

19 October 2024

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

# **RE:** Request for Site Plan Approval 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 Site Plan Approval** for the above-mentioned project and request that we be placed on the agenda for your **November 5, 2024,** TAC 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 6,700 square feet of space to be leased to Great Circle Catering for food preparation and 7,700 square feet of space to be undesigned 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 construction in an existing wetland buffer and swale, therefore a Pease Conditional Use Permit for wetland and buffer impact as well as a permit from the NH DES for wetland impact will be required. A section of the existing swale in the wetland area will be maintained as a part of the permit application.

#### Site Plan Submission

The submission requirements of the Pease Development Authority Site Plan Regulations have been reviewed. The following is intended to provide the information required to make a determination of the project's compliance.

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 at the street side in a common area, as well as access on the side of the building and the loading dock. The Great Circle Catering facility is a catered meal production site where access for deliveries and employees will be at the side and rear entrances. There will be Client meetings at the site for the planning of off-site catered events. Clients and disabled employees will use the street side entrance, which is ADA compliant, and also serves the other future tenant.

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 emergency 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 are provided on Sheet C3, Note 5.

#### 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 off site catered 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 new 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, which is being reconstructed. The entire parking lot and driveway are scheduled to be milled and repaved, to the existing grades along the loop driveway, and some adjusted grades along the main parking area and the southerly entrance, to tie into a new street catch basin. 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 63,677 square foot 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 in the buffer, the dumpster pad, and the concrete pad area will be removed from the buffer in this proposal. The work will improve the wetland buffer with the removal of impervious surface, provide a rain garden and re-work an existing swale in failure which will provide treatment of the pavement run-off. 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.

The following details the square foot wetland and wetland buffer impacts:

- Permanent Wetland Buffer Impact 4,983 SF. This impact is for re-grading the ground area to create the rain garden and re-constructing the existing swale which has filed with debris over the years of operation.
- Temporary Wetland Buffer Impact 1,086 SF. This impact is for removing an existing concrete pad with no current purpose and bringing the buffer area back to vegetation.
- Wetland Impact 1,448 SF. This impact is for re-grading the ground area to re-construct the existing swale which has filed with debris over the years of operation. The swale perpendicular to the swale, which is the parking lot drainage connection, has also filled in with sediment and needs to be restored.

A Conditional Use Permit for the wetland and 25-foot wetland buffer impacts is filed with the Pease Development Authority as a part of this submission.

#### 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. <u>The project proposes no changes to the site lighting</u>.

#### Site Signage

The site is currently served by existing signage, which will be re-worked to the new tenants. <u>The</u> project proposes no changes to the site signage.

#### 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 new backup generator will be provided, with natural gas as the power source. A new dumpster pad with fence screening, outside the wetland buffer, 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. The plan is to construct a landscape berm on the right side of the building. Quantities are listed on Sheet C3.

#### Trip Generation and Parking Calculations

The package contains an AM / PM peak trip generation at the site, compared to existing. The Great Circle Catering trips are being transferred from another site at Pease, as Great Circle Catering is currently operating at the base, therefore no new trips from the surrounding street network are anticipated. Site parking calculations are shown on Sheet C2 as Note 10, and 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 <u>impervious surface</u> is just under 30%. Therefore, open space on the site will exceed the 25% Ordinance requirement, and will be 70% open space. The re-use of the site and associated site work results in a decrease in the site impervious surface. The calculations are detailed on Sheet C2, in the Impervious Surface Areas table.

The following plans are included in our submission:

- Cover Sheet This shows the Development Team, Legend, Site Location, and Site Zoning.
- Subdivision Plan The plan shows the Subdivision boundary which created the parcel.
- 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.
- Impact Plan C5 This plan shows the wetland and wetland buffer impact areas.

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 anticipate receiving your feedback on the proposed renovation at our in-person presentation.

Sincerely,

John Chagnon, PE

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#### Pease Development Authority 55 International Drive, Portsmouth, NH 03801, (603) 433-6088



#### Application for Site Review

For PDA Use Only			
Date Submitted:	Municipal Review:	Fee:	
Application Complete:	Date Forwarded:	Paid:	Check #:

#### Applicant Information

Applicant: Port City Air	<sup>Agent:</sup> Haley Ward, Inc.
Address: PO Box 3177 Portsmouth, NH 03802	<sup>Address:</sup> 200 Griffin Road, Unit # 14 Portsmouth, NH 03801
Business Phone: 603-430-1111	Business Phone: 603-766-2988
Mobile Phone:	Mobile Phone:
Fax:	Fax:

#### Site Information

Portsmouth Tax Map: 315	Lot #: 2	Zone: ABC- Airport Bu	usiness Commercial
Site Address / Location : 282 Corpo	orate Drive		
Site Address / Location :		Area of On-site Wetlands:	63,677 FT

#### **Activity Information**

Change of Use: Yes X1 No [ ] Existing Use: Office
Proposed Use: Office & catering
The project of the project is leasted at 200 Comparete Drive and experiets of representing
Description of Project: Ine project is located at 282 Corporate Drive and consists of renovations
to the interior of the building to create 6,700 square feet of space to be leased to
Great Circle Catering for food preparation and 7,700 square feet of space to be undesigned
tenant office space, with the associated and required site improvements.
No changes to the building exterior are contemplated
No changes to the building extends are contemplated.
All above information shall be shown on a site plan submitted with this application. Provide 3 full size hard copies and one
PDF copy of all application materials as well as one half-size set of drawings to PDA. Applicant shall supply additional copies as
may be required by applicable municipality. Refer to Chapter 400 of PDA land Use Controls for additional information.

Certific	cation	
I hereby certify under the penalties of perjury that the foregoing information and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I hereby apply for Site Review and acknowledge I will comply with all regulations and any conditions established by the Review Committee(s) and PDA Board in the development and construction of this project.		
	10-17-24	
Signature of Applicant Agent	Date	
Printed Name		

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18 October 2024

Mr. Michael R. Mates, PE Pease Development Authority Pease International Tradeport 55 International Drive, Portsmouth, NH 03801

# **RE:** Submittal for Conditional Use Permit Approval, Great Circle Catering - Port City Air, Catering and Office Renovation Project, 282 Corporate Drive

Dear Mr. Mates,

We hereby submit, on behalf of Port City Air and Great Circle Catering, the attached application for Conditional Use Permit for wetland and wetland buffer impacts at the above-mentioned site. Please find the **Site Plan Set** showing, on Sheet 9 - C5, the impacts to the wetland and the 25-foot Pease Development Authority wetland buffer. 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. The wetland and wetland buffer impacts are required for the reconstruction of some site elements, and the addition of a proposed rain garden to provide stormwater treatment where no treatment currently exists.

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 the swales 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, which is being reconstructed. The entire parking lot and driveway are scheduled to be milled and repaved, to the existing grades along the loop driveway, and some adjusted grades along the main parking area and the southerly entrance, to tie into a new street catch basin. The site roof is flat and has an existing drain roof drain system which ties into street drainage.

The site contains a 63,677 square foot 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 in the buffer, the dumpster pad, and the concrete pad area will be removed from the buffer in this proposal. The work will improve the wetland buffer with the removal of impervious surface, provide a rain garden and re-work an existing swale in failure which will provide treatment of the pavement run-off. Additionally, the site edge is currently overgrown with invasive bittersweet vines. Those

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vines will be removed as a part of this project, and that will allow for natural vegetation to replace the canopy edge.

The following details the impacts:

- Permanent Wetland Buffer Impact 4,983 SF. This impact is for re-grading the ground area to create the rain garden and re-constructing the existing swale (side slopes) which has filed with debris over the years of operation.
- Temporary Wetland Buffer Impact 1,086 SF. This impact is for removing an existing concrete pad with no current purpose and bringing the buffer area back to vegetation.
- Wetland Impact 1,448 SF. This impact is for re-grading the ground area to re-construct the existing swale which has filed with debris over the years of operation. The swale in the wetland area, perpendicular to the parking lot drainage connection, has also filled in with sediment and needs to be restored.

Per the Pease Development Authority Ordinance, *Article 304 - A.08*, use of the wetland buffer requires a Conditional Use Permit. While Section 304 - A.07(9) allow drainage ways and stormwater treatment structures to be constructed as allowed use of the buffer, the removal of the pavement and concrete pads does not qualify. This application includes all of the work in an abundance of regulatory permitting caution.

According to the Pease Development Authority Ordinance, Article 304 - A.08 (f) Criteria for Approval, the proposal shall comply with the following criteria:

#### 1. The land is reasonably suited to the use.

The proposal is to remove existing non-conforming site impervious surfaces improvements and create stormwater treatment enhancements. Given that the existing lot currently contains existing commercial site development, we would submit that the land is reasonably suited to the revised use, given the proposed alterations.

# 2. There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use.

Due to the location of the existing swale(s) and pads, which are within the wetland and wetland buffers, the location of the concrete pad removal and swale re-grading work are fixed. The required parking for the site use dictates the extent of pavement which can be removed and still provide conforming parking. The rain garden construction following the pavement removal work is set as far away from the resource as possible to achieve the required rain garden sizing.

# 3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

We believe the proposal will not significantly impact on the existing wetland resource located adjacent to the site and its current functions and values. To the contrary we believe the project will be a benefit. The proposed project removes impervious surfaces within the wetland buffer,



and provides enhanced stormwater treatment. Since the project will improve water quality entering the nearby wetland resource the revisions will have no adverse impact on the wetland functional values and the surrounding properties.

# 4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

The proposed project does not include alteration (other than grading) of any naturally vegetated area to accommodate the work at the site. The plans call for some removal of invasive species in the natural woodland area, which is an improvement over the existing condition.

# 5. Potential Impacts have been avoided to the maximum extent practicable and unavoidable impacts have been minimized.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable re-use of the property. The proposal avoids the wetland buffer to the greatest extent practicable, while providing reasonable re-use for the property owner. The project also provides numerous components which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

John Chagnon, PE Project Manager

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#### Pease Development Authority 55 International Drive, Portsmouth, NH 03801, (603) 433-6088



#### Conditional Use Permit Application

For PDA Use Only			
Date Submitted:	Municipal Review:	Fee:	
Application Complete:	Date Forwarded:	Paid:	Check #:

#### Applicant Information

Applicant: Port City Air	Agent: Haley Ward, Inc.	
Address: PO Box 3177 Portsmouth, NH 03802	Address: 200 Griffin Road, Unit # 14 Portsmouth, NH 03801	
Business Phone: 603-430-1111	Business Phone: 603-766-2988	
Mobile Phone:	Mobile Phone:	
Fax:	Fax:	

#### Site Information

Portsmouth Tax Map: 315	#: 2	Zone: ABC - Airport Business Commercial
Address / Location of Work: 282 Corporat	e Drive	
Proposed Activity (check all that apply)		Impacted Jurisdictional Area(s): Check all that apply
New Structure		X Wetland
Expansion of Existing Structure		X Wetland Buffer
Other site alteration (specify):	· · · ·	
Add rain garden & remove im	pervious area	S
Total area of wetland on subject lot:		63,677 SF
Total area of wetland buffer on subject lot:		
Distance of proposed structure or activity to ed	lge of wetland:	
	On su	biect lot Off subject lot
Area of wetland impacted:	1448 F1	Г О
Area of wetland buffer impacted:	6069 S	F 0
Total area of wetland and wetland buffer impac	ted: 7517	0
Provide complete description of site and work t	o be completed:	
The project is located at 282 Corporate Drive and consists of renovations to the interior of the existing building with some exterior access and paving improvements. The plans include removal of an existing concrete dumpster pad and another pad (replace with loam and seed) and removal of existing pavement and replacement with a rain garden. The proposed impacts are detailed on Sheet C5 of the Plan Set.		
All above information shall be shown on a site plan submitted with this application. Provide 3 full size hard copies and one PDF copy of all application materials as well as one half-size set of drawings to PDA. Applicant shall supply additional copies as may be required by applicable municipality.		

#### Certification

I hereby certify under the penalties of perjury that the foregoing information and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I hereby apply for conditional use and acknowledge I will comply with all regulations and any conditions established by the PDA Committees and Board in the development and construction of this project.		
8. E-	10-17-24	
Signature of Applicant Agent	Date	
Printed Name		

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May 24, 2024

Port City Air 104 Grafton Drive Portsmouth, NH 03801

#### Re: Wetland Delineation Verification Tax Map 315, Lot 12 282 Corporate Drive Portsmouth, NH

To Whom it May Concern:

This letter transmits a wetland delineation verification in regards to the above referenced site performed on May 24, 2024. It is my understanding that Ambit Engineering, Inc. delineated wetlands on the subject parcel, and the wetland boundaries were depicted on a site plan titled "Subdivision Plan for Sarnia Seacoast, LLC." dated January 2000 and revised through April 7, 2000. Utilizing this plan which is drawn to scale, I performed a site visit to verify that wetland boundaries on the subject parcel are accurate and have not changed since 2000.

The wetland delineation verification utilized the following standards:

- US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (Jan 1987). AND Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012.
- Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018 AND (for disturbed sites) Field Indicators for Identifying Hydric Soils in New England, Version 4. NEIWPCC Wetlands Work Group (April 2019).
- 3. National List of Plant Species That Occur in Wetlands: Northeast (Region 1). USFWS (May 1988).



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The standards outlined above are the current guidance documents used by Certified Wetland Scientists in the State of New Hampshire when delineating wetlands.

The wetland delineation verification resulted in no changes to the boundaries on site and the wetland boundaries depicted on the plan referenced above can be used on future plans for the subject parcel.

Sincerely,

Steve Riker, CWS Project Scientist/Project Manager sriker@haleyward.com

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Phone (603) 430-9282 Fax 436-2315

17 September 2024

Trip Generation Proposed Office and Catering Services 282 Corporate Drive, Portsmouth, NH

On behalf of Port City Air Inc., we hereby submit this Trip Generation in support of the applicant's filing with the Portsmouth Technical Advisory Committee (TAC), as allowed in the Pease Development Authority Ordinance. The site's current use is 15,151 S.F. office space, which will be converted into a Catering & Prep Facility and Office Spaces to remain. The base trip generation for the proposed Catering and Office Space use is based on a review of the Institute of Transportation Engineers (ITE), *Trip Generation* Manual, 11<sup>th</sup> Edition. The land use code (LUC) that best resembles the proposed use is <u>LUC 712</u> – Small Office Building & <u>LUC 140</u> - Manufacturing. Using those descriptions, the existing and proposed site generates the following peak hour trips:

#### Existing Use

Small Office Building (Existing) Weekday Morning Peak Hour: 40 Trips (60% entering;40% exiting) 15,151 S.F. X 2.61 Trips per 1000 S.f. GFA = 40 Trips Weekday Evening Peak Hour: 48 Trips (42% entering; 58% exiting) 15,151 S.F. X 3.15 Trips per 1000 S.f. GFA = 48 Trips

<u>Highest Peak Hour Trips = 48 trips</u>

#### **Proposed Use**

Small Office Building (Proposed) Weekday Morning Peak Hour: 20 Trips (60% entering;40% exiting) 7,700 S.F. X 2.61 Trips per 1000 S.f. GFA = 20 Trips Weekday Evening Peak Hour: 24 Trips (42% entering; 58% exiting) 7,700 S.F. X 3.15 Trips per 1000 S.f. GFA = 24 Trips

Manufacturing (Proposed)

Weekday Morning Peak Hour: 48 Trips (83% entering; 17% exiting) 50 Employees X 0.30 Trips per Employee (plus 33) = 48 Trips Weekday Evening Peak Hour: 37 Trips (39% entering; 61% exiting) 50 Employees X 0.36 Trips per Employee (plus 19) = 37 Trips

<u>Highest Peak Hour Trips = 68 trips</u>

While there is a change in Peak Hour Trip Generation at this location, the Great Circle Catering trips are coming from another site on the PDA Tradeport Development, and do not represent new trips to the Tradeport. Given the fact that there is a corresponding reduction in office trips at the 282 Corporate Drive site, it is our opinion that the site re-use will simply shift traffic destinations at the Tradeport, and not impact the regional street network.

Please feel free to call if you have any questions or comments about this analysis.

Sincerely,

John R. Chagnon, PE Ambit Engineering, Inc. – Haley Ward



## INSPECTION & LONG-TERM MAINTENANCE PLAN FOR PROPOSED BUILDING REUSE 282 CORPORATE DRIVE PORTSMOUTH, NH

#### **Introduction**

The intent of this plan is to provide Port City Air (herein referred to as "owner") with a list of procedures that document the inspection and maintenance requirements of the stormwater management system for this development, specifically the Rain Garden and associated structures on the project site (collectively referred to as the "Stormwater Management System"). The contact information for the owner shall be kept current, and if there is a change of ownership of the property this plan must be transferred to the new owner.

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 stormwater management system consists of a rain garden for treatment of surface parking lot runoff and a swale to channel the stormwater to the adjacent wetland receiving area. The south or street side of the parking area drains out to the drainage in Corporate Drive. The site roof is flat and has an existing interior drain roof drain system which ties into street drainage.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly. By following the enclosed procedures, the owner will be able to maintain the functional design of the stormwater management system and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

#### Annual Report

The owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system's maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the City of Portsmouth Public Works Department or the Pease Development Authority, as required.

#### Inspection & Maintenance Checklist/Log

The following pages contain the Stormwater Management System Inspection & Maintenance Requirements and a blank copy of the Stormwater Management System Inspection & Maintenance Logs. These forms are provided to the owner as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

#### Stormwater Management System Components

The Stormwater Management System is designed to mitigate both the quantity and quality of sitegenerated stormwater runoff. As a result, the design includes the following elements:

#### **Non-Structural BMPs**

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Measures in this list include measures which are required during the construction phases of any project involving earth disturbance at the property. Examples of non-structural BMP's on this project include but are not limited to:

- Temporary and Permanent mulching
- Temporary and Permanent grass cover
- Trees
- Shrubs and ground covers
- Miscellaneous landscape plantings
- Dust control
- Tree protection
- Topsoiling
- Sediment barriers
- Stabilized construction entrance
- Vegetated buffer area

#### **Structural BMPs**

Structural BMPs are more labor and capital-intensive structures or installations that require more specialized personnel to install. These are permanent long-term measures. Examples on this project include but are not limited to:

- Rain Garden
- Outlet Control Structures, Swales, and Street Storm Drains

#### **Inspection and Maintenance Requirements**

The following summarizes the inspection and maintenance requirements for the various BMPs that may be found on this project.

- 1. Grassed areas and swales: Until established after each rain event of 0.5" or more during a 24hour period, inspect grassed areas for signs of disturbance, such as erosion. If damaged areas are discovered, immediately repair the damage. Repairs may include adding new topsoil and seed, and protective measures like jute netting. After stabilization review twice per year for erosion.
- 2. Plantings: Planting and landscaping (trees, shrubs) shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. During dryer times of the year, provide weekly watering or irrigation during the establishment period of the first year.

Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection.

- **3.** Vegetated edge area: Check for invasive species in vegetated edge area, at least annually. Remove any invasive species found in accordance with NHDES Guidelines.
- 4. **Rain Garden:** After installation of the rain garden, perform the following inspections on a monthly basis until established, and then follow the guidelines in the maintenance protocols:
  - **a.** Monitor for excessive or concentrated accumulations of debris, or excessive erosion at the flow inlets. Remove debris in the rain garden and replace or add inlet fabric strips or rip rap stones if erosion occurs.
  - **b.** Monitor the outflow for problems with erosion. Repair as required.
  - **c.** After significant rainfall, monitor rain garden surfaces for ponding of water. If water remains flooded over the surface 24 hours after a 1" rainfall, then investigate the cause, if not related to overflow blockage, then excavate and replace filter media.
  - d. Monitor vegetation on rain garden and replace dead or dying vegetation as required.
  - e. Monitor rain garden berms for rodent borrows and repair as required; remove persistent occupiers.
  - f. Monitor side slopes of rain garden for damage or erosion—repair, as necessary.
- 5. Roof Drain System and Storm Drains: Monitor accumulation of debris on the roof to ensure that run-off is getting into the system and not ponding on the roof. Remove sediments and debris if found. During construction, maintain inlet protection of adjacent street catch basins until the site has been stabilized. Prior to the end of construction, inspect the drains and basins for accumulations, and remove and clean by jet-vacuuming. Observe street drainage function and report backups to the proper authority.

Included is a Maintenance Form for the Stabilized Construction entrance (construction phase only).

#### **Pollution Prevention**

The following pollution prevention activities shall be undertaken to minimize potential impacts on stormwater runoff quality. The Contractor is responsible for all activities during construction. The Owner is responsible thereafter.

#### **Spill Procedures**

Any discharge of waste oil or other pollutant shall be reported immediately to the New Hampshire Department of Environmental Services (NHDES). The Contractor/Owner will be responsible for any incident of groundwater contamination resulting from the improper discharge of pollutants to the stormwater system, and may be required by NHDES to remediate incidents that may impact groundwater quality. If the property ownership is transferred, the new owner will be informed of the legal responsibilities associated with operation of the stormwater system, as indicated above.

#### **Sanitary Facilities**

Sanitary facilities shall be provided during all phases of construction.

#### **Material Storage**

No on-site trash facility is provided until construction is completed. The contractors are required to remove trash from the site. Hazardous material storage is prohibited.

#### **Material Disposal**

All waste material, trash, sediment, and debris shall be removed from the site and disposed of in accordance with applicable local, state, and federal guidelines and regulations. Removed sediments shall be if necessary dewatered prior to disposal.

#### **Invasive Species**

Monitor the Stormwater Management System for signs of invasive species growth. If caught early, their eradication is much easier. The most likely places where invasions start is in wetter, disturbed soil or detention ponds. Species such as phragmites and purple loosestrife are common invaders in these wetter areas. If they are found, the owner shall refer to the factsheet created by the University of New Hampshire Cooperative Extension (or other source) or contact a wetlands scientist with experience in invasive species control to implement a plan of action for eradication. Measures that do not require the application of chemical herbicides should be the first line of defense.



Figure 1: Lythrum salicaria, Purple Loosestrife. Photo by Liz West.

Figure 2: Phragmites australis. Photo by Le Loup Gris

#### **RAIN GARDEN MAINTENANCE SHEET**

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INSPECTION REQUIREMENTS		
ACTION TAKEN	FREQUENCY	MAINTENANCE REQUIREMENTS
-Inspect pond surface for the occurrence of sediment, trash, debris, or structural damage.	Bi-Yearly and following major storm events	-Remove sediments, trash, and debris, as necessary. -Repair outlet structures and appurtenances, as necessary.
-Check to see if pond drains within 72 hours of rainfall. -Check vegetation health.	Annually	<ul> <li>-If system does not drain within 72 hours of a rainfall event, consult a qualified professional about restoration of function of the dry well.</li> <li>-Vegetation should be maintained and pruned.</li> <li>-Dead or diseased vegetation should be removed, as well as any invasive species.</li> </ul>

MAINTENANCE LOG		
PROJECT NAME		
INSPECTOR NAME	INSPECTOR CONTACT INFO	
DATE OF INSPECTION	REASON FOR INSPECTION	
	LARGE STORM EVENT PERIODIC CHECK-IN	
IS CORRECTIVE ACTION NEEDED?	DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE	
□YES □NO		
DATE OF MAINTENANCE	PERFORMED BY	
NOTES		

## CLOSED DRAINAGE STRUCTURE LONG-TERM MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	FREQUENCY	MAINTENANCE REQUIREMENTS
-Outlet Control Structures -Drain Manholes -Catch Basins	Monthly for 1 year following construction, Every other Month thereafter	Check for erosion or short-circuiting Check for sediment accumulation Check for floatable contaminants
-Drainage Pipes	Monthly for 1 year following construction, 1 time per 2 years thereafter	Check for sediment accumulation/clogging, or soiled runoff. Check for erosion at outlets.

MAINTENANCE LOG			
PROJECT NAME			
INSPECTOR NAME	INSPECTOR CONTACT INFO		
DATE OF INSPECTION	REASON FOR INSPECTION		
	□LARGE STORM EVENT □PERIODIC CHECK-IN		
IS CORRECTIVE ACTION NEEDED?	DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE		
□YES □NO			
DATE OF MAINTENANCE	PERFORMED BY		
NOTES			

## STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION MAINTENANCE SHEET

INSPECTION REQUIREMENTS				
ACTION TAKEN	FREQUENCY	MAINTENANCE REQUIREMENTS		
ENTRANCE SURFACE -Check for sediment accumulation/clogging of stone	After heavy rains, as necessary	<i>-Top dress pad with new stone.</i> <i>-Replace stone completely if completely clogged.</i>		
WASHING FACILITIES (if applicable) -Monitor Sediment Accumulation	As often as necessary	-Remove Sediments from traps.		

MAINTENANCE LOG			
PROJECT NAME			
INSPECTOR NAME	INSPECTOR CONTACT INFO		
DATE OF INSPECTION	REASON FOR INSPECTION		
	□LARGE STORM EVENT □PERIODIC CHECK-IN		
IS CORRECTIVE ACTION NEEDED?	DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE		
□YES □NO			
DATE OF MAINTENANCE	PERFORMED BY		
NOTES			



DESCRIPTION	ΜΔΤ		
cess / Use			
	CHECKED BY		
		REVISION	
	ANCITU	Λ	port city air
	NO SCALE	15-OCT-2024	282 CORPORATE DR
	GCC Renova	tion Concept - CONCEPT	ONLY NOT FOR CONSTRUCTION
	L		

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

LEASE HOLDER: SHAINES & MCEACHERN 282 CORPORATE DRIVE, #2PORTSMOUTH, 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

# WETLAND DELINEATION NOTE (LOCATION SHOWN IN PLAN SET):

1) WETLAND LINE VERIFIED BY STEVEN D. RIKER, CWS ON 05/24/24 IN

ACCORDANCE WITH THE FOLLOWING STANDARDS:

- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

# PROPOSED CHANGE OF USE 282 CORPORATE DRIVE- MAP 315 LOT 2 PORTSMOUTH, NEW HAMPSHIRE SITE PLANS



SCALE: 1"=500'

INDE	Х	OF SHE	
_		SUBDIVISION	
C1	_	EXISTING CO	1
C2	_	SITE PLAN	
C3		EROSION COI	1
C4		UTILITY PLAN	
D1-D4	_	DETAILS	
C5	_	IMPACT PLAN	ſ

## APPROVED BY THE PEASE DEVELOPMENT AUTHORITY

APPROVED BY PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

CHAIRMAN

# ETS

PLAN- SARNIA SEACOAST NDITIONS & DEMOLITION PLAN

NTROL & GRADING PLAN

# 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

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

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

CABLE: XFINITY BY COMCAST 180 GREENLEAF AVE. Tel. (603) 266-2278 ATTN: MIKE COLLINS

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

DATE



# **REQUIRED PERMITS:**

PDA SITE APPROVAL: PENDING PORTSMOUTH SITE APPROVAL: PENDING NHDES WETLANDS: PENDING PDA CONDITIONAL USE: PENDING

	LEGE	ND:
N/F RP	NOW OR FOR	ORMERLY F PROBATE
RCRD	ROCKINGHA	M COUNTY
$\begin{pmatrix}11\\21\end{pmatrix}$	MAP 11/LC	DF DEEDS DT 21
● IR FND	IRON ROD	FOUND
OIP FND ● IR SET	IRON PIPE IRON ROD	FOUND
OH FND	DRILL HOLE	FOUND
O DH SET	GRANITE BO	DUND w/IRON ROD FOUND
EXISTING	PROPOSED	
FM	FM	FORCE MAIN
SL	S SL	SEWER LATERAL
G	PG	GAS LINE STORM DRAIN
FD	FD	FOUNDATION DRAIN
W FS	W FS	WATER LINE FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
• • • • • • • • • • • • • • • • • • • •		OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
100	<u> </u>	CONTOUR
97x3 - <del>O-</del>	98x0	SPOT ELEVATION UTILITY POLE
GEW	E	GAS, ELECTRIC, WATER METER
		TRANSFORMER ON CONCRETE PAD
M <sub>S</sub> O	450	WATER SHUT OFF/CURB STOP
	—0 <sup>0.0.</sup>	PIPE CLEANOUT
		GATE VALVE
+Q+ <sup>HYD</sup>	+++HYD	HYDRANT
(III) <sup>CB</sup>	CB	CATCH BASIN
<b>(</b>	SMH	SEWER MANHOLE
	DMH	DRAIN MANHOLE
	() WMH	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LSA	$\begin{array}{c} \psi & \psi & \psi & \psi \\ \psi & \psi & \psi & \psi \\ \psi & \psi &$	LANDSCAPED AREA
CI	CI	CAST IRON PIPE
CMP	COP CMP	COPPER PIPE CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD Ø	HYD G	HYDRANT CENTERLINE
EP	EP	EDGE OF PAVEMENT
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TYP	TYP	TYPICAL
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282 CO	XPUKAIE I	
PORTS	VIOUTH, N	.H.
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		IGINEERING   ENVIRONMENTAL   SURVEYIN

WWW.HALEYWARD.COM

NG 14 Portsmouth, New Hampshire 03801 603.430.9282

PLAN SET SUBMITTAL DATE: 16 OCTOBER 2024



032872 2000 JUN 22 PM 12: 56









CAPE SCHEDULE						
	SIZE	QTY				
KOUSA DOGWOOD	o ='	4				
KOUSA "SATOMI"	6-7	1				
SIAN CYPRESS	3 641	4				
IATA DECUSSATA	O OAL.					
_E LOVEGRASS	2 64					
STIS SPECTABILIS	Z GAL.	ZZ				
		and the second				

SURFACE Perty Lines)	C AREAS
ISTRUCTION OUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
15,151	15,151
46,285	45,434
1,027	1,027
2,140	2,902
3,006	1,939
965	965
13	13
0	0
68,587	67,431
226,481	226,481
30.3%	29.8%

## 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 55 INTERNATIONAL 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

6)

5) PARCEL IS LOCATED IN ZONE (ABC) AIRPORT BUSINESS COMMERCIAL.

DIMENSIONAL REQUIREMENTS:	<b>REQUIRED:</b>	PROPOSED:
MIN. LOT AREA:	10 ACRES	5.2 ACRES
FRONTAGE:	300 FT	659 FT
SETBACKS:		
FRONT:	70 FT	81.4 FT
SIDE:	30 FT	128.7 FT
REAR:	50 FT	152.8 FT
MAXIMUM STRUCTURE HEIGHT	85 FT	20 FT +/-
	60%	6797
MAXIMUM BUILDING COVERAGE:	60%	0.7%
MINIMUM OPEN SPACE:	50%	70%

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.

#### CONDITIONS OF APPROVAL:

A) ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS (2.5.4.2F).

B) 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 PEASE DEVELOPMENT AUTHORITY.

C) THE APPLICANT SHALL SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLAR AND IN DIGITAL FORMAT (AUTOCAD .DWG FORMAT) ON FLASH DRIVE TO THE PDA UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A REGISTERED NEW HAMPSHIRE LAND SURVEYOR OR PROFESSIONAL ENGINEER. AN ELECTRONIC FILE OF THE SITE LAYOUT SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH'S GIS DEPARTMENT.

2	10/16/24	PARKING DIMENSIONS, NOTES, ADA ROUTE	SJR	JRC
1	09/09/24	EXISTING SITE FEATURES	SJR	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC
No.	DATE	DESCRIPTION	BY	СНК.
DRAW/IN	IG ISSUE STATUS			

PERMIT PLAN



GREA 282 CORPORA	SITE PLAN T CIRCLE CATE TE DRIVE, POR	<b>I</b> RING TSMOU	TH, N.H		,
S	SITE PLAN	1			
	DATE MAY 202	4	SCALE		1" = 30'
WHILE NEW HANNING					
NHOL SHALL	SJR	JF	IRC JRC		JRC
CHAGNON No. 7651	PROJECT No. 5010175.843.	03	р воок & F FB 8	PAGE 5 I	PG 1
CENSE AND	DRAWING NO.	EE	Т2		C2



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

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.

5) BERM SOIL QUANTITY

SEPTIC TANK EXCAVATION: (10'x5'x7')/27 = 13 CYSEWER PIPE EXCAVATION: (60'x3'x5')/27 = 33 CYGAS TRENCH EXCAVATION: (25'x2'x2.5')/27 = 5 CYRAIN GARDEN:  $(120' \times 10' \times 1.5')/27 = 66 \text{ CY}$ SWALE EXCAVATION:  $(160' \times 6' \times 2')/27 = 71 \text{ CY}$ 

TOTAL BERM QUANTITY: 188 CUBIC YARDS 40'x35'x4.5' HEIGHT

NOTE: TOPSOIL AT RAIN GARDEN WILL BE USED FOR CONCRETE PAD REPLACEMENT.

2	10/16/24	CONSTRUCTION ENTRANCE, NOTES	SJR	JRC
1	09/09/24	GRADING, RAIN GARDEN, SWALE	SJR	JRC
0	05/08/24	ISSUED FOR COMMENT	SJR	JRC
No.	DATE	DESCRIPTION	BY	CHK.
ORAWIN	IG ISSUE STATUS			

## PERMIT PLAN



Portsmouth, New Hampshire 03801 603.430.9282

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

<b>EROSION CO</b>	NTROL
& GRADING	PLAN

	DATE	1	SCALE			
WHILE NEW HAA	MAY 2024 SCALE:			1" = 30'		
Star Star	DRAWN BY	DESIC	GNED I	BY CHECKED BY		
AHOL A	SJR		JRO	C		JRC
CHAGNON , E	PROJECT No.	1	FIELD	BOOK & P	AGE	
P No. Vos	5010175 8	43.02		FB 8	5 F	PG 1
ENSEY OF ST	DRAWING No.					
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5-Port\_City\_Air\843.03-282 Corporate Dr., Portsmouth - JRC\2024 Site Plan\Plans & Specs\Site\S010175 Site 2024-NEW(NAVD88).dwg, 10/17/202-

	N(1) (1-EXUNA 2) AVA PR'SO UTI EN 3) MEA CO 4) 5)	DTES: THE CONTR. -888-344-7: CAVATION ON DERGROUND RKS. DIG SAF UNDERGROU ALLABLE EVIDE OTECTING ANY LE RESPONSI LITY CONFLIC GINEER. CONTRACTO ASURES IN AN NUAL", VOLUM NSTRUCTION. PROPOSED GREAT CIRC 265 GALLON GPD/100 S. TOTAL PROF GREASE TR 265 GALLON GALLONS. U	ACTOR SHALL 233) AT LEAS PUBLIC OR F UTILITIES. THE TE TICKETS EX JND UTILITY L ENCE AND ARI Y ABOVE GROU BILITY OF THE TS SHOULD E R SHALL INST CCORDANCE W AE 3, EROSIO (NHDES DECE SEWER FLOW: LE CATERING IS PER DAY U F. = 193 GA POSED FLOW: AP (INTERCEP IS PER DAY ) SE 1,000 GAU	NOTIFY DIG SAFE AT 1-888-DIG T 72 HOURS PRIOR TO COMMEN PRIVATE PROPERTY WITHIN 100 F E EXCAVATOR IS RESPONSIBLE TO (PIRE IN THIRTY DAYS. OCATIONS ARE BASED UPON BES E NOT FIELD VERIFIED. LOCATING UND OR UNDERGROUND UTILITIES E CONTRACTOR AND/OR THE OWN BE REPORTED AT ONCE TO THE I FALL AND MAINTAIN EROSION CON VITH THE "NEW HAMPSHIRE STOR N AND SEDIMENT CONTROLS DUF EMBER 2008). (FROM WATER USE RECORDS) JNSPECIFIED OFFICE USE 7,700 ALLONS PER DAY. 458 GALLONS PER DAY. 458 GALLONS PER DAY. TOR) SIZING: X 36 HOURS RESONANCE TIME = LLON GREASE INTERCEPTOR.	G-SAFE CING A EET OF MAINT ST AND IS TH JER. DESIGN TROL MWATEF RING S.F. X = 400	E AIN AIN IE R 2.5
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55.0						
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	0	08/06/24	IS	SUED FOR COMMENT	SJR	JRC
	No.	DATE		DESCRIPTION	BY	СНК.
MANHOLE 20			PE	RMIT PLAN		
	WW	WW.HALEYWA	RD.COM	ALEYWA NGINEERING   ENVIRONMENTAL   200 Griff Portsmouth, New Han	SURVE n Rd. U npshire 603.430	D aying nit 14 03801 0.9282
SMH TABLE:DNRIMINVERT ININVERT OUT33.4125.5 +/-25.5 +/-235.2627.4626.90CTOR TO VERIFY EXISTING INVERTS D CONSTRUCTION	TITLE	28	S GREA 32 CORPORA	TIE PLAN T CIRCLE CATERING TE DRIVE, PORTSMOUTH, N.H.		
		JOHN CHAGNU NO. 785 ROL STONAL	ALE STARE - 2334	DATE SCALE SCALE SCALE SCALE SCALE SCALE SCAL	E: 1" = HECKED I JR PG 1	30' c C4

#### CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL SILT SOXX TO CONTROL EROSION AND SEDIMENTATION PRIOR TO ANY EARTH MOVING ACTIVITIES.

REMOVE EXISTING PAVEMENT, CONCRETE, AND OTHER SITE FEATURES TO BE REMOVED, AND CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND REMOVE ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND OTHER DEBRIS AND RUBBISH AS REQUIRED.

STRIP AND STOCKPILE LOAM FROM SITE. STOCKPILES SHALL BE SURROUNDED WITH SILT SOXX TO CONTROL SEDIMENT RUN OFF.

ROUGH GRADE SITE AND CONSTRUCT RAIN GARDEN AND SWALE. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SHOWN ON THE PLANS. ALL PERMANENT DITCHES, AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. CONSTRUCT BUILDING RENOVATION.

LOAM AND SEED DISTURBED AREAS IN ACCORDANCE WITH VEGETATIVE PRACTICE AND GENERAL CONSTRUCTION NOTES. CUT AND FILL SLOPES SHALL BE SEEDED IMMEDIATELY AFTER THEIR CONSTRUCTION.

CONSTRUCT UTILITIES AND PAVEMENT BASE COURSE.

PLANT LANDSCAPING.

CONSTRUCT PAVEMENT WEARING COURSE.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

## PROJECT DESCRIPTION

THE PROJECT CONSISTS OF BUILDING RE-DEVELOPMENT WITH ASSOCIATED PARKING AND UTILITIES.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 1.118 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND ID #799.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND DRAINAGE PATHWAYS WHICH ULTIMATELY FLOW TO HODGDON BROOK.

#### GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.

DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS. IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING,

DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED: - BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED

- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
   A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR
- RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:

TEMPORARY SEEDING;
 MULCHING.

ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

2. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. 3. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

## SEEDING NOTES

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

PROPOSED RAIN GARDEN AND VEGETATED SWALE TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207-499-2994. WWW.PIERSONNURSERIES.COM.

## MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

THE CATCH BASIN 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. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

## WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

#### **STOCKPILES**

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.

2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.

3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.

4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

#### CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE: 1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY:

 IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
 CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;

4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

## ALLOWABLE NON-STORMWATER DISCHARGES

FIRE-FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHING;

LANDSCAPE IRRIGATION.

- . WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED; . WATER USED TO CONTROL DUST;
- WATER USED TO CONTROL DUST;
   POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
   POLITINE ENTERDATE DURING WATER LINE FLUSHING;
- 6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED; 7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
   UNCONTAMINATED GROUND WATER OR SPRING WATER;
- 0. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;

## WASTE DISPOSAL

11.

WASTE MATERIAL
ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE

- ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDOR FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
   2. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER
- ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MA SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
   SANITARY WASTE
- ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.



	NOTES: 1) 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.				
	2) THE CONTRACTOR SHALL (1–888–344–7233) AT LEAS EXCAVATION ON PUBLIC OR F	NOTIFY DIG SAFE AT 1-888-DIG T 72 HOURS PRIOR TO COMMEN PRIVATE PROPERTY.	G—SAFE CING ANY		
	<ol> <li>CONTRACTOR SHALL INST MEASURES IN ACCORDANCE V MANUAL, VOLUME 3, EROSION CONSTRUCTION. (NHDES DECI</li> </ol>	TALL AND MAINTAIN EROSION CON VITH THE "NEW HAMPSHIRE STORI I AND SEDIMENT CONTROLS DURI EMBER 2008).	TROL MWATER NG		
	4) PURSUANT TO RSA 483- APPLIED TO VEGETATION OR REFERENCE LINE OF ANY PU CONTROLLED RELEASE FERTIL MUST CONTAIN NO MORE THA COMPONENT WHICH IS AT LE COMPONENTS.	-B:9 11 (D), NO FERTILIZER SHA SOILS LOCATED WITHIN 25 FEET BLIC WATER. BEYOND 25 FEET, S IZER MAY BE USED. SLOW RELEA AN 2% PHOSPHORUS, AND A NITF AST 50% SLOW RELEASE NITROGE	LL BE OF THE ILOW OR ISE NITROGEN ROGEN		
) NTS	5) NO CHEMICALS INCLUDIN SHALL BE APPLIED TO GROU WITHIN THE WETLAND BUFFER PROFESSIONAL WHO HAVE AN CHLORIDE SHALL BE APPLIED	IG PESTICIDES OR HERBICIDES OF ND, TURF, OR ESTABLISHED VEGE R, EXCEPT IF APPLIED BY HORTIC APPLICATION LICENSE. NO CALC WITHIN THE WETLAND BUFFER.	ANY KIND, TATION ULTURE IUM		
<ul> <li>SAW CUT EXISTING PAVEMENT 12" FROM PAVEMENT EDGE AND REMOVE</li> <li>REMOVE EXISTING PAVEMENT/SHOULDER (RAVEL BASE WITHIN 1'-0" OF SAW CUT</li> <li>EXISTING EDGE OF PAVEMENT</li> <li>SLOPE VARIES (SE GRADING PLAN)</li> <li>TABASE</li> <li>AND AND AND AND AND AND AND AND AND AND</li></ul>	1 10/16/24	DETAIL C. D. NOTES	SJR JRC		
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Radius for stones with square joints       Maximum length         16' - 28'       6" to 1'         29' - 41'       2'         42' - 55'       3'         56' - 68'       4'         69' - 82'       5'         87'       06'	PROJECT SITE PLAN GREAT CIRCLE CATERING 282 CORPORATE DRIVE, PORTSMOUTH, N.H.				
97' - 110' 7' over 110' 8'	EROSION CONTROL NOTES & DETAILS				
ANITE CURB	JOHN NEW HAMBON STREET	DATE SCALE S	LE: NTS IECKED BY JRC E PG 1		
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# NOTES:

 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)".

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	1	NOTES: 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 315 AS LOT 2.
	Contraction of the second seco	2) OWNER OF RECORD: <u>PEASE DEVELOPMENT AUTHORITY</u> PEASE INTERNATIONAL TRADEPORT 55 INTERNATIONAL DRIVE PORTSMOUTH, N.H. 03801–2833 BOOK 2937, PAGE 1960 <u>LEASE HOLDER:</u> SHAINES & MCEACHERN 282 CORPORATE DRIVE #2 PORTSMOUTH, NH 03801 <u>APPLICANT:</u> DOBT. OTX: AIR INC
	4	PORT CITY AIR INC. 104 GRAFTON DRIVE PORTSMOUTH, NH 03801
	Ĕ	<ul> <li>3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0260F. EFFECTIVE DATE 1/29/2021.</li> <li>4) EXISTING LOT AREA:</li> </ul>
		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%
	315 6	7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SWALE AND BUFFER IMPACT ON ASSESSOR'S MAP 315 LOT 2 IN THE CITY OF PORTSMOUTH.
	N/F PEASE DEVELOPMENT AUTHORITY 360 CORPORATE DRIVE PORTSMOUTH NH 03801	8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.
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