

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: 6-20-2024

Property Address: 806 Route 1 Bypass

Application #: LU 22-81

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets Does Not Meet	<u>Applicable standards: Site Plan Review Regulations and Zoning Ordinance</u>
2	Provision for the safe development, change or expansion of use of the site.	Meets Does Not Meet	The Site Plan Set provides for safe development involving utility improvements, landscaping, and construction of a walk-in cooler addition.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets Does Not Meet	A siltsack is proposed on specified catch basins on sheet 6 of the site plan set to handle erosion from the site work. The proposed drain line work is to improve the stormwater management by removing a line that currently travels beneath two existing buildings and redirecting it around the buildings.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	Meets Does Not Meet	Site is fully developed. Impervious coverage is proposed to be reduced through proposed landscaping.
5	Adequate and reliable water supply sources.	Meets Does Not Meet	Water is supplied from a main on Stark St. Contractor to ensure this line is not impacted by the utility improvements.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets Does Not Meet	The existing sewer service to Dennett St shall be capped and a new sewer line is proposed connecting to a lateral in Stark St.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets Does Not Meet	A siltsack is proposed on specified catch basins on sheet 6 of the site plan set to handle erosion from the site work. Drainage, Sewer, and Gas to be installed as per Utility Plan so as not to discharge into the environment or adjacent properties.
8	Adequate provision for fire safety, prevention and control.	Meets Does Not Meet	The existing building and asphalt parking/driveway area are not proposed to change. Fire safety, prevention, and control shall remain the same as existing.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets Does Not Meet	Natural features such as wetlands do not exist in close proximity to the site. The total impervious coverage is decreased and new landscaping is added, benefiting surrounding sites.
10	Adequate protection of historical features on the site.	Meets Does Not Meet	No historical features on the site.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets Does Not Meet	There is no new use to the building. The addition is for a new walk-in cooler, not additional retail space, so a significant increase in volume on site is not anticipated.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets Does Not Meet	New signage proposed that will provide better direction to customers entering and exiting the site. A utility plan is included in the application depicting the signage.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
13	Adequate insulation from external noise sources.	Meets Does Not Meet	The existing use is retail, which does not result in adverse noise to surrounding properties. This use shall remain unchanged.
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets Does Not Meet	Dumpster location is shown on the provided Utility Plan to depict solid waste disposal. No new demands for police, emergency medical, or other municipal services is proposed.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets Does Not Meet	New landscape beds are proposed and are depicted on a Landscape Plan provided in this application. No recreational facilities can reasonably be provided on the site.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets Does Not Meet	All access ways are existing. Signage and paint markings are proposed which will improve the existing access ways.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets Does Not Meet	Site is fully developed. Building and site work can be constructed without danger to health.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets Does Not Meet	New landscape beds are proposed and are depicted on a Landscape Plan provided in this application.
19	Compliance with applicable City approved design standards.	Meets Does Not Meet	Application complies with the Site Plan Review Regulations.
	Other Board Findings:		

Ross Engineering, LLC
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

806 US Route 1 Bypass
Project Description

May 17, 2024

806 US Rte. 1 bypass is the current location for the City Tobacco business. 822 US Rte. 1 bypass is a vacant gas station, and was just approved for the new City Tobacco business last night at the Planning Board meeting. The City Tobacco business will be moved to 822 after a new building is constructed.

We are requesting administration approval for the minor changes to the 806 site plan, which is necessary because of the drainage and site design for 822. 822 Rte. 1 By-Pass was just approved by the planning board last night, and the drainage configuration has been revised on 806 to match. We are also requesting the second extension to the original approval, since that deadline is fast approaching. 822 has existing drainage that needed extensive design to re-configure and this took extra time, which is why we need the extension for 806.

Project History

- The Technical Advisory Committee voted to recommend approval to the Planning Board at their May 3, 2022 meeting.
- The Planning Board granted Site Plan approval at the June 23, 2022 meeting.
- At the June 15, 2023 Planning Board meeting a 1-year extension of the Site Plan Approval granted on June 23, 2022 was approved so that the extension goes to June 23, 2024.

Revisions include:

Drawing 1 – Existing Conditions Plan

- Revised existing catch basin elevations
- Added note 6 outlining PB approval and extension of approval.

Drawing 2 – Site Plan

- Landscaping removed in NHDOT right of way, as per NHDOT request. This is shown on drawings 2-4.
- Drainage has been changed to depict new proposed drainage system. New drainage system is depicted to match proposed drainage on lot 29, which is connected to drainage system on lot 43. This is shown on drawings 2 & 3.
- Revised lighting callouts on the plan.

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Drawing 3 – Utility Plan

- Landscaping removed in NHDOT right of way, as per NHDOT request. This is shown on drawings 2-4.
- Drainage has been changed to depict new proposed drainage system. New drainage system is depicted to match proposed drainage on lot 29, which is connected to drainage system on lot 43.
- Stormwater notes for drainage system on drawing 3 “Utility Plan”.
- Revised existing and proposed drainage structure elevations on drawing 3 “Utility Plan”.
- Revised lighting on drawing 3. Note 3 and the Lighting Specification Table have been revised. Lighting notes on the plan have been revised and are shown on drawings 2 & 3.

Drawing 4 – Landscape Plan

- Landscaping removed in NHDOT right of way as per NHDOT request.
- Drawing 4 “Landscape Plan” has been changed to depict new proposed manhole and catch basin locations.
- Planting notes have been changed to reflect landscaping that has been changed to reflect landscaping that has been removed in the NHDOT right of way.

Drawing 5 –Easement Plan

- Easement Plan has been added as drawing 5 showing a drainage easement across Lot 43.

Drawing 6 – Notes & Details

- Revised manhole & catch basin details.

These minor amendments along with the improvements on the abutting property are an improvement from the previous proposed drainage system.

Sincerely,

Alex Ross, P.E.



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

TECHNICAL ADVISORY COMMITTEE

May 9, 2022

RIGZ Enterprises LLC
18 Dixon Lane
Derry, New Hampshire 03801

RE: Site Review request for property located at 806 US Route 1 Bypass (LU-22-81)

Dear Property Owner:

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, May 3, 2022, considered your application for Site Plan Review for construction of 400 square feet of additional commercial space and site improvements. Said property is shown on Assessor Map 161 Lot 43 and lies within the Business (B) District. As a result of said consideration, the Committee voted to **recommend approval** to the Planning Board with the following stipulations:

Items to be addressed prior to Planning Board approval:

1. Dumpsters will be relocated to parking spaces 24 and 23 with a 20 foot setback from rear lot line and at least 10 feet from side lot line. Applicant will request a waiver from the Planning Board for Section 9.3 of the Site Plan regulations to have the dumpsters located within 20' of the side lot line.
2. A note will be added to the plans regarding the use of non-combustible mulch.
3. Applicant will work with DPW to correct the sewer lateral connection and location.
4. Applicant will work with DPW staff (Eric Eby) to reconfigure handicap parking and accessibility (two spaces needed).
5. Applicant will extend landscaping and curbing at the front lot line.
6. Parking spaces 18 and 19 will be relocated and be replaced with landscaping and 3 bike racks.
7. Entryway will be striped.
8. Raised sidewalk will be extended to connect to front entryway.
9. Light Pole 3 (LP3) located at the rear of the building shall be limited to a height of 16' with cut off shields.
10. Lighting on the rear wall will not exceed a height of 9'.
11. Curbing is added to proposed landscape islands.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, June 16, 2022**. One (1) hard copy of all plans and supporting reports and exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than **Wednesday, May 25, 2022**.

Per Section 2.5 of the Site Plan Regulations, a site plan review application to the Planning Board must include all applicable information and supporting materials including but not limited to the following items:

- *Full updated plan set*
- *Draft Easements*
- *Drainage Analysis*
- *Traffic Studies*
- *Etc.*

All comments, corrections, and conditions identified as “Items to be addressed before Planning Board submittal” must be resolved/corrected for the Planning Board application submittal to be deemed complete.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,



Beverly Mesa-Zendt,
Planning Director

cc:

Alex Ross, Ross Engineering



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

June 29, 2022

RIGZ Enterprises LLC
18 Dixon Lane
Derry, New Hampshire 03801

RE: Site Review request for property located at 806 US Route 1 Bypass (LU-22-81)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, June 23, 2022**, considered your application for Site Plan Review for construction of 400 square feet of additional commercial space and site improvements. Said property is shown on Assessor Map 161 Lot 43 and lies within the Business (B) District. As a result of said consideration, the Board voted 1) to determine the requested waiver does not nullify the spirit and intent of the City's Master Plan of the Site Plan Regulations and to grant the following waiver: *Waiver of Site Plan Review regulations* section 4.3.5 to locate a dumpster 12.2 feet from the property line where 20 feet is required; and 2) to **grant** Site Plan approval with the following stipulations:

Conditions to be satisfied subsequent to final approval of site plan but prior to commencement of any site work or construction activity:

- 2.1 The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
- 2.2 Associated recording fees shall be paid to the City prior to recordation.
- 2.3 Light pole labels on the utility plan will be correct to reflect appropriate numbering and include LP3 and LP5 consistent with stipulation requiring light Pole 3 (LP3) located at the rear of the building to be limited to a height of 16' with cut off shields.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The Planning Director must certify that all outstanding stipulations of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with large, sweeping loops and a long horizontal tail extending to the right.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works

Alex Ross, Ross Engineering



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire
03801
(603) 610-7216

PLANNING BOARD

June 22, 2023

RIGZ Enterprises LLC
18 Dixon Lane
Derry, New Hampshire 03801

RE: 1-Year Extension request for Site Plan and CUP approvals for property located at 806 US Route 1 Bypass (LU-22-81)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, June 15, 2023, considered your request for a 1-Year Extension of the Site Plan Approval granted on **June 23, 2022**.

As a result of said consideration, the Board voted

to **grant** a one-year extension to the Planning Board Approval of the Site Plan and Conditional Use Permits to **June 23, 2024**.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Alex Ross, Ross Engineering

Site Plan

806 Route 1 Bypass

Portsmouth, New Hampshire

PREPARED FOR:

RIGZ ENTERPRISES LLC

PREPARED BY:

ROSS ENGINEERING, LLC

Civil/Structural Engineering
& Surveying

909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

LIST OF PROJECT PLANS:

SITE PLAN SET

- 1 - Existing Conditions Plan
- 2 - Site Plan
- 3 - Utility Plan
- 4 - Landscape Plan
- 5 - Easement Plan
- 6 - Notes & Details
- 7 - Sewer Notes

May 17, 2024

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
GTY 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 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

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

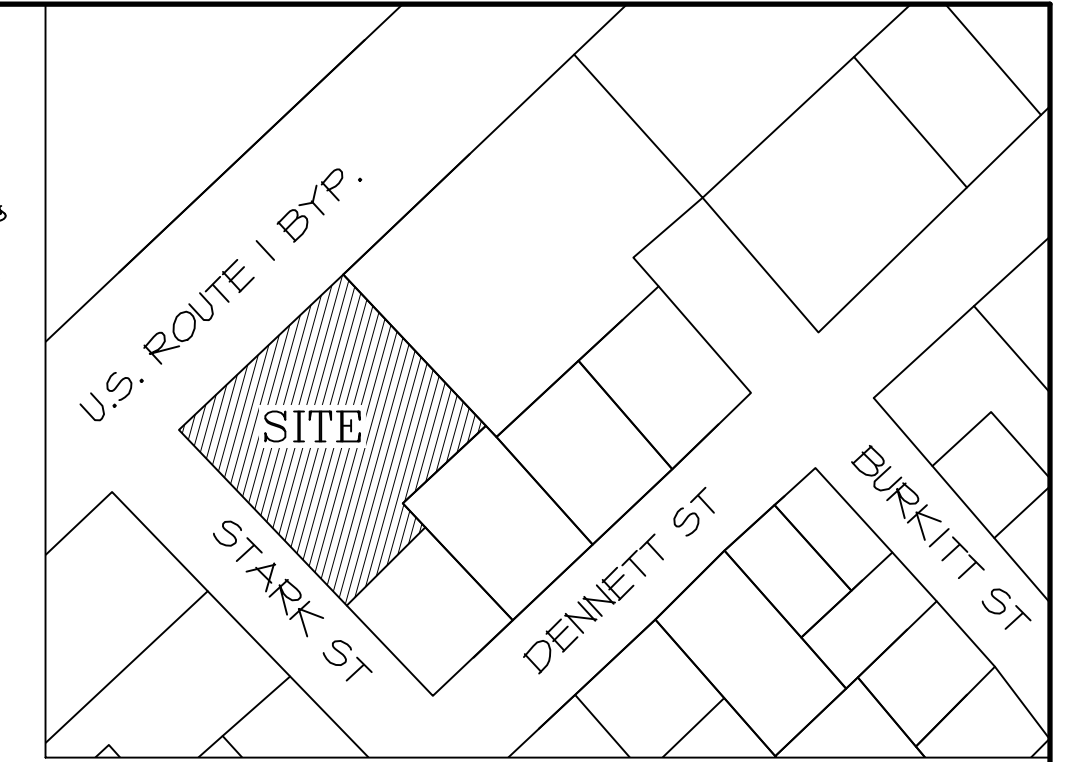
LEGEND

- 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

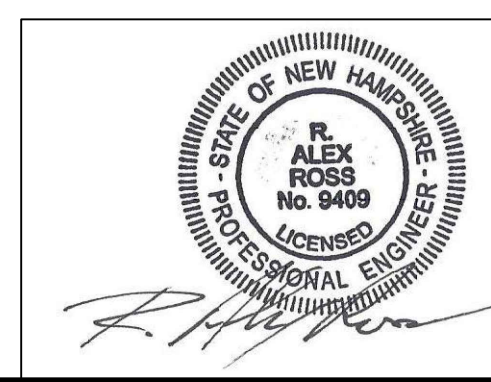
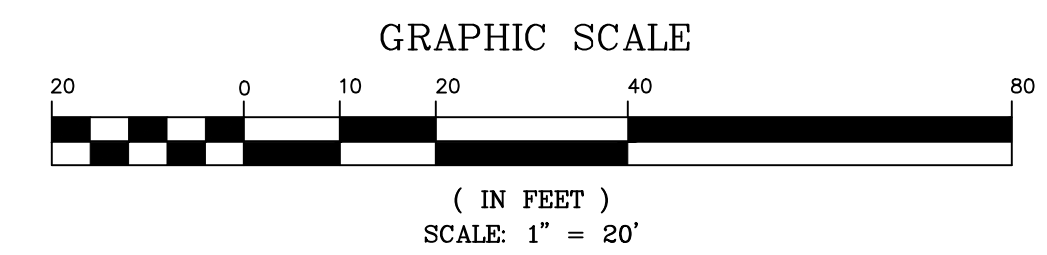
AMENDMENTS

- REVISED CATCH BASIN ELEVATIONS
- ADDED NOTE 6 TO OUTLINE PB APPROVAL AND EXTENSION OF THIS PROJECT.

- ISSUE 6 AMENDMENTS

REFERENCE PLANS

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



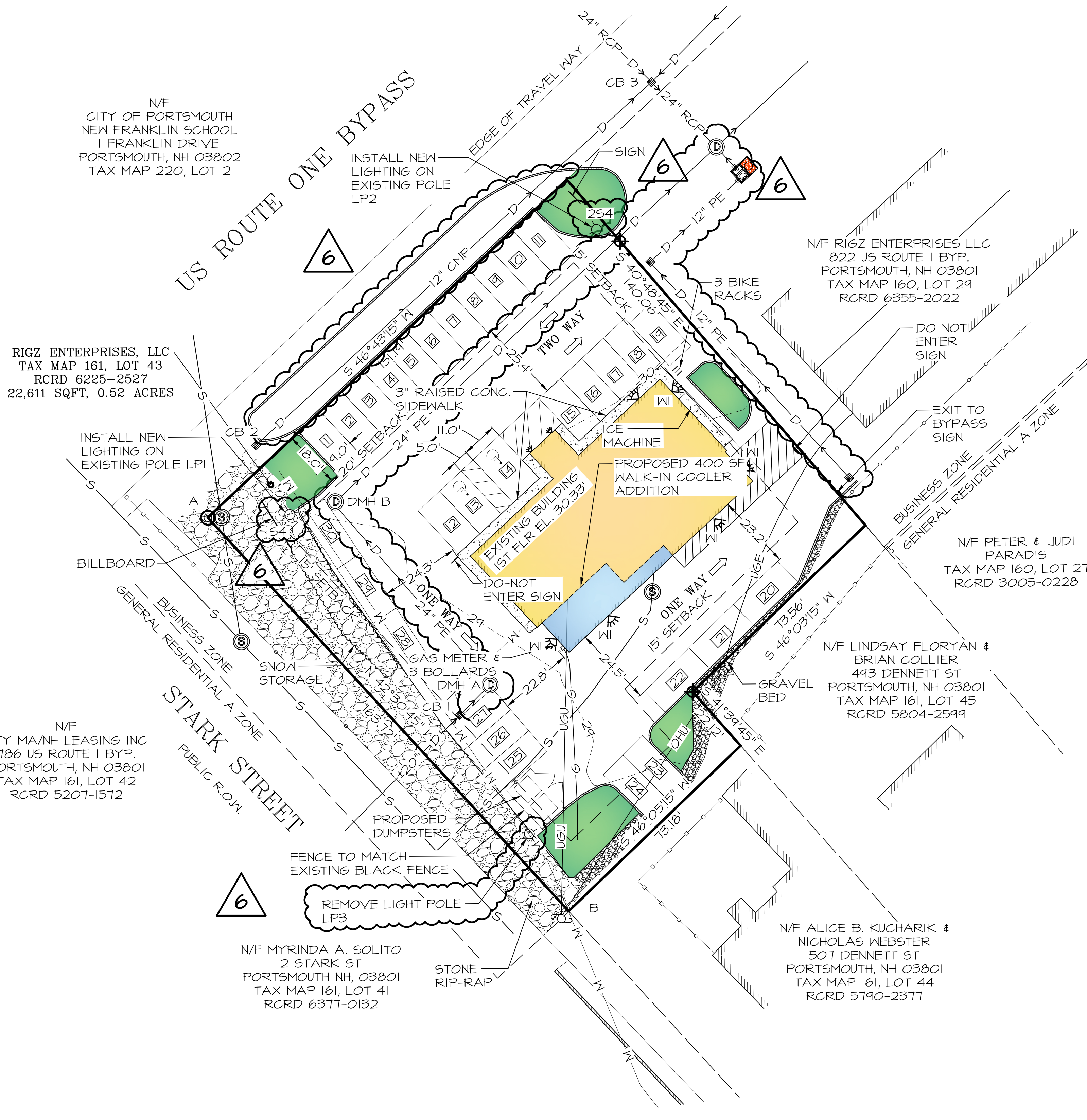
ISS.	DATE	DESCRIPTION OF ISSUE
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC
2	4/19/2022	FOR TAC

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	6



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/ NH LEASING INC
186 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 6311-0132

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

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
493 DENNETT ST
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 45
RCRD 5804-2599

NOTES

- OWNER OF RECORD:
RIGZ ENTERPRISES
18 DIXON LANE
DERRY, NH 03038

TAX MAP 161, LOT 43
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PORTSMOUTH, NH 03801
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- PARCEL IS IN BUSINESS ZONE (B):
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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%
- 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%
- PARKING SPACES:
AS PER PORTSMOUTH ZONING ORDINANCE 10.112.321, 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
- 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.
- ALL PROPOSED CURBING TO BE ASPHALT AND MATCH EXISTING. MINIMUM 5" REVEAL.
- GIS COORDINATES OF TWO LOT CORNERS
NORTHING EASTING
A - NW CORNER 211322.113 1222327.652
B - SW CORNER 211202.419 1222439.356

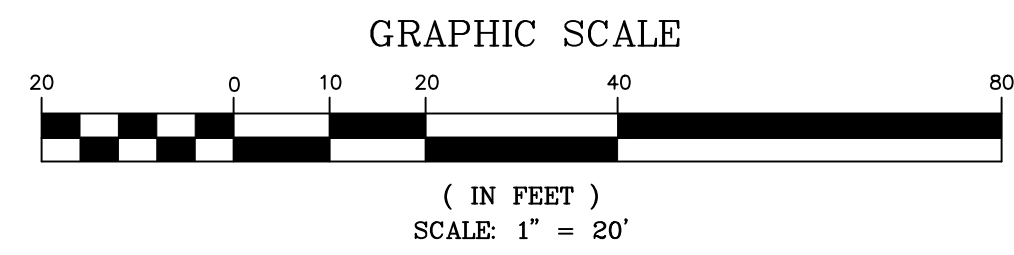
LEGEND

- ⊙ 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
- ⊕ CLEANOUT

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.

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

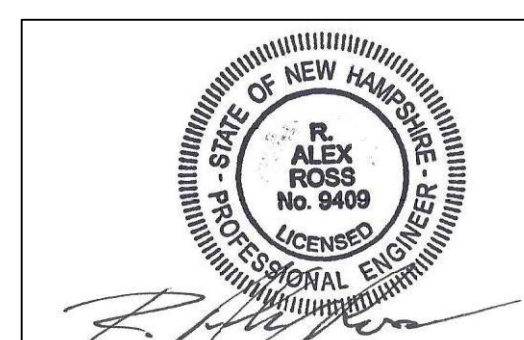


AMENDED SITE PLAN

- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST.
- DRAINAGE HAS BEEN CHANGED TO DEPICT NEW PROPOSED DRAINAGE SYSTEM. NEW DRAINAGE SYSTEM IS DEPICTED TO MATCH PROPOSED DRAINAGE ON LOT 29, WHICH IS CONNECTED TO DRAINAGE SYSTEM ON LOT 43.
- REVISED LIGHTING CALLOUTS ON THE PLAN.

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____



NO.	DATE	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC
2	4/19/2022	FOR TAC
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
18 DIXON LANE
DERRY, NH 03038

TITLE

SITE PLAN

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

JOB NUMBER	DWG. NO.	ISSUE
21-072	2 OF 7	6



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/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

- 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

- SIGN DETAILS**
SCALE: NTS
- ⊕ DO NOT ENTER
 - ⊕ R5-1 30"x30" RED & WHITE
 - ⊕ EXIT TO BYPASS
 - ⊕ CUSTOM 20"x20" BLACK & WHITE

GENERAL NOTES

- 1) CONTRACTOR TO REVIEW ALL SURFACING TYPES, AND MATERIAL SPECIFICATIONS WITH COMMISSIONER OF PUBLIC WORKS.
- 2) ALL NECESSARY NHDOT, NHDES & TOWN PERMITS MUST BE OBTAINED.
- 3) ALL CONSTRUCTION SHALL BE PER NH-DOT, STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. LATEST REVISION.
- 4) 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.
- 5) SIZE ALL LINES AS PER REQUIREMENTS AND ASSURE THAT PROPOSED LOADING AND PRESSURE DEMANDS WILL BE MET.

PROPOSED LIGHTING

DESCRIPTION	CATALOG NUMBER	QTY
LIGHT POLE (254)	LITHONIA LIGHTING - D5XO LED P4 30K 80CRI TFTM MVOLT 5PA DDBXC WITH 555 18 4C DM29A5 DDBXD	1
LIGHT POLE (54)	LITHONIA LIGHTING - D5XO LED P4 30K 80CRI TFTM MVOLT 5PA DDBXD WITH 555 18 4C DM19A5 DDBXD	1
WALL PACK (WI)	LITHONIA LIGHTING - WIDGEL 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:

1. 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..
2. 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.
3. LIGHTING:
INSTALL THE LIGHTS SHOWN ON THE PROPOSED LIGHTING TABLE ONTO EXISTING POLES LPI AND LP2.
REMOVE EXISTING LIGHT POLE LP3.
4. 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 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. 29.14
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

AMENDED UTILITY PLAN

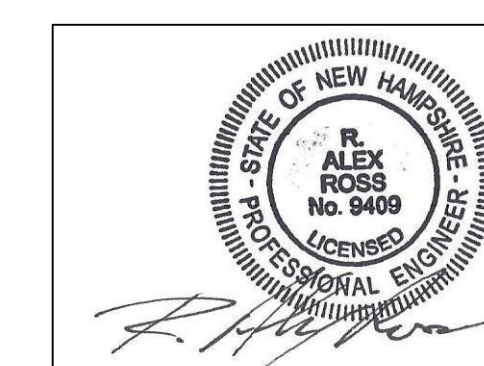
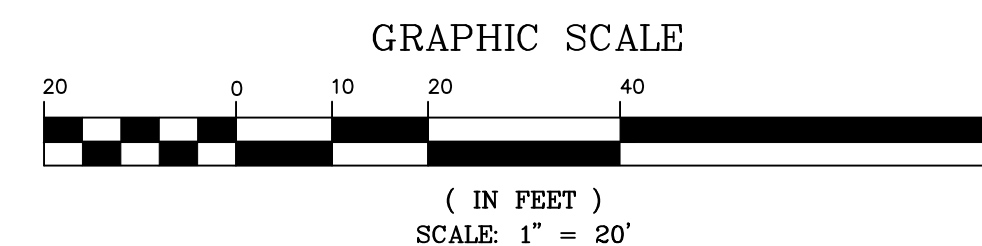
- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST
- DRAINAGE HAS BEEN CHANGED TO DEPICT NEW PROPOSED DRAINAGE SYSTEM. NEW DRAINAGE SYSTEM IS DEPICTED TO MATCH PROPOSED DRAINAGE ON LOT 29, WHICH IS CONNECTED TO DRAINAGE SYSTEM ON LOT 43.
- REVISED STORMWATER NOTES & FOR DRAINAGE SYSTEM.
- REVISED EXISTING AND PROPOSED DRAINAGE STRUCTURE ELEVATIONS.
- REVISED LIGHTING NOTE 3, LIGHTING SPECIFICATION TABLE AND LIGHTING CALL OUTS ON THE PLAN.

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



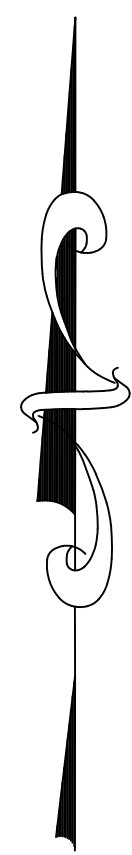
NO.	DATE	REVISIONS
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1		

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		
UTILITY PLAN		
806 US-1 BYP. PORTSMOUTH, NH 03801 TAX MAP 161, LOT 43		
JOB NUMBER	DWG. NO.	ISSUE
21-072	3 OF 7	6



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 C. 'TECHINT'
MISSION ARBORVITAE
AT 5' TO 6' (TYP.)

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

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

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

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

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

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

US ROUTE ONE BYPASS

STARK STREET
PUBLIC R.O.W.

INSTALL NEW
LIGHTING ON
EXISTING POLE
LP2

3" RAISED CONC.
SIDEWALK

PROPOSED
DUMPSTERS

FENCE TO MATCH
EXISTING BLACK FENCE

REMOVE LIGHT POLE
LP3

STONE
RIP-RAP

SIGN

3 BIKE
RACKS

N/F RIGZ ENTERPRISES LLC
822 US ROUTE 1 BYP
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43
RCRD 6225-2527
PROPOSED ASPHALT
CURB TO MATCH
EXISTING (TYP.)

DO NOT
ENTER
SIGN

EXIT TO
BYPASS
SIGN

BUSINESS ZONE
GENERAL RESIDENTIAL A ZONE

EDGE OF TRAVEL WAY

6

6

6

6

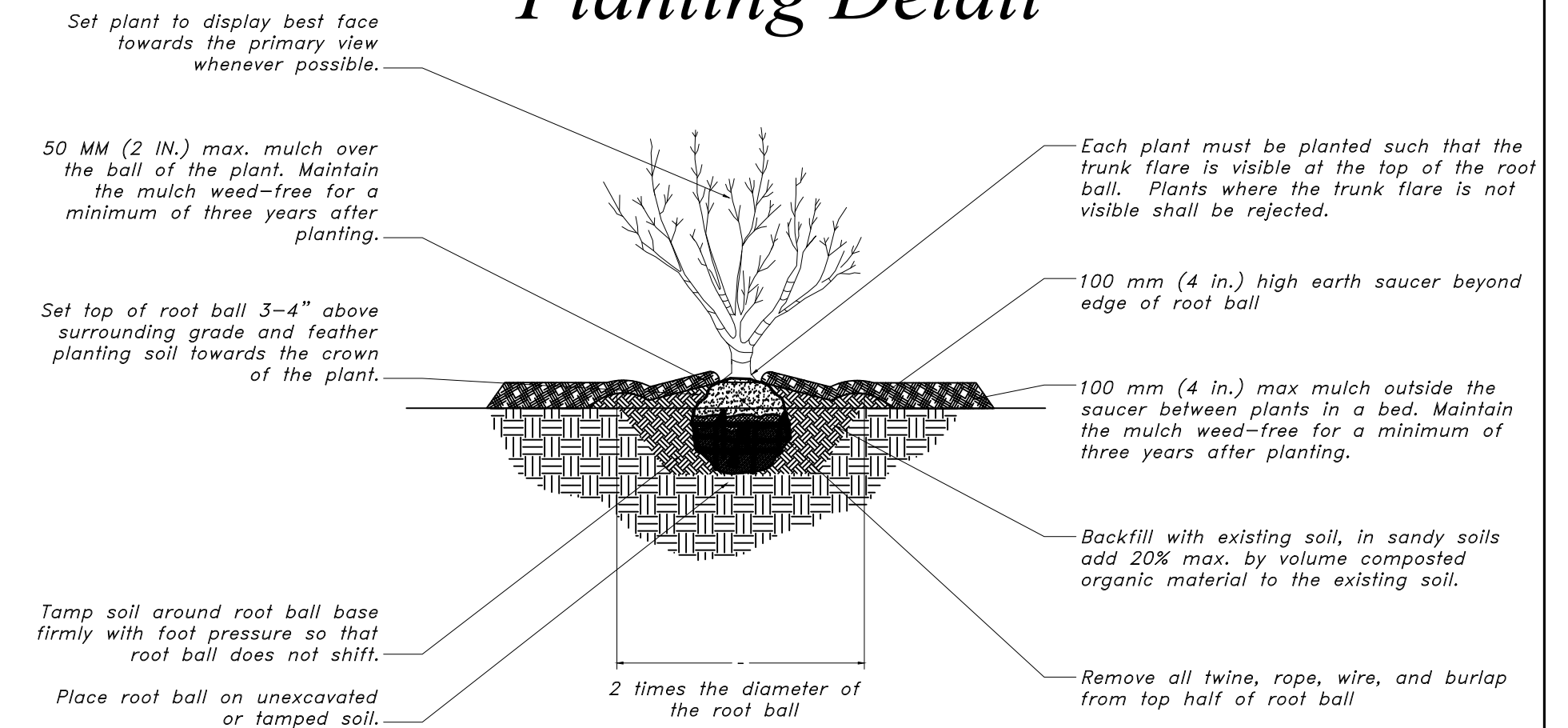
6

6

LEGEND

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

Planting Detail



PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
2. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
3. AFTER PLANTING, ALL PLANTS SHALL BE FLOODED AT THE BASE WITH WATER FROM A SLOW-RUNNING HOSE FOR 5 MINUTES EACH.
4. ALL PLANTS SHALL BE INSTALLED BEFORE ANY GRASS IS SEED.
5. 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.
6. THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
7. 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.
8. 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.
9. MULCH USED WILL BE NON-COMBUSTIBLE OR APPROVED BY THE PORTSMOUTH FIRE DEPARTMENT.

AMENDED LANDSCAPE PLAN

- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST.
- LANDSCAPE PLAN HAS BEEN CHANGED TO DEPICT NEW PROPOSED MANHOLE AND CATCH BASIN LOCATIONS.
- PLANTING NOTES HAVE BEEN CHANGED TO REFLECT LANDSCAPING THAT HAS BEEN REMOVED IN THE NHDOT RIGHT OF WAY.

NOTES

- 1) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - 2) 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:**
1. THE INSTALLATION OF A DRIP IRRIGATION SYSTEM IS RECOMMENDED TO ASSURE WELL GROWN PLANTS.
 2. 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.
 3. 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
- 6' CHAIN LINK FENCE
- ⊙ UTILITY POLE
- CATCH BASIN
- ⊗ WATER VALVE

ISS.	DATE	DESCRIPTION OF ISSUE
6	5/17/2024	REVISIONS
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4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC
2	4/19/2022	FOR TAC

SCALE 1" = 20'

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

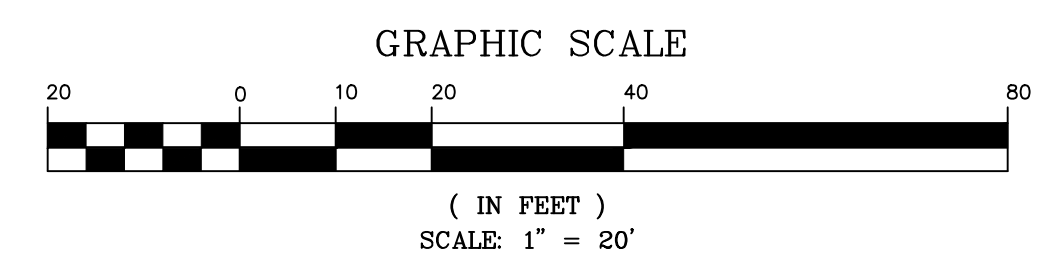
ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

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

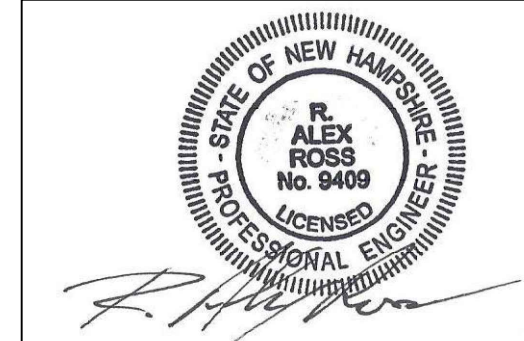
JOB NUMBER	DWG. NO.	ISSUE
21-072	4 OF 7	6

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

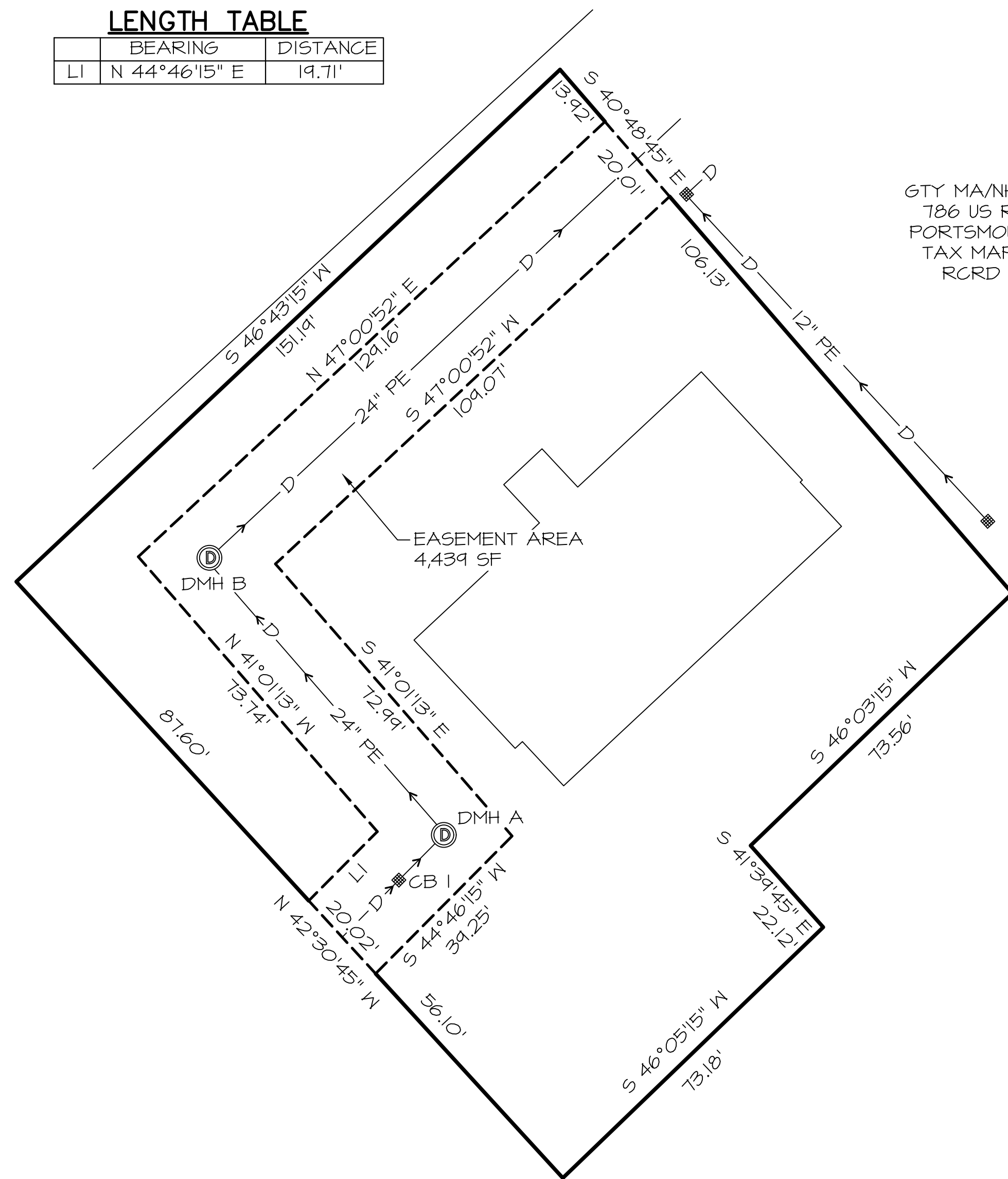
CHAIRPERSON _____ DATE _____



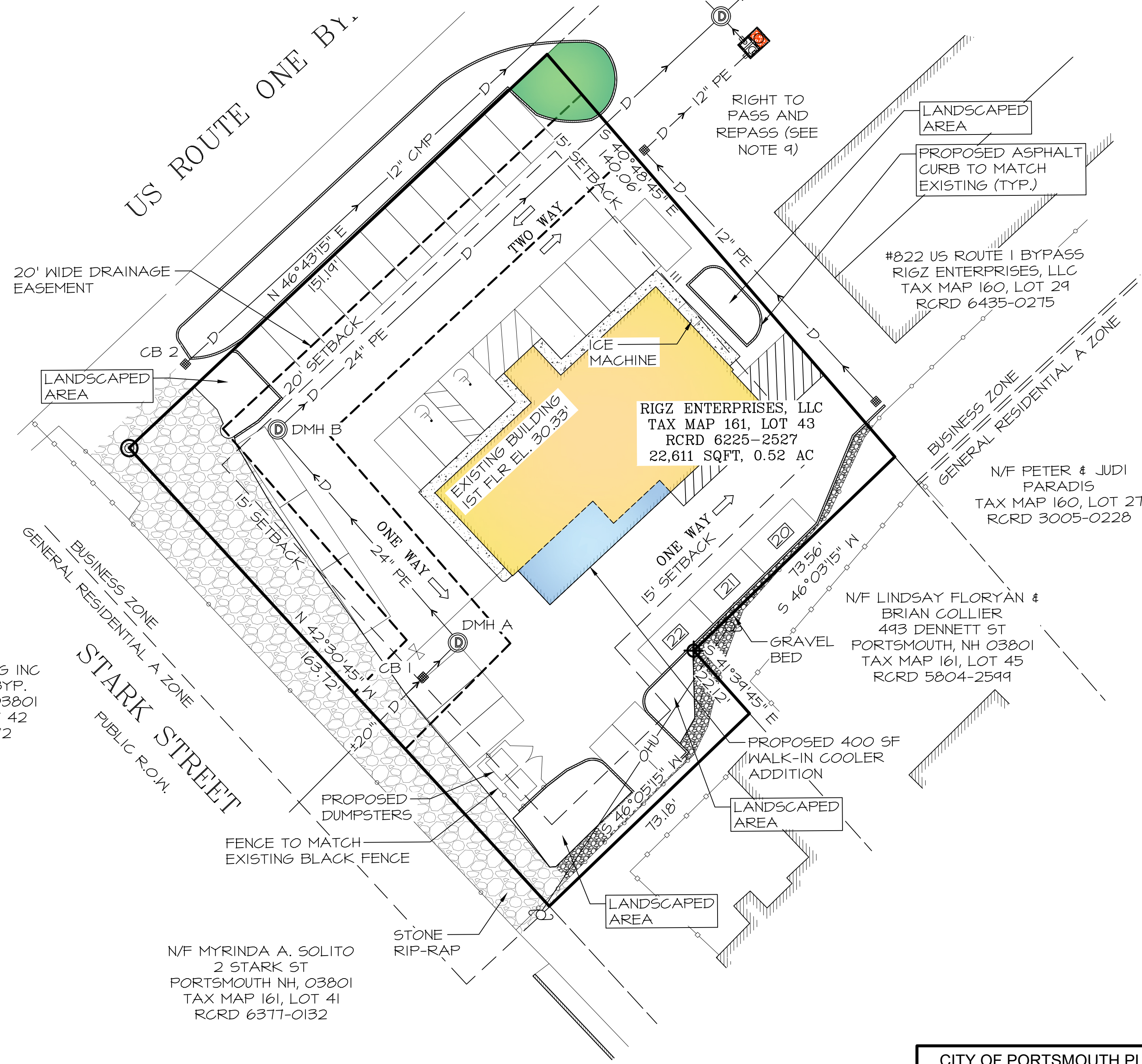
AMENDED EASEMENT PLAN
 • EASEMENT PLAN ADDED SHOWING DRAINAGE EASEMENT ACROSS LOT 43.

LENGTH TABLE

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



EASEMENT PLAN



LEGEND

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

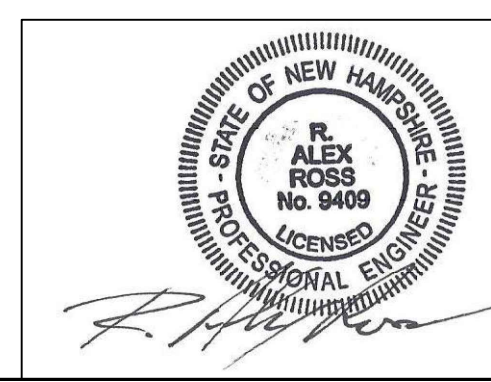
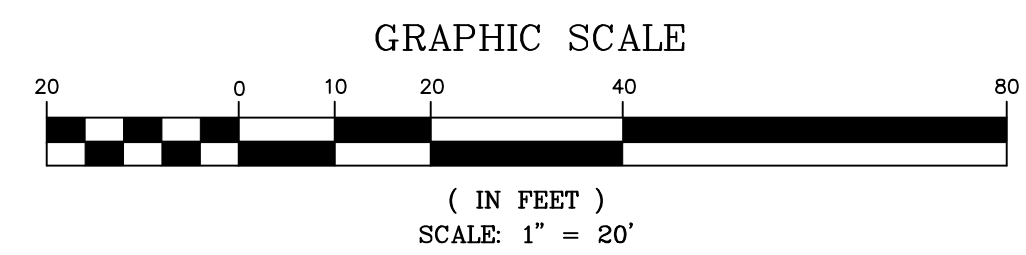
NOTES

- 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.

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____

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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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, 18 DIXON LANE, DERRY, NH 03038

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

JOB NUMBER	DWG. NO.	ISSUE
21-072	5 OF 7	6

TRENCH NOTES - STORM DRAIN:

1) **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.

2) **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.

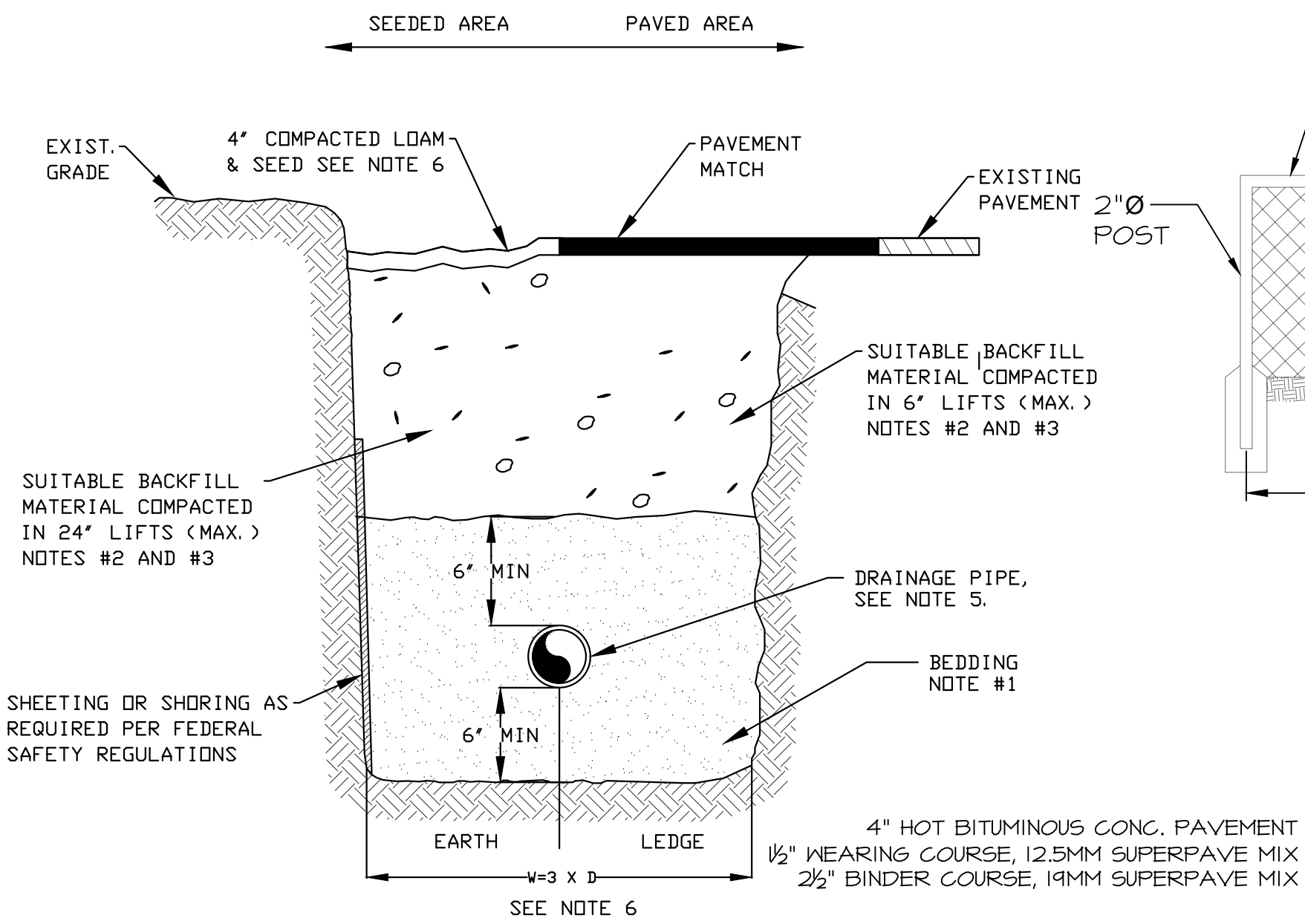
3) **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY; 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.

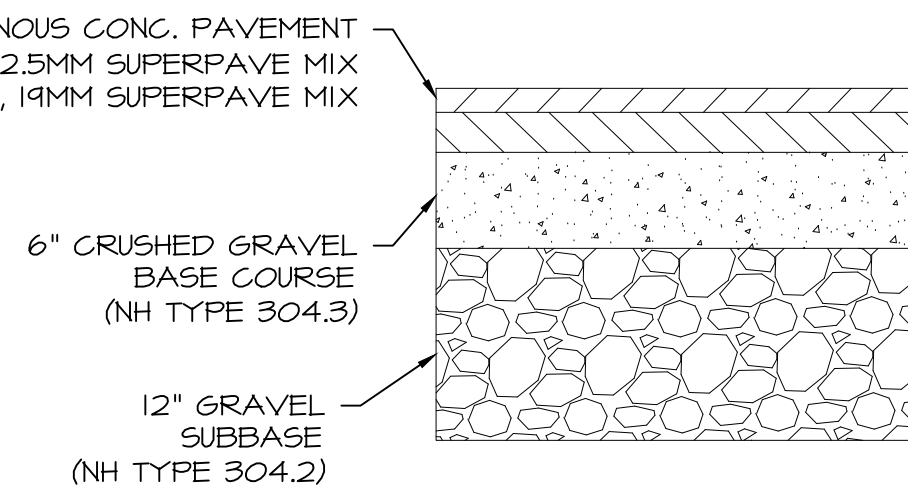
4) **BASE COURSE AND PAVEMENT:** SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.

5) **DRAINAGE PIPE:** PIPE MATERIALS SHALL BE POLYETHYLENE (SEE SPECIFICATIONS).

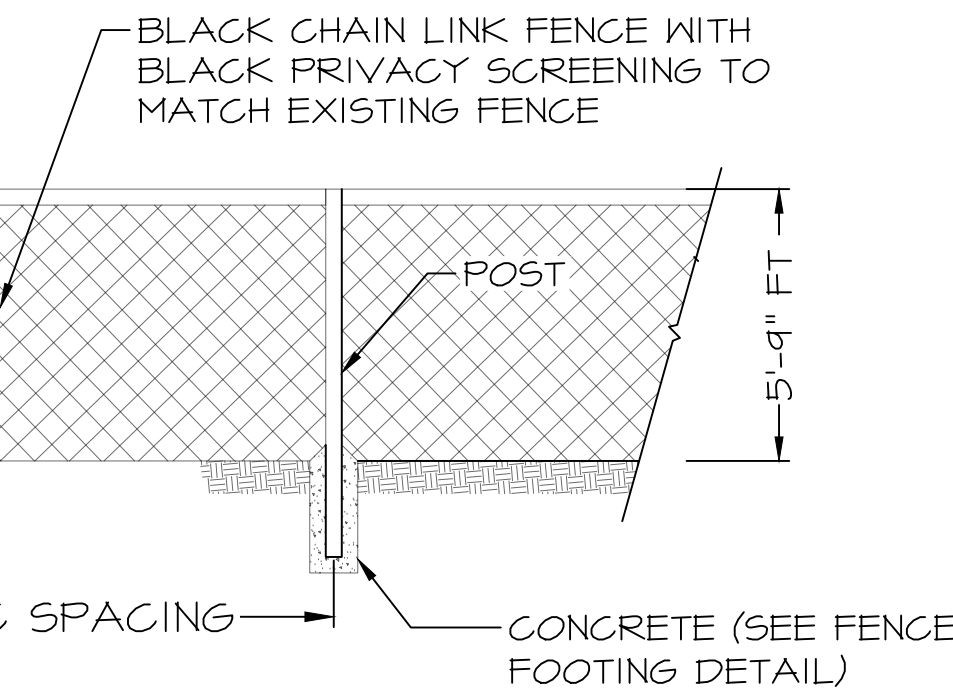
6) **W=MAXIMUM ALLOWABLE TRENCH WIDTH:** W SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



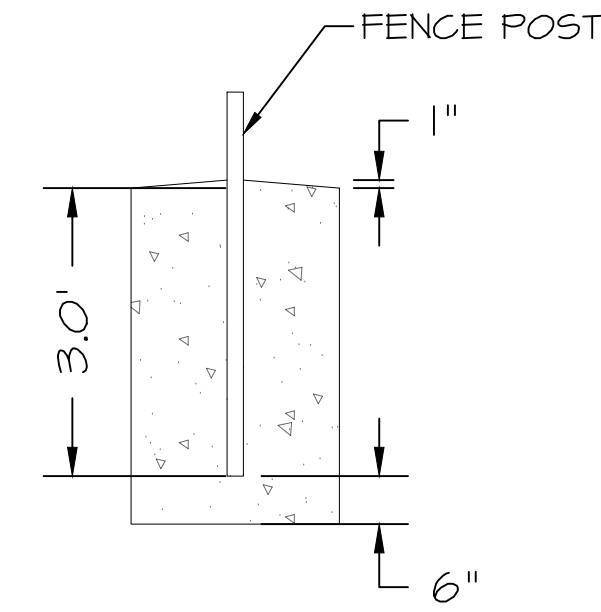
TRENCH DETAIL-STORM DRAIN
Scale: N.T.S.



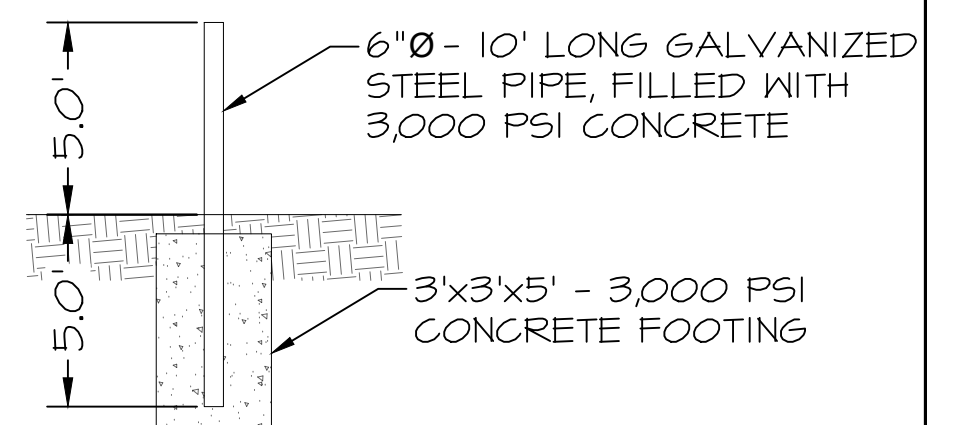
ASPHALT PAVEMENT DETAIL
Scale: N.T.S.



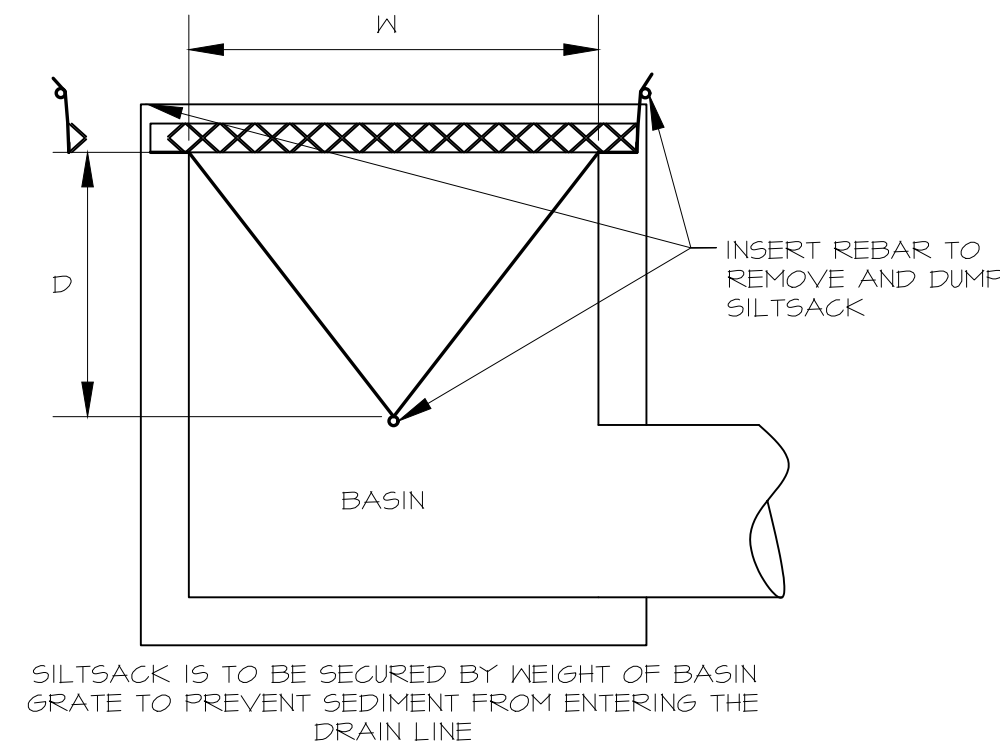
CHAIN LINK FENCE DETAIL
SCALE: N.T.S.



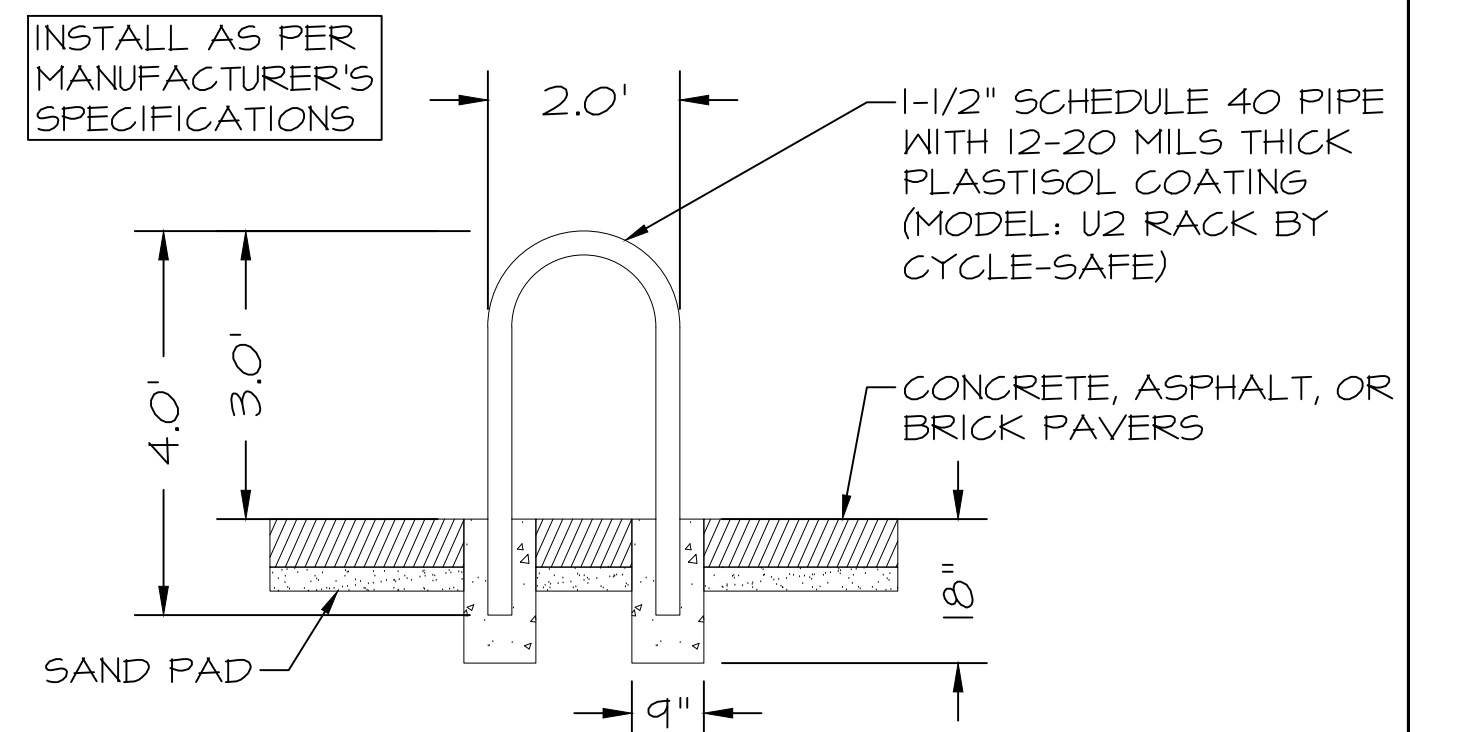
FENCE FOOTING DETAIL
SCALE: N.T.S.



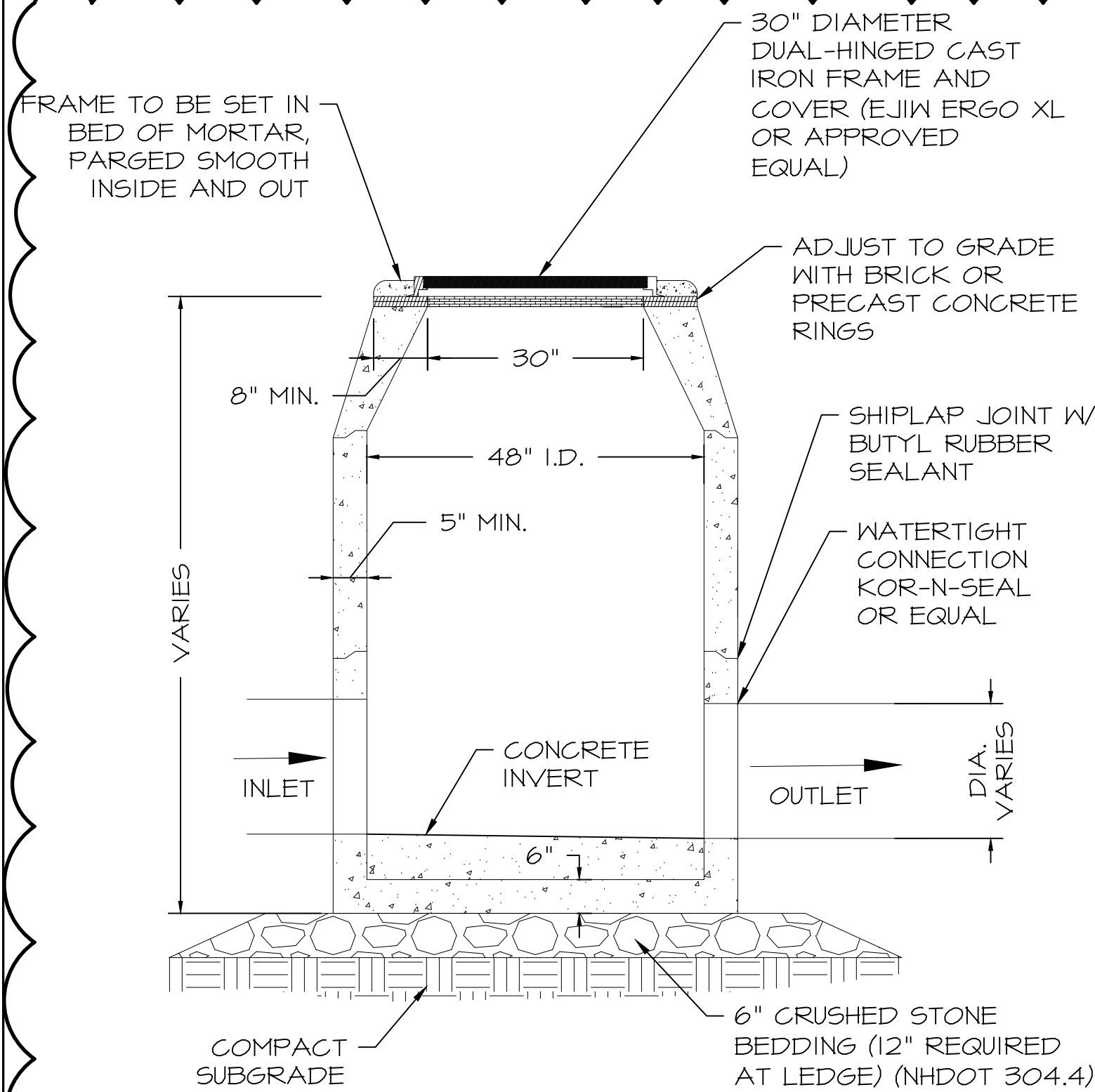
BOLLARD DETAIL
SCALE: N.T.S.



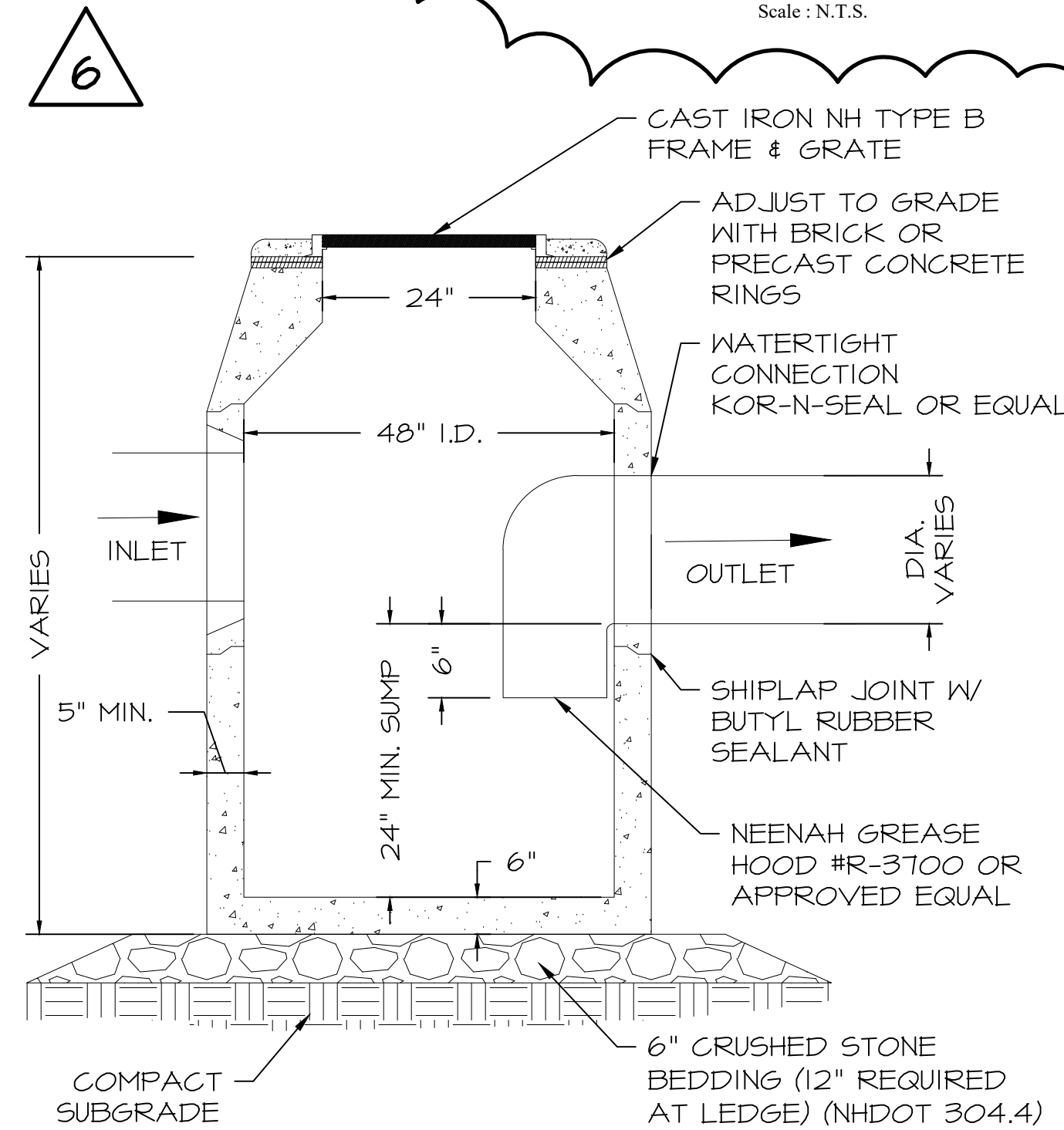
Silt sack
N.T.S.



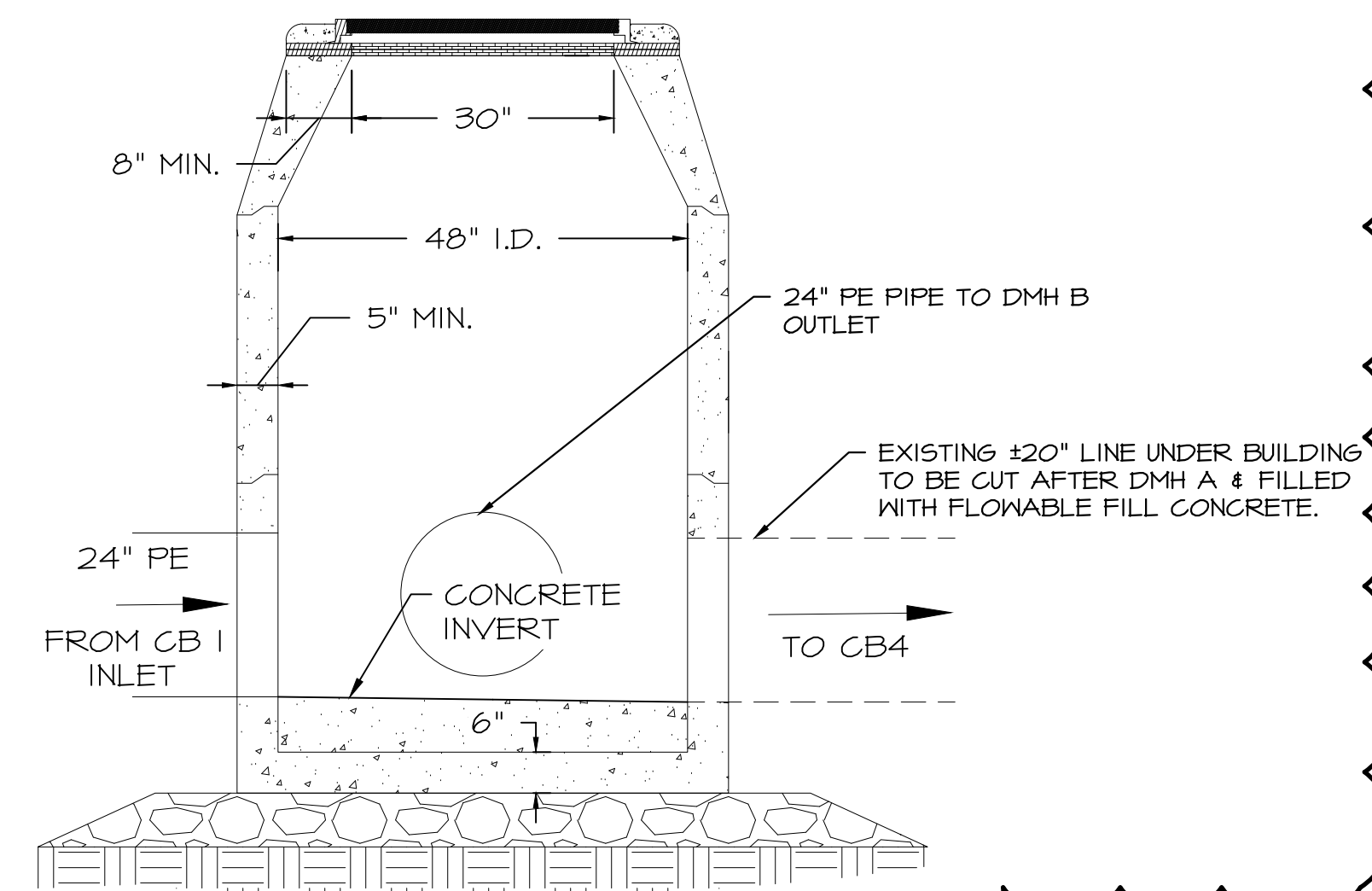
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PROPOSED DRAIN MANHOLE (TYP)
N.T.S.



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



DRAIN MANHOLE A DETAIL
N.T.S.

NOTES

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

NOTES

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- 6) EACH CASTING TO HAVE LIFTING HOLES CAST IN.

AMENDED DETAILS PLAN
• MANHOLE & CATCH BASIN DETAILS REVISED

NO	DATE	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC
2	4/19/2022	FOR TAC

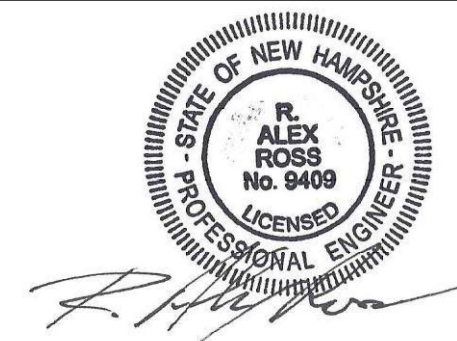
SCALE 1" = 20'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

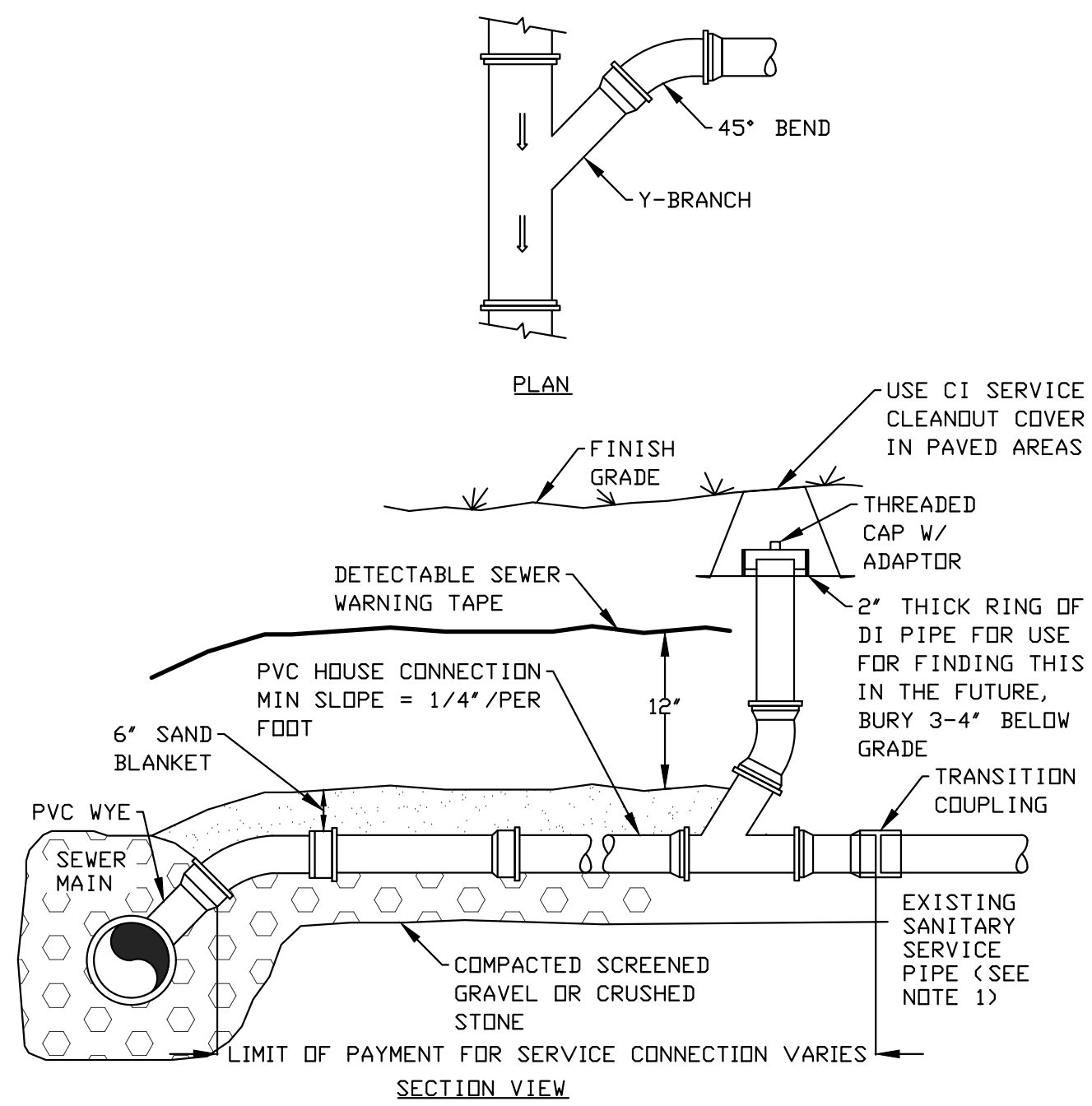
ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
NOTES & DETAILS
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

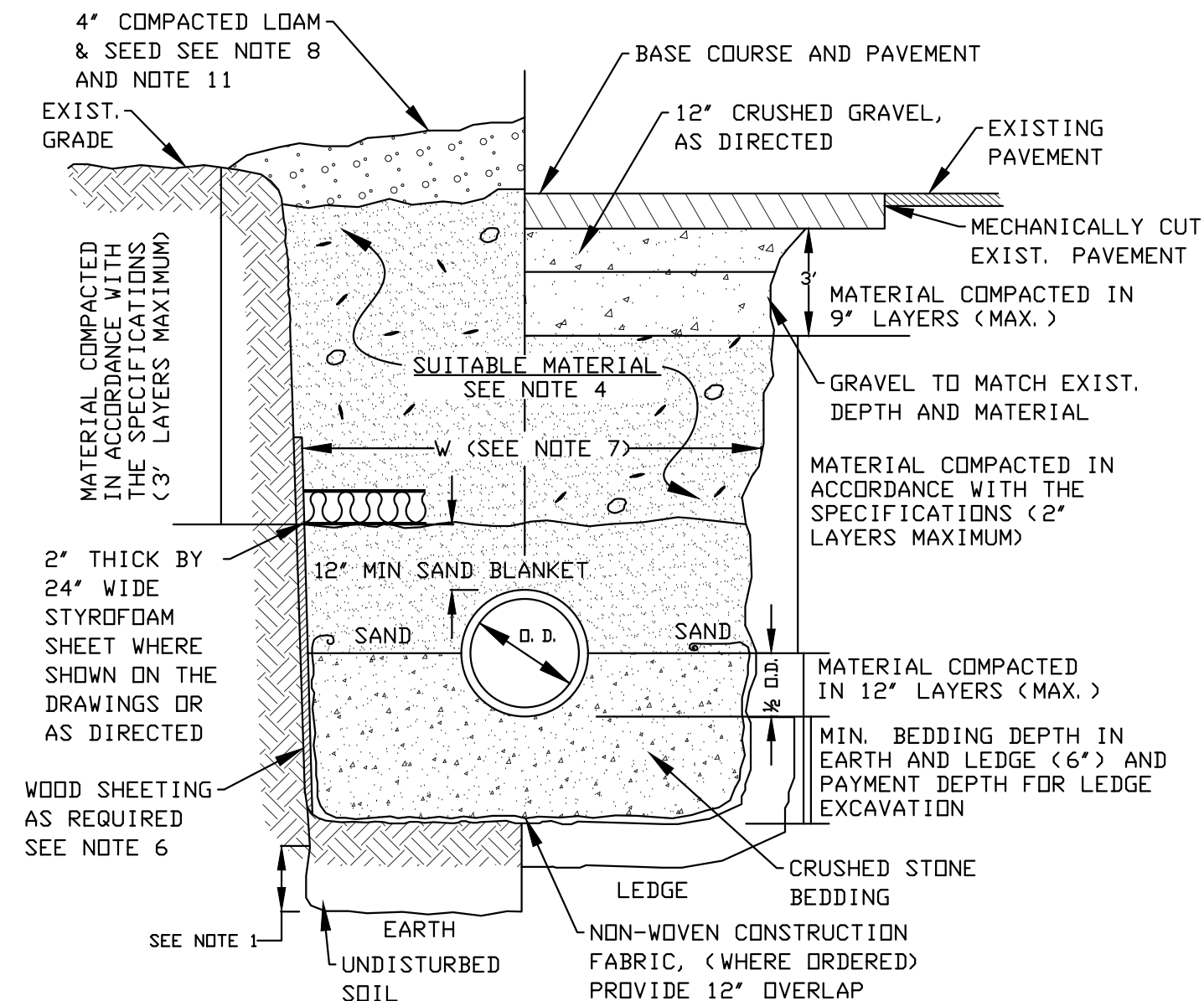
JOB NUMBER	DWG. NO.	ISSUE
21-072	6 OF 7	6





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, (NHDOT 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.

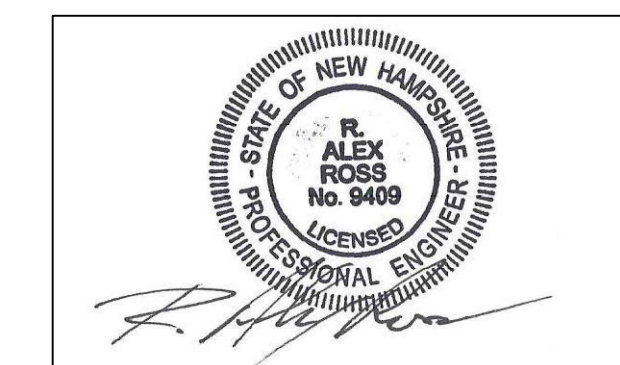
6	5/17/2024	REVISIONS	
5	5/22/2023	REVISIONS	
4	5/25/2022	FOR PB	
3	4/26/2022	FOR TAC	
2	4/19/2022	FOR TAC	

ISS.	DATE	DESCRIPTION OF ISSUE
CHECKED	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
SEWER NOTES
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43



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

Site Plan

806 Route 1 Bypass

Portsmouth, New Hampshire

PREPARED FOR:

RIGZ ENTERPRISES LLC

PREPARED BY:

ROSS ENGINEERING, LLC

Civil/Structural Engineering
& Surveying

909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

LIST OF PROJECT PLANS:

SITE PLAN SET

- 1 - Existing Conditions Plan
- 2 - Site Plan
- 3 - Utility Plan
- 4 - Landscape Plan
- 5 - Easement Plan
- 6 - Notes & Details
- 7 - Sewer Notes
Lighting Plan

June 11, 2024

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 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

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

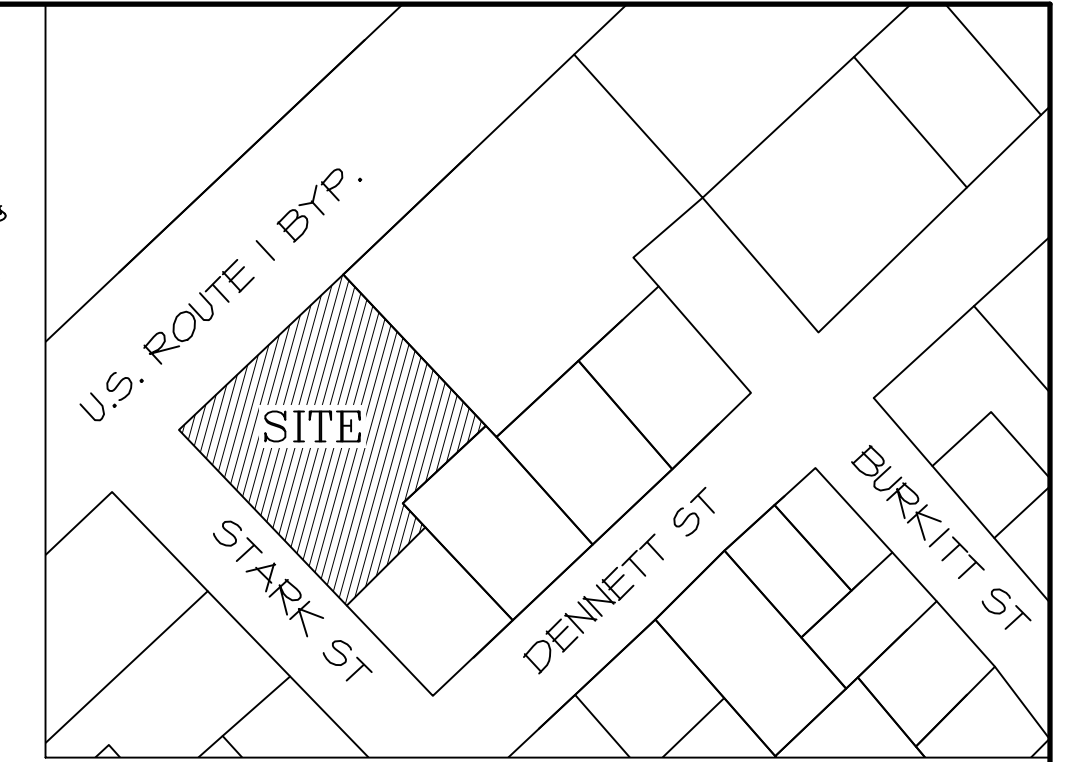
LEGEND

- 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

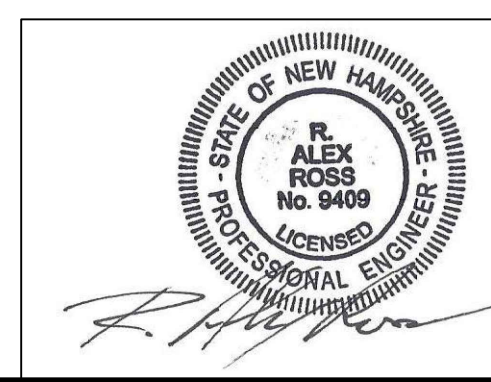
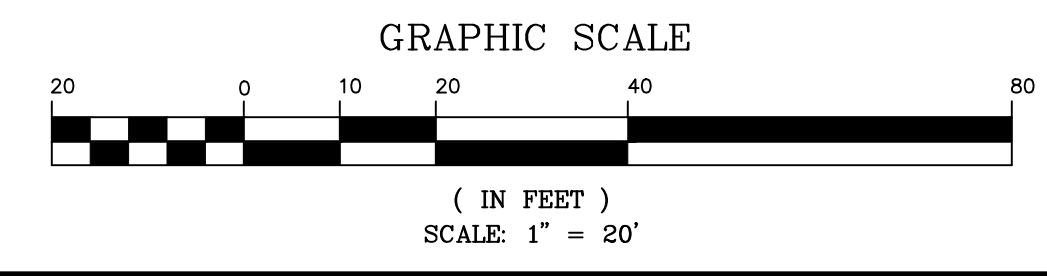
AMENDMENTS

- REVISED CATCH BASIN ELEVATIONS
- ADDED NOTE 6 TO OUTLINE PB APPROVAL AND EXTENSION OF THIS PROJECT.

- ISSUE 6 AMENDMENTS
- ISSUE 7 AMENDMENTS
- ISSUE 8 AMENDMENTS

REFERENCE PLANS

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



ISS.	DATE	DESCRIPTION OF ISSUE
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
3	4/26/2022	FOR TAC

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& Surveying
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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 21-072	DWG. NO. 1 OF 7	ISSUE 8



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

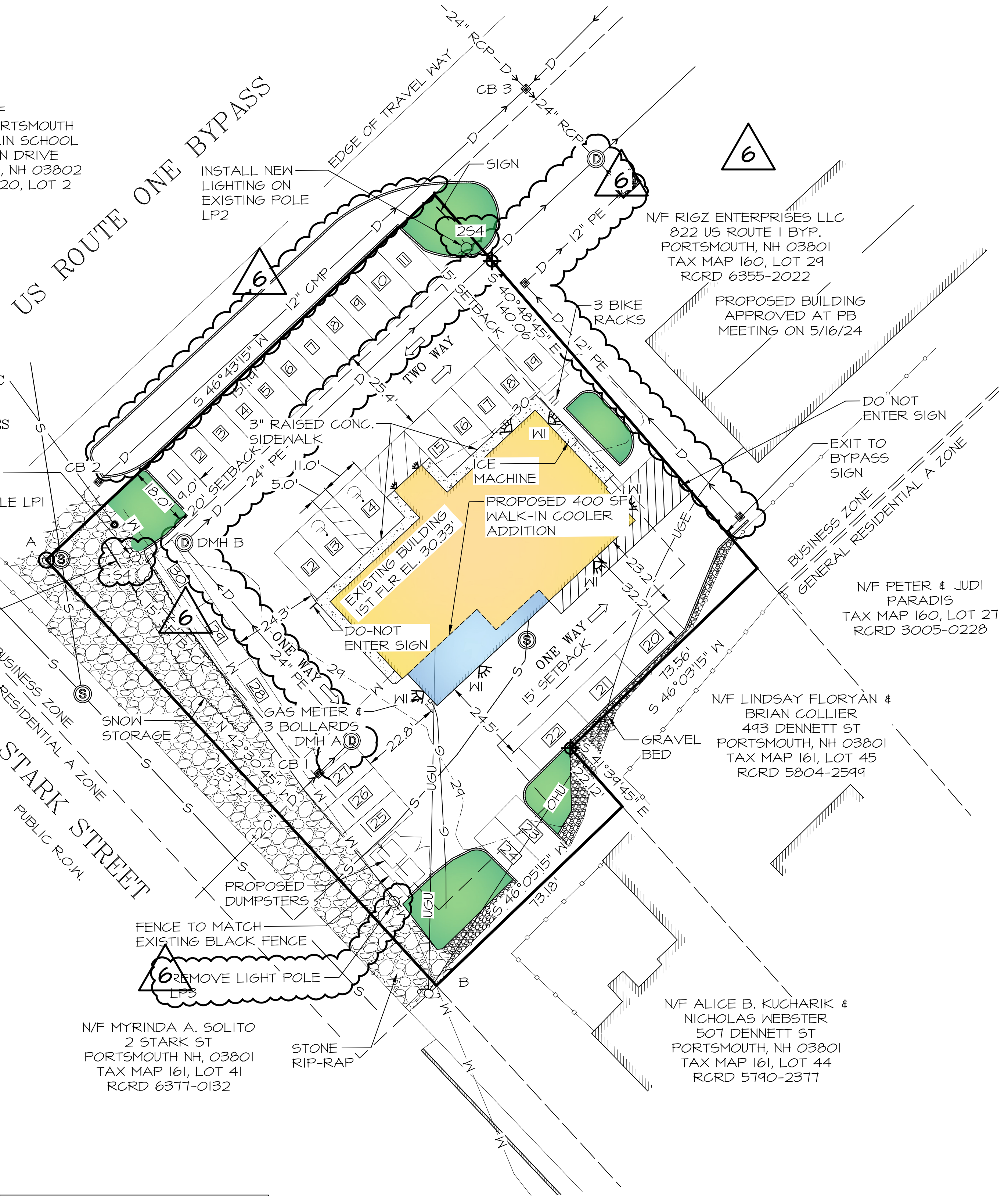
N/F MYRINDA A. SOLITO
2 STARK ST
PORTSMOUTH, NH, 03801
TAX MAP 161, LOT 41
RCRD 6377-0132

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

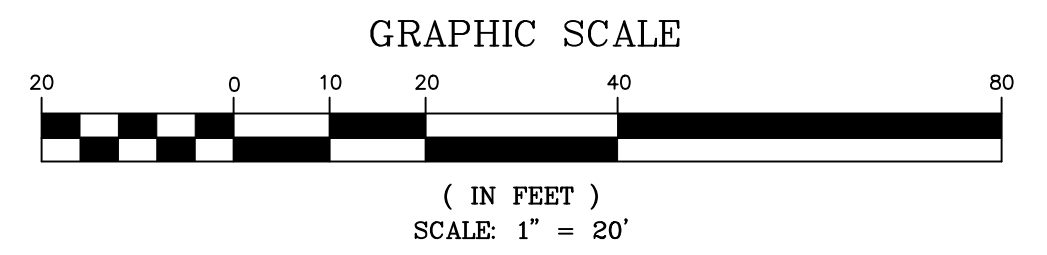
N/F PETER & JUDI
PARADIS
TAX MAP 160, LOT 27
RCRD 3005-0228

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.



NOTES

- 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
- 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%
- 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%
- 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

- 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.
- ALL PROPOSED CURBING TO BE ASPHALT AND MATCH EXISTING. MINIMUM 5" REVEAL.
- GIS COORDINATES OF TWO LOT CORNERS
NORTHING EASTING
A - NW CORNER 211322.113 1222327.652
B - SW CORNER 211202.419 1222439.356
- 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.

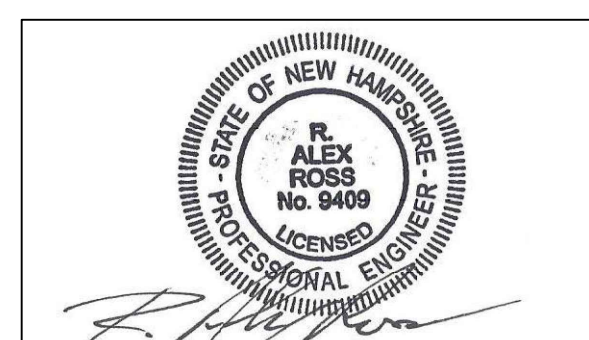
WAIVERS

- 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.

AMENDED SITE PLAN

- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST.
- DRAINAGE HAS BEEN CHANGED TO DEPICT NEW PROPOSED DRAINAGE SYSTEM. NEW DRAINAGE SYSTEM IS DEPICTED TO MATCH PROPOSED DRAINAGE ON LOT 29, WHICH IS CONNECTED TO DRAINAGE SYSTEM ON LOT 43.
- REVISED LIGHTING CALLOUTS ON THE PLAN.

CITY OF PORTSMOUTH PLANNING BOARD
CHAIRPERSON _____ DATE _____



ISS.	DATE	DESCRIPTION OF ISSUE
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
3	4/26/2022	FOR TAC

SCALE 1" = 20'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

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Civil/Structural Engineering & Surveying
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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 21-072 DWG. NO. 2 OF 7 ISSUE 8



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/INH LEASING INC
186 US ROUTE 1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 42
RCRD 5207-1572

US ROUTE ONE BYPASS

STARK STREET
PUBLIC R.O.M.

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 - WIDGEL 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

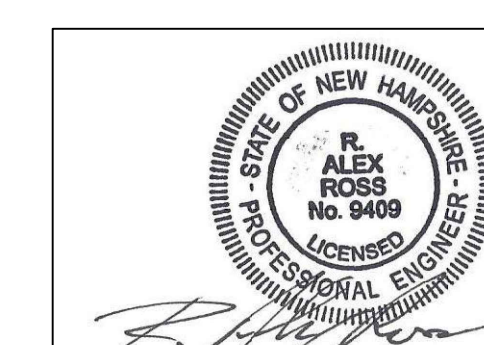
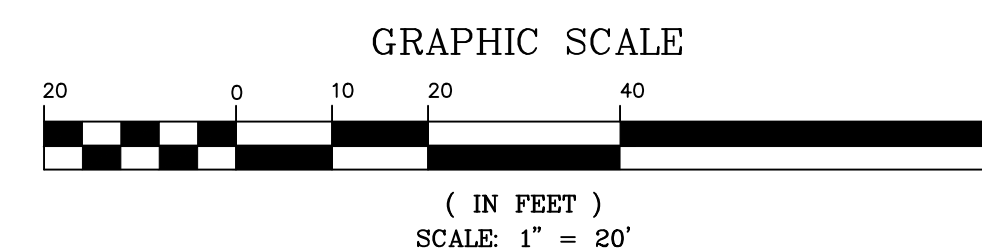
DESCRIPTION	CATALOG NUMBER	QUANTITY
WALL LIGHT (LP4)	KT-WPLED60-M2-8XX-VDIM	3
LIGHT POLE (LPI-LP3)	KT-ALED140-M1-X-NM-8XX-VDIM	3

AMENDED UTILITY PLAN

- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST
- DRAINAGE HAS BEEN CHANGED TO DEPICT NEW PROPOSED DRAINAGE SYSTEM. NEW DRAINAGE SYSTEM IS DEPICTED TO MATCH PROPOSED DRAINAGE ON LOT 29, WHICH IS CONNECTED TO DRAINAGE SYSTEM ON LOT 43.
- REVISED STORMWATER NOTES & FOR DRAINAGE SYSTEM.
- REVISED EXISTING AND PROPOSED DRAINAGE STRUCTURE ELEVATIONS.
- REVISED LIGHTING NOTE 3, LIGHTING SPECIFICATION TABLE AND LIGHTING CALL OUTS ON THE PLAN.
- REVISED PROPOSED UTILITIES SEWER NOTE 4.

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

DO NOT ENTER
R5-1
30"x30"
RED & WHITE

EXIT TO BYPASS
CUSTOM
20"x20"
BLACK & WHITE

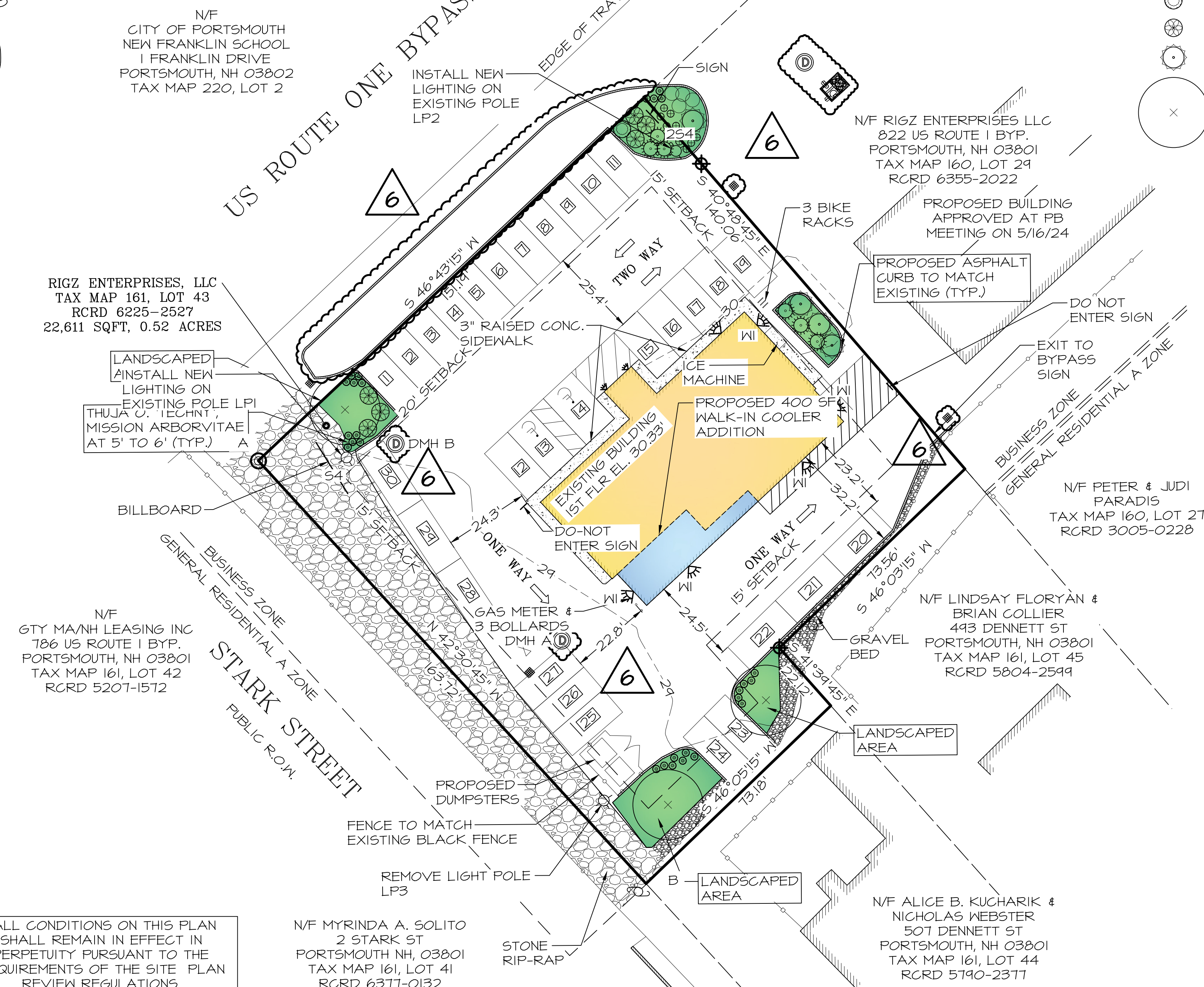
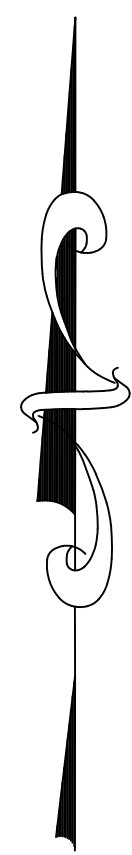
SIGN DETAILS
SCALE: NTS

NO.	DATE	REVISIONS
8	6/11/2024	REVISIONS
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3	4/26/2022	FOR TAC
ISS.	DATE	DESCRIPTION OF ISSUE
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

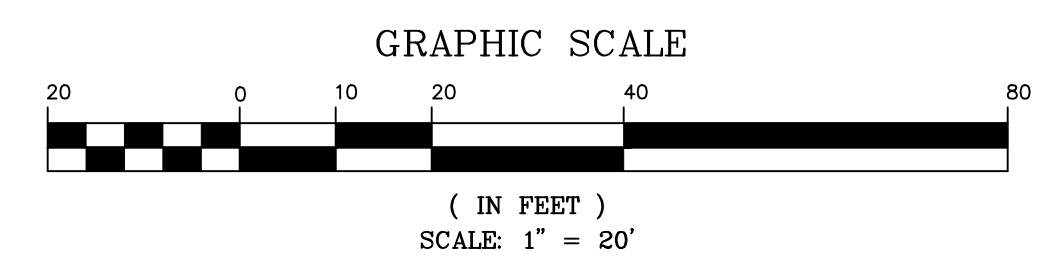
TITLE		
UTILITY PLAN		
806 US-1 BYP. PORTSMOUTH, NH 03801 TAX MAP 161, LOT 43		
JOB NUMBER	DWG. NO.	ISSUE
21-072	3 OF 7	8



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

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

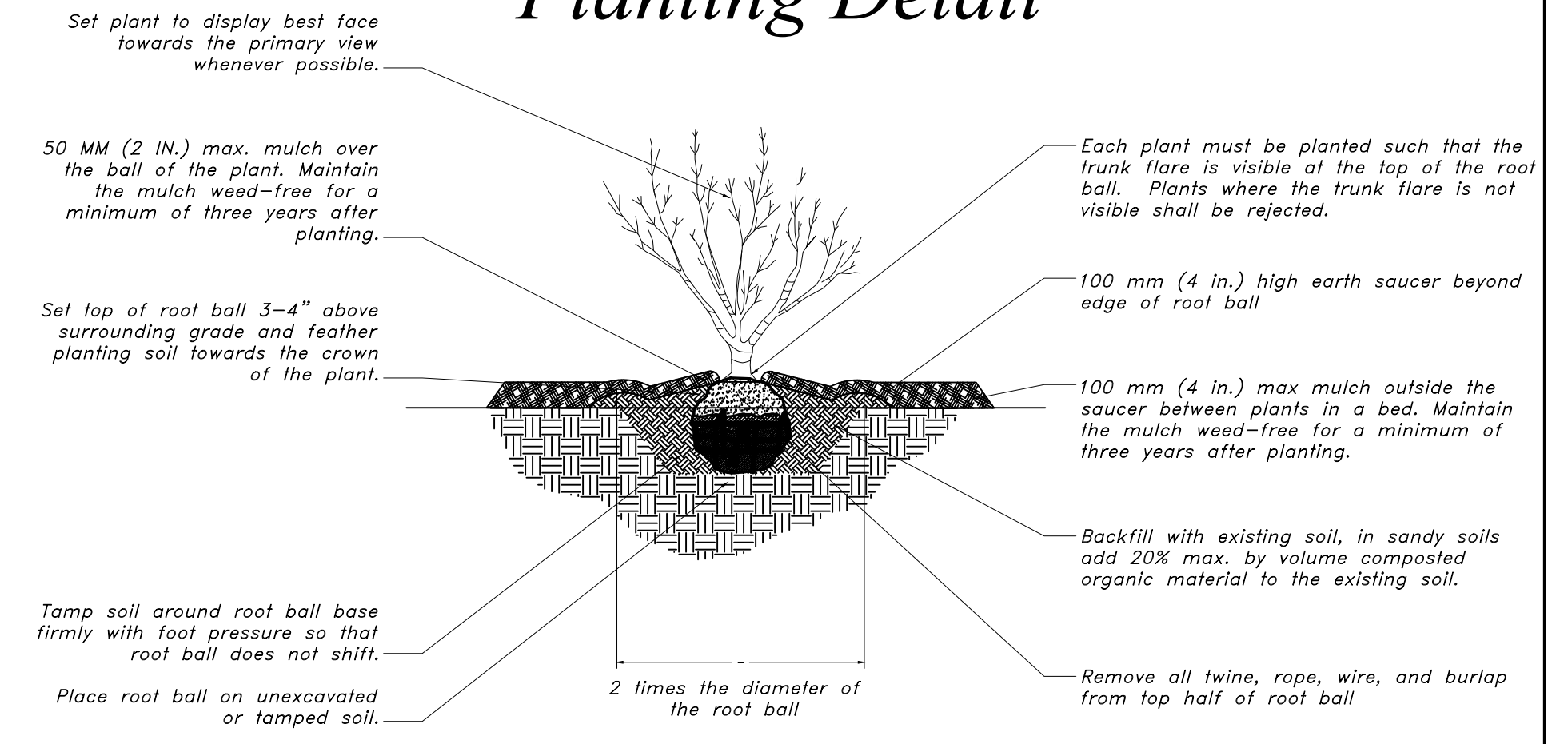
6



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.

AMENDED LANDSCAPE PLAN

- LANDSCAPING REMOVED IN NHDOT RIGHT OF WAY AS PER NHDOT REQUEST.
- LANDSCAPE PLAN HAS BEEN CHANGED TO DEPICT NEW PROPOSED MANHOLE AND CATCH BASIN LOCATIONS.
- PLANTING NOTES HAVE BEEN CHANGED TO REFLECT LANDSCAPING THAT HAS BEEN REMOVED IN THE NHDOT RIGHT OF WAY.

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

REV	DATE	REVISIONS
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3	4/26/2022	FOR TAC

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

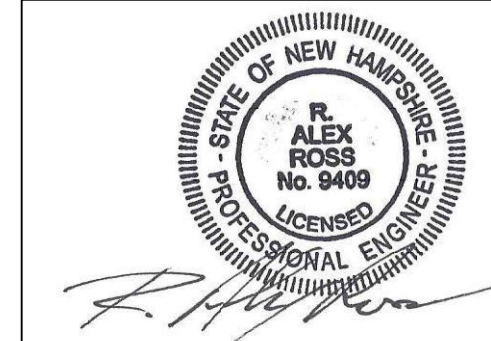
CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

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	8

CITY OF PORTSMOUTH PLANNING BOARD

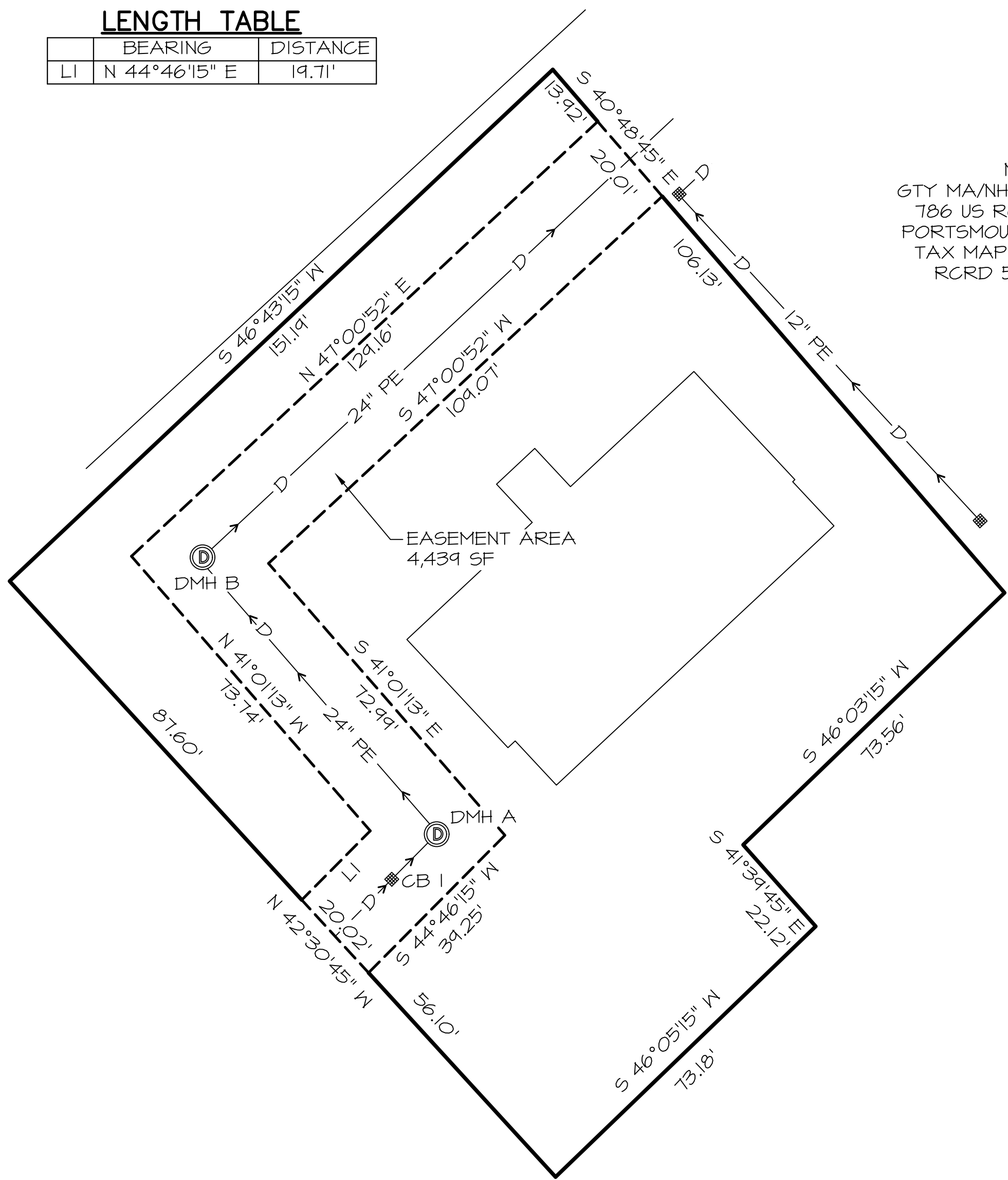
CHAIRPERSON _____ DATE _____



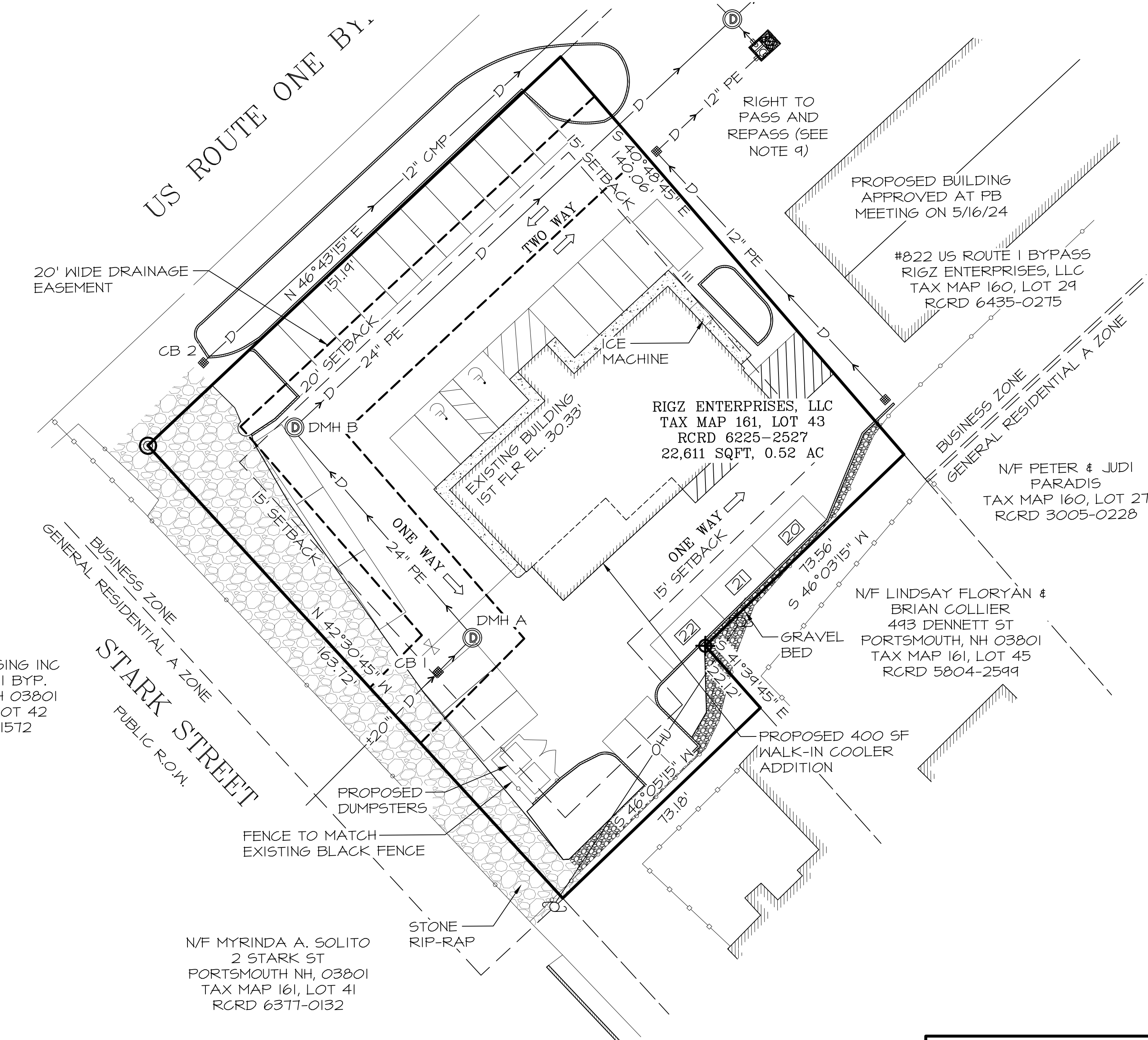
AMENDED EASEMENT PLAN
 • EASEMENT PLAN ADDED SHOWING DRAINAGE EASEMENT ACROSS LOT 43.

LENGTH TABLE

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



EASEMENT PLAN



LEGEND

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

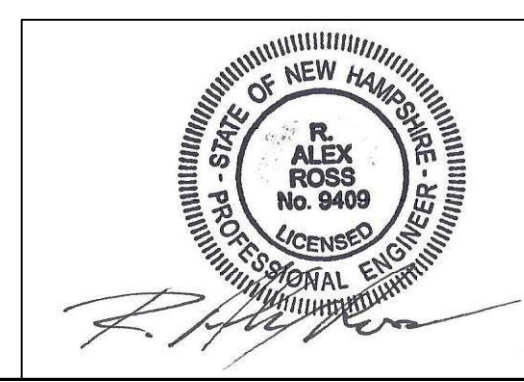
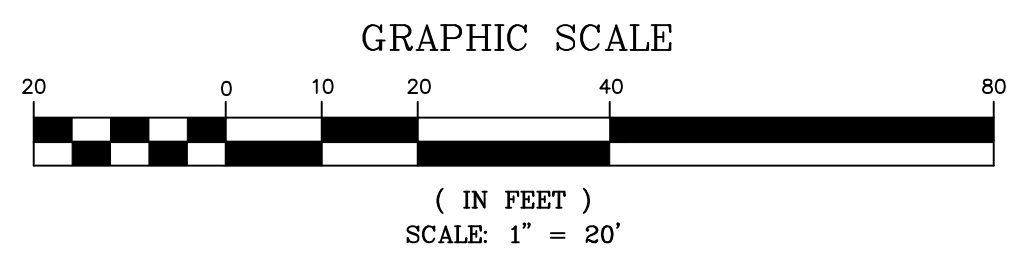
NOTES

- 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.

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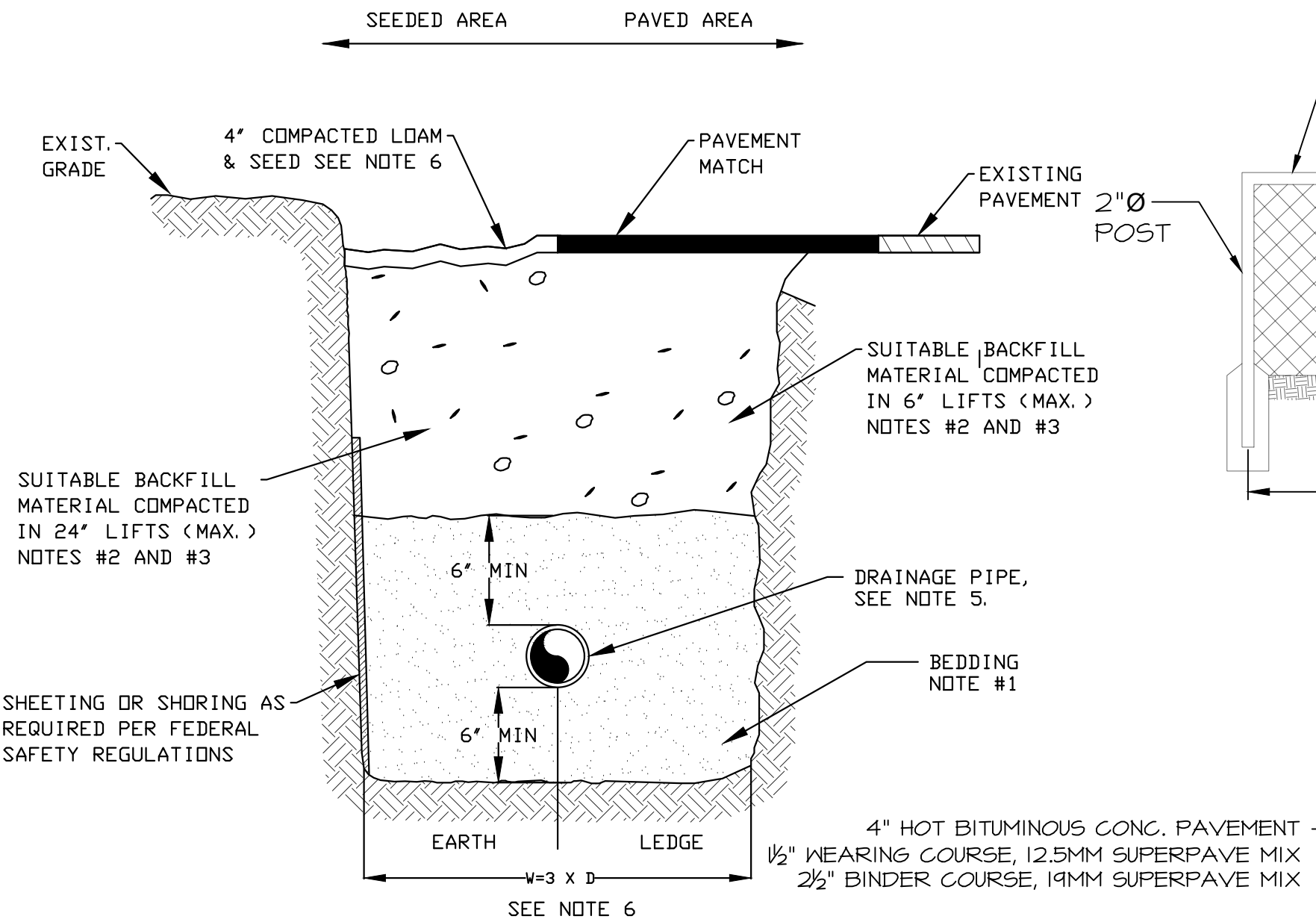
TITLE
EASEMENT PLAN
 806 US-1 BYP.
 PORTSMOUTH, NH 03801
 TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	5 OF 7	8

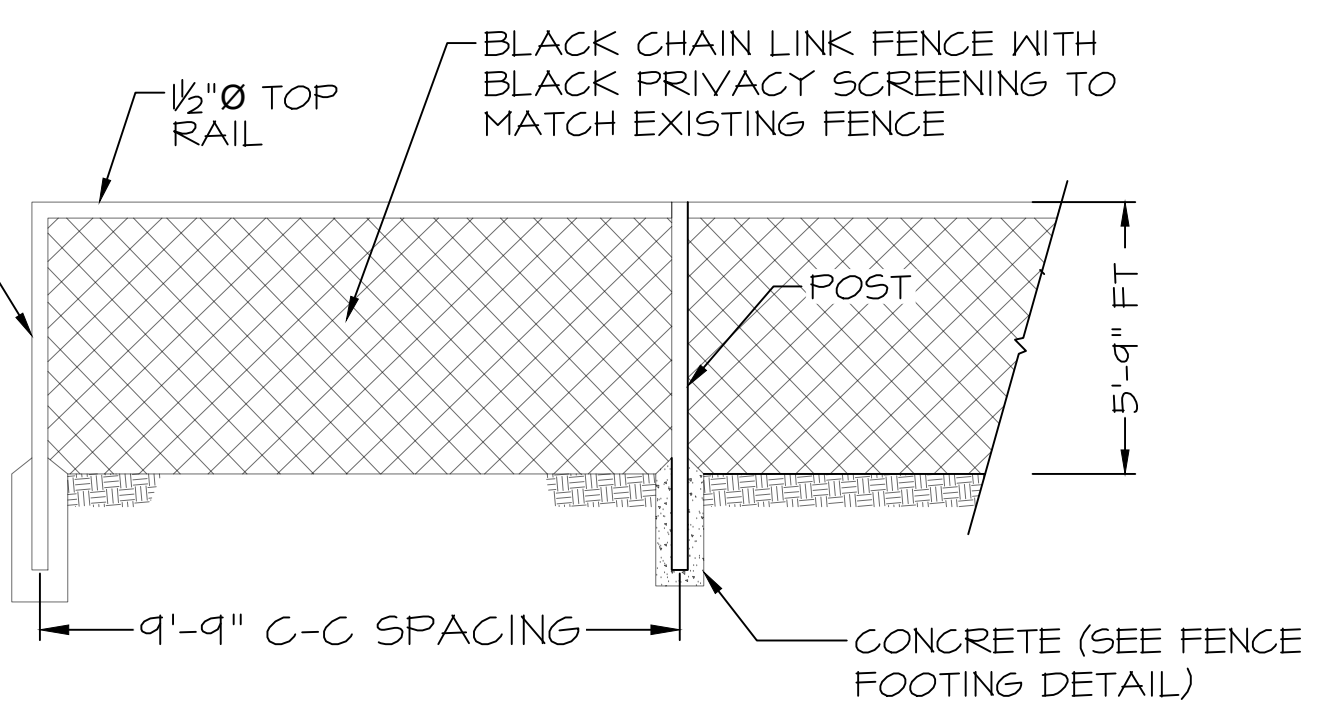
TRENCH NOTES - STORM DRAIN:

- 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.

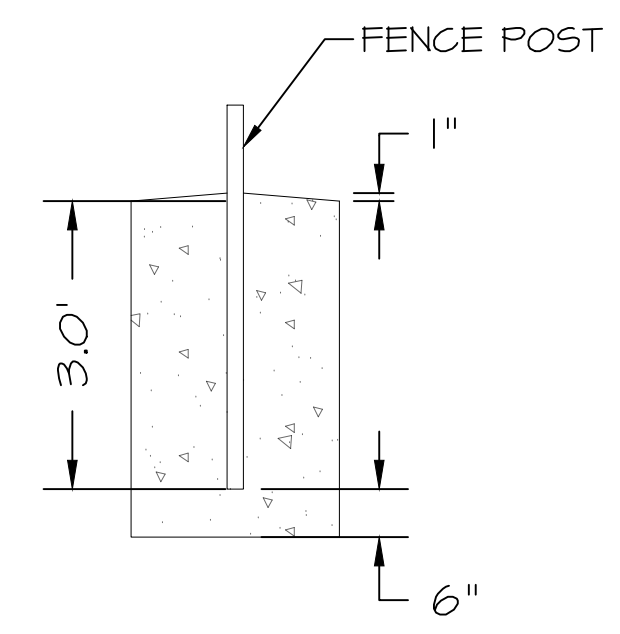
IN SEEDED AREAS, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAD, ROCKS UNDER 12", FROZEN EARTH OR CLAY, IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EAST ACCESS TO THE PIPE WILL BE PRESERVED.
- 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.



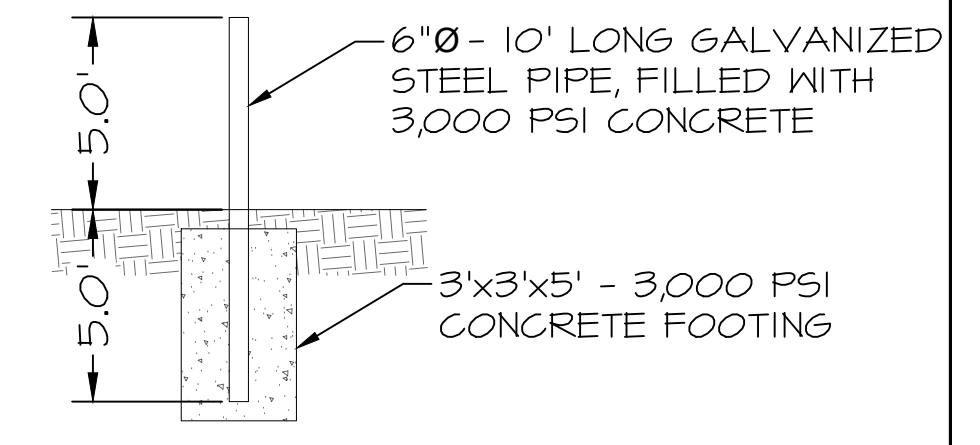
TRENCH DETAIL-STORM DRAIN
Scale: N.T.S.



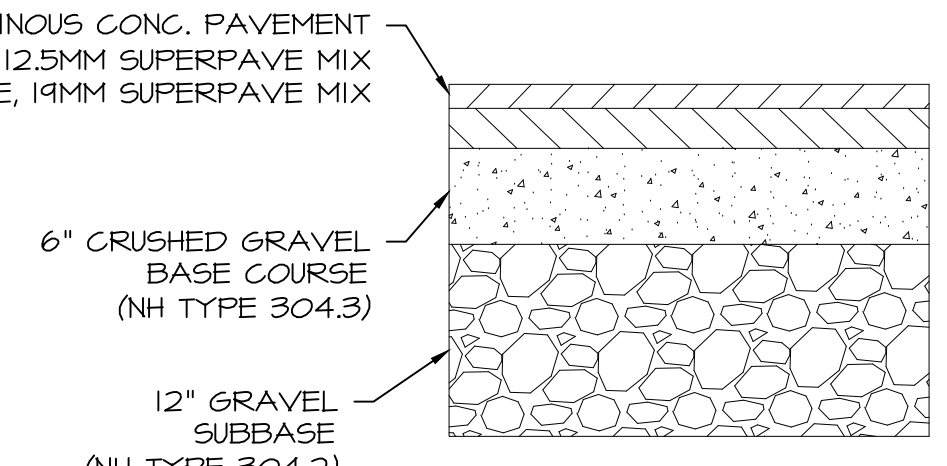
CHAIN LINK FENCE DETAIL
SCALE: N.T.S.



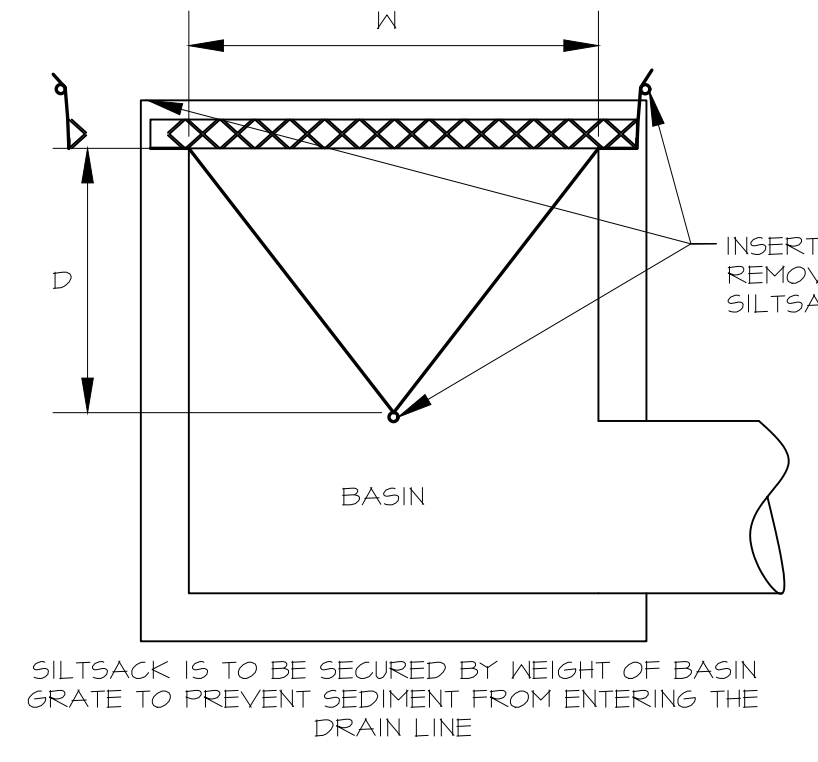
FENCE FOOTING DETAIL
SCALE: N.T.S.



BOLLARD DETAIL
SCALE: N.T.S.



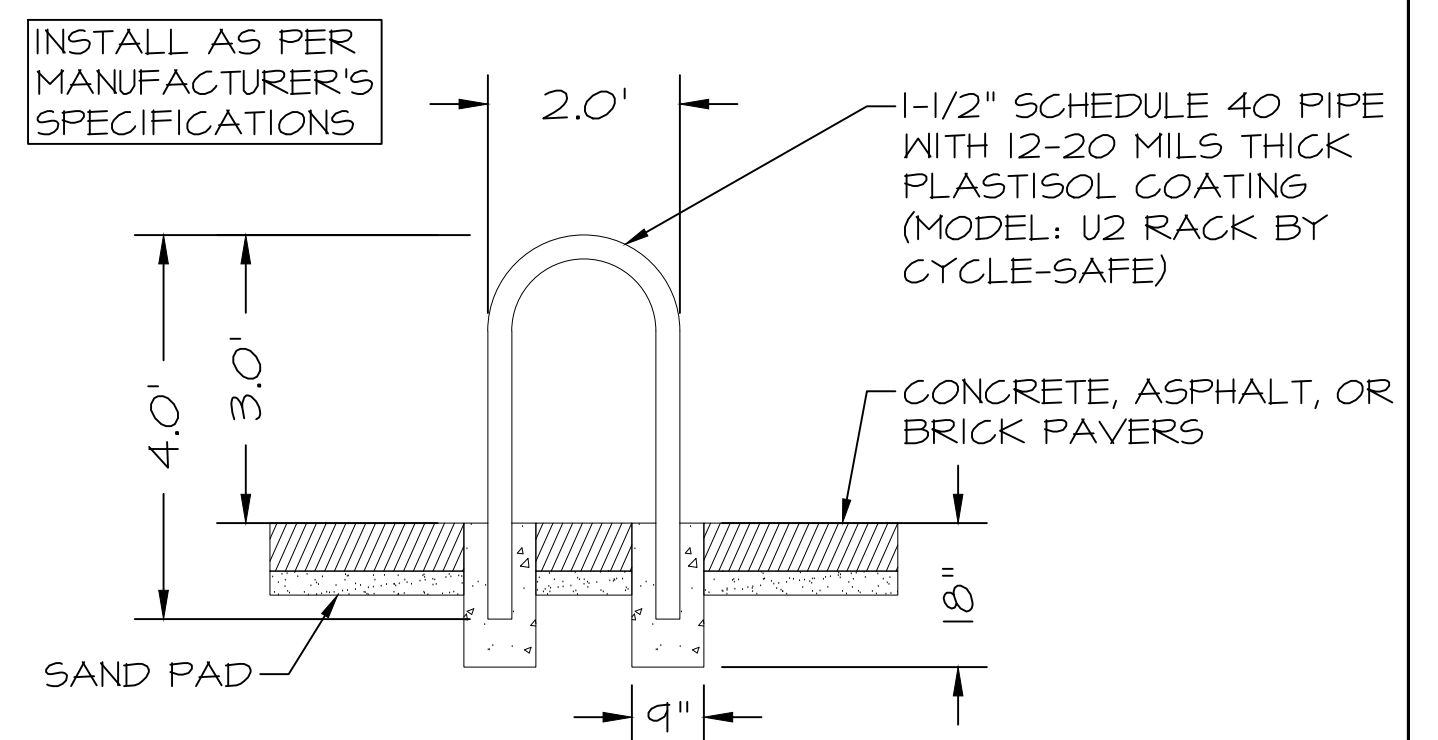
ASPHALT PAVEMENT DETAIL
Scale: N.T.S.



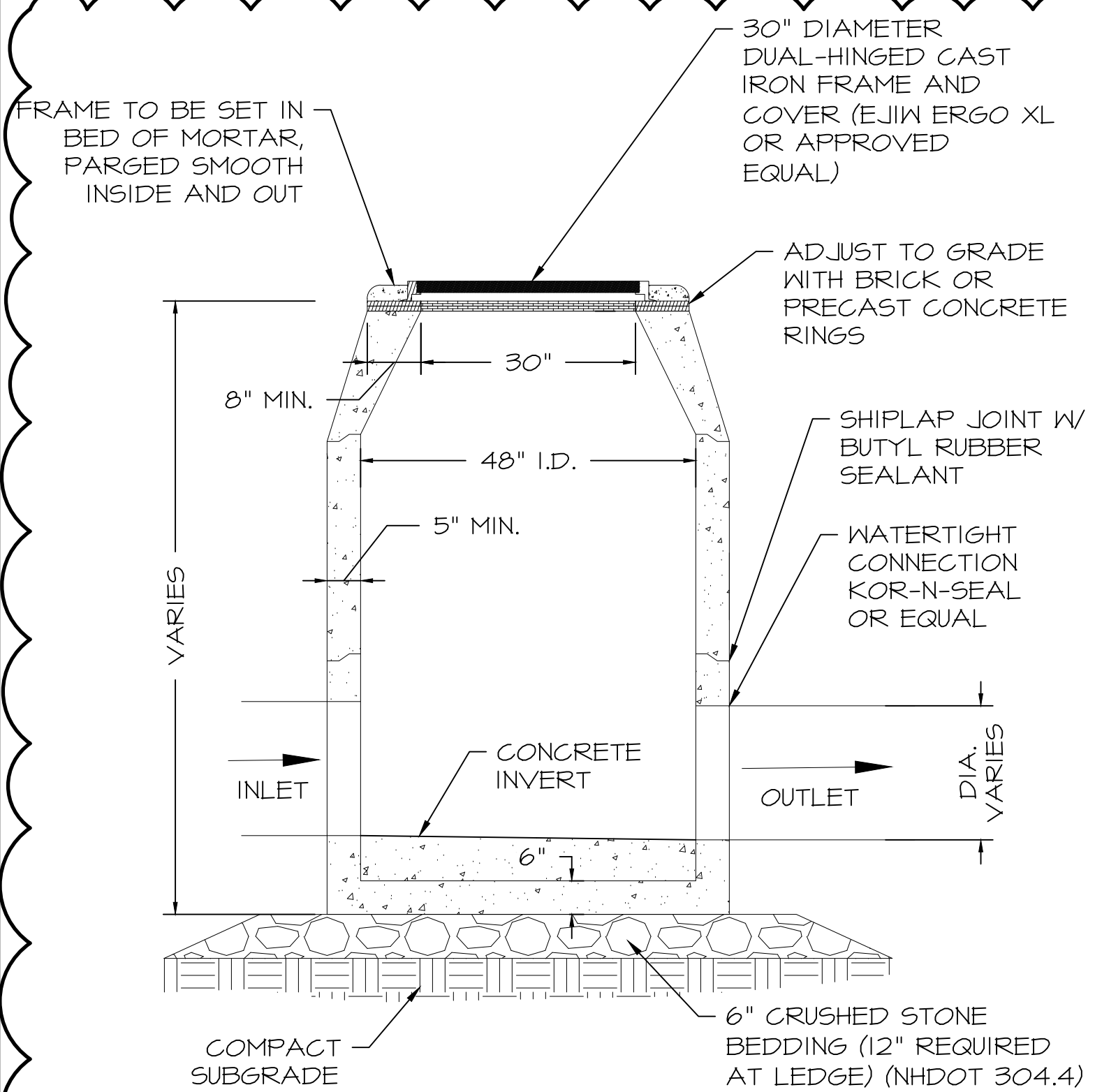
SILT SACK IS TO BE SECURED BY WEIGHT OF BASIN GRATE TO PREVENT SEDIMENT FROM ENTERING THE DRAIN LINE

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)

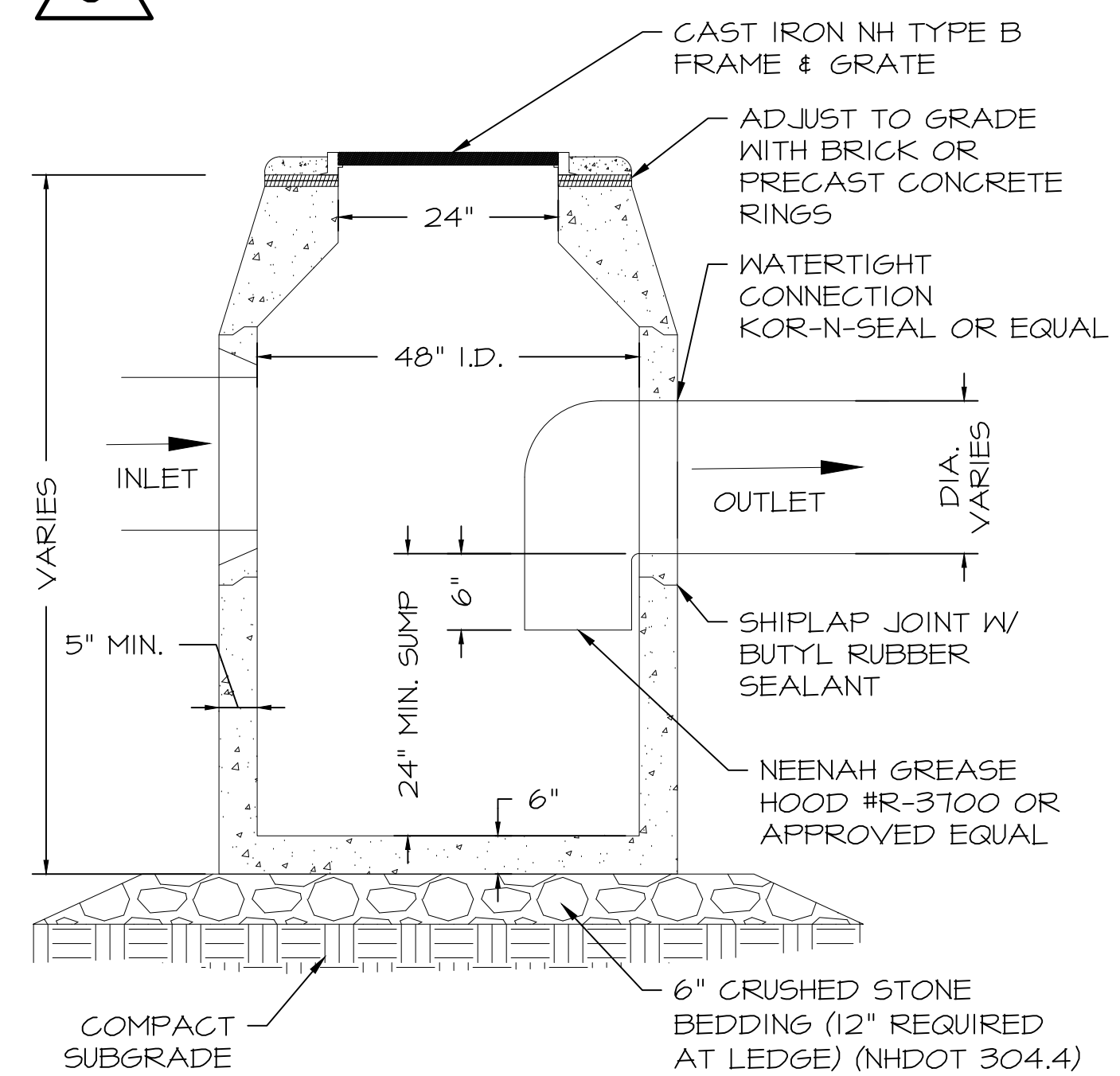
Silt sack
N.T.S.



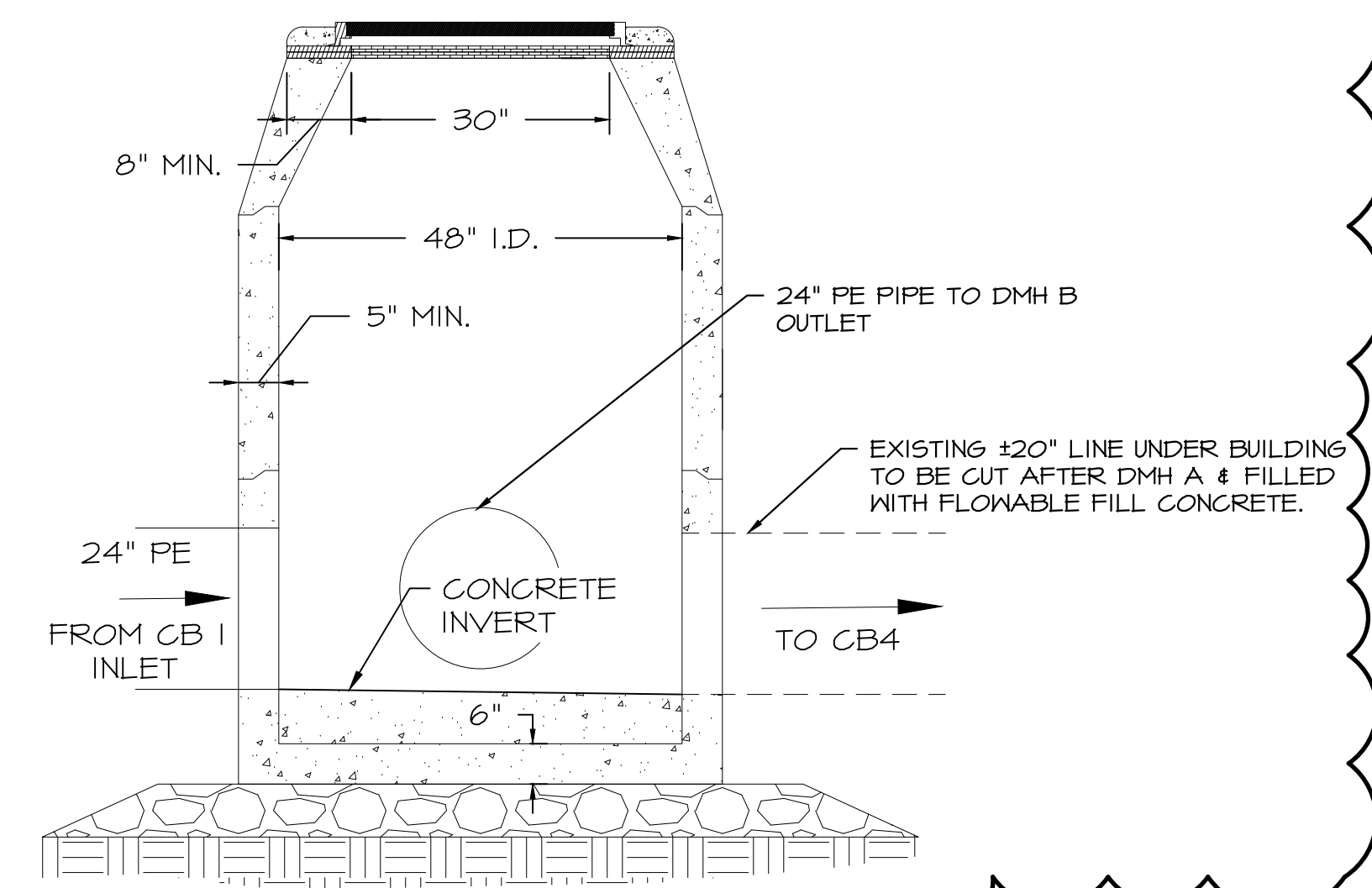
UPTURNED "U" BICYCLE RACK
SCALE: N.T.S.



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



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



DRAIN MANHOLE A DETAIL
N.T.S.

AMENDED DETAILS PLAN
• MANHOLE & CATCH BASIN DETAILS REVISED

- 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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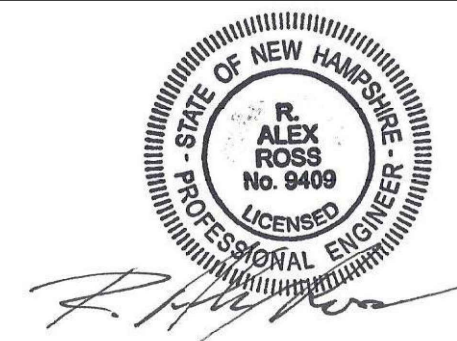
SCALE 1" = 20'
CHECKED A. ROSS
DRAWN D.D.D.
CHECKED

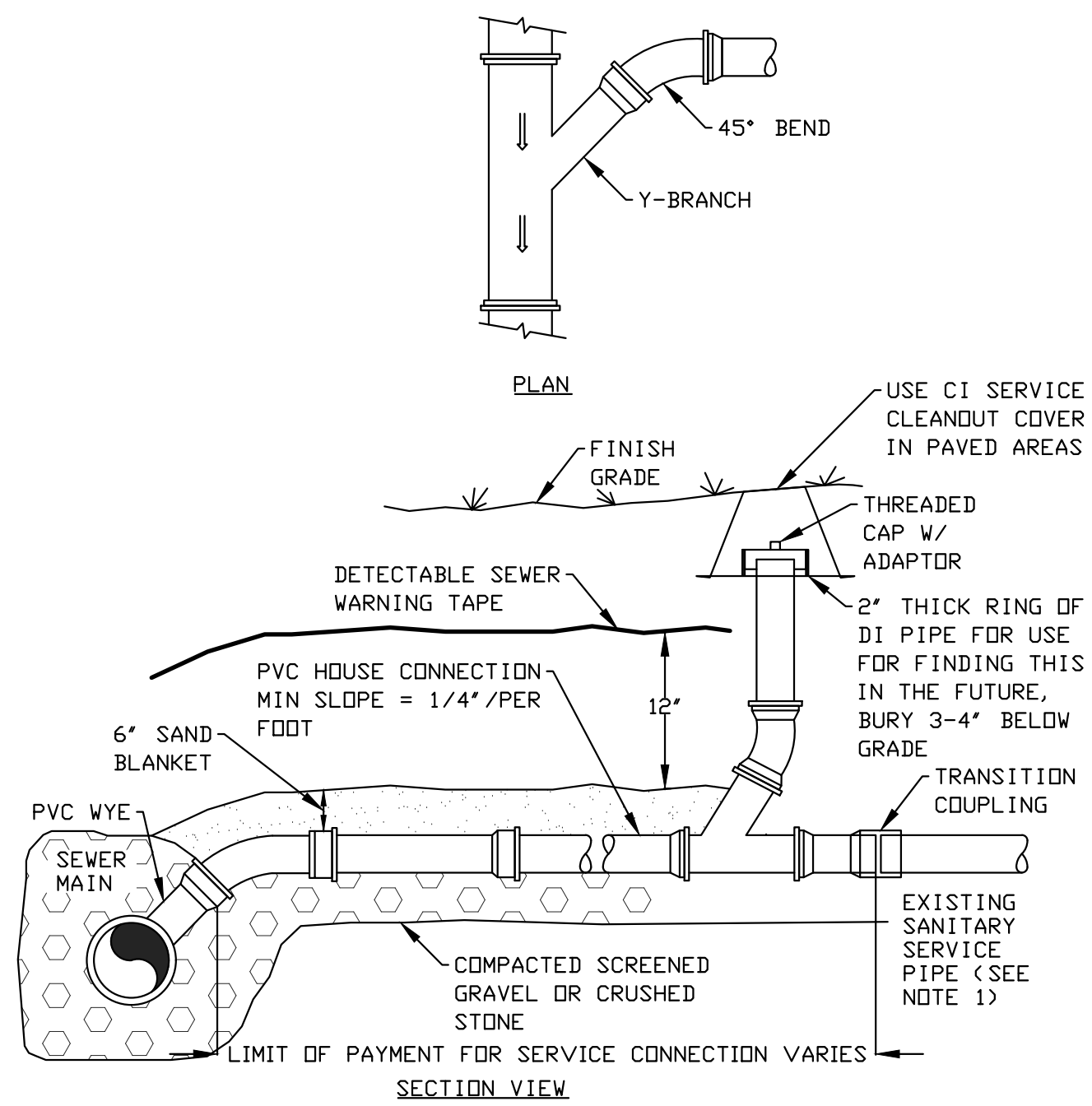
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TITLE
NOTES & DETAILS
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

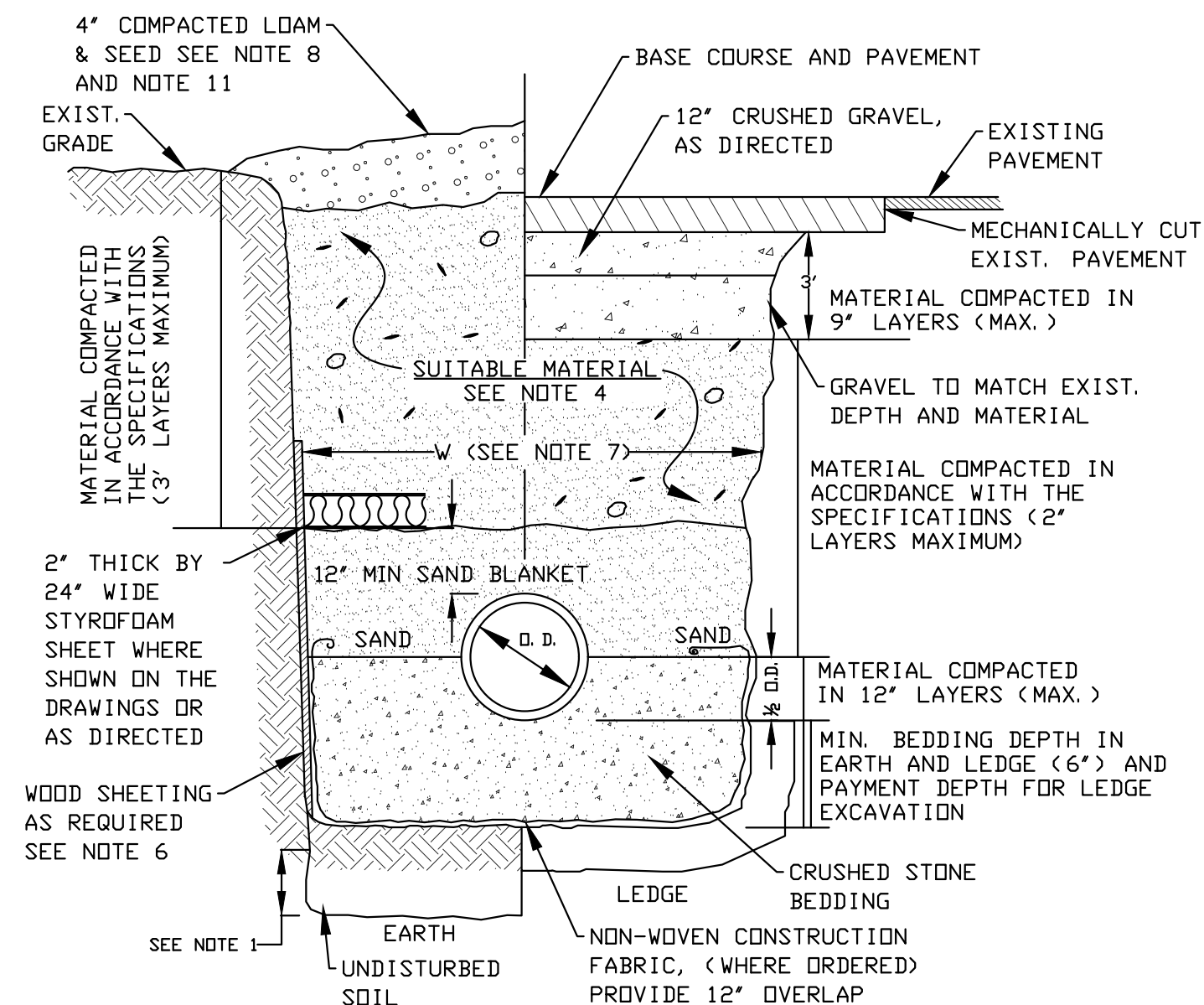
JOB NUMBER 21-072
DWG. NO. 6 OF 7
ISSUE 8





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.

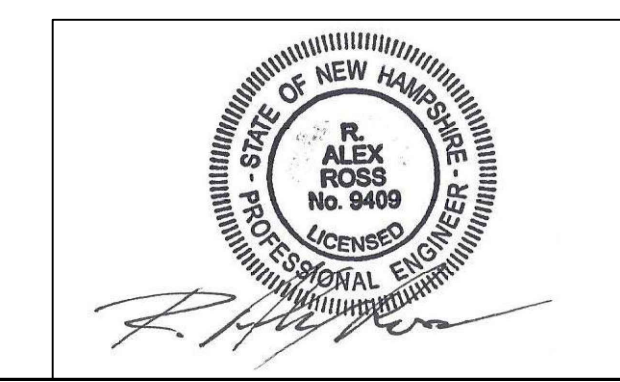
8	6/11/2024	REVISIONS
7	6/4/2024	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB
3	4/26/2022	FOR TAC

ISS.	DATE	DESCRIPTION OF ISSUE
CHECKED	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
SEWER NOTES
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

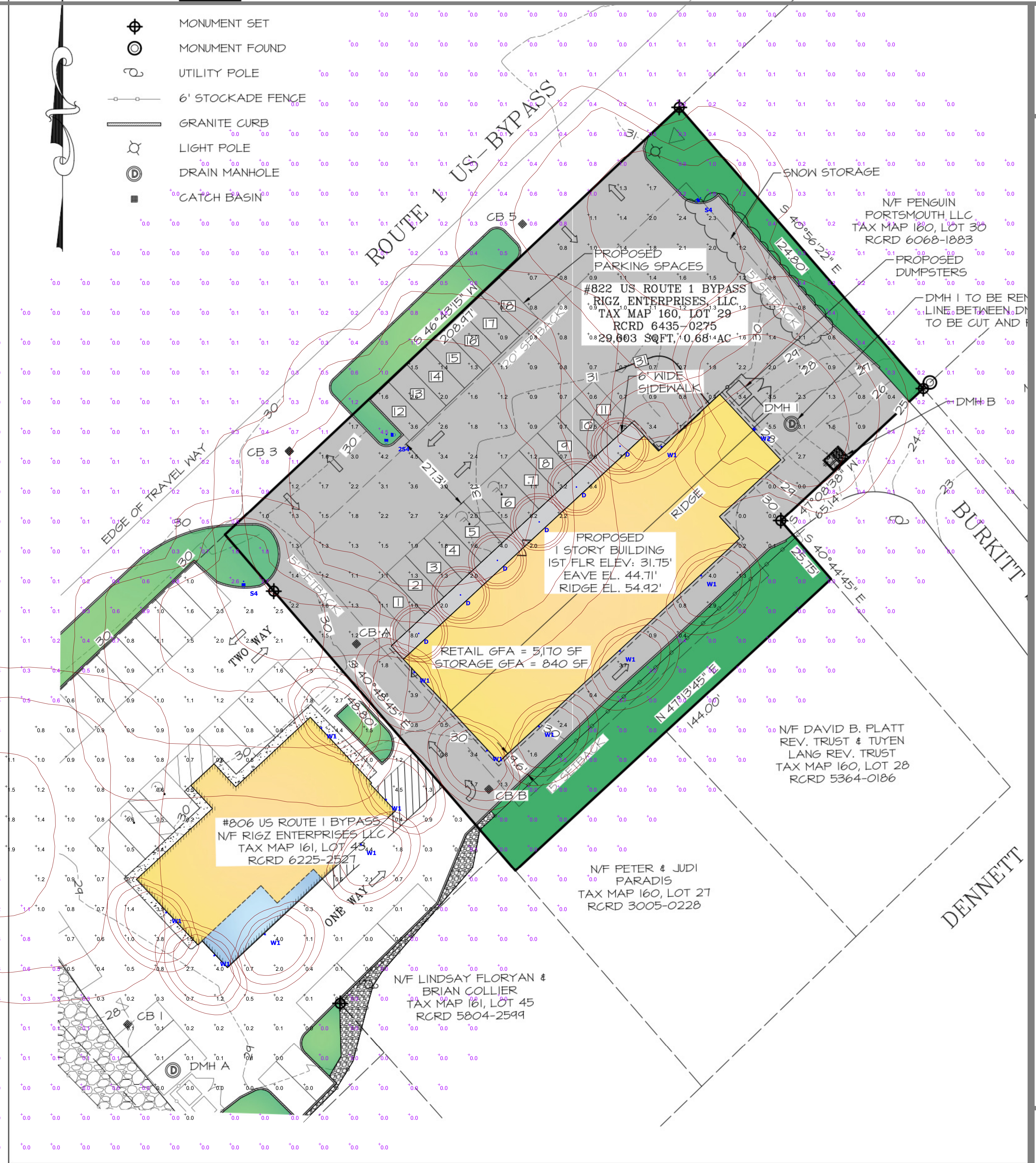


JOB NUMBER	DWG. NO.	ISSUE
21-072	7 OF 7	8

Schedule												
Symbol	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Label	Distribution	Polar Plot
	1	Lithonia Lighting	DSX0 LED P4 30K 80CRI TFM MVOLT SPA DDBXD with SSS 18 4C DM29AS DDBXD	2 D-Series Size 0 Area Fixture; mounted at 20ft (18ft pole on 2ft base)	LED	DSX0_LED_P4_30K_80CRI_TFM.ies	9908	0.9	186.08	2S4	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3	
	6	Lithonia Lighting	LDN4 30/10 L04AR LD	4in LDN Round Downlight; mounted at 10ft	LED	LDN4_30_10_L04AR_LD.ies	922	0.9	10.58	D	DIRECT, SC-0=1.04, SC-90=1.06	
	3	Lithonia Lighting	DSX0 LED P4 30K 80CRI TFM MVOLT SPA DDBXD with SSS 18 4C DM19AS DDBXD	D-Series Size 0 Area Fixture; mounted at 20ft (18ft pole on 2ft base)	LED	DSX0_LED_P4_30K_80CRI_TFM.ies	9908	0.9	93.04	S4	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3	
	12	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW MVOLT SRM DDBXD	WDGE1 LED Wallpack; mounted at 10ft	LED	WDGE1_LED_P1_30K_80CRI_VW.ies	1163	0.9	10.0002	W1	TYPE II, VERY SHORT, BUG RATING: B0 - U0 - G0	
	1	Lithonia Lighting	WDGE3 LED P1 70CRI RFT 30K MVOLT SRM DDBXD	WDGE3 LED Wallpack; mounted at 16ft	LED	WDGE3_LED_P1_70CRI_RFT_30K.ies	6996	0.9	51.1717	W2	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2	

LEGEND

- MONUMENT SET
- MONUMENT FOUND
- UTILITY POLE
- 6' STOCKADE FENCE
- GRANITE CURB
- LIGHT POLE
- DRAIN MANHOLE
- CATCH BASIN



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.1 fc	4.5 fc	0.0 fc	N/A	N/A
Parking Lot (larger building)	+	1.7 fc	8.0 fc	0.0 fc	N/A	N/A
Parking Lot (smaller building)	+	1.0 fc	4.5 fc	0.0 fc	N/A	N/A



**THE CITY
Portsmouth, NH
Site Lighting Layout**

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
4/12/2024
Scale
1"=20'
Drawing No.
Summary

Plan View
Scale - 1" = 20ft

Ross Engineering
Civil/Structural Engineering & Surveying

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

June 11, 2024

Peter Britz - Planning & Sustainability Director
City of Portsmouth, Planning Department
1 Junkins Ave
Portsmouth, NH 03801

RE: Amended Site Plan Approval and a second 1-year extension of the previously approved Site Plan for property located at 806 US Route 1 Bypass (LU-22-81)

Dear Mr. Britz,

I am writing in response to your TAC letter dated June 6th, 2024. Your concerns are italicized with our comments below in bold.

- 1. Show how you intend to resolve the doctrine of merger issues for drainage and access.*

Note 9 has been added to drawing 2 “Site Plan” stating that all drainage and access easements on both 806 and 822 US Route 1 Bypass shall work in conjunction with each other and will be properly recorded.

- 2. Drainage easement may need to include a maintenance provision for the Jellyfish.*

The jellyfish filter is located entirely on #822 US Route 1 Bypass. A maintenance provision in the drainage easement for #806 US Route 1 Bypass is not necessary.

- 3. Drainage easement to City required for drainpipe crossing the property.*

A drainage easement has been shown on drawing 5 “Easement Plan”,

- 4. All sewer connection fees must be paid for sewer connection Stark Street. This includes the previous cost of installing the connection from the main to the property.*

All sewer connection fees for sewer connection to Stark Street shall be paid.

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5. *Existing sewer service to Dennett Street must be disconnected and capped. This may be done behind the curb to not disturb the pavement on Dennett Street.*

The existing sewer service to Dennett Street will be disconnected and capped. Contractor to coordinate with DPW for the disconnection of the line. A note has been added to proposed utilities sewer note 4 on drawing 3 "Utility Plan".

Sincerely,

Alex Ross, P.E.