

PROPOSED SUBDIVISION CLIPPER TRADERS, LLC

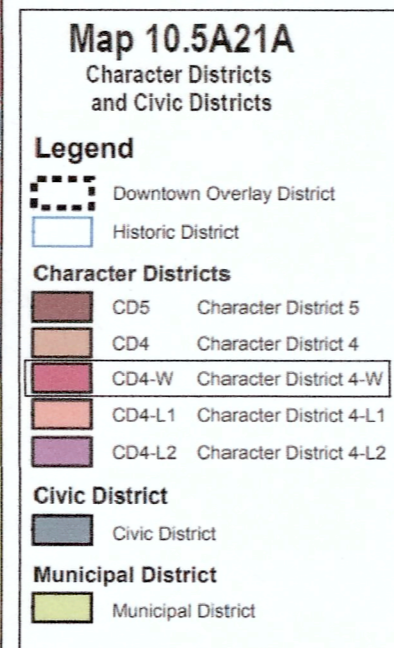
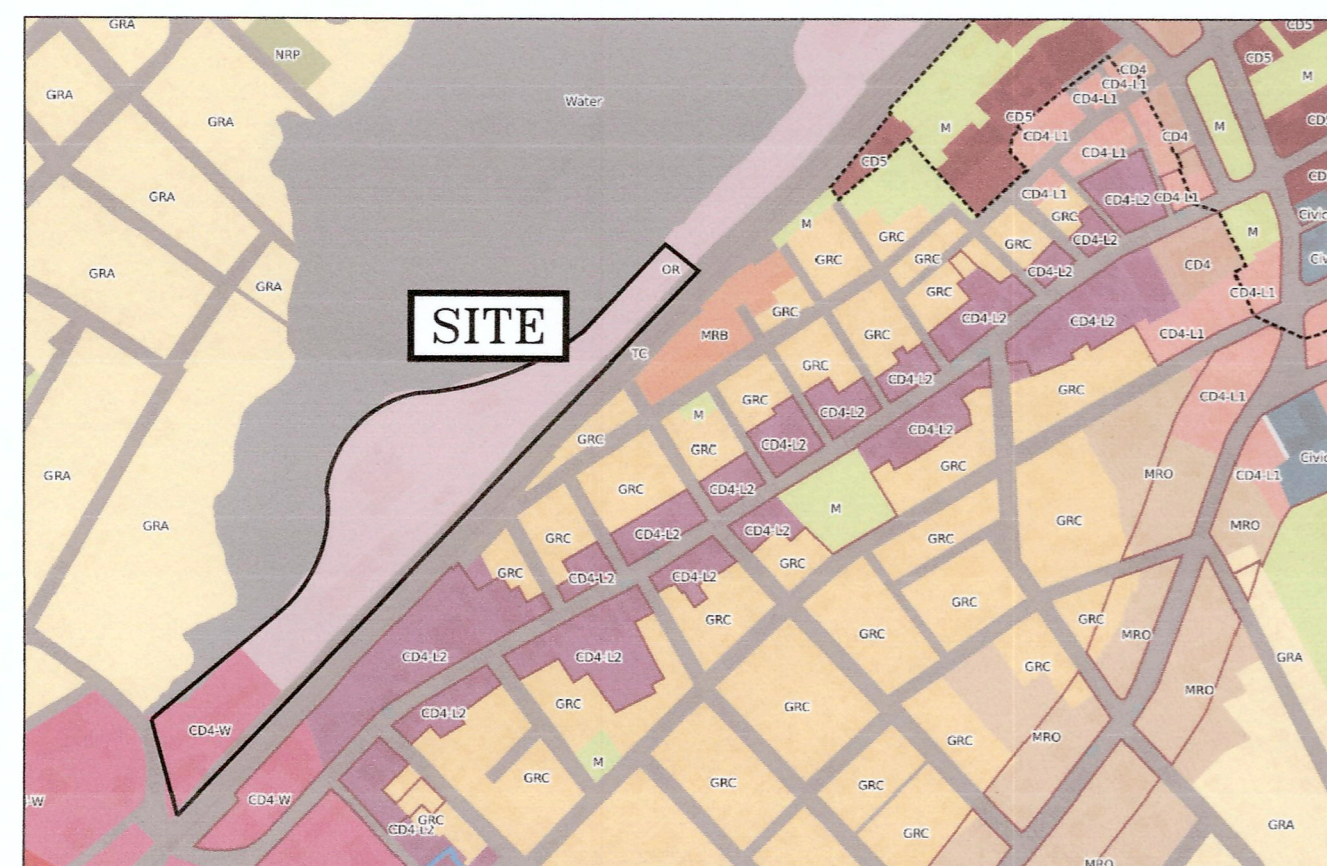
105 BARTLETT STREET
PORTSMOUTH, NEW HAMPSHIRE
(SUBDIVISION) SITE PLANS

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

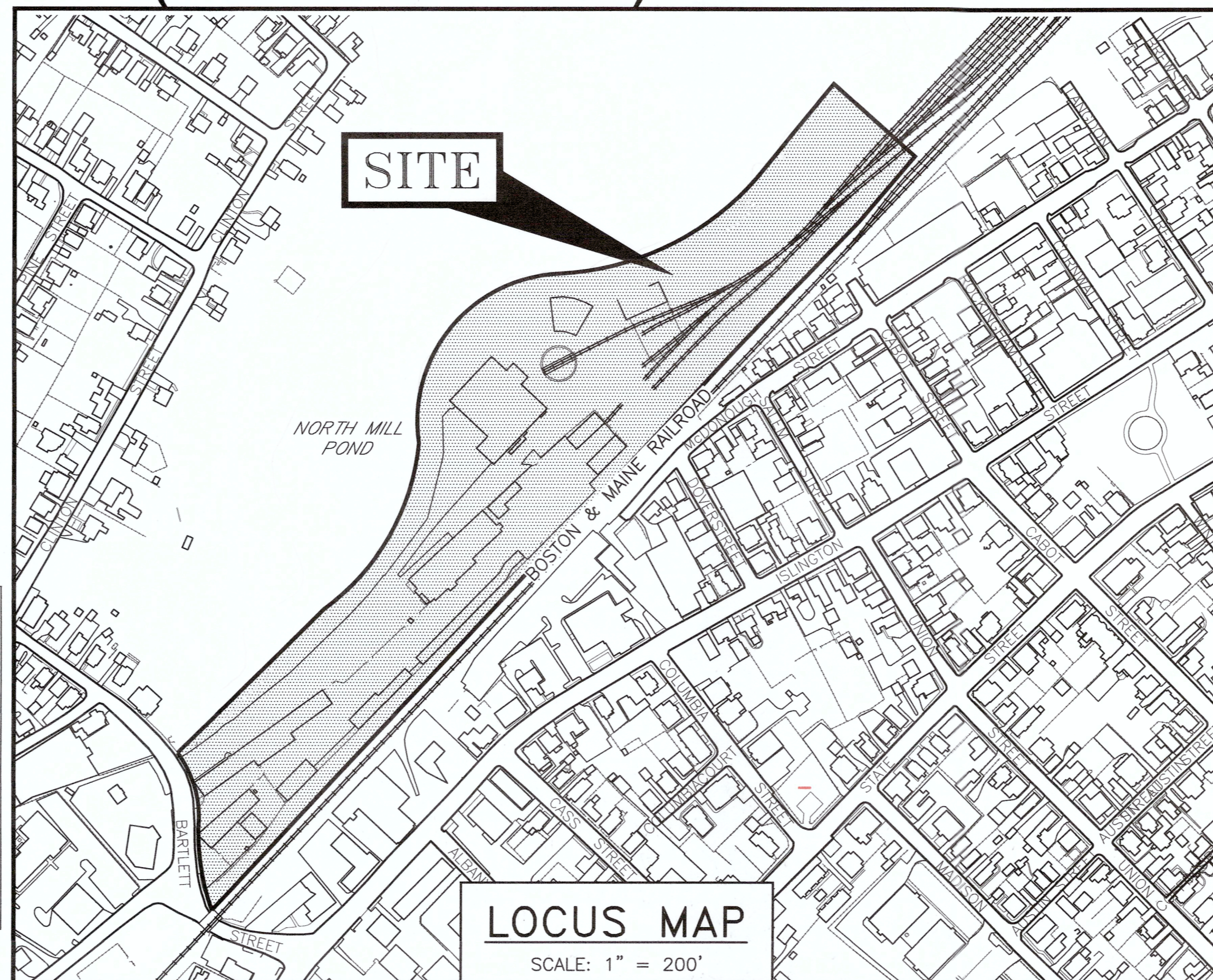
PORTSMOUTH LUMBER AND
HARDWARE, LLC
105 BARTLETT STREET
PORTSMOUTH, N.H. 03801

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

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



NOTE: ZONING RECENTLY REVISED



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND
EXISTING	
FM	PROPERTY LINE
S	SETBACK LINE
SL	FORCE MAIN
G	SEWER PIPE
D	SEWER LATERAL
FD	GAS LINE
W	STORM DRAIN
FS	FOUNDATION DRAIN
UE	WATER LINE
OHW	FIRE SERVICE LINE
	UNDERGROUND ELECTRIC SUPPLY
	UNDERGROUND ELECTRIC SERVICE
	OVERHEAD ELECTRIC/WIRES
	RETAINING WALL
	EDGE OF PAVEMENT (EP)
100	CONTOUR
97x3	SPOT ELEVATION
E	UTILITY POLE
	ELECTRIC METER
	TRANSFORMER ON CONCRETE PAD
	ELECTRIC HANDHOLD/PULLBOX
	WATER SHUT OFF/CURB STOP
C.O.	PIPE CLEANOUT
	GATE VALVE
	HYDRANT
CB	CATCH BASIN
S	SEWER MANHOLE
D	DRAIN MANHOLE
M	WATER METER MANHOLE
#5	TEST BORING
TP 1	TEST PIT
LA	LANDSCAPED AREA
CI	CAST IRON PIPE
COP	COPPER PIPE
CMP	CORRUGATED METAL PIPE
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
HYD	HYDRANT
CL	CENTERLINE
EP	EDGE OF PAVEMENT
EL	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL



INDEX OF SHEETS

- OVERALL PLAN
- EXISTING CONDITIONS PLANS
- LOT SITE PLANS
- ROADWAY PLAN & PROFILES
- DETAILS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
CONSOLIDATED
COMMUNICATIONS
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

(SUBDIVISION) SITE PLANS
PROPOSED SUBDIVISION
105 BARTLETT STREET
PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 18 SEPTEMBER 2018

PROPOSED LOT AREAS & TAX MAP NUMBERS

LOT	AREA	TM/LOT #
1	20,678 S.F. 0.4747 ACRES	TO BE DETERMINED
2	51,952 S.F. 1.1927 ACRES	TO BE DETERMINED
3	102,003 S.F. 2.3417 ACRES	TO BE DETERMINED
4	61,781± S.F. 1.4183± ACRES	TO BE DETERMINED
5	177,433± S.F. 4.0733± ACRES	TO BE DETERMINED
R.O.W.	69,610± S.F. 1.5980± ACRES	TO BE DETERMINED

VARIANCES GRANTED FROM PROPOSED PORTSMOUTH ZONING ORDINANCE

PROPOSED LOT 3 (CD4-W):

- VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A FRONT LOT LINE BUILDOUT OF 24.7%, WHERE NO REQUIREMENT CURRENTLY EXIST AND 50% IS REQUIRED.
 2) TO ALLOW FOR A MINIMUM OPEN SPACE OF 9.6%, WHERE 0% EXIST AND 15% IS REQUIRED.

PROPOSED LOT 4 (CD4-W):

- VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A FRONT LOT LINE BUILDOUT OF 29.1%, WHERE NO REQUIREMENT CURRENTLY EXIST AND 50% IS REQUIRED.
 2) TO ALLOW FOR A MAXIMUM BUILDING FOOTPRINT OF 20,313 S.F., WHERE NO REQUIREMENT CURRENTLY EXISTS, A BUILDING FOOTPRINT OF 20,313 S.F. CURRENTLY EXISTS AND A MAXIMUM OF 15,000 S.F. IS ALLOWED.

PROPOSED LOT 5 (CD4-W):

- VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A FRONT LOT LINE BUILDOUT OF 0%, WHERE NO REQUIREMENT CURRENTLY EXIST AND 50% IS REQUIRED.
 2) TO ALLOW FOR A MAXIMUM PRIMARY FRONT SETBACK OF 75.6 FEET, WHERE NO MAXIMUM CURRENTLY EXISTS AND A MAXIMUM OF 10 FEET IS REQUIRED.

VARIANCES GRANTED FROM CURRENT PORTSMOUTH ZONING ORDINANCE

PROPOSED LOT 1 (CD4-W ZONE):

- VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A FRONT LOT LINE BUILDOUT OF 13.4%, WHERE 28.5% CURRENTLY EXISTS AND 50% IS REQUIRED.
 2) TO ALLOW FOR A MAXIMUM PRIMARY FRONT SETBACK OF 27.2 FEET, WHERE 27.2 FEET CURRENTLY EXISTS AND 10 FEET IS REQUIRED.

PROPOSED LOT 2 (CD4-W ZONE):

- VARIANCES FROM 10.5A41.10B
 1) TO ALLOW FOR A PRIMARY FRONT LOT LINE BUILDOUT OF 13.3%, WHERE 7.5% CURRENTLY EXISTS AND 50% IS REQUIRED.
 2) TO ALLOW FOR A SECONDARY FRONT LOT LINE BUILDOUT OF 0%, WHERE NONE CURRENTLY EXISTS AND 50% IS REQUIRED.
 3) TO ALLOW FOR A MAXIMUM PRIMARY FRONT SETBACK OF 18.2 FEET, WHERE 18.2 FEET CURRENTLY EXISTS AND 10 FEET IS REQUIRED.
 4) TO ALLOW FOR A MAXIMUM SECONDARY FRONT SETBACK OF 30.2 FEET, WHERE NONE CURRENTLY EXISTS AND 15 FEET IS REQUIRED.

VARIANCES GRANTED FROM CURRENT PORTSMOUTH ZONING ORDINANCE

PROPOSED LOT 3 (OR ZONE):

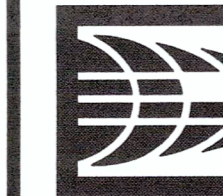
- VARIANCES FROM 10.530
 1) TO ALLOW FOR A FRONT SETBACK OF 0 FEET, WHERE 569.7 FEET CURRENTLY EXISTS AND 70 FEET IS REQUIRED.
 2) TO ALLOW FOR AN OPEN SPACE AREA OF 9.6%, WHERE 0% OPEN SPACE CURRENTLY EXISTS AND 20% OPEN SPACE IS REQUIRED.

PROPOSED LOT 4 (OR ZONE):

- VARIANCES FROM 10.530
 1) TO ALLOW FOR A LOT SIZE OF 1.4183± ACRES, WHERE 1.2924± ACRES CURRENTLY EXISTS AND 2 ACRES IS REQUIRED.
 2) TO ALLOW FOR A FRONT SETBACK OF 1.7 FEET, WHERE 840 FEET CURRENTLY EXISTS AND 70 FEET IS REQUIRED.
 3) TO ALLOW FOR A SIDE SIDE SETBACK OF 3.9 FEET, WHERE 0.4 FEET CURRENTLY EXISTS AND 50 FEET IS REQUIRED.
 4) TO ALLOW FOR A REAR SETBACK OF 46.9 FEET, WHERE 1.2 FEET CURRENTLY EXISTS AND 50 FEET IS REQUIRED.

PROPOSED LOT 5 (OR ZONE):

- VARIANCES FROM 10.530
 1) TO ALLOW FOR A REAR SETBACK OF 33.7 FEET, WHERE 50 FEET IS REQUIRED.

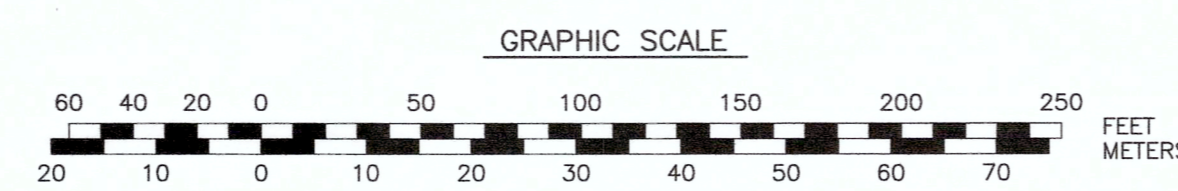
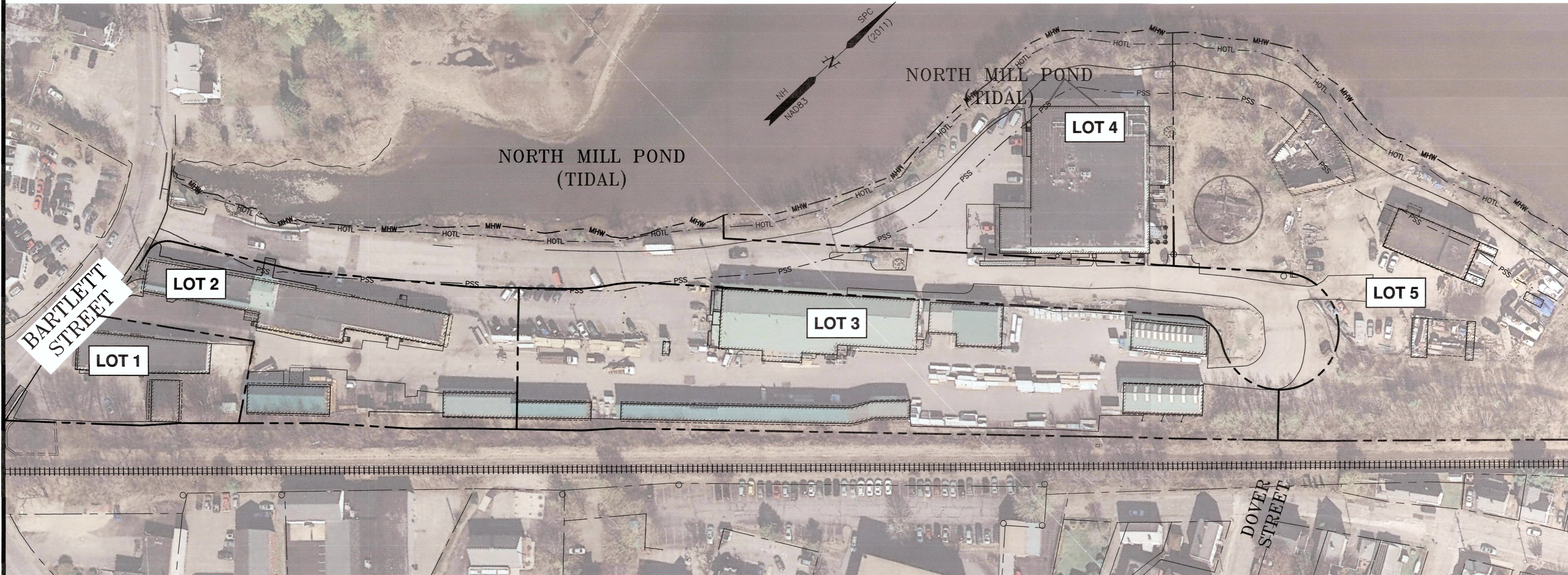


AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors

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

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERALL PROJECT AREA.



CLIPPER TRADERS
 105 BARTLETT STREET
 PROPOSED SUBDIVISION
 PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	9/18/18
0	ISSUED FOR COMMENT	4/26/18

REVISIONS	

SCALE 1" = 60' SEPTEMBER 2018

OVERALL PLAN **C2**



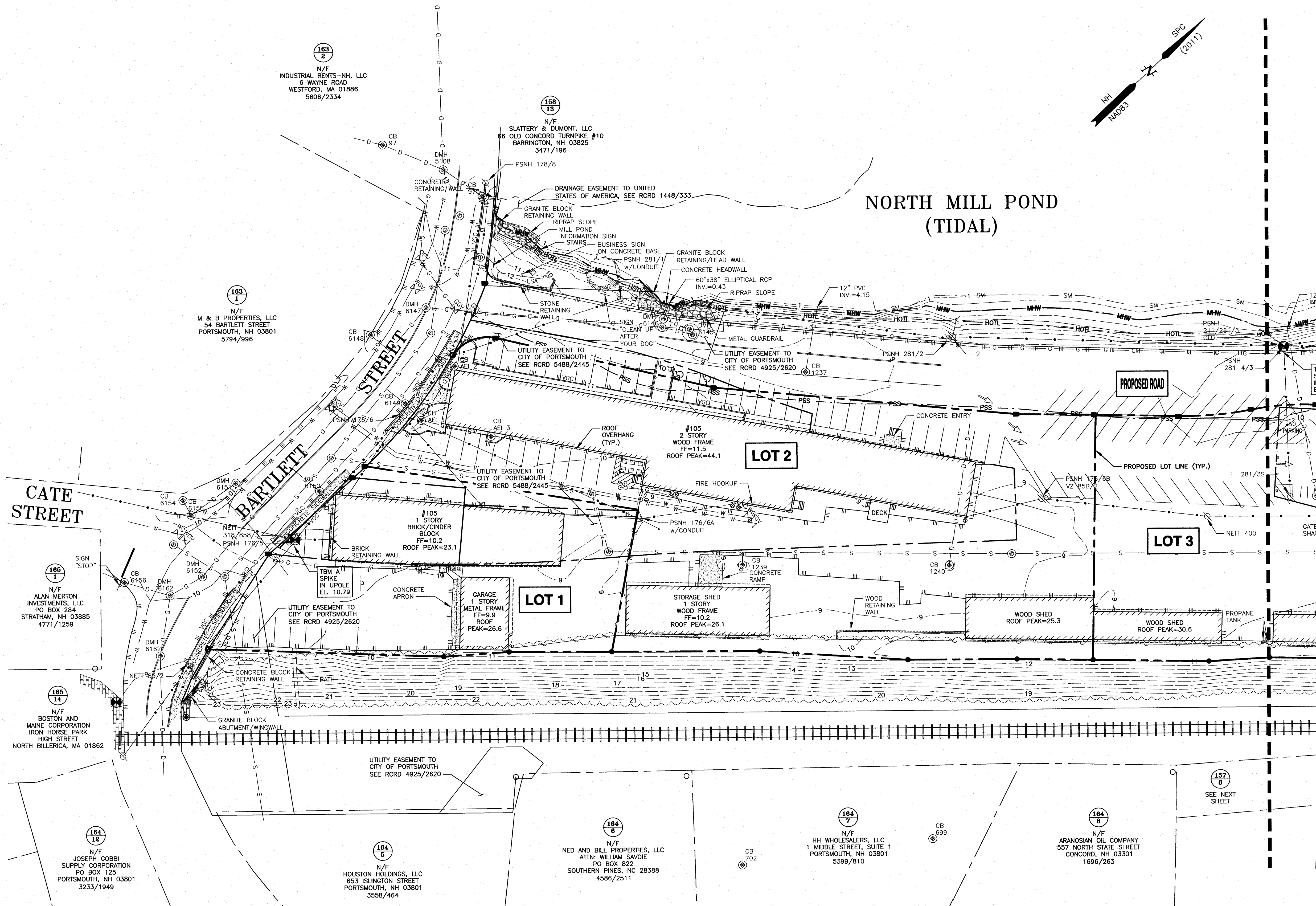
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

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

NOTES:

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

**NORTH MILL POND
(TIDAL)**



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

NO.	DESCRIPTION	DATE
2	RENAME PROPOSED ROAD	7/17/18
1	ISSUED FOR CONCEPTUAL REVIEW	3/5/18
0	ISSUED FOR COMMENT	2/12/18

REVISIONS

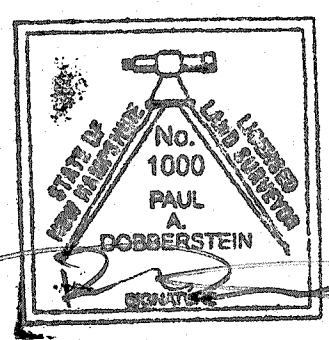
NO.	DESCRIPTION	DATE

SCALE 1"=30' FEBRUARY 2018

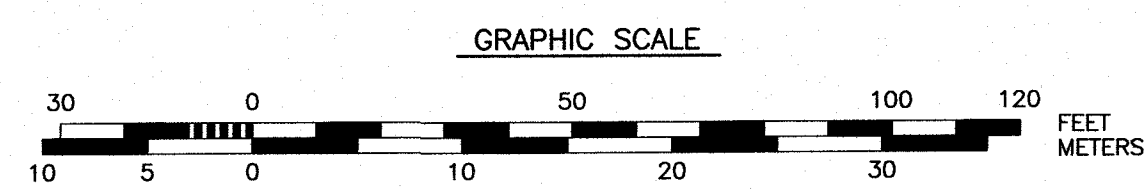
**EXISTING CONDITIONS
PLAN**

C1

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



PAUL A. DOBBERSTEIN, L.L.S. DATE





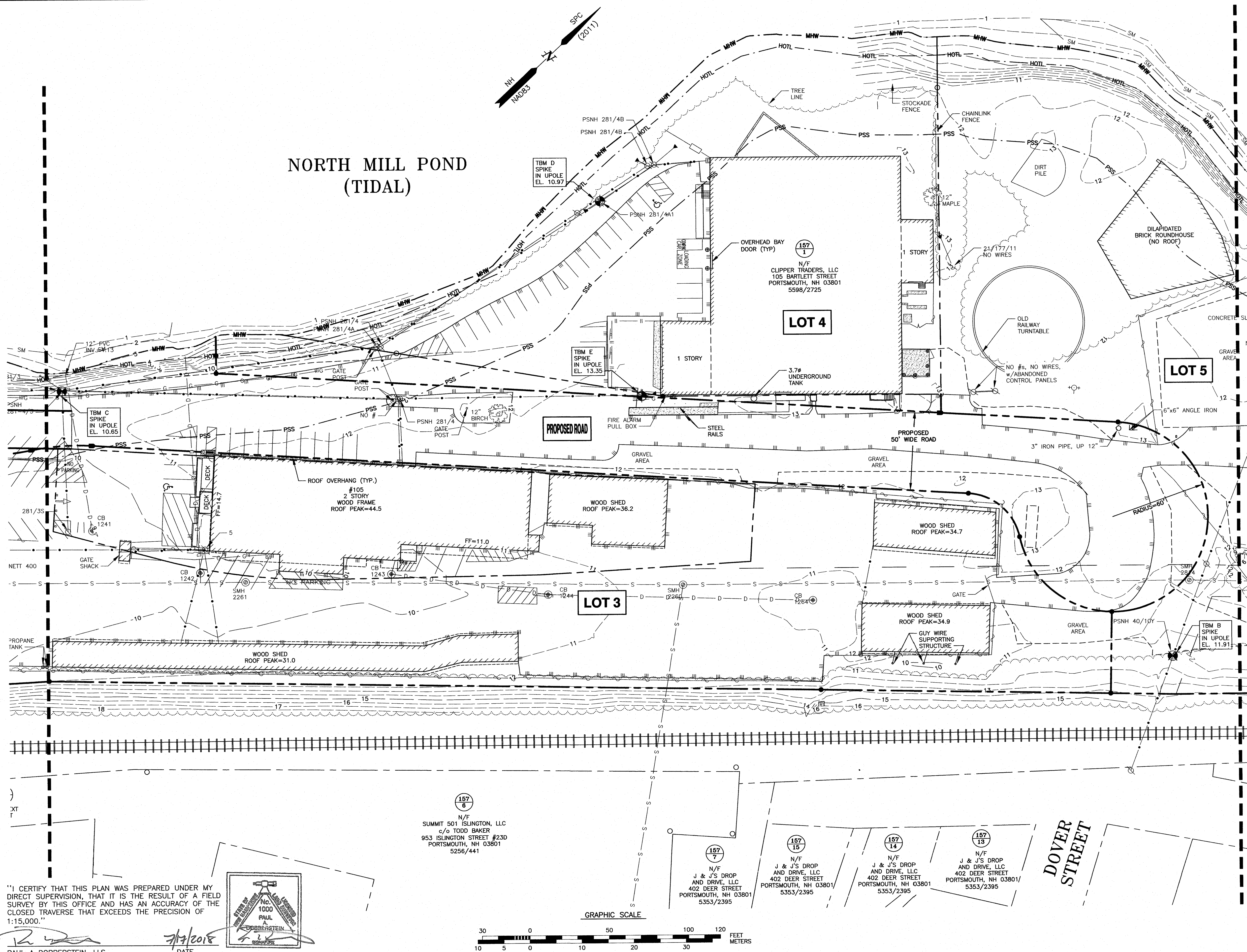
AMBIT ENGINEERING, INC.
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Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

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- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE PARCELS.
- 4) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.3').
- 5) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.

**NORTH MILL POND
(TIDAL)**



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

NO.	DESCRIPTION	DATE
2	RENAME PROPOSED ROAD	7/17/18
1	ISSUED FOR CONCEPTUAL REVIEW	3/5/18
0	ISSUED FOR COMMENT	2/12/18

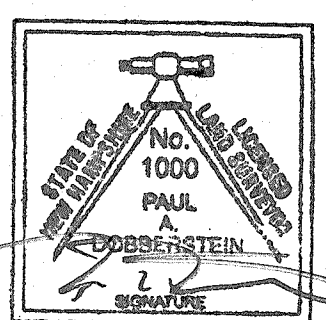
REVISIONS

SCALE 1"=30' FEBRUARY 2018

EXISTING CONDITIONS PLAN **C2**

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

PAUL A. DOBBERSTEIN, LLS
DATE 7/17/2018



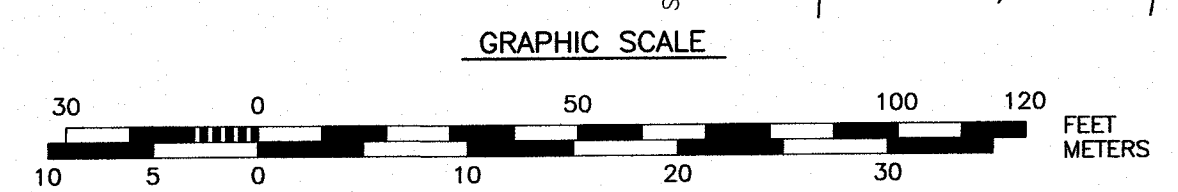
157 6
N/F
SUMMIT 501 ISLINGTON, LLC
c/o TODD BAKER
953 ISLINGTON STREET #230
PORTSMOUTH, NH 03801
5256/441

157 7
N/F
J & J'S DROP AND DRIVE, LLC
402 DEER STREET
PORTSMOUTH, NH 03801
5353/2395

157 15
N/F
J & J'S DROP AND DRIVE, LLC
402 DEER STREET
PORTSMOUTH, NH 03801
5353/2395

157 14
N/F
J & J'S DROP AND DRIVE, LLC
402 DEER STREET
PORTSMOUTH, NH 03801
5353/2395

157 13
N/F
J & J'S DROP AND DRIVE, LLC
402 DEER STREET
PORTSMOUTH, NH 03801
5353/2395





AMBIT ENGINEERING, INC.

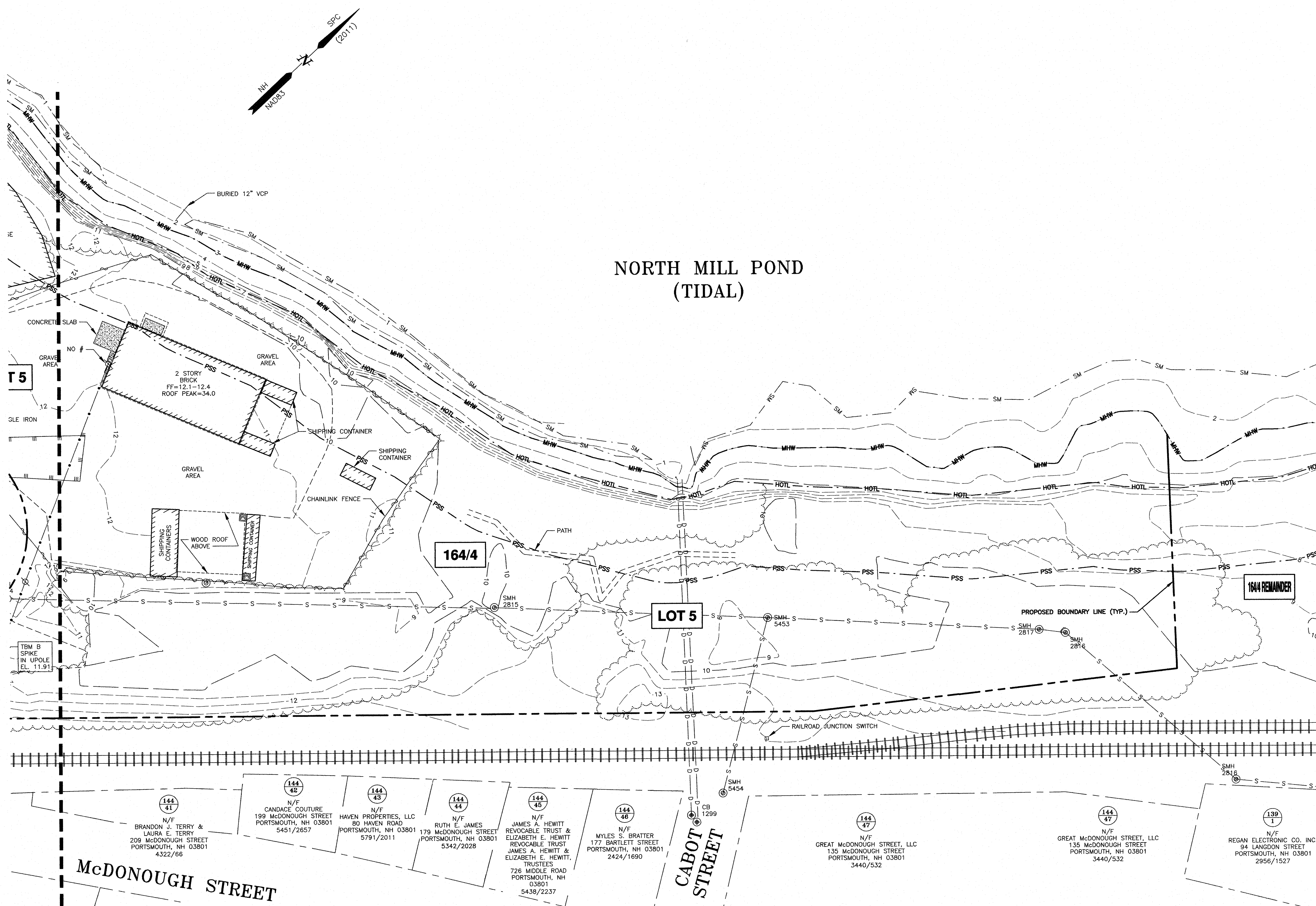
Civil Engineers & Land Surveyors

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

NOTES:

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

NORTH MILL POND (TIDAL)



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

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

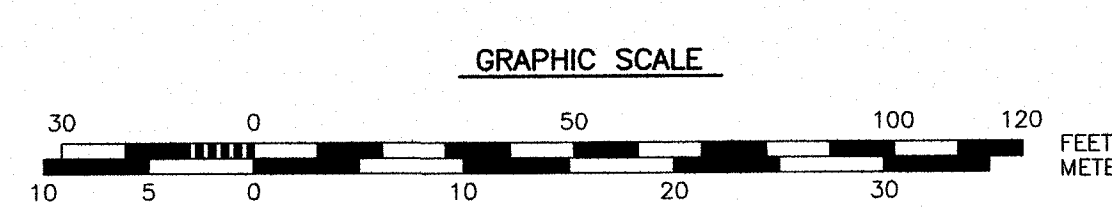
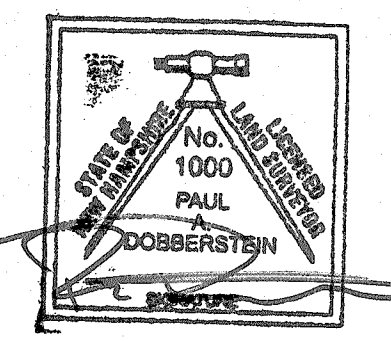
REVISIONS	

SCALE 1"=30' FEBRUARY 2018

EXISTING CONDITIONS PLAN **C3**

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

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





AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

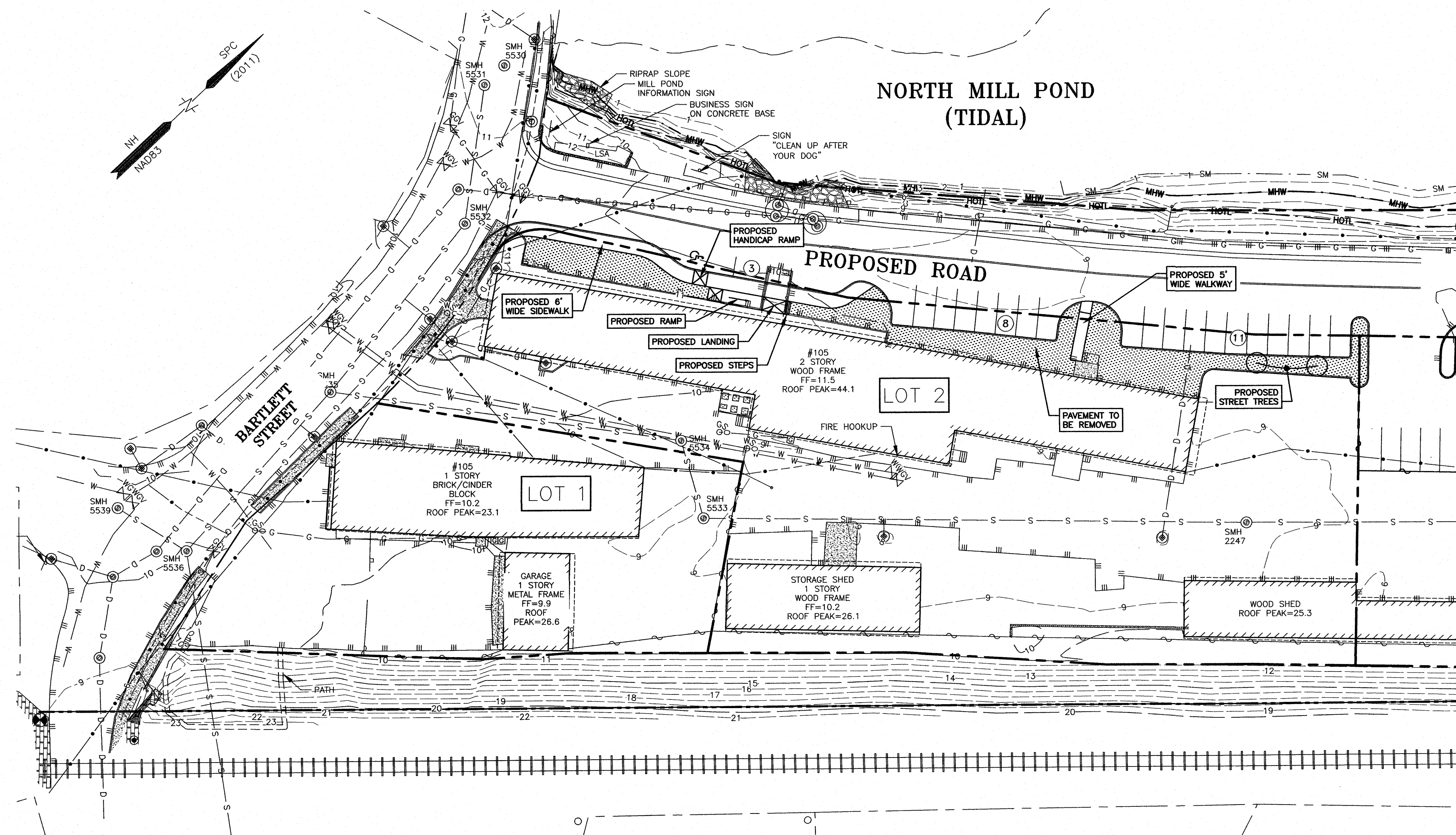
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

**IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)**

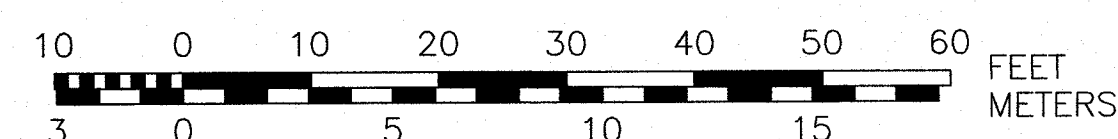
STRUCTURE	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	17,337
CONCRETE	500
STAIRS	94
RETAINING WALLS	0
PAVEMENT	23,691
TOTAL	41622
LOT SIZE	51,952
% LOT COVERAGE	80.1%

NOTES:

- 1) PARCEL IS TO BE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP AND LOT NUMBER TO BE DETERMINED.
- 2) OWNER OF RECORD:
PORTSMOUTH LUMBER AND HARDWARE, LLC
105 BARTLETT STREET
PORTSMOUTH, NH 03801
- 3) PROPOSED LOT AREA:
51,952 SF; 1.192 ACRES
- 4) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-W (CD4-W) ZONING DISTRICT.
- 6) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ($\pm 0.3'$).
- 7) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW SITE DETAILS ON PROPOSED LOT 2.



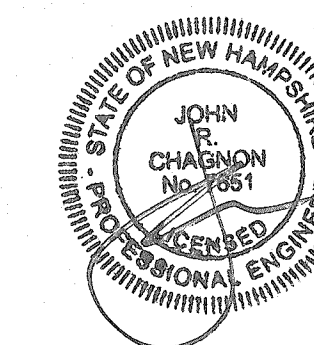
GRAPHIC SCALE



**CLIPPER TRADERS
PROPOSED LOT 2
PORTSMOUTH, N.H.**

2	ISSUED FOR APPROVAL	9/18/18
1	ISSUED FOR APPROVAL	5/22/18
0	ISSUED FOR COMMENT	4/26/18

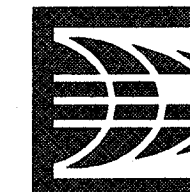
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE 1" = 30' APRIL 2018

LOT 2 SITE PLAN

C2.2



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

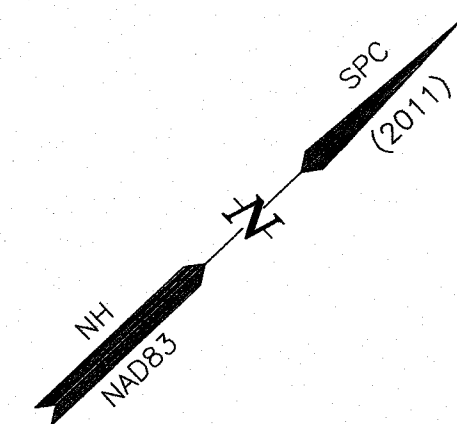
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
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NOTES:

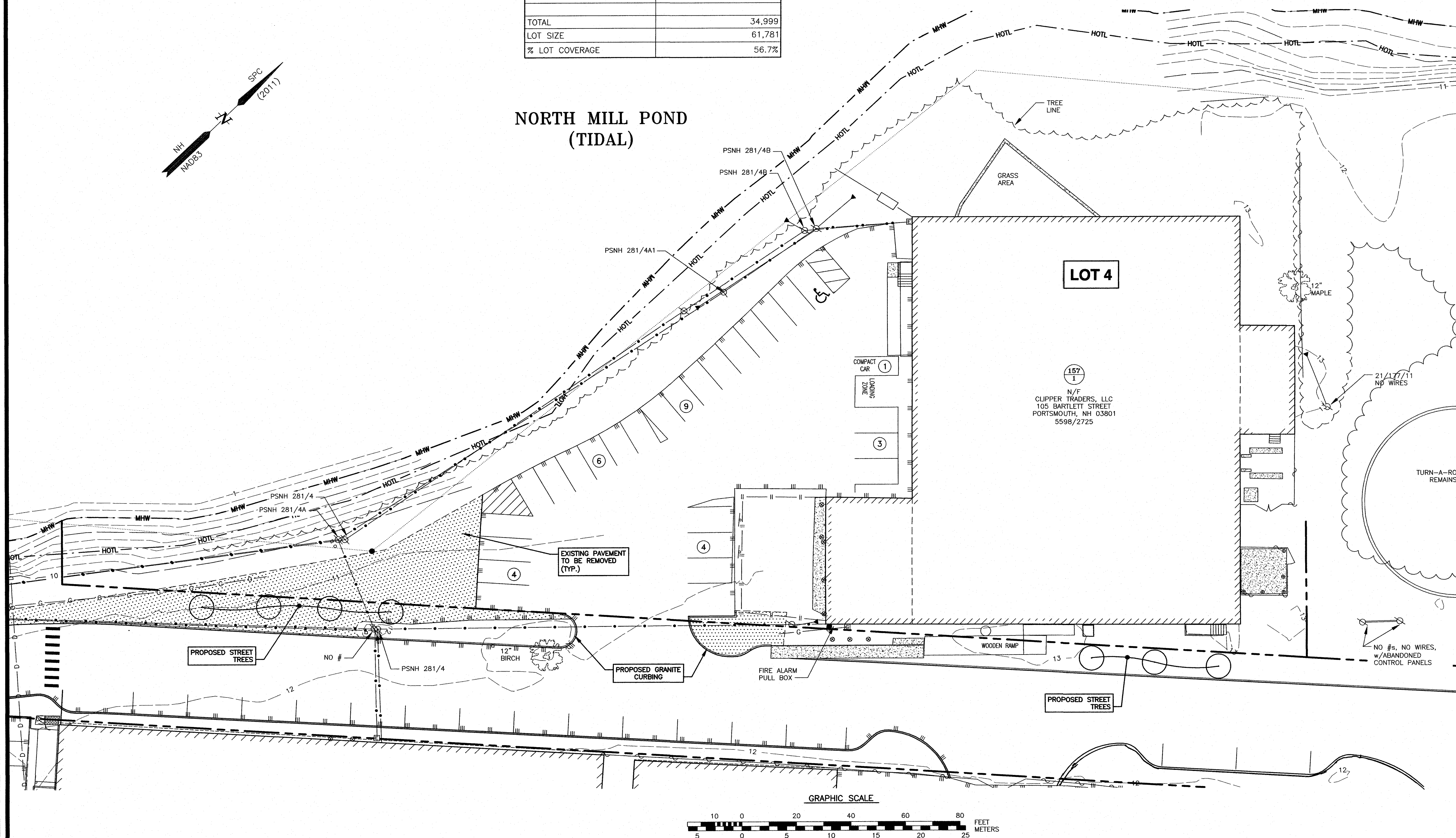
- 1) PARCEL IS TO BE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP AND LOT NUMBER TO BE DETERMINED.
- 2) OWNERS OF RECORD:
BOSTON AND MAINE CORPORATION
IRON HORSE PARK
NORTH BILLERICA, MA 01862

CLIPPER TRADERS, LLC
105 BARTLETT STREET
PORTSMOUTH, NH 03801
5598/2725
- 3) PROPOSED LOT AREA:
61,764 SF; 1.418 ACRES
- 4) PORTIONS OF THE PARCEL IS IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 5) PROPOSED PARCEL IS LOCATED IN THE CD-4W ZONING DISTRICT.
- 6) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ($\pm 0.3'$).
- 7) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW SITE DETAILS ON PROPOSED LOT 4.

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)	
STRUCTURE	POST-SUBDIVISION IMPERVIOUS (S.F.)
MAIN STRUCTURE	20,597
CONCRETE	833
STAIRS	17
SIDEWALK	1,352
PAVEMENT	12,200
TOTAL	34,999
LOT SIZE	61,781
% LOT COVERAGE	56.7%

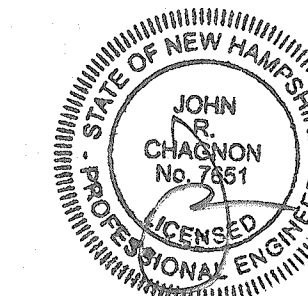
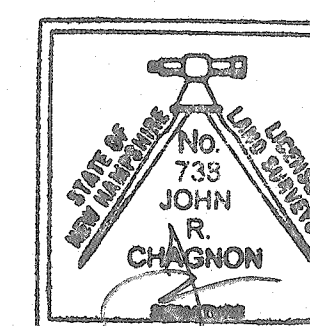


**NORTH MILL POND
(TIDAL)**



**CLIPPER TRADERS
PROPOSED LOT 4
PORTSMOUTH, N.H.**

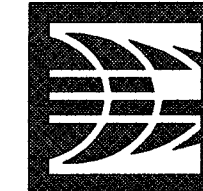
NO.	DESCRIPTION	DATE
2	ISSUED FOR APPROVAL	9/18/18
1	ISSUED FOR APPROVAL	5/22/18
0	ISSUED FOR COMMENT	4/26/18



SCALE 1" = 20' APRIL 2018

LOT 4 SITE PLAN

C2.4



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

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

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)	
STRUCTURE	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	7,378
CONCRETE	187
GRAVEL	24,900
SIDEWALK	0
PAVEMENT	1,019
TOTAL	33,484
LOT SIZE	177,435
% LOT COVERAGE	18.9%



NOTES:

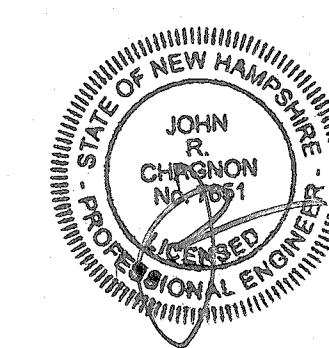
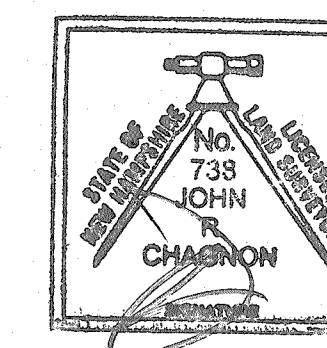
- 1) PARCEL IS TO BE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP AND LOT NUMBER TO BE DETERMINED.
- 2) OWNERS OF RECORD:
BOSTON AND MAINE CORPORATION
IRON HORSE PARK
NORTH BILLERICA, MA 01862

PORTSMOUTH LUMBER AND HARDWARE, LLC
105 BARTLETT STREET
PORTSMOUTH, NH 03801
- 3) PROPOSED LOT AREA:
61,764 SF; 1.418 ACRES
- 4) PORTIONS OF THE PARCEL IS IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 5) PROPOSED PARCEL IS LOCATED IN THE CD4-W & CD4-L1 ZONING DISTRICTS.
- 6) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.3').
- 7) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW SITE DETAILS ON PROPOSED LOT 5.

**CLIPPER TRADERS
PROPOSED LOT 5
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	ISSUED FOR APPROVAL	9/18/18
1	ISSUED FOR APPROVAL	5/22/18
0	ISSUED FOR COMMENT	4/26/18

REVISIONS



SCALE 1" = 40'

APRIL 2018

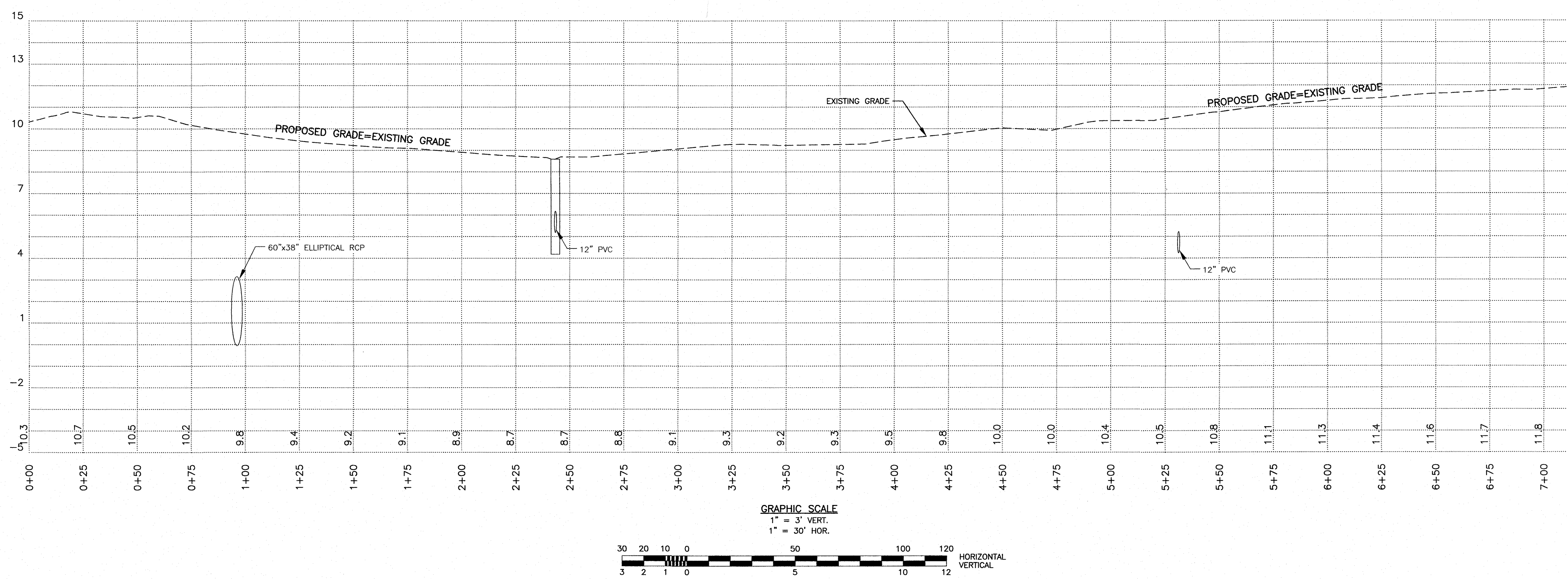
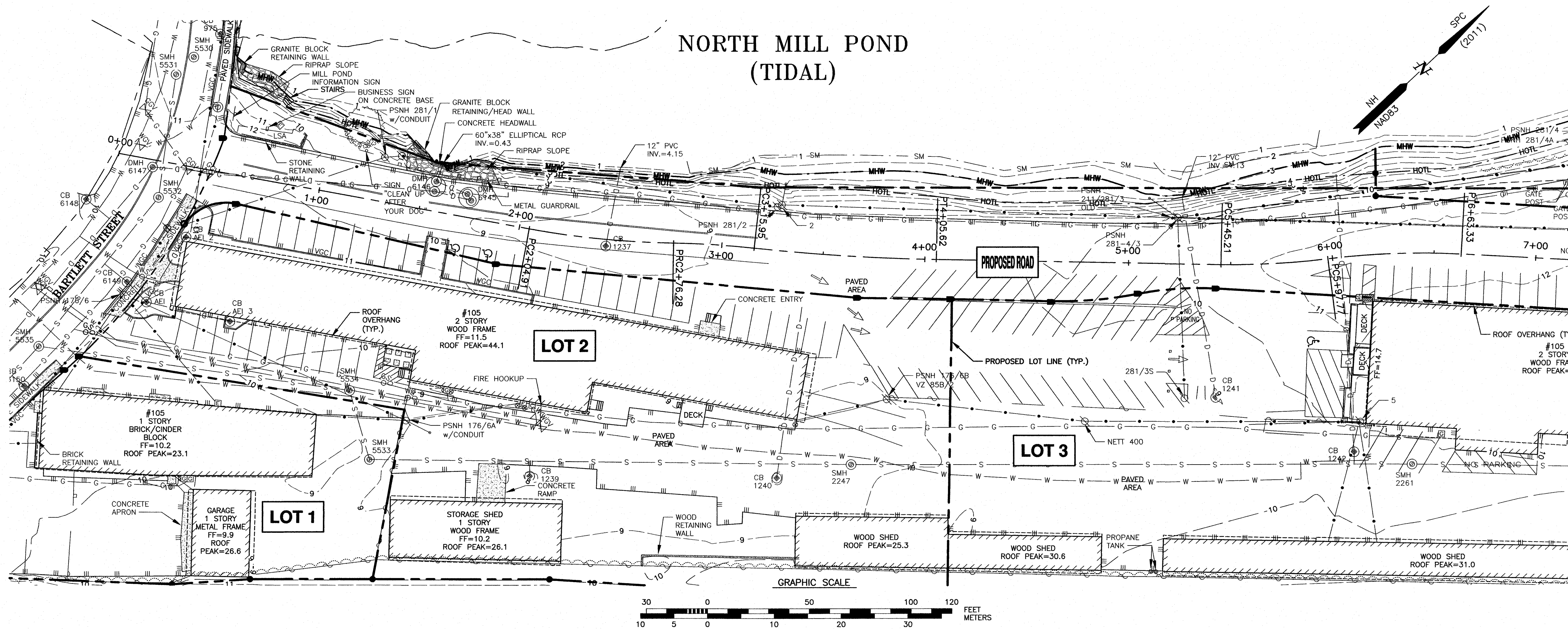
LOT 5 SITE PLAN

C2.5



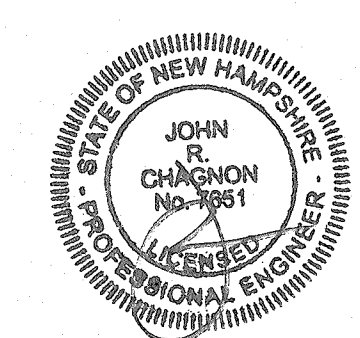
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NORTH MILL POND (TIDAL)



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

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	9/18/18
0	ISSUED FOR COMMENT	2/12/18



SCALE 1"=30' FEBRUARY 2018

**ROADWAY
PLAN & PROFILE**

P1



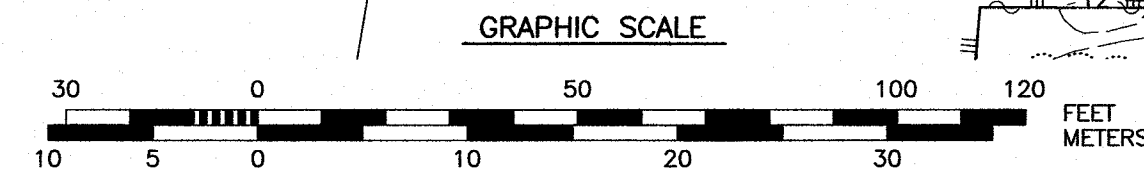
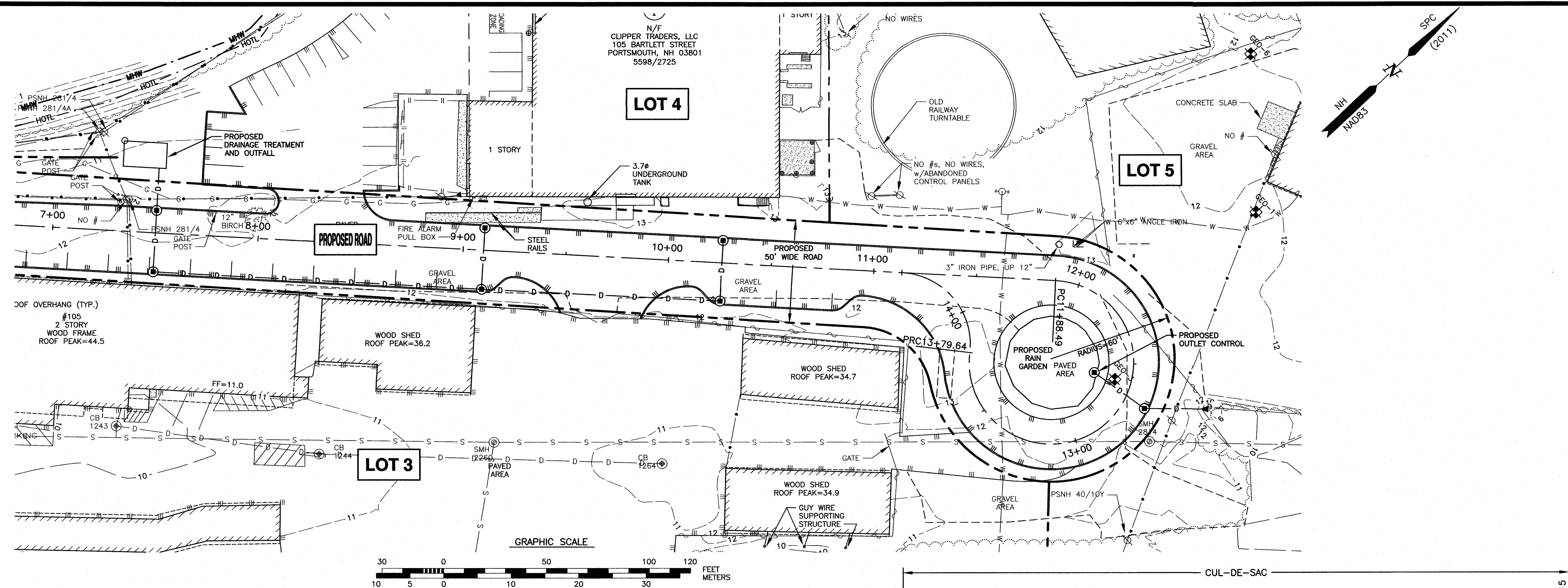
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N/F
CLIPPER TRADERS, LLC
105 BARTLETT STREET
PORTSMOUTH, NH 03801
5598/2725

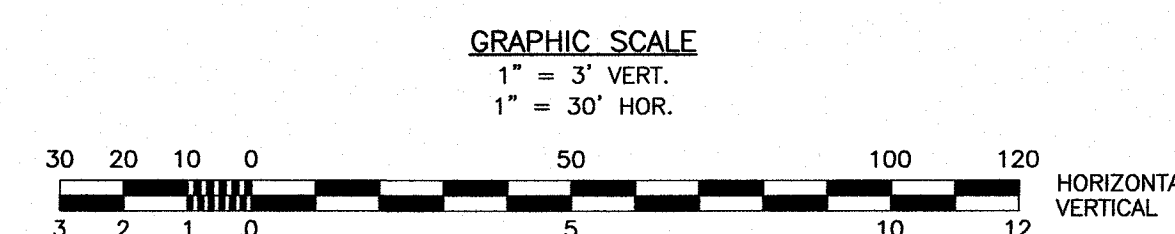
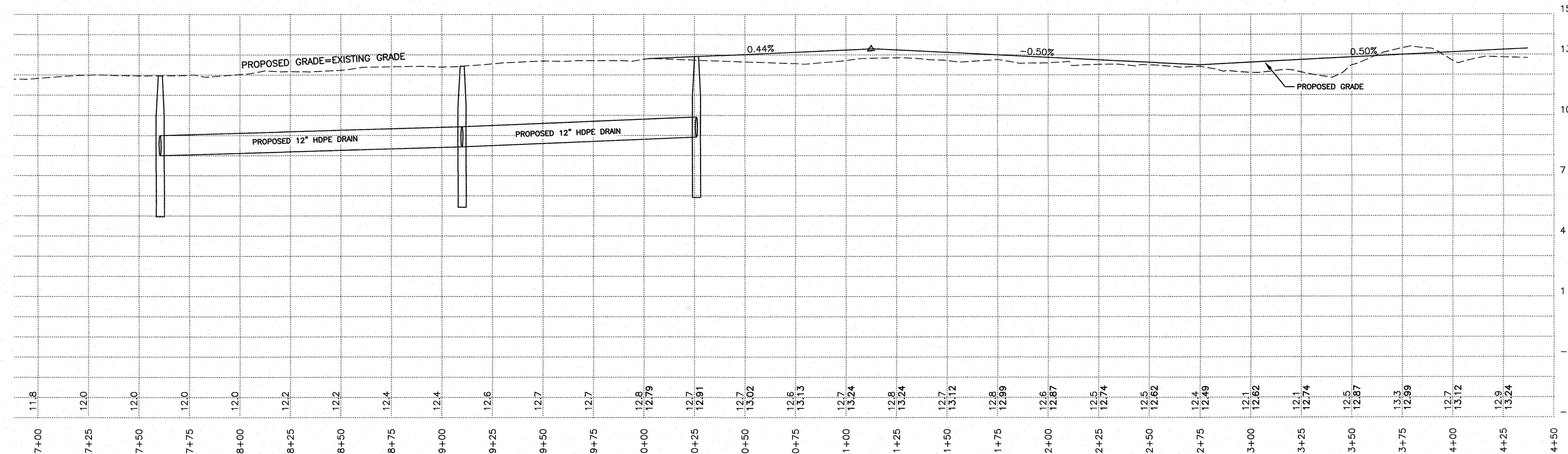
LOT 4

LOT 5

LOT 3

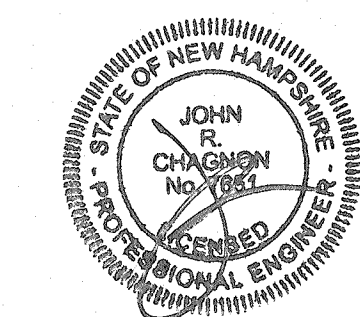


PROPOSED CATCH BASIN (PAIR) PVI STA. 10+02 PVI ELEV. 12.80
 PROPOSED CATCH BASIN (PAIR) PVI STA. 11+15 PVI ELEV. 13.29
 PROPOSED CATCH BASIN (PAIR) PVI STA. 12+75 PVI ELEV. 13.49
 PROPOSED CATCH BASIN (PAIR) PVI STA. 14+35=11+15 PVI ELEV. 13.29



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

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	9/18/18
0	ISSUED FOR COMMENT	2/12/18
REVISIONS		



SCALE 1"=30' FEBRUARY 2018

**ROADWAY
PLAN & PROFILE**

P2

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, I.E., SILT SOXX AROUND THE LIMITS OF DISTURBANCE.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH IN THE WORK AREA AS REQUIRED.

CONSTRUCT BASINS AND OUTLETS, BUT DO NOT ALLOW INFLOW UNTIL ALL CONTRIBUTING AREAS ARE STABILIZED AND EROSION-FREE.

ALL PERMANENT DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PLACE BINDER LAYER OF PAVEMENT, THEN RAISE CATCH BASIN FRAMES TO FINAL GRADE. REINSTALL BASIN INLET PROTECTION.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

CONSTRUCT ASPHALT WEARING COURSE.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREeping RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREeping RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOIL	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDDED AREAS WILL BE FERTILIZED AND RESEEDDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

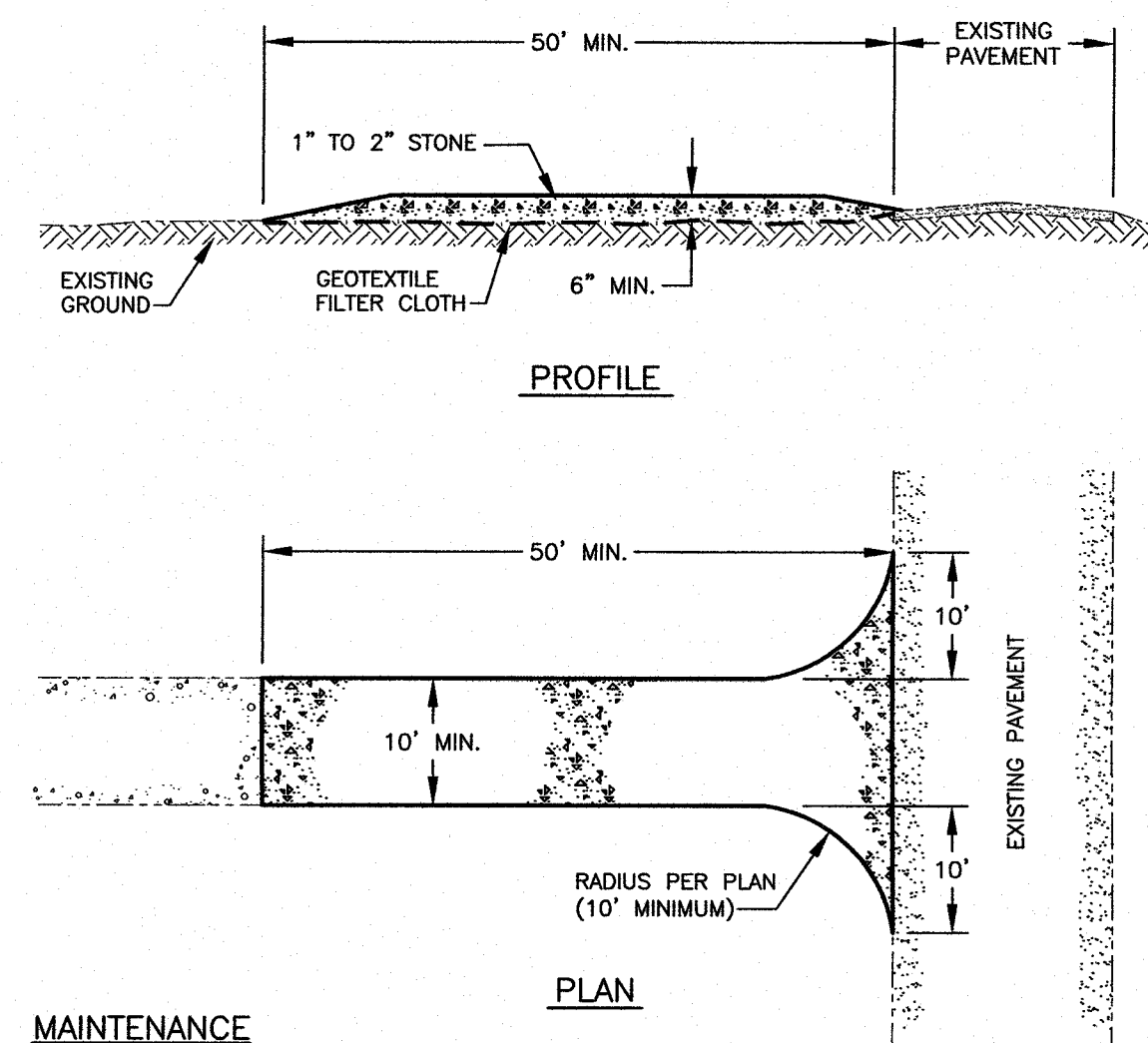
SILT FENCING SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE PERMANENTLY SEEDDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



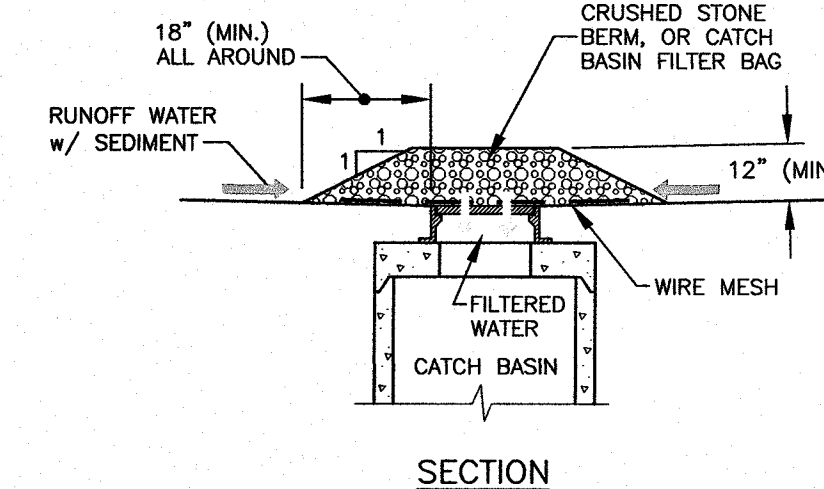
MAINTENANCE

1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

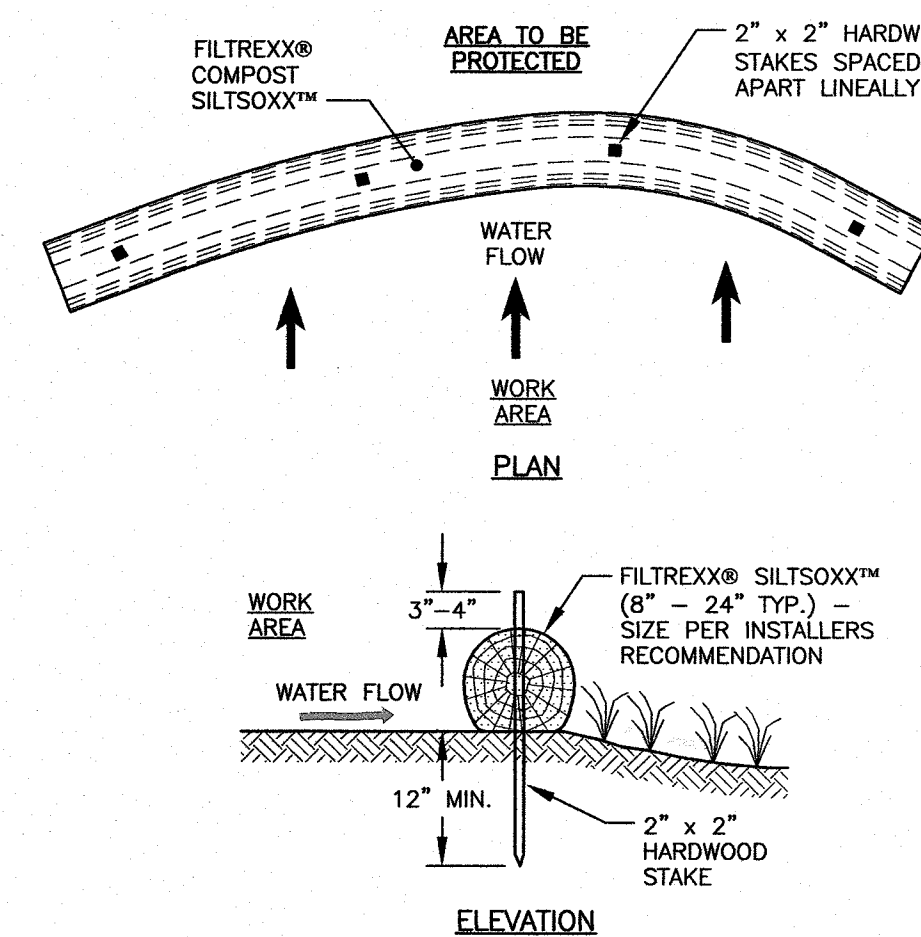
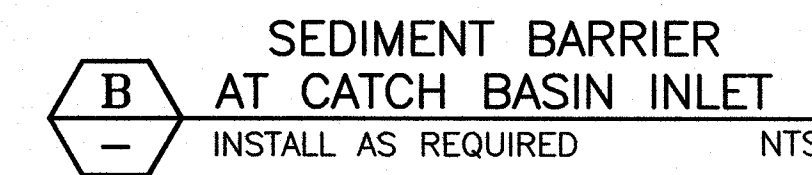
2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

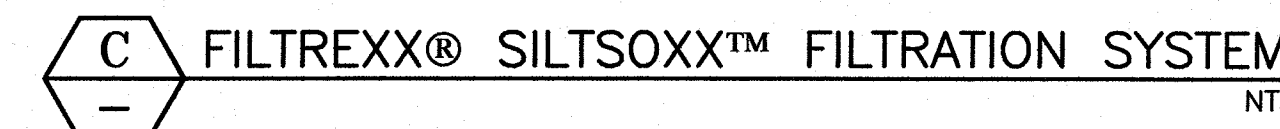
- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



- CONSTRUCTION SPECIFICATIONS:**
- AGGREGATE: CLEAN COARSE AGGREGATE LARGER THAN 1/2 INCH, SUCH AS SEWER STONE.
 - WIRE MESH: ORDINARY HARDWARE CLOTH OR WIRE MESH WITH OPENINGS NO GREATER THAN 1/2 INCH.
 - PLACE WIRE MESH OVER THE CATCH BASIN INLET SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12 INCHES AROUND THE OPENING ARE COVERED BY THE MESH.
 - THE WIRE MESH SHOULD BE COVERED WITH CLEAN COARSE AGGREGATE SUCH AS SEWER STONE FOR A MINIMUM DEPTH OF 12 INCHES.
 - THE COARSE AGGREGATE SHOULD EXTEND AT LEAST 18 INCHES ON ALL SIDES OF THE OPENING.



- NOTES:**
- ALL MATERIAL TO MEET FILTRIXX SPECIFICATIONS.
 - FILTRIXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTRIXX INSTALLER.
 - THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 - SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 - THE COMPOST FILTER MATERIAL WILL BE DISPersed ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.



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NOTES:

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

STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE

THE OPERATOR IS RESPONSIBLE FOR IMPLEMENTING AND FOLLOWING THE STORMWATER INSPECTION AND MAINTENANCE PLAN WHICH CAN BE FOUND IN THE DRAINAGE REPORT.

**PROPOSED SUBDIVISION
CLIPPER TRADERS, LLC
105 BARTLETT STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR COMMENT	9/18/18
0	ISSUED FOR COMMENT	2/12/18

REVISIONS

SCALE: AS NOTED FEBRUARY 2018

DETAILS **D1**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

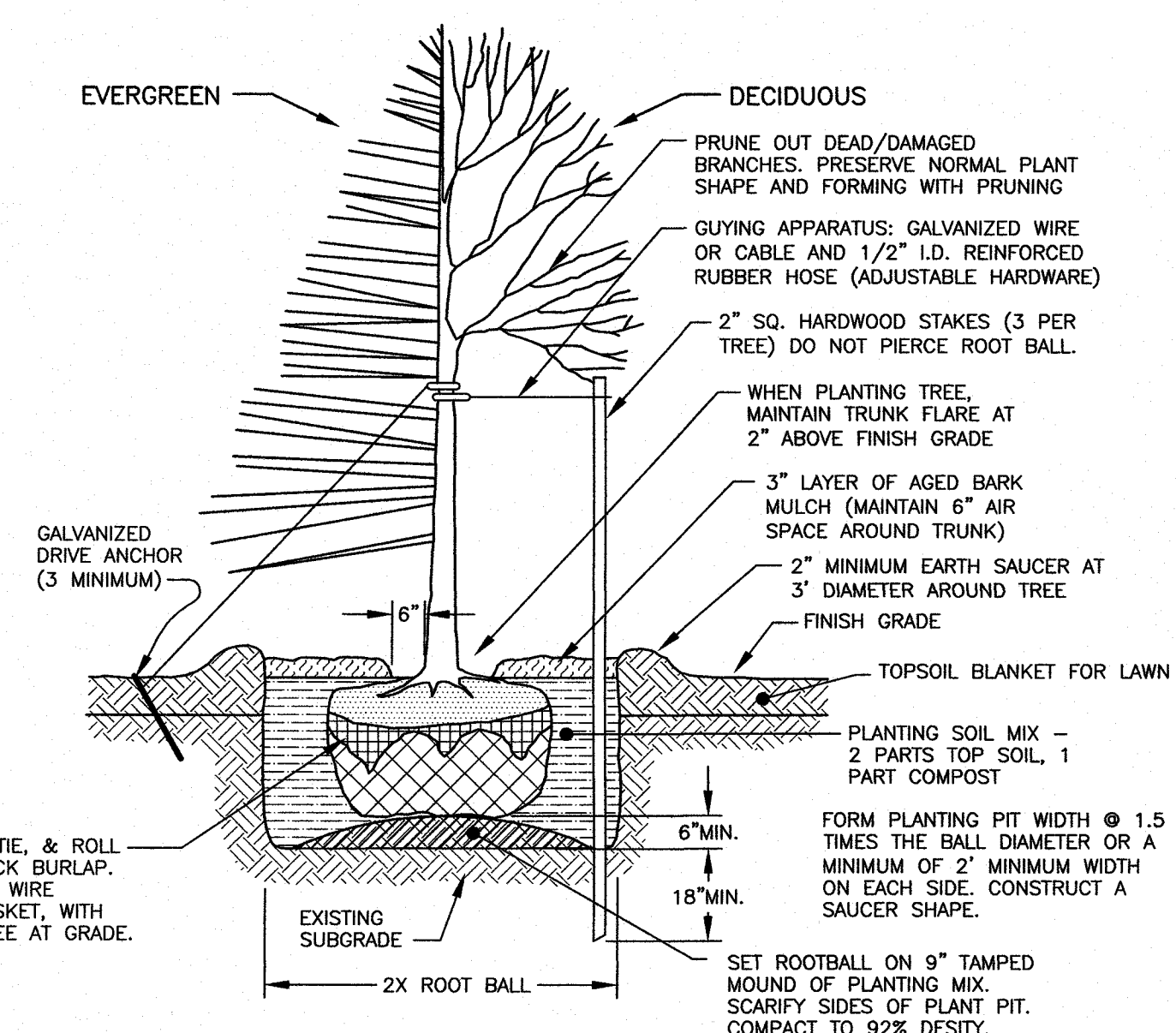
CHAIRMAN _____ DATE _____



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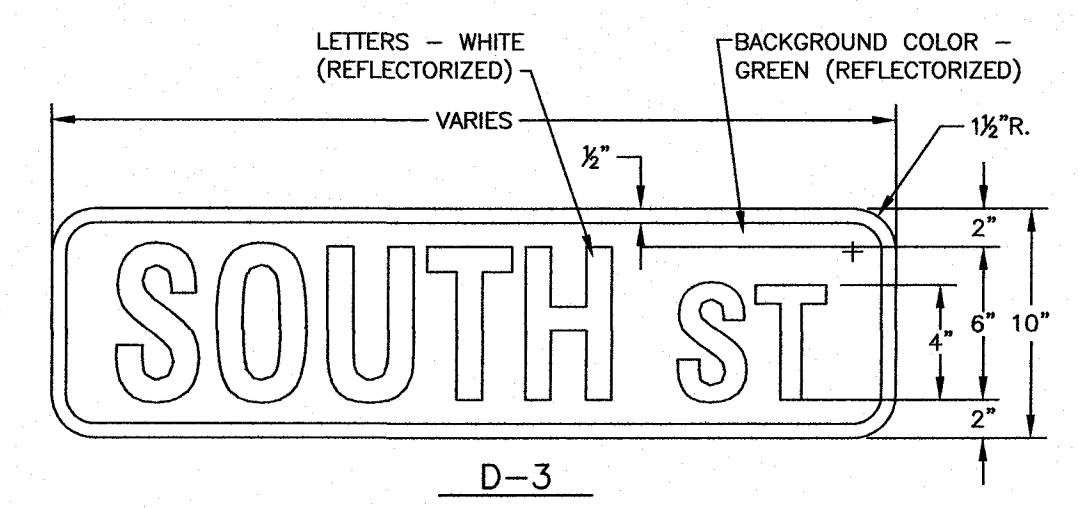
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- 2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

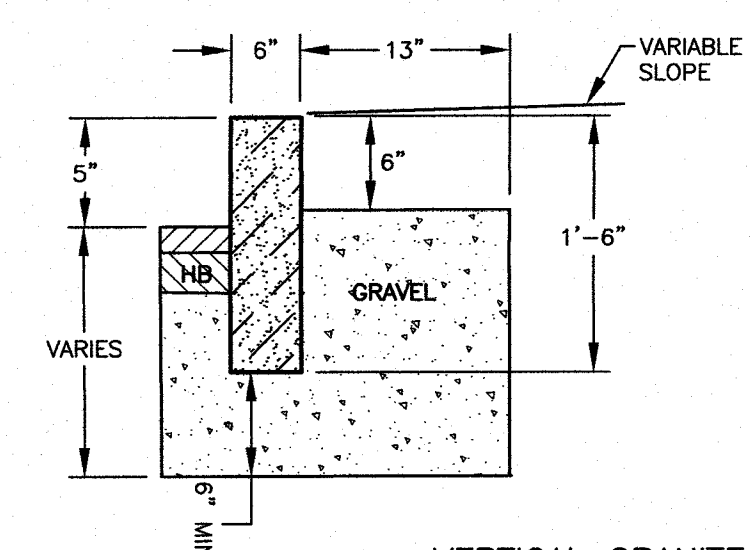


D TREE PLANTING DETAIL
 NTS

NOTE:
 FOR ALL TREES, THE TRUNK FLARE AND TOP OF ROOTBALL SHALL BE 2" ABOVE ESTABLISHED FINISH GRADE OF PLANTING BED OR INDIVIDUAL PLANTING HOLE.

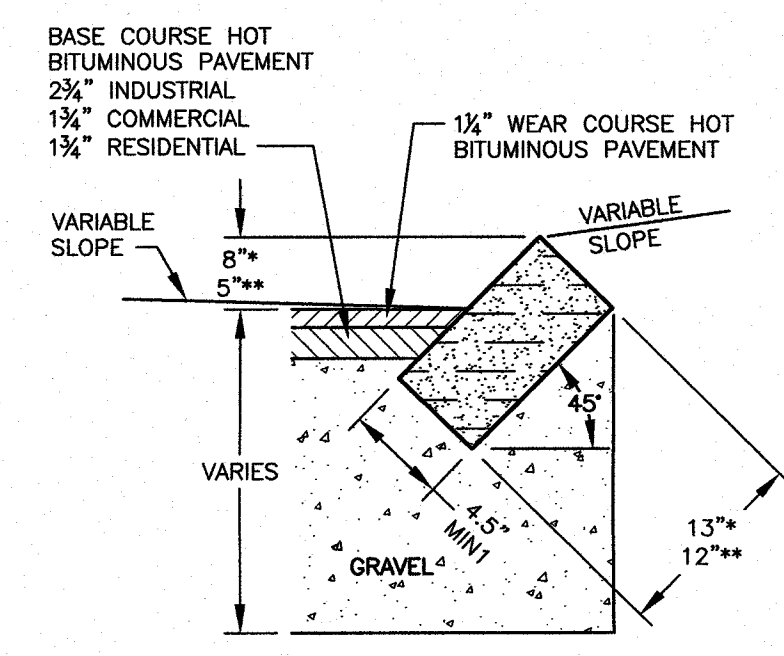


E "STREET NAME" SIGN DETAIL
 NTS



MIN. LENGTH OF CURB STONES: 3FT.
 MAX. LENGTH OF CURB STONES: 10FT.
 STONES LAID ON CURVE: SEE CHART

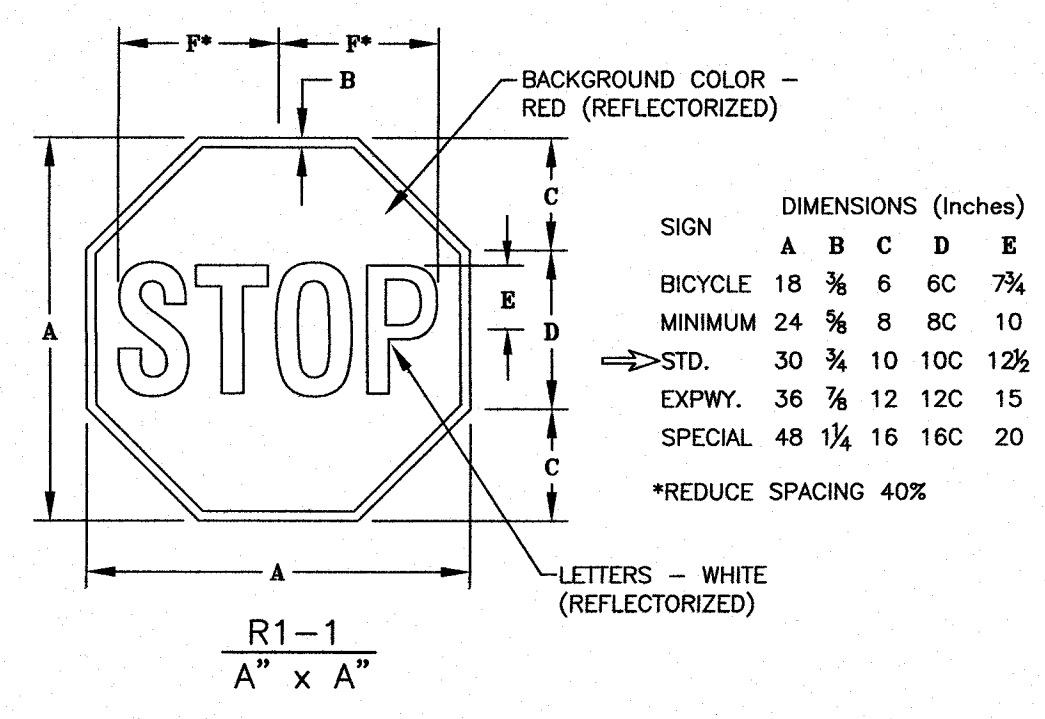
Radius	Max. length
21' - 28'	3'
29' - 35'	4'
36' - 42'	5'
43' - 49'	6'
50' - 56'	7'
57' - 60'	8'
over 60'	10'



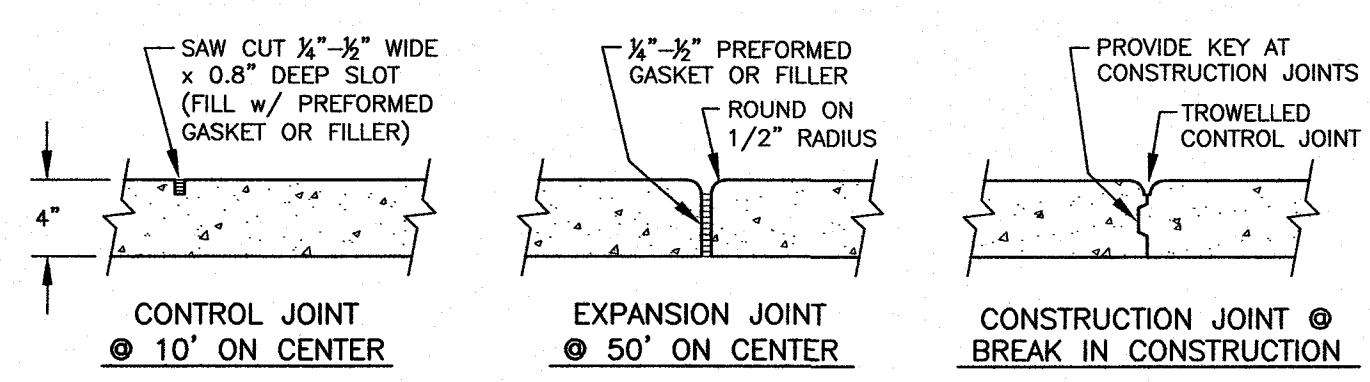
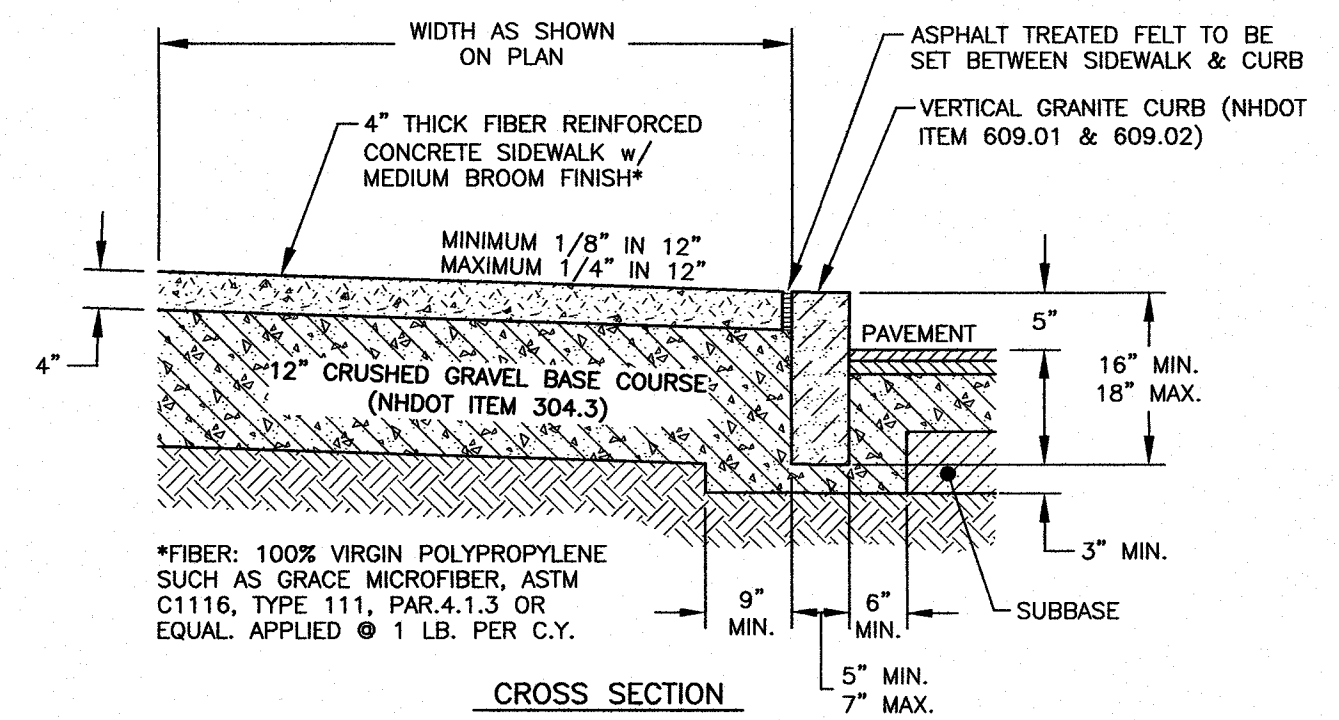
MIN. LENGTH OF STRAIGHT CURB STONES: 18"
 MAX. LENGTH OF STRAIGHT CURB STONES: 8FT.
 STONES LAID ON CURVE: SEE CHART

Radius for stones with square joints	Maximum length
16' - 28'	6" to 1'
29' - 41'	2'
42' - 55'	3'
56' - 68'	4'
69' - 82'	5'
83' - 96'	6'
97' - 110'	7'
over 110'	8'

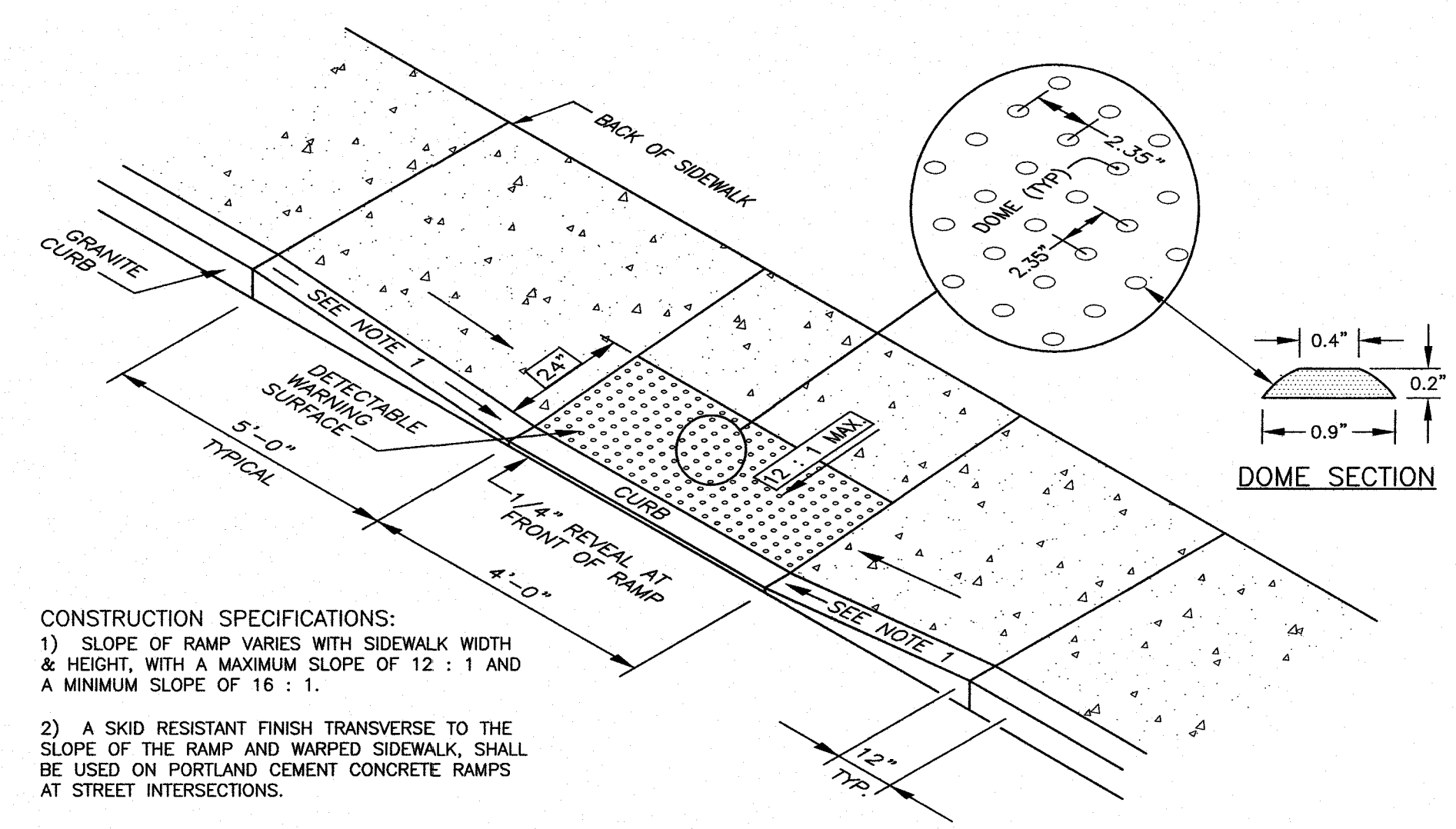
H GRANITE CURBING DETAILS
 NTS



I STOP SIGN DETAIL
 NTS



G PORTLAND CEMENT CONCRETE SIDEWALK (WITH VERTICAL GRANITE CURB)
 NTS



CONSTRUCTION SPECIFICATIONS:
 1) SLOPE OF RAMP VARIES WITH SIDEWALK WIDTH & HEIGHT, WITH A MAXIMUM SLOPE OF 12 : 1 AND A MINIMUM SLOPE OF 16 : 1.
 2) A SKID RESISTANT FINISH TRANSVERSE TO THE SLOPE OF THE RAMP AND WARPED SIDEWALK, SHALL BE USED ON PORTLAND CEMENT CONCRETE RAMPS AT STREET INTERSECTIONS.

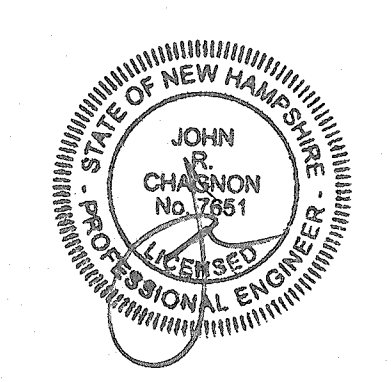
I TIP DOWN FOR CONCRETE SIDEWALK
 NTS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

**PROPOSED SUBDIVISION
 CLIPPER TRADERS, LLC
 105 BARTLETT STREET
 PORTSMOUTH, N.H.**

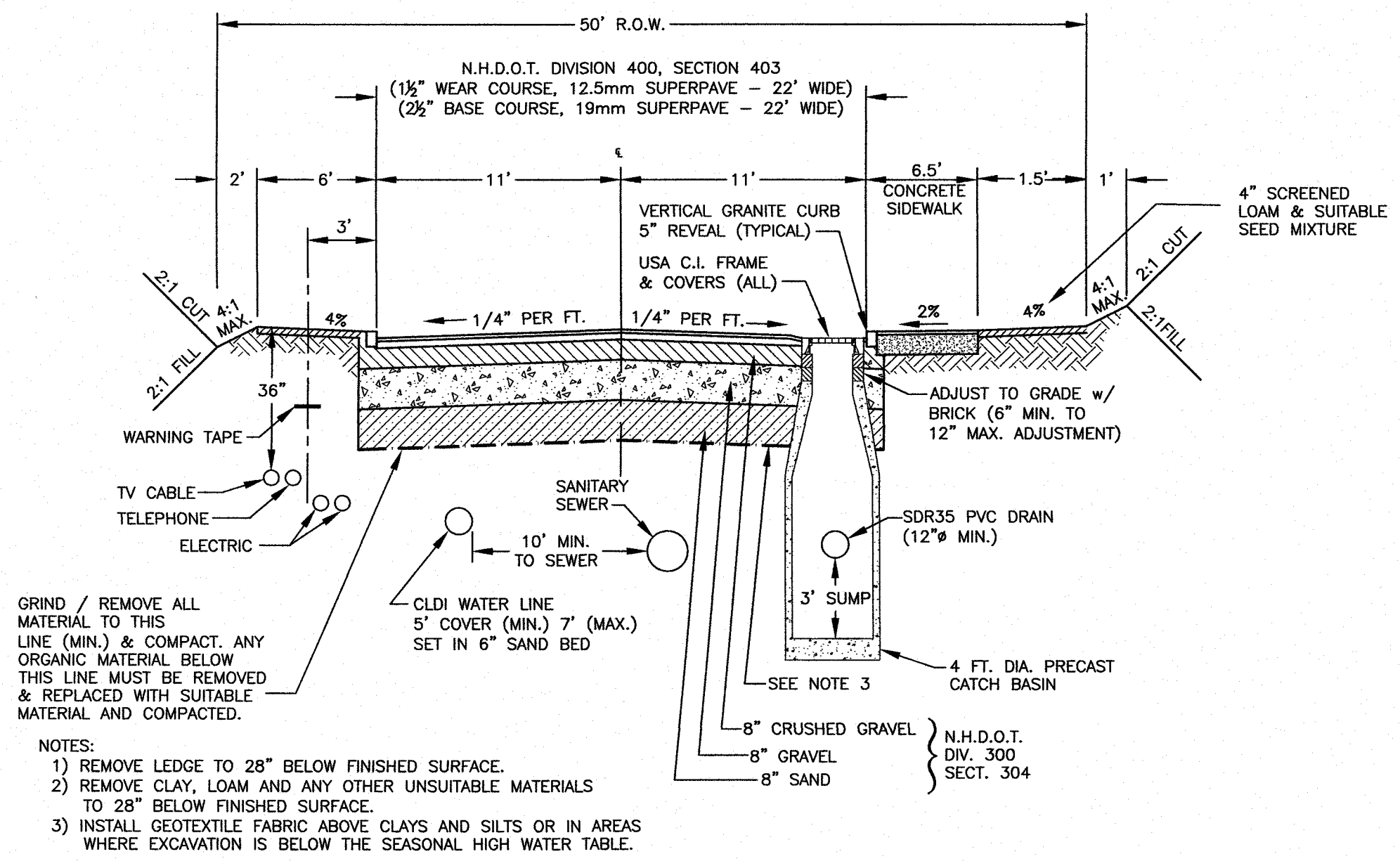
NO.	DESCRIPTION	DATE
1	ISSUED FOR COMMENT	9/18/18
0	ISSUED FOR COMMENT	2/12/18



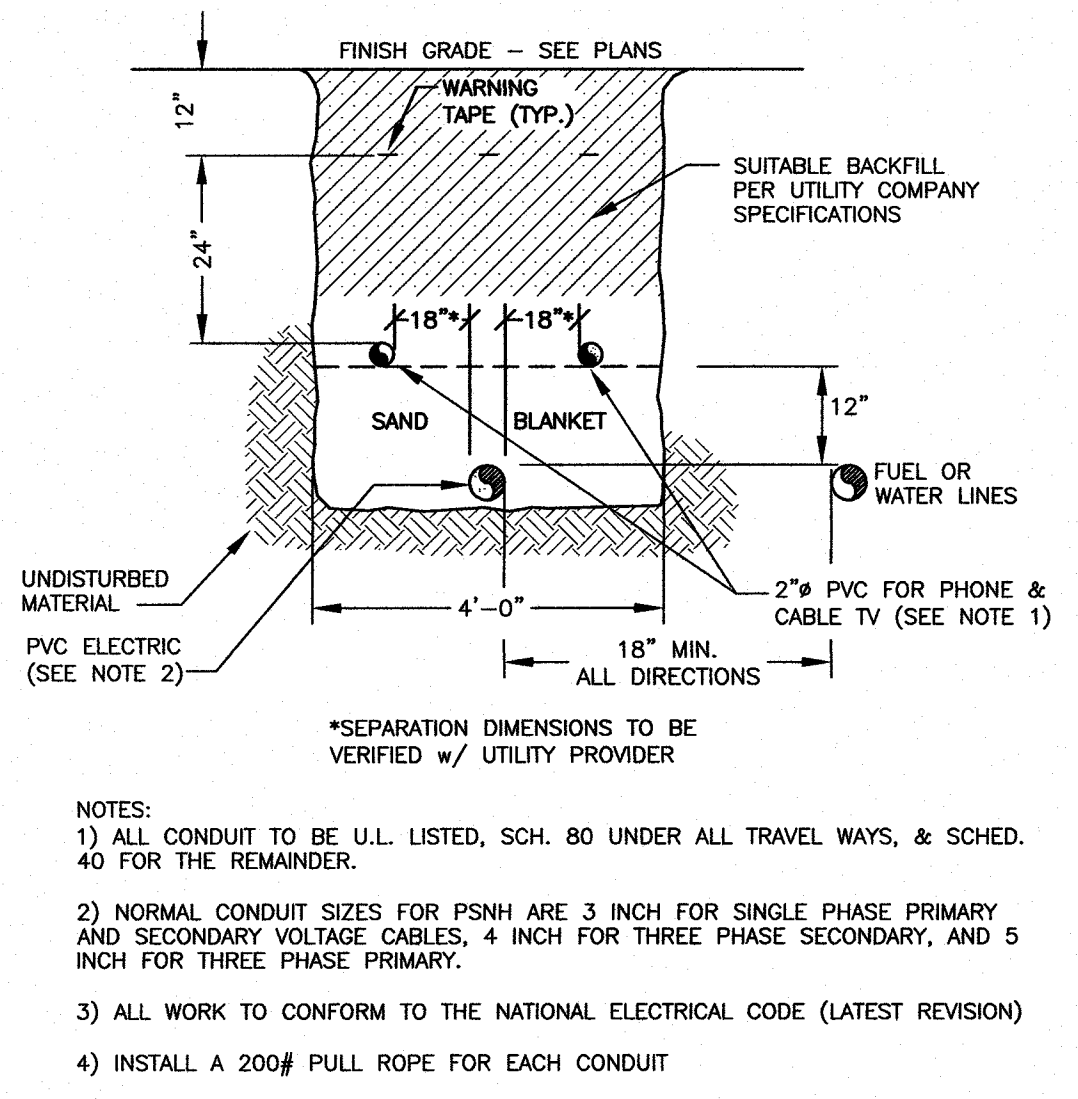
SCALE: AS NOTED FEBRUARY 2018

DETAILS **D2**

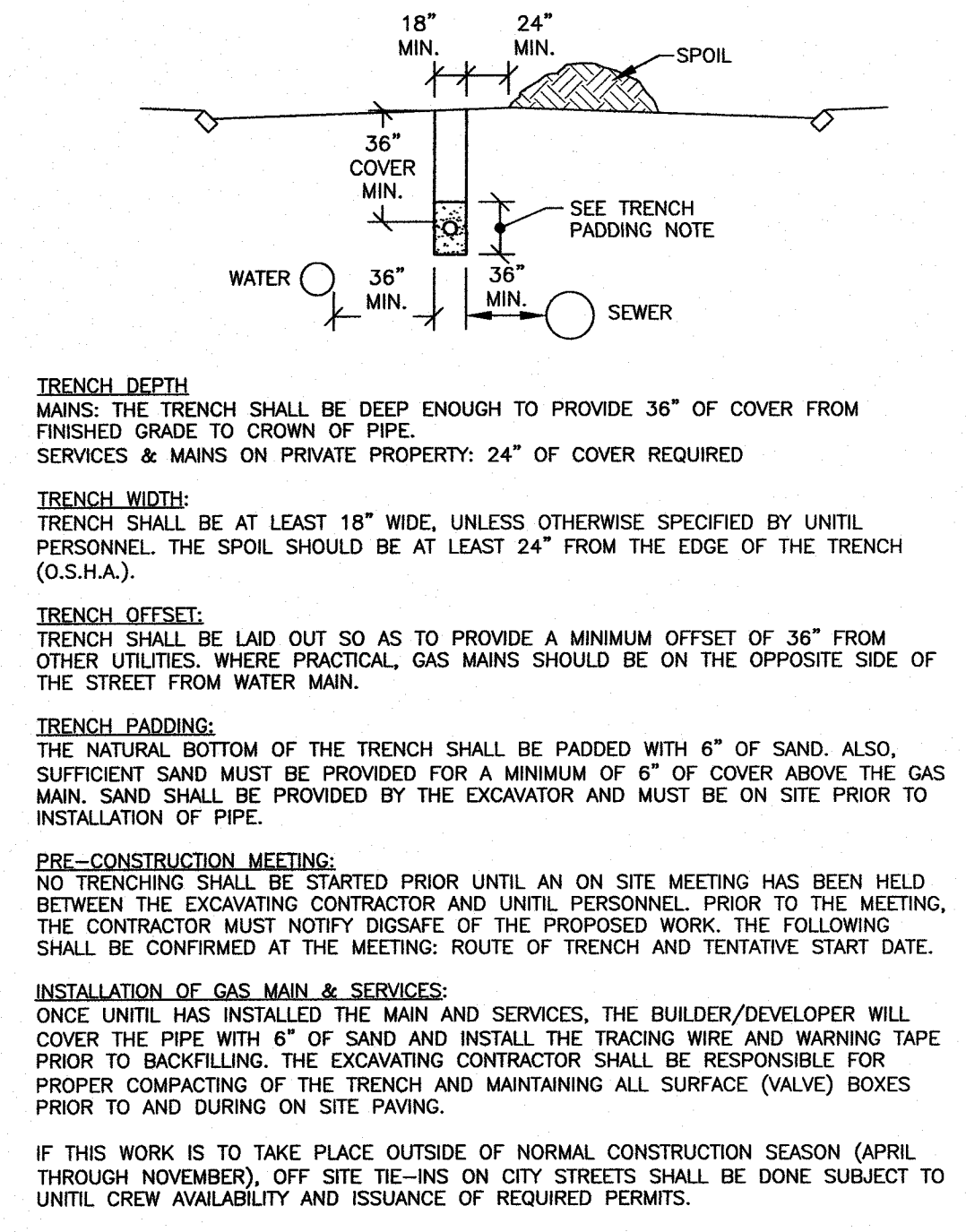
- NOTES:**
- 1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.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



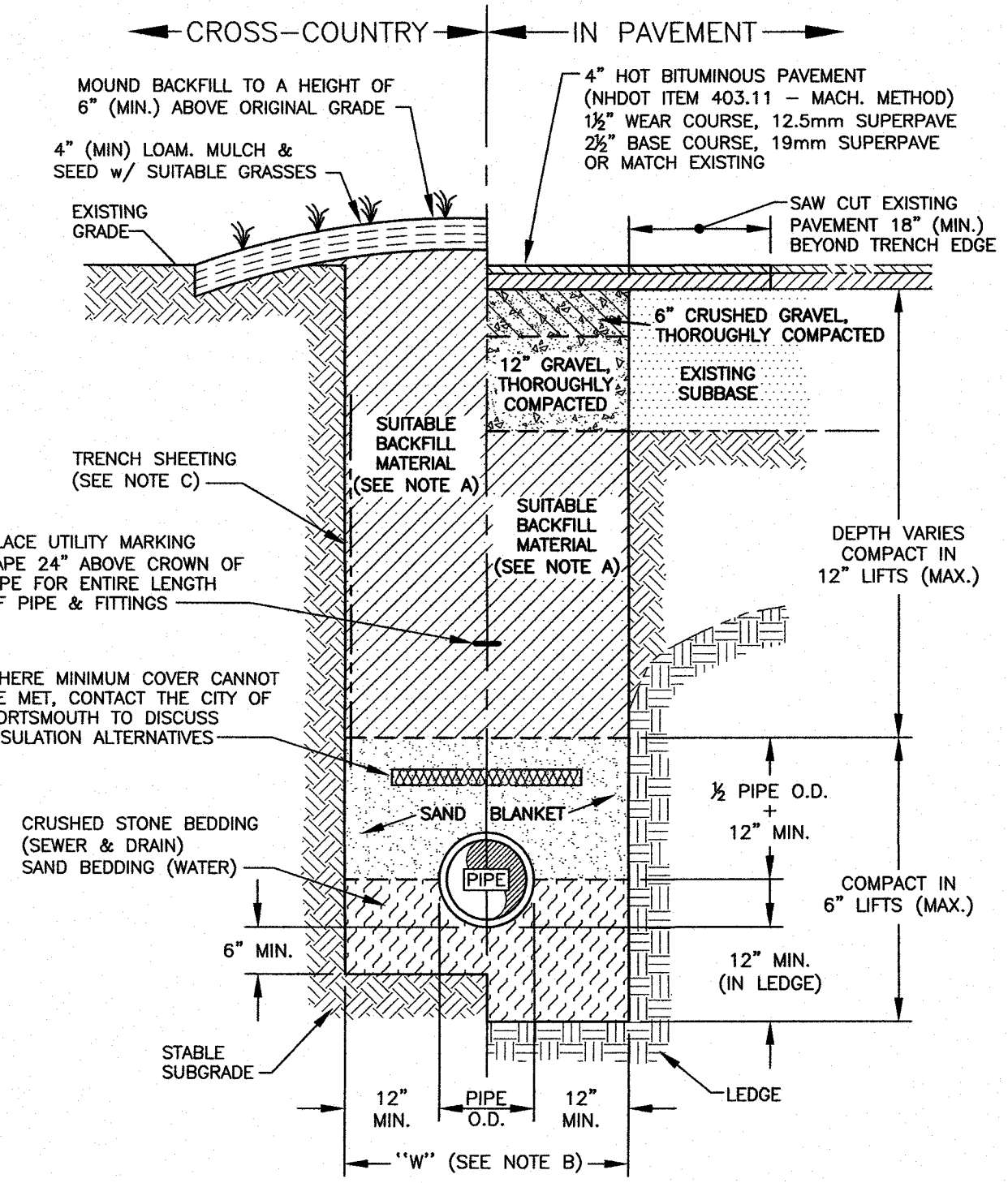
J TYPICAL ROADWAY CROSS SECTION
 NTS



M BURIED ELEC/COMM CABLE
 NTS



O GAS INSTALLATION
 NTS



L TYPICAL PIPE TRENCH
 NTS

TRENCH NOTES:

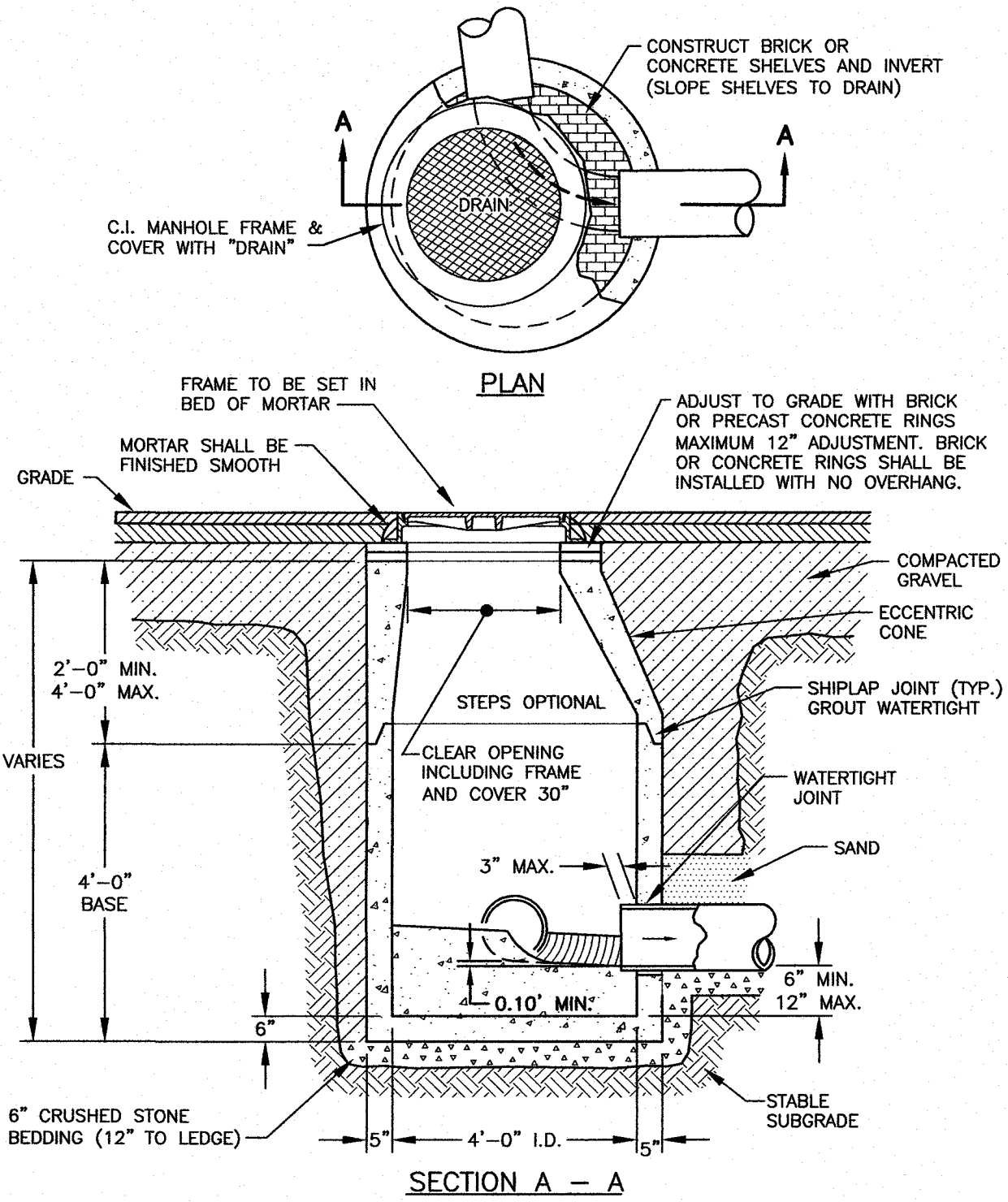
A) TRENCH BACKFILL:
 - IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
 - IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

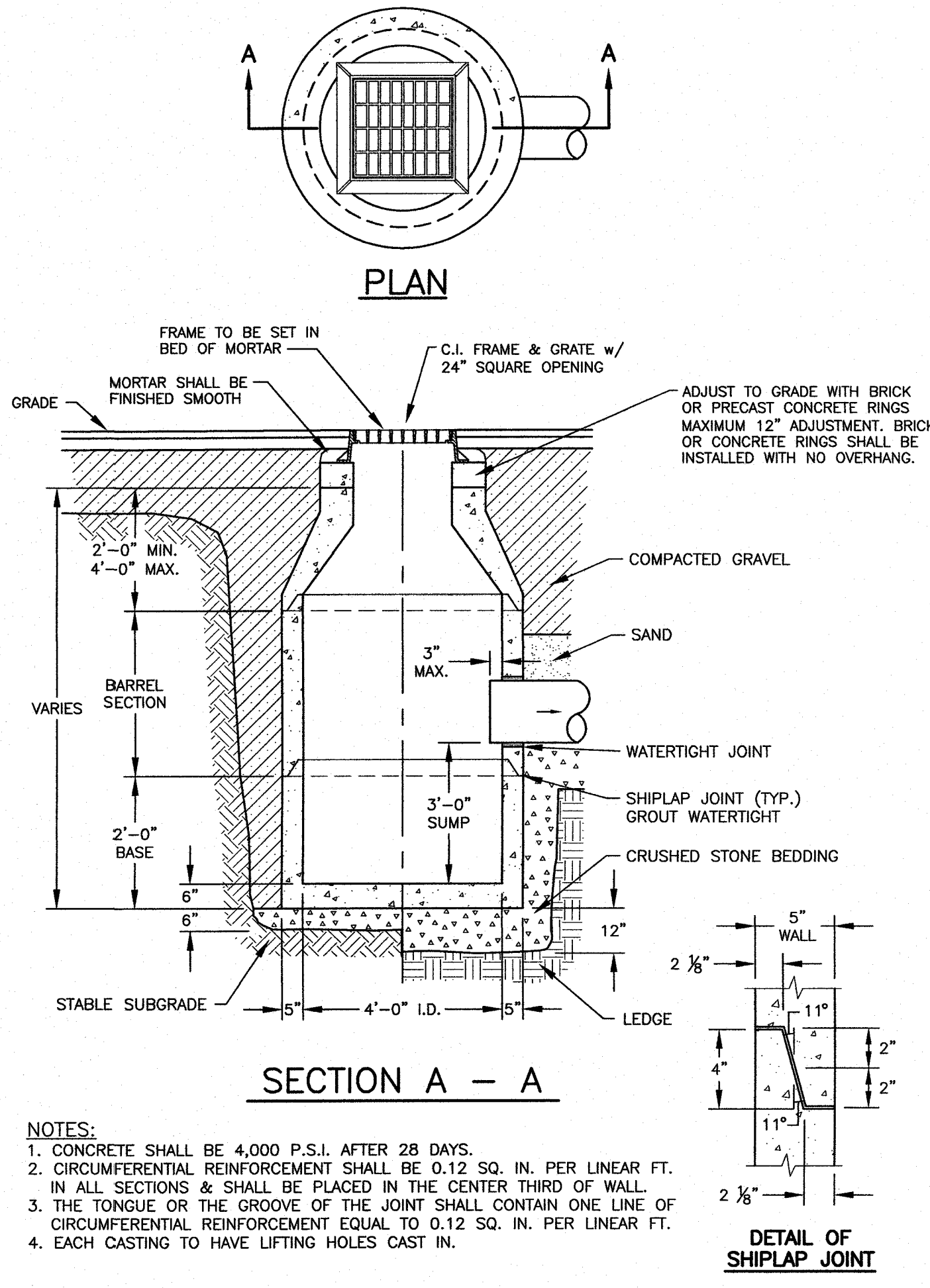
C) TRENCH SHEETING:
 IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS COVERED BY OTHER CODES):
 6" MINIMUM FOR SEWER (IN PAVEMENT)
 4" MINIMUM FOR SEWER (CROSS COUNTRY)
 3" MINIMUM FOR STORMWATER DRAINS
 5" MINIMUM FOR WATER MAINS

E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.



N DRAIN MANHOLE DETAIL
 NTS



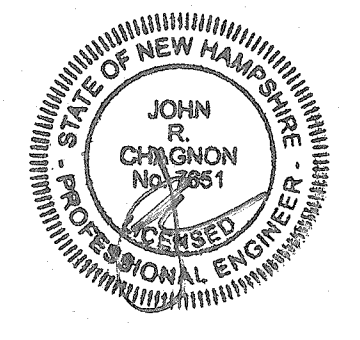
P CATCH BASIN
 NTS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

**PROPOSED SUBDIVISION
 CLIPPER TRADERS, LLC
 105 BARTLETT STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR COMMENT	9/18/18
0	ISSUED FOR COMMENT	2/12/18



SCALE: AS NOTED FEBRUARY 2018

DETAILS **D3**



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

19 September 2018

Ms. Juliet Walker, Chair
City of Portsmouth Technical Advisory Committee
1 Junkins Avenue
Portsmouth, NH 03801

RE: (Subdivision) Site Plan Approval for 105 Bartlett Street; Clipper Traders

Dear Ms. Walker and TAC Members:

We hereby submit, on behalf of Clipper Traders, the attached for consideration at your October 2, 2018 TAC Committee Meeting. The following plan changes / additional submission items are included in response to the comments received at your July 3, 2018 TAC Meeting:

- An updated checklist is included.
- The Traffic Study Peer Review is well underway. The review suggested sight distance plans to verify sight distance assumptions; submitted herewith are Preliminary Sight Distance Plans for the Bartlett Street and Maplewood Avenue intersections. Please note the apparent deficiency at the Maplewood Avenue intersection. The sight distance can be increased with elimination of on-street parking. The current Maplewood Avenue Complete Street Project Concept shows such a condition.
- The Right-of-Way label has been changed to "Proposed Road".
- Information regarding the maintenance of the proposed private road is include in the submission.
- Waiver requests to the appropriate Portsmouth Road standards are included in a separate letter.
- An exhibit showing that the cul-de-sac allows for the Portsmouth Inferno Fire Truck to turn is included.
- The plans do not show any proposed utilities; all existing structures are served by existing utilities. It is anticipated that new utilities would not be required until the re-development of Lot 5 and will be designed during the site plan approval process for Lot 5.
- Roadway Profiles are included. The proposal is to keep the existing pavement except in the area of the cul-de-sac, as shown.
- The approved list of Variances have been added to the plan set.

The plan set includes lot specific "Site Plans"; the intent of these plans is to show proposed adjustments to the existing "road" in accordance with the transformation of the informal road / driveway in to an official Private Road. This submittal does not include a Drainage Analysis; we request that the TAC Committee review the proposed "Site Plans" and approve the submitted layouts prior to submission of the completed analysis.

Please feel free to call if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'John Chagnon', written in a cursive style.

John Chagnon, PE
Ambit Engineering, Inc.

CC (via email): Doug Pinciario, Ed Hayes, Kevin Baum, Brandon Holben, Steve Pernaw

J:\JOBS2\JN2400s\JN 2420s\JN 2429\2017 Site Development\Applications\Portsmouth Site Plan\TAC Submission Letter 9-19-18.doc



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

19 September, 2018

Juliet T. W. Walker, Planning Director
City of Portsmouth Technical Advisory Committee
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Waiver Requests for (Subdivision) Site Plan Approval for 105 Bartlett Street;
Clipper Traders**

Dear Ms. Walker;

In conjunction with the application for (Subdivision) Site Plan Approval for the above reference property the following waivers are hereby requested to the City of Portsmouth Subdivision Regulations; Section VI General Requirements. The waivers are requested to allow the existing, functional driveway to remain essentially as it currently exists to serve the existing businesses currently developed on the subdivision property. The waivers include, but may not be limited to:

- Section VI 3.B Minimum Right of Way. The plan proposes a 50 foot right of way where 60 feet is required.
- Section VI 3. I Maximum Cul-de-Sac length. The plan proposes a 1,050 +/- long cul-de-sac where a maximum length of a cul-de-sac is generally limited to 500 feet.
- Section VI 3. O Grade of Streets. The plan proposes to leave existing grades in place where minimum grades of 1% are required.

We hereby respectfully request that you recommend that the Planning Board vote in the affirmative to grant the requested waivers.

Sincerely,

John Chagnon, PE
Ambit Engineering, Inc.



City of Portsmouth, New Hampshire

Subdivision Application Checklist

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

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

Owner: _____ Date Submitted: _____

Applicant: _____

Phone Number: _____ E-mail: _____

Site Address 1: _____ Map: _____ Lot: _____

Site Address 2: _____ Map: _____ Lot: _____

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

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

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

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

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

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

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

Applicant's/Representative's Signature: _____ Date: _____

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

PRIVATE ROAD MAINTENANCE AGREEMENT

THIS PRIVATE ROAD MAINTENANCE AGREEMENT (this “Agreement”) is made as of the ____ day of _____, 2018 by and between PORTSMOUTH LUMBER AND HARDWARE, LLC, a New Hampshire limited liability company (“PLH”) and CLIPPER TRADERS, LLC, a New Hampshire limited liability company (“Clipper”).

RECITALS:

WHEREAS, PLH is the owner of Lots 1, 2 and 3 in a subdivision in Portsmouth, New Hampshire (the “Subdivision”), as shown on a plan entitled “Subdivision Plan, Tax Map 157 – Lots 1&2, Tax Map 164 – Lots 1, 2, 3 & 4” prepared by Ambit Engineering, Inc., dated February 2018 and last revised _____, 2018, approved by the City of Portsmouth Planning Board on _____, and recorded in the Rockingham County Registry of Deeds (the “Registry”) as Plan No. _____ (the “Subdivision Plan”);

WHEREAS, Clipper is the owner of Lots 4 and 5 of the Subdivision as shown on the Subdivision Plan;

WHEREAS, ingress, egress and utility access to Lots 2, 3, 4 and 5 (collectively, the “Lots”) is made over a private road shown on the Subdivision Plan as “Proposed 50’ Wide Road” (the “Road”);

WHEREAS, PLH and Clipper as the owners of the Lots utilizing the Road (each a “Lot Owner” and collectively, the “Lot Owners”) desire to enter into an agreement regarding the cost of maintenance and improvements to the Road.

NOW THEREFORE, in consideration of the mutual covenants, agreements and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the PLH and Clipper agree as follows:

AGREEMENT

1. Purpose. The Road shall be used for the purpose of ingress and egress to and from the Subdivision, by all owners of the Lots and their occupants, agents, employees, guests, and service and emergency vehicles and for the installation, maintenance and replacement of lines and associated infrastructure for the provision of electric, natural gas, water, sewer or other utilities servicing the Lots.

2. Road Maintenance. The parties agree that the Road shall be maintained in good operating condition at all times as necessary to insure safe access by the Lot Owners and emergency vehicles.

3. Road Maintenance Costs. The costs and expenses of any and all plowing, sanding, paving, seal coating, striping, pothole repair and all other improvements, maintenance and repairs necessary to maintain the Road, including any utilities servicing the Subdivision (the

“Road Maintenance Costs”) shall be shared equally by the Lot Owners, except as otherwise provided herein. A majority vote of the Lot Owners shall be required for any Road improvements and to accept the bid for any Road improvement contract.

Notwithstanding anything herein to the contrary, each individual Lot Owner shall bear the cost of the following:

(a) Any improvements, maintenance or repairs to the Road or associated utilities performed without the prior approval of the other Lot Owners prior to performing such work, unless such work is deemed an emergency;

(b) Any improvements, maintenance or repairs to the Road or installation or replacement of utilities serving only that Lot Owner’s individual Lot or Lots; and

(c) Any damage to the Road or associated utilities caused by an individual Lot Owner, its employees, contractors or agents.

4. Billing and Payment. The parties agree that all costs required hereunder shall be promptly paid by each party as to its share within thirty (30) days of request for payment by the other Lot Owners or the Road Agent (defined below). The parties shall promptly share all billing information and payment information.

5. Road Agent. The Lot Owners may appoint a road agent (“Road Agent”), by a vote of the majority of the Lot Owners. The Road Agent shall be responsible for monitoring the condition of the road surface, initiating maintenance activities as needed to maintain the minimum road surface standards (including the hiring of contractors to complete same), the preparation of a Road maintenance budget and the billing and collection of Road Maintenance Costs.

6. Snow Plowing. The Road shall be snowplowed so as to permit year round access. The cost shall be shared by the parcel owners as indicated in Paragraph 4 above. Individual driveway snow plowing, if desired, will be invoiced to the individual Lot Owner directly by the snow plow contractor.

7. Parking. For the safety of the Lot Owners, no machinery, trailers, vehicles or other property may be stored on the Road.

8. Future Lots. Any additional Lots gaining access to the Road by way of further division of existing Lots, either by further subdivision, submission to condominium form of ownership or otherwise (a “Subdivided Lot”), will be bound by all terms and conditions of this Agreement. In the event that a homeowners’ association or condominium association is created for any Subdivided Lot, then the association shall be appointed as the representative of Subdivided Lot owners.

9. Dispute Resolution. The parties agree that in the event a dispute arises hereunder, they will meet to mediate in good faith such dispute for up to sixty (60) days, and if that fails,

they shall submit the matter to binding arbitration under the rules of the American Arbitration Association. The decision of the arbitrator shall be final and binding on all of the lot owners. In selecting a third party arbitrator, each lot shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

10. Lien; Enforcement. Any assessment made against any Lot Owner for that owner's share of the Road Maintenance Costs shall be a lien and charge upon the Lot against which each such assessment is made, which lien shall continue until the assessment is paid and shall be the personal obligation of the Lot Owner. Notwithstanding anything herein to the contrary, mediation and arbitration shall not be required for any civil action to enforce payment of the delinquent assessment or to foreclose the lien against the Lot, and there shall be added to the amount of such assessment due all costs of collection. In the event a judgment is obtained, such judgment shall include interest on the assessment, together with all attorney's fees and expenses and costs of the action.

11. Notice. Any notice required to be given under this Agreement shall be in writing and either (i) hand delivered or (ii) mailed to the address to which the Lot Owner's property tax bills are sent.

12. Invalidity. Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.

13. Assignment; Successors: This Agreement shall be binding upon and shall inure to the benefit of the parties, their successors and assigns.

14. Governing Law; Counterparts; Integration; Amendments: This Agreement shall be governed and construed in accordance with the laws of the State of New Hampshire, as amended from time to time, without regard to principles of conflicts of laws. This Agreement may be executed in counterparts, which together, shall constitute but one original. This Agreement contains the entire agreement between the parties relating to the subject matter hereof and supercedes all oral statements and prior writing with respect thereto and may not be terminated or amended except as provided herein. This Agreement may be amended only in a writing executed by the parties.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

PORTSMOUTH LUMBER AND
HARDWARE, LLC

Witness

By: _____

Its duly authorized _____

CLIPPER TRADERS, LLC

Witness

By: _____

Its duly authorized _____



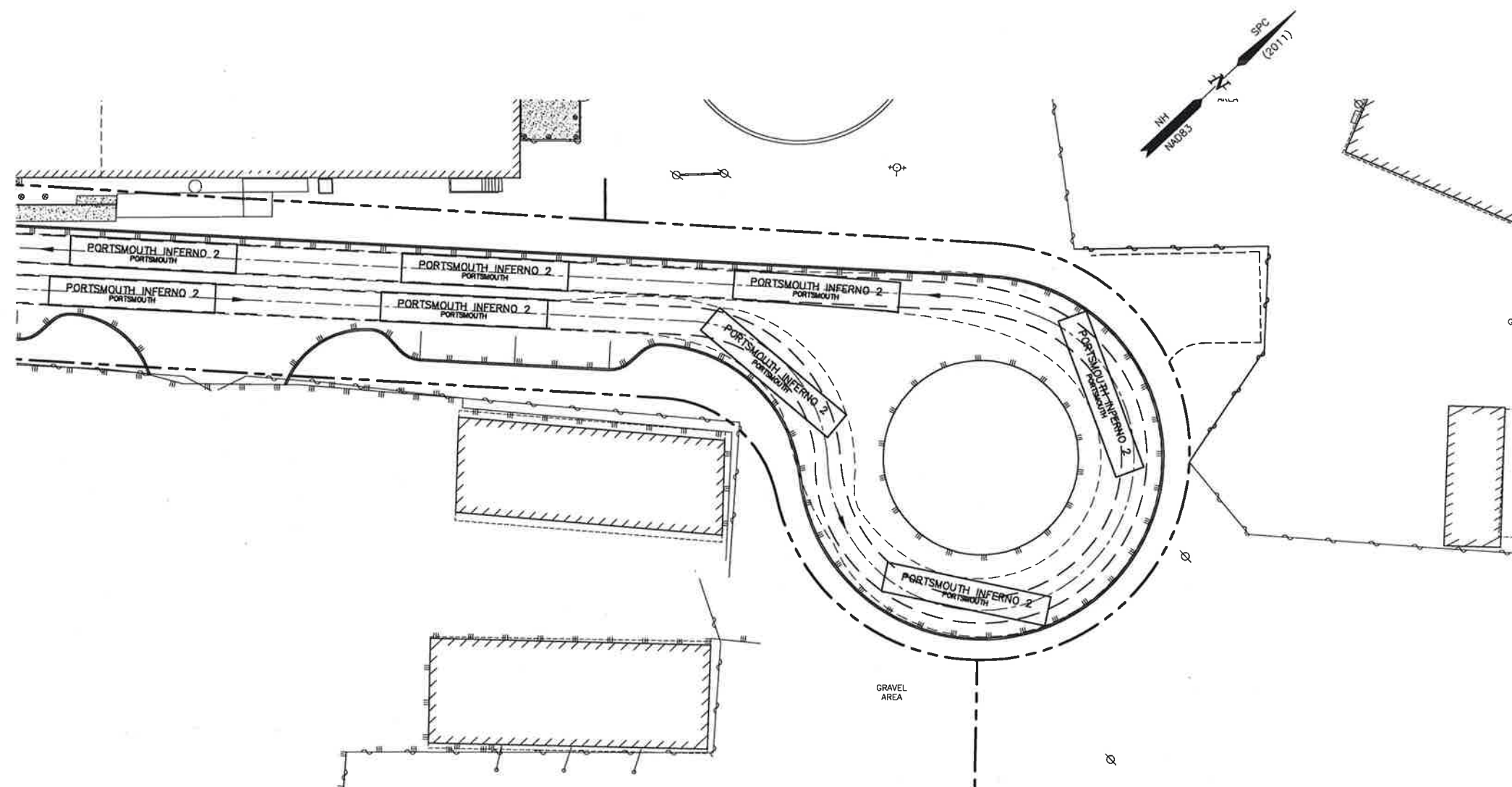
AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

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

NOTE:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE PORTSMOUTH INFERNO TURN TEMPLATE AT THE CUL-DE-SAC.



**CLIPPER TRADERS
PROPOSED ROAD
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	9/18/18
0	ISSUED FOR COMMENT	7/16/18

REVISIONS

SCALE 1" = 40'

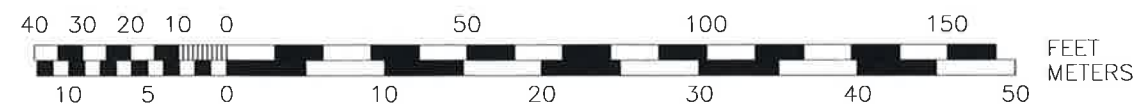
JULY 2018

TRUCK TURN
PORTSMOUTH INFERNO

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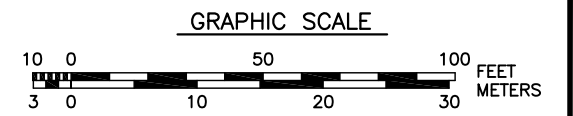
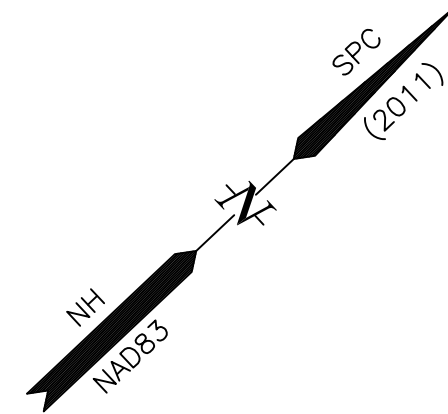


GRAPHIC SCALE



PRELIMINARY SIGHT DISTANCE PLAN

OWNER: CLIPPER TRADERS, LLC
 PROPERTY LOCATION: 105 BARTLETT STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE



SCALE 1"=50' 18 SEPTEMBER 2018

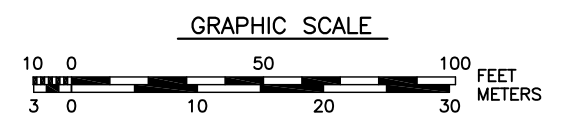
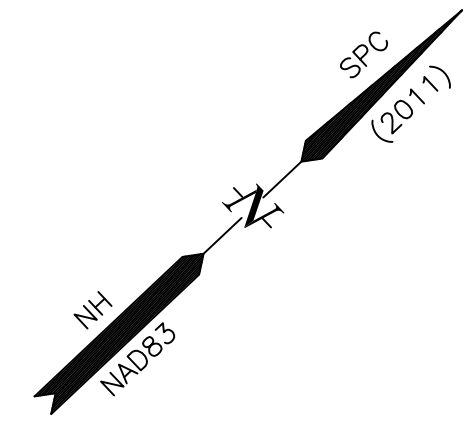


AMBIT ENGINEERING, INC.
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 200 Griffin Road - Unit 3
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 Tel (603) 430-9282
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PRELIMINARY SIGHT DISTANCE PLAN

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