

24 June 2026

Rick Chellman, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit | Tax Map 263, Lot 1-5 | FedEx Distribution Center Expansion; Development at 218 Griffin Road, Portsmouth, New Hampshire

Dear Chair Chellman and Planning Board Members:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit application for 5,181 square feet of disturbance within the 100-foot City of Portsmouth Wetland Buffer. We request that we be placed on the agenda for your **July 16, 2026**, Planning Board Meeting. The site is shown on Tax Map 263 as Lot 1-5 and is owned by Griffin Road Realty LLC and is currently used as a FedEx Distribution Facility.

The need for the impact is generated by the site occupant, FedEx, to improve their existing distribution facility and security on site. Improvements to the site include: a new mobile trailer loading dock, new security fencing/gates, and added ADA accessible parking spaces. The impacts to the wetland buffer are resultant from the loading dock and the fencing. The loading dock consists of the replacement of existing paved impervious area with concrete. The proposed mobile trailer loading dock will remain in the existing footprint of impervious surface on site and will result in no change in overall impervious area.

The impacts are associated with the existing building and impervious parking lot footprint where 86,175 square feet of the parcel are within the 100-year Wetland Buffer Zone. The proposed installation of the mobile loading dock and chain-link fence will disturb approximately 5,181 square feet of the Wetland Buffer Zone.

Listed below are applicable sections from the Portsmouth Zoning Ordinance and a demonstration of how the standard has been met.

10.1017.21

1. The site is shown on Tax Map 263 as Lot 1-5 and is owned by Griffin Road Realty, LLC. The existing lot area is 4.55 acres. The site is currently used as a FedEx distribution facility. There are no proposed changes to the use. The proposed activities within the City's 100' Wetland Buffer include the addition of a mobile trailer loading dock, and the installation security fencing. The mobile trailer loading dock will include the replacement of existing paved area with concrete.
2. The locations of wetlands can be seen on the provided drawings.
3. The locations of wetland buffers can be seen on the provided drawings.
4. There are no alterations to wetlands proposed for this development. Improvements within the wetland buffer are described above.
5. Setbacks are shown on the provided drawings.
6. Locations of wetland buffer impact are shown on the provided drawings.
7. The extents of proposed improvements are shown on the provided drawings.
8. There are no buildings or structures proposed for this development.
9. N/A



10.1017.22

1. N/A

2. N/A

3. There will be more than 250 SF of impact within the 100' wetland buffer. Approximately 86,175 square feet of the parcel are within the 100-year Wetland Buffer Zone. Under Existing Conditions, approximately 30,750 SF of this buffer zone is occupied by impervious area. This number will remain unchanged by the proposed development. There is also a manmade stormwater conveyance swale between the perimeter of the existing parking area and the resource, which will remain unchanged. The remainder of the buffer area is undisturbed brush wooded area.

10.1017.23

According to the City of Portsmouth Zoning Ordinance *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

1. The land is reasonably suited to the use, activity or alteration.

The proposal is to construct a mobile loading dock. This dock will require the replacement of existing paved area with concrete. These details are insignificant changes to the existing use of the area. There will be no impact on previously undisturbed areas as a result of this project. Given that the existing lot use will not change, the land is reasonably suited to the use, activity, or alteration.

2. There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

Due to the configuration of the existing building and the location of the proposed loading dock, changes in existing impacts are insignificant. As mentioned prior, the proposed disturbances are limited to areas which are currently impervious. We believe that the proposed connection location provides a reasonable use and minimizes additional impacts to the wetland buffer.

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

We believe the proposal will not impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed project is constructing a concrete pad within the existing surface area of impervious surface, as well as installation surrounding the pavement. The change of impervious surface will have little to no impact on surrounding wetland function.

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 of any naturally vegetated area to accommodate the construction. All construction is in an existing paved area.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

The project represents the alternative with the least adverse impacts to the buffer areas and environments while allowing development on the existing impervious area. The project provides components which will serve to improve site security and function of the site's industrial use. The mobile dock is required to be located in the southeast corner of the existing facility in order to be accommodated by the facilities' existing interior layout.



6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

There are no areas within the vegetated buffer strip that will be impacted or altered by this project.

The Portsmouth Conservation Commission review the project at their meeting on June 10, 2026, and recommended approval, subject to the following revisions to the plans, all of which have been made:

- Addition of Wetland Scientist stamp
- Addition of 25-foot wetland buffer
- Addition of wetland boundary along proposed chain link fence
- Addition of pavement sweeping and other erosion control notes
- Addition of Demolition Plan

Please note that the wetland impact area as presented to the Conservation Commission was 4,753 square feet. This impact increased to 5,181 square feet as a result of providing a larger sawcut area to accommodate the transition of existing pavement to the concrete pad. This added area is to the north and does not encroach closer to the resource than previously presented.

We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,

Drew Olehowski, PE
Project Manager

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: July 16, 2026

Property Address: 218 Griffin Rd.

Application #: LU-26-78

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 all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets Does Not Meet	This project is proposed within a previously disturbed area and involves impervious surface replacement and the construction of a loading dock over existing impervious space.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets Does Not Meet	This location is previously disturbed and no new impervious impacts are proposed.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets Does Not Meet	The proposed work is occurring within a previously disturbed buffer area, but no erosion control devices are proposed. Due to the amount of ground disturbance and construction, erosion controls are needed.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets Does Not Meet	This project appears to be replacing existing impervious and not disturbing any previously vegetated areas. Any opportunities to introduce additional buffer planting areas to the site would be beneficial due to the close proximity of the resource to the proposed work.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets Does Not Meet	This proposal as designed will have no net increase in impacts to the wetland buffer.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets Does Not Meet	This application does not delineate the vegetated buffer strip, but it appears as though this area may have pre-existing impervious impacts.
7	<u>Other Board Findings:</u>		



City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: _____ Date Submitted: _____

Application # (in City's online permitting): _____

Site Address: _____ Map: _____ Lot: _____

☒	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
☐	Complete application form submitted via the City's web-based permitting program	
☐	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital Portable Document Format (PDF) . One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	

☒	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☐	Basic property and wetland resource information. (10.1017.21)	
☐	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. (10.1017.22)	
☐	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). (10.1017.23)	
☐	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. (10.1017.24)	

☒	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☐	Wetland buffer enhancement plan. (10.1017.25)	
☐	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. (10.1017.26)	
☐	Stormwater management must be in accordance with Best Management Practices including but not limited to: 1. <i>New Hampshire Stormwater Manual, NHDES, current version.</i> 2. <i>Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.</i> (10.1018.10)	
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. (10.1018.22)	
☐	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. (10.1018.23/10.1018.24/10.1018.25)	
☐	All new pavement within a wetland buffer shall be porous pavement. (10.1018.31)	
☐	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. (10.1018.32)	
☐	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. (10.1018.40)	
☒	Requested Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
☐	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	
☐	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	

Applicant's Signature: _____ Date: _____

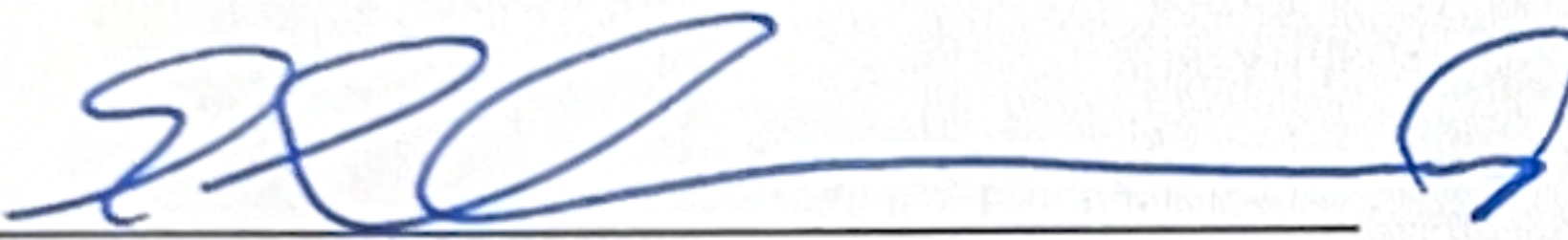


March 30, 2026

To Whom It May Concern:

I, Eric Adamczyk, hereby authorize Haley Ward, Inc., to act on behalf of Federal Express Corporation regarding Municipal, State and Federal permitting matters for the proposed development at the existing FedEx facility at 218 Griffin Road, Portsmouth, NH 03801.

Eric Adamczyk - Manager, Project Engineering
Printed Name and Title


Signature

4/2/26
Date

FedEx | 03.18.2026 | 10457.021



CITY OF PORTSMOUTH

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

CONSERVATION COMMISSION

June 11, 2026

Griffin Road Realty LLC
304 Maplewood Avenue
Portsmouth, New Hampshire 03801

RE: Request for WCUP for property located at 218 Griffin Road, Portsmouth, NH (LU-26-78)

Dear Property Owner:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, June 10, 2026**, considered your application for a Wetland Conditional Use Permit application for the construction of a new mobile trailer loading dock, new security fencing/gates, and added ADA accessible parking spaces at a FedEx facility in Portsmouth. This proposed work includes removing existing asphalt in the loading dock area and replacing with concrete and installation of a new chain link fence all within areas previously disturbed by impervious surfaces. This project proposes a permanent impact of approximately 4,753 s.f. within the 100' wetland buffer. Said property is shown on Assessor Map 263 Lot 1-5 and lies within the Industrial (I). As a result of said consideration, the Commission voted to **recommend approval** of this application to the Planning Board with the following stipulations.

1. Please submit plan showing temporary impacts alongside permanent impacts if applicable.
2. Applicant shall have wetland delineation stamped, signed and dated by a NH Certified Wetland Scientist.
3. Applicant shall delineate vegetated buffer strip on plan set.
4. Applicant shall include a note on the plan stating that no constructions materials and/or debris shall be left exposed on site and that the construction site shall be swept after construction activities have finished to limit runoff into the wetland.
5. It is recommended that the property owner should perform parking lot sweeping at least twice per year as part of annual maintenance to prevent sediment runoff into the wetland.
6. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed just off the pavement outside the proposed fence at 50-foot intervals. Applicant shall show the proposed locations for these markers on the plan set.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 16, 2026**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability

Department and uploaded to the online permit system no later than Wednesday, June 24, 2026.

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

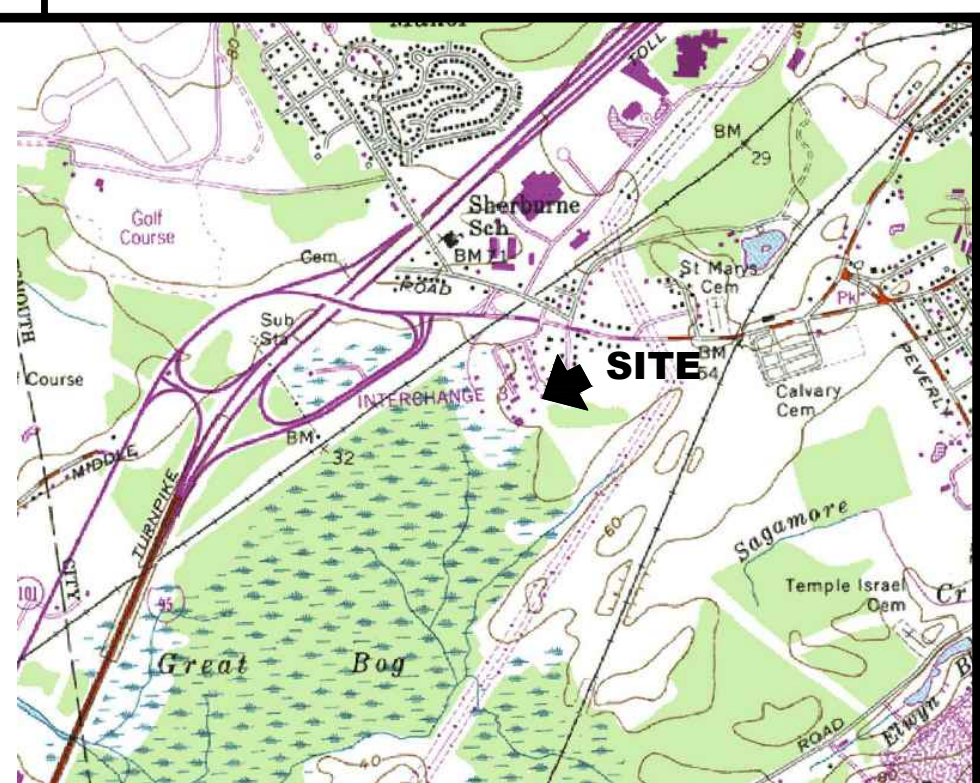
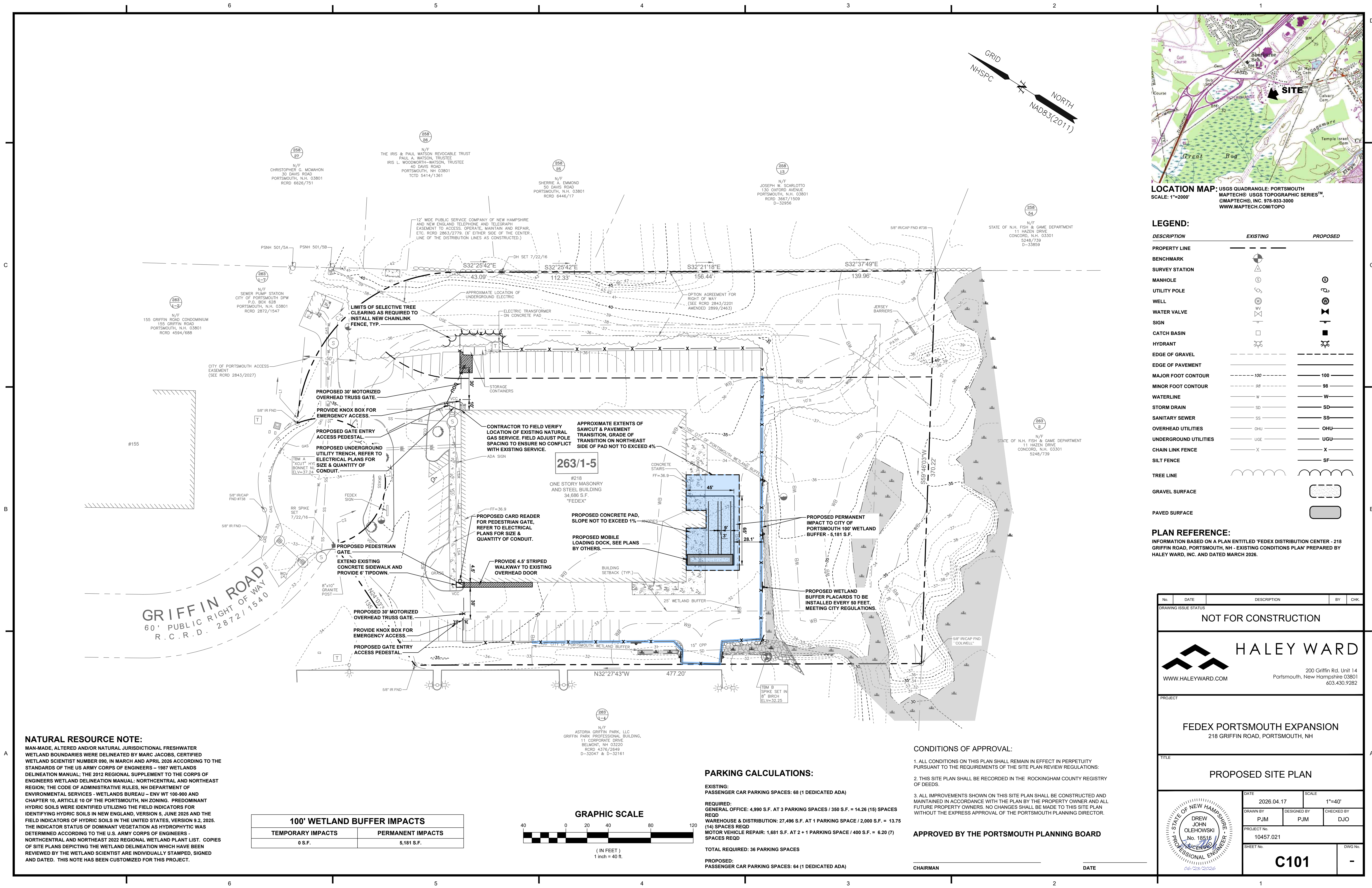
Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Collins', with a stylized, cursive script.

Samantha Collins, Chair
Conservation Commission

cc:

Drew Olehowski, Project Manager, Haley Ward



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
MAPTECH® USGS TOPOGRAPHIC SERIES™
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

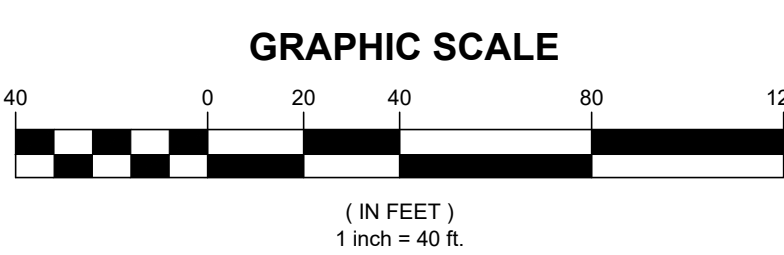
DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
BENCHMARK		
SURVEY STATION		
MANHOLE		
UTILITY POLE		
WELL		
WATER VALVE		
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGU	UGU
CHAIN LINK FENCE	X	X
SILT FENCE		SF
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		

PLAN REFERENCE:
INFORMATION BASED ON A PLAN ENTITLED 'FEDEX DISTRIBUTION CENTER - 218 GRIFFIN ROAD, PORTSMOUTH, NH - EXISTING CONDITIONS PLAN' PREPARED BY HALEY WARD, INC. AND DATED MARCH 2026.

No.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
				
200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282				
PROJECT				
FEDEX PORTSMOUTH EXPANSION 218 GRIFFIN ROAD, PORTSMOUTH, NH				
TITLE				
PROPOSED SITE PLAN				
DATE		SCALE		
2026.04.17		1"=40'		
DRAWN BY	DESIGNED BY	CHECKED BY		
PJM	PJM	DJO		
PROJECT No.				
10457.021				
SHEET No.				DWG No.
C101				-
06/23/2026				

NATURAL RESOURCE NOTE:
MAN-MADE, ALTERED AND/OR NATURAL JURISDICTIONAL FRESHWATER WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN MARCH AND APRIL 2026 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND CHAPTER 10, ARTICLE 10 OF THE PORTSMOUTH, NH ZONING. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 5, JUNE 2025 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 9.2, 2025. THE INDICATOR STATUS OF DOMINANT VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHCENTRAL AND NORTHEAST 2022 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.

100' WETLAND BUFFER IMPACTS	
TEMPORARY IMPACTS	PERMANENT IMPACTS
0 S.F.	5,181 S.F.



PARKING CALCULATIONS:
EXISTING:
PASSENGER CAR PARKING SPACES: 68 (1 DEDICATED ADA)
REQUIRED:
GENERAL OFFICE: 4,990 S.F. AT 3 PARKING SPACES / 350 S.F. = 14.26 (15) SPACES REQD
WAREHOUSE & DISTRIBUTION: 27,496 S.F. AT 1 PARKING SPACE / 2,000 S.F. = 13.75 (14) SPACES REQD
MOTOR VEHICLE REPAIR: 1,681 S.F. AT 2 + 1 PARKING SPACE / 400 S.F. = 6.20 (7) SPACES REQD
TOTAL REQUIRED: 36 PARKING SPACES
PROPOSED:
PASSENGER CAR PARKING SPACES: 64 (1 DEDICATED ADA)

CONDITIONS OF APPROVAL:
1. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
2. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. 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.

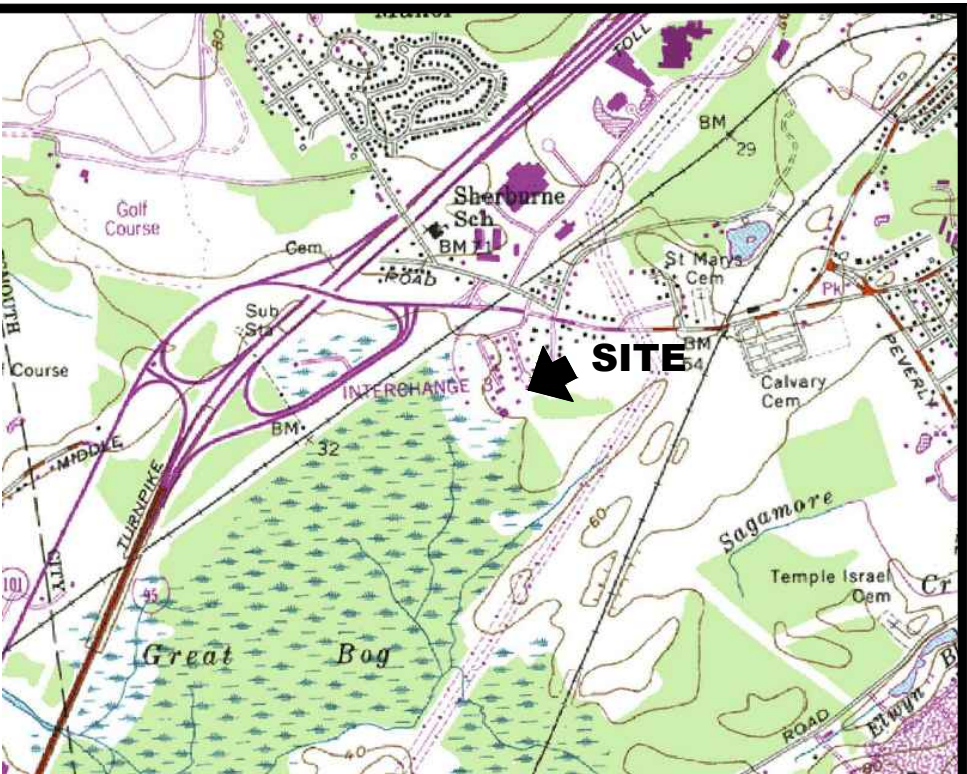
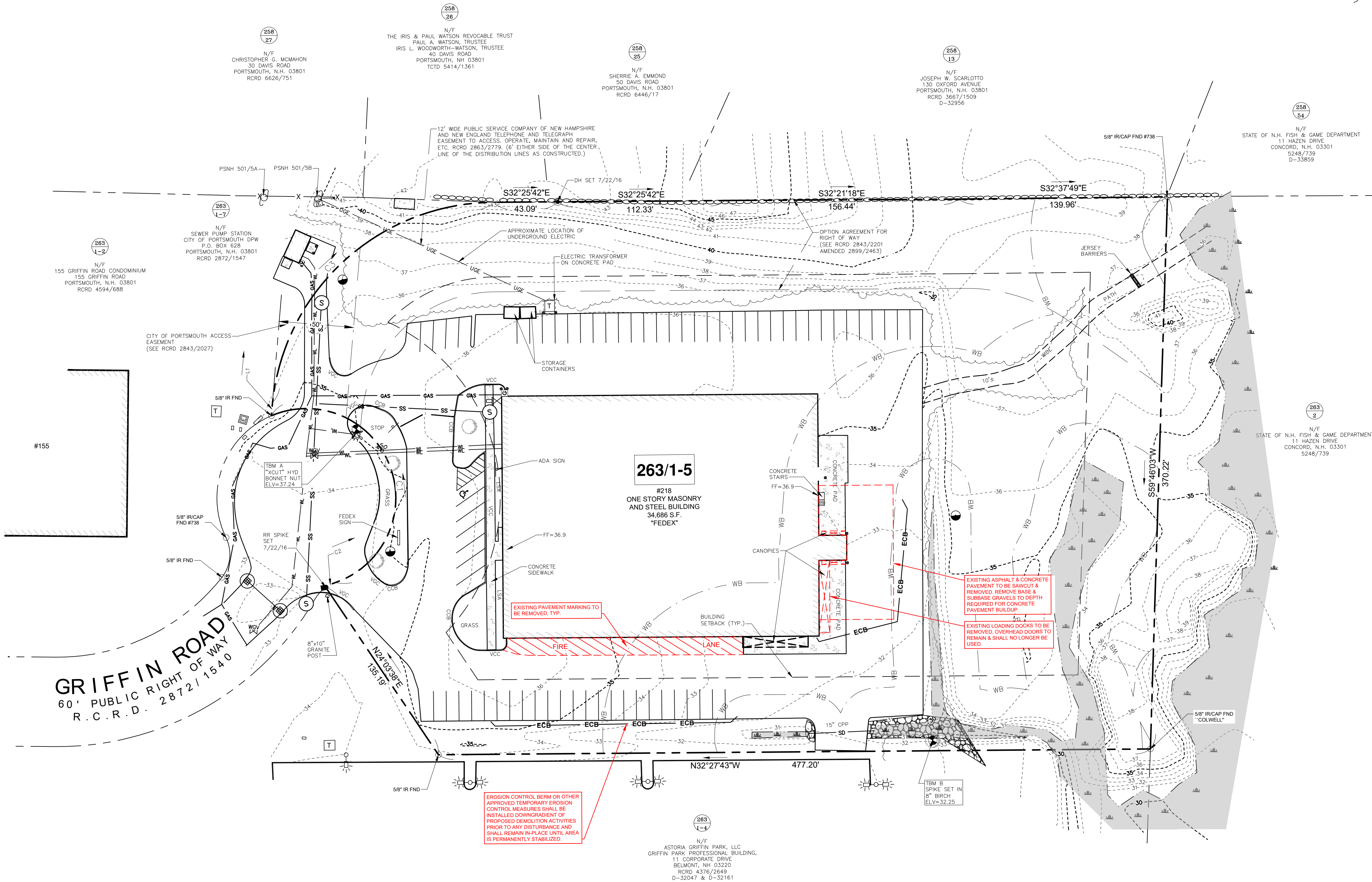
APPROVED BY THE PORTSMOUTH PLANNING BOARD
CHAIRMAN _____ DATE _____

LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
TBS	TO BE SET
LSA	LANDSCAPE AREA
INV.	INVERT
ELEV.	ELEVATION
FF.	FINISHED FLOOR
VGC	VERTICAL GRANITE CURB
CCB	CAPE COD BERM
VCC	VERTICAL CONCRETE CURB
MAP 21 LOT 8	21 8
BENCHMARK	⊕
RAILROAD SPIKE	⊕
BOUND	⊕
IRON ROD/PIPE FOUND	⊕
DRILL HOLE FOUND	⊕
SEWER MANHOLE	⊕
DRAIN MANHOLE	⊕
UTILITY POLE	⊕
CATCH BASIN	⊕
HYDRANT	⊕
GATE VALVE	⊕
GAS/WATER SHUTOFF	⊕
BOLLARD	⊕
TREES	⊕
GAS/ELECTRIC METER	⊕
SIGN	⊕
SPOT GRADE	⊕
MONITORING WELL	⊕
PROPERTY LINE	⊕
APPROXIMATE EXTERIOR PROPERTY LINE	⊕
EDGE OF PAVEMENT	⊕
EDGE OF GRAVEL	⊕
STONE WALL	⊕
TREELINE	⊕
MINOR FOOT CONTOUR	⊕
MAJOR FOOT CONTOUR	⊕
WETLAND FLAG/WETLAND	⊕
FRESH WATER WETLAND LINE	⊕
WETLAND BUFFER LINE	⊕
GAS LINE	⊕
WATER LINE	⊕
STORM DRAIN LINE	⊕
SANITARY SEWER LINE	⊕
OVERHEAD UTILITY LINE	⊕
UNDERGROUND ELECTRIC LINE	⊕

PLAN REFERENCES:

1) ALTA/ACSM LAND TITLE SURVEY, TAX MAP 263 - LOT 1-5, OWNER OF RECORD: ELDER FAMILY PORTLAND ASSOCIATION, 218 GRIFFIN ROAD, PORTSMOUTH, N.H., SCALE: 1"=50', DATED: JULY 2016, PREPARED BY: AMBIT ENGINEERING, INC., NOT RECORDED.
2) UTILITY EASEMENT PLAN, OWNER: GRIFFIN PARK PROFESSIONAL BUILDING UNIT OWNERS ASSOCIATION TO BAY RING COMMUNICATIONS, 200 GRIFFIN ROAD, PORTSMOUTH, N.H., SCALE: 1"=50', DATED: OCTOBER 2015, PREPARED BY: AMBIT ENGINEERING INC., RCRD C-39303.
3) SITE PLAN FOR ELDER FAMILY PORTLAND ASSOC., GRIFFIN ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE: 1"=40', DATED: JANUARY 12, 1990, REVISED THROUGH 05/90, PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, FILE #89128, NOT RECORDED.
4) AMENDED SUBDIVISION PLAN OF GRIFFIN INDUSTRIAL PARK, GRIFFIN ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE: 1"=100', DATED: MAY 17, 1990, PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, RCRD D-20411.
5) ALTA/ACSM LAND TITLE SURVEY FOR ELDER FAMILY PORTLAND ASSOC. LIMITED PARTNERSHIP, 218 GRIFFIN ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE: 1"=40', DATED: NOVEMBER 22, 1999, REVISED THROUGH 12/06/99, PREPARED BY: MILLETTE, SPRAGUE & COLWELL, INC. FILE #89128-99, NOT RECORDED.
6) CONDOMINIUM SITE PLAN, 155 GRIFFIN ROAD, PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM, SCALE: 1"=30', DATED: FEBRUARY 2005, PREPARED BY: AMBIT ENGINEERING, INC., RCRD D-33348.



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
MAPTECH® USGS TOPOGRAPHIC SERIES™
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 263 AS LOT 1-5.
- 2) OWNER OF RECORD:
GRIFFIN ROAD REALTY TRUST, LLC
304 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
RCRD 5743/2256
- 3) THE PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
198,456 S.F.
4.5559 ACRES
- 5) PARCEL IS LOCATED IN THE INDUSTRIAL (I) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MINIMUM LAND AREA: 87,120 S.F.
MINIMUM STREET FRONTAGE: 200 FEET
MINIMUM LOT DEPTH: 200 FEET
SETBACKS: FRONT 70 FEET
REAR 50 FEET
SIDE 50 FEET
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM BUILDING/STRUCTURE HEIGHT: 70 FEET
MAXIMUM ROOF APPURTENANCE: 10 FEET
MINIMUM OPEN SPACE: 20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY/STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 263, LOT 1-5 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.
- 10) THIS IS AN ABOVE THE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON BEST AVAILABLE EVIDENCE AND SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN. IT IS RECOMMENDED THAT FIELD VERIFICATION OF THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES IS PERFORMED PRIOR TO ANY EXCAVATION.
- 11) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HALEY WARD, INC., 4/2/2026.
- 12) PARCEL IS SUBJECT TO EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS AS LISTED IN RCRD 5743/2256.

REV.	DATE	DESCRIPTION	BY	CHK.
------	------	-------------	----	------

DRAWING ISSUE STATUS

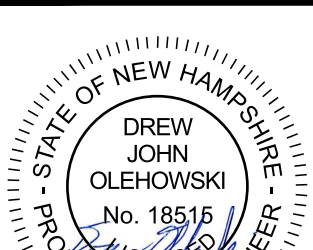
NOT FOR CONSTRUCTION



HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT
FEDEX DISTRIBUTION CENTER
218 GRIFFIN ROAD, PORTSMOUTH, NH

TITLE
DEMOLITION PLAN

	DATE MARCH 2026		SCALE 1"=40'
	DRAWN BY RJB/PJM	DESIGNED BY ---	CHECKED BY DJO
	PROJECT No. 10457.021		
	DRAWING No. V102		REV.
	06/23/2026		