



6 August 2024

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Workshop at 282 Corporate Drive, Great Circle Catering - Port City Air, Catering and Office Renovation Project,

Dear Mr. Stith and TAC Members,

We hereby submit, on behalf of Port City Air and Great Circle Catering, the attached site plan set for **TAC Workshop** review for the above-mentioned project and request that we be placed on the agenda for your **August 13, 2024**, TAC Workshop Meeting. The property is shown on the City of Portsmouth Assessors Map 315 as Lot 2 and is located at 282 Corporate Drive within the Pease Airport Business Commercial (ABC) Zoning District. No changes to the existing Lease Area are proposed. The site is currently vacant; until 2022 it was the site of Stenhouse Publishing and the Shaines and McEachern Law Office. The proposal presented herein involves the renovation of the building to be re-purposed with Great Circle Catering as a tenant, and the remainder of the building to be dedicated to unspecified tenant office space.

Project Overview

The project is located at 282 Corporate Drive and consists of renovations to the interior of the building to create 6,500 square feet of space to be leased to Great Circle Catering for food preparation and 7,700 square feet of space to be undesignated tenant office space, with the associated and required site improvements. No changes to the building exterior are contemplated. The project does not require any variances but does propose some construction in both an existing swale (wetland) and the twenty-five-foot wetland buffer. Permits from NH DES (Wetland Impact) and the City of Portsmouth (CUP Wetlands) will be required.

Site Plan Submission

The submission requirements of the City of Portsmouth Site Plan Regulations have been reviewed. The following is intended to provide the information required to make a determination of the project's compliance. Additional information will be provided in the Site Review Application phase.

Plans are drawn in accordance with scale and size requirements, with dates, titles, north orientation, Map and Lot, Zoning, revision blocks, and Legends. The proposed uses and Square footage of use are shown on the plan. The professional's seals with license numbers are on the submitted plans. The Existing Conditions plan shows the site topography, building location with floor elevation, feature locations, delineated wetlands, and driveway access / egress and parking configuration. The striped parking spaces are shown and counted. Available utility information is shown. Existing solid waste facility (dumpster) is shown. The existing stormwater infrastructure, finished grades, and landscaped

areas are shown. Site signage and exterior lighting is depicted. The lease area lines, with metes and bounds, is included.

Vehicular and Pedestrian Circulation

The site is served by two existing curbs cuts along Corporate Drive. The curb cuts are connected by a looped access driveway that allows for live drop-offs at the entrances to the existing sub-units. The proposed Great Circle Catering facility will be partitioned as a part of the former Stenhouse Publishing space, with access from doors on the existing loading dock. The facility is a production site where access is for deliveries and employees only. The site has developed sidewalks along Corporate Drive constructed as a result of previous site plan approvals. The site plan shows a proposed access and egress sidewalk from the concrete pad on the northeast side of the building that serves both units to allow access and egress around the east side of the building out to the sidewalk that connects to the public way.

Screening and Landscaping

The site is currently landscaped. There is a small area that will be rededicated from pavement to green space and that area will be landscaped with the planting schedule shown on Site Plan C2. Also shown on the site plan are areas to allow for on-site placement of excess excavated soil; a soil berm and a fill area. The berm will be planted and provide screening to the rear side or northeast side of the building where outdoor space for breaks and picnic lunches can be set up. The fill area is where some existing concrete pads will be removed making the area available for excess soil placement. Quantity calculations will be provided with the completed full site plan.

Water and Sewage Systems

The site is served by municipal water and sewer. There is no plan to expand the water service. The Great Circle Catering facility is being set up for food preparation, serving the Airport and airplanes as well as other events. The site previously served as the Officer's Club and had a food service component. The proposed sewage waste will involve food preparation and dishwasher waste streams and the plan includes the installation of a 1000-gallon grease trap.

Stormwater Management

The site parking lot currently drains to the north and the south along a ridge line roughly in the middle of the parking area. The pavement on the north side of the parking area has experienced degradation due to water intrusion. This situation is a result of the gradual filling of the existing drainage swale, and as a consequence water backing up into the parking area. The proposed plan includes the repair of that swale to remove water that currently ponds on the north side of the parking area. Additionally, that area of delaminated pavement will be removed and replaced with a proposed rain garden. The rain garden will provide treatment of surface parking lot runoff from the north half of the parking area. Along the south or street side of the parking area, the parking lot will be regraded to provide positive pitch from the southwest corner of the parking lot to the east along the south edge of the parking lot out to the drainage in Corporate Drive. The entire parking lot and driveway are scheduled to be milled and repaved, to the existing grades along the driveway and the north side of the parking area, with some new grades along the southerly edge. The site roof is flat and has an existing drain roof drain system which ties into street drainage.

Natural Features / Wetlands

The site contains a wetland complex to the north and east and a small wetland area on the southwest corner of the site. The wetlands have a required 25-ft setback which is shown on the plans. The wetland buffer area currently includes some pavement area along with the existing dumpster pad and a

concrete slab. A large portion of the pavement, the dumpster, and the concrete pad area will be removed from the buffer in this proposal. Additionally, the site edge is currently overgrown with invasive bittersweet vines. Those vines will be removed as a part of this project, and that will allow for natural vegetation to replace the canopy edge.

Site Lighting

The site driveway is currently lit by edge bollards, the parking area is lit by tall parking area lights, and there is appropriate building entrance lighting. The project proposes no changes to the site lighting.

Site Utilities and Solid Waste

Site utilities include natural gas, underground electric and communications services. The existing services will not be adjusted and will remain operational as is, unless changes are required, which would be limited to existing corridors / conduits. The developer has confirmed with Eversource that the existing on-site transformer is capable of handling the additional electrical loads generated by the renovation. A backup generator will be provided, with natural gas as the power source. A new dumpster pad with fence screening will be provided on the site.

Low Impact Development Techniques

The proposed site redevelopment includes replacing paved areas with a rain garden and restoring a vegetated drainage swale. Since the site is currently developed; no other techniques are required as would be if the construction was on a vacant site.

Excess Soil

The site plan shows locations where excess soil can be kept on site, as required for developments in the Pease Tradeport.

Trip Generation and Parking Calculations

The proposed site use, catering and office, will generate 0.4 trips per employee and 1.5 trips per thousand square feet, respectively. Therefore, total AM / PM peak trip generation at the site will be 32 vehicles. Those trips are either transferred from another site, as Great Circle Catering is currently operating at the base, or previously accounted for as the building was entirely office. So, no new trips are anticipated. A complete analysis will be submitted with the full application package. Site parking calculations are as follows: The catering use will generate one space per employee, and the office use will generate one space per 200 square feet of gross floor area. The parking calculations result in a parking demand of 89 spaces, where 91 spaces are provided.

Open Space Calculations

The site's impervious surface is just under 30%. Therefore, open space on the site will exceed the 25% requirement and be closer to 70% open space.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions and Demolition Plan C1 – This plan shows the existing site conditions and site features which will be removed.
- Site Plan C2 – This plan shows the site development and proposed site improvements.
- Erosion Control and Grading Plan C3 – This plan shows proposed site grading.
- Utility Plan C4 – This plan shows proposed site utilities.
- Detail Sheets D1 – D4 – These plans show site details.

Please feel free to call to discuss any questions or comments that you might have about this project. We look forward to working with the TAC Committee and your feedback on the proposed renovation.

Sincerely,



John Chagnon, PE

P:\NH\5010175-Port_City_Air\843.03-282 Corporate Dr., Portsmouth - JRC\2024 Site Plan\Applications\Portsmouth TAC Workshop\TAC Workshop Submittal Letter 282 Corporate 8-6-24.doc

PROPOSED CHANGE OF USE

282 CORPORATE DRIVE

PORTSMOUTH, NEW HAMPSHIRE

SITE PLANS

LESSOR:
PEASE DEVELOPMENT AUTHORITY
 55 INTERNATIONAL DRIVE
 PORTSMOUTH, N.H. 03801
 TEL: (603) 433-6088

LEASE HOLDER:
SHAINES & MCEACHERN
 282 CORPORATE DRIVE, #2
 PORTSMOUTH, N.H. 03801
 TEL: (603) 436-3110

APPLICANT & LESSEE
SITE OWNER:
PORT CITY AIR
 P.O. BOX 3177
 PORTSMOUTH, N.H. 03801
 TEL: (603) 430-1111

SUB-LESSEE:
GREAT CIRCLE CATERING
 139 FLIGHTLINE ROAD
 PORTSMOUTH, N.H. 03801
 TEL: (603) 422-5502

CIVIL ENGINEER & LAND
SURVEYOR:
HALEY WARD, INC.
 200 GRIFFIN ROAD, UNIT 14
 PORTSMOUTH, N.H. 03801
 TEL. (603) 430-9282
 FAX (603) 436-2315



SCALE: 1"=500'

LEGEND:

EXISTING	PROPOSED	
N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
RCRD		ROCKINGHAM COUNTY
		REGISTRY OF DEEDS
		MAP 11/LOT 21
11/21		
IR FND		IRON ROD FOUND
IP FND		IRON PIPE FOUND
IR SET		IRON ROD SET
DH FND		DRILL HOLE FOUND
DH SET		DRILL HOLE SET
		GRANITE BOUND w/IRON ROD FOUND
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
		OVERHEAD ELECTRIC WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
G E W	E	UTILITY POLE
		GAS, ELECTRIC, WATER METER
		TRANSFORMER ON CONCRETE PAD
		WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
	SV	GATE VALVE
HYD	HYD	HYDRANT
CB	CB	CATCH BASIN
SMH	SMH	SEWER MANHOLE
DMH	DMH	DRAIN MANHOLE
WMH	WMH	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LSA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
CL	CL	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
TBR		TO BE REMOVED

INDEX OF SHEETS

- C1 - EXISTING CONDITIONS & DEMOLITION PLAN
- C2 - SITE PLAN
- C3 - EROSION CONTROL & GRADING PLAN
- C4 - UTILITY PLAN
- D1-D4 - DETAILS

UTILITY CONTACTS

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

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

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

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

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

APPROVED BY THE PEASE DEVELOPMENT AUTHORITY

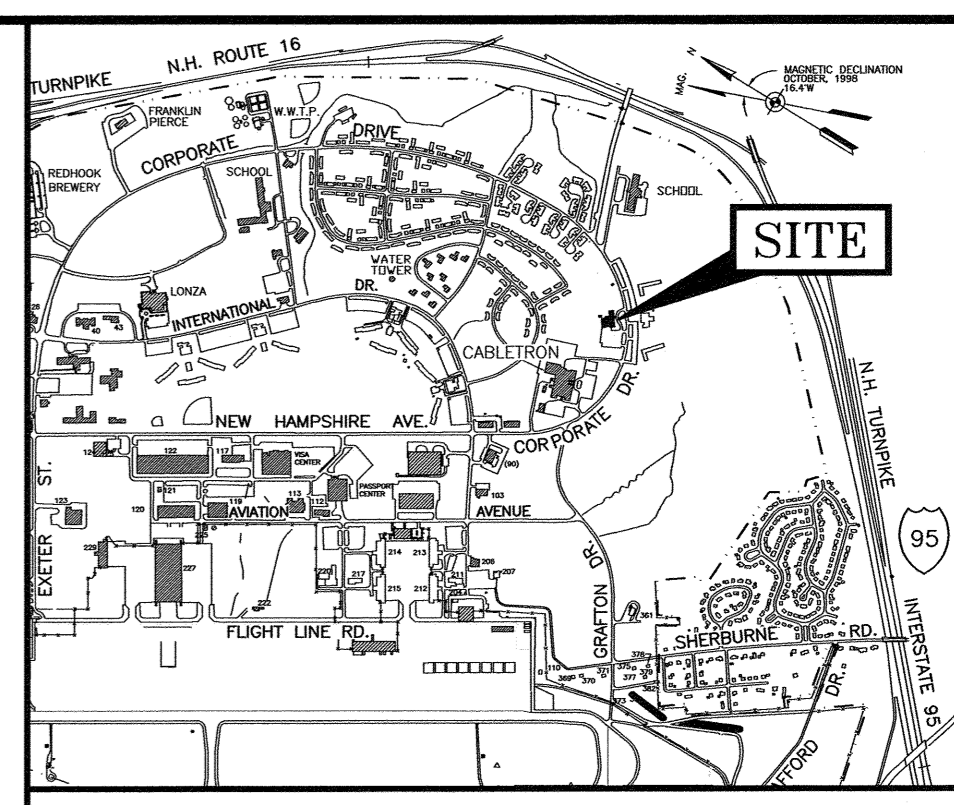
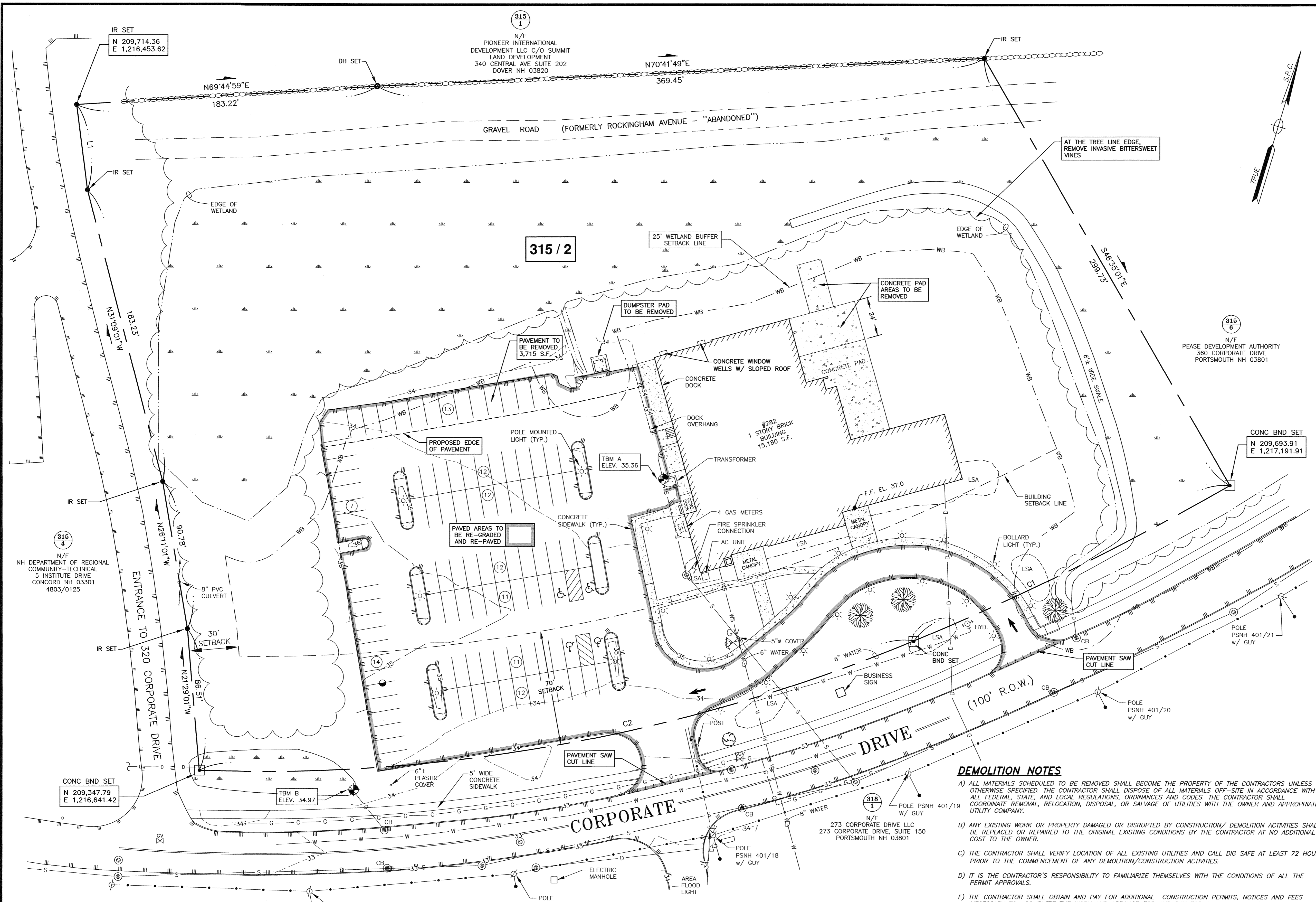
CHAIRMAN _____

DATE _____

SITE IMPROVEMENT PLANS
282 CORPORATE DRIVE
PORTSMOUTH, N.H.



PLAN SET SUBMITTAL DATE: 6 AUGUST 2024



LOCATION MAP SCALE: 1"=2000'

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 315 AS LOT 2.
 - 2) OWNER OF RECORD:
PEASE DEVELOPMENT AUTHORITY
PEASE INTERNATIONAL TRADEPORT
360 CORPORATE DRIVE
PORTSMOUTH, N.H. 03801-2833
BOOK 2937, PAGE 1960
LEASE HOLDER:
SHAINES & MCEACHERN
282 CORPORATE DRIVE, #2
PORTSMOUTH, NH 03801
APPLICANT:
PORT CITY AIR INC.
104 GRAFTON DRIVE
PORTSMOUTH, NH 03801
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0260F. EFFECTIVE DATE 1/29/2021.
 - 4) EXISTING LOT AREA:
226,481 S.F.
5.1993 ACRES
 - 5) PARCEL IS LOCATED IN ZONE (ABC) AIRPORT BUSINESS COMMERCIAL.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 10 ACRES
FRONTAGE: 300 FT
SETBACKS:
FRONT: 70 FT
SIDE: 30 FT
REAR: 50 FT
MAXIMUM STRUCTURE HEIGHT: 85 FT
MAXIMUM BUILDING COVERAGE: 60%
MAXIMUM OPEN SPACE: 50%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 315 LOT 2 IN THE CITY OF PORTSMOUTH, AND SHOW DEMOLITION FOR SITE DEVELOPMENT.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.
 - 9) 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.

0	08/06/24	ISSUED FOR COMMENT	SJR	JRC
No.	DATE	DESCRIPTION	BY	CHK.

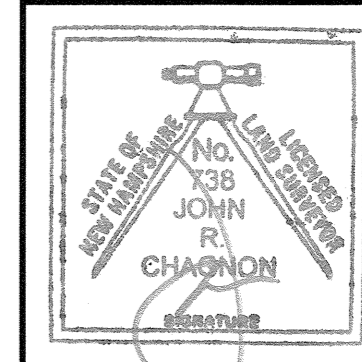
PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

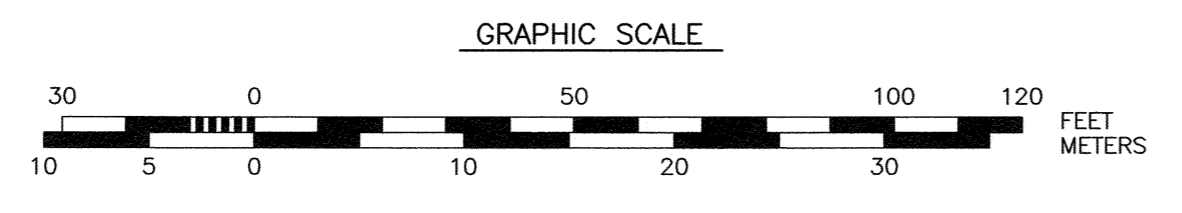
EXISTING CONDITIONS & DEMOLITION PLAN

DATE	MAY 2024	SCALE	1"=30'
DRAWN BY	SJR	DESIGNED BY	JRC
CHECKED BY	JRC		
PROJECT No.	5010175.843.03	FIELD BOOK & PAGE	FB 85 PG 1
DRAWING No.			



"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."

John R. Chagnon
JOHN R. CHAGNON, LLS #738
DATE: 8.6.24



CURVE TABLE

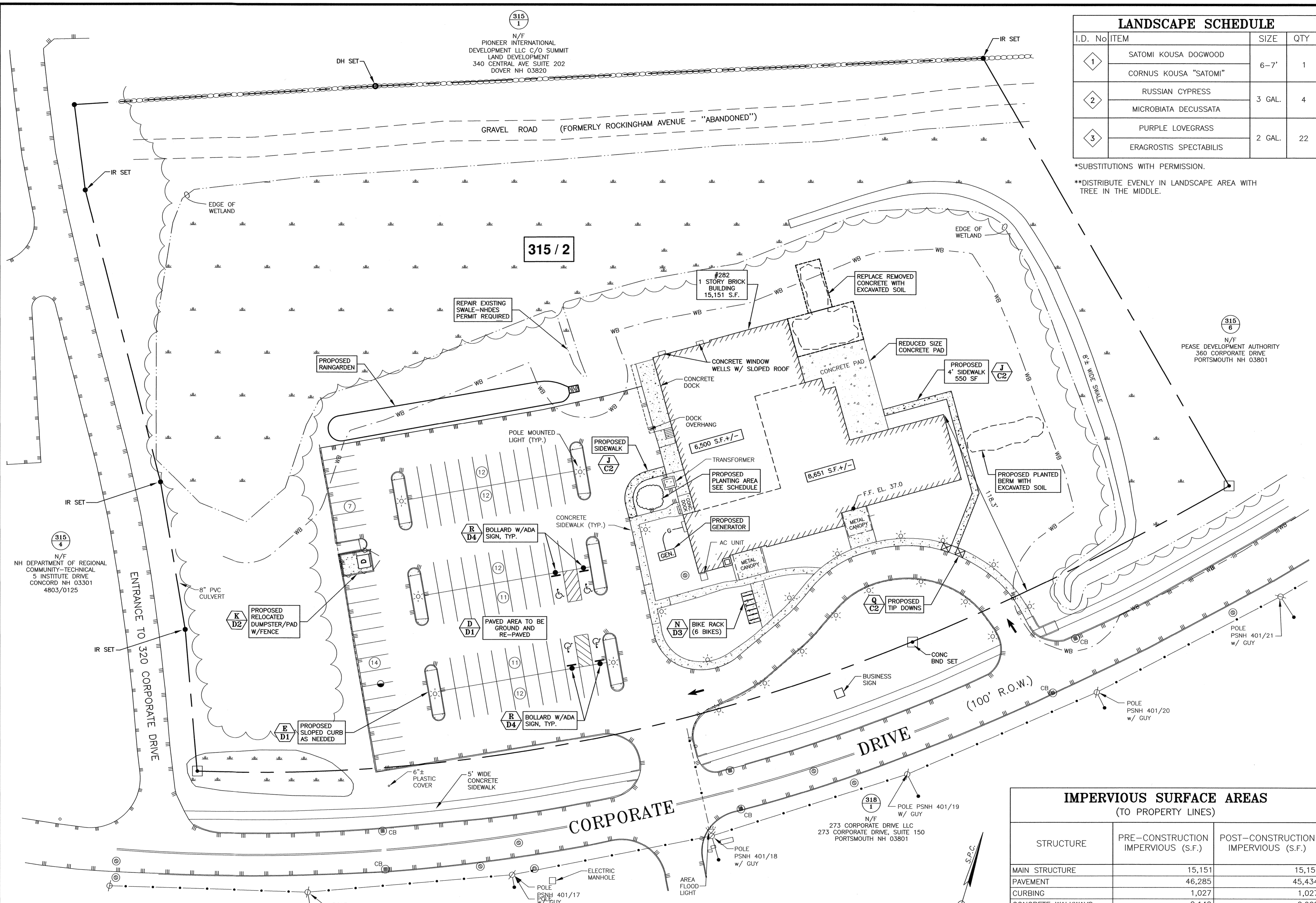
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	07°20'09"	1673.32	214.25	214.10	S47°05'04"W
C2	24°33'22"	1038.60	445.13	441.73	S63°01'50"W

LENGTH TABLE

No.	Bearing	Distance
L1	N24°00'01"W	52.33'

- DEMOLITION NOTES**
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL 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 THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
 - 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. ALL SOIL MUST REMAIN ON SITE.
 - 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.
 - ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.

P:\NH\5010175_Port_City_Air\43-382-Corporate_Dr., Portsmouth - JRC\2024_Site_Plan\Plan & Specs\2024_Site_Plan\Plan & Specs\2024-REV.dwg, 8/6/2024, 11:24:44 AM.
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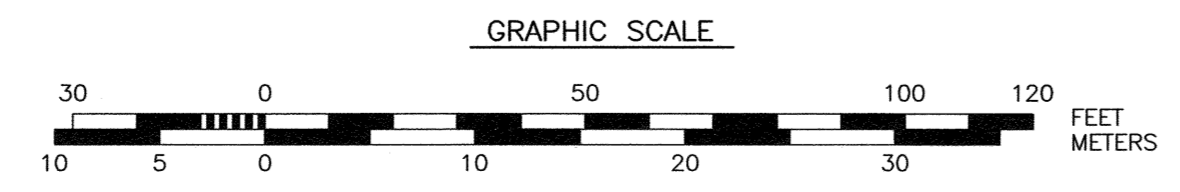
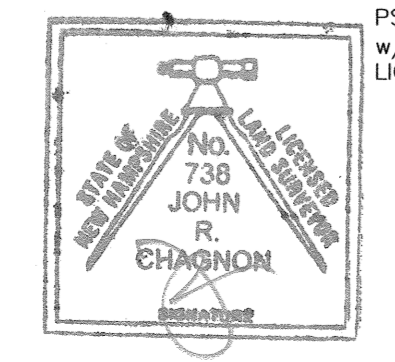
LANDSCAPE SCHEDULE			
I.D. No	ITEM	SIZE	QTY
1	SATOMI KOUSA DOGWOOD	6-7'	1
	CORNUS KOUSA "SATOMI"		
2	RUSSIAN CYPRESS	3 GAL.	4
	MICROBIATA DECUSSATA		
3	PURPLE LOVEGRASS	2 GAL.	22
	ERAGROSTIS SPECTABILIS		

*SUBSTITUTIONS WITH PERMISSION.
 **DISTRIBUTE EVENLY IN LANDSCAPE AREA WITH TREE IN THE MIDDLE.

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 315 AS LOT 2.
 - 2) OWNER OF RECORD:
PEASE DEVELOPMENT AUTHORITY
360 CORPORATE DRIVE
PORTSMOUTH, N.H. 03801-2833
BOOK 2937, PAGE 1960
LEASE HOLDER:
SHAINES & MCEACHERN
282 CORPORATE DRIVE #2
PORTSMOUTH, NH 03801
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FRONTAGE: 300 FT
SETBACKS:
FRONT: 70 FT
SIDE: 30 FT
REAR: 50 FT
MAXIMUM STRUCTURE HEIGHT: 85 FT
MAXIMUM BUILDING COVERAGE: 60%
MINIMUM OPEN SPACE: 50%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE CHANGE IN USE ON ASSESSOR'S MAP 315 LOT 2 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.
 - 9) UTILITIES WILL BE EXTENDED INTERNALLY, UNLESS OTHERWISE SHOWN.
 - 10) PARKING CALCULATIONS:
PROPOSED USE: CATERING PREP FACILITY & OFFICE
REQUIRED PARKING:
CATERING: 6,500 S.F. +/- 50 EMPLOYEES X 1 PER EMPLOYEE = 50 SPACES.
OFFICE: 7,700 S.F. +/- 3,700 X 1/200 S.F. = 39 SPACES.
TOTAL: 89 REQUIRED.
SPACES PROVIDED = 91 SPACES.

"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."

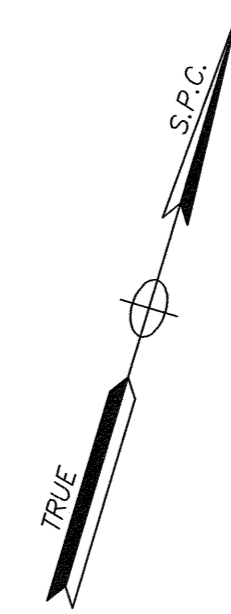
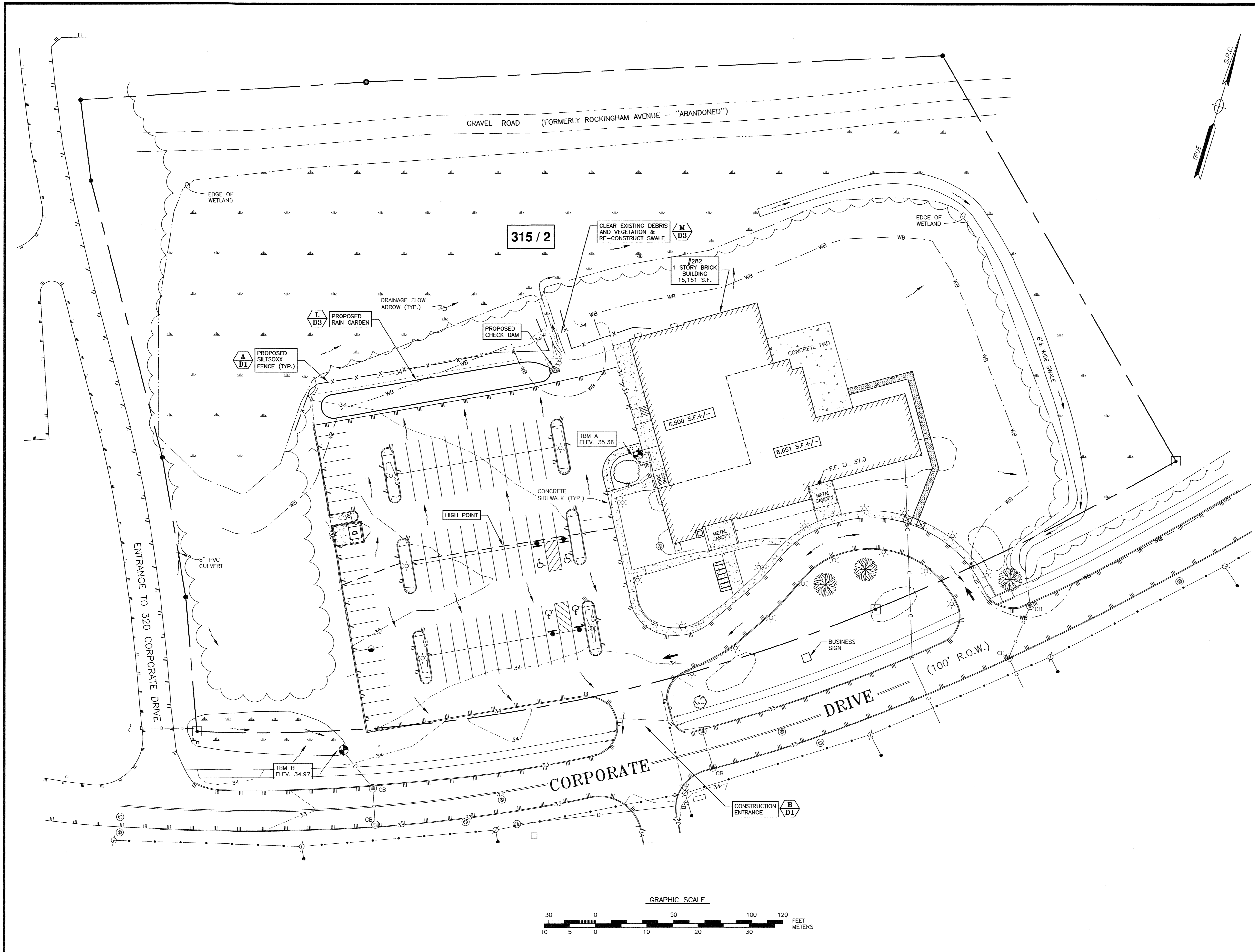
JOHN R. CHAGNON, LLS #738
DATE: 8.6.24



IMPERVIOUS SURFACE AREAS (TO PROPERTY LINES)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	15,151	15,151
PAVEMENT	46,285	45,434
CURBING	1,027	1,027
CONCRETE WALKWAYS	2,140	2,902
CONCRETE PADS	3,006	1,939
CONCRETE DOCKS/STAIRS	965	965
WINDOW WELLS	13	13
	0	0
TOTAL	68,587	67,431
LOT SIZE	226,481	226,481
% LOT COVERAGE	30.3%	29.8%

0	08/06/24	ISSUED FOR COMMENT	SJR	JC
No.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
PERMIT PLAN				
 HALEYWARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Rd, Unit 14 Portsmouth, New Hampshire 03801 WWW.HALEYWARD.COM 603.430.9282				
PROJECT				
SITE PLAN GREAT CIRCLE CATERING 282 CORPORATE DRIVE, PORTSMOUTH, N.H.				
TITLE				
SITE PLAN				
DATE: MAY 2024		SCALE: 1" = 30'		
DRAWN BY: SJR	DESIGNED BY: JRC	CHECKED BY: JRC		
PROJECT No.: 5010175.843.03	FIELD BOOK & PAGE: FB 85 PG 1			
DRAWING No.:				
SHEET 2				C2

P:\NH\5010175-Permit-City-Air\843-03-282-Corporate-Dr.-Portsmouth--JRC\2024 Site Plan\Plans & Specs\Site\5010175_Site_2024-NEW.dwg, 8/6/2024, 2:09:25 PM.
 13/8/2025 10:50:15 AM



- NOTES:**
- 1) 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 WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) 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.
 - 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).
 - 4) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.

0	05/08/24	ISSUED FOR COMMENT	SJR	JC
No.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

PERMIT PLAN

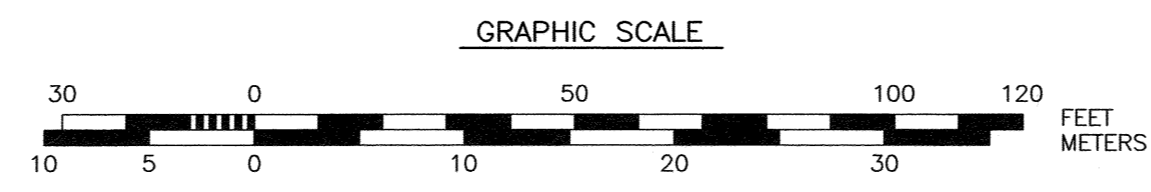
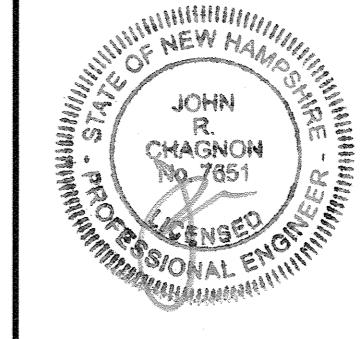
HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
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PROJECT

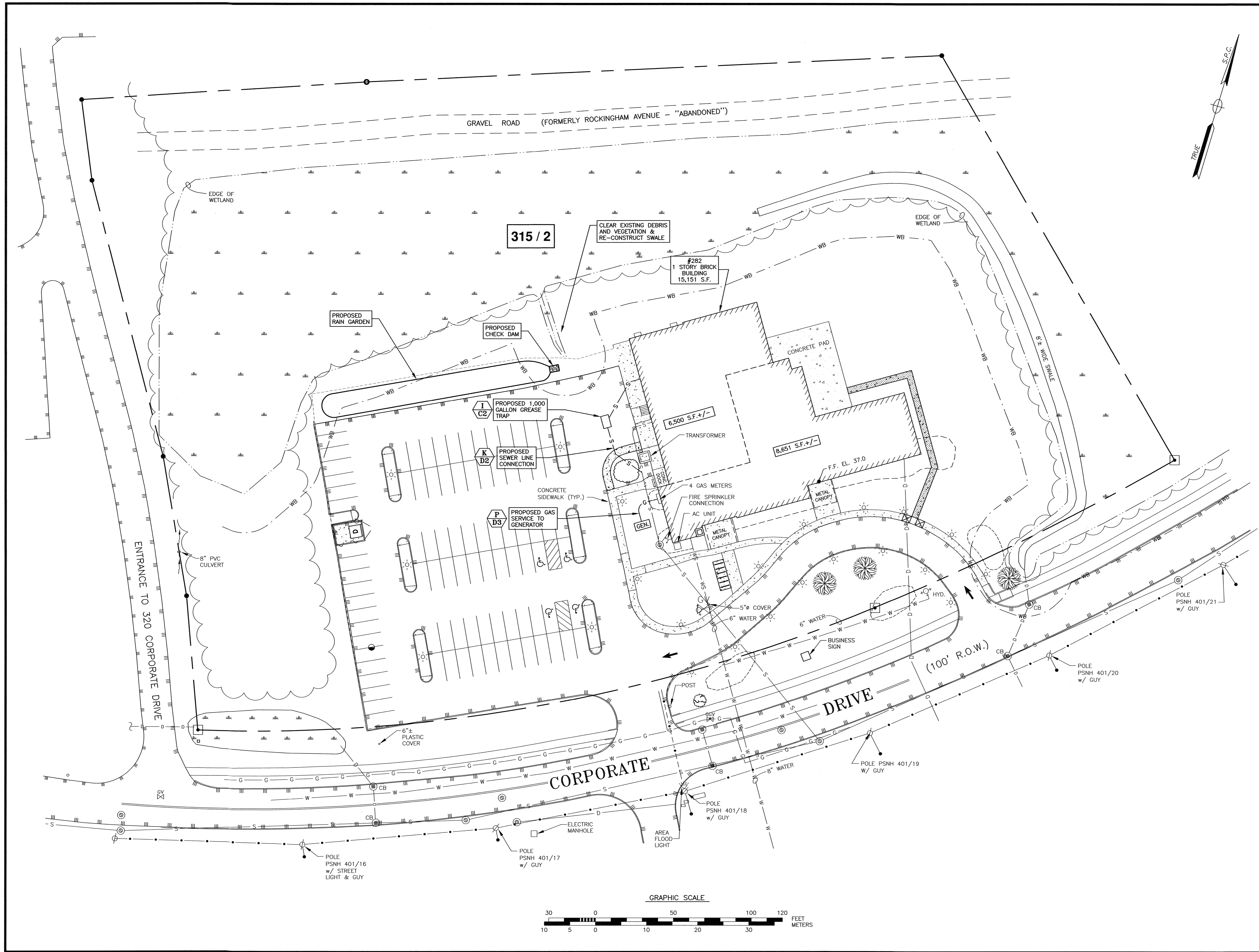
SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

**EROSION CONTROL
& GRADING PLAN**

DATE	MAY 2024	SCALE	1" = 30'
DRAWN BY	SJR	DESIGNED BY	JRC
CHECKED BY	JRC	PROJECT NO.	5010175
FIELD BOOK & PAGE	7851	FB 85	PG 1
DRAWING NO.			
SHEET 3		C3	



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 \S\955\4501\Portsmouth Plotter Canon TX300



- NOTES:**
- 1) 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 WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE GROUND 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.
 - 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).
 - 4) PROPOSED SEWER FLOW:
 GREAT CIRCLE CATERING (FROM WATER USE RECORDS)
 265 GALLONS PER DAY UNSPECIFIED OFFICE USE 7,700 S.F. X 2.5 GPD/100 S.F. = 193 GALLONS PER DAY.
 TOTAL PROPOSED FLOW: 458 GALLONS PER DAY.
 - 5) GREASE TRAP (INTERCEPTOR) SIZING:
 265 GALLONS PER DAY X 36 HOURS RESONANCE TIME = 400 GALLONS. USE 1,000 GALLON GREASE INTERCEPTOR.

0	08/06/24	ISSUED FOR COMMENT	SJR	JRC
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

PERMIT PLAN

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PROJECT

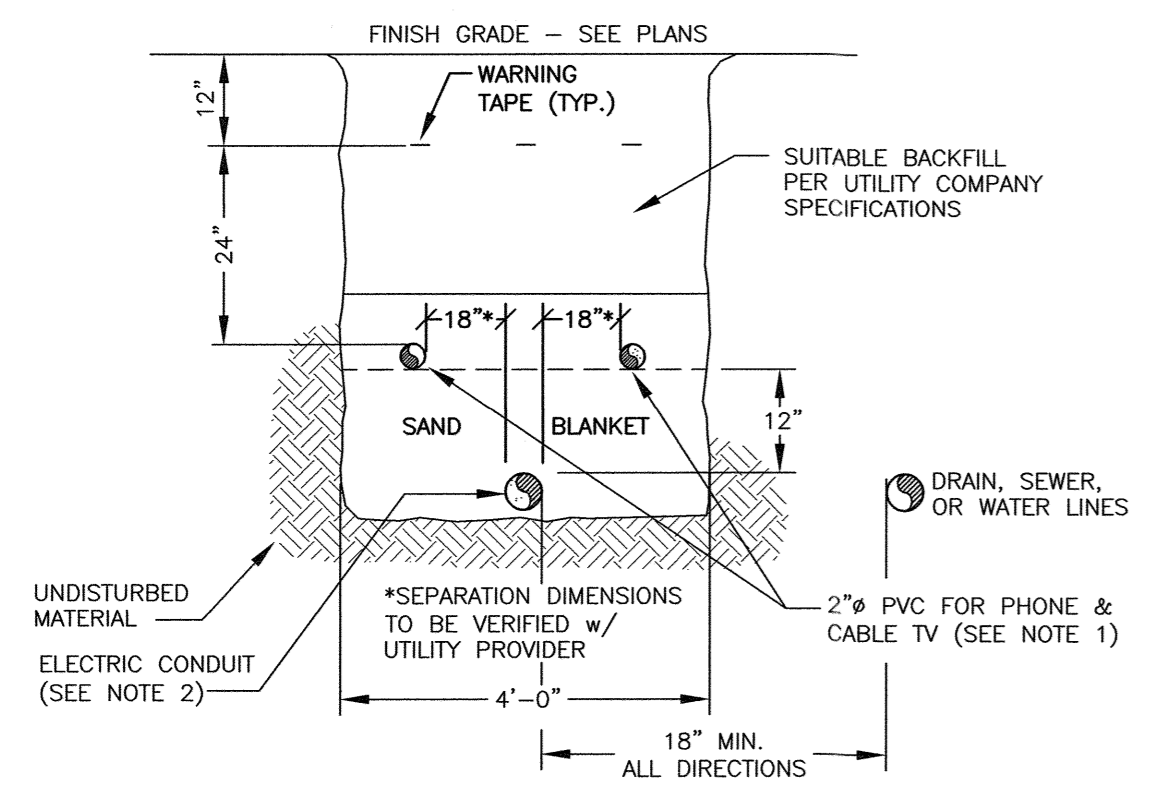
SITE PLAN
 GREAT CIRCLE CATERING
 282 CORPORATE DRIVE, PORTSMOUTH, N.H.

UTILITY PLAN

DATE	MAY 2024	SCALE	SCALE: 1" = 30'
DRAWN BY	SJR	DESIGNED BY	JRC
CHECKED BY	JRC		
PROJECT No.	5010175.843.02	FIELD BOOK & PAGE	FB 85 PG 1
DRAWING No.			

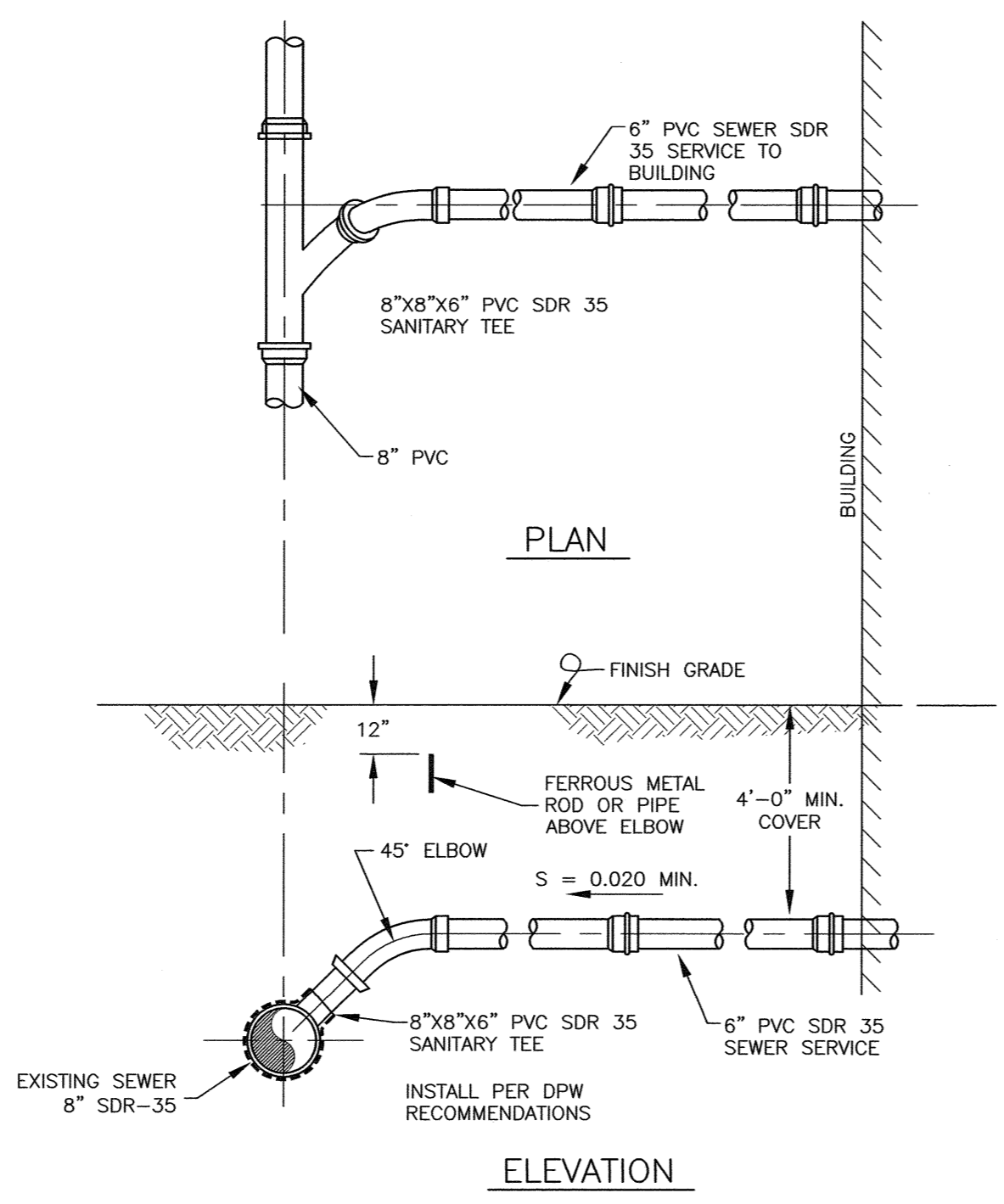
SHEET 4 C4

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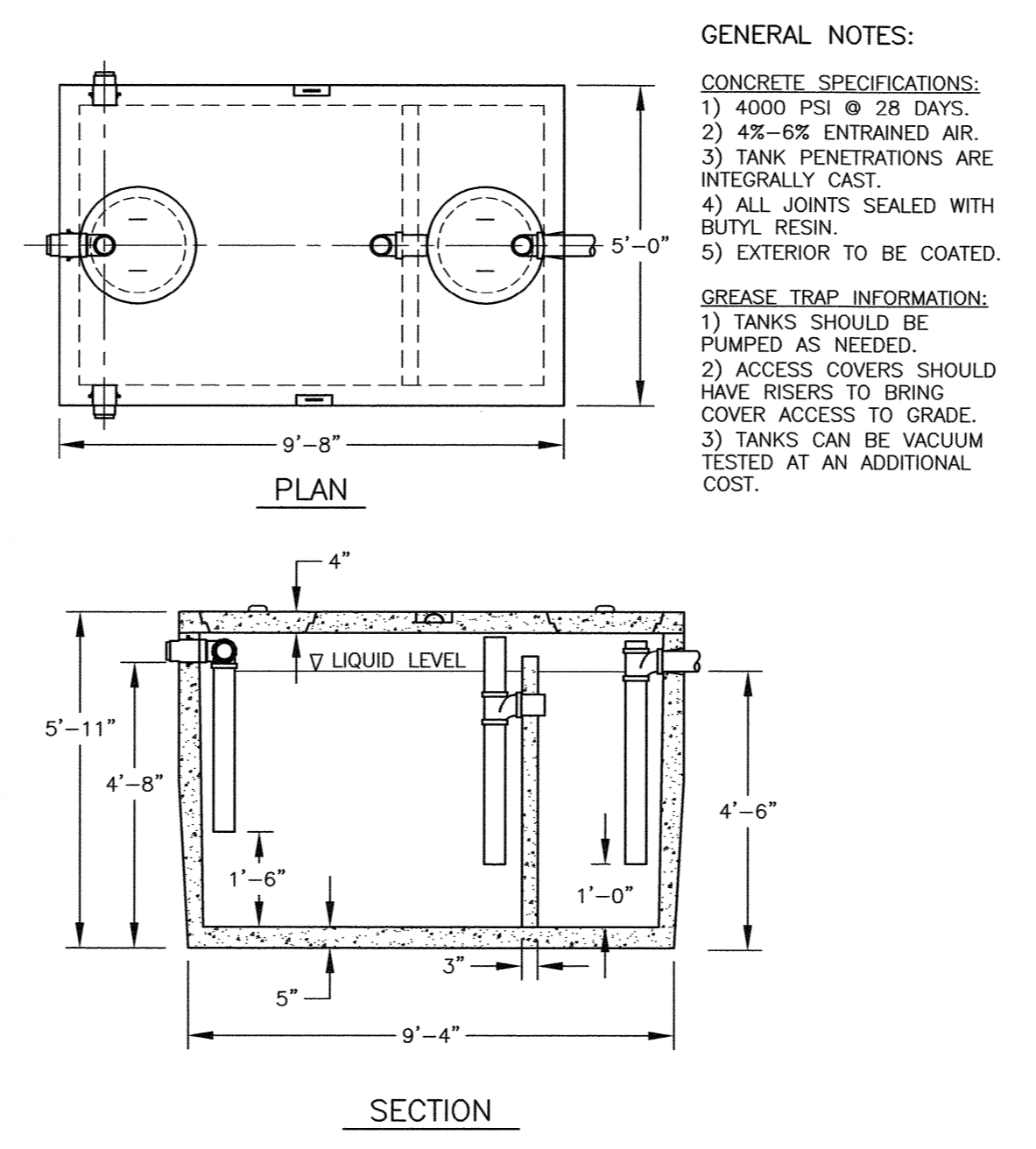


- NOTES:
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCH. 40 FOR THE REMAINDER.
 - 2) NORMAL CONDUIT SIZES FOR EVERSOURCE ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 - 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
 - 4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
 - 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

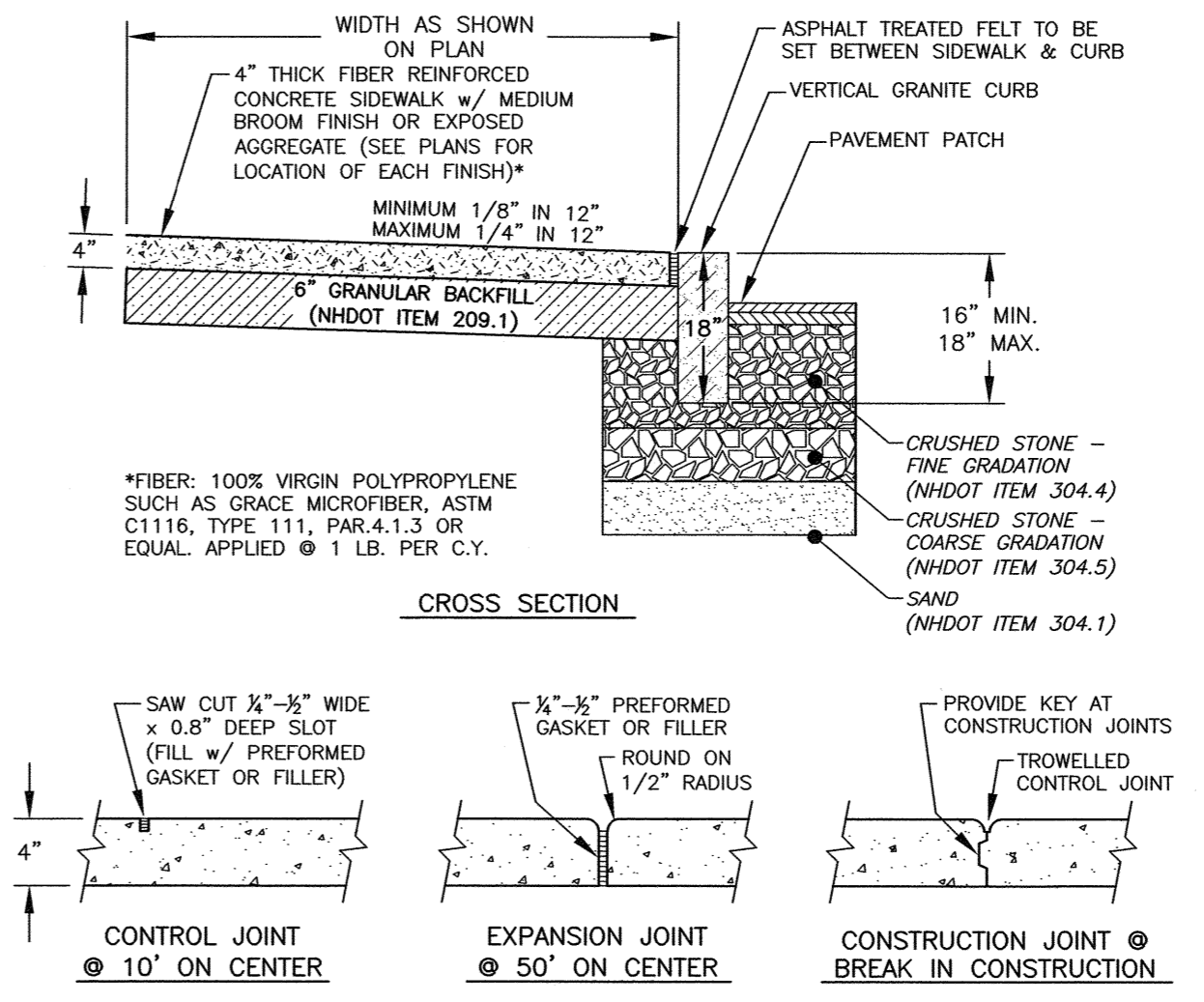
F UTILITY TRENCH
C4 ELECTRIC/PHONE/CABLE NTS



H SEWER SERVICE CONNECTION DETAIL
C4 NTS

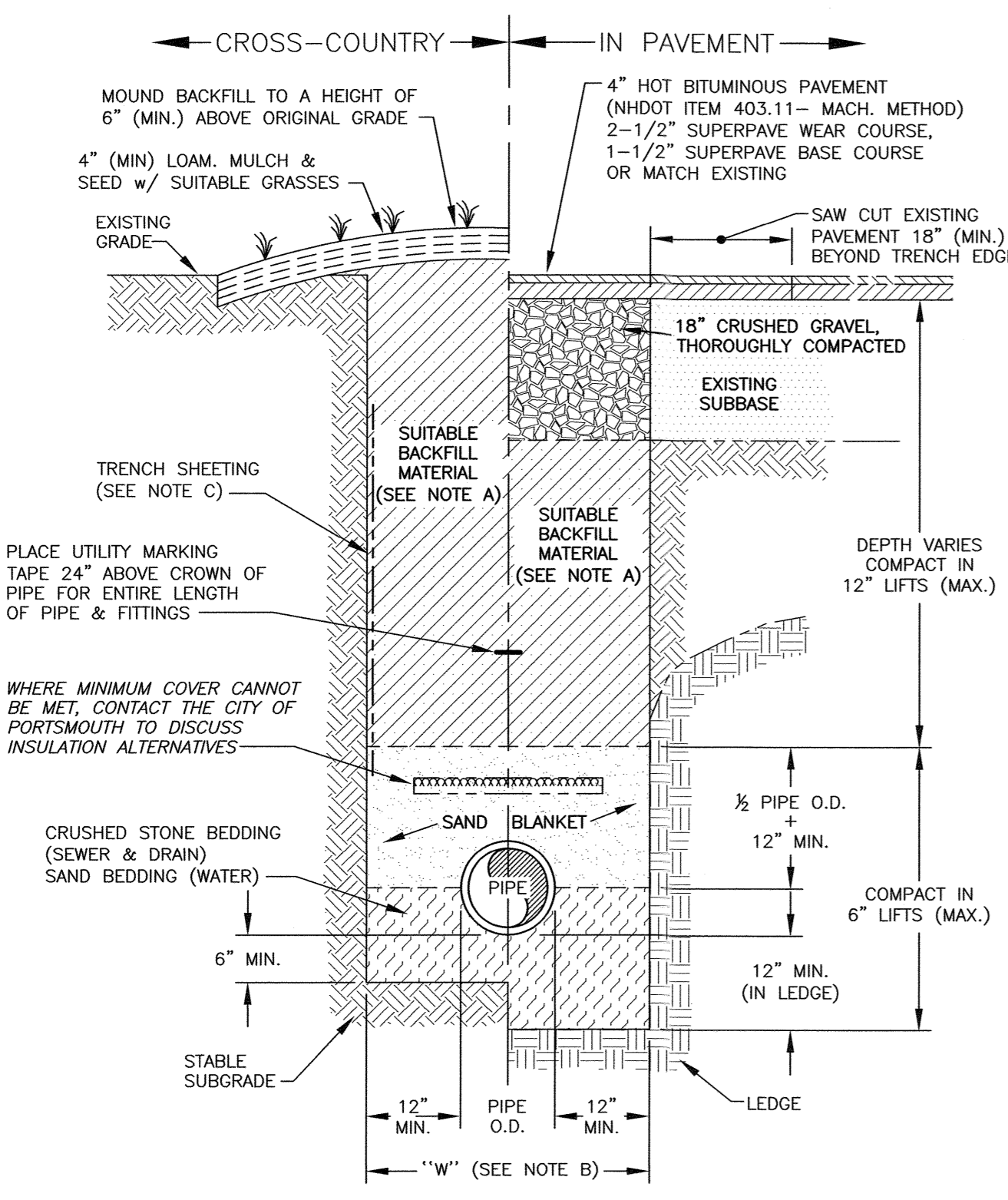


I SHEA CONCRETE
C4 1000 GALLON 2 COMPARTMENT GREASE INTERCEPTOR NTS
 14,825 Lbs
 ITEM # M1000H
 H2O LOAD RATED



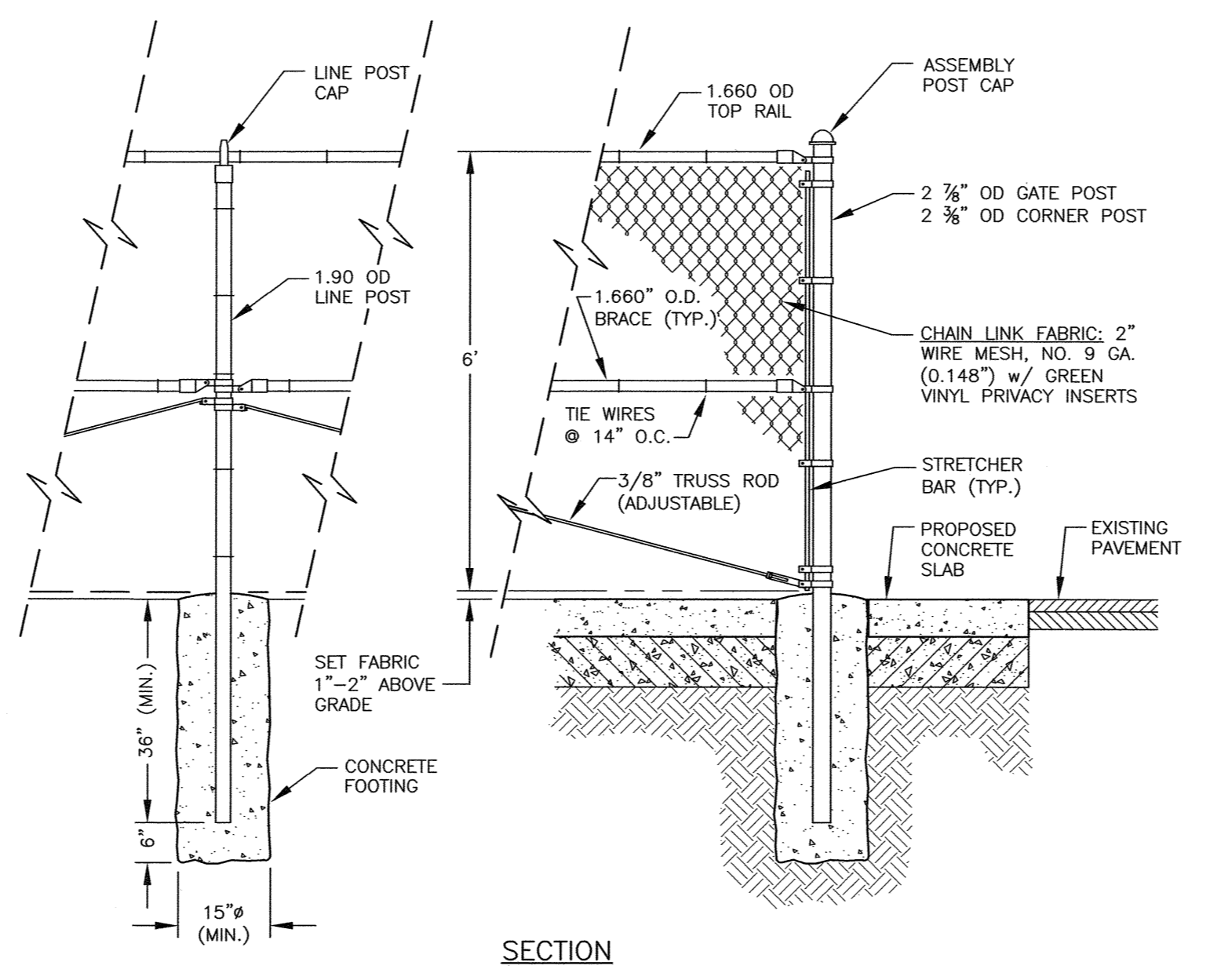
J PORTLAND CEMENT CONCRETE SIDEWALK
C2 NTS

- NOTES:
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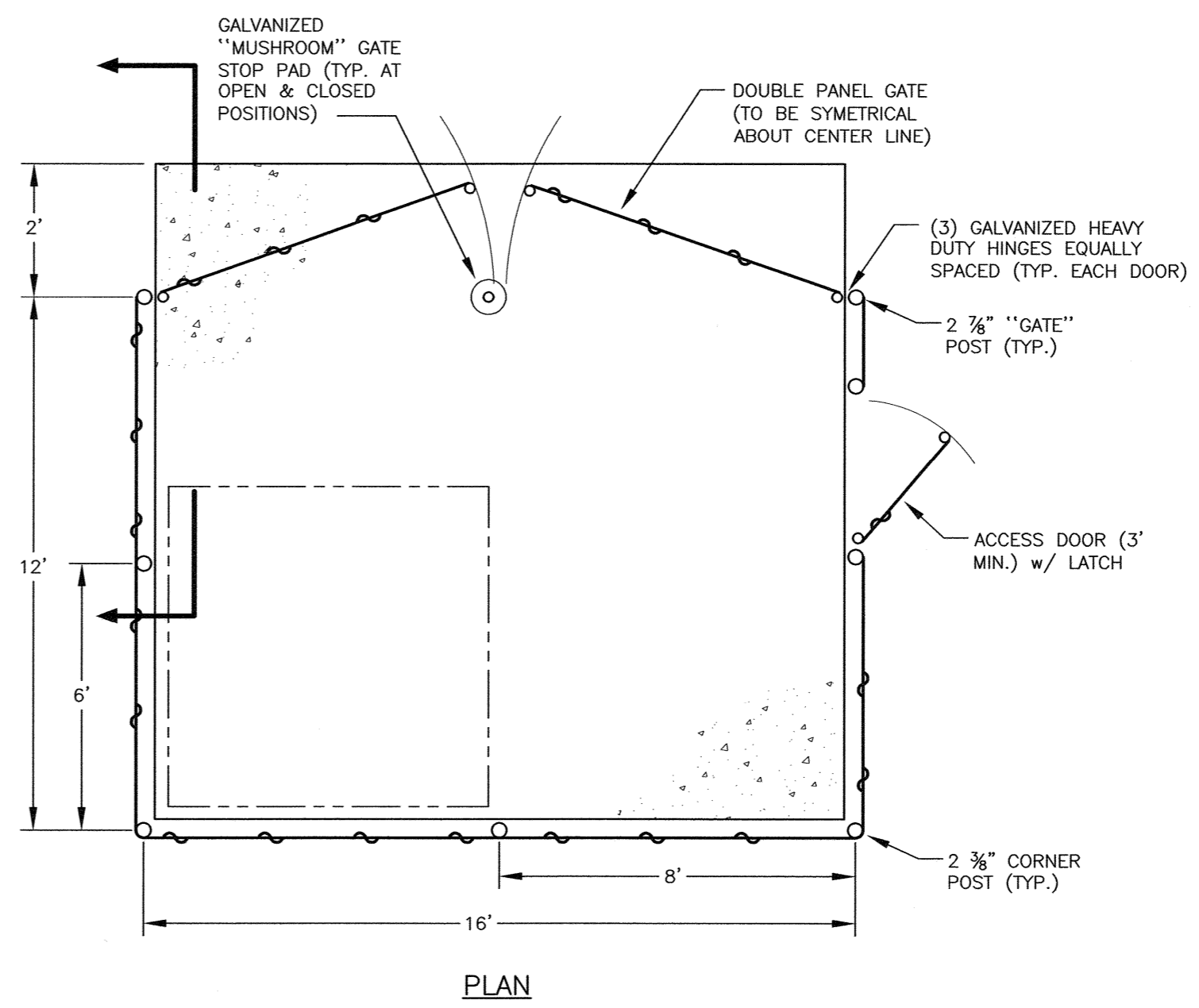


G TYPICAL PIPE TRENCH
C4 NTS

- TRENCH NOTES:
- A) TRENCH BACKFILL - IN EXCAV 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 GOVERNED 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.



K CHAINLINK DUMPSTER ENLOSURE
C2 NTS



- NOTES:
- 1) ALL CORNER & INTERMEDIATE POST ASSEMBLIES SHALL HAVE TWO BRACES.
 - 2) CHAIN LINK FABRIC: KNUCKLED TOP AND TWISTED BOTTOM.
 - 3) WHERE GROUND CONDITIONS PERMIT, FORMS FOR FOOTINGS WILL NOT BE REQUIRED.
 - 4) ALL METAL FITTINGS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED.
 - 5) DESIGN PLANS ARE FOR STEEL FENCING.
 - 6) ALTERNATE DESIGNS & MATERIALS MAY BE USED IF CONSTRUCTION DRAWINGS ARE PROVIDED TO, AND APPROVED BY THE BUILDING INSPECTOR.

0	08/06/24	ISSUED FOR COMMENT	SJR	JRC
No.	DATE	DESCRIPTION	BY	CHK.

PERMIT PLAN

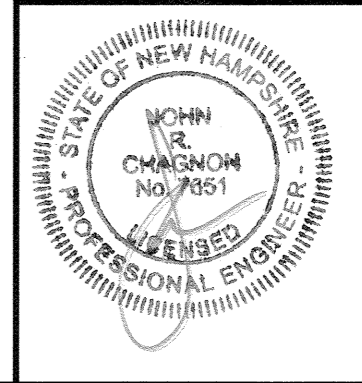
ENGINEERING | ENVIRONMENTAL | SURVEYING
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 603.430.9282

PROJECT

SITE PLAN
 GREAT CIRCLE CATERING
 282 CORPORATE DRIVE, PORTSMOUTH, N.H.

DETAILS

DATE	MAY 2024	SCALE	NTS
DRAWN BY	SJR	DESIGNED BY	JRC
CHECKED BY	JRC	PROJECT NO.	5010175.843.03
FIELD BOOK & PAGE	FB 85	PG 1	
DRAWING NO.		REV.	



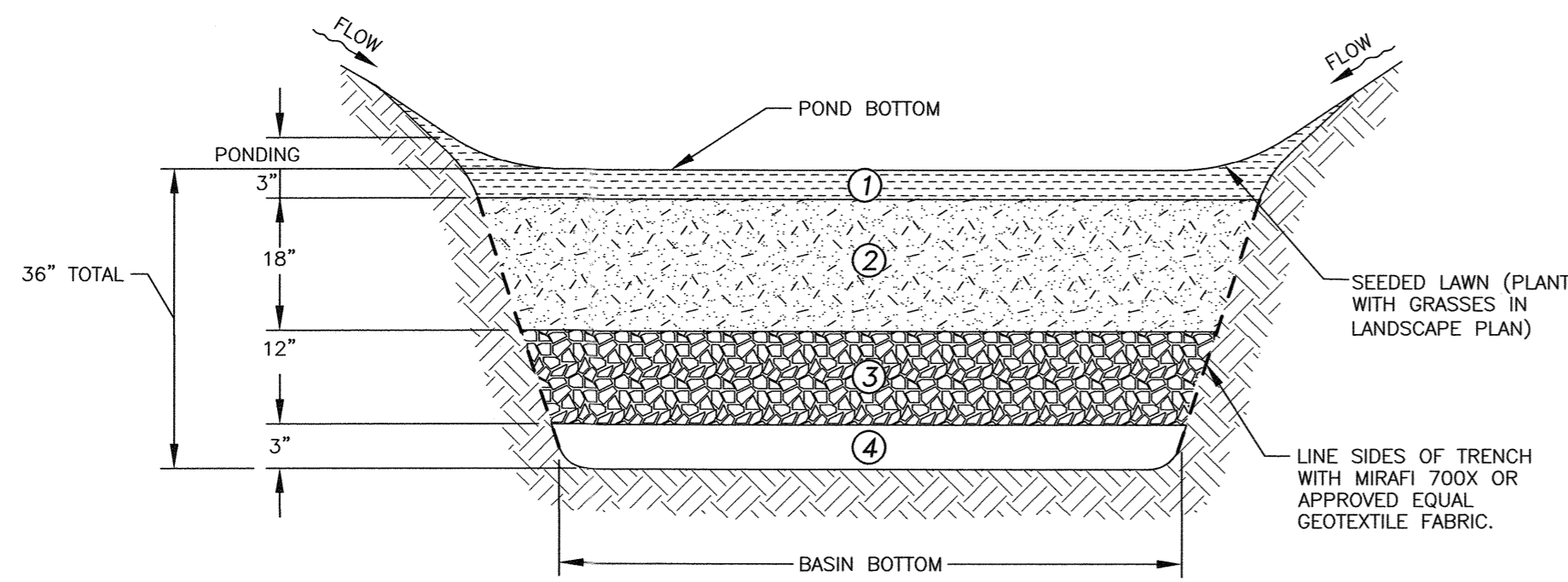
RAIN GARDEN MEDIA											
①	MULCH/GROWING MEDIUM: GRASS SEED MIX A WITH LOAM										
②	SOIL FILTER LAYER: USE UNHSC BIORETENTION SOIL SPECIFICATIONS DATED FEBRUARY, 2017, 20% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% - 80% BY VOLUME) MEETING THE FOLLOWING GRADATION:										
	<table border="1"> <thead> <tr> <th>SIEVE NO.</th> <th>% BY WEIGHT, PASSING</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>100</td> </tr> <tr> <td>10</td> <td>95</td> </tr> <tr> <td>40</td> <td>10 - 25</td> </tr> <tr> <td>200</td> <td>0 - 5</td> </tr> </tbody> </table>	SIEVE NO.	% BY WEIGHT, PASSING	4	100	10	95	40	10 - 25	200	0 - 5
SIEVE NO.	% BY WEIGHT, PASSING										
4	100										
10	95										
40	10 - 25										
200	0 - 5										
③	0.75" - 1.5" CRUSHED STONE, WASHED.										
④	3/8" PEA GRAVEL										

BIORETENTION MAINTENANCE

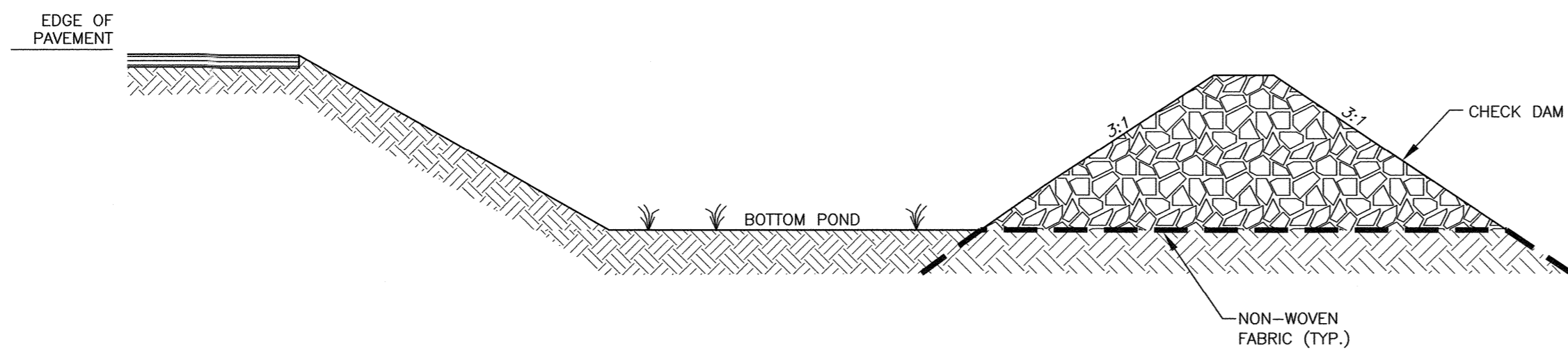
SOILS: VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

MULCH: REMULCH ANY VOID AREAS BY HAND AS NEEDED. EVERY 6 MONTHS, IN THE SPRING AND FALL, ADD A FRESH MULCH LAYER. ONCE EVERY 2 TO 3 YEARS, IN THE SPRING, REMOVE OLD MULCH LATER BEFORE APPLYING NEW ONE.

PLANTS: IMMEDIATELY AFTER THE COMPLETION OF CELL CONSTRUCTION, WATER GRASS COVERING FOR 14 CONSECUTIVE DAYS UNLESS THERE IS SUFFICIENT NATURAL RAINFALL. ONCE A MONTH (MORE FREQUENTLY IN SUMMER), VISUALLY INSPECT VEGETATION FOR DISEASE OR PEST PROBLEMS. IF TREATMENT IS WARRANTED, USE THE LEAST TOXIC APPROACH. TWICE A YEAR, FROM MARCH 15TH TO APRIL 30TH AND OCTOBER 1ST TO NOVEMBER 30TH, REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. DURING TIMES OF EXTENDED DROUGHT, LOOK FOR PHYSICAL FEATURES OF STRESS (UNREVIVED WILTING, YELLOW, SPOTTED OR BROWN PATCHES ETC.). WATER IN THE EARLY MORNING AS NEEDED. WEED REGULARLY, IF NEEDED.

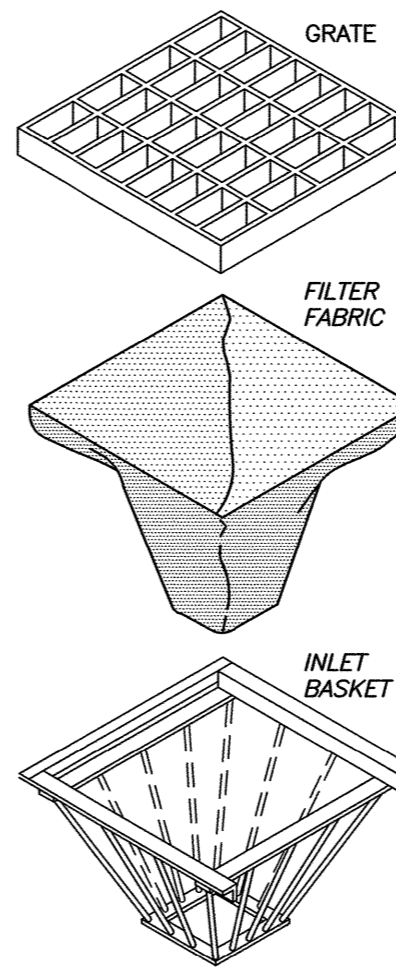
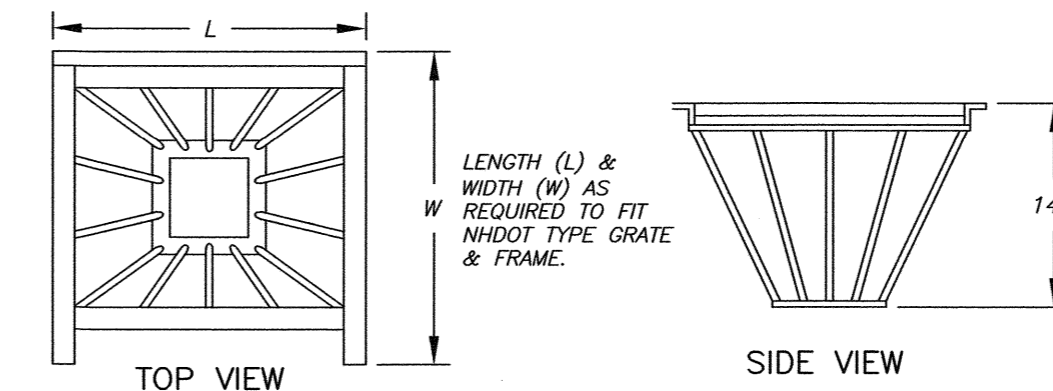


RAIN GARDEN SECTION



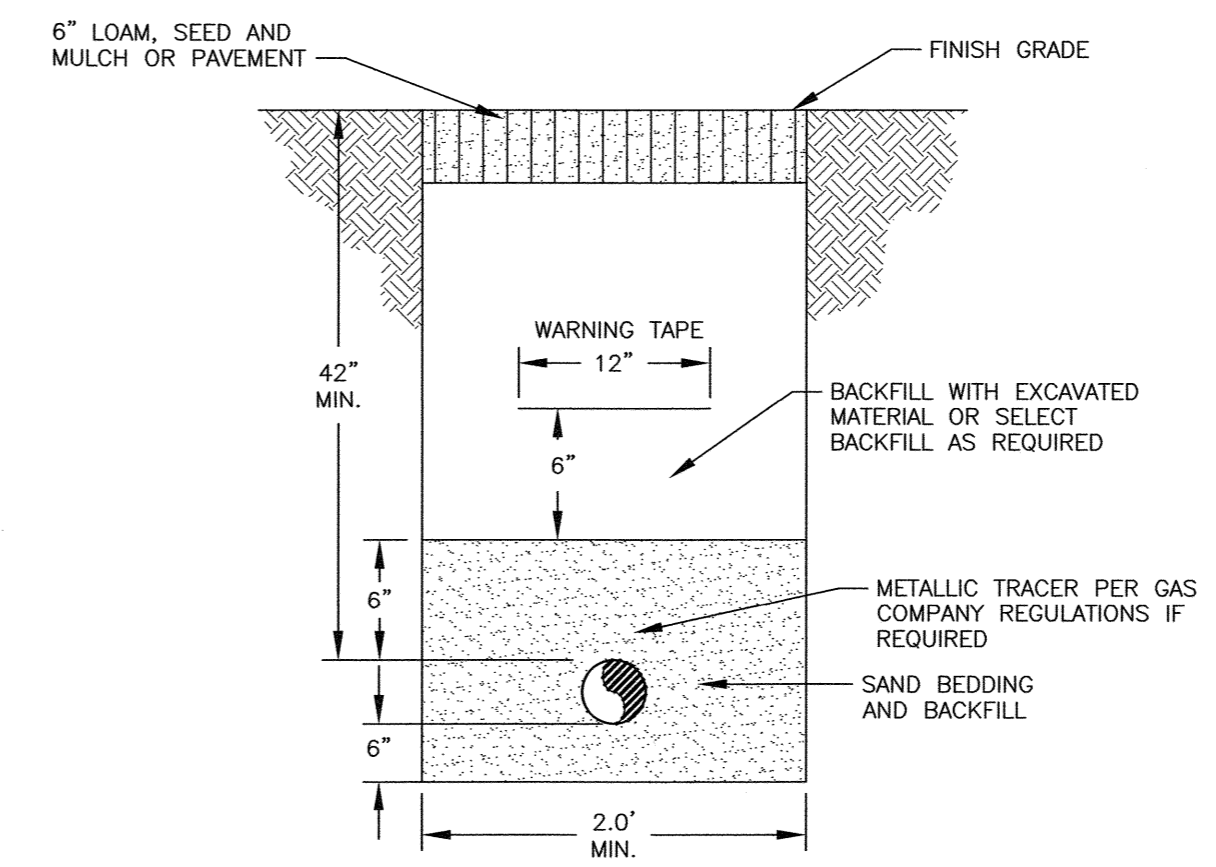
RAIN GARDEN PROFILE

L RAIN GARDEN DETAIL NTS

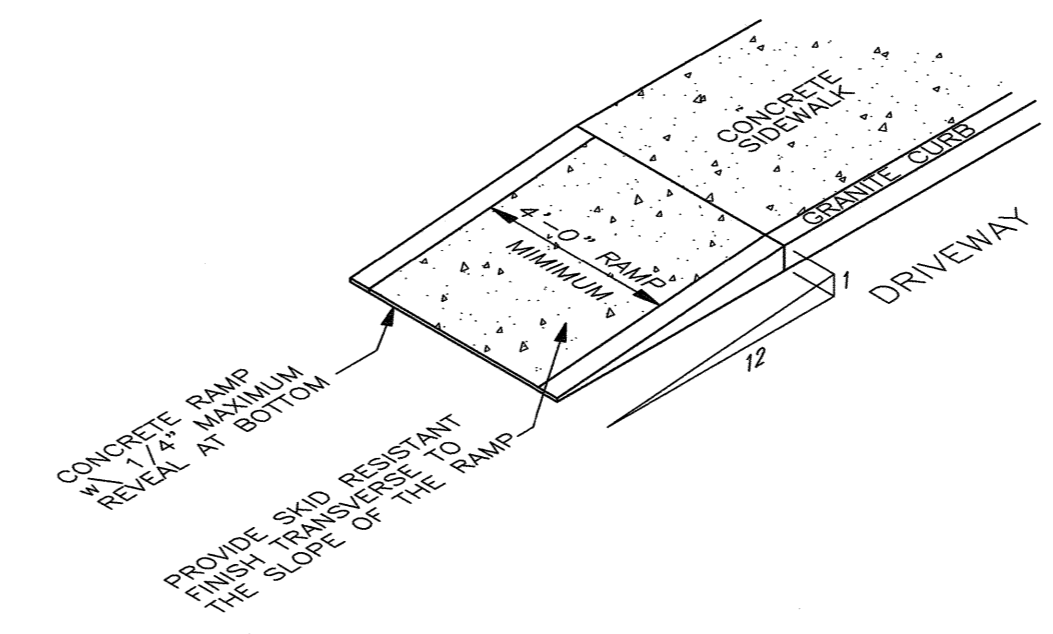


- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- 3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
-RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
-MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)
- 4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.i. (MULTIPLY THE PERMITIVITY IN SEC.-1 FROM ASTM 5449-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)
- 5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
- 6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

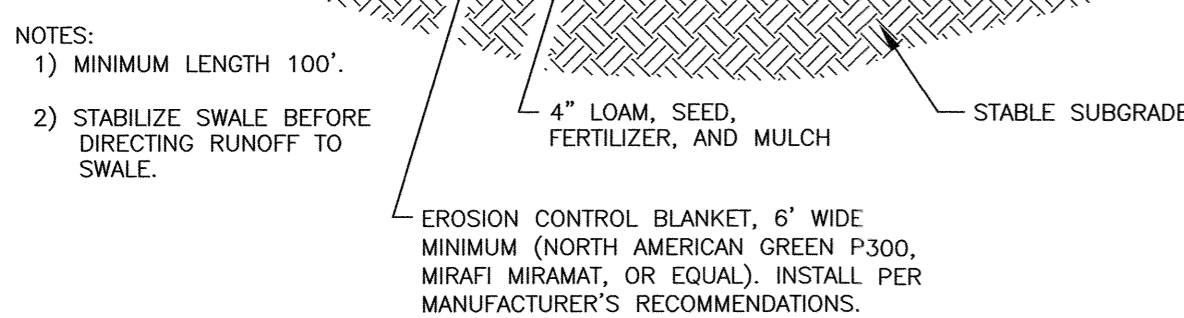
O CATCH BASIN INLET BASKET NTS



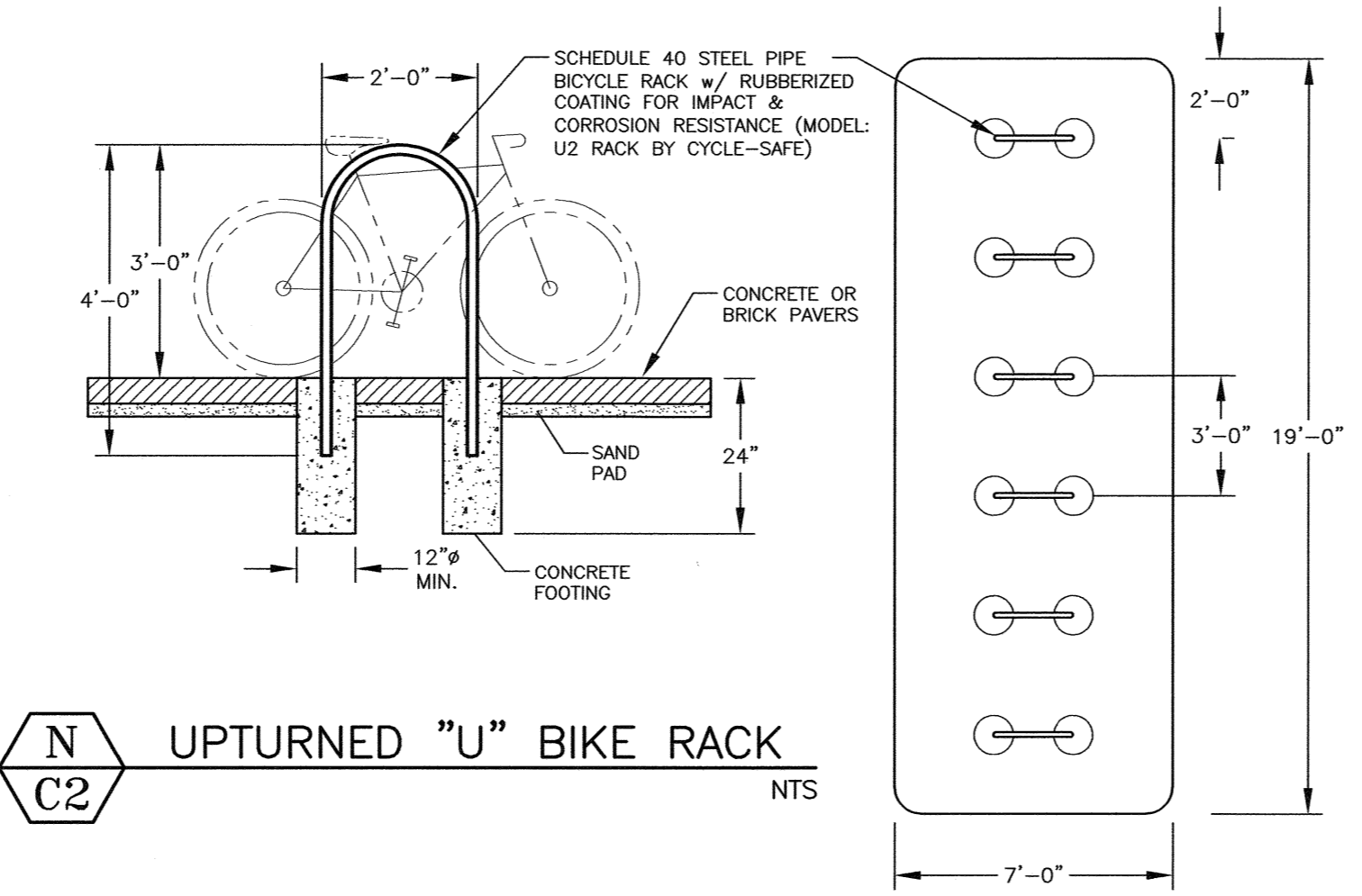
P GAS SERVICE TRENCH POTENTIAL SERVICE TBD NTS



Q TYPICAL SIDEWALK TIP DOWN NTS



M VEGETATED TREATMENT SWALE NTS



N UPTURNED \"U\" BIKE RACK NTS

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PROJECT
SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE
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DATE MAY 2024	SCALE SCALE: NTS
DRAWN BY SJR	DESIGNED BY JRC
CHECKED BY JRC	
PROJECT No. 5010175.843.03	FIELD BOOK & PAGE FB 85 PG 1
DRAWING No.	REV.

SHEET 7 **D3**

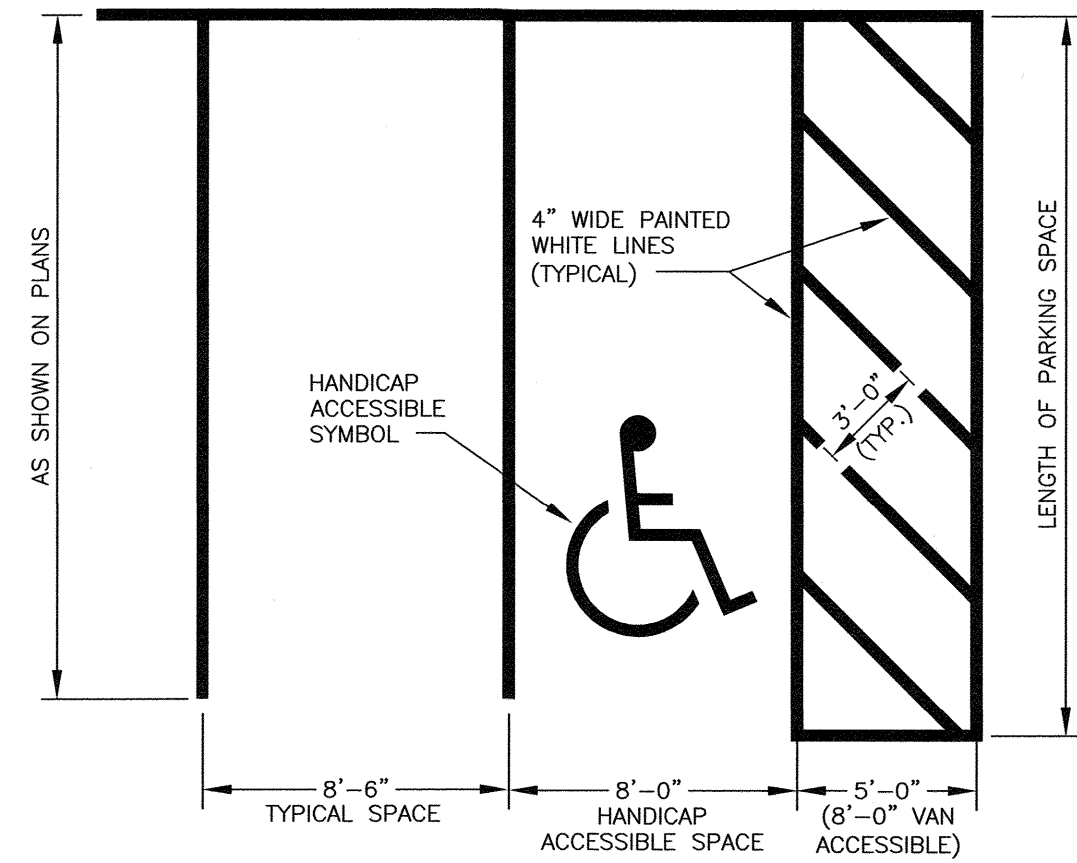
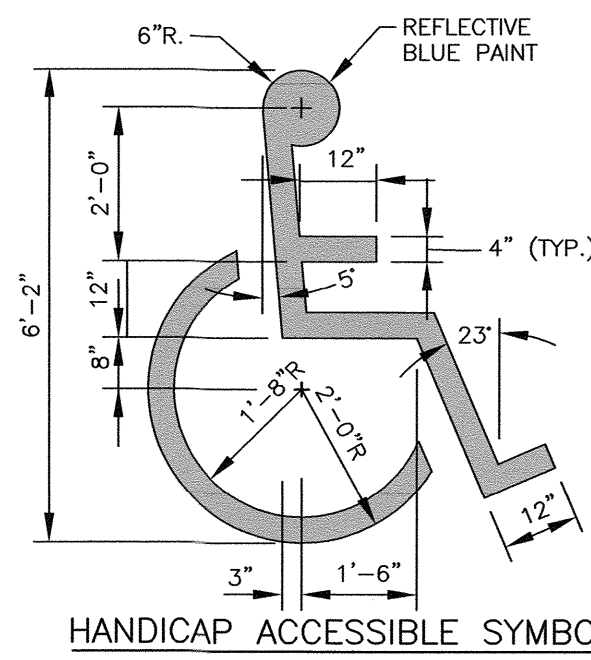


R7-8a
12" x 18"
SIGN ON BOLLARD
EACH SPACE
SHALL HAVE
THIS SIGN
DISPLAYED PER
ADA CODE

SIGNAGE
LEGEND SYMBOL

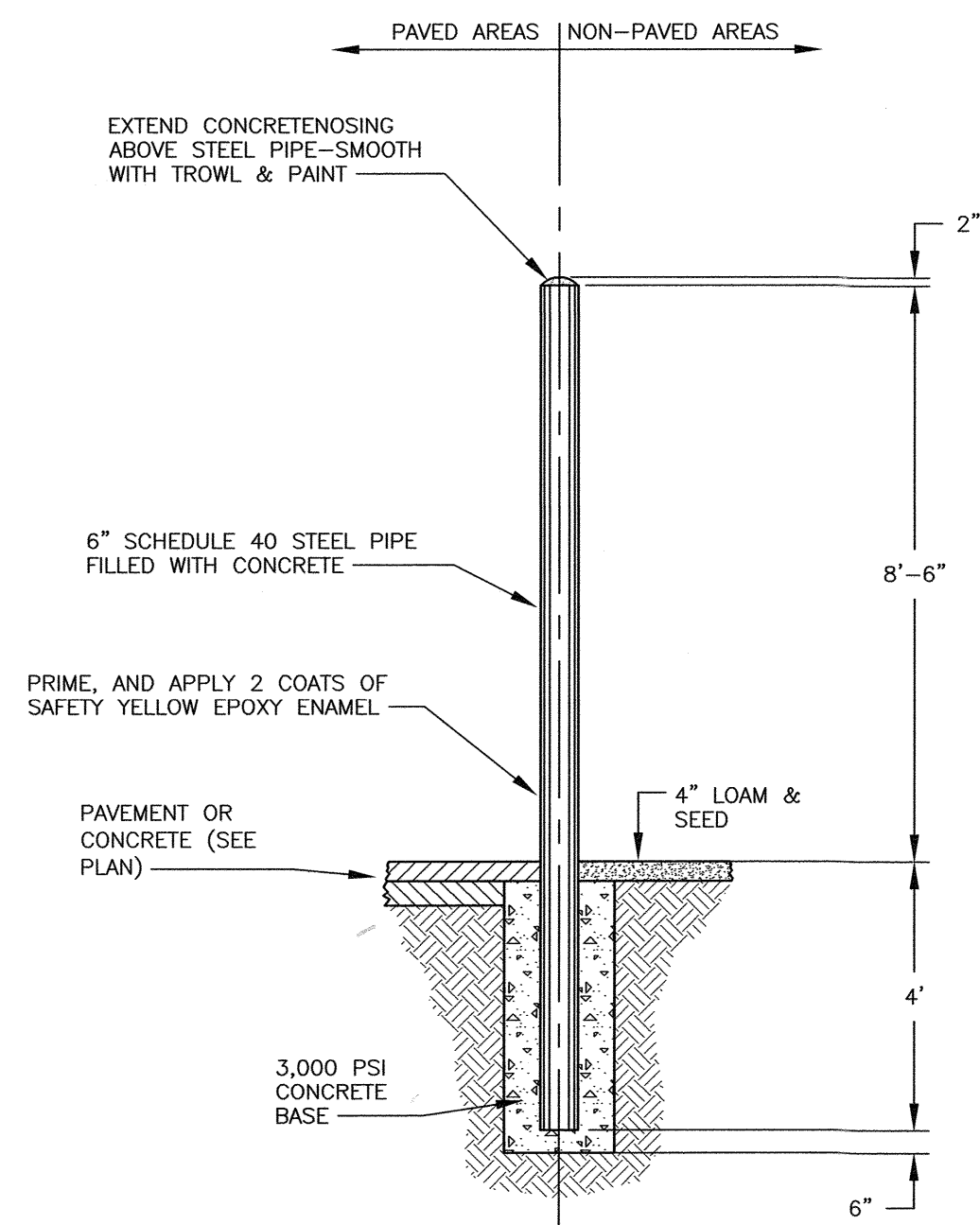


PROVIDE SIGN AND
BOLLARD (PER ADA
CODE) AT EACH HANDICAP
ACCESSIBLE SPACE

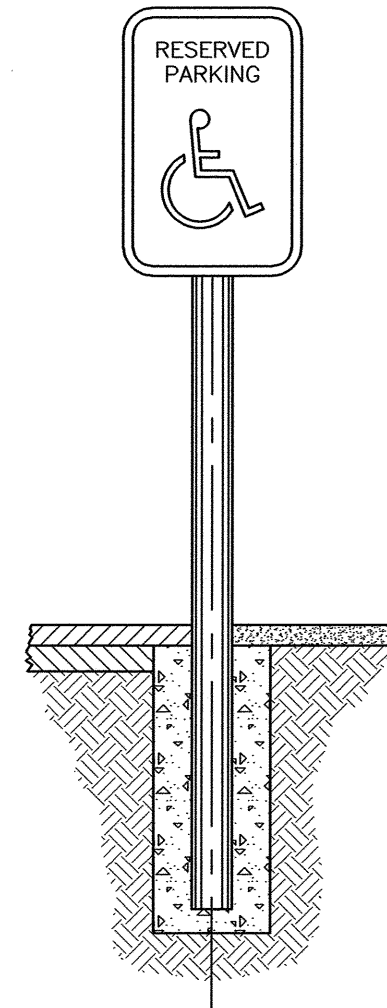


NOTES:

- 1) SYMBOL TO BE PAINTED IN ALL HANDICAPPED SPACES.
- 2) SYMBOL, PAINT AND SIGNAGE TO CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA).
- 3) ALL VAN ACCESSIBLE SPACES SHALL HAVE "VAN ACCESSIBLE" PLATE INSTALLED ON SIGN POST BELOW HANDICAP SIGN.



BOLLARD DETAIL



BOLLARD WITH SIGN



ADA PARKING DETAIL

NTS

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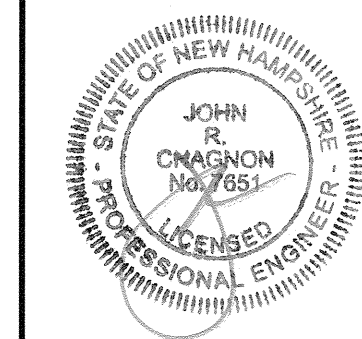
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