AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

4 May 2021

Juliet Walker, Planning Director City of Portsmouth 1 Junkins Avenue Portsmouth, NH 03801

RE: Request for TAC Workshop at 150 Daniel Street, Proposed Carriage House

Dear Ms. Walker and TAC Members:

On behalf of The Warner House we are pleased to submit the attached plan set for **TAC Workshop Review** for the above-mentioned project and request that we be placed on the agenda for your **May 11**, **2021** TAC Meeting. The project includes the construction of a proposed Carriage House (replica of historic) with the associated and required site improvements.

The property is in the Municipal (Civic) District where under Section 10.560 lots are exempt from all dimensional and intensity regulations. The proposed building is setback one foot from the property lines; and is in the location of the historic structure.

The following plans are included in our submission:

- Cover Sheet This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Site Plan C1 This plan shows the property boundaries and existing site conditions in detail.
- Site Plan C2 This plan shows the site development; proposed building, walkway, and sidewalk replacement. An existing curb cut will be removed; temporary access over the curb is sufficient.
- Utility Plan C3 This plan shows the site utilities in detail. Proposed water, sewer, electric and communications connections to Chapel Street.

We look forward to the TAC review of this submission and feedback on the proposed design.

Sincerely,

John Chagnon

John R. Chagnon, PE CC: Project Team

CARRIAGE HOUSE RECONSTRUCTION WARNER HOUSE ASSOCIATION **150 DANIEL STREET** PORTSMOUTH, NEW HAMPSHIRE SITE PERMIT PLANS

OWNER:

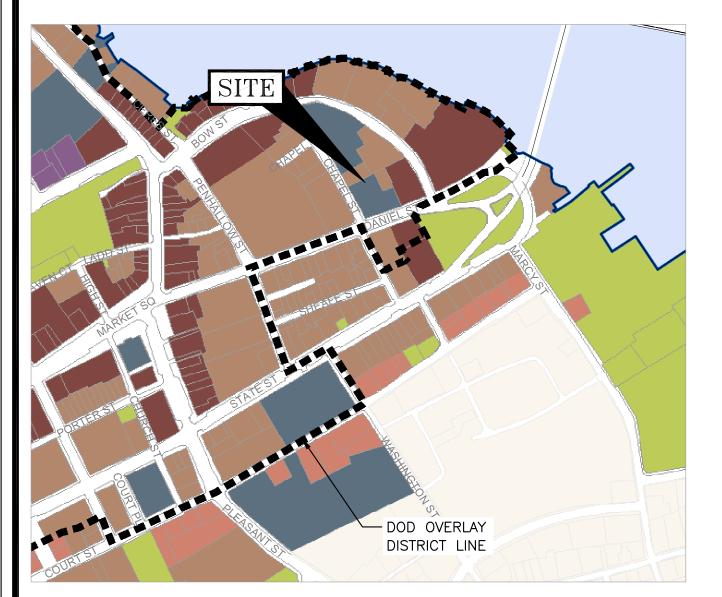
WARNER HOUSE ASSOCIATION PO BOX 895 PORTSMOUTH. NH 03802 TEL. (603) 436-5909

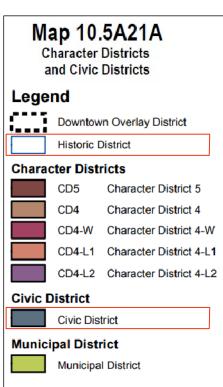
CIVIL ENGINEER:

AMBIT ENGINEERING, INC. 200 GRIFFIN ROAD, UNIT 3 PORTSMOUTH, N.H. 03801 Tel. (603) 430-9282 Fax (603) 436-2315

ARCHITECT:

ANNE WHITNEY 9 SHEAFE STREET PORTSMOUTH, NH, 03801 TEL. (603) 427-2832





<u>DWG No.</u> C1 C2 С3

EXISTING CONDITIONS PLAN

SITE LAYOUT PLAN

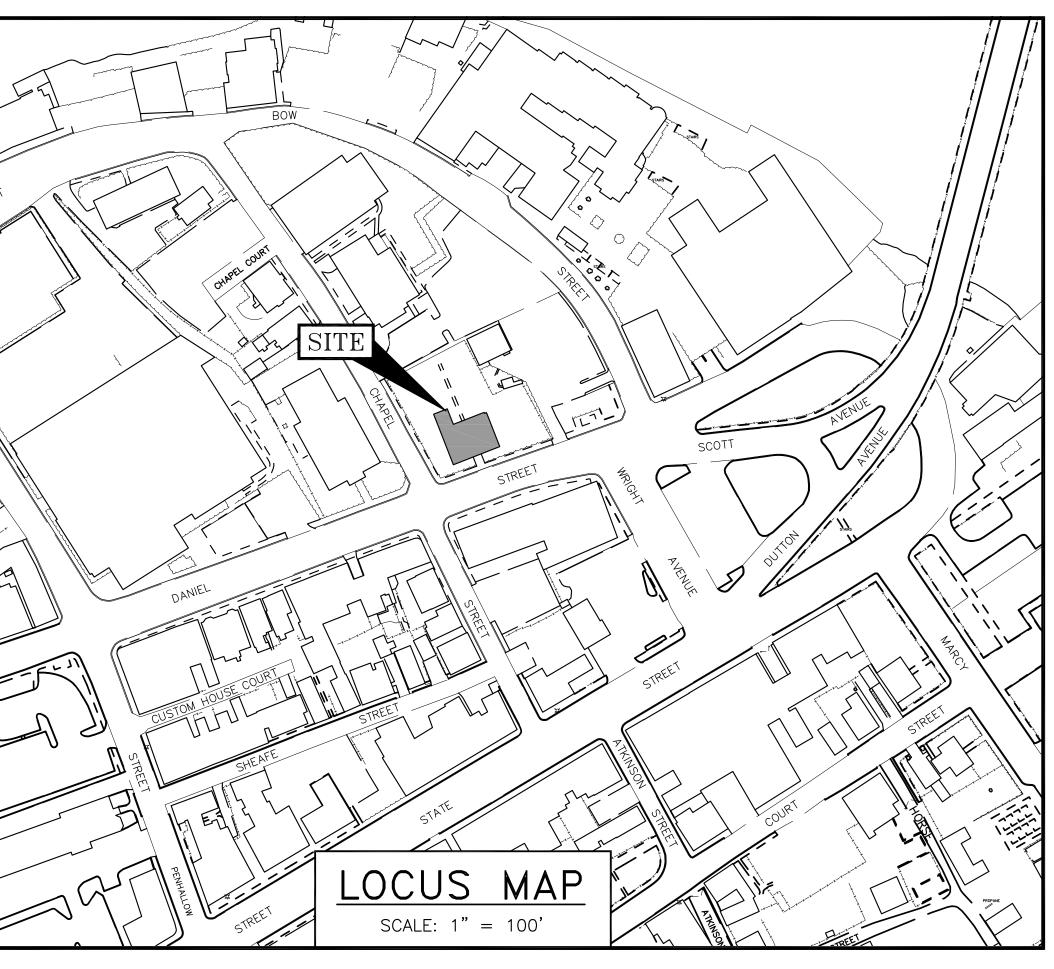
UTILITY PLAN

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





INDEX OF SHEETS

UTILITY CONTACTS

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

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

NATURAL GAS: UNITIL

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

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

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

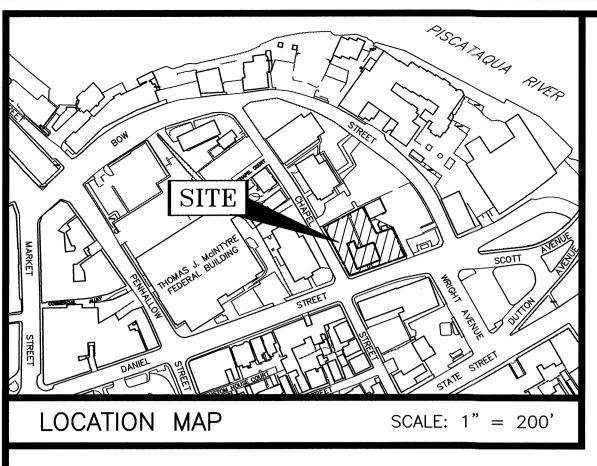
EXISTING	PROPOSED	
		PROPERTY LINE
	2	SETBACK
S SL	S SL	SEWER PIPE SEWER LATERAL
G	G	GAS LINE
D	——— D ———	STORM DRAIN
W	W	WATER LINE
WS UGE	WS	WATER SERVICE UNDERGROUND ELECTRIC
— OHW ——	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3 - 	98×0	SPOT ELEVATION UTILITY POLE
-Å- \m		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
0		ELECTRIC HANDHOLD
450 GS0	NSO GSO GV	SHUT OFFS (WATER/GAS)
\bowtie		GATE VALVE
	+ • +	HYDRANT
CB	СВ	CATCH BASIN
(SMH	SEWER MANHOLE
\bigcirc	DMH	DRAIN MANHOLE
	I MH	TELEPHONE MANHOLE
14)	14)	PARKING SPACE COUNT
PM		PARKING METER
LSA	$\begin{array}{cccc} & \psi & \psi & \psi & \psi \\ \psi & \psi & \psi & \psi \\ & \psi & \psi$	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP DI	COP DI	COPPER PIPE DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	_	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP EL.	EP EL.	EDGE OF PAVEMENT ELEVATION
EL. FF	EL. FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
CARRIAGE HOUSE RECONSTRUCTION		

LEGEND:

CARRIAGE HOUSE RECONSTRUCTION WARNER HOUSE ASSOCIATION **150 DANIEL STREET** PORTSMOUTH, N.H.



PLAN SET SUBMITTAL DATE: 4 MAY 2021



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
$\begin{pmatrix} 11\\ 21 \end{pmatrix}$	MAP 11/LOT 21
OIR FND	IRON ROD FOUND
O IP FND	IRON PIPE FOUND
● IR SET	IRON ROD SET
◉dh fnd	DRILL HOLE FOUND
O DH SET	DRILL HOLE SET
●ST BND	STONE BOUND

PLAN REFERENCES:

1) PLAN OF LOT, DANIEL ST. COR. BOW ST., PORTSMOUTH, N.H. SCALE: 1 INCH = 20 FEET DATED 1928 BY JOHN W. DURGIN, CIVIL ENGINEER, PLAN 908, NOT RECORDED.

2) PLAN OF LOT, 150 DANIEL ST., PORTSMOUTH, N.H. SCALE: 1 IN. = 20 FT. DATED JAN. 1932 BY JOHN W. DURGIN, CIVIL ENGINEER. NOT RECORDED.

3) PLAN OF LOT, BADGER FARM CREAMERIES, BOW ST., PORTSMOUTH, N.H. SCALE: 1 IN. = 10 FT. DATED JULY 1944 BY JOHN W. DURGIN, CIVIL ENGINEER. FILE # 317, PLAN # 8174, NOT RECORDED.

4) PLAN OF LAND, PORTSMOUTH, N.H. THE WARNER HOUSE ASSOCIATION, SCALE: 1 IN. = 10 FT. DATED AUGUST 1982, BY JOHN W. DURGIN ASSOCIATES, FILE # 1394, PLAN # 50067, NOT RECORDED.

5) CITY HALL, PLAN OF LAND, PREPARED FOR CITY OF PORTSMOUTH, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1'' = 20', DATED JUNE 22, 1988 BY THOMAS F. MORAN, INC., RCRD PLAN D-19094.

6) STANDARD PROPERTY SURVEY FOR PROPERTY AT 164 DANIEL STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY THOMAS B GRIFFIN, SCALE: 1'' = 10', DATED 2/9/07. BY EASTERLY SURVEYING, DRAWING NO. 06850. NOT RECORDED.

7 PLAT OF LAND, 135 (aka 143) DANIEL STREET, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL 105-19. OWNER CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED 12/04/2012, BY JAMES VERRA AND ASSOCIATES, INC. RCRD PLAN D-37569.

"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." $\widehat{\mathbf{n}}$ 5.4.21

JOHN R. CHAGNON, LLS

DATE

JOHN CHAGNON

 $\begin{pmatrix} 107\\ 1 \end{pmatrix}$ JEFFRY S. MANN TRUST 129 DANIEL STREET PORTSMOUTH, N.H. 03801 5978/1185

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SPIKE IN 48"

 $\underbrace{\begin{array}{c}106\\1\end{array}}$

N/F OLD CITY HALL LP 126 DANIEL STREET

SUITE 200 PORTSMOUTH, N.H. 03801

3258/2321

D-19094

HORSE CHESTNUT ROOT, ELEV. 27.89

POLE

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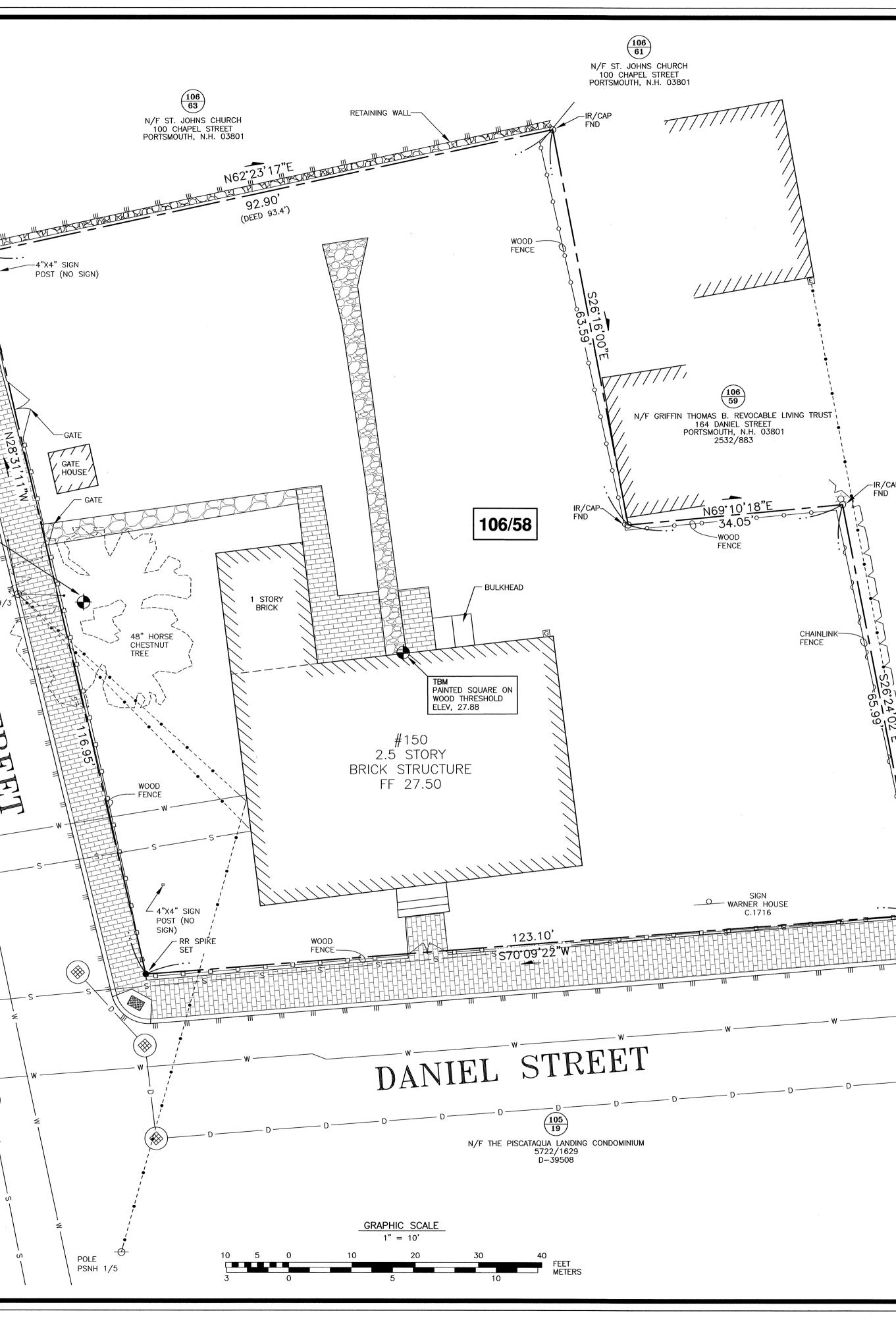
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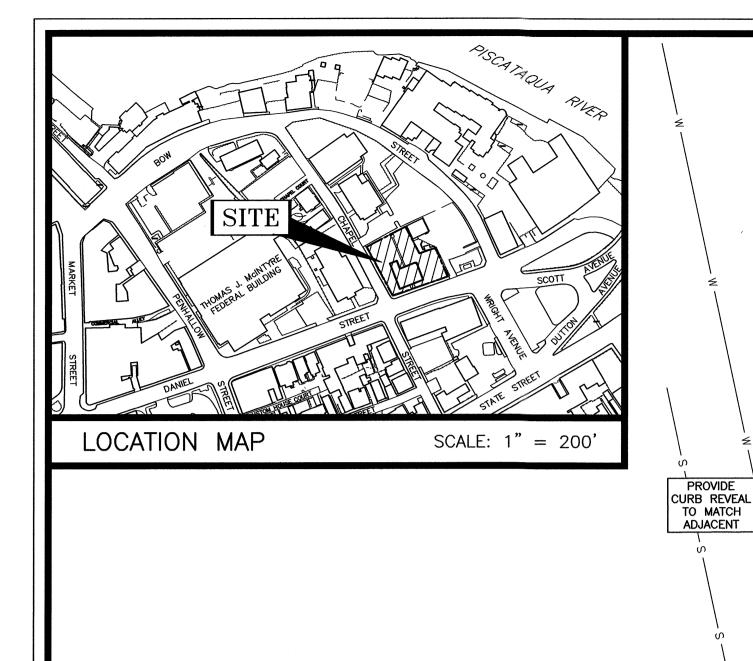
GATE ,HOUSE'

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POLE



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 o S NOTES: 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 58. 2) OWNERS OF RECORD: WARNER HOUSE ASSOCIATION P. O. BOX 895 PORTSMOUTH, N.H. 03802 879/372 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. JANUARY 29, 2021. 4) EXISTING LOT AREA: 13,356 S.F. 0.3066 AC. 5) PARCEL IS LOCATED IN THE HISTORIC AND CIVIC DISTRICTS. 6) DIMENSIONAL REQUIREMENTS: SEE ORDINANCE. 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 106, LOT 58. 8) DATUM: NAVD 1988-MEAN SEA LEVEL BENCHMARK: PID OCO289, V31 USGS DISC (106) N/F ST. JOHNS CHURCH 100 CHAPEL STREET PORTSMOUTH, N.H. 03801 THE WARNER HOUSE ASSOCIATION - POLE NO # 150 DANIEL STREET - DH SET IN TOP OF PORTSMOUTH, N.H. CONCRETE RETAINING WALL GENERAL UPDATES 5/4/21 MONUMENTS SET 8/8/13 ISSUED FOR COMMENT 7/30/13 DESCRIPTION DATE REVISIONS SCALE: 1'' = 10'JUNE 2013 EXISTING CONDITIONS $\mathbf{1}$ SITE PLAN FB 242, PG 32 2207



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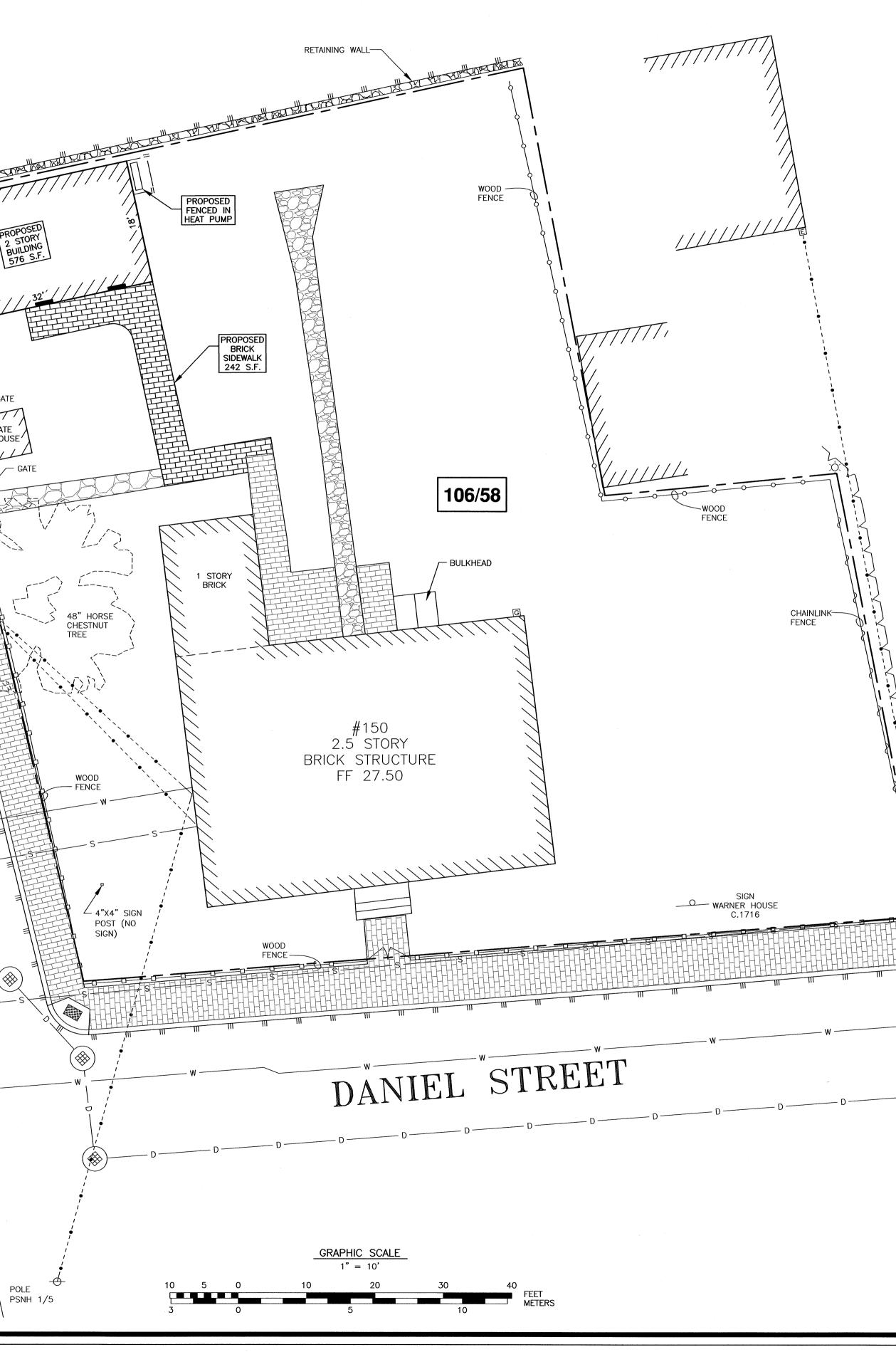
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PORTSMOUTH APPROVAL CONDITIONS NOTE: ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

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UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 4) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
- 5) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 6) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 7) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.

PROPOSED

6" SEWER

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- 8) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 9) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 10) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 11) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 12) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 13) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 14) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 15) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 16) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 17) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 18) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
- 19) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 20) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES.

