

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

WORK SESSION

**Conference Room A
City Hall, Municipal Complex, 1 Junkins Avenue**

2:00 PM

August 13, 2024

AGENDA

- | | | |
|----------------|--|--|
| 2:00 PM | 100 Borthwick Avenue
Northeast Credit Union, Owner
Apex Design, Engineer
(LUTW-24-9) | Subdivision |
| 2:30 PM | 165 Deer Street
Deer Street Hospitality LLC, Owner
Gorrill Palmer, Engineer
(LU-19-242) | Parking Demand Analysis for CUP |
| 3:00 PM | 282 Corporate Drive
Shaines & McEachern Company, Owner
Ambit Engineering INC, Engineer
(LUTW-24-10) | Site Plan Review |

Authorization Form

Dr. Alexander Slocum and Dan Humphrey, of Stonefish, LLC, authorize Apex Design Build and Allen & Major Associates, Inc., to act as an agent on behalf of Stonefish, LLC. We authorize Apex Design Build and Allen & Major Associates, Inc. to sign any permit related documents and to speak on our behalf regarding the proposed project at 100 Borthwick Ave, Portsmouth, New Hampshire.

DocuSigned by:
Alexander H Slocum
3D12526EBF66412

Signature

Dr. Alexander Slocum

Name

7/30/2024 | 2:03:47 PM CDT

Date

DocuSigned by:
Dan Humphrey
B10562B64A1247B

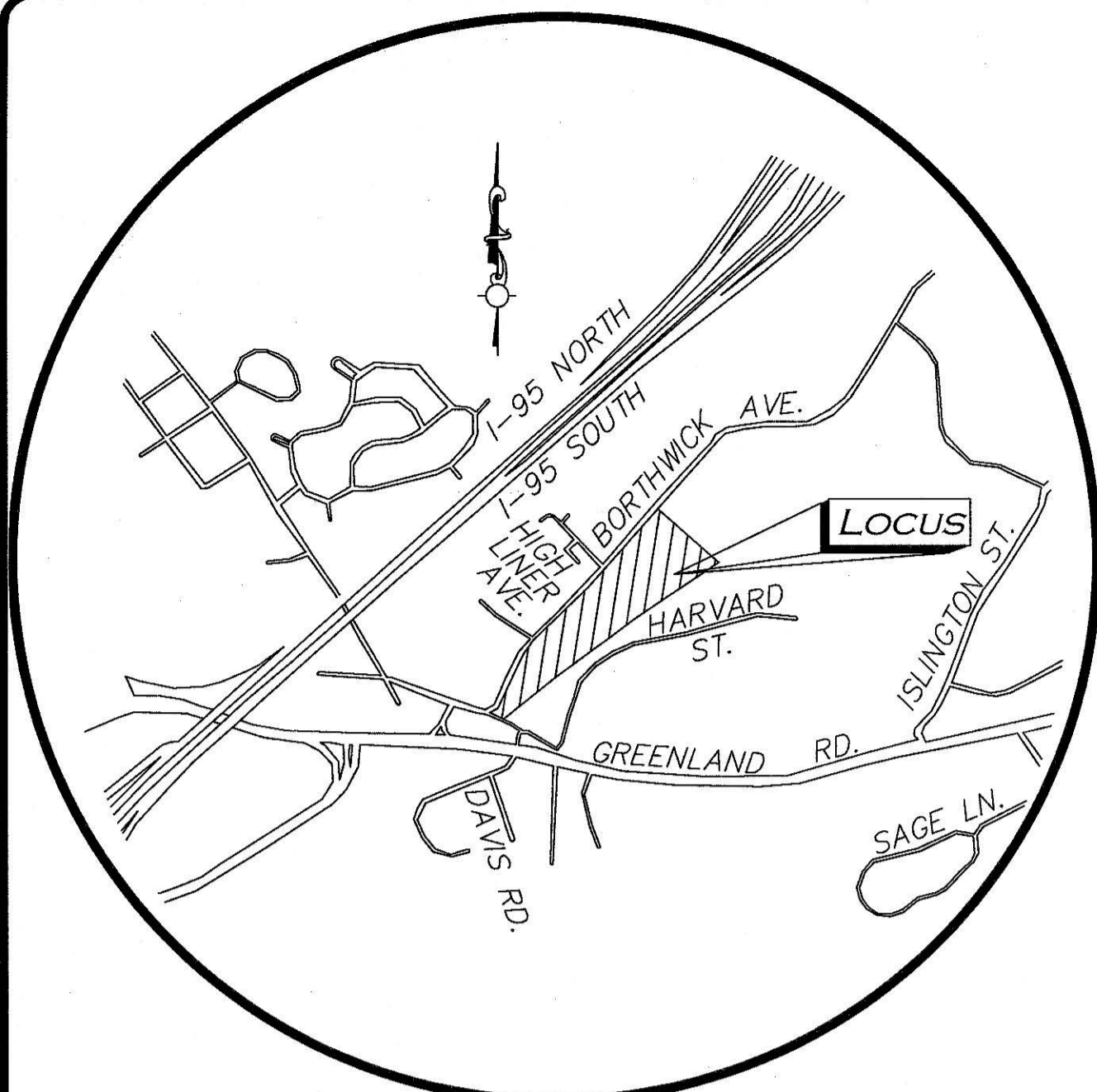
Signature

Dan Humphrey

Name

7/29/2024 | 12:47:02 PM CDT

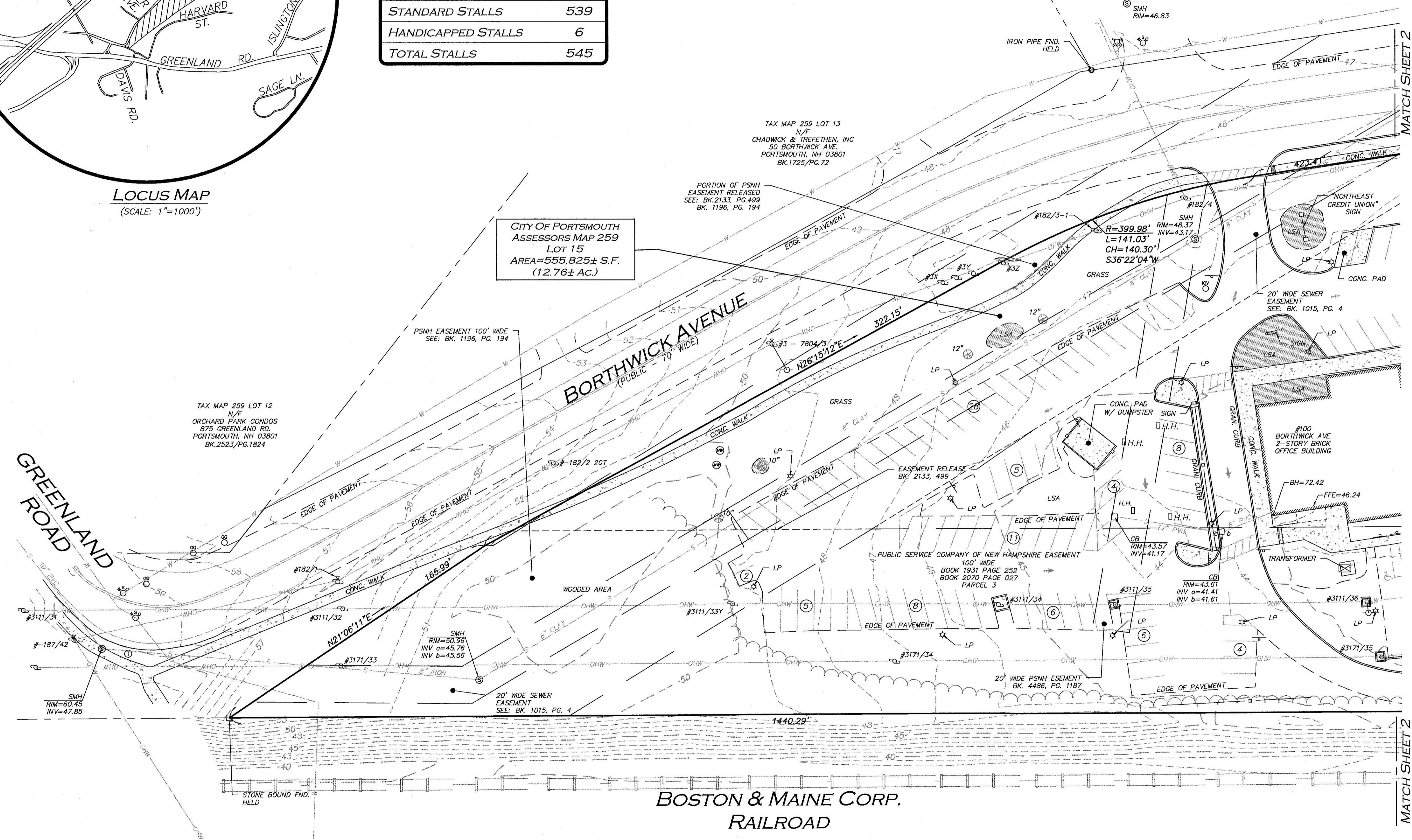
Date



LOCUS MAP
(SCALE: 1"=1000')

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	COTTON GIN SPINDLE IN UP#182/6	39.66
2	COTTON GIN SPINDLE IN UP#2	50.65

PARKING SUMMARY	
STANDARD STALLS	539
HANDICAPPED STALLS	6
TOTAL STALLS	545



CITY OF PORTSMOUTH
ASSESSORS MAP 259
LOT 15
AREA=555,825± S.F.
(12.76± AC.)

TAX MAP 259 LOT 12
N/F
ORCHARD PARK CONDOS
875 GREENLAND RD.
PORTSMOUTH, NH 03801
BK.2523/PG.1824

TAX MAP 259 LOT 13
N/F
CHADWICK & TREFETHEN, INC
50 BORTHWICK AVE.
PORTSMOUTH, NH 03801
BK.1725/PG.72

PORTION OF PSNH
EASEMENT RELEASED
SEE: BK.2133, PG.499
BK.1196, PG.194

PSNH EASEMENT 100' WIDE
SEE: BK.1196, PG.194

EASEMENT RELEASE
BK.2133, 499

PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE EASEMENT
100' WIDE
BOOK 1931 PAGE 252
BOOK 2070 PAGE 027
PARCEL 3

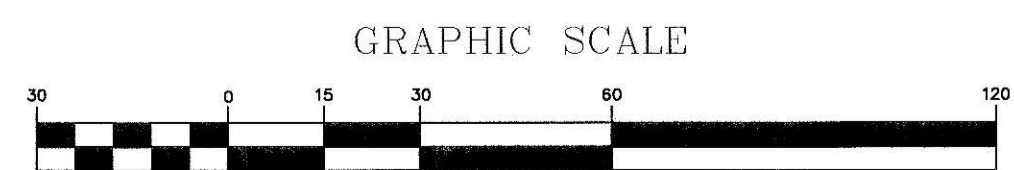
20' WIDE PSNH ESEMENT
BK. 4486, PG. 1187

20' WIDE SEWER
EASEMENT
SEE: BK. 1015, PG. 4



BOSTON & MAINE CORP.
RAILROAD

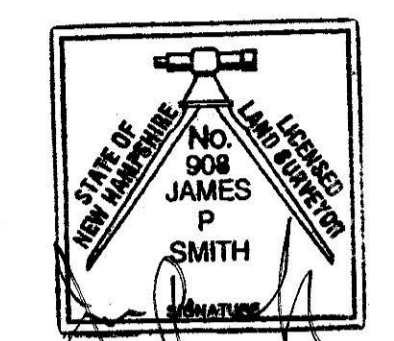
- NOTES**
- SEE SHEET 3 FOR UTILITY STATEMENT AND LEGEND.
 - SEE SHEET 4 FOR NOTES, LOCUS REFERENCES, AND PLAN REFERENCES.



R:\PROJECTS\3250-02\SURVEY\DRAWINGS\CURRENT\S-3250-02-EC.DWG

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 14, 2024 AND JULY 1, 2024 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.
THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X - "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH NEW HAMPSHIRE ROCKINGHAM COUNTY COMMUNITY PANEL NUMBER 33015C0270F HAVING AN EFFECTIVE DATE OF JANUARY 1, 2021.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

7-9-24
DATE

REV	DATE	DESCRIPTION

APPLICANT:
STONEFISH, LLC
875 GREENLAND RD. UNIT C8
PORTSMOUTH, NH 03801

OWNER:
NORTH EAST CREDIT UNION
PO BOX 1240
PORTSMOUTH, NH 03802

PROJECT:
TM 259 LOT 15
100 BORTHWICK AVE.
PORTSMOUTH, NH

PROJECT NO. 3250-02 DATE: 7/08/24

SCALE: 1" = 30' DWG. NAME: S-3250-02-EC

DRAFTED BY: CTP CHECKED BY: JPS

PREPARED BY:

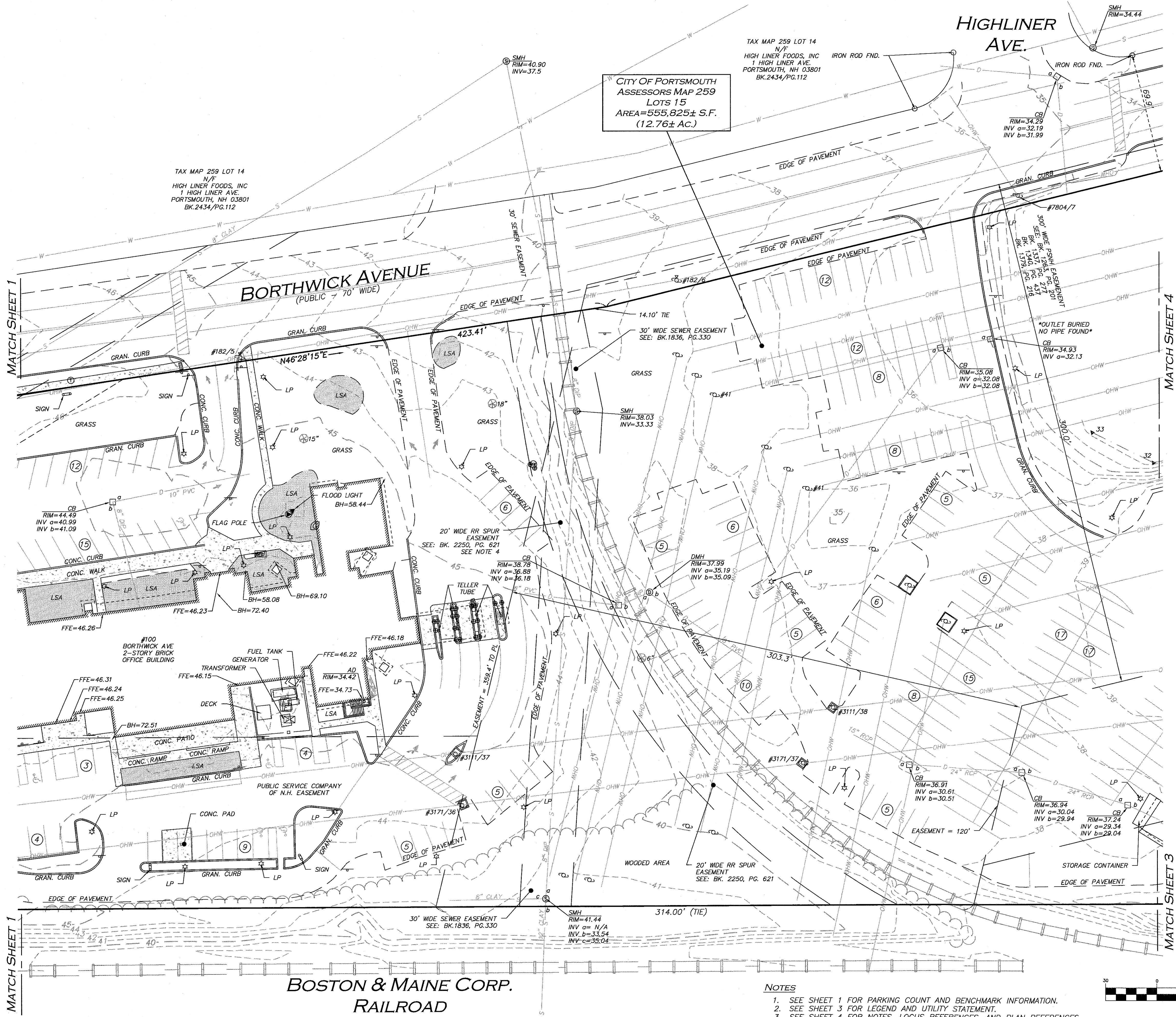
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:	SHEET NO.
EXISTING CONDITIONS	1

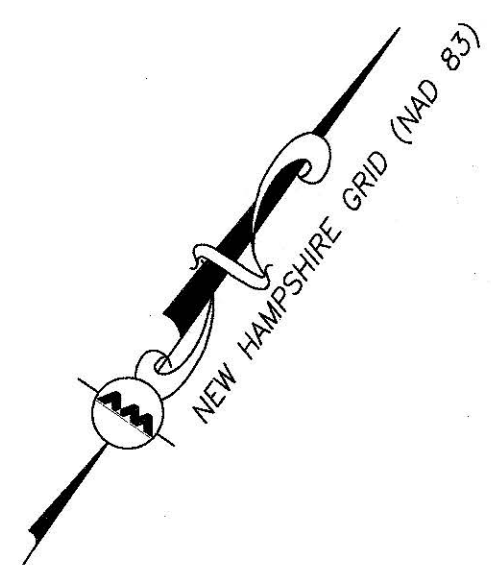
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CITY OF PORTSMOUTH
ASSESSORS MAP 259
LOTS 15
AREA=555,825± S.F.
(12.76± AC.)

TAX MAP 259 LOT 14
N/F
HIGH LINER FOODS, INC
1 HIGH LINER AVE
PORTSMOUTH, NH 03801
BK.2434/PG.112

TAX MAP 259 LOT 14
N/F
HIGH LINER FOODS, INC
1 HIGH LINER AVE
PORTSMOUTH, NH 03801
BK.2434/PG.112



MATCH SHEET 1

MATCH SHEET 4

MATCH SHEET 1

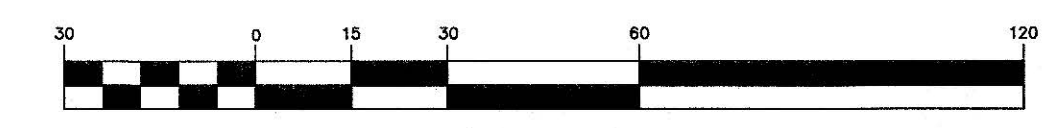
MATCH SHEET 3

**BOSTON & MAINE CORP.
RAILROAD**

NOTES

1. SEE SHEET 1 FOR PARKING COUNT AND BENCHMARK INFORMATION.
2. SEE SHEET 3 FOR LEGEND AND UTILITY STATEMENT.
3. SEE SHEET 4 FOR NOTES, LOCUS REFERENCES, AND PLAN REFERENCES.

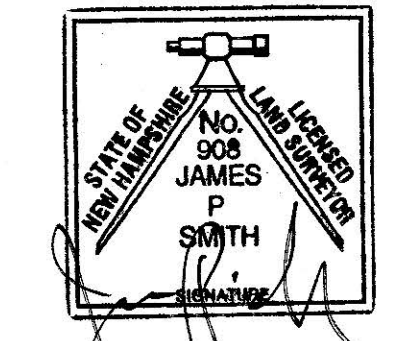
GRAPHIC SCALE



R:\PROJECTS\3250-02\SURVEY\DRAWINGS\CURRENT\5-3250-02-EC.DWG

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ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

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PORTSMOUTH, NH 03801

OWNER:
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PROJECT:
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PORTSMOUTH, NH

PROJECT NO. 3250-02 DATE: 7/08/24

SCALE: 1" = 30' DWG. NAME: 5-3250-02-EC

DRAFTED BY: CTP CHECKED BY: JPS

PREPARED BY:

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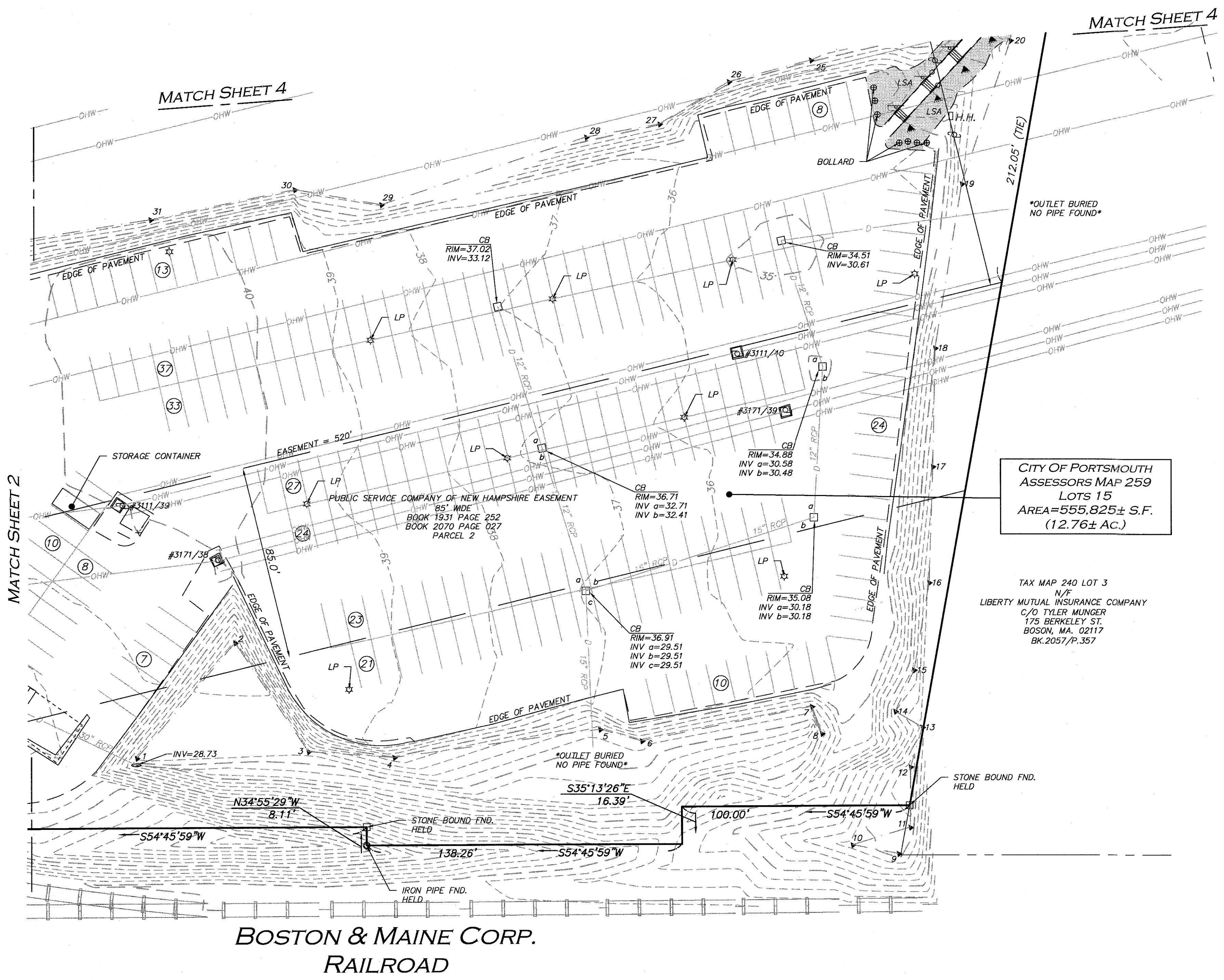
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DRAWING TITLE: **EXISTING CONDITIONS** SHEET NO. **2**

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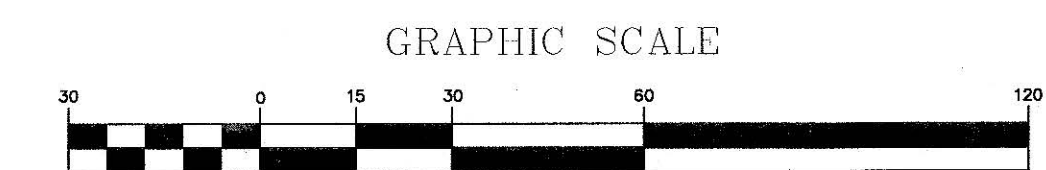
LEGEND			
IRON PIPE (IP)	○	LIGHT	☆
IRON ROD (IR)	◦	FLOODLIGHT	▲
DRAIN MANHOLE (DMH)	⊙	TREE	⊗
SEWER MANHOLE (SMH)	⊕	AREA DRAIN	○
ELECTRIC MANHOLE (EMH)	⊖	SIGN	⊖
TELEPHONE MANHOLE (TMH)	⊗	SIGN	⊖
CATCH BASIN (CB)	⊠	MAILBOX	⊠
ROUND CATCH BASIN (RCB)	⊡	TRANSFORMER	⊠
UTILITY POLE	⊙	MONITOR WELL	⊙
UTILITY POLE W/LIGHT	⊙	WETLAND FLAG	⊙
GUY WIRE	—	ELECTRIC BOX	⊙
FIRE HYDRANT	⊙	FLAG POLE	⊙
WATER GATE	⊙	GAS METER	⊙
GAS GATE	⊙	HANDICAPPED PARKING SPACE	⊙
BOLLARD	⊙	IRRIGATION CONTROL VALVE	⊙
INVERT (INV)	—		
		PAINTED ARROW	→
		PARKING SPACE COUNT	⑬
		CONCRETE	▨
		LANDSCAPED AREA (LSA)	▨
		WETLAND AREA	▨
		BUILDING	▨
		BUILDING OVERHANG	▨
		WETLAND	▨
		BUFFER ZONE	▨
		EASEMENT LINE	▨
		1' CONTOUR	---5.3---
		5' CONTOUR	---5.5---
		PROPERTY LINE	▨
		ABUTTERS LINE	▨
		CONCRETE RETAINING WALL	▨
		TREE LINE	▨
		EDGE OF PAVEMENT	▨
		CURB	▨
		CHAIN LINK FENCE	▨
		STOCKADE FENCE	▨
		VINYL FENCE	▨
		GUARDRAIL	▨
		WATER LINE	—W—
		SEWER LINE	—S—
		DRAIN LINE	—D—
		GAS LINE	—G—
		ELECTRIC LINE	—E—
		TELEPHONE LINE	—T—
		OVERHEAD WIRES	—OHW—
		FINISHED FLOOR ELEVATION	FFE
		BITUMINOUS	BIT.
		CONCRETE	CONC.
		GRANITE	GRAN.
		BOTTOM CENTER	(BC)
		REINFORCED CONCRETE PIPE	RCP
		POLYVINYL CHLORIDE PIPE	PVC
		CORRUGATED METAL PIPE	CMP
		CAST IRON PIPE	CI
		DUCTILE IRON PIPE	DI
		STONE BOUND W/DRILL HOLE	SB/DH
		CONC. BOUND W/DRILL HOLE	CB/DH
		FOUND	FND
		NOW OR FORMERLY	N/F
		BOOK	BK.
		PAGE	PG.
		BUILDING HEIGHT	BH



- NOTES**
- SEE SHEET 1 FOR PARKING COUNT AND BENCHMARK INFORMATION.
 - SEE SHEET 4 FOR NOTES, LOCUS REFERENCES, AND PLAN REFERENCES.

UTILITY STATEMENT

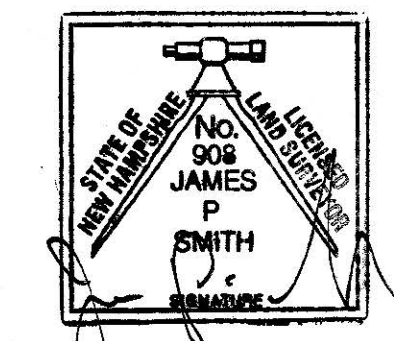
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



R:\PROJECTS\3250-02\SURVEY\DRAWINGS\CURRENT\S-3250-02-EC.DWG

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ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

7-9-24 DATE

REV	DATE	DESCRIPTION

APPLICANT:
STONEFISH, LLC
 875 GREENLAND RD. UNIT C8
 PORTSMOUTH, NH 03801

OWNER:
NORTH EAST CREDIT UNION
 PO BOX 1240
 PORTSMOUTH, NH 03802

APPLICANT/OWNER:
JEFF KILBURG
 9550 W. HIGGINS RD SUITE 170
 ROSEMONT, IL 60018

PROJECT:
TM 259 LOT 15
100 BORTHWICK AVE.
PORTSMOUTH, NH

PROJECT NO. 3250-02 DATE: 7/08/24

SCALE: 1" = 30' DWG. NAME: S-3250-02-EC

DRAFTED BY: CTP CHECKED BY: JPS

PREPARED BY:

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 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.aandm.com
 400 HARVEY ROAD
 MANCHESTER, NH 03103
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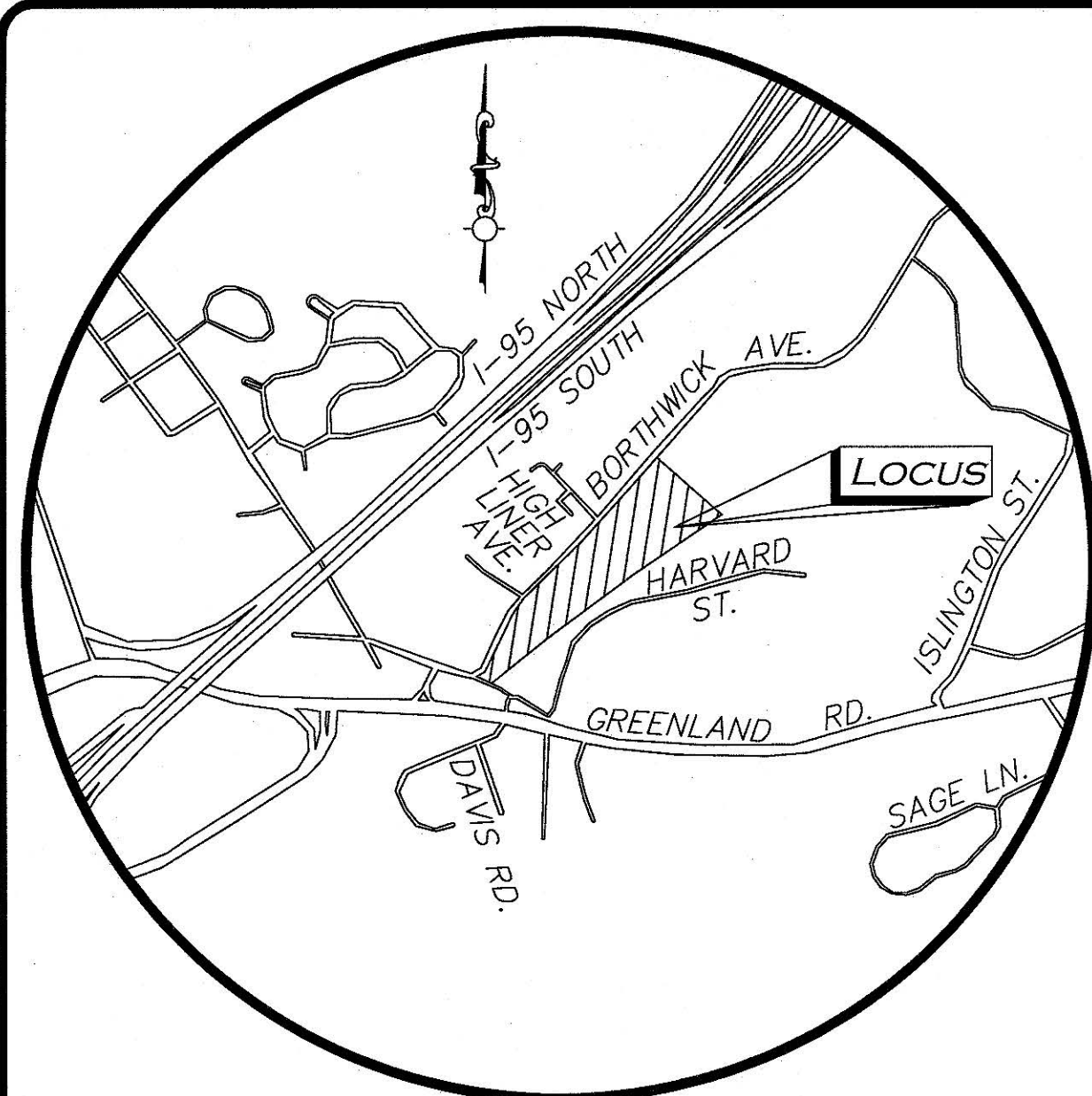
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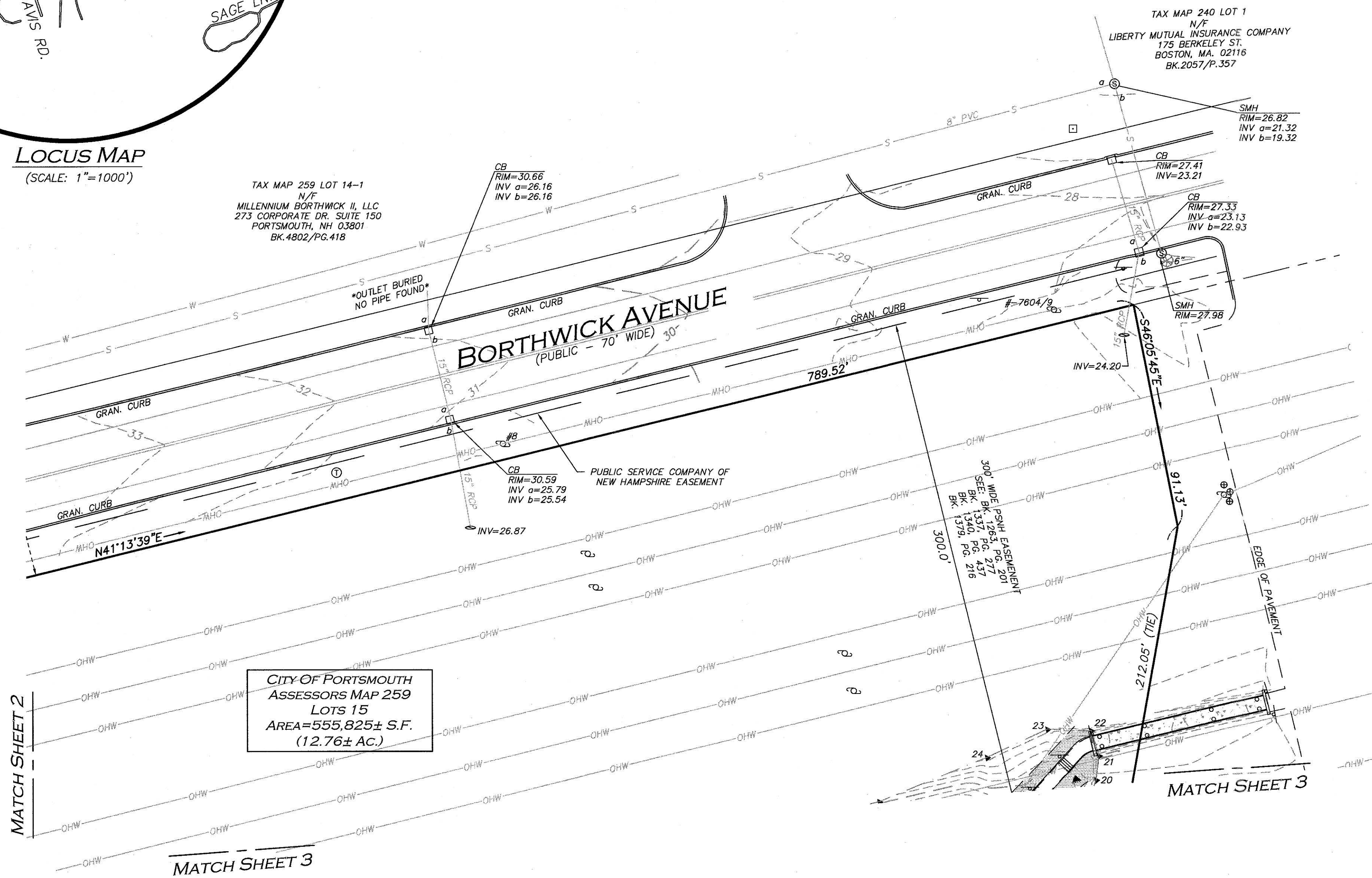
DRAWING TITLE: PROPERTY LINE / EXISTING CONDITIONS

SHEET No. 3

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LOCUS MAP
(SCALE: 1"=1000')



CITY OF PORTSMOUTH
ASSESSORS MAP 259
LOTS 15
AREA=555,825± S.F.
(12.76± AC.)

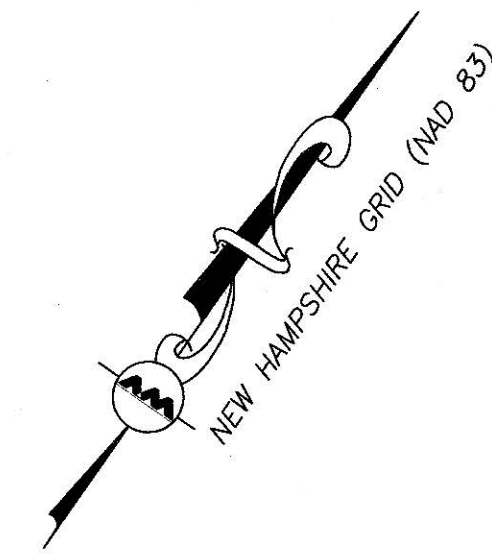
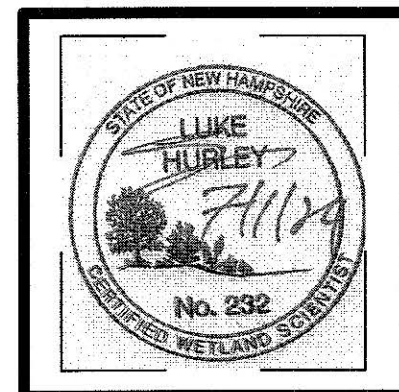
MATCH SHEET 2

MATCH SHEET 3

HURLEY ENVIRONMENTAL & LAND PLANNING, LLC
P.O. BOX 356
EPSOM, NH 03234
(603) 583-1745

THE WETLAND DELINEATION WAS PERFORMED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC, JUNE 2024, UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE(2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSIONS 3.5 (2020).



NOTES

- SEE SHEET 1 FOR PARKING COUNT AND BENCHMARK INFORMATION.
- SEE SHEET 3 FOR UTILITY STATEMENT AND LEGEND.

LOCUS REFERENCES

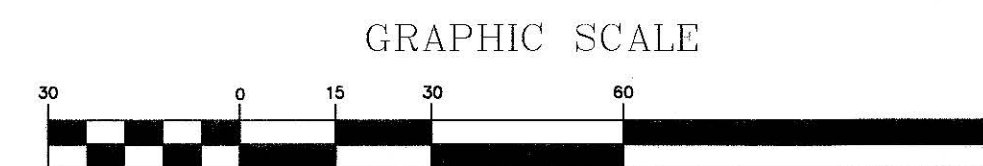
- CITY OF PORTSMOUTH TAX MAP 259, LOT 15
- R.C.R.D. BOOK 2270, PAGE 345

PLAN REFERENCES

- PLAN ENTITLED, "PLAN OF A PORTION OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H.", SCALE 1"=60', DATED DECEMBER 1975, PREPARED BY JOHN W. DURGIN, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-5695.
- PLAN ENTITLED, "SITE PLAN OF ORCHARD PARK CONDOMINIUMS", SCALE 1"=40', DATED OCTOBER 10, 1985, PREPARED BY KIMBALL CHASE COMPANY, INC. AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-14238.
- PLAN ENTITLED, "PLAN OF LAND MAP 240, LOTS 1 & 3 PORTSMOUTH, NEW HAMPSHIRE", SCALE 1"=60', DATED JUNE 13, 2005, PREPARED BY VHB, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-33833.
- PLAN ENTITLED, "SUBDIVISION PLAN FOR NATIONAL SEA PRODUCTS INCORPORATED HIGHLINER AVENUE/ BORTHWICK AVENUE COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE 1"=100', DATED OCTOBER JUNE 25, 1997, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-25842.
- PLAN ENTITLED, "REVISED PLAN OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H." SCALE 1"=60', DATED AUGUST 31, 1966, PREPARED BY JOHN W. DURGIN AND ON FILE AT THE R.C.R.D. AS PLAN #770.
- PLAN ENTITLED, "PLAN OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H." SCALE 1"=60', DATED JANUARY, 1964, PREPARED BY JOHN W. DURGIN AND ON FILE AT THE R.C.R.D. AS PLAN NO. 262.
- PLAN ENTITLED, "STANDARD BOUNDARY SURVEY" DATED JUNE 2004, PREPARED BY AMBIT ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS AND RECEIVED ON JUNE 17, 2024.
- PLAN ENTITLED, "EASEMENT PLAN MAP 259-LOT 15 NORTHEAST CREDIT UNION TO PSNH" DATED MARCH 2005, PREPARED BY AMBIT ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS AND ON FILE AT R.C.R.D AS PLAN NO. D-32670.

NOTES

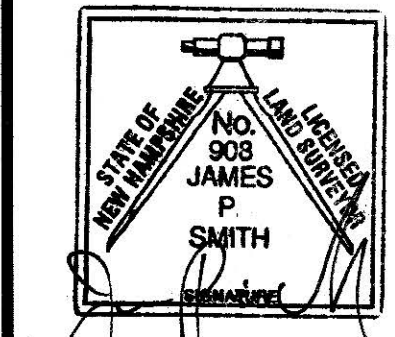
- NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BRENTWOOD, NH.
- VERTICAL DATUM IS NAVD 88.
- CONTOUR INTERVALS ARE ONE FOOT (1').
- WETLANDS DELINEATED BY LUKE HURLEY, NH WETLAND SCIENTIST.
- RAILROAD SPUR WAS CONSTRUCTED OUTSIDE OF RECORD EASEMENT.
- SEE EXISTING CONDITIONS PLAN SET, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. WITH THE SAME DATE. ONLY THIS PLAN TO BE USED FOR SUBDIVISION RECORDING PURPOSES.
- SEE: BK. 4486, PG. 2595 EASEMENT TO CITY OF PORTSMOUTH FOR GROUNDWATER MONITORING.
- SEE: BK. 1374, PG. 142 35' WIDE EASEMENT TO ALLIED NH GAS COMPANY. SPECIFIC LOCATION NOT IDENTIFIED, BLANKET IN NATURE.
- SEE: BK. 835, PG. 493 FOR EASEMENT TO NH GAS & ELECTRIC COMPANY. BELIEVED TO BE AN OVERLAPPING EASEMENT THAT WAS DISCONTINUED IN BK. 2133, PG. 499.



R:\PROJECTS\3250-02\SURVEY\DRAWINGS\CURRENT\S-3250-02-EG.DWG

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SCALE:	1" = 30'	DWG. NAME:	S-3250-02-EC
DRAFTED BY:	CTP	CHECKED BY:	JPS

PREPARED BY:

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environmental consulting • landscape architecture
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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

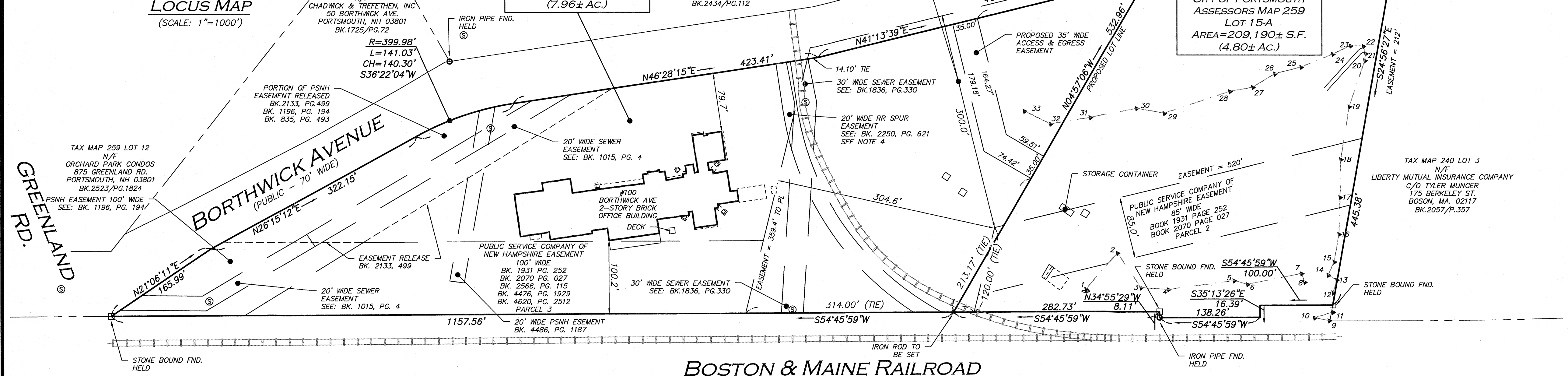
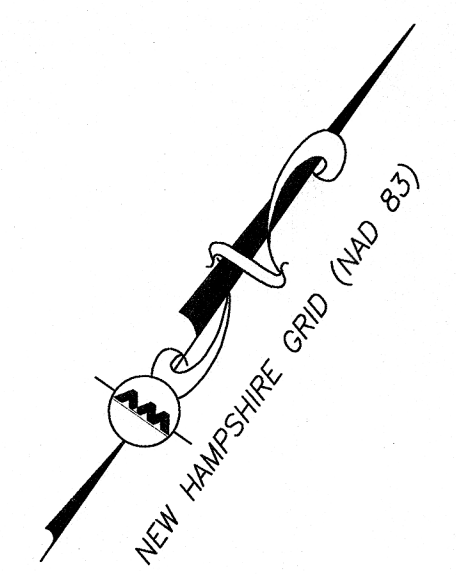
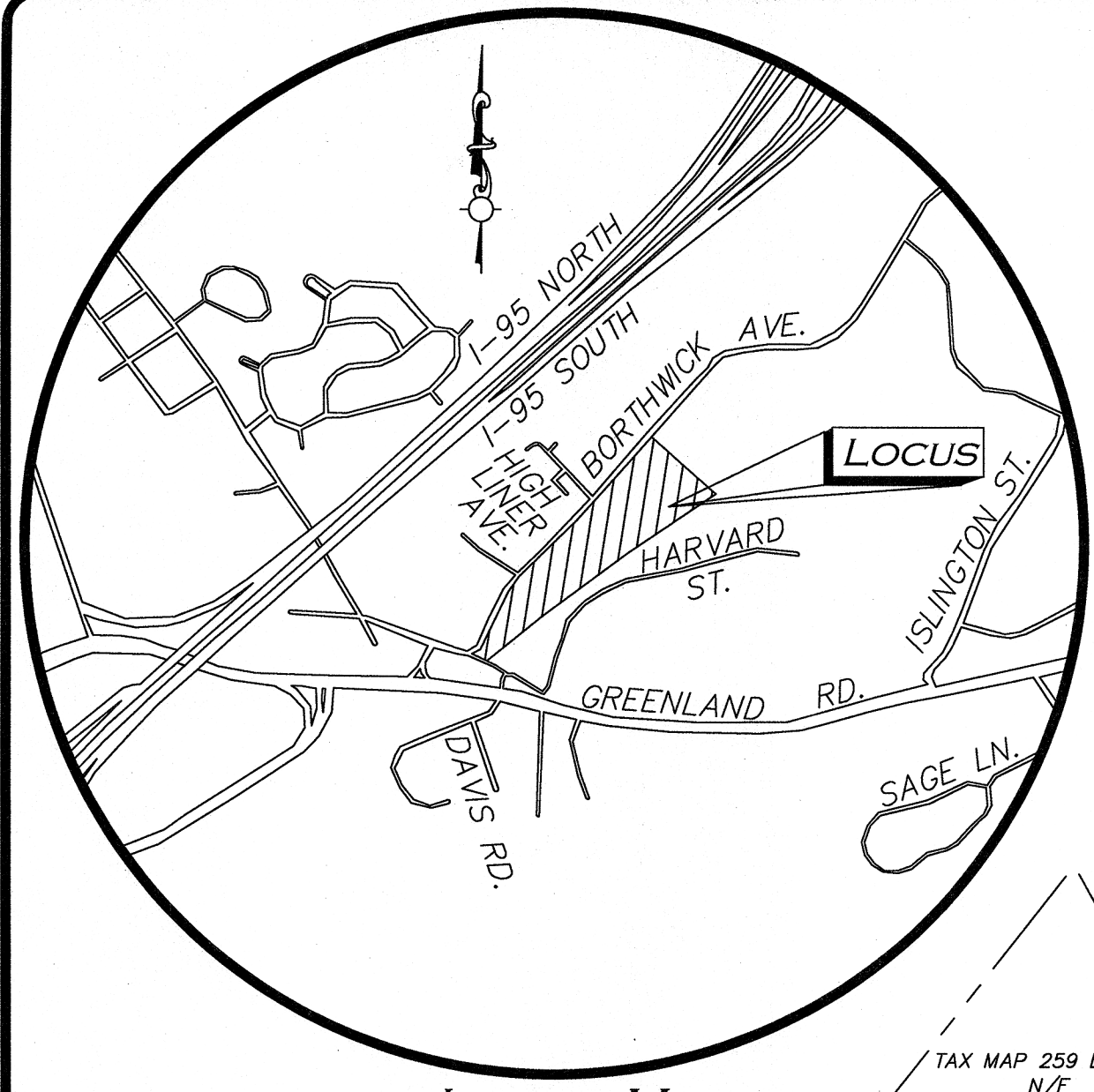
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DRAWING TITLE:	SHEET No.
EXISTING CONDITIONS	4

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ZONING TABLE - OFFICE/RESEARCH DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED 259-15	PROPOSED 259-15A
LOT AREA (MIN)	3 Ac.	12.76	7.96 AC.	4.80 AC.
LOT FRONTAGE (MIN)	300'	1842.10'	1518.5'	323.60
LOT DEPTH (MIN)	300'	337' AVG.	337' AVG.	460'
FRONT YARD SETBACK (MIN)	50'	79.7'	79.7'	NO BLDG.
SIDE YARD SETBACK (MIN)	75'	829'	332'	NO BLDG.
REAR YARD SETBACK (MIN)	50'	100.2'	100.2'	NO BLDG.
OPEN SPACE (MIN)	30%	48%	45%	53%
BUILDING COVERAGE (MAX)	30%	4%	4%	NO BLDG.
BUILDING HEIGHT (MAX)	60'	72'	72'	NO BLDG.



TAX MAP 259 LOT 12
N/F
ORCHARD PARK CONDOS
875 GREENLAND RD.
PORTSMOUTH, NH 03801
BK. 2523/P. 1824

TAX MAP 259 LOT 13
N/F
CHADWICK & TREFETHEN, INC.
50 BORTHWICK AVE.
PORTSMOUTH, NH 03801
BK. 1725/P. 72

EXISTING PARCEL
CITY OF PORTSMOUTH
ASSESSORS MAP 259
LOT 15
AREA=346,680± S.F.
(7.96± AC.)

TAX MAP 259 LOT 14
N/F
HIGH LINER FOODS, INC
1 HIGH LINER AVE.
PORTSMOUTH, NH 03801
BK. 2434/P. 112

PROPOSED NEW PARCEL
CITY OF PORTSMOUTH
ASSESSORS MAP 259
LOT 15-A
AREA=209,190± S.F.
(4.80± AC.)

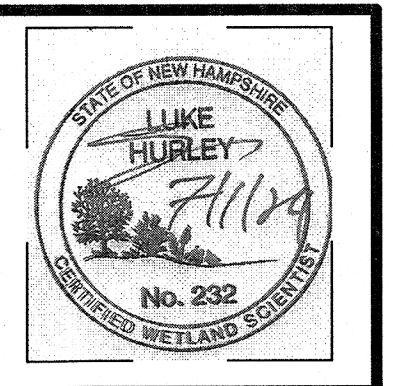
TAX MAP 240 LOT 3
N/F
LIBERTY MUTUAL INSURANCE COMPANY
C/O TYLER MUNGER
175 BERKELEY ST.
BOSTON, MA. 02117
BK. 2057/P. 357

BOSTON & MAINE RAILROAD

HURLEY ENVIRONMENTAL & LAND PLANNING, LLC
P.O. BOX 356
EPSOM, NH 03234
(603) 583-1745

THE WETLAND DELINEATION WAS PERFORMED BY HURLEY ENVIRONMENTAL & LAND PLANNING, LLC, JUNE 2024, UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS MANUAL: NORTH CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSIONS 3.5 (2020).



PLAN REFERENCES

- PLAN ENTITLED, "PLAN OF A PORTION OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H.", SCALE 1"=60', DATED DECEMBER 1975, PREPARED BY JOHN W. DURGIN, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-5695.
- PLAN ENTITLED, "SITE PLAN OF ORCHARD PARK CONDOMINIUMS", SCALE 1"=40', DATED OCTOBER 10, 1985, PREPARED BY KIMBALL CHASE COMPANY, INC, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-14238.
- PLAN ENTITLED, "PLAN OF LAND MAP 240, LOTS 1 & 3 PORTSMOUTH, NEW HAMPSHIRE", SCALE 1"=60', DATED JUNE 13, 2005, PREPARED BY VHB, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-33833.
- PLAN ENTITLED, "SUBDIVISION PLAN FOR NATIONAL SEA PRODUCTS INCORPORATED HIGHLINER AVENUE/ BORTHWICK AVENUE COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE 1"=100', DATED OCTOBER 25, 1997, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, AND ON FILE AT THE R.C.R.D. AS PLAN NO. D-25842.
- PLAN ENTITLED, "REVISED PLAN OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H." SCALE 1"=60', DATED AUGUST 31, 1966, PREPARED BY JOHN W. DURGIN AND ON FILE AT THE R.C.R.D. AS PLAN #770.
- PLAN ENTITLED, "PLAN OF BORTHWICK INDUSTRIAL PARK PORTSMOUTH, N.H." SCALE 1"=60', DATED JANUARY, 1964, PREPARED BY JOHN W. DURGIN AND ON FILE AT THE R.C.R.D. AS PLAN NO. 262.
- PLAN ENTITLED, "STANDARD BOUNDARY SURVEY" DATED JUNE 2004, PREPARED BY AMBIT ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS AND RECEIVED ON JUNE 17, 2024.
- PLAN ENTITLED, "EASEMENT PLAN MAP 259-LOT 15 NORTHEAST CREDIT UNION TO PSNH" DATED MARCH 2005, PREPARED BY AMBIT ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS AND ON FILE AT R.C.R.D AS PLAN NO. D-32670.

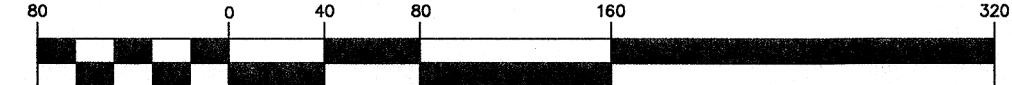
LOCUS REFERENCES

- CITY OF PORTSMOUTH TAX MAP 259, LOT 15
- R.C.R.D. BOOK 2270, PAGE 345

NOTES

- NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BRENTWOOD, NH
- WETLANDS DELINEATED BY LUKE HURLEY, NH WETLAND SCIENTIST.
- RAILROAD SPUR WAS CONSTRUCTED OUTSIDE OF RECORD EASEMENT.
- PROPOSED NEW PARCEL MAP 259 LOT 15-A IS CURRENTLY USED AS A PARKING AREA.
- SEE EXISTING CONDITIONS PLAN SET, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. WITH THE SAME DATE. ONLY THIS PLAN TO BE USED FOR SUBDIVISION RECORDING PURPOSES.
- SEE: BK. 4486, PG. 2595 EASEMENT TO CITY OF PORTSMOUTH FOR GROUNDWATER MONITORING.
- SEE: BK. 1374, PG. 142 35' WIDE EASEMENT TO ALLIED NH GAS COMPANY. SPECIFIC LOCATION NOT IDENTIFIED, BLANKET IN NATURE.
- SEE: BK. 835, PG. 493 FOR EASEMENT TO NH GAS & ELECTRIC COMPANY. BELIEVED TO BE AN OVERLAPPING EASEMENT THAT WAS DISCONTINUED IN BK. 2133, PG. 499.

GRAPHIC SCALE



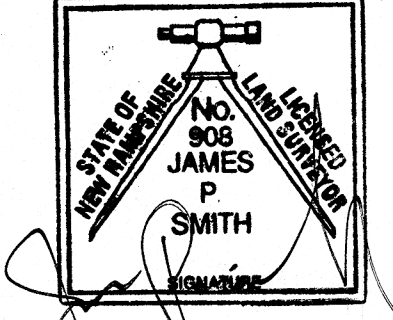
(IN FEET)
1 inch = 80 ft.
R:\PROJECTS\3250-02\SURVEY\DRAWINGS\CURRENT\3-250-02-SUBDIVISION.DWG

LEGEND

STONE BOUND FND.	□
IRON PIPE (IP)	○
IRON ROD (IR)	○
WETLAND FLAG	▶A31
PROPERTY LINE	---
ABUTTERS LINE	---
STONE BOUND W/DRILL HOLE	SB/DH
CONC. BOUND W/DRILL HOLE	CB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
BUILDING HEIGHT	BH
SEWER MAN HOLE	⊙

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 14, 2024 AND JULY 2, 2024 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X - "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH NEW HAMPSHIRE ROCKINGHAM COUNTY COMMUNITY PANEL NUMBER 33015C0270F HAVING AN EFFECTIVE DATE OF JANUARY 1, 2021.

ALLEN & MAJOR ASSOCIATES, INC.



JAMES P. SMITH NH LLS #908

7-17-24
DATE

REV	DATE	DESCRIPTION
A	07/17/24	ZONING TABLE PER NEW LOTS

APPLICANT:
STONEFISH, LLC
875 GREENLAND RD. UNIT C8
PORTSMOUTH, NH 03801

OWNER:
NORTH EAST CREDIT UNION
PO BOX 1240
PORTSMOUTH, NH 03802

PROJECT:
TM 259 LOT 15
100 BORTHWICK AVE.
PORTSMOUTH, NH

PROJECT NO. 3250-02 DATE: 07-08-2024

SCALE: 1" = 80' DWG. NAME: S-3250-02-SUB

DRAFTED BY: CTP CHECKED BY: JPS

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.aandmajor.com

400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

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DRAWING TITLE: SUBDIVISION PLAN OF LAND SHEET NO. 1

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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
GW	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

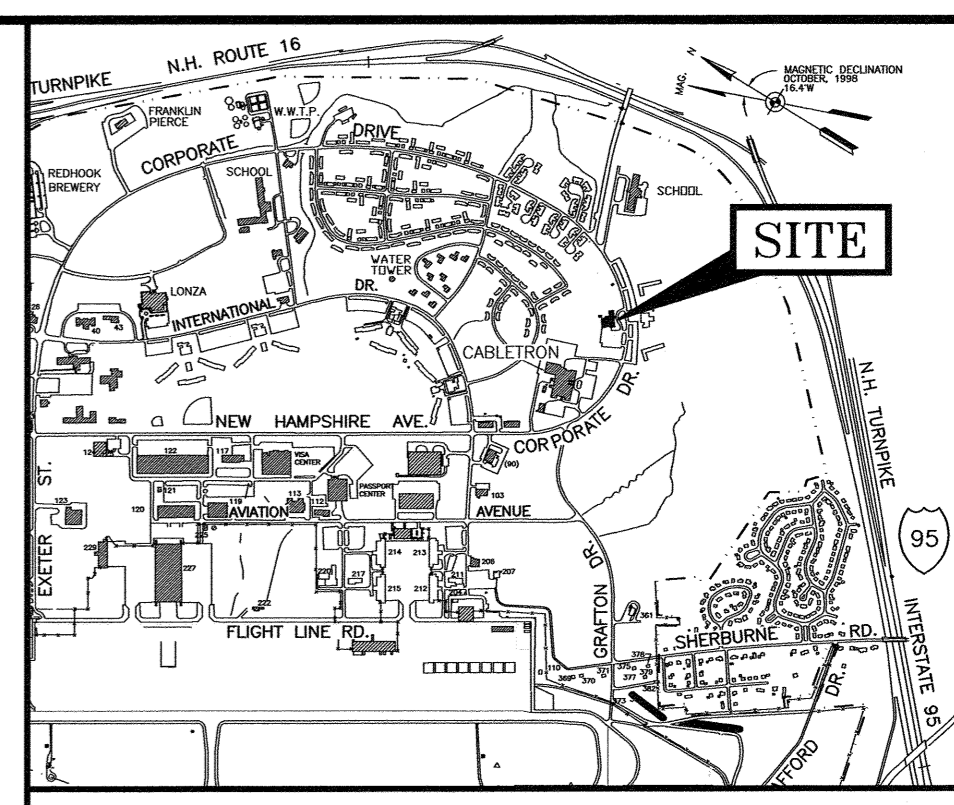
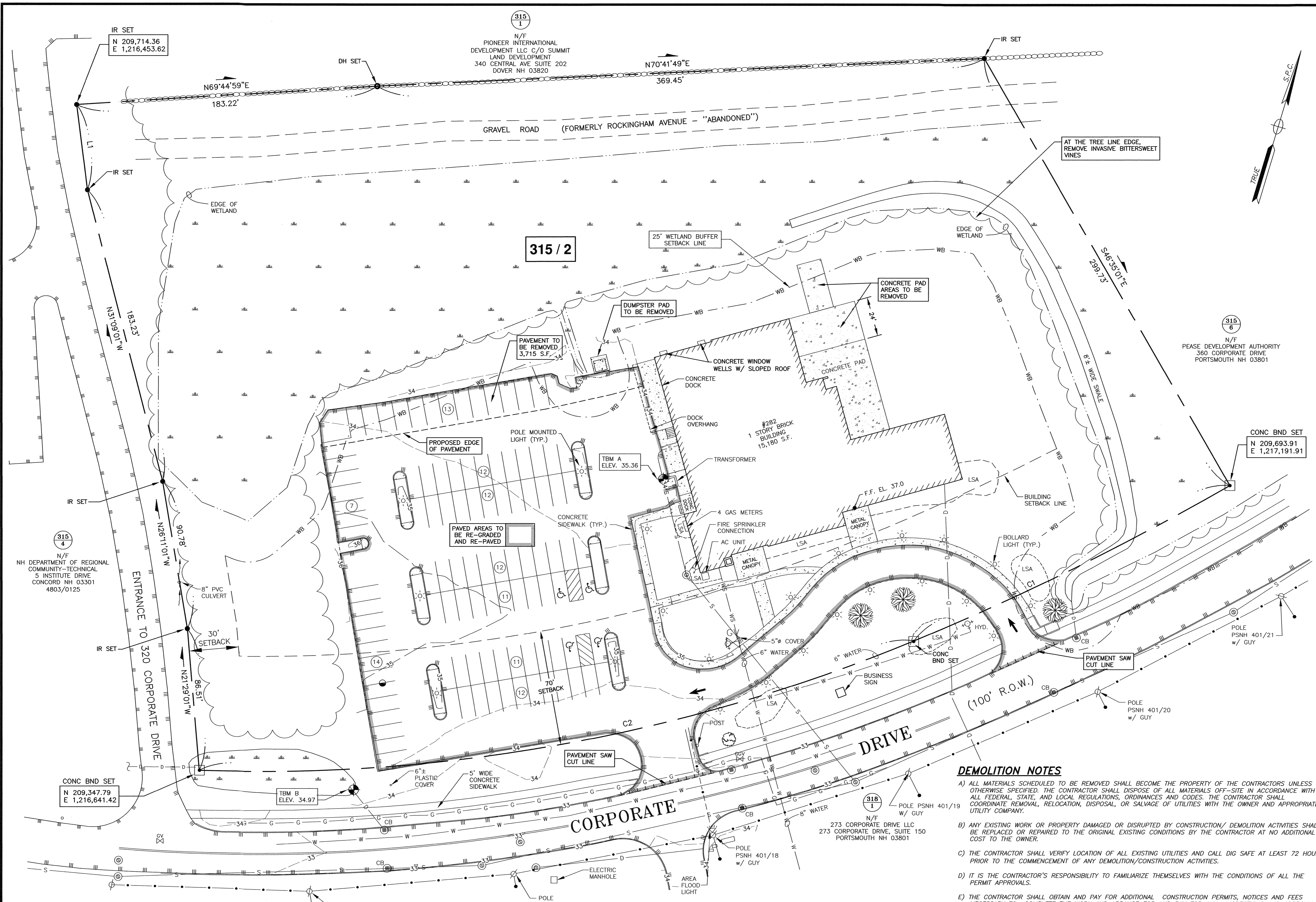
CHAIRMAN

DATE

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

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

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

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.

CURVE TABLE

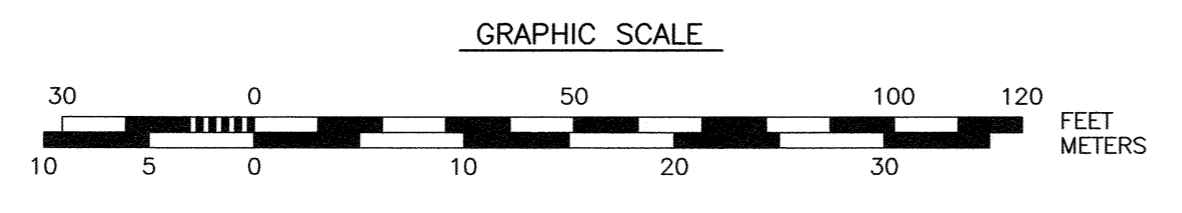
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	07°20'09"	1673.32	214.25	214.10	S47°05'04"W
C2	24°33'22"	1038.60	445.13	441.73	S63°01'50"W

LENGTH TABLE

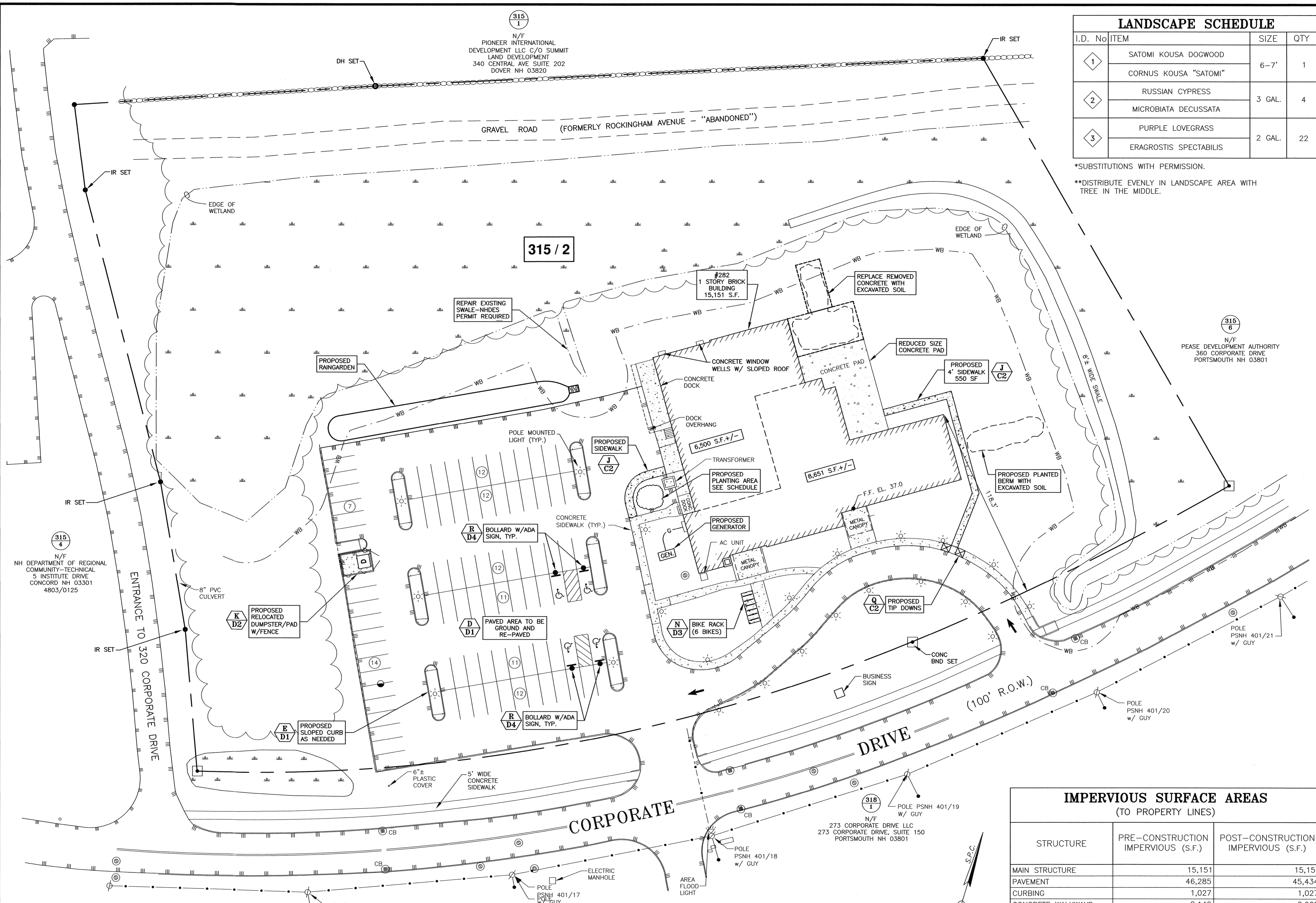
No.	Bearing	Distance
L1	N24°00'01"W	52.33'

"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



P:\NH\510725_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.
 15/19/25/47/50/Portsmouth Planner Canon T13000



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		

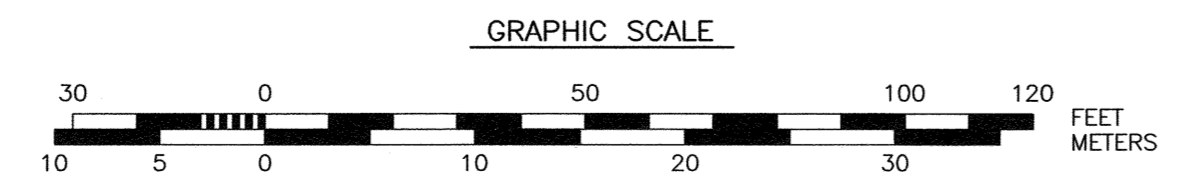
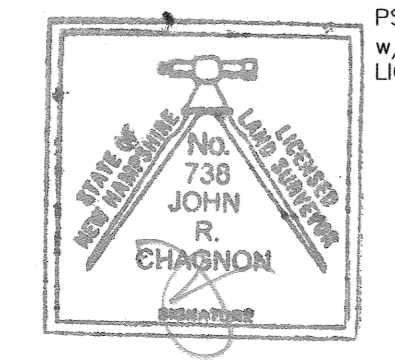
*SUBSTITUTIONS WITH PERMISSION.
 **DISTRIBUTE EVENLY IN LANDSCAPE AREA WITH TREE IN THE MIDDLE.

- 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
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%
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.

315/4
N/F
NH DEPARTMENT OF REGIONAL COMMUNITY-TECHNICAL
5 INSTITUTE DRIVE
CONCORD NH 03301
4803/0125

315/6
N/F
PEASE DEVELOPMENT AUTHORITY
360 CORPORATE DRIVE
PORTSMOUTH NH 03801

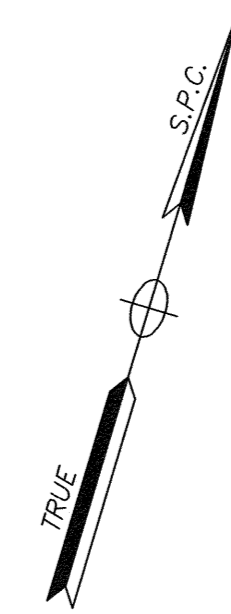
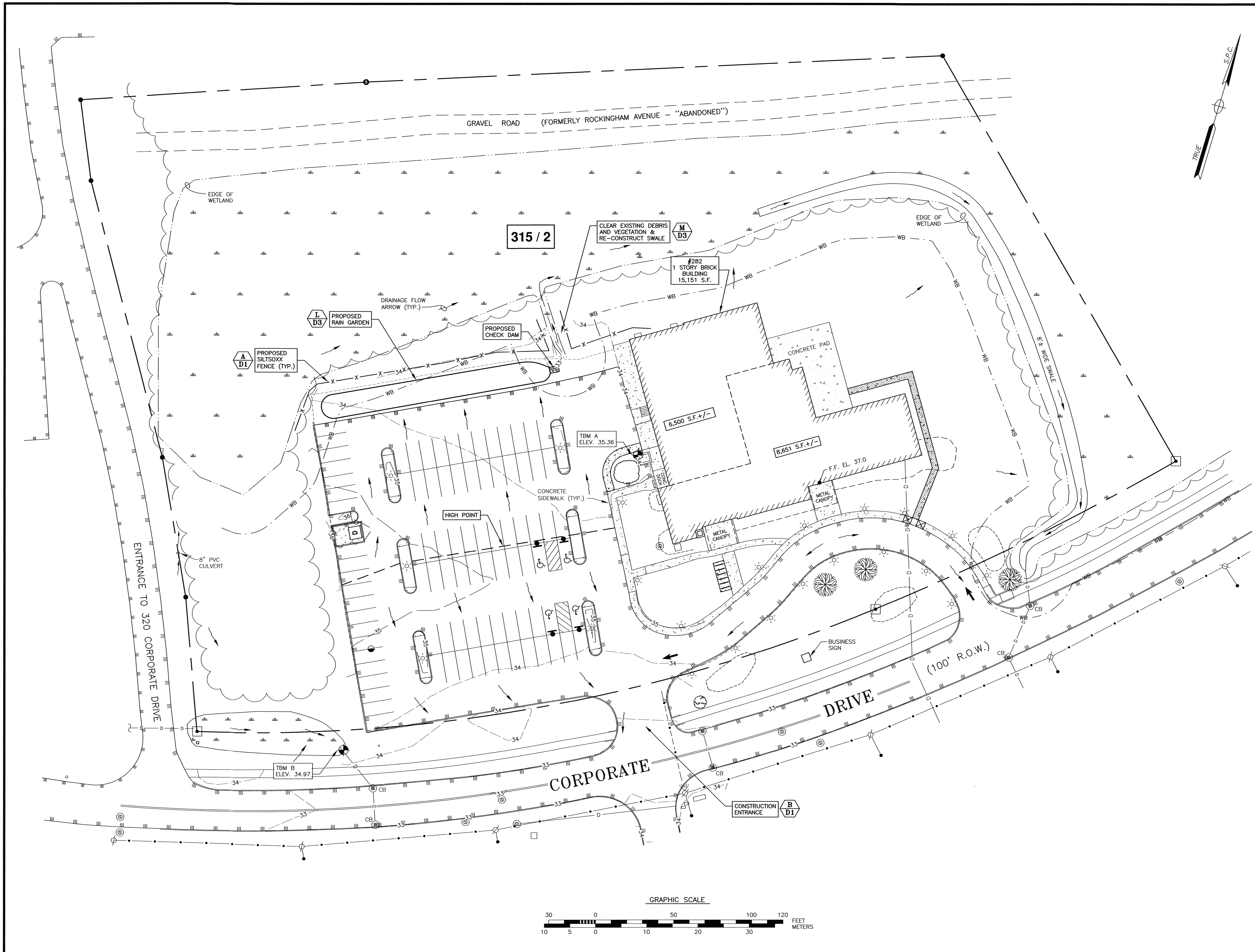
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."
 JOHN R. CHAGNON, LLS #738
 DATE 8.6.24



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		SCALE		
MAY 2024		SCALE: 1" = 30'		
DRAWN BY	DESIGNED BY	CHECKED BY		
SJR	JRC	JRC		
PROJECT No.	FIELD BOOK & PAGE			
5010175.843.03	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.
 13/09/2024 15:01:50\Portsmouth\Printer Canon TX3000



- 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

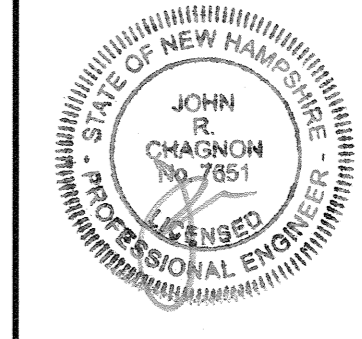
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200 Griffin Rd., Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
www.haleyward.com

PROJECT

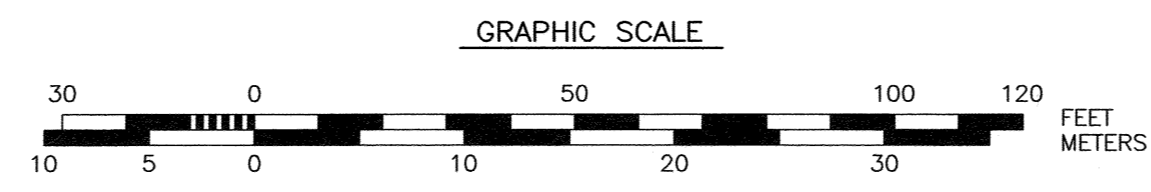
SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

EROSION CONTROL & GRADING PLAN

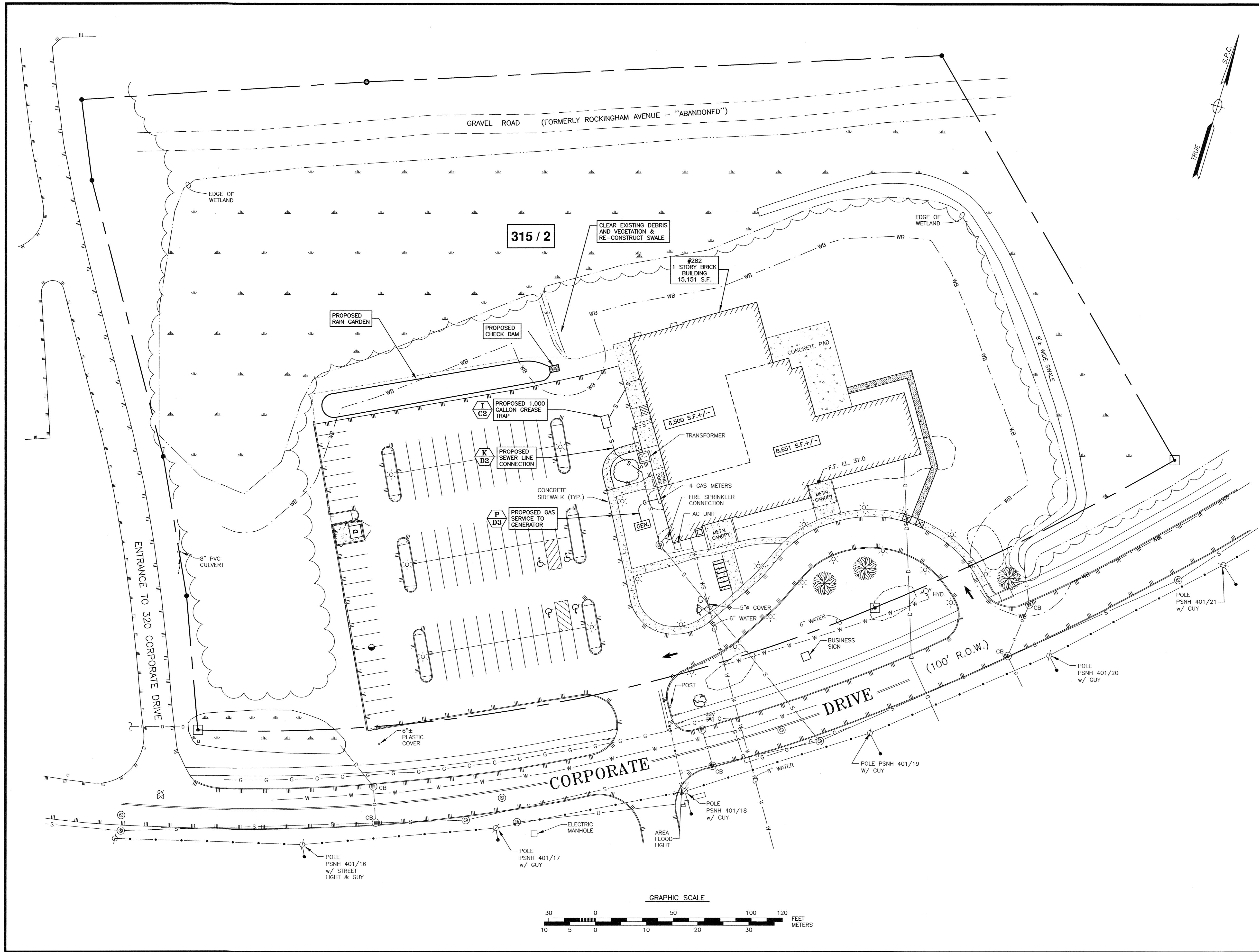
DATE	MAY 2024	SCALE	1" = 30'
DRAWN BY	SJR	DESIGNED BY	JRC
CHECKED BY	JRC	PROJECT NO.	5010175
FIELD BOOK & PAGE	7851	FB 85	PG 1
DRAWING NO.			



SHEET 3 **C3**



P:\NH\5010175-Perit_City_Air\83-382-Corporate Dr., Portsmouth - JRC_2024 Site Plan\Plans & Specs\Site\5010175_Site_2024-NEW.dwg, 8/6/2024, 12:59:57 PM, VS\RES\5010175\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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 200 Griffin Rd, Unit 14
 Portsmouth, New Hampshire 03801
 603.430.9282
 WWW.HALEYWARD.COM

PROJECT

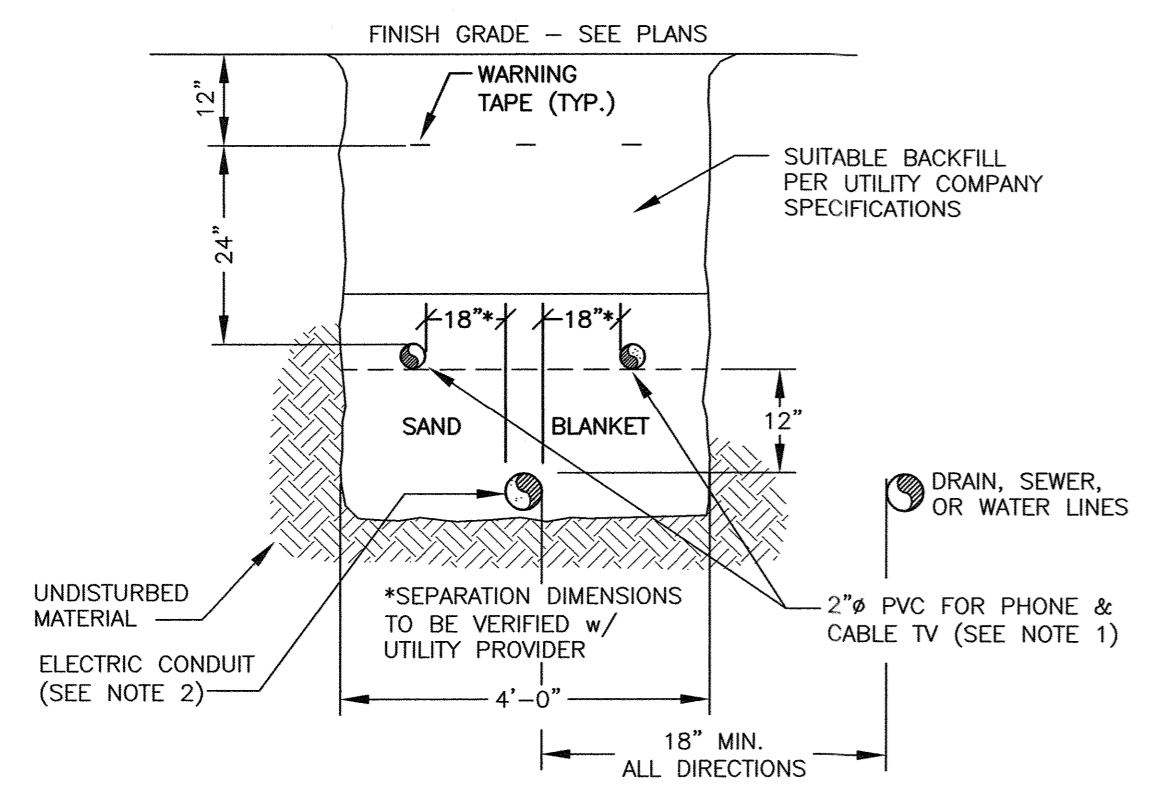
SITE PLAN
 GREAT CIRCLE CATERING
 282 CORPORATE DRIVE, PORTSMOUTH, N.H.

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.			

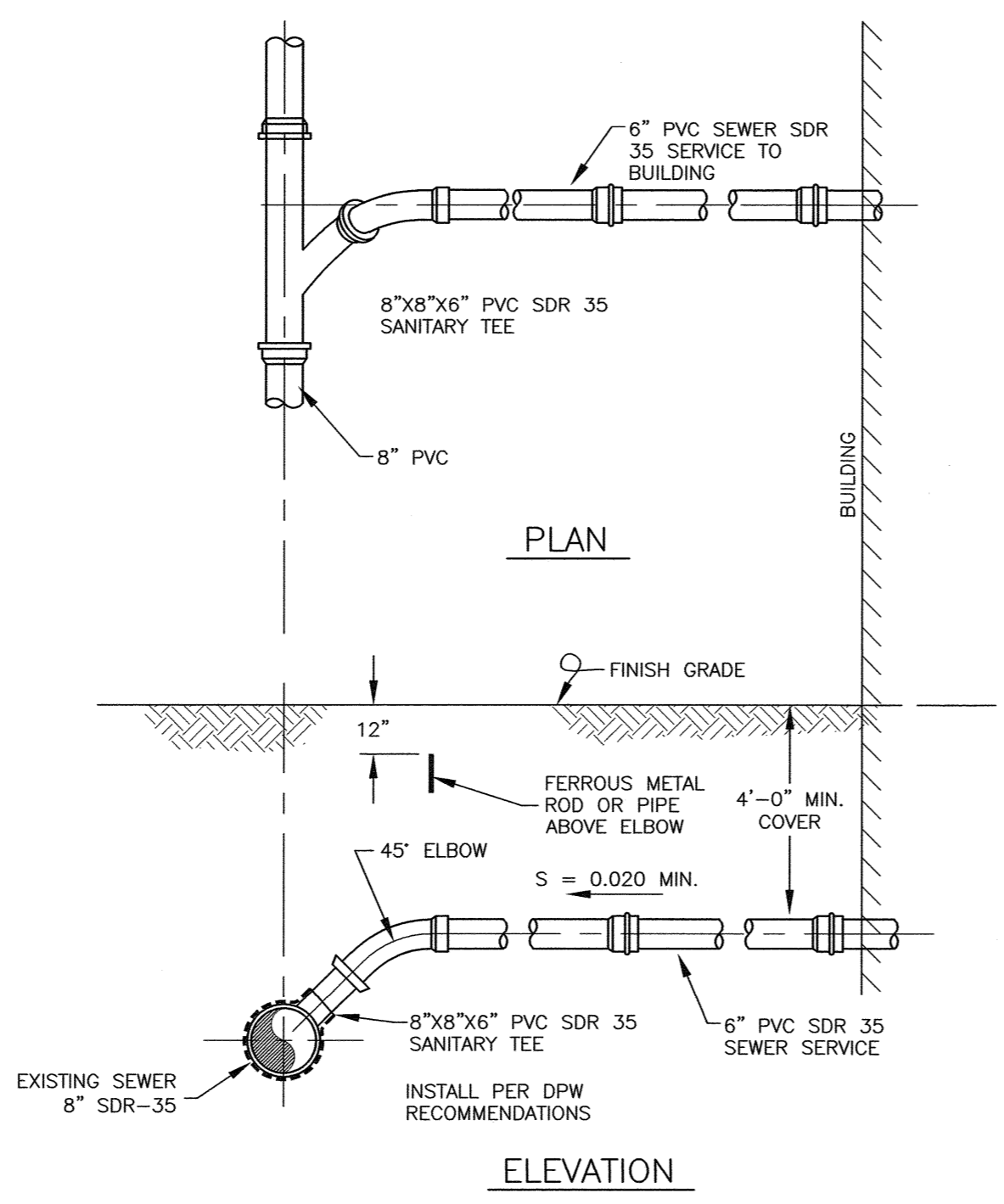
SHEET 4 **C4**

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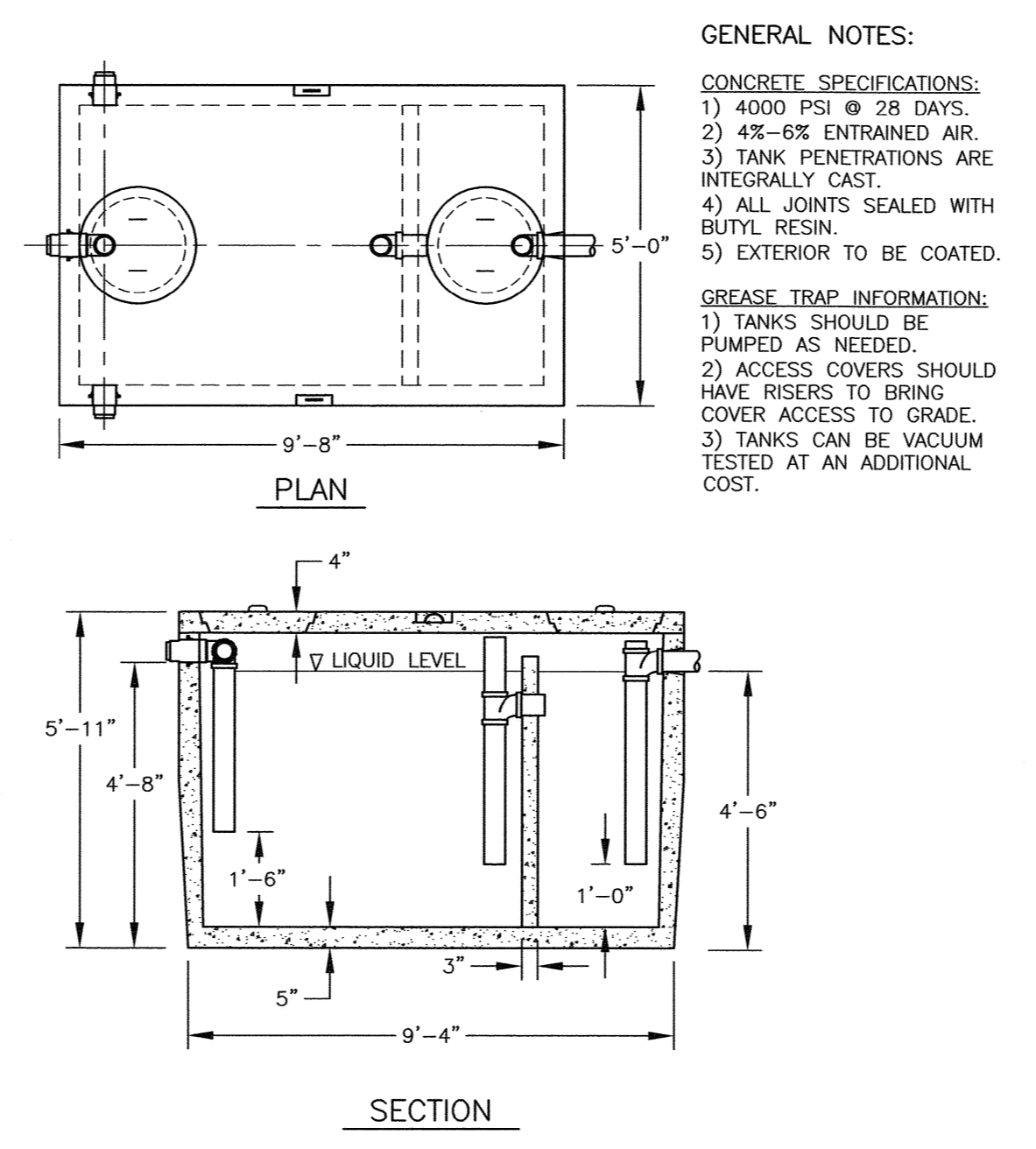


- NOTES:
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCH. 40 FOR THE REMAINDER.
 - 2) NORMAL CONDUIT SIZES FOR EVERSOURCE ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 - 3) ALL WORK TO 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.

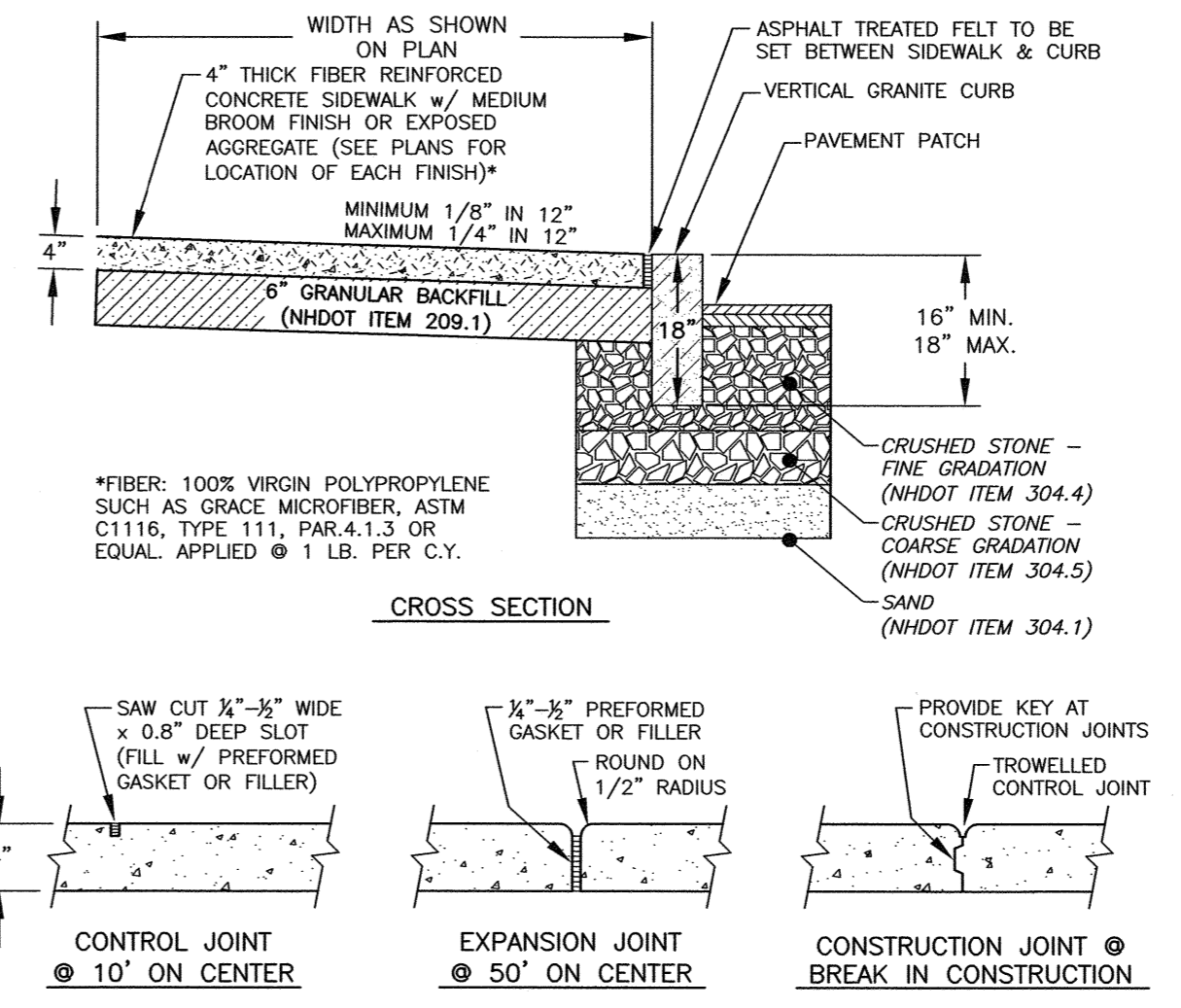
F UTILITY TRENCH
C4 ELECTRIC/PHONE/CABLE NTS



H SEWER SERVICE CONNECTION DETAIL
C4 NTS

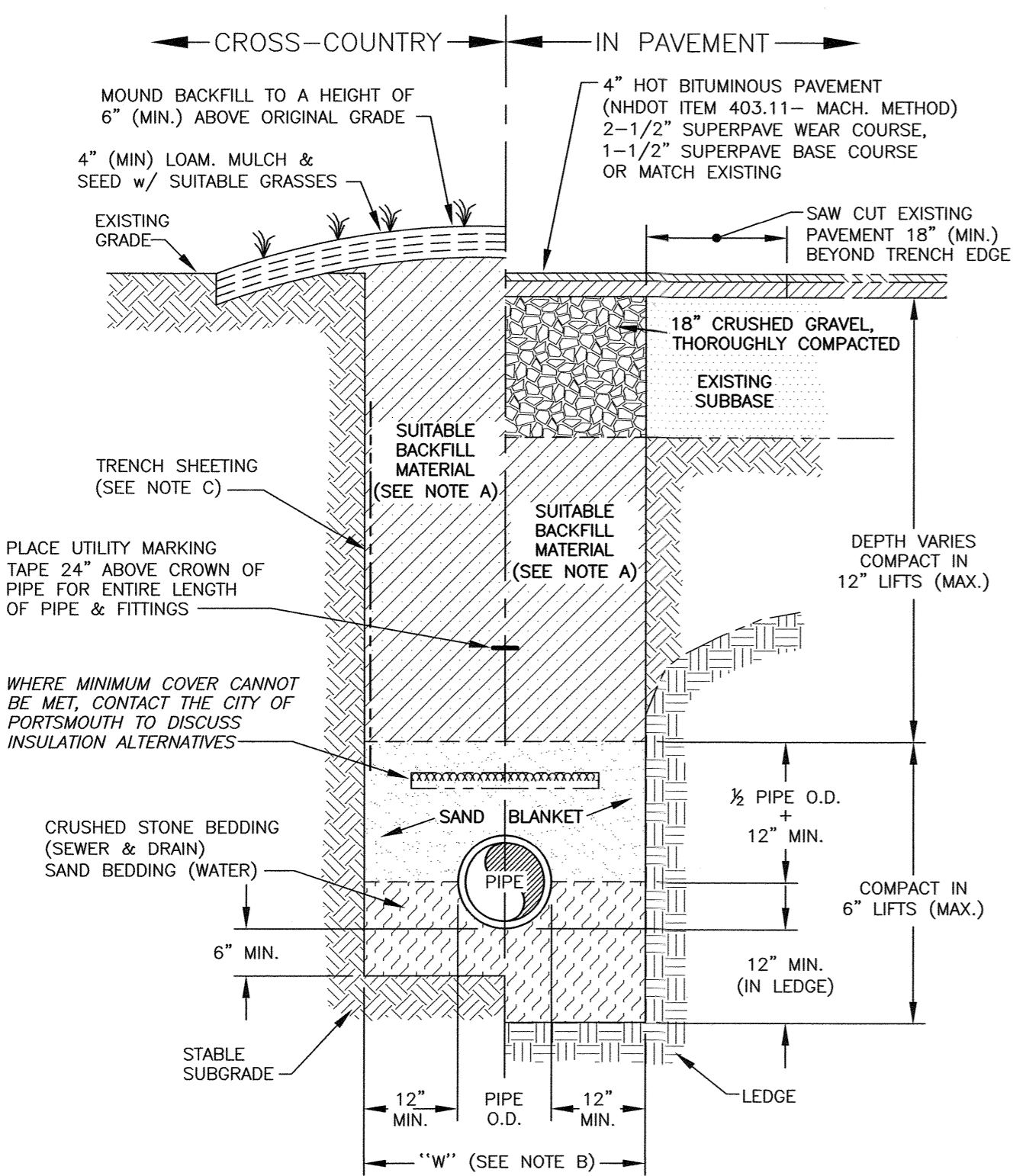


I SHEA CONCRETE
C4 1000 GALLON 2 COMPARTMENT GREASE INTERCEPTOR NTS
 14,825 Lbs
 ITEM # M1000H
 H2O LOAD RATED



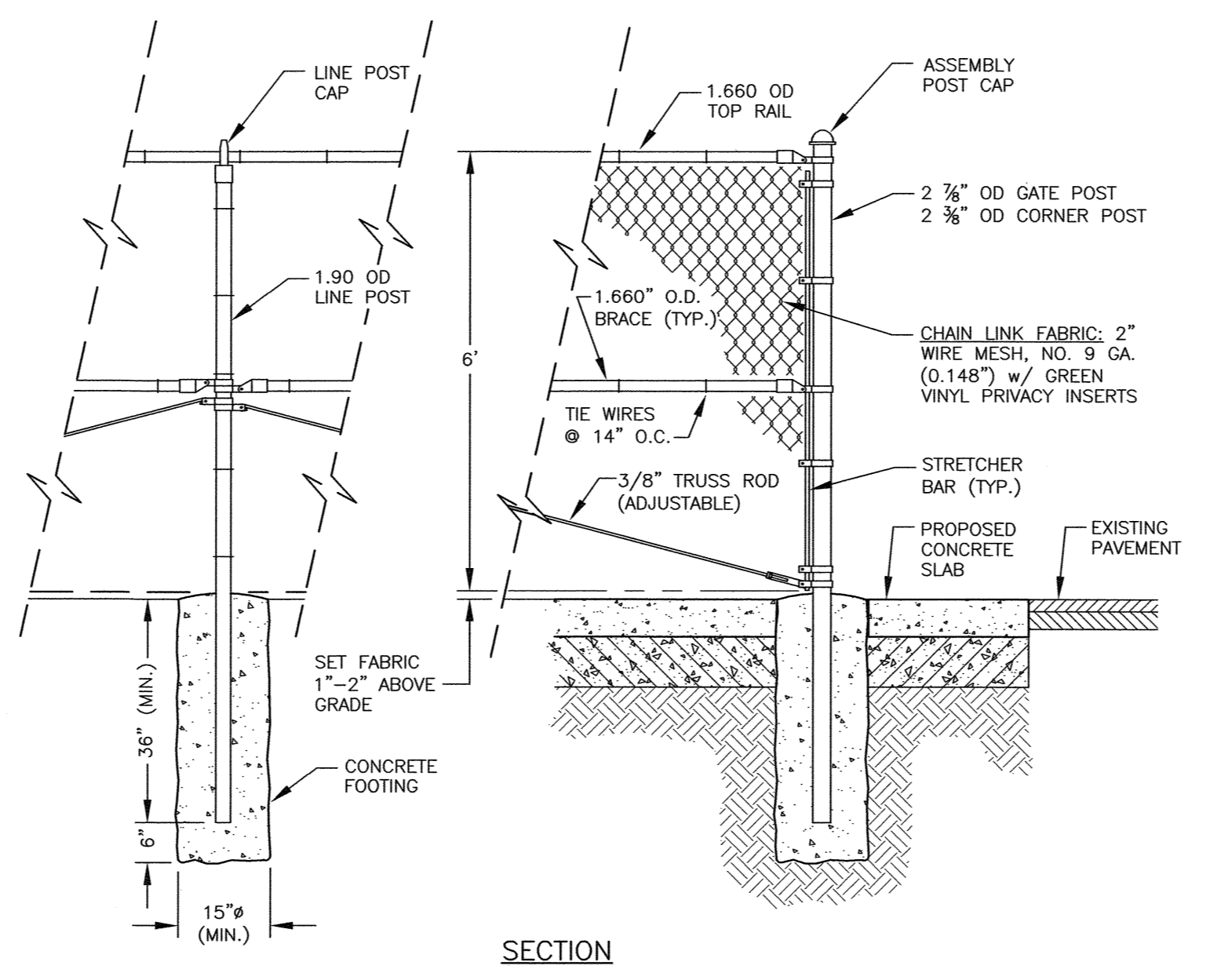
J PORTLAND CEMENT CONCRETE SIDEWALK
C2 NTS

- NOTES:
- 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.
 - 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)".

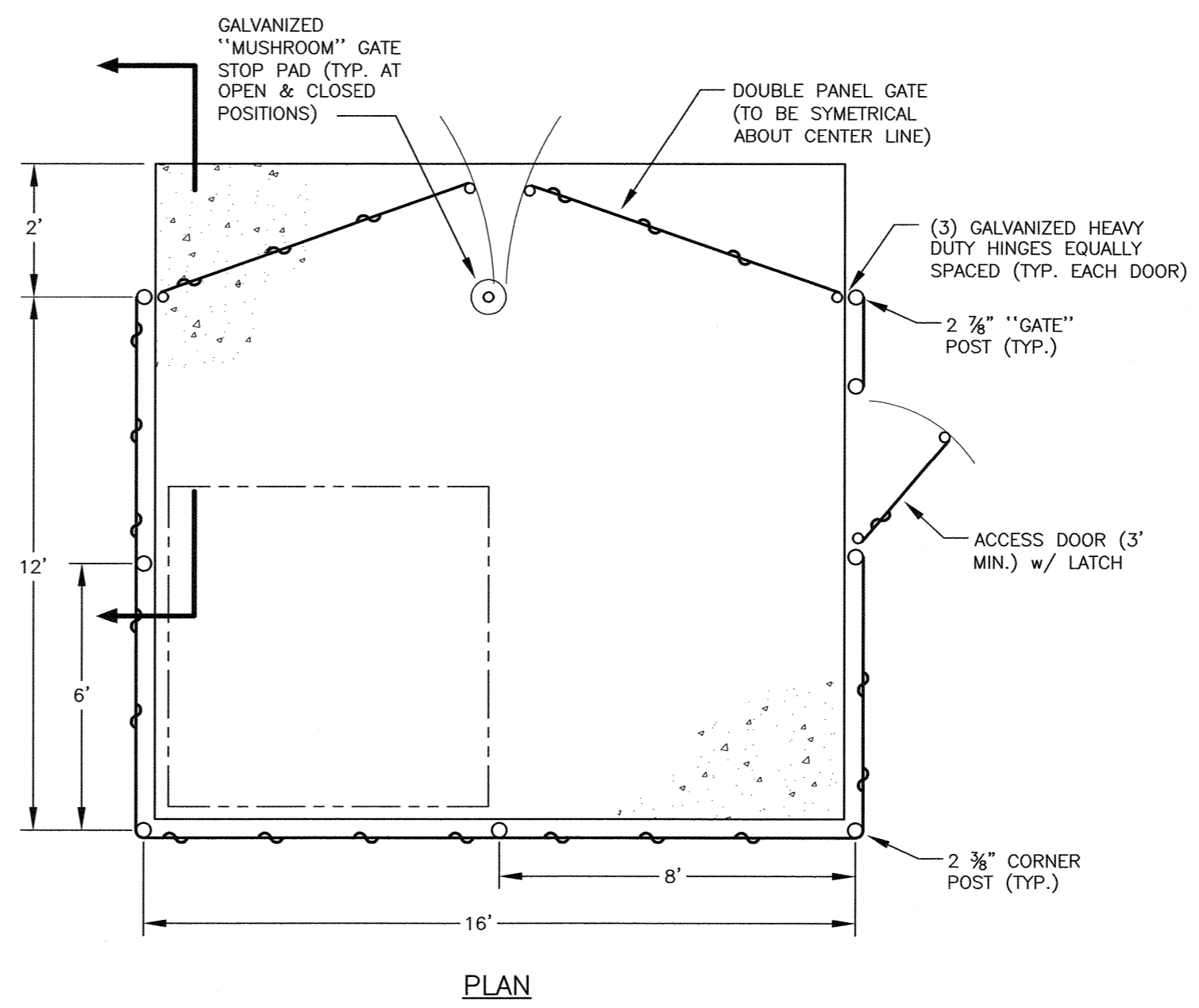


G TYPICAL PIPE TRENCH
C4 NTS

- 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

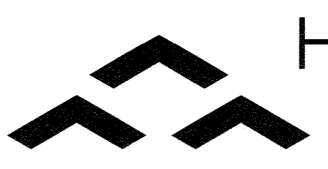


- NOTES:
- 1) ALL CORNER & INTERMEDIATE POST ASSEMBLIES SHALL HAVE TWO BRACES.
 - 2) CHAIN LINK FABRIC: KNUCKLED TOP AND TWISTED BOTTOM.
 - 3) WHERE GROUND CONDITIONS PERMIT, FORMS FOR FOOTINGS WILL NOT BE REQUIRED.
 - 4) ALL METAL FITTINGS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED.
 - 5) DESIGN PLANS 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.

DRAWING ISSUE STATUS

PERMIT PLAN



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

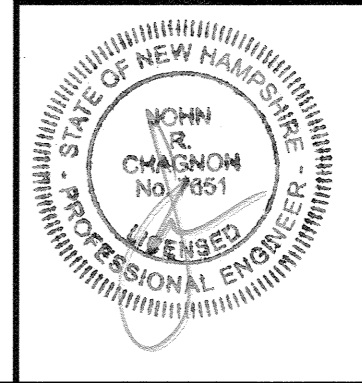
PROJECT

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

TITLE

DETAILS

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



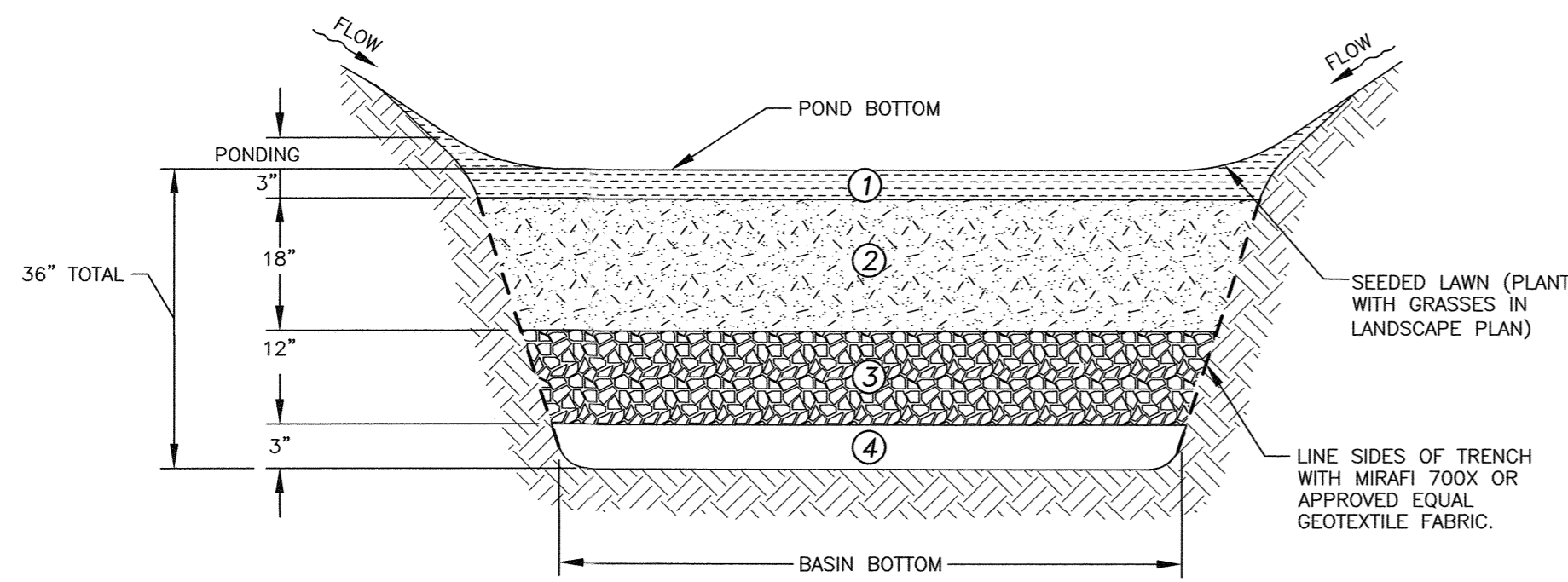
RAIN GARDEN MEDIA											
①	MULCH/GROWING MEDIUM: GRASS SEED MIX A WITH LOAM										
②	SOIL FILTER LAYER: USE UNHSC BIORETENTION SOIL SPECIFICATIONS DATED FEBRUARY, 2017, 2028 - 30% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% - 80% BY VOLUME) MEETING THE FOLLOWING GRADATION:										
	<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

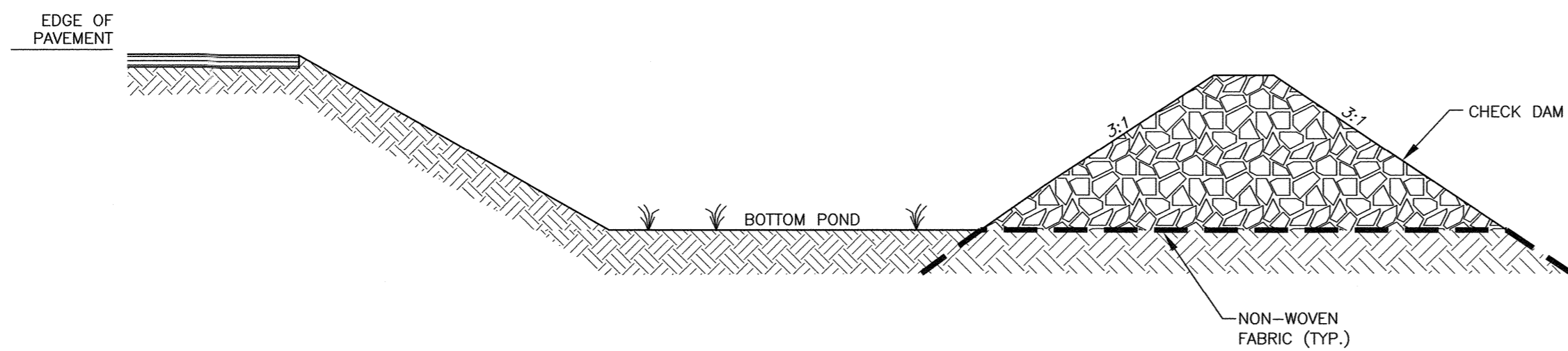
SOILS: VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

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.

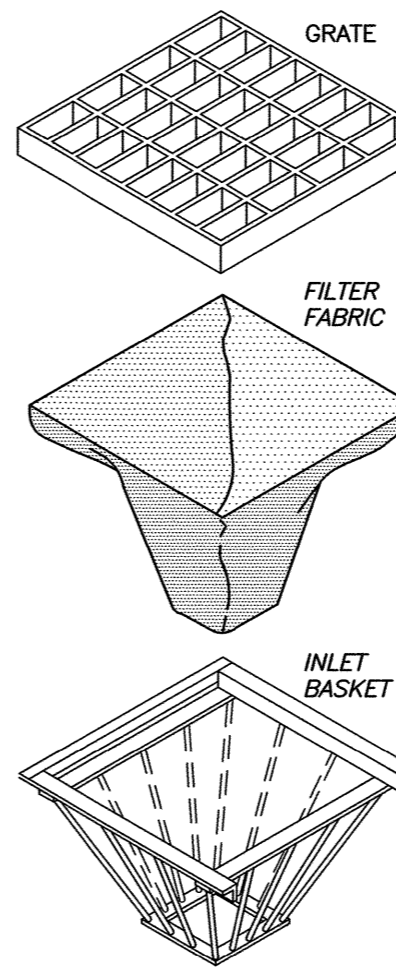
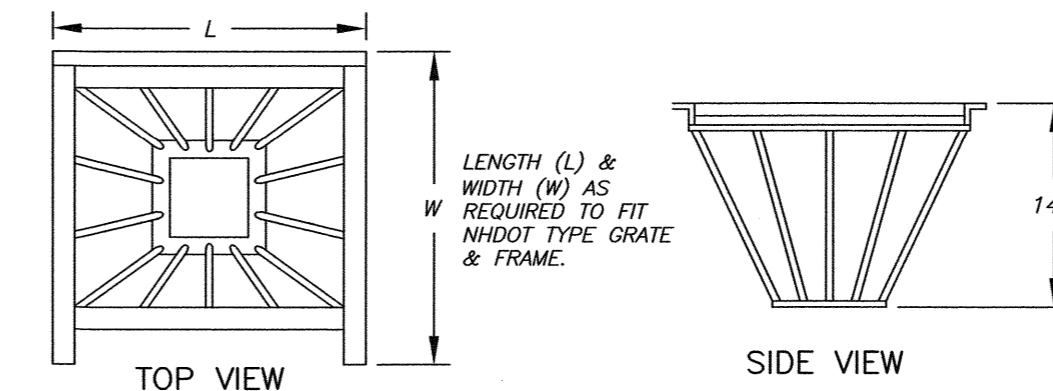


RAIN GARDEN SECTION



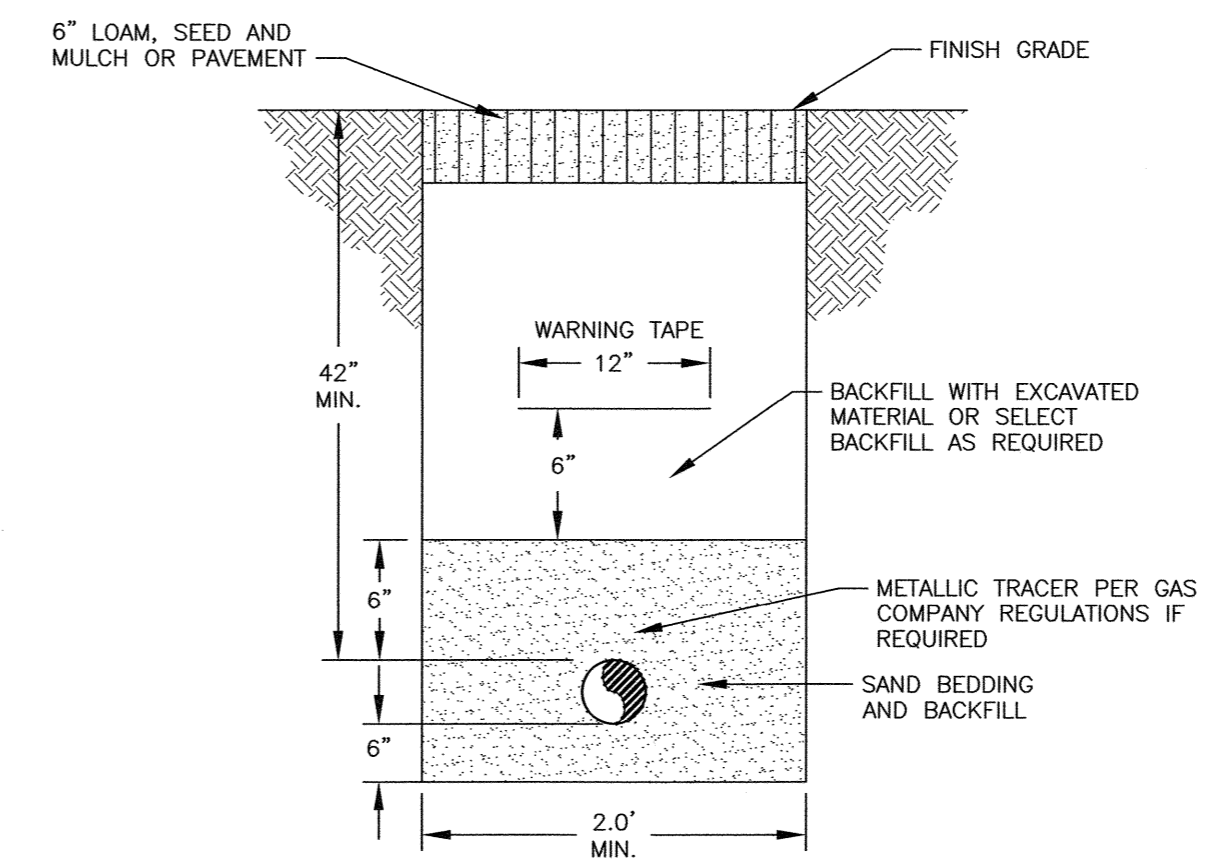
RAIN GARDEN PROFILE

L RAIN GARDEN DETAIL NTS

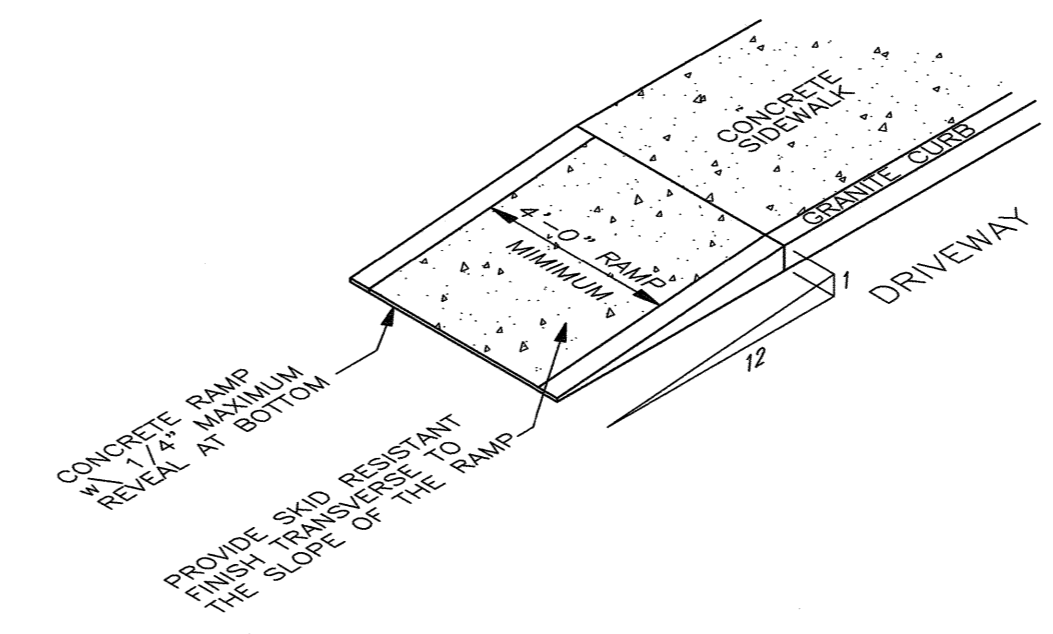


- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO 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/ft². (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.

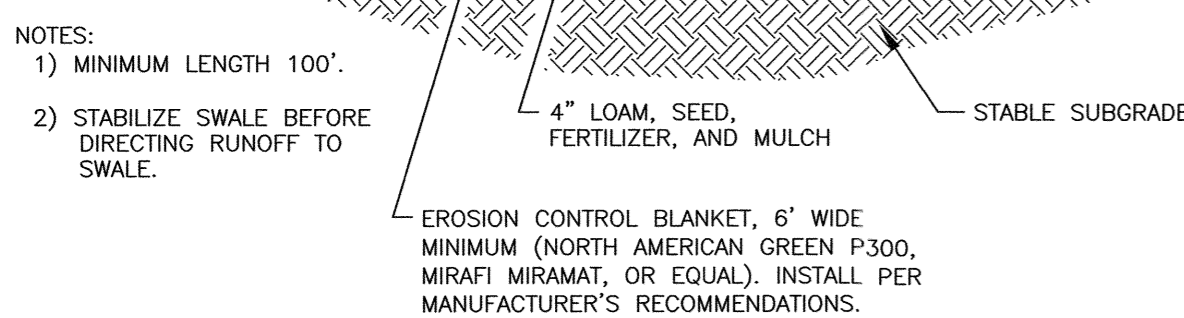
O CATCH BASIN INLET BASKET NTS



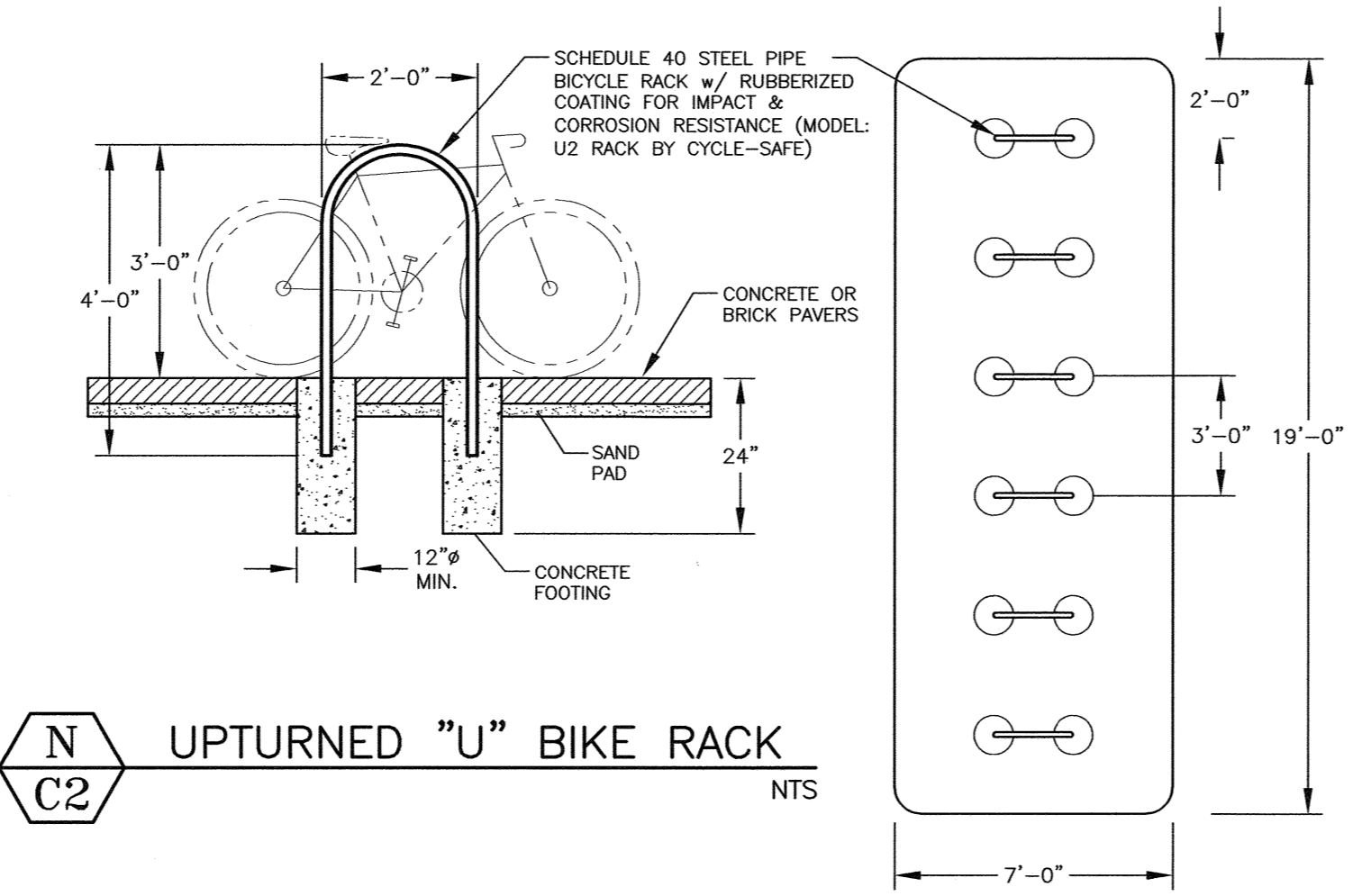
P GAS SERVICE TRENCH POTENTIAL SERVICE TBD NTS



Q TYPICAL SIDEWALK TIP DOWN NTS



M VEGETATED TREATMENT SWALE NTS



N UPTURNED \"/>

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.
- 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)".

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

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

TITLE
DETAILS

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

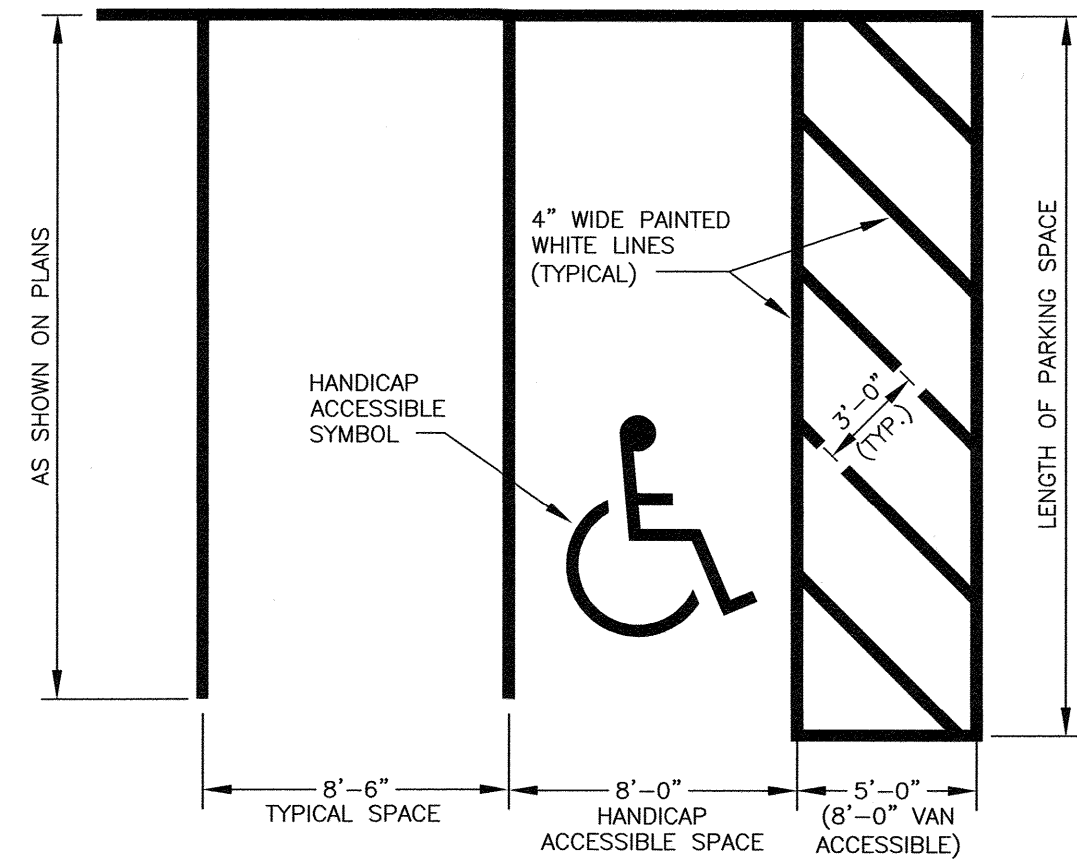
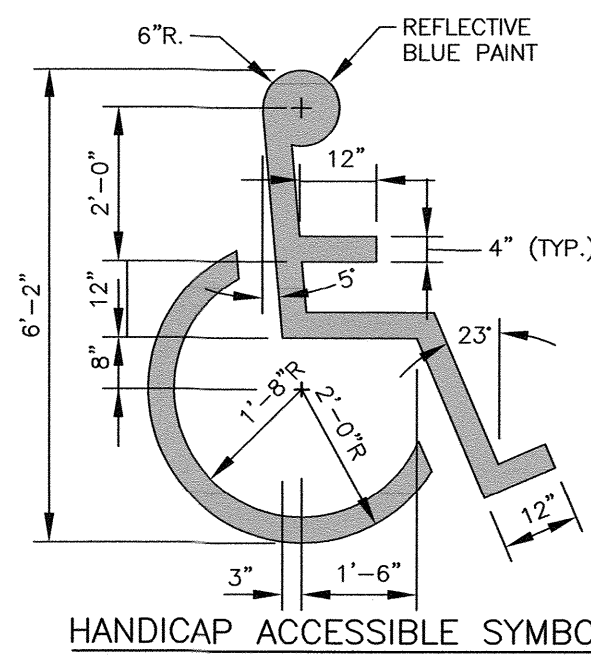


R7-8a
12" x 18"
SIGN ON BOLLARD
EACH SPACE
SHALL HAVE
THIS SIGN
DISPLAYED PER
ADA CODE

SIGNAGE
LEGEND SYMBOL

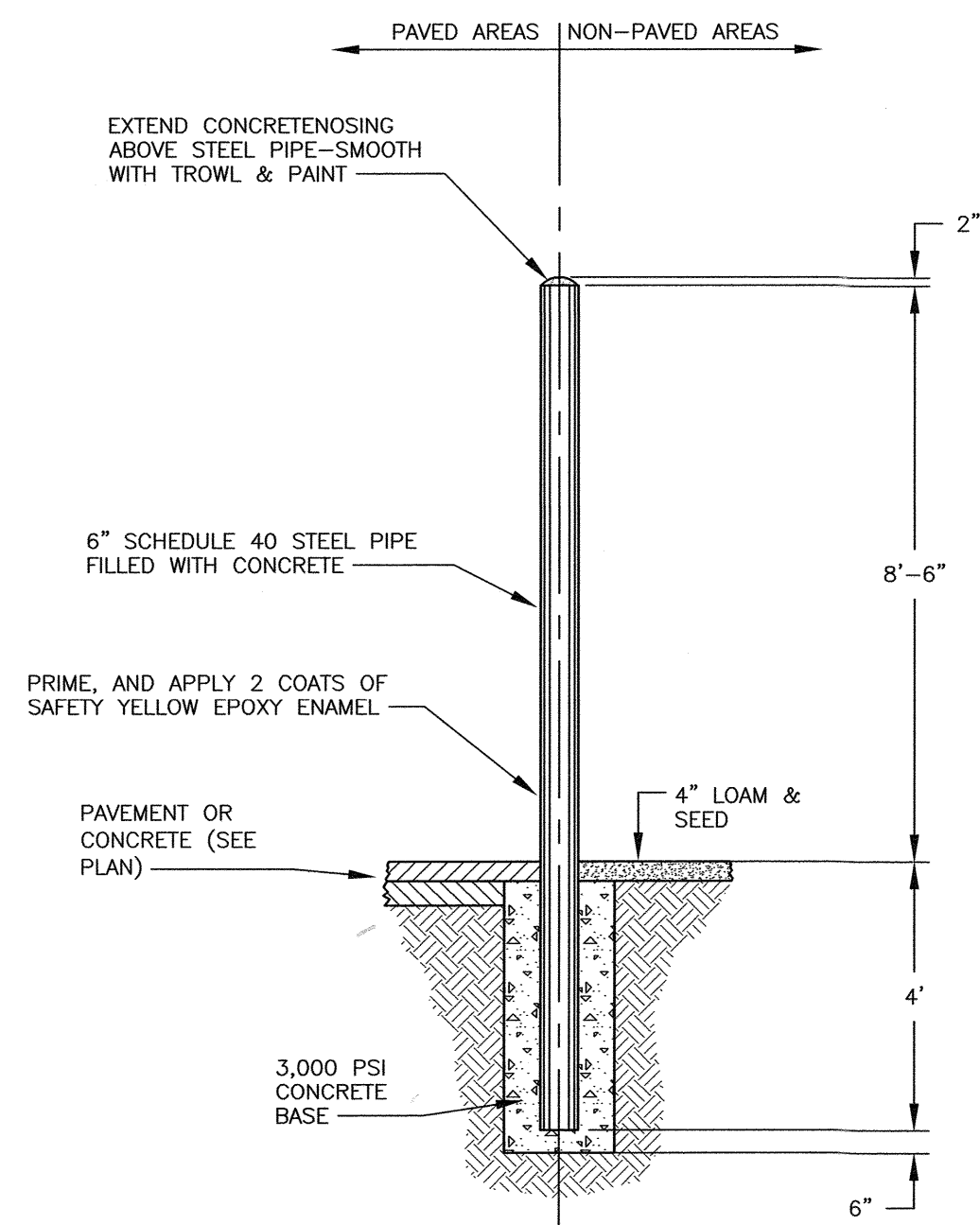


PROVIDE SIGN AND
BOLLARD (PER ADA
CODE) AT EACH HANDICAP
ACCESSIBLE SPACE

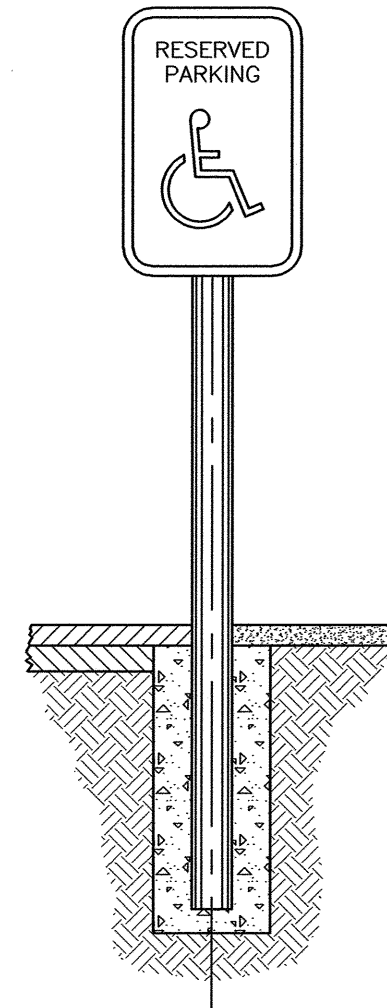


NOTES:

- 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

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

DRAWING ISSUE STATUS
PERMIT PLAN

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.

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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	REV.
DRAWING No. SHEET 8		D4

P:\NH\5010175-Port-City-Air-03-82-Corporate-Dr.-Portsmouth- JRC\2024-Site-Plan\Plans & Specs\Site\010175_Site-2024-NEW.dwg, 6/6/2024 7:37:19 AM, \S\955\5010175\Portsmouth-Port-City.dwg

August 5, 2024

Peter Stith, AICP

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

Subject: 165 Deer Street Hotel Parking at Garage
Conditional Use Permit Application
Portsmouth, New Hampshire

Dear Mr. Stith,

On behalf of **Baywood Hotels, Inc.**, our office has prepared a parking demand analysis to support a Conditional Use Permit Application for the hotel building that is currently under construction located at 165 Deer Street in Portsmouth, NH.

The proposed development was originally approved on February 15, 2018, with several minor design changes that have been approved by the City. Currently, the applicant is seeking a Conditional Use Permit from the City of Portsmouth to allow for the reduction of the required marking as described below.

The proposed development includes a 22,771 square foot hotel building with 166 units and a parking garage on the ground level. Since the project is located in the Downtown Overlay District, the parking requirements of Section 10.1115 apply. Section 10.115.21 requires 0.75 parking spaces per guest room, plus 1 space per 25 sf of conference or banquet facilities. The proposed development includes a 116 guest rooms, and no conference or banquet facilities which requires 87 parking spaces. However, section 110.115.23 requires the number of spaces required by section 10.115.21 (87 spaces) to be reduced by 4, thereby bringing the total amount of required spaces to 83. The approved development included 50 spaces in the Hotel Garage to be managed by the Hotel Valet Services (32 tandem parking spaces, 5 car lift spaces, and 13 standard spaces) and 33 spaces in the Foundry Place Garage, for a total of 83 parking spaces. It is our understanding that the proposed tandem parking and lifted parking spaces comply with the ordinances since the Hotel Garage will be managed by the Hotel Valet Services.

Subsequent design changes and construction progress have resulted in the need to remove the lifted parking spaces to provide a larger fire sprinklers system in the garage. This given the limited amount of space on site, there is no room to provide the required number of spaces to comply with the ordinance. As such, the applicant is requesting a 6% (5 space) reduction in the amount of parking required for the proposed development. The following outlines the considerations of the parking demand analysis and how the currently proposed 78 parking spaces is adequate for the proposed development.



Parking Demand Analysis

This hotel is geared towards longer stays which tends to require less parking demand as they could be working on special projects within the city. A vehicle would not be as useful and would be costly to keep when staying several nights to weeks or months. Baywood Hotels estimates 30% of the guests will be true extended stay guests.

For the purposes of this assessment, Gorrill Palmer based the parking demand rates from the parking demand rates published in the Transportation Engineers (ITE) publication, *Parking Generation Manual, 5th Edition* for Land Use Code 312 – Business Hotel.

The following table presents the anticipated parking demand for the proposed development based on the ITE parking data. The ITE data is based on parking demand per occupied room, which is an average of 73% and 69% on weekdays and Saturdays respectively, and an 85th percentile rate of 84% and 79% on weekdays and Saturdays respectively. Baywood Hotels expects that within 3 years, the average occupancy for the hotel will stabilize at about 70-75%. For the purposes of this analysis, the hotel is expected to be occupied at a rate of 75%, or 87 occupied rooms.

Parking Demand Per Occupied Room for 116 Room Hotel Occupied at 75% in a General Urban/Suburban Setting Per ITE Manual						
Hour Beginning	Weekday			Saturday		
	Percent of Peak Parking Demand	Average Parking Demand (73%)	85th Percentile Parking Demand (84%)	Percent of Peak Parking Demand	Average Parking Demand (69%)	85th Percentile Parking Demand (79%)
12:00-4:00 a.m.	100	64	73	82	49	56
5:00 a.m.	-	-	-	0	-	-
6:00 a.m.	-	-	-	96	58	66
7:00 a.m.	89	57	65	98	59	67
8:00 a.m.	64	41	47	87	52	60
9:00 a.m.	56	36	41	74	44	51
10:00 a.m.	49	31	36	64	38	44
11:00 a.m.	45	29	33	56	34	38
12:00 p.m.	45	29	33	48	29	33
1:00 p.m.	41	26	30	44	26	30
2:00 p.m.	39	25	29	40	24	27
3:00 p.m.	39	25	29	46	28	32
4:00 p.m.	44	28	32	48	29	33
5:00 p.m.	48	30	35	55	33	38
6:00 p.m.	51	32	37	60	36	41
7:00 p.m.	54	34	39	64	38	44
8:00 p.m.	62	39	45	67	40	46
9:00 p.m.	72	46	53	81	49	56
10:00 p.m.	86	55	63	88	53	60
11:00 p.m.	93	59	68	100	60	69

As shown above, the parking demand is anticipated to peak between 9PM and 8AM each day, with an average peak demand of 64 spaces on weekdays, and 60 spaces on Saturdays and an 85th percentile peak demand of 73 spaces on weekdays, and 69 spaces on Saturdays

Additional Considerations

Given the urban nature and walk-ability of the city, there is less demand for parking as guests may use alternate modes of transportation to arrive at hotel (see discussion below), and are able to walk to downtown restaurants, attractions, offices, etc. throughout their stay.

Services provided by the Hotel:

Valet services allow for a higher level of efficiency for parking. Through the use of well-developed operational procedures allow for more space (not designated as parking spaces) to be used to store vehicles since the valet has access to all of the vehicles and can move them as needed. With proper operational procedures, drive aisles under the building, and the front entrance could be used to store vehicles if demand exceeds expectations.

Public and Private Transport:

The Coast Bus transports passengers around the Seacoast region, offering access to Rockingham and Strafford counties as well as Berwick, Maine. The Coast Bus has stops on Russel Street and Hanover Street, within 1,000 feet (2 blocks) of the hotel.

C&J Trailways offers a convenient method of traveling between Portsmouth and Boston or New York. The terminal is located approximately 2.5 miles from the site. Public transportation and rideshare services such as Uber, Lyft, and more are readily available throughout Portsmouth, therefore it is likely that anyone arriving to the site via the busses, planes, and trains would use public transportation or rideshare services to get to the site.

Shared Parking Spaces:

The Foundry Place Garage located at 100 Foundry Place includes 600 parking spaces, of which, 33 spaces are reserved for the Hotel. There is an inverse relationship between hotel patrons and 9-5 users of the garage. Hotel check in is after 3pm with the peak check in from 7-8pm. Check out is by 11am with peak check out between 8-9am.

Conclusion

As shown above, based on the ITE parking data, the parking demand is anticipated to peak between 9PM and 8AM each day. With an anticipated occupancy rate of about 75%, the resulting 85th percentile peak demand for the proposed development is 73 spaces on weekdays, and 69 spaces on Saturdays. This data is supported by the readily available public and private transportation services discussed above. As such, Gorrill Palmer is of the opinion that the proposed 78 parking spaces is more than adequate.

Closure

As instructed by your office, we are providing this parking demand analysis for review by the City's Technical Advisory Committee prior to submitting a full Conditional Use Permit Application.

The Project Team looks forward to the Committee's review of this analysis. If you have any questions with regards to the submission material or need additional copies, please contact our office.

Sincerely,

GORRILL-PALMER



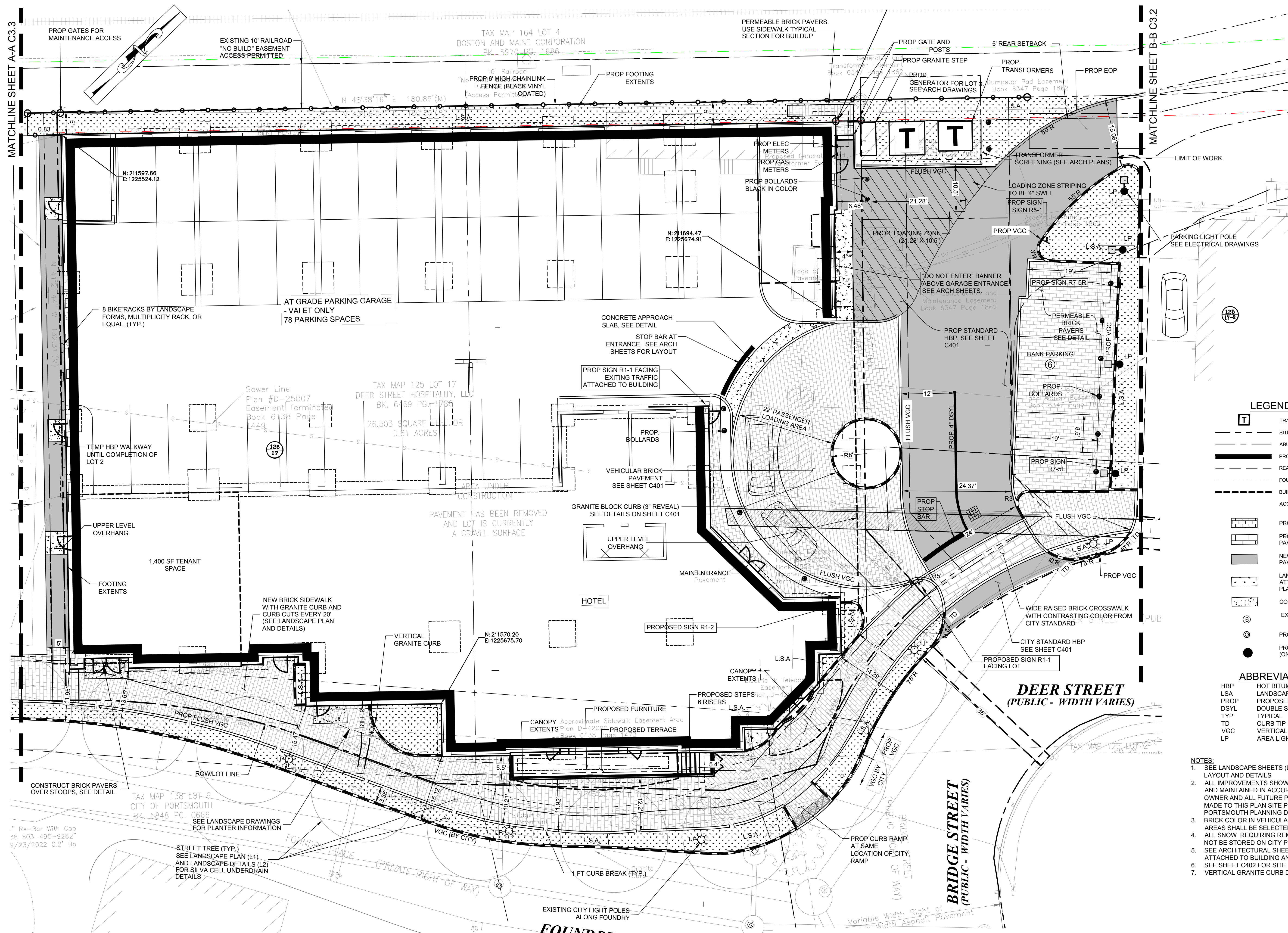
Douglas E. Reynolds, PE

Project Manager

Phone 207-772-2515 x239

DReynolds@GorrillPalmer.com

c: Ron Baden, Baywood Hotels, Inc.
Neil Patel, Baywood Hotels, Inc.



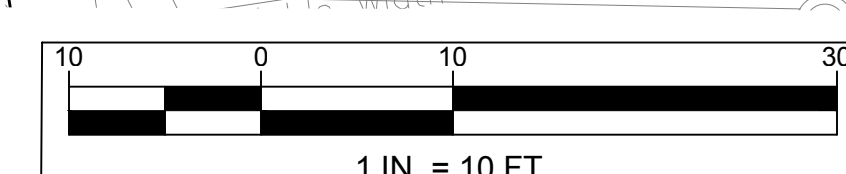
LEGEND:

- T TRANSFORMER
- SITE BOUNDARY LINE
- ABUTTER LOT LINE
- PROPOSED BUILDING
- REAR SETBACK
- FOUNDATION EXTENTS
- BUILDING/CANOPY OVERHANG
- ACCESSOR'S MAP# / LOT#
- P PROP BRICK SIDEWALK
- V PROP VEHICULAR BRICK PAVEMENT
- H NEW BITUMINOUS PAVEMENT SECTION (HBP)
- L LANDSCAPE (SEE ATTACHED LANDSCAPE PLANS FOR DETAILS)
- C CONCRETE
- E EXTERIOR PARKING SPACES
- C PROP LIGHT POLE (CITY)
- PROP LIGHT POLE (ON-SITE)

ABBREVIATIONS:

- HBP HOT BITUMINOUS PAVEMENT
- LSA LANDSCAPED AREA
- PROP PROPOSED
- DSYL DOUBLE SOLID YELLOW LINE
- TYP TYPICAL
- TD CURB TIP DOWN
- VGC VERTICAL GRANITE CURB
- LP AREA LIGHT POLE

- NOTES:**
- SEE LANDSCAPE SHEETS (L SERIES) FOR LANDSCAPE AND STREETSCAPE LAYOUT AND DETAILS
 - ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS PLAN SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR
 - BRICK COLOR IN VEHICULAR TRAVEL LANES AND PASSENGER LOADING AREAS SHALL BE SELECTED BY OWNER DURING SHOP DRAWINGS.
 - ALL SNOW REQUIRING REMOVAL WILL BE HAULED OFF SITE AND SHALL NOT BE STORED ON CITY PROPERTY.
 - SEE ARCHITECTURAL SHEET A1.011 FOR RIGHT-OF-WAY SIGNAGE ATTACHED TO BUILDING AND INTERIOR PAVEMENT MARKINGS.
 - SEE SHEET C402 FOR SITE SIGNING LEGEND
 - VERTICAL GRANITE CURB DETAILS PROVIDED ON SHEET C401



NO.	DESCRIPTION	DATE
1	FOUNDATION PERMIT SET	6/9/23
2	BULLETIN 1	1/5/24
3	BULLETIN 2	1/31/24
4	BULLETIN 3	3/12/24
5	BULLETIN 4	5/16/24
6	BULLETIN 5	7/22/24

PROJECT NUMBER 3256.23
DATE OF ISSUE 12.14.2022
DRAWN BY CG
CHECKED BY DER

SITE PLAN-DETAIL
(SHEET 1 OF 3)

C3.1

ISSUED FOR CONSTRUCTION



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www.gorrillpalmer.com
207.772.2515

FOR BID