



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

17 July 2017

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

**RE: Proposed Leased Parking Re - Submission, 165 Deer Street (Map 125 / Lot 17 & 17-1)**

Dear Ms. Walker:

On behalf of Deer Street Associates we hereby submit revised plans in support of our request for Site Plan Approval for a Leased Parking Area at 165 Deer Street. The purpose of this letter is to explain the updates as a result of the TAC Workshop on July 5, 2017.

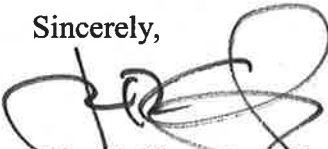
The attached plans have been revised to reflect the following:

- The Proposed Sign Package has been updated for clarity.
- Parking spaces at the fence edge have been revised to wider spaces.
- One way signage, as well as pavement striping, has been added to the northwest corner of the lot.
- The signage reflects hours of use.
- A bollard has been added at the temporary office trailer for safety.
- Slope granite curb has been added at the entrance, and pavement removal behind the curb is shown. This will allow for some temporary landscaping at the entrance.

The TAC Committee expressed concerns regarding storm water runoff. The revised plans show the existing storm water run-off flow arrows. The existing drainage flows to the railroad, as well as to the proposed Foundry Place roadway. The drainage to the railroad is infiltrated soon after crossing the property line on to the unpaved railroad property. The amount of flow is not altered in this proposal. The run-off to the proposed Foundry Place roadway, also unchanged in this application, flows to locations where new catch basins are planned to be installed at newly created low points in the roadway, according to the City Parking Garage plans. The applicant proposes, at no expense to the City, to dedicate a portion of their property along the roadway for the City to use in staging the roadway construction. At this juncture, we propose that this is more valuable than any proposed short term infiltration option. We request that the previously submitted waiver request be reviewed.

The design team is available to meet with you or City Staff should you have any questions or concerns. We look forward to your input as the design works through the approval process.

Sincerely,



John R. Chagnon, PE

CC: DSA; Maxwell Rogers