REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

4:00 P.M. **July 9, 2025**

AGENDA

I. APPROVAL OF MINUTES

1. June 11, 2025

II. WORK SESSIONS

1. 33 Gosport Road

2. 0 Wentworth House Road (Map 201 Lot 17)

3. 60 Pleasant Point Drive

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 505 US Route 1 Bypass (LU-25-66)
   Giri Portsmouth 505 Inc.
   Assessor Map 234 Lot 5

IV. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 135 Corporate Drive
   City of Portsmouth on behalf of Pease Development Authority
   Assessor Map 303 Lot 6

2. 137 Walker Bungalow
   Ryan Leibundgut, Property Owner
   Assessor Map 202 Lot 4

3. 0 Banfield Road
   Walter D. Hett Trust
   Assessor Map 255 Lot 2

V. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. **REQUEST TO POSTPONE**

Dredge and Fill – Major Impact
Peverly Hill Road and Greenleaf Avenue, City ROW
City of Portsmouth

VI. OTHER BUSINESS

1. Board Empowerment Series – survey opportunity

VII. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_Xa4dhVDZTQmUmRUu21Ec7g

Memo

TO: Conservation Commission Members
FROM: Kate Homet, Environmental Planner; Peter Britz, Director of Planning & Sustainability
DATE: July 3, 2025
SUBJ: July 9, 2025 Conservation Commission Meeting

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505 US Route 1 Bypass
Giri Portsmouth 505 Inc.
Assessor Map 234 Lot 5

This project is for the installation of four new electric vehicle charging stations within the parking lot of the property. This would include creating and/or re-striping eight parking spaces and installing the necessary equipment and utility connections needed. This work will occur within the wetland buffer of Hodgson Brook and includes the removal of 2,135 s.f. of existing asphalt and converting to wetland buffer seeded area. It also includes 173 s.f. of permanent impacts to an existing landscape section within the buffer to install the transformer and concrete pads. In total, this project will create a net impervious of 1,962 s.f. within the 100' buffer.

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

The existing site is asphalt and is reasonably suited for the installation of such infrastructure.

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

The EV chargers have been located as far away from the wetland resource as possible while still being able to maintain the same number of parking spaces. The applicant is removing a significant amount of impervious from the vegetated buffer, planting native species and shifting the new infrastructure further from the brook.

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

The brook is already a heavily impacted resource and bolstering its buffer is critical to its protection. The removal of pavement between the proposed chargers and the brook will help to reclaim part of the wetland buffer. In addition to removing impervious, the applicants are also proposing to establish new plantings within the new pervious areas and maintain the intended existing drainage on the site.

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

This project proposes alterations with the construction of new transformers and concrete pads but plans to remove existing pavement and replant which will help offset those impacts.

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

This proposal has minimal impact to the wetland resource due to the net gain of pervious surfaces within the buffer.

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

The removal pavement from the 40' vegetated buffer strip and the installment of seed mix and plantings will be an improvement.

Recommendation: Staff recommends approval of this wetland conditional use permit to the Planning Board with the following conditions:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be permanently installed as a part of this after the fact permit.

135 Corporate Drive
City of Portsmouth on behalf of Pease Development Authority
Assessor Map 303 Lot 6

The Planning Board is advisory to the Pease Development Authority (PDA) and the applicant has requested the Conservation Commission's recommendation on this WCUP application. This proposal is for the construction of four new buildings and demolition of the existing Control Operations Building and associated site improvements including utilities, parking, electrical, and stormwater infrastructure at the Pease Wastewater Treatment Facility (WWTF) that is operated by the City of Portsmouth. This project proposes 2,950 s.f. of new impervious impact to the 100' wetland buffer on the property, with another 500 s.f. of new impact proposed in the buffer off this lot. The project also proposed impacts to previously disturbed areas within the wetland buffer.

Pease Development Authority Zoning Ordinance: Part 304-A.08 (f): Criteria for Approval

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

This application requests impacting the wetland buffer in order to upgrade the WWTF, which already lies significantly within the wetland buffer. The new disturbance areas include the new chemical storage building, additional paved accessways, a bioretention system and newly trenched piping areas.

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

A major part of this existing facility falls within one of the wetland buffers on the property and some of the newly proposed areas such as the bioretention facility, pavement and trenching will occur within the wetland buffer. This is a critical facility that needs to be maintained and upgraded to ensure the continued safety of our community and environment, there is no alternative location for these improvements.

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

A significant portion of the 100' wetland buffer onsite remains undisturbed. The construction and upgrades needed onsite will be offset with the introduction of a stormwater system on site where previously none existed. The new bioretention area will retain and treat stormwater coming from the site before discharging into Hodgson Brook. This new treatment will likely benefit the health of the Brook.

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

This project proposes work within areas that were previously disturbed and the applicant has worked to minimize the removal of trees and shrubs on site.

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

This proposal has aimed to largely disturb only previously disturbed areas, with minimal impact proposed for new disturbance areas, and stormwater retention and treatment to help combat impacts from new and existing impervious on site.

Recommendation: Staff recommends approval of this wetland conditional use permit to the Pease Development Authority with the following stipulation:

1. Wetland delineation shall be certified and stamped by a NH Certified Wetland Scientist (CWS).

137 Walker Bungalow Road
Ryan Leibundgut
Assessor Map 202 Lot 4

This application is for an after-the-fact wetland conditional use permit for work done within the 100' wetland buffer and 100' vernal pool buffer without a permit. The applicant had previously removed a 6 x 12' rear deck from the home on site along with the existing footings. In its place, new concrete footings were poured and a new 6 x 12' deck was built. The applicant is proposing crushed stone underneath the new deck to help with stormwater runoff, a set of stairs and a 5 s.f. concrete landing to be placed at the bottom of the new deck, and the addition of new plantings within the buffer area.

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

This property previously had the same size deck in place. The impact from the rebuild is largely from the soil disturbance created to rebuild the deck and pour new footings.

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

The egress already existed within this location of the home and stairs or a deck were needed to access the doorway. This location is reasonable as there already existed the same size structure in its place.

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

The applicant is proposing to help offset impacts from the new build with crushed stone placed below the deck and plantings within the yard to increase the vegetation within the buffer.

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

This project was rebuilt in an already disturbed area and the applicant is proposing the installation of new plantings to bolster the vegetative state of the buffer.

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

This rebuild appears to be almost entirely within the existing impacted area where the previous deck was. Impacts to the wetland resource were offset with the removal of the existing sump pump drainage and removal of the septic system as noted by the applicant. In addition, the introduction of new plantings will help to offset impacts and the crushed stone placement should slow stormwater that is entering the wetland buffer.

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

This project proposes no impact to the 50' vegetated buffer strip. Applicant proposes new plantings within this area.

Recommendation: Staff recommends approval of this wetland conditional use permit to the Planning Board with the following stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 50' vegetative buffer at 50-foot intervals and must be permanently installed as a part of this after the fact permit.

2. Prior to submission to the Planning Board, applicant shall provide a detail sheet depicting the profile of the proposed crushed stone for underneath the deck (depth, stone size, material layers, etc.).

3. Prior to submission to the Planning Board, applicant shall provide information on the species, size, quantity and exact location of the five plantings proposed.

0 Banfield Road
Walter D. Hett Trust
Assessor Map 255 Lot 2

This application is for the installation of residential driveways, underground utility piping, and at-grade stormwater management BMPs for an undeveloped site that is to be subdivided and developed into five single-family residential properties. This project proposes 6,676 s.f. of permanent disturbance to the 100' wetland buffer.

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

This land within the wetland buffer is previously undeveloped land and is adjacent to a major road. The addition of new impervious surfaces to this buffer will increase the untreated stormwater flow into the wetland across the street. Rain gardens are proposed but it is unclear how the stormwater from the driveway runoff could go uphill into the proposed systems.

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

Applicant is looking to create driveways for future lots. It appears there may be an opportunity to weave one shared driveway between the two 100' wetland buffer lines for Lot 3, 4 and 5.

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

Impacts to the buffer include new impervious surfaces and construction of new utility and stormwater services. Applicant needs to show how stormwater runoff on site will be retained and treated. Current stormwater plans need to be finalized, and an erosion control plan must be provided.

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

The construction of the new services and driveways will likely have impacts on the existing tree line along Banfield and Peverly Hill Road. Applicant should clearly mark the trees to remain and to be removed on the plan set.

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

This project proposes impacts to a previously undeveloped area. It is not the proposal with the least adverse impacts.

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

A planting plan is needed to determine this.

Recommendation: Staff recommends postponement of this application to give the applicant time to address the following issues:

1. Wetland delineation shall be certified and stamped by a NH Certified Wetland Scientist (CWS).

2. Applicant should explore alternative plan with one shared driveway entering Lot 3 between the buffer setbacks to provide access to Lots 4 and 5.

3. Exact dimensions, location and a detail sheet are needed for the proposed rain gardens.

4. Erosion and sediment control plans must be included in this application, not just the building permit phase.

5. Application checklist is not complete, please address how this application complies with the following sections in the City of Portsmouth Zoning Ordinance:

    a. 10.1017.24
    b. 10.1017.25
    c. 10.1018.31
    d. 10.1018.32
    e. 10.1018.40

6. Applicant should propose buffering or protection along each of the lots that protects the natural vegetated state of the prime wetland and its 100' buffer to the rear of the site.

7. Applicant shall include a planting plan in the plan set. This should also show vegetation to remain and to be removed.

8. Applicant must clearly define and address areas to be filled and areas to be regraded on the plans.

HALEY WARD
200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282

25 June 2025

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 225, Lot 13 | 33 Gosport Road, Portsmouth, New Hampshire – Work Session

Dear Ms. Collins and Conservation Commission Members:

On behalf of the Frances A. Frangos Revocable Trust, Owner, and Thomas Frangos, Applicant -Builder, we are pleased to submit the attached plan set for a **Work Session** with the Commission for the above-mentioned project and request that we be placed on the agenda for your **July 9, 2025, Conservation Commission Meeting**. The project is the subdivision of an existing parcel into two residential lots, with the existing residence to remain as currently existing, on one of the lots. The proposed lot is adjacent to a wetland area greater than 10,000 SF, therefore a City of Portsmouth Wetland buffer is applied. In this particular case, the property was a part of the Tuckers Cove Subdivision (circa 1993). Wetland buffer adjustments were made during the Tuckers Cove Subdivision process, as the subdivision creation coincided with the creation of the Portsmouth wetland buffer regulations. The wetland buffer in this subdivision was set at 25 feet, by agreement (see attached). At this time, the city has determined that the 25-foot buffer may not apply to the subdivided lot, rather the 100-foot buffer should be applied. While the applicant disagrees with that assessment, we will be applying for a Conditional Use Permit for construction on the proposed lot.

The site is a proposed one-acre parcel that is located within the SRA Zoning District. The lot was previously developed, during the buildout of the Tucker's Cove Subdivision, with the construction sales trailer in the area where Mr. Frangos intends to build a new home (see attached). On the lot, a modest 3-bedroom home which meets no more than the minimum requirements of the Tucker's Cove Subdivision Covenants consisting of 2,000 square feet for a single-story home or 2,500 square feet for a 2-story home will be constructed. The new lot will access Gosport Road at a point at least fifty feet from the intersection with Elwyn Road, as required. The applicant is proposing to connect the proposed single-family residence on the new lot to the public sewer, water, power, and communications systems located in Gosport Road.

If possible, prior to the Work Session, we would be pleased to meet with the Commission on the property to review two key elements regarding the proposal. The first is the location of the proposed structure. Moving the structure further away from the resource, which would be the least impacting alternative, means that the proposed structure would violate the zoning ordinance building setbacks, and require relief from the Portsmouth Zoning Board. We ask the Commission to concur that is preferred.

Second, regarding the buffer plantings, we propose invasive plant removal and selective cutting to allow for the planting of a robust understory, and feel that an on-site review would be a productive way to create the right balance.

The following plans are included in our submission:

- Cover Sheet – This plan shows the site location, legend and utility contacts.
- Subdivision Plan – This plan shows the proposed lot lines.
- Existing Conditions Plan - This plan shows the site building envelope, topographic and utility features.
- Site Plan Option 1 - This plan shows the proposed structure conforming to the ordnance building setback requirements.
- Site Plan Option 2 - This plan shows the proposed structure moving forward towards the street, away from the resource, which requires relief from the ordnance building setback requirements.

We look forward to an in-person presentation and Conservation Commission review of this submission.

Sincerely,

John Chagnon, PE, LLS
Senior Project Manager

P:\NH\5010314-Build_America\001-33 Gosport Rd., Portsmouth-JRC\03-WIP_Files\City of Portsmouth CUP\Conservation Commission CUP Work Session Letter 6-25-25.docx

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

TUCKER'S COVE LIMITED LIABILITY COMPANY
PROTECTIVE COVENANT

As a result of a settlement agreement entered into in October of 1997 in the case of *Tucker's Cove Limited Liability Company v. City of Portsmouth* (97-E-0054) and as a result of the issuance to Tucker's Cove Limited Liability Company of certain Conditional Use Permits by the Portsmouth Planning Board during 1997, Tucker's Cove Limited Liability Company is recording this Protective Covenant. The provisions of this Protective Covenant shall run with the land and shall be binding on Tucker's Cove Limited Liability Company, its successors and assigns, including, but not limited to, individual lot owners, and each lot as defined in Paragraphs #1 and #2 shall remain subject to the benefits and restrictions imposed by this Covenant.

1. **Twenty Five Foot Buffer:** The Inland Wetlands Protection District Buffer Zone is comprised of all land within seventy five feet of the Inland Wetlands Protection District. In turn, the Inland Wetlands Protection District (hereinafter known as the "District") is comprised of all inland wetlands, as that term is defined in Section 604 of the December 18, 1995 Portsmouth Zoning Ordinance, of a size greater than one-half acre. The Inland Wetlands Protection District Buffer Zone shall not apply to the Tucker's Cove subdivision. However, except as herein provided, a twenty five foot buffer shall surround all inland wetlands of a size greater than one-half acre; said inland wetlands being defined in Section 604 of the December 18, 1995 Zoning Ordinance, Article VI, Inland Wetlands Protection, as said wetlands are shown on the Approved Definitive Subdivision Plan on all lots within the Tucker's Cove Subdivision, as said lots now exist or as they may be altered by amendments to the subdivision plan.

2. **Lots With Conditional Use Permits:** Lots A, 5, 6, 7, 10, 11, 12, 35, 36, 37, 38, 39 & 42 as shown on a plan entitled "Definitive Subdivision Construction Plan dated February 18, 1993, Tucker's Cove, Portsmouth, New Hampshire, prepared by Land Tech Consultants, Inc." and recorded in the Rockingham County Registry of Deeds as Plan #D-24827 (the Subdivision Plan) are all of the lots which adjoin Inland Wetlands greater than one-half (1/2) acre in size as herein before provided in Paragraph #1. Each of these lots have been granted conditional use permits by the Planning Board of the City of Portsmouth. These conditional use permits shall run with the land and each of the lots shall remain subject to the benefits and restrictions imposed by such permits. Copies of said permits are attached hereto as Exhibit A & Exhibit B.

3. **Construction Within Buffer**: The lots referenced in Paragraph #2 above contemplate the construction of homes within the twenty five foot (25') buffer; these structures shall be allowed as depicted on the plans previously submitted to and approved by the Planning Board as part of the Conditional Use Permit approvals. The issuance of a certificate of occupancy for homes constructed in the twenty five foot

(25') buffer shall indicate compliance at the time of issuance with the Conditional Use Permit, provided a plot plan by a licensed land surveyor or engineer shall have been submitted to the Building Inspector's office after receipt of a foundation permit but prior to issuance of a full building permit, showing the foundation as built to be situated in accordance with the building permit application drawing provided in Paragraph #6 of this Covenant.

4. **Building Permit Applications**: At the time when building permit applications for any lots described in Paragraphs #1 or #2 (including those which are subject to Conditional Use Permits) are made, a scaled engineered drawing shall be submitted with said applications showing the location of the twenty five foot (25') buffer and, other than the lots with Conditional Use Permits referred to in Paragraph #2 and #3 above, the twenty five foot (25') buffer shown on this drawing shall constitute the "building setback" from the wetlands.

5. **Lots Without Conditional Use Permits**: For any lots which are not subject to the conditional use permits referenced in Paragraph #2 above, all structures, whether original or additions, as well as related uses such as accessory buildings and grading shall not encroach into the twenty five foot (25') buffer. At the request of the Portsmouth Planning Department, scaled engineered drawings shall be submitted with the building permit application designating the number of feet between the proposed activity and the twenty five foot (25') building setback. The issuance of a certificate of occupancy shall indicate that at the time of issuance any structure, whether original or an addition, is in compliance with the terms of the ordinance provided that a plot plan by a licensed land surveyor or engineer shall have been submitted to the Building Inspector's office after the issuance of a foundation permit, but prior to the issuance of a full building permit showing the foundation as built to be situated no closer to the wetlands than shown on the building permit application plan provided in Article 4 hereof.

6. **Lots With Conditional Use Permits**: For lots which received and are subject to the restrictions of Conditional Use Permits as provided in Paragraph #2 and #3 above, at the time of building permit applications, scaled engineered drawings shall be submitted with said application showing within one foot (1') accuracy, the footprint of the proposed building relative to the building approved as part of the conditional use application. Thereafter, any building permit application for additions or accessory buildings shall include an engineered drawing designating the number of feet between the proposed activity and the twenty five foot buffer. It is understood that additions or accessory buildings other than shown on the Conditional Use Plans shall not encroach into the twenty five foot (25') buffer unless otherwise permitted as provided in Paragraph #7 hereof.

7. **Limits on Conditional Use Permit Lots**: On those lots listed in paragraph #2 above, upon which single family homes and associated filling and grading occurs within the twenty five foot (25') buffer as shown on the plans submitted to the Planning Board, the removal of trees and vegetation in the twenty five foot (25') wetlands buffer zone shall be limited to only that area reasonably calculated to allow the proper siting and grading of a single family home. Once the home is initially sited and prepared for construction, no additional removal of trees or vegetation shall occur to create a lawn for general landscaping purposes within the twenty five foot (25') wetlands buffer, except as may permitted in accordance with the terms of the conditional use permit or as may otherwise be permitted under the Portsmouth Zoning Ordinance, as it presently exists or as it may be amended from time to time.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the 28th day of January, 1998.

TUCKER'S COVE LIMITED
LIABILITY COMPANY
By: Harbor Associates LLC, Manager

By: _____
Jeffrey Gouchberg, Manager

I hereby certify that the above executed Protective Covenant is in accordance with the Covenant Requirements of the Conditional Use Permits issued by the City of Portsmouth Planning Board for the Lots identified in Paragraph #2 above and for all lots identified in the settlement agreement between the City of Portsmouth and Tucker's Cove Limited Liability Company (97-E-0054) and identified on a plan entitled "Definitive Subdivision Construction Plan dated February 18, 1993, Tucker's Cove, Portsmouth, New Hampshire, prepared by Land Tech Consultants, Inc." and recorded in the Rockingham County Registry of Deeds as Plan #D-24827.

CITY OF PORTSMOUTH

_____

By: Sharon Cuddy Somers
Assistant City Attorney

Exhibit A

CITY OF PORTSMOUTH

Municipal Complex, P.O. Box 628
Portsmouth, New Hampshire 03802-0628
(603) 431-2000 Fax (603) 427-1526

BK3276PG2558

PLANNING BOARD

March 26, 1997

Mr. Peter J. Loughlin, Esquire
PO Box 1111
Portsmouth NH 03802-1111

Re: Application of Tuckers Cove, LLC for Conditional Use Permits for property located at 33, 34, 92, 101, 119 and 120 Gosport Rd. and for property located at 253, 260 and 330 Odione Point Road

Dear ~~Attorney Loughlin~~ Peter:

The Planning Board at its March 20, 1997 meeting, and after due Public Hearings, voted to grant the Conditional Use Permits for the above mentioned properties subject to Tucker's Cove Protective Covenant which was submitted to the Board at its meeting on March 20th. It is understood that each lot mentioned above shall abide by this protective covenant.

Very truly yours,

David M. Holden, Planning Director
for Arthur Parrott, Chairman of the Planning Board

bd/ca
cc: Richard P. Millette
Robert A. Shaines, Esquire
Richard Hopley, Building Inspector

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Exhibit B

CITY OF PORTSMOUTH

Municipal Complex, P.O. Box 628
Portsmouth, New Hampshire 03802-0628
(603) 431-2000 Fax (603) 427-1526

PLANNING BOARD

BK3276PG2559

August 5, 1997

Richard P. Millette, PE, LLS
Millette, Sprague & Colwell, Inc.
PO Box 4006
Portsmouth NH 03802-4006

Re: Conditional Use Permit Applications for 154 Gosport Road, 175,193, and 205 Odiorne Road

Dear Mr. Millette:

The Planning Board at its July 10, 1997 meeting and after due Public Hearings considered the applications for Conditional Use Permits to allow the construction of single family dwellings with attached garages within an Inland Wetlands Protection District. As a result of such consideration, the Planning Board voted to grant the Conditional Use Permits subject to Tucker's Cove Protective Covenant dated 3/20/97 and the recommendation of the Conservation Commission that the clearing of trees and/or other vegetation in the buffer zone is permitted only to the extent required for the initial siting of the residence(s). Thereafter no trees are to be removed; tree pruning and removal of other vegetation is permitted only to the extent necessary to, for instance, provide a view of the water.

Very truly yours,

David M. Holden

David M. Holden, Planning Director
for Arthur Parrott, Chairman of the Planning Board

bd/ca
cc: Peter Loughlin, Esquire
Tucker's Cove, LLC
Robert Shaines, Esquire
Richard Hopley, Building Inspector

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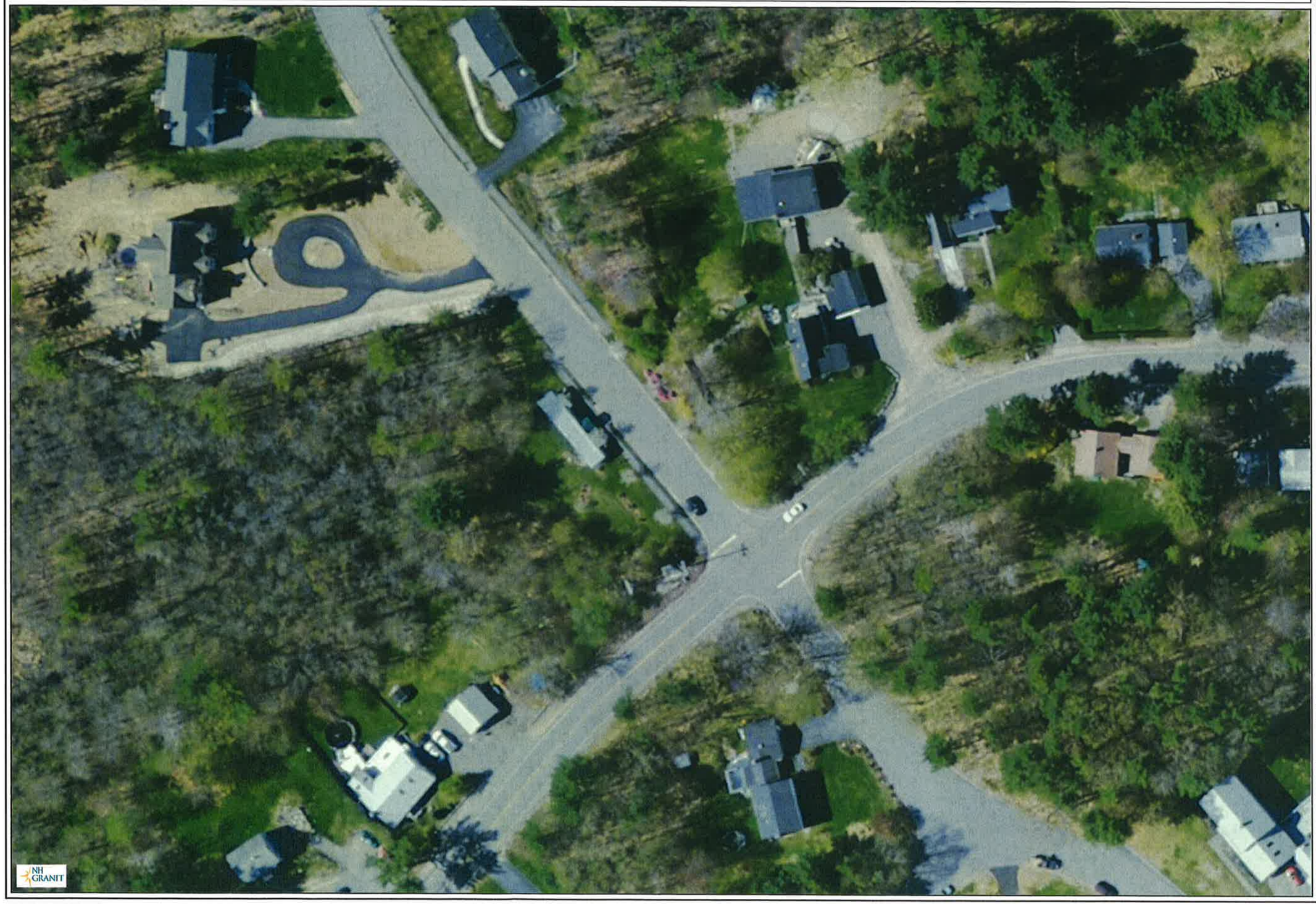
AUG 11 1997
LOUGHLIN & WADE
ATTORNEYS AT LAW

Map by NH GRANIT



Legend

- State
- County
- City/Town

Map Scale

1: 751

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Map Generated: 5/21/2025

Notes

33 Gosport Road Site Photos

PROPOSED SUBDIVISION

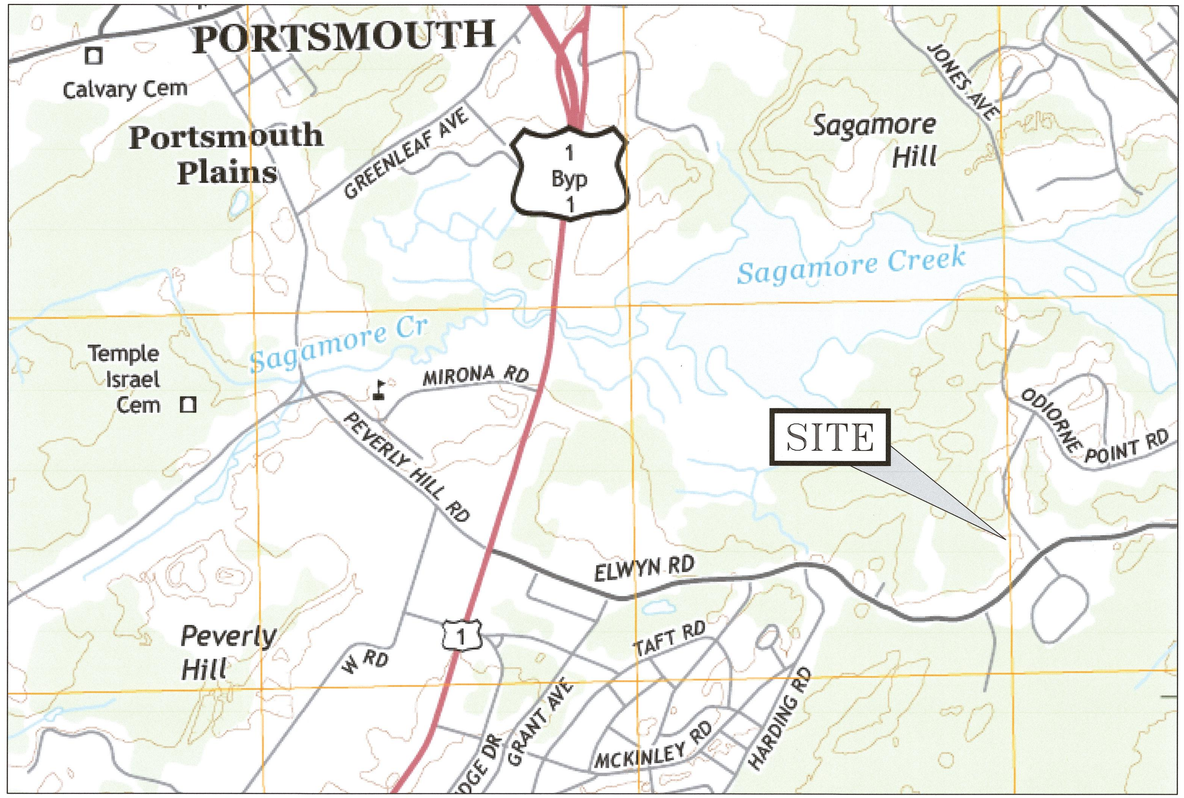
33 GOSPORT ROAD, PORTSMOUTH, NEW HAMPSHIRE

VARIANCE PLANS

OWNER:
FRANCES A. FRANGOS REVOCABLE TRUST
FRANCES A. FRANGOS, TRUSTEE
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
TEL: (617) 877–6711

APPLICANT:
THOMAS A. FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
TEL: (617) 877–6711

CIVIL ENGINEER & LAND SURVEYOR:
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
TEL. (603) 430–9282



SCALE: NTS

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ME – NH – RI – VT
1-888-344-7233
CALL TOLL FREE

INDEX OF SHEETS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436–7708
ATTN: NICHOLAS KOSKO X3327565

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

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266–2278
ATTN: MIKE COLLINS

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

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427–5525
ATTN: BENJAMIN WILLS

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN _____ DATE _____

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND

EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
OHW	OHW	OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
E	E	ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
W C.O.	C.O.	WATER SHUT OFF/CURB STOP
	C.O.	PIPE CLEANOUT
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
M	WMH	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
℄	℄	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
TBR	TBR	TO BE REMOVED

PROPOSED SUBDIVISION
33 GOSPORT ROAD
PORTSMOUTH, N.H.
VARIANCE PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 25 JUNE 2025

5010314.001

P:\5010314-Build_America\001-33 Gosport Rd, Portsmouth_NH\30-CAD_Files\Civil\5010314.001 Cover 2025.dwg, 6/25/2025 9:53:27 AM

LEGEND:

BENCHMARK
IRON ROD FOUND
DRILL HOLE
CATCH BASIN
DRAIN MANHOLE
GATE VALVE
HYDRANT
SEWER MANHOLE
SHUTOFF
TYPICAL (TYP.)
UTILITY POLE
WETLAND
PROPOSED PROPERTY LINE
OVERHEAD UTILITY LINE (OHU)
EDGE OF PAVEMENT
EDGE OF GRAVEL
STONE WALL

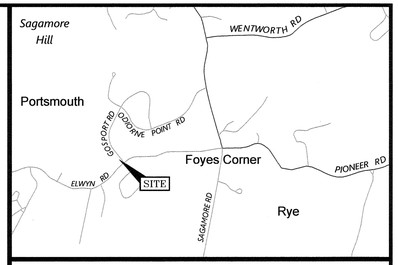
PLAN REFERENCES:

1) SUBDIVISION OF LAND PORTSMOUTH & RYE N.H. FOR R & S TRUST, SCALE: 1" = 100', DATED: DEC. 13, 1984, PREPARED BY JOHN W. DURGIN ASSOCIATED, INC. , RCRD D-13415.

2) DEFINITIVE SUBDIVISION PLAN OF LAND, TUCKER'S COVE, PORTSMOUTH, N.H., SCALE: 1" = 50', DATED: FEB. 18, 1993, PREPARED BY LANDTECH CONSULTANTS, INC., RCRD D-24827, SHEET 3 OF 8.

3) AS-BUILT PLAN FOR ANN FRANCES FRANGOS REVOC. TRUST, LOT A-TUCKER'S COVE, GOSPORT ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, SCALE: 1" = 20'/80', DATED: JULY 16, 2003, PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC, NOT RECORDED.

NORTH NAD83(2011) N GRID NHSPC



LOCATION MAP SCALE: 1" = 2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 225 AS LOT 13.

2) OWNERS OF RECORD:
FRANCES A. FRANGOS REVOCABLE TRUST
FRANCES A. FRANGOS, TRUSTEE
APPLICANT:
THOMAS A FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
4494/406
D-24827

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
301,109 S.F.
6.9125 ACRES

PROPOSED LOT AREAS:

MAP 225 LOT 13	MAP 225 LOT 13-1
257,549 S.F.	43,560 S.F.
5.9125 ACRES	1.0000 ACRES

5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

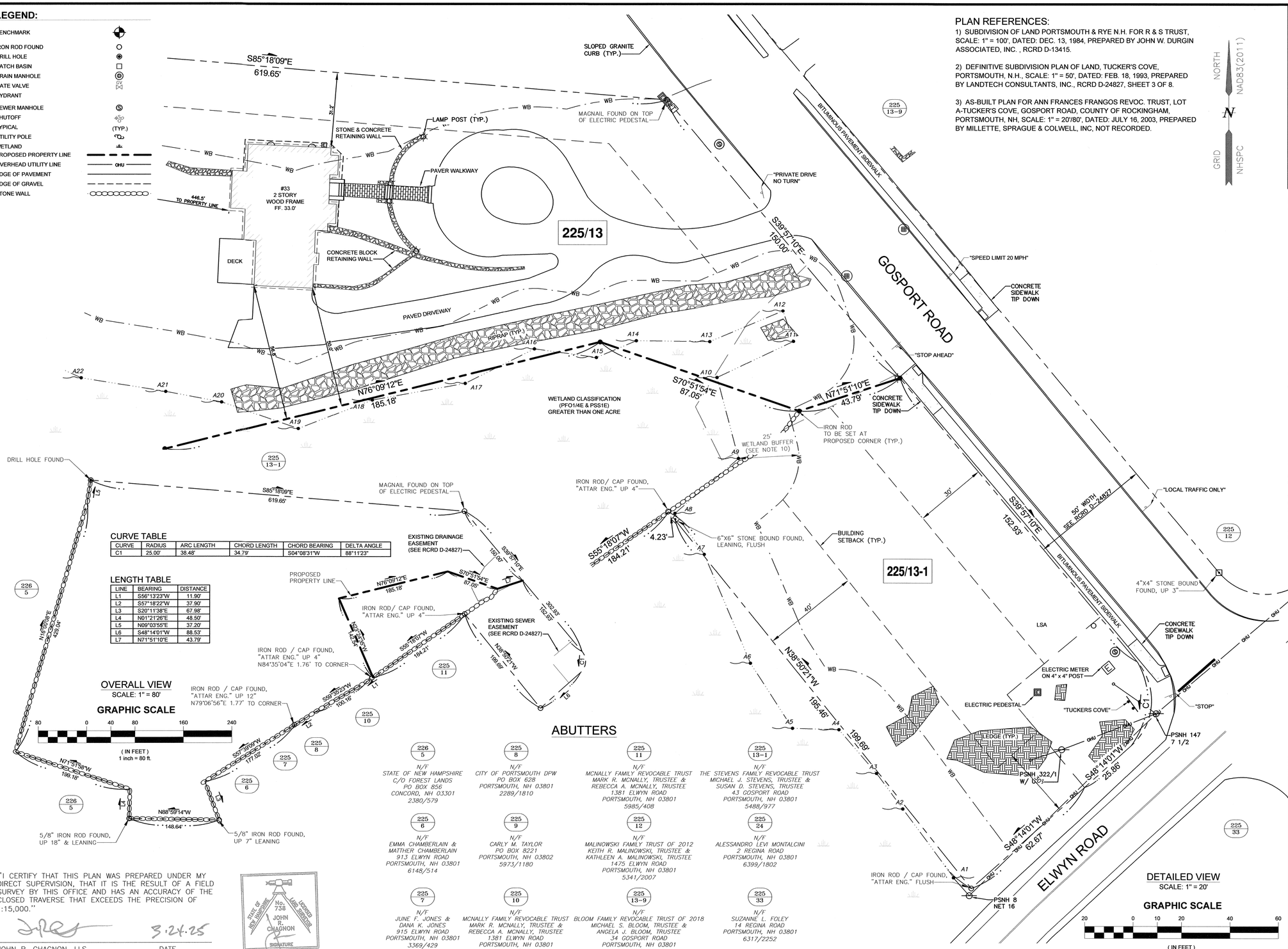
MIN. LOT AREA:		1 ACRE
FRONTAGE:		150 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	20 FEET
	REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSOR'S MAP 225, LOT 13 INTO TWO PARCELS.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS, RESTRICTIONS, COVENANTS, CONDITIONS ENCUMBRANCES, & RESERVATIONS OF RECORD. (SEE RCRD 3276/2555, 3357/747, & 3006/2208)

10) WETLAND BUFFER REDUCES TO 25' AS THE RESULT OF A SETTLEMENT AGREEMENT IN THE CASE OF TUCKER'S COVE LIMITED LIABILITY COMPANY V. CITY OF PORTSMOUTH (97-E-0054). (SEE RCRD 3276/2555)



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.48'	34.79'	S04°08'31"W	88°11'23"

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S56°13'23"W	11.90'
L2	S57°18'22"W	37.90'
L3	S20°11'36"E	67.98'
L4	N01°21'26"E	48.50'
L5	N09°03'55"E	37.20'
L6	S48°14'01"W	88.53'
L7	N71°51'10"E	43.79'

OVERALL VIEW
SCALE: 1" = 80'

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

DETAILED VIEW
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

ABUTTERS

226/5 N/F STATE OF NEW HAMPSHIRE C/O FOREST LANDS PO BOX 856 CONCORD, NH 03301 2380/579	225/8 N/F CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH, NH 03801 2289/1810	225/11 N/F MCNALLY FAMILY REVOCABLE TRUST MARK R. MCNALLY, TRUSTEE & REBECCA A. MCNALLY, TRUSTEE 1381 ELWYN ROAD PORTSMOUTH, NH 03801 5985/408	225/13-1 N/F THE STEVENS FAMILY REVOCABLE TRUST MICHAEL J. STEVENS, TRUSTEE & SUSAN D. STEVENS, TRUSTEE 43 GOSPORT ROAD PORTSMOUTH, NH 03801 5488/977
225/6 N/F EMMA CHAMBERLAIN & MATTHER CHAMBERLAIN 913 ELWYN ROAD PORTSMOUTH, NH 03801 6148/514	225/9 N/F CARLY M. TAYLOR PO BOX 8221 PORTSMOUTH, NH 03802 5973/1180	225/12 N/F MALINOWSKI FAMILY TRUST OF 2012 KEITH R. MALINOWSKI, TRUSTEE & KATHLEEN A. MALINOWSKI, TRUSTEE 1475 ELWYN ROAD PORTSMOUTH, NH 03801 5341/2007	225/24 N/F ALESSANDRO LEVI MONTALCINI 2 REGINA ROAD PORTSMOUTH, NH 03801 6399/1802
225/7 N/F JUNE F. JONES & DANA K. JONES 915 ELWYN ROAD PORTSMOUTH, NH 03801 3369/429	225/10 N/F MCNALLY FAMILY REVOCABLE TRUST MARK R. MCNALLY, TRUSTEE & REBECCA A. MCNALLY, TRUSTEE 1381 ELWYN ROAD PORTSMOUTH, NH 03801 5985/410	225/13-9 N/F BLOOM FAMILY REVOCABLE TRUST OF 2018 MICHAEL S. BLOOM, TRUSTEE & ANGELA J. BLOOM, TRUSTEE 34 GOSPORT ROAD PORTSMOUTH, NH 03801 5910/1452	225/33 N/F SUZANNE L. FOLEY 14 REGINA ROAD PORTSMOUTH, NH 03801 6317/2252

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

3.24.25
JOHN R. CHAGNON, LLS DATE

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LAND SURVEYOR SIGNATURE

REV.	DATE	DESCRIPTION	BY	CHK.
0	3/24/25	ISSUED FOR COMMENT	CSA	JRC

DRAWING ISSUE STATUS
SITE SURVEY

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

PROJECT
THOMAS A. FRANGOS
33 GOSPORT ROAD, PORTSMOUTH, NH

TITLE
SUBDIVISION PLAN

DATE	SCALE
FEBRUARY 2025	1" = 20'
DRAWN BY: CSA	DESIGNED BY: ---
CHECKED BY: PAY	
PROJECT No.: 5010314.001	CERTIFICATE OF AUTHORIZATION No.: FB 488 PG 9
DRAWING No.: C-101	REV.: 0

FILE LOCATION: P:\NH\5010314-Build_A\env\c001-33 Gosport Rd, Portsmouth-JRC\02-CAD_Files\Survey\5010314.001-V-SUBDIVISION_recover.dwg, C-101

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LEGEND:

BENCHMARK
IRON ROD FOUND
DRILL HOLE
CATCH BASIN
DRAIN MANHOLE
GATE VALVE
HYDRANT
SEWER MANHOLE
SHUTOFF
UTILITY POLE
TREES
PROPERTY LINE
APPROXIMATE PROPERTY LINE
OVERHEAD UTILITY LINE — OHU —
EDGE OF PAVEMENT
EDGE OF GRAVEL
CENTERLINE
STONE WALL
TREELINE
MINOR FOOT CONTOUR 98
MAJOR FOOT CONTOUR 100

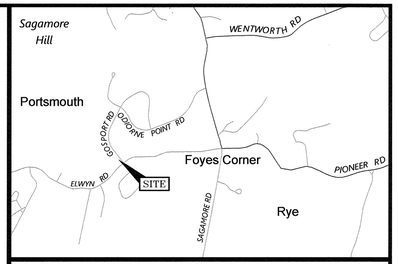
PLAN REFERENCES:

1) SUBDIVISION OF LAND PORTSMOUTH & RYE N.H. FOR R & S TRUST, SCALE: 1" = 100', DATED: DEC. 13, 1984, PREPARED BY JOHN W. DURGIN ASSOCIATED, INC. , RCRD D-13415.

2) DEFINITIVE SUBDIVISION PLAN OF LAND, TUCKER'S COVE, PORTSMOUTH, N.H., SCALE: 1" = 50', DATED: FEB. 18, 1993, PREPARED BY LANDTECH CONSULTANTS, INC., RCRD D-24827, SHEET 3 OF 8.

3) AS-BUILT PLAN FOR ANN FRANCES FRANGOS REVOC. TRUST, LOT A-TUCKER'S COVE, GOSPORT ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, SCALE: 1" = 20'/80', DATED: JULY 16, 2003, PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC, NOT RECORDED.

NORTH NAD83(2011) N GRID NHSPC



LOCATION MAP SCALE: 1" = 2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 225 AS LOT 13.

2) OWNERS OF RECORD:
THOMAS A. FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
4494/406
D-24827

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
301,109 S.F.
6.9125 ACRES

5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		1 ACRE
FRONTAGE:		150 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	20 FEET
	REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS OF ASSESSOR'S MAP 225, LOT 13 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS, RESTRICTIONS, COVENANTS, CONDITIONS ENCUMBRANCES, & RESERVATIONS OF RECORD. (SEE RCRD 3276/2555, 3357/747, & 3006/2208)

10) WETLAND BUFFER REDUCES TO 25' AS THE RESULT OF A SETTLEMENT AGREEMENT IN THE CASE OF TUCKER'S COVE LIMITED LIABILITY COMPANY V. CITY OF PORTSMOUTH (97-E-0054). (SEE RCRD 3276/2555)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.48'	34.79'	S04°08'31"W	88°11'23"

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S56°13'23"W	11.90'

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

3.24.25
JOHN R. CHAGNON, LLS — DATE

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — LICENSED LAND SURVEYOR — SIGNATURE

DETAILED VIEW
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
0	3/24/25	ISSUED FOR COMMENT	CSA	JRC

DRAWING ISSUE STATUS
SITE SURVEY

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

PROJECT
THOMAS A. FRANGOS
33 GOSPORT ROAD, PORTSMOUTH, NH

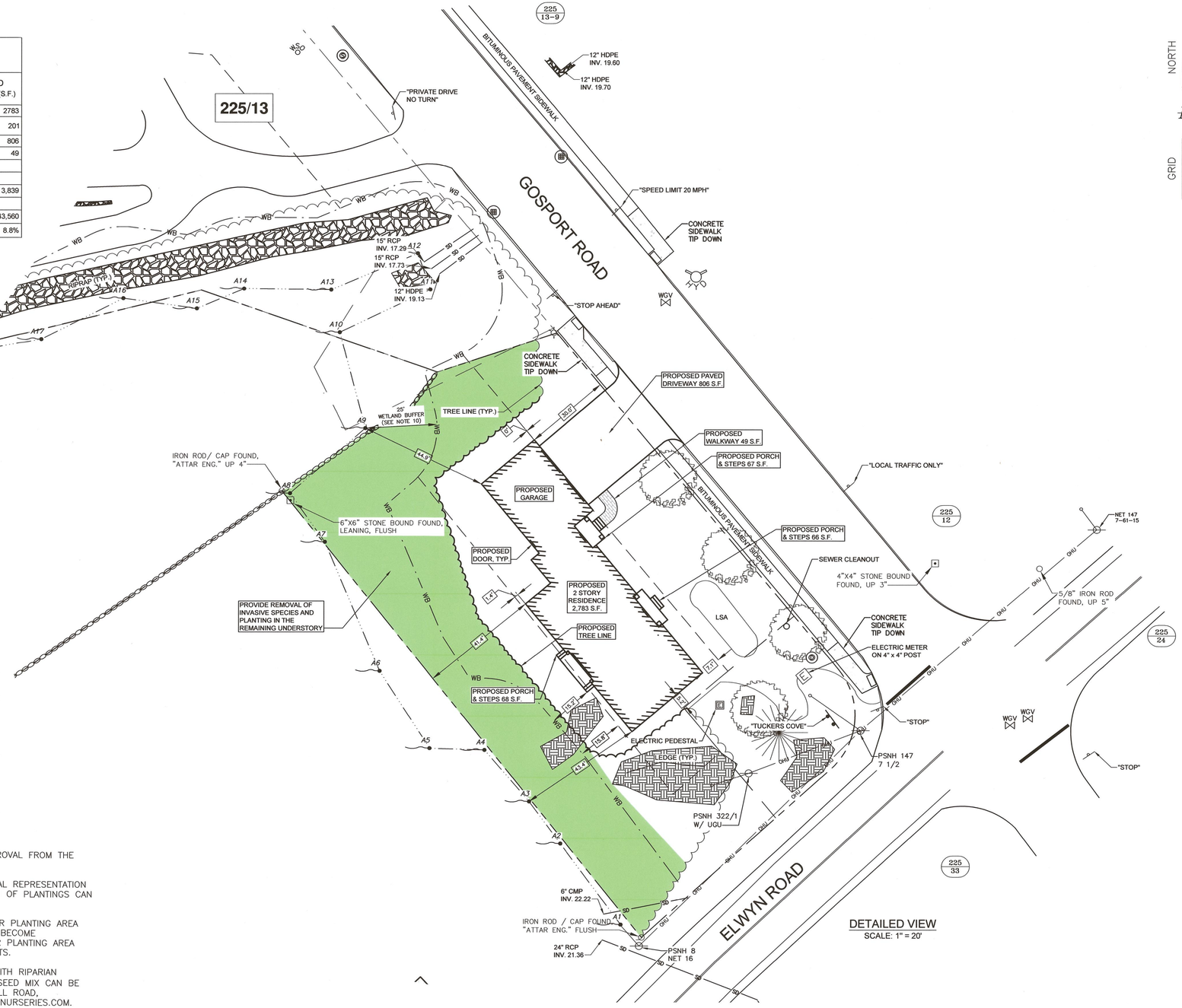
TITLE
EXISTING CONDITIONS PLAN

DATE: FEBRUARY 2025	SCALE: 1" = 20'
DRAWN BY: CSA	DESIGNED BY: ---
CHECKED BY: PAY	
PROJECT No.: 5010314.001	CERTIFICATE OF AUTHORIZATION No.: FB 488 PG 9
DRAWING No.: V-101	REV.: 0

FILE LOCATION: P:\#H5010314-BUILD_AMERICA\001-33 GOSPORT RD, PORTSMOUTH-JRC\00-CAD_FILES\SURVEY\5010314-001-V-SUBDIVISION.DWG, 2025.03.24, 11:43 AM

IMPERVIOUS SURFACE AREAS
(TO THE PROPOSED LOT LINE)

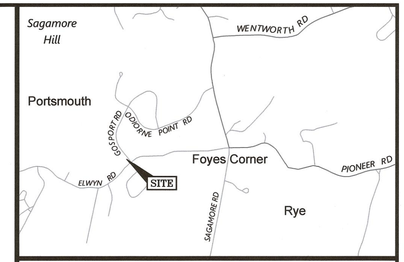
STRUCTURE	EXISTING IMPERVIOUS (S.F.)	PROPOSED IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	2783
PORCHES/DECKS/STEPS	0	201
DRIVEWAY	0	806
WALKWAYS	0	49
TOTAL	0	3,839
LOT SIZE	43,560	43,560
% LOT COVERAGE	0.0%	8.8%



DETAILED VIEW
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

NORTH
NAD83(2011)
GRID
NHSPC



LOCATION MAP SCALE: 1" = 2000'

BUFFER PLANTING SCHEDULE

SYMBOL	ITEM	SIZE	QTY
	CREEPING JUNIPER	1 GALLON	TBD
	JUNIPERUS HORIZONTALIS		
	LOW BUSH BLUEBERRY	1 GALLON	TBD
	VACCINIUM ANGUSTIFOLIUM		
	NORTHERN BAYBERRY	2 GALLON	TBD
	MYRICA PENNSYLVANIA		
	WITCH HAZEL	3 GALLON	TBD
	HAMAMELIS VIRGINIANA		
	SERVICEBERRY	3 GALLON	TBD
	AMALANCHIER SPP.		

NOTES:

1. PLANT SPECIES CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM THE CITY OF PORTSMOUTH.
2. BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
3. EROSION CONTROL MATTING SHALL BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED. DURING CONSTRUCTION, INSPECT BUFFER PLANTING AREA EVERY TWO WEEKS AND AFTER SIGNIFICANT RAIN EVENTS.
4. PROPOSED BUFFER PLANTING AREAS TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207-499-2994. WWW.PIERSONNURSERIES.COM.
5. COMPLIANCE WITH PORTSMOUTH ZONING SECTIONS 10.1018.24 & 10.1018.25 ARE REQUIRED.
6. APPLICANT SHALL PROVIDE A REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER THE PROPOSED LANDSCAPING AREA HAS BEEN PLANTED, DEMONSTRATING AT LEAST AN 80% SURVIVAL RATE OF NEW PLANTINGS WITHIN THE PLANTING AREAS.

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 225 AS LOT 13-1.

2) OWNERS OF RECORD:
FRANCES A. FRANGOS REVOCABLE TRUST
FRANCES A. FRANGOS, TRUSTEE
APPLICANT:
THOMAS A FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
4494/406
D-24827

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.

4) SUBDIVIDED LOT AREA:
43,560 S.F.
1.0 ACRES

5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		1 ACRE
FRONTAGE:		150 FEET
SETBACKS:	FRONT:	30 FEET
	SIDE:	20 FEET
	REAR:	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESIDENCE ON A SUBDIVIDED LOT ON A PART OF ASSESSOR'S MAP 225, LOT 13 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS, RESTRICTIONS, COVENANTS, CONDITIONS ENCUMBRANCES, & RESERVATIONS OF RECORD. (SEE RCRD 3276/2555, 3357/747, & 3006/2208)

10) WETLAND BUFFER REDUCES TO 25' AS THE RESULT OF A SETTLEMENT AGREEMENT IN THE CASE OF TUCKER'S COVE LIMITED LIABILITY COMPANY V. CITY OF PORTSMOUTH (97-E-0054). (SEE RCRD 3276/2555)

REV.	DATE	DESCRIPTION	BY	CHK
1	06/25/2025	CONSERVATION COMMISSION	SJR	JRC
0	05/06/2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

SITE PLANS

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

PROJECT

THOMAS A. FRANGOS
33 GOSPORT ROAD, PORTSMOUTH, NH 03801

TITLE

SITE PLAN OPTION 1

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 9651 – LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
FEBRUARY 2025	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	SJR	JRC

PROJECT No.	CERTIFICATE OF AUTHORIZATION No.
5010314.001	FB 488 PG 9

DRAWING No. **C-201** REV. **1**

FILE LOCATION: P:\NHS\5010314_Build_America\501-33 Gosport Rd, Portsmouth-JRC\02 CAD_Files\Civil\5010314.001-Site Option 2025.dwg 6/27/2025 12:32:44 PM
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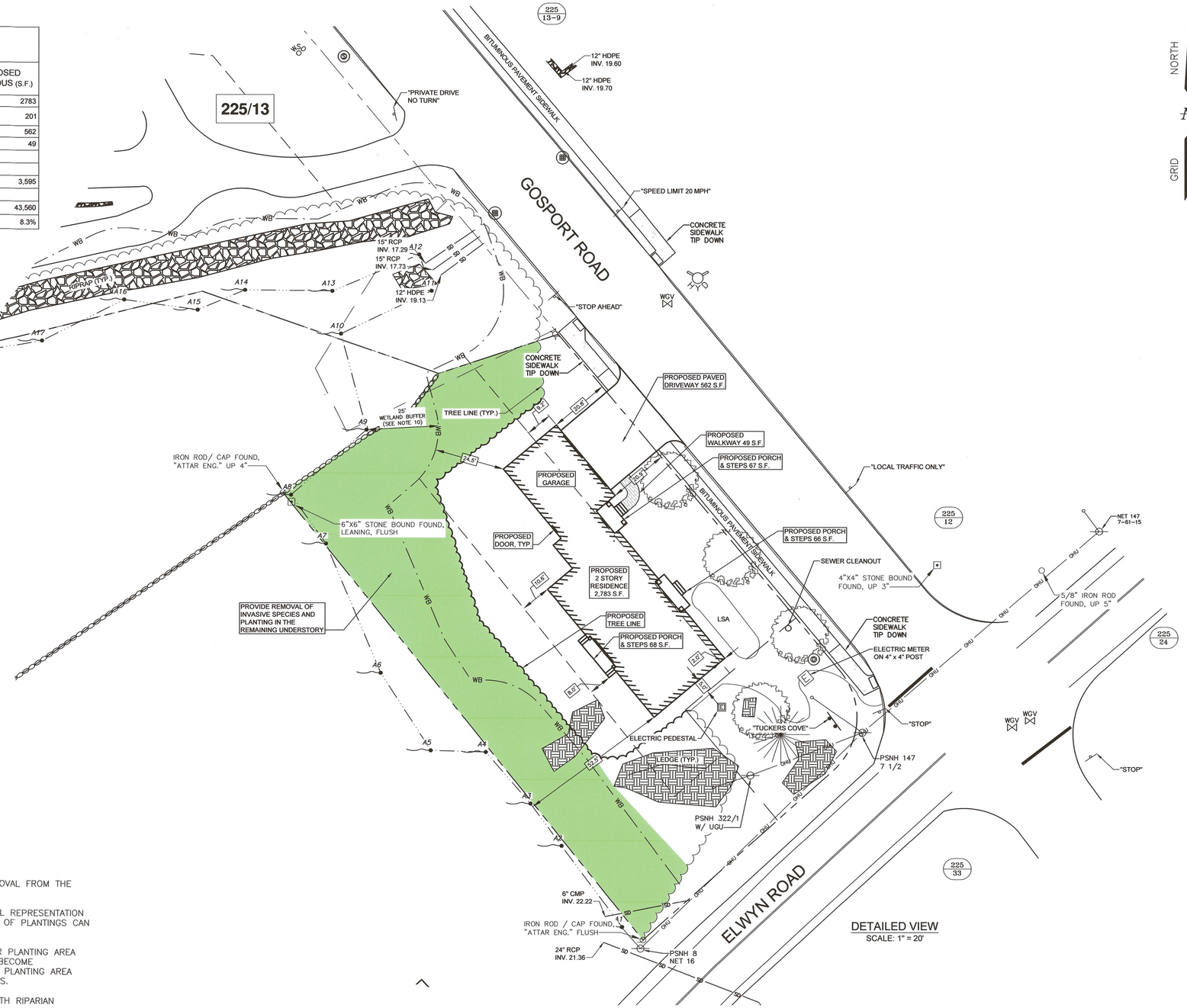
IMPERVIOUS SURFACE AREAS
(TO THE PROPOSED LOT LINE)

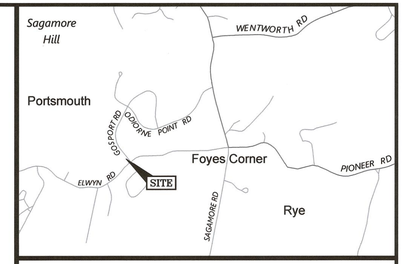
STRUCTURE	EXISTING IMPERVIOUS (S.F.)	PROPOSED IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	2783
PORCHES/DECKS/STEPS	0	201
DRIVEWAY	0	562
WALKWAYS	0	49
TOTAL	0	3,595
LOT SIZE	43,560	43,560
% LOT COVERAGE	0.0%	8.3%



DETAILED VIEW
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

NORTH
NAD83(2011)
N
GRID
NHSPC



LOCATION MAP SCALE: 1" = 2000'

BUFFER PLANTING SCHEDULE

SYMBOL	ITEM	SIZE	QTY
	CREEPING JUNIPER JUNIPERUS HORIZONTALIS	1 GALLON	TBD
	LOW BUSH BLUEBERRY VACCINIUM ANGUSTIFOLIUM	1 GALLON	TBD
	NORTHERN BAYBERRY MYRICA PENNSYLVANIA	2 GALLON	TBD
	WITCH HAZEL HAHAMELIS VIRGINIANA	3 GALLON	TBD
	SERVICEBERRY AMALANCHIER SPP.	3 GALLON	TBD

NOTES:

1. PLANT SPECIES CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM THE CITY OF PORTSMOUTH.
2. BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
3. EROSION CONTROL MATTING SHALL BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED. DURING CONSTRUCTION, INSPECT BUFFER PLANTING AREA EVERY TWO WEEKS AND AFTER SIGNIFICANT RAIN EVENTS.
4. PROPOSED BUFFER PLANTING AREAS TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207-499-2994. WWW.PIERSONNURSERIES.COM.
5. COMPLIANCE WITH PORTSMOUTH ZONING SECTIONS 10.1018.24 & 10.1018.25 ARE REQUIRED.
6. APPLICANT SHALL PROVIDE A REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER THE PROPOSED LANDSCAPING AREA HAS BEEN PLANTED, DEMONSTRATING AT LEAST AN 80% SURVIVAL RATE OF NEW PLANTINGS WITHIN THE PLANTING AREAS.

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 225 AS LOT 13-1.

2) OWNERS OF RECORD:
FRANCES A. FRANGOS REVOCABLE TRUST
FRANCES A. FRANGOS, TRUSTEE
APPLICANT:
THOMAS A FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
4494/406
D-24827

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.

4) SUBDIVIDED LOT AREA:
43,560 S.F.
1.0 ACRES

5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		1 ACRE
FRONTAGE:		150 FEET
SETBACKS:	FRONT:	30 FEET
	SIDE:	20 FEET
	REAR:	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESIDENCE ON A SUBDIVIDED LOT ON A PART OF ASSESSOR'S MAP 225, LOT 13 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS, RESTRICTIONS, COVENANTS, CONDITIONS ENCUMBRANCES, & RESERVATIONS OF RECORD. (SEE RCRD 3276/2555, 3357/747, & 3006/2208)

10) WETLAND BUFFER REDUCES TO 25' AS THE RESULT OF A SETTLEMENT AGREEMENT IN THE CASE OF TUCKER'S COVE LIMITED LIABILITY COMPANY V. CITY OF PORTSMOUTH (97-E-0054). (SEE RCRD 3276/2555)

REV	DATE	DESCRIPTION	BY	CHK
1	06/25/2025	CONSERVATION COMMISSION	SJR	JRC
0	05/06/2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

SITE PLANS

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

PROJECT

THOMAS A. FRANGOS
33 GOSPORT ROAD, PORTSMOUTH, NH 03801

TITLE

SITE PLAN OPTION 2

JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

DATE	SCALE
FEBRUARY 2025	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	SJR	JRC

PROJECT No.	CERTIFICATE OF AUTHORIZATION No.
5010314.001	FB 488 PG 9

DRAWING No. **C-201** REV. **1**

FILE LOCATION: P:\NHS\5010314-Build_America\501-33 Gosport Rd, Portsmouth\JRC\02-CAD_Files\CivilSit\5010314.001-Site 2025.dwg, 6/25/2025 1:23:13 PM
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HALEY WARD
200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282

25 June 2025

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request – Portsmouth Gundalow | Tax Map 201, Lot 17 | Wentworth House Road, – Work Session

Dear Ms. Collins and Conservation Commission Members:

On behalf of Sea Level LLC (Owner) and The Gundalow Company (Applicant), we are pleased to submit the attached plan for a **Work Session** with the Commission for the above-mentioned project and request that we be placed on the agenda for your **July 9, 2025, Conservation Commission Meeting**.

The project is the replacement of an existing structure with the associated and required site improvements. The site currently contains an unused structure. The parcel is a 7,000 square foot parcel that is located within the Waterfront Business (WB) District. The applicant has entered into a Lease Agreement with the owner and will re-purpose the site for the construction of a 30-foot by 45-foot structure to be used as the Landside Support Facility for the Portsmouth Gundalow. The building setback requirements do not provide enough buildable area outside the setbacks to construct a useable facility; therefore, setback relief from the Portsmouth Zoning Board is required. The site is almost entirely within the 100-foot wetland buffer, therefore a Wetland Conditional Use Permit (CUP) is required. The applicant is proposing to connect to the public sewer, water, and power and communications systems located within/along Wentworth House Road.

If possible, prior to the Work Session, we would be pleased to meet with the Commission on the property to review the proposal. We anticipate that as a part of the Portsmouth Zoning Board process, the Board will want the Commissions input. At this time, we ask the Commission to review the project and comment. The formal Wetland CUP Application cannot be filed until the setback relief is granted.

The following plans are included in our submission:

- Existing Conditions Plan - This plan shows the site building envelope, topographic and utility features.
- Site Plan - This plan shows the proposed structure and site improvements.
- Portsmouth Wetland CUP - This plan shows the proposed wetland buffer impacts.

We look forward to an in-person presentation and Conservation Commission review of this submission.

Sincerely,

John Chagnon, PE, LLS
Senior Project Manager

P:\NH\5010185-Sea_Level_LLC\2625-Wentworth Rd., Portsmouth-JRC\03-WIP_Files\Applications\Portsmouth CUP Wetland\Conservation Commission CUP Work Session Letter 6-25-25.docx

DEMOLITION NOTES:

A. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E. SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.

F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

G. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

H. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.

I. ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).

J. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

K. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

L. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

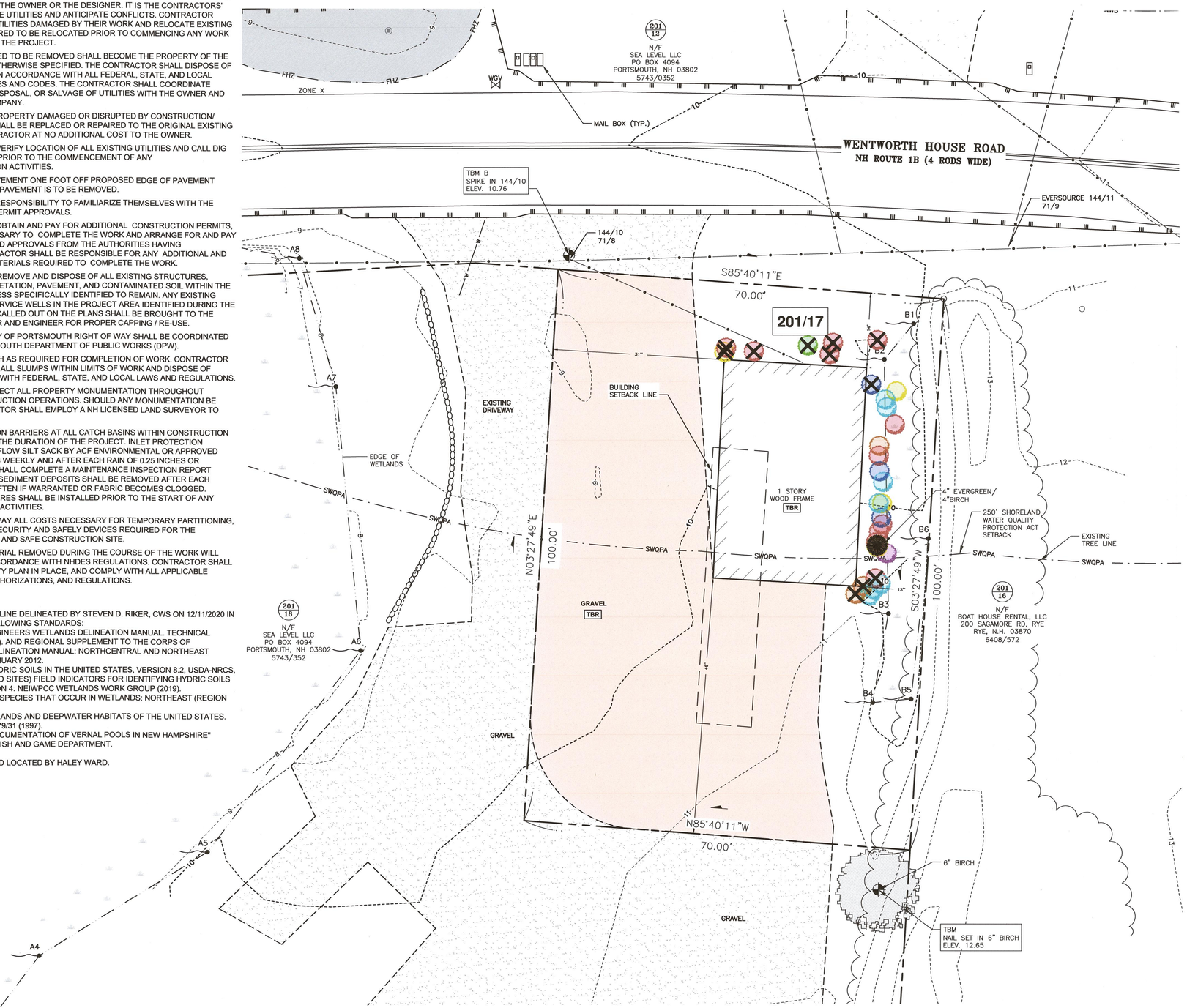
M. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

N. ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 12/11/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
   C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   E) ``IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD.



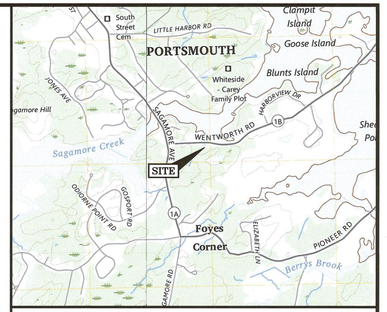
GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

TREE SCHEDULE:

- 3" DIAMETER
- 4" DIAMETER
- 5" DIAMETER
- 6" DIAMETER
- 8" DIAMETER
- 10" DIAMETER
- 12" DIAMETER
- BIRCH
- EVERGREEN
- TO BE REMOVED



LOCATION MAP

SCALE: 1"=2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 201 AS LOT 17.

2) OWNERS OF RECORD:
SEA LEVEL LLC
PO BOX 4094
PORTSMOUTH, NH 03802
5743/352
D-27320

3) PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON FIRM PANEL 33015C0286F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA
7,000 S.F.
0.1607 ACRES

5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	20,000 S.F.
FRONTAGE:	100 FEET
DEPTH:	100 FEET
SETBACKS:	
FRONT:	30 FEET
REAR:	20 FEET
SIDE:	30 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM ROOF APPURTENANCE HEIGHT:	10 FEET
MAXIMUM BUILDING COVERAGE:	30%
MINIMUM OPEN SPACE:	20%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 201 LOT 17.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

REV	DATE	DESCRIPTION	BY	CHK.
0	01/10/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

SITE PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GUNDALOW COMPANY
TAX MAP 201 LOT 17 WENTWORTH HOUSE ROAD PORTSMOUTH, NH

TITLE

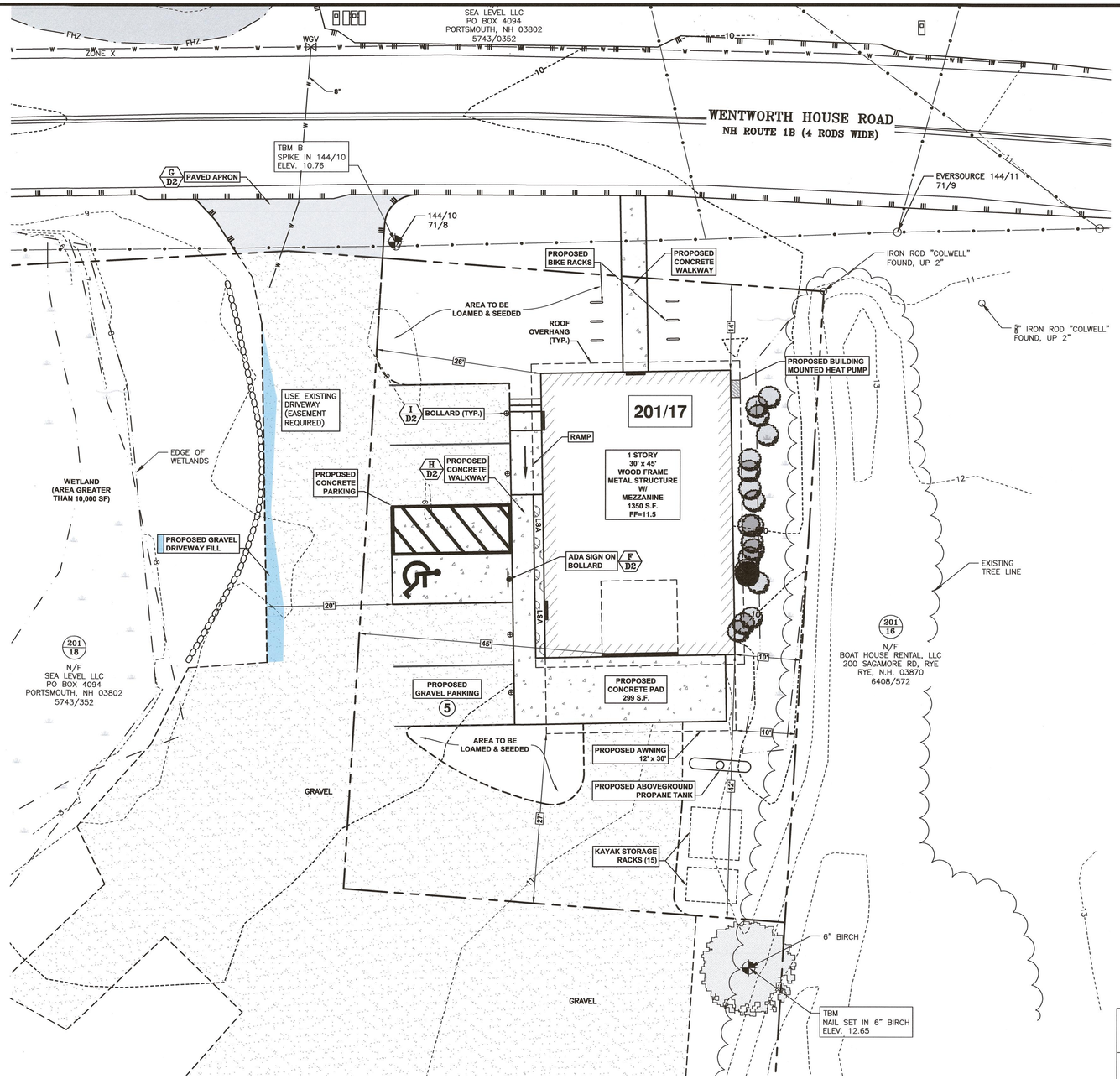
EXISTING CONDITIONS & DEMOLITION PLAN

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE – No. 738 – JOHN R. CHAGNON – SIGNATURE – LICENSED LAND SURVEYOR

DATE: JANUARY 2025	SCALE: 1" = 10'		
DRAWN BY: CBA	DESIGNED BY: JRC	CHECKED BY: JRC	
PROJECT No.: 5010185.2625	FIELD BOOK AND PAGE: FB 328 PG 57		
DRAWING No.: SHEET 1 - C1	REV.: 0		

FILE LOCATION: P:\NH\5010185-SEA_LEVEL_LLC\2025-WENTWORTH RD., PORTSMOUTH--IRC\02-CAD_FILES\CIVIL\5010185.2625-C-SP.DWG, 2025.02.27, 11:17 AM



NORTH
NAD83(2011)
N
GRID
NHSPC

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 201 AS LOT 17.

2) OWNERS OF RECORD:
SEA LEVEL LLC
PO BOX 4094
PORTSMOUTH, NH 03802
5743/352
D-27320

APPLICANT:
GUNDALOW COMPANY
60 MARCY STREET
PORTSMOUTH, NH 03810

3) PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON FIRM PANEL 33015C0286F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA
7,000 S.F.
0.1607 ACRES

5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	20,000 S.F.
FRONTAGE:	100 FEET
DEPTH:	100 FEET
SETBACKS:	
FRONT:	30 FEET
REAR:	20 FEET
SIDE:	30 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM ROOF APPURTENANCE HEIGHT:	10 FEET
MAXIMUM BUILDING COVERAGE:	30%
MINIMUM OPEN SPACE:	20%

7) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

8) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

9) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

10) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED DEVELOPMENT LAYOUT ON THE PROPERTY.

11) EXISTING STRUCTURE TO BE REMOVED.

12) PROPOSED USE: SECTION 12.40 - LANDSIDE SUPPORT FACILITY FOR COMMERCIAL PASSENGER VESSEL (GUNDALOW) WITH SOME 3.21 SCHOOL/ EDUCATIONAL COMPONENT. GUNDALOW ADMINISTRATIVE OFFICE ON SECOND LEVEL.

13) PARKING CALCULATION:
OFFICE: 480 S.F
1 SPACE PER 250 S.F. & ROUNDUP
480 S.F./ 250 S.F. x 1 SPACE = 2 SPACES
EMPLOYEES: 3 PEOPLE
1 SPACE PER EMPLOYEE
3 PEOPLE x 1 SPACE = 3 SPACES
TOTAL REQUIRED: 5 SPACES
PROPOSED: 5 SPACES

REV	DATE	DESCRIPTION	BY	CHK
1	06/25/2025	ISSUED FOR REVIEW	CBA	JRC
0	01/10/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

SITE PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GUNDALOW COMPANY
WENTWORTH HOUSE ROAD PORTSMOUTH, NH

TITLE

SITE PLAN

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

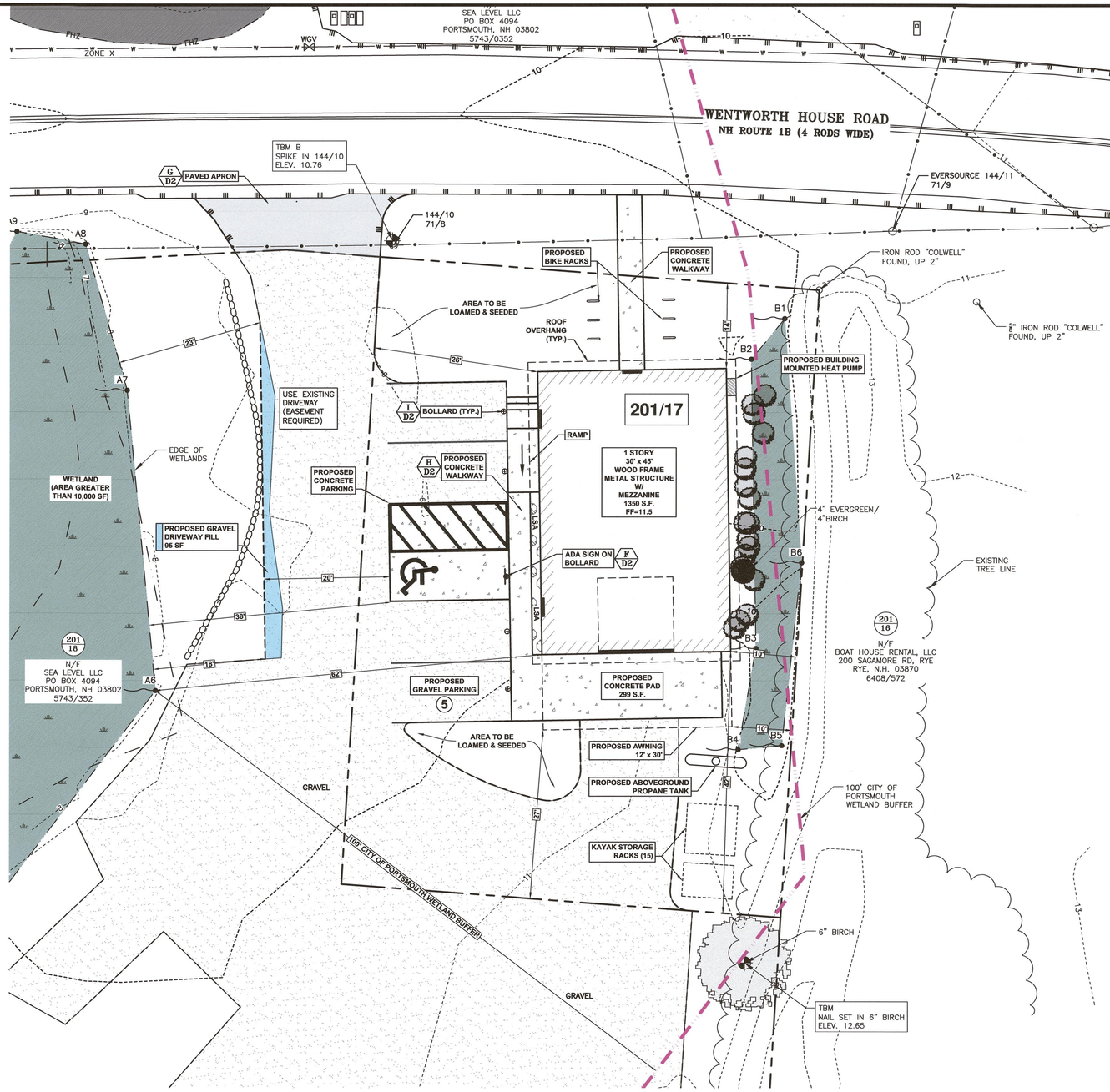
IMPERVIOUS SURFACE AREAS
(TO THE LOT LINE)

STRUCTURE	EXISTING IMPERVIOUS (S.F.)	PROPOSED IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,022	1,350
GRAVEL DRIVEWAY	3,955	2,195
CONCRETE DRIVEWAY	0	293
CONCRETE WALKWAY	0	578
TOTAL	4,977	4,416
LOT SIZE	7,000	7,000
% LOT COVERAGE	71.1%	63.1%

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR SIGNATURE

DATE: JANUARY 2025	SCALE: 1" = 10'
DRAWN BY: CBA	DESIGNED BY: JRC / CHECKED BY: JRC
PROJECT No.: 5010185.2625	FIELD BOOK AND PAGE: FB 328 PG 57
DRAWING No.: SHEET 2 - C2	REV.: 1

FILE LOCATION: P:\NH\5010185-SEA_LEVEL_LLC\2025-WENTWORTH RD., PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010185.2025-C-SP.DWG, 2026.06.25, 11:54 AM



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

IMPERVIOUS SURFACE AREAS
(TO THE 100' CITY OF PORTSMOUTH WETLAND BUFFER)

STRUCTURE	EXISTING IMPERVIOUS (S.F.)	PROPOSED IMPERVIOUS (S.F.)
MAIN STRUCTURE	1022	1,350
GRAVEL DRIVEWAY	3,955	2195
CONCRETE DRIVEWAY	0	293
CONCRETE WALKWAY	0	578
TOTAL	4,977	4,417
AREA WITHIN COPWB	6,601	6,601
% LOT COVERAGE	75.4%	66.9%

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 201 AS LOT 17.

2) OWNERS OF RECORD:
SEA LEVEL LLC
PO BOX 4094
PORTSMOUTH, NH 03802
5743/352
D-27320

APPLICANT:
GUNDALOW COMPANY
60 MARCY STREET
PORTSMOUTH NH 03810

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7,000 S.F.
0.1607 ACRES

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MAXIMUM ROOF APPURTENANCE HEIGHT:	10 FEET
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12) PROPOSED USE: SECTION 12.40 - LANDSIDE SUPPORT FACILITY FOR COMMERCIAL PASSENGER VESSEL (GUNDALOW) WITH SOME 3.21 SCHOOL/ EDUCATIONAL COMPONENT. GUNDALOW ADMINISTRATIVE OFFICE ON SECOND LEVEL.

13) PARKING CALCULATION:
OFFICE: 480 S.F
1 SPACE PER 250 S.F. & ROUNDUP
480 S.F./ 250 S.F. x 1 SPACE = 2 SPACES
EMPLOYEES: 3 PEOPLE
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PROPOSED: 5 SPACES

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0	01/10/2025	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

SITE PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

GUNDALOW COMPANY
WENTWORTH HOUSE ROAD PORTSMOUTH, NH

TITLE

PORTSMOUTH WETLAND CUP

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

DATE: JANUARY 2025	SCALE: 1" = 10'
DRAWN BY: CBA	DESIGNED BY: JRC
CHECKED BY: JRC	
PROJECT No.: 5010185.2625	FIELD BOOK AND PAGE: FB 328 PG 57
DRAWING No.: SHEET 3 - C3	REV.: 1

FILE LOCATION: P:\HH\5010185-SEA_LEVEL_LLC\2025-WENTWORTH RD., PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010185.2625-C-SP.DWG, 2025.06.25, 2:19 PM

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

June 25, 2025

Peter Britz, Planning and Sustainability Director
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for a Conservation Commission Work Session
Assessor's Map 207, Lot 13
60 Pleasant Point Drive
Altus Project No. 5138
LU 23-180

UPLOADED TO VIEWPOINT

Dear Peter,

On behalf of Michelle and John Morris and 120-0 Wild Rose Lane, LLC, Altus Engineering and the design team respectfully submits a request for a work session with both Planning Staff and the Conservation Commission for the property located at 60 Pleasant Point Drive for shoreland bank stabilization.

On December 21, 2023, the Planning Board approved the Wetland Conditional Use Permit (CUP) from Section 10.1017.50 of the Zoning Ordinance "for the demolition of the existing home and construction of a new dwelling". The project consists of 5,368 sf of impervious surface including a dock, two sets of stairs, a pool, patio, cabana, and a portion of the home, which results in a reduction of 31 sf from the existing conditions. The project includes pervious pavers within the buffer, a long- term storm-water maintenance plan, landscaping plan within the buffer, a bank restoration plan, replacement of the existing lawn with a micro-clover seed mix and the removal of invasive species on site." The original CUP approval was a "living shoreline" designed by landscape architectural firm Matthew Cunningham Landscape Design LLC.

Following the approval of the CUP, the NHDES Wetlands Bureau completed their review of the shoreline stabilization project. NHDES Wetlands Bureau requested engineering computations and submitted requests for more information (RFMI) to support the "Shoreline Stabilization" design approach proposed by the Landscape Architect. TFM was brought on board by the Owner to provide an engineered design solution. Working with NHDES via responses to RFMIs, it was determined, that using a green, soft stabilization approach such as a Living Shoreline alone would not adequately protect the property from future storm events and rising tides. Engineered and NHDES approved is a hybrid stabilized bank that has demonstrated resiliency.

The NHDES Wetlands Bureau Permit was issued on November 4, 2024. Riverside and Pickering Marine Contractors constructed the shoreline stabilization depicted on the TFM plans and approved by NHDES. Inspection by city employees post-construction led to a requirement by the city for this re-submission.

This work session request is only for the Hybrid Living Shoreline aspects of the previously approved CUP. The house demolition/construction, stormwater management improvements, invasive species removal and all other conditions depicted on the November 28, 2023 plan set and the Conditions of approved noted in the December 27, 2023 approval letter will remain in effect and will be carried out as approved, all a significant improvement over long existing conditions.

Enclosed for the Planning staff and Conservation Commission review please find the following:

- Letter of Authorization
- Previously approved November 28, 2023 Site Plans (stabilization work and details only)
- TFM Living Shoreland Plan – Shoreline Stabilization Plan
- TFM response to NHDES RFMI (request for more information), dated August 28, 2024
- TFM response to NHDES RFMI, undated "Responses relative to the construction of the Living Shoreline"

An as-built survey is being completed to confirm the limits of the Hybrid Living Shoreline and will be made available to the City.

We look forward to resolving the issues and allowing Morris to construct their new home. Please feel free to call or email me directly should you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING, LLC

Enclosure

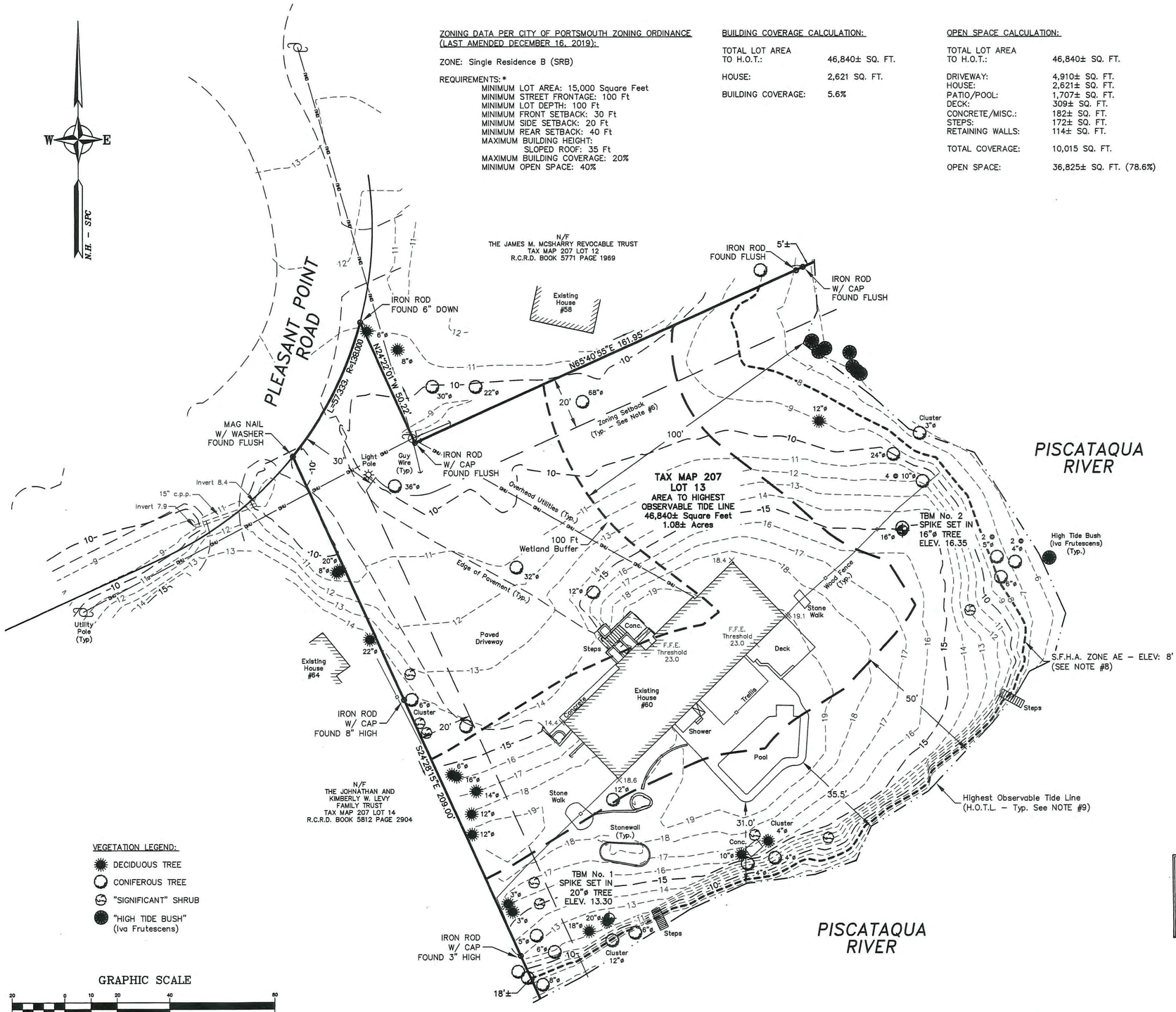
eCopy: Michelle and John Morris
R. Timothy Phoenix, Esq.
Jay Aube, TFM
Ben Auger, Auger Building Company

wde/5138.00 cup cvr rev 2 ltr.docx

Letter of Authorization

I, John Morris, of 120-0 Wild Rose Lane, LLC, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent me as the Owner and Applicant in all matters concerning the engineering and related permitting of a residential redevelopment on Portsmouth Tax Map 207, Lot 13 located at 60 Pleasant Point Drive, Portsmouth, New Hampshire. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

Signature	John Morris	Date
Witness	Print Name	Date



VEGETATION LEGEND:

- DECIDUOUS TREE
- CONIFEROUS TREE
- "SIGNIFICANT" SHRUB
- "HIGH TIDE BUSH" (Iva Frutescens)

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.
VERTICAL DATUM – NGVD29

ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED DECEMBER 16, 2019):

ZONE: Single Residence B (SRB)

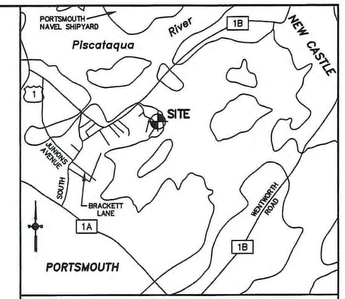
REQUIREMENTS:*
MINIMUM LOT AREA: 15,000 Square Feet
MINIMUM STREET FRONTAGE: 100 Ft
MINIMUM LOT DEPTH: 100 Ft
MINIMUM FRONT SETBACK: 30 Ft
MINIMUM SIDE SETBACK: 20 Ft
MINIMUM REAR SETBACK: 40 Ft
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF: 35 Ft
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%

BUILDING COVERAGE CALCULATION:

TOTAL LOT AREA TO H.O.T.:	46,840± SQ. FT.
HOUSE:	2,621 SQ. FT.
BUILDING COVERAGE:	5.6%

OPEN SPACE CALCULATION:

TOTAL LOT AREA TO H.O.T.:	46,840± SQ. FT.
DRIVEWAY:	4,910± SQ. FT.
HOUSE:	2,621± SQ. FT.
PATIO/POOL:	1,707± SQ. FT.
DECK:	309± SQ. FT.
CONCRETE/MISC.:	182± SQ. FT.
STEPS:	172± SQ. FT.
RETAINING WALLS:	114± SQ. FT.
TOTAL COVERAGE:	10,015 SQ. FT.
OPEN SPACE:	36,825± SQ. FT. (78.6%)



LOCATION MAP
(not to scale)

PLAN REFERENCES:

1. "EXISTING CONDITIONS PLAN PLEASANT POINT DRIVE ASSESOR'S PARCEL 207–014 PORTSMOUTH, NEW HAMPSHIRE FOR OWNERS JOAN S. WALDRON KIMBERLY WALDRON LEVY", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED JULY 11, 2005.

2. "PLAN OF LOTS NEW CASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVIK", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED OCTOBER 1952, AND RECORDED AT THE R.C.R.D. AS PLAN No. 02160–B.

3. "LAND IN PORTSMOUTH, N.H. ROBERT A. MOEBUS TO HENRY C. SIVIK AND HENRY C. SIVIK TO ROBERT A. MOEBUS", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED JUNE 1951, REVISED DECEMBER 1953.

NOTES:

1. OWNERS OF RECORD:
TAX MAP 207 LOT 13
120–0 WILD ROSE, LLC
R.C.R.D. BOOK 6174 PAGE 1450
DATED OCTOBER 5, 2020

2. TOTAL EXISTING PARCEL AREA:
TAX MAP 207 LOT 13
1.08± Acres To H.O.T.L.

3. BASIS OF BEARING IS NEW HAMPSHIRE SPC.

4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.

5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.

7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.

8. A PORTION OF THE LOCUS PARCEL FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE, WITH A BASE FLOOD ELEVATION OF 8 FT. PER FEMA FIRM MAP No. 33015C0278F, REVISED JANUARY 29, 2021.

9. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) OF THE PISCATAQUA RIVER, WHICH CORRESPONDS WITH THE COASTAL WETLAND BOUNDARY, WAS DELINEATED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020. REFER TO LETTER/REPORT DATED DECEMBER 15, 2020 FOR MORE INFORMATION.
THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF EINGINEERS WETLAND DELINEATION MANUAL", (1987), ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2021).

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

STATE OF NEW HAMPSHIRE No. 829 LICENSED LAND SURVEYOR PETER J. LOMBARDI SIGNATURE

10/19/2023

REV.	DATE	STATUS	BY	CHKD	APPD.
A	4/2/21	ADDED ADDITIONAL TREES & ABUTTER BUILDINGS	A.H.P.	P.L.A.	P.L.A.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
60 Pleasant Point Drive
Portsmouth, Rockingham County, New Hampshire
OWNED BY
120–0 Wild Rose Lane, LLC
c/o Altus Engineering, Att. Erik Saari, V.P.
133 Court Street, Portsmouth, New Hampshire 03801

North
W EASTERLY
SURVEYING
SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 439–6333 ELIOT, MAINE 03903

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	20770	02/04/21	1 OF 1	A.H.P.	P.L.A.

DRAWING No: 20770 EXISTING CONDITIONS
FIELD BOOK No: "Portsmouth #17"

Tax Map 207 Lot 13

PLANTING SCHEDULE

ID	Latin Name	Common Name	Scheduled Size
TREES			
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brillaince Serviceberry	10-12' B&B
CC	Cercis canadensis	Redbud	4-4.5" cal. B&B
COG	Chamaecyparis obtusa 'Gracilis'	Gracillis Hinoki Falsecypress	10-12' B&B
CK	Cornus kousa	Kousa Dogwood	8-10' B&B
CVW	Crataegus viridis 'Winter King'	Winter King Hawthorne	4-4.5" cal. B&B
HD	Hamamelis x intermedia 'Diane'	Diane Witchhazel	3-4' ht. B&B
IO	Ilex opaca	American Holly	10-12' B&B
JV	Juniperus virginiana	Eastern Red Cedar	8-10' B&B
PA2	Picea abies	Norway Spruce	10-12' ht. B&B
PA	Picea abies	Norway Spruce	10-12' ht. B&B
PO	Piecea orientalis	Oriental Spruce	10-12' ht. B&B
TP	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' ht. B&B
SHRUBS			
AE	Aesculus parviflora	Bottlebrush Buckeye	5-6' ht. B&B
AAB	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	#7 cont.
CL	Clethra alnifolia	Summersweet	3-4' ht. B&B
CP	Comptonia peregrina	Sweetfern	#3 cont.
FMA	Fothergilla x intermedia 'Mount Airy'	Mount Airy Fothergilla	3-4' ht. B&B
HPE	Hydrangea anomala petiolaris	Climbing Hydrangea	#3 cont.
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 cont.
HLL	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	2.5-3' ht. B&B
HQA	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	3-3.5' ht. B&B
HQP	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	2-2.5' ht. B&B
HS	Hydrangea serrata 'Bluebird'	Bluebird Lacecap Hydrangea	#5 cont.
IGS	Ilex glabra 'Shamrock'	Dwarf Inkberry	3.5-4' ht. B&B
IVR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	2-3' ht. B&B
IVS	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	#2 cont.
LB	Lindera benzoin	Spicebush	3-4' ht. B&B
MG	Myrica gale	Sweetgale	#3 cont.
MP	Myrica pensylvanica	Northern Bayberry	3-3.5' ht. B&B
PM	Prunus maritima	Beach Plum	3-4' ht. B&B
RCW	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	2.5-3' ht. B&B
RCA	Rhododendron catawbiense 'Album'	White Catawba Rhododendron	3-4' ht. B&B
RM	Rhododendron maximum	Rosebay Rhododendron	5-6' ht. B&B
WR	Viburnum nudum 'Winterthur'	Winterthur Viburnum	4-5' ht. B&B
PERENNIALS			
ARA	Actaea racemosa	Snakeroot	#1 cont.
AMO	Alchemilla mollis	Lady's Mantle	#1 cont.
ADL	Astilbe 'Delft Lace'	Delft Lace Astilbe	#1 cont.
ABV	Astilbe 'Bridal Veil'	Bidal Veil Astilbe	#1 cont.
CPN	Carex pensylvanica	Oak Sedge	#1 cont.
DPU	Dennstaedia punctiloba	Hay-Scented Fern	#1 cont.
GRZ	Geranium 'Rozanne'	Rozanne Cranesbill	#1 cont.
LIP	Lavandula intermedia 'Phenomenal'	Phenomenal Lavender	#1 cont.
MST	Matteuccia struthiopteris	Ostrich Fern	#1 cont.
NWL	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.
PLF	Paeonia lactiflora 'Festiva Maxima'	Festiva Maxima Peony	#2 cont.
PLS	Paeonia lactiflora 'Sarah Bernhardt'	Sarah Bernhardt Peony	#2 cont.
PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 cont.
PAT	Perovskia atriplicifolia	Russian Sage	#2 cont.
SSC	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#2 cont.
SH	Sporobolus heterolepsis	Prairie Dropseed	#2 cont.

RESTORATION PLANT LIST

SHRUBS	
Scientific Name	**Common Name**
Rosa virginiana	Virginia Rose
Prunus maritima	Beach Plum
Ilex glabra	Inkberry
Myrica pensylvanica	Bayberry
Viburnum dentatum	Arrowwood Viburnum
Comptonia peregrina	Sweetfern
Arctosaphylos uva-ursi	Bearberry
GRASSES (SEED)	
Scientific Name	**Common Name**
Panicum amarum	Atlantic Coastal Panic Grass
Panicum virgatum	Switch Grass
Eragrostis spectabilis	Purple Love Grass
Juncus gerardii	Salt Meadow Rush
Sporobolus heterolepis	Prarie Dropseed
Ammophila breviligulata	American Beachgrass
Bouteloua gracilis	Blue Gramma
Schizachyrium scoparium	Little Bluestem
Festuca rubra	Red Fescue
PLUGS AND CONTAINERS	
Scientific Name	**Common Name**
Amorpha canescens	Lead Plant
Amsonia Spp.	Blue Star
Aquilegia canadensis	Eastern Columbine
Asclepias tuberosa	Butterfly Milkweed
Baptisia australis	Blue False Indigo
Eurybia spectabilis	Eastern Showy Aster
Heuchera americana	American Alumroot
Liatris aspera	Button Blazing Star
Penstemon digitalis	Bear-Tongue
Solidago sempervirens	Seaside Goldenrod
Waldsteinia fragarioides	Barren Strawberry

NOTES:

1. LANDSCAPE ARCHITECT TO SUBSTITUTE PLANTS WITH PLANT OF COMPARABLE SIZE AND SPECIES AT TIME OF INSTALLATION.

2. RESTORATION PLANT PALETTE IS NOT FINALIZED BUT WILL ONLY INCLUDE PLANTS FROM THIS LIST. ALL PLANTS LISTED ARE NATIVE.

PLANTING LEGEND:

- PROPERTY LINE / LIMIT OF WORK
- BUILDING SETBACK
- L.O.W. APPROXIMATE LIMIT OF WORK
- LAWN
- PLANT BED
- EXISTING DECIDUOUS TREE TO REMAIN AND BE PROTECTED
- EXISTING EVERGREEN TREE TO REMAIN AND BE PROTECTED
- XX PROPOSED DECIDUOUS TREE PLANTING
- XX PROPOSED EVERGREEN TREE PLANTING
- XX PROPOSED SHRUB PLANTING
- PROPOSED PERENNIAL PLANTING

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated 8 February 2021; prepared by Altus Engineering, INC., 133 Court Street, Portsmouth, NH 03801 - Tel: (603) 433.2335

2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246

Planting Notes:

1. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.

2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by *The American Association of Nurserymen*, latest edition.

3. All plant material shall be warrantied for 1 year after substantial completion.

4. All plants shall be balled and burlap unless otherwise noted on the plant list/ schedule.

5. All plants shall be approved by Landscape Designer prior to their installation at the site.

6. Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installations.

7. Plants to be transplanted shall be flagged and exact planting locations staked in the field.

8. All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com
411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#:	DATE:	DESCRIPTION:

SCALE: 1"= 20'-0" DATE: 25 October 2023

0' 10' 20' 40'

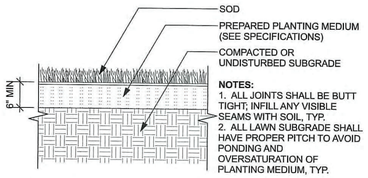
SHEET TITLE:

Planting Plan

SHEET NUMBER:

L0.2

NOT FOR CONSTRUCTION

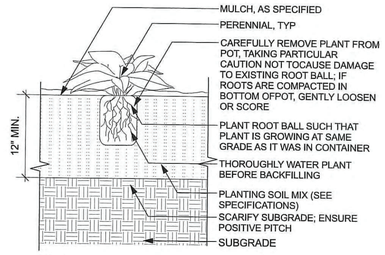


1 MICRO CLOVER SOD
Scale: NTS

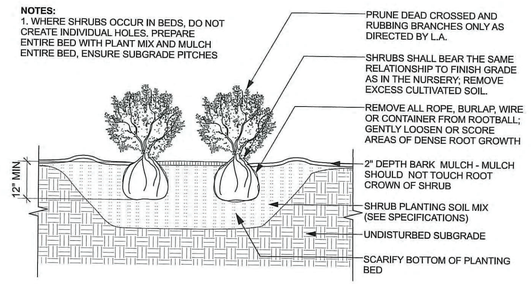
SODCO MICRO CLOVER BLEND	
%	PRODUCT
97.00%	BLACK BEAUTY TURF **
3.00%	WHITE CLOVER
	**SEE BLACK BEAUTY TURF BELOW

** BLACK BEAUTY TURF	
%	PRODUCT
29.72%	GOLCONDA TALL FESCUE
19.88%	MONTANA TALL FESCUE
19.74%	DORADO TALL FESCUE
11.72%	DEEPBLUE KENTUCKY BLUEGRASS
7.91%	PROSPERITY KENTUCKY BLUEGRASS
4.97%	FRONTIER PERENNIAL RYEGRASS
4.92%	SINGULAR PERENNIAL RYEGRASS
1.14%	INERT MATTER

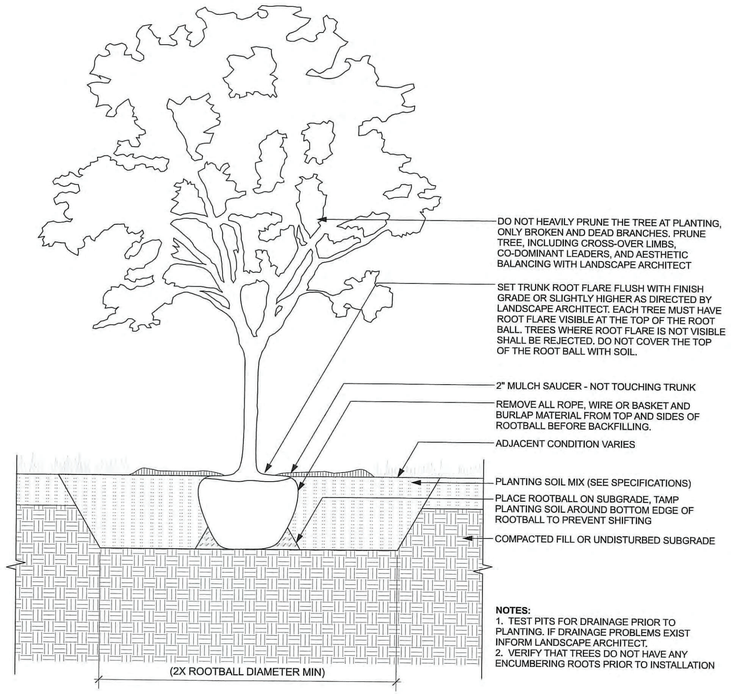
2 SODCO MICRO CLOVER
Scale: NTS



3 PERENNIAL PLANTING
Scale: NTS



4 SHRUB PLANTING
Scale: NTS



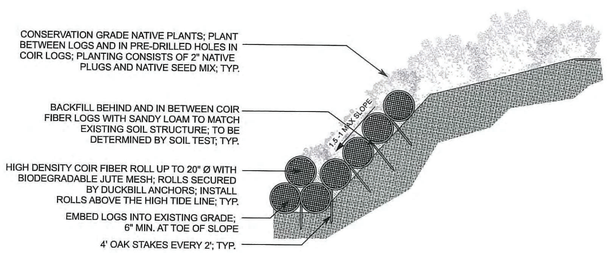
5 TREE PLANTING
Scale: NTS

NOTES:

1. COASTAL BANK TO BE PREPARED IN ADVANCE BY MANAGING INVASIVE PLANT SPECIES AND CLEARING ANY DEBRIS SO THAT COIR LOGS WILL COME IN DIRECT CONTACT WITH SOILS; SEE LAND MANAGEMENT PLAN FOR DETAILS ON METHOD OF EXISTING INVASIVE SPECIES REMOVAL

2. LINEAR FOOTAGE OF COIR FIBER ROLLS TO BE VERIFIED IN THE FIELD

3. LIMIT OF WORK IS INTENDED TO BE LANDWARD OF THE HOTL



6 Coir Fiber Rolls on Coastal Bank Edge
Scale: NTS

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

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8. All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com
411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#:	DATE:	DESCRIPTION:

SCALE: AS SHOWN DATE: 25 October 2023

SHEET TITLE:

Planting Details

SHEET NUMBER:

L0.3

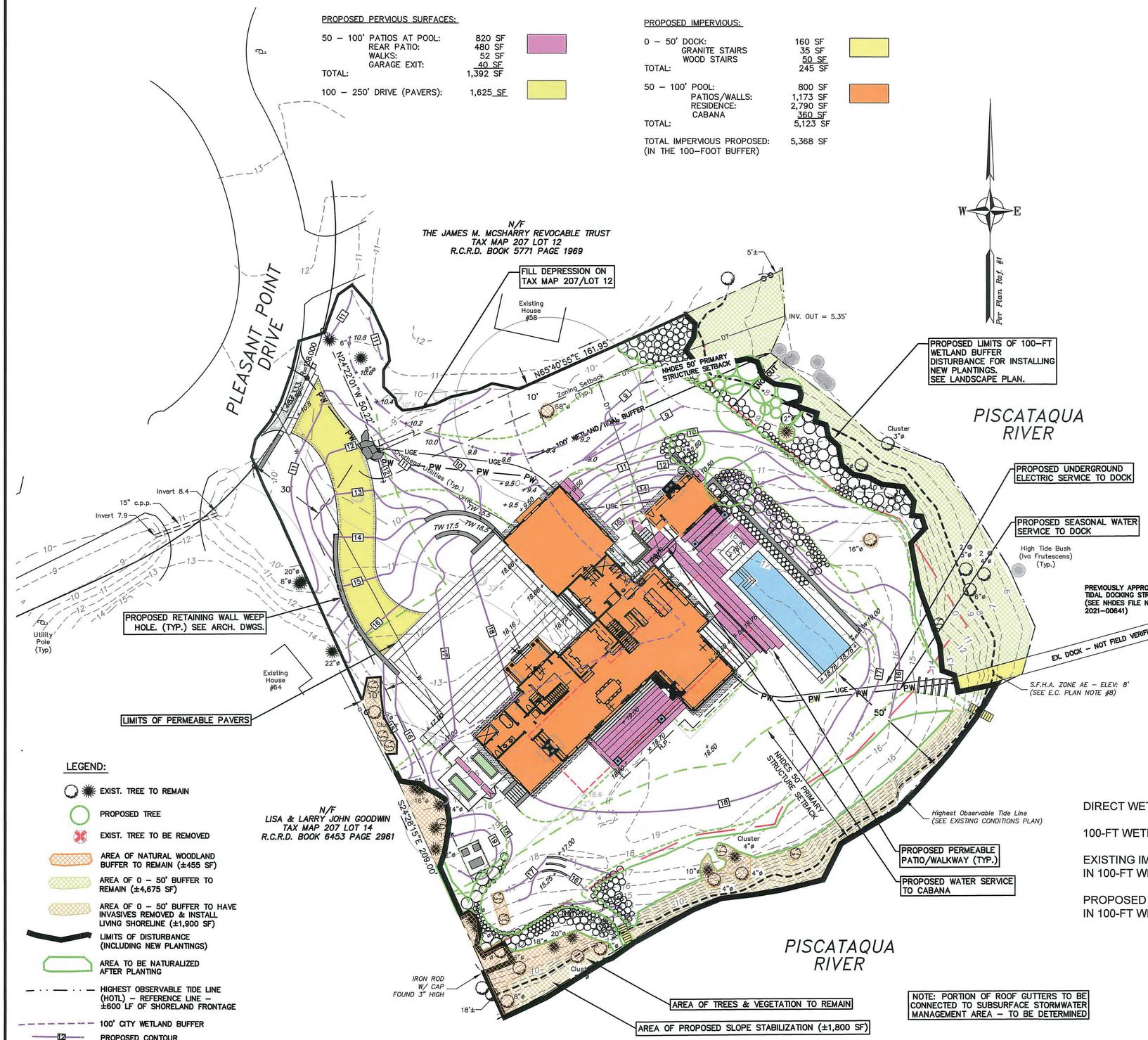
NOT FOR CONSTRUCTION

PROPOSED PERVIOUS SURFACES:

50 – 100' PATIOS AT POOL:	820 SF	
REAR PATIO:	480 SF	
WALKS:	52 SF	
GARAGE EXIT:	40 SF	
TOTAL:	1,392 SF	
100 – 250' DRIVE (PAVERS):	1,625 SF	

PROPOSED IMPERVIOUS:

0 – 50' DOCK:	160 SF	
GRANITE STAIRS	35 SF	
WOOD STAIRS	50 SF	
TOTAL:	245 SF	
50 – 100' POOL:	800 SF	
PATIOS/WALLS:	1,173 SF	
RESIDENCE:	2,790 SF	
CABANA	360 SF	
TOTAL:	5,123 SF	
TOTAL IMPERVIOUS PROPOSED: (IN THE 100–FOOT BUFFER)	5,368 SF	



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

P5138

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

CONDITIONAL USE PERMIT NOTES

1. ZONING SECTION 10.1016 – CONDITIONAL USE PERMIT REQUIRED FOR EARTH DISTURBANCE IN THE 100' CITY WETLAND BUFFER.
2. PROJECT PARCEL: MAP 207 LOT 13, 46,840 S.F.± (1.08 ACRES±) TO HIGHEST OBSERVABLE TIDE LINE (HOTL).
3. WETLAND AREA ON LOT: 0 S.F. (0 ACRES)
4. 100' WETLAND BUFFER ANALYSIS (EXISTING CONDITIONS):
   LAWN/LANDSCAPING: ±22,553 S.F.
   BRUSH/TREES: ± 6,575 S.F.
   IMPERVIOUS: ± 5,399 S.F.
   TOTAL BUFFER: ±34,527 S.F. (±0.79 ACRES)

   100' WETLAND BUFFER ANALYSIS (PROPOSED CONDITIONS):
   LAWN/LANDSCAPING: ±16,662 S.F.
   BRUSH/TREES: ±11,105 S.F.
   PERVIOUS SURFACES: ±1,392 S.F.
   IMPERVIOUS: ±5,368 S.F.
   TOTAL BUFFER: ±34,527 S.F. (±0.79 ACRES)
5. AREA OF 100' WETLAND BUFFER IMPACT:
   ONSITE: ±31,300 S.F.
   OFFSITE: ± 20 S.F. (REPLACE PORTION OF STEPS BELOW HOTL)
   TOTAL: ±31,320 S.F. (±0.56 ACRES)
6. AREA OF TREE/BRUSH REMOVAL IN 100' WETLAND BUFFER:
   0–25': ± 0 S.F.
   25'–50': ± 0 S.F.
   50'–100': ±40 S.F. (REMOVE 1 TREE)
   TOTAL: ±40 S.F. (DOES NOT INCLUDE INVASIVES)
7. EXISTING IMPERVIOUS SURFACES IN 50–FOOT BUFFER: 868 S.F.
   PROPOSED IMPERVIOUS SURFACES IN 50–FOOT BUFFER: 245 S.F.
8. PROPOSED WETLAND IMPACT: 20 S.F. (REPLACE STAIRS)
9. WETLANDS (HOTL) WERE DELINEATED BY JOSEPH W. NOEL, NH CERTIFIED WETLANDS SCIENTIST #086, ON DECEMBER 11, 2020.
10. CONSTRUCTION ACTIVITIES SHALL BE MANAGED IN STRICT ACCORDANCE WITH NH RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. NO INVASIVE SPECIES SHALL BE INSTALLED ON THE PROJECT SITE FOR ANY REASON.
11. AREAS WHERE EXISTING INVASIVE SPECIES ARE TO BE REMOVED & ROOTS TREATED ARE NOT INCLUDED IN AREAS OF DISTURBANCE BECAUSE THERE IS NO DISTURBANCE TO THE EXISTING GRADES.

CONSERVATION COMMISSION RECOMMENDATIONS:

1. IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WETLAND BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
2. APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONCE REMOVAL BEGINS AND UNTIL THE END OF THE RESTORATION PROCESS (SEE MANAGEMENT CALENDAR FOR TREATMENT AND PLANTING). THESE UPDATES SHALL BE A REPORT SUMMARIZING THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS HAVE NOT ACHIEVED AN 80% SUCCESS RATE OR GREATER AFTER ONE YEAR, APPLICANTS WILL REPLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER PLANTING IS COMPLETE AND EACH SUBSEQUENT YEAR UNTIL AN 80% PLANTING SUCCESS RATE HAS BEEN ACHIEVED.

WETLANDS IMPACT TABLE

DIRECT WETLANDS IMPACTS	= 20 SF (REPLACE STEPS)
100-FT WETLANDS BUFFER IMPACTS	= 31,300 SF
EXISTING IMPERVIOUS AREA IN 100-FT WETLANDS BUFFER	= 5,399 SF
PROPOSED IMPERVIOUS AREA IN 100-FT WETLANDS BUFFER	= 5,368 SF

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
11/28/23

NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMM. REVIEW

ISSUE DATE:
NOVEMBER 28, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	10/27/23
1	ADD CON. COMM. REC.	EDW	11/28/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

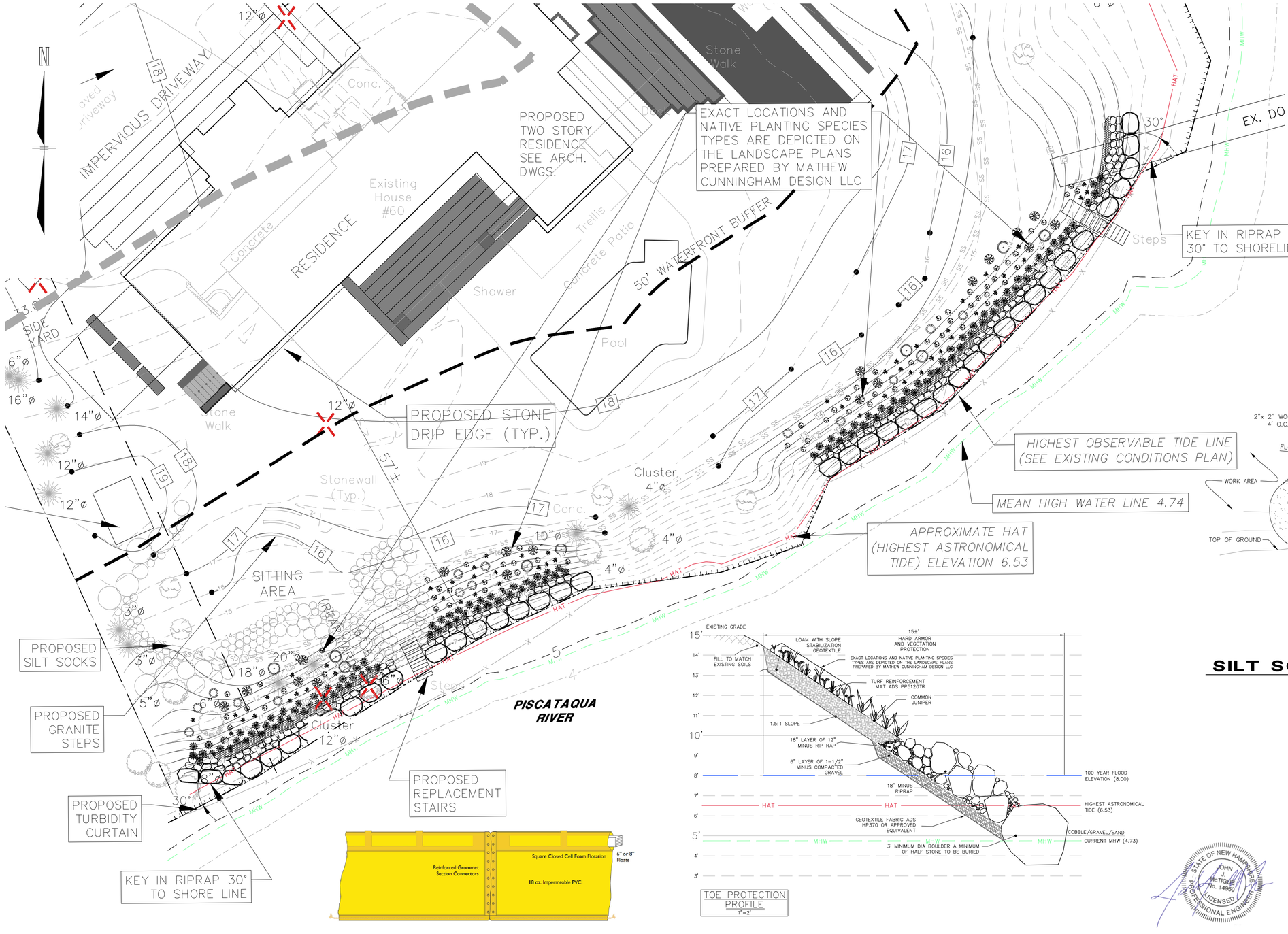
OWNER:
120–0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120–0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

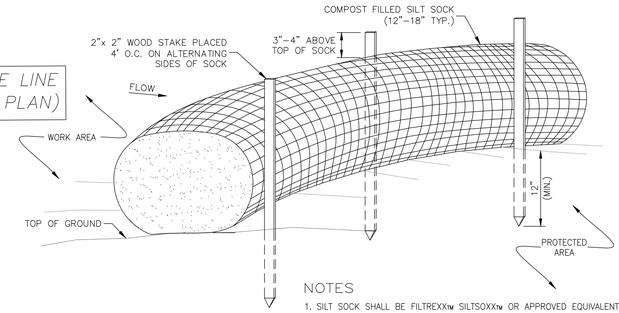
PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
CONDITIONAL USE PERMIT PLAN

SHEET NUMBER:
1 OF 1



TOE PROTECTION PROFILE
1"=2'



NOTES
1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK
NOT TO SCALE

SITE DATA

OWNER: OWNER OF RECORD OF MAP 207 LOT 13: 120-0 WILD ROSE LANE, LLC
DEED REFERENCE TO PARCEL IS BK #6174 PG #1450
AREA OF PARCEL = 50530± SF OR 1.16± ACRES

THE PURPOSE OF THIS PLAN IS TO DEPICT A SHORELINE STABILIZATION PROJECT THAT INCORPORATES BOTH HARD ARMOR AND VEGETATION ELEMENTS

WORK SEQUENCE NOTES

1. REMOVE ALL INVASIVE VEGETATION
2. LAY FILTER FABRIC
3. 2-3 TON TOE STONES
4. 16"-18" ARMOR STONE
5. 7"- 12" RIP RAP
6. CHINK WHERE NEEDED WITH SMALLER STONE
7. IMPLEMENT WEEP HOLES TO ALLOW DRAINAGE
8. INTEGRATE VEGETATION BEHIND RIP RAP WALL
9. SLOPE OF BANK IS 1.5:1
10. TO THE GREATEST EXTENT PRACTICABLE EXISTING TREES WILL REMAIN

LEGEND	
TURBIDITY CURTAIN	X X
SILT SOCKS	SS SS
EXISTING CONTOURS	16
PROPOSED CONTOURS	16
HOTL	
COMMON JUNIPER	
3' MINIMUM DIA BOULDERS	
18" MINUS RIPRAP	
12" MINUS RIPRAP	

SITE DEVELOPMENT PLANS

TAX MAP 207 LOT 13
LIVING SHORELINE PLAN
SHORELINE STABLIZATION
60 PLEASANT POINT DRIVE, PORTSMOUTH NH
OWNED AND PREPARED FOR
120-0 WILD ROSE LANE, LLC

1"=20' (11"X17")
SCALE: 1"=10' (22"X34") **JUNE 10, 2024**

JOHN J. McTIGUE No. 14950 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK
1	9/9/2024	REVISE RIPRAP TIES TO SHORE	JJM	JRA

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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Copyright © GEIWorks 2018
Natural forces such as current, wind, waves, and location affect your product and may require engineering, additional anchoring, and customization.

GEI WORKS
772-646-0597
www.GEIWorks.com
info@geiworks.com

Type 1 DOT Turbidity Curtain

Scale:	Drawing:	Revision:	Date:	By:
Not to Scale			01/04/2018	MK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	DR	VPB	FB	–	
47307.20	CK	JRA	CADFILE	LIVING-SHORELINE-PLAN	C-01

Sep 09, 2024 - 5:36pm
F:\MSC Projects\47307 - Pleasant Point Dr - Portsmouth\47307.20 - Auger Bldg Co - 60 Pleasant Pt. Dr\Design\PRODUCTION DRWGS\47307-20-living-shoreline-plan.dwg

Memo

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

To:	Kristin Duclos, DES Wetlands Permitting Specialist
From:	Jack McTigue, NH Professional Engineer, TFMoran, Inc.
CC:	Eben Lewis, DES Southeast Region Supervisor
Date:	August 28, 2024
Re:	Response to DES Request for More Information (RFMI) letter dated August 12, 2024 – DES Permit Application: 2023-03138

Dear Kristen,

In response to the NHDES Request for More Information (RFMI) letter dated August 12, 2024, we offer the following information to supplement the materials we provided to you on July 12, 2024. This information further demonstrates conformance with Env-Wt 609.07(b)(1)-(3).

Env-Wt 609.07 (b)(1)

The area of the existing bank/shoreline that was impacted during the January storm events is, on average, 2 to 2.5-feet above the Highest Astronomical Tide (HAT) elevation of 6.53-feet. These impacts are largely the result of significant levels of storm surge coinciding with astronomically high tides during coastal storm events. Given the former vegetated bank, essentially a natural "living shoreline", was unable to resist the erosive forces associated with these storm events, we elected to stabilize the shoreline with a hybrid approach as outlined within the NOAA publication, "Guidance for Considering the Use of Living Shorelines" as prescribed by NHDES Wetlands Bureau Administrative Rule Env-Wt 609.05. This hybrid design improves/flattens the steepest existing slopes, incorporates large toe stones, and applies a layer of riprap to those areas of the slope where vegetation alone, in the previous storm events, was ineffective at stabilizing the shoreline. This hybrid approach to shoreline stabilization includes a robust planting plan that incorporates common juniper plants that have demonstrated a high degree of resilience in past storm events.

It is our professional opinion that, in this instance, a hybrid approach is the most effective approach for shoreline stabilization because the heavier stones resist the scour caused by the transverse flow of the water, and the angular shape of the riprap provides energy dissipation which reduces the velocity of the transverse flows and waves.

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Photo 1: Undercutting occurring to existing, formerly vegetated, shoreline.

The images below depict the undercutting of a bank, typical of scouring caused by horizontal flow of the water, not directional wave energy. Scouring is the direct removal of bank material at or below water level by the physical action of flowing water. In this instance, decreasing the steepest slopes and applying riprap will be an effective solution because it will slow the flow along the shoreline.

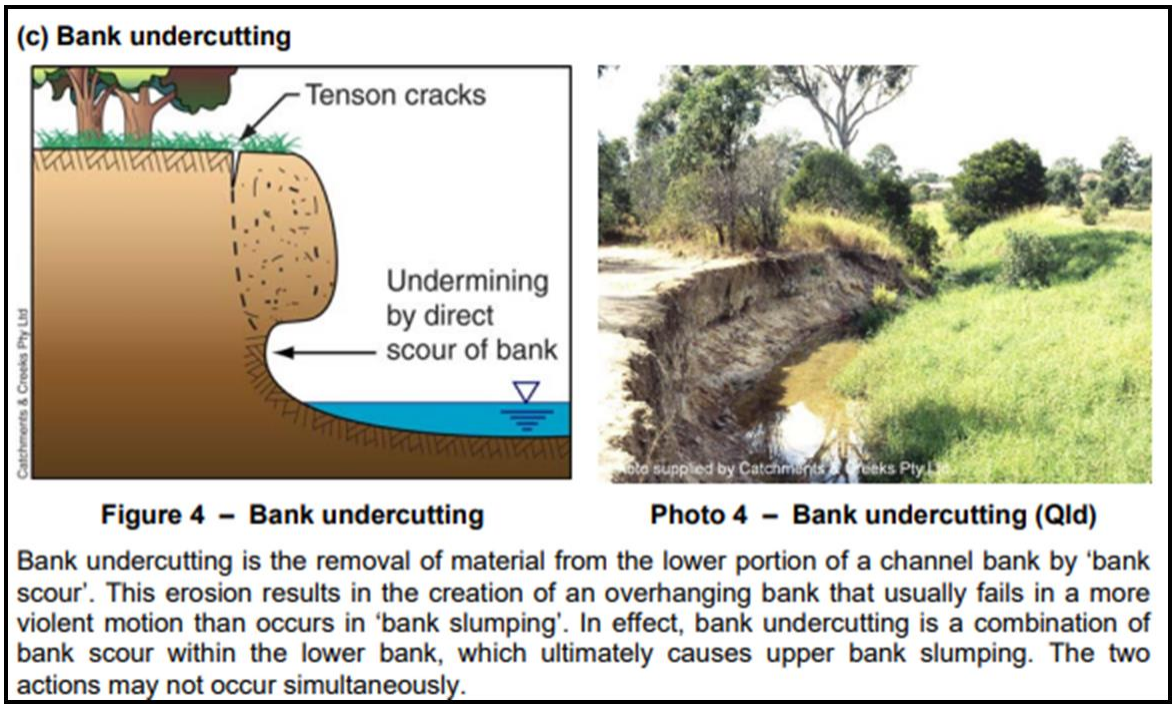


Figure 4 – Bank undercutting

Photo 4 – Bank undercutting (Qld)

Bank undercutting is the removal of material from the lower portion of a channel bank by 'bank scour'. This erosion results in the creation of an overhanging bank that usually fails in a more violent motion than occurs in 'bank slumping'. In effect, bank undercutting is a combination of bank scour within the lower bank, which ultimately causes upper bank slumping. The two actions may not occur simultaneously.

Reference 1: Saadon, Azlinda & Abdullah, Jazuri & Muhammad, Nur Shazwani & Ariffin, Junaidah. (2020). Development of riverbank erosion rate predictor for natural channels using NARX-QR Factorization model: a case study of Sg. Bernam, Selangor, Malaysia. Neural Computing and Applications. 1-11. 10.1007/s00521-020-04835-5.

Env-Wt 609.07 (b)(2)

As evidenced within photo 1 above, the scour was produced by a high energy environment and the existing vegetated shoreline alone was unable to resist the erosive forces associated with the tidal flows. During storm events, this high-energy environment cannot be stabilized by soft vegetative techniques alone.

Env-Wt 609.07 (b)(3)

The proposed riprap will be applied to the areas above highest astronomical tide elevation (HAT) that were impacted during the January storm events. During the majority of the yearly tidal cycles, tidal waters will not interface with the proposed riprap section of the living shoreline. The proposed riprap areas of the living shoreline will only interface with tidal waters that coincide with large storm events. As discussed above, the angled stone coupled with the improved/flattened steepest slopes dissipates energy so that the project also will not have adverse effects on the abutting properties. At the downstream terminal end of proposed riprap, we have keyed in the riprap at a 30-degrees angle to prevent scour on the neighboring property.

Respectfully,

Jack McTigue, PE, CPESC
Project Manager

TFMoran's Response to NHDES Request for More Information (RFMI) letter dated February 2, 2024.

NHDES Wetlands Permit Application 2023-03138

Responses to questions relative to the construction of a *Living Shoreline*.

4. Please identify all known causes of erosion associated with this project and identify how each cause of erosion is being addressed as a part of the proposed bank stabilization project in accordance with Env-Wt 609.01(d).

Response: As a result of multiple coastal storm events that coincided with astronomically high tides over the last two years, the shoreline of this property experienced some erosion. These storm events produced significant levels of storm surge that undercut the bank of the shoreline in some locations. More specifically, when the storm surge, coupled with the high tides receded, by virtue of the hydrodynamics in this area, lateral movement of water along the toe of slope scoured and undercut the toe of slope.

Through the construction of a living shoreline designed with the use of the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), we're confident this property will be more resilient to future coastal storm events. The use of large toe stones, construction of a flatter 1.5:1 slope, and the implementation of robust native planting plan prepared by a NH Licensed Landscape Architect ensures this increased resiliency.

5. Please provide documentation demonstrating how the proposed technique or combination of techniques used as part of the proposed tidal shoreline stabilization project addresses the criteria listed in Env-Wt 609.02(b)(1) through (7), as required in accordance with Env-Wt 609.02(b).

Response: In accordance with NHDES Wetlands Bureau Administrative Rule Env-Wt 609.02, as indicated on the plans submitted with this permit application, the proposed Living Shoreline addresses each of the following:

Env-Wt 609.02(b)(1) – By way of the Functional Assessment submitted with this permit application, this project proposes no adverse impacts to the functions and values of the neighboring tidal resources. This project will enhance many of the resource's functions and values. Constructing a "Living Shoreline" is the prescribed method of attaining shoreline stabilization and resiliency against anticipated sea level rise by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP).

Env-Wt 609.02(b)(2) – As a result of multiple coastal storm events that coincided with astronomically high tides over the last two years, the shoreline of this property experienced some erosion. These storm events produced significant levels of storm surge that undercut the bank of the shoreline in some locations. More specifically, when the storm surge, coupled with the high tides receded, by virtue of the hydrodynamics in this area, lateral movement of water along the toe of slope scoured and undercut the toe of slope.

Env-Wt 609.02(b)(3) – On areas of the shoreline, the lateral tidal forces associated with large storms events that produced storm surge have undercut and scoured the toe of slope. Left unabated, the shoreline will be exposed to future coastal storm events.

Env-Wt 609.02(b)(4) – The proposed Living Shoreline is within an area of NH's seacoast that does not experience *frequent* high tidal or wave action erosive forces. While some boat traffic occurs in the area during high tide, it is not significant enough to have a bearing on this project. The proposed geometry and orientation of living shoreline will not amplify the existing minimal tidal forces. The Living Shoreline Plan, bearing the stamp of Professional Engineer, Jack McTigue, demonstrates each of these factors have been considered during the design of this Living Shoreline. As demonstrated within the Coastal Vulnerability Assessment submitted with the permit application, the proposed Living Shoreline will be able to withstand future storm surge and extreme precipitation events.

Env-Wt 609.02(b)(5) – The proposed Living Shoreline is within an area that does not experience *frequent* high tidal action erosive forces. As demonstrated within the Coastal Vulnerability Assessment submitted with the permit application, the proposed Living Shoreline will allow the property to become significantly more resilient to anticipated sea level rise.

Env-Wt 609.02(b)(6) – We have utilized the Sea Level Affecting Marshes Model (SLAMM) GIS data layers available on NH GRANIT. Given the topography of the site, the property *does not* lend itself well to future salt marsh migration. The proposed living shoreline does propose a wide variety of upland, salt tolerant native species – see ***Figure 1*** below.

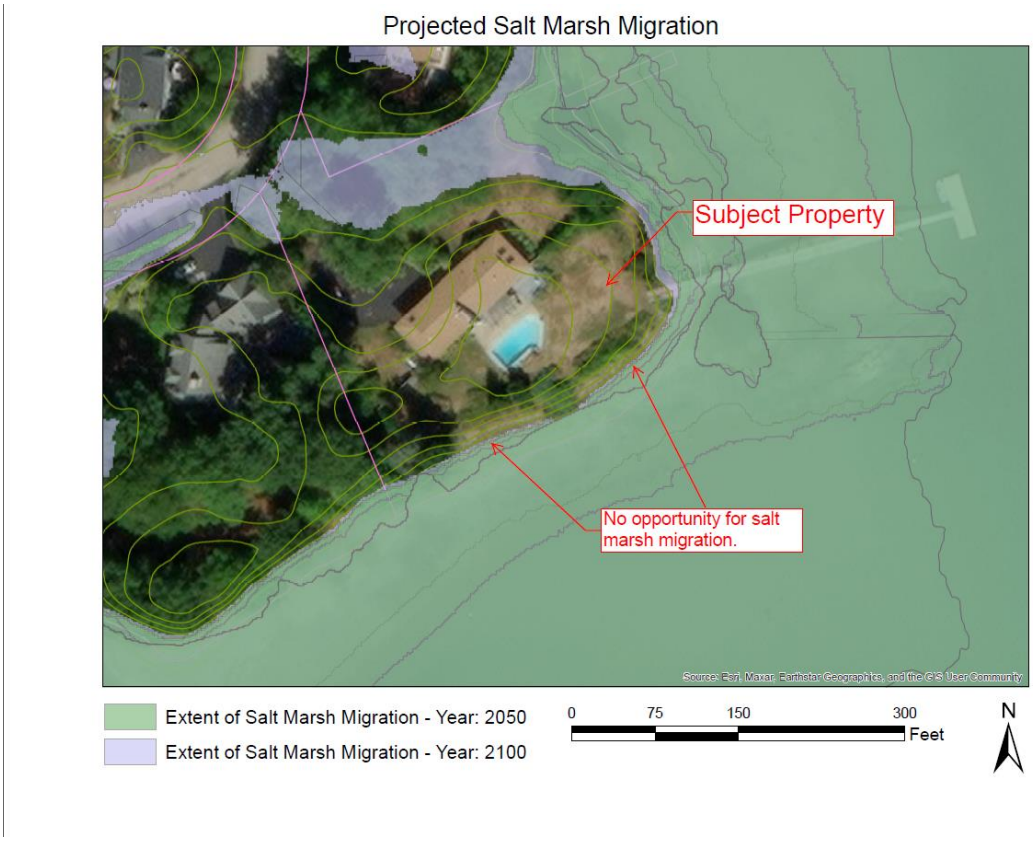


Figure 1- Sea Level Affecting Marshes Model (SLAMM).

Env-Wt 609.02(b)(7) – As demonstrated within the permit application and supporting materials, this project meets all the relevant Design Requirements of Env-Wt 514.04. Further, we have demonstrated how this project meets each provision of Env-Wt 514.04 below:

Env-Wt 514.04 (a) – Sheet flow naturally runs in the opposite direction and stormwater management techniques, including new pervious surfaces are proposed. The proposed regrading does not transfer any additional discharge towards the proposed Living Shoreline.

Env-Wt 514.04 (b) – To the maximum extent practicable, existing native trees and shrubs will be retained. Significant levels of invasive species will be removed as well.

Env-Wt 514.04 (c) – The bank is proposed to be regraded from a 1:1 slope to a flatter, 1.5:1 slope and a robust native planting plan is proposed.

Env-Wt 514.04 (d) – Impacts to adjacent properties and infrastructure have been avoided.

Env-Wt 514.04 (e) – Sound erosion and sediment control devices will be utilized, monitored, and adjusted as required throughout the duration of the project.

Env-Wt 514.04 (f) – Through our coordination with other relevant state and federal agencies, this project avoids and minimizes impacts to sensitive resources. The proposed Living Shoreline will result in an increase in the overall ecological integrity of the resource area.

Env-Wt 514.04 (g) – This is a coastal marine system, and therefore, this provision is not applicable.

Env-Wt 514.04 (h) – This is a coastal marine system, and therefore, this provision is not applicable.

Env-Wt 514.04 (i) – This is a coastal marine system, and therefore, this provision is not applicable.

6. Please revise the plans to show that the proposed living shoreline project will meet the all of the criteria listed in Env-Wt 609.05(b)(1) through (8), as required in accordance with Env-Wt 609.05(b), including but not limited to detailed plan views and cross sections of the existing slopes and proposed living shoreline treatments at representative stations along the length of the project; details regarding the proposed plantings; details regarding the methods for how all proposed bioengineered stabilization treatments will be securely anchored; etc.

Response: We referenced the "Guidance for Considering the Use of Living Shorelines" when designing this Living Shoreline. The existing and proposed shoreline is relatively uniform in shape, and therefore, a single cross section of proposed Living Shoreline will suffice. As demonstrated on the Living Shoreline Details Plan included with the permit application, the proposed Living Shoreline meets all the criteria of **Env-609.05(b)**, specifically:

Env-Wt 609.05(b)(1) – The proposed Living Shoreline uses native vegetation and limits the use of unnatural hardened structures.

Env-Wt 609.05(b)(2) – The proposed Living Shoreline mimics the natural landscape.

Env-Wt 609.05(b)(3) – This rule is not applicable as there are no beaches or dunes in this area.

Env-Wt 609.05(b)(4) – The proposed sill is at the lowest possible elevation.

Env-Wt 609.05(b)(5) – The proposed Living Shoreline maintains the shoreline's ability to absorb and mitigate storm impacts and adapt to the landward progression of the sea.

Env-Wt 609.05(b)(6) – The proposed Living Shoreline will not impact neighboring properties. The proposed living shoreline will connect to existing shorelines.

Env-Wt 609.05(b)(7) – The bank is being cut back from a 1:1 to a flatter, 1.5:1 slope and will be planted with native vegetation.

Env-Wt 609.05(b)(8) – The proposed Living Shoreline will enhance habitat for wildlife and aquatic species.

7. Please revise the plans to include a plan of all plantings proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species in accordance with Env-Wt 610.04(f). Please note that this includes all plantings proposed as part of the living shoreline tidal bank stabilization project.

Response: A revised planting plan prepared by Licensed Landscape Architect, Matthew J. Cunningham, depicting the specifics of the proposed plantings is included with this response.

8. Please provide documentation that the proposed living shoreline design plan has been reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with "Guidance for Considering the Use of Living Shorelines", NOAA (2015) as required in accordance with Env-Wt 609.05(a).

Response: We referenced the "Guidance for Considering the Use of Living Shorelines" when designing this Living Shoreline. As demonstrated on the Living Shoreline Details Plan included with the permit application, the proposed Living Shoreline is considered a "Green – Softer Technique" because only hard armor is proposed for sill materials for toe protection and greater resiliency for future, larger coastal storm events.

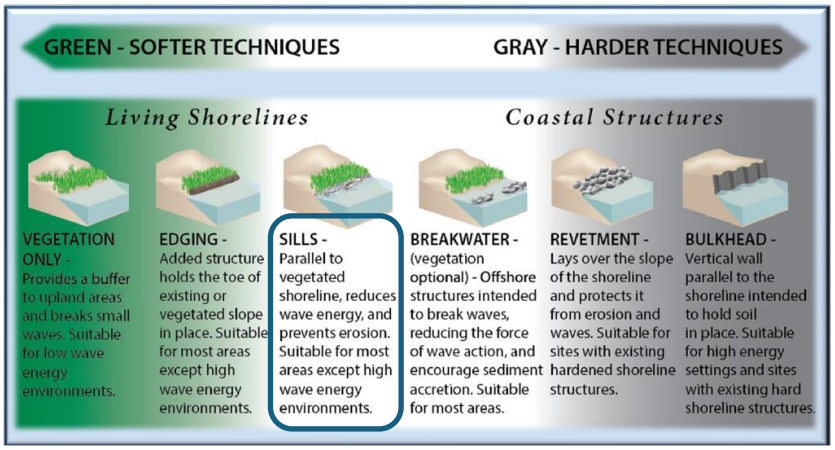


Figure 2 – Green, soft approach to constructing a Living Shoreline from the NOAA 2015 publication, "Guidance for Considering the Use of Living Shorelines."

NH Certified Wetland Scientist (CWS), Jay Aube and Professional Engineer (PE), Jack McTigue have stamped the plans.

Additional Supporting Information:

The following supporting information demonstrates how this project meets NHDES Wetland Bureau Administrative Rule Env-Wt 609.07 relative to the use of Hard-Scape or Rip-Rap in Tidal Shoreline Stabilization projects.

Env-Wt 609.07(a)(1)(a) – During storm events that coincide with astronomically high tides, the receding tide water produces lateral movements of water along the shoreline with a velocity that is too great to be treated with soft stabilization methods alone. Referencing the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP), the professional engineers associated with this project have used a combination of soft and hard techniques to design this Living Shoreline.

Env-Wt 609.07(a)(1)(b) – The bulk of this Living Shoreline is proposed to be constructed with soft stabilization techniques. As result decreasing the slope to a flatter 1.5:1 slope and using angled stone, this project will have no adverse effect on neighboring properties.

Env-Wt 609.07(a)(2) – As evidenced by the plan prepared by professional engineers, the boulders and rip-rap are components used as a sill to stabilize the toe of slope and it is not the primary or dominant component of this Living Shoreline. This technique is outlined within the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA).

Env-Wt 609.07(b)(1) – As evidenced by the photos below, TFMoran professional engineers have determined that soft stabilization techniques alone cannot adequately address this erosion. Using the methods outlined with the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by NHDES, hard armor is required to stabilize this shoreline and construct a sill at the toe of slope.

Photo 1 & 2 – Images depicting how the toe of slow has been undercut and compromised.

Env-Wt 609.07(b)(2) – During storm events that coincide in with astronomically high tides, the receding tide water produces lateral movements of water along the shoreline with a velocity that is too great to be treated with soft stabilization methods alone. Referencing the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP), the professional engineers associated with this project have used a combination of soft and hard techniques to design this Living Shoreline.

Env-Wt 609.07(b)(3) – The professional engineers have determined the proposed rip-rap for toe protection will have no impact on neighboring properties. Adjusting the existing 1:1 slope to a flatter 1.5:1 slope and using minimal angled stone at the toe of slope ensures this Living Shoreline design will not accelerate tidal energy in a manner that adversely affects neighboring properties.

Env-Wt 609.07(b)(4) – The Living Shoreline Plan included with this RFMI response provides details relative to the sizes of all materials proposed for this Living Shoreline. Only a slight superficial layer of rip-rap is proposed above the toe stones equating to just 28 cubic yards distributed over 168-linear feet of proposed Living Shoreline.

Env-Wt 609.07(b)(5) – A cross section of the Living Shoreline is depicted on Living Shoreline Plan included with this response.

Env-Wt 609.07(b)(6) – Detailed plans were submitted with the original permit application that depict the relationship of the project to fixed points or reference, abutting properties, and features of the natural shoreline.

Env-Wt 609.07(c)(1) – The Living Shoreline Plan included with this response bears the stamp of NH Professional Engineer, Jack McTigue.

Env-Wt 609.07(c)(2) – The plans provided with the original permit application materials depict the proposed impact areas and the location of the Mean High Water (MHW) elevation. This Living Shoreline is proposed entirely within uplands and immediately adjacent to the Highest Astronomical Tide Line (HOTL).

PROJECT NARRATIVE

Introduction

Coakley Road EV Charging 1, LLC (the Applicant) proposes the installation of four (4) dual-port electric vehicle chargers, for a total of eight (8) EV charging spaces with one (1) ADA space and associated electric equipment at an existing commercial property. The project limit of work encompasses approximately 0.18 acres of the approximately 2.56-acre site, located at 505 US-1 Bypass, Portsmouth, New Hampshire (Map-Lot 0234-0005-0000). The project site is located in the Gateway Corridor (G1) zoning district. The property is not located within any overlay districts according to the publicly available mapping layers on the Portsmouth GIS site.

The property currently includes two hotel buildings, impervious bituminous concrete driveway and parking spaces, and a grassed median that also includes a concrete recreational pool area. The site is bounded by Coakley Road to the north, Borthwick Avenue to the south, and US Route-1 Bypass and a car dealership to the east. Hodgson Brook runs southeasterly along the southern boundary of the site. Another commercial hotel property is located to the east of the project property and on the other side of Hodgson Brook.

Hodgson Brook and its associated wetland resource areas are located near the property site according to the City of Portsmouth Wetland Buffers layer on their GIS site. A Weston & Sampson NH Certified Wetland Scientist (CWS), trained in the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method) conducted a wetland delineation on May 16, 2025. The CWS observed the following jurisdictional wetland resources at the site subject to (or potentially subject to) regulation under RSA 482-A Fill and Dredge in Wetlands. The Wetland Delineation Report is included in this application package as Attachment E:

- Nontidal (Freshwater) Wetland
- Bank – Perennial Stream / River

The Hodgson Brook wetland areas extend partially into the property boundary along the western boundary, but not within the limit of work. The 100-foot wetland buffer, the 40-foot[1] Vegetated Buffer Strip, and the 50-foot and 75-foot Limited Cut Areas from both the nontidal wetland and the Hodgson Brook extend into the project site limit of work.

This Wetland Conditional Use Permit Application Package was submitted online via ViewPoint Cloud on May 28, 2025 as a single PDF document. Two (2) hard copies of the Application Package were transmitted to the City of Portsmouth Planning Department on May 28, 2025. One hard copy is for the Portsmouth Conservation Commission and the other for the Portsmouth Planning Board. The following Wetland Conditional Use Permit application package is hereby submitted to the Planning Department as required by Section 10.240 of the City of Portsmouth, New Hampshire Zoning Ordinance adopted December 21, 2009 ("the Ordinance") in accordance with Sections 10.1017 and 10.1018 of the Ordinance.

Proposed Project

The project pacel is owned by GIRI PORTSMOUTH 505 LLC. The project is classified in the City of Portsmouth, New Hampshire Zoning Ordinance, adopted December 21, 2009 (the "Zoning Ordinance"), as an Accessory Use - "EV Fueling Space B". The project is permitted in the G1 zoning district via a Conditional Use Permit (CUP) granted by the Planning Board according to Section 10.440 Table of Uses Accessory Use 19.70 EV Fueling Space B in the Zoning Ordinance.

As currently designed, the proposed project includes the installation of four (4) EV charging stations, for a total of eight (8) charging spaces with one (1) ADA space in the existing parking lot of the Port Inn and Suites. The EV chargers will be Level 3 chargers that will be publicly accesible for both hotel guests and the general public.

[1] *Per Ordinance Section 10.1018.22, the slope of the Hodgson Brook is greater than 10% for at least 10 feet in the direction perpendicular to the edge of the jurisdictional area. The required width of the Vegetated Buffer Strop shall be 40-feet from the edge of the wetland (top of bank was used) instead of the 25-foot buffer.*

The project will involve the installation of EV charging towers, trenching for electric utility, and installation of required electrical equipment such as transformers and associated equipment pads and overhead utility poles.

The proposed project will not change the traffic flow in or out of the site. The project is proposed in an area that is currently paved/impervious and is currently being used for parking (though the area is not striped). Please see the site photos included in Attachment D.

The project is proposed on land that is already developed and requires limited development in open space (i.e., approximately 173 sf of development for the transformer/concrete equipment pads). The project proposes returning an area of approximately 2,135 sf that is currently asphalt pavement back to a native vegetated area[2], increasing the natural buffer for Hodgson Brook. In total, the project will return a net total of 1,962 sf from impervious back to pervious. This will allow impervious area to be located further away from the Hodgson Brook than existing conditions. Removing existing pavement will enhance the wetland buffer by increasing vegetated area immediately adjacent to Hodgson Brook.

The following table provides a summary of the permanent and temporary impacts proposed as part of the project, within the limit of work:

Table 1 Proposed Impacts

100-ft Buffer Zone			
Type of Impact	Temporary Impact	Permanent Impact	Total Impacts
Return existing pavement to pervious (native vegetated area)	(2,135)	0	(2,135)
Electrical trenching (returned to existing conditions)	231	0	231
Concrete Equipment Pad Installation	0	173	173
Cumulative	2,366 SF	173 SF	2,539 SF
Net Gain Pervious Area	(2,135) SF	-	(1,962) SF
40-ft Vegetated Buffer Strip[2]			
Type of Impact	Temporary Impact	Permanent Impact	Total Impacts
Return existing pavement to pervious (native vegetated area)	(2,092)	0	(2,092)
Electrical trenching (returned to existing conditions)	0	0	0
Concrete Equipment Pad Installation	0	0	0
Cumulative	(2,092) SF	0 SF	(2,092) SF
50-ft and 75-ft Limited Cut Area[2]			
Type of Impact	Temporary Impact	Permanent Impact	Total Impacts
Return existing pavement to pervious (native vegetated area)	(2,135)	0	(2,135)
Electrical trenching (returned to existing conditions)	102	0	102

[2] New England Wetland Plants (NEWP) – New England Conservation / Wildlife Mix, or equivalent. https://newp.com/product/new-england-conservation-wildlife-mix/

Concrete Equipment Pad Installation	0	0	0
Cumulative	2,237 SF	0 SF	2,237 SF

1. *Permanent impacts are characterized by areas within the Limit of Work which will result in changes to the substrate or changes in grade. Temporary impacts are characterized by areas within the Limit of Work which will return to the same substrate type and grade upon completion of the work.*

2. *Per section 10.1018.22 of the Zoning Ordinance, the 50-ft Limited Cut Area is based off the Inland Wetland and the 75-ft Limited Cut Area is based off the Non-Tidal perennial stream of river. Please see Footnote 1 for information regarding the 40-ft Vegetated Buffer Strip.*

On behalf of the developer, Weston & Sampson has developed a set of plans (Attachment C) that are intended to meet requirements set forth in the Ordinance for the G1 zoning district in which the project is proposed. Below is a summary of the parking and loading space aspects of the project:

Table 2 Parking and Loading Spaces:

Dimension	Existing	Proposed
Number of Parking Spaces	57	Addition of 8 EV (with 1 ADA) Spaces Total Spaces = 65
Number of Loading Spaces	0	0

Below is a summary of the dimensional aspects of the project:

Table 3 Dimensional and Density Regulations:

Requirements	Existing	Proposed
Minimum Frontage	Unchanged	Unchanged
Front Yard Setback [1,2]	8' 3"	10'
Minimum Side Yard Setback	Unchanged	Unchanged
Minimum Rear Yard Setback	Unchanged	Unchanged
Maximum Building Height	Unchanged	Unchanged

1. *Existing setbacks measured from the property line to the closest hotel building onsite. Please consider that the Port Inn & Suites was constructed in 1955 and thus may not comply with the current lot standards in the G1 zoning district.*
2. *Proposed setbacks measured from the property line to the nearest structure which is the transformer concrete equipment pad. Please note the proposed electrical equipment will be screened with a vegetative buffer.*

Project Representatives

The name of the Site Owner is:

GIRI PORTSMOUTH 505 INC.
2300 Crown Colony Drive, Suite 203
Quincy, MA 02169
Contact: Ashish Sangani

The name of the Project Developer & Applicant is:

Coakley Road EV Charging 1 LLC
55 Technology Drive, Suite 102
Lowell, MA 01851

Contact: Ilan Gutherz
Phone: (978) 483-0037
Email: igutherz@newleafenergy.com

The name and contact information of the Engineer authorized to represent the Project Developer:

Weston & Sampson Engineers, Inc.
100 International Drive, #152
Portsmouth, NH 03801
Contact: Rebecca Mauser-Hoye, P.E., CEA
Phone: (603) 570-6308
e-mail: mauserr@wseinc.com

Project Schedule

The following is an estimated schedule related to permitting and construction of this project.

Construction: August 2025 – October 2025

The developer is planning to start construction following receipt of all permits as early as July/August 2025 with a construction completion date of October 2025.

Wetland Conditional Use Permit Application Instructions

The following information is requested in the Wetland Conditional Use Permit Application Instructions. The location of the requested information within the application package is listed below the bullet point in italicized font:

- Description of site and proposed construction
  - *Project Narrative – Proposed Project*
- Total area of inland wetland or vernal pool (both on and off the parcel)
  - *Total area of inland wetland (both on and off the parcel): 455,698 sf (from Portsmouth GIS)*
  - *Total area of vernal pool: Not applicable*
- Impacted jurisdictional Area(s) (i.e. vernal pool, inland wetland, inland wetland buffer, tidal wetland or tidal wetland buffer)
  - *Impacted jurisdictional area: inland wetland buffer*
- Distance of proposed structure or activity to the edge of wetland
  - *Distance of proposed structure or activity to the edge of wetland: 11 ft*
- Total wetland area and/or wetland buffer area on the lot
  - *Total wetland area on the lot: 24,232 sf (Updated based on May 16, 2025 wetland delineation)*
  - *Total 100-Foot wetland buffer on the lot: 74,993 sf (Updated based on May 16, 2025 wetland delineation)*
  - *Total Limited Cut Area on the lot: 60,562 sf*
  - *Total Vegetated Buffer Strip Area on the lot: 44,577 sf*
- Total wetland area and/or wetland buffer area to be disturbed on the lot (based on amount of limit of work within the identified buffer)
  - *Total wetland area to be disturbed on the lot: 0 sf*
  - *Total 100-foot wetland buffer area to be disturbed on the lot: 8,443 sf*
  - *Total 50-foot and 75-foot Limited Cut Area to be disturbed: 6,575 sf*
  - *Total 40-foot Vegetated Buffer Strip to be disturbed: 3,578 sf*
  - *See Table 1 above for permanent versus temporary impacts*
- Project representatives – names and contact information
  - *Project Narrative – Proposed Project*
- Plans meeting the requirements of Section 101.1017.20 of the Zoning Ordinance
  - *Attachment C*

The applicant understands that the Planning Board or Conservation Commission may require the opinion of a qualified independent Certified Wetland Scientists and may seek their services. The applicant understands that they will be culpable for the cost of this independent review.

The applicant understands that a site walk can be requested by either the applicant or the commissioner and stakes or markers should be placed to show the location of proposed changes to the property prior to the site walk.

The applicant is committed to installing permanent wetland boundary markers, as requested by the City, which will be installed along the delineated wetland boundary once construction is completed.

Compliance with Bylaws

Provisions of the Ordinance relating to the project, followed by an analysis of the project's compliance with applicable provisions (in underlined font), are listed below. The outlined regulations represent an analysis primarily applicable to Section 10.1017 Conditional Uses and 10.1018 Stormwater Standards of the Ordinance.

City of Portsmouth, New Hampshire Zoning Ordinance
Section 10.1017 Conditional Uses

10.1017.10 General

The Planning Board is authorized to grant a conditional use permit for any use not specifically permitting in Section 10.1016.10, subject the procedures and findings are set forth herein.

Acknowledged.

10.1017.20 Application Requirements

10.1017.21 The application shall be in a form prescribed by the Planning Board, and shall include the following information:

(1) Location and area of lot and proposed activities and uses;

See site plans included in Attachment C.

(2) Location and area of all jurisdictional areas (vernal pool, inland wetland, tidal wetland, river or stream) on the lot and within 250 feet of the lot;

See site plans included in Attachment C and Wetland Delineation Report included in Attachment E. Jurisdictional areas in proximity to and/or on the lot include: 1) Nontidal (Freshwater) Wetland located to the north of the lot and 2) Bank – Perennial Stream/River located to the west of the lot, associated with the Hodgson Brook.

(3) Location and area of wetland buffers on the lot;

See site plans included in Attachment C and Wetland Delineation Report included in Attachment E. The 100-foot wetland buffer, the 40-foot Vegetated Buffer Strip, and the 50-foot and 75-foot Limited Cut Areas are located within the lot and are shown on the attached plans.

(4) Description of proposed construction, demolition, fill, excavation, or any other alteration of the wetland or wetland buffer;

See Project Narrative – Proposed Project.

(5) Setbacks of proposed alterations from property lines, jurisdictional areas and wetland buffers;

See Project Narrative – Table 3 Dimensional and Density Regulations for proposed alterations from property lines. See Project Narrative - Wetland Conditional Use Permit Application Instructions for jurisdiction areas and wetland buffers (also noted above in Sections (2) and (3)).

(6) Location and area of wetland impact, new impervious surface, previously disturbed upland;

See site plans included in Attachment C and Table 1 in the Project Narrative for location and area of wetland buffer impacts.
Wetland Impacts: Wetland impacts are not proposed as part of the project.
New Impervious Surface: Approximately 173 sf of concrete equipment pads are proposed in existing grass cover in the median in the parking lot.
Previously Disturbed Uplands: The proposed project is located entirely within previously disturbed upland areas. The project proposed to reduce impervious cover within the wetland buffer and returns a current paved area of approximately 2,135 sf to pervious native vegetation.

(7) Location and description of existing trees to be removed, other landscaping, grade changes, fill extensions, rip rap, culverts, utilities;

The project does not propose to remove any trees or landscaping apart from the 173 sf of equipment and transformer pads proposed in the existing grassed median.
The project does not propose grade changes, fill extensions, riprap, or culverts.
The project proposes to install an underground electrical conduit from the equipment pads to the charging stations. The trench will be a temporary impact within the existing paved area and will be returned to pavement following construction. A new riser pole is proposed along Coakley Road to tie in the existing electric utility to the site, via an overhead line.
Four (4) EV charging stations will be installed within the limit of work and existing paved area.

(8) Dimensions and uses of existing and proposed buildings and structures.

The existing buildings and structures will not be affected by this project. This project does not propose any buildings. See the site plans included in Attachment C for dimensions of the proposed project.

(9) Any other information necessary to describe the proposed construction or alteration.

See the Project Narrative.

10.1017.22 Where the proposed project will involve the temporary or permanent alteration of more than 250 sq. ft. of wetland and/or wetland buffer, the application shall provide information about the affected wetland and wetland buffer as follows:

(1) Up to 1,000 sq. ft. of alteration to the wetland: a wetland characterization that describes the type of wetland (e.g., emergent, scrub-shrub, forested), the percent of invasive species, and whether the wetland is seasonally flooded.

The project does not propose any alteration to the wetland resource itself.

(2) More than 1,000 sq. ft. of alteration to the wetland: a functions and values assessment equivalent to the model set forth in Appendix A of The Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.

The project does not propose any alteration to the wetland resource itself.

(3) More than 250 sq. ft. of alteration to the wetland buffer (regardless of the amount of alteration to the wetland): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed.

The project proposes approximately 8,443 sf of alteration to the wetland buffer. The 100-foot buffer extends quite far onto the project property.

The vegetation type observed within the wetland and stream buffer was a mix of herbaceous, shrub, and tree cover. Within the limit of work, vegetation was limited to areas of maintained grass and landscape plantings were on hotel property.

Invasive species observed within the wetland and stream buffer included glossy buckthorn, multi-flora rose, and Asiatic bittersweet. Within the limit of work, no invasive species were observed (0% of limit of work).

Within the limit of work, 78.5% of the 100-foot wetland and stream buffer is paved/impervious.

10.1017.23 The application shall describe the impact of the proposed project with specific reference to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way), and shall demonstrate that the proposed site alteration is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Ordinance.

See the compliance analysis for Section 10.1017.50 below.

10.1017.24 Where feasible, the application shall include removal of impervious surfaces at least equal in area to the area of impervious surface impact. The intent of this provision is that the project will not result in a net loss of pervious surface within a jurisdictional wetland buffer. If it is not feasible to remove impervious surfaces from the wetland buffer at least equal in area to the area of new impervious surface impact, the application shall include a wetland buffer enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.

The project proposes a reduction of impervious surfaces within the wetland buffer. Approximately 2,135 sf of existing paved area is proposed to be returned to pervious native cover between the proposed project and the wetland, within the 100-ft buffer.

The project proposes approximately 173 sf of new impervious area, which includes the concrete equipment pads within the grassed median, located further from the wetland than the returned pervious area.

Ultimately the project proposes to return a net total of 1,962 sf of impervious area to pervious area. The project ensures there is a net gain of pervious surface within the jurisdictional wetland buffer. Therefore, a wetland buffer enhancement plan is not required for the project.

10.1017.25 A wetland buffer enhancement plan shall be designed to enhance the functions of the jurisdictional wetland and/or wetland buffer on the lot, and to offset the impact of the proposed project.

(1) The wetland buffer enhancement plan shall include a combination of new plantings, invasive species removal, habitat creation areas, improved site hydrology, or protective easements provided offsite.

The project proposes a net gain of pervious surface for the site by returning a portion of existing impervious pavement to grass cover, therefore a wetland buffer enhancement plan is not required for the project. The returned area is located between the project and the wetland. The project proposes development only in currently developed upland areas. See the site plans located in Attachment C. Additional plantings are to be installed within the area between Hodgson Brook and the project.

(2) Where the vegetated buffer strip contains grass or non-native plantings, or is otherwise not intact, the first priority of the wetland buffer enhancement plan shall be to include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.

The vegetated buffer (and new pervious area) between the project and the wetland resource could potentially be vegetated with native, low-maintenance shrubs and other woody vegetation, at the City's request.

10.1017.26 Where the proposed project involves a use, activity or alteration in a tidal wetland or tidal wetland buffer, the application shall include a living shoreline strategy to preserve the existing natural shoreline and/or encourage establishment of a living shoreline through restoration, as applicable. Said living shoreline strategy shall be implemented unless the Planning Board determines that it is not feasible.

The project does not involve activity within a tidal wetland or tidal wetland buffer.

10.1017.50 Criteria for Approval
Any proposed development, other than installation of utilities within a right-of-way, shall comply with all of the following criteria:

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

The proposed use is essentially parking spaces, which are currently located on the project parcel. The proposed location for the EV charging spaces is currently paved and is currently being used for parking as seen in the site photos included in Attachment D.

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

The majority of the parking for the second hotel building is currently located within the wetland buffer. The project is proposed in an area already paved and used for parking.

Areas within the parcel boundary, outside the wetland buffer, are already improved by parking, driveways, and the first hotel building.

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

The proposed area for the project is already paved and the proposed project will not impact the wetland or surrounding properties.

(4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

The project proposes a net gain in pervious area within the wetland buffer. Alteration to the existing natural vegetation and woodland is not proposed.

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

The proposed project does not propose negative impact to areas and environments under the jurisdiction of this Section.

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

Approximately 1,962 sf of wetland buffer will be returned to a natural state.

Section 10.1018 Performance Standards

10.1018.10 Stormwater Management

All construction activities and uses of buildings, structures, and land within wetlands and wetland buffers shall be carried out so as to minimize the volume and rate of stormwater runoff, the amount of erosion, and the export of sediment from the site. All such activities shall be conducted in accordance with Best Management Practices for stormwater management including but not limited to:

1. New Hampshire Stormwater Manual, NHDES, current version.
2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.

All construction activities, uses of buildings, structures, and land within wetlands and wetland buffers will be carried out according to all applicable Federal, State, and Local regulations including those listed above.

Please note, the existing catch basin (CB1), located between the limit of work and Hodgson Brook, to the west of the project site, will not be removed or altered. The opening in the bituminous curb, located upgradient of CB1, will remain. Alterations to the existing stormwater structures and/or new stormwater structures are not proposed as part of the project.

10.1018.20 Vegetation Management

10.1018.22 If the vegetated buffer strip specified in Section 10.1018.21 contains an area that has a slope of 10% or more for at least 10 feet in a direction perpendicular to the edge of the jurisdictional area, the required width of the vegetated buffer strip shall be increased to 55 feet from the edge of a vernal pool and to 40 feet from the edge of any other wetland.

Please see Footnote 1. The Vegetated Buffer Strip was increased to 40-feet from the top of bank of Hodgson Brook and the freshwater wetland.

10.1018.23 Removal or cutting of vegetation:

(1) Chemical control of vegetation is prohibited in all areas of a wetland or wetland buffer.

The project will not use chemical control of vegetation.

(2) The removal or cutting of vegetation is prohibited in a wetland or vegetated buffer strip, except that non-chemical control of plants designated by the State of New Hampshire as "New Hampshire Prohibited Invasive Species" is permitted.

The project does not propose removal or cutting of vegetation within the wetland or vegetated buffer strip.

The project does propose approximately 173 sf of removal of grass from the grassed median.

(3) The removal of more than 50% of trees greater than 6" diameter at breast height (dbh) is prohibited in the limited cut area.

The project does not propose the removal of any trees.

10.1018.24 Fertilizers

(1) The use of any fertilizer is prohibited in a wetland, vegetated buffer strip or limited cut area.
(2) The use of fertilizers other than low phosphate and slow release nitrogen fertilizers is prohibited in any part of a wetland buffer.

The project does not propose the use of any fertilizers.

10.1018.25 Pesticides and herbicides:

The use of pesticides or herbicides is prohibited in a wetland or wetland buffer, except that application of pesticides by a public agency for public health purposes is permitted.

The project does not propose the use of pesticides or herbicides.

10.1018.30 Porous Pavement in Wetland Buffer

10.1018.31 All new pavement installed in a wetland buffer shall be porous pavement. The Planning Board may allow exceptions to this requirement where it can be demonstrated that the height of ground water, condition of soil, or other factors as described in the application are not appropriate for porous pavement.

No new pavement is proposed within the wetland buffer.

Trenching for the electric conduit within the existing pavement will be conducted between the equipment pads and the charging stations. The trench is expected to be approximately 3-feet wide and 77-feet long, for a total of 231 sf of temporary disturbance. Following construction, the trench will be paved to match pre-existing conditions.

173 sf of concrete equipment pad is proposed within the grassed median for the installation of electrical appurtenances required to support the EV charging stations.

10.1018.32 An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan addressing erosion control, periodic removal of sediment and debris from the porous surfaces, snow management, and repairs.

The project does not propose any porous pavement.

10.1018.40 Wetland Boundary Markers

Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction.

See the site plans included in Attachment C and the Wetland Delineation Report in Attachment E.

PERMIT SET

PORT INN AND SUITES
505 US-1, PORTSMOUTH, NH 03801
ELECTRIC VEHICLE CHARGING STATION

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
2. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
4. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
6. UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
7. THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
10. TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S INSTALLATION, THEY WILL BE REMOVED AN REPLACED WITH LIKE-KIND WHEN POSSIBLE. IF NOT POSSIBLE CONTRACTOR TO DISCUSS SOLUTIONS WITH SITE OWNER

PROJECT SCOPE

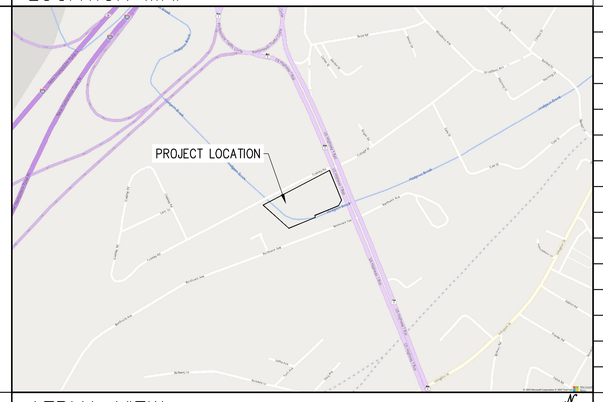
THIS PROJECT CONSISTS OF THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING STATION PER THE SYSTEM DESCRIPTION, BELOW. THE CHARGERS WILL BE INSTALLED AS SHOWN IN THE SITE PLANS ATTACHED. THE ELECTRIC VEHICLE CHARGING STATION WILL BE INTERCONNECTED WITH ITS OWN SEPARATE ELECTRICAL SERVICE.

SYSTEM DESCRIPTION

NUMBER OF CHARGING STATIONS	4
NUMBER OF CHARGING SPACES (TOTAL)	8
ACCESSIBLE CHARGING SPACES	1

*REFER TO ELECTRICAL DRAWINGS FOR SYSTEM SPECIFICATIONS.

LOCATION MAP



AERIAL VIEW

DRAWING LIST

SHEET NUMBER	SHEET TITLE
T-1.0	TITLE PAGE
SURVEY	
1 OF 1	LIMITED ALTA/NSPS LAND TITLE SURVEY
CIVIL	
C-1.0	OVERALL PLAN
C-2.0	SITE PREPARATION AND DEMOLITION PLAN
C-2.1	SITE PLAN
C-5.0	CIVIL DETAILS
C-5.1	CIVIL DETAILS
ELECTRICAL	
E-0.0	ELECTRICAL NOTES
E-1.0	AC SINGLE LINE DIAGRAM
E-2.0	PLAN DETAILS
E-3.0	ELECTRICAL SCHEDULES

APPLICABLE CODES AND STANDARDS

ALL WORK SHALL COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY AUTHORITY HAVING JURISDICTION:
NH STATE BUILDING CODE
NH STATE ELECTRICAL CODE
NH FIRE PREVENTION REGULATIONS
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC 360)
AMERICAN CONCRETE INSTITUTE
AMERICANS WITH DISABILITIES ACTS DESIGN STANDARDS (ADADS)
2010 ADA DESIGN STANDARDS
U.S. ACCESS BOARD DESIGN RECOMMENDATIONS FOR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS TECHNICAL ASSISTANCE DOCUMENT
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
UL (UNDERWRITERS LABORATORIES, INC.) STANDARDS
CITY OF PORTSMOUTH ZONING BYLAWS

PROJECT DIRECTORY

SYSTEM / PROJECT OWNER
COAKLEY ROAD EV CHARGING 1, LLC

LAND OWNER / HOST
GIRI PORTSMOUTH 505 INC.

AUTHORITY HAVING JURISDICTION
CITY OF PORTSMOUTH
1 JUNKINS AVE, PORTSMOUTH, NH 03801

UTILITY
EVERSOURCE

APPLICANT
FIRM: COAKLEY ROAD EV CHARGING 1, LLC
CONTACT: JONATHAN SALSMAN, PE
PHONE: (800) 818-5249

CIVIL ENGINEER
FIRM: WESTON & SAMPSON ENGINEERS, INC.
CONTACT: JEFFREY W. SANTACRUCE, PE PTOE
PHONE: (978) 532-1900

ELECTRICAL ENGINEER
FIRM: LIG CONSULTANTS
CONTACT: TONY MORREALE, PE
PHONE: (508) 381-3371

BASIS OF DESIGN

ALTA/NSPS LAND TITLE SURVEY:
NORTHEAST SURVEY CONSULTANTS
FEBRUARY 7, 2025

WETLAND DELINEATION REPORT:
WESTON & SAMPSON ENGINEERS, INC.
MAY 2025

THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE ELECTRIC CHARGING STATION PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
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FAX: (888) 843-6778
WWW.NEWLEAFENERGY.COM

NOT FOR CONSTRUCTION

Weston & Sampson
Weston & Sampson Engineers, Inc.
150 Dow Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonandsampson.com

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY DOCUMENT WHICH BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

PORT INN AND SUITES
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
ENG24-1702

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING
2	05/28/25	RWG	JWS	REVISED FOR PERMITTING
3	07/01/25	RWG	JWS	REVISED FOR PERMITTING

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

T-1.0
TITLE PAGE

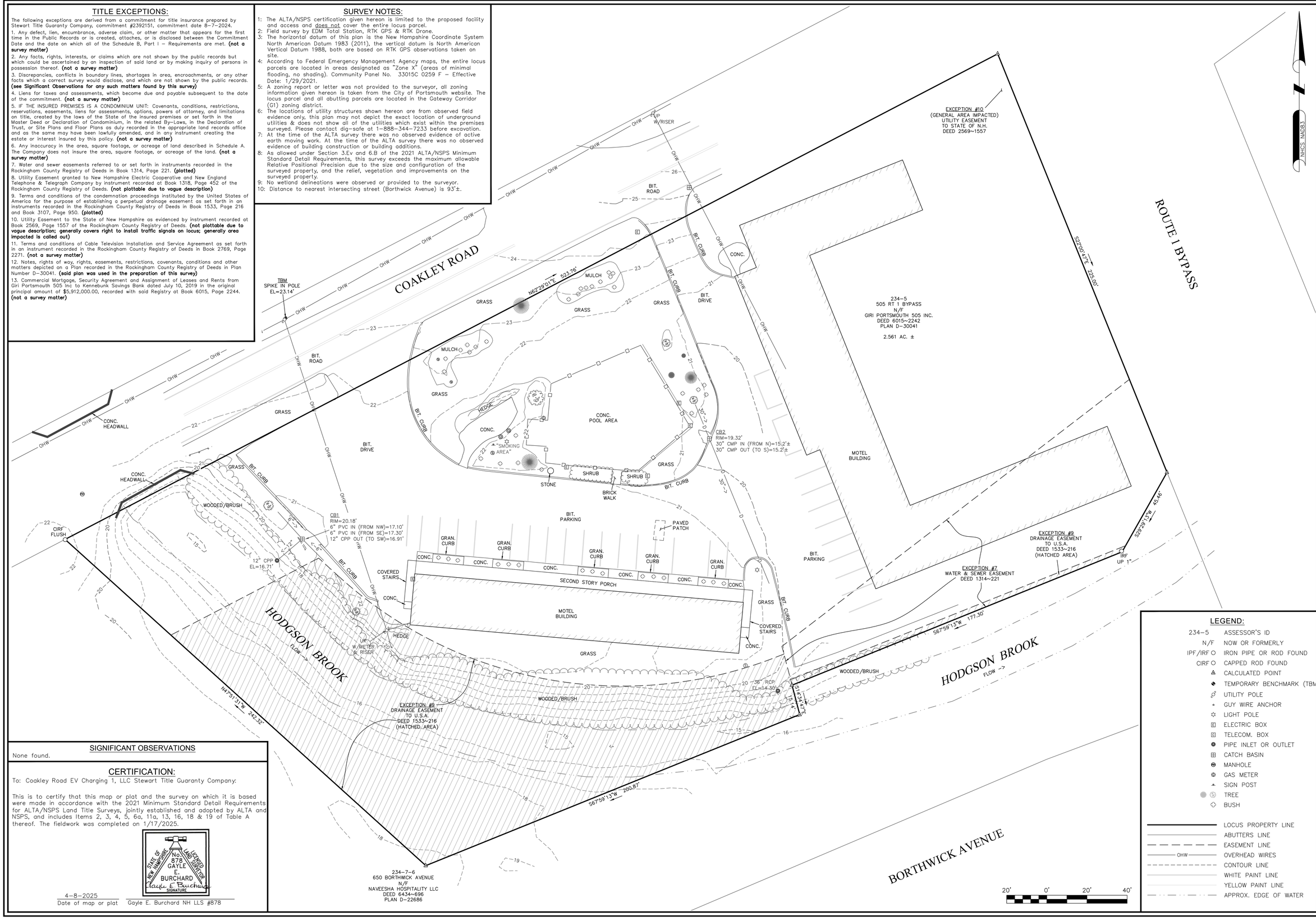
TITLE EXCEPTIONS:

The following exceptions are derived from a commitment for title insurance prepared by Stewart Title Guaranty Company, commitment #2392151, commitment date 8-7-2024.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met. **(not a survey matter)**
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. **(not a survey matter)**
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records. **(see Significant Observations for any such matters found by this survey)**
4. Liens for taxes and assessments, which become due and payable subsequent to the date of the commitment. **(not a survey matter)**
5. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy. **(not a survey matter)**
6. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The Company does not insure the area, square footage, or acreage of the land. **(not a survey matter)**
7. Water and sewer easements referred to or set forth in instruments recorded in the Rockingham County Registry of Deeds in Book 1314, Page 221. **(plotted)**
8. Utility Easement granted to New Hampshire Electric Cooperative and New England Telephone & Telegraph Company by instrument recorded at Book 1318, Page 452 of the Rockingham County Registry of Deeds. **(not plottable due to vague description)**
9. Terms and conditions of the condemnation proceedings instituted by the United States of America for the purpose of establishing a perpetual drainage easement as set forth in an instruments recorded in the Rockingham County Registry of Deeds in Book 1533, Page 216 and Book 3107, Page 950. **(plotted)**
10. Utility Easement to the State of New Hampshire as evidenced by instrument recorded at Book 2569, Page 1557 of the Rockingham County Registry of Deeds. **(not plottable due to vague description; generally covers right to install traffic signals on locus; generally area impacted is called out)**
11. Terms and conditions of Cable Television Installation and Service Agreement as set forth in an instrument recorded in the Rockingham County Registry of Deeds in Book 2769, Page 2271. **(not a survey matter)**
12. Notes, rights of way, rights, easements, restrictions, covenants, conditions and other matters depicted on a Plan recorded in the Rockingham County Registry of Deeds in Plan Number D-30041. **(said plan was used in the preparation of this survey)**
13. Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from Giri Portsmouth 505 Inc to Kennebunk Savings Bank dated July 10, 2019 in the original principal amount of $5,912,000.00, recorded with said Registry at Book 6015, Page 2244. **(not a survey matter)**

SURVEY NOTES:

1: The ALTA/NSPS certification given hereon is limited to the proposed facility and access and does not cover the entire locus parcel.
2: Field survey by EDM Total Station, RTK GPS & RTK Drone.
3: The horizontal datum of this plan is the New Hampshire Coordinate System North American Datum 1983 (2011), the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on site.
4: According to Federal Emergency Management Agency maps, the entire locus parcels are located in areas designated as "Zone X" (areas of minimal flooding, no shading). Community Panel No. 33015C 0259 F – Effective Date: 1/29/2021.
5: A zoning report or letter was not provided to the surveyor, all zoning information given hereon is taken from the City of Portsmouth website. The locus parcel and all abutting parcels are located in the Gateway Corridor (G1) zoning district.
6: The locations of utility structures shown hereon are from observed field evidence only, this plan may not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed. Please contact dig-safe at 1-888-344-7233 before excavation.
7: At the time of the ALTA survey there was no observed evidence of active earth moving work. At the time of the ALTA survey there was no observed evidence of building construction or building additions.
8: As allowed under Section 3.Ev and 6.B of the 2021 ALTA/NSPS Minimum Standard Detail Requirements, this survey exceeds the maximum allowable Relative Positional Precision due to the size and configuration of the surveyed property, and the relief, vegetation and improvements on the surveyed property.
9: No wetland delineations were observed or provided to the surveyor.
10: Distance to nearest intersecting street (Borthwick Avenue) is 93'±.



SIGNIFICANT OBSERVATIONS

None found.

CERTIFICATION:

To: Coakley Road EV Charging 1, LLC Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 11a, 13, 16, 18 & 19 of Table A thereof. The fieldwork was completed on 1/17/2025.

STATE OF NEW HAMPSHIRE No. 878 GAYLE E. BURCHARD LICENSED LAND SURVEYOR
Gayle E. Burchard
SIGNATURE

4-8-2025
Date of map or plat

Gayle E. Burchard NH LLS #878

LEGEND:

234-5	ASSESSOR'S ID
N/F	NOW OR FORMERLY
IPF/IRF ○	IRON PIPE OR ROD FOUND
CIRF ○	CAPPED ROD FOUND
△	CALCULATED POINT
◆	TEMPORARY BENCHMARK (TBM)
	UTILITY POLE
	GUY WIRE ANCHOR
☼	LIGHT POLE
E	ELECTRIC BOX
T	TELECOM. BOX
	PIPE INLET OR OUTLET
	CATCH BASIN
	MANHOLE
	GAS METER
	SIGN POST
	TREE
	BUSH
	LOCUS PROPERTY LINE
	ABUTTERS LINE
	EASEMENT LINE
OHW	OVERHEAD WIRES
	CONTOUR LINE
	WHITE PAINT LINE
	YELLOW PAINT LINE
	APPROX. EDGE OF WATER

NHGS NAD83

NORTHEAST SURVEY CONSULTANTS
3 FERRY STREET
STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144

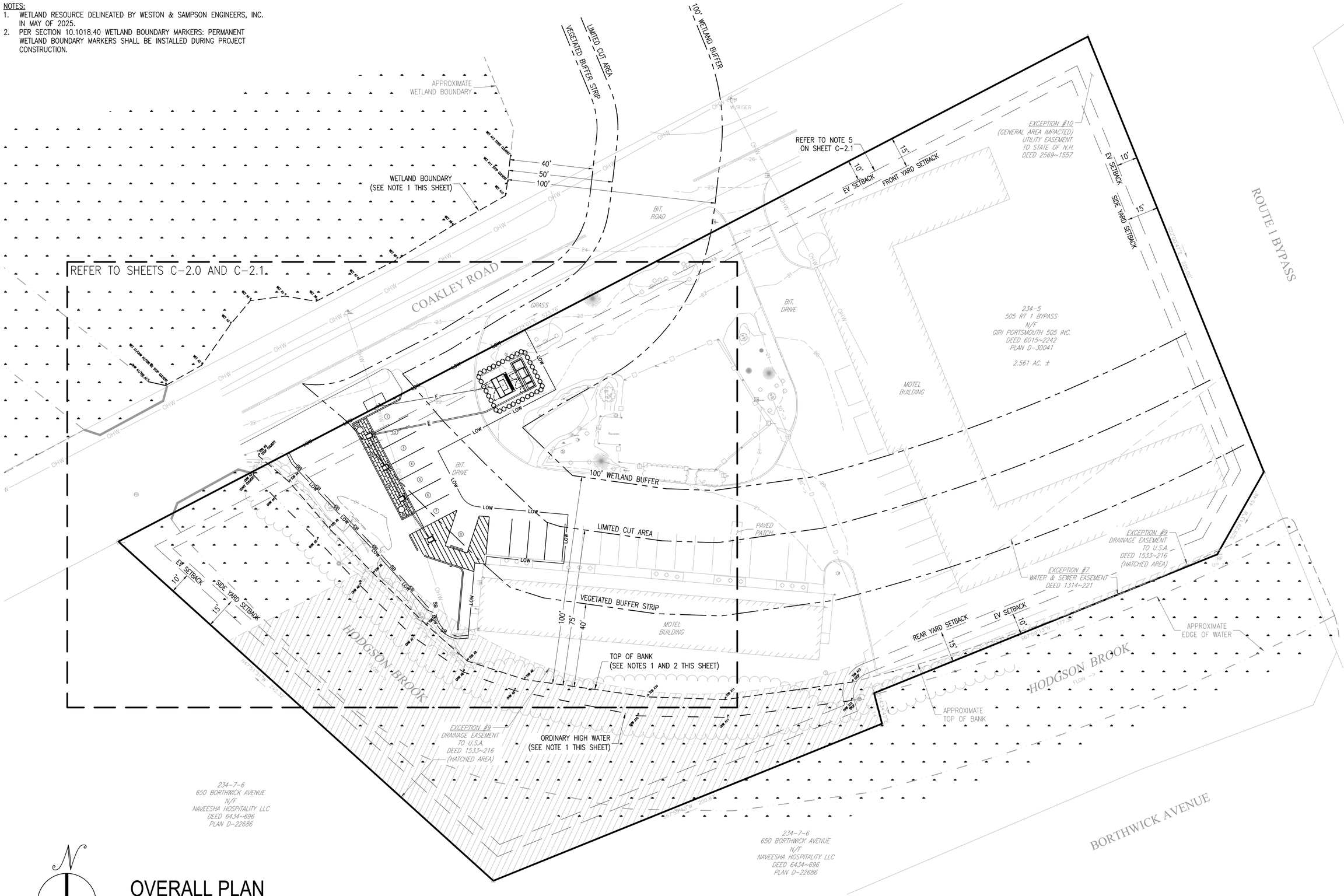
505 ROUTE 1 BYPASS

SURVEYOR:	–
GEB ENGINEER:	–
DRAFTING:	JDG
DESIGN:	–
FIELD WORK:	MAK ESL
HORZ. SCALE:	1"=20'
PROJECT NUMBER:	24-346
VERT. SCALE:	–
DRAWING NAME:	24-346.DWG
DATE:	4-8-2025

LIMITED ALTA/NSPS LAND TITLE SURVEY
OF LAND IN
PORTSMOUTH, NH
PREPARED FOR
COAKLEY ROAD EV CHARGING 1, LLC

SHEET NO. 1 OF 1

NOTES:
1. WETLAND RESOURCE DELINEATED BY WESTON & SAMPSON ENGINEERS, INC. IN MAY OF 2025.
2. PER SECTION 10.1018.40 WETLAND BOUNDARY MARKERS: PERMANENT WETLAND BOUNDARY MARKERS SHALL BE INSTALLED DURING PROJECT CONSTRUCTION.



OVERALL PLAN

SCALE: 1" = 20'

0 20' 40'

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new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 898-6273
FAX: (888) 843-6778
WWW.NEWLEAFENERGY.COM

NOT FOR CONSTRUCTION

Weston & Sampson
Weston & Sampson Engineers, Inc.
150 Dow Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonandsampson.com

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PORT INN AND SUITES
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER: ENG24-1702

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING
2	05/28/25	RWG	JWS	REVISED FOR PERMITTING
3	07/01/25	RWG	JWS	REVISED FOR PERMITTING

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-1.0
OVERALL PLAN

NOTES:
1. ALL VEGETATIVE SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE STABILIZED WITH VEGETATIVE COVER. ALL PAVED SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE RESTORED TO MATCH EXISTING CONDITION, UNLESS OTHERWISE SHOWN.
2. COORDINATE ANY REQUIRED REMOVAL OF EXISTING SITE FEATURES (CURBING & TREES ETC) WITH LANDOWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY CONSTRUCTION FENCING AND GATES TO PROTECT WORK AREA AND MATERIAL/EQUIPMENT STORAGE. THE LOCATION OF FENCING/GATES SHALL BE COORDINATED WITH THE OWNER/ENGINEER PRIOR TO INSTALLATION. PRIVACY SLATS, IF REQUIRED BY OWNER, SHALL BE PROVIDED. SUFFICIENT SUPPORTS/BALLASTS SHALL BE PROVIDED TO ACCOUNT FOR WINDS LOADS PARTICULARLY THOSE ASSOCIATED WITH PRIVACY SLATS.

COAKLEY ROAD

TBM
SPIKE IN POLE
EL=23.14

WET A1/OHW A2/TOB A2 STOP CULVERT
WET A1/TOB A1
WET A2
WET A3
WET A4
WET A5
WET A6
WET A7
WETLAND BOUNDARY
EXISTING UTILITY POLE
EXISTING OVERHEAD LINE
CONC. HEADWALL

11 / C-5.0 — REMOVE CURBING AND PAVEMENT WITHIN HATCHED AREAS. APPLY LOAM AND SEED TO ALL DISTURBED AREAS AND STABILIZE WITH VEGETATIVE COVER, UNLESS OTHERWISE SHOWN.

TOB A3 STOP CULVERT
OHW A3 START CULVERT
TOB A4
TOB A5
TOB A6
OHW A4
OHW A5
OHW A6
OHW A7
OHW A8
OHW A9
WOODED/BRUSH
CIRF FLUSH

10 / C-5.0 — INSTALL INLET PROTECTION AS REQUIRED (TYP)

CB1
RIM=20.18'
6" PVC IN (FROM NW)=17.10'
6" PVC IN (FROM SE)=17.30'
12" CPP OUT (TO SW)=16.91'
12" CPP
EL=16.71'

7 / C-5.0 — SEDIMENT BARRIER

EXCEPTION #9
DRAINAGE EASEMENT
TO U.S.A.
DEED 1533~216
(HATCHED AREA)

HODGSON BROOK
FLOW

REFER TO NOTE 5 ON SHEET C-2.1
EV SETBACK 10'
SIDE YARD SETBACK 15'

234-7-6
650 BORTHWICK AVENUE
N/F
NAVEESHA HOSPITALITY LLC
DEED 6434~696
PLAN D-22686

N47°51'31"W 242.32'

VEGETATED BUFFER STRIP
LIMITED CUT AREA
50'
40'
REFER TO NOTE 5 ON SHEET C-2.1
EV SETBACK 10'
FRONT YARD SETBACK 15'
N62°29'01"E 523.76'

BIT. ROAD
BIT. DRIVE
BIT. PARKING
BIT. CURB
MULCH
GRASS
HEDGE
100' WETLAND BUFFER
CONC.
CONC. POOL AREA
"SMOKING AREA"
BRICK WALK
SHRUB
STONE

234-5
505 RT 1 BYPASS
N/F
GIRI PORTSMOUTH 505 INC.
DEED 6015~2242
PLAN D-30041
2.561 AC. ±

PARKING STRIPING TO BE REMOVED AND ADJUSTED
(REFER TO SHEET C-2.1 FOR LAYOUT)

GRANITE CURB
CONC.
SECOND STORY PORCH
COVERED STAIRS
UP W/ METER RISER
MOTEL BUILDING
40'
75'
100'
TOP OF BANK
ORDINARY HIGH WATER
LOW
SB

SITE PREPARATION AND DEMOLITION PLAN

SCALE: 1" = 10'

0 10' 20'

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new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 898-6273
FAX: (888) 843-6778
WWW.NEWLEAFENERGY.COM

NOT FOR CONSTRUCTION

Weston & Sampson
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150 Dow Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
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PORT INN AND SUITES
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
ENG24-1702

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING
2	05/28/25	RWG	JWS	REVISED FOR PERMITTING
3	07/01/25	RWG	JWS	REVISED FOR PERMITTING

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-2.0
SITE PREPARATION AND DEMOLITION PLAN

NOTES:
1. ALL VEGETATIVE SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE STABILIZED WITH VEGETATIVE COVER. ALL PAVED SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE RESTORED TO MATCH EXISTING CONDITION, UNLESS OTHERWISE SHOWN.
2. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
3. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
4. COORDINATE ANY REQUIRED REMOVAL OF EXISTING SITE FEATURES (CURBING & TREES ETC) WITH LANDOWNER.
5. PER SECTION 10.843.34 OF THE CITY OF PORTSMOUTH, NEW HAMPSHIRE ZONING ORDINANCE – EXCEPT FOR EV FUELING SPACE, ALL ABOVE GROUND EV CHARGING SUPPORT EQUIPMENT SHALL BE SET BACK 10 FEET FROM ALL LOT LINES.

COAKLEY ROAD
TBM SPIKE IN POLE EL=23.14
WET A1 P
WET A2 P
WET A3 P
WET A4 P
WET A5 P
WET A6 P
WET A7 P
WETLAND BOUNDARY
EXISTING UTILITY POLE
EXISTING OVERHEAD LINE
OHW A1/OHW A2/TOB A2 NO. STOP CULVERT
OHW A1/TOB A1
CONC. HEADWALL
OHW
LOW
SB
E
VEGETATED BUFFER STRIP
LIMITED CUT AREA
50'
40'
REFER TO NOTE 5 ON SHEET C-2.1
10' EV SETBACK
15' FRONT YARD SETBACK
N62°29'01"E 523.76'
MULCH
GRASS
BIT. ROAD
3 C-5.0 / 4 C-5.0 UNDERGROUND ELECTRICAL CONDUIT (TYP) (NOTE 2)
1 C-5.1 / 2 C-5.1 / 5 C-5.1 / 6 C-5.1 INSTALL POST MOUNTED SIGNAGE AS REQUIRED (TYP)
TRASH RECEPTACLE (TYP)
2 C-5.0 EV CHARGING STATION WITH BOLLARDS (TYP)
SMART POLE FOR LIGHTING (TYP)
5 C-5.0 NEW BITUMINOUS CURBING (TYP)
NEW RISER POLE (NOTE 2)
09-J1b M6-1P (RR)
TAPER FROM 6" REVEAL TO 0" AT DRIVEWAY
EQUIPMENT PAD (TYP) (NOTES 2 AND 3) 1 C-5.0
BOLLARD (TYP) 2 C-5.0
LANDSCAPE SCREENING
MAINTAIN FLOW OF SURFACE DRAINAGE TO EXISTING CATCH BASIN. ENSURE NO PONDING WILL OCCUR ON PARKING SURFACE.
100' WETLAND BUFFER
HEDGE
CONC. POOL AREA
234-5
505 RT 1 BYPASS
N/F
GIRI PORTSMOUTH 505 INC.
DEED 6015~2242
PLAN D-30041
2.561 AC. ±
"SMOKING AREA"
BRICK WALK
SHRUB
BIT. CURB
STONE
APPROXIMATE LOCATION OF PLANTINGS:
(6) CAREX STRICTA, TUSSOCK SEDGE
SPACING: 18" OC
TOB A3 STOP CULVERT
OHW A3 START CULVERT
TOB A4
TOB A5
OHW A4
OHW A5
WOODED/BRUSH
MAINTAIN SURFACE DRAINAGE
6 C-5.0 ACCESSIBLE EV CHARGING SPACE
4" PARKING STRIPING (MATCH EXISTING COLOR) (100% ACRYLIC TYPE)
18' (MIN)
8.5'
11'
5' (MIN)
BIT. DRIVE
BIT. PARKING
CIRF FLUSH
CB1
RIM=20.18'
6" PVC IN (FROM NW)=17.10'
6" PVC IN (FROM SE)=17.30'
12" CPP OUT (TO SW)=16.91'
12" CPP EL=16.71'
SB-1 DI
MAINTAIN SURFACE DRAINAGE
TOB A6
OHW A6
EXCEPTION #9
DRAINAGE EASEMENT TO U.S.A.
DEED 1533~216
(HATCHED AREA)
REFER TO NOTE 5 ON SHEET C-2.1
EV SETBACK
SIDE YARD SETBACK
234-7-6
650 BORTHWICK AVENUE
N/F
NAVEESHA HOSPITALITY LLC
DEED 6434~696
PLAN D-22686
N47°51'51"W 242.32'
HODGSON BROOK
FLOW
GRANITE CURB
CONC.
SECOND STORY PORCH
COVERED STAIRS
WHEEL STOP 7 C-5.1
INSTALL POST MOUNTED SIGNAGE AS REQUIRED (TYP) 1 C-5.1 / 2 C-5.1 / 3 C-5.1 / 4 C-5.1
VEGETATED BUFFER STRIP
MOTEL BUILDING
UP W/ METER & RISER
TOP OF BANK
ORDINARY HIGH WATER
OHW A7
OHW A8
OHW A9
TOB A7
TOB A8
TOB A9
TOB A10
TOB A11
40'
75'
100'

SITE PLAN

SCALE: 1" = 10'

0 10' 20'

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505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER: ENG24-1702

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING
2	05/28/25	RWG	JWS	REVISED FOR PERMITTING
3	07/01/25	RWG	JWS	REVISED FOR PERMITTING

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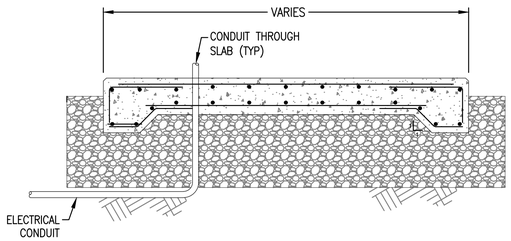
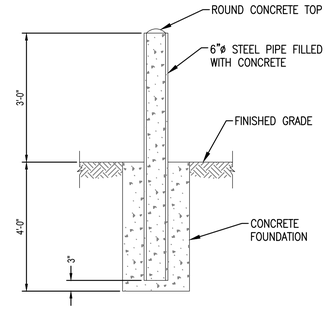
C-2.1
SITE PLAN



NOTES:
1. FINAL FOUNDATION DESIGN TO BE PROVIDED PRIOR TO CONSTRUCTION.
2. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

1 TYPICAL CONCRETE EQUIPMENT PAD SECTION

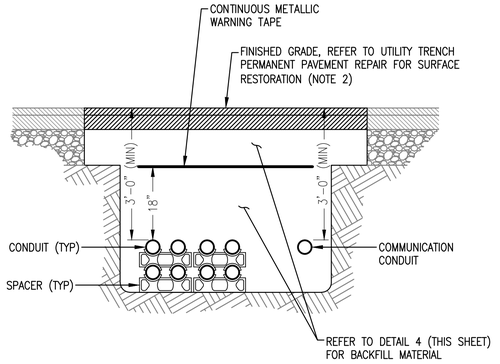
SCALE: NTS



NOTES:
1. STEEL PIPE SHALL BE GALVANIZED (2.0 OZ. ZINC/SQ. FT.) AND SHALL HAVE A MINIMUM WALL THICKNESS OF 0.322 INCHES.
2. PIPE SHALL BE PAINTED YELLOW WITH CATALYZED EPOXY PAINT.
3. INSTALL BOLLARD PER MANUFACTURER RECOMMENDATIONS.
4. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

2 BOLLARD

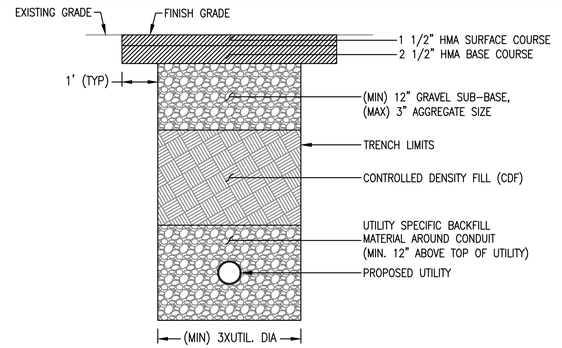
SCALE: NTS



NOTES:
1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ELECTRICAL DESIGN BY OTHERS.
2. REFER TO DETAIL 11 ON C-5.0 FOR DISTURBED AREAS OUTSIDE OF PAVEMENT.

3 TYPICAL BELOW GRADE ELECTRICAL CONDUIT

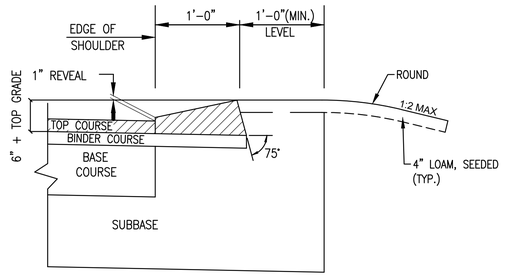
SCALE: NTS



NOTES:
1. THE EXPOSED EDGES OF ALL LONGITUDINAL AND TRANSVERSE SAW CUT JOINTS SHALL BE TREATED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALANT.
2. YELLOW METAL FOIL MARKING TAPE SHALL BE PLACED 18" OVER THE CONDUIT (METAL MARKING TAPE/WIRE SHOULD BE USED FOR NON-METALLIC CONDUIT.

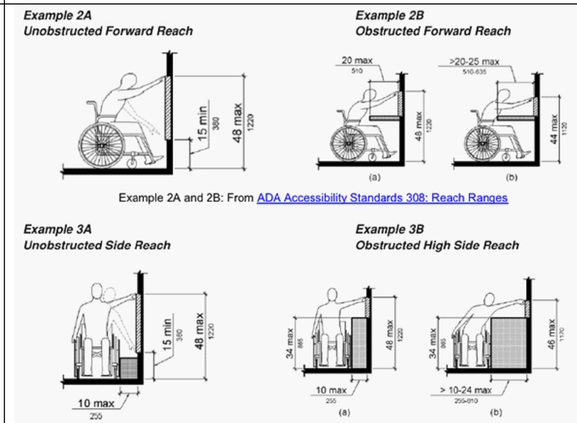
4 UTILITY TRENCH PERMANENT PAVEMENT REPAIR

SCALE: NTS



5 BITUMINOUS CURB

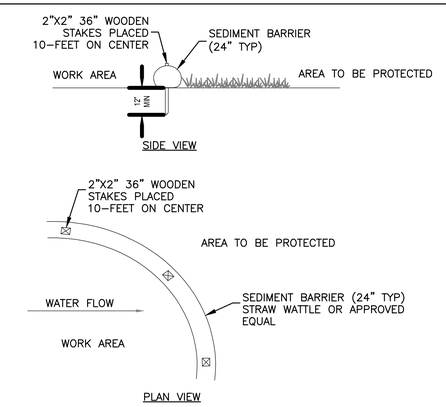
SCALE: NTS



NOTE:
1. DETAIL FROM ADA ACCESSIBILITY STANDARDS 308: REACH RANGES.

6 MINIMUM REACH RANGES

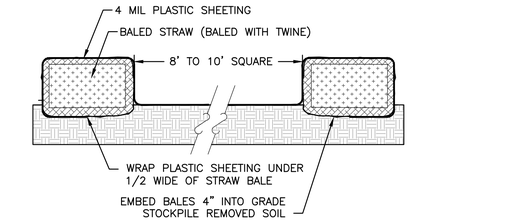
SCALE: NTS



NOTES:
1. SEDIMENT BARRIER SHALL BE PLACED AROUND THE PERIMETER OF THE LIMIT OF WORK AND SHALL BE INSTALLED PARALLEL TO EXISTING GROUND CONTOURS.
2. SEDIMENT BARRIER SHALL NOT BE PLACED UP SLOPE, OR IN A MANNER THAT WILL CREATE CHANNELIZED FLOW.
3. SEDIMENT BARRIERS SHALL BE INSPECTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

7 SEDIMENT BARRIER

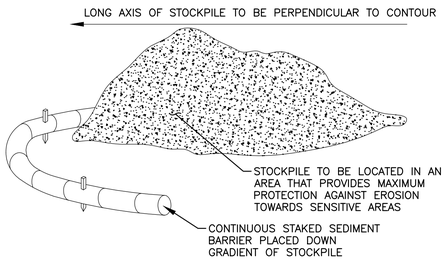
SCALE: NTS



NOTE:
1. PLASTIC SHEETING SHALL BE FREE OF TEARS OR HOLES. AFTER BASIN IS USED, WASHWATER FROM WASHOUT BASIN SHALL EVAPORATE OR BE VACUUMED OUT. REMOVE REMAINING HARDENED SOLIDS. REPLACE PLASTIC SHEETING AND STRAWBALES AS REQUIRED.

8 CONCRETE WASHOUT BASIN

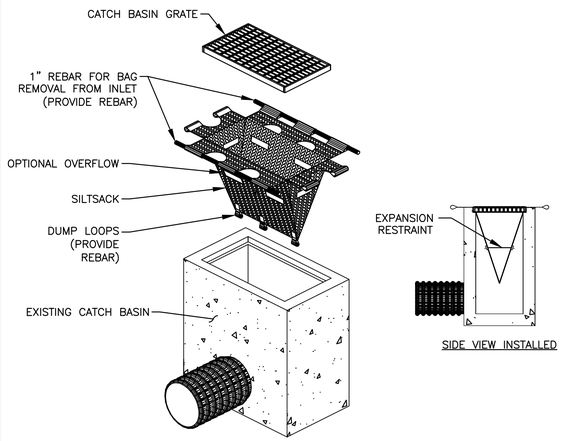
SCALE: NTS



NOTE:
1. STOCKPILE AREAS SHALL BE LOCATED OUTSIDE OF WETLANDS AND 100FT WETLAND BUFFERS AT THE SITE.

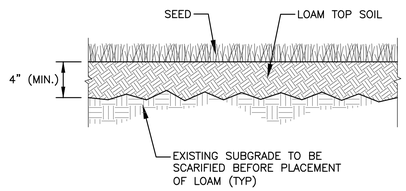
9 TEMPORARY STOCKPILE DETAIL

SCALE: NTS



10 INLET PROTECTION

SCALE: NTS



11 LOAM AND SEED DETAIL

SCALE: NTS

NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
Elymus virginicus	Virginia Wild Rye	FACW-
Schizachyrium scoparium	Little Bluestem	FACU
Andropogon gerardii	Big Bluestem	FAC
Festuca rubra	Red Fescue	FACU
Sorghastrum nutans	Indian Grass	UPL
Panicum virgatum	Switch Grass	FAC
Chamaecrista fasciculata	Partridge Pea	FACU
Desmodium canadense	Showy Tick Trefoil	FAC
Asclepias tuberosa	Butterfly Milkweed	NI
Bidens frondosa	Beggar Ticks	FACW
Eupatorium purpureum (Eutrochium maculatum)	Purple Joe Pye Weed	FAC
Rudbeckia hirta	Black Eyed Susan	FACU-
Aster pilosus (Symphyotrichum pilosum)	Heath (or Hairy) Aster	UPL
Solidago juncea	Early Goldenrod	

APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse. Plus SH and applicable taxes.

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new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 898-6273
FAX: (888) 843-6778
WWW.NEWLEAFENERGY.COM

NOT FOR CONSTRUCTION

Weston & Sampson
Weston & Sampson Engineers, Inc.
150 Dow Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonandsampson.com

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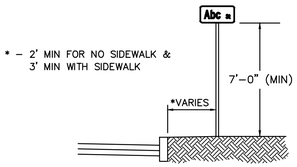
PORT INN AND SUITES
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER: ENG24-1702

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING
2	05/28/25	RWG	JWS	REVISED FOR PERMITTING
3	07/01/25	RWG	JWS	REVISED FOR PERMITTING

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

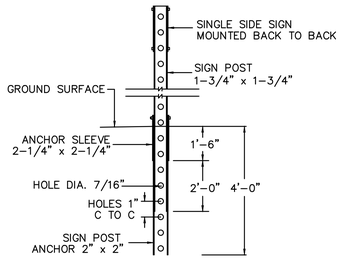
C-5.0
CIVIL DETAILS



NOTE:
1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

1 TYPICAL SIGN INSTALLATION

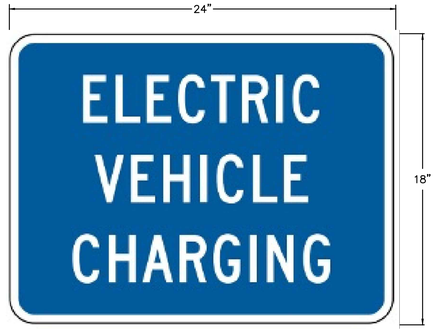
SCALE: NTS



NOTES:
1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. POST SHALL MEET NHDOT REQUIREMENTS.

2 P-5 TELESCOPIC POST

SCALE: NTS



COLORS: LEGEND, BORDER – WHITE (RETROREFLECTIVE)
SYMBOL – WHITE (RETROREFLECTIVE)
BACKGROUND – BLUE (RETROREFLECTIVE)

NOTES:
1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

3 SIGN - SP-1 (D9-11bp)

SCALE: NTS

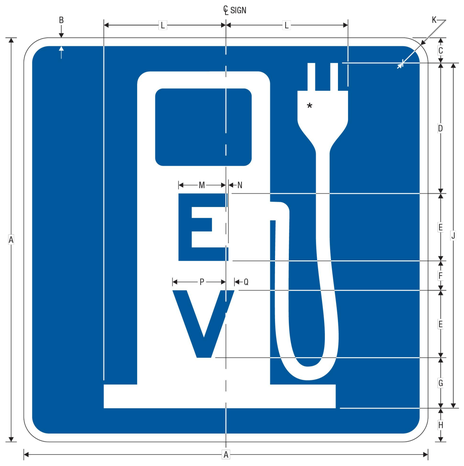
COLORS: LEGEND, BORDER – BLUE (RETROREFLECTIVE)
BACKGROUND – WHITE (RETROREFLECTIVE)

NOTES:
1. SIGN FROM U.S. ACCESS BOARD'S "DESIGN RECOMMENDATIONS FOR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS".
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

4 SIGN - SP-2

SCALE: NTS

D9-11b (Alternate)
Issued 4/1/2011



D9-11b (Alternate)
Electric Vehicle Charging (Alternate Symbol)

	A	B	C	D	E	F	G	H	J	K	L	M
c	24	0.5	1.5	7.75	4 E(m)	1.75	3	2	20.5	1.5	7.25	2.814
	30	0.75	1.875	9.625	5 E(m)	2	4	2.5	25.625	1.875	9.063	3.518

N	P	Q
0.148	3.174	0.507
0.185	3.968	0.635

* See page IA-13-2 for symbol design

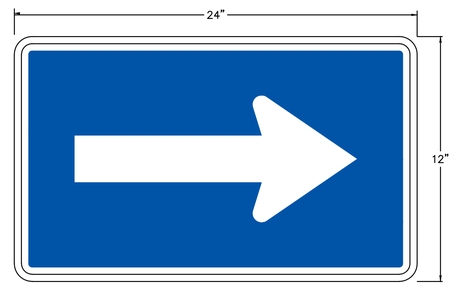
COLORS: LEGEND, BACKGROUND – BLUE (RETROREFLECTIVE)
SYMBOL, BORDER – WHITE (RETROREFLECTIVE)

IA-13-1

NOTES:
1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

5 SIGN - D9-11b (ALTERNATE)

SCALE: NTS

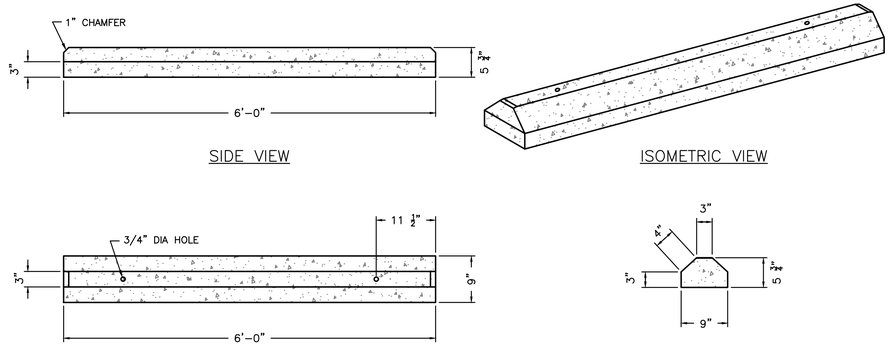


COLORS: LEGEND, BORDER – WHITE (RETROREFLECTIVE)
BACKGROUND – BLUE (RETROREFLECTIVE)

NOTES:
1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

6 SIGN - M6-1P

SCALE: NTS



NOTES:
1. DETAIL IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. INSTALL WHEEL STOP PER MANUFACTURER RECOMMENDATIONS.

7 WHEEL STOP

SCALE: NTS

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SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-5.1
CIVIL DETAILS

City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

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

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

Name of Applicant: Coakley Road EV Charging 1, LLC Date Submitted: May 28, 2025

Application # (in City's online permitting): LU-25-66

Site Address: 505 US-1 Bypass, Portsmouth, NH 03801 Map: 0234 Lot: 0005

☑	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
X	Complete application form submitted via the City's web-based permitting program	ViewPoint Cloud Online Land Use Application LU-25-66
X	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital **Portable Document Format (PDF)**. One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	ViewPoint Cloud Online Land Use Application LU-25-66. 2 Hard copies delivered to Planning Dept. on May 28, 2025

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
X	Basic property and wetland resource information. **(10.1017.21)**	Project Narrative - Page 5, Attachment C - Site Plans & Attachment E - Wetland Delineation Report
X	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	Project Narrative - Page 6-7
X	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). **(10.1017.23)**	Project Narrative - Page 7
X	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	Project Narrative - Page 7

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
X	Wetland buffer enhancement plan. **(10.1017.25)**	Project Narrative - Page 8 & Attachment C - Site Plans
N/A	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	Project is not within a tidal wetland or tidal wetland buffer
X	Stormwater management must be in accordance with Best Management Practices including but not limited to: *1. New Hampshire Stormwater Manual, NHDES, current version.* *2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.* **(10.1018.10)**	Project Narrative - Page 9
X	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	Project Narrative - Page 9
X	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	Project Narrative - Page 9-10
N/A	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	No new pavement is proposed within the wetland buffer. Impervious within buffer is reduced.
N/A	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	No porous pavement is proposed
X	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. **(10.1018.40)**	Attachment C - Site Plans
☑	**Requested Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**
X	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	See Cover Letter and Project Narrative
N/A	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	Project does not required a NHDES Stand Dredge and Fill Permit

Applicant's Signature: _____ **Date:** 5/27/25

PERMIT SET

PORT INN AND SUITES
505 US-1, PORTSMOUTH, NH 03801
ELECTRIC VEHICLE CHARGING STATION

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
2. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
4. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
6. UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
7. THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
10. TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S INSTALLATION, THEY WILL BE REMOVED AN REPLACED WITH LIKE-KIND WHEN POSSIBLE. IF NOT POSSIBLE CONTRACTOR TO DISCUSS SOLUTIONS WITH SITE OWNER

PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING STATION PER THE SYSTEM DESCRIPTION, BELOW. THE CHARGERS WILL BE INSTALLED AS SHOWN IN THE SITE PLANS ATTACHED. THE ELECTRIC VEHICLE CHARGING STATION WILL BE INTERCONNECTED WITH ITS OWN SEPARATE ELECTRICAL SERVICE.

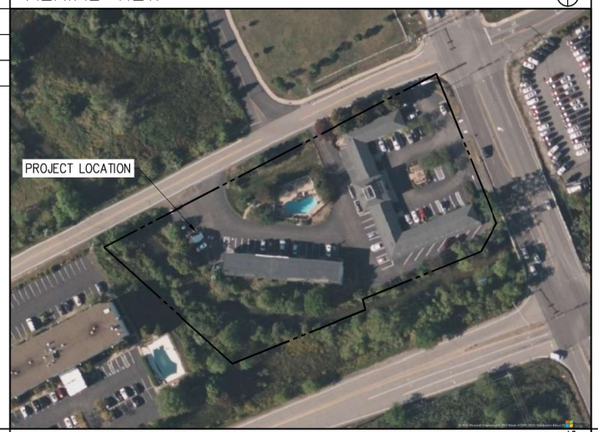
SYSTEM DESCRIPTION

NUMBER OF CHARGING STATIONS	4
NUMBER OF CHARGING SPACES (TOTAL)	8
ACCESSIBLE CHARGING SPACES	1

*REFER TO ELECTRICAL DRAWINGS FOR SYSTEM SPECIFICATIONS.

LOCATION MAP

AERIAL VIEW



DRAWING LIST

SHEET NUMBER	SHEET TITLE
T-1.0	TITLE PAGE
SURVEY	
1 OF 1	LIMITED ALTA/NSPS LAND TITLE SURVEY
CIVIL	
C-1.0	OVERALL PLAN
C-2.0	SITE PREPARATION AND DEMOLITION PLAN
C-2.1	SITE PLAN
C-5.0	CIVIL DETAILS
C-5.1	CIVIL DETAILS
ELECTRICAL	
E-0.0	ELECTRICAL NOTES
E-1.0	AC SINGLE LINE DIAGRAM
E-2.0	PLAN DETAILS
E-3.0	ELECTRICAL SCHEDULES

APPLICABLE CODES AND STANDARDS

ALL WORK SHALL COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY AUTHORITY HAVING JURISDICTION:
NH STATE BUILDING CODE
NH STATE ELECTRICAL CODE
NH FIRE PREVENTION REGULATIONS
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC 360)
AMERICAN CONCRETE INSTITUTE
AMERICANS WITH DISABILITIES ACTS DESIGN STANDARDS (ADADS)
2010 ADA DESIGN STANDARDS
U.S. ACCESS BOARD DESIGN RECOMMENDATIONS FOR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS TECHNICAL ASSISTANCE DOCUMENT
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
UL (UNDERWRITERS LABORATORIES, INC.) STANDARDS
CITY OF PORTSMOUTH ZONING BYLAWS

PROJECT DIRECTORY

SYSTEM / PROJECT OWNER
COAKLEY ROAD EV CHARGING 1, LLC

LAND OWNER / HOST
GIRI PORTSMOUTH 505 INC.

AUTHORITY HAVING JURISDICTION
CITY OF PORTSMOUTH
1 JUNKINS AVE, PORTSMOUTH, NH 03801

UTILITY
EVERSOURCE

APPLICANT
FIRM: COAKLEY ROAD EV CHARGING 1, LLC
CONTACT: JONATHAN SALSMAN, PE
PHONE: (800) 818-5249

CIVIL ENGINEER
FIRM: WESTON & SAMPSON ENGINEERS, INC.
CONTACT: JEFFREY W. SANTACRUCE, PE PTOE
PHONE: (978) 532-1900

ELECTRICAL ENGINEER
FIRM: LIG CONSULTANTS
CONTACT: TONY MORREALE, PE
PHONE: (508) 381-3371

BASIS OF DESIGN

ALTA/NSPS LAND TITLE SURVEY:
NORTHEAST SURVEY CONSULTANTS
FEBRUARY 7, 2025

WETLAND DELINEATION REPORT:
WESTON & SAMPSON ENGINEERS, INC.
MAY 2025

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STATE OF NEW HAMPSHIRE
JEFFREY W. SANTACRUCE
No. 10650
LICENSED PROFESSIONAL ENGINEER

Jeffrey W Santacruce

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T-1.0
TITLE PAGE

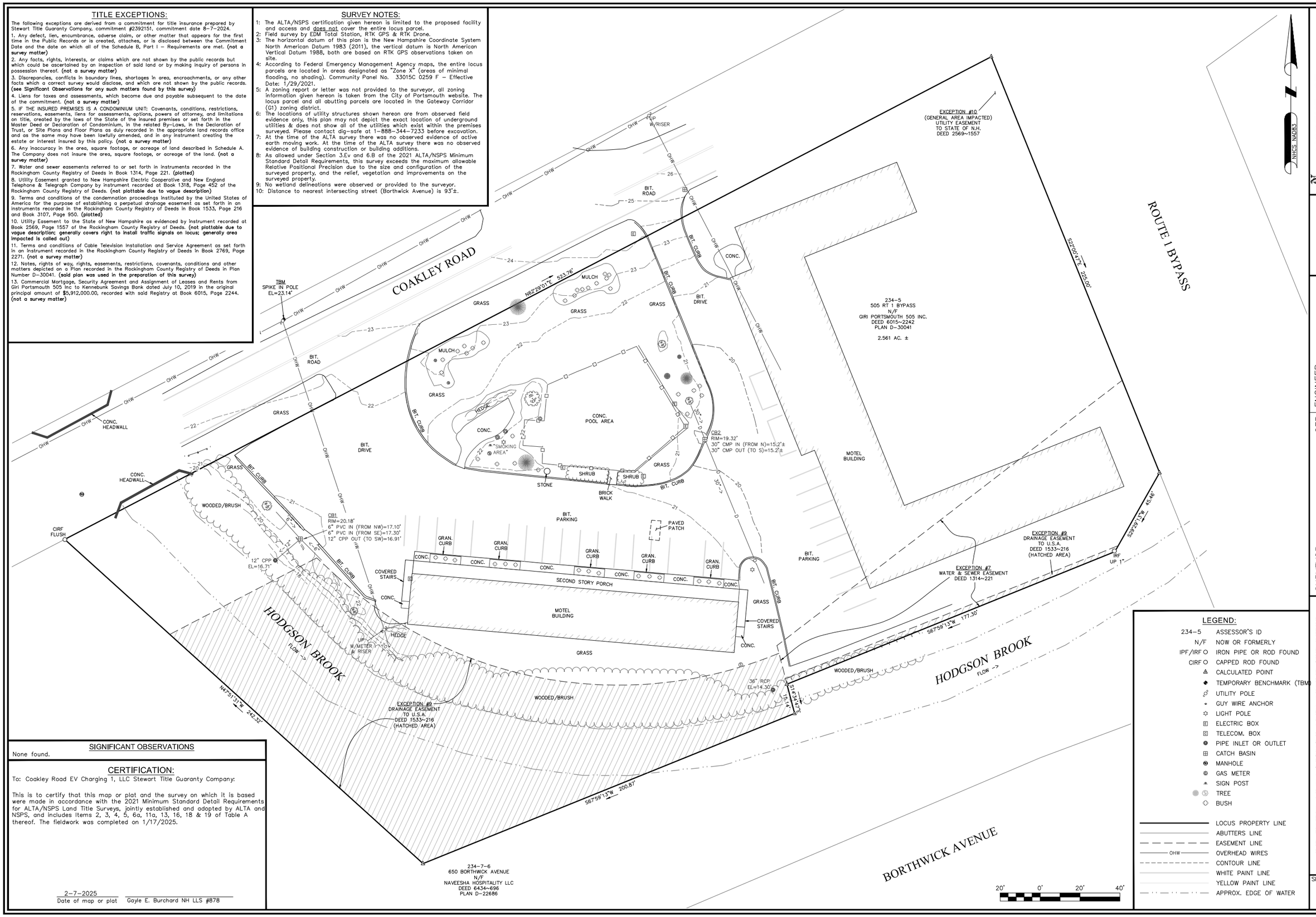
TITLE EXCEPTIONS:

The following exceptions are derived from a commitment for title insurance prepared by Stewart Title Guaranty Company, commitment #2392151, commitment date 8-7-2024.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met. **(not a survey matter)**
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. **(not a survey matter)**
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records. **(see Significant Observations for any such matters found by this survey)**
4. Liens for taxes and assessments, which become due and payable subsequent to the date of the commitment. **(not a survey matter)**
5. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy. **(not a survey matter)**
6. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The Company does not insure the area, square footage, or acreage of the land. **(not a survey matter)**
7. Water and sewer easements referred to or set forth in instruments recorded in the Rockingham County Registry of Deeds in Book 1314, Page 221. **(plotted)**
8. Utility Easement granted to New Hampshire Electric Cooperative and New England Telephone & Telegraph Company by instrument recorded at Book 1318, Page 452 of the Rockingham County Registry of Deeds. **(not plottable due to vague description)**
9. Terms and conditions of the condemnation proceedings instituted by the United States of America for the purpose of establishing a perpetual drainage easement as set forth in an instruments recorded in the Rockingham County Registry of Deeds in Book 1533, Page 216 and Book 3107, Page 950. **(plotted)**
10. Utility Easement to the State of New Hampshire as evidenced by instrument recorded at Book 2569, Page 1557 of the Rockingham County Registry of Deeds. **(not plottable due to vague description; generally covers right to install traffic signals on locus; generally area impacted is called out)**
11. Terms and conditions of Cable Television Installation and Service Agreement as set forth in an instrument recorded in the Rockingham County Registry of Deeds in Book 2769, Page 2271. **(not a survey matter)**
12. Notes, rights of way, rights, easements, restrictions, covenants, conditions and other matters depicted on a Plan recorded in the Rockingham County Registry of Deeds in Plan Number D-30041. **(said plan was used in the preparation of this survey)**
13. Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from Girl Portsmouth 505 Inc to Kennebunk Savings Bank dated July 10, 2019 in the original principal amount of $5,912,000.00, recorded with said Registry at Book 6015, Page 2244. **(not a survey matter)**

SURVEY NOTES:

1: The ALTA/NSPS certification given hereon is limited to the proposed facility and access and does not cover the entire locus parcel.
2: Field survey by EDM Total Station, RTK GPS & RTK Drone.
3: The horizontal datum of this plan is the New Hampshire Coordinate System North American Datum 1983 (2011), the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on site.
4: According to Federal Emergency Management Agency maps, the entire locus parcels are located in areas designated as "Zone X" (areas of minimal flooding, no shading). Community Panel No. 33015C 0259 F – Effective Date: 1/29/2021.
5: A zoning report or letter was not provided to the surveyor, all zoning information given hereon is taken from the City of Portsmouth website. The locus parcel and all abutting parcels are located in the Gateway Corridor (G1) zoning district.
6: The locations of utility structures shown hereon are from observed field evidence only, this plan may not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed. Please contact dig-safe at 1-888-344-7233 before excavation.
7: At the time of the ALTA survey there was no observed evidence of active earth moving work. At the time of the ALTA survey there was no observed evidence of building construction or building additions.
8: As allowed under Section 3.Ev and 6.B of the 2021 ALTA/NSPS Minimum Standard Detail Requirements, this survey exceeds the maximum allowable Relative Positional Precision due to the size and configuration of the surveyed property, and the relief, vegetation and improvements on the surveyed property.
9: No wetland delineations were observed or provided to the surveyor.
10: Distance to nearest intersecting street (Borthwick Avenue) is 93'±.



LEGEND:

- 234-5 ASSESSOR'S ID
- N/F NOW OR FORMERLY
- IPF/IRF ○ IRON PIPE OR ROD FOUND
- CIRF ○ CAPPED ROD FOUND
- CALCULATED POINT
- TEMPORARY BENCHMARK (TBM)
- UTILITY POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- ELECTRIC BOX
- TELECOM. BOX
- PIPE INLET OR OUTLET
- CATCH BASIN
- MANHOLE
- GAS METER
- SIGN POST
- TREE
- BUSH
- LOCUS PROPERTY LINE
- ABUTTERS LINE
- EASEMENT LINE
- OHW OVERHEAD WIRES
- CONTOUR LINE
- WHITE PAINT LINE
- YELLOW PAINT LINE
- APPROX. EDGE OF WATER

SIGNIFICANT OBSERVATIONS

None found.

CERTIFICATION:

To: Coakley Road EV Charging 1, LLC Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 11a, 13, 16, 18 & 19 of Table A thereof. The fieldwork was completed on 1/17/2025.

2-7-2025 — Date of map or plat

Gayle E. Burchard NH LLS #878

NORTHEAST SURVEY CONSULTANTS
3 TERRY STREET
SUITE 1 UNIT 5
EASTHAMPTON, MA 01027
(413) 203-5144

NHCS NAD83

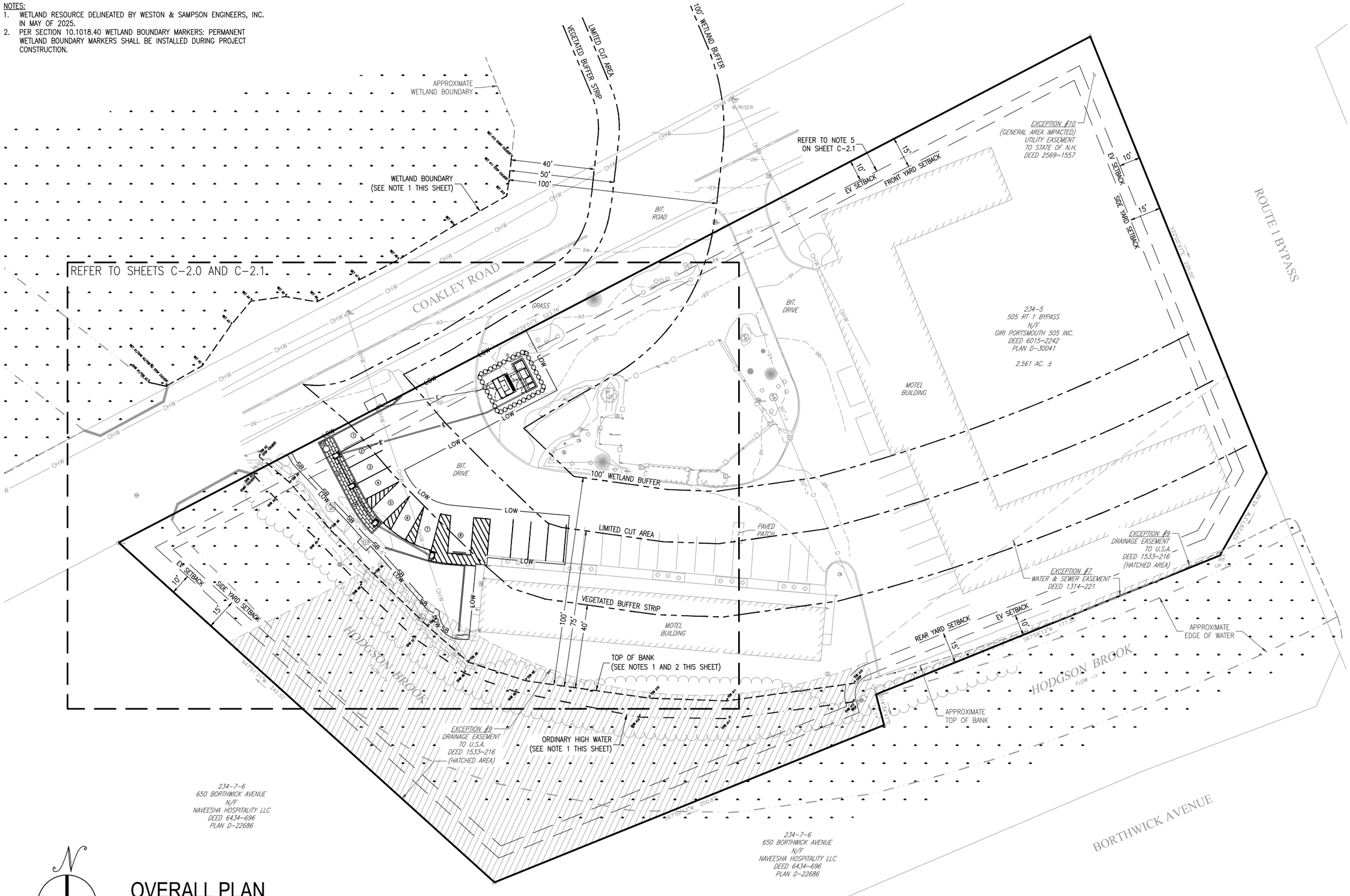
505 ROUTE 1 BYPASS

SURVEYOR:	–
DRAFTING:	GEB
FIELD WORK:	–
PROJECT NUMBER:	JDG
DRAWING NAME:	MAK ESL
ENGINEER:	–
DESIGN:	–
HORZ. SCALE:	1"=20'
VERT. SCALE:	–
DATE:	2-7-2025
	24-346
	24-346.DWG

LIMITED ALTA/NSPS LAND TITLE SURVEY
OF LAND IN
PORTSMOUTH, NH
PREPARED FOR
COAKLEY ROAD EV CHARGING 1, LLC

SHEET NO. 1 OF 1

NOTES:
1. WETLAND RESOURCE DELINEATED BY WESTON & SAMPSON ENGINEERS, INC. IN MAY OF 2025.
2. PER SECTION 10.1018.40 WETLAND BOUNDARY MARKERS: PERMANENT WETLAND BOUNDARY MARKERS SHALL BE INSTALLED DURING PROJECT CONSTRUCTION.



OVERALL PLAN

SCALE: 1" = 20'

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LOWELL, MA 01851
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FAX: (888) 843-6778
WWW.NEWLEAFENERGY.COM

NOT FOR CONSTRUCTION

Weston & Sampson
Weston & Sampson Engineers, Inc.
100 One Street, Tower 4, Suite 350
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonandsampson.com

STATE OF NEW HAMPSHIRE
JEFFREY W. SANTACRUCE
No. 10650
LICENSED PROFESSIONAL ENGINEER
Jeffrey W Santacruce

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PORT INN AND SUITES
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER: ENG24-1702

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING
2	05/28/25	RWG	JWS	REVISED FOR PERMITTING

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-1.0
OVERALL PLAN

NOTES:
1. ALL VEGETATIVE SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE STABILIZED WITH GRASS COVER. ALL PAVED SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE RESTORED TO MATCH EXISTING CONDITION, UNLESS OTHERWISE SHOWN.
2. COORDINATE ANY REQUIRED REMOVAL OF EXISTING SITE FEATURES (CURBING & TREES ETC) WITH LANDOWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY CONSTRUCTION FENCING AND GATES TO PROTECT WORK AREA AND MATERIAL/EQUIPMENT STORAGE. THE LOCATION OF FENCING/GATES SHALL BE COORDINATED WITH THE OWNER/ENGINEER PRIOR TO INSTALLATION. PRIVACY SLATS, IF REQUIRED BY OWNER, SHALL BE PROVIDED. SUFFICIENT SUPPORTS/BALLASTS SHALL BE PROVIDED TO ACCOUNT FOR WINDS LOADS PARTICULARLY THOSE ASSOCIATED WITH PRIVACY SLATS.

COAKLEY ROAD

TBM SPIKE IN POLE EL=23.14

EXISTING UTILITY POLE

EXISTING OVERHEAD LINE

WETLAND BOUNDARY

WET A1/OHW A2/TOB A2 STOP CULVERT

CONC. HEADWALL

TOB A3 P STOP CULVERT

OHW A3 START CULVERT

OHW A4 P

WOODED/BRUSH

7 C-5.0 SEDIMENT BARRIER

11 C-5.0 INSTALL INLET PROTECTION AS REQUIRED (TYP)

CB1
RIM=20.18'
6" PVC IN (FROM NW)=17.10'
6" PVC IN (FROM SE)=17.30'
12" CPP OUT (TO SW)=16.91'

12" CPP EL=16.71'

CIRF FLUSH

EXCEPTION #9
DRAINAGE EASEMENT TO U.S.A.
DEED 1533~216
(HATCHED AREA)

REFER TO NOTE 5 ON SHEET C-2.1

EV SETBACK 10'

SIDE YARD SETBACK 15'

234-7-6
650 BORTHWICK AVENUE
N/F
NAVEESHA HOSPITALITY LLC
DEED 6434~696
PLAN D-22686

N47°51'31"W 242.32'

HODGSON BROOK

BIT. ROAD

BIT. DRIVE

VEGETATED BUFFER STRIP

LIMITED CUT AREA

50'

40'

REMOVE CURBING AND PAVEMENT WITHIN HATCHED AREAS. LOAM AND SEED DISTURBED AREAS AND STABILIZE WITH GRASS COVER, UNLESS OTHERWISE SHOWN.

PARKING STRIPING TO BE REMOVED AND ADJUSTED (REFER TO SHEET C-2.1 FOR LAYOUT)

ORDINARY HIGH WATER

TOP OF BANK

REFER TO NOTE 5 ON SHEET C-2.1

EV SETBACK 10'

FRONT YARD SETBACK 15'

N62°29'01"E 523.76'

234-5
505 RT 1 BYPASS
N/F
GIRI PORTSMOUTH 505 INC.
DEED 6015~2242
PLAN D-30041

2.561 AC. ±

100' WETLAND BUFFER

"SMOKING AREA"

BRICK WALK

BIT. CURB

STONE

SHRUB

MULCH

GRASS

HEDGE

CONC.

CONC. POOL AREA

BIT. PARKING

GRANITE CURB

SECOND STORY PORCH

COVERED STAIRS

DP W/ METER RISER

BOW

MOTEL BUILDING

40'

75'

100'

WOODED/BRUSH

SITE PREPARATION AND DEMOLITION PLAN

SCALE: 1" = 10'

0 10' 20'

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Jeffrey W Santacruce

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505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER: ENG24-1702

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2	05/28/25	RWG	JWS	REVISED FOR PERMITTING

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C-2.0
SITE PREPARATION AND DEMOLITION PLAN

NOTES:
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2. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
3. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
4. COORDINATE ANY REQUIRED REMOVAL OF EXISTING SITE FEATURES (CURBING & TREES ETC) WITH LANDOWNER.
5. PER SECTION 10.843.34 OF THE CITY OF PORTSMOUTH, NEW HAMPSHIRE ZONING ORDINANCE – EXCEPT FOR EV FUELING SPACE, ALL ABOVE GROUND EV CHARGING SUPPORT EQUIPMENT SHALL BE SET BACK 10 FEET FROM ALL LOT LINES.

COAKLEY ROAD

TBM SPIKE IN POLE EL=23.14

EXISTING UTILITY POLE

EXISTING OVERHEAD LINE

WETLAND BOUNDARY

WET A1/OHW A2/TOB A2 STOP CULVERT

CONC. HEADWALL

1 C-5.1 2 C-5.1 5 C-5.1 6 C-5.1 INSTALL POST MOUNTED SIGNAGE AS REQUIRED (TYP)

3 C-5.0 4 C-5.0 UNDERGROUND ELECTRICAL CONDUIT (TYP) (NOTE 2)

NEW RISER POLE (NOTE 2)

TAPER FROM 6" REVEAL TO 0" AT DRIVEWAY

TRASH RECEPTACLE

TOB A3 P STOP CULVERT

OHW A3 START CULVERT

WOODED/BRUSH

CIRF FLUSH

MAINTAIN FLOW OF SURFACE DRAINAGE TO EXISTING CATCH BASIN. ENSURE NO PONDING WILL OCCUR ON PARKING SURFACE.

ACCESSIBLE EV CHARGING SPACE 6 C-5.0

4" PARKING STRIPING (MATCH EXISTING COLOR) (100% ACRYLIC TYPE)

5 C-5.0 NEW BITUMINOUS CURBING (TYP)

2 C-5.0 EV CHARGING STATION WITH BOLLARDS (TYP)

SMART POLE FOR LIGHTING (TYP)

REFER TO NOTE 5 ON SHEET C-2.1

EV SETBACK 10' SIDE YARD SETBACK 15'

CB1
RIM=20.18'
6" PVC IN (FROM NW)=17.10'
6" PVC IN (FROM SE)=17.30'
12" CPP OUT (TO SW)=16.91'

12" CPP EL=16.71'

EXCEPTION #9
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DEED 1533~216
(HATCHED AREA)

HODGSON BROOK FLOW

N47°51'31"W 242.32'

234-7-6
650 BORTHWICK AVENUE
N/F
NAVEESHA HOSPITALITY LLC
DEED 6434~696
PLAN D-22686

ORDINARY HIGH WATER

TOP OF BANK

VEGETATED BUFFER STRIP

LIMITED CUT AREA

REFER TO NOTE 5 ON SHEET C-2.1

EV SETBACK 10' FRONT YARD SETBACK 15'

N62°29'01"E 523.76'

EQUIPMENT PAD (TYP) (NOTES 2 AND 3) 1 C-5.0

BOLLARD (TYP) 2 C-5.0

LANDSCAPE SCREENING

100' WETLAND BUFFER

234-5
505 RT 1 BYPASS
N/F
GIRI PORTSMOUTH 505 INC.
DEED 6015~2242
PLAN D-30041

2.561 AC. ±

"SMOKING AREA"

BRICK WALK

SHRUB

STONE

WHEEL STOP 7 C-5.1

INSTALL POST MOUNTED SIGNAGE AS REQUIRED (TYP) 1 C-5.1 2 C-5.1 3 C-5.1 4 C-5.1

COVERED STAIRS

SECOND STORY PORCH

MOTEL BUILDING

UP W/ METER & RISER

HEDGE

40' 75' 100'

SITE PLAN

SCALE: 1" = 10'

0 10' 20'

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505 US-1
PORTSMOUTH, NH 03801

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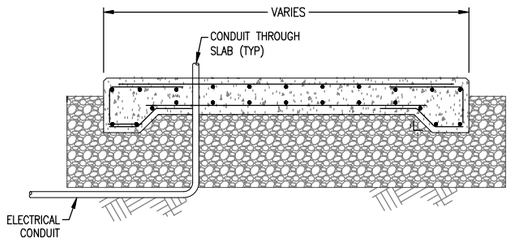
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

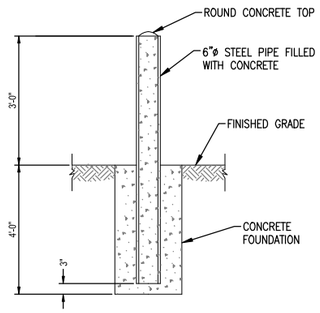
C-2.1
SITE PLAN



NOTES:
1. FINAL FOUNDATION DESIGN TO BE PROVIDED PRIOR TO CONSTRUCTION.
2. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

1 TYPICAL CONCRETE EQUIPMENT PAD SECTION

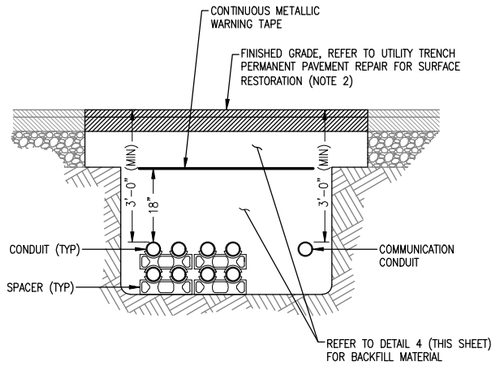
SCALE: NTS



NOTES:
1. STEEL PIPE SHALL BE GALVANIZED (2.0 OZ. ZINC/SQ. FT.) AND SHALL HAVE A MINIMUM WALL THICKNESS OF 0.322 INCHES.
2. PIPE SHALL BE PAINTED YELLOW WITH CATALYZED EPOXY PAINT.
3. INSTALL BOLLARD PER MANUFACTURER RECOMMENDATIONS.
4. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

2 BOLLARD

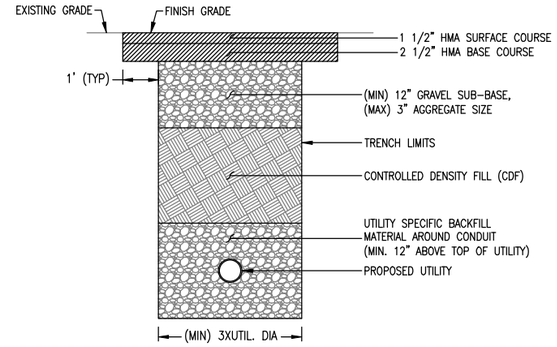
SCALE: NTS



NOTES:
1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ELECTRICAL DESIGN BY OTHERS.
2. REFER TO DETAIL 8 ON C-5.0 FOR DISTURBED AREAS OUTSIDE OF PAVEMENT.

3 TYPICAL BELOW GRADE ELECTRICAL CONDUIT

SCALE: NTS



NOTES:
1. THE EXPOSED EDGES OF ALL LONGITUDINAL AND TRANSVERSE SAW CUT JOINTS SHALL BE TREATED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALANT.
2. YELLOW METAL FOIL MARKING TAPE SHALL BE PLACED 18" OVER THE CONDUIT (METAL MARKING TAPE/WIRE SHOULD BE USED FOR NON-METALLIC CONDUIT.

4 UTILITY TRENCH PERMANENT PAVEMENT REPAIR

SCALE: NTS

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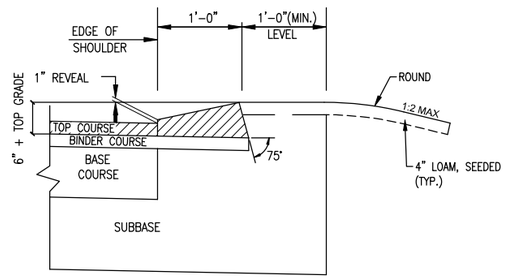
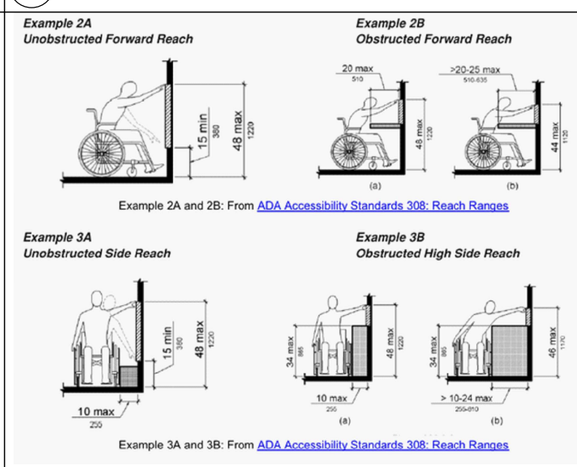


5 BITUMINOUS CURB

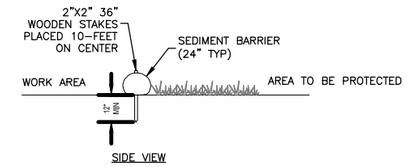
SCALE: NTS



NOTE:
1. DETAIL FROM ADA ACCESSIBILITY STANDARDS 308: REACH RANGES.

6 MINIMUM REACH RANGES

SCALE: NTS

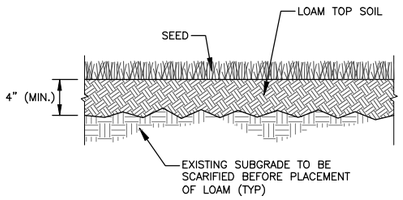


NOTES:
1. SEDIMENT BARRIER SHALL BE PLACED AROUND THE PERIMETER OF THE LIMIT OF WORK AND SHALL BE INSTALLED PARALLEL TO EXISTING GROUND CONTOURS.
2. SEDIMENT BARRIER SHALL NOT BE PLACED UP SLOPE, OR IN A MANNER THAT WILL CREATE CHANNELIZED FLOW.
3. SEDIMENT BARRIERS SHALL BE INSPECTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

7 SEDIMENT BARRIER

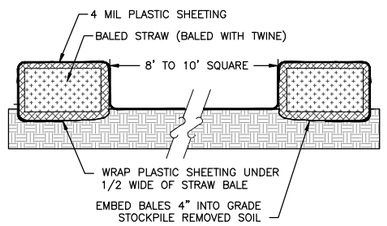
SCALE: NTS

PORT INN AND SUITES
505 US-1
PORTSMOUTH, NH 03801



8 LOAM AND SEED DETAIL

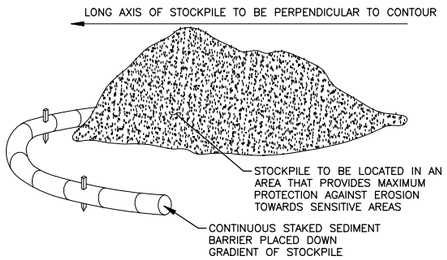
SCALE: NTS



NOTE:
1. PLASTIC SHEETING SHALL BE FREE OF TEARS OR HOLES. AFTER BASIN IS USED, WASHWATER FROM WASHOUT BASIN SHALL EVAPORATE OR BE VACUUMED OUT. REMOVE REMAINING HARDENED SOLIDS. REPLACE PLASTIC SHEETING AND STRAWBALES AS REQUIRED.

9 CONCRETE WASHOUT BASIN

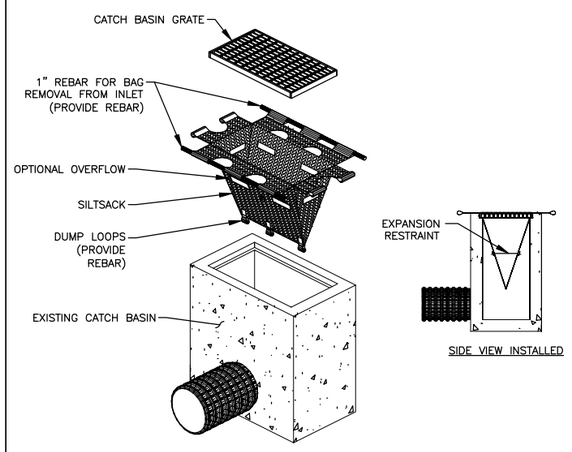
SCALE: NTS



NOTE:
1. STOCKPILE AREAS SHALL BE LOCATED OUTSIDE OF WETLANDS AND 100FT WETLAND BUFFERS AT THE SITE.

10 TEMPORARY STOCKPILE DETAIL

SCALE: NTS



11 INLET PROTECTION

SCALE: NTS

PROJECT NUMBER: ENG24-1702

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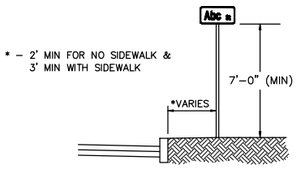
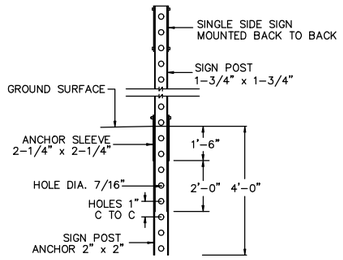
C-5.0
CIVIL DETAILS



NOTE:
1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

1 TYPICAL SIGN INSTALLATION

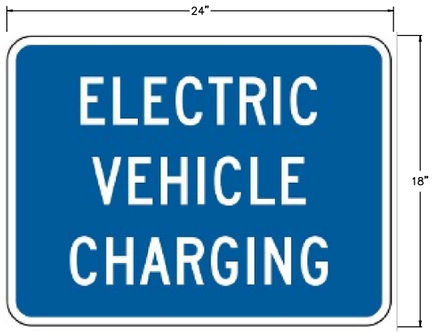
SCALE: NTS



NOTES:
1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. POST SHALL MEET NHDOT REQUIREMENTS.

2 P-5 TELESCOPIC POST

SCALE: NTS



COLORS: LEGEND, BORDER – WHITE (RETROREFLECTIVE)
SYMBOL – WHITE (RETROREFLECTIVE)
BACKGROUND – BLUE (RETROREFLECTIVE)

NOTES:
1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

3 SIGN - SP-1 (D9-11bp)

SCALE: NTS

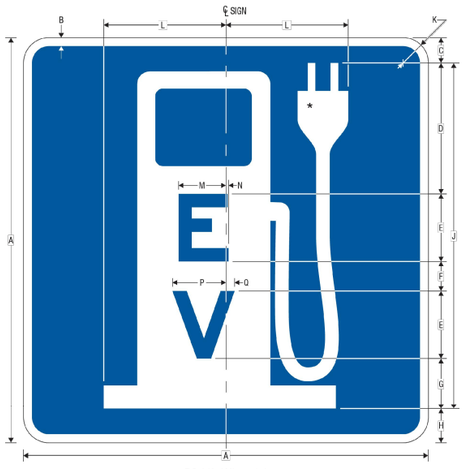
COLORS: LEGEND, BORDER – BLUE (RETROREFLECTIVE)
BACKGROUND – WHITE (RETROREFLECTIVE)

NOTES:
1. SIGN FROM U.S. ACCESS BOARD'S "DESIGN RECOMMENDATIONS FOR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS".
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

4 SIGN - SP-2

SCALE: NTS

D9-11b (Alternate)
Issued 4/1/2011



D9-11b (Alternate)
Electric Vehicle Charging (Alternate Symbol)

	A	B	C	D	E	F	G	H	J	K	L	M
c	24	0.5	1.5	7.75	4 E(m)	1.75	3	2	20.5	1.5	7.25	2.814
	30	0.75	1.875	9.625	5 E(m)	2	4	2.5	25.625	1.875	9.063	3.518

N	P	Q
0.148	3.174	0.507
0.185	3.968	0.635

* See page IA-13-2 for symbol design

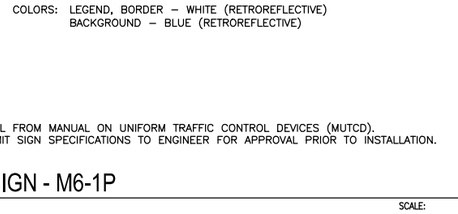
COLORS: LEGEND, BACKGROUND – BLUE (RETROREFLECTIVE)
SYMBOL, BORDER – WHITE (RETROREFLECTIVE)

IA-13-1

NOTES:
1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

5 SIGN - D9-11b (ALTERNATE)

SCALE: NTS

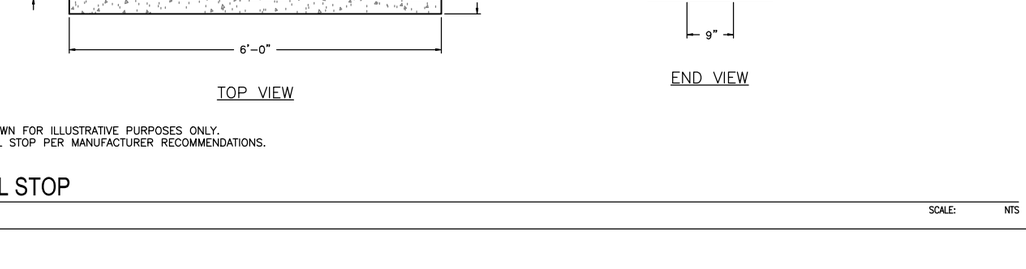


COLORS: LEGEND, BORDER – WHITE (RETROREFLECTIVE)
BACKGROUND – BLUE (RETROREFLECTIVE)

NOTES:
1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

6 SIGN - M6-1P

SCALE: NTS



NOTES:
1. DETAIL IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. INSTALL WHEEL STOP PER MANUFACTURER RECOMMENDATIONS.

7 WHEEL STOP

SCALE: NTS

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STATE OF NEW HAMPSHIRE
JEFFREY W. SANTACRUCE
No. 10650
LICENSED PROFESSIONAL ENGINEER

Jeffrey W Santacruce

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505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
ENG24–1702

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING
2	05/28/25	RWG	JWS	REVISED FOR PERMITTING

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-5.1
CIVIL DETAILS

GENERAL:

1. THE ELECTRICAL CONTRACTOR SHALL INDICATE TO THE ENGINEER OF RECORD OF ANY DISCREPANCIES WITH THE DRAWING PACKAGE WITH REGARDS TO THE SITE LAYOUT, NATIONAL ELECTRICAL CODE, AND MANUFACTURER RECOMMENDATIONS. THESE DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER OF RECORD (EOR) FOR REVIEW.
2. THESE CONTRACT DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO CONVEY THE SCOPE OF WORK, THE GENERAL ARRANGEMENT OF EQUIPMENT, CONDUITS, PANELS, FIXTURES, ETC.
3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND ACCESSORIES TO MAKE THIS A COMPLETE AND OPERABLE SYSTEM.
4. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND ADHERE TO ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION.
5. ALL DOCUMENTATION PERTAINING TO THE MAJOR PIECES OF EQUIPMENT SHALL BE PROVIDED TO THE OWNER AND BE PART OF THE TURNOVER DOCUMENTATION.
6. THIS PROJECT SHALL BE IN ACCORDANCE WITH THE 2023 NATIONAL ELECTRICAL CODE (NFPA 70) AND ALL OTHER LOCAL AND STATE LAWS AS WELL AS THE AUTHORITY HAVING JURISDICTION (AHJ).
7. INSPECTIONS BY THE AHJ AND EOR SHALL TAKE PLACE PRIOR TO ANY WORK THAT WILL BE PERMANENTLY COVERED.
8. THE EQUIPMENT AND ACCESSORIES THAT MAKE UP THIS SYSTEM SHALL BE UL LISTED AND BE USED FOR THEIR INTENDED PURPOSE.
9. CONTRACTOR TO CONFIRM EXISTING FIELD CONDITIONS AND VERIFY ALL DIMENSIONS.
10. ALL OUTDOOR EQUIPMENT SHALL BE RATED FOR OUTDOOR USE (NEMA 3R OR BETTER).
11. ALL MATERIALS PROVIDED BY THE INSTALLING CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS AND DAMAGE. ALL ELECTRICAL MATERIALS AND INSTALLATIONS SHALL MEET THE INDUSTRY STANDARDS IDENTIFIED OF THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE), AND UNDERWRITER'S LABORATORIES, INC. (UL)
12. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE EQUIPMENT AND ACCESSORIES THAT WILL LAST THE LIFETIME OF THE SYSTEM.
13. ALL EQUIPMENT AND ACCESSORIES SHALL BE INSTALLED IN A NEAT AND WORK LIKE MANNER. ALL ENCLOSURES SHALL BE CLEANED OF ANY DEBRIS FROM INSTALLATION AND THE SURROUNDING AREA SHALL BE CLEANED AS WELL.
14. THE ELECTRICAL CONTRACTOR SHALL OBTAIN THE PROPER PERMITS FOR THE INSTALLATION AND DISPLAY THEM AT THE JOBSITE OR AS REQUIRED BY THE AHJ.
15. THE ELECTRICAL CONTRACTOR SHALL PERFORM INSULATION RESISTANCE TESTING ON ALL WIRING TO ENSURE THE INTEGRITY OF THE INSULATION IS GOOD FOR IN SERVICE USE. DOCUMENTATION SHALL BE PROVIDED WITH THE RESULTS OF THIS TESTING.
16. ALL EQUIPMENT AND MATERIALS SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER.
17. ENERGIZING THE SITE SHALL NOT BE DONE UNTIL ALL PARTIES HAVE REVIEWED THE INSTALLATION AND ARE SATISFIED WITH THE PRODUCT.
18. ALL EQUIPMENT OPENINGS SHALL BE SEALED TO PREVENT THE INGRESS OF WATER OR RODENTS.
19. SUBMITTALS SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT AND MATERIALS THAT WILL BE USED FOR THE INSTALLATION.
20. PRIOR TO ANY EXCAVATION DIG SAFE MUST BE CONTACTED.
21. ALL EQUIPMENT SHALL BE INSTALLED TO MAINTAIN PROPER WORKING DISTANCES.

SAFETY:

1. PROPER ELECTRICAL SAFETY SHALL BE EMPLOYED BY THE ELECTRICAL CONTRACTOR.
2. THE ELECTRICAL CONTRACTOR SHALL USE THEIR OWN COMPANY SAFETY PROGRAM IN ADDITION TO ANY SPECIFIC REQUIREMENTS FROM THE OWNER.
3. DURING AND AFTER COMMISSIONING THE CONTRACTOR SHALL MAINTAIN CONTROL OF THE SITE ELECTRICAL SYSTEM UNTIL THE PROJECT HAS BEEN FORMAL TURNED OVER TO THE OWNER.
4. PROPER PROCEDURES AND SAFETY MEASURES SHALL BE TAKEN TO PREVENT ANY WORKER FROM COMING IN CONTACT WITH ANY LIVE ELECTRICAL PARTS.
5. ALL FUSES, DISCONNECTS, AND CIRCUIT BREAKERS SHALL BE LEFT IN THE OPEN POSITION DURING CONSTRUCTION OR SHALL BE IN COMPLIANCE WITH THE ELECTRICAL CONTRACTORS SAFETY PROGRAM.

LABELS:

1. ALL LABELS SHALL BE IN ACCORDANCE WITH THE 2023 NEC AND MEET ALL SAFETY CODES.
2. ALL LABELS SHALL BE MADE OF DURABLE AND WATERPROOF MATERIALS.
3. LABELS SHALL BE INSTALLED ON THE APPROPRIATE EQUIPMENT. IF SPACE IS LIMITED A NEW LOCATION SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER OR RECORD.
4. LABELS SHALL BE SECURELY FASTENED TO THE EQUIPMENT.
5. ALL LABELS SHALL BE LEGIBLE, PRINTED, AND OF APPROPRIATE FONT SIZE.
6. DANGER LABELS SHALL BE RED, WARNING LABELS SHALL BE ORANGE, AND CAUTION LABELS SHALL BE YELLOW.

TESTING:

1. ALL TESTING SHALL BE IN COMPLIANCE WITH NETA 2017 ACCEPTANCE TESTING.
2. ALL TESTING SHALL BE COMPLETED PRIOR TO ENERGIZING THE SYSTEM.
3. A VISUAL INSPECTION SHALL BE PERFORMED ON ALL THE ELECTRICAL EQUIPMENT AND MUST BE DOCUMENTED.
4. ELECTRICAL CONTRACTOR TO PERFORM INSULATION RESISTANCE AND CONTINUITY TESTS FOR ALL CONDUCTORS. INSULATION RESISTANCE TEST SHALL NOT TEST LESS THAN 100 MEGOHMS FOR CABLES RATED 600V. TEST VALUES SHALL BE 1000VDC OR AS REQUIRED BY THE MANUFACTURER. TEST SHALL BE IN ACCORDANCE WITH NETA 2017.
5. ELECTRICAL CONTRACTOR SHALL VERIFY PROPER PHASE ROTATION ONCE THE SITE IS ENERGIZED.
6. CHARGING SYSTEM SHALL BE ENERGIZED BY A CERTIFIED REPRESENTATIVE UNLESS PRIOR NOTICE FROM THE MANUFACTURER HAS BEEN PROVIDED STATING THE ELECTRICAL CONTRACTOR CAN COMMISSION AND START UP THE SYSTEM.
7. ALL TEST RESULTS AND DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD FOR APPROVAL PRIOR TO THE SITE BEING ENERGIZED.

GROUNDING:

1. ALL GROUNDING SHALL BE IN COMPLIANCE WITH THE 2023 NEC ARTICLE 250.
2. ALL GROUNDING SHALL BE LISTED FOR ITS PURPOSE.
3. GROUND RODS, IF REQUIRED, SHALL HAS A MINIMUM DIAMETER OF 5/8 INCH AND HAVE A MINIMUM LENGTH OF 8 FEET. GROUND RODS SHALL BE COPPER COATED WITH A HIGH STRENGTH STEEL CORE.
4. USE IRREVERSIBLE CRIMP FOR PERMANENTLY CONCEALED AND INACCESSIBLE CONNECTIONS.
5. EQUIPMENT GROUNDING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS WELL AS THE NEC.
6. GROUND ALL EXPOSED NON-CURRENT CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, RACEWAY SYSTEMS, AND EQUIPMENT STRUCTURES IN ACCORDANCE WITH THE NEC, STATE, AND OTHER APPLICABLE LAWS AND REGULATIONS.
7. ELECTRICAL CONTRACTOR SHALL TEST THE GROUNDING ELECTRODE SYSTEM TO ENSURE THAT THE GROUND RESISTANCE IS LESS THAN 25 OHMS. AN EARTH RESISTANCE TESTER SHALL BE USED FOR THIS TEST. TEST RESULTS TO BE SUBMITTED TO THE OWNER AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

WIRE AND CABLE

LOW VOLTAGE (AC)

1. ALL LOW VOLTAGE CABLES SHALL BE 75°C AND HAVE A MINIMUM 600V RATING.
2. CABLES SHALL BE RATED FOR THE SYSTEM VOLTAGE.
3. ALL CABLES SHALL BE LISTED FOR WET LOCATIONS.
4. ALL CABLES SHALL BE LISTED FOR THEIR INTENDED USE.
5. ALL CONDUCTORS SHALL BE INSTALLED NEATLY AND DRESSED INTO THE EQUIPMENT SO THAT THEY DO NOT OBSTRUCT OR PREVENT OPERATION OF THE EQUIPMENT. CABLE TIES SHALL BE USED TO SECURE THE CONDUCTORS.
6. ALL EXPOSED CABLES SHALL BE UV RESISTANT AND OUTDOOR RATED.
7. CONDUCTORS SHALL BE SIZED FOR THE AMPACITY OF THE CIRCUIT. THESE VALUES SHALL BE DETERMINED USING THE NEC.
8. CONDUITS SHALL BE FREE OF ANY DEBRIS PRIOR TO PULLING THE CABLES. ALL CABLES SHALL BE PULLED USING THE PROPER PULLING LUBRICANTS. LUBRICANTS SHALL NOT BE DESTRUCTIVE TO THE OUTER JACKET OF THE CABLE. THE PULLING LUBRICANT SHALL BE CONFIRMED WITH THE CABLE MANUFACTURER THAT IT IS APPROVED FOR USE.
9. IRREVERSIBLE, TWO HOLE, LONG BARREL, DOUBLE CRIMPED LUGS SHALL BE USED ON ALL LOW VOLTAGE TERMINATIONS. IF A TWO HOLE LUG CANNOT BE INSTALLED SINGLE HOLE LUGS CAN BE USED WITH THE PERMISSION OF THE ENGINEER OF RECORD.
10. TERMINATIONS THAT ARE SUPPLIED WITH THE MANUFACTURED EQUIPMENT SHALL BE USED AND PROPER TORQUE VALUES MUST BE FOLLOWED.
11. ALL ELECTRICAL CONNECTIONS SHALL BE TORQUE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF THE MANUFACTURER DOES NOT HAVE RECOMMENDATIONS STANDARD INDUSTRY PRACTICE SHOULD BE FOLLOWED FOR TORQUE VALUES.
12. DOCUMENTATION SHALL BE PROVIDED DETAILING THE TORQUE VALUES OF THE ELECTRICAL CONNECTIONS. THESE CONNECTIONS SHALL BE MARKED WITH TORQUE MARKING PAINT OR EQUIVALENT.
13. ALL CABLES SHALL BE SUPPORTED WITHIN EQUIPMENT TO PROPERLY DISTRIBUTE THE WEIGHT OF THE CABLES AND TO PREVENT STRESS ON THE TERMINATION POINTS.
14. SPLICING OF ANY WIRES IS NOT ALLOWED UNLESS APPROVED BY THE OWNER AND ENGINEER OF RECORD.
15. ALL WIRING SHALL BE FACTORY COLOR CODED. OTHERWISE FEEDER AND BRANCH CIRCUIT CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208V	PHASE	480V	PHASE
BLACK	A	BROWN	A
RED	B	ORANGE	B
BLUE	C	YELLOW	C
WHITE	NEUTRAL	WHITE	NEUTRAL
GREEN	GROUND	GREEN	GROUND

16. THE WIRE SIZE IS BASED ON THE ESTIMATED CONDUCTOR LENGTH AS SHOWN IN THIS DRAWINGS SET. SHOULD THE CONDUIT ROUTING CHANGE AND THE OVERALL LENGTH INCREASED, THE CONDUIT AND WIRE MAY NEED TO BE RESIZED TO MAINTAIN THE DESIGN VOLTAGE DROP. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO MAKING ANY FIELD CHANGES.
17. SUFFICIENT LENGTH OF CABLE SHALL BE PROVIDED TO FACILITATE REPLACEMENTS IF A REPLACEMENT IS NEEDED.

LOW VOLTAGE (DC)

1. ALL LOW VOLTAGE CABLES SHALL BE 75°C AND HAVE A MINIMUM 1000VAC/1500VDC RATING.
2. CABLES SHALL BE RATED FOR THE SYSTEM VOLTAGE.
3. ALL CABLES SHALL BE LISTED FOR WET LOCATIONS.
4. ALL CABLES SHALL BE LISTED FOR THEIR INTENDED USE.
5. ALL CONDUCTORS SHALL BE INSTALLED NEATLY AND DRESSED INTO THE EQUIPMENT SO THAT THEY DO NOT OBSTRUCT OR PREVENT OPERATION OF THE EQUIPMENT. CABLE TIES SHALL BE USED TO SECURE THE CONDUCTORS.
6. ALL EXPOSED CABLES SHALL BE UV RESISTANT AND OUTDOOR RATED.
7. CONDUCTORS SHALL BE SIZED FOR THE AMPACITY OF THE CIRCUIT. THESE VALUES SHALL BE DETERMINED USING THE NEC.
8. CONDUITS SHALL BE FREE OF ANY DEBRIS PRIOR TO PULLING THE CABLES. ALL CABLES SHALL BE PULLED USING THE PROPER PULLING LUBRICANTS. LUBRICANTS SHALL NOT BE DESTRUCTIVE TO THE OUTER JACKET OF THE CABLE. THE PULLING LUBRICANT SHALL BE CONFIRMED WITH THE CABLE MANUFACTURER THAT IT IS APPROVED FOR USE.
9. IRREVERSIBLE, TWO HOLE, LONG BARREL, DOUBLE CRIMPED LUGS SHALL BE USED ON ALL LOW VOLTAGE TERMINATIONS. IF A TWO HOLE LUG CANNOT BE INSTALLED SINGLE HOLE LUGS CAN BE USED WITH THE PERMISSION OF THE ENGINEER OF RECORD.
10. TERMINATIONS THAT ARE SUPPLIED WITH THE MANUFACTURED EQUIPMENT SHALL BE USED AND PROPER TORQUE VALUES MUST BE FOLLOWED.
11. ALL ELECTRICAL CONNECTIONS SHALL BE TORQUE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF THE MANUFACTURER DOES NOT HAVE RECOMMENDATIONS STANDARD INDUSTRY PRACTICE SHOULD BE FOLLOWED FOR TORQUE VALUES.
12. DOCUMENTATION SHALL BE PROVIDED DETAILING THE TORQUE VALUES OF THE ELECTRICAL CONNECTIONS. THESE CONNECTIONS SHALL BE MARKED WITH TORQUE MARKING PAINT OR EQUIVALENT.
13. ALL CABLES SHALL BE SUPPORTED WITHIN EQUIPMENT TO PROPERLY DISTRIBUTE THE WEIGHT OF THE CABLES AND TO PREVENT STRESS ON THE TERMINATION POINTS.
14. SPLICING OF ANY WIRES IS NOT ALLOWED UNLESS APPROVED BY THE OWNER AND ENGINEER OF RECORD.
15. DC WIRING SHALL BE RED FOR POSITIVE, BLACK FOR NEGATIVE, AND GREEN FOR GROUND. WIRING SHALL BE MARKED SUNLIGHT RESISTANT.
16. THE WIRE SIZE IS BASED ON THE ESTIMATED CONDUCTOR LENGTH AS SHOWN IN THIS DRAWINGS SET. SHOULD THE CONDUIT ROUTING CHANGE AND THE OVERALL LENGTH INCREASED, THE CONDUIT AND WIRE MAY NEED TO BE RESIZED TO MAINTAIN THE DESIGN VOLTAGE DROP. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO MAKING ANY FIELD CHANGES.
17. SUFFICIENT LENGTH OF CABLE SHALL BE PROVIDED TO FACILITATE REPLACEMENTS IF A REPLACEMENT IS NEEDED.

RACEWAYS:

1. CONDUITS IN THE DRAWING SET ARE SHOWN DIAGRAMMATICAL. THE ELECTRICAL CONTRACTOR SHALL ROUTE THE CONDUITS TO AVOID ANY OBSTRUCTIONS AND MAINTAIN PROPER CLEARANCES.
2. ABOVE GROUND CONDUIT SHALL BE RIGID METAL CONDUIT (RMC), THREADED, MINIMUM 3/4 INCH IN SIZE OR AS NOTED IN THE DRAWING SET.
3. USE CONDUIT HUBS OR SEALING LOCKNUTS TO FASTEN CONDUIT TO BOXES IN DAMP AND WET LOCATIONS.
4. ALL CONDUIT AND FITTINGS SHALL BE WATER TIGHT. MYERS HUBS SHALL BE USED FOR CONDUIT ENTRY INTO METAL ENCLOSURES.
5. SUPPORT CONDUIT USING STEEL OR MALLEABLE IRON SINGLE OR DOUBLE HOLE CONDUIT STRAPS, LAY-IN ADJUSTABLE HANGERS, CLEVIS HANGERS AND SPLIT HANGERS AS REQUIRED. DISTANCE BETWEEN SUPPORTS SHALL BE IN COMPLIANCE WITH THE NEC AND MANUFACTURER'S RECOMMENDATIONS.
6. EXPANSION FITTINGS SHALL BE PROVIDED AS REQUIRED PER THE NEC OR AS NOTED IN THE DRAWING SET.
7. ALL CONDUITS SHALL BE INSTALLED AT THE DEPTHS SHOWN IN DRAWINGS. IF FIELD CONDITIONS DO NOT ALLOW DEPTHS AS SHOWN, CONTRACTOR SHALL FOLLOW NEC TABLE 300.5.
8. ALL METALLIC CONNECTORS AND FITTINGS SHALL BE NON-CORRODING (PVC, ALUMINUM, STAINLESS STEEL OR GALVANIZED STEEL).
9. CONDUIT BENDING SHALL NOT DAMAGE THE RACEWAY OR SIGNIFICANTLY CHANGE THE INTERNAL DIAMETER OF RACEWAY.
10. CONDUIT RUNS SHALL NOT EXCEED 360 DEGREES OF BENDS.
11. ALL FIELD CUT CONDUITS SHALL BE CUT SQUARE AND DEBURRED TO PREVENT DAMAGE TO THE CABLES.
12. ALL CONDUITS SHALL BE FREE OF ANY OBSTRUCTIONS BEFORE WIRE IS PULLED. ALL SPARE CONDUITS SHALL HAVE PULL STRINGS INSTALLED.
13. ALL JUNCTION BOXES, DISCONNECTS, AND EQUIPMENT SHALL BE PROVIDED WITH PAD LOCKING PROVISIONS.
14. ALL CONDUIT THAT HAS BEEN CUT AND THREADED SHALL BE CLEANED AND COATED WITH A ZINC RICH GALVANIZING COMPOUND.
15. ALL CONDUITS SHALL BE SEALED USING DUCT SEAL OR AN APPROVED SPRAY FOAM.
16. WHERE WIRE AND CABLE ROUTING IS NOT SHOWN, AND DESTINATION ONLY IS INDICATED, CONTRACTOR SHALL DETERMINE EXACT ROUTING AND LENGTHS REQUIRED. A SHOP DRAWING OF PROPOSAL INSTALLATION SHALL BE SUPPLIED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
19. CONDUIT SHALL BE FASTEN SECURELY IN PLACE. CONDUITS SHALL BE RUN AT RIGHT ANGLES AND IN PARALLEL LINES.

EQUIPMENT:

1. ALL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SHALL MAINTAIN PROPER CLEARANCES FROM ANY OTHER EQUIPMENT.
2. ALL EQUIPMENT SHALL BE MOUNTED LEVEL AND PLUMB.
3. EQUIPMENT SHALL BE ANCHORED USING HILTI DROP IN ANCHORS OR APPROVED EQUALS OR AS DIRECTED BY THE MANUFACTURER.
4. DISCONNECTS SHALL BE MOUNTED USING UNISTRUT AND ASSOCIATED HARDWARE OR WALL ANCHORS.
5. ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R OR BETTER.

LEGEND:

(M)	KWH METER
	CURRENT TRANSFORMER
———	ABOVE GROUND CONDUCTOR
- - - -	BELOW GROUND CONDUCTOR
	CABLE TERMINATION
	FUSE
	SEPARABLE CONNECTOR
	SURGE ARRESTER
	FUSED CUTOUT
	GANG OPERATED DISCONNECT SWITCH
	POWER TRANSFORMER
	POTENTIAL TRANSFORMER
XXXXAT / XXXXAF	LOW VOLTAGE CIRCUIT BREAKER
	GROUND
	DISCONNECT SWITCH

ABBREVIATIONS:

A	AMPERES
AC	ALTERNATING CURRENT
AL	ALUMINUM
AWG	AMERICAN WIRE GUAGE
COM	COMMUNICATIONS
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
EMS	ENERGY MANAGEMENT SYSTEM
GND	GROUND
JCN	JACKETED CONCENTRIC NEUTRAL
KCMIL	THOUSANDS OF CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATT
MCOV	MAXIMUM CONTINUOUS OPERATING VOLTAGE
NEC	NATIONAL ELECTRICAL CODE
PVC	POLYVINYL CHLORIDE
R	RESISTANCE
RMC	RIGID METAL CONDUIT
SA	SURGE ARRESTER
TYP	TYPICAL
V	VOLTS
X	REACTANCE
XFMR	TRANSFORMER
Z	IMPEDANCE

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STATE OF NEW HAMPSHIRE — ANTHONY M MORREALE No.17064 — LICENSED PROFESSIONAL ENGINEER
05/13/2025

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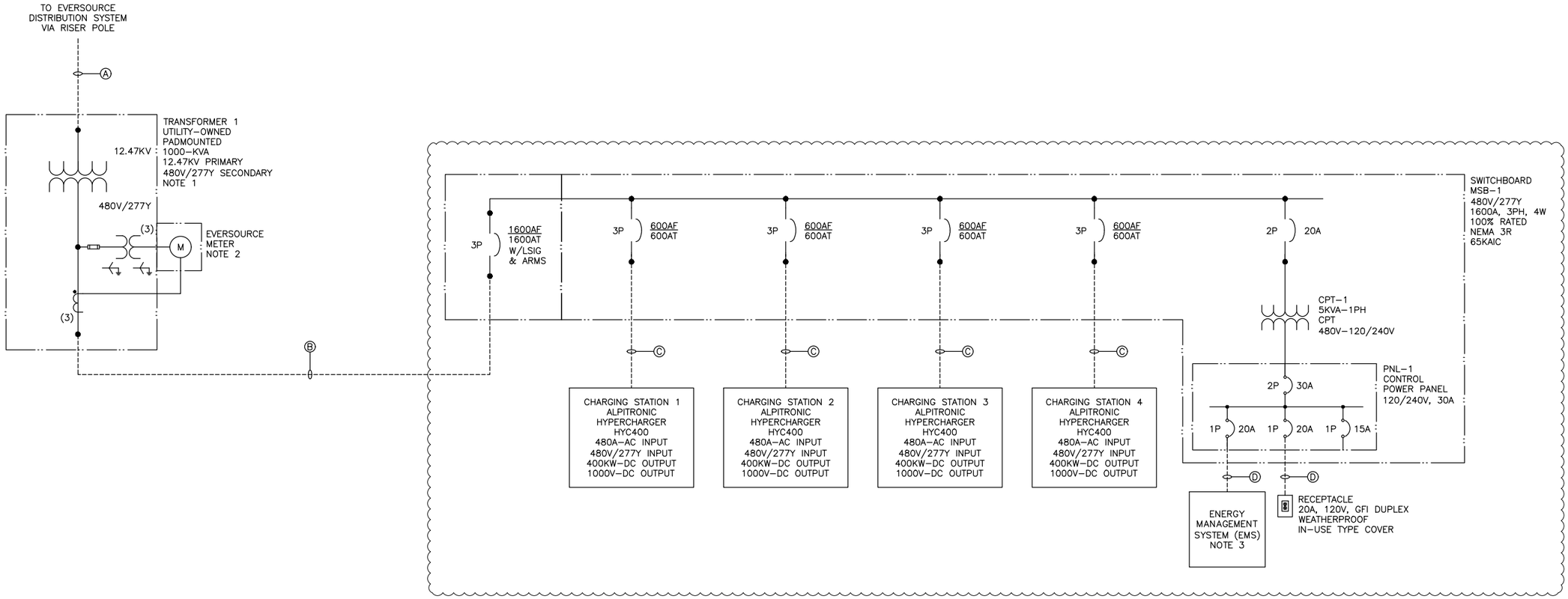
EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER: XXX-XXX

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
A	03/04/2025	NPC	AMM	ISSUED FOR PERMIT

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

E-0.0
ELECTRICAL NOTES



CABLE AND CONDUIT SCHEDULE				
ID	VOLTAGE	SETS	CABLE	CONDUIT
A	15KV	TBD	CABLE SIZED & INSTALLED BY EVERSOURCE	(1) 4" PVC
B	600V	5	(4) 500 KCMIL CU	(5) 4" PVC
C	600V	2	(3) 500 KCMIL CU, (1) #1 AWG GND	(2) 3" PVC
D	600V	1	(1) #12 AWG CU (PH), (1) #12 AWG CU (N), (1) #10 AWG CU (G)	(1) 3/4" PVC

ONELINE DIAGRAM

SCALE: NTS

NOTES
1. CONTRACTOR TO INSTALL ALL SECONDARY CONDUIT AND CABLE. EVERSOURCE TO TERMINATE CABLES ON TRANSFORMER.
2. CONTRACTOR TO VERIFY EXACT METER LOCATION WITH UTILITY. TELECOMMUNICATION LINE OR WIRELESS SERVICE TO BE PROVIDED TO UTILITY REVENUE METERING.
3. PER NEC 625.42 (A), AN ENERGY MANAGEMENT SYSTEM (EMS) WILL BE UTILIZED (MOBILITY HOUSE LLC'S CHARGEPILOT CONTROLLER OR EQUIVALENT). EMS TO BE CONNECTED TO THE EV CHARGERS VIA ETHERNET AND COMMUNICATE WITH CHARGERS THROUGH OPEN CHARGE POINT PROTOCOL (OCPP). USING THE PROGRAMMED UTILITY AND EQUIPMENT CAPACITY LIMITS, THE EMS MANAGES AND OPTIMIZES THE POWER DISTRIBUTION TO ENSURE THAT THE CHARGERS DO NOT OVERLOAD THE SOURCE OR THE EQUIPMENT.

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NOT FOR CONSTRUCTION

STATE OF NEW HAMPSHIRE
ANTHONY M. MORREALE
No.17084
LICENSED PROFESSIONAL ENGINEER
05/13/2025

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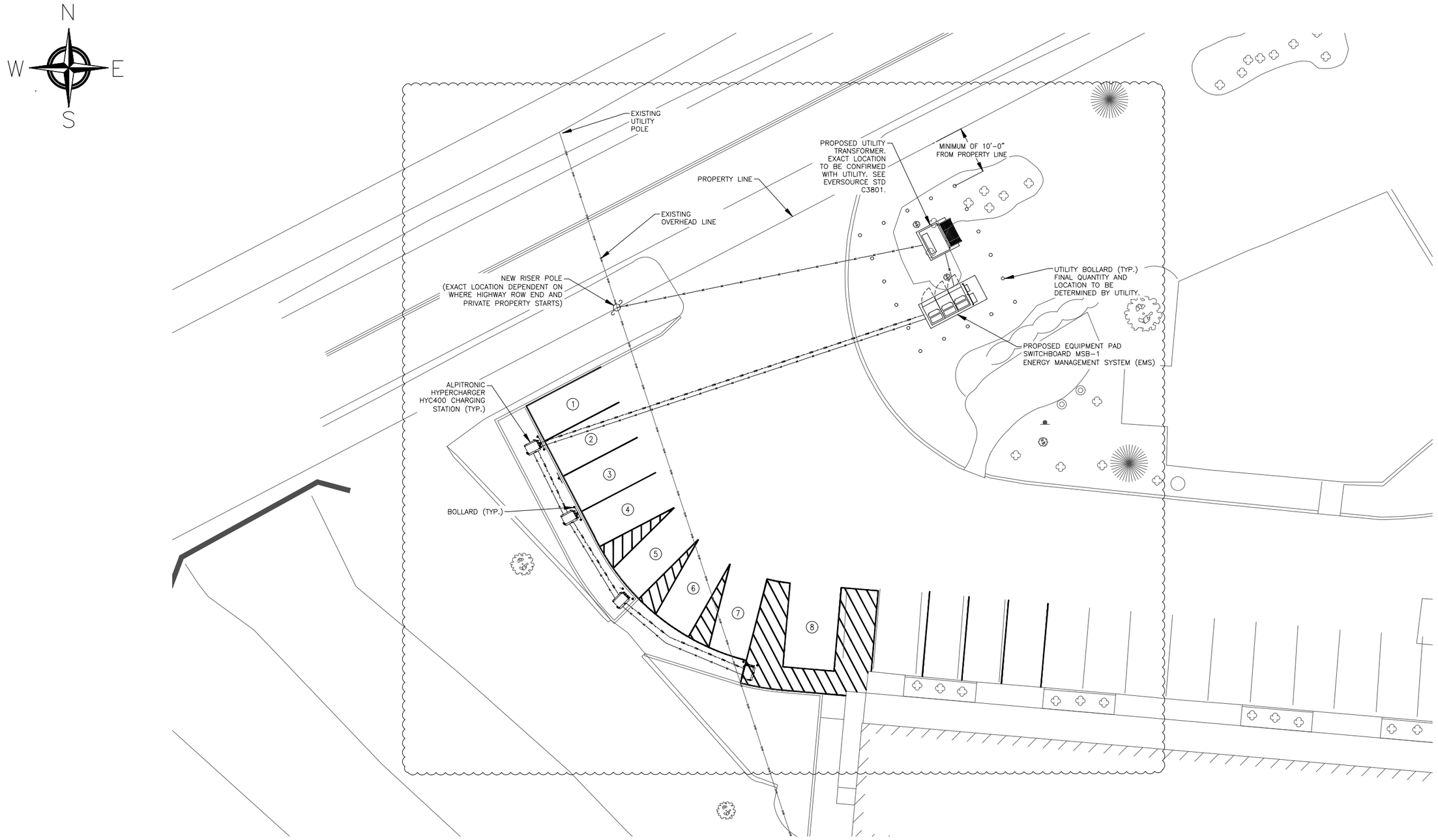
EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
XXX-XXX

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
A	07/16/2024	KRC	AMM	INTERCONNECTION DRAWINGS
B	01/15/2025	AMM	KRC	UPDATED TX & SERVICE SIZE, MOVED METERING
C	02/20/2025	NPC	AMM	UPDATED NUMBER OF CHARGERS
D	03/04/2025	NPC	AMM	ISSUED FOR PERMIT
E	05/12/2025	KRC	AMM	ISSUED FOR PERMIT - REV 1

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

E-1.0
AC SINGLE LINE DIAGRAM



ELECTRICAL SITE PLAN

Scale: 1"=10'

0 5' 10' 20'

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STATE OF NEW HAMPSHIRE
ANTHONY M MORREALE
No.17084
LICENSED PROFESSIONAL ENGINEER
05/13/2025

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505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
XXX-XXX

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
A	03/04/2025	NPC	AMM	ISSUED FOR PERMIT
B	05/12/2025	KRC	AMM	ISSUED FOR PERMIT - REV 1

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

E-2.0
PLAN DETAILS

NO.	EQUIPMENT	EQUIPMENT TO	EQUIPMENT FROM	VOLTAGE (V)	EQUIPMENT KVA	CURRENT (A)	FULL LOAD CURRENT MULTIPLIED BY 1.25	OVERCURRENT PROTECTIVE DEVICE SIZE	MAXIMUM ONE WAY LENGTH (FT)	CONDUCTOR SIZE	NEUTRAL SIZE	CONDUCTOR MATERIAL	GROUND SIZE	GROUND CONDUCTOR MATERIAL	WIRE AMPACITY	DERATED CONDUCTOR AMPACITY	CONDUCTOR INSULATION TYPE	VOLTAGE DROP (%)	CONDUIT SIZE
1	1600A SWITCHBOARD	MSB-1	XFMR-1	480	1596.21	1920.0	-	1600	25	5 X #500	#500	CU	-	-	1900	1786	XHHW-2	0.10%	(5) 4"
2	POWER CABINET 1	CS-1	MSB-1	480	399.05	480	600	700	50	2 X #500	-	CU	#1	CU	760	714.4	XHHW-2	0.13%	3"
3	POWER CABINET 2	CS-2	MSB-1	480	399.05	480	600	700	50	2 X #500	-	CU	#1	CU	760	714.4	XHHW-2	0.13%	3"
4	POWER CABINET 3	CS-3	MSB-1	480	399.05	480	600	700	45	2 X #500	-	CU	#1	CU	760	714.4	XHHW-2	0.11%	3"
5	POWER CABINET 4	CS-4	MSB-1	480	399.05	480	600	700	45	2 X #500	-	CU	#1	CU	760	714.4	XHHW-2	0.11%	3"
6	ENERGY MANAGEMENT SYSTEM	EMS-1	PNL-1	120	0.25	1.2	1.5	20	15	#12	#12	CU	#12	CU	25	23.5	XHHW-2	0.05%	3/4"
7	RECEPTACLE	RECP-1	PNL-1	120	0.2	1.0	1.3	20	15	#12	#12	CU	#12	CU	25	23.5	XHHW-2	0.04%	3/4"

SWITCHBOARD MSB-1

VOLTAGE:	PHASE:	WIRE:	BUS:	MAIN:	SHORT CIRCUIT	LOCATION:
480/277 V	3P	4W	1600 A	1600A	65 KA	-

CIRCUIT	DESCRIPTION	TRIP AMPS	POLES	PHASE LOADS (VA) VA	A	B	C	VA	POLES	TRIP AMPS	DESCRIPTION	CIRCUIT
1	CHARGING STATION 1	600	3	399052.8	798105.6			399052.8	3	600	CHARGING STATION 2	2
						798105.6						
							798105.6					
3	CHARGING STATION 3	600	3	399052.8	798105.6			399052.8	3	600	CHARGING STATION 4	4
						798105.6						
							798105.6					
5	CPT/PANELBOARD	20	2	5000	2886.8			-	-	-	-	-
						2886.8		-	-	-	-	-
-	-	-	-	-			0	-	-	-	-	-
TOTAL CONNECTED PHASE LOAD (VA)					1599098.0	1599098.0	1596211.2					
TOTAL CONNECTED LOAD (VA)					1601211.2							
LIMITED MAXIMUM LOAD (VA)					1000000							

PANEL PNL-1

VOLTAGE:	PHASE:	WIRE:	BUS:	MAIN:	SHORT CIRCUIT	LOCATION:
120/240 V	1P	3W	100 A	30A	30 KA	-

CIRCUIT	DESCRIPTION	TRIP AMPS	POLES	PHASE LOADS (VA) VA	A	B	VA	POLES	TRIP AMPS	DESCRIPTION	CIRCUIT
1	ENERGY MANAGEMENT (EMS)	20	1	1000	1000		-	1	20	SPARE	2
3	RECEPTACLE	20	1	200		400	200	1	20	LIGHTING	4
5	SPARE	20	1	-	0		-	-	-	SPACE	6
7	SPARE	20	1	-		0	-	-	-	SPACE	8
9	SPARE	20	1	-	0		-	-	-	SPACE	10
TOTAL PHASE CONNECTED LOAD (VA)					1000	400					
TOTAL PANEL CONNECTED CURRENT (A)					11.67						

ELECTRICAL EQUIPMENT SCHEDULE

REF ID	QUANTITY	DESCRIPTION
MSB-1	1	SWITCHBOARD, 480V, 1600A BUS, 1600A LSIG BREAKER, SERVICE ENTRANCE RATED, WITH ARMS AND INTERNAL CPT/PANELBOARD
EMS	1	MOBILITY HOUSE LLC'S CHARGEPILOT CONTROLLER OR EQUIVALENT ENERGY MANAGEMENT SYSTEM
RECP	1	20A, 120V, GFI DUPLEX WEATHERPROOF IN-USE TYPE COVER
CS-XX	4	ALPITRONIC HYPERCHARGER HYC400 CHARGING STATION

ELECTRICAL SCHEDULES

SCALE: NTS

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STATE OF NEW HAMPSHIRE
ANTHONY M MORREALE No.17064
LICENSED PROFESSIONAL ENGINEER
05/13/2025

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EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
XXX-XXX

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
A	03/04/2025	NPC	AMM	ISSUED FOR PERMIT
B	05/12/2025	KRC	AMM	ISSUED FOR PERMIT - REV 1

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

E-3.0
ELECTRICAL SCHEDULES

Attachment D - Site Photos

Wetland Conditional Use Permit
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log

1. Looking north from the existing hotel parking spaces toward Coakley Road and the pool / recreation area onsite.

2. Looking southeast at the proposed project area for EV charging.

3. Looking northwest at the proposed project area for EV charging.

4. Wide view looking west at the proposed project area.

5. Looking north towards entrance/exit to Port Inn and Suites on Coakley Road.

6. Looking south at the proposed project area from the northern side of Coakley Road.

Wetland Conditional Use Permit
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log

7. Looking south at the proposed project area from the northern side of Coakley Road.

8. Looking northeast up Coakley Road towards US-1 from the general area of the proposed project.

9. Looking northeast up Coakley Road towards US-1 from the northern side of Coakley Road.

10. Looking southwest down Coakley Road away from US-1 from the northern side of Coakley Road.

Attachment E - Wetland Delineation Report

Weston & Sampson

westonandsampson.com

55 Walkers Brook Drive, Suite 100
Reading, MA 01867
tel: 978.532.1900

Wetland Delineation Report

May 2025

Portsmouth, New Hampshire
Project # ENG24-1702

New Leaf
Coakley Road
Portsmouth, NH

Wetland Delineation Conducted By:
Devin Herrick, CWS
Wetland Delineation Report Reviewed By:
Rhianna Sommers, PWS

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FIGURES

APPENDICES

1.0 SITE DESCRIPTION

On May 16th, 2025, a wetland delineation was conducted on Coakley Road adjacent to 65 Borthwick Avenue in Portsmouth, NH. The investigation area is located adjacent to commercial buildings and undeveloped woodlands. Please see Figure 1 (Wetlands Field Map) and Figure 2 (USGS Topographic Map) of this report for the investigation area.

Wetland areas including, one nontidal (freshwater) wetland and one perennial stream/river were identified and flagged in the field using pink flagging by a Weston & Sampson employee who is a NH Certified Wetland Scientist trained in the wetland delineation process using the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method). Further descriptions of these wetland resource areas are presented in the following sections.

2.0 DELINEATION OF WETLAND RESOURCES

2.1 Site Observations

A Weston & Sampson NH Certified Wetland Scientist (CWS), trained in the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method), observed the following jurisdictional wetland resources at the site subject to (or potentially subject to) regulation under RSA 482-A Fill and Dredge in Wetlands:

- Nontidal (Freshwater) Wetland
- Bank – Perennial Stream/River

Field data were recorded on US Army Corps of Engineers (ACOE) Wetland Determination Data Forms. See Appendix A for completed data forms and Appendix B for site photographs.

2.2 Wetland Delineation Methodology

A wetland delineation was conducted in accordance with New Hampshire Administrative Code Env-Wt 406 Delineation and Classification of Jurisdictional Areas utilizing the Federal Delineation Method. Per Env-Wt 103.02 "Federal Delineation Method" is defined as "the method in "Wetlands Delineation Manual", Technical Report Y-87-1, US ACE, January 1987, the "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region", Version 2.0, US ACE, January 2012", and the City of Portsmouth Zoning Ordinance.

The Federal Delineation Method identifies wetlands based on the presence of hydrophytic vegetation, hydric soils, and wetlands hydrology. Pink flags with distinct flag numbers are left in the field to show wetland limits. Vegetation, hydrology and soils are assessed in both wetland and upland areas to accurately place the wetland limits at each site. The percentage of vegetative species was estimated by creating sample plots. Sample plot radius for trees, saplings, shrubs, groundcover and woody vine strata was 30', 15', 15', 5' and 30', respectively. After creating the sample plot areas, the percent basal area coverage of each species within the monitoring plot was recorded. Using these field observations, the percent dominance of each species within its stratum was calculated. The 50/20 Rule was then used to determine dominance. Dominant species were considered the most abundant plant species (when ranked in descending order of abundance and cumulatively totaled) that immediately exceeds

50% of the total dominance measure (basal area) for the stratum, plus any additional species comprising 20% or more of the total dominance measure for the stratum. Once the dominant species were determined, they were treated equally to determine the presence of hydrophytic vegetation. If the number of dominant species with a Wetland Indicator Status of FAC (excluding FAC-), FACW or OBL is greater than, or equal to, the number of remaining dominant species, the area was considered a jurisdictional wetland resource area based on vegetation.

A soil sample from each wetland sample plot is also taken. Each soil sample goes to a depth of at least 12-24 inches. The soil is characterized to determine if the soil sample is considered a hydric (wetland) soil. Soil samples, including mottles, are characterized based on color using Munsell Soil-Color charts as a color reference and Env-Wt 301(c) as described above.

The general area is then assessed for hydrologic conditions, including, but not limited to, site inundation, depth to free water, depth of soil saturation, water marks, drift lines, sediment deposits, and water-stained leaves.

2.3 Nontidal (Freshwater) Wetlands

Per Env-Wt 103.47 “Non-tidal wetland” means a wetland that is not subject to periodic inundation by tidal waters. The limit of the nontidal wetland was determined utilizing the Federal Delineation Method by locating the transitional area between wetland and upland vegetation, soils and hydrologic conditions. Wetland flags left in the field included:

- WET-A1 through WET-A12 (WET “A” Series)

Dominant vegetation within the wetland resource area included white meadowsweet (*Spiraea latifolia)* and broad-leaved cattail (*Typha latifolia)*. species that generally thrive in wet conditions. Soils within the BVW’s were composed of a thick organic layer underlain by sandy loam with redoximorphic features. Other indicators of wetland hydrology included surface water and saturation.

Dominant vegetation in the adjacent upland area included white meadowsweet (*Spiraea latifolia),* Canada goldenrod *(Solidago canadensis),* field horsetail *(Equisetum arvense),* Asiatic bittersweet

(Celastrus orbiculatus). Soils within the upland were composed of fine sandy loam with no evidence of mottling or hydrology within the top 8 inches. A restrictive layer was present at 8 inches of gravel and fill.

These wetlands are classified using the Cowardin "*Classification of Wetlands and Deepwater Habitats of the United States*" as PEM1E, P – Palustrine, EM - Emergent, 1 Persistent, E Seasonally Flooded/Saturated.

At the state level in NH, nontidal wetlands are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. The City of Portsmouth has a 100-foot buffer on non-tidal wetlands.

2.4 Banks – Perennial Stream/River

Per Env-Wt 103.53 "Perennial stream" means a watercourse that is in the groundwater table for most of the year and so has groundwater as its primary source of water for stream flow, with runoff from rainfall and snowmelt as a supplemental source of water, so that it contains flowing water year-round during a typical year. Perennial streams are delineated by identifying the limit of the bank and the ordinary high-water mark on each side of the watercourse (Env-Wt 406.04(a)). Per Env-Wt 102.15 "Bank" means the transitional slope adjacent to the edge of a surface water body, the upper limit of which is usually defined by a break in slope, or for a wetland, where a line delineated in accordance with Env-Wt 400 indicates a change from wetland to upland. Per RSA 483-B:4, XI-e. "Ordinary high water mark" means the line on the shore, running parallel to the main stem of the river, established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the immediate bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Where the ordinary high-water mark is not easily discernable, the ordinary high-water mark may be determined by the department of environmental services.

A single perennial stream/river was identified on site. Based on the current mapping available from the United States Geological Survey (USGS) this stream is called Hodgson Brook. The perennial stream bank was flagged. Wetland flags left in the field included:

- TOB-A1 through TOB-A12 (TOB "A" Series) – Hodgson Brook

The perennial stream ordinary high water mark was flagged. Wetland flags left in the field included:

- OHW-A1 through OHW-A12 (OHW "A" Series) – Hodgson Brook

Utilizing the New Hampshire hydrography dataset archived by the Geographically Referenced Analysis and Information Transfer System (GRANIT) Hodgson Brook is not a fourth order stream or higher. Since Hodgson Brook is not a fourth order stream or higher is it not considered a "public water"per RSA 483-B:4, XVI and not subject to the Shoreland Water Quality Protection Act (RSA 483-B).

Perennial streams/rivers are considered to be "Surface Waters of the State" (RSA 485-A:2, XIV) and as such at the state level they are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. The City of Portsmouth has a 100-foot buffer on perennial streams.

2.5 Other Protected Areas

Weston & Sampson created Environmental Resources Maps (see Figures 3 – 4.4) of the site to determine the presence of other protected areas. These areas included:

- Designated River Segment/Corridor
- Prime Wetlands
- FEMA 100 Year Floodplain
- Wildlife Action Plan
- Endangered and Rare Species/Habitat

Designated River Segment/Corridor

The New Hampshire Rivers Management and Protection Program (RMPP) was established in 1988 with the passage of RSA 483 to protect certain rivers, called Designated Rivers, for their outstanding natural and cultural resources. The New Hampshire Department of Environmental Services RMPP maintains a NH Designated River Corridor Web Map viewer showing all of the jurisdictional designated river segments. The Designated River corridor is defined as the river and the land area located within a distance of 1,320 feet (1/4 mile) of the normal high water mark or to the landward extent of the 100 year floodplain of a designated river as designated by the Federal Emergency Management Agency, whichever distance is larger.

A map of the investigation area utilizing the NH Designated River Corridor Web Map viewer is shown in Figure 4.1. There are no designated river segments or corridors located within the investigation area.

Prime Wetlands

Per RSA 482-A:15.1(a) Any municipality, by its conservation commission, or, in the absence of a conservation commission, the planning board, or, in the absence of a planning board, the local governing body, may undertake to designate, map, and document prime wetlands lying within its boundaries, or if such areas lie only partly within its boundaries, then that portion lying within its boundaries. The conservation commission, planning board, or governing body shall give written notice to the owner of the affected land and all abutters 30 days prior to the public hearing, before designating any property as prime wetlands.

The City of Portsmouth NH has chosen to designate prime wetlands. A map of Priority Resource Areas is shown in Figure 4.4. There are no prime wetlands located within the investigation area.

FEMA 100 Year Floodplain

The Federal Emergency Management Agency (FEMA) has designated a series of zones which are defined according to varying levels of flood risk. Per FEMA a flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. The 100-year floodplain is the zone with a 1% annual chance of flooding. FEMA Flood Insurance Rate Maps (FIRM) were created online from the FEMA website to determine if there is a 100-year flood zone at the site.

See Figure 3 for FIRM map. Based on FEMA flood maps the investigation area is not located within the 100-year floodplain.

Wildlife Action Plan

In 2020 an update was completed of the New Hampshire Fish and Game Wildlife Action Plan. According to the NH Fish and Game the aim of the Wildlife Action Plan seeks to “identify species in greatest need of conservation, habitats that are at the greatest risk, as well as land uses and activities that present the greatest threats to wildlife and habitat.” The NH Wildlife Action Plan includes mapping data available for use by stakeholders:

1. Habitat Land Cover Map: which shows where the different types of wildlife habitat are located throughout the state.
2. Highest Ranked Habitat by Ecological Condition Map: which shows where habitats in the best ecological condition in the state are located, based on biodiversity, arrangement of habitat types on the landscape, and lack of human impacts.

After learning what habitat may be present within a proposed project area the Wildlife Action Plan informs stakeholders about strategies for managing and protecting wildlife. The data from these maps is available on the Geographically Referenced Analysis and Information Transfer System (GRANIT) viewer.

Two maps have been created to illustrate the New Hampshire Fish and Game Wildlife Action Plan data available, and they are shown in Figure 4.2-4.3. According to the Highest Ranked Habitat Map (Figure 4.2) the investigation area is not located within wildlife habitat. According to the Habitat Land Cover Map (Figure 4.3) the investigation area is composed of developed or barren land and developed impervious cover types.

Endangered and Rare Species/Habitat

The New Hampshire Natural Heritage Bureau (NHB) keeps records of known locations of rare species and natural communities. The NHB Datacheck Tool allows the user to outline the limits of the proposed project area in order to determine if there are any records of rare species and natural communities within the proposed project limits.

The approximate proposed project limits were mapped using the NHB Datacheck Tool. The NHB records indicate the investigation area has potential impacts for any rare species and natural communities (see Appendix C). This mapping is regularly updated and subject to change.

If any portion of the project involves a federal nexus (i.e. federal permitting, federal funding etc..), additional information may be required from the U.S. Fish and Wildlife Service.

3.0 SUMMARY

On May 16th, 2025, a wetland delineation was conducted on Coakley Road adjacent to 65 Borthwick Avenue in Portsmouth, NH. One nontidal (freshwater) wetland and one perennial stream/river were identified and flagged at the site.

Additional environmental mapping was conducted using GRANIT data layers and FEMA FIRM mapping. This additional mapping indicates the investigation area may have potential impacts to rare species and natural communities per the NHB data check.

4.0 REFERENCES

Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U. S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Home Page. http://www.npwrc.usgs.gov/resource/1998/classwet/classwet.htm (Version 04DEC98).

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United States Department of Agriculture, Natural Resources Conservation Service. *2018. Field Indicators of Hydric Soils in the United States, Version 8.2.* L. M. Vasilas, G. W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

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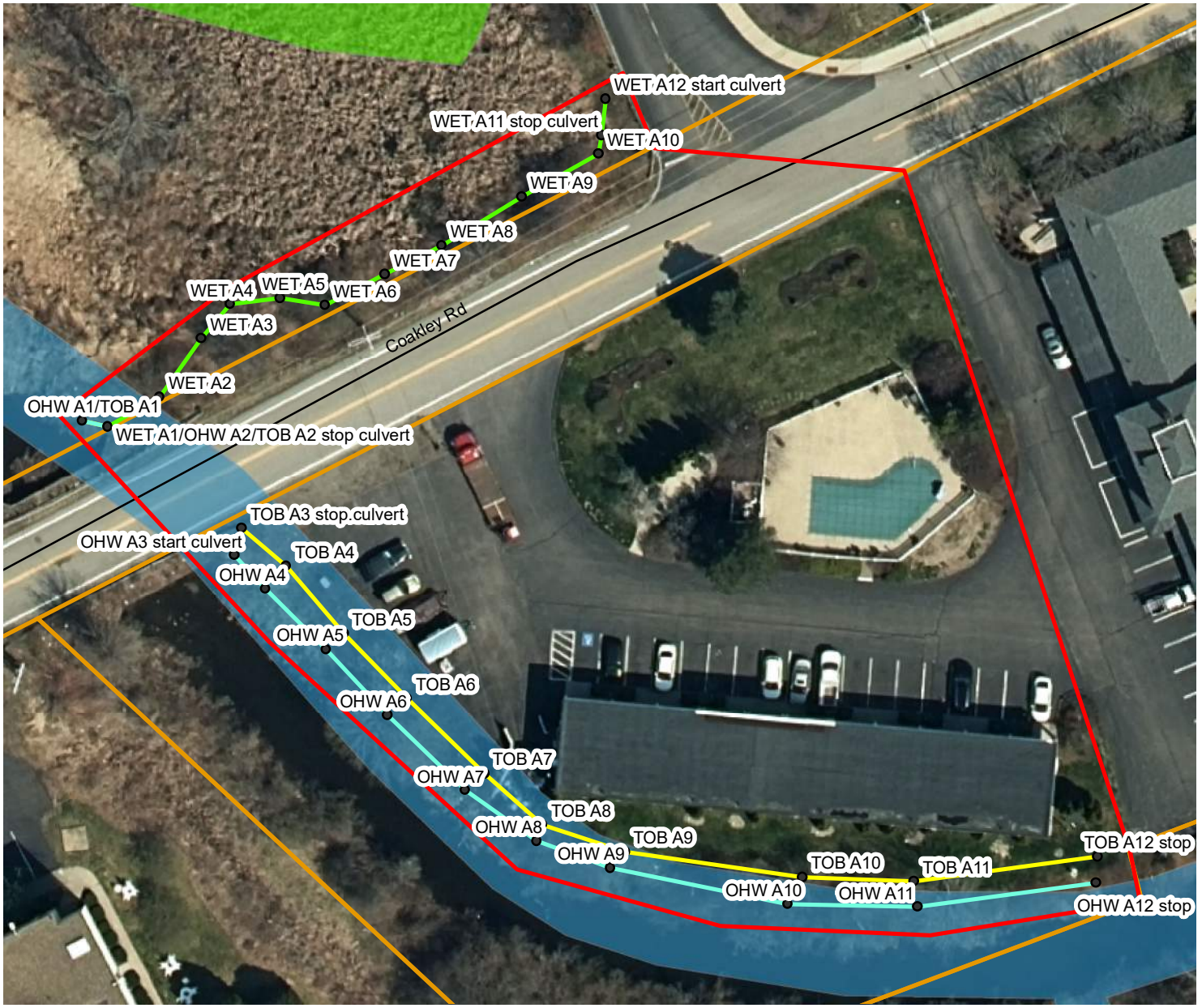


Legend

- Wetland Flags
- Ordinary High Water
- Top of Bank
- Wetland
- Investigation Area
- NH DOT Roads
- Parcels
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

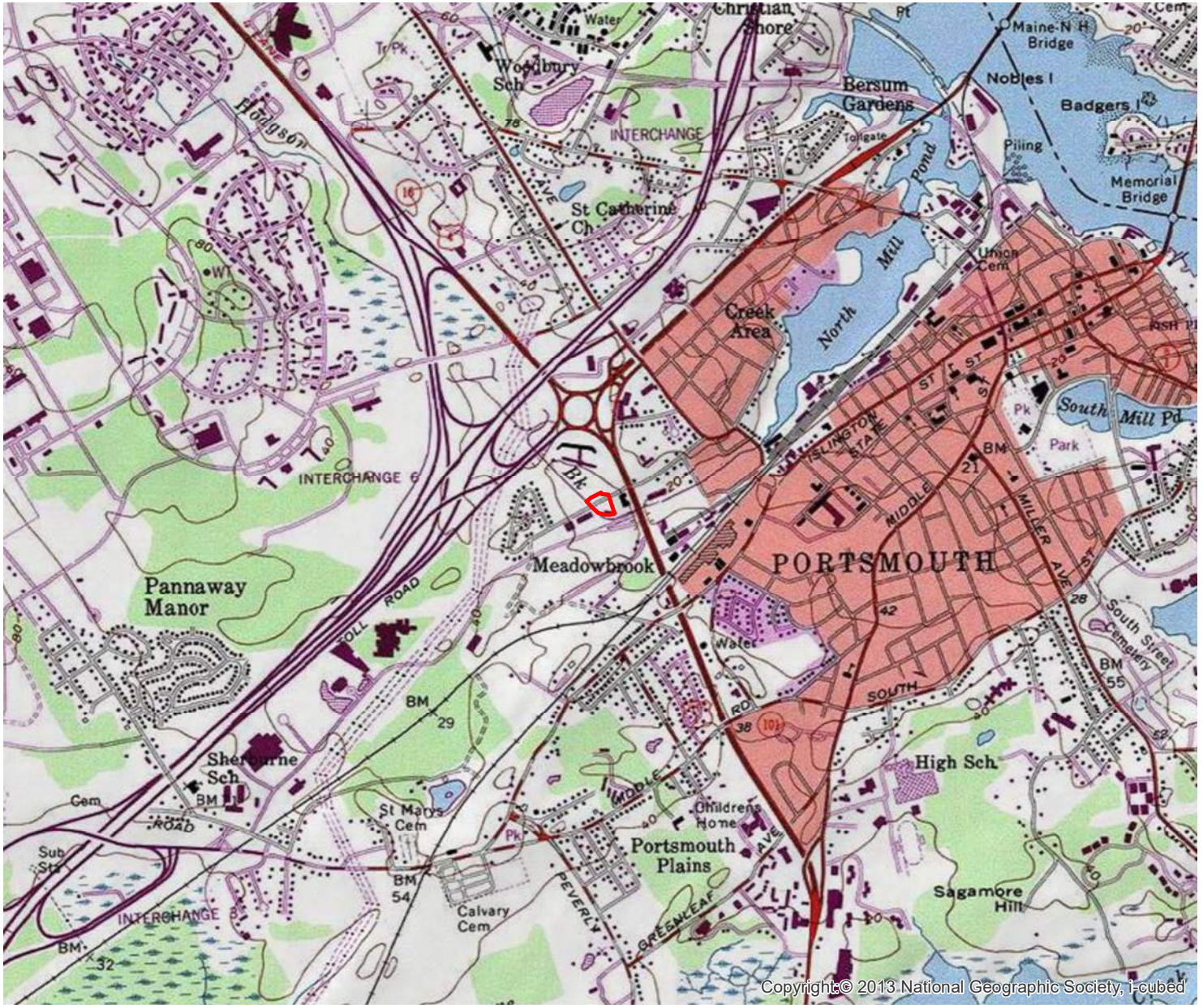
USGS NH 2021\2022 6-inch Orthophotos (RGB)
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

FIGURE 1

New Leaf
Portsmouth NH

Wetlands Field Map

Weston & Sampson



Legend

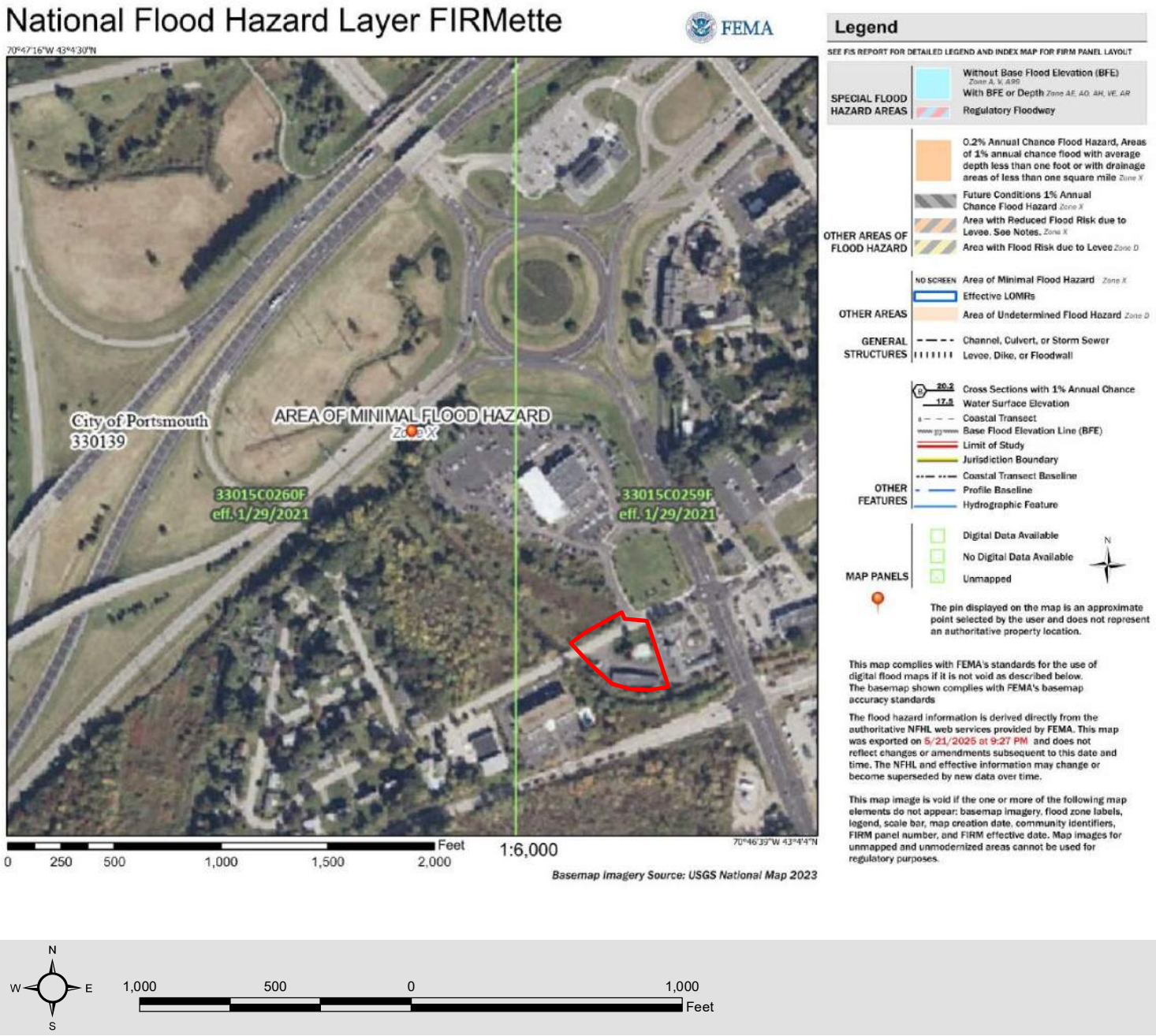
Investigation Area

FIGURE 2

New Leaf
Portsmouth NH

USGS Topographic Map

Weston & Sampson



Legend

Investigation Area

FIGURE 3

New Leaf
Portsmouth NH

FEMA Map

Weston & Sampson

Path: \\wse03.local\WSE\Projects\Private\New Leaf Energy\EV Charging Designs\Portsmouth, NH\Permitting\Wetland Delineation Report\GIS\4 Designated River.mxd **User:** Herrick.Devin **Saved:** 5/23/2025 1:58:46 PM **Opened:** 5/23/2025 1:59:06 PM

Legend

- Wetland Flags
- Ordinary High Water
- Top of Bank
- Wetland
- Investigation Area
- NH DOT Roads
- Parcels
- Designated_Rivers
- Approx Designated River Corridor

USGS NH 2021\2022 6-inch Orthophotos (RGB)

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

FIGURE 4.1

New Leaf
Portsmouth NH

Designated River Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH New Leaf\NH Report Template\GIS\5 WAP 1.mxd **User:** Herrick.Devin **Saved:** 5/21/2025 5:34:49 PM **Opened:** 5/21/2025 5:35:30 PM

N
W E
S

100 50 0 100
Feet

Legend

- Investigation Area
- NH DOT Roads
- Parcels
- 1 Highest Ranked Habitat in New Hampshire
- 2 Highest Ranked Habitat in Biological Region
- 3 Supporting Landscapes

USGS NH 2021\2022 6-inch Orthophotos (RGB)

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

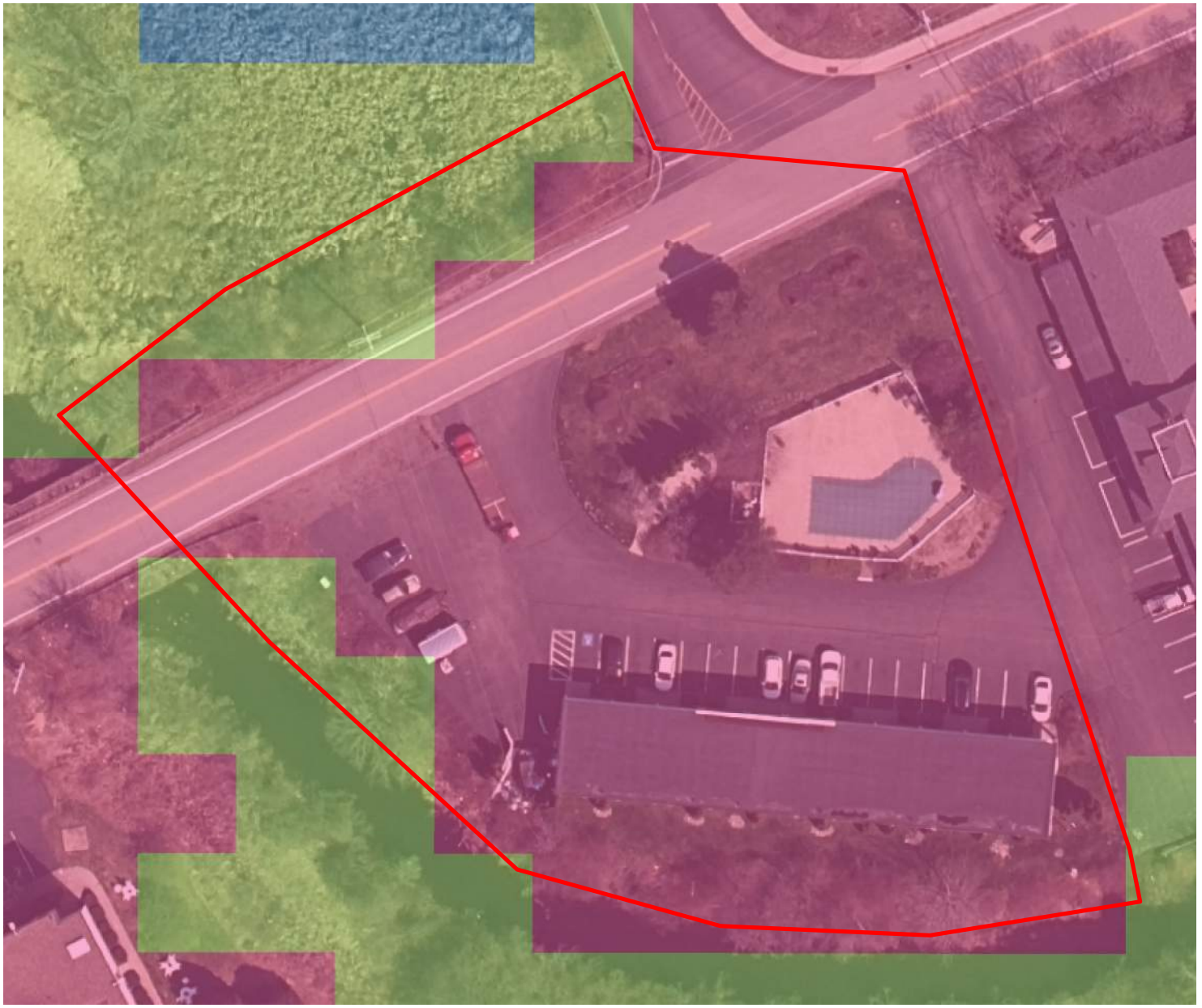
FIGURE 4.2

New Leaf
Portsmouth NH

Wildlife Action Plan
Highest Rank Habitat Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH New Leaf\NH Report Template\GIS\6 WAP 2.mxd **User:** Herrick.Devin **Saved:** 5/21/2025 5:38:54 PM **Opened:** 5/21/2025 5:39:54 PM



N
W E
S

100 50 0 100
Feet

Legend

- Investigation Area
- Alpine
- Appalachian oak-pine
- Cliff and Talus
- Coastal island
- Developed Impervious
- Developed or Barren land
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Sand/Gravel
- Temperate swamp
- Wet meadow/shrub wetland

USGS NH 2021\2022 6-inch Orthophotos (RGB)

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

FIGURE 4.3

New Leaf
Portsmouth NH

Wildlife Action Plan
Habitat Land Cover Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH New Leaf\NH Report Template\GIS\7 Priority Resource Areas_WPPT.mxd **User:** Herrick.Devin **Saved:** 5/21/2025 6:00:54 PM **Opened:** 5/21/2025 6:00:59 PM

N
W E
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1,000 500 0 1,000
Feet

Legend

- Investigation Area
- Wetlands
- 100ft Wetlands Buffer
- Prime Wetlands- Portsmouth
- Prime Wetlands Eligible- Pease
- Parcels

FIGURE 4.4

New Leaf
Portsmouth NH

Prime Wetland Map

Weston & Sampson

APPENDIX A

ACOE Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Coakley Road City/County: Portsmouth Sampling Date: 5/16/2025

Applicant/Owner: New Leaf State: NH Sampling Point: WET A WET

Investigator(s): Devin Herrick, CWS Section, Township, Range:

Landform (hillside, terrace, etc.): roadside Local relief (concave, convex, none): concave Slope (%): 0-3

Subregion (LRR or MLRA): LRR R Lat: 43.069731 Long: -70.780383 Datum: WGS84

Soil Map Unit Name: Scitico NWI classification: PEM1

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area**	
Hydric Soil Present?	Yes X	No	**within a Wetland?**	**Yes** X **No**
Wetland Hydrology Present?	Yes X	No	If yes, optional Wetland Site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- High Water Table (A2)
- X Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- Marl Deposits (B15)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Moss Trim Lines (B16)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Microtopographic Relief (D4)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No	Depth (inches): 1
Water Table Present?	Yes	No X	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes X	No	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WET A WET

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft radius)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5 ft radius)			
1. *Spiraea latifolia*	5	No	FACW
2. *Typha latifolia*	100	Yes	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	105	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	100	x 1 =	100
FACW species	5	x 2 =	10
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	105 (A)		110 (B)

Prevalence Index = B/A = 1.05

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WET A WET

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Muck	organic
6-18	2.5Y 4/1	95	10YR 4/6	5	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to reflect the NRCS Field Indicators of Hydric Soils version 7.0 March 2013 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Coakley Road City/County: Portsmouth Sampling Date: 5/16/2025

Applicant/Owner: New Leaf State: NH Sampling Point: WET A UP

Investigator(s): Devin Herrick, CWS Section, Township, Range:

Landform (hillside, terrace, etc.): roadside Local relief (concave, convex, none): concave Slope (%): 0-3

Subregion (LRR or MLRA): LRR R Lat: 43.069731 Long: -70.780383 Datum: WGS84

Soil Map Unit Name: Scitico NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area**	
Hydric Soil Present?	Yes	No X	**within a Wetland?**	**Yes** **No** X
Wetland Hydrology Present?	Yes	No X	If yes, optional Wetland Site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	No X	Depth (inches):
Water Table Present?	Yes	No X	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes	No X	Depth (inches):

Wetland Hydrology Present? **Yes** **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WET A UP

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft radius)			
1. *Frangula alnus*	1	No	FAC
2. *Spiraea latifolia*	10	Yes	FACW
3. *Cornus sericea*	1	No	FACW
4.			
5.			
6.			
7.			
	12	=Total Cover	
Herb Stratum (Plot size: 5 ft radius)			
1. *Solidago canadensis*	15	Yes	FACU
2. *Equisetum arvense*	25	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40	=Total Cover	
Woody Vine Stratum (Plot size:)			
1. *Celastrus orbiculatus*	5	Yes	UPL
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	11	x 2 =	22
FAC species	26	x 3 =	78
FACU species	15	x 4 =	60
UPL species	5	x 5 =	25
Column Totals:	57 (A)		185 (B)

Prevalence Index = B/A = 3.25

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WET A UP

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/3	100					Loamy/Clayey	fine sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: gravel/fill

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to reflect the NRCS Field Indicators of Hydric Soils version 7.0 March 2013 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx) gravel fill and disturbance

APPENDIX B

Site Photographs

Photo 1: TOB-A Series

Photo 2: WET-A Series

APPENDIX C

NHB Datacheck Forms

NH DIVISION OF FORESTS AND LANDS

DataCheck Tool Help

Community | Landowners | Natural Resource Professionals | Conservation | Exploring Our Forests

NHB DataCheck Tool: Project Mapping

Click Here to Show Instructions

Base Map: Aerial Imagery

Map mode: Navigation / Drawing (polygons)

Map one or more polygons that outline the entire area that could be disturbed by your project, including temporary disturbances such as construction-vehicle staging areas.

Add Shapefile

ID	AREA
1	1.8 acres
Total: 1.8 acres	

Once you have accurately mapped your project boundaries you may submit them for a DataCheck.

DataCheck

Results: Potential Impacts

There are NHB records in the vicinity of the area(s) you mapped.

Back | Next | Cancel

Attachment F - Owner Authorization Form

OWNER AUTHORIZATION FOR INDIVIDUAL

I, ASHISH SANGANI,

by my signature below, hereby authorize Coakley Road EV Charging 1, LLC to
(name of applicant)

submit Planning Board/Zoning Board of Adjustment/Planning Division applications and applicable materials for presentation to City of Portsmouth Planning Department/Portsmouth Zoning Board of Adjustment/ Portsmouth Planning Board for the proposed development at:

505 US-1 Portsmouth, NH
(address of site)

(Signature)

4/9/25
(Date)

SITE & CONDITIONAL USE APPLICATIONS

FOR

PEASE WASTEWATER TREATMENT FACILITY REHABILITATION

135 Corporate Drive
Portsmouth, NH

June 13, 2025

Prepared For:

AECOM Technical Services, Inc.
250 Apollo Drive
Chelmsford, MA 01824

On Behalf Of:

City of Portsmouth New Hampshire
Department of Public Works
680 Peverly Hill Road
Portsmouth, NH 03801

Prepared By:

Altus Engineering
133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335

ALTUS ENGINEERING

Altus Project 5336

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

Conditional Use Permit Application

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

Applicant Information

Applicant: City of Portsmouth DPW	Agent: AECOM Technical Services, Inc.
Address: 680 Peverly Hill Road Portsmouth, NH 03801	Address: 250 Apollo Drive Chelmsford, MA 01824
Business Phone: (603) 427-1530	Business Phone: (978) 905-2100
Mobile Phone:	Mobile Phone:
Fax: (603) 427-1539	Fax:

Site Information

Portsmouth Tax Map: 303 | Lot #: 6 | Zone: Airport Buisiness Commercial Zone

Address / Location of Work: 135 Corporate Drive, Portsmouth, NH 03801

Proposed Activity (check all that apply)	Impacted Jurisdictional Area(s): Check all that apply
X New Structure	Wetland
X Expansion of Existing Structure	X Wetland Buffer
X Other site alteration (specify): NEW STORMWATER INFASTRUCTURE & WWTF RELATED UTILITY IMPROVEMENTS	

Total area of wetland on subject lot:	127,000 SF
Total area of wetland buffer on subject lot:	163,100 SF
Distance of proposed structure or activity to edge of wetland:	TBD LF

	On subject lot	Off subject lot
Area of wetland impacted:	0 SF	0 SF
Area of wetland buffer impacted:	19,200 SF	500 SF
Total area of wetland and wetland buffer impacted:	19,200 SF	500 SF

Provide complete description of site and work to be completed:

The Pease Wastewater Treatment Facility is proposing improvements to the existing site that includes: demo and rehabilitation of existing buildings, construction of new buildings, new piping to support the facility, new electrical utilities, new stormwater infrastructure, new parking and access ways and replacement of the water line.

All above information shall be shown on a site plan submitted with this application. Provide 3 full size hard copies and one PDF copy of all application materials as well as one half-size set of drawings to PDA. Applicant shall supply additional copies as may be required by applicable municipality.

Certification

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

Signature of Applicant — Date: 6/11/25

Peter Rice
Printed Name

N:\Engineer\Conditional Use Permit Application.xlsx

Section 2

Conditional Use Narrative

ALTUS ENGINEERING

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

CONDITIONAL USE PERMIT APPLICATION
Pease Wastewater Treatment Facility
NARRATIVE
June 13, 2025

On behalf of the Applicant, City of Portsmouth Department of Public Works (DPW), AECOM Technical Services (AECOM) and Altus Engineering, LLC (Altus) respectfully submits a Wetlands Conditional Use Permit application for the rehabilitation of the Pease Wastewater Treatment Facility (WWTF) at 135 Corporate Drive. The DPW proposes to significantly renovate the 70+ year old facility.

The WWTF is a ±12.1-acre parcel identified on the Portsmouth Assessor Maps on Tax Map 303, Lot 6. The lot is bounded by the Spaulding Turnpike (U.S. Highway Route 16) to the northeast, Tony Rahn Park to the southeast, Corporate Drive to the southwest and the area to the northwest is undeveloped. The WWTF buildings are located in the center and eastern portion of the parcel. A section of Hodgson Brook is located along the southwest property boundary between the lot and Corporate Drive. The west boundary of the property is undeveloped and there is a mix of woods, maintained lawn and wetland.

The existing built above ground infrastructure includes a Lab/Administration Building, a Blower/Dewatering Building, a Control Operations Building, a Septage Receiving Building, a Headworks Building, a Sludge Storage tank, a Chlorine Contact Tank, two Sequencing Batch reactors, two Primary Clarifiers, and two Post Equalization Tanks. There is also an abandoned Digester and two abandoned Trickling Filter Bases on the property. The facility was originally part of the Pease Air Force Base and is under the jurisdiction of the Pease Development Authority (PDA). The City of Portsmouth operates the WWTF that is under the jurisdiction of the PDA.

The proposal includes construction of four new buildings on the parcel: a new Primary Sludge Pump Station (±480 S.F.), new Electrical/Control Building (±653 S.F.), new Chemical Storage Building (±1,956 S.F.) and an expansion of the existing Lab/Administration Building (±912 S.F.). It also includes razing the existing Control Operations Building. Other improvements to the site include new utilities to each of the buildings, new piping to support the facilities treatment operations, a new generator with concrete pad, a new electrical transformer with concrete pad, new sidewalks, new parking and access ways, and stormwater infrastructure.

Wetlands have been identified on the site, primarily in the western and southern corners of the lot; and small wetland has been identified along the northeast boundary. Portions of the existing WWTF lie within the 100-foot wetland buffer. The project proposes to limit disturbing the wetland buffer as much as possible, but based on the existing layout of the WWTF and the

location of the wetlands, some impact to the wetland buffer is unavoidable. The wetlands and 100-foot wetlands buffer encompasses a significant portion of the lot, making improvements impossible without a Conditional Use Permit. The majority of the on-site wetland is undisturbed and allowed to grow naturally. The WWTF was constructed prior to City wetland buffer regulations and before most zoning ordinances were enacted; additionally the WWTF was constructed by the Air Force which is exempt from most permitting requirements.

The WWTF has an access road from Corporate Drive that crosses over Hodgson Brook. Most of the existing WWTF buildings are located outside of the 100-foot buffer, however there are some existing structures and paved surfaces located within the 100-foot buffer. Currently the entirety of the Septage Receiving Building and Equalization Tank #1 are located within the buffer, additionally a half of Equalization Tank #2 and portions of the Sludge Storage Tank and Sequencing Batch Reactor #1 are also located within the buffer. The existing site has approximately 26,300 SF of impervious surfaces within the buffer consisting of the buildings listed above and paved surfaces.

This project proposes disturbances to the 100-foot wetland buffer area that are in three distinct "areas" on the property. The largest disturbance area within the buffer area is the proposed ±2,500 SF Chemical Storage Building located along the northeast boundary of the site. Based on buildable space remaining on the property, this is the optimal location for the new building. It is close enough to the existing facility to reduce the amount of associated piping needed to support the facility and the building will be surrounded by existing pavement on three sides. There is also existing pavement between the proposed building and the existing wetland. Additionally, stormwater infrastructure will be constructed around the building to adequately capture stormwater runoff and discharge it to the onsite drainage system. The proposed building is approximately 27 feet to the wetland.

The second disturbance area within the buffer on the property is the widening of the access road and construction of a bioretention cell near the entrance to the WWTF. The widening of the access road will add approximately 430 S.F. of pavement within the wetland buffer. However, the construction of the bioretention cell will treat impervious runoff from the site and control the rate of discharge from the contributing catchments. The site currently does not have any stormwater treatment SCMs (Stormwater Control Measures) and the two proposed bioretention cells are sized to treat more impervious surface than the amount of new impervious area that is proposed in this project. The proposed paving associated with widening the access road is approximately 37 feet from the wetlands at the closest point.

The third disturbance area within the wetland buffer area is from the proposed trenching and piping activities that are required throughout the property. These areas are not as confined as the previous two, but this type of disturbance will be less of an impact when construction is completed. These disturbances are below grade and the land will be returned to existing conditions when construction is completed.

The WWTF is overdue in replacing/upgrading water, electric and stormwater utilities. Additionally, with the demolition and construction of several buildings that support the WWTF

operation, underground piping associated with these buildings will also need to be constructed. A portion of these activities will need to be completed within the wetland buffer. Unlike the previous two areas of disturbance within the wetlands buffer area, these disturbances will be temporary. The distance of these improvements to existing wetlands varies across the site, however the new water service from Corporate Drive along the access road will be closest to the existing wetlands.

In accordance with Chapter 300 Pease Development Authority Zoning Requirements, Part 304-A Pease Wetlands Protection, the project will require a Conditional Use Permit from the Planning Board. The project does not require any additional relief from the City of Portsmouth Zoning Ordinance.

Per Part 304-A.08 for criteria for approval of a Conditional Use Permit, Altus offers the following:

(1) The land is reasonably suited to the use;

The property is an existing wastewater treatment facility located in the Airport Business Commercial Zone. The existing site currently serves residential, industrial and commercial users. The proposed project does not change the use of the site.

(2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use;

<u>The proposed Chemical Storage Building:</u>

The existing lot is already significantly developed to support the existing WWTF, new buildings under this proposed project are located near to the existing buildings and in areas that have already been disturbed during the original construction of the WWTF.

A significant amount of the lot that has not been previously disturbed remains undeveloped, wetland or wetland buffer. Building within the wetland is not feasible and a large portion of the lot is within the wetland buffer. Construction in undeveloped areas would cause more overall disturbance on the parcel. Building within the buffer near the existing WWTF structures reduces overall disturbance.

<u>The new pavement for the access road and bioretention cell #1:</u>

The existing access road already travels through the wetland buffer and relocation of the access road is not feasible. The widening of the road is to provide safer access for vehicles and to provide protection to the underground duct bank that provides power to all of PDA. The amount of new impervious within the buffer

(±2,950 S.F.) is minimal compared to the amount of total on-site buffer area (±163,100 S.F.) and buffer area that is already impervious (±26,300 S.F.). The location of the bioretention cell was ideal to maximize the amount of stormwater treatment and control of offsite flows. While this cell is located in the buffer, when construction is completed it will be a permeable grassed depression.

<u>The utility trenching and piping activities:</u>

The property has significant areas of wetland and wetland buffer encumbering a significant portion of the site. No utility piping is within the wetlands. New utility piping activities within the buffer are unavoidable based on the location of the existing access road and the existing buildings on site. Where possible, piping and trenching in the wetland buffer is avoided but in many situations there is no other option. While construction is ongoing temporary erosion control SCMs will be in place to protect resource assets. When this work is completed the areas disturbed will be returned to existing conditions, either to be repaved or loamed and seeded as necessary.

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

The majority of the on-site wetland system is undisturbed and a majority of the WWTF is outside of the 100-foot wetlands buffer. Most of the areas within the wetland buffer to be impacted during this project have already been disturbed previously during the original construction of the WWTF. Work within the wetland buffer for this project should not have any adverse impacts on the functional values of the wetland areas or surrounding properties.

<u>The Proposed Chemical Storage building:</u>

The existing wetland system near the proposed building is a small stormwater ditch that is downstream from the Spaulding Turnpike. This wetland discharges into a 36" drainage culvert that travels across the site. While the proposed building is adding impervious area to the wetland buffer, stormwater SCM's are proposed control flows from this new building that were not previously in place. While no stormwater treatment is present for this building, stormwater treatment has been proposed elsewhere on the site to offset the impact of this proposed building.

<u>The new pavement for the access road and bioretention cell #1:</u>

The existing wetland system to the southeast is a small depression that collects rainwater from upgradient. There is no direct connection between this small patch of wetland and Hodgeson Brook that is located to the west and south. This small wetland already collects large amounts of runoff from the existing WWTF access

road and there is no existing stormwater treatment. While the new pavement for the access road is adding impervious area within the wetland buffer it is only increasing by ±430 SF. Additionally, the bioretention cell is proposed to intercept a large amount of the runoff from the access road that currently discharges to the wetland and provide treatment, where previously it was untreated.

<u>The utility piping and trenching activities:</u>

No adverse impacts to the wetland functional values are anticipated. This type of work is only temporarily disturbing the existing ground surface and proper erosion control SCM's will be in place to protect areas outside of the work. When construction is completed these areas will be returned to existing conditions. Additionally, the utilities to be installed within the buffer are primarily water, stormwater and electric which all pose a minimal risk to wetland functional value. Areas disturbed will be returned to existing conditions after the work is completed.

The site effective impervious area will increase in both the wetland buffer and the entire lot, however two bioretention cells are proposed to provide treatment to impervious surfaces that currently do not exist on the site. Furthermore, the bioretention cells have been sized to treat more impervious surface area (±6,844 S.F.) than is being added under this project (±4,006 S.F.). In summary, stormwater quantity will be enhanced and volume and peak rate of runoff discharging from the site will be reduced. These improvements provide a benefit to Hodgson Brook and the properties located down gradient.

(4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

The entire WWTF rehabilitation project will be within areas that have previously been disturbed. Tree and shrub removal within the buffer will be minimal.

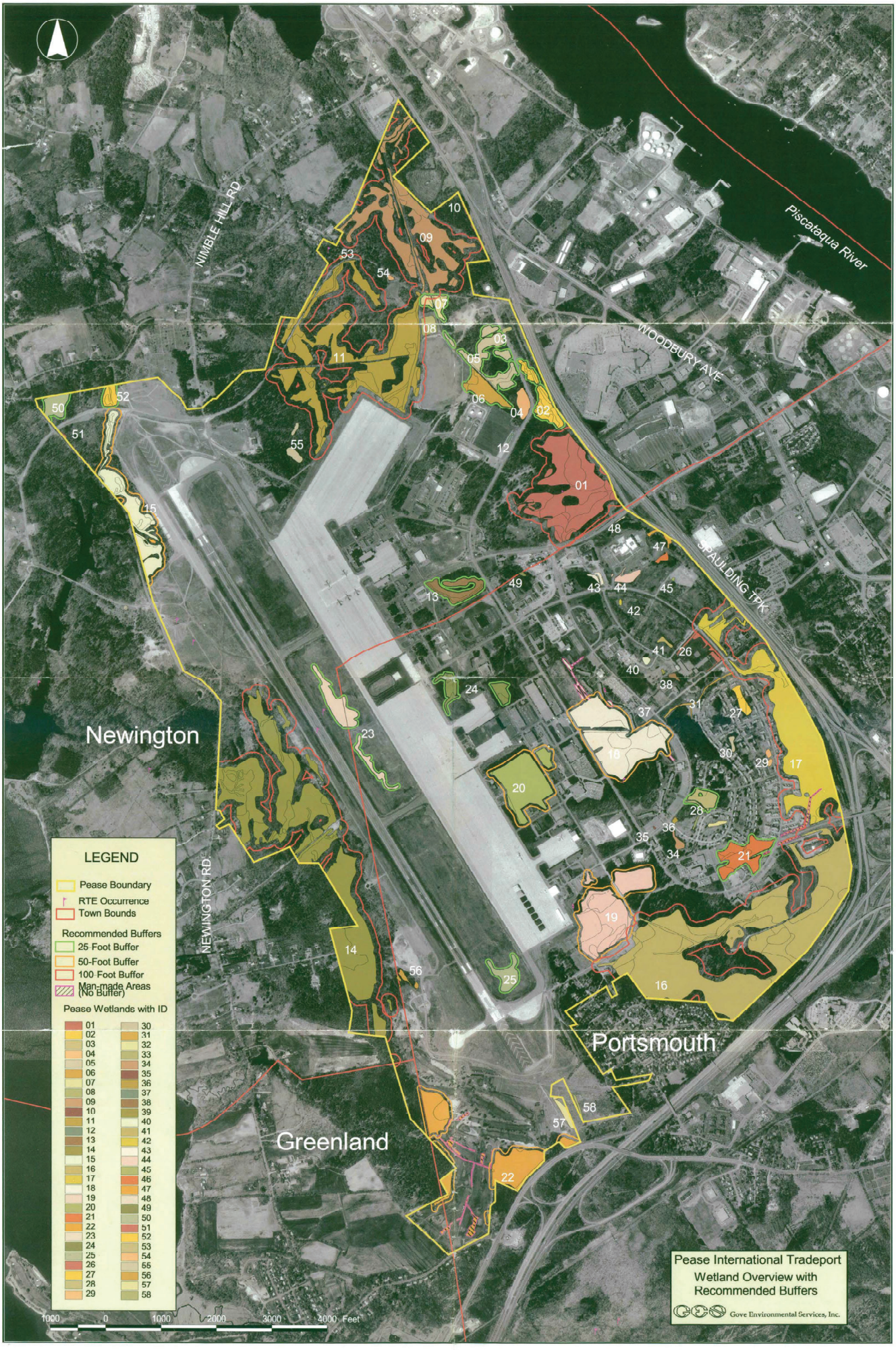
(5) Potential impacts have been avoided to the maximum extent practicable and unavoidable impacts have been minimized.

Yes, as stated under previous conditions, impacts and disturbance to the wetland buffer have been avoided or minimized to the maximum extent practicable. Wetland buffer areas were avoided where possible, however the lot is already significantly developed in areas outside of wetlands and wetland buffers. Areas chosen within the buffer were identified as areas where overall disturbance on the site could be minimized. Stormwater treatment SCM's are also being utilized to further reduce adverse impacts to wetland areas that are not present on the existing site.

Section 3

Pease Development Authority Wetland Overview with Recommended Buffers Plan

ALTUS ENGINEERING



Return To Engineering

Section 4

Wetlands Buffer Conditional Use Plan

ALTUS ENGINEERING

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

Eric Weinrieb, P.E.
Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801-4413

21 April 2025

Dear Mr. Weinrieb;

This letter is in reference to the proposed Pease Wastewater Treatment Facility Rehabilitation, located at 135 Corporate Drive on Pease Tradeport in Portsmouth, NH. In October and November of 2022 I conducted a wetland delineation and functional assessment of the wetlands on this site to assist you in permitting.

Pease Development Authority Zoning Ordinance defines wetlands as follows:
304-A.02 Wetlands Defined (a) "Wetlands" means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include, but are not limited to swamps, streams, ponds, vernal pools, marshes, bogs, tidal wetlands and similar areas. Man-made storm water treatment areas as shown on site plans approved by the Pease Development Authority after January 1, 1992 shall not be construed as wetlands; nor shall roadside drainage ditches whose principal purpose is to facilitate the drainage of surface water from the adjacent roadway.

(b) Delineation Requirements: The precise location of a wetland boundary in any particular case must be determined by on-site inspection of soils, vegetation, and hydrology by a New Hampshire Certified wetland scientist using the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987) and Field Indicators for Identifying Hydric Soils in New Hampshire (Version 3) published by the New Hampshire Department of Environmental Services or other agency with applicable jurisdiction. (c) Wetlands shown on proposed development plans shall have been delineated no earlier than three years before the date of any application.

(c) The reviewing Board shall evaluate an application in accordance with The Highway Methodology Workbook Supplement - Wetland Functions and Values: A Descriptive Approach.

Portsmouth Zoning 10.1017.22 (3) requires "More than 250 sq. ft. of alteration to the wetland buffer (regardless of the amount of alteration to the wetland): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed. "

Three wetland segments on or closest to the property were identified with sequentially numbered blue flagging. All wetlands meeting the State of New Hampshire and federal definitions are also included within the flag lines.

WETLAND A

Blue flags A1 to A45 begin at the north west of the project site along Corporate Drive, extend to the access road, reverse direction and end north of the site. This is a shrub wetland (PSS1E using the Cowardin classification system) underlain by silty poorly and very poorly drained glacio-marine soils. Hodgson Brook flows through this wetland in a man-made channel parallel to Corporate Drive. Dominant shrubs are autumn olive, speckled alder, and rugosa rose. Dominant herbs are purple loose-strife, broad leaved cattail, and goldenrods. The entire wetland buffer contains invasive plant species intermixed with native plants and about 75% of the buffer is already developed. This wetland continues off the project site and is part of a larger wetland complex.

WETLAND B

Blue flags B1 to B10 identify a channelized intermittent stream at the outlet of existing drainage. This lies north east of the site, in the direction of the Spaulding Turnpike. This is a shrub wetland (PSS1E using the Cowardin classification system) underlain by silty poorly drained glacio-marine soils. Dominant shrubs are red-oiser dogwood and raspberries. Dominant herbs are purple loose-strife, bittersweet night shade, and goldenrods. There are climbing bittersweet vines. The entire wetland buffer contains invasive plant species intermixed with native plants and about 50% of the buffer is already developed. This wetland connects the constructed drainage systems at the wastewater treatment plant with the Spaulding Turnpike road-side swales.

WETLAND C

Blue flags C1 to C7 identify a wetland in the south west corner of the project site, near the access road. This is a shrub wetland (PSS1E using the Cowardin classification system) underlain by silty poorly drained glacio-marine soils. Dominant shrubs are silky dogwood and raspberries. Dominant herbs are purple loose-strife, bittersweet night shade, and goldenrods. There are climbing bittersweet vines. The entire wetland buffer contains invasive plant species intermixed with native plants and about 50% of the buffer is already developed.

The site and surrounding area are significantly disturbed by human occupation. The wetland buffers contain structures, pavement, and landscaping.

WETLAND FUNCTIONAL ASSESSMENT

The wetlands have been evaluated using *The Highway Methodology Workbook Supplement - Wetland Functions and Values: A Descriptive Approach,* as required. The evaluation focused on wetland A as it is the largest wetland present and the more significant because it contains the channelized Hodgson Brook. The worksheet, photographs, flood map, and locus map are attached. The results are briefly summarized and interpreted in the following paragraphs.

There are three Principle Valuable Functions: Floodflow Alteration, Sediment/Toxicant Retention, and Nutrient Removal. These are elevated at this site because of dense vegetation, flat topography, fine grained sediments, and a constricted outlet for the channelized Hogdson Brook. Floodflow Alteration is also elevated because of considerable high value infrastructure in the immediate area and down-stream.

The wetland performs the following functions to a moderate degree.

Sediment/Shoreline Stabilization: dense vegetation borders Hogdson Brook, but this function is limited by Corporate Drive along the westerly side.

Production Export (Nutrient): flowering plants supporting pollinators and seed bearing plants are present, but this function is limited by the density of invasive plant species.

Wildlife Habitat: The wetland serves as a wildlife 'refuge' in a developed environment, but human disturbance surrounding the wetland limits this function.

Visual Quality/Aesthetics: The dense wetland vegetation acts as an visual buffer between the wastewater treatment facility and surrounding uses, but this function is limited by odor, invasive plants, and lack of vegetative diversity.

The wetland performs the following functions to a limited degree.

Groundwater Recharge/Discharge: The wetland is underlain by soils high in silt and clay.

Fish and Shellfish Habitat: The watercourse is not deep and oxygenated enough for fisheries.

Educational and Scientific Value: The wetland exhibits characteristics of past human disturbance and altered plant community structure.

Non-Consumptive Recreation: The wetland is difficult to access due to dense vegetation and lack of trails.

Uniqueness and Heritage: The wetland type is common and widespread, resulting from agricultural clearing followed by abandonment. Invasive species are common and there is limited native species diversity.

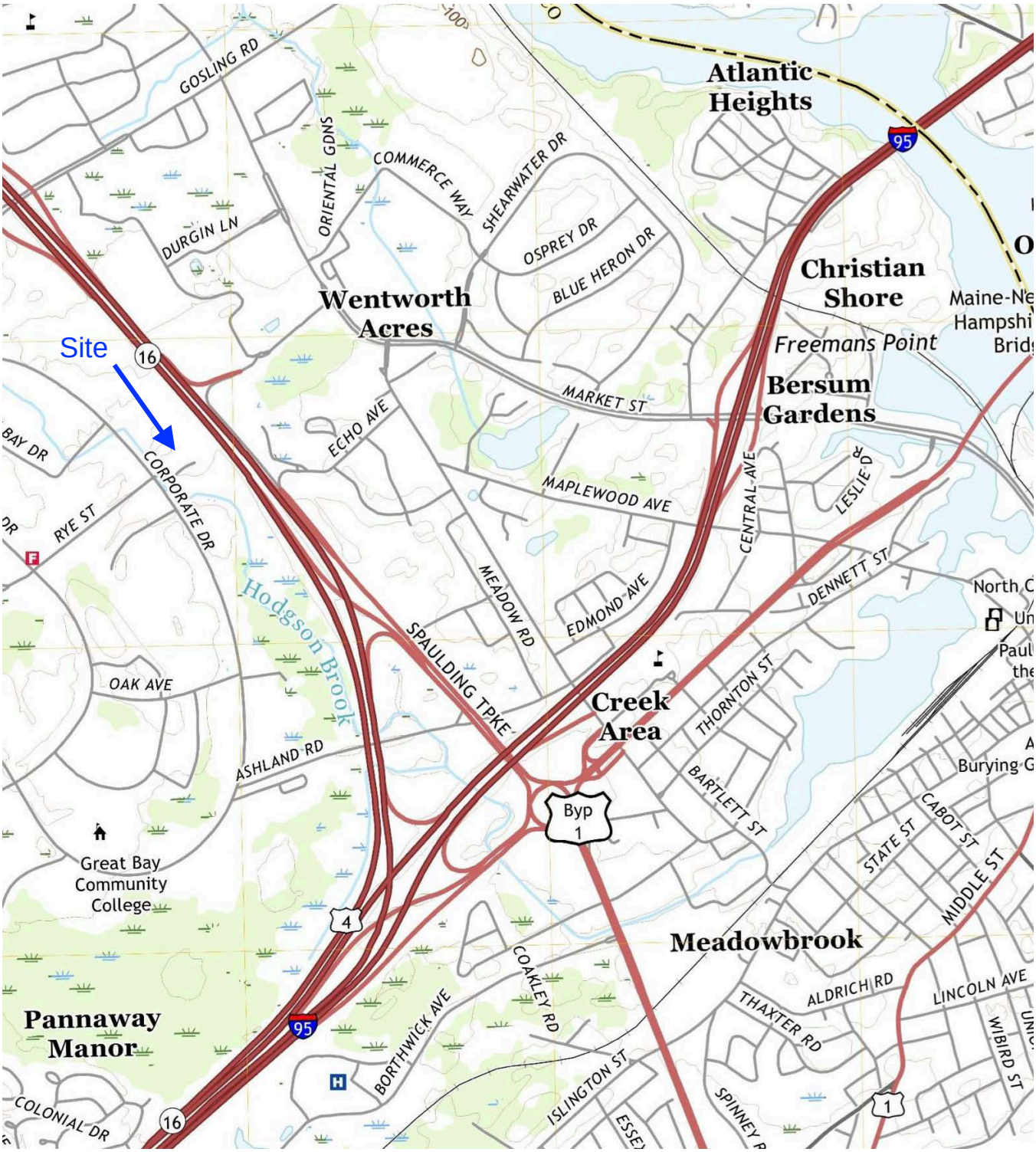
In response to NH Natural Heritage Bureau database search, the site will be investigated for smooth black sedge by a qualified botanist when the season is appropriate. If found in a wetland on-site, that alone would elevate the wetland's ecological importance.

Please call if you have questions regarding this work.

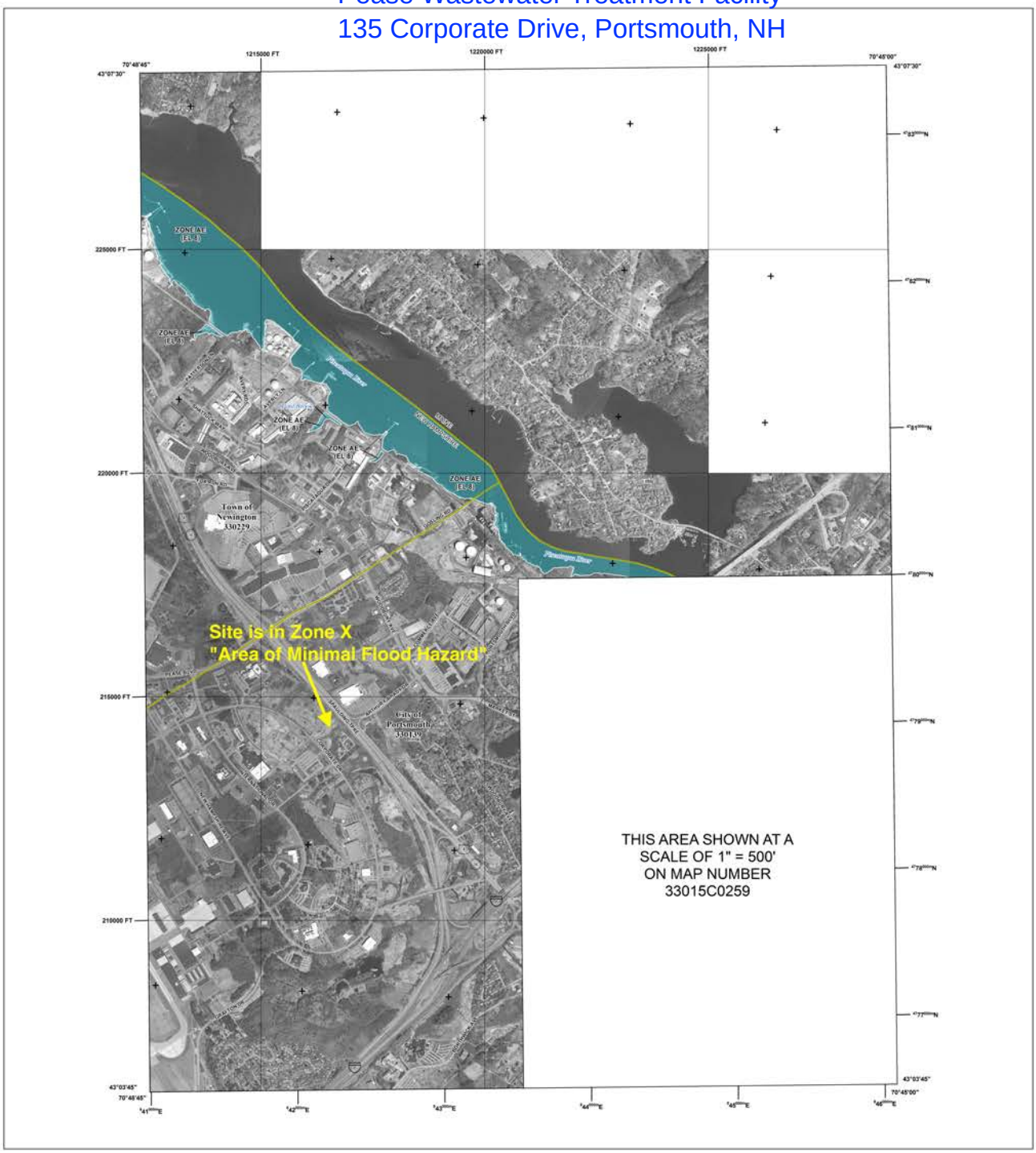
Sincerely,

Michael Cuomo
NH Soil Scientist #006
NH Wetland Scientist #004

Locus Map
Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH



Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)

OTHER FEATURES
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Mapping and Insurance eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). This information was derived from digital orthophotography at a 1-foot resolution from photography dated 2010.

SCALE

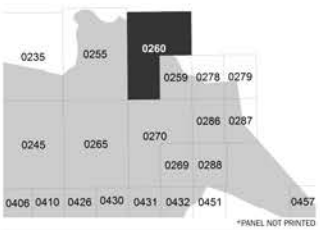
Map Projection: NAD 1983 StatePlane New Hampshire FIPS 2800 Feet; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 260 520 1,040 Meters

PANEL LOCATOR



*PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

ROCKINGHAM COUNTY, NEW HAMPSHIRE

(All Jurisdictions)

PANEL 260 OF 681

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEWINGTON, TOWN OF	330229	0260	F
PORTSMOUTH, CITY OF	330139	0260	F

VERSION NUMBER 2.3.2.1

MAP NUMBER 33015C0260F

MAP REVISED January 29, 2021

WETLAND FUNCTION-VALUE ASSESSMENT

WETLAND I.D. A

PROJECT NAME: Pease Wastewater Treatment Facility

PROJECT LOCATION: 135 Corporate Drive PREPARED BY: Michael Cuomo DATE: 21 October 2022

TOTAL APPROXIMATE AREA OF WETLAND: IS WETLAND PART OF A WILDLIFE CORRIDOR? yes OR A "HABITAT ISLAND"? no

ADJACENT LAND USE? Commercial/industrial/transportation MAN MADE? no DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT 25ft

DOMINANT WETLAND SYSTEMS PRESENT: Palustrine shrub swamp CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? no

IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? no IF NOT, WHERE DOES THE WETLAND LIE IN THE DRAINAGE BASIN?

OF TRIBUTARIES INTO THE WETLAND? two AQUATIC DIVERSITY/ABUNDANCE low VEGETATIVE DIVERSITY/ABUNDANCE moderate diversity high abundance

WILDLIFE DIVERSITY/ABUNDANCE moderate ANTICIPATED IMPACTS Buffer only WETLAND AREA IMPACTED: NONE

TREES	SHRUBS	HERBS	WILDLIFE	COMMENTS
few red maple (Acer rubrum)	Autumn olive (Elaegnus umbellata) speckled alder (Alnus rugosa) multiflora rose (Rosa multiflora)	purple loose-strife (Lythrium salicaria) broad-leaf cattail (Typha latifolia) Goldenrod (Solidago sp.)		Soils are mostly the Scitico annd Maybid series. These are poorly and very poorly drained glacial marine and lacustrine origin sediments high in silt and clay. Generally these key out as hydric soils using National Indicator A11. The stream channel of Hodgson Brook is within the wetland. The Brook has been significantly altered by human activity. Invasive plant species are widespread in the wetland and uplands

FUNCTION	Occurrence Y	Occurrence N	Rationale Numbers	Principal Valuable Function(s)	Comments
Groundwater Recharge/Discharge		No	6, 7		Underlain by soils high in silt and clay
Floodflow Alteration	Yes		1, 4, 6, 9, 10, 13, 15, 18	Principal function	Dense vegetation, flat topography, and constricted outlet for Hodgson Brook
Sediment/Shoreline Stabilization	Yes		1, 4, 6, 7, 9, 12, 14,		Dense vegetation of sufficient width borders the Brook
Sediment/Toxicant Retention	Yes		1, 2, 3, 4, 5, 7, 10, 13, 14, 16,	Principal function	Dense vegetation, flat topography, and constricted outlet for Hodgson Brook
Nutrient Removal	Yes		3, 4, 7, 8, 9, 10, 11, 13,	Principal function	Dense vegetation, fine grained sediments, and constricted outlet
Production Export (Nutrient)	Yes		1, 4, 7, 12,		Dense vegetation includes flowing plants for pollenators and seed bearing plants for forage
Fish & Shellfish Habitat		No			Watercourse not deep and oxygenated enough for fisheries
Wildlife Habitat	Yes		17, 19,		Human disturbance limits this function, but wetland serves as refuge in local area
Endangered Species Habitat					Unknown : site will be investigated by others for smooth black sedge when appropriate
Visual Quality/Aesthetics	Yes		4, 9		Odor, lack of vegetative diversity, dense vegetation
Educational Scientific Value		No			Human disturbance, many invasive plants
Recreation ((Non)Consumptive)		No			Difficult to access and enter, dense vegetation, no trails
Uniqueness/Heritage		No	1, 2, 7, 9, 22,		Common wetland type resulting from regrowth after agricultural clearing, invasive species common, limited vegetative diversity

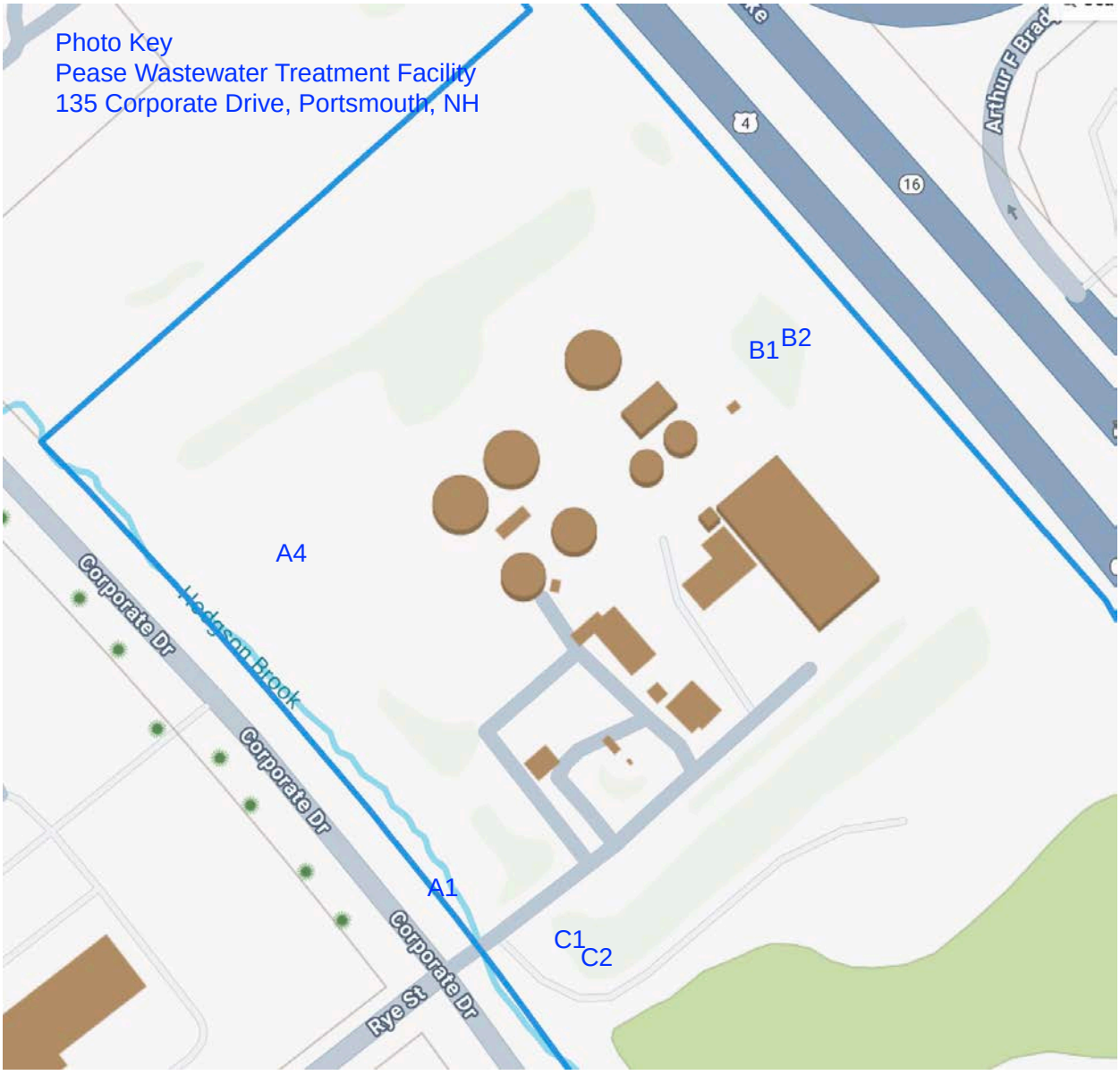


Photo Key
Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH
4
16
Arthur F Brad
B1
B2
A4
Hodgson Brook
Corporate Dr
Corporate Dr
Corporate Dr
A1
C1
C2
Rye St

Photo A1
Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH
October 2022

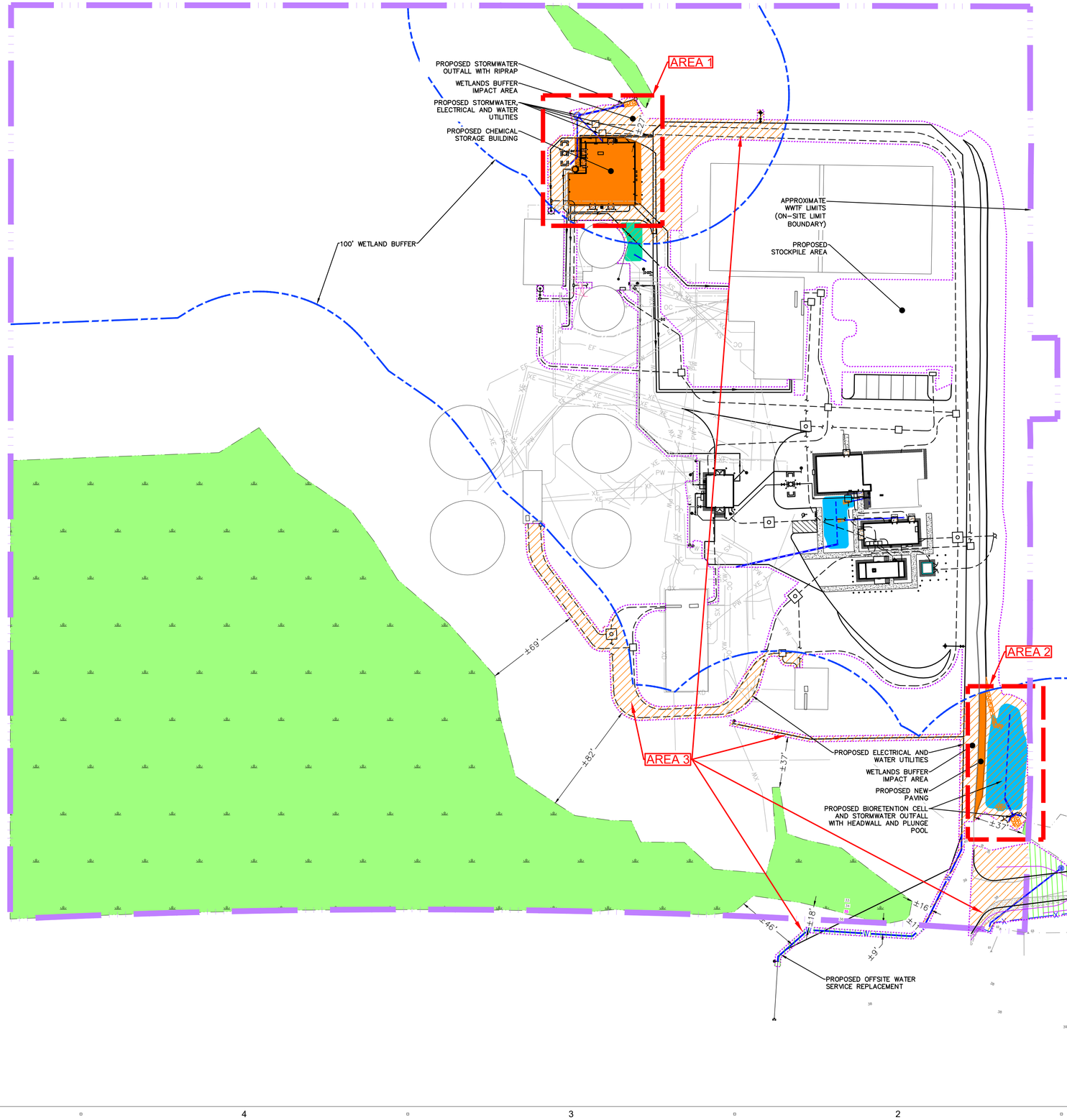
Photo A4
Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH
October 2022

Photo B1
Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH
October 2022

Photo B2
Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH
October 2022

Photo C1
Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH
October 2022

Photo C2
Pease Wastewater Treatment Facility
135 Corporate Drive, Portsmouth, NH
October 2022



LEGEND

- APPROX. WWTF LIMIT
- 60 EXISTING CONTOUR
- 60 PROPOSED CONTOUR
- WETLANDS
- LIMIT OF DISTURBANCE
- 100' WETLANDS BUFFER
- ON-SITE WETLANDS BUFFER DISTURBANCE AREA
- OFF-SITE WETLANDS BUFFER DISTURBANCE AREA
- ON-SITE NEW IMPERVIOUS IN WETLANDS BUFFER
- PROPOSED BIORETENTION CELL
- PROPOSED STORMWATER BASIN

WETLAND BUFFER SUMMARY

	AREA (S.F.)	% OF LOT
APPROX. WWTF AREA (ON-SITE)	±502,200	100
TOTAL ON-SITE DELINEATED WETLAND AREA	±125,900	25.1
TOTAL ON-SITE WETLANDS BUFFER AREA	±139,000	27.7
TOTAL COMBINED ON-SITE WETLANDS AREA (DELINEATED WETLAND + WETLANDS BUFFER)	±264,900	52.7
WWTF AREA NOT WITHIN TOTAL COMBINED ON-SITE WETLANDS AREA	±237,300	47.3
EXISTING IMPERVIOUS AREA WITHIN THE WETLANDS BUFFER AREA	±26,400	19.0
PROPOSED NEW ON-SITE IMPERVIOUS AREA WITHIN THE WETLANDS BUFFER AREA	±2,950	2.1
PROPOSED ON-SITE TEMPORARY DISTURBANCE WITHIN THE WETLANDS BUFFER AREA	±18,550	13.3
TOTAL PROPOSED ON-SITE IMPACTS WITHIN THE WETLANDS BUFFER AREA (NEW ON-SITE IMPERVIOUS + TEMPORARY DISTURBANCE)	±21,500	15.5
PROPOSED OFF-SITE TEMPORARY DISTURBANCE WITHIN THE WETLANDS BUFFER	±2,100	N/A
TOTAL PROPOSED IMPACT WITHIN THE WETLANDS BUFFER (ON-SITE + OFF-SITE)	±23,600	N/A

*AREAS BASED ON GENERAL LIMITS OF WWTF FENCED AREA AND PROPERTY BOUNDARIES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

AECOM

PROJECT

PEASE WASTEWATER TREATMENT FACILITY REHABILITATION

135 Corporate Drive
Portsmouth, NH 03801

OWNER

CITY OF PORTSMOUTH NEW HAMPSHIRE

DEPARTMENT OF PUBLIC WORKS
680 Peverly Hill Road
Portsmouth, NH 03801
603-427-1530 tel 603-427-1539 fax
http://www.cityofportsmouth.com/publicworks

ENGINEER

AECOM TECHNICAL SERVICES, INC.
250 APOLLO DRIVE
CHELMSFORD, MA 01824
PHONE: (978) 905-2100
www.aecom.com

CONSULTANTS

HVAC, PLUMBING, FIRE PROTECTION
Petersen Engineering, INC
PO Box 4516
Portsmouth, NH 03802
603-436-4233 tel
https://www.petersenengineering.com

STORMWATER DESIGN
Altus Engineering
133 Court Street
Portsmouth, NH 03801
603-433-2335 tel
https://www.altus-eng.com

REGISTRATION

100% SUBMITTAL
PRELIMINARY COPY

NOTE: This document is preliminary only and is not intended for any purpose except review and comment by the owner and its agents.

ISSUE/REVISION

I/R	DATE	DESCRIPTION
	3/26/2025	INITIAL SUBMISSION
	4/28/2025	REV. PER COMMENTS
	5/29/2025	OFF-SITE CONCEPT
	6/27/2025	PER. CITY COMMENT

STATE OF NEW HAMPSHIRE – ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER –
6/27/25

PROJECT NUMBER

60693508

Designed By:	EDW
Drawn By:	PMJ
Dept Check:	EDW
Proj Check:	-
Date:	JUNE 27, 2025
Scale:	1" = 40'

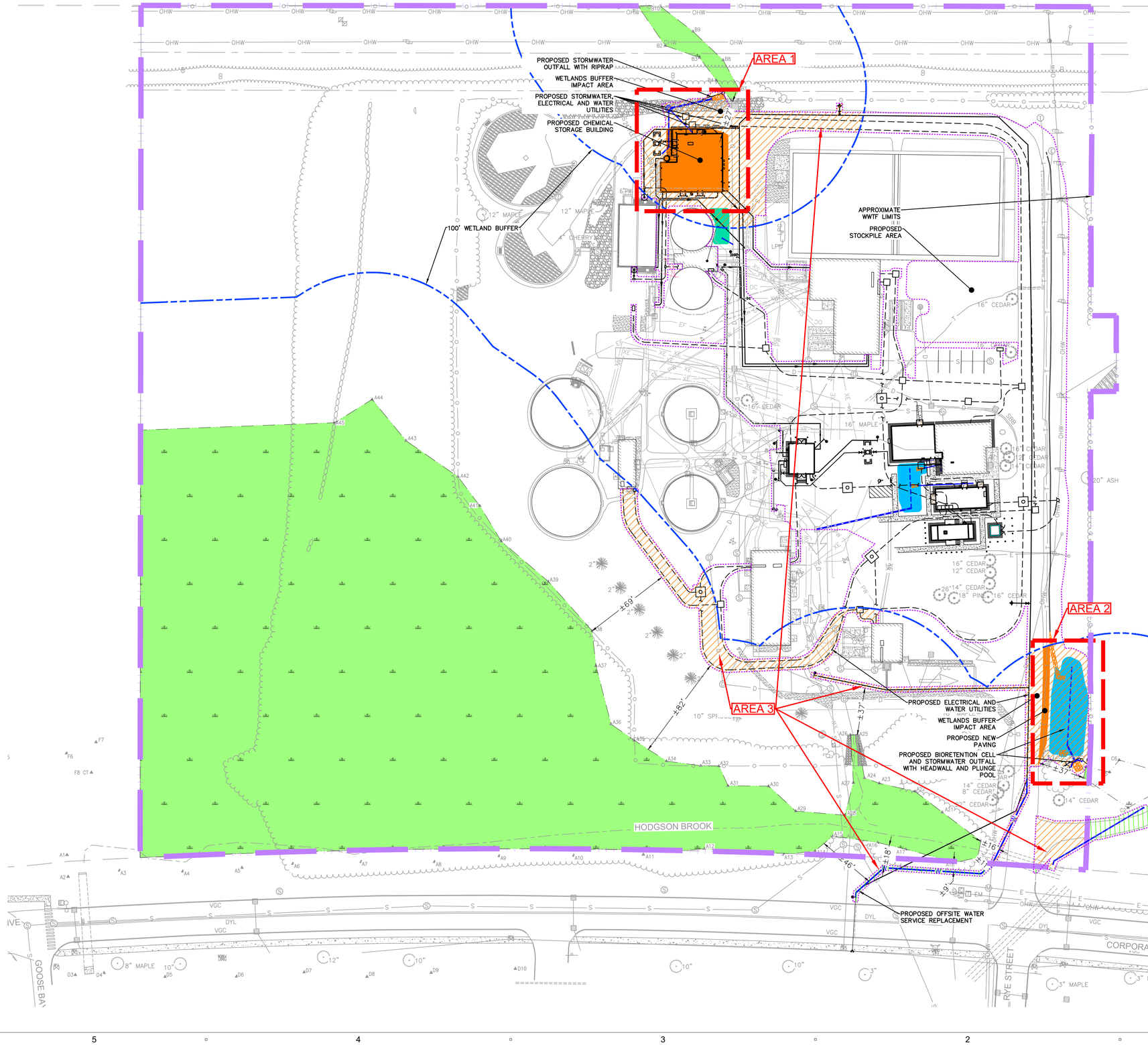
DISCIPLINE

SHEET TITLE

WETLANDS BUFFER CONDITIONAL USE PLAN

SHEET NUMBER

CU-1



LEGEND

- APPROX. WWTF LIMIT
- 60 EXISTING CONTOUR
- 60 PROPOSED CONTOUR
- WETLANDS
- LIMIT OF DISTURBANCE
- 100' WETLANDS BUFFER
- ONSITE WETLANDS BUFFER DISTURBANCE AREA
- PROPOSED NEW IMPERVIOUS IN BUFFER
- PROPOSED BIORETENTION CELL
- PROPOSED STORMWATER BASIN
- OFFSITE WETLANDS BUFFER DISTURBANCE AREA

WETLAND BUFFER SUMMARY

	AREA (S.F.)	% OF LOT
APPROX. WWTF AREA	±502,200	100
WETLAND AREA IN WWTF AREA	±125,900	25.1
WETLANDS BUFFER AREA IN WWTF AREA	±139,000	27.7
TOTAL WETLANDS BUFFER AREA (WETLAND + WETLANDS BUFFER)	±264,900	52.7
WWTF AREA NOT WITHIN TOTAL WETLANDS BUFFER AREA	±237,300	47.3
EXISTING IMPERVIOUS WITHIN TOTAL WETLANDS BUFFER AREA	±26,400	10.0
PROPOSED NEW IMPERVIOUS WITHIN TOTAL WETLANDS BUFFER AREA	±2,950	1.1
PROPOSED ONSITE IMPACTS WITHIN TOTAL WETLANDS BUFFER AREA (DISTURBANCE + NEW IMPERVIOUS)	±20,500	7.7
PROPOSED OFFSITE IMPACTS WITHIN WETLANDS BUFFER	±2,100	N/A

*AREAS BASED ON GENERAL LIMITS OF WWTF FENCED AREA AND PROPERTY BOUNDARIES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

AECOM

PROJECT

PEASE WASTEWATER TREATMENT FACILITY REHABILITATION

135 Corporate Drive
Portsmouth, NH 03801

OWNER

CITY OF PORTSMOUTH NEW HAMPSHIRE

DEPARTMENT OF PUBLIC WORKS
680 Peverly Hill Road
Portsmouth, NH 03801
603-427-1530 tel 603-427-1539 fax
http://www.cityofportsmouth.com/publicworks

ENGINEER

AECOM TECHNICAL SERVICES, INC.
250 APOLLO DRIVE
CHELMSFORD, MA 01824
PHONE: (978) 905-2100
www.aecom.com

CONSULTANTS

HVAC, PLUMBING, FIRE PROTECTION
Petersen Engineering, INC
PO Box 4516
Portsmouth, NH 03802
603-436-4233 tel
https://www.petersenengineering.com

STORMWATER DESIGN
Altus Engineering
133 Court Street
Portsmouth, NH 03801
603-433-2335 tel
https://www.altus-eng.com

REGISTRATION

100% SUBMITTAL
PRELIMINARY COPY

NOTE: This document is preliminary only and is not intended for any purpose except review and comment by the owner and its agents.

STATE OF NEW HAMPSHIRE – ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER –

5/29/25

ISSUE/REVISION

I/R	DATE	DESCRIPTION
	3/26/2025	INITIAL SUBMISSION
	4/28/2025	REV. PER COMMENTS
	5/29/2025	OFF-SITE CONCEPT

PROJECT NUMBER

60693508

Designed By:	EDW
Drawn By:	PMJ
Dept Check:	EDW
Proj Check:	-
Date:	MAY 29, 2025
Scale:	1" = 40'

DISCIPLINE

SHEET TITLE

WETLANDS BUFFER CONDITIONAL USE PLAN

SHEET NUMBER

CU-1

June 18th 2025

Planning Department
Conservation Commission
1 Junkins Ave
Portsmouth NH 03801

Samantha Collins,

We are proposing a replacement deck at the location of 137 Walker Bungalow Road, Portsmouth NH. The new deck will be the same size (12' X 6') as the deck we plan to replace. The proposed deck is approximately 90 feet from two different vernal pools. The work will be completed by the homeowner. The deck is roughly four feet off the ground and is needed to exit the back of the house through a sliding glass door. The deck was structurally compromised and needed to be replaced. Crushed stone will be placed under the deck.

We would be willing to exchange plantings as a way to offset the minimal disruption of soil. We feel we have substantially improved the health and ecosystem of the connected vernal pools by eliminating a failed septic system and connecting to the new sewer system. We also stoped the washing machine from pumping into the sump pump and discharging to the back yard.

We look forward to hearing from you about the proposed deck.

Sincerely,

Eric Leibundgut
137 Walker Bungalow Road
Portsmouth NH 03801

City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

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

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

Name of Applicant: ERIC LEIBUNDGUT Date Submitted: 6/17/2025

Application # (in City's online permitting): LU-25-81

Site Address: 137 WALKER BUNGALOW ROAD Map: _____ Lot: _____

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

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

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

Applicant's Signature: _____ **Date:** _____

Property Information

Property ID	0223-0007-0000
Location	CLIFF RD
Owner	STUART BARBARA A REV TRUST

RECEIVED
JUN 23 REC'D
By

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

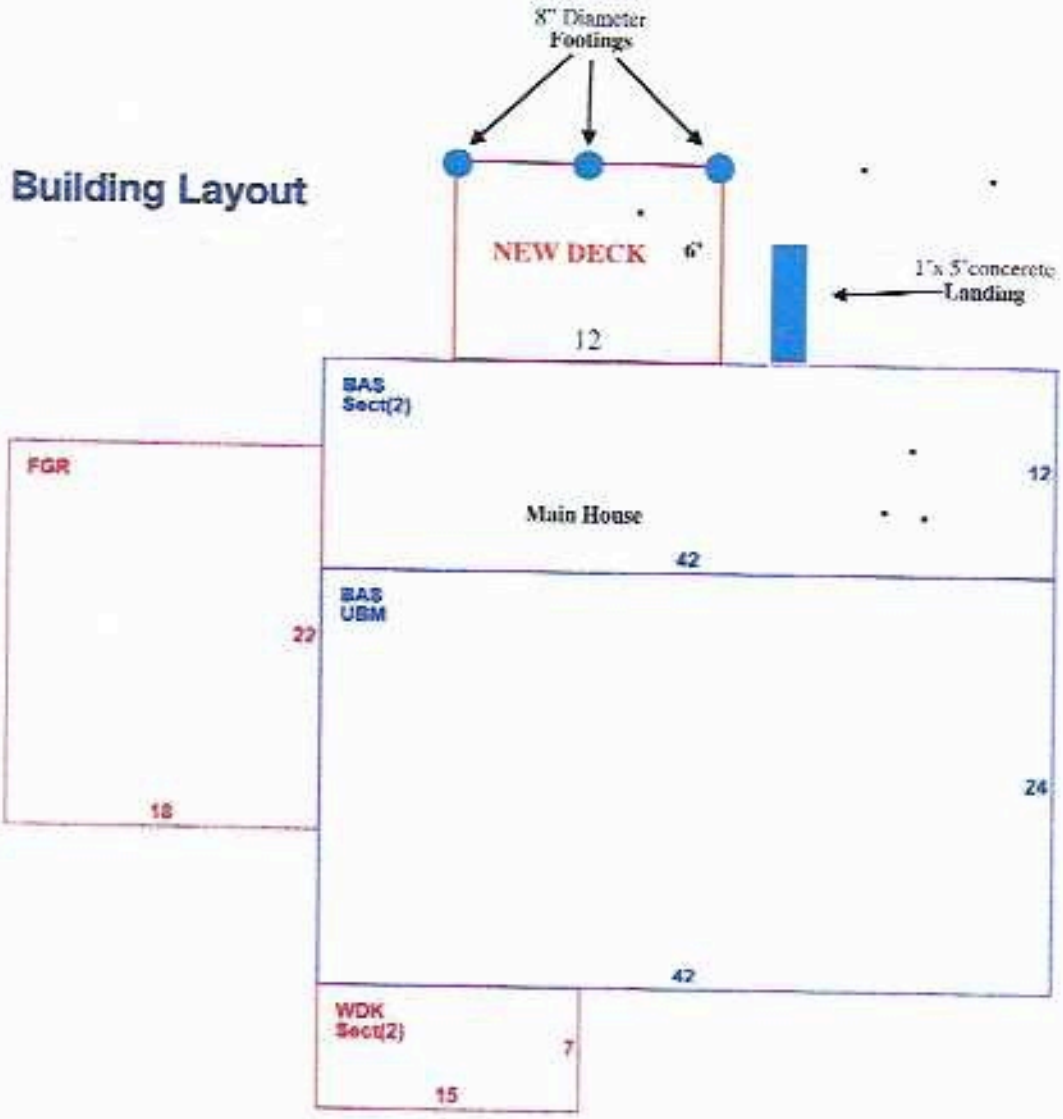
DISTANCE FROM VERNAL POOLS

Map Theme Legends

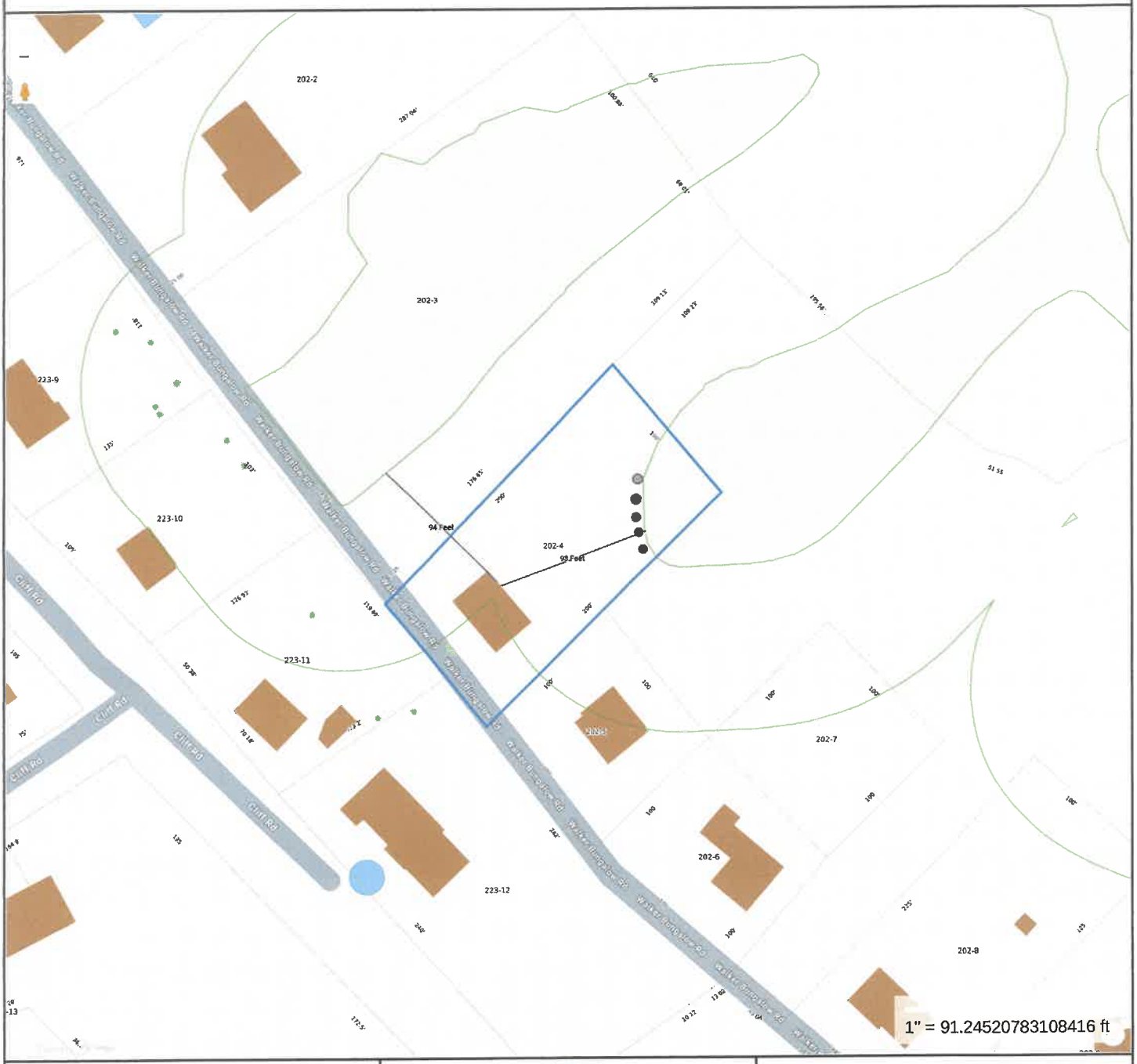
Wetlands

City of Portsmouth

Building Layout



137 Walker Bungalow Road



Property Information

Property ID 0202-0004-0000
Location 137 WALKER BUNGALOW RD
Owner LEIBUNDGUT RYAN

RECEIVED
JUN 23 REC'D
By

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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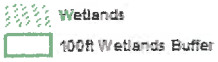
Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

* Proposed Plantings with Guidance From Commission

Map Theme Legends

Wetlands



City of Portsmouth

City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

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

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

Name of Applicant: Chinburg Development Date Submitted: June 25, 2025

Application # (in City's online permitting): LU-25-22

Site Address: 0 Banfield Road Map: 255 Lot: 02

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

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

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

Applicant's Signature: _____ **Date:** 06-25-2025

HALEY WARD

June 25, 2025

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 255, Lot 2 | 0 Banfield Road (with frontage on Peverly Hill Road), Portsmouth, New Hampshire

Dear Ms. Collins:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit request for 6,676 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer as part of the permitting and development of a proposed 5-Lot Residential Subdivision on Peverly Hill Road and Banfield Road.

The project site is an approximately 8.5-acre parcel that is located at the intersection of Peverly Hill and Banfield Roads and is within the SRA Zoning District. The applicant has entered into a Purchase and Sale Agreement with the owner. The site is currently undeveloped, with a combination of open fields and forested areas. The site is bifurcated by an existing wetland and wetland buffer associated with Sagamore Creek. The on-site wetlands have been classified as a Prime Wetland. Additionally, wetland buffer areas are present on the project site due to the presence of off-site wetlands on the other side of Peverly Hill Road and Banfield Road.

Lots 1 and 2 will share a new residential driveway entrance off Peverly Hill Road; Lots 3 and 4 will share a new driveway off Banfield Road; and Lot 5 will require a new driveway off Banfield Road, as well. The applicant is proposing to develop a single-family building on each lot and to connect them to the public sewer, water, and power and communications systems located within/along Peverly Hill Road and Banfield Road. The new utility services have been aligned with the new driveways to minimize temporary and permanent disturbance of the wetland buffer areas. Additionally, each single-family lot development will utilize stormwater BMP's, such as rain gardens, to comply with current stormwater management regulations.

The 100' wetland buffer that will be disturbed on the project site is associated with the off-site wetland located on the south side of Banfield Road. The proposed disturbances are limited to the construction of residential driveways, underground utility piping, and at-grade stormwater management BMP's. There are no other proposed disturbances to wetlands or wetland buffers for this project.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

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

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

The proposal is to construct two (2) new residential driveways to provide access to three (3) new residential lots with frontage on Banfield Road. Other site improvements include the installation of new utility services and new stormwater management BMP's. The project site is located within the Single Residence A Zone (SRA), in which, single-family residential lots are an allowed use. As shown within the attached Plan Set, there is room on each lot to develop a typical single-family residential use by only disturbing the 100' wetland buffer along Banfield Road. No other wetland related disturbances are requested.

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

Due to the configuration of the project site, lot area and frontage requirements, the existing intersection of Peverly Hill and Banfield Roads, and the location of nearby wetlands and buffers, there are no other reasonable, feasible, alternative locations for driveway access to these three proposed lots. We came to this conclusion by considering the following:

1. Access to Lots 3, 4, and 5 from Peverly Hill Road would require a permanent crossing and impact to Sagamore Creek and its related Prime Wetland system.
2. The shared driveway for Lots 3 and 4 cannot be located any closer to the intersection of Peverly Hill and Banfield Roads due to traffic safety concerns.
3. The sharing of a single driveway to provide access and utility connections to three single-family homes, located on three separate lots meeting the current zoning regulations, will not be economically feasible for the applicant.

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

Since Banfield Road is located between the project site and the actual wetland area associated with the wetland buffer in question, we do not expect any adverse impacts on that wetland or surrounding properties from this proposed project. Please see more information regarding the functional values of the wetland(s) from Gove Environmental, which is attached.

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

We conclude that any change to the natural vegetative state within the wetland buffer along Banfield Road will be limited to the extent necessary to provide and maintain the two proposed residential driveways, utility connections, and stormwater management.

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

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property. The proposal avoids disturbance or impacts to any other wetlands or wetland buffers on the project site.

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

Banfield Road is located within and encompasses the entire northern vegetated buffer strip section of the wetland buffer in question, therefore there are no areas within the vegetated buffer strip that will be impacted or altered by this project.

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

Respectfully submitted,
Haley Ward, Inc.

Jon Whitten, Jr., PE (Maine)
Senior Project Manager

Cc: Chinburg Development

PRELIMINARY STORMWATER MANAGEMENT PLAN

Project Name: 5-Lot Residential Subdivision at 0 Banfield Road

Project Location: 0 Banfield Road, Portsmouth, New Hampshire 03870

Applicant: Chinburg Builders

Report Prepared by: Haley Ward, Inc., Attn: Drew Olehowski, PE

Date: May 28, 2025

Introduction

This Preliminary Stormwater Management Plan (SMP) has been prepared to comply with the requirements outlined in Chapter 10.1018.10 of the City of Portsmouth Zoning Ordinance. The purpose of this SMP is to manage and treat stormwater runoff from the proposed development site in a manner that minimizes the potential for flooding, erosion, and water quality degradation. The design and implementation of the stormwater management practices will adhere to both local requirements and Best Management Practices (BMPs) to ensure minimal environmental impact. This SMP is to be considered "preliminary;" additional information and details as required by Chapter 10.1018.10 will be provided in a "Final" SWP with the building permit application.

Project Description

The proposed project consists of the creation of five (5) single-family residential lots at 0 Banfield Road. The creation of the lots will not in itself create new developed or impervious area. The eventual construction of residential scale buildings, driveways, utility connections and reasonable lawn areas will introduce new developed and impervious area on each lot.

The site is located at the intersection of Banfield Road and Peverly Hill Road and is currently undeveloped. There is a stream channel with associated wetlands that bisect the property. The site layout has been designed to avoid impacts to the wetland areas and stream.

Stormwater Management Practices:

The applicant is proposing to illustrate typical stormwater management practices to be used during the building permit process to minimize any potential impact of development on stormwater quality, quantity, and erosion and sedimentation. We have included a typical rain "garden "feature near each proposed single-family structure to meet the requirements of the Ordinance. These rain gardens are considered "Low-Impact Development (LID)" stormwater management facilities.

The use of rain garden LID features will mitigate the slight increase in stormwater runoff that is expected to be generated by new driveways and house structures. The rain gardens will collect, detain, and infiltrate runoff in an effort to minimize possible negative stormwater

120 MAIN STREET, SUITE 132, SACO, ME 04072 207.283.9151 | HALEYWARD.COM

runoff-related impacts from the proposed development. Runoff flow from the lots, and the raingarden overflows, will continue to flow to the existing wetlands and stream channel within the property limits. Runoff within the stream channel will continue to flow through the existing culverts under Peverly Hill Road.

Erosion and Sediment Control

The construction phase will include an Erosion and Sediment Control Plan to prevent sedimentation of watercourses and receiving bodies. Measures will include:

- Silt fences, sediment traps, and inlet protection at all stormwater discharge points.
- Temporary stabilization of disturbed areas during construction.
- Regular inspections and maintenance to ensure the effectiveness of all erosion control measures.

Erosion and sedimentation control features will be shown on the Building Permit plans.

Conclusion

By following the typical stormwater management plan described for this project, the proposed site improvements are expected to be minimal and are not anticipated to adversely impact downstream water bodies or abutters.

Please do not hesitate to contact our office with any questions or comments.

Haley Ward, Inc.

Drew Olehowski, PE
Project Manager

DJO/jok
Attachments

PLAN REFERENCES:

1) PLAN OF LAND FOR JOHN & MAUD HETT PORTSMOUTH, N.H. PREPARED BY: M.E. JENKINS, SCALE: 1"=100', DATED: DECEMBER 1988. RCRD C-19399.

2) SUBDIVISION PROPERTY OF JOHN & MAUD HETT, PORTSMOUTH NH, RCRD 2057/493. PREPARED BY: M.E. JENKINS, SCALE: 1"=50', DATED: OCTOBER 1988. RCRD C-18915.

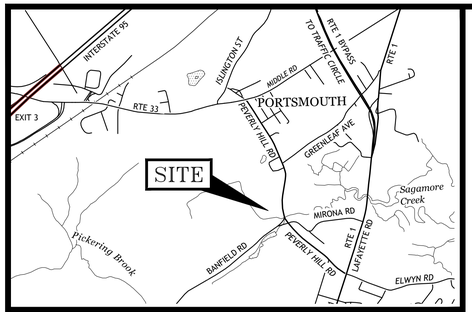
3) PLAN SHOWING A PORTION OF PROPERTY OF JOHN HETT AND MAUD B HETT, PORTSMOUTH, ROCKINGHAM COUNTY, NH. PREPARED BY: MOULTON ENGINEERING CO., INC. SCALE: 1"=20', DATED: MAY 12, 1971. RCRD #2289.

4) SUBDIVISION PLAN FOR WALTER D HETT & THE TEMPLE OF ISRAEL, BANFIELD ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH. PREPARED BY: MILLETTE, SPRAGUE, & COLWELL, INC., Scale: 1"=100', DATED: JUNE 25, 1999. RCRD D-27695.

5) PEVERLY HILL ROAD INTERSECTION IMPROVEMENTS. PREPARED BY: HOYLE TANNER & ASSOCIATES, INC., SCALE: 1"=20', DATED: AUGUST 2000. RCRD D-28807.

6) NEW HAMPSHIRE ELECTRIC COMPANY, PORTSMOUTH, NH "FOYES CORNER TAP" PORTSMOUTH AND RYE NH, POWER LINE RIGHT OF WAY 100 FT IN WIDTH ACCROSS PROPERTY OF JOHN, ELIZABETH, & HELEN M HETT. PREPARED BY: ALBERT MOULTON, SCALE: 1"=200', DATED: JANUARY 28, 1954. RCRD 1310/39, RCRD 1310/36, RCRD 1310/42, RCRD 1310/45.

7) BANFIELD ROAD RIGHT-OF-WAY WIDENING PLAN, CITY OF PORTSMOUTH NEW HAMPSHIRE. PREPARED BY: KIMBALL CHASE COMPANY, INC., SCALE: 1"=40', PROJECT NO. 83-311, NOT DATED OR RECORDED.



LOCATION MAP SCALE: 1"=2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
4553/432	DEED BOOK/PAGE
	BOUNDARY
	SETBACK
	IRON ROD/PIPE FOUND
	EDGE OF PAVEMENT
	FRESHWATER WETLAND LINE
	HYDRANT
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
	UTILITY POLE (w/ GUY) (UP)
FP	FAIR POINT
ES	EVERSOURCE
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
(CALC)	CALCULATED
E	ELECTRIC METER
EL.	ELEVATION
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
	FRESH WATER WETLAND
TBS	TO BE SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°44'22" E	30.73'
L2	S 07°44'20" E	105.29'
L3	S 06°18'17" E	28.37'
L4	S 09°33'00" E	104.35'
L5	S 05°03'09" E	24.11'
L6	S 04°55'29" E	37.13'
L7	S 41°59'00" W	34.17'
L8	S 43°13'04" W	97.52'
L9	S 57°03'33" W	42.99'
L10	S 53°54'24" W	131.92'
L11	S 53°54'24" W	136.18'
L12	S 60°03'05" W	17.89'
L13	S 60°03'05" W	87.41'
L14	S 55°32'09" W	70.74'
L15	N 52°24'41" W	475.96'
L16	N 60°14'31" E	100.91'
L17	N 59°28'46" E	59.53'
L18	N 59°28'46" E	109.84'
L19	N 59°58'57" E	49.00'
L20	N 59°58'57" E	94.90'
L21	N 56°42'48" E	123.27'
L22	N 50°09'02" E	136.90'
L23	N 48°55'47" E	127.34'
L24	N 50°13'41" E	46.30'
L25	N 49°42'27" E	187.30'
L26	S 52°59'15" W	447.04'
L27	N 75°56'01" W	123.44'
L28	N 75°56'01" W	403.33'
L29	N 52°22'34" W	455.57'
L30	N 52°22'34" W	470.09'
L31	N 48°55'47" E	26.73'
L32	S 06°18'17" E	76.85'
L33	S 83°41'43" W	47.77'
E1	N 05°45'02" W	120.34'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	143.27'	139.30'	S18°31'45"W	46°54'28"
E2	779.50'	154.67'	154.42'	N11°26'05"W	11°22'08"
E3	969.50'	7.92'	7.92'	N05°30'59"W	0°28'05"
E4	965.95'	56.90'	56.89'	N01°44'55"W	3°22'30"

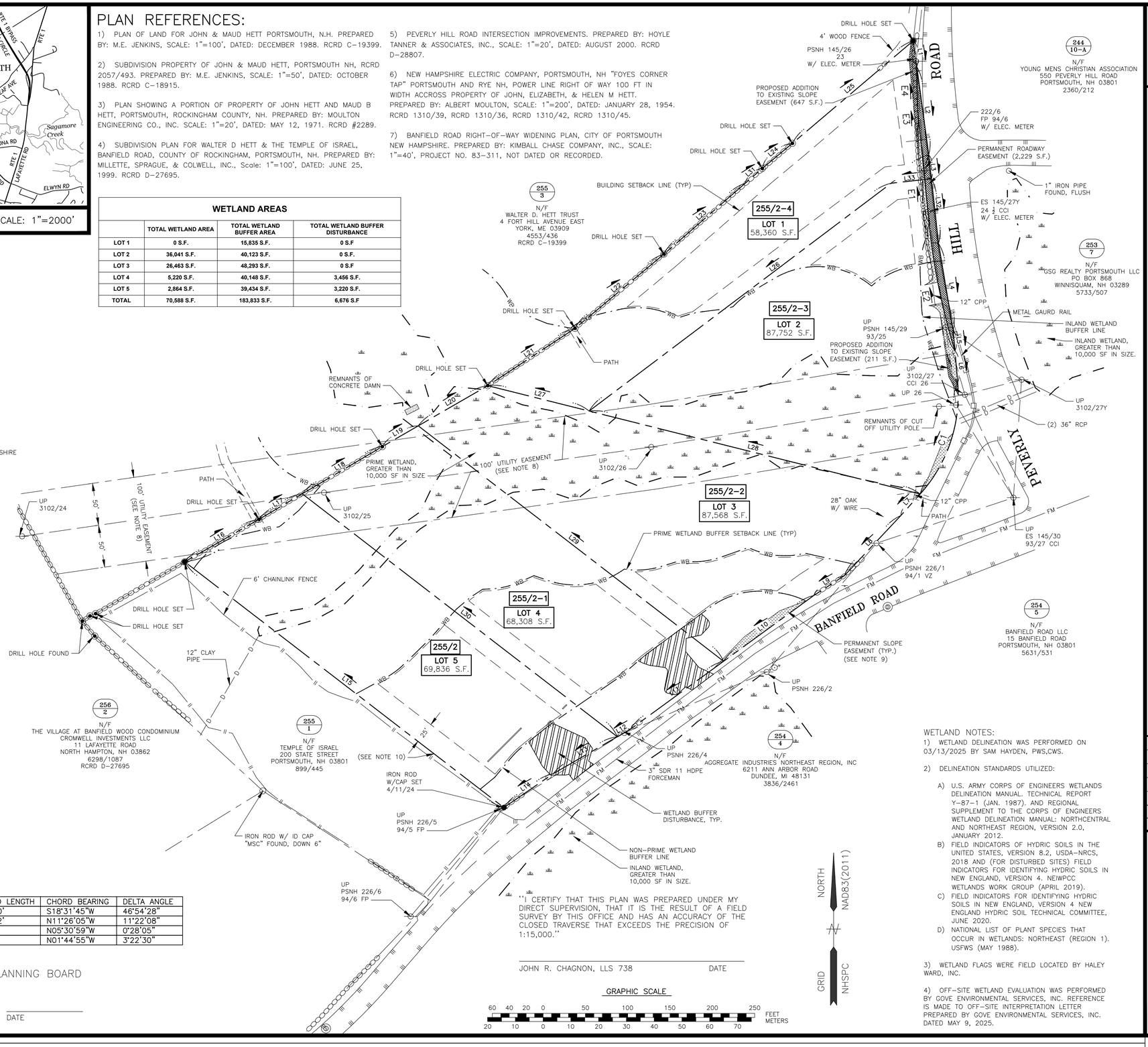
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

WETLAND AREAS

	TOTAL WETLAND AREA	TOTAL WETLAND BUFFER AREA	TOTAL WETLAND BUFFER DISTURBANCE
LOT 1	0 S.F.	15,835 S.F.	0 S.F
LOT 2	36,041 S.F.	40,123 S.F.	0 S.F.
LOT 3	26,463 S.F.	48,293 S.F.	0 S.F
LOT 4	5,220 S.F.	40,148 S.F.	3,456 S.F.
LOT 5	2,864 S.F.	39,434 S.F.	3,220 S.F.
TOTAL	70,588 S.F.	183,833 S.F.	6,676 S.F



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JOHN R. CHAGNON, LLS 738 DATE

WETLAND NOTES:

1) WETLAND DELINEATION WAS PERFORMED ON 03/13/2025 BY SAM HAYDEN, PWS,CWS.

2) DELINEATION STANDARDS UTILIZED:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (APRIL 2019).

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D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

4) OFF-SITE WETLAND EVALUATION WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. REFERENCE IS MADE TO OFF-SITE INTERPRETATION LETTER PREPARED BY GOVE ENVIRONMENTAL SERVICES, INC. DATED MAY 9, 2025.

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 255 AS LOT 2.

2) OWNERS OF RECORD:
WALTER D. HETT TRUST
WALTER D. HETT TRUSTEE
4 FORT HILL AVENUE
YORK, ME 03909
4553/432 (PARCEL 1)

APPLICANT:
CHINBURG DEVELOPMENT
3 PENSTOCK WAY
NEWMARKET, NH 03847

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA:
371,824 S.F.
8.54 ACRES

5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

6) CURRENT ZONING: SINGLE RESIDENCE A (SRA)
DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	43,560 S.F.
FRONTAGE:	150 FEET
DEPTH	200 FEET
SETBACKS:	
FRONT	30 FEET
SIDE	20 FEET
REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM STRUCTURE COVERAGE:	10%
MINIMUM OPEN SPACE:	50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A 5 LOT SUBDIVISION ON ASSESSOR'S MAP 255 LOT 2 IN THE CITY OF PORTSMOUTH.

8) PARCEL IS SUBJECT TO A P.S.N.H. UTILITY EASEMENT, SEE RCRD 1310/37 AND 1310/39.

9) PARCEL IS SUBJECT TO A PERMANENT ROADWAY EASEMENT AND PERMANENT SLOPE EASEMENTS CONTAINED IN A DEED FROM WALTER D. HETT TO THE CITY OF PORTSMOUTH, SEE RCRD 3563/686 AND RCRD D-28807.

10) SEE NEW HAMPSHIRE STATUTE, TITLE XXVI CHAPTER: 289:3 LOCATION.III. NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING SHALL BE CONDUCTED WITHIN 25' OF A KNOWN BURIAL SITE OR WITHIN 25' OF THE BOUNDARIES OF AN ESTABLISHED BURIAL GROUND OR CEMETERY.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH GIS WEBSITE.

12) TOPOGRAPHY SHOWN HEREON DERIVED FROM LiDAR BARE EARTH DIGITAL ELEVATION MODEL 2022 OBTAINED FROM NH GRANIT.

NO.	DESCRIPTION	DATE
4	WETLAND IMPACTS	6/25/25
3	EASEMENTS	5/21/25
2	LOTS	3/1/25
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

REVISIONS

SUBDIVISION PLAN
TAX MAP 255 – LOT 2

OWNER:

WALTER D. HETT

BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1 5010220

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436–7708, Ext. 555.5678
ATTN: NICHOLAS KOSKO

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 427–1530
ATTN: DOUG SPARKS

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

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

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
ATTO: Tel. (603) 679–5695 Ext. 1037
ATTP: DOUG SPARKS

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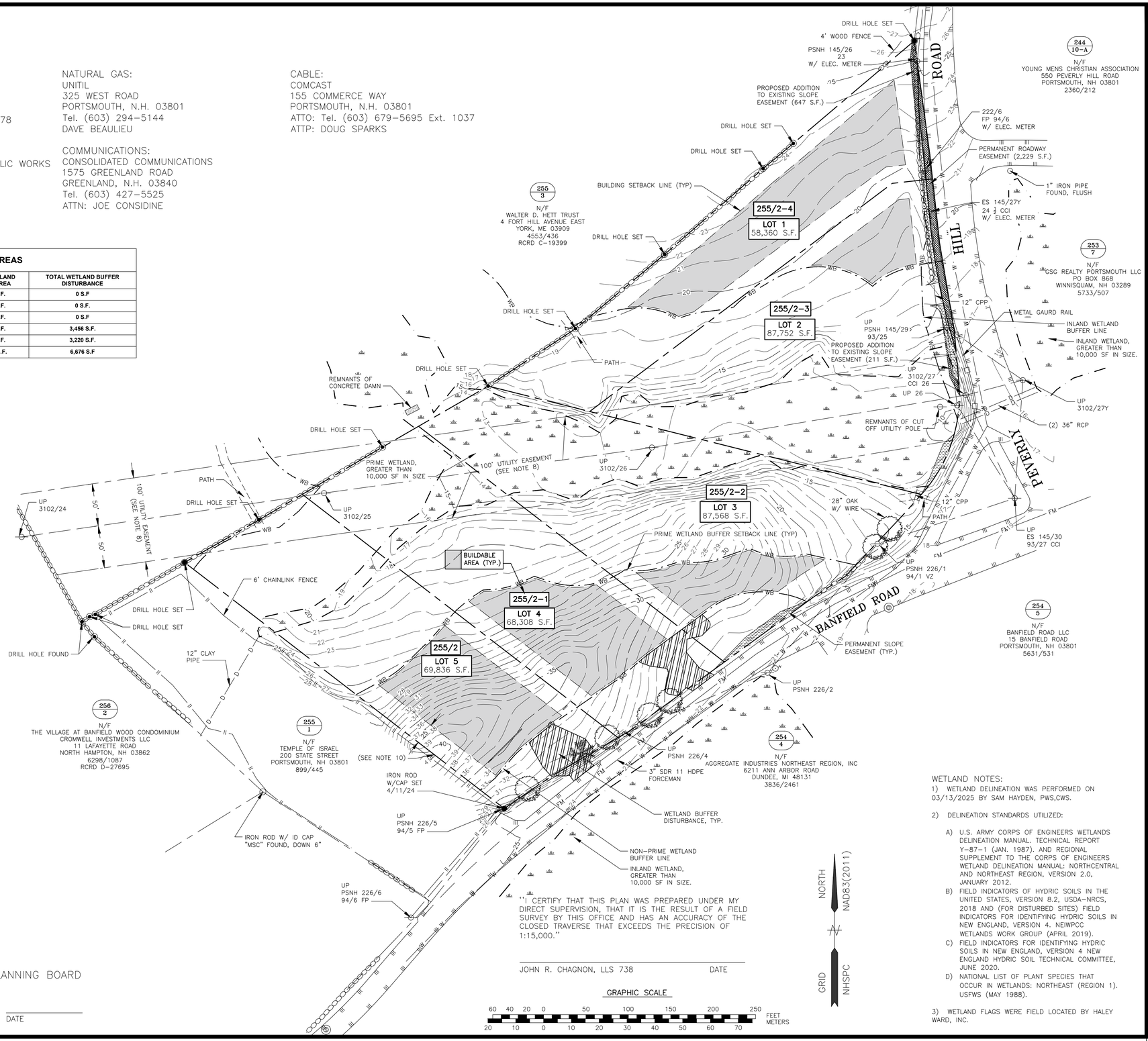

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JOHN R. CHAGNON, LLS 738 DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

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2) DELINEATION STANDARDS UTILIZED:

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0	ISSUED FOR COMMENT	1/27/25

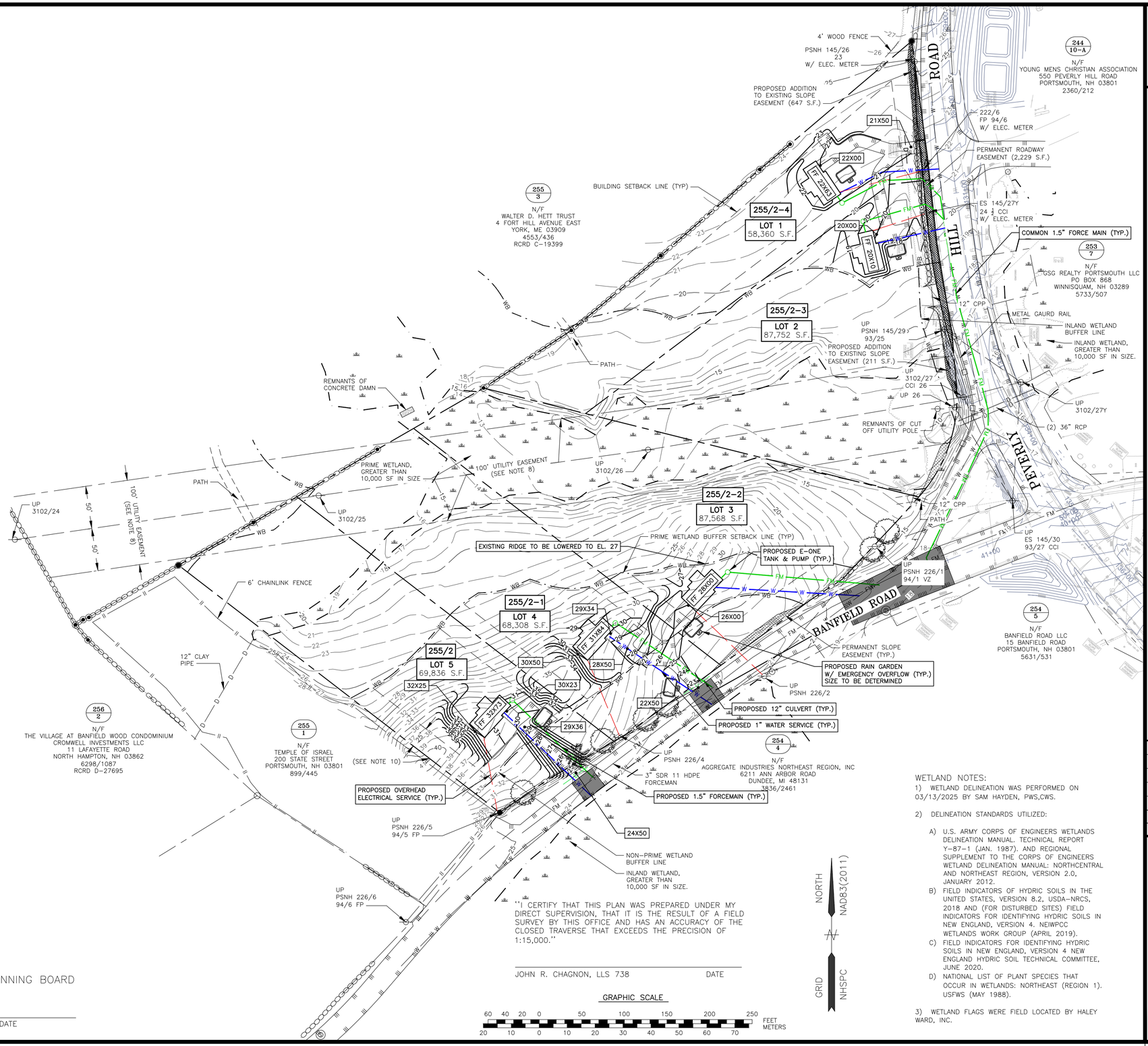
REVISIONS

SUBDIVISION SITE PLAN
TAX MAP 255 – LOT 2

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1 5010220



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NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

NO.	DESCRIPTION	DATE
4	GRADING/WETLAND IMPACTS	6/25/25
3	GRADING/EASEMENTS	5/21/25
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

GRADING PLAN
TAX MAP 255 – LOT 2

OWNER:

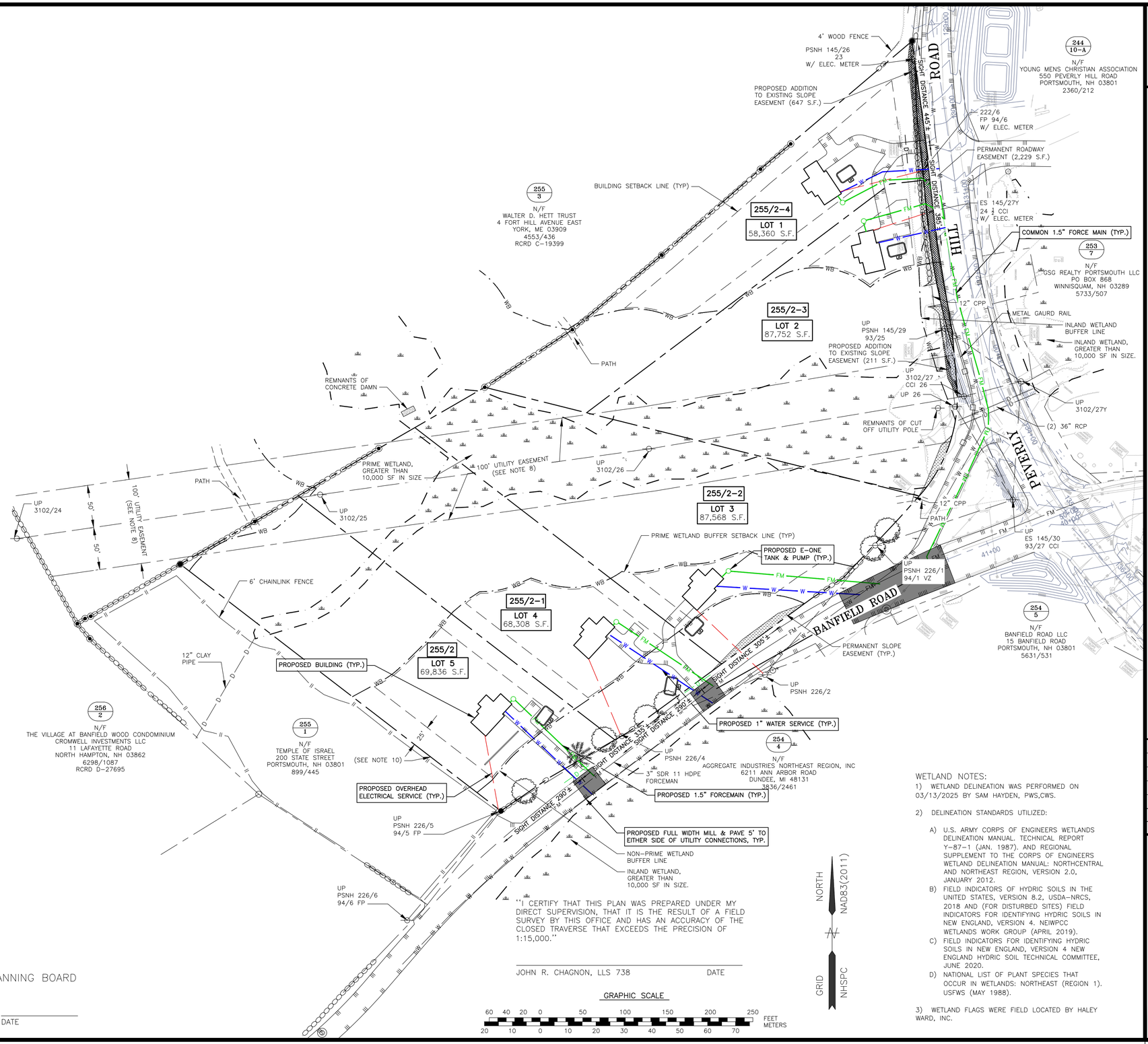
WALTER D. HETT

BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1

5010220



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CHAIRMAN

DATE

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0	ISSUED FOR COMMENT	2/12/25

REVISIONS

UTILITY SITE PLAN
TAX MAP 255 – LOT 2

OWNER:

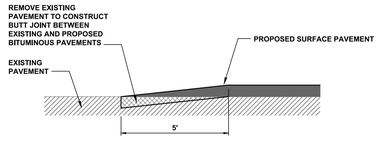
WALTER D. HETT

BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

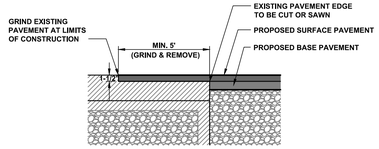
FB 499 & PG 1

5010220



TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL

N.T.S.

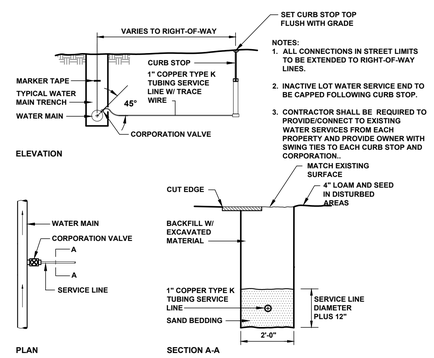


NOTES:

1. EXTEND NEW SURFACE PAVEMENT ACROSS BUTT JOINT IN BASE COURSE.
2. PROVIDE TACK COAT ON ALL SURFACES OF EXISTING PAVEMENT TO BE COVERED.

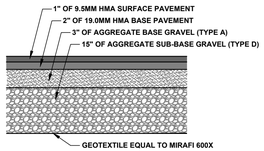
TYPICAL ASPHALT PAVEMENT GRINDING DETAIL

NTS



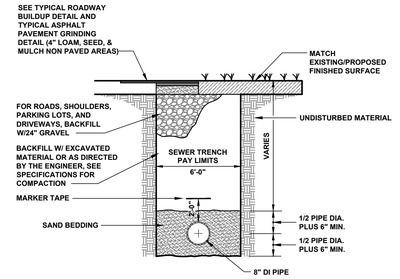
TYPICAL WATER SERVICE DETAIL

NTS



DRIVEWAY APRON BUILDUP DETAIL

NTS

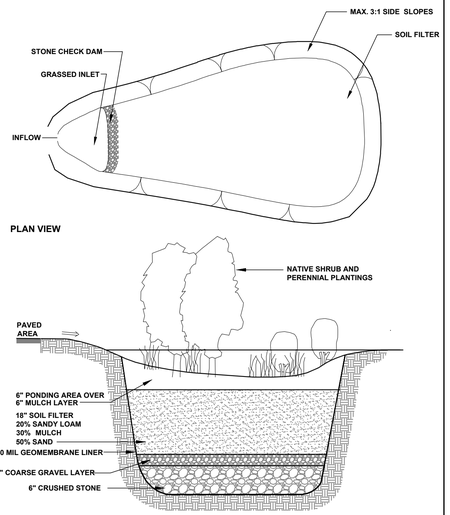


NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL FORCE MAIN TRENCH DETAIL

NTS



CONSTRUCTION OVERSIGHT: INSPECTION WILL OCCUR AT A MINIMUM:

- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND

LINER

1. NONWOVEN 20MIL GEOMEMBRANE.

PLANT SPECIES

1. PLANT SPECIES SHALL BE CHOSEN IN ACCORDANCE WITH MAINE DEP CHAPTER 500 BMP'S.

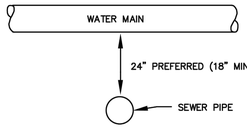
MAINTENANCE

DURING THE FIRST YEAR, THE BASIN WILL BE INSPECTED SEMI-ANNUALLY AND FOLLOWING MAJOR STORM EVENTS

1. DEBRIS AND SEDIMENT BUILDUP SHALL BE REMOVED FROM THE FOREBAY AND BASIN AS NEEDED. MOWING OF GRASSED BASIN CAN OCCUR SEMI-ANNUALLY TO A HEIGHT OF NO LESS THAN 6 INCHES.
2. ANY BARE AREA OR EROSION RILLS SHALL BE REPAIRED WITH NEW FILTER MEDIA OR SANDY LOAM, SEEDED AND MULCHED OR SODDED.
3. MAINTAINING GOOD GRASS COVER WILL MINIMIZE CLOGGING WITH FINE SEDIMENTS AND IF PONDING EXCEEDS 48 HOURS, THE TOP OF THE FILTER BED MUST BE ROTOTILLED TO REESTABLISH THE SOIL'S FILTRATION CAPACITY.
4. IN BIORETENTION CELLS, RAKING AND REPLACING THE DEGRADED MULCH BETWEEN PLANTS WILL BE NECESSARY ON AN ANNUAL BASIS. PLANTS THAT ARE NOT ESTABLISHED WITH NEED TO BE REPLACED.

BIORETENTION CELL DETAIL

N.T.S.

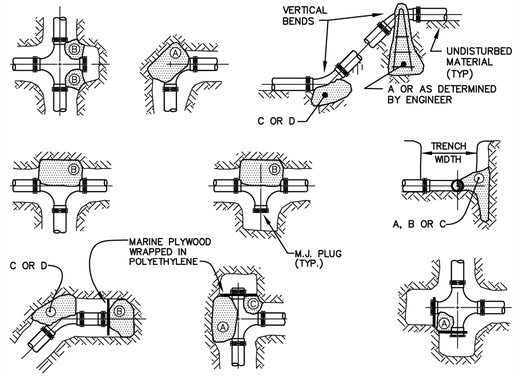


NOTES

1. *A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.*
2. *SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.*
3. *IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.*

WATER/SEWER MAIN CROSSING

N.T.S.



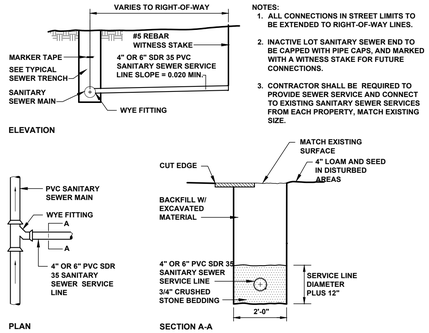
TEST PRESSURE = 150 psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		3"	4"	6"	8"	10"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.66	1.55	2.78	8.38	12.80
	C 45°	0.48	1.19	2.22	6.62	9.42
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

NOTES

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
2. NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
3. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
4. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

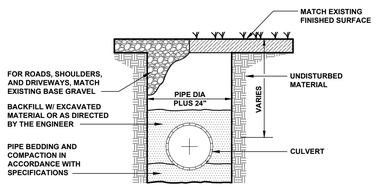
WATER/SEWER MAIN CROSSING

N.T.S.



TYPICAL SANITARY SEWER SERVICE DETAIL

NTS

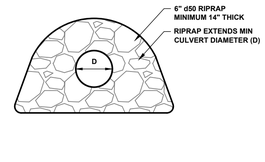


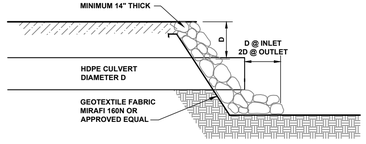
NOTE:

1. PAYMENT LIMITS SHALL BE 6' WIDE (3' EACH SIDE OF CULVERT)

TYPICAL CULVERT TRENCH DETAIL

NTS





TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL

NTS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

BANFIELD ROAD & PEVERLY HILL ROAD
WALTER D. HETT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

NO.	DESCRIPTION	DATE
1	REVISED DETAILS	6/25/25
0	ISSUED FOR COMMENT	4/23/25

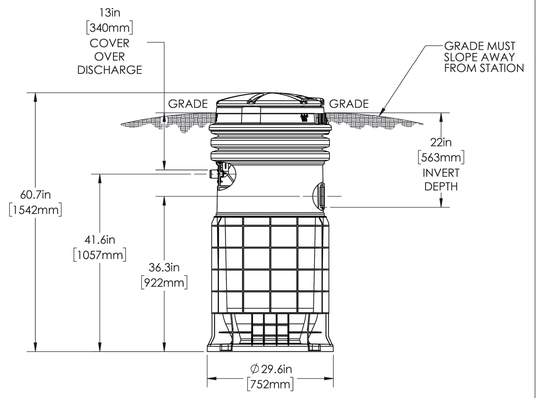
REVISIONS

SCALE: AS SHOWN JANUARY 2023

DETAILS D1

NA0050P04

DH071-61



NOTE: DIMENSIONS ARE FOR REF ONLY

CONCRETE BALLAST NOT REQUIRED

DISCHARGE: 1-1/4in FEMALE PIPE THREAD

INLET: EPDM GROMMET FOR 4in DWV PIPE (STANDARD)

BK	JG	10/13/2023	E	1:16
DR BY	CHK'D	DATE	ISSUE	SCALE

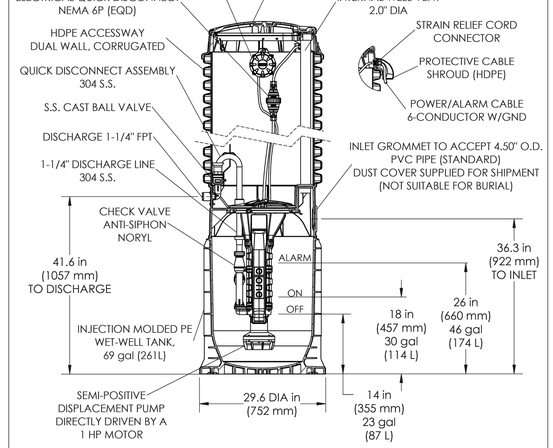
SEWER SYSTEMS

MODEL DH071-61
CUT SHEET

NA0050P04

NA0050P02

DH071



CONCRETE BALLAST NOT REQUIRED

NOTE: DIMENSIONS ARE FOR REF ONLY

FIELD JOINT REQUIRED FOR MODELS
DH071-129 / DH071-160

JVL	SGS	7/14/2023	F	1:16
DR BY	CHK'D	DATE	ISSUE	SCALE

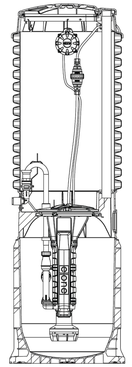
SEWER SYSTEMS

MODEL DH071
DETAIL SHEET

NA0050P02

E/ONE EXTREME SERIES

DH071



General Features

The model DH071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 160 inches

The DH071 has a cable that connects the motor controls to the level controls through watertight penetrations.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

NA0050P01 Rev E

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

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E/ONE EXTREME SERIES

E/One Sentry™

Alarm Panel — Duplex Protect Plus Package

Description

The E/One Sentry Protect Plus panels are custom designed for use with Environment One Duplex grinder pump stations. They can be configured to meet the needs of your application, from basic alarm indication to advanced warning of pending service requirements.

E/One Sentry Protect Plus panels are supplied with audible and visual high level alarms. They are easily installed in accordance with relevant national and local codes. Standard panels are approved by UL, CSA, CE and NSF to ensure high quality and safety.

The panel features a corrosion-proof, NEMA 4X-rated, thermoplastic enclosure. A padlock is provided to prevent unauthorized entry (safety front).

Features

Includes all features of the basic configuration of the E/One Sentry Simplex panel, including circuit breakers, 240 ~~or 480~~ VAC service, terminal blocks and ground lugs, audible alarm with manual silence, manual run feature and run indicator, safety front, conformal-coated board and overload protection.

Includes all features of the E/One Sentry Simplex Protect package, including a Trouble indication that shuts down the pumps temporarily in the event of an unacceptable operating condition (brownout, system over-pressure, run-dry), as well as:

Predictive status display module

Pre-alarm indication for major operating parameters

Alarm indications for major operating parameters

Hour meter, cycle counter and alarm delay

LCD display and user-friendly interface

Inner cover (dead front)

Contact group — dry contacts and Remote Sentry contacts

Programmable User Settings

Please consult factory for special applications.

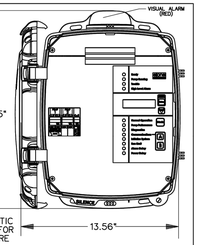
NA0344P01 Rev. –

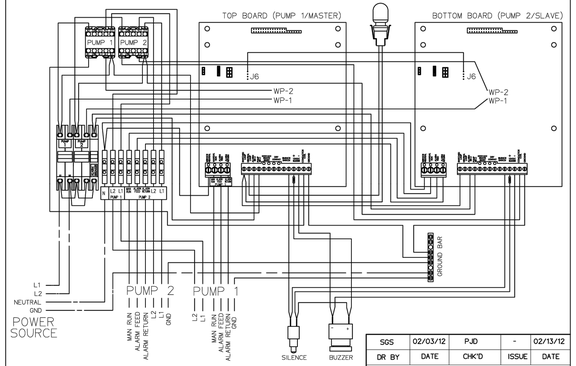
SENTRY PROTECT PLUS DUPLEX

EXTERNAL VISUAL & AUDIBLE ALARM
REMOTE SENTRY DRY CONTACTS FOR
OPTIONAL POWER LOSS HIGH LEVEL
ALARM (POWER LOSS ALARM FOR WIRELESS)
MANUAL ALARM SILENCE
MANUAL RUN
STATUS LED'S: NORMAL, PUMP RUNNING, HIGH LEVEL
TROUBLE INDICATIONS: RUN DRY, OVERPRESSURE, BROWNOUT, VOLTAGE, EXTENDED RUN TIME
DRY CONTACTS
CONFORMAL COATED CIRCUIT BOARD (BOTH SIDES)
PADLOCK
DEAD FRONT
PREDICTIVE ALARMS
REAL TIME PUMP PERFORMANCE
ADJUSTABLE ALARM DELAY
ADJUSTABLE RUN TIME DELAY
HOUR/CYCLE COUNTER
NEMA 4X ENCLOSURE ASSEMBLY

DIMENSION FROM BACK PANEL TO FRONT OF OPEN DOOR = 18.02"

ENCLOSURE:
CORROSION PROOF THERMOPLASTIC POLYESTER APPROVED BY UL FOR ELECTRICAL CONTROL ENCLOSURE





OLD / NEW WIRE COLOR MAP

PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

LEGEND
FROM CORE
SUPPLY CABLE
FACTORY INSTALLED

CONTROL CABLE:
TYPE TC: DIRECT BURIAL, SIX CONDUCTOR

SGS	02/03/12	PJD	-	02/13/12
DR BY	DATE	CHK'D	ISSUE	DATE

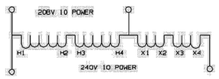
SEWER SYSTEMS

SENTRY PROTECT PLUS PANEL, DUPLEX
240V 60Hz DOUBLE POLE POWER

NA0344P03

Catalog Number : 9T51B0129

Features :
- Line: 120 x 240 Vac
- Load: 16/32 Vac
- Single Phase, 0.75 kVA
- 100 degree rise, Copper
- Buck Boost Application
- No Electrostatic Shield
- QB, 60Hz



Dimensions (inches) : **9.62H x 7.88W x 5.5D x 25lbs**

Buck-Boost Transformers.

Introduction
The Buck-Boost transformer is a very versatile product for which a multitide of applications exist. In its simplest form, these transformers will deliver 12, 16, 24 or 32 volts when their primaries are energized at 120 or 240 volts.

Their prime use, however, lies in the fact that the primaries and secondaries can be **interconnected**, thus permitting their use as an autotransformer. When the primaries and secondaries are connected together so that electrical characteristics are changed from a two winding transformer to those of an autotransformer, the units can economically 'buck or boost' voltage up to +/- 20%.

For use with e|one Duplex Panels

Single Phase Load: 16/32 Vac
Non-Vented (NEMA 3R) Enclosure
Buck Boost

DR BY: SGS	DATE: 4/30/2001	ENVIRONMENT ONE CORPORATION	
CHK'D BY:	DATE:		
ENG BY:	DATE:	TRANSFORMER, BUCK BOOST 0.75KVA, PA0219P03	
APPD BY:	DATE:		
SCALE: FULL		MATERIAL:	
		PART NUMBER:	PART
		LM000230	1
TYPE: 4	CLASS: 05	DWG NUMBER	SHEET 1 OF 1 REV

BANFIELD ROAD & PEVERLY HILL ROAD
WALTER D. HETT
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/23/25

REVISIONS

SCALE: AS SHOWN JANUARY 2023

DETAILS D2

FB 499 PG 1

5010220