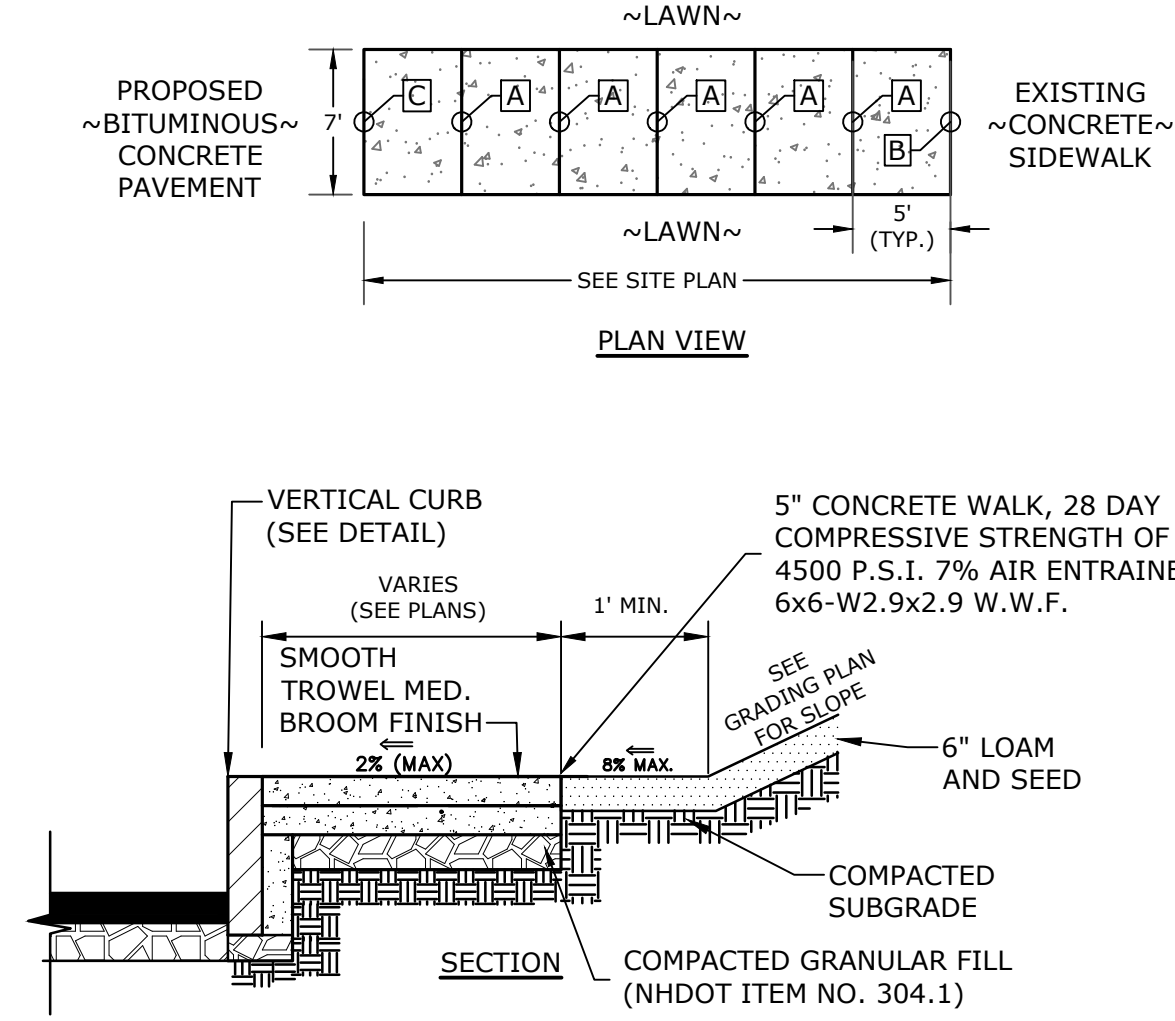
- NOTES:
- COORDINATE FINAL DESIGN SECTION WITH GEOTECHNICAL ENGINEER.
 - SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 - SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 - A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 - REFER TO CITY SPECIFICATIONS FOR ASPHALT MIX DESIGN.

PARKING LOT PAVEMENT SECTION
NO SCALE



- NOTES:
- SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
 - ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
 - JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

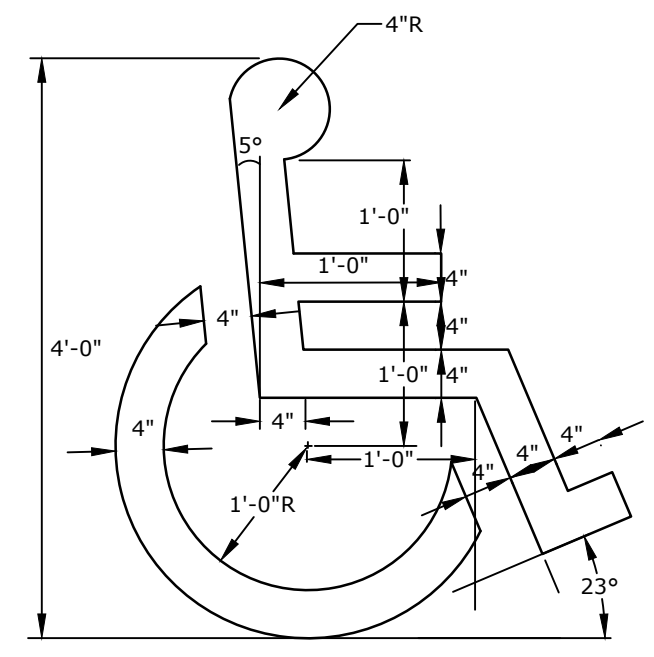
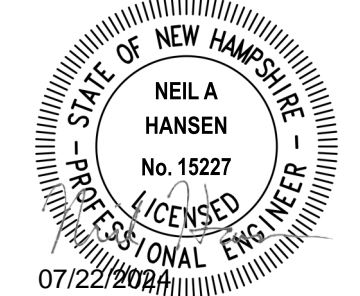
VERTICAL GRANITE CURB
NO SCALE



- NOTES:
- SEE SITE PLAN FOR SIDEWALK WIDTH AND LOCATIONS.
 - SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDE SLOPE GRADES.

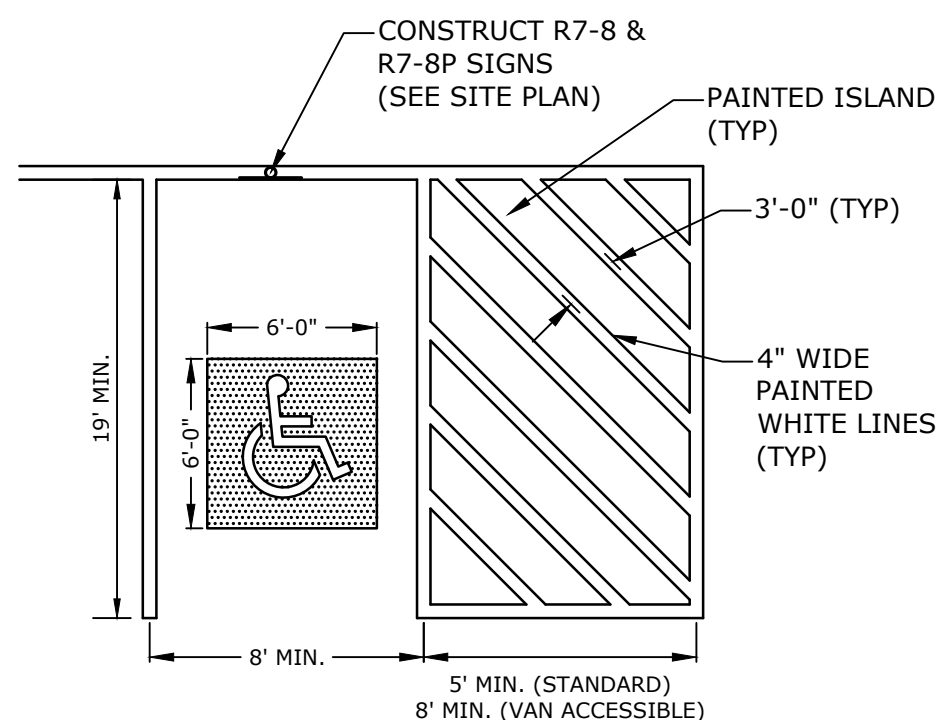
CONCRETE SIDEWALK
NO SCALE

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)		NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
3"	100	6"	100
2"	95-100	#4	25-70
1"	55-85	#200	0-12
#4	27-52		
#200	0-12		



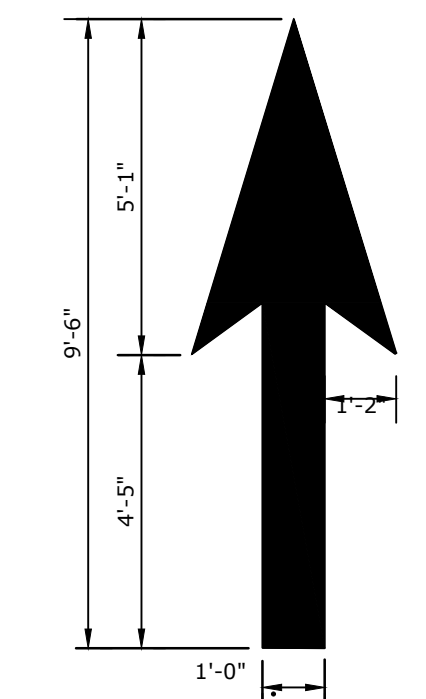
- NOTES:
- SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING WHITE THERMOPLASTIC, REFLECTORIZED PAVEMENT PARKING MATERIAL MEETING THE REQUIREMENTS OF ASTM D 4505.
 - SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE SYMBOL
NO SCALE



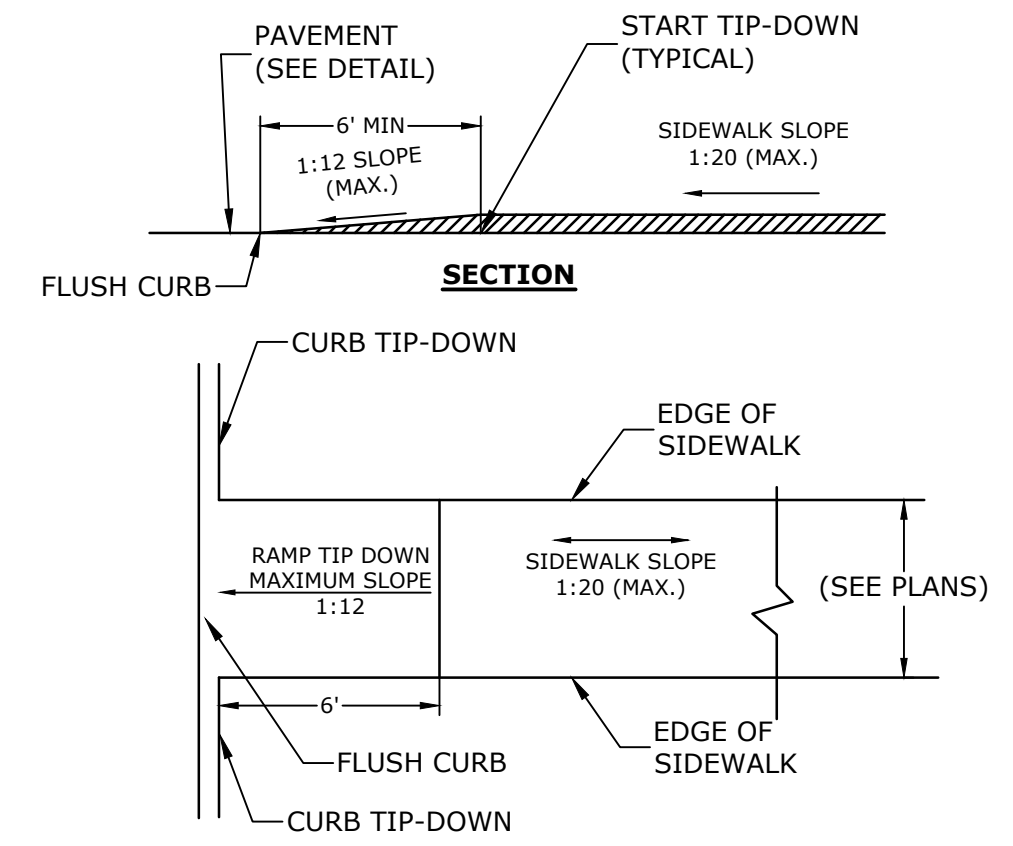
- NOTES:
- ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
 - SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN W/DISABILITIES ACT.

ACCESSIBLE PARKING STALL
NO SCALE



- NOTES:
- ALL WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE LATEST VERSION OF THE MUTCD.
 - ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.

DIRECTIONAL PAVEMENT MARKING DETAILS
NO SCALE



- NOTES:
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
 - A 8" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.

CONCRETE SIDEWALK TIP-DOWN RAMP
NO SCALE

PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

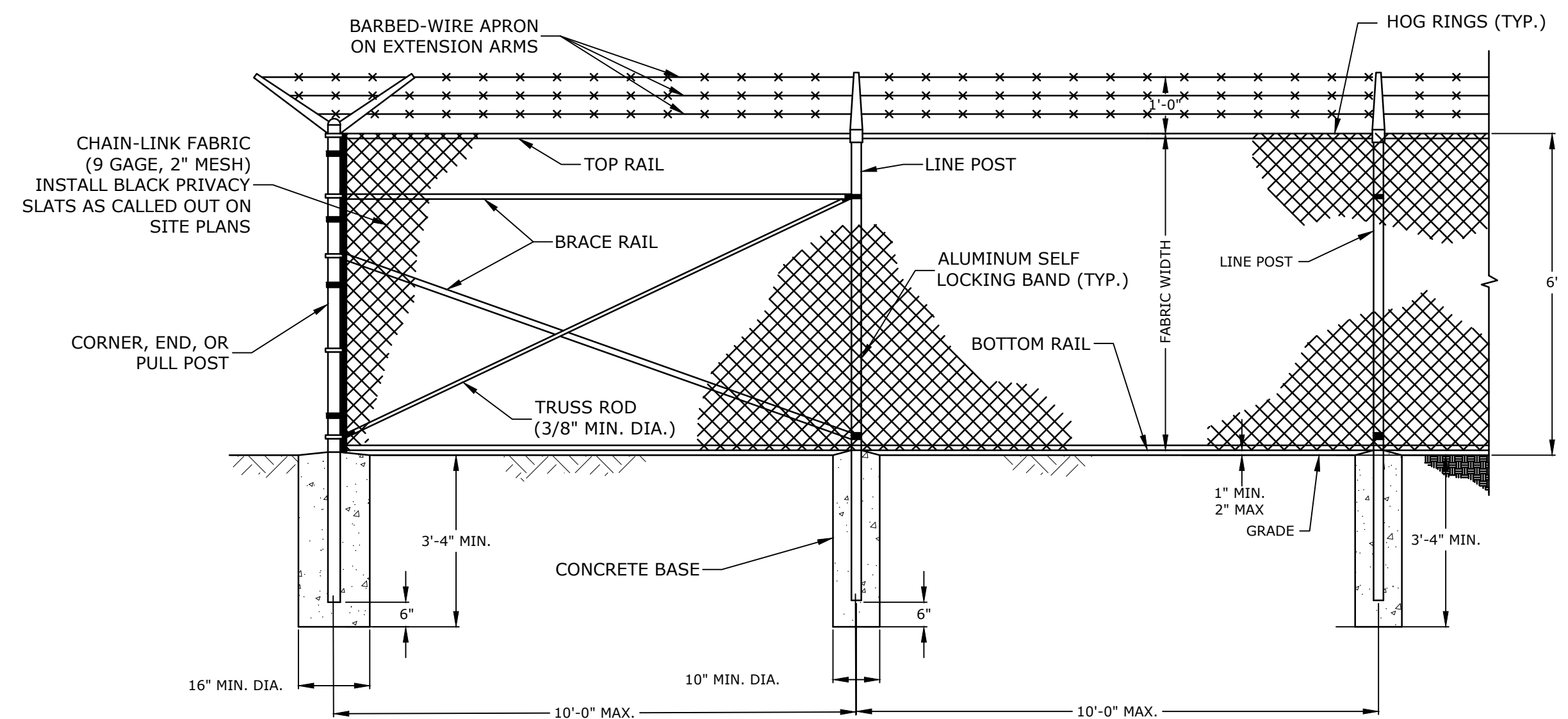
MARK	DATE	DESCRIPTION
A	7/22/2024	TAC Submission

PROJECT NO: R-5091-001
DATE: July 22, 2024
FILE: R-5091-001-C-DTLS.DWG
DRAWN BY: NHW/CLK
CHECKED: NAH
APPROVED: PMC

DETAILS SHEET

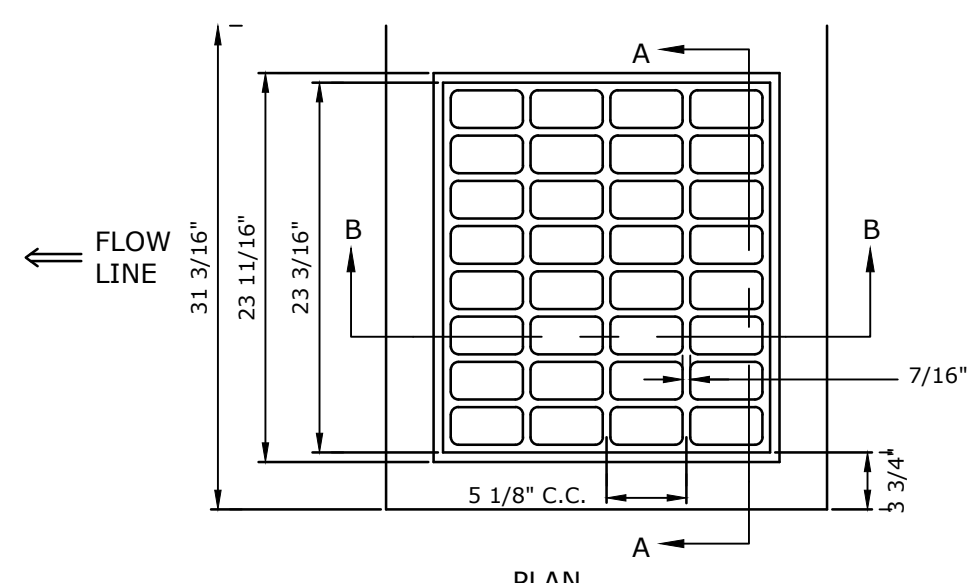
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C-502

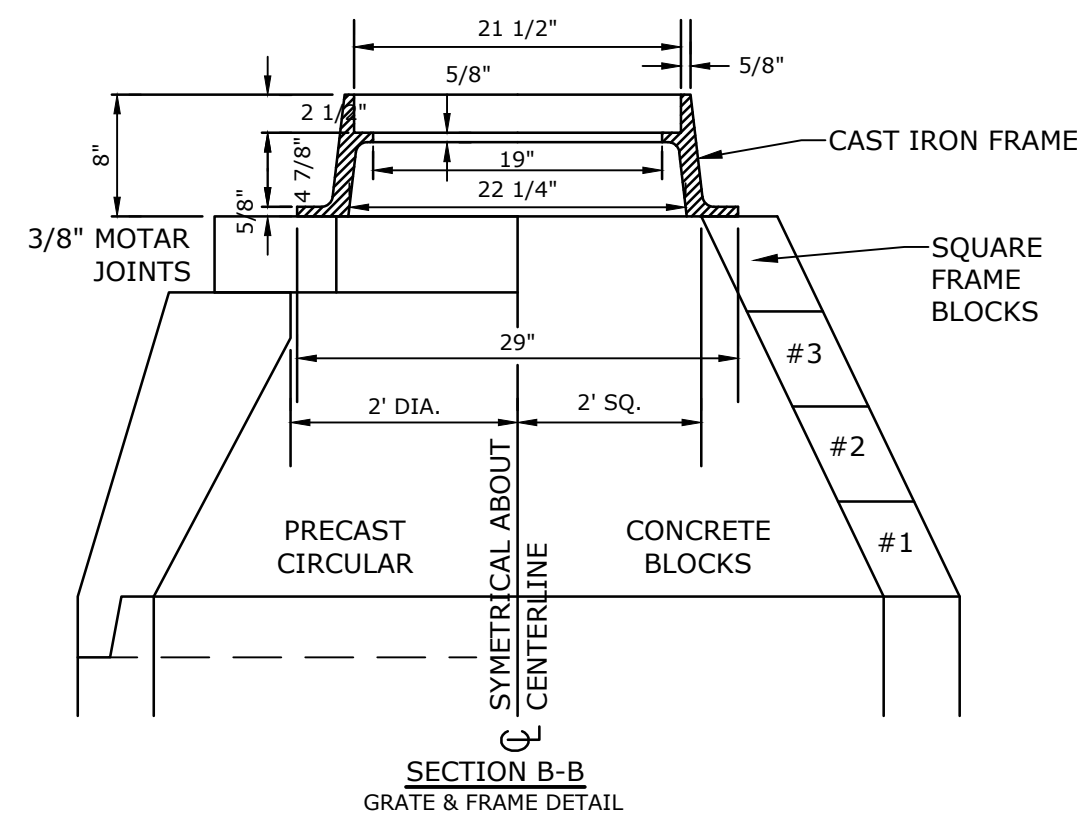
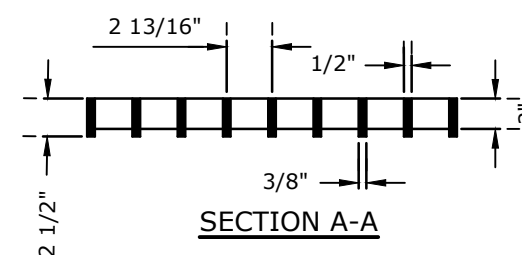


CHAINLINK FENCE
NO SCALE

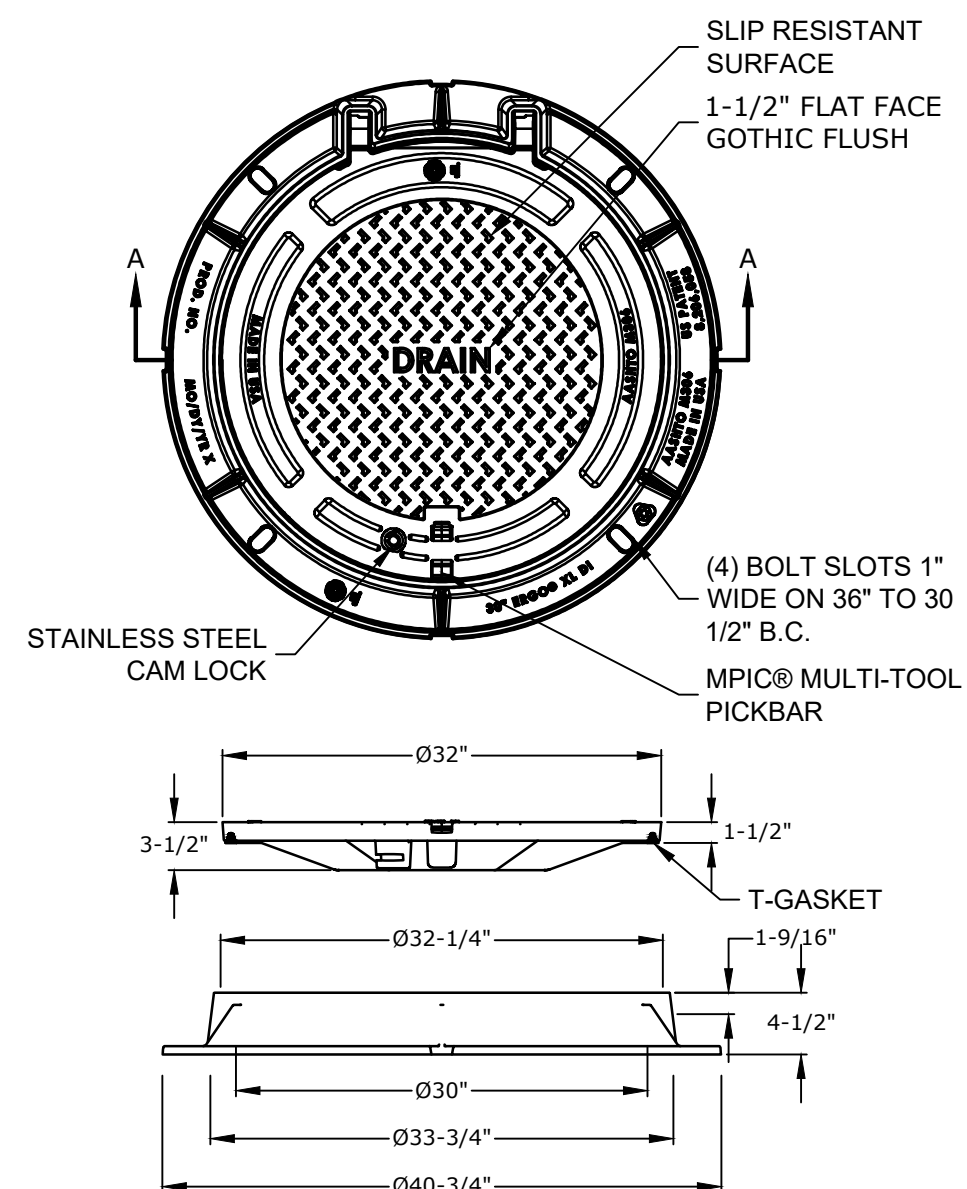
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- NOTE:**
1. GRATE TO BE CAST IRON (NHDOT TYPE B)
 2. FRAME AND GRATE TO BE MANUFACTURED IN THE USA

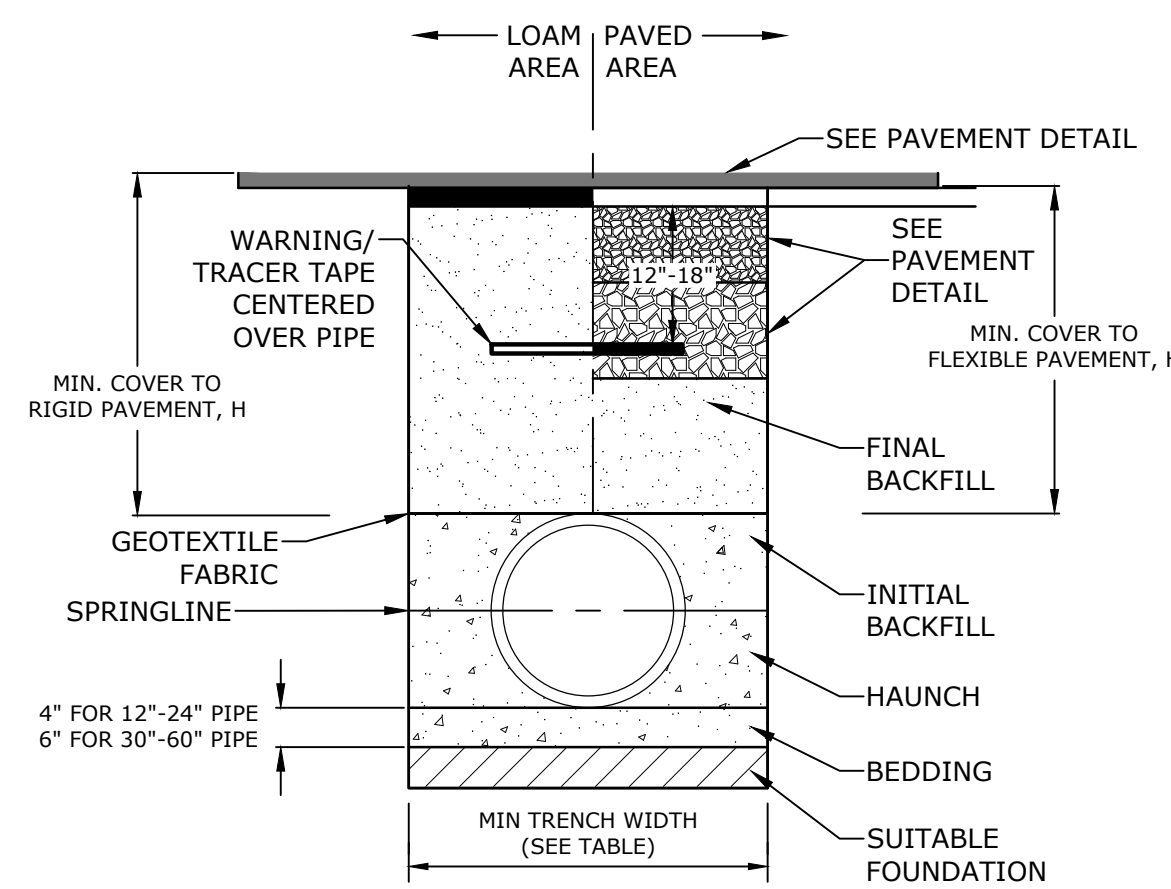


CATCH BASIN FRAME & GRATE
NO SCALE



- NOTES:**
1. MANHOLE FRAME AND COVER SHALL BE 32" HINGED ERGO XL BY EJ CO.
 2. ALL DIMENSIONS ARE NOMINAL.
 3. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 - A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 - B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
 - C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
 4. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN HE CENTER OF THE COVER.

DRAIN MANHOLE FRAME & COVER
NO SCALE



PIPE DIAM.	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
60"	24"	60"

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITION * VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

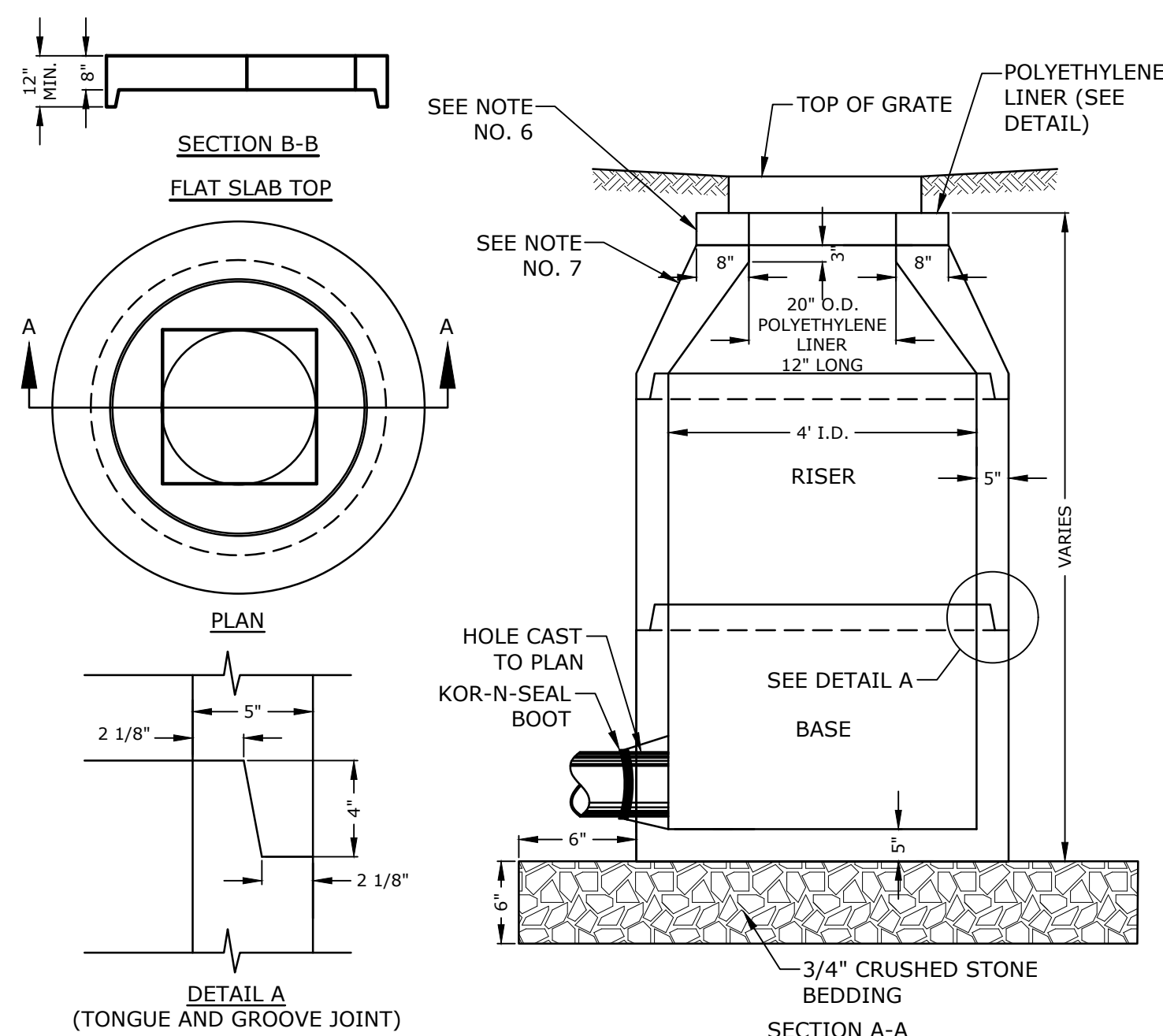
PIPE DIA.	CLASS I		CLASS II		CLASS III		CLASS IV	
	COMPACTED	95%	90%	85%	95%	90%	95%	
12"	41'	28'	21'	16'	20'	16'	16'	
15"	42'	29'	21'	16'	21'	16'	16'	
18"	44'	30'	21'	16'	22'	17'	16'	
24"	37'	26'	18'	14'	19'	14'	14'	

TABLE 3, MAXIMUM COVER FOR ADS HP STORM PIPE FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γs) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE AS JUDGED BY THE ENGINEER, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL. REFER TO SPECIFICATION 310000 EARTHWORK - SITE.
4. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
5. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
6. **MINIMUM COVER:** FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

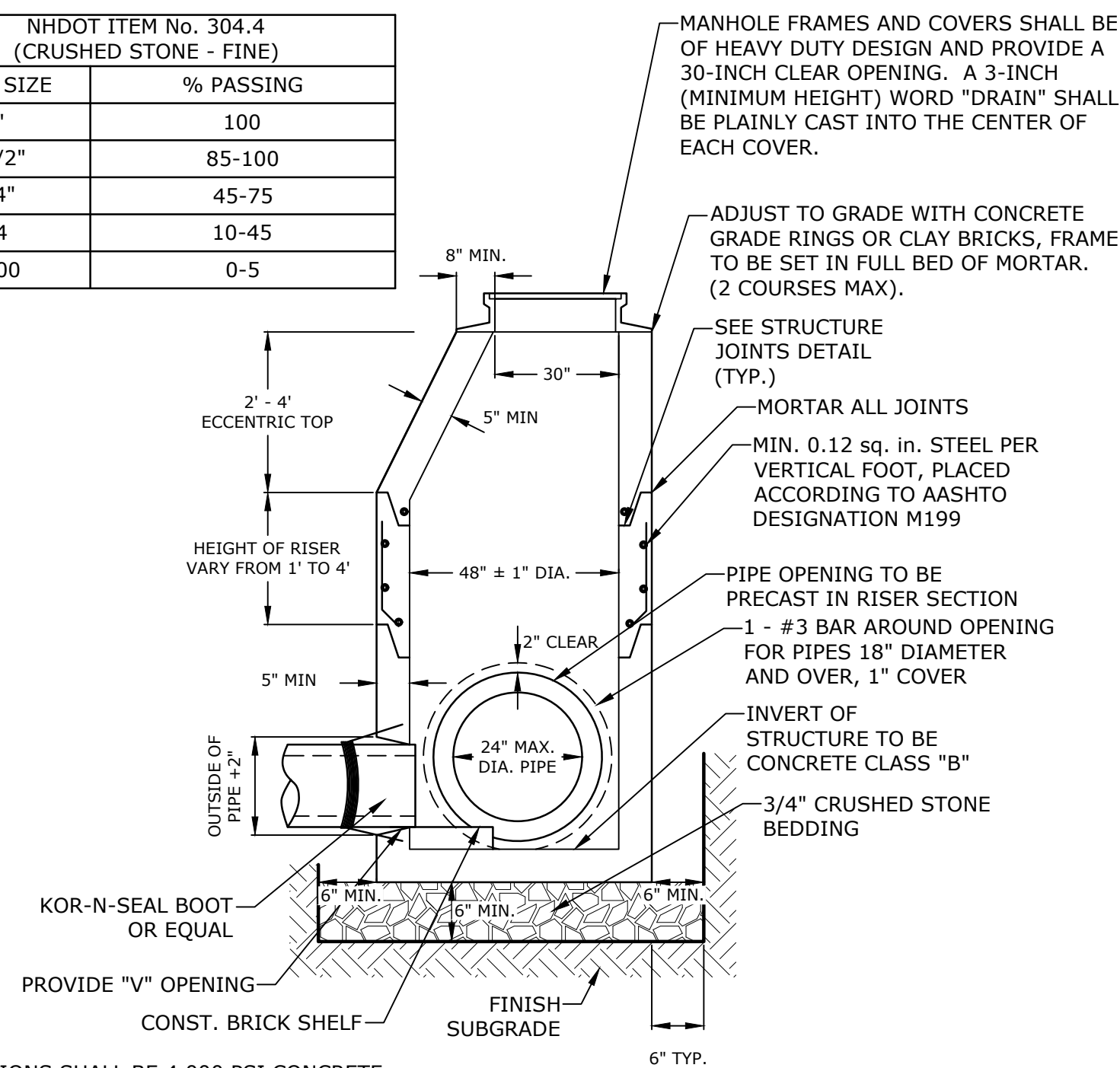
HP STORM TRENCH INSTALLATION DETAIL
NO SCALE



- 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 AND 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. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
 7. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
 8. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 9. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 10. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 11. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.

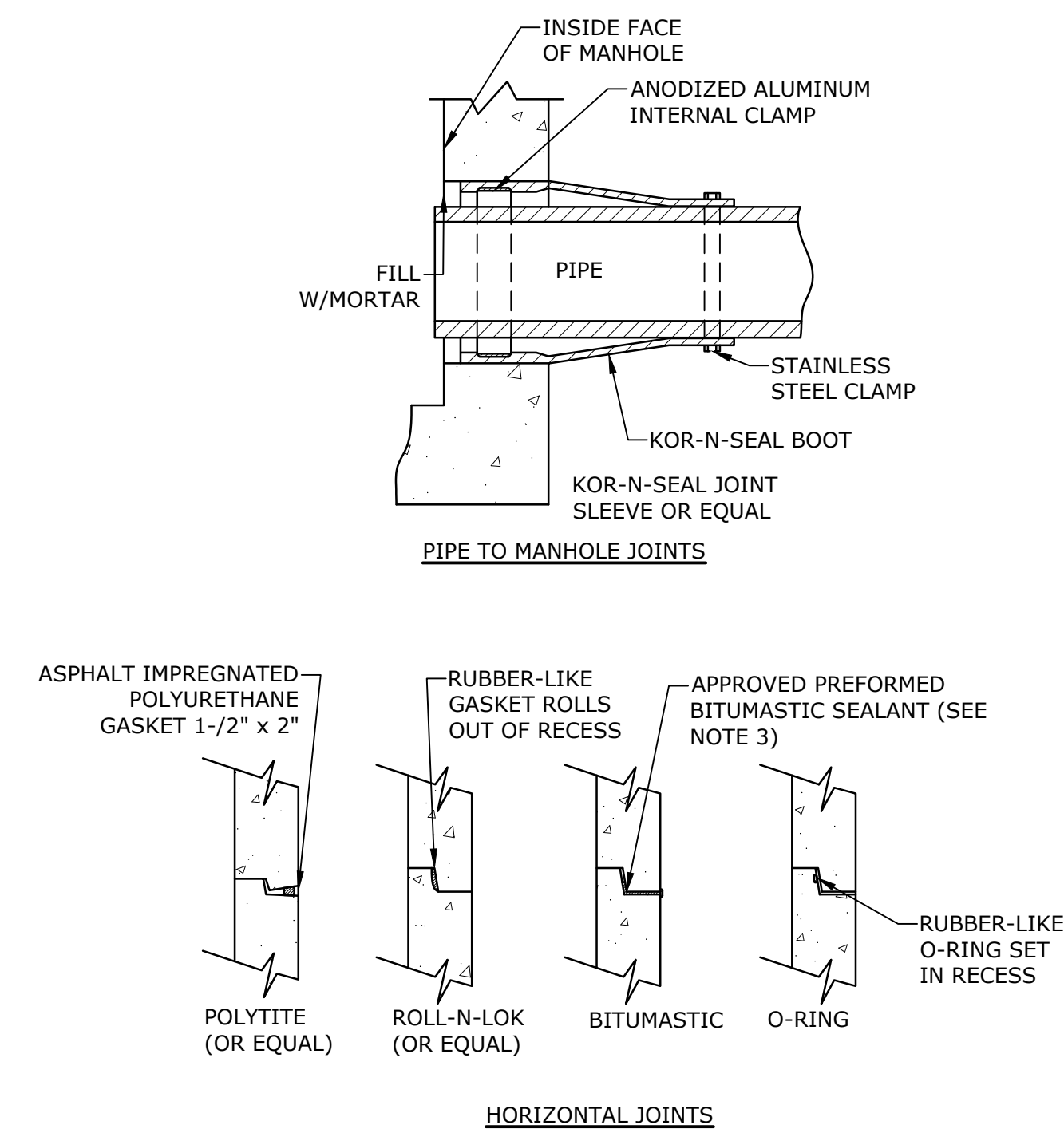
4' DIAMETER CATCHBASIN
NO SCALE

NHDOT ITEM No. 304.4 (CRUSHED STONE - FINE)	
SIIEVE SIZE	% PASSING
2"	100
1-1/2"	85-100
3/4"	45-75
#4	10-45
#200	0-5



- NOTES:**
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
 4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
 5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
 6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

4' DIAMETER DRAIN MANHOLE
NO SCALE



- NOTES:**
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
 2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
 3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
 4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

MANHOLE JOINTS
NO SCALE

PROPOSED LUMBER SHEDS

PORTSMOUTH LUMBER & HARDWARE LLC

105 Bartlett Street
Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
A	7/22/2024	TAC Submission
FILE:	R-5091-001-C-DTLS.DWG	
DRAWN BY:	NHW/CLK	
CHECKED:	NAH	
APPROVED:	PMC	

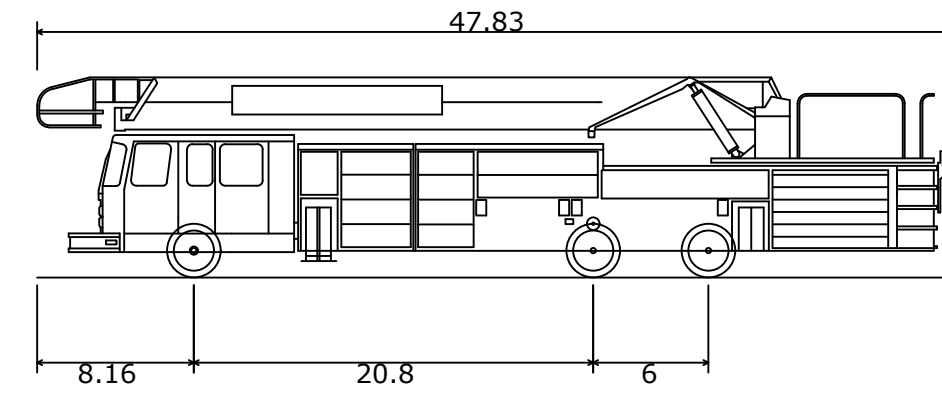
DETAILS SHEET

SCALE: AS SHOWN

C-503

LEGEND

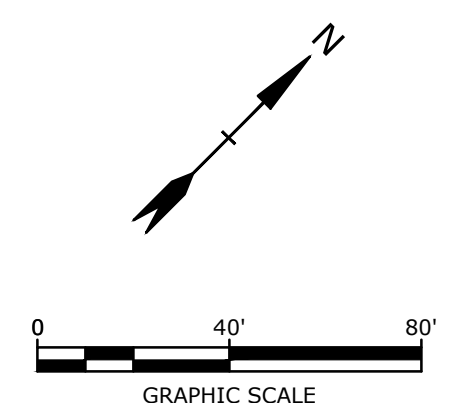
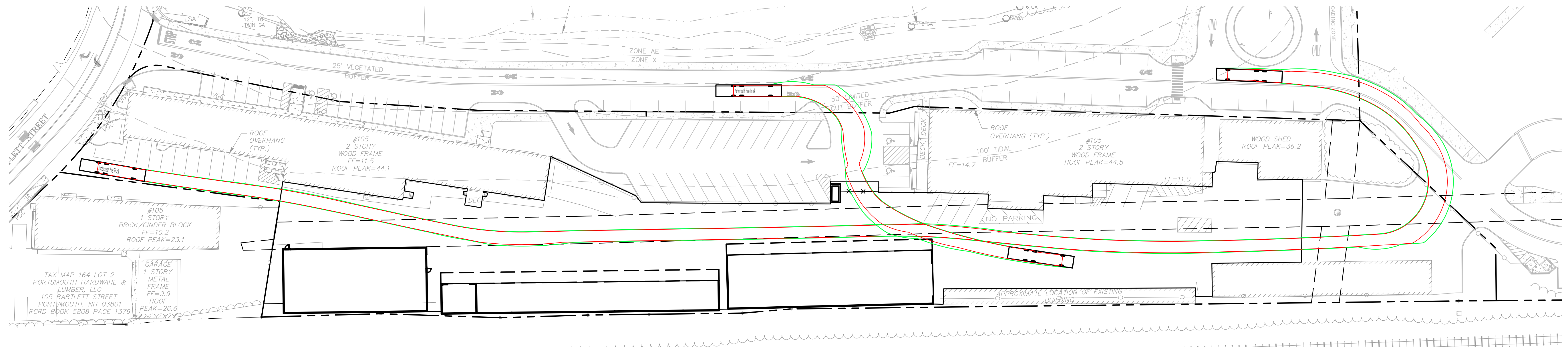
- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG
- REVERSE VEHICLE WHEEL BASE
- REVERSE VEHICLE OVERHANG



Portsmouth Fire Truck	
Overall Length	47.830ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.00°

PROPOSED LUMBER SHEDS
105 BARTLETT STREET
PORTSMOUTH, NH

FIRE TRUCK TURNING EXHIBIT

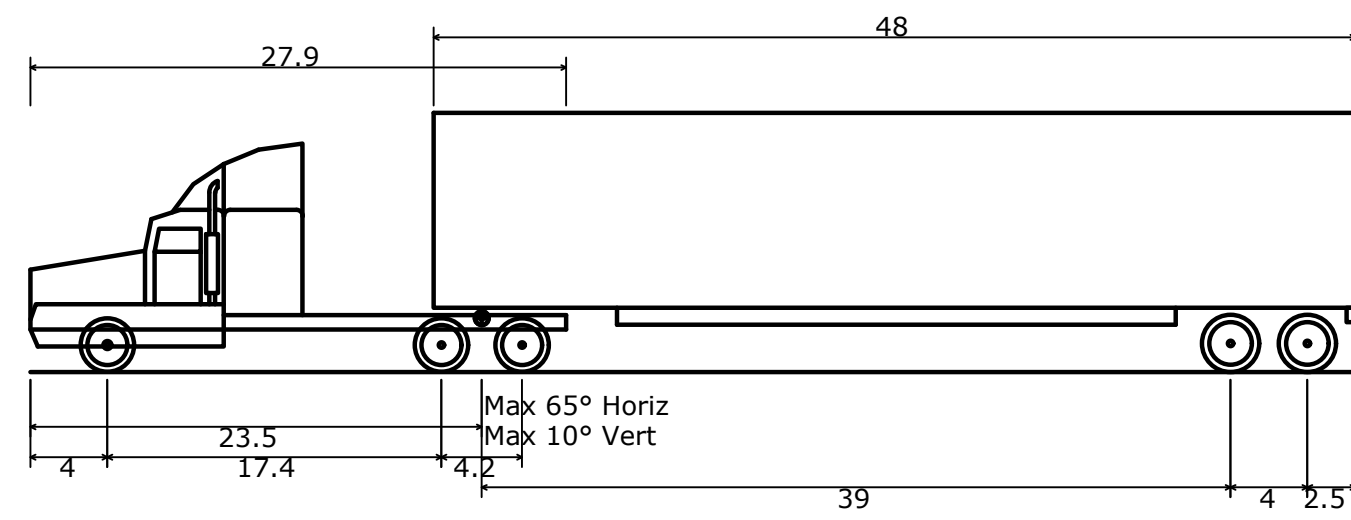


Tighe&Bond

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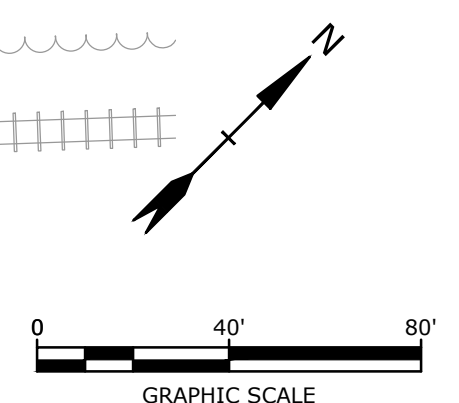
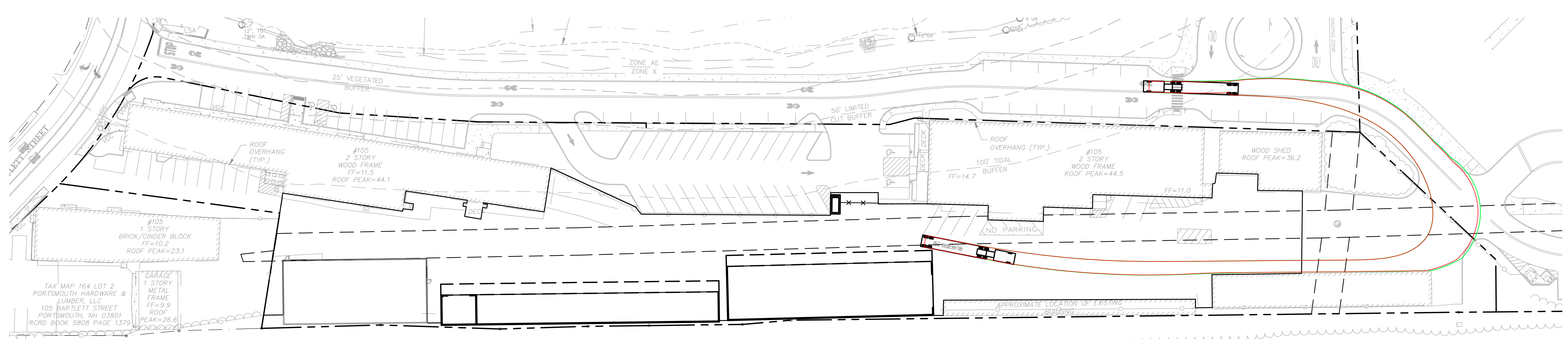
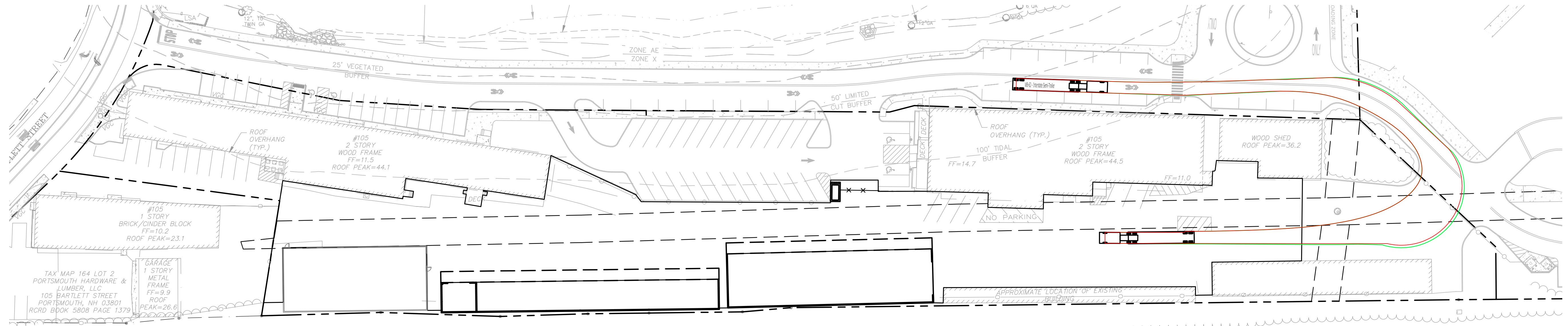
- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG
- REVERSE VEHICLE WHEEL BASE
- REVERSE VEHICLE OVERHANG



WB-62 - Interstate Semi-Trailer
 Overall Length 69.000ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°

PROPOSED LUMBER SHEDS
105 BARTLETT STREET
PORTSMOUTH, NH

WB 62 TRUCK TURNING EXHIBIT



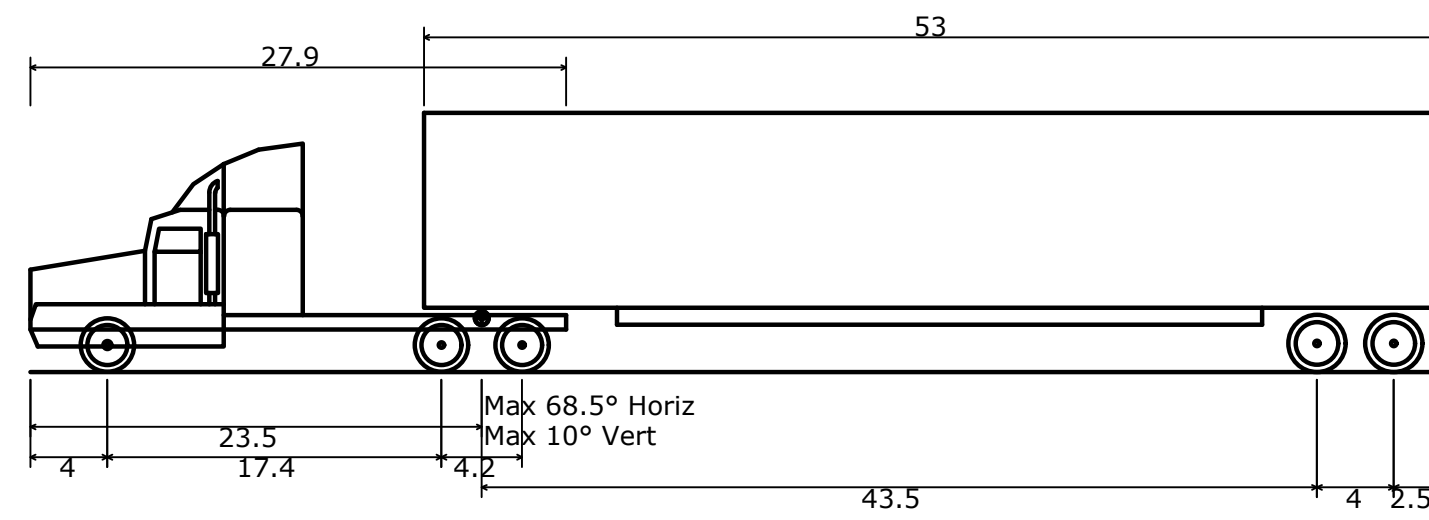
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July 22, 2024
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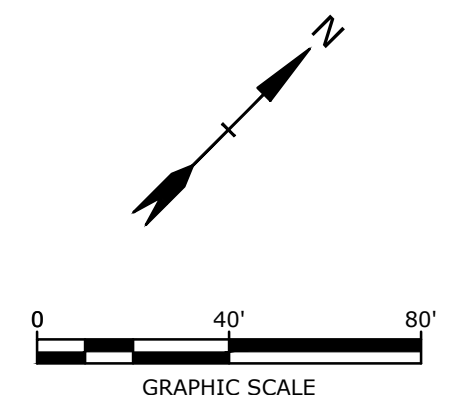
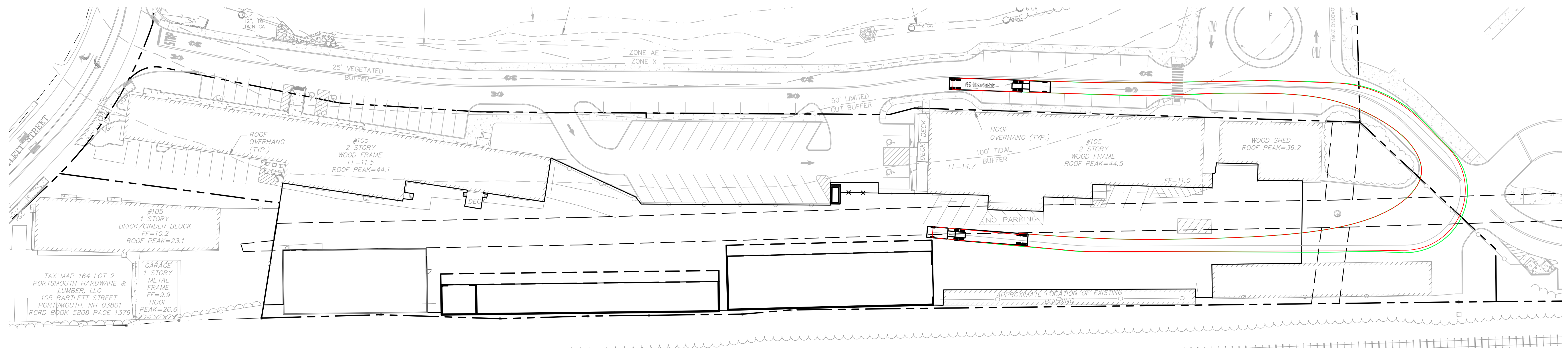
- FORWARD VEHICLE WHEEL BASE
- FORWARD VEHICLE OVERHANG
- REVERSE VEHICLE WHEEL BASE
- REVERSE VEHICLE OVERHANG



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

PROPOSED LUMBER SHEDS
105 BARTLETT STREET
PORTSMOUTH, NH

WB 67 TRUCK TURNING EXHIBIT



Tighe&Bond

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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: Ricci Lumber Date Submitted: 7/22/24

Application # (in City's online permitting): LU-24-132

Site Address: 105 Bartlett Street Portsmouth Map: 157 Lot: 2
164 1

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete <u>application</u> form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))		N/A
<input checked="" type="checkbox"/>	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)		N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)	N/A	
<input checked="" type="checkbox"/>	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)	Page 28 (C101)	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	Page 29 (C102)	N/A

Site Plan Review Application Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1E)	<i>Page 22</i>	N/A
<input checked="" type="checkbox"/>	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)	<i>Clipper Traders Iron Horse Park Precision Auto Boston & Maine RR (attached)</i>	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G)	<i>Page 6 - CT Darnell Page 27 - Tighe & Bond</i>	N/A
<input checked="" type="checkbox"/>	List of reference plans. (2.5.3.1H)	<i>Page 2</i>	N/A
<input checked="" type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1I)	<i>N/A - No Change Existing</i>	N/A

Site Plan Specifications

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)		N/A
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E)	<i>N/A</i>	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. (2.5.4.2A)		N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)		N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. (2.5.4.2D)		N/A

Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<p>1. Existing Conditions: (2.5.4.3A)</p> <ul style="list-style-type: none"> • 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. 		
<input checked="" type="checkbox"/>	<p>2. Buildings and Structures: (2.5.4.3B)</p> <ul style="list-style-type: none"> • 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. 		
<input checked="" type="checkbox"/>	<p>3. Access and Circulation: (2.5.4.3C)</p> <ul style="list-style-type: none"> • 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). 		
<input checked="" type="checkbox"/>	<p>4. Parking and Loading: (2.5.4.3D)</p> <ul style="list-style-type: none"> • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided). 		
<input checked="" type="checkbox"/>	<p>5. Water Infrastructure: (2.5.4.3E)</p> <ul style="list-style-type: none"> • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii). 		
<input checked="" type="checkbox"/>	<p>6. Sewer Infrastructure: (2.5.4.3F)</p> <ul style="list-style-type: none"> • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period. 		

<input checked="" type="checkbox"/>	7. Utilities: (2.5.4.3G) <ul style="list-style-type: none"> The size, type and location of all above & below ground utilities; Size type and location of generator pads, transformers and other fixtures. 	<i>Page 30 (C103)</i>	
<input checked="" type="checkbox"/>	8. Solid Waste Facilities: (2.5.4.3H) <ul style="list-style-type: none"> The size, type and location of solid waste facilities. 	<i>N/A</i>	
<input checked="" type="checkbox"/>	9. Storm water Management: (2.5.4.3I) <ul style="list-style-type: none"> 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. 	<i>Page 30 (C103)</i> <i>Page 31 (C501)</i> <i>Page 33 (C503)</i>	
<input checked="" type="checkbox"/>	10. Outdoor Lighting: (2.5.4.3J) <ul style="list-style-type: none"> Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan. 	<i>N/A - No Change</i>	
<input checked="" type="checkbox"/>	11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)	<i>N/A - No Change</i>	
<input checked="" type="checkbox"/>	12. Landscaping: (2.5.4.3K) <ul style="list-style-type: none"> Identify all undisturbed area, existing vegetation and that which is to be retained; Location of any irrigation system and water source. 	<i>Page 29 (C102)</i> <i>Page 31 (C501)</i>	
<input checked="" type="checkbox"/>	13. Contours and Elevation: (2.5.4.3L) <ul style="list-style-type: none"> Existing/Proposed contours (2 foot minimum) and finished grade elevations. 	<i>N/A - No Change</i>	
<input checked="" type="checkbox"/>	14. Open Space: (2.5.4.3M) <ul style="list-style-type: none"> Type, extent and location of all existing/proposed open space. 	<i>Pages 29-33</i>	
<input checked="" type="checkbox"/>	15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)	<i>Pages 29-33</i>	
<input checked="" type="checkbox"/>	16. Character/Civic District (All following information shall be included): (2.5.4.3P) <ul style="list-style-type: none"> 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). 	<i>Pages 7-18</i>	
<input checked="" type="checkbox"/>	17. Special Flood Hazard Areas (2.5.4.3Q) <ul style="list-style-type: none"> 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. 	<i>Page 29-33</i>	

Other Required Information

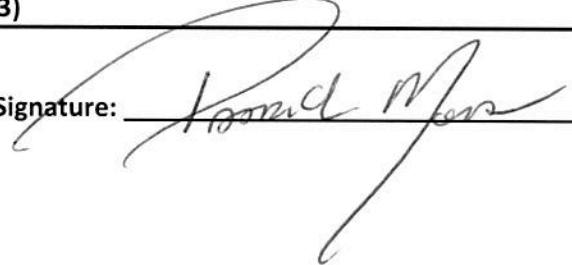
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2)	<i>N/A - No Change</i>	
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)	<i>N/A - No Change</i>	
<input checked="" type="checkbox"/>	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)	<i>N/A - No Change</i>	
<input checked="" type="checkbox"/>	Stormwater Management and Erosion Control Plan. (7.4)	<i>Pages 30-33</i>	
<input checked="" type="checkbox"/>	Inspection and Maintenance Plan (7.6.5)	<i>N/A</i>	

Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. (2.5.3.2A)		
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> • 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)		
<input checked="" type="checkbox"/>	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)	<i>N/A - No Utilities Required</i>	

Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)		
<input checked="" type="checkbox"/>	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)		N/A
<input checked="" type="checkbox"/>	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)		
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: <ul style="list-style-type: none"> 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)		N/A

Applicant's Signature:  Date: 7/22/24

Abutters to proposed Ricci Lumber Shed Project

Property	
Location	105 BARTLETT ST
Map Lot	0157-0001-0000
Vision Account Number	37598
Ownership	
Owner	CLIPPER TRADERS LLC
Address	105 BARTLETT ST, PORTSMOUTH, NH 03801
Valuation	
Land	
Land Use	4000
Land Use Description	FACTORY
Market	305A
Delineation	
Local District	C
Parcel Area (AC)	1.42
Zoning	
Zoning	
CD4-W	

Property	
Location	105 BARTLETT ST
Map Lot	0164-0002-0000
Vision Account Number	37610
Ownership	
Owner	PORTSMOUTH LUMBER & HARDWARE LLC
Address	105 BARTLETT ST, PORTSMOUTH, NH 03801
Valuation	
Total	\$688,700
Last Sale	\$400,000 on 2017-04-03
Deed Date	2017-04-03
Book/Page	5808/1379
Land	
Land Use	3250
Land Use Description	RETAIL
Market	302
Delineation	
Local District	C
Parcel Area (AC)	0.47
Zoning	
Zoning	
CD4-W	

Property	
Location	54 BARTLETT ST
Map Lot	0163-0001-0000
Vision Account Number	37617
Ownership	
Owner	M & B PROPERTIES LLC
Address	54 BARTLETT ST, PORTSMOUTH, NH 03801
Valuation	
Land	
Land Use	3320
Land Use Description	AUTO REPR MDL-94
Market	302
Delineation	
Local District	C
Parcel Area (AC)	0.76
Zoning	
Zoning	
CD4-W	

Property	
Location	105 BARTLETT ST
Map Lot	0164-0004-0002
Vision Account Number	53630
Ownership	
Owner	IRON HORSE PROPERTIES LLC
Address	105 BARTLETT ST, PORTSMOUTH, NH 03801
Valuation	
Total	\$1,630,400
Last Sale	\$397,933 on 2019-06-28
Deed Date	2019-06-28
Book/Page	6012/2502
Land	
Land Use	3222
Land Use Description	COMM BLDG
Market	305A
Delineation	
Local District	C
Parcel Area (AC)	3.73
Zoning	
Zoning	
CD4-L1	
CD4-W	

Property	
Location	BARTLETT ST
Map Lot	0164-0004-0000
Vision Account Number	37607
Ownership	
Owner	BOSTON AND MAINE CORPORATION
Address	500 WATER ST J-910, JACKSONVILLE, FL 08162
Valuation	
Land	
Land Use	3900
Land Use Description	DEVEL LAND
Market	302
Delineation	
Local District	C
Parcel Area (AC)	3.02
Zoning	
Zoning	
OR	
TC	

Property	
Location	127 BARTLETT ST
Map Lot	0158-0013-0000
Vision Account Number	34894
Ownership	
Owner	SLATTERY AND DUMONT LLC
Address	66 OLD CONCORD TURNPIKE #10, BARRINGTON, NH 03825
Valuation	
Land	
Land Use	111C
Land Use Description	APT 4-7 UN MDL-94
Market	301
Delineation	
Local District	C
Parcel Area (AC)	0.56
Zoning	
Zoning	
GRA	

Continued

Abutters to proposed Ricci Lumber Shed Project

Property	
Location	601 ISLINGTON ST
Map/Lot	0164-0007-0000
Vision Account Number	37608
Ownership	
Owner	HH WHOLESALERS LLC
Address	1 MIDDLE ST SUITE 1, PORTSMOUTH, NH 03801
Valuation	
Total	\$0
Last Sale	\$0 on
Book/Page	0/0
Land	
Land Use	RETAIL
Land Use Description	
Market	305A
Market Delineation	
Local District	C
Parcel Area (AC)	0.49
Zoning	
Zoning	CD4-W

Property	
Location	565 ISLINGTON ST
Map/Lot	0164-0008-0000
Vision Account Number	38184
Ownership	
Owner	ARANOSIAN OIL CO
Address	557 N STATE ST, CONCORD, NH 03301
Valuation	
Total	\$885,700
Last Sale	\$0 on
Book/Page	1696/0263
Land	
Land Use	FUEL SV/PR
Land Use Description	
Market	305A
Market Delineation	
Local District	C
Parcel Area (AC)	0.42
Zoning	
Zoning	CD4-L2

Property	
Location	501 ISLINGTON ST
Map/Lot	0157-0006-0000
Vision Account Number	37601
Ownership	
Owner	ISLINGTON PLACE CONDO MASTERCARD MILLETTE SPRAGUE AND COLWELL
Address	501 ISLINGTON ST, PORTSMOUTH, NH 03801
Valuation	
Total	\$0
Last Sale	\$0 on
Book/Page	0/0
Land	
Land Use	
Land Use Description	
Market	
Market Delineation	
Local District	
Parcel Area (AC)	
Zoning	
Zoning	CD4-L2

Property	
Location	553 ISLINGTON ST
Map/Lot	0157-0003-0000
Vision Account Number	34873
Ownership	
Owner	553-559 ISLINGTON STREET LLC
Address	553 ISLINGTON ST, PORTSMOUTH, NH 03801
Valuation	
Total	\$997,000
Last Sale	\$750,000 on 2020-06-12
Deed Date	2020-06-12
Book/Page	6126/609
Land	
Land Use	APT 4-7 UN MDL-94
Land Use Description	
Market	305A
Market Delineation	
Local District	C
Parcel Area (AC)	0.17
Zoning	
Zoning	CD4-L2

Property	
Location	537 ISLINGTON ST
Map/Lot	0157-0004-0000
Vision Account Number	50210
Ownership	
Owner	OLDE PORT DEVELOPMENT GROUP LLC
Address	159 STRATHAM HEIGHTS RD, STRATHAM, NH 03885
Valuation	
Total	\$0
Last Sale	\$207,000 on 2000-08-15
Deed Date	2000-08-15
Book/Page	3496/1256
Land	
Land Use	CONDO MAIN
Land Use Description	
Market	305A
Market Delineation	
Local District	M
Parcel Area (AC)	0.11
Zoning	
Zoning	CD4-L2

Property	
Location	531 ISLINGTON ST
Map/Lot	0157-0005-0000
Vision Account Number	37600
Ownership	
Owner	531 ISLINGTON ST PORTSMOUTH LLC
Address	780 PORTSMOUTH AVE, GREENLAND, NH 03840
Valuation	
Total	\$723,700
Last Sale	\$1,000,000 on 2016-02-08
Deed Date	2016-02-08
Book/Page	5690/2834
Land	
Land Use	REST/CLUBS
Land Use Description	
Market	305A
Market Delineation	
Local District	C
Parcel Area (AC)	0.26
Zoning	
Zoning	CD4-L2

Continued

Abutters to proposed Ricci Lumber Shed Project

Property	
Location	48 CLINTON ST
Map/Lot	0158-0007-0000
Vision Account Number	34889
Ownership	
Owner	BRATTER FAMILY REVOCABLE TRUST OF 2018 BRATTER MYLES S AND ELIZABETH A TRUSTEES
Address	177 BARTLETT ST, PORTSMOUTH, NH 03801
Valuation	
Land	
Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	131
Local District	R
Parcel Area (AC)	0.83
Zoning	
Zoning	GRA

Property	
Location	56 CLINTON ST
Map/Lot	0158-0006-0000
Vision Account Number	34888
Ownership	
Owner	SARSFIELD LORI A
Address	56 CLINTON ST, PORTSMOUTH, NH 03801
Valuation	
Total	\$809,800
Last Sale	\$650,000 on 2020-09-11
Deed Date	2020-09-11
Book/Page	6163/1263
Land	
Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	131
Local District	R
Parcel Area (AC)	0.74
Zoning	
Zoning	GRA

Property	
Location	90 CLINTON ST
Map/Lot	0158-0005-0000
Vision Account Number	34887
Ownership	
Owner	BAILEY MICHAEL DONARUM ILARA
Address	90 CLINTON ST, PORTSMOUTH, NH 03801
Valuation	
Total	\$611,300
Last Sale	\$319,000 on 2003-10-24
Deed Date	2003-10-24
Book/Page	4181/2880
Land	
Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	131
Local District	R
Parcel Area (AC)	0.89
Zoning	
Zoning	GRA

Property	
Location	110 CLINTON ST
Map/Lot	0158-0004-0000
Vision Account Number	34886
Ownership	
Owner	SPENCER J A LIV REV TR (1/2 INT) SPENCER C R LIV REV TR (1/2 INT)
Address	110 CLINTON ST, PORTSMOUTH, NH 03801
Valuation	
Land	
Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	131
Local District	R
Parcel Area (AC)	0.65
Zoning	
Zoning	GRA

Property	
Location	124 BARTLETT ST
Map/Lot	0163-0002-0000
Vision Account Number	37618
Ownership	
Owner	INDUSTRIAL RENTS-NH LLC
Address	6 WAYNE RD, WESTFORD, MA 01886
Valuation	
Land	
Land Use	4010
Land Use Description	IND WHSES
Market Delineation	302
Local District	C
Parcel Area (AC)	2.30
Zoning	
Zoning	CD4-W