

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

**CONFERENCE ROOM A  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**2:00 PM**

**June 2, 2026**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Approval of the April 7, 2026 Site Plan Review Technical Advisory Committee meeting minutes.

**II. OLD BUSINESS**

- A. The request of **Rafferty Investment Group LLC (Owner)**, for property located at **64 Bridge Street** requesting Site Plan Review approval for demolition of the existing structure and construction of a ten (10) room three-story Inn with associated site improvements. Said property is located on Assessor Map 126 Lot 55 and lies within the Mixed Residential Business (MRB) District, Character District 4 (CD4 ) and Downtown Overlay District. (LU-26-36)
- B. The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 US Route 1 Bypass** requesting a fourth 1-Year Extension to the Site Plan approval originally granted on June 23, 2022. The third extension will expire on June 23, 2026.

**III. ADJOURNMENT**

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_7J6p95zZTgq4pXl1RRJeug](https://us06web.zoom.us/webinar/register/WN_7J6p95zZTgq4pXl1RRJeug)

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

**CONFERENCE ROOM A  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**2:00 PM**

**April 7, 2026**

**MEMBERS PRESENT:**

Peter Stith, Chairperson, Assistant Planning Director; David Desfosses, Project Manager – Engineering & Operations; Chad Putney, Acting Deputy Fire Chief; Peter Britz, Director of Planning & Sustainability; Shanti Wolph, Chief Building Inspector; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer; Vincent Hayes, Planner II – Development Compliance

**MEMBERS ABSENT:** Mike Maloney; Deputy Police Chief

**ADDITIONAL**

**STAFF PRESENT:** Stefanie Casella, Senior Planner; Jennifer Crockett, Administrative Assistant I

**MINUTES**

**I. APPROVAL OF MINUTES**

A. Approval of the **March 3, 2026** meeting minutes.

*Z. Cronin moved to approve the March 3, 2026 meeting minutes as presented, seconded by P. Britz.*

**II. OLD BUSINESS**

- A. The request of **304 Maplewood LLC (Owner)**, and **Planet Fitness (Applicant)**, for property located at **304 Maplewood Avenue** requesting amended Site Plan approval for a 1,011 square foot addition to the existing office building. Said property is located on Assessor Map 140 Lot 7 and lies within the Character District 4-L2 (CD4-L2) Historic Districts. (LU-26-5)

**SPEAKING TO THE APPLICATION**

[Timestamp 4:33] Rob Graham from Grondahl Family LLC came to present the application. Mr. Graham stated that the reference to Planet Fitness was no longer valid for the property. He reviewed staff comments and noted that they will set the fence clearly on their property and won't interrupt

the neighbor's fence. TAC members discussed the fence. Mr. Graham clarified that for the water line they have two curb stops that are adjacent to the property but only one line comes into the building. The curb stop directly in front in the right-of-way of Maplewood Avenue is not believed to service the building and could possibly serve the building across the street. They have scheduled for ground penetrating radar to come and confirm that the water line is not there. He stated that they only have one water line coming into their utility room. D. Desfosses stated that whatever waterline is not there should be removed from the plans before it goes to Planning Board.

## **PUBLIC HEARING**

[Timestamp 9:46] The public hearing was opened, no one spoke, the public hearing was then closed.

## **DISCUSSION AND DECISION OF THE BOARD**

*D. Desfosses made a motion to recommend approval of this application to the Planning Board with the following conditions:*

- 1. Show new fence within property line on plans.*
- 2. Handicapped parking spots and access aisle will be switched.*
- 3. Confirm active waterline and remove inactive one from plans.*

*P. Britz seconded the motion. The motion passed unanimously.*

- B.** The request of **Jeannette MacDonald (Owner)**, for property located at **86 Farm Lane** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into three lots with associated site improvements. Said property is located on Assessor Map 236 Lot 74 and lies within the Single Residence B (SRB) District. (LU-26-16)

## **SPEAKING TO THE APPLICATION**

[Timestamp 11:45] Engineer Eric Weinrieb and Patrick Cherney from Altus Engineering and Brett Berger from Flipping Bergers, LLC came to present the application. Mr. Weinrieb reviewed the changes made since the last meeting and noted that the 'no parking' signs in the existing right-of-way were approved by the Traffic and Safety Commission.

## **PUBLIC HEARING**

[Timestamp 14:47] The public hearing was opened, no one spoke, the public hearing was then closed.

## **DISCUSSION AND DECISION OF THE BOARD**

*D. Desfosses made a motion to recommend approval of this application to the Planning Board as presented. P. Britz seconded the motion. The motion passed unanimously.*

- C. The request of **Hope for Tomorrow Foundation (Owner)**, for property located at **315 Banfield Road** requesting amended Site Plan approval for the construction of a 2,115 s.f. Library addition to the existing 24,150 s.f. St. Patrick Academy School building with associated site improvements. Said property is located on Assessor Map 266 Lot 5 and lies within the Industrial (I) District. (LU-26-18)

## **SPEAKING TO THE APPLICATION**

[Timestamp 16:03] Engineer Corey Belden from Altus Engineering and Jessica Simpson from St. Patrick's Academy came to present the application. Mr. Belden stated that a zoning application was submitted for the expansion of use. He reviewed the updates made regarding traffic circulation on the site. TAC members asked for clarification on the stacking lanes. Mr. Belden and Ms. Simpson clarified how the two lanes coming in would function. E. Eby asked how many additional cars can be stored in the double stacking area and wondered if this would be enough storage. Mr. Belden provided a rough estimate of the number of cars that could be stored. E. Eby emphasized that they needed to make sure this works and that the applicants needed to look at other physical storage such as a right turn lane or widening the shoulders on Banfield Road. TAC members further discussed whether the double stacking lanes, on-site parking, and school management would be sufficient to solve the traffic circulation issue and discussed possible alternatives and additional measures that can be taken.

[Timestamp 42:20] E. Eby expressed that he did not have enough information to give his ok. He wants data on how many cars are waiting, how many parking spaces are available, and how much extra car storage would be added from the double stacking lanes compared to now. Mr. Belden said that the proposed changes would be a significant improvement to the current conditions. D. Desfosses suggested that they approve the plan for traffic circulation and have a bond for Banfield Road improvement that will be executed if the traffic circulation issue is not resolved. A metric would be used to determine whether the traffic circulation is working correctly. An easement will be needed for road widening in the event that Banfield Road improvement is needed. Mr. Belden asked what an acceptable delay time would be. TAC members stated it needs to be free flowing traffic on Banfield Road, the concern is not traffic exiting the site but turning in. It is fine to have a car waiting to turn left onto the site, but it cannot start backing up with multiple cars queued trying to turn left.

## **PUBLIC HEARING**

[Timestamp 59:32] Elizabeth Bratter of 159 McDonough Street expressed that driving down the road during pickup time makes her fearful. She expressed that drivers should not be able to make a left hand turn in or out of the site. The driveway coming out should be in a different position as having cars trying to get in and out of the site is dangerous, especially during the winter. Drivers should have to go around to enter the site from the right.

[Timestamp 1:02:02] Jay Bisognano a parent whose three children attend St. Patrick's Academy stated that as a parent dropping off and picking up there everyday is a practical matter and if you are paying attention, it is not an issue. The school has done a lot of work to improve the conditions that exist today and he understands what TAC members are saying about trying to get more information to ensure it will absolutely work. But in his opinion, it's an impossibility to ensure and that the condition that is there today is improving and capacity is not increasing and that they should take what they can get. If the school decides not to do this, you're left with a problem. He asks that this project gets approved so that the conditions can be improved.

### **DISCUSSION AND DECISION OF THE BOARD**

[Timestamp 1:03:33] E. Eby addressed the ability to prohibit left hand turns into and from the site. A median island would need to be constructed on Banfield Road and a very long right turn lane would be needed. With a 50/50 split of traffic coming in and out it would be very inconvenient for a lot of people and would not be a realistic option.

*P. Britz made a motion to recommend approval of this application to the Planning Board with the following conditions:*

- 1. Variance must be granted prior to application to Planning Board.*
- 2. Applicant must construct the bike path on the east side of the site.*
- 3. E. Eby will develop condition for traffic control measures which will potentially include a Bond for shoulder widening of Banfield Road, an Easement to the City, and monitoring timeframe for traffic flow improvement.*

*D. Desfosses seconded the motion.*

[Timestamp 1:05:05] Z. Cronin asked about addressing DPW's comment regarding the construction of the bike path. Mr. Belden stated that the raingarden was not encroaching into the easement area and that nothing has changed from the original easement. D. Desfosses asked if there was wetland in the way. Mr. Belden stated that he did not believe it was a designated wetland and was a man-made drainage ditch.

*D. Desfosses seconded the motion again. He added the condition that the applicant must construct the bike path on the east side of the site. The motion passed unanimously.*

### **III. NEW BUSINESS**

- A. The request of Regan Electric CO INC (Owner), and Chinburg Development (Applicant), for property located at 94 Langdon Street and 98 Cornwall Street requesting Site Plan Review approval to merge the two lots, demolish the existing buildings, and construct three (3) single-family dwellings with associated site**

improvements. Said property is located on Assessor Map 139 Lots 1, 8 and lies within the Mixed Residential Business (MRB) District. (LU-25-175)

### **SPEAKING TO THE APPLICATION**

[Timestamp 1:09:09] Shawn Tobey from Haley Ward, Shawna Sammis and Alexandra Binns from Chinburg Development came to present the application. Mr. Tobey reviewed the history of the application, noting that they had obtained a Variance for the frontage. He then reviewed staff comments. C. Putney stated that it will need to be a private street.

### **PUBLIC HEARING**

[Timestamp 1:14:51] David Rheaume of 81 Langdon Street stated that in general he is supportive of the three single family homes on this combined lot. His concern is the proposed single access way from Langdon Street. This is his first time learning that it will have to be a private road. His understanding is that the single access way stems from the idea that access from Cornwall Street is not possible for dwelling units 2 and 3. He finds it difficult to believe as historical maps show that that has been established as a street for many years and has had properties that have solely resided on that portion of Cornwall Street north of McDonough Street. If it were possible, it would have many benefits such as a significant reduction in the total amount of pavement, access could be at right angles at the stub of Cornwall Street through the 48 feet of frontage the combined properties will have, which would continue to allow for plowing and an area for snow accumulation in the winter time. The other major benefit would be that it could allow dwelling unit 1 up against Langdon Street to be realigned to be similar to other properties with the potential to have a two car garage with a two car parking area in front of it, which would match the configuration of his home and his neighbors at 91 and 82 Langdon Street. A small road with three homes on it is not the overall look and feel of Langdon Street and all of the cars will be coming out onto Langdon Street immediately opposite 91 Langdon Street's driveway. It's not a huge amount of traffic but it would eliminate both that and it would be more natural for emergency vehicle response, and the other units would have Cornwall Street addresses. He would ask before they make a determination on recommendation to the Planning Board that they understand the legality of saying that Cornwall Street cannot be accessed from this combined property.

[Timestamp 1:18:26] Elizabeth Bratter of 159 McDonough Street stated that she has lived in that neighborhood for 35 years and that Cornwall Street has been plowed by the city. According to the maps there is another paper street that goes right down the Chinburg property and there is a paper street at the end of Cornwall Street that goes left and then out to the railroad tracks. Her biggest concern is that in order to get in and out, you would have to turn around, and what would happen if they had a fire. Ms. Bratter was concerned about how fire trucks would access the site. She asked with the sewer easement on Cornwall Street, would they have to dig there. She stated that it would be nice for Cornwall Street to be an access to that property with an open gate to allow for fire truck access. To her that portion of Cornwall Street that backs up to the Regan property is not a paper street, the paper street is when it goes left and back towards the railroad tracks.

[Timestamp 1:20:30] John Paine owner of 91 and 82 Langdon Street, stated that he and his wife are excited for the development and that it is a good change for the neighborhood. He said that they

want the new construction to be a part of the neighborhood and the landscaping doesn't send that message. The landscaping makes it seem separate from the community than what he would like to see. He would like to see the Board's opinion on what appropriate plantings are. In particular, the three trees on the border between 82 Langdon Street and the site have mature heights of 60 feet. One of the things he loves about the neighborhood is the views of the pond and he is concerned about the view impact for those further up on McDonough Street as the trees are providing a significant mass and hang significantly over the property line. He commented on the heights of the landscaping towards the back of the 82 Langdon Street property line and that the house at 82 Langdon Street is less than half the height of those trees. He would like the development to be more integrated into the community than is currently shown.

[Timestamp 1:23:33] Elizabeth Bratter of 159 McDonough Street stated that on 41 Salem Street three houses we developed that have garages and main doors on the inside like what is proposed with this project, but the houses were asked to put in front steps and a door on the front whether it was fake or real, as the majority of that neighborhood has front steps and people often sit on them and that is how you get to know your neighbors. She would like to see front steps added to the unit that faces Langdon Street to make it cohesive with the rest of the neighborhood. She stated that it would look funny with all of the houses having doors facing the street except for this one. She would like this to be considered as a solution for how they can be more involved with the neighborhood.

## **DISCUSSION AND DECISION OF THE BOARD**

[Timestamp 1:25:10] P. Britz stated that the landscaping plan that shows the arborvitae is valid but would create a block, a tree provides a view and habitat, and arborvitae would not provide any of that. Ms. Sammis said that a third party creates the landscaping plan and they scale it back 80%. She said the feedback was good and that they would take another look at the landscaping. P. Britz asked if they had any response regarding the access through Cornwall Street. Ms. Sammis explained that they had originally wanted to keep the lots as is and not merge them and have access off of Cornwall Street for 2 units and an access off Langdon Street for 1 unit. Through review of the project and the 3 units by the city's and their legal departments it was determined that they could not use Cornwall Street because it is not a city owned street. She said that it is very difficult to determine the legal standing of historic streets. She said that if you drive down Cornwall Street today, the 1<sup>st</sup> house on the right their property extends over the line shown for Cornwall Street and they are using that as their driveway and parking for their home.

[Timestamp 1:28:22] C. Putney said that they need to determine if a fire engine can make the turn into the site off Langdon Street. He is ok with having to back up once or twice because that is needed for all of that neighborhood. He said that they need to make sure they can adequately enter and exit the site. D. Desfosses stated that the comments regarding the front door are good and that the applicants should consider it.

*P. Britz made a motion to recommend approval of this application to the Planning Board with the following conditions:*

1. *An easement to the City is required for water metering, valve control, and leak detection. This easement shall have a provision to allow the City to upsize and/or connect the line to Cornwall Street in the future if determined to be necessary.*
2. *Show existing 10-12" sewer main crossing lot on Cornwall Street and consider sewer connection there. An easement to the City is required for the sewer main pipe crossing the lot on Cornwall Street.*
3. *Revise the landscaping plan.*
4. *The driveway will need to be named and approved by City Council.*
5. *A fire access turning template is required.*
6. *A 1" water line is insufficient for three single family dwellings, so a common line should be at least 2" in size and that size should be confirmed as large enough by the MEP engineer. All lines to homes must be 1" minimum. If fire suppression is required by the Fire Department, additional or larger water lines will be required.*
7. *Need air gap between stormwater system and foundation drains. Homes need to be mechanically drained via sumps. Watertight construction required.*
8. *City suggests slab on grade construction but in no case should there be more than a crawl space with no mechanicals due to high groundwater possible during storms in that area.*
9. *Sidewalk must be 5.5' in width, excluding curb.*
10. *Curb must be granite.*
11. *Brick inverts in sewer manholes are required.*

*D. Desfosses seconded the motion. The motion passed unanimously.*

**B.** The request of **Rafferty Investment Group LLC (Owner)**, for property located at **64 Bridge Street** requesting Site Plan Review approval for demolition of the existing structure and construction of a ten (10) room three-story Inn with associated site improvements. Said property is located on Assessor Map 126 Lot 55 and lies within the Mixed Residential Business (MRB) District, Character District 4 (CD4) and Downtown Overlay District. (LU-26-36)

## **SPEAKING TO THE APPLICATION**

[Timestamp 1:33:33] Engineer Steve Haight from Civil Works New England, Mckayla Glazier from Open Concepts Contracting LLC, and Scott Rafferty Owner/Developer came to present the application. Mr. Haight reviewed the history of the project noting their conversations with

Eversource regarding the transformer location. Eversource suggested putting the transformer onto City property across Bridge Street where a transformer and another sector cabinet are located. He stated that this would allow them to preserve a parking space or two on site. D. Desfosses stated that as it is a City parcel it is up to City Council to allow it or not and the transformer would be available to other buildings to use. He said the license would be to Eversource for the transformer. TAC members further discussed the transformer.

[Timestamp 1:38:17] Mr. Haight reviewed their responses to staff comments. He stated that he was unsure how they would address the landscaping with the site developed as it is. D. Desfosses suggested that they could do planting beds up against the building behind the sidewalk. P. Britz stated that it must be 5 feet wide to count as open space, if not they would need to request for a Variance. D. Desfosses mentioned that Eversource is looking at resupplying power to Hanover Street due to the approved developments and future development being explored in the area. TAC members discussed the potential power supply changes, the transformer, and what impacts it would have on the project. C. Putney asked about the roof deck. Mr. Rafferty said they have enough space to add a second stairwell to the roof deck and clarified that the table layout in the meeting room was a placeholder. TAC Members discussed how solid waste would be managed on the site. S. Wolph asked if there was enough room for a wheelchair to maneuver at the main entrance and not be encumbered by the stairs. Mr. Haight explained that the architectural plan needs to be updated to match the actual grading and that that area is pretty much flat and would not require stairs.

## **PUBLIC HEARING**

[Timestamp 1:49:24] Elizabeth Bratter of 159 McDonough Street handed out a written statement to TAC Members, from which she preceded to read from. She questioned the clearance allowance of the 2<sup>nd</sup> and 3<sup>rd</sup> floor balconies over the transformer on the 1<sup>st</sup> floor. She asked why there were rear balconies overlooking the neighbor's yard and about the size of the overhang from the 2<sup>nd</sup> and 3<sup>rd</sup> floors and if the balconies counted towards it. She noted that the application did not show rear views of the property and when looking behind at 282 Hanover Street it appeared as if the fence line was crossing over into that property. Ms. Bratter said that it was questionable whether the proposed transformer pad would fit without going over the property line and wondered how the noncombustible objects needed to protect the neighbors were going to fit there as well. She said that the project should not be classified as an inn but as a hotel due to the two bars, catering, and restaurant. She said that the roof top deck looked close to the neighboring structure at 58 Bridge Street and that she believes it is supposed to be 25 feet away. Ms. Bratter asked where the required 384.6 feet of open space would be located and if the overhang and balconies would impact the space in the rear.

[Timestamp 1:56:23] Kaleigh Bullock of 282 Hanover Street said that she disputes the disclosed property line. She stated that she will be working with a surveyor to have her own survey conducted. Ms. Bullock said that the fence was installed by Daryl Kent, a previous owner of 282 Hanover Street. The current plans for the patio, driveway area, and potentially the transformer would impede almost a foot onto her hardscaped patio and garden. She said that the structure of the building seriously impedes the privacy of her home and that any amount of space that is debatable through the survey process is critical to her and her family. Ms. Bullock stated that she has life safety concerns regarding a rooftop bar next to her home and a residential neighborhood.

## DISCUSSION AND DECISION OF THE BOARD

[Timestamp 1:58:29] Chair Stith asked Mr. Rafferty to provide an overview of the project and how the property would be leased or rented. Mr. Rafferty explained that it is an inn that would allow a function space on the 1<sup>st</sup> floor to be used by caterers, there are 10 rooms upstairs, and a roof top deck with no immediate plan for full-service food and beverage to be provided there. He stated that it wouldn't be a hotel as the space will function as a group rental where one party or adjoining parties that have some sort of relation are renting out the entire building themselves. The basement will be used for storage, washing machines and dryers, and trash. Mr. Rafferty said that there is no immediate plan for a restaurant and there will be no stove, just a microwave.

*D. Desfosses made a motion to postpone the application to the May meeting. Z. Cronin seconded the motion. The motion passed unanimously.*

*D. Desfosses left the meeting.*

- C. The request of **The City of Portsmouth – New Franklin School (Owner)**, for property located at **1 Franklin Drive** requesting Site Plan Review for the construction of three (3) additions to the existing New Franklin Elementary School with associated site, grading, drainage, and utilities improvements. Said property is located on Assessor Map 220 Lot 2 and lies within the Municipal (M) District. (LU-26-37)

## SPEAKING TO THE APPLICATION

[Timestamp 2:02:47] Engineers Eric Doremus and Patrick Crimmins from Tigh and Bond, Architect Matthew Giffin from Banwell Architects, and Brian Cisneros and Ken Linchey from the New Franklin School came to present the application. Mr. Doremus reviewed the application and stated that no trees would be cleared as a part of the project, so there would be no direct wetland impacts. He reviewed their responses to staff comments and said that they are requesting to do a formal wetland delineation to verify the location and size of the wetlands. From their review they will not be within any of the 100-foot buffers. He said that in 2023 a sound study was completed for this property associated with the installation of the noise barriers on interstate 95. Mr. Doremus said that they are currently evaluating the City's Municipal Green Building Policy and are looking for areas to work into the project to comply. Z. Cronin asked them to state the location of the water meter in the building. Mr. Linchey explained that both meters are fed into the backside of the custodial locker and that the water no longer comes from the south, as it loops around the back through the playground. E. Eby stated that the handicapped space access aisle needs to be 8ft wide to be van accessible. He also clarified that there is just a privacy fence along that portion of interstate 95, not a sound barrier, and that the fence is just being rebuilt.

## PUBLIC HEARING

[Timestamp 2:10:43] The public hearing was opened, no one spoke, the public hearing was then closed.

### **DISCUSSION AND DECISION OF THE BOARD**

[Timestamp 2:11:10] P. Britz stated that they did not need a full wetland delineation and that they could just have a wetland scientist confirm they are not impacting the wetland buffer. TAC members discussed the wetland buffer. E. Eby asked if the electric vehicle parking spaces were just for parking or if they would also include charging. Mr. Doremus confirmed that it is just parking and that they will be providing stubs, so that charging stations could be added in the future.

*No action was taken as this is a City project.*

### **IV. ADJOURNMENT**

The meeting adjourned at 4:09 PM.

# RAFFERTY INVESTMENT GROUP

Portsmouth Planning Department  
1 Junkins Avenue  
Portsmouth, NH 03801

Dear Planning Board Members,

Rafferty Investment Group respectfully requests a postponement of our June TAC meeting regarding the property located at 64 Bridge Street, Portsmouth, NH 03801.

Our engineering team requires additional time to complete the necessary project requirements and finalize materials needed for review with the Board and City staff. We appreciate the Board's time and consideration of this request and look forward to continuing to work collaboratively with the City as the project progresses.

Thank you for your consideration.

Sincerely,

McKayla Glazier  
Rafferty Investment Group

**Ross Engineering, LLC**  
**Civil / Structural Engineering**

650 Islington Street  
Portsmouth, NH 03801

603-433-7560  
alexross@comcast.net

May 15, 2025

City of Portsmouth  
Planning Department  
1 Junkins Ave  
Portsmouth, NH 03801

**Extension Request**  
**806 Route 1 Bypass**  
**Tax Map 161, Lot 43**  
**Land Use Application 22-81**

The original Site Plan Approval for this site was granted on June 29, 2022 by the Planning Board. An extension to this site plan approval was granted on June 22, 2023.

In 2024, an amended site plan approval was requested to tie in the drainage improvement work for 806 Route 1 Bypass to the drainage improvement work on 822 Route 1 Bypass (LU-23-209). This required an additional extension to the original approval. A second extension and an amended site plan approval was granted on June 27, 2024.

In order to keep the business open and allow safe flow of traffic while constructing the drainage improvements, the work needed to be done in stages. A third extension was granted on June 25, 2025 in order to complete the on-going drainage improvement work before completing other items.

This drainage improvement work was completed over the past year and the owner is ready to complete the remaining work from the 2022 approval. Due to the expiration of the site plan approval occurring on June 23, 2026, another extension is necessary as the work cannot be completed prior to that date. A summary of the original work and amended work is listed below along with which items have been completed, as well as which items are remaining.

Administrative Approval was requested on 4-15-2026 to replace a fence that was damaged over the winter in the same location with the fence type matching the same fence installed on 822 Route 1 Bypass. The plan set attached to this extension request is dated 4-15-2026, which shows the proposed fence replacement. No other changes from the approved amended set dated 6-11-2024 have been proposed.

Original Improvements (Approved on June 29, 2022)

- Construct a new walk-in cooler addition
- Install 3 wall lights on walk-in cooler addition.
- Install a new gas meter on walk-in cooler addition
- Install 3 new lights on existing light poles.
- Install new drainage line and drainage structures to re-route drainage line that previously was located below the building.
- Install new sewer lateral from Stark St main.
- Re-stripe parking to create an ordinance conforming parking lot.
- Install a fence for new dumpster location.
- Install landscaping

**Ross Engineering, LLC**  
**Civil / Structural Engineering**

650 Islington Street  
Portsmouth, NH 03801

603-433-7560  
alexross@comcast.net

Amended Site Plan Improvements (Approved on June 27, 2024)

- Remove proposed landscaping in the US Route 1 Bypass ROW as per NHDOT request.
- Re-Route proposed drainage line to the north to connect to drainage improvements on 822 US Route 1 Bypass.

Work Completed

- Installed new drainage line and drain manholes to relocate line from under the building at 806 and connect to 822.
- Installed a new sewer lateral from the Stark St main.
- Installed a new light on LP2.

Work Remaining

- Construct a new walk-in cooler addition
- Install 3 wall lights on walk-in cooler addition
- Install new gas meter on walk-in cooler
- Install 2 new lights on LP1 and LP3.
- Re-stripe parking lot
- Install a new fence and relocate dumpsters to approved location.
- Install landscaping minus the proposed landscaping in the NHDOT ROW.

Sincerely

Alex Ross, P.E., L.L.S.

SEE NOTE 2

N/F  
CITY OF PORTSMOUTH  
NEW FRANKLIN SCHOOL  
1 FRANKLIN DRIVE  
PORTSMOUTH, NH 03802  
TAX MAP 220, LOT 2

RIGZ ENTERPRISES LLC  
TAX MAP 161, LOT 43  
RCRD 6225-2527  
22,611 SQFT, 0.52 ACRES

N/F  
GTJ MA/NH LEASING INC  
786 US ROUTE 1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 42  
RCRD 5207-1572

N/F  
RICHARD J SOLITO  
2 STARK ST  
PORTSMOUTH, NH, 03801  
TAX MAP 161, LOT 41  
RCRD 5455-1870

N/F  
BETHANY ALICE KUCHARIK  
507 DENNETT ST  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 44  
RCRD 5790-2377

N/F LINDSAY FLORYAN  
493 DENNETT ST  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 45  
RCRD 5804-2599

N/F RICHARD D ZOFFOLI TRUST  
822 US ROUTE 1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 160, LOT 29  
RCRD 2860-0906

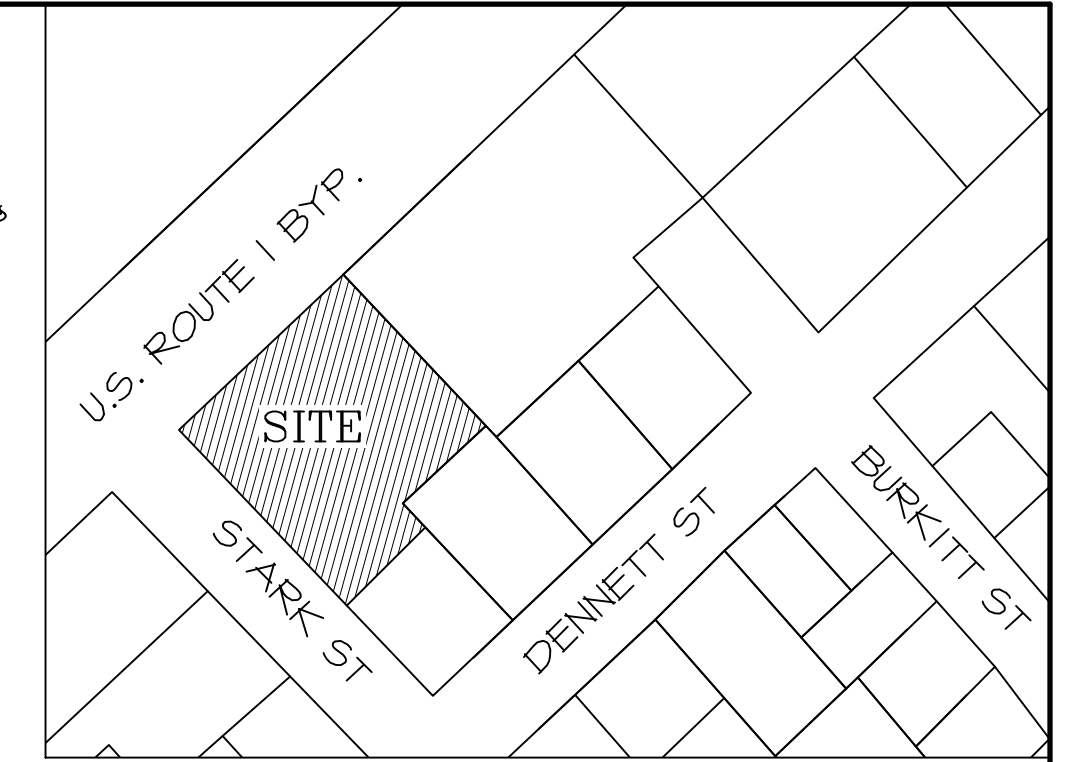
N/F PETER & JUDI  
PARADIS  
TAX MAP 160, LOT 27  
RCRD 3005-0228

**LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN

**NOTES**

- 1) OWNER OF RECORD:  
RIGZ ENTERPRISES  
18 DIXON LANE  
DERRY, NH 03038  
  
TAX MAP 161, LOT 43  
806 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
RCRD: 6225-2527  
AREA: 22,611 SF, 0.52 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN BUSINESS ZONE (B):  
MINIMUM LOT AREA.....20,000 SF  
MIN. LOT AREA PER DWELLING UNIT.....2,500 SF  
MINIMUM FRONTAGE.....100 FT  
MINIMUM DEPTH.....80 FT  
SETBACKS:  
FRONT.....20 FT  
SIDE.....15 FT  
REAR.....15 FT  
MAXIMUM BUILDING HEIGHT.....50 FT  
MAXIMUM BUILDING COVERAGE.....35%  
MINIMUM OPEN SPACE.....15%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE,  
AS PER FLOOD INSURANCE RATE MAP  
#33015C0259F, PANEL 259 OF 681, DATED  
JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) A RIGHT TO PASS AND REPASS FROM THE  
INTERSTATE HIGHWAY USING THE EXITS IN COMMON  
WITH OTHERS LOCATED ON LAND FORMERLY OF D.  
RICHARD ZOFFOLI FOR PURPOSES OF PASSING  
AND REPASSING TO THE INTERSTATE HIGHWAY  
EXISTS TO THE BENEFIT OF LOT 43 OVER LAND OF  
LOT 29. SEE RCRD 2781-1490.
- 6) THE CITY PLANNING BOARD GRANTED SITE PLAN  
APPROVAL FOR THIS PROPERTY ON JUNE 23, 2022.  
A ONE YEAR EXTENSION WAS GRANTED AT THE  
JUNE 15, 2023 PLANNING BOARD MEETING.  
(LU-22-81)



**LOCUS PLAN  
N.T.S.**

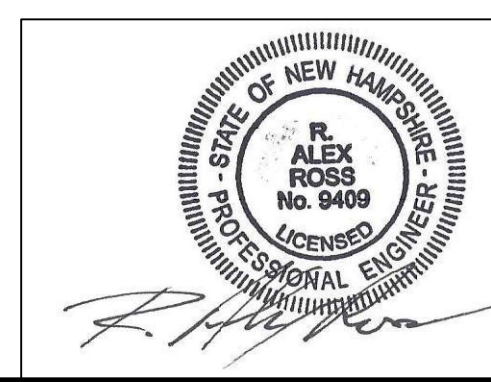
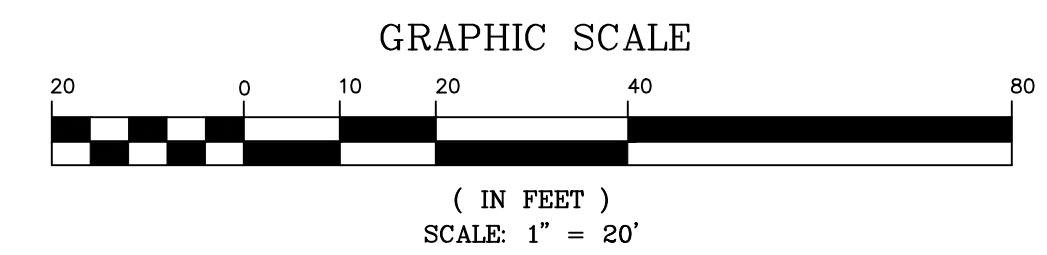
**EXISTING STRUCTURES**

- CATCH BASIN**
- CB 1  
RIM EL. 27.93  
INV. IN 21.61 (±20" PIPE) SW  
INV. OUT 20.58 (±20" PIPE) NE
  - CB 2  
RIM EL. 29.46  
INV. OUT 25.81 (12" CMP) SE
  - CB 3  
RIM EL. 29.19  
INV. IN 22.84 (12" CMP) SW  
INV. IN 22.74 (12" CMP) NE  
INV. IN 22.83 (24" RCP) NW  
INV. OUT 22.66 (24" RCP) SE
  - CB 4  
RIM EL. 30.48  
INV. IN 18.20 (±20") SW  
INV. IN 18.20 (24" RCP) NW  
INV. OUT 18.15 (24") NE

EXISTING BUILDING  
AREA = 3042 SF  
1ST FLR EL. 30.33'

**REFERENCE PLANS**

- 1) "SITE PLAN FOR HENRY S. DUTKOWSKI  
MONNA D'S CASA DI PASTA, 806 US  
ROUTE 1 BYPASS & STARK STREET" BY  
MILLETTE, SPRAGUE & COLWELL, INC.  
DATED JULY 15, 2004.



NO.	DATE	DESCRIPTION OF ISSUE
9	4/15/2026	REVISIONS
8	6/11/2024	REVISIONS
7	6/4/2024	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB

ISS. DATE DESCRIPTION OF ISSUE

SCALE 1" = 20'

CHECKED A. ROSS

DRAWN I.C.A.

CHECKED

**ROSS ENGINEERING, LLC**  
Civil/Structural Engineering  
& Surveying  
909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT  
RIGZ ENTERPRISES LLC  
18 DIXON LANE  
DERRY, NH 03038

TITLE

**EXISTING  
CONDITIONS  
PLAN**

806 US-1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	1 OF 7	9



N/F  
CITY OF PORTSMOUTH  
NEW FRANKLIN SCHOOL  
1 FRANKLIN DRIVE  
PORTSMOUTH, NH 03802  
TAX MAP 220, LOT 2

RIGZ ENTERPRISES, LLC  
TAX MAP 161, LOT 43  
RCRD 6225-2527  
22,611 SQFT, 0.52 ACRES

N/F  
GTY MA/VH LEASING INC  
786 US ROUTE 1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 42  
RCRD 5207-1512

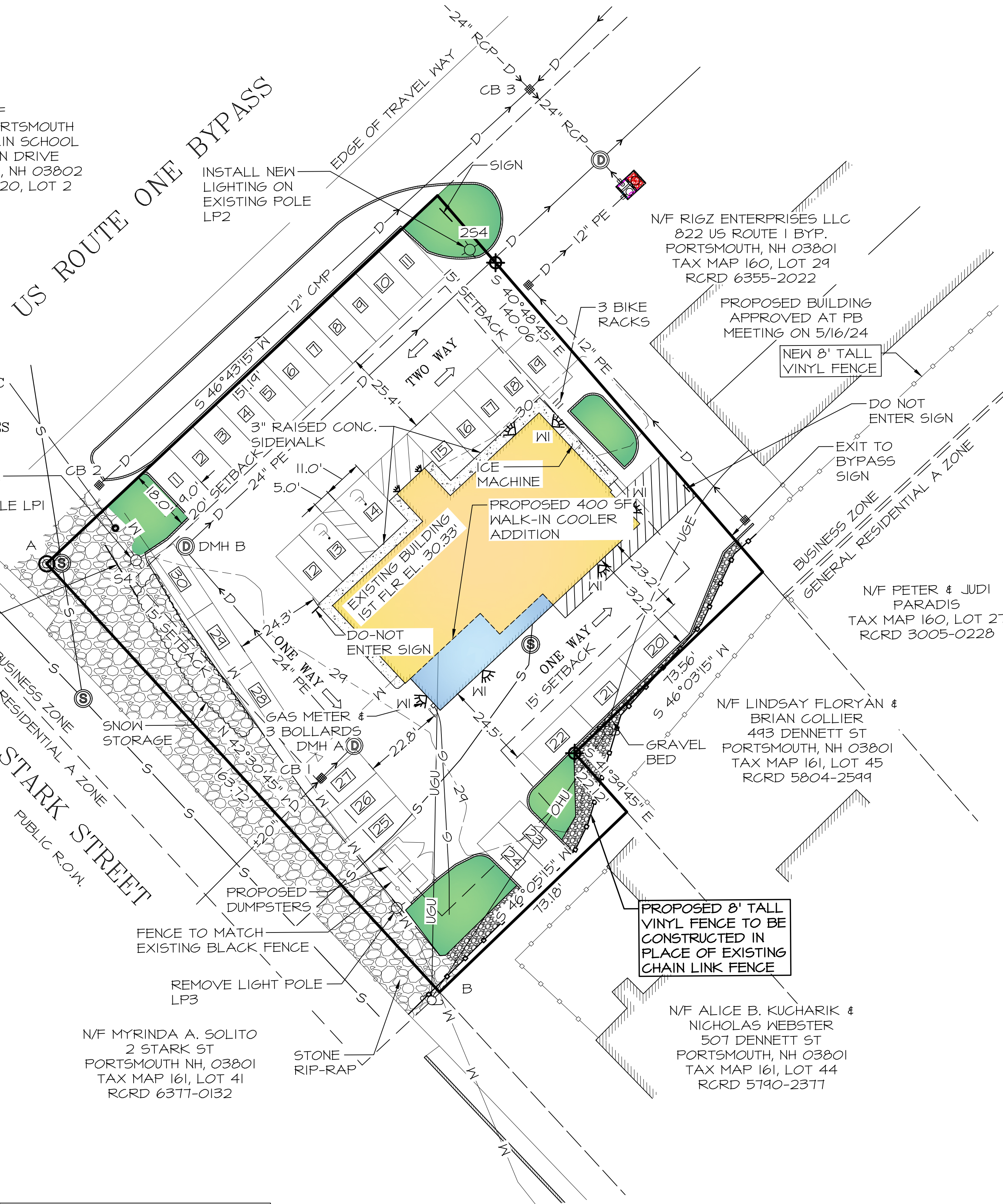
N/F MYRINDA A. SOLITO  
2 STARK ST  
PORTSMOUTH, NH, 03801  
TAX MAP 161, LOT 41  
RCRD 6377-0132

N/F RIGZ ENTERPRISES LLC  
822 US ROUTE 1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 160, LOT 29  
RCRD 6355-2022

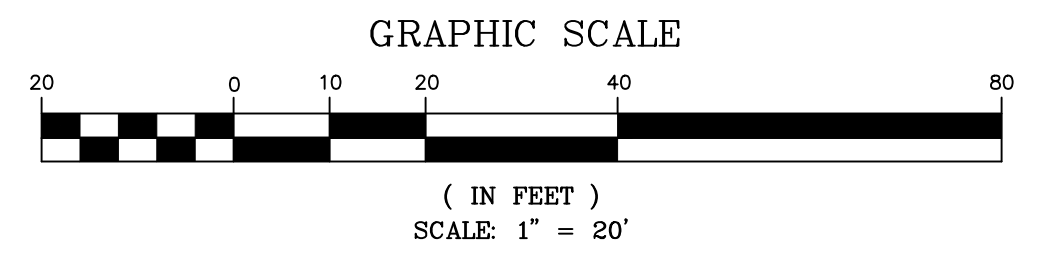
N/F PETER & JUDI  
PARADIS  
TAX MAP 160, LOT 27  
RCRD 3005-0228

N/F LINDSAY FLORYAN &  
BRIAN COLLIER  
443 DENNETT ST  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 45  
RCRD 5804-2599

N/F ALICE B. KUCHARIK &  
NICHOLAS WEBSTER  
507 DENNETT ST  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 44  
RCRD 5790-2377



ALL CONDITIONS ON THIS PLAN  
SHALL REMAIN IN EFFECT IN  
PERPETUITY PURSUANT TO THE  
REQUIREMENTS OF THE SITE PLAN  
REVIEW REGULATIONS.



**LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN
- WATER VALVE
- SEWER MANHOLE
- LAMP POST
- UNDERGROUND UTILITIES
- GAS LINE
- DRAIN LINE
- WATER LINE
- SEWER LINE
- LIGHT
- CLEANOUT

**NOTES**

- 1) OWNER OF RECORD:  
RIGZ ENTERPRISES  
18 DIXON LANE  
DERRY, NH 03038  
  
TAX MAP 161, LOT 43  
806 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
RCRD: 6225-2527  
AREA: 22,611 SF, 0.52 ACRES
- 2) PARCEL 15 IN BUSINESS ZONE (B):  
MINIMUM LOT AREA.....20,000 SF  
MIN. LOT AREA PER DWELLING UNIT.....2,500 SF  
MINIMUM FRONTAGE.....100 FT  
MINIMUM DEPTH.....80 FT  
SETBACKS:  
FRONT.....20 FT  
SIDE.....15 FT  
REAR.....15 FT  
MAXIMUM BUILDING HEIGHT.....50 FT  
MAXIMUM BUILDING COVERAGE.....35%  
MINIMUM OPEN SPACE.....15%
- 3) COVERAGES:  
**BUILDING COVERAGE**  
EXISTING BUILDING COVERAGE  
BUILDING & COOLER 3,042 SF  
EXISTING STRUCTURE 3,042 SF  
BUILDING COVERAGE= 3,042 / 22,611 = 13.5%  
  
**PROPOSED BUILDING COVERAGE**  
BUILDING & COOLER 3,442 SF  
BUILDING COVERAGE 3,442 / 22,611 = 15.2%  
  
**OPEN SPACE**  
EXISTING OPEN SPACE  
BUILDING COVERAGE.....3,042 SF  
CONCRETE SIDEWALK.....455 SF  
ASPHALT PARKING.....15,958 SF  
ASPHALT CURB.....83 SF  
CONCRETE PAD 3 SF  
TOTAL LOT COVERAGE 19,541 SF  
EXISTING OPEN SPACE= 22,611-19,541 = 3,070 SF  
EXISTING OPEN SPACE= 3,070 / 22,611 = 13.6%  
  
**PROPOSED OPEN SPACE**  
BUILDING COVERAGE.....3,442 SF  
CONCRETE SIDEWALK.....457 SF  
ASPHALT PARKING.....14,500 SF  
ASPHALT CURB 171 SF  
TOTAL LOT COVERAGE 18,570 SF  
PROPOSED OPEN SPACE=22,611-18,570= 4,041 SF  
PROPOSED OPEN SPACE = 4,041 / 22,611 = 17.9%
- 4) PARKING SPACES:  
AS PER PORTSMOUTH ZONING ORDINANCE  
10.1112.321, PARKING SPACES FOR RETAIL USE  
SHALL BE 1 SPACE PER 300 SF GROSS FLOOR  
AREA.  
  
3,442 SF / 300 SF/SPACE = 11.47 = 12 SPACES  
12 SPACES REQUIRED  
30 SPACES PROVIDED
- 5) THIS SITE PLAN SHALL BE RECORDED IN THE  
ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 6) 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  
SITE PLAN WITHOUT THE EXPRESS APPROVAL  
OF THE PORTSMOUTH PLANNING DIRECTOR.
- 7) ALL PROPOSED CURBING TO BE ASPHALT AND  
MATCH EXISTING. MINIMUM 5" REVEAL.
- 8) GIS COORDINATES OF TWO LOT CORNERS  
NORTHING EASTING  
A - NW CORNER 211322.113 1222327.652  
B - SW CORNER 211202.419 1222439.356
- 9) PLANNING BOARD APPROVAL FOR 822 US  
ROUTE 1 BYPASS WAS GRANTED ON MAY 16,  
2024 AND IS SHOWN IN A NOTICE OF DECISION  
LETTER DATED MAY 23, 2024. ACCESS WAY  
AND DRAINAGE EASEMENTS FOR THIS  
PROPERTY ARE SHOWN IN THE APPROVED  
PLAN SET. MEASURES SHALL BE TAKEN BY THE  
OWNER TO ENSURE THAT ALL DRAINAGE AND  
ACCESS EASEMENTS ON BOTH 806 AND 822  
US ROUTE 1 BYPASS WORK IN CONJUNCTION  
WITH EACH OTHER AND ARE PROPERLY  
RECORDED.

**WAIVERS**

- 1) A WAIVER WAS GRANTED BY THE  
PORTSMOUTH PLANNING BOARD ON JUNE  
23, 2022 FROM THE CITY OF  
PORTSMOUTH SITE PLAN REVIEW  
REGULATIONS SECTION 9.3.5, TO  
LOCATE A DUMPSTER 12.2' FROM THE  
WESTERN PROPERTY LINE WHERE 20' IS  
REQUIRED.

ISS.	DATE	DESCRIPTION OF ISSUE
9	4/15/2026	REVISIONS
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6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB

SCALE 1" = 20'

CHECKED A. ROSS

DRAWN D.D.D.

CHECKED

**ROSS ENGINEERING, LLC**  
Civil/Structural Engineering  
& Surveying  
909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT  
RIGZ ENTERPRISES LLC  
18 DIXON LANE  
DERRY, NH 03038

TITLE

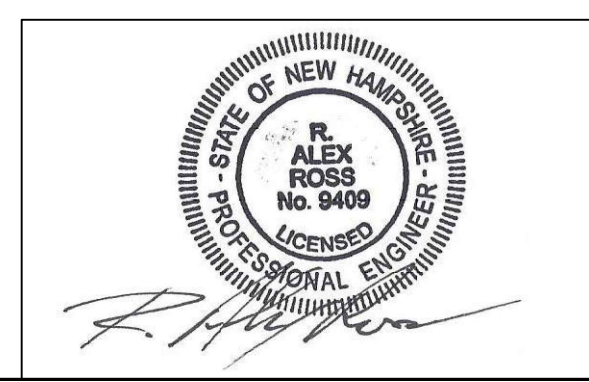
**SITE PLAN**

806 US-1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NDL	ISSUE
21-072	2 OF 7	9

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_





N/F  
CITY OF PORTSMOUTH  
NEW FRANKLIN SCHOOL  
1 FRANKLIN DRIVE  
PORTSMOUTH, NH 03802  
TAX MAP 220, LOT 2

RIGZ ENTERPRISES, LLC  
TAX MAP 161, LOT 43  
RCRD 6225-2527  
22,611 SQFT, 0.52 ACRES

N/F  
GTY MA/WH LEASING INC  
786 US ROUTE 1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 42  
RCRD 5207-1572

US ROUTE ONE BYPASS

STARK STREET

**PROPOSED LIGHTING**

DESCRIPTION	CATALOG NUMBER	QTY
LIGHT POLE (254)	LITHONIA LIGHTING - D5X0 LED P4 30K 80CRI TFTM MVOLT 5PA DDBXD WITH 555 18 4C DM29A5 DDBXD	1
LIGHT POLE (54)	LITHONIA LIGHTING - D5X0 LED P4 30K 80CRI TFTM MVOLT 5PA DDBXD WITH 555 18 4C DM19A5 DDBXD	1
WALL PACK (WI)	LITHONIA LIGHTING - WIDGEI LED P1 30K 80CRI VM MVOLT SRM DDBXD	6

**UTILITIES:**

**CONTACT LIST:**  
GAS: UNITIL: SUSAN L. DUPLISEA.....603-294-5147  
WATER: PORTSMOUTH DPW: .....603-427-1530  
SEWER: PORTSMOUTH DPW: .....603-427-1530  
STORMWATER: PORTSMOUTH DPW: .....603-427-1530  
ELECTRIC: EVERSOURCE: CASEY MCDONALD.....603-436-7708 EXT 5641

**PROPOSED UTILITIES:**

- STORMWATER:**  
EXISTING DRAINAGE LINE UNDER THE BUILDING TO BE TAKEN OUT OF SERVICE AND FILLED WITH FLOWABLE FILL CONCRETE.  
  
INSTALL DMH A & DMH B WITH 24" PE PIPING CONNECTING CB 1 TO THE DRAINAGE IMPROVEMENTS ON LOT 29.  
  
SILTSACKS TO BE INSTALLED ON CATCH BASINS 1 & 4 PRIOR TO CONSTRUCTION. SILTSACKS TO REMAIN IN PLACE UNTIL DRAINAGE SYSTEM IS FULLY OPERATIONAL.  
  
3 NEW CATCH BASINS TO BE INSTALLED ON 822 US ROUTE 1 BYPASS AS PART OF DRAINAGE IMPROVEMENTS. SILTSACKS TO BE INSTALLED ON THESE CATCH BASINS DURING CONSTRUCTION UNTIL DRAINAGE SYSTEM IS FULLY OPERATIONAL..
- GAS:**  
A NEW METER WILL BE INSTALLED ON THE SIDE OF THE WALK-IN COOLER. THE EXISTING GAS LINE WILL BE RE-ROUTED TO THE NEW METER.
- LIGHTING:**  
INSTALL THE LIGHTS SHOWN ON THE PROPOSED LIGHTING TABLE ONTO EXISTING POLES LPI AND LP2.  
REMOVE EXISTING LIGHT POLE LP3.
- SEWER:**  
ACCORDING TO DPW, THE EXISTING SEWER LINE TRAVELS TOWARDS DENNETT STREET. A NEW SEWER LINE SHALL BE INSTALLED TO THE LATERAL BY PARKING SPACE 25. PROPER SIZE, TYPE, AND CONNECTION AS PER CITY DPW.  
  
EXISTING SEWER SERVICE TO DENNETT STREET SHALL BE DISCONNECTED AND CAPPED. THIS SHALL BE DONE BEHIND THE CURB SO AS NOT TO DISTURB THE PAVEMENT ON DENNETT ST. CONTRACTOR TO COORDINATE WITH DPW ON DISCONNECTION.

**EXISTING STRUCTURES**  
**CATCH BASIN**

CB 1  
RIM EL. 27.93  
INV. IN 21.61 (±20" PIPE) SW  
INV. OUT 20.58 (±20" PIPE) NE

CB 2  
RIM EL. 29.46  
INV. OUT 25.81 (12" CMP) SE

CB 3  
RIM EL. 29.19  
INV. IN 23.84 (12" CMP) SW  
INV. IN 22.74 (12" CMP) NE  
INV. IN 22.83 (24" RCP) NW  
INV. OUT 22.66 (24" RCP) SE

CB 4  
RIM EL. 30.48  
INV. IN 18.20 (±20") SW  
INV. IN 18.20 (24" RCP) NW  
INV. OUT 18.15 (24") NE

**PROPOSED STRUCTURES**  
**CATCH BASIN**

CB 1  
RIM EL. 27.93  
INV. IN 21.61 (±20" PIPE) SW  
INV. OUT 21.50 (24" PE) NE - PROPOSED LINE

**DRAIN MANHOLE**

DMH A  
RIM EL. 28.50  
INV. IN 21.44 (24" PE) SW  
INV. OUT 21.40 (24" PE) NW  
STRUCTURE: 5' Ø CONCRETE BASIN

DMH B  
RIM EL. 29.17  
INV. IN 21.00 (24" PE) SE  
INV. OUT 20.96 (24" PE) NE  
STRUCTURE: 5' Ø CONCRETE BASIN

**EXISTING LIGHT POLE HEIGHTS**

LP 1 - 19.6'  
LP 2 - 28.41'  
LP 3 - 27.9'

**PROPOSED LIGHTING**

DESCRIPTION	CATALOG NUMBER	QUANTITY
WALL LIGHT (LP4)	KT-WPLED60-M2-8XX-VDIM	3
LIGHT POLE (LPI-LP3)	KT-ALED140-M1-X-NM-8XX-VDIM	3

NO.	DATE	FOR	DESCRIPTION OF ISSUE
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5	5/22/2023		REVISIONS
4	5/25/2022	FOR PB	

ISS. DATE DESCRIPTION OF ISSUE  
SCALE 1" = 20'  
CHECKED A.ROSS  
DRAWN D.D.D.  
CHECKED

**ROSS ENGINEERING, LLC**  
Civil/Structural Engineering  
& Surveying  
909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT  
RIGZ ENTERPRISES LLC  
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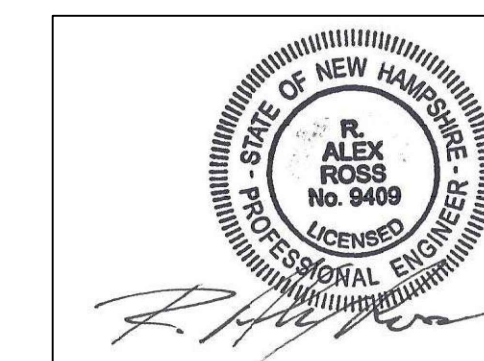
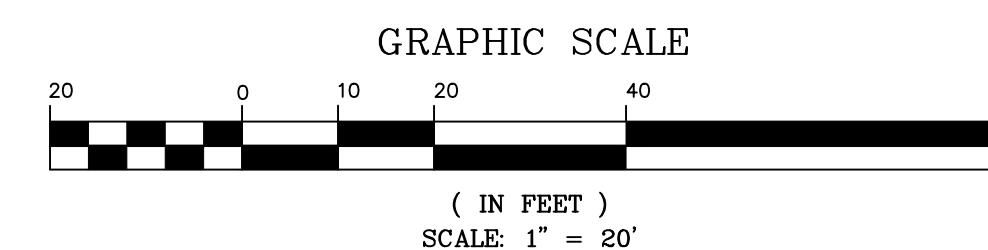
TITLE

**UTILITY PLAN**  
806 US-1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 43

JOB NUMBER 21-072 DWG. NO. 3 OF 7 ISSUE 9

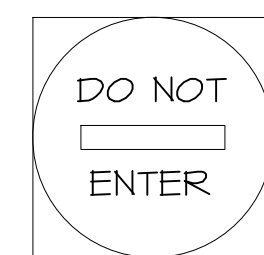
**GENERAL NOTES**

- CONTRACTOR TO REVIEW ALL SURFACING TYPES, AND MATERIAL SPECIFICATIONS WITH COMMISSIONER OF PUBLIC WORKS.
- ALL NECESSARY NHDOT, NHDES & TOWN PERMITS MUST BE OBTAINED.
- ALL CONSTRUCTION SHALL BE PER NH-DOT, STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. LATEST REVISION.
- CONTRACTOR SHALL MEET STATE AND TOWN REQUIREMENTS, TO ASSURE TYPE, SEPARATION, COVER, ETC. ALWAYS CALL DIGSAFE PRIOR TO DIGGING. UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED.
- SIZE ALL LINES AS PER REQUIREMENTS AND ASSURE THAT PROPOSED LOADING AND PRESSURE DEMANDS WILL BE MET.

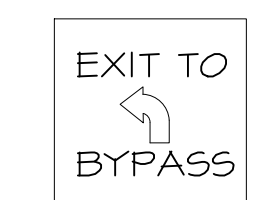


**LEGEND**

- ⊙ MONUMENT FOUND
- ⊕ MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- ⊕ UTILITY POLE
- CATCH BASIN
- ⊗ WATER VALVE
- ⊙ SEWER MANHOLE
- ⊕ LAMP POST
- UGU — UNDERGROUND UTILITIES
- G — GAS LINE
- D — DRAIN LINE
- W — WATER LINE
- S — SEWER LINE
- ⊕ LIGHT

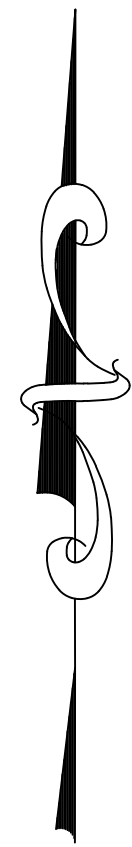


R5-1  
30"x30"  
RED & WHITE



CUSTOM  
20"x20"  
BLACK & WHITE

**SIGN DETAILS**  
SCALE: NTS



N/F  
CITY OF PORTSMOUTH  
NEW FRANKLIN SCHOOL  
1 FRANKLIN DRIVE  
PORTSMOUTH, NH 03802  
TAX MAP 220, LOT 2

RIGZ ENTERPRISES, LLC  
TAX MAP 161, LOT 43  
RCRD 6225-2527  
22,611 SQFT, 0.52 ACRES

LANDSCAPED  
INSTALL NEW  
LIGHTING ON  
EXISTING POLE LPI  
THUJA O. 'TECHINT'  
MISSION ARBORVITAE  
AT 5' TO 6' (TYP.)

N/F  
GTY M/VNH LEASING INC  
786 US ROUTE 1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 42  
RCRD 5207-1512

N/F MYRINDA A. SOLITO  
2 STARK ST  
PORTSMOUTH NH, 03801  
TAX MAP 161, LOT 41  
RCRD 6377-0132

N/F RIGZ ENTERPRISES LLC  
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PORTSMOUTH, NH 03801  
TAX MAP 160, LOT 29  
RCRD 6355-2022

N/F PETER & JUDI  
PARADIS  
TAX MAP 160, LOT 27  
RCRD 3005-0228

N/F LINDSAY FLORYAN &  
BRIAN COLLIER  
443 DENNETT ST  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 45  
RCRD 5804-2549

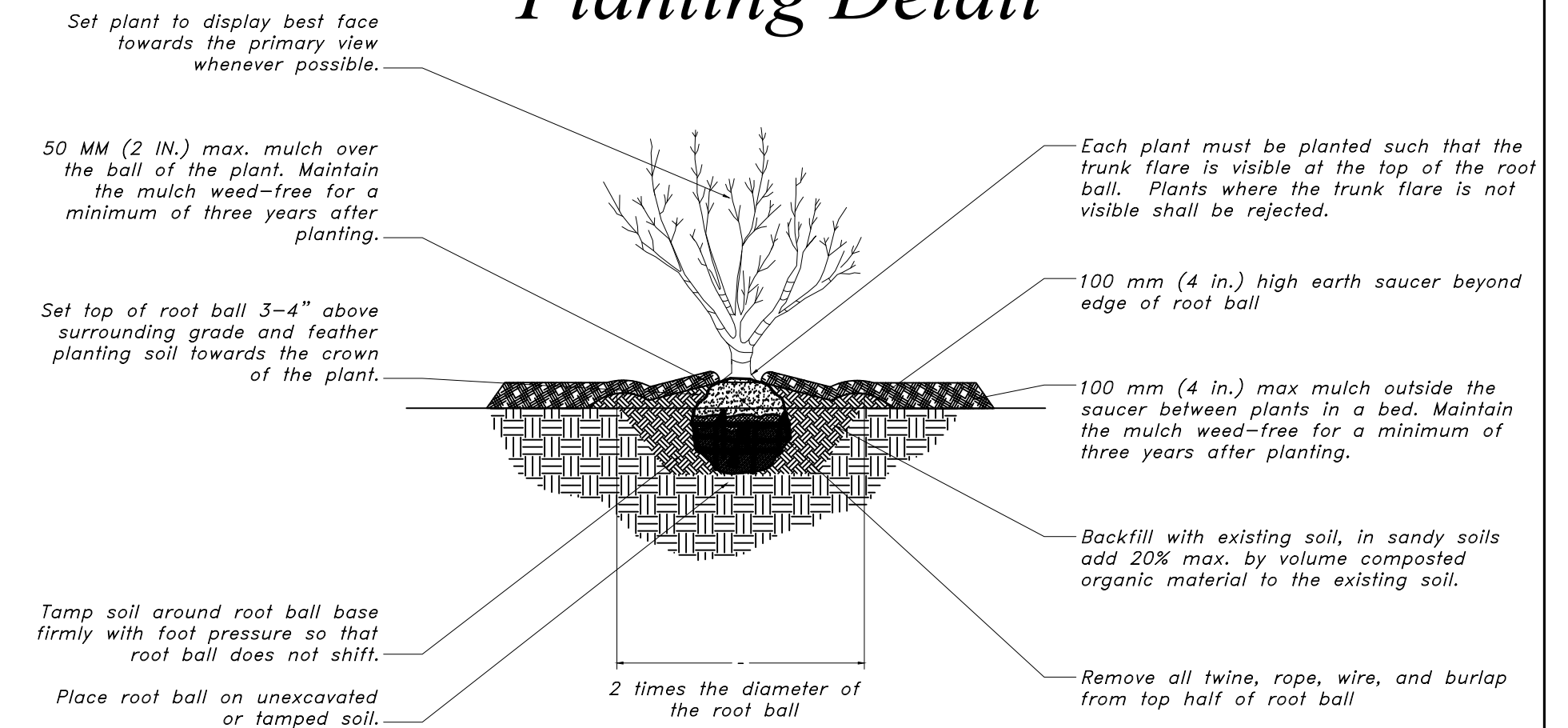
N/F ALICE B. KUCHARIK &  
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507 DENNETT ST  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 44  
RCRD 5190-2377

ALL CONDITIONS ON THIS PLAN  
SHALL REMAIN IN EFFECT IN  
PERPETUITY PURSUANT TO THE  
REQUIREMENTS OF THE SITE PLAN  
REVIEW REGULATIONS.

**LEGEND**

- ⊕ SEDUM 'AUTUMN JOY'
- ⊙ HEMEROCALLIS
- ARCTOSTAPHYLOS UVA-URSI
- ☼ CALAMAGROSTIS
- ⊗ ROSA RUGOSA
- ⊗ SYRINGA MEYERI 'PALIBIN'
- ⊗ JUNIPERUS HORIZONTALIS
- ⊗ GLEDITSIA

**Planting Detail**



**PLANTING NOTES**

- ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
- ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
- AFTER PLANTING, ALL PLANTS SHALL BE FLOODED AT THE BASE WITH WATER FROM A SLOW-RUNNING HOSE FOR 5 MINUTES EACH.
- ALL PLANTS SHALL BE INSTALLED BEFORE ANY GRASS IS SEEDDED.
- ALL SHRUBS AND PLANTING BEDS SHALL BE MULCHED WITH 3" OF DARK BROWN AGED BARK MULCH AS A FINAL STEP. MULCH MUST BE KEPT 2" AWAY FROM BASE OF EACH PLANT.
- THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
- ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE, AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED, AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.
- MULCH USED WILL BE NON-COMBUSTIBLE OR APPROVED BY THE PORTSMOUTH FIRE DEPARTMENT.

**NOTES**

- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  - 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 SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- INSTALLATION REQUIREMENTS:**
- THE INSTALLATION OF A DRIP IRRIGATION SYSTEM IS RECOMMENDED TO ASSURE WELL GROWN PLANTS.
  - IN CASE OF DROUGHT (DEFINED AS TWO WEEK PERIOD WITHOUT RAIN) ALL NEW PLANTS SHALL BE WATERED THROUGH NOVEMBER 1ST DURING THE FIRST SEASON IN WHICH THE ARE INSTALLED. THEY SHALL BE WATERED ONE TIME PER DAY FOR THE FIRST WEEK AFTER INSTALLATION AND THREE TIMES PER WEEK FOR THE REMAINDER OF THE SEASON. AFTER THE FIRST SEASON WHEN THE ROOTS OF THE PLANTS ARE ESTABLISHED THEY WILL NOT REQUIRE WATERING.
  - SOAKER HOSES WOUND THROUGH THE BED NEAR THE BASE OF EACH PLANT ARE THE RECOMMENDED METHOD OF WATERING DURING THE FIRST SEASON. THESE CA BE REMOVED AFTER NOVEMBER 30TH WHEN THE PLANTS ARE ESTABLISHED.

**LEGEND**

- ⊙ MONUMENT FOUND
- ⊕ MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- ⊙ UTILITY POLE
- CATCH BASIN
- ⊗ WATER VALVE

ISS.	DATE	DESCRIPTION OF ISSUE
9	4/15/2026	REVISIONS
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6	5/17/2024	REVISIONS
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4	5/25/2022	FOR PB

SCALE 1" = 20'

CHECKED A.ROSS  
DRAWN D.D.D.  
CHECKED

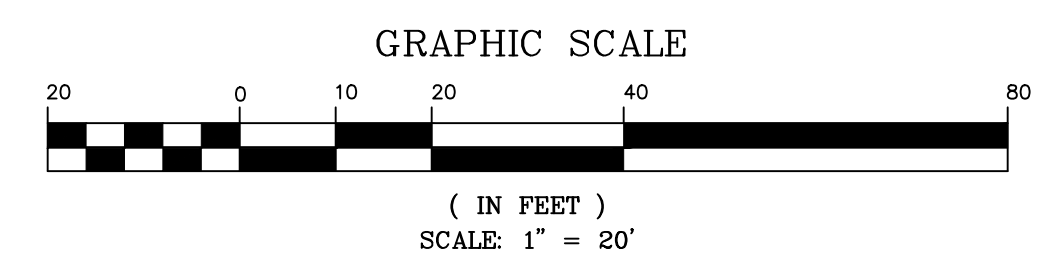
**ROSS ENGINEERING, LLC**  
Civil/Structural Engineering  
& Surveying  
909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT  
RIGZ ENTERPRISES LLC  
18 DIXON LANE  
DERRY, NH 03038

TITLE  
**LANDSCAPE PLAN**  
806 US-1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 43

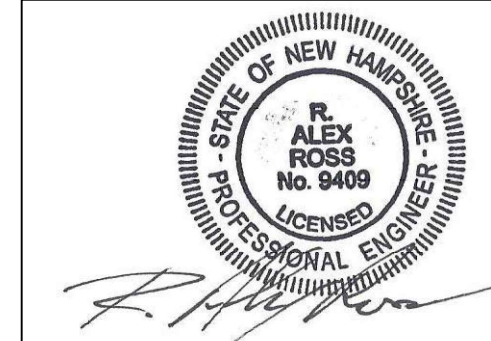
JOB NUMBER	DWG. NO.	ISSUE
21-072	4 OF 7	9

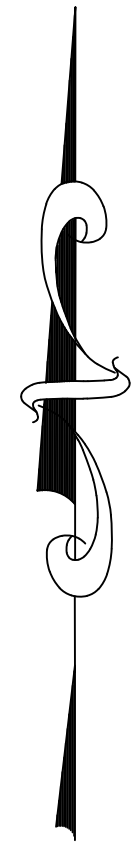
BOTANICAL NAME	COMMON NAME	SIZE	QTY:
SEDUM 'AUTUMN JOY'	STONECROP	1 QT	11
HEMEROCALLIS 'ROSY RETURNS'	REBLOOMING DAYLILY	1 QT	27
ARCTOSTAPHYLOS UVA-URSI 'BEARBERRY'	BEAR BERRY	1 GAL	4
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	6
ROSA RUGOSA	SALT SPRAY ROSE	1 GAL	1
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL	6
JUNIPERUS HORIZONTALIS 'BAR HARBOR'	'BAR HARBOR' GROUND-COVER JUNIPER	1 GAL	4
GLEDITSIA T.I. 'STREET KEEPER'	'STREET KEEPER' HONEY LOCUST TREE	2-3" C	3



CITY OF PORTSMOUTH PLANNING BOARD

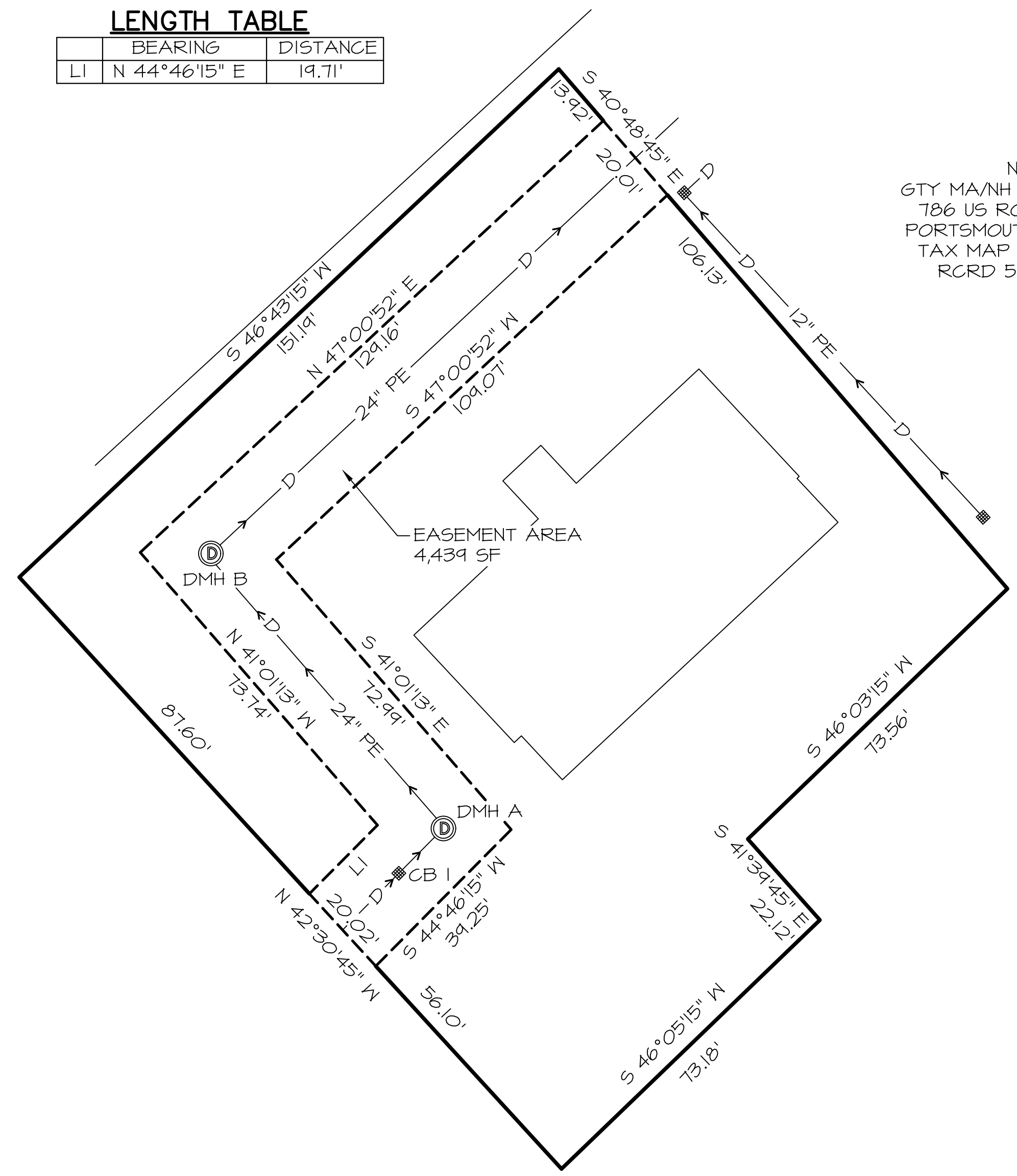
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



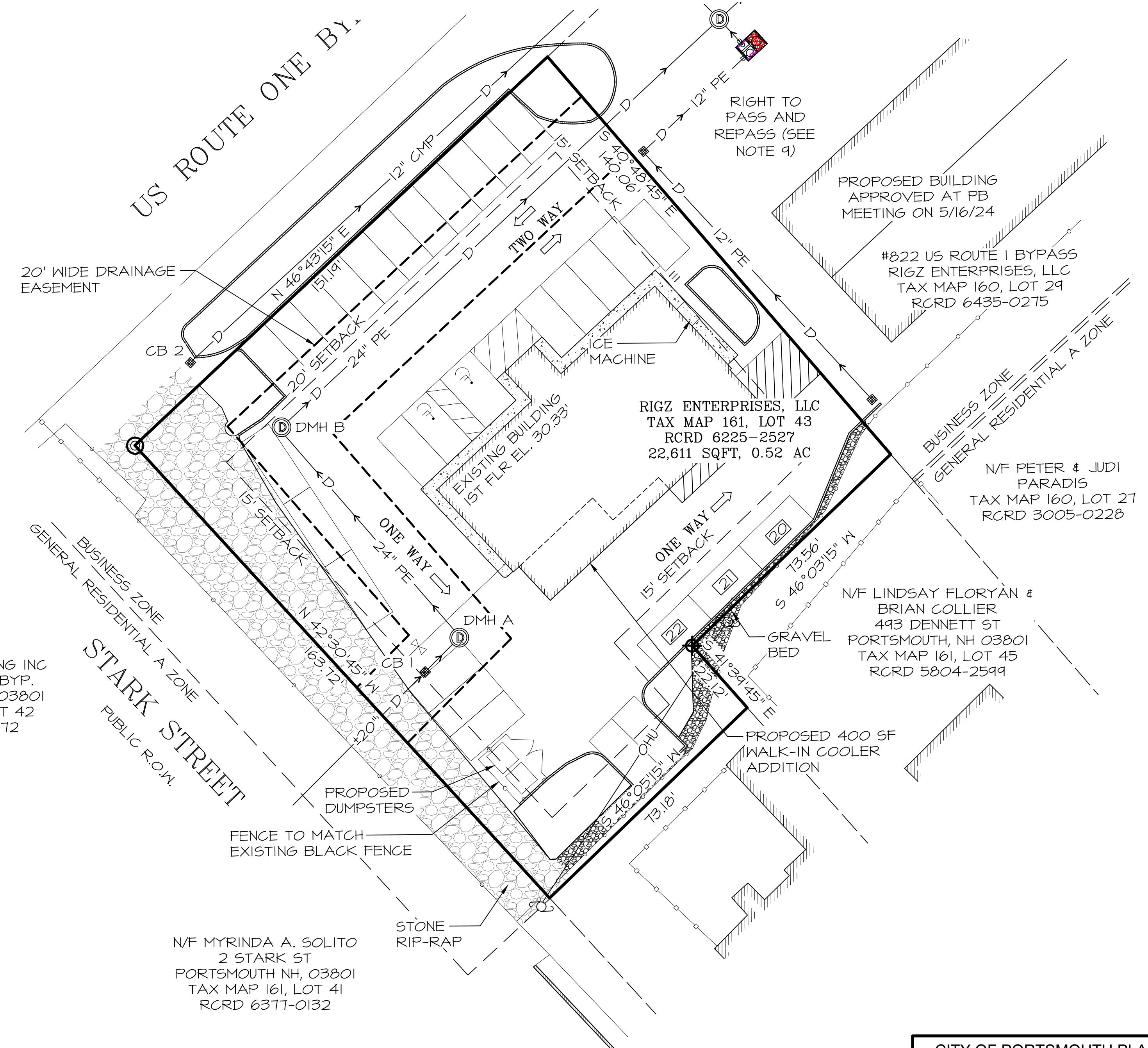


**LENGTH TABLE**

	BEARING	DISTANCE
LI	N 44°46'15" E	19.71'



**EASEMENT PLAN**



**NOTES**

- OWNER OF RECORD:  
RIGZ ENTERPRISES, LLC  
18 DIXON LANE  
DERRY, NH 03038
- SITE INFORMATION:  
TAX MAP 161, LOT 43  
806 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
RCRD: 6225-2527  
AREA: 22,611 SF, 0.52 ACRES
- THE PURPOSE OF THIS PLAN IS TO DEPICT A 4,439 SF DRAINAGE EASEMENT ACROSS LOT 43 TO THE BENEFIT OF THE CITY OF PORTSMOUTH FOR PURPOSES OF INSTALLING, MAINTAINING, INSPECTING, REMOVING, REPAIRING THE DRAINAGE PIPE & DRAINAGE STRUCTURES THAT DRAIN FROM OFF-SITE THROUGH LOT 43 TO LOT 29 TO BURKITT ST. EASEMENT TO BE 20' WIDE, CENTERED ON THE CENTERLINE OF THE PROPOSED DRAINAGE PIPE.

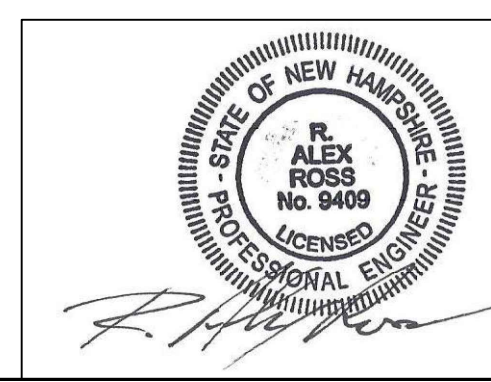
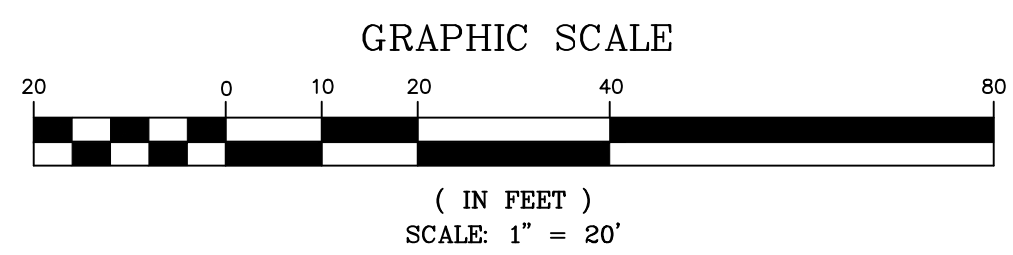
**LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- VERTICAL GRANITE CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAIN LINE

**CITY OF PORTSMOUTH PLANNING BOARD**

CHAIRPERSON	DATE
-------------	------

I ALEX ROSS, HEREBY CERTIFY:  
A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.  
B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD, & ICA DURING JULY OF 2022. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.



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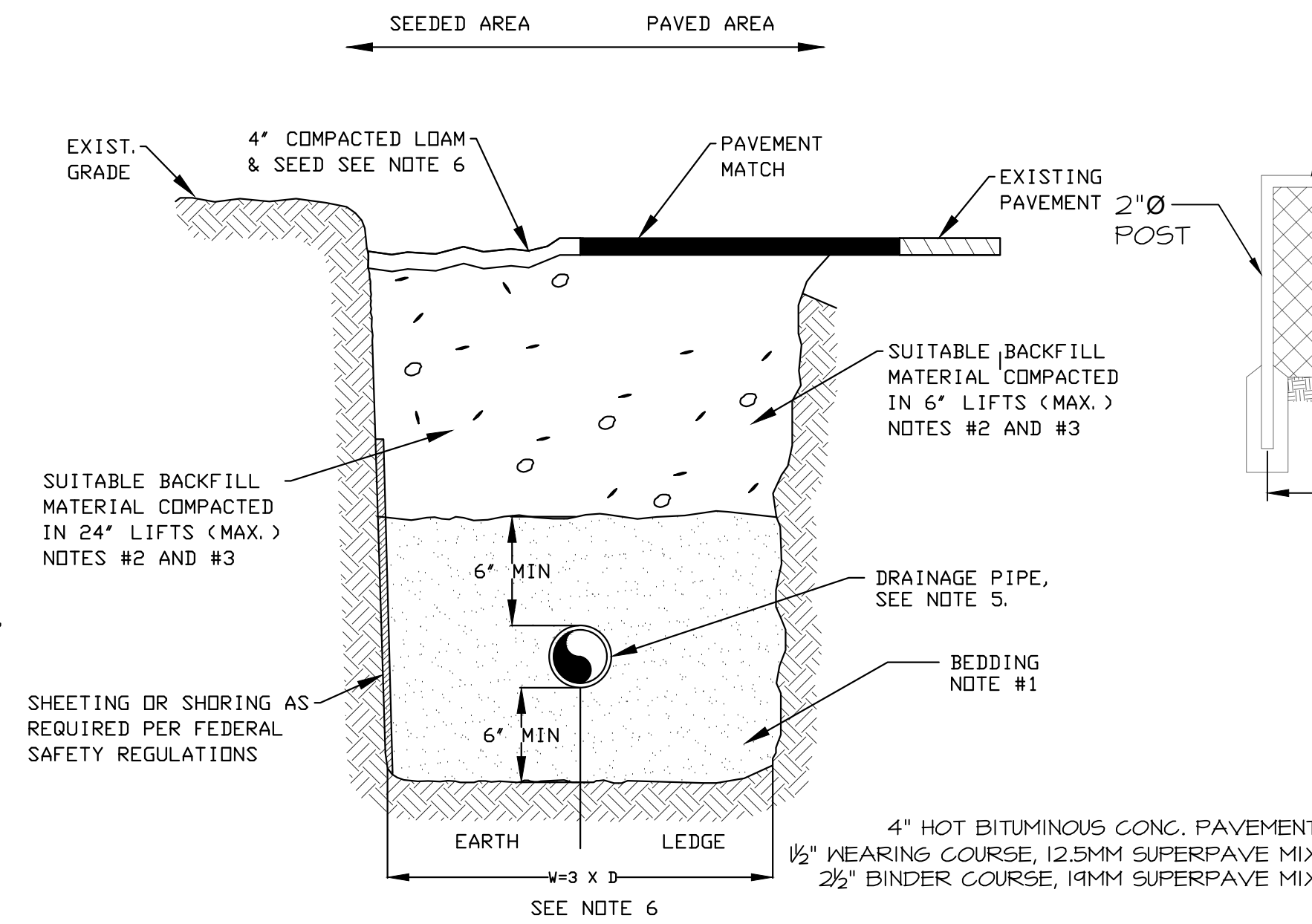
**EASEMENT PLAN**

806 US-1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 43

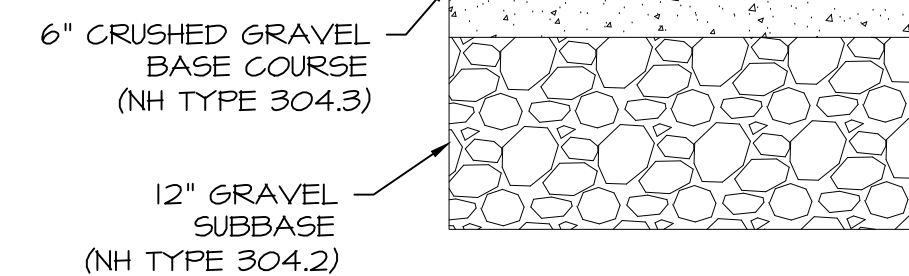
JOB NUMBER	DWG. NO.	ISSUE
21-072	5 OF 7	9

**TRENCH NOTES - STORM DRAIN:**

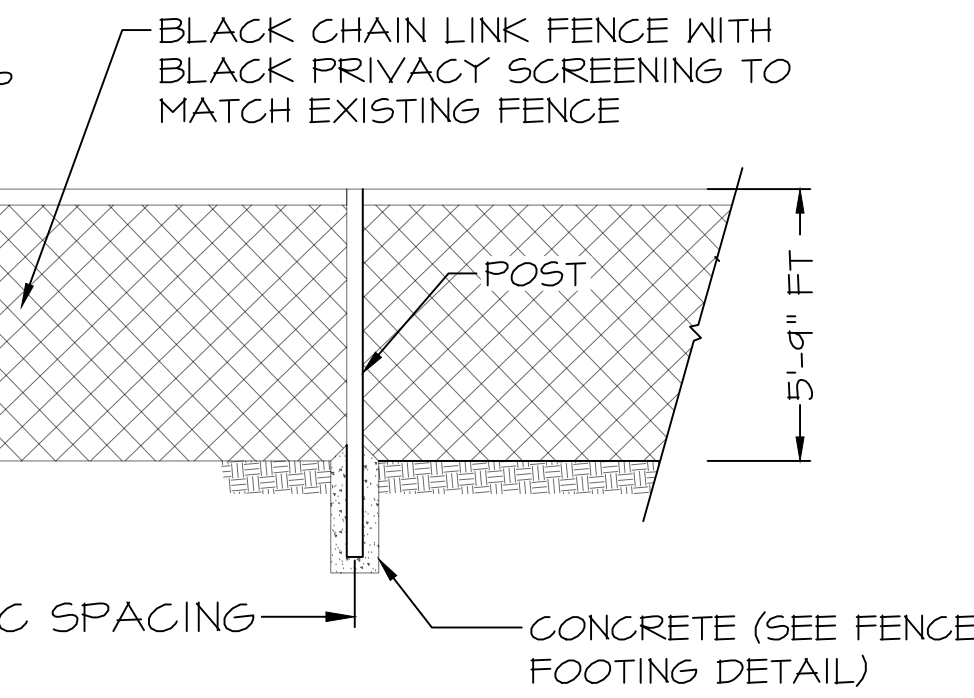
- BEDDING:** BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT. CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE PIPE AND SAND BEDDING 6' ABOVE THE CROWN. IF THE TOP OF THE PIPE IS LESS THAN 30' FROM FINISH GRADE, BED PIPE COMPLETELY IN STONE UP TO 6' ABOVE PIPE CROWN. UNDERDRAIN TO HAVE 4' MIN' OF STONE OVER PIPE OR AS NECESSARY TO BE IN CONTACT WITH GRAVEL LAYER OF SELECTS ABOVE FILTER FABRIC TO BE PLACED IN BETWEEN ALL STONE BEDDING MATERIAL AND SUBSEQUENT LAYERS OF FILL MATERIAL.
- COMPACTION:** ALL BACKFILL SHALL BE COMPACTED AT OR NEAR OPTIMUM MOISTURE CONTENT BY PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. BACKFILL BENEATH PAVED SURFACES SHALL BE COCOMPACTED TO NOT LESS THAN 95 PERCENT OF AASHTO T99, METHOD C.
- SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ROCKS OVER 6 INCHES IN LARGEST DIMENSION; FROZEN EARTH AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.  
  
IN SEEDED AREAS, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAD, ROCKS UNDER 12", FROZEN EARTH OR CLAY, IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EAST ACCESS TO THE PIPE WILL BE PRESERVED.
- BASE COURSE AND PAVEMENT:** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- DRAINAGE PIPE:** PIPE MATERIALS SHALL BE POLYETHYLENE (SEE SPECIFICATIONS).
- W=MAXIMUM ALLOWABLE TRENCH WIDTH:** W SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



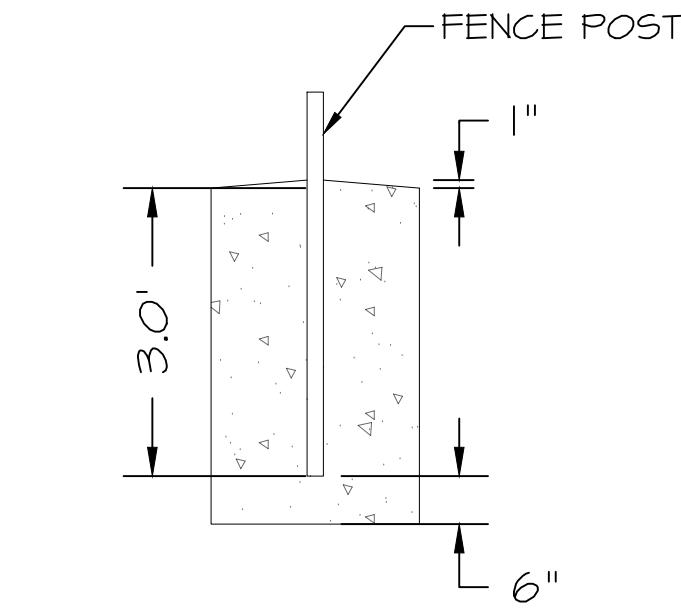
**TRENCH DETAIL-STORM DRAIN**  
Scale: N.T.S.



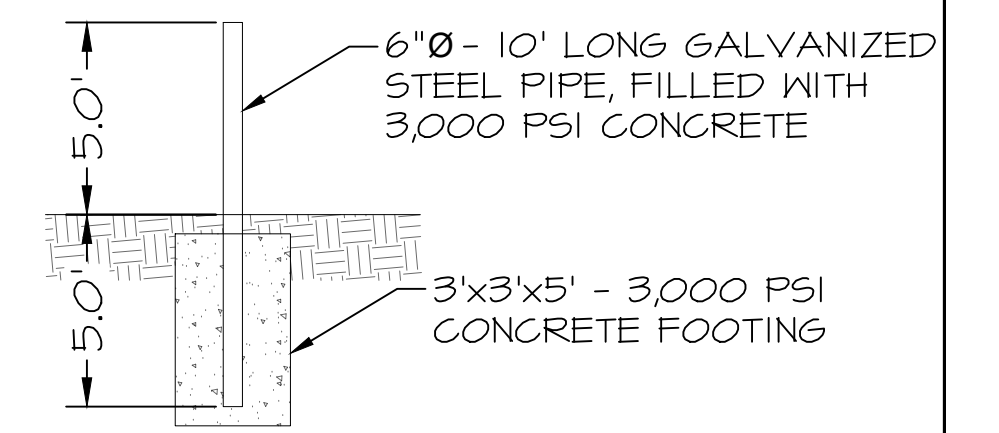
**ASPHALT PAVEMENT DETAIL**  
Scale: N.T.S.



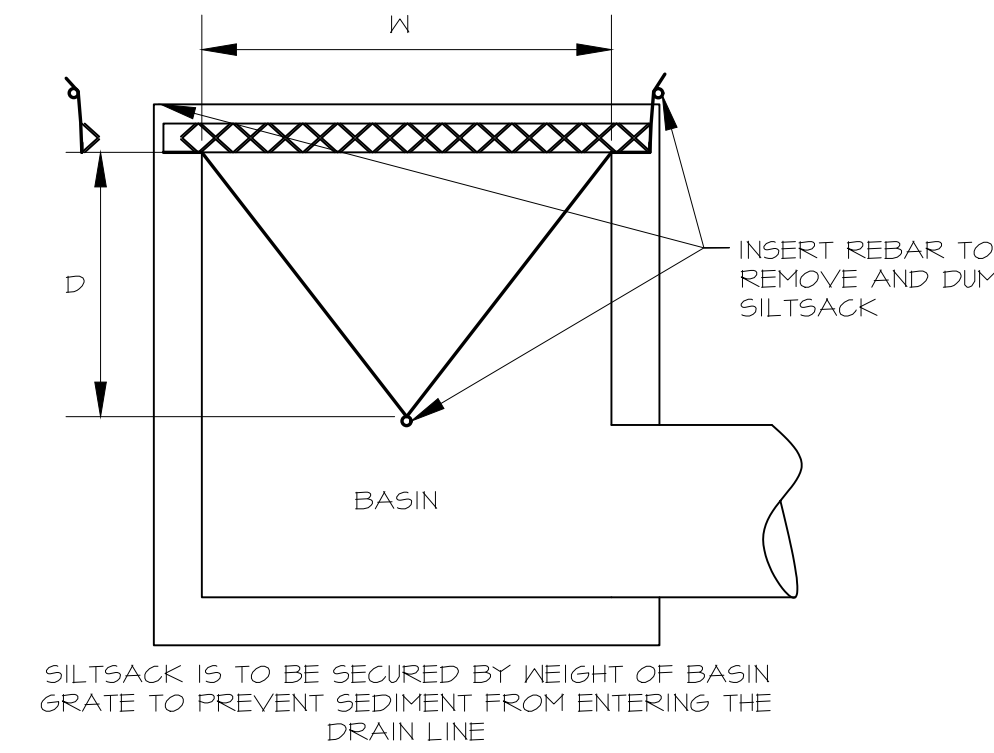
**CHAIN LINK FENCE DETAIL**  
SCALE: N.T.S.



**FENCE FOOTING DETAIL**  
SCALE: N.T.S.

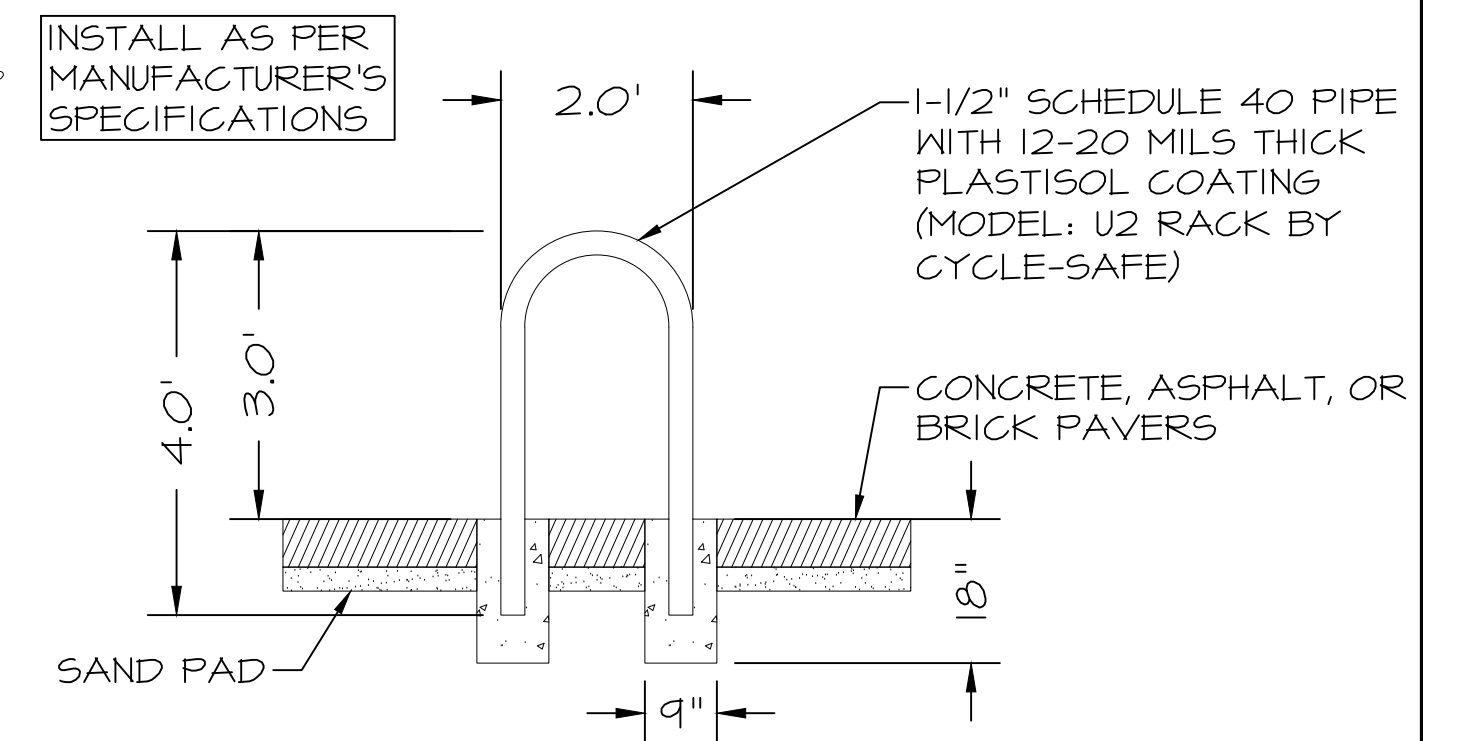


**BOLLARD DETAIL**  
SCALE: N.T.S.

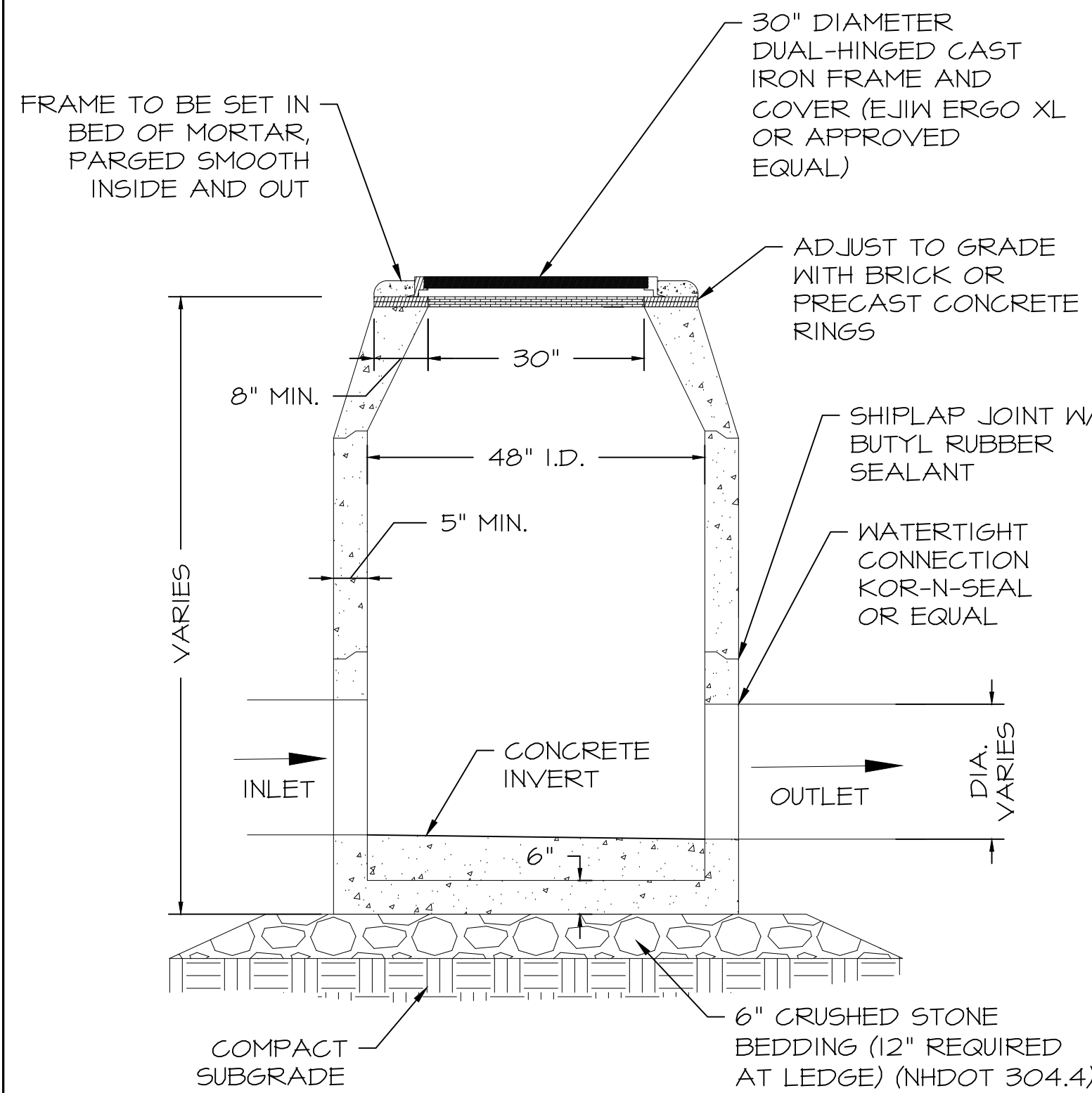


SILT SACK IS TO BE SECURED BY WEIGHT OF BASIN GRATE TO PREVENT SEDIMENT FROM ENTERING THE DRAIN LINE  
  
INSTALL SILT SACK TO CATCH BASINS 1 & 4 PRIOR TO CONSTRUCTION & TO CATCH BASINS A, B, & C DURING CONSTRUCTION. DO NOT REMOVE SILT SACK UNTIL CONSTRUCTION IS COMPLETE AND DRAINAGE LINE IS FULLY OPERATIONAL. (SEE SHEET 3)

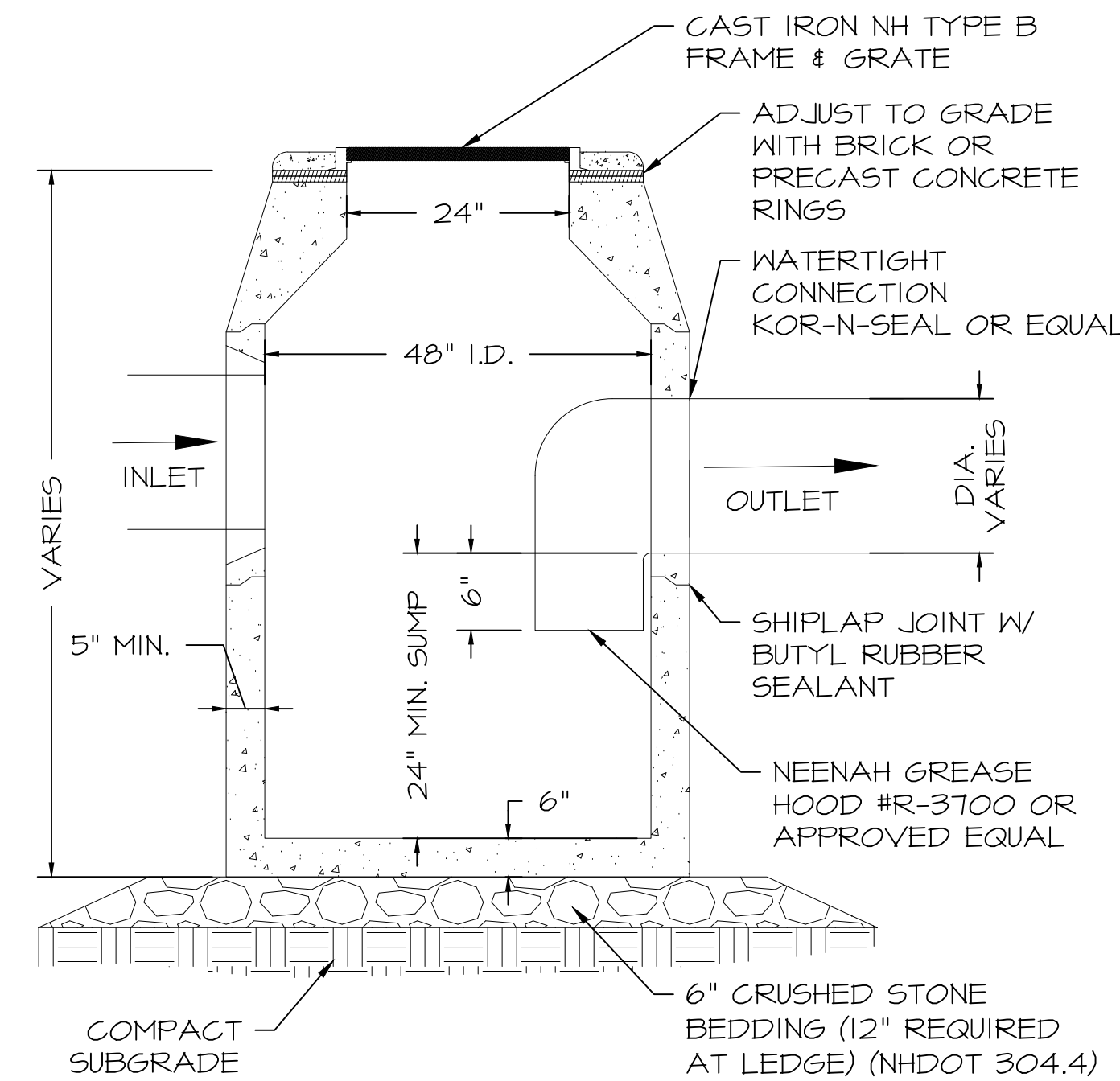
**Silt sack**  
N.T.S.



**UPTURNED "U" BICYCLE RACK**  
SCALE: N.T.S.



**PROPOSED DRAIN MANHOLE (TYP)**  
N.T.S.



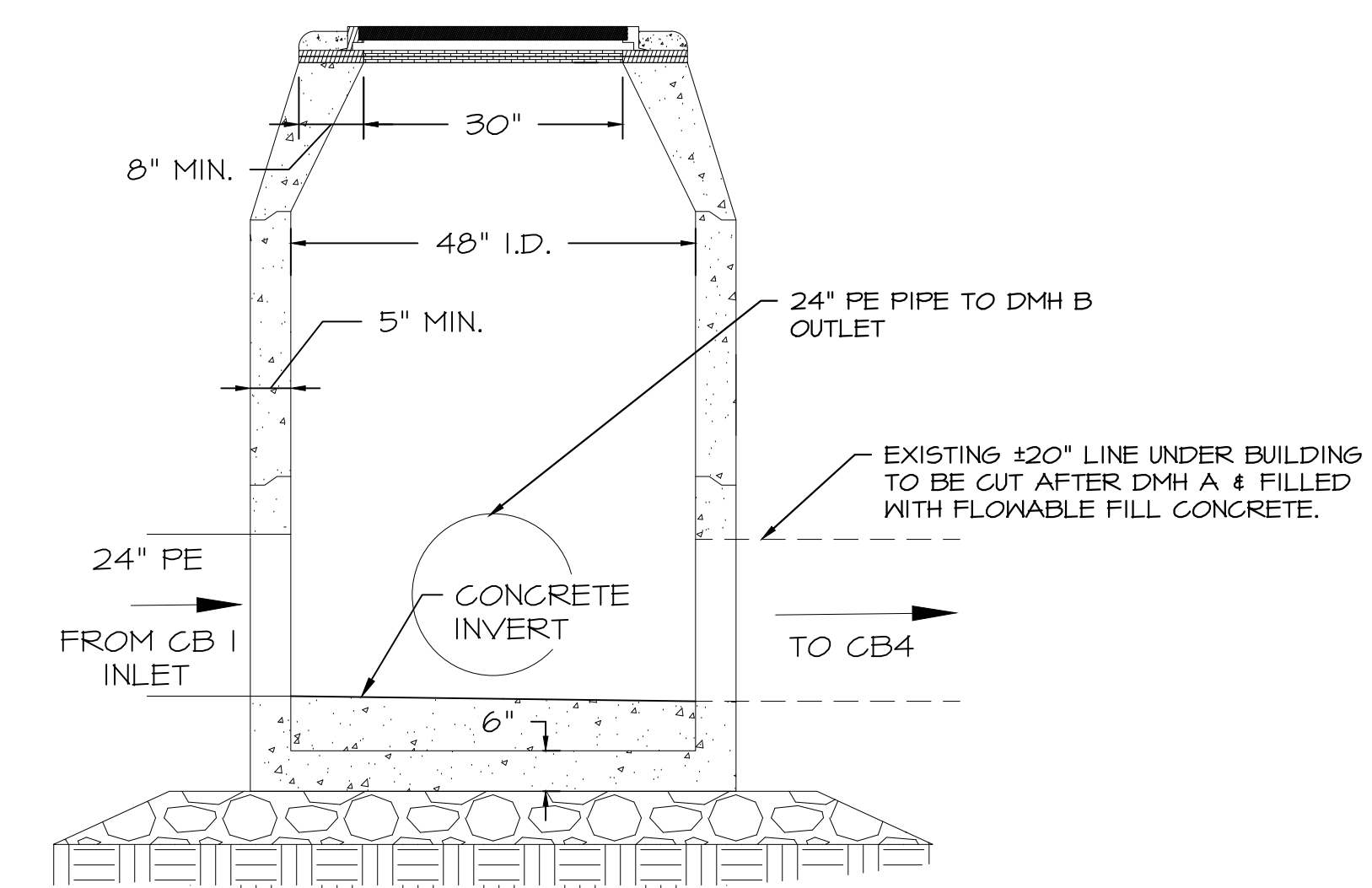
**PROPOSED CATCH BASIN (TYP)**  
N.T.S.

**NOTES**

- ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
- CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
- CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
- THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ IN PER LINEAR FT.
- EACH CASTING TO HAVE LIFTING HOLES CAST IN.

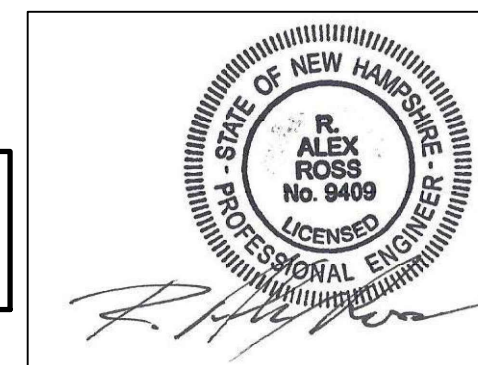
**NOTES**

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- CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
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- EACH CASTING TO HAVE LIFTING HOLES CAST IN.



**DRAIN MANHOLE A DETAIL**  
N.T.S.

**AMENDED DETAILS PLAN**  
• MANHOLE & CATCH BASIN DETAILS REVISED



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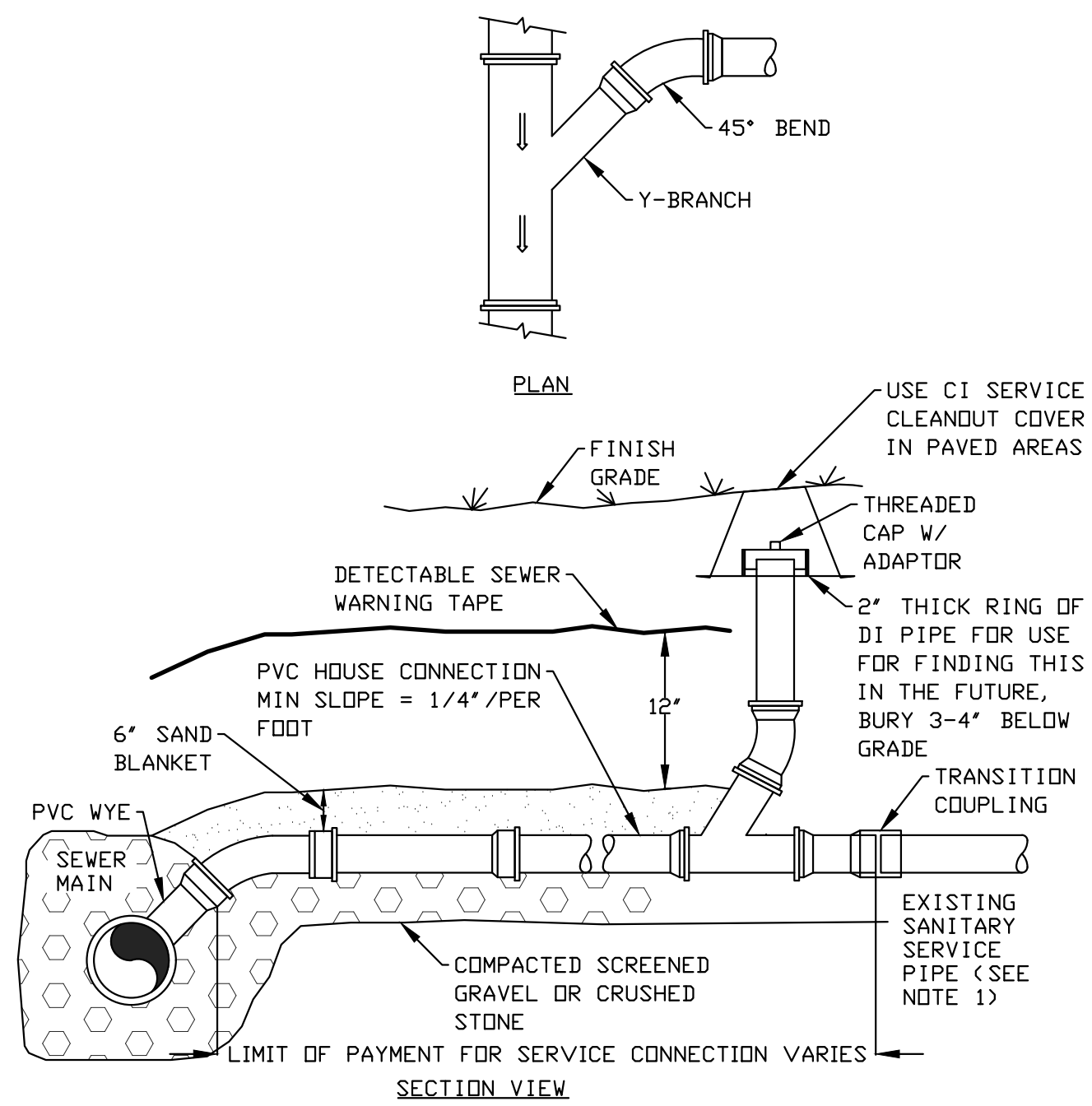
SCALE 1" = 20'  
CHECKED A.ROSS  
DRAWN D.D.D.  
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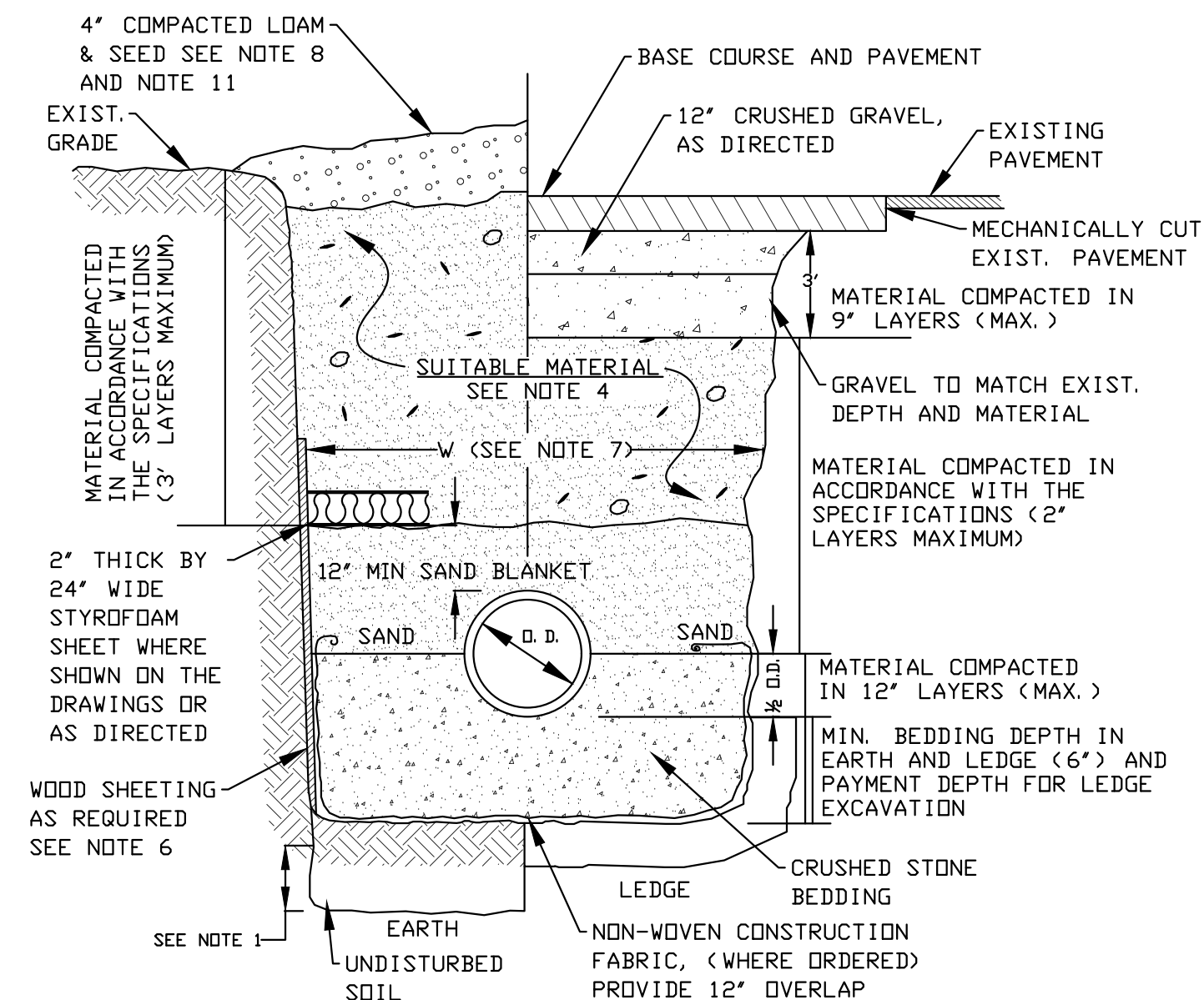
TITLE  
**NOTES & DETAILS**  
806 US-1 BYP.  
PORTSMOUTH, NH 03801  
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	6 OF 7	9



**TYPICAL SERVICE CONNECTION**

Scale: N.T.S.



**TRENCH DETAIL- GRAVITY SEWER**

Scale: N.T.S.

**GRAVITY SEWER TRENCH NOTES:**

- 1) **ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE:** BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWINGS.
- 2) **BEDDING:** SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33. STONE SIZE NO. 67.  
100% PASSING 1 INCH SCREEN  
0-10% PASSING #4 SIEVE  
90-100% PASSING 3/4 INCH SCREEN  
0-5% PASSING #8 SIEVE  
20-55% PASSING 3/8 INCH SCREEN  
WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.
- 3) **SAND BLANKET:** CLEAN SAND FREE FROM ORGANIC MATTER, SD GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. NO STONE LARGER THAN 2" SHOULD BE IN CONTACT WITH THE PIPE.
- 4) **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION; AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. 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 AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WILL BE PRESERVED.
- 5) **BASE COURSE AND PAVEMENT** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY AND LOCAL REGULATION.
- 6) **WOOD SHEATHING, 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 1 FOOT ABOVE THE TOP OF 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.
- 7) **W = MAXIMUM ALLOWABLE TRENCH PAYMENT WIDTH** FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 12 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH.
- 8) **FOR CROSS COUNTRY CONSTRUCTION,** BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 9) **CONCRETE FOR ENCASEMENT** SHALL CONFORM TO THE REQUIREMENTS OF SECTION 520, (NHDT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION).
- 10) **CONCRETE FULL ENCASEMENT:** IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I. D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- 11) **GRAVEL DRIVEWAY AND SHOULDER RESTORATION:** CRUSHED GRAVEL IN DRIVEWAYS AND ROAD SHOULDERS SHALL MATCH EXISTING WITH A MINIMUM OF 12". GRAVEL REPLACEMENT SHALL BE SUBSIDIARY TO SEWER CONSTRUCTION AND WILL NOT BE MEASURED FOR PAYMENT.

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**SEWER NOTES**  
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