October 29, 2025

Stefanie Casella
Planner
Portsmouth Planning Department
1 Junkins Avenue
Portsmouth, NH 03801
(603)610-7290

RE: Project Narrative and Variance Analysis for Hang10 Portsmouth, NH

Project narrative
The proposed development at 2299 Lafayette Road, Portsmouth, NH 03801, is planned as a Hang10 Car Wash. Hang10 offers two monthly membership tiers or single washes to meet a range of customer needs. Following their wash, customers will have access to complimentary high-powered vacuums. Members at the Big Kahuna level receive additional perks, such as a premium wash and access to the Hang10 Dog Wash, a self-contained wash station equipped with soap, conditioner, and a dryer for convenient pet cleaning.

This site is an excellent fit for Hang10's express-wash model, supported by demographic and pro forma analysis. Hang10 is headquartered in Seabrook, NH, and the company's founder is a New Hampshire native.

In addition to the fully enclosed car wash, the site includes parking spaces with vacuum stations, vacuum enclosures, employee parking, and a dumpster.

Hang10 is applying for three variances for the following design elements.

1. Off-street parking is located between the principal building and the street.
2. The dumpster is located 2' from the left property line; code requires a minimum setback of 10'.
3. The proposed building setback is 157' from the Lafayette Rd centerline, exceeding the 90' maximum allowed.

Variance Analysis Criteria from section 10.223 of the Zoning Ordinance

1. 10.233.21 The variance will not be contrary to the public interest;
    a. The proposed site layout is consistent with other commercial uses along Lafayette Road, many of which have off-street parking or vehicle circulation areas located between the building and the street. The design aligns with the established development pattern and will not alter the visual character of the neighborhood. Green space has been provided around the parking for the option of natural screening for Lafayette Rd. The visually appealing

building will remain visible from the road and serve as an architectural feature for Lafayette Rd.

b. The dumpster will be surrounded with a 7-foot-high enclosure that matches the proposed building and will not have a negative visual impact on the neighboring Taco Bell site or those driving by.
c. Due to the operational needs of a car wash, additional setback is necessary to ensure safe circulation and functionality. Allowing this variance enables a reasonable and beneficial use of the property without detriment to the community.

2. 10.233.22 The spirit of the Ordinance will be observed;
   The spirit and intent of the City of Portsmouth's ordinance have been preserved. The site has been thoughtfully designed to avoid impacts to the 100-foot wetland buffer at the rear of the property, while still accommodating safe and functional customer circulation.
3. 10.233.23 Substantial justice will be done;
   Granting these variances will result in substantial justice because the relief requested allows for a reasonable and functional use of the property without creating any harm to the public or neighboring properties. Strict compliance with the ordinance would prevent the applicant from developing the site in a manner that both protects environmental resources and provides safe, efficient site operations.
4. 10.233.24 The values of surrounding properties will not be diminished; and
   The placement of the dumpster, employee parking spaces, and building should not adversely affect the value of surrounding properties. Landscaping will be incorporated to ensure compatibility with neighboring uses.
5. 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
   Strict enforcement of the ordinance would necessitate relocating essential site features to the rear of the property, thereby increasing disturbance within the 100-foot wetland setback. This outcome would conflict with the intent of the ordinance to protect sensitive environmental areas.

Respectfully,

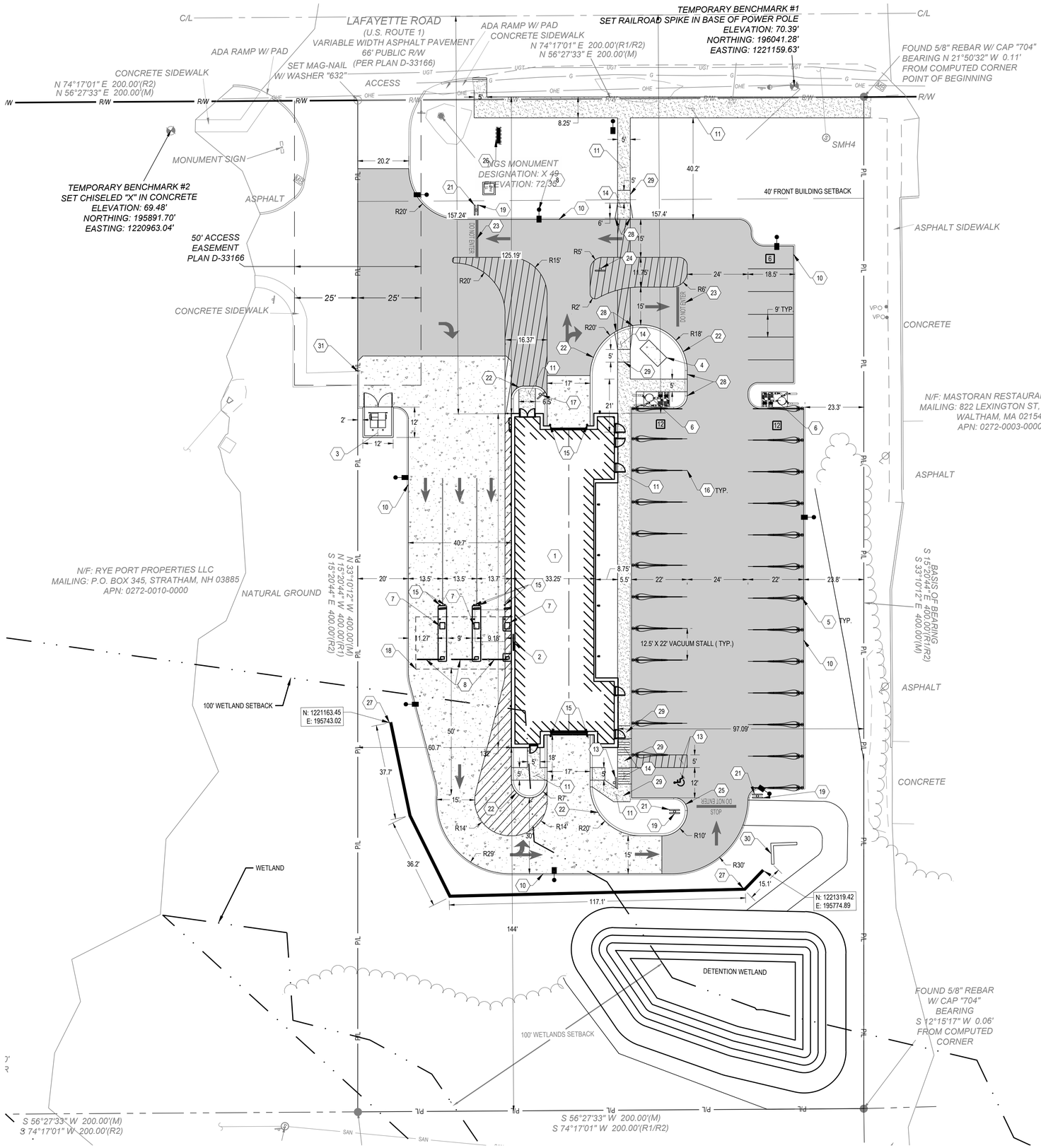
Paige Weidner, PE
Project Manager
4445 Lake Forest Drive, Suite 275
Cincinnati, OH 45242
O 937.648.3213
paige.weidner@cesoinc.com

Arial View:

Facing Northeast on Lafayette Rd:

Facing Southwest on Lafayette Rd:

Initial: _____



SITE LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- BUILDING
- RETAINING WALL
- CONCRETE CURB
- EDGE OF PAVEMENT / WALK
- PAVEMENT TRANSITION
- [7] PARKING SPACE COUNT
- SIGN

CODED NOTES:

1. PROPOSED 5370 SF CAR WASH BUILDING.
2. PROPOSED BUILDING SLIDING DOOR.
3. PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS.
4. PROPOSED HANG 10 THEMED PARKED VAN ON CONCRETE PAD.
5. PROPOSED VACUUMS. REFER TO MEP PLANS FOR DETAILS.
6. PROPOSED VACUUM MOTOR/EQUIPMENT ENCLOSURE.
7. PROPOSED PAY STATION.
8. PROPOSED BARRIER GATE.
9. PROPOSED LIGHT POLE.
10. PROPOSED 6" STRAIGHT CURB.
11. PROPOSED CONCRETE SIDEWALK. SIDEWALK IN RIGHT-OF-WAY SHALL BE CONSTRUCTED BY CITY REQUIREMENTS.
12. PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK.
13. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE.
14. ADA ACCESSIBLE RAMP.
15. PROPOSED 6" CONCRETE BOLLARD.
16. PROPOSED PARKING LOT PAVEMENT MARKINGS.
17. PROPOSED STOP/GO SIGNAGE.
18. PROPOSED OVERHEAD CANOPY.
19. PROPOSED STOP SIGN.
20. PROPOSED STOP BAR AND 'STOP' PAVEMENT MARKINGS.
21. PROPOSED DO NOT ENTER SIGN.
22. PROPOSED ROLLED CURB.
23. PROPOSED "DO NOT ENTER" PAVEMENT MARKINGS.
24. PROPOSED PORTABLE STOP SIGN.
25. PROPOSED CURB TRANSITION.
26. PROPOSED CAR WASH MONUMENT SIGN.
27. PROPOSED RETAINING WALL. TO BE DESIGNED BY REDI ROCK.
28. PROPOSED CURB TAPER.
29. PROPOSED 5'X5' LANDING.
30. PROPOSED 4' SEGMENTAL BLOCK WALL. WALL TO BE ALAN BLOCK (OR APPROVED ALTERNATE).
31. PROPOSED CURB TO TIE INTO EXISTING SIDEWALK CURB. MATCH EXISTING ELEVATIONS.

PARKING TABLE	
	SPACES
REQUIRED	14 (1 ACCESSIBLE PARKING SPACE) (2+(4,683/400)) = 14
PROPOSED	30 (1 ACCESSIBLE SPACE)

SITE DATA SUMMARY:	
PARCEL SIZE	1.84 ACRES/ 80,150 SF
ZONING	G1 – GATEWAY CORRIDOR
BUILDING	4,683 SF
LOT COVERAGE:	6.2% (4,951 SF/80,150 SF)
PERVIOUS COVER:	44.2% (35,437 SF)
IMPERVIOUS COVER:	55.8% (44,713 SF)
FRONT SETBACK:	125' (100' REQUIRED)
SIDE SETBACKS:	61' (10' REQUIRED)
REAR SETBACK:	144' (10' REQUIRED)

SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW HAMPSHIRE UTILITIES PROTECTION SERVICE AT 811 OR 888-344-7233 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

HANG10 CAR WASH

PORTSMOUTH, NH

2299 LAFAYETTE RD
PORTSMOUTH, NH 03801

Revisions / Submissions

ID	Description	Date

Project Number:	766656
Scale:	1" = 20'
Drawn By:	VMO
Checked By:	CG
Date:	10/29/2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

SITE PLAN

C3.0

ALTA/NSPS LAND TITLE SURVEY

2299 LAFAYETTE ROAD,
PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE

SITE INFORMATION

N/F: RYE PORT PROPERTIES LLC
2299 LAFAYETTE RD, PORTSMOUTH, NH 03870
APN: 0272-0004-0000
79,998 ± SQUARE FEET, OR 1.837 ± ACRES

TITLE COMMITMENT INFORMATION

AWAITING TITLE COMMITMENT

SCHEDULE A DESCRIPTION

AWAITING TITLE COMMITMENT

NOTES CORRESPONDING TO SCHEDULE B

AWAITING TITLE COMMITMENT

REFERENCE DOCUMENTS

1. WARRANTY DEED, RECORDED AS BOOK 5083, PAGE 763 ON JANUARY 15, 2010, ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. SUBDIVISION PLAT, RECORDED AS PLAN D-33166 ON OCTOBER 24, 2005, PORTSMOUTH TOWN CLERK RECORDS.
3. TITLE INSURANCE PLAN, RECORDED AS PLAN D-20705 ON NOVEMBER 7, 1990, PORTSMOUTH TOWN CLERK RECORDS.
4. ASBUILT SITE PLAN, RECORDED AS PLAN D-15321 ON AUGUST 8, 1986, PORTSMOUTH TOWN CLERK RECORDS.

PARKING INFORMATION

REGULAR= 40
HANDICAP= 2
TOTAL= 42

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 33015C0270F, WHICH BEARS AN EFFECTIVE DATE OF 01/29/2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTHEAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S33°10'12"E PER GPS COORDINATE OBSERVATIONS NEW HAMPSHIRE STATE PLANE NAD83.
LATITUDE = 43°02'03.4920"
LONGITUDE = -70°46'49.2583"
CONVERGENCE ANGLE = 00°36'17.57"

SIGNIFICANT OBSERVATIONS

AWAITING TITLE COMMITMENT

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, NEW HAMPSHIRE 811 DIG UTILITY LOCATE REQUEST, AND PRIVATE UTILITY LOCATE CONTRACTED BY BLEW AND ASSOCIATES. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 20253216635

COMPANY:	CONTACT:
COMCAST - NH	(317) 810-8269
CONSOLIDATED COMMUNICATIONS	(207) 852-8315 x1
EVERSOURCE - ELECTRIC	(207) 852-8315 x1
PORTSMOUTH DPW	(603) 427-1530
UNITIL - NORTHERN UTILITIES - NH - GAS	(603) 294-5177

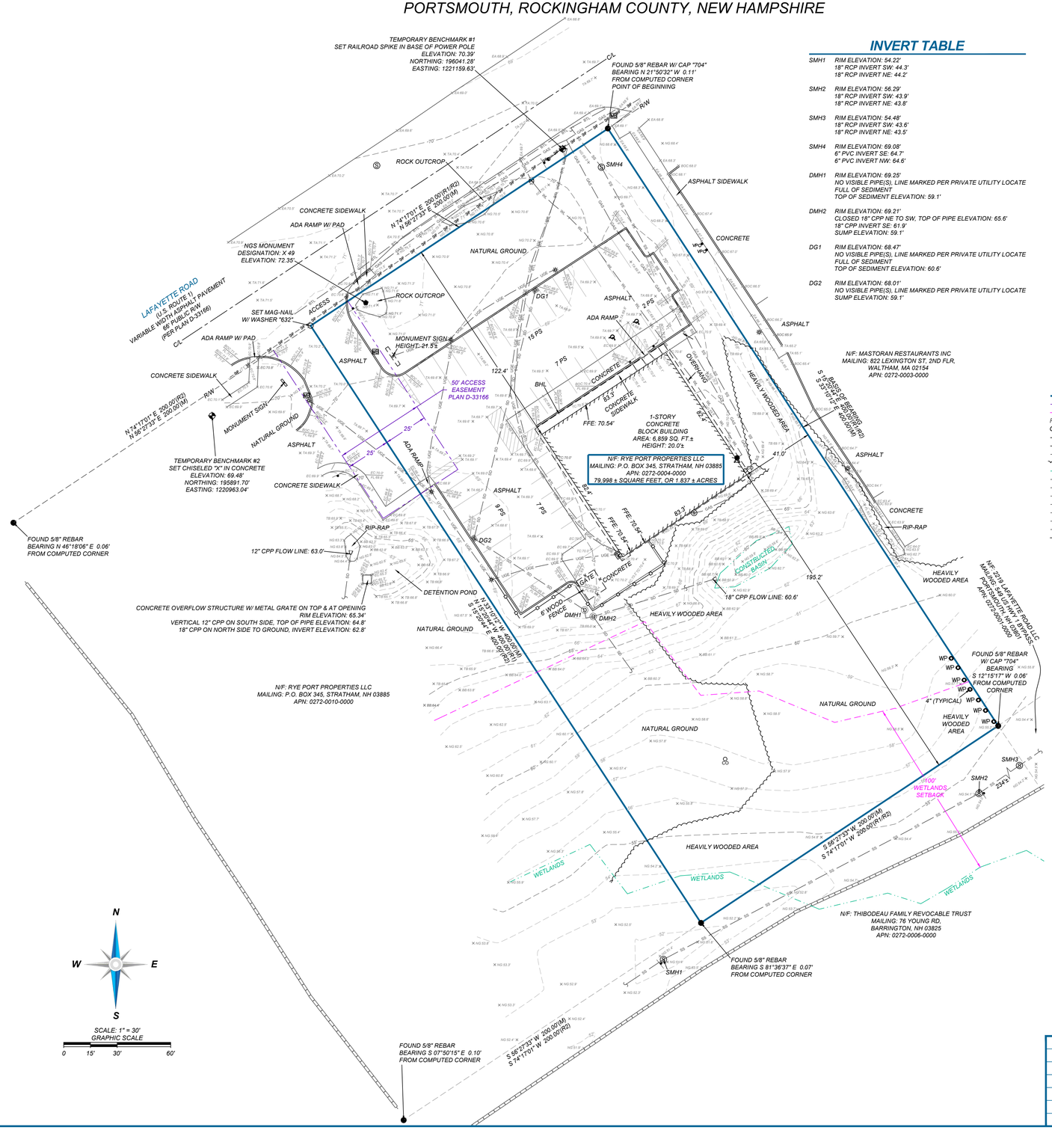
PRIVATE UTILITY LOCATE NOTES:
1. UNKNOWN WATERLINE PIPE TYPE/SIZE, NO GIS MAP PROVIDED TO SURVEYOR.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: ***AWAITING ZONING REPORT***

OBSERVED USE: COMMERCIAL; USE PERMITTED BY ZONE: _____YES, or _____NO

ITEM	REQUIRED	OBSERVED
MIN. SETBACKS FRONT		122.4'
MIN. SETBACKS SIDE		41.0'
MIN. SETBACKS REAR		195.2'
MAX. BUILDING HEIGHT		20.0'
MIN. LOT AREA		79,998 SQ. FT.
MIN. LOT WIDTH		200.00'
MAX. BLDG COVERAGE		8.6%±
PARKING REGULAR		40
PARKING HANDICAP		2
PARKING TOTAL		42



INVERT TABLE

SMH1 *RIM ELEVATION: 54.22'*
18" RCP INVERT SW: 44.3'
18" RCP INVERT NE: 44.2'

SMH2 *RIM ELEVATION: 56.29'*
18" RCP INVERT SW: 43.9'
18" RCP INVERT NE: 43.8'

SMH3 *RIM ELEVATION: 54.48'*
18" RCP INVERT SW: 43.6'
18" RCP INVERT NE: 43.5'

SMH4 *RIM ELEVATION: 69.08'*
6" PVC INVERT SE: 64.7'
6" PVC INVERT NW: 64.6'

DMH1 *RIM ELEVATION: 69.25'*
NO VISIBLE PIPE(S), LINE MARKED PER PRIVATE UTILITY LOCATE
FULL OF SEDIMENT
TOP OF SEDIMENT ELEVATION: 59.1'

DMH2 *RIM ELEVATION: 69.21'*
CLOSED 18" CPP NE TO SW, TOP OF PIPE ELEVATION: 65.6'
18" CPP INVERT SE: 61.9'
SUMP ELEVATION: 59.1'

DG1 *RIM ELEVATION: 68.47'*
NO VISIBLE PIPE(S), LINE MARKED PER PRIVATE UTILITY LOCATE
FULL OF SEDIMENT
TOP OF SEDIMENT ELEVATION: 60.6'

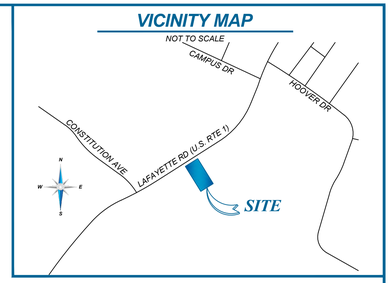
DG2 *RIM ELEVATION: 68.01'*
NO VISIBLE PIPE(S), LINE MARKED PER PRIVATE UTILITY LOCATE
SUMP ELEVATION: 59.1'

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- FOUND NGS MONUMENT
- SET TEMPORARY BENCHMARK
- HANDICAP PARKING
- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC METER
- WATER SPIGOT
- WATER VALVE
- GAS METER
- FUEL STATION TANK VENT PIPE
- SANITARY MANHOLE (SMH#)
- CLEANOUT
- STORM MANHOLE
- DRAIN GRATE (DG#)
- STORM CULVERT PIPE
- SIGN
- BOLLARD
- MAILBOX
- WOOD POST
- *BHL* BUILDING HEIGHT LOCATION
- *FFE* FINISHED FLOOR ELEVATION
- *PS* PARKING SPACE(S)
- *(M)* MEASURED/CALCULATED DIMENSION
- *(R1)* RECORD DIMENSION PER BK. 5083, PG. 764
- *(R2)* RECORD DIMENSION PER PLAN D-33166
- *CPP* CORRUGATED PLASTIC PIPE
- *PVC* POLYVINYL CHLORIDE PIPE
- *RCP* REINFORCED CONCRETE PIPE
- *BB* BOTTOM OF BANK
- *BOC* BACK OF CURB
- *EA* EDGE OF ASPHALT
- *EC* EDGE OF CONCRETE
- *FL* FLOW LINE
- *NG* NATURAL GROUND
- *TA* TOP OF ASPHALT
- *TB* TOP OF BANK
- *TC* TOP OF CONCRETE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- FENCE LINE
- METAL GUARDRAIL
- ROCK WALL
- TREE CANOPY
- LIMITS OF WETLANDS
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- NOT TO SCALE

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. *SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.*
2. *DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.*
3. *IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.*
4. *IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.*
5. *AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.*
6. *AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.*
7. *COMPLETED FIELD WORK WAS AUGUST 15, 2025.*
8. *THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.*
9. *THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF LAFAYETTE ROAD AND CONSTITUTION AVENUE, WHICH IS APPROXIMATELY 755' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.*
10. *THE SUBJECT PROPERTY HAS DIRECT & INDIRECT ACCESS TO LAFAYETTE ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY, AS SHOWN PER PLAN D-33166.*
11. *EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.*
12. *NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW HAMPSHIRE ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.*
13. *NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM THE CITY OF PORTSMOUTH GIS.*
14. *THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.*
15. *IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.*
16. *ELEVATIONS ESTABLISHED WITH GPS OBSERVATIONS UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) NETWORK WITH ORIGINATING BENCHMARK DESIGNATION: X 49, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE ONE FOOT INTERVALS.*
PID: OC0281
PUBLISHED ELEVATION: 72.35'
MONUMENT DESCRIPTION: BENCHMARK DISK STAMPED "X 49 1966" SET IN A ROCK OUTCROP
17. *WETLAND LOCATIONS SHOWN HEREON WERE PROVIDED BY BL COMPANIES, A QUALIFIED SPECIALIST.*

SURVEYOR'S CERTIFICATE

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 6B, 7B1, 7C, 8, 9, 10, 11B, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/15/2025.

DATE OF PLAT OR MAP: 08/22/2025

PRELIMINARY

HOLLAND E. SHAW
PROFESSIONAL LAND SURVEYOR NO. 632
STATE OF NEW HAMPSHIRE
NEW HAMPSHIRE C.O.A. 00545

DATE	REVISION HISTORY	BY
09/10/25	WETLANDS DELINEATION	AJK
09/24/25	CLIENT COMMENTS	KLR

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

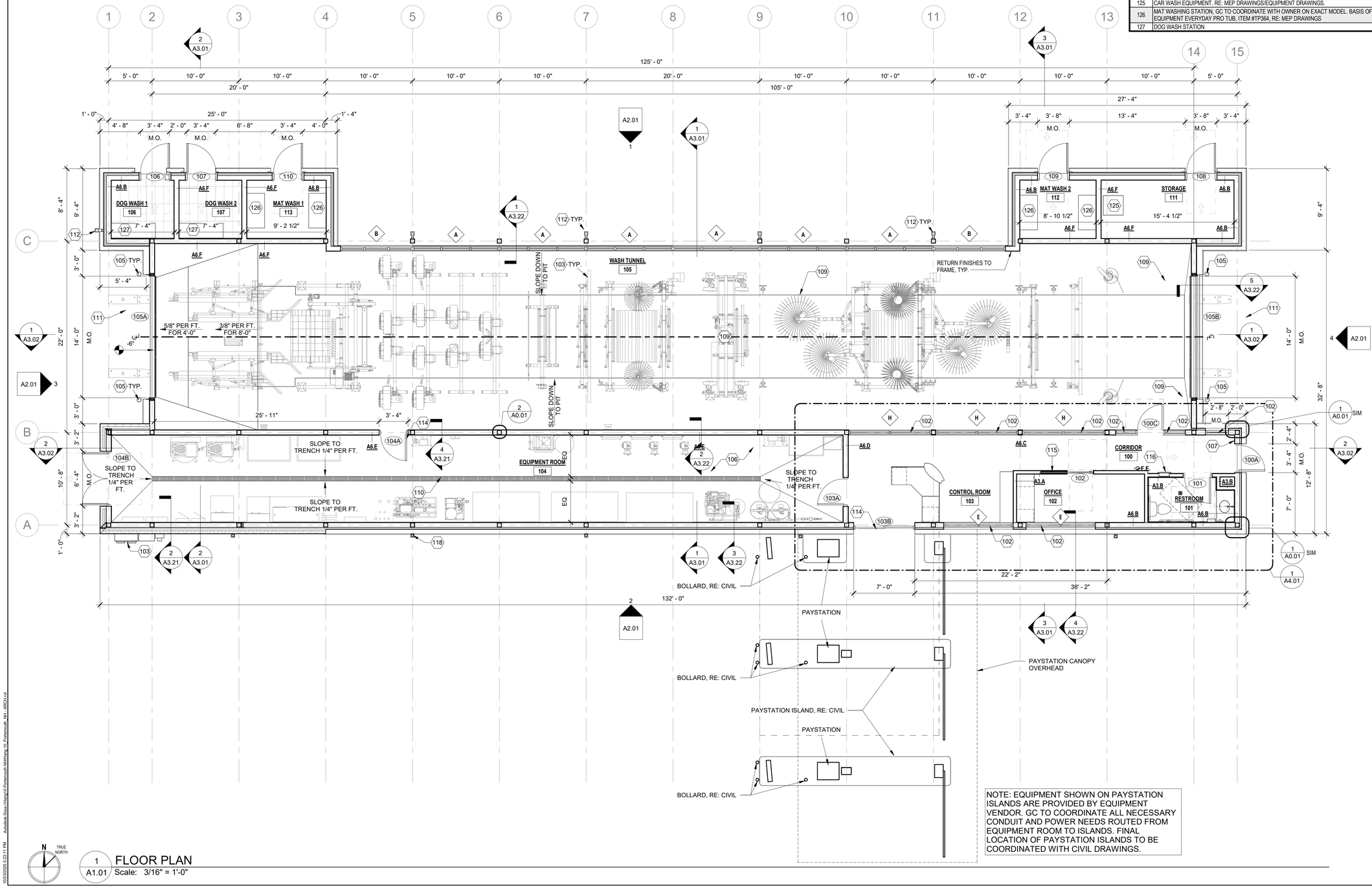
SURVEYOR JOB NUMBER:	SURVEY DRAWN BY:
25-6116	AJK - 08/22/2025
SURVEY REVIEWED BY:	**SHEET:**
KLR	1 OF 1

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY.
2. INTERIOR DIMENSIONS ARE TO FACE OF FINISHED WALL SURFACE.
3. AT ALL CASEWORK AND COUNTERTOPS ADJACENT TO WALL CONSTRUCTION, PROVIDE CAULKING AT WALL SURFACES.
4. ANCHOR ALL OWNER FURNISHED CASEWORK TO FLOOR.
5. GC TO PROVIDE KNOX BOX. COORDINATE LOCATION & REQUIREMENTS WITH AHJ.
6. GC TO PROVIDE BDA TEST PER AHJ REQUIREMENTS. GC TO PULL TEST RESULTS WITH PERMIT AND NOTIFY ARCHITECT IF A BDA ROOM IS REQUIRED PER FIRE DEPARTMENT.
7. REFER TO SHEET A0.01 FOR INTERIOR PARTITION TYPE INFORMATION.
8. REFER TO EXTERIOR ELEVATIONS FOR STOREFRONT AND WINDOW TAGS
9. PROVIDE ACCESSIBLE TACTILE EXIT SIGN. SEE TYPICAL ACCESSIBILITY SIGNS ON SHEET G0.20
10. . PROVIDE ACCESSIBLE RESTROOM SIGN. SEE TYPICAL ACCESSIBILITY SIGNS ON SHEET G0.20

KEYNOTES

102	EXTERIOR ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLASS
103	ELECTRICAL METER / EQUIPMENT, TBD. RE: ELECTRICAL
105	CONCRETE-FILLED PIPE BOLLARD, LOCATE CENTER OF BOLLARD 8" FROM FINISH FACE OF BUILDING, ALIGN OUTSIDE EDGE OF BOLLARD WITH EDGE OF DOOR OPENING, PAINT TO MATCH BUILDING.
106	PROVIDE 3/4" MARINE GRADE PLYWOOD SHEATHING ON ALL INTERIOR WALL SURFACES OF EQUIPMENT ROOM.
107	PROVIDE ACCESSIBLE TACTILE EXIT SIGN. SEE TYPICAL ACCESSIBILITY SIGNS ON SHEET G0.20
109	REFER TO CAR WASH DRAWINGS FOR SLOPES
110	TRENCH DRAIN. RE: PLUMBING
111	CONCRETE APPROACH AND EXIT SLABS TO EXTEND A MINIMUM OF 20' FROM EITHER END OF THE TRENCH. THESE SLABS ARE TO BE LEVEL AND ALIGNED ALONG THE DIRECTION OF THE TRENCH. PROVIDE SLIGHT SLOPING OF THESE SLABS PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ALLOW FOR DRAINAGE IS ACCEPTABLE
112	PREFINISHED METAL DOWNSPOUT, TIE INTO STORM. RE: CIVIL
114	THIS DOOR IS NOT INTENDED FOR EGRESS. DOOR TO BE USED BY EMPLOYEES ONLY WITH KEYFOB/KEYPAD ENTRY/EXIT AND HAVE SIGNAGE NEXT TO THE DOOR AT THE INTERIOR WHICH STATES " DOOR IS NOT AND EXIT" OWNER TO PROVIDE TRAINING AS REQUIRED TO THE EMPLOYEES TO ENSURE THEIR SAFETY.
115	NO ELECTRIC/PLUMBING THROUGH WALL AT POCKET DOOR
116	RECESSED BOTTLE FILLER TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS (ELKAY LBWDC00WHC NO EXCEPTIONS)
118	DOWNSPOUTS TO CONNECT TO STORM, RE: CIVIL
125	CAR WASH EQUIPMENT, RE: MEP DRAWINGS/EQUIPMENT DRAWINGS.
126	MAT WASHING STATION, GC TO COORDINATE WITH OWNER ON EXACT MODEL. BASIS OF DESIGN; MASTER EQUIPMENT EVERYDAY PRO TUB, ITEM #TP364, RE: MEP DRAWINGS
127	DOG WASH STATION



NOTE: EQUIPMENT SHOWN ON PAYSTATION ISLANDS ARE PROVIDED BY EQUIPMENT VENDOR. GC TO COORDINATE ALL NECESSARY CONDUIT AND POWER NEEDS ROUTED FROM EQUIPMENT ROOM TO ISLANDS. FINAL LOCATION OF PAYSTATION ISLANDS TO BE COORDINATED WITH CIVIL DRAWINGS.

N TRUE NORTH

1 A1.01 FLOOR PLAN
Scale: 3/16" = 1'-0"

CESO
WWW.CESOINC.COM
2012 W 25th Street Suite 200
Cleveland, OH 44113
Phone: 330.665.0660 Fax: 888.208.4826

Hang 10 CAR WASH

HANG10 - PORTSMOUTH, NH

HANG10 - PORTSMOUTH, NH
2289 LAFAYETTE RD
PORTSMOUTH, NH 03801

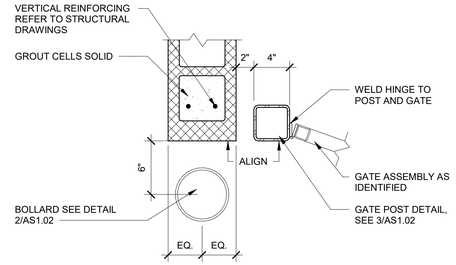
Revisions / Submissions

ID	Description	Date
	85% Set	10/27/2025

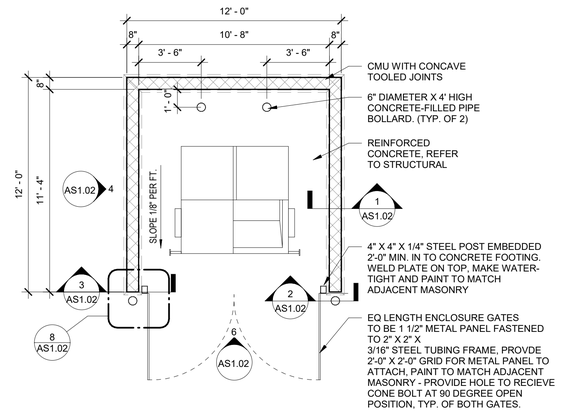
Project number:	766656-01
Scale:	As indicated
Drawn By:	ANM
Checked By:	ARA
Date:	10/20/2025
Issue:	Prelim. Design

Sheet Title:
FLOOR PLAN

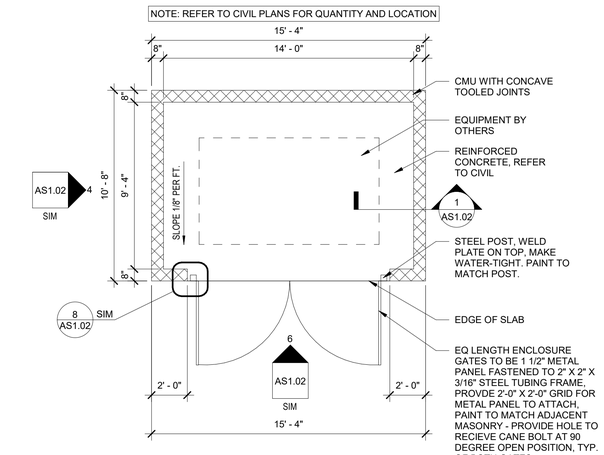
A1.01



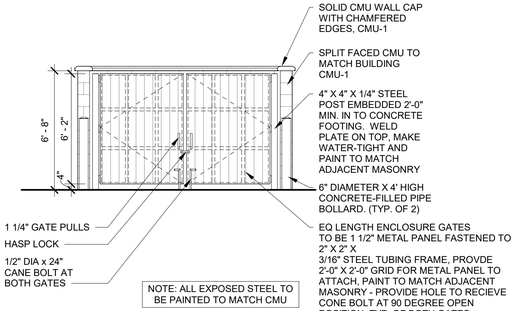
8 AS1.02 TRASH ENCLOUSRE GATE DETAIL
Scale: 1 1/2" = 1'-0"



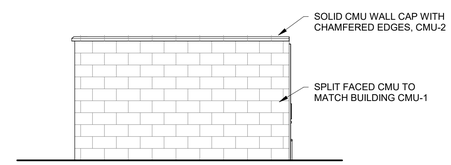
7 AS1.02 TRASH ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



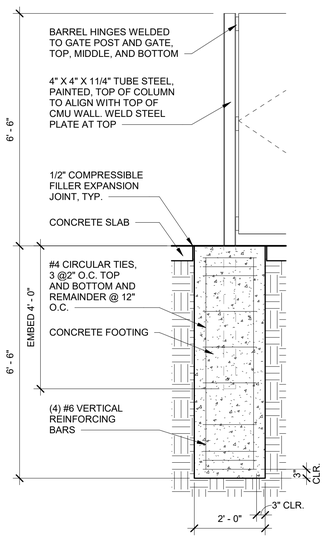
5 AS1.02 VACUUM ENCLOSURE
Scale: 1/4" = 1'-0"



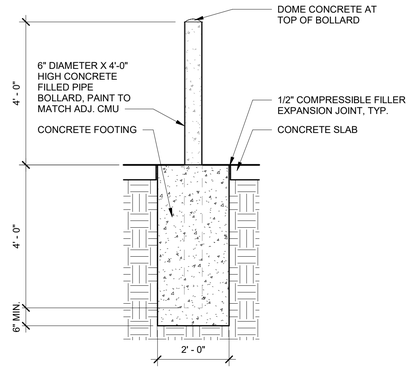
6 AS1.02 TRASH ENCLOSURE FRONT ELEVATION
Scale: 1/4" = 1'-0"



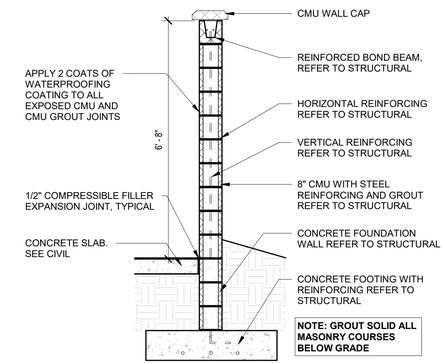
4 AS1.02 TRASH ENCLOSURE SIDE / BACK ELEVATION
Scale: 1/4" = 1'-0"



3 AS1.02 GATE POST DETAIL
Scale: 1/2" = 1'-0"



2 AS1.02 BOLLARD DETAIL
Scale: 1/2" = 1'-0"



1 AS1.02 TRASH ENCLOSURE WALL SECTION
Scale: 1/2" = 1'-0"

CESO
WWW.CESOINC.COM
2012 W 25th Street Suite 200
Cleveland, OH 44113
Phone: 330.665.0660 Fax: 888.208.4826

Hang 10 CAR WASH

Revisions / Submissions

ID	Description	Date

Project number:
Scale: As indicated
Drawn By:
Checked By:
Date:
Issue:

Sheet Title:
DUMPSTER ENCLOSURE & SITE DETAILS

AS1.02

October 14, 2025

Lucas Miller
Access & Utilities Supervisor
New Hampshire Department of Transportation District 6
271 Main Street, PO Box 740
Durham, NH 03824

RE: Traffic Generation Letter for proposed Hang10 Car Wash
Located at 2299 Lafayette Road, Portsmouth, Rockingham County, New Hampshire

Dear Mr. Miller:

INTRODUCTION

The proposed Hang10 Car Wash is to be located at 2299 Lafayette Road in Portsmouth, NH. The site is currently occupied by a 7,475 S.F. building, which will be demolished to be replaced by the new car wash building. The proposed Hang10 Car Wash will be approximately 4,500 S.F. in size and will include one (1) car wash conveyer/tunnel and vehicle parking.

This Traffic Generation Letter has been performed in general accordance with locally accepted standards and industry practice. Based on these guidelines, the purpose of this Traffic Statement is to summarize the trips generated by the proposed Hang10 Car Wash.

SITE DESCRIPTION

The proposed development is planned to occupy approximately 1.42 acres of land at the site location. The site is surrounded by residential and commercial areas.

The existing site has one (1) curb cut for a shared access driveway that currently connects to Lafayette Road. The proposed Hang10 Car Wash is planning to use the existing curb cut and shared access driveway to provide full access to the site.

Figure 1 illustrates the site location and Figure 2 illustrates an aerial of the existing site. A site plan of the proposed Hang10 Car Wash is shown in Attachment A.

Figure 1
Site Location

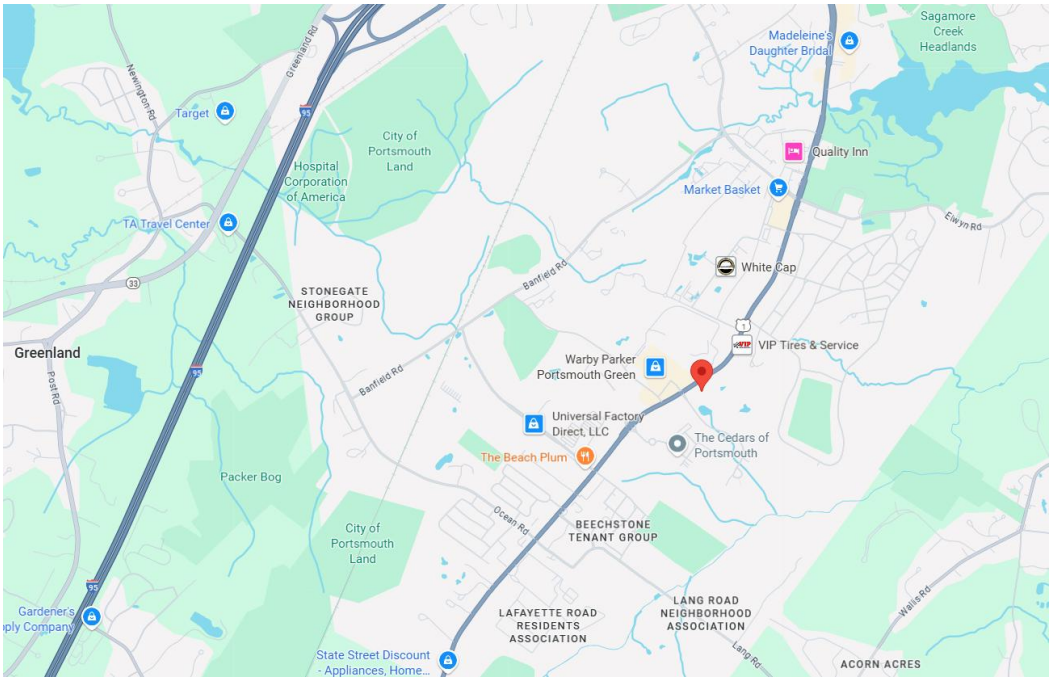


Figure 2
Site Aerial

EXISTING ROADWAY CONDITIONS

Lafayette Road: Lafayette Road generally has a north/south alignment and is a three-lane undivided roadway with a four-lane roadway configuration near the site. Lafayette Road is a classified as a Principal Arterial under the jurisdiction of the NHDOT. The posted speed limit on Lafayette Road in the vicinity of the site is 35 mph.

SITE TRAFFIC GENERATION

Studies of similar developments throughout North America have shown that the amount of traffic generated will be functionally related to some unit of activity (i.e., gross floor area). Site traffic fluctuates substantially on different days and hours throughout the day. Therefore, it is imperative to select an appropriate hourly volume on which to base the design of the external roadway and site access facilities. The Weekday PM and Saturday peak hours were selected based on the adjacent street traffic during these hours.

The existing site consists of:

- A 7,475 S.F. Automobile Parts Sales building.

The proposed Hang10 Car Wash includes:

- The construction of a 4,500 S.F. automated car wash to include one (1) car wash tunnel.

Trip generation was based on methods outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Specifically, CESO used ITE Land Use Category 943 (Automobile Parts Sales) to estimate trips for the existing site, and ITE Land Use Category 948 (Automated Car Wash) to estimate trips for the proposed Hang10 Car Wash.

The Site Generated Traffic Volumes are presented below in Table 1.

Table 1
Site Generated Traffic Volumes

ITE Land Use Description	ITE Cat.	Size	Unit	Total Generated Trips								
				Weekday			Weekday PM Peak Hour			Saturday Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Automobile Parts Sales	843	7,475	S.F.	408	204	204	37	18	19	86	44	42
ITE Cat. 948 Entering (%)/Exiting (%)				*100%*	*50%*	*50%*	*100%*	*48%*	*52%*	*100%*	*51%*	*49%*
Automated Car Wash	948	1	Wash Tunnel	N/D	N/D	N/D	78	39	39	41	19	22
ITE Cat. 948 Entering (%)/Exiting (%)				N/D	N/D	N/D	*100%*	*50%*	*50%*	*100%*	*46%*	*54%*
Net Generated Trips Generated				N/D	N/D	N/D	*41*	*21*	*20*	*-45*	*-25*	*-20*

N/D – Insufficient Data Available

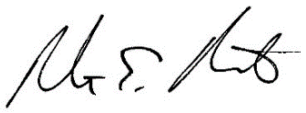
ITE Trip Generation Category 948 Sheets and the trip generation calculations utilized to calculate the values presented in Table 1 are included in Attachment B.

Note: Due to limited data available in the ITE Trip Generation Manual 11th Edition for Automated Car Wash, only Weekday PM Peak Hour of Adjacent Street traffic and Saturday Peak Hour of Generator traffic were used to compare trips with the existing site's estimated traffic volumes.

CONCLUSIONS

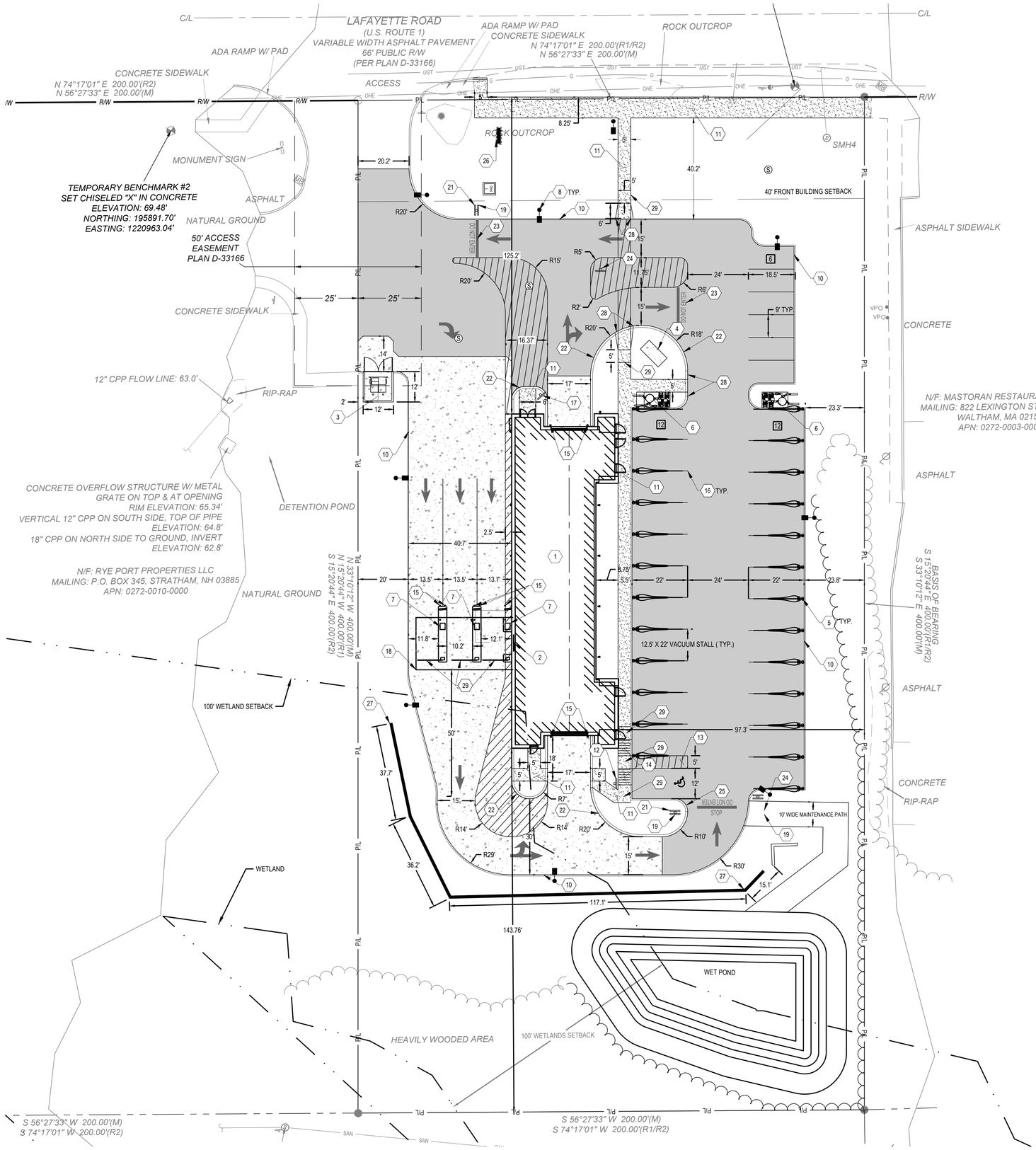
In comparison to the existing site, the proposed Hang10 Car Wash is forecasted to generate a net 41 total trips additional (21 entering and 20 exiting) during the PM peak hour, and a net 45 total trips less (25 entering and 20 exiting) during the Saturday peak hour. Based on the proposed site's trip generation , the proposed development will have minimal impacts on Lafayette Road and the adjoining roadway network. Furthermore, as the development will generate less than 100 total trips during the Weekday PM and Saturday peak hour, a traffic impact study is not required for this development.

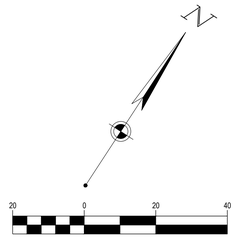
Please review the above analysis and provide concurrence that the New Hampshire Department of Transportation (NHDOT) District 6 will not require a Traffic Impact Study (TIS) to be performed for this development.
Sincerely,



Robert Matko, P.E., P.S., PTOE
Senior Engineering Manager

ATTACHMENT A
SITE PLAN





SITE LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED ASPHALT PAVEMENT (SEE DETAIL ON SHEET C7.0)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL ON SHEET C7.0)
- PROPOSED CONCRETE SIDEWALK
- BUILDING
- RETAINING WALL
- CONCRETE CURB
- EDGE OF PAVEMENT / WALK
- PAVEMENT TRANSITION
- 7 — PARKING SPACE COUNT
- SIGN

CODED NOTES:

1. PROPOSED CAR WASH BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED BUILDING SLIDING DOOR.
3. PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS. SEE ARCHITECTURAL PLAN FOR DETAILS.
4. PROPOSED HANG 10 THEMED PARKED VAN ON CONCRETE PAD.
5. PROPOSED VACUUMS. REFER TO MEP PLANS FOR DETAILS.
6. PROPOSED VACUUM MOTOR/EQUIPMENT ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
7. PROPOSED PAY STATION. REFER TO MEP PLANS FOR DETAILS.
8. PROPOSED BARRIER GATE. REFER TO MEP PLANS FOR DETAILS.
9. PROPOSED LIGHT POLE. REFER TO CONSTRUCTION DETAILS ON SHEETC8.0.
10. PROPOSED 6" STRAIGHT CURB. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
11. PROPOSED CONCRETE SIDEWALK. SIDEWALK IN RIGHT-OF-WAY SHALL BE CONSTRUCTED BY CITY REQUIREMENTS.
12. PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
13. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE PER DETAIL ON SHEET C7.0 AND ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
14. ADA ACCESSIBLE RAMP. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
15. PROPOSED 6" CONCRETE BOLLARD. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
16. PROPOSED PARKING LOT PAVEMENT MARKINGS.
17. PROPOSED STOP/GO SIGNAGE.
18. PROPOSED OVERHEAD CANOPY. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
19. PROPOSED STOP SIGN.
20. PROPOSED STOP BAR AND 'STOP' PAVEMENT MARKINGS.
21. PROPOSED DO NOT ENTER SIGN.
22. PROPOSED ROLLED CURB. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0.
23. PROPOSED "DO NOT ENTER" PAVEMENT MARKINGS.
24. PROPOSED PORTABLE STOP SIGN.
25. PROPOSED CURB TRANSITION. REFER TO CONSTRUCTION DETAILS ON SHEET C7.0
26. PROPOSED CAR WASH MONUMENT SIGN.
27. PROPOSED RETAINING WALL. TO BE DESIGNED BY REDI ROCK.
28. PROPOSED CURB TAPER. REFER TO DETAIL ON SHEET C7.0
29. PROPOSED 5'X5' LANDING.

811 DigSafe MA-ME-NH-RI-VT

SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NEW HAMPSHIRE UTILITIES PROTECTION SERVICE AT 811 OR 888-344-7233 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

HANG10 CAR WASH
PORTSMOUTH, NH

2299 LAFAYETTE RD
PORTSMOUTH, NH 03801

Revisions / Submissions

ID	Description	Date

Project Number:	766656
Scale:	1" = 20'
Drawn By:	VMO
Checked By:	CG
Date:	10/07/2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SITE PLAN

C3.0

ATTACHMENT B
ITE TRIP GENERATION
CALCULATIONS AND RESOURCES

Land Use: 843
Automobile Parts Sales

Description

An automobile parts sales facility specializes in the sale of automobile parts for maintenance and repair. The facilities within this land use are not typically equipped for on-site vehicle repair. Tire store (Land Use 848), tire superstore (Land Use 849), and automobile parts and service center (Land Use 943) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, Montana, New Hampshire, Texas, and Wisconsin.

Source Numbers

436, 439, 618, 881, 882, 959, 975, 1047

Automobile Parts Sales
(843)

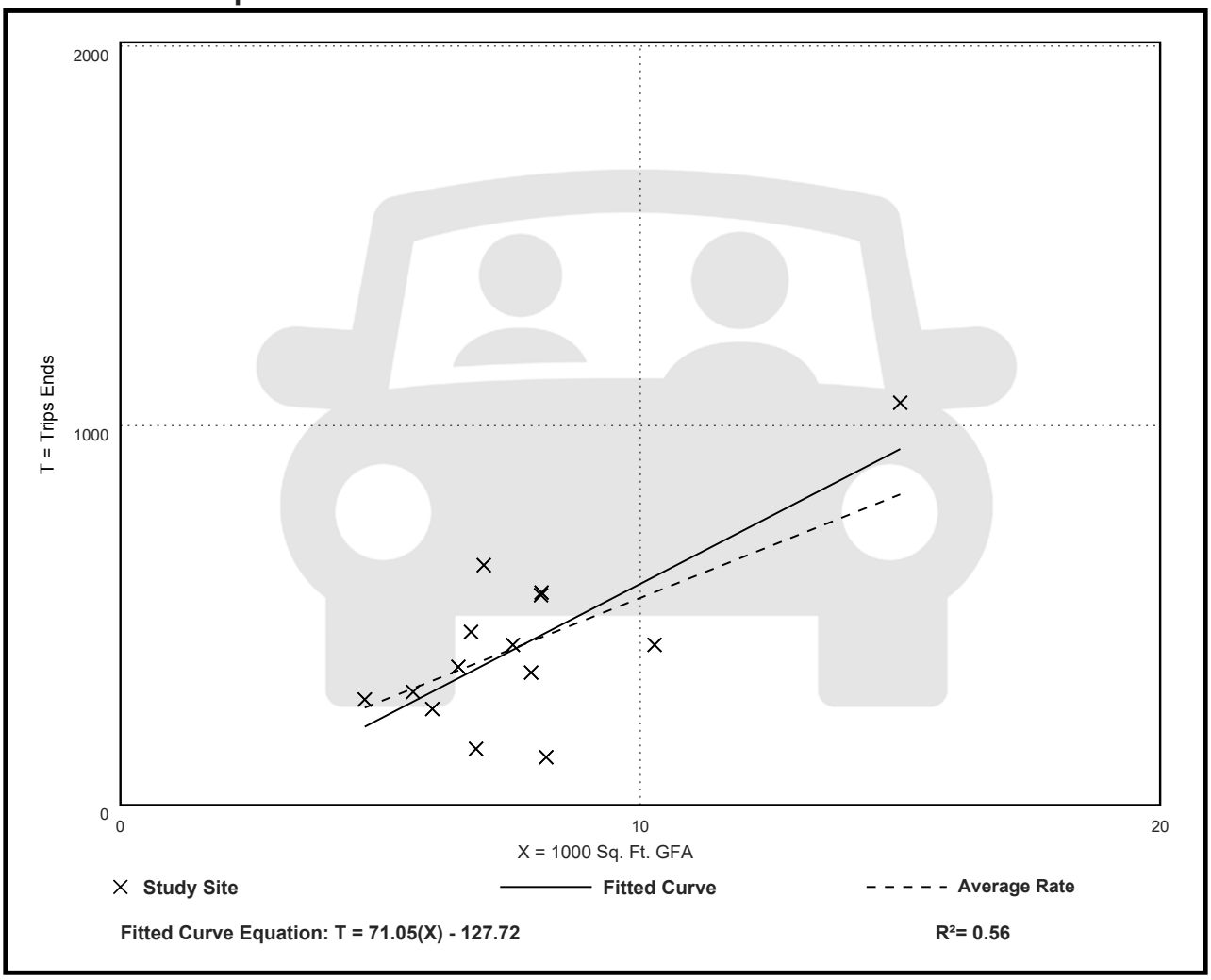
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
54.57	15.38 - 90.41	20.19

Data Plot and Equation



Fitted Curve Equation: T = 71.05(X) - 127.72

R^2= 0.56

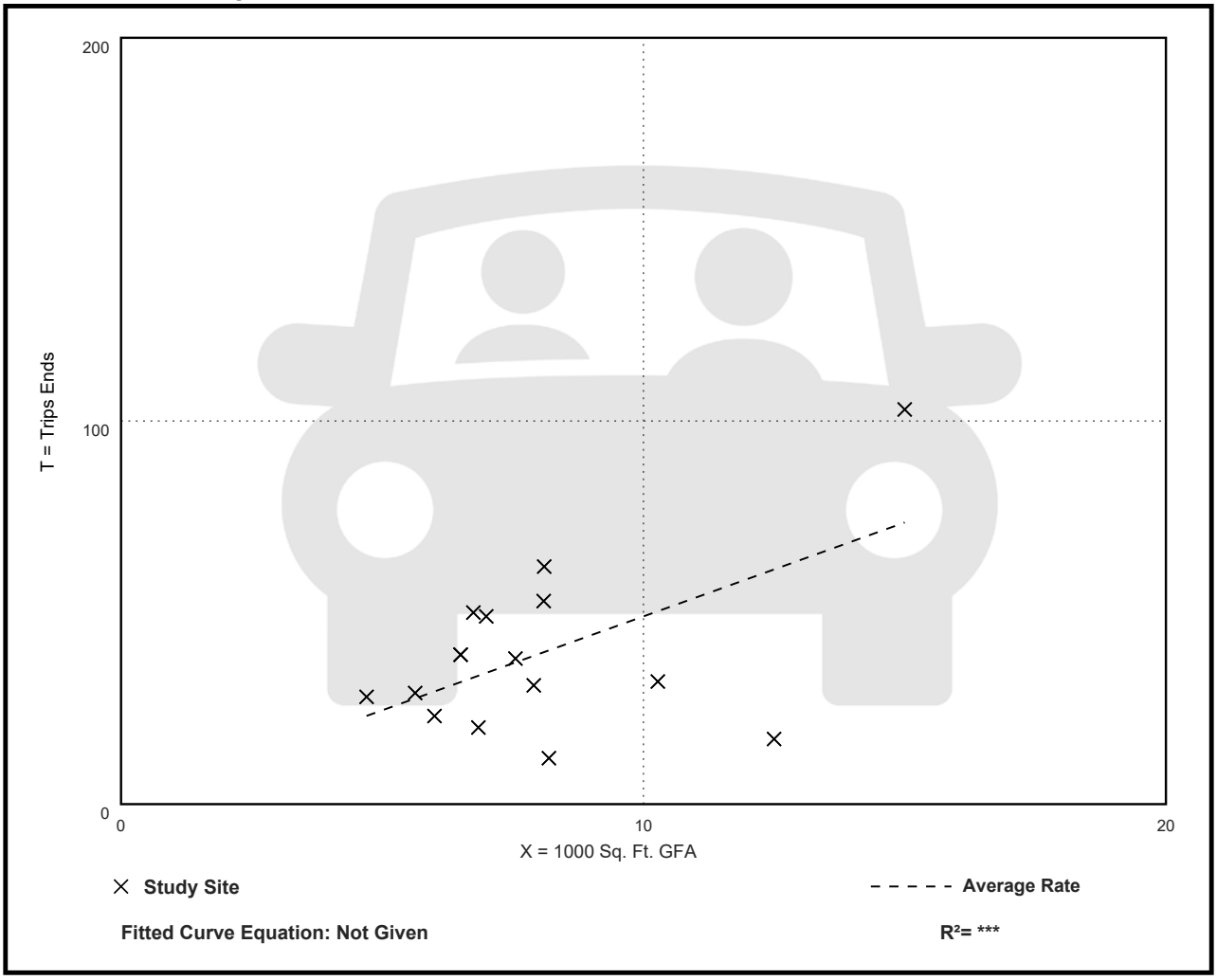
Automobile Parts Sales
(843)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.90	1.36 - 7.65	2.17

Data Plot and Equation



Automobile Parts Sales
(843)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

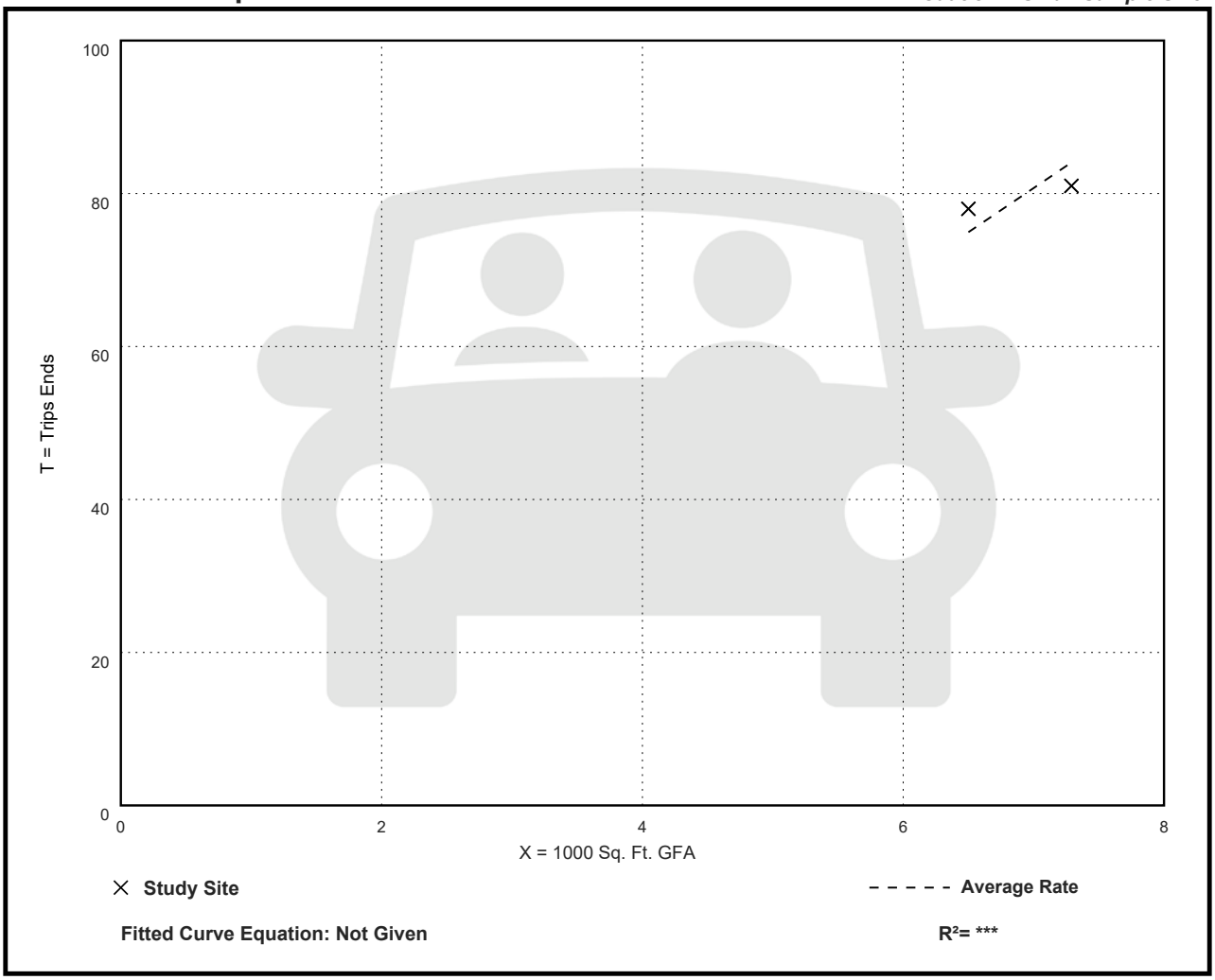
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.53	11.11 - 12.00	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

13060 S. U.S. Hwy. 27, Suite D
DeWitt, MI 48820
(517) 243-1295
www.cesoinc.com

October 14, 2025

Trip Generation Letter – Proposed Hang10 Car Wash

Portsmouth, New Hampshire

CESO Trip Generation Calculations

ITE 943 – Automobile Parts Sales

For Weekday → 50% Enter/50% Exit

54.57 x 7.475 Car Wash Tunnel = 408 Trips

408 Trips x 0.50 (50%) = 204 Trips Enter/Exit

For PM Peak Hour → 48% Enter/52% Exit

4.90 x 7.475 Car Wash Tunnel = 37 Trips

37 x 0.48 (48%) and 37 x 0.52 (52%) = 18 Trips Enter/19 Trips Exit

For Saturday Peak Hour → 51% Enter/49% Exit

11.53 x 7.475 Car Wash Tunnel = 86 Trips

86 x 0.51 (51%) and 86 x 0.54 (49%) = 44 Trips Enter/42 Trips Exit

Land Use: 948
Automated Car Wash

Description

An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility. Self-service car wash (Land Use 947) and car wash and detail center (Land Use 949) are related uses.

Additional Data

The sites were surveyed in the 1990s and the 2000s in New Jersey, New York, and Washington.

Source Numbers

552, 555, 585, 599, 954

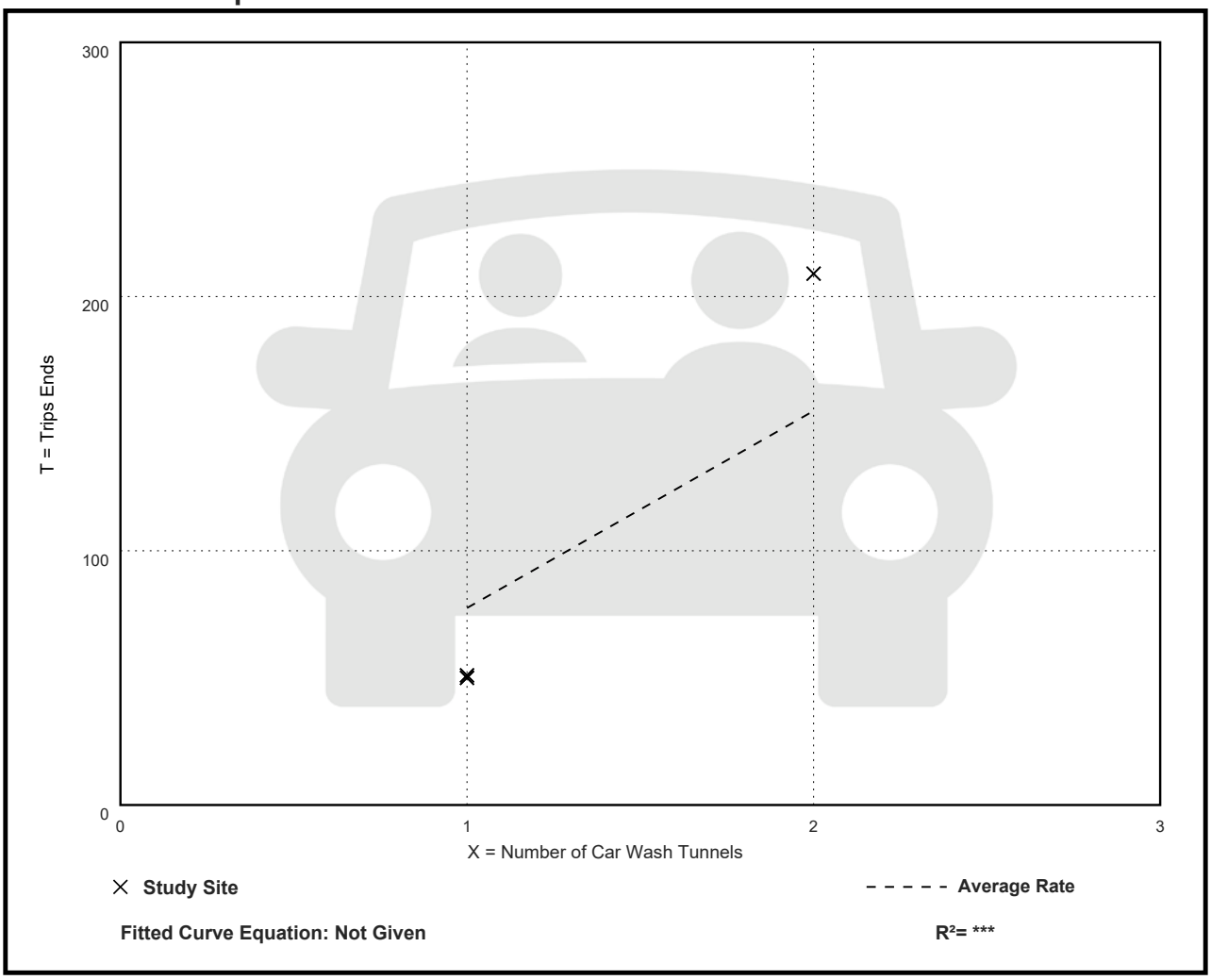
Automated Car Wash
(948)

Vehicle Trip Ends vs: Car Wash Tunnels
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Car Wash Tunnels: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Car Wash Tunnel

Average Rate	Range of Rates	Standard Deviation
77.50	50.00 - 104.50	33.07

Data Plot and Equation



Automated Car Wash
(948)

Vehicle Trip Ends vs: Car Wash Tunnels
On a: Saturday, Peak Hour of Generator

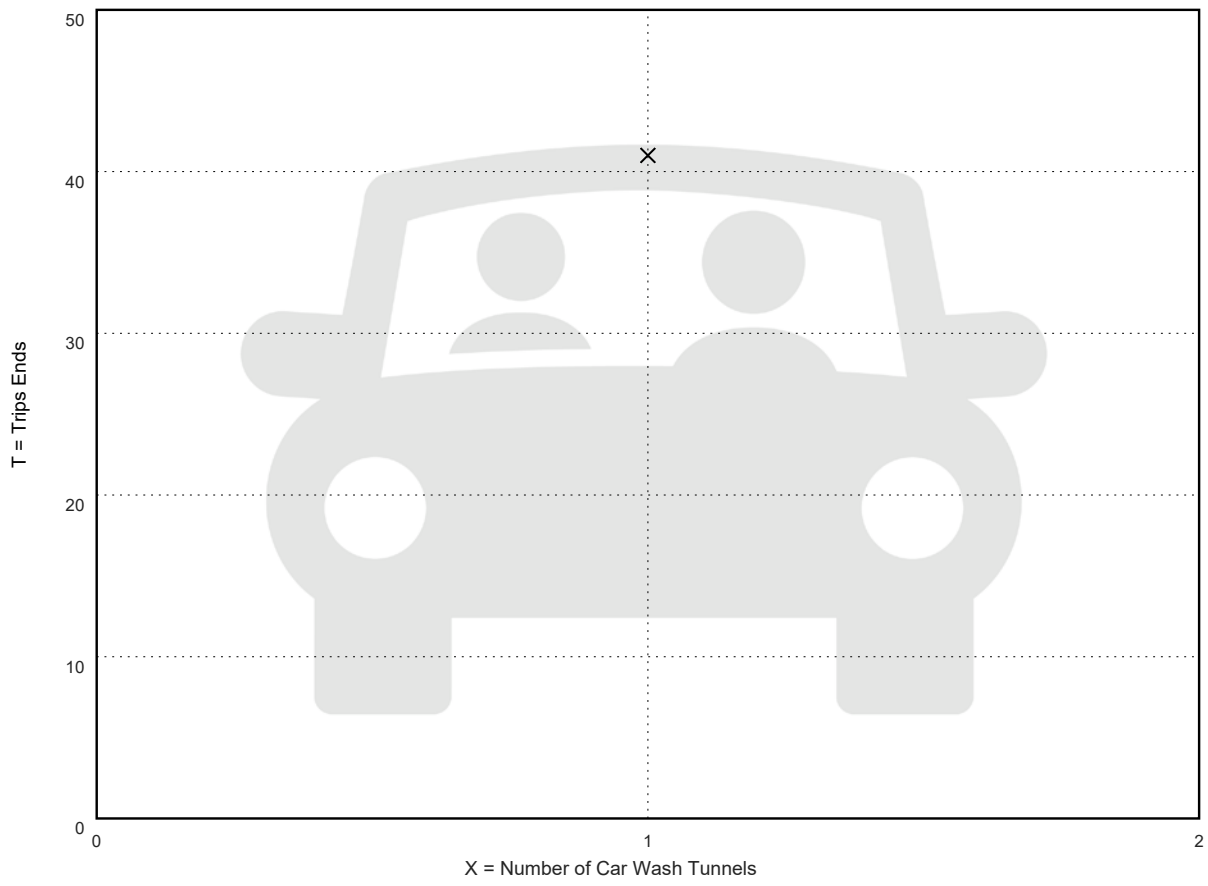
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Car Wash Tunnels: 1
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Car Wash Tunnel

Average Rate	Range of Rates	Standard Deviation
41.00	41.00 - 41.00	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

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(517) 243-1295
www.cesoinc.com

August 21, 2025

Trip Generation Letter – Proposed Hang10 Car Wash

Portsmouth, New Hampshire

CESO Trip Generation Calculations

ITE 948 – Automated Car Wash

For PM Peak Hour → 50% Enter/50% Exit

77.50 x 1 Car Wash Tunnel = 78 Trips

78 Trips x 0.50 (50%) = 39 Trips Enter/Exit

For Saturday Peak Hour → 46% Enter/54% Exit

41.00 x 1 Car Wash Tunnel = 41 Trips

Primary Trips = 41 x 0.46 (46%) and 41 x 0.54 (54%) = 19 Trips Enter/22 Trips Exit