

# ROSS ENGINEERING LLC

Civil/Structural Engineering  
& Surveying

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

DATE: 4-24-24

JOB #: 23-010

## DOCUMENT TRANSMITTAL

TO: City of Portsmouth  
ATTN: Planning Department  
1 Junkins Ave  
Portsmouth, NH 03801

VIA: By Hand

ATTACHED  SENT SEPERATELY  
 COPIES  PRINTS  REPRODUCIBLES  DIGITAL  
EACH OF:  
 DRAWINGS  SPECIFICATIONS  
 DOCUMENTS

### STATUS:

FINAL  
 PRELIMINARY  
 NO COMMENT  
 COMMENTS AS NOTED

APPROVED  
 APPROVED AS NOTED  
 UNACCEPTABLE

### PLEASE NOTE:

REVISIONS  OMISSIONS  
 ADDITIONS  CORRECTIONS  
 COMMENTS

### SENT FOR YOUR:

APPROVAL  COMMENTS  
 USE  INFORMATION  
 FILES

### RE:

Project Location: 822 US Route 1 Bypass  
Portsmouth, NH 03801  
Tax Map 160, Lot 29

Owner: Rigz Enterprises LLC  
18 Dixon Lane  
Derry, NH 03038

Attached please find the following:

1. Project Description
2. TAC Response Letter
3. Tax Map
4. Site Photos
5. Signed Application Checklist
6. Waiver Request Letter
7. Abutter's List
8. Civil Plan set dated 4-24-24 (full size to scale + 11x17 not to scale)
9. Low Impact Design & Green Building Description
10. Stormwater Management Operations & Maintenance Plan
11. Architectural Plan Set
12. Draft Easements

Please call (603-433-7560) if you have any questions.

Thank you,

Alex Ross

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

909 Islington Street  
Portsmouth, NH 03801

603-433-7560  
alexross@comcast.net

**822 US Route 1 Bypass**  
**Project Description**

April 24, 2024

This site review application is for improvements to an existing fully developed site. Tax Map 160, Lot 29 is a 0.68 Acre parcel with access from Burkitt Street, and the northbound side of the Route 1 by-pass. The existing lot includes a vacant gas station building. Per the town files, the existing building was built in 1969. Just this past summer the gas pumps, and tanks were properly removed. The gas pump island roof has been removed, and the building will be removed in the near future.

We were recently before TAC for this site and have added all of their recommendations. The existing City Tobacco store is limited to the small building on Lot 43, so the owner would like to build a larger building on Lot 29, and move the City Tobacco store to the larger building. The owner has a successful chain of stores in many locations, including, Seabrook, Portsmouth, Rochester, Plaistow, and Sanford, Maine. A new 6,010 sf retail building is planned for a “City Tobacco and Beverage” store. A new 6’ wide sidewalk will be installed at the front of the building. Adequate parking will be provided on site. A portion of the existing asphalt driveway will be replaced with landscaping. As a result, there is a decrease in impervious surface. A storm drainage filtration jellyfish will be installed as well to improve water runoff quality.

The storm drainage catch basins and lines are located in an odd configuration with piping going directly under both buildings. We have been working closely with DPW to locate the existing lines and come up with the best solution to install new lines. A utility plan has been prepared to ensure that proper drainage, sewer, water, and electrical connections will be installed. The end result of all the improvements will be a code compliant site that will provide an upgrade to the site utilities including storm drainage/water/sewer/gas/electrical, while also improving landscaping, stormwater runoff, parking, and traffic safety.

Sincerely,

Alex Ross, P.E.

**Ross Engineering**  
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April 24, 2024

Peter Britz,  
Planning and Sustainability Director  
1 Junkins Ave  
Portsmouth, NH 03801

**RE:** TAC Letter of Decision  
822 US Route 1 Bypass  
Portsmouth, NH 03801  
Tax Map 160, Lot 29

This letter is in response to a letter of decision dated April 9, 2024 with TAC comments for the items to be addressed prior to submission to the Planning Board submission for site plan review at 822 US Route Bypass. The TAC comments are italicized with our comments below in bold.

- 1. All permanent drainage to be installed will need drainage easements from the lots connected.*

**An easement plan has been prepared and submitted, see drawing 6 in the plan set.**

- 2. Meet with DPW to determine hookup fees.*

**The contractor has met with DPW to discuss the hookup fees.**

- 3. Provide an easement plan.*

**An easement plan has been prepared and submitted depicting the access easement across Lot 29 to the benefit of Lot 43 (shown as Easement A) and the Right of Way and Drainage Easements across Lot 29 (shown as Easements B & C).**

- 4. Proposed utilities must be installed in Burkitt Street, not in grass strip.*

**The proposed gas line has been relocated under the pavement in Burkitt St. Sewer and Drainage lines shown under the grass strip are existing utilities. No work is proposed for these lines.**

- 5. Change 6" fire service into a 6" main with flushing hydrant at the end. Connect fire services and domestic services to the new 6" main. Connect 2" service for adjacent property to the 6" main, cut and cap all old services for both properties as necessary at water main on Dennett.*

**A 6" water main has been shown from the Dennett St water main along Burkitt St. A flushing hydrant is proposed to connect to this 6" main through a 6" line. A 1" domestic line and a 6" sprinkler line have been proposed to connect to the #822 building from the new 6" water main.**

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6. *Need for third party oversight of work in City right of way to be determined by Department of Public Works.*

**MAC construction will be doing the work and has done work with the city in the past. Necessary City inspections will be performed, but we do not feel it is necessary to incur the additional cost of third party oversight in this case.**

7. *Burkitt Street shall be milled & overlaid after the conclusion of utility work.*

**Note 6 has been added to General Notes on sheet 4 “Utility Plan” stating the Burkitt Street will be milled & overlaid after conclusion of utility work.**

8. *Dumpsters must be moved 10’ further toward the back of building for sight distance. No manholes shall be covered by the dumpsters.*

**The dumpsters have been moved back towards the back of the building.**

9. *Outline of the roof overhanging the front sidewalk must be shown on plans.*

**The width of the overhang is the same as the width of the sidewalk. The line of the roof overhang is in the same location as the edge of the sidewalk, so the two lines overlap. This is shown on section 2 of drawing 12 “Sidewalk Details”.**

10. *The light pole, LP1, shall be moved closer to the building, away from the stormwater main, and out of DOT right of way.*

**LP1 has been moved out of the DOT right of way and closer to the building to the island next to parking space #12. Lighting fixtures have been revised. LP1 is now called out as 2S4.**

11. *The light pole 2 must be moved closer to parking lot entrance and Route 1 Bypass.*

**LP2 has been shifted closer to the parking lot entrance. Lighting fixtures have been revised. LP2 is now called out as S4.**

12. *A light pole shall be added to the west entrance of parking lot out of DOT right of way.*

**There is an existing light pole located on Tax Map 161, Lot 43 that is at the west entrance of the parking lot. This has been shown on the plan view of sheet 4 “Utility Plan” as Light Pole to be removed. A new light pole is proposed and shown as S4.**

13. *All drain manholes must have inverts.*

**Typical drain manhole detail shown on sheet 10 “Details” has been revised to show a concrete invert.**

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14. *The Stormwater Management Operations and Maintenance Manual shall include language detailing that an annual report on maintenance operations shall be submitted to the City of Portsmouth Department of Public Works.*

**Item C has been revised in the stormwater management operations and maintenance manual stating that an annual report will be submitted to the City of Portsmouth Department of Public Works.**

15. *Please provide documentation from NHDOT for work to be completed in the NHDOT right of way.*

**Landscaping in the DOT roadway has been removed. A meeting with NHDOT was held, and they would like the catch basin CB3 to be replaced, and the frame and grate of CB5 replaced. NHDOT will be supplying the materials for this. Notes have been added to the Utility Plan calling out these revisions. NHDOT approval is expected soon.**

16. *Site plan amendment for 806 Rt 1 bypass property to show new drain line.*

**A site plan amendment for 806 Rt 1 bypass property will be completed showing the new drain line and lighting.**

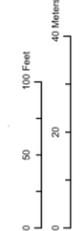
17. *Utility plans need to be updated to show utilities in pavement area of Burkitt St.*

**The proposed gas line has been relocated under the pavement in Burkitt St.**

Sincerely,

Alex Ross, P.E.

**Partial Legend**  
 See the cover sheet for the complete legend.  
**Z-5A** Lot or parcel number  
 2.56 ac Parcel area in acres (less or square feet (sf))  
 25-117 Address number  
 25-117 Parcel number from a neighboring map  
 150' x 100' Parcel dimension  
**SIBBS AVE** Street name  
 Parcel/Parcel boundary  
 Parcel/RCOV boundary  
 Water boundary  
 Structure (1994 data)  
 Parcel covered by this map  
 Parcel from a neighboring map  
 (see other map for current status)

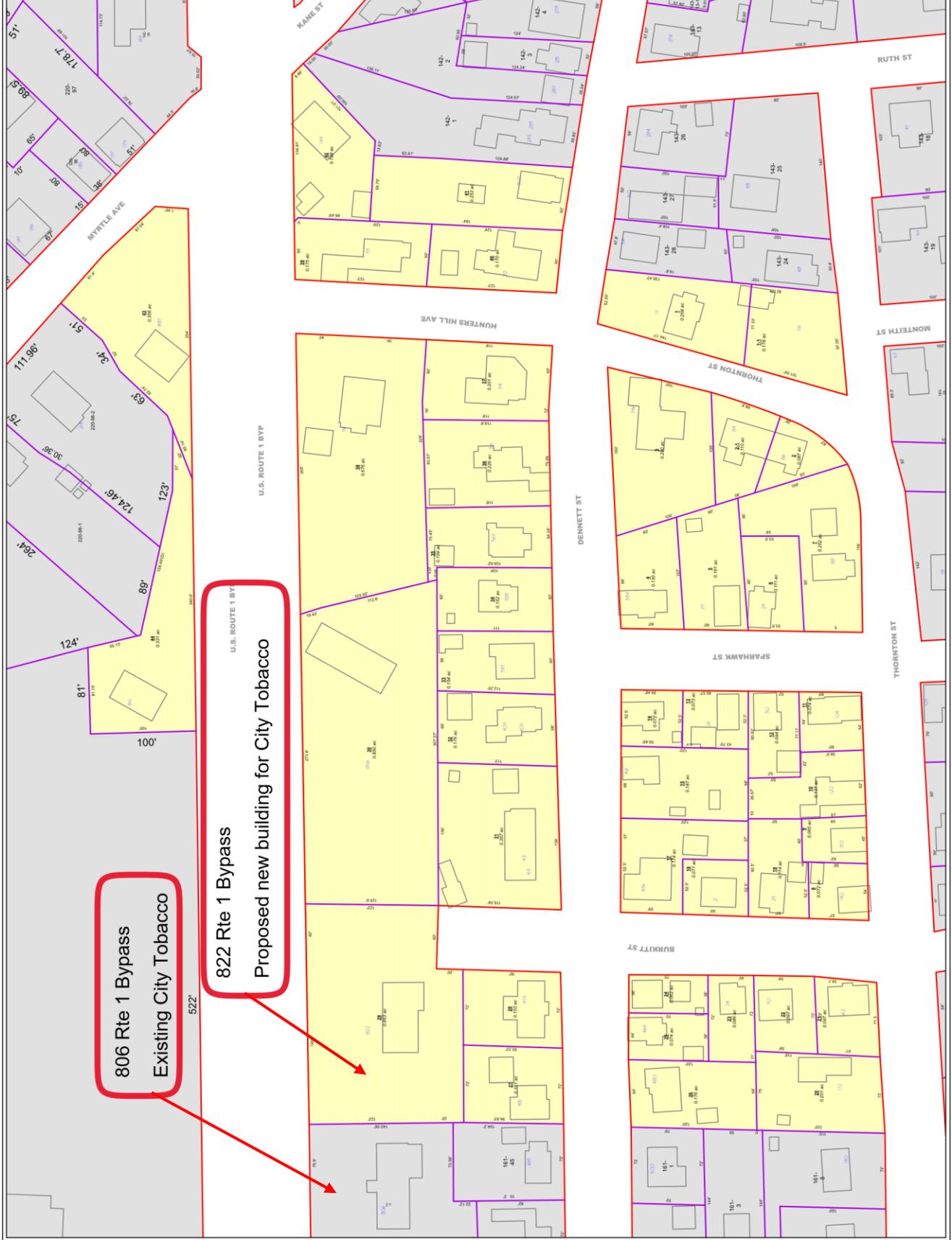


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not be current. Streets appearing on this map may be paper (unbuilt) streets. All footprints take precedence over address numbers. If there is a discrepancy between the map and other information, the map information may not represent posted or legal addresses.



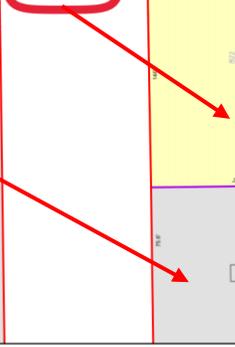
Portsmouth, New Hampshire  
 2020

# Tax Map 160



**806 Rte 1 Bypass  
 Existing City Tobacco**

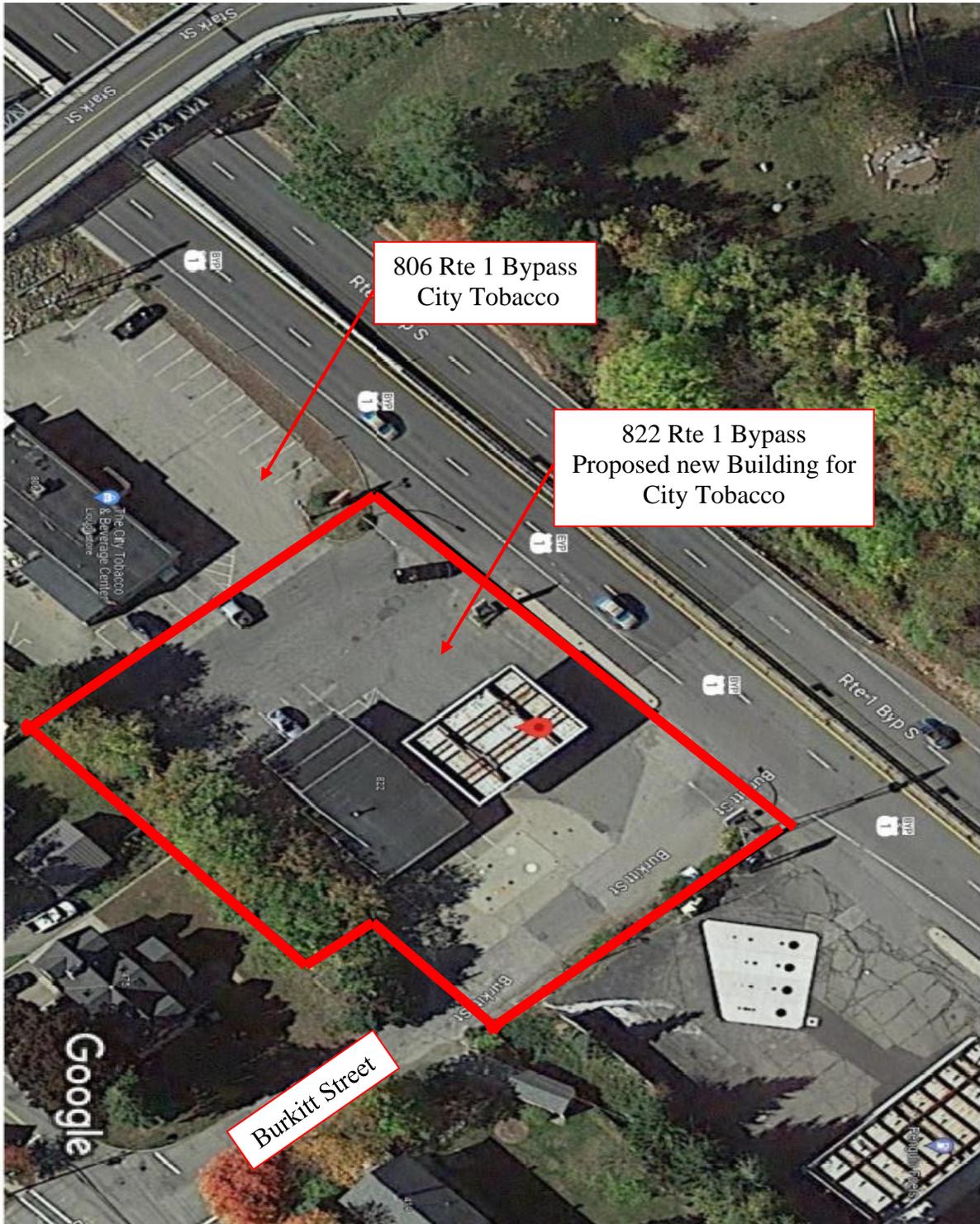
**822 Rte 1 Bypass  
 Proposed new building for City Tobacco**



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**Photo 1: Google Aerial**

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**822 Rte 1 Bypass**  
**Proposed new Building for City Tobacco**  
  
**806 Rte 1 Bypass**  
**City Tobacco**



**Photo 2: Front view 822 & 806 Rte 1 Bypass**

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**Photo 3: View of site from Rte 1 Bypass looking to the southeast**



**Photo 4: View lot looking to the southwest**

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**Photo 5: Site view from Burkitt St.**



**Photo 6: View from Rte 1 Bypass**



# City of Portsmouth, New Hampshire

## Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

**Applicant Responsibilities (Section 2.5.2):** Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Alex Ross Date Submitted: 2/16/2024

Application # (in City's online permitting): LU-23-209

Site Address: 822 Route 1 Bypass Map: 160 Lot: 29

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete <a href="#">application</a> form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))	LU-23-209	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)	Online Application in Viewpoint	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)	Low Impact Design & Green Building Description	
<input checked="" type="checkbox"/>	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)	Architectural Plan Set	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	Sheet 1 "Existing Conditions" - Notes 1 & 3	N/A

<b>Site Plan Review Application Required Information</b>			
<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. <b>(2.5.3.1E)</b>	Rigz Enterprises LLC 18 Dixon Ln Dey, NH 030838	N/A
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. <b>(2.5.3.1F)</b>	See Abutter list	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. <b>(2.5.3.1G)</b>	See Abutter list	N/A
<input checked="" type="checkbox"/>	List of reference plans. <b>(2.5.3.1H)</b>	Sheet 1 "Existing Conditions"	N/A
<input checked="" type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. <b>(2.5.3.1I)</b>	Sheet 4 "Utility Plan"	N/A

<b>Site Plan Specifications</b>			
<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. <b>(2.5.4.1A)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. <b>(2.5.4.1B)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. <b>(2.5.4.1C)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. <b>(2.5.4.1D)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. <b>(2.5.4.1E)</b>	No wetlands on site	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. <b>(2.5.4.2A)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. <b>(2.5.4.2B)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. <b>(2.5.4.2C)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. <b>(2.5.4.2D)</b>	Required on all plan sheets	N/A

**Site Plan Specifications – Required Exhibits and Data**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<p><b>1. Existing Conditions: (2.5.4.3A)</b></p> <ul style="list-style-type: none"> <li>• Surveyed plan of site showing existing natural and built features;</li> <li>• Existing building footprints and gross floor area;</li> <li>• Existing parking areas and number of parking spaces provided;</li> <li>• Zoning district boundaries;</li> <li>• Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre;</li> <li>• Existing impervious and disturbed areas;</li> <li>• Limits and type of existing vegetation;</li> <li>• Wetland delineation, wetland function and value assessment (including vernal pools);</li> <li>• SFHA, 100-year flood elevation line and BFE data, as required.</li> </ul>	Sheet 1 "Existing Conditions"	
<input checked="" type="checkbox"/>	<p><b>2. Buildings and Structures: (2.5.4.3B)</b></p> <ul style="list-style-type: none"> <li>• Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;</li> <li>• Elevations: Height, massing, placement, materials, lighting, façade treatments;</li> <li>• Total Floor Area;</li> <li>• Number of Usable Floors;</li> <li>• Gross floor area by floor and use.</li> </ul>	See Architectural & Sheet 2 "Site Plan"	
<input checked="" type="checkbox"/>	<p><b>3. Access and Circulation: (2.5.4.3C)</b></p> <ul style="list-style-type: none"> <li>• Location/width of access ways within site;</li> <li>• Location of curbing, right of ways, edge of pavement and sidewalks;</li> <li>• Location, type, size and design of traffic signing (pavement markings);</li> <li>• Names/layout of existing abutting streets;</li> <li>• Driveway curb cuts for abutting prop. and public roads;</li> <li>• If subdivision; Names of all roads, right of way lines and easements noted;</li> <li>• AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).</li> </ul>	Sheet 2 "Site Plan"	
<input checked="" type="checkbox"/>	<p><b>4. Parking and Loading: (2.5.4.3D)</b></p> <ul style="list-style-type: none"> <li>• Location of off street parking/loading areas, landscaped areas/buffers;</li> <li>• Parking Calculations (# required and the # provided).</li> </ul>	Sheet 2 "Site Plan"	
<input checked="" type="checkbox"/>	<p><b>5. Water Infrastructure: (2.5.4.3E)</b></p> <ul style="list-style-type: none"> <li>• Size, type and location of water mains, shut-offs, hydrants &amp; Engineering data;</li> <li>• Location of wells and monitoring wells (include protective radii).</li> </ul>	Sheet 4 "Utility Plan"	
<input checked="" type="checkbox"/>	<p><b>6. Sewer Infrastructure: (2.5.4.3F)</b></p> <ul style="list-style-type: none"> <li>• Size, type and location of sanitary sewage facilities &amp; Engineering data, including any onsite temporary facilities during construction period.</li> </ul>	Sheet 4 "Utility Plan"	

<input checked="" type="checkbox"/>	<b>7. Utilities: (2.5.4.3G)</b> <ul style="list-style-type: none"> <li>The size, type and location of all above &amp; below ground utilities;</li> <li>Size type and location of generator pads, transformers and other fixtures.</li> </ul>	Sheet 4 "Utility Plan"	
<input checked="" type="checkbox"/>	<b>8. Solid Waste Facilities: (2.5.4.3H)</b> <ul style="list-style-type: none"> <li>The size, type and location of solid waste facilities.</li> </ul>	Sheet 2 "Site Plan"	
<input checked="" type="checkbox"/>	<b>9. Storm water Management: (2.5.4.3I)</b> <ul style="list-style-type: none"> <li>The location, elevation and layout of all storm-water drainage.</li> <li>The location of onsite snow storage areas and/or proposed off-site snow removal provisions.</li> <li>Location and containment measures for any salt storage facilities</li> <li>Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.</li> </ul>	Sheet 4 "Utility Plan"	
<input checked="" type="checkbox"/>	<b>10. Outdoor Lighting: (2.5.4.3J)</b> <ul style="list-style-type: none"> <li>Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.</li> </ul>	See Lighting Plan	
<input checked="" type="checkbox"/>	<b>11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)</b>	See Lighting Plan	
<input checked="" type="checkbox"/>	<b>12. Landscaping: (2.5.4.3K)</b> <ul style="list-style-type: none"> <li>Identify all undisturbed area, existing vegetation and that which is to be retained;</li> <li>Location of any irrigation system and water source.</li> </ul>	Sheet 3 "Landscape Plan"	
<input checked="" type="checkbox"/>	<b>13. Contours and Elevation: (2.5.4.3L)</b> <ul style="list-style-type: none"> <li>Existing/Proposed contours (2 foot minimum) and finished grade elevations.</li> </ul>	Sheet 1 "Existing Conditions" & 2 "Site Plan"	
<input checked="" type="checkbox"/>	<b>14. Open Space: (2.5.4.3M)</b> <ul style="list-style-type: none"> <li>Type, extent and location of all existing/proposed open space.</li> </ul>	Sheet 1 "Existing Conditions" & Sheet 2 "Site Plan"	
<input checked="" type="checkbox"/>	<b>15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)</b>	Sheet 1 "Existing Conditions"	
<input checked="" type="checkbox"/>	<b>16. Character/Civic District (All following information shall be included): (2.5.4.3P)</b> <ul style="list-style-type: none"> <li>Applicable Building Height (10.5A21.20 &amp; 10.5A43.30);</li> <li>Applicable Special Requirements (10.5A21.30);</li> <li>Proposed building form/type (10.5A43);</li> <li>Proposed community space (10.5A46).</li> </ul>	N/A - Not in Character/Civil District	
<input checked="" type="checkbox"/>	<b>17. Special Flood Hazard Areas (2.5.4.3Q)</b> <ul style="list-style-type: none"> <li>The proposed development is consistent with the need to minimize flood damage;</li> <li>All public utilities and facilities are located and construction to minimize or eliminate flood damage;</li> <li>Adequate drainage is provided so as to reduce exposure to flood hazards.</li> </ul>	N/A - Site not located within special flood area	

Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2)		✓
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)	Sheet 2 "Site Plan"	
<input checked="" type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1)	N/A - Not located within well head or aquifer protection area	
<input checked="" type="checkbox"/>	Stormwater Management and Erosion Control Plan. (7.4)		✓
<input checked="" type="checkbox"/>	Inspection and Maintenance Plan (7.6.5)	Sheet 11	

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> <li>• Waivers;</li> <li>• Driveway permits;</li> <li>• Special exceptions;</li> <li>• Variances granted;</li> <li>• Easements;</li> <li>• Licenses.</li> </ul> (2.5.3.2A)	See Waiver request form	
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> <li>• Calculations relating to stormwater runoff;</li> <li>• Information on composition and quantity of water demand and wastewater generated;</li> <li>• Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;</li> <li>• Estimates of traffic generation and counts pre- and post-construction;</li> <li>• Estimates of noise generation;</li> <li>• A Stormwater Management and Erosion Control Plan;</li> <li>• Endangered species and archaeological / historical studies;</li> <li>• Wetland and water body (coastal and inland) delineations;</li> <li>• Environmental impact studies.</li> </ul> (2.5.3.2B)		✓
<input checked="" type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D)		

**Final Site Plan Approval Required Information**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. <b>(2.5.3.2E)</b>	N/A - No State or Federal Permits Required	
<input checked="" type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." <b>(2.5.4.2E)</b>	Sheet 2 "Site Plan"	N/A
<input checked="" type="checkbox"/>	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. <b>(2.5.4.2F)</b>	N/A - Site not located in a SFHA	
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." <b>(2.13.3)</b>	Sheet 2 "Site Plan"	N/A

Applicant's Signature:  Date: 2/16/24

**Ross Engineering**  
**Civil/Structural Engineering & Surveying**

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603-433-7560  
alexross@comcast.net

February 16, 2024

Planning Department  
City of Portsmouth  
1 Junkins Ave  
Portsmouth, NH 03801  
Waiver Request Letter

Re: Waiver Request Letter  
822 US Route 1 Bypass  
Portsmouth, NH 03801  
Tax Map 160, Lot 29

Technical Advisor Committee Members, we are requesting waivers from the following regulations:

- *Section 3.2.1-2 “A traffic impact analysis shall be prepared by a professional engineer licensed in New Hampshire and experienced and qualified in traffic engineering”*

**The existing site was previously a gas station for many years. The existing site does not have adequate parking or signage. The proposed site will provide adequate parking and signage that will provide a safer site than existing. The existing access roads will not be impacted and there is no need for a traffic analysis.**

- *Section 7.4 “The applicant shall submit a Stormwater Management and Erosion Control Plan”*  
**This site is fully developed and does not meet open space requirements. The proposed plan will include landscaping beds that will reduce the impervious surface. A Jellyfish filter will be added into to the end of the drainage network, treating runoff.**
- *Section 2.5.3.2B “Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to.....”*  
**This site has been fully developed for many decades. Adequate parking will be provided as per the City Zoning Ordinance, signage will be installed that will provide safe travel, landscaping will be added reducing the impervious surface on site improving stormwater runoff, and a jellyfish filter will be installed treating runoff that is currently untreated.**

Sincerely,

Alex Ross, P.E.

**Ross Engineering  
Civil / Structural Engineering**

909 Islington Street  
Portsmouth, NH 03801

603-433-7560  
alexross@comcast.net

**List of Abutters**

April 22, 2024

Applicant & Land Owner's Name:

Rigz Enterprises LLC  
18 Dixon Ln  
Derry, NH 03038

Location of Land:  
822 Route 1 Bypass  
Portsmouth, NH 03801  
Tax Map 160, Lot 29

Abutters:

Peter & Judi Paradis  
481 Dennett St  
Portsmouth, NH 03801  
Tax Map 160, Lot 27  
Zone: GRA

Solano Group LLC  
34 Hemlock Shore Dr  
Atkinson, NH 03811  
Tax Map 160, Lot 31  
Zone: GRA

Penguin Portsmouth, LLC  
856 US Route 1 BYP  
Portsmouth, NH 03801  
Tax Map 160, Lot 30  
Zone: B

Matthew Landry  
419 Dennett St  
Portsmouth, NH 03801  
Tax Map 160, Lot 31-2  
Zone: GRA

Yoko & Junichi Fukuda  
421 Dennett St  
Portsmouth, NH 03801  
Tax Map 160, Lot 31-1  
Zone: GRA

Lindsay Floryan & Brian Collier  
493 Dennett St  
Portsmouth, NH 03801-3691  
Tax Map 161, Lot 45  
Zone: GRA

Rigz Enterprises, LLC  
18 Dixon Ln  
Derry, NH 03038  
Tax Map 161, Lot 43  
Zone: B

City of Portsmouth  
New Franklin School  
PO Box 628  
Portsmouth, NH 03802  
Tax Map 220, Lot 2  
Zone: M

David B. Platt Revocable Trust &  
Tuyen Lang Revocable Trust  
475 Dennett St  
Portsmouth, NH 03801  
Tax Map 160, Lot 28  
Zone: GRA

**Civil Engineer & Surveyor**

Alex Ross  
Ross Engineering  
Certified Professional Engineer  
Licensed Land Surveyor  
909 Islington Street  
Portsmouth, NH 03801

# Site Plan Review

## 822 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

April 24, 2024

LIST OF PROJECT PLANS:

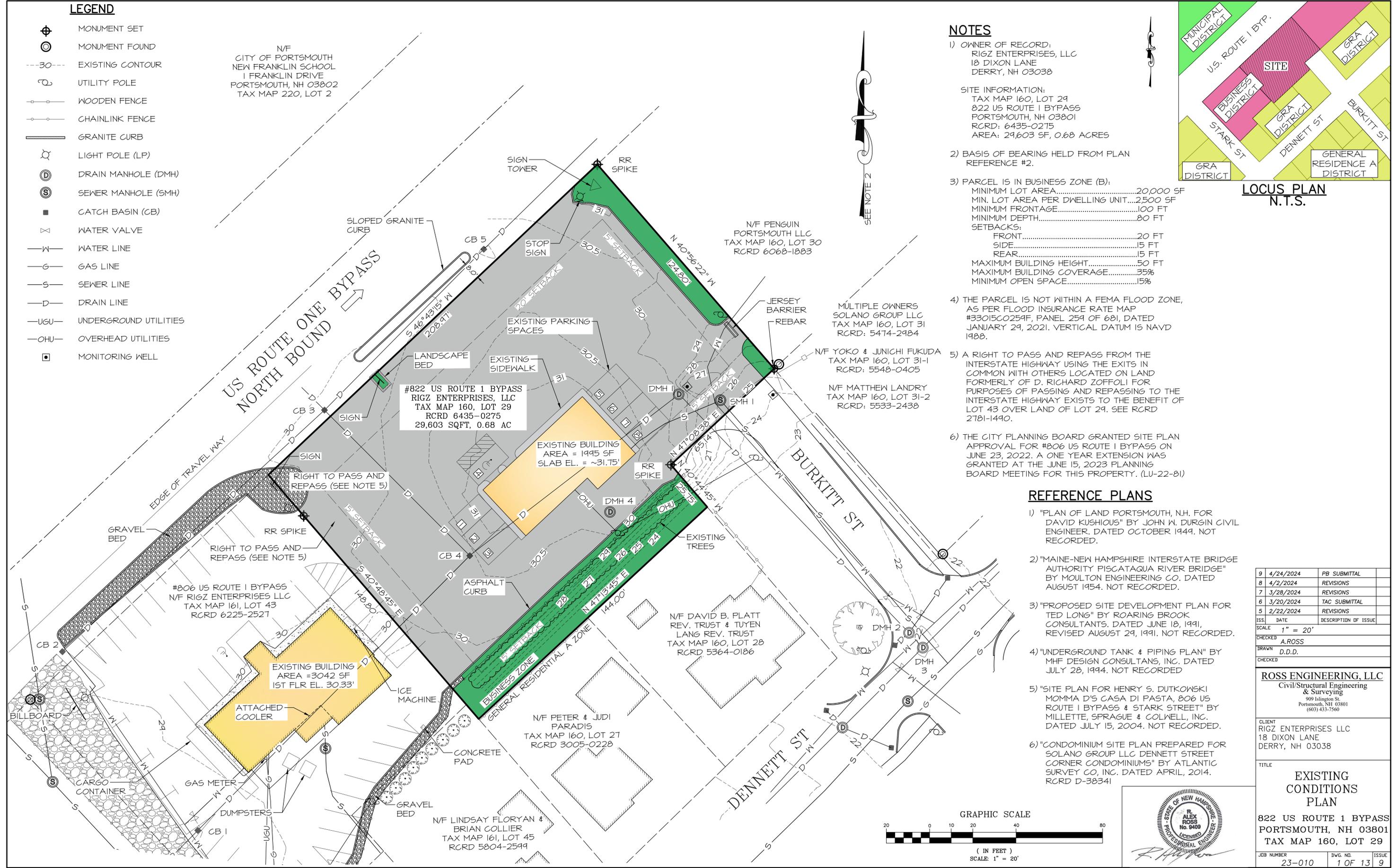
**SITE PLAN SET**

- 1 - Existing Conditions Plan
- 2 - Site Plan
- 3 - Landscape Plan
- 4 - Utility Plan
- 5 - Grading & Drainage Plan
- 6 - Easement Plan
- 7 - Existing Drain Profile
- 8 - Proposed Drain Profile
- 9 - Sewer Profile
- 10 - Sewer Details
- 11 - Details
- 12 - Sidewalk Details
- 13 - Erosion Control Plan  
Lighting Plan

**LEGEND**

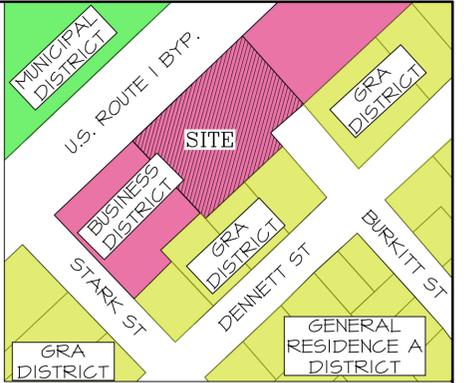
- ⊕ MONUMENT SET
- ⊙ MONUMENT FOUND
- - - 30 - - - EXISTING CONTOUR
- ⊕ UTILITY POLE
- WOODEN FENCE
- CHAINLINK FENCE
- GRANITE CURB
- ⊕ LIGHT POLE (LP)
- ⊕ DRAIN MANHOLE (DMH)
- ⊕ SEWER MANHOLE (SMH)
- CATCH BASIN (CB)
- ⊕ WATER VALVE
- W WATER LINE
- G GAS LINE
- S SEWER LINE
- D DRAIN LINE
- UGU UNDERGROUND UTILITIES
- OHU OVERHEAD UTILITIES
- ⊕ MONITORING WELL

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



**NOTES**

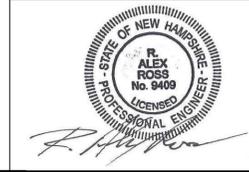
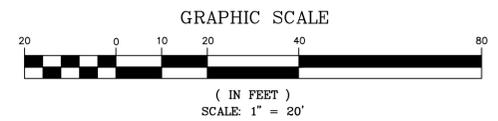
- 1) OWNER OF RECORD:  
RIGZ ENTERPRISES, LLC  
18 DIXON LANE  
DERRY, NH 03038
- SITE INFORMATION:  
TAX MAP 160, LOT 29  
822 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
RCRD: 6435-0275  
AREA: 29,603 SF, 0.68 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #2.
- 3) PARCEL IS IN BUSINESS ZONE (B):  
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 #806 US ROUTE 1 BYPASS ON JUNE 23, 2022. A ONE YEAR EXTENSION WAS GRANTED AT THE JUNE 15, 2023 PLANNING BOARD MEETING FOR THIS PROPERTY. (LU-22-81)



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

**REFERENCE PLANS**

- 1) "PLAN OF LAND PORTSMOUTH, N.H. FOR DAVID KUSHIOUS" BY JOHN W. DURGIN CIVIL ENGINEER. DATED OCTOBER 1949. NOT RECORDED.
- 2) "MAINE-NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE" BY MOULTON ENGINEERING CO. DATED AUGUST 1954. NOT RECORDED.
- 3) "PROPOSED SITE DEVELOPMENT PLAN FOR TED LONG" BY ROARING BROOK CONSULTANTS. DATED JUNE 18, 1991, REVISED AUGUST 29, 1991. NOT RECORDED.
- 4) "UNDERGROUND TANK & PIPING PLAN" BY MHF DESIGN CONSULTANTS, INC. DATED JULY 28, 1994. NOT RECORDED.
- 5) "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. NOT RECORDED.
- 6) "CONDOMINIUM SITE PLAN PREPARED FOR SOLANO GROUP LLC DENNETT STREET CORNER CONDOMINIUMS" BY ATLANTIC SURVEY CO, INC. DATED APRIL, 2014. RCRD D-38341



9	4/24/2024	PB SUBMITTAL
8	4/2/2024	REVISIONS
7	3/28/2024	REVISIONS
6	3/20/2024	TAC SUBMITTAL
5	2/22/2024	REVISIONS
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 <b>EXISTING CONDITIONS PLAN</b>		
822 US ROUTE 1 BYPASS PORTSMOUTH, NH 03801 TAX MAP 160, LOT 29		
JOB NUMBER	DWG. NO.	ISSUE
23-010	1 OF 13	9

**LEGEND**

- ⊕ MONUMENT SET
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- WOODEN FENCE
- CHAIN LINK FENCE
- CURB
- ⊕ LIGHT POLE (LP)
- ⊕ DRAIN MANHOLE (DMH)
- ⊕ SEWER MANHOLE (SMH)
- CATCH BASIN (CB)
- ⊕ WATER VALVE
- ⊕ MONITORING WELL

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

**ZBA APPROVALS**

- 1) THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING VARIANCES ON 1-23-2024.
  - A) 10.1113.20 TO ALLOW PARKING SPACES BETWEEN THE PRINCIPAL BUILDING AND A STREET.
  - B) 10.1113.41 TO ALLOW PARKING LOCATED 0 FEET FROM THE LOT LINE WHERE 20 FEET IS REQUIRED.

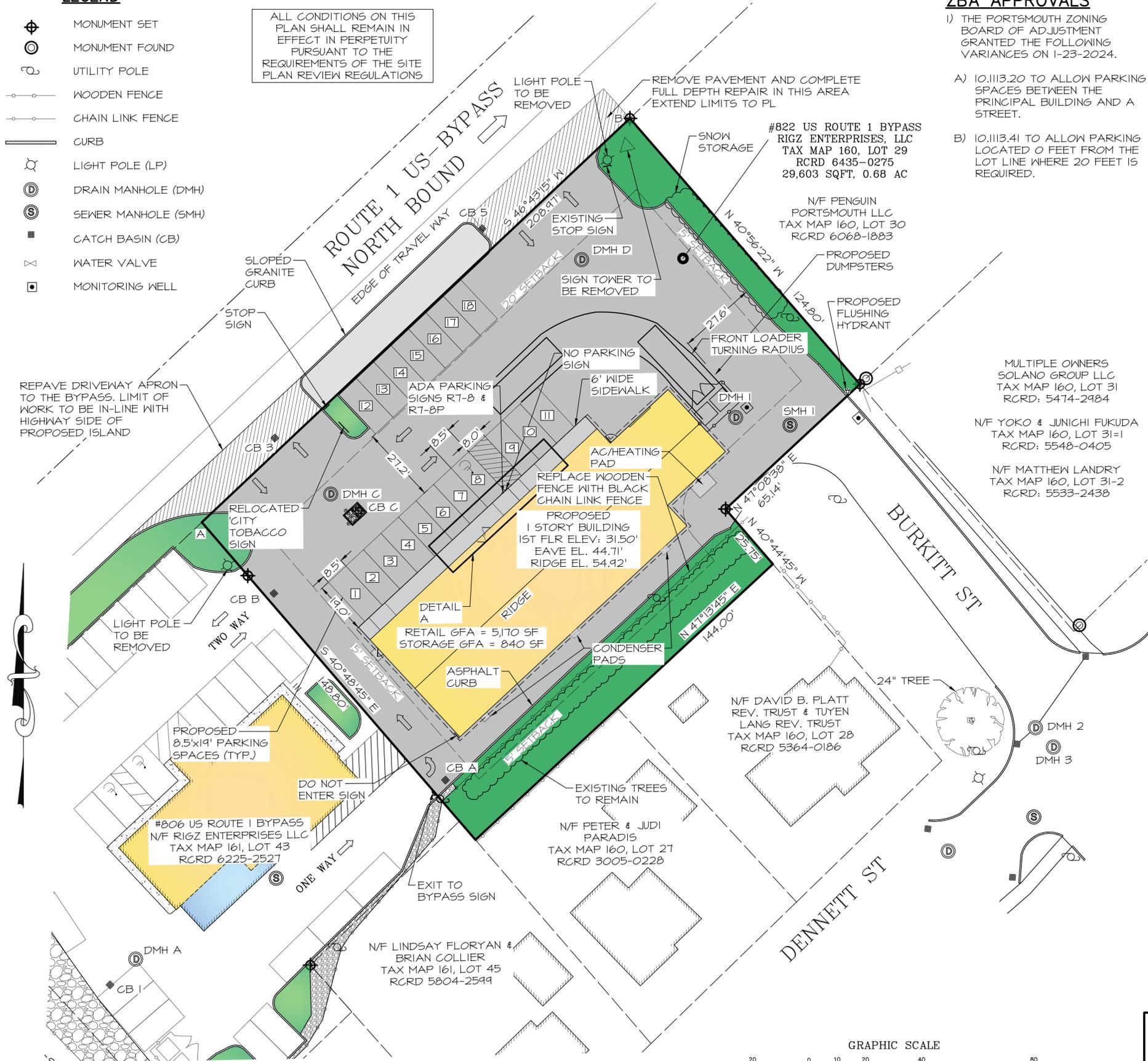
**NOTES**

- 1) OWNER OF RECORD: RIGZ ENTERPRISES, LLC 18 DIXON LANE DERRY, NH 03038  
 SITE INFORMATION: TAX MAP 160, LOT 29 822 US ROUTE 1 BYPASS PORTSMOUTH, NH 03801 RCRD: 6435-0275 AREA: 29,603 SF, 0.68 ACRES
- 2) COVERAGES:
 

BUILDING COVERAGE	
EXISTING BUILDING COVERAGE	1995 SF
BUILDING	1995 SF
EXISTING STRUCTURE	1995 SF
BUILDING COVERAGE 1,995 / 29,603 = 6.7%	
PROPOSED BUILDING COVERAGE	
BUILDING	6010 SF
PROPOSED STRUCTURE	6010 SF
BUILDING COVERAGE 6010 / 29,603 = 20.3%	
OPEN SPACE	
EXISTING OPEN SPACE	1,995 SF
BUILDING COVERAGE	1,995 SF
ASPHALT	22,871 SF
SIDEWALK	336 SF
RETAINING WALL	21 SF
CURB	132 SF
TOTAL LOT COVERAGE	25,355 SF
EXISTING OPEN SPACE = 29,603 - 25,355 = 4,248 SF	
EXISTING OPEN SPACE = 4,248 / 29,603 = 14.3%	
PROPOSED OPEN SPACE	
BUILDING COVERAGE	6,010 SF
ASPHALT DRIVEWAY	18,041 SF
SIDEWALK	660 SF
CONCRETE PAD	78 SF
CURB	214 SF
TOTAL LOT COVERAGE	25,003 SF
PROPOSED OPEN SPACE = 29,603 - 25,003 = 4,600 SF	
PROPOSED OPEN SPACE = 4,600 / 29,603 = 15.5% > 15%	
- 3) PARKING REQUIREMENTS
 

PARKING SPACES	
AS PER PORTSMOUTH ZONING ORDINANCE 10.1112.321, PARKING SPACES FOR RETAIL USE SHALL BE 1 SPACE PER 300 SF OF GROSS FLOOR AREA.	
5,170 SF GFA x 1 SPACE/300 GFA = 17.2 = 18 SPACES	
18 SPACES REQUIRED	
18 SPACES PROVIDED	
- 4) GIS COORDINATES OF TWO LOT CORNERS
 

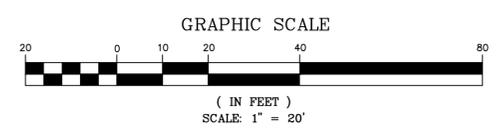
NORTHING		EASTING	
A - NW CORNER	211426.738	1222436.796	
B - NE CORNER	211571.344	1222587.647	
- 5) BUILDING HEIGHT:
  - AS PER THE PORTSMOUTH ZONING ORDINANCE THE GRADE PLANE SHALL BE THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS. WHEN THE FINISHED GROUND LEVEL SLOPES AWAY FROM EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE, OR WHEN THE LOT LINE IS MORE THAN 6 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING. THE GRADE PLANE WAS FOUND TO BE 29.90'
  - BUILDING HEIGHT FOR A PITCHED, HIP, OR GAMBREL ROOF IS CALCULATED AS THE VERTICAL MEASUREMENT FROM THE GRADE PLANE TO THE MIDWAY POINT BETWEEN THE LEVEL OF THE EAVES AND THE HIGHEST POINT ON THE ROOF RIDGE AS PER PORTSMOUTH ZONING ORDINANCE. THE LEVEL OF THE PROPOSED EAVES IS 44.71'. THE HIGHEST PROPOSED RIDGE IS 54.92'. THE PROPOSED MIDPOINT IS 49.82'.
  - THE BUILDING HEIGHT WAS DETERMINED TO BE 19.92' USING A MIDPOINT HEIGHT OF 49.82' AND A GRADE PLANE OF 29.90'.
- 6) SIGNAGE:
  - THE CITY TOBACCO SIGN LOCATED AT THE NORTH EAST CORNER OF #806 ROUTE 1 BYPASS (TAX MAP 161, LOT 43), WHICH WAS RECENTLY SUBMITTED AND APPROVED BY THE PORTSMOUTH PLANNING BOARD WILL BE RELOCATED TO #822 US ROUTE 1 BYPASS AS SHOWN ON THE PLAN.
- 7) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 8) 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.
- 9) ALL NECESSARY NHDOT PERMITS MUST BE OBTAINED.



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, & SRO DURING MAY OF 2023. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.  
 C) "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUB-DIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

R. ALEX ROSS DATE

CITY OF PORTSMOUTH PLANNING BOARD  
 CHAIRPERSON DATE



ISS.	DATE	DESCRIPTION OF ISSUE
9	4/24/2024	PB SUBMITTAL
8	4/2/2024	REVISIONS
7	3/28/2024	REVISIONS
6	3/20/2024	TAC SUBMITTAL
5	2/22/2024	REVISIONS

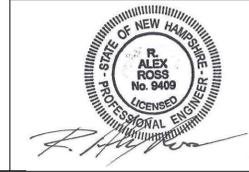
SCALE 1" = 20'  
 CHECKED A.ROSS  
 DRAWN D.D.D.  
 CHECKED

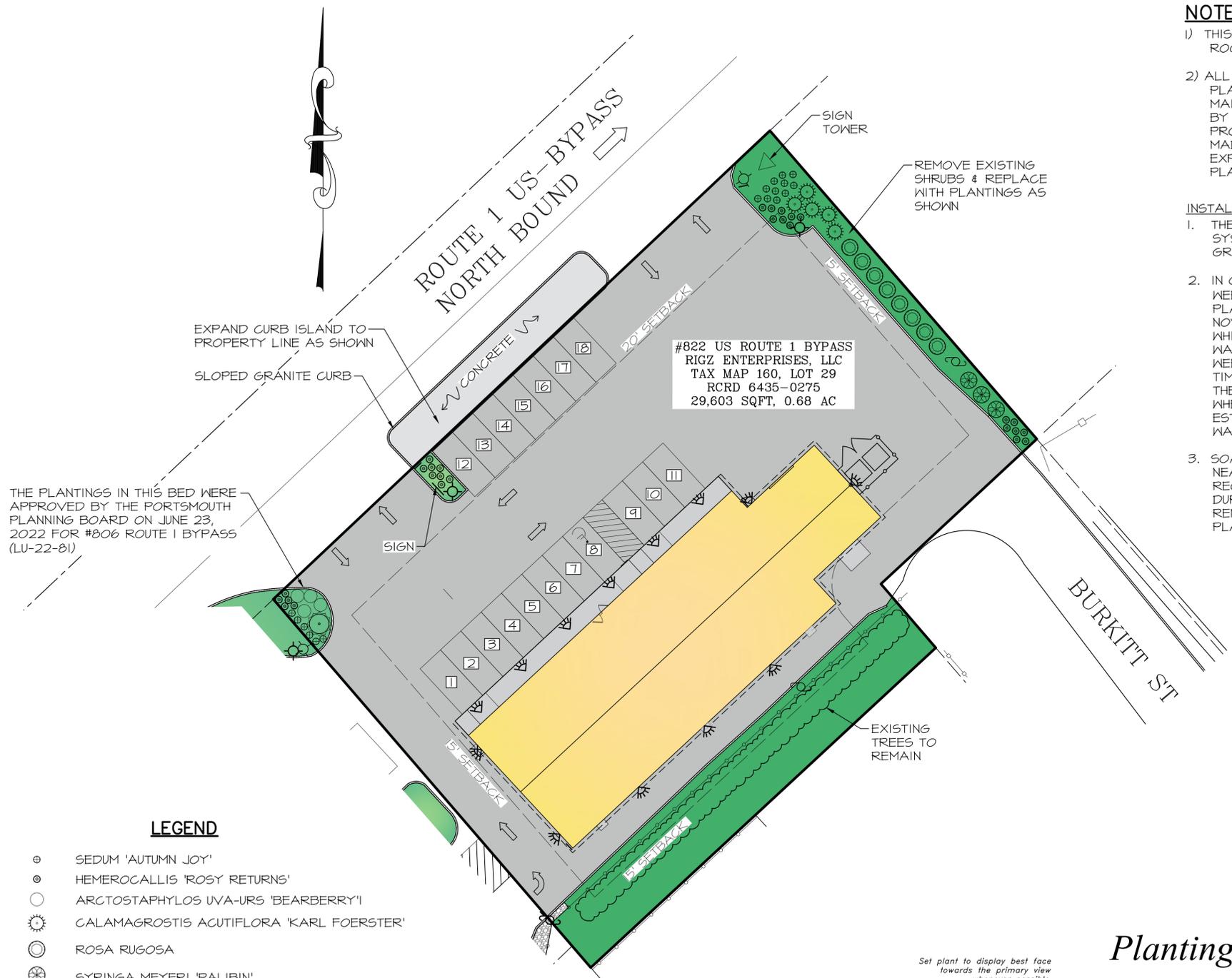
**ROSS ENGINEERING, LLC**  
 Civil/Structural Engineering & Surveying  
 909 Islington St  
 Portsmouth, NH 03801  
 (603) 433-7560

CLIENT  
 RIGZ ENTERPRISES LLC  
 18 DIXON LANE  
 DERRY, NH 03038

TITLE  
**SITE PLAN**  
 822 US ROUTE 1 BYPASS  
 PORTSMOUTH, NH 03801  
 TAX MAP 160, LOT 29

JOB NUMBER	DWG. NO.	ISSUE
23-010	2 OF 13	9





**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 CAN BE REMOVED AFTER NOVEMBER 30TH WHEN THE PLANTS ARE ESTABLISHED.

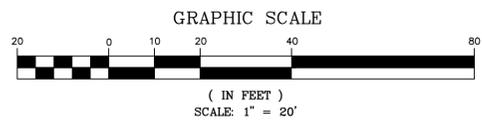
**PLANTING NOTES**

- 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 SEEDED.
- 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.

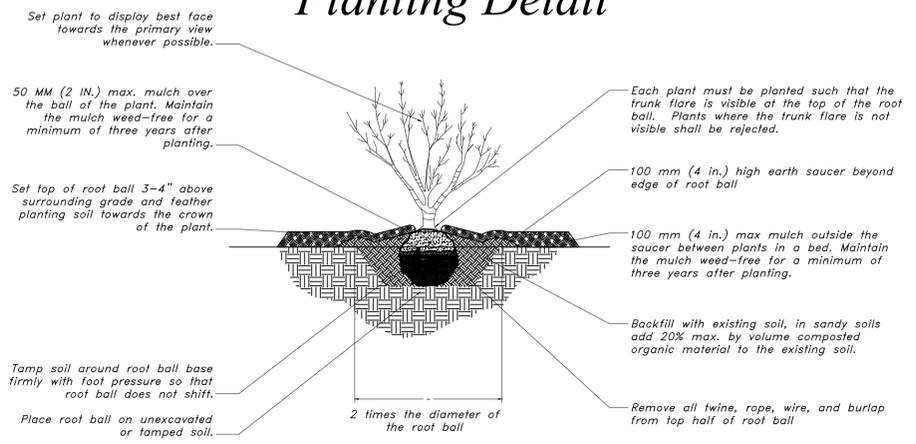
**LEGEND**

- ⊙ SEDUM 'AUTUMN JOY'
- ⊙ HEMEROCALLIS 'ROSY RETURNS'
- ARCTOSTAPHYLOS UVA-URS 'BEARBERRY'
- ☼ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
- ⊙ ROSA RUGOSA
- ⊙ SYRINGA MEYERI 'PALIBIN'
- ⊙ JUNIPERUS HORIZONTALIS 'BAR HARBOR'

BOTANICAL NAME	COMMON NAME	SIZE	QTY:
SEDUM 'AUTUMN JOY'	STONECROP	1 QT	17
HEMEROCALLIS 'ROSY RETURNS'	REBLOOMING DAYLILY	1 QT	28
ARCTOSTAPHYLOS UVA-URS 'BEARBERRY'	BEAR BERRY	1 GAL	4
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	5
ROSA RUGOSA	SALT SPRAY ROSE	1 GAL	8
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL	3
JUNIPERUS HORIZONTALIS 'BAR HARBOR'	'BAR HARBOR' GROUND-COVER JUNIPER	1 GAL	1



**Planting Detail**



ISS.	DATE	DESCRIPTION OF ISSUE
9	4/24/2024	PB SUBMITTAL
8	4/2/2024	REVISIONS
7	3/28/2024	REVISIONS
6	3/20/2024	TAC SUBMITTAL
5	2/22/2024	REVISIONS

SCALE 1" = 20'

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

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Portsmouth, NH 03801  
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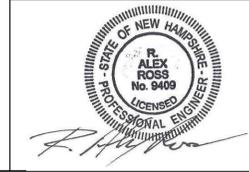
CLIENT  
RIGZ ENTERPRISES LLC  
18 DIXON LANE  
DERRY, NH 03038

TITLE

**LANDSCAPE PLAN**

822 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
TAX MAP 160, LOT 29

JOB NUMBER	DWG. NO.	ISSUE
23-010	3 OF 13	9



**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

CB 5  
RIM EL. 29.94  
INV. IN 26.15 (12" CMP) NE  
INV. OUT 26.10 (12" CMP) SW

**DRAIN MANHOLE**

DMH 1  
RIM EL. 23.77  
INV. IN 17.60 (24" PIPE) SW  
INV. OUT 17.27 (24" PIPE) SE

DMH 2  
RIM EL. 21.92

DMH 3  
RIM EL. 22.05

DMH 4  
RIM EL. 30.55

**SEWER MANHOLE**

SMH 1  
RIM EL. 25.74  
INV. IN 19.49 (6" AC)  
INV. OUT 19.44 (6" AC)

**LEGEND**

- ⊕ MONUMENT SET
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- FENCE
- CURB
- ⊙ LIGHT POLE (LP)
- ⊙ DRAIN MANHOLE (DMH)
- ⊙ SEWER MANHOLE (SMH)
- CATCH BASIN (CB)
- ⊕ WATER VALVE
- ⊕ FLUSHING HYDRANT
- W — WATER LINE
- G — GAS LINE
- S — SEWER LINE
- D — DRAIN LINE
- PW — PROPOSED WATER LINE
- SPK — SPRINKLER LINE
- PS — PROPOSED SEWER LINE
- UGE — UNDERGROUND ELECTRIC
- CMP CORRUGATED METAL PIPE
- PE POLYETHYLENE PIPE
- DI DUCTILE IRON PIPE
- RCP REINFORCED CONCRETE PIPE

**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

CB A  
RIM EL. 29.75  
INV. OUT 26.75 (12" PE) NW  
STRUCTURE: 5' Ø CONCRETE BASIN

CB B  
RIM EL. 29.67  
INV. IN 25.83 (12" PE) SE  
INV. OUT 25.75 (12" PE) NE  
STRUCTURE: 5' Ø CONCRETE BASIN

CB C  
RIM EL. 30.17  
INV. IN 25.33 (12" PE) SW  
INV. OUT 25.25 (12" PE) NW  
STRUCTURE: JFPDO406 JELLYFISH FILTER

**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

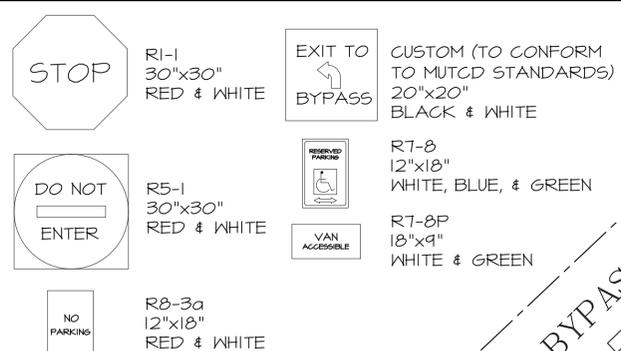
DMH B  
RIM EL. 29.17  
INV. IN 21.00 (24" PE) SE  
INV. OUT 20.96 (24" PE) NE  
STRUCTURE: 5' Ø CONCRETE BASIN

DMH C  
RIM EL. 29.83  
INV. IN 20.15 (24" PE) SW  
INV. IN 21.44 (24" RCP) NW  
INV. IN 25.00 (12" PE) SE  
INV. OUT 20.10 (24" PIPE) NE  
STRUCTURE: 5' Ø CONCRETE BASIN

DMH D  
RIM EL. 30.50  
INV. IN 18.90 (24" PE) SW  
INV. OUT 18.86 (24" PE) SE  
STRUCTURE: 5' Ø CONCRETE BASIN

DMH I  
RIM EL. 29.50 (COORDINATE WITH DPW)  
INV. IN 17.33 (24" PE) NW - PROPOSED LINE  
INV. OUT 17.27 (24" PIPE) SE

SEWER MANHOLE  
SMH I  
RIM EL. 25.74  
INV. IN 23.50 (6" PVC) - PROPOSED LINE  
INV. OUT 19.44 (6" AC)



**PROPOSED LIGHTING**

DESCRIPTION	CATALOG NUMBER	QTY
LIGHT POLE (254)	LITHONIA LIGHTING - DSXO LED P4 30K 80CRI TFTM MVOLT SPA DDBXC WITH 555 18 4C DM29AS DDBXD	1
DOWNLIGHT (D)	LITHONIA LIGHTING - LDN4 30/10 L04AR LD	3
LIGHT POLE (54)	LITHONIA LIGHTING - DSXO LED P4 30K 80CRI TFTM MVOLT SPA DDBXD WITH 555 18 4C DM19AS DDBXD	6
WALL PACK (W1)	LITHONIA LIGHTING - WDG3 LED P1 30K 80CRI VM MVOLT SRM DDBXD	12
WALL PACK (W2)	LITHONIA LIGHTING - WDG3 LED P1 30K 80CRI RFT 30K MVOLT SRM DDBXD	1

**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:**

**GAS:**  
 - PROPOSED GAS LINE TO BE INSTALLED FROM GAS MAIN IN DENNETT ST TO SERVICE PROPOSED BUILDING.

**SEWER:**

- OUTLET OF SMH 1 IS DIRECTED TOWARDS DENNETT ST. SEWER LINE WAS SCOPED BY PORTSMOUTH DPW ON FEBRUARY 7, 2024. A BRICK WAS FOUND BLOCKING THE OUTLET. THIS BRICK WAS REMOVED BY CONTRACTOR, AND THE LINE WAS RE-SCOPED BY DPW ON FEBRUARY 16, 2024. THE LINE IS IN GOOD CONDITION.  
 - A 6" SEWER LINE FROM BUILDING TO SEWER MANHOLE #1 WILL BE INSTALLED. OUTLET FROM SEWER MANHOLE #1 IS NOT PROPOSED TO BE ALTERED. CONTRACTOR TO WORK WITH DPW TO ENSURE PROPER FUNCTION OF SEWER OUTLET.

**WATER:**

- A 6" MAIN WILL BE INSTALLED IN BURKITT STREET CONNECTED TO THE WATER MAIN IN DENNETT ST WITH A FLUSHING HYDRANT AT THE END. FIRE SERVICES AND DOMESTIC SERVICES WILL BE CONNECTED TO THE NEW 6" MAIN. CONNECT 2" SERVICE FOR ADJACENT PROPERTY TO THE 6" MAIN, CUT AND CAP ALL OLD SERVICES FOR BOTH PROPERTIES AS NECESSARY AT WATER MAIN ON DENNETT.  
 - DOMESTIC: A NEW 1" COPPER LINE WILL BE INSTALLED TO THE BUILDING FROM THE PROPOSED 6" WATER MAIN.  
 - SPRINKLER: A 6" SPRINKLER LINE WILL BE INSTALLED TO THE BUILDING FROM THE PROPOSED 6" WATER MAIN. NECESSARY FLOW TEST CONNECTIONS AND SPECIFICATIONS AS PER CITY REQUIREMENTS.

**STORMWATER:**

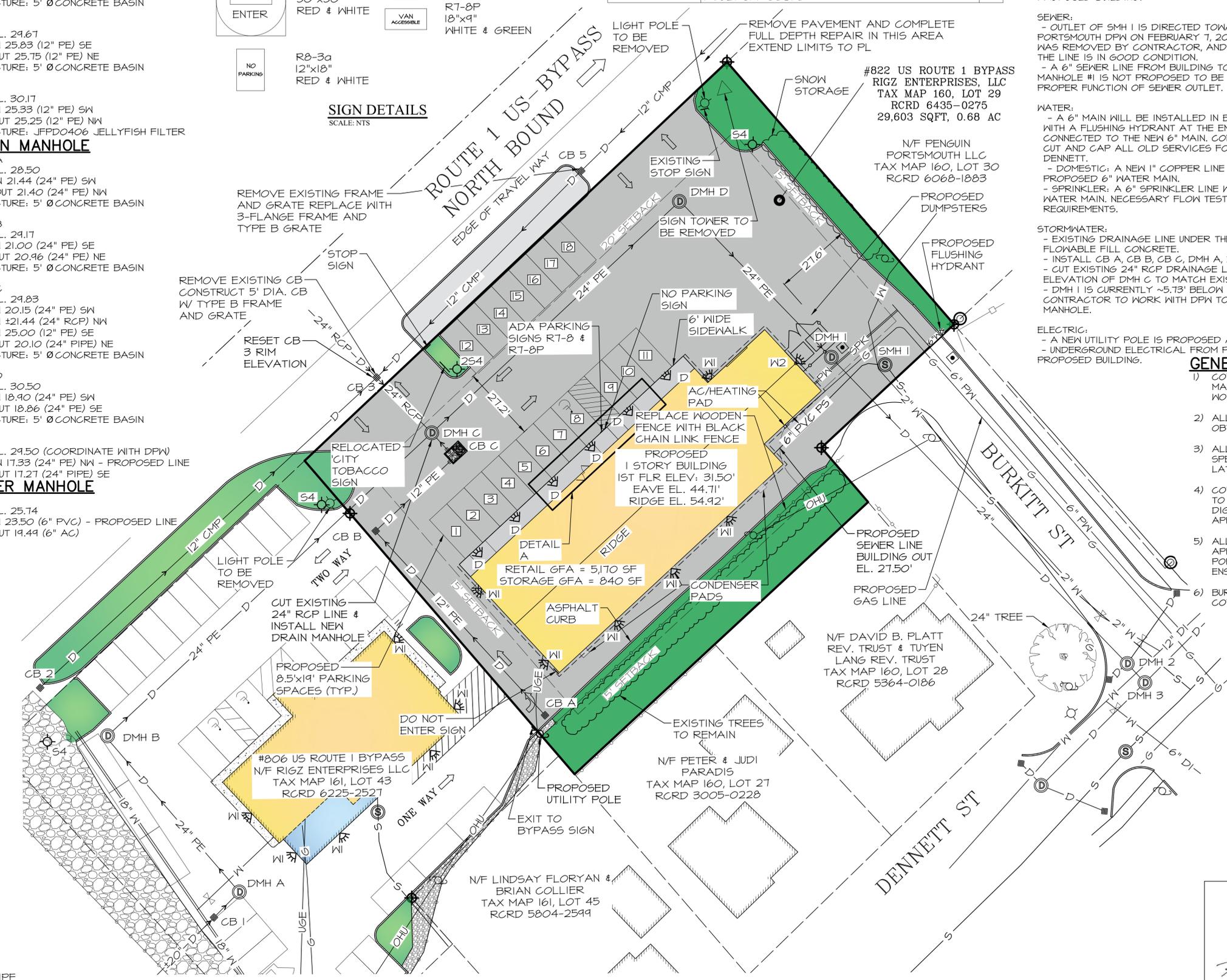
- EXISTING DRAINAGE LINE UNDER THE BUILDING TO BE TAKEN OUT OF SERVICE AND FILLED WITH FLOWABLE FILL CONCRETE.  
 - INSTALL CB A, CB B, CB C, DMH A, DMH B, DMH C, DMH D  
 - CUT EXISTING 24" RCP DRAINAGE LINE BETWEEN CB 3 & CB 4 AT LOCATION OF DMH C. INLET ELEVATION OF DMH C TO MATCH EXISTING ELEVATION OF 24" RCP DRAINAGE PIPE.  
 - DMH 1 IS CURRENTLY ~5.73' BELOW GRADE. DMH 1 RIM TO BE RAISED UP TO MEET EXISTING GRADE. CONTRACTOR TO WORK WITH DPW TO ENSURE PROPER SUPPORT AND REINFORCING OF THE DRAIN MANHOLE.

**ELECTRIC:**

- A NEW UTILITY POLE IS PROPOSED AT THE SW CORNER OF LOT 29.  
 - UNDERGROUND ELECTRICAL FROM PROPOSED UTILITY POLE TO BE INSTALLED CONNECTING TO PROPOSED BUILDING.

**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) ALL PIPE MATERIALS, SIZES, AND ELEVATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD AND WITH PORTSMOUTH DPW PRIOR TO STARTING CONSTRUCTION TO ENSURE PROPER INSTALLATION OF ALL UTILITIES.
- 6) BURKITT STREET TO BE MILLED & OVERLAID AFTER THE CONCLUSION OF UTILITY WORK.



ISS.	DATE	DESCRIPTION OF ISSUE
9	4/24/2024	PB SUBMITTAL
8	4/2/2024	REVISIONS
7	3/28/2024	REVISIONS
6	3/20/2024	TAC SUBMITTAL
5	2/22/2024	REVISIONS

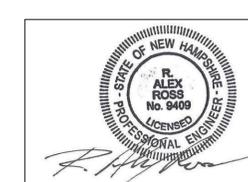
SCALE 1" = 20'  
 CHECKED A.ROSS  
 DRAWN D.D.D.  
 CHECKED

**ROSS ENGINEERING, LLC**  
 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  
**UTILITY PLAN**  
 822 US ROUTE 1 BYPASS  
 PORTSMOUTH, NH 03801  
 TAX MAP 160, LOT 29

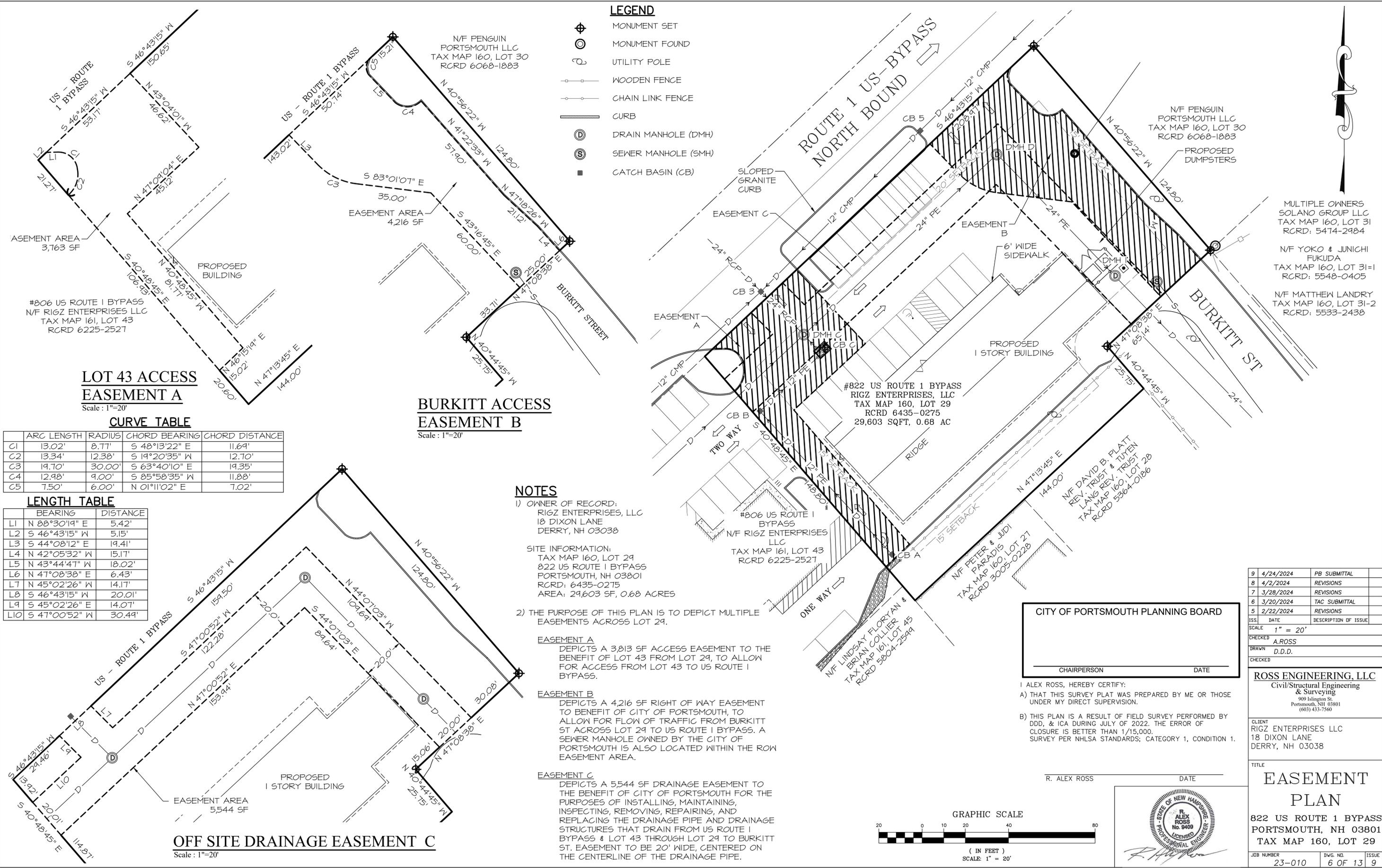
JOB NUMBER 23-010    DWG. NO. 4 OF 13    ISSUE 9





**LEGEND**

- ⊕ MONUMENT SET
- ⊙ MONUMENT FOUND
- UTILITY POLE
- WOODEN FENCE
- CHAIN LINK FENCE
- CURB
- ⊕ DRAIN MANHOLE (DMH)
- ⊕ SEWER MANHOLE (SMH)
- CATCH BASIN (CB)



**LOT 43 ACCESS EASEMENT A**  
Scale: 1"=20'

**CURVE TABLE**

ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	
C1	13.02'	8.77'	S 48°13'22" E	11.69'
C2	13.34'	12.38'	S 19°20'35" W	12.70'
C3	19.70'	30.00'	S 63°40'10" E	19.35'
C4	12.98'	9.00'	S 85°58'35" W	11.88'
C5	7.50'	6.00'	N 01°11'02" E	7.02'

**LENGTH TABLE**

BEARING	DISTANCE
L1	N 88°30'19" E 5.42'
L2	S 46°43'15" W 5.15'
L3	S 44°08'12" E 19.41'
L4	N 42°05'32" W 15.17'
L5	N 43°44'47" W 18.02'
L6	N 47°08'38" E 6.43'
L7	N 45°02'26" W 14.17'
L8	S 46°43'15" W 20.01'
L9	S 45°02'26" E 14.07'
L10	S 47°00'52" W 30.49'

**BURKITT ACCESS EASEMENT B**  
Scale: 1"=20'

**NOTES**

- OWNER OF RECORD:  
RIGZ ENTERPRISES, LLC  
18 DIXON LANE  
DERRY, NH 03038
- SITE INFORMATION:  
TAX MAP 160, LOT 29  
822 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
RCRD: 6435-0275  
AREA: 29,603 SF, 0.68 ACRES

2) THE PURPOSE OF THIS PLAN IS TO DEPICT MULTIPLE EASEMENTS ACROSS LOT 29.

**EASEMENT A**  
DEPICTS A 3,813 SF ACCESS EASEMENT TO THE BENEFIT OF CITY OF PORTSMOUTH, TO ALLOW FOR ACCESS FROM LOT 43 TO US ROUTE 1 BYPASS.

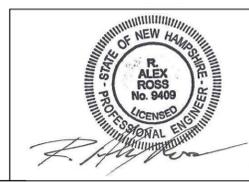
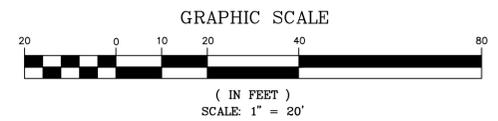
**EASEMENT B**  
DEPICTS A 4,216 SF RIGHT OF WAY EASEMENT TO BENEFIT OF CITY OF PORTSMOUTH, TO ALLOW FOR FLOW OF TRAFFIC FROM BURKITT ST ACROSS LOT 29 TO US ROUTE 1 BYPASS. A SEWER MANHOLE OWNED BY THE CITY OF PORTSMOUTH IS ALSO LOCATED WITHIN THE ROW EASEMENT AREA.

**EASEMENT C**  
DEPICTS A 5,544 SF DRAINAGE EASEMENT TO THE BENEFIT OF CITY OF PORTSMOUTH FOR THE PURPOSES OF INSTALLING, MAINTAINING, INSPECTING, REMOVING, REPAIRING, AND REPLACING THE DRAINAGE PIPE AND DRAINAGE STRUCTURES THAT DRAIN FROM US ROUTE 1 BYPASS & LOT 43 THROUGH LOT 29 TO BURKITT ST. EASEMENT TO BE 20' WIDE, CENTERED ON THE CENTERLINE OF THE DRAINAGE PIPE.

**OFF SITE DRAINAGE EASEMENT C**  
Scale: 1"=20'

**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.



ISS. DATE	DESCRIPTION OF ISSUE
9/4/2024	PB SUBMITTAL
8/4/2024	REVISIONS
7/3/2024	REVISIONS
6/3/2024	TAC SUBMITTAL
5/2/2024	REVISIONS

**ROSS ENGINEERING, LLC**  
Civil/Structural Engineering & Surveying  
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(603) 433-7560

CLIENT  
RIGZ ENTERPRISES LLC  
18 DIXON LANE  
DERRY, NH 03038

JOB NUMBER	DWG. NO.	ISSUE
23-010	6 OF 13	9

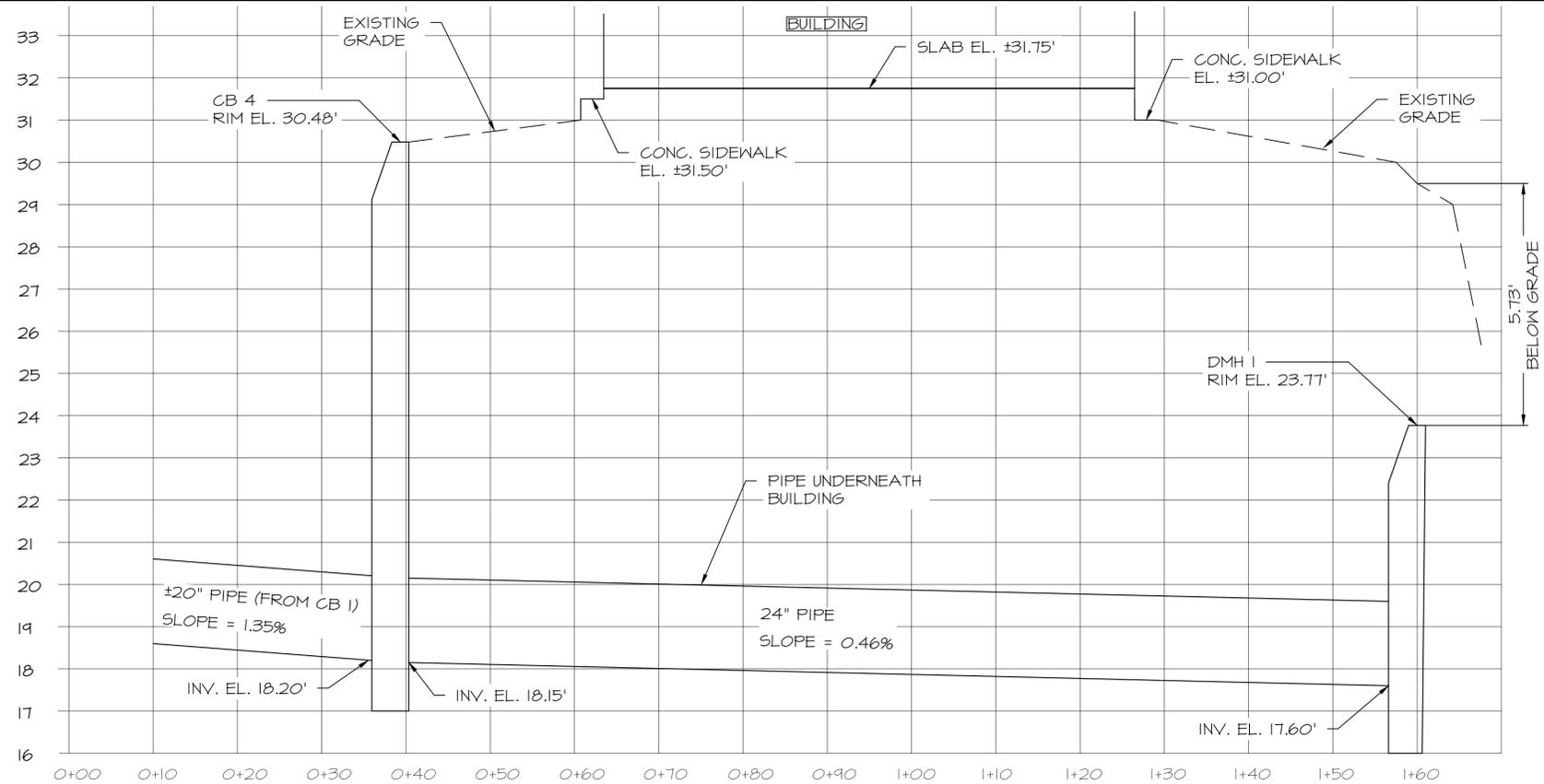
**EASEMENT PLAN**  
822 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
TAX MAP 160, LOT 29

MULTIPLE OWNERS  
SOLANO GROUP LLC  
TAX MAP 160, LOT 31  
RCRD: 5474-2484

N/F YOKO & JUNICHI  
FUKUDA  
TAX MAP 160, LOT 31-1  
RCRD: 5548-0405

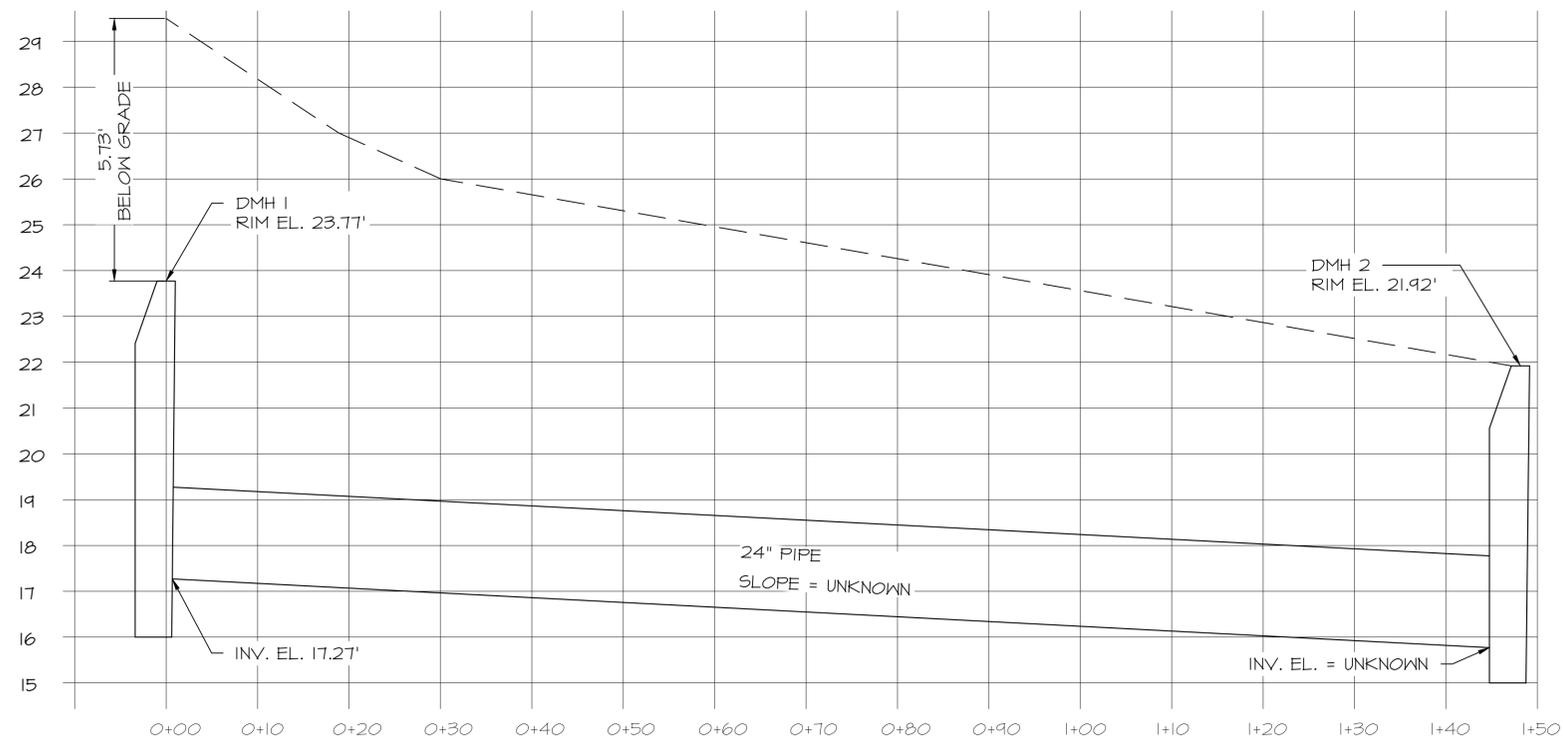
N/F MATTHEW LANDRY  
TAX MAP 160, LOT 31-2  
RCRD: 5533-2438





**EXISTING DRAIN LINE PROFILE**

SCALE: HORIZONTAL: 1" = 10'  
 VERTICAL: 1" = 2'



**EXISTING DRAIN LINE PROFILE (BURKITT ST)**

SCALE: HORIZONTAL: 1" = 10'  
 VERTICAL: 1" = 2'

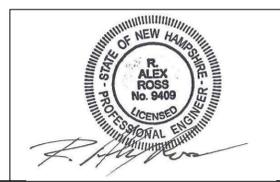
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6	3/20/2024	TAC SUBMITTAL
5	2/22/2024	REVISIONS
ISS.	DATE	DESCRIPTION OF ISSUE

SCALE AS SHOWN  
 CHECKED A.ROSS  
 DRAWN D.D.D.  
 CHECKED

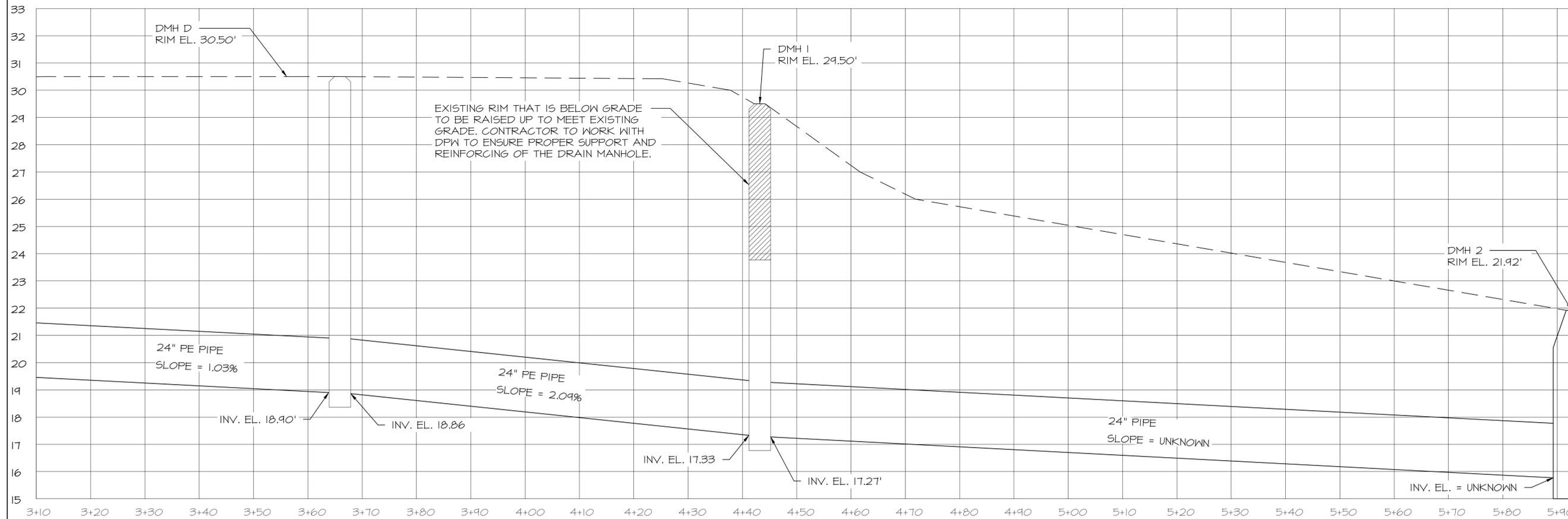
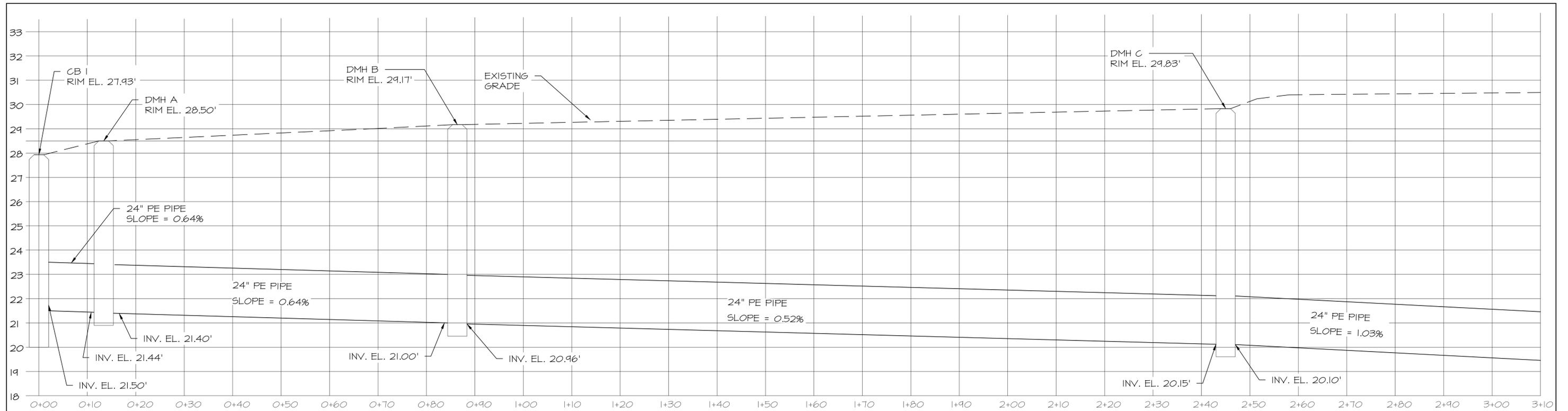
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 18 DIXON LANE  
 DERRY, NH 03038

TITLE  
**EXISTING DRAIN PROFILE**  
 822 US ROUTE 1 BYPASS  
 PORTSMOUTH, NH 03801  
 TAX MAP 160, LOT 29



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SCALE AS SHOWN  
 CHECKED A.ROSS  
 DRAWN D.D.D.  
 CHECKED

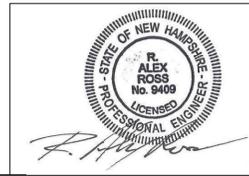
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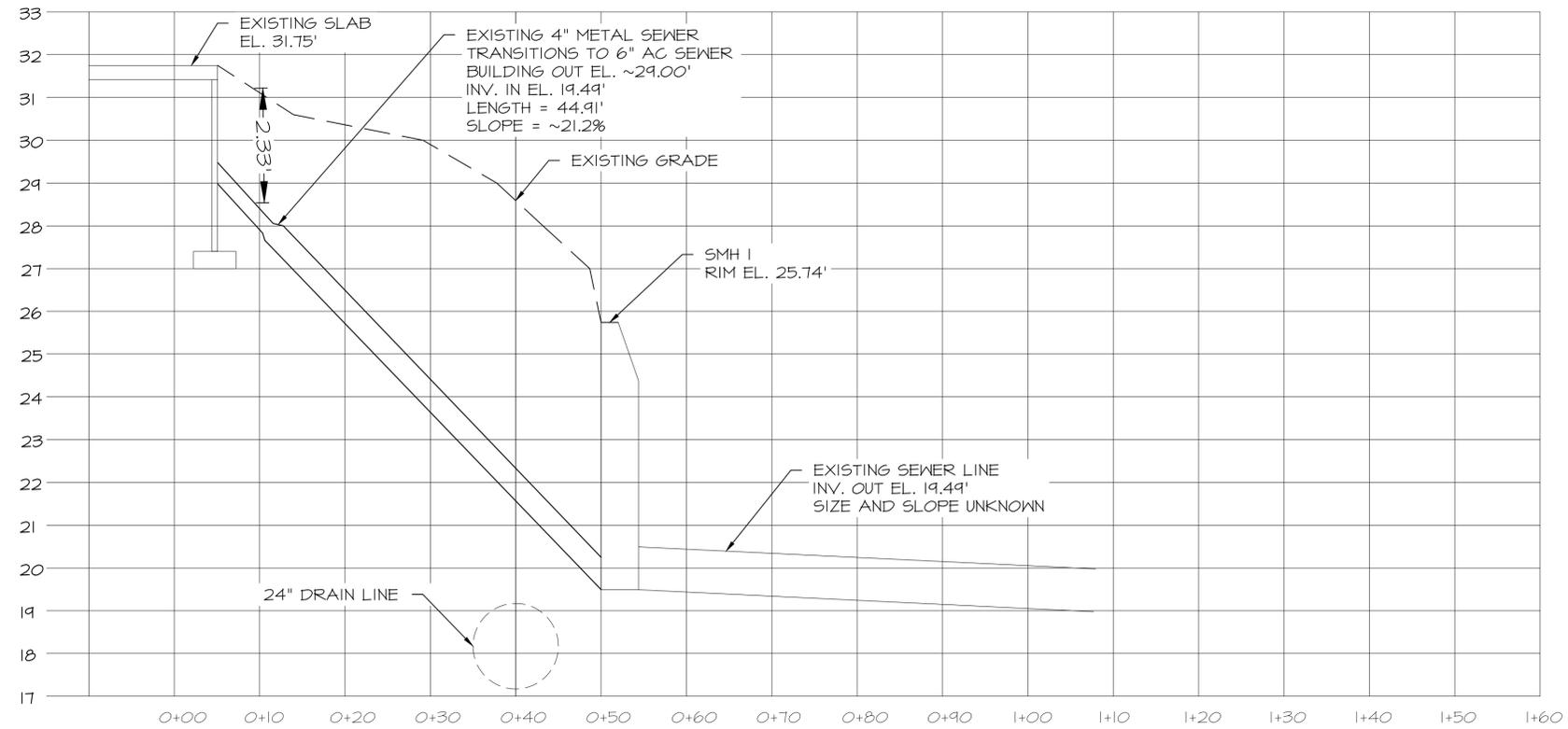
TITLE

# PROPOSED DRAIN LINE PROFILE

SCALE: HORIZONTAL: 1" = 10'  
 VERTICAL: 1" = 2'

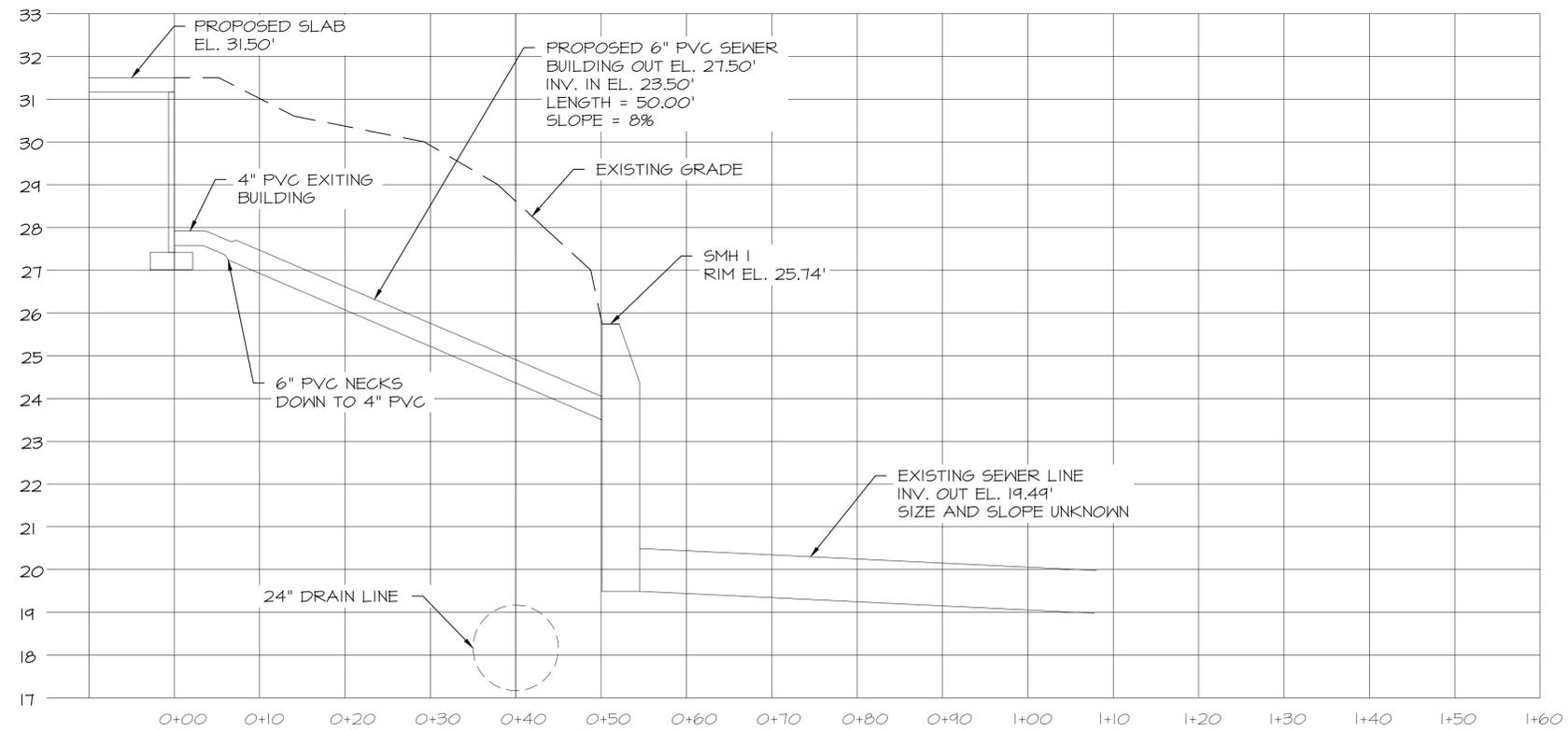


**PROPOSED DRAIN PROFILE**  
 822 US ROUTE 1 BYPASS  
 PORTSMOUTH, NH 03801  
 TAX MAP 160, LOT 29  
 JOB NUMBER 23-010 DWG. NO. 8 OF 13 ISSUE 9



### EXISTING SEWER LINE PROFILE

SCALE: HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 2'



### PROPOSED SEWER LINE PROFILE

SCALE: HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 2'

9	4/24/2024	PB SUBMITTAL
8	4/2/2024	REVISIONS
7	3/28/2024	REVISIONS
6	3/20/2024	TAC SUBMITTAL
5	2/22/2024	REVISIONS
ISS.	DATE	DESCRIPTION OF ISSUE

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DRAWN D.D.D.  
CHECKED

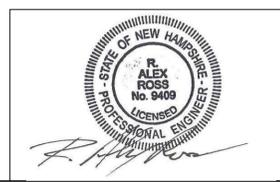
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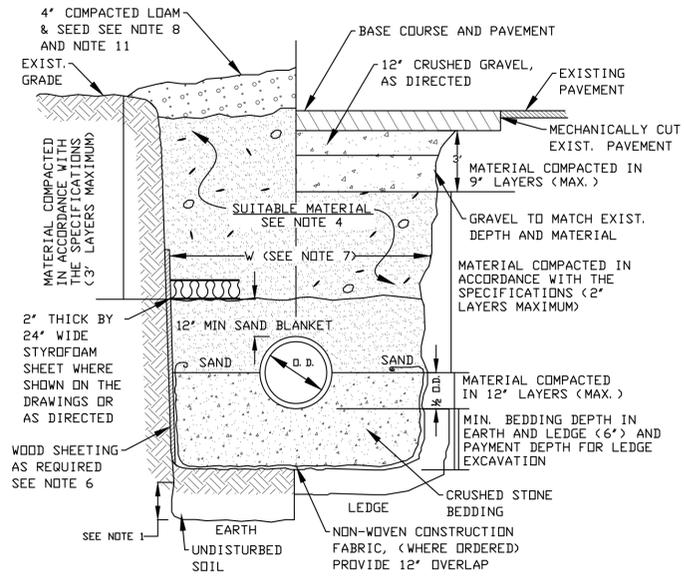
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18 DIXON LANE  
DERRY, NH 03038

TITLE

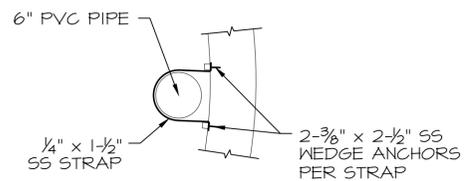
**SEWER PROFILE**  
822 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
TAX MAP 160, LOT 29

JOB NUMBER	DWG. NO.	ISSUE
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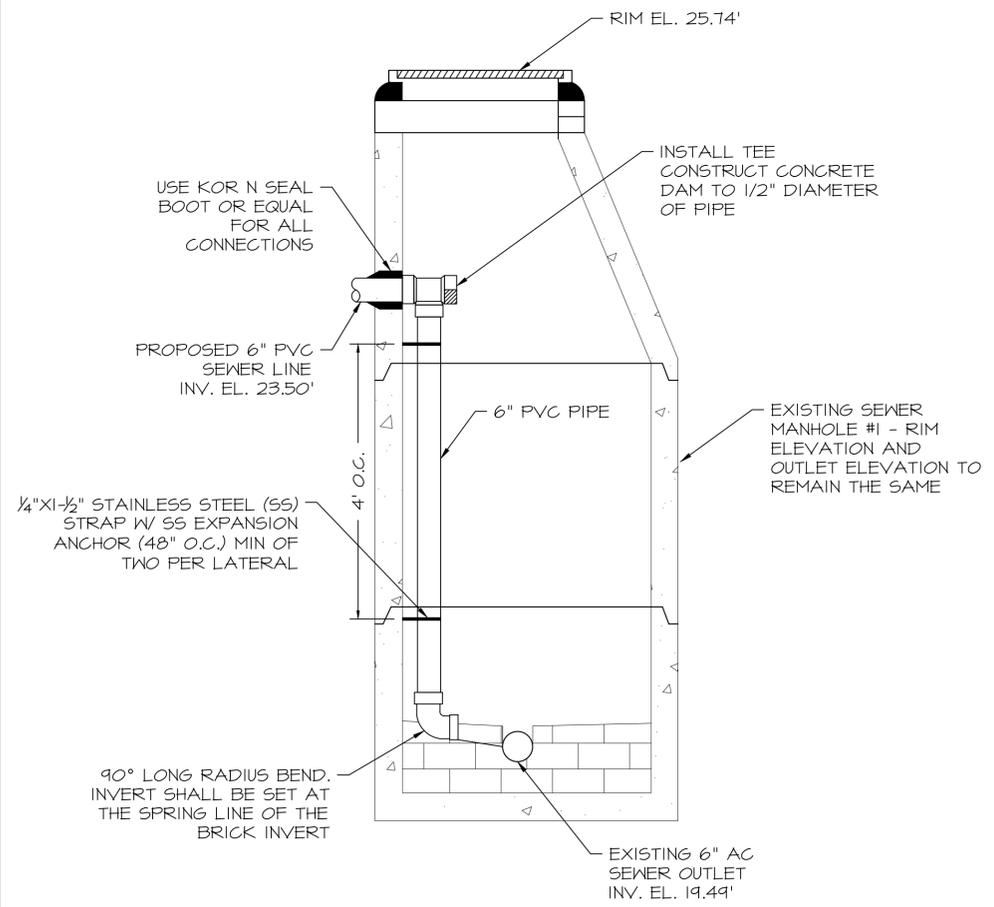
**TRENCH DETAIL- GRAVITY SEWER**  
Scale: N.T.S.



**PIPE STRAP DETAIL**  
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, SO 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, (NHDDT 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.



**SMH 1 INTERIOR MANHOLE DROP CONNECTION**  
Scale: N.T.S.

9	4/24/2024	PB SUBMITTAL	
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ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 20'			
CHECKED A.ROSS			
DRAWN D.D.D.			
CHECKED			

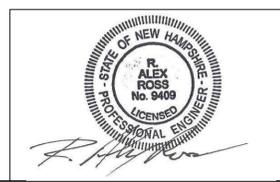
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Portsmouth, NH 03801  
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RIGZ ENTERPRISES LLC  
18 DIXON LANE  
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TITLE  
**SEWER DETAILS**

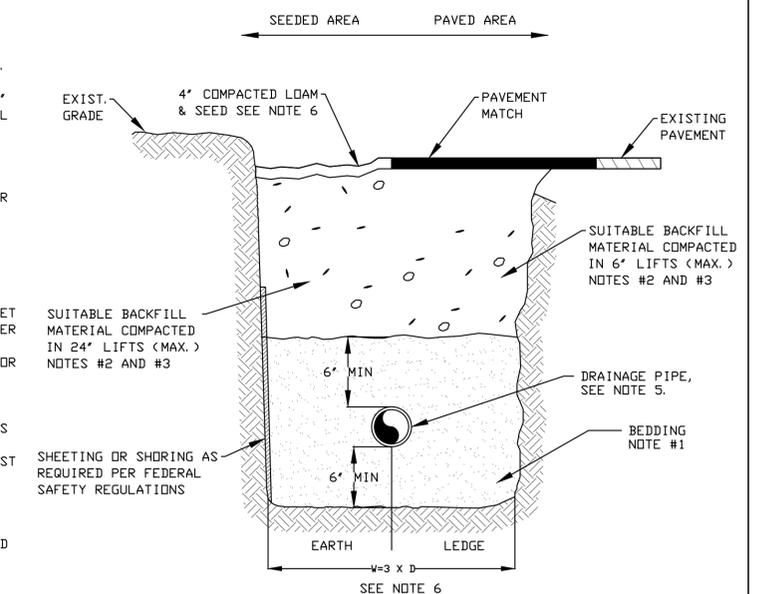
822 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
TAX MAP 160, LOT 29

JOB NUMBER	DWG. NO.	ISSUE
23-010	10 OF 13	9

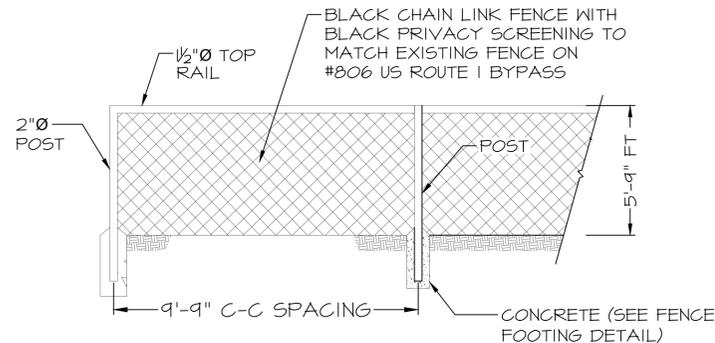


**TRENCH NOTES - STORM DRAIN:**

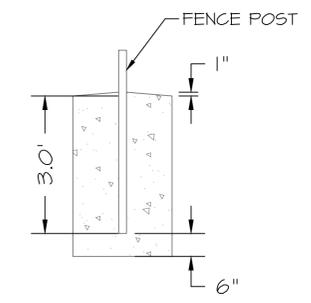
- 1) BEDDING:** BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT. CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE 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 COMPACTED 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; 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) V=MAXIMUM ALLOWABLE TRENCH WIDTH:** V SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



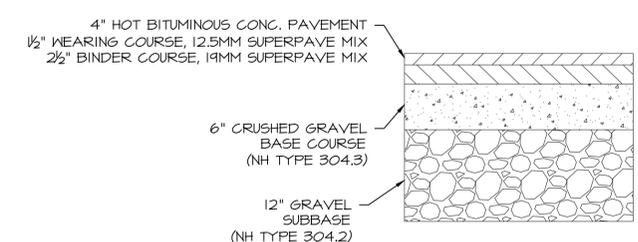
**TRENCH DETAIL-STORM DRAIN**  
Scale: N.T.S.



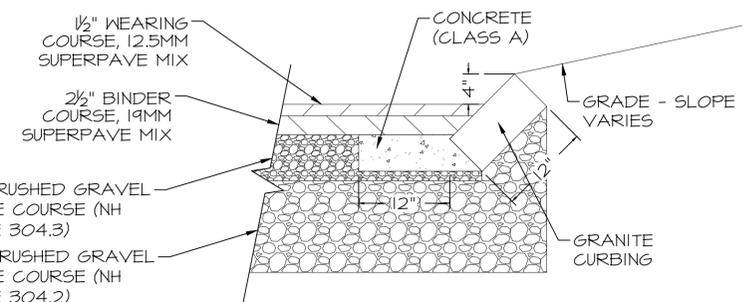
**CHAIN LINK FENCE DETAIL**  
SCALE: NTS



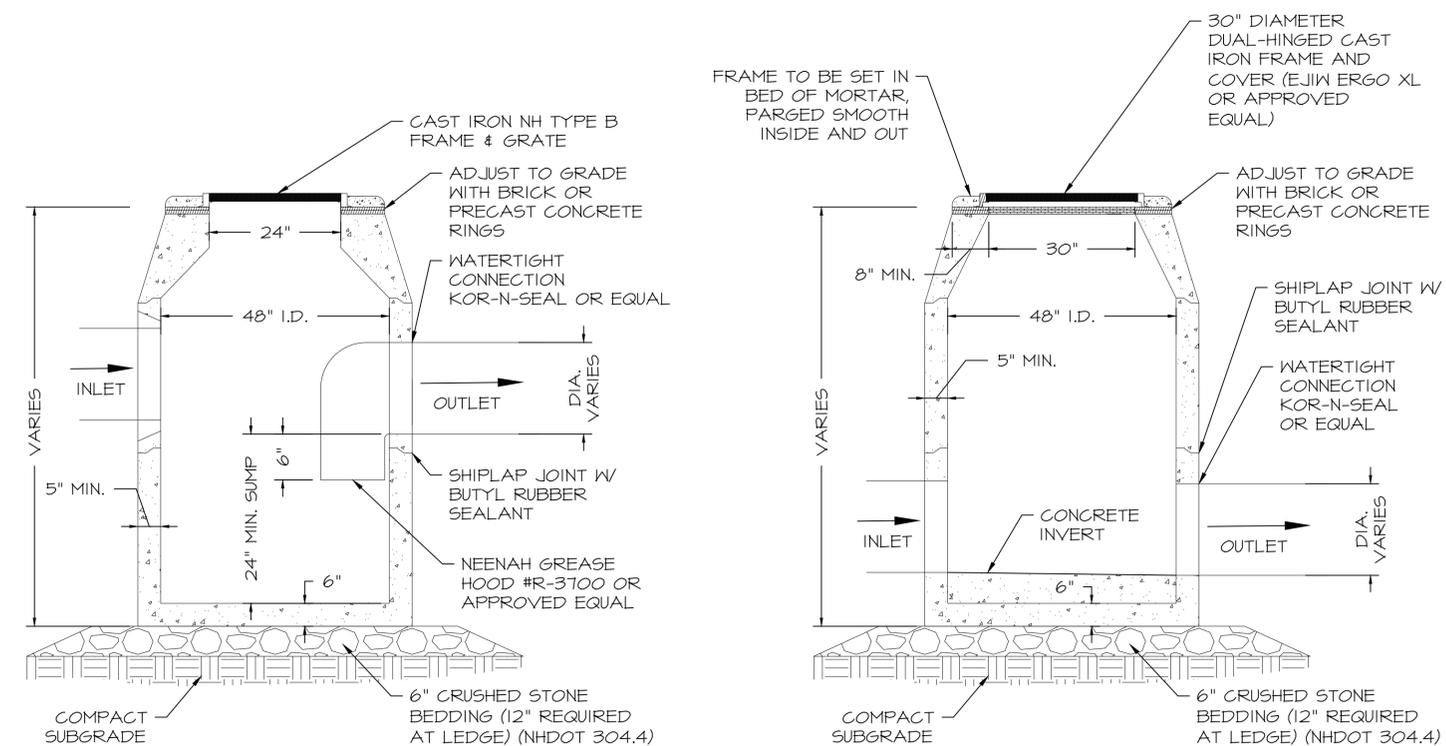
**FENCE FOOTING DETAIL**  
SCALE: NTS



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



**SLOPED CURB DETAIL**  
Scale: NTS



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

**PROPOSED DRAIN MANHOLE (TYP)**  
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**

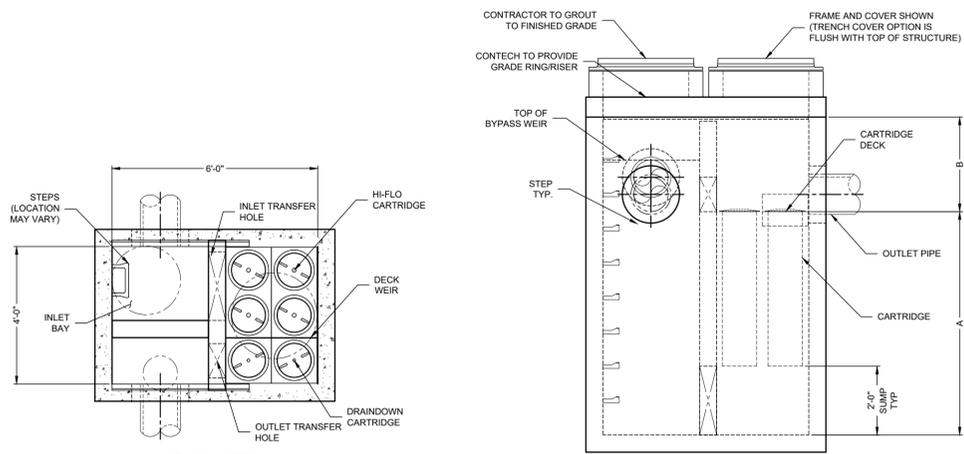
- 1) ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
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- 6) EACH CASTING TO HAVE LIFTING HOLES CAST IN.

**JELLYFISH FILTER GENERAL NOTES:**

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

**INSTALLATION NOTES:**

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
- C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.



**JELLYFISH FILTER JFPD0406 (CB C) DETAIL**  
N.T.S.

**JELLYFISH DESIGN NOTES**

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION	54"	40"	27"	15"
CARTRIDGE LENGTH	40"	40"	4'-3"	3'-3"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CF5) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CF5)	0.89	0.67	0.45	0.25
OUTLET INVERT TO RIM (MIN) (B)	5'-0"	4'-0"	4'-0"	4'-0"

9	4/24/2024	PB SUBMITTAL
8	4/2/2024	REVISIONS
7	3/28/2024	REVISIONS
6	3/20/2024	TAC SUBMITTAL
5	2/22/2024	REVISIONS
ISS.	DATE	DESCRIPTION OF ISSUE
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		

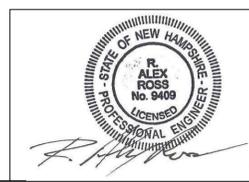
**ROSS ENGINEERING, LLC**  
Civil/Structural Engineering & Surveying  
909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

CLIENT  
RIGZ ENTERPRISES LLC  
18 DIXON LANE  
DERRY, NH 03038

TITLE  
**DETAILS**

822 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
TAX MAP 160, LOT 29

JOB NUMBER	DWG. NO.	ISSUE
23-010	11 OF 13	9





**EROSION AND SEDIMENTATION CONTROL CONSTRUCTION PHASING AND SEQUENCING**

- SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
- INSTALL SILT/SOXX FENCING AS PER DETAILS AND AT SEDIMENT MIGRATION.
- CONSTRUCT TREATMENT SWALES, LEVEL SPREADERS AND DETENTION STRUCTURES AS DEPICTED ON DRAWINGS.
- STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL & COVER WHERE PRACTICABLE.
- MINIMIZE DUST THROUGH APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES ON SITE.
- ROUGH GRADE SITE. INSTALL CULVERTS AND ROAD DITCHES.
- FINISH GRADE AND COMPACT SITE.
- RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
- STABILIZE ALL AREAS OF BARE SOIL WITH MULCH AND SEEDING.
- RE-SEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
- SILT SOXX FENCING TO REMAIN AND BE MAINTAINED FOR TWENTY FOUR MONTHS AFTER CONSTRUCTION TO ENSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT SOXX FENCING ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
- PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- ALL TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC. MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
- PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE - BEFORE ROUGH GRADING THE SITE.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

**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.
- ALL TREES AND SHRUBS SHALL HAVE WATER SAUCERS BUILT AROUND THEIR BASES AND THESE SHALL BE MULCHED WITH 4" OF DARK BROWN AGED BARK MULCH. MULCH MUST BE KEPT 2" AWAY FROM THEIR TRUNKS.
- ALL TREES AND SHRUBS SHALL BE PLANTED AND MULCHED BEFORE LAWN IS SEEDED.

**MAINTENANCE REQUIREMENTS:**

- ALL TREES, SHRUBS, AND PERENNIALS WILL NEED TO BE WATERED THROUGH THANKSGIVING DURING THE FIRST SEASON IN WHICH THEY ARE INSTALLED.
- AN UNDERGROUND DRIP IRRIGATION SYSTEM IS RECOMMENDED. IF AN UNDERGROUND DRIP IRRIGATION SYSTEM IS NOT INSTALLED, SOAKER HOSES AROUND THROUGHOUT PLANTING BEDS ARE ACCEPTABLE. ALTHOUGH OVERHEAD SPRINKLERS ARE RECOMMENDED FOR LAWN AREAS, THEY ARE NOT ACCEPTABLE FOR IRRIGATING TREES AND SHRUBS.

**SEEDING AND STABILIZATION FOR LOAMED SITE:**

FOR TEMPORARY & LONG TERM SEEDINGS USE AGWAY'S SOIL CONSERVATION GRASS SEED OR EQUAL  
 COMPONENTS: ANNUAL RYE GRASS, PERENNIAL RYE GRASS, WHITE CLOVER, 2 FESCUES, SEED AT A RATE OF 100 POUNDS PER ACRE,  
 FERTILIZER & LIME:  
 NITROGEN (N) 50 LBS/ACRE, PHOSPHATE (P2O5) 100 LBS/ACRE, POTASH (K2O) 100 LBS/ACRE, LIME 2000 LBS/ACRE  
 MULCH:  
 HAY OR STRAW 1.5-2 TONS/ACRE

**A) GRADING AND SHAPING**

- SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED, WHERE MOVING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

**B) SEED BED PREPARATION**

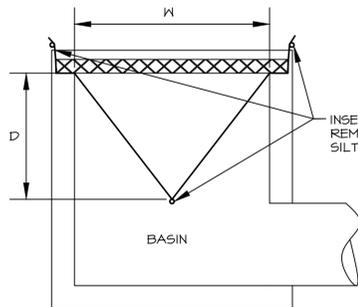
- SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

**EROSION AND SEDIMENTATION CONTROL GENERAL NOTES**

- CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT, BUT IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
- ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE STABILIZED WITHIN 24 HOURS OF EARTH-DISTURBING ACTIVITIES BEING CEASED, AND WILL BE FULLY STABILIZED NO LONGER THAN 14 DAYS AFTER INITIATION, (SEE NOTE II FOR DEFINITION OF STABLE). ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE. ALL TEMPORARY OR LONG TERM SEEDING MUST BE APPLIED TO COMPLY WITH "WINTER CONSTRUCTION NOTES" (SEE WINTER CONSTRUCTION NOTES). EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED (SEE NOTE II FOR DEFINITION OF STABLE).
- TEMPORARY & LONG TERM SEEDING: USE SEED MIXTURES, FERTILIZER, LIME AND MULCHING AS RECOMMENDED (SEE SEEDING AND STABILIZATION NOTES).
- SILT/SOXX FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED. WHEREVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILT/SOXX AND ANY EDGE OF NET AREA.
- SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
- SEDIMENT BASIN(S), IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
- SILT/SOXX FENCING WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
- TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
- AN AREA SHALL BE CONSIDERED FULLY STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN BASED ON STANDARDS AND SPECIFICATIONS SET FORTH IN THE STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (DECEMBER 2008 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.

**WINTER CONSTRUCTION NOTES**

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND FLAGGING TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



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

INSTALL SILT SACK TO CATCH BASINS 1, 3, 4 & 5 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 4)

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

**LONG TERM SEEDING**

\*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C	lb/ACRE	lb/1000SF
TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED CLOVER (ALSIKE)	20	0.45
TOTAL	40	1.35

LIME: AT 2 TONS PER ACRE OR 100 LBS PER 1,000 S.F.  
 FERTILIZER: 10 20 20 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.  
 MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

**GRADING AND SHAPING:**

SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.  
 SEEDBED PREPARATION:  
 SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.  
 STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED. SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

\* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

**SHORT TERM SEEDING**

\*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C	#/ACRE	#/1000SF
FOR APRIL 1 - AUGUST 15 ANNUAL RYE GRASS	40	1
FOR FALL SEEDING WINTER RYE	112	2.5

LIME: AT 1 TON PER ACRE OR 100 LBS PER 1,000 S.F.  
 FERTILIZER: 10 10 10 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.  
 MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

**GRADING AND SHAPING:**

SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.

**SEEDBED PREPARATION:**

SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.  
 STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED. SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

\* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

WHEN PROPOSED FOR ALTERATION DURING CONSTRUCTION AS BEING INFESTED WITH INVASIVE SPECIES SHALL BE MANAGED APPROPRIATELY USING THE DISPOSAL PRACTICES IDENTIFIED IN "NHDOT - BEST MANAGEMENT PRACTICES FOR ROADSIDE INVASIVE PLANTS - 2008" AND "METHODS FOR DISPOSING NON-NATIVE INVASIVE PLANTS - UNH COOPERATIVE EXTENSION - 2010"

SEED MIXES SHALL NOT CONTAIN ANY SPECIES IDENTIFIED BY THE NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST.

**MAINTENANCE NOTES**

**A. MAINTENANCE OF COMMON FACILITIES OR PROPERTY**

1. FUTURE OWNERS OR ASSIGNS ARE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER INFRASTRUCTURE ASSOCIATED WITH THE FACILITY AND THE PROPERTY. THIS INCLUDES THE ROOF DRAINAGE SYSTEM, CISTERN, STORMWATER POND, PERVIOUS PAVERS, STORM TECH CHAMBERS, LANDSCAPED AREAS, PERVIOUS ASPHALT AND CONTECH TREATMENT STRUCTURE.

**B. GENERAL INSPECTION AND MAINTENANCE REQUIREMENTS**

1. PERMANENT STORMWATER AND SEDIMENT AND EROSION CONTROL FACILITIES TO BE MAINTAINED ON THE SITE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING AREAS
- LANDSCAPED AREAS
- DRAIN LINES
- CONTECH JELLYFISH

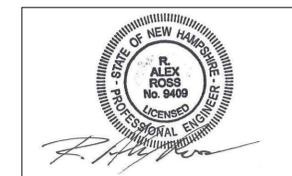
2. MAINTENANCE OF PERMANENT MEASURES SHALL FOLLOW THE FOLLOWING SCHEDULE:

- PARKING AREAS, DRIVEWAY:**  
INSPECTION AT THE END OF EVERY WINTER, PRIOR TO THE START OF THE SPRING RAIN SEASON. SWEEPING SHALL BE DONE ONCE IN EARLY FALL AND THEN AFTER SPRING SNOWMELT. SAND/DEBRIS THAT HAS COLLECTED OFF THE DRIVEWAY AND PARKING LOT SHOULD BE REMOVED OFF-SITE AND DISPOSED OF PROPERLY.
- LANDSCAPED AREAS:**  
ANNUAL INSPECTION OF SITE'S VEGETATION AND LANDSCAPING. ANY AREAS THAT ARE BARE SHALL BE RESEED AND MULCHED WITH HAY OR, IF THE CASE IS EXTREME, LOAMED AND SEEDED OR SODDED TO ENSURE ADEQUATE VEGETATIVE COVER. LANDSCAPE SPECIMENS SHALL BE REPLACED IN-KIND, IF THEY ARE FOUND TO BE DEAD OR DYING.
- DRAIN LINES:**  
INSPECT TWICE A YEAR, MORE OFTEN IF NEEDED. INSPECT FOR ACCUMULATION OF DEBRIS. REMOVE MATERIAL FROM INLET/OUTLET AS NECESSARY, DISPOSE OF OFFSITE.
- CONTECH JELLYFISH TREATMENT STRUCTURE:**  
SEE ATTACHED JELLYFISH MAINTENANCE GUIDE.

C. OWNERS SHALL PROVIDE A REPORT ON ACTIVITIES PERFORMED THROUGHOUT THE YEAR. REPORT SHALL INCLUDE DOCUMENTATION THAT INSPECTION AND MAINTENANCE IS ACCOMPLISHED PER THIS DOCUMENT AND A CERTIFICATION THAT THE SYSTEMS CONTINUE TO FUNCTION AS DESIGNED. AN ANNUAL REPORT WILL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.

**STORMWATER INSPECTION & MAINTENANCE LOG**

ACTIVITY	DATE OF INSPECTION	WHO INSPECTED	SATISFACTORY: YES, NO, N/A	MAINTENANCE NEEDED	IMPLEMENTED DATE OF CORRECTIVE ACTION	FINDINGS OF INSPECTOR
PARKING AREA						
LANDSCAPE AREA						
DRAIN LINES						
CONTECH JELLYFISH						

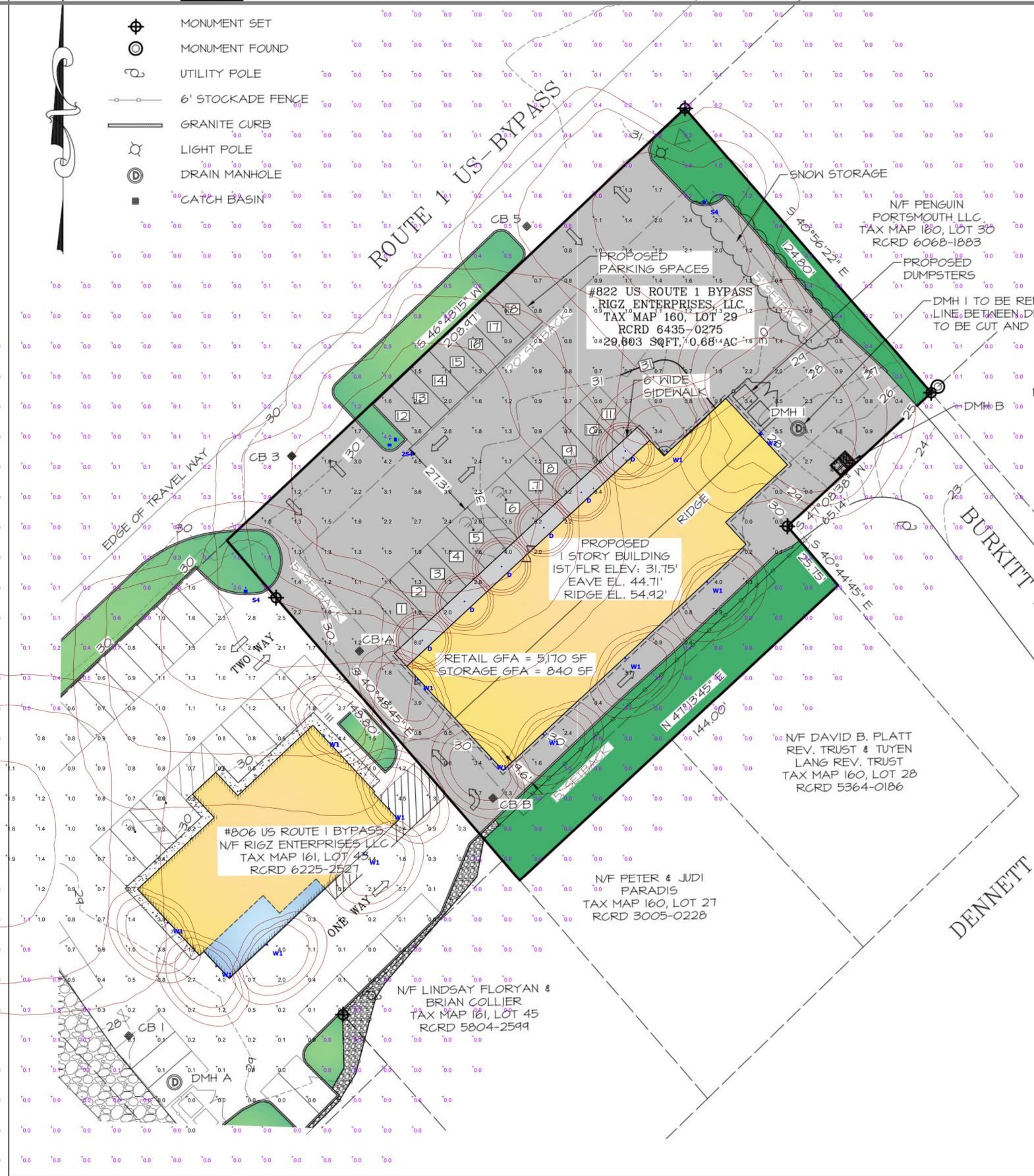


9	4/24/2024	PB SUBMITTAL	
8	4/2/2024	REVISIONS	
7	3/28/2024	REVISIONS	
6	3/20/2024	TAC SUBMITTAL	
5	2/22/2024	REVISIONS	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 20'			
CHECKED A. ROSS			
DRAWN D.D.D.			
CHECKED			
<b>ROSS ENGINEERING, LLC</b> Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT RIGZ ENTERPRISES LLC 18 DIXON LANE DERRY, NH 03038			
TITLE			
<b>EROSION CONTROL PLAN</b> 822 US ROUTE 1 BYPASS PORTSMOUTH, NH 03801 TAX MAP 160, LOT 29			
JOB NUMBER	DWG. NO.	ISSUE	
23-010	13 OF 13	9	

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

909 Islington Street  
Portsmouth, NH 03801

603-433-7560  
alexross@comcast.net

**822 US Route 1 Bypass**  
**Low Impact Design & Green Building Description**

February 16, 2024

The following Low Impact Design and Green Building Design practices are proposed to be implemented.

- A jelly fish filtration system will be added to the drainage network in the southwest of the site. This will collect the stormwater from the other catch basins on #806 & #822 US Route 1 Bypass as well as catch basins in the US Route 1 Bypass.
- Landscaping around the whole parcel that will include native plantings.
- LED energy efficient lighting for the site and building interior.
- Dark sky compliant lighting.
- Low flow plumbing fixtures.

Sincerely,

Alex Ross, P.E.

## ***STORMWATER MANAGEMENT OPERATION & MAINTENANCE***

### **822 US Route 1 Bypass, Portsmouth, NH**

The proposed stormwater structures and improvements will result in a massive upgrade for stormwater runoff control and treatment. For all of these elements to work correctly in the future it is imperative to keep up with proper operation and maintenance.

#### **Inspection and Maintenance of Facilities and Property**

##### **A. Maintenance of Common Facilities or Property**

1. Future owners or assigns are responsible for maintenance of all stormwater infrastructure associated with the facility and the property. This includes the landscaped areas, drain lines, and Contech treatment structure.

##### **B. General Inspection and Maintenance Requirements**

1. Permanent stormwater and sediment and erosion control facilities to be maintained on the site include but are not limited to the following:
  - a. Parking areas
  - b. Landscaped areas
  - c. Culverts & Drain lines
  - d. Contech jellyfish
2. Maintenance of permanent measures shall follow the following schedule:
  - a. **Parking Areas:**  
Inspection at the end of every winter, prior to the start of the spring rain season. Sweeping shall be done once in early fall and then after spring snowmelt. Sand/debris that has collected off the driveway and parking lot should be removed off-site and disposed of properly.
  - b. **Landscaped Areas:**  
Annual inspection of site's vegetation and landscaping. Any areas that are bare shall be reseeded and mulched with hay or, if the case is extreme, loamed and seeded or sodded to ensure adequate vegetative cover. Landscape specimens shall be replaced in-kind, if they are found to be dead or dying.

## Ross Engineering

909 Islington Street  
Portsmouth, NH 03801

603-433-7560  
alexross@comcast.net

- c. **Drain Lines:**  
Inspect twice a year, more often if needed. Inspect for accumulation of debris. Remove material from inlet/outlet as necessary, dispose of offsite.
  - d. **Contech jellyfish treatment structure:**  
See attached Jellyfish Maintenance Guide.
- C. Owners shall provide a report on activities performed throughout the year. Report shall include documentation that inspection and maintenance is accomplished per this document and a certification that the systems continue to function as designed. An annual report will be submitted to the City of Portsmouth Department of Public Works.

909 Islington Street  
Portsmouth, NH 03801

# Ross Engineering

603-433-7560  
alexross@comcast.net

## Annual Operations and Maintenance Report

Activity	Date of Inspection	Who Inspected	Satisfactory: Yes, No, N/A	Maintenance Needed	Implemented date of corrective action	Findings of Inspector
Parking Areas						
Landscaped Areas						
Culverts & Drain lines						
Contech Jellyfish						

# *THE CITY - BUILDING ONE*

## 822 US ROUTE 1 BYPASS

### PORTSMOUTH,, NEW HAMPSHIRE

*Gleason Architects*  
P.O. BOX 596  
STRATHAM, NH 03885



603 772-7370

INDEX TO DRAWINGS

ARCHITECTURAL

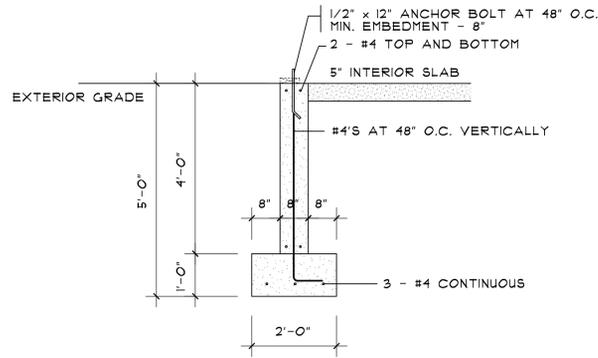
A1 - FOUNDATION PLAN, FIRST FLOOR PLAN, DETAILS AND DOOR SCHEDULE  
A2 - ELEVATIONS, SECTION AND ROOF FRAMING PLAN

#### GENERAL NOTES

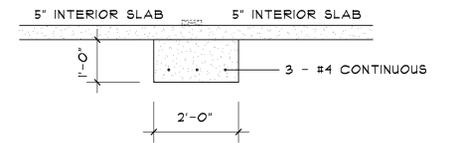
1. All work meets state, local and 2015 IBC Codes.
2. Contractor(s) must visit the job site prior to submitting a bid.
3. It is assumed the soil bearing capacity is 2000 psf or better.
4. Footings are to be placed on undisturbed soil, a minimum of one (1) foot below the frost line.
5. Provide 2" rigid insulation around the foundation perimeter to 4' below grade.
6. All wood on concrete is to be pressure treated lumber with sill seal and insulation.
7. Poured in place concrete is to be 3000 psi or better.
8. Concrete slabs are to have 6/6 10x10 w.w.f., 6 mil poly vapor barrier over 6" of crush stone or gravel, unless noted otherwise.
9. Use anchor bolts at 4'-0" on center on foundation walls.
10. Exterior walls are to be 2 x 6 wood studs, min. no. 2 grade, at 16" on center with lateral bracing, 1/2" gypsum board interior 1/2" sheathing exterior and "building wrap". The walls will have full batt insulation or equal.
11. Interior walls are to be 2 x 4 wood studs at 16" on center with 1/2" gypsum board each side.
12. All material used in the construction of this building will be new. No used or reconditioned material is permitted.
13. All interior finishes are to be determined by the contract with the owner.
14. Notify the architect immediately if conditions are different than indicated on the plans.
15. Any changes to these plans must be reviewed and approved by the owner(s) and the architect.
16. These drawings are prepared for the owner(s) to meet local and state codes. Any deficiencies must be noted and architect contacted to review those deficiencies.

#### CODE REVIEW:

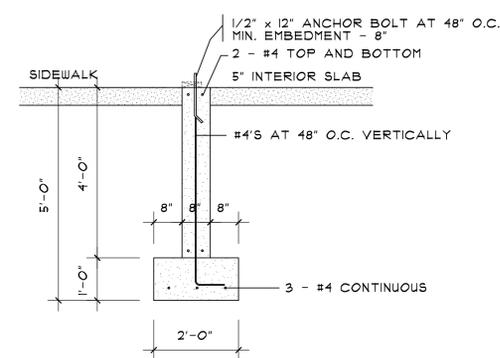
PROJECT: SINGLE STORY COMMERCIAL BUILDING - CONVENIENCE STORE  
USE GROUP: MERCANTILE - M  
TYPE OF CONSTRUCTION: 5B, WOOD FRAME, UNPROTECTED  
HEIGHT - STORIES ALLOWED WITH SPRINKLER SYSTEM, BUILDING IS TWO STORY  
BUILDING TO HAVE AN APPROVED SPRINKLER SYSTEM  
AREA - 36,000 SF, SPRINKLERED, ACTUAL SQUARE FOOTAGE - 5480 SF  
OCCUPANT LOAD - 5480 SF/40 SF PER PERSON - 92 PEOPLE (TABLE 1004.1.2  
TABLE 1011.2 EXIT ACCESS TRAVEL DISTANCE - USE M, WITH SPRINKLER - 250 FEET



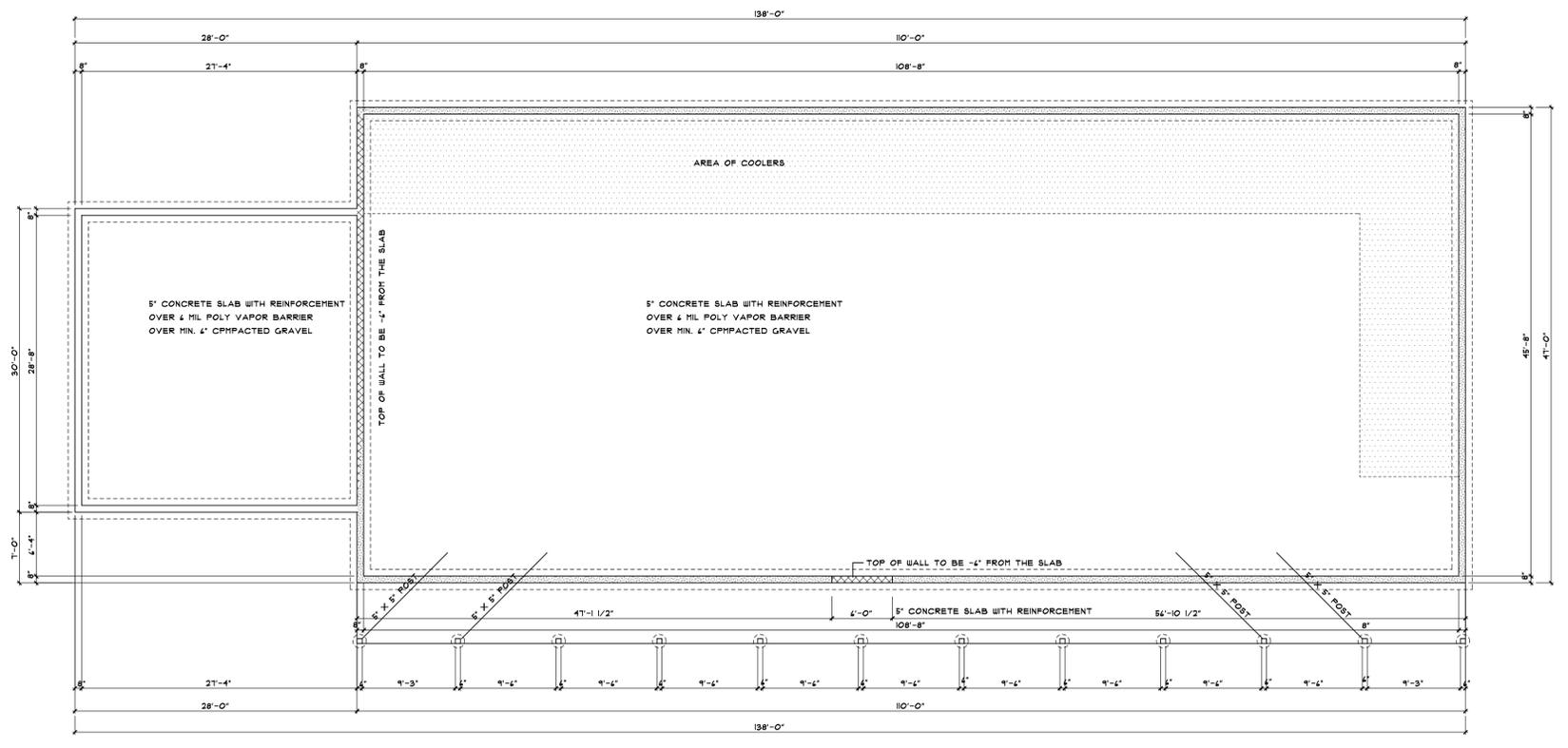
1 FOUNDATION SECTION  
SCALE: 1/2" = 1'-0"



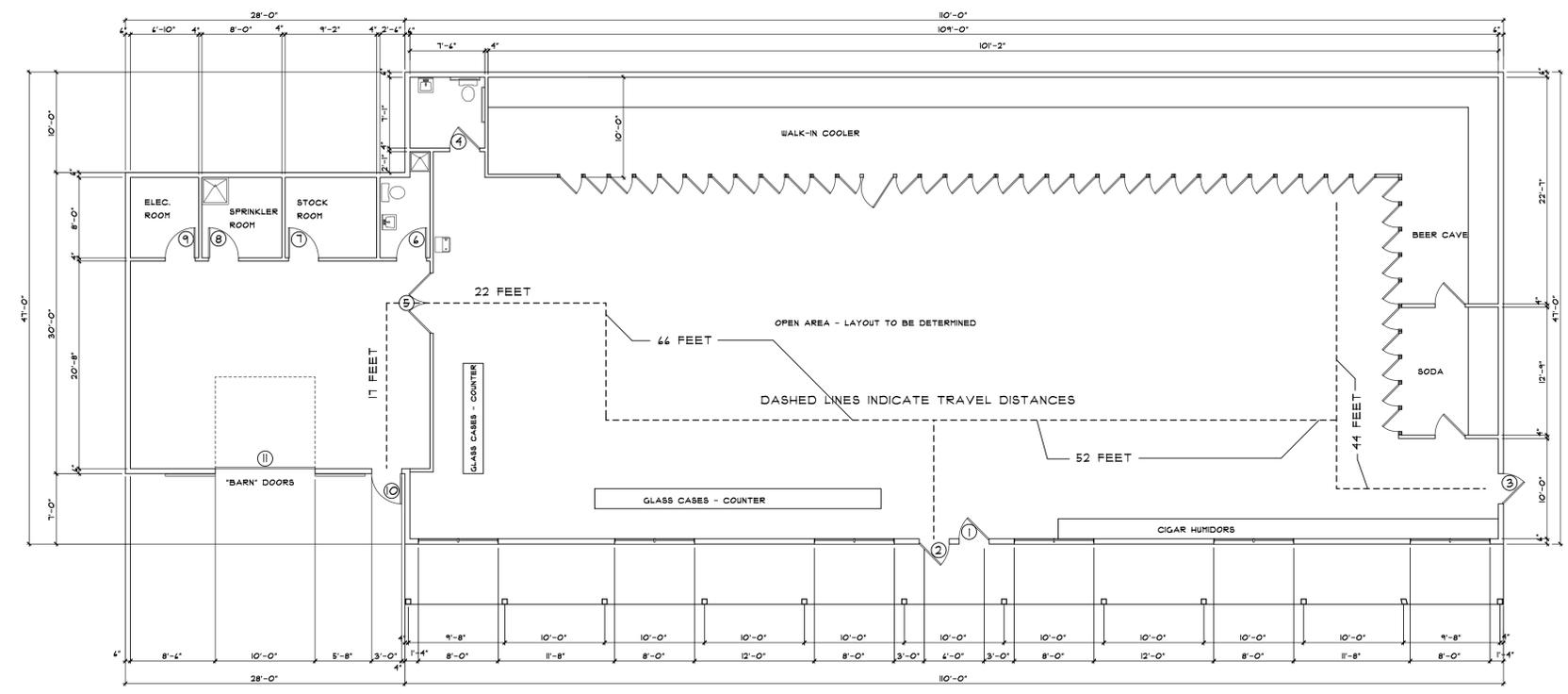
2 FOUNDATION SECTION  
SCALE: 1/2" = 1'-0"



3 FOUNDATION SECTION  
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



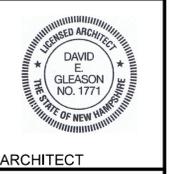
FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE			
MARK	DOOR WIDTH	DOOR HEIGHT	REMARKS
FIRST FLOOR			
1.	3'-0"	7'-0"	AL./GLASS ENTRY DOOR
2.	3'-0"	7'-0"	AL./GLASS ENTRY DOOR
3.	3'-0"	6'-8"	HM DOOR HM FRAME
4.	3'-0"	6'-8"	SCWD DOOR HM FRAME SELF CLOSING
5.	FR. 3'-0"	6'-8"	DOUBLE ACTING IMPACT DOORS WITH KICK PLATES
6.	2'-6"	6'-8"	HM DOOR HM FRAME
7.	3'-0"	6'-8"	HM DOOR HM FRAME
8.	3'-0"	6'-8"	HM DOOR HM FRAME
9.	3'-0"	6'-8"	HM DOOR HM FRAME
10.	3'-0"	6'-8"	HM DOOR HM FRAME
11.	10'-0"	9'-0"	INSULATED OVERHEAD DOOR

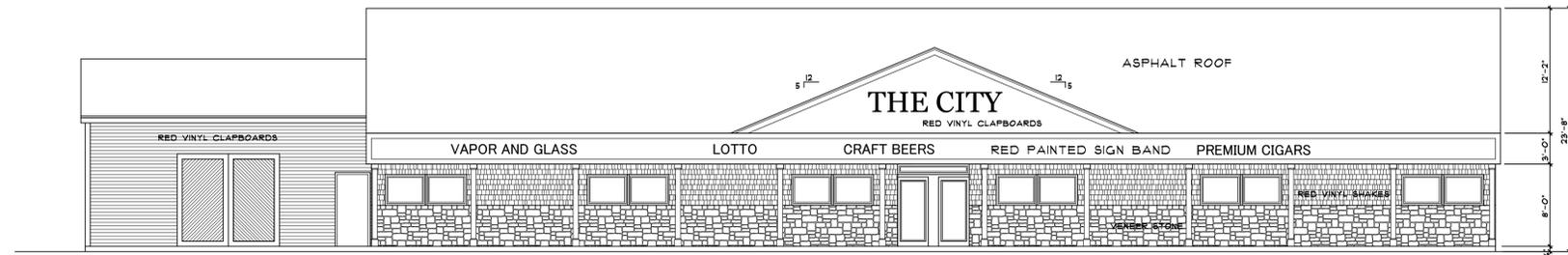
NO.	DESCRIPTION OF REVISION	DATE

**THE CITY - BUILDING ONE**  
822 US ROUTE 1 BYPASS  
PORTSMOUTH, NEW HAMPSHIRE

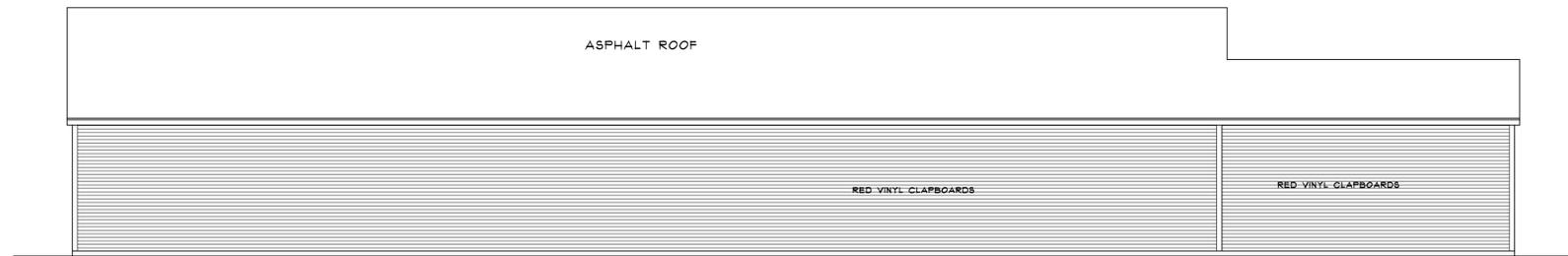
**Gleason Architects**  
P.O. BOX 596  
STRATHAM, NEW HAMPSHIRE 03885  
603 772-7370



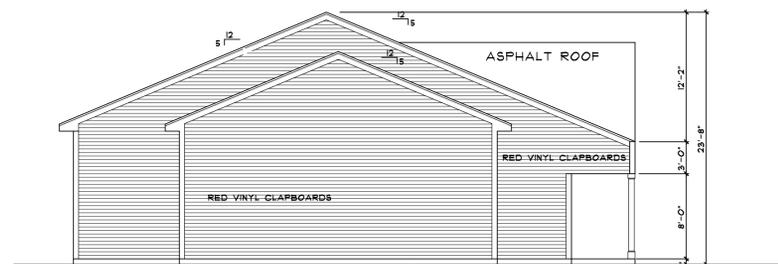
ARCHITECT  
ENGINEER  
DATE: 08/04/23  
PROJECT NO. 202329  
SHEET NO.



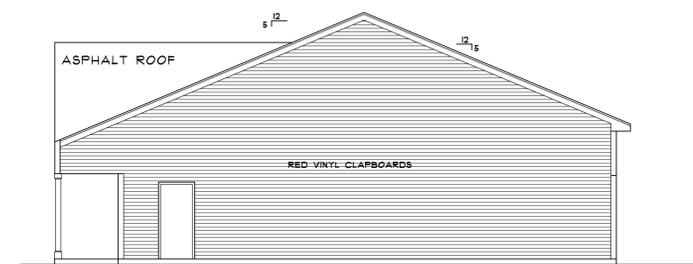
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



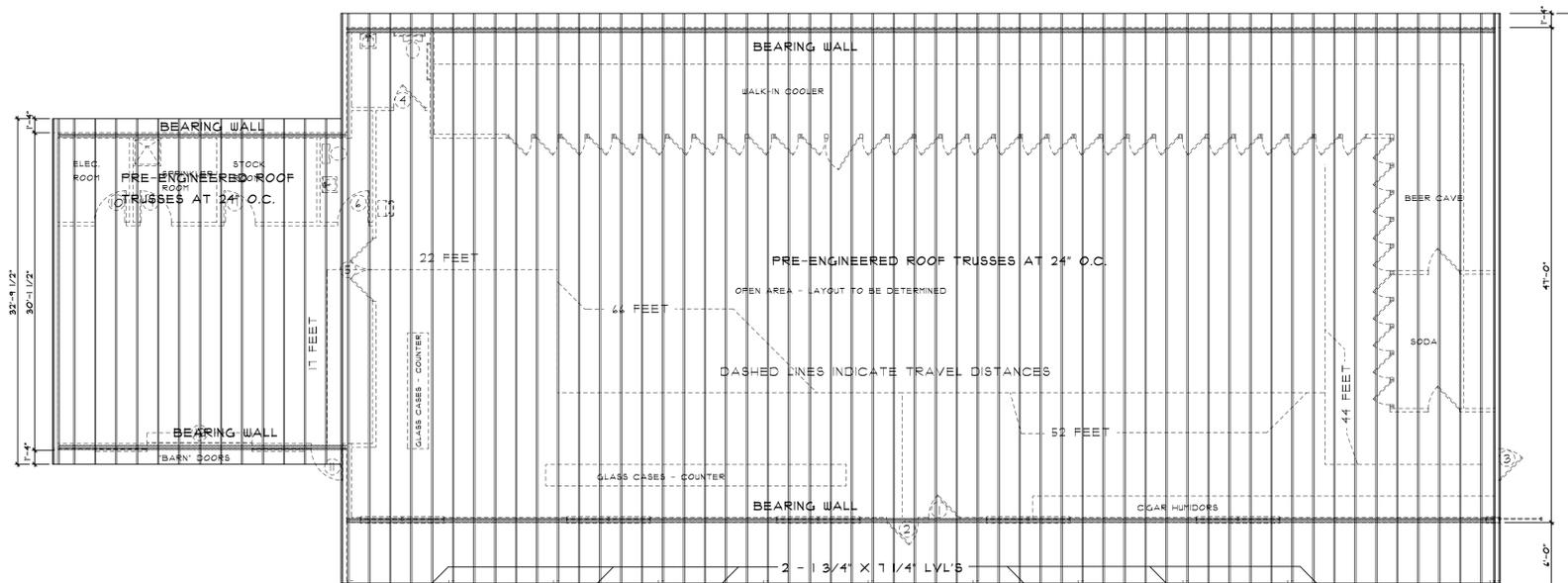
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



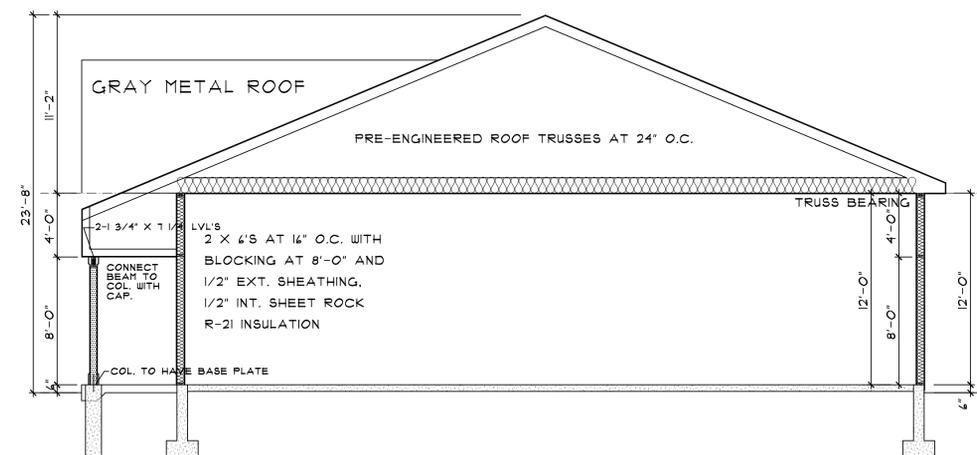
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



ROOF FRAMING PLAN  
SCALE: 1/8" = 1'-0"



SECTION  
SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE

**THE CITY - BUILDING ONE**  
822 US ROUTE 1 BYPASS  
PORTSMOUTH, NEW HAMPSHIRE

**Gleason Architects**  
P.O. BOX 596  
STRATHAM, NEW HAMPSHIRE 03885  
603 772-7370



ARCHITECT

ENGINEER  
DATE: 08/04/23  
PROJECT NO. 202329

SHEET NO.

**A-2**  
OF SHEETS

HPGR Draft 4.23.2024

Return To:  
Legal Department  
City Hall  
1 Junkins Ave.  
Portsmouth, NH 03801

**DECLARATION OF COVENANT & RESTRICTIONS**  
**Property located at 822 Rt. 1 Bypass Tax Map 160, Lot 2**

**RIGZ ENTERPRISES, LLC**, a limited liability company with a principal office located at 18 Dixon Lane, Derry, County of Rockingham and State of New Hampshire, 03038, hereinafter “Declarant,” covenants for the benefit of its successors, heirs, and assigns and for consideration provided by the **CITY OF PORTSMOUTH**, a municipal body politic, having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801, the following restrictive covenant with respect to Grantor's real property situate on Route 1 Bypass, Portsmouth, Rockingham County, New Hampshire, identified as Portsmouth Tax Assessor’s Map 160, Lot 29 (“the Premises”) as shown on a plan entitled “Rigz Enterprises, LLC, Easement Plan, 822 Rt. 1 Bypass, Portsmouth, NH 03801, Tax Map 160, Lot 29”, dated April 4, 2024, prepared by Ross Engineering, LLC” to be recorded herewith (the “Plan”):

**RECITALS**

WHEREAS, Declarant is the owner of 806 Route 1 Bypass in Portsmouth, Map 161, Lot 43 (hereinafter “Lot 43”) pursuant to a certain deed dated January 25, 2021 and recorded in the Rockingham County Registry of Deeds (“the Registry”) in 6225, Page 2527;

WHEREAS, Lot 43 benefits from “a right to pass and repass from the interstate highway using the exits in common with others” over a portion of the Premises pursuant to a certain deed dated February 15, 1989 and recorded in the Registry in Book 2781, Page 1490.

WHEREAS, Declarant subsequently purchased the Premises pursuant to a certain deed dated August 29, 2022 and recorded in the Registry in Book 6435, Page 0275;

WHEREAS, Declarant seeks to redevelop the Premises and impose a certain covenant, condition, and restriction on the Premises for: the common use and enjoyment of the owners and occupants of the Premises and Lot 43, and their respective successors, heirs, and assigns; continued access to and from Route 1 Bypass to Lot 43; and fulfillment of the requirements of a certain permit issued by the City of Portsmouth Planning Board;

NOW, THEREFORE, in consideration of the mutual benefits granted herein with respect to the Property and in consideration of the benefits reserved hereby or anticipated by the Declarant, the Declarant hereby covenants for itself and its successors and assigns and establishes and makes applicable to the Property and any subsequent subdivision thereof, the following covenant which shall run with the Premises in perpetuity:

The area identified on the Plan as “Easement Area A” shall provide continued permanent and nonexclusive access to Lot 43 for the purpose of commercially reasonable vehicular ingress and egress between New Hampshire Route 1 Bypass and Lot 43 and shall remain free of obstructions interfering with the activities authorized herein. Easement Area A is more particularly bounded and described as follows:

Beginning at a point 5.15 feet North 46° 43’ 15” East of the southwest corner of Map 160, Lot 29; thence traveling North 46° 43’ 15” East a distance of 53.17 feet to a point; thence turning and traveling across Map 160, Lot 29 South 43° 04’ 01” East 46.62 feet to a point; thence turning and traveling South 47° 09’ 04” West a distance of 45.12 feet to a point; thence turning and traveling South 40° 48’ 45” East a distance of 81.77 feet to a point; thence turning and traveling South 46° 15’ 19” West a distance of 15.02 feet, to a point at Map 161, Lot 43; thence turning and traveling North 40° 48’ 45” West a distance of 106.93 feet to a point; thence turning and traveling along an arc with a radius of 12.38 feet a distance of 13.34 feet; thence continuing along an arc with a radius of 8.77 feet a distance of 13.02 feet; thence turning and traveling South 88° 30’ 19” West a distance of 5.42 feet to the point of beginning.

Containing approximately 3,763 square feet more or less.

This covenant is made by the Declarant as the owner of the Property and is a restriction upon use of the Property by any subsequent owner and owners of the Property or any subdivision thereof by acceptance of a deed for said Property and portion thereof, whether or not it shall be so expressed in any such deed. The restriction above represents an enforceable condition established by the City of Portsmouth in Site Plan Approval LU-23-209. Failure by the City of Portsmouth to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter. This covenant and restrictions may be amended or modified only upon the prior application to and approval of the City of Portsmouth Planning Board or its designee.

Invalidation of any one element of the covenants or restriction set forth herein by a court of law shall in no way affect any other provision which shall remain in full force and effect.

MEANING AND INTENDING to impose a covenant and restriction over a portion of the Premises conveyed to Rigz Enterprises, LLC by deed of Portsmouth Realty, LLC dated August 29, 2022, and recorded at the Rockingham County Registry of Deeds in Book 6435, Page 0275.

This is an exempt transfer pursuant to NH RSA 78-B:2(I).

Dated this \_\_\_\_ day of April, 2024.

**RIGZ ENTERPRISES, LLC**

By: \_\_\_\_\_  
Richard A. Rigazio, Member

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

On this the \_\_\_\_ day of April, 2024, personally appeared the above-named Richard A. Rigazio, in his capacity as Member of Rigz Enterprises, LLC and acknowledged the foregoing instrument to be his free act and deed executed for the purposes contained therein. Before me,

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My commission expires: \_\_\_\_\_

Executed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**EXETER ROSE FARM, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, a New Hampshire \_\_\_\_\_.

\_\_\_\_\_  
Notary Public / Justice of the Peace  
My Commission Expires: \_\_\_\_\_

Return To:  
Legal Department  
City Hall  
1 Junkins Ave.  
Portsmouth, NH 03801

## PUBLIC ACCESS EASEMENT

**RIGZ ENTERPRISES, LLC**, a limited liability company with a principal office located at 18 Dixon Lane, Derry, County of Rockingham and State of New Hampshire, 03038, hereinafter “Grantor,” for consideration paid, grants to the **CITY OF PORTSMOUTH**, a municipal body politic, having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801, hereinafter, "Grantee," with QUITCLAIM COVENANTS, the following easement with respect to Grantor's real property situate on Route 1 Bypass, Portsmouth, Rockingham County, New Hampshire, identified as Portsmouth Tax Assessor’s Map 160, Lot 29 (the “Premises”) on a plan entitled “Rigz Enterprises, LLC, Easement Plan, 822 Rt. 1 Bypass, Portsmouth, NH 03801, Tax Map 160, Lot 29”, dated April 4, 2024, prepared by Ross Engineering, LLC” to be recorded herewith (the “Plan”):

1. **Permanent Easement Area:** A permanent and nonexclusive easement over, upon, through, and across the Grantor Parcel for the purpose of commercially reasonable vehicular and pedestrian ingress and egress between, the existing paved portion of Burkitt Street on the southeast side of the Premises and the state highway known as Route 1 Bypass, together with the right to remove obstructions interfering with the activities authorized herein. The Access Easement is shown on the Plan as “Easement Area B” and more particularly described as follows:

[INSERT METES & BOUNDS DESCRIPTION]

Containing approximately 4,216 square feet more or less.

2. **No Right to Access Private Property:** This easement does not convey any right to the public to access or utilize Grantor’s private property outside Easement Area B.
3. **Maintenance:** Grantee shall have the right, but not the obligation to access Easement Area B for the purpose of maintenance, repair, and replacement of Easement Area B after providing reasonable notice to the Grantor.
4. **Grantor’s Retained Rights:** Grantor retains the right to freely use and enjoy its interest in the Permanent Easement Area insofar as the exercise thereof does not endanger or interfere with the purpose of this instrument. Grantor shall not, however, erect any building, shed, deck or other structure within the Permanent Easement Area.
5. **Easement to Run with Land:** All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executor, successors and assignees of the Grantee and of the Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

MEANING AND INTENDING to convey a public access easement over a portion of premises conveyed to Rigz Enterprises, LLC by deed of Portsmouth Realty, LLC dated August 29, 2022, and recorded at the Rockingham County Registry of Deeds (the "Registry") at Book 6435, Page 0275.

This is an exempt transfer pursuant to NH RSA 78-B:2(I).

Dated this \_\_\_\_ day of April, 2024.

**RIGZ ENTERPRISES, LLC**

By: \_\_\_\_\_  
Richard A. Rigazio, Member

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

On this the \_\_\_\_ day of April, 2024, personally appeared the above-named Richard A. Rigazio, in his capacity as Member of Rigz Enterprises, LLC and acknowledged the foregoing instrument to be his free act and deed executed for the purposes contained therein. Before me,

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My commission expires: \_\_\_\_\_

Return To:  
Legal Department  
City Hall  
1 Junkins Ave.  
Portsmouth, NH 03801

## DRAINAGE EASEMENT DEED

**RIGZ ENTERPRISES, LLC**, a limited liability company with a principal office located at 18 Dixon Lane, Derry, County of Rockingham and State of New Hampshire, 03038, hereinafter “Grantor,” for consideration paid, grants to the **CITY OF PORTSMOUTH**, a municipal body politic, having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801, hereinafter, "Grantee," with QUITCLAIM COVENANTS, the following easement with respect to Grantor's real property situate on Route 1 Bypass, Portsmouth, Rockingham County, New Hampshire, identified as Portsmouth Tax Assessor’s Map 160, Lot 29 (the “Premises”) on a plan entitled “Rigz Enterprises, LLC, Easement Plan, 822 Rt. 1 Bypass, Portsmouth, NH 03801, Tax Map 160, Lot 29”, dated April 4, 2024, prepared by Ross Engineering, LLC” to be recorded herewith (the “Plan”):

1. **Permanent Easement**: Grantee shall have a permanent and non-exclusive easement and right of way for the purpose of installing, maintaining, replacing and repairing catch basins, drainage pipes, filters, and associated stormwater infrastructure and for storm water detention and flowage in, under, across, and over the Premises, together with the right of access and to place and store materials during and related to such activities within the area identified as “Easement Area C” shown on the Plan, bounded and described as follows:

[INSERT METES AND BOUNDS DESCRIPTION OF EASEMENT AREA C]

Containing approximately 5,544 s.f. more or less.

2. **Grantee's Responsibility to Restore**: Disturbed areas within Easement Area C shall be back-filled and restored at the Grantee's expense upon the completion of the construction activities set forth in Paragraph 1 hereof.
3. **Grantor's Retained Rights**: Grantor retains the right to freely use and enjoy its interest in the Easement Area insofar as the exercise thereof does not endanger or interfere with the purpose of this instrument. Grantor shall not, however, erect any building, shed, deck or other structure within the Easement Area, substantially change the grade or slope, or install any pipes in the Permanent Easement Area without prior written consent of the Grantee.
4. **Personal Property**: It is agreed that the pipes and related facilities installed within the Easement Area, whether fixed to the realty or not, shall be the property of the Grantor.
5. **Easement to Run with Land**: All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executor, successors and assignees of the Grantee and of the

Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

MEANING AND INTENDING to convey a drainage easement in, under, across, and over a portion of premises conveyed to Rigz Enterprises, LLC by deed of Portsmouth Realty, LLC dated August 29, 2022, and recorded at the Rockingham County Registry of Deeds (the "Registry") at Book 6435, Page 0275.

This is an exempt transfer pursuant to NH RSA 78-B:2(I).

Dated this \_\_\_\_ day of April, 2024.

**RIGZ ENTERPRISES, LLC**

By: \_\_\_\_\_  
Richard A. Rigazio, Member

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

On this the \_\_\_\_ day of April, 2024, personally appeared the above-named Richard A. Rigazio, in his capacity as Member of Rigz Enterprises, LLC and acknowledged the foregoing instrument to be his free act and deed executed for the purposes contained therein. Before me,

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My commission expires: \_\_\_\_\_