May 28, 2025

100 International Drive, Suite 152, Portsmouth, NH 03801
Tel: 603.431.3937

Samantha Collins, Chair
City of Portsmouth Conservation Commission
City of Portsmouth, NH
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Re: **Wetland Conditional Use Permit Application Package**
Coakley Road EV Charging 1, LLC Electric Vehicle Charging Station Development
Port Inn and Suites
505 US-1 Bypass, Portsmouth, NH 03801

Dear Ms. Collins:

Weston & Sampson Engineers, Inc. (Weston & Sampson) is submitting this Wetland Conditional Use Permit Application Package to be filed with the City of Portsmouth Planning Board and Conservation Commission for the above-mentioned project on behalf of New Leaf Energy d/b/a Coakley Road EV Charging 1, LLC (the Applicant). The project parcel is located at 505 US-1 Bypass (Map-Lot 0234-0005-0000) in Portsmouth, New Hampshire, and is owned by GIRI PORTSMOUTH 505 LLC. The project parcel is located in the Gateway Corridor (G1) zoning district. The proposed project involves the installation of four (4) dual-port electric vehicle (EV) charging stations, for a total of eight (8) charging spaces (with 1 ADA space), and associated electric equipment at an existing commercial property.

Filing Details

In support of this Wetland Conditional Use Permit Application Package, we have attached one (1) physical copy of the following supporting materials (application package was also submitted online via ViewPoint Cloud):

- Attachment A: Wetland Conditional Use Permit Application Checklist
- Attachment B: Project Narrative & Analysis Criteria Response
- Attachment C: Design Plans
- Attachment D: Site Photos
- Attachment E: Wetland Delineation Report
- Attachment F: Owner Authorization Form
- Fee Checks
    - As estimated by ViewPoint Cloud online permitting system and paid online

Should you have any further questions or require any additional information, please feel free to contact us by phone at (978) 532-1900 or by email at mauserr@wseinc.com.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.

Rebecca Mauser-Hoye, PE, CEA
Project Manager

Devin Herrick, CWS
Technical Specialist I

cc: Jonathan Salsman, PE – New Leaf Energy

Weston & Sampson

westonandsampson.com

100 International Drive, Suite 152
Portsmouth, NH 03801
tel: 603.431.3937

Wetland Conditional Use Permit

May 2025

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

PREPARED FOR:
NEW LEAF ENERGY

SUBMITTED TO:
City of Portsmouth Conservation Commission
City of Portsmouth Planning Board

Attachment A - Wetland Conditional Use Permit Application Checklist

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

Attachment B - Project Narrative

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 958 sf that is currently asphalt pavement back to grassed area, increasing the natural buffer for Hodgson Brook. In total, the project will return a net total of 785 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 (grassed area)	0	958	958
Electrical trenching (returned to existing conditions)	303	0	303
Concrete Equipment Pad Installation	0	173	173
Cumulative	303 SF	1131 SF	1434 SF
Net Gain Pervious Area	-	785 SF	785 SF
40-ft Vegetated Buffer Strip[2]			
Type of Impact	Temporary Impact	Permanent Impact	Total Impacts
Return existing pavement to pervious (grassed area)	0	958	958
Electrical trenching (returned to existing conditions)	179	0	179
Concrete Equipment Pad Installation	0	0	0
Cumulative	179 SF	958 SF	1137 SF
50-ft and 75-ft Limited Cut Area[2]			
Type of Impact	Temporary Impact	Permanent Impact	Total Impacts
Return existing pavement to pervious (grassed area)	0	958	958
Electrical trenching (returned to existing conditions)	63	0	63
Concrete Equipment Pad Installation	0	0	0
Cumulative	63 SF	958 SF	1021 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	Removal of 1 space Addition of 8 EV (with 1 ADA) Spaces Total Spaces = 64
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: 7,966 sf*
  - *Total 50-foot and 75-foot Limited Cut Area to be disturbed: 6,147 sf*
  - *Total 40-foot Vegetated Buffer Strip to be disturbed: 3,561 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 958 sf to pervious grass.

(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 7,966 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 958 sf of existing paved area is proposed to be returned to pervious grass 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 785 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 could potentially be installed at the City's request.

(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 785 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 101-feet long, for a total of 303 sf. 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.

Attachment C - Design Plans

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.

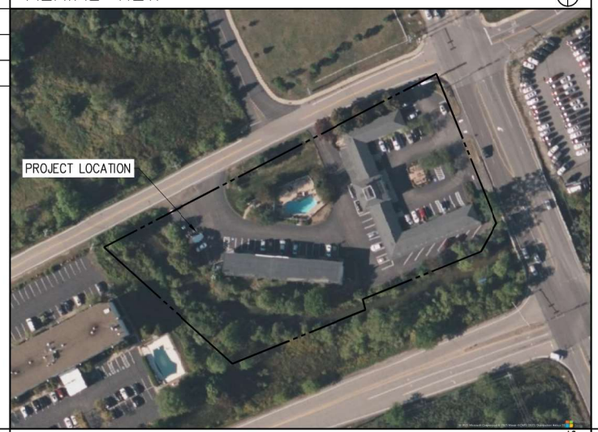
SYSTEM DESCRIPTION

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

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 808-4273
FAX: (888) 943-6778
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

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

Jeffrey W Santacruce

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

PROJECT NUMBER:
ENG24-1702

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

T-1.0
TITLE PAGE

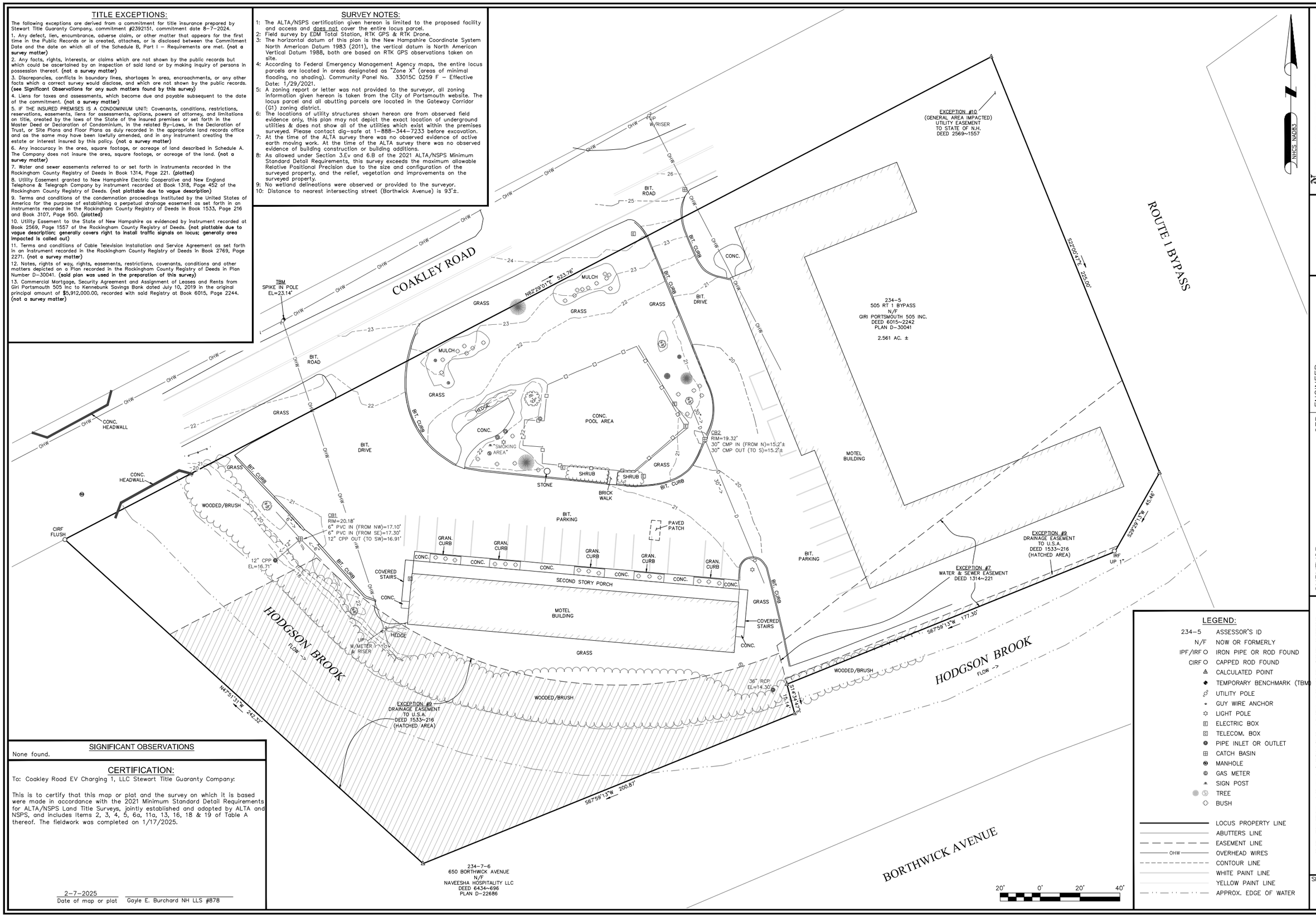
TITLE EXCEPTIONS:

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 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

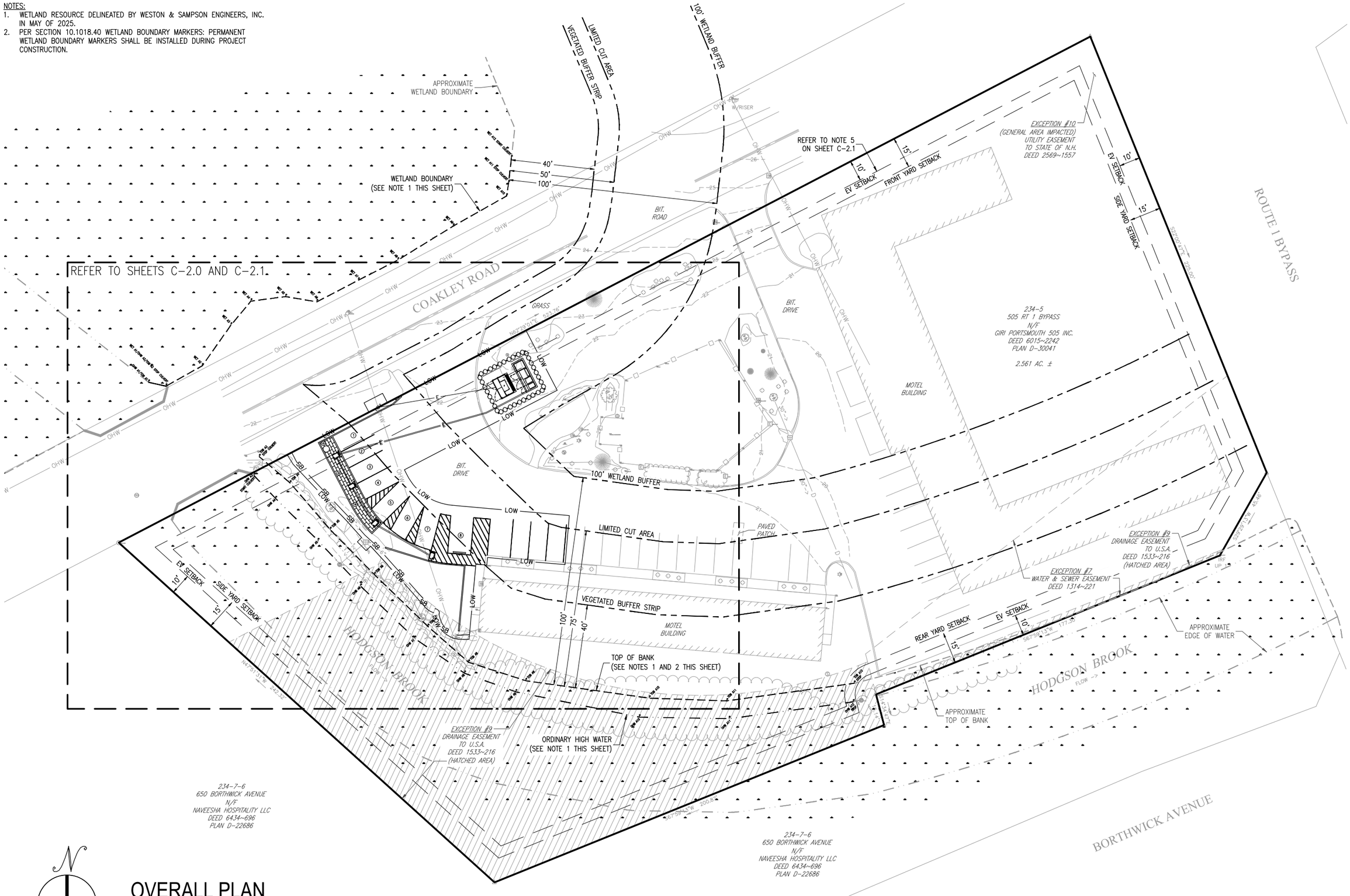
505 ROUTE 1 BYPASS

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'

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 808-4273
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

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'

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
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STATE OF NEW HAMPSHIRE
JEFFREY W. SANTACRUCE
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LICENSED PROFESSIONAL ENGINEER

Jeffrey W Santacruce

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

PROJECT NUMBER: ENG24-1702

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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'
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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'

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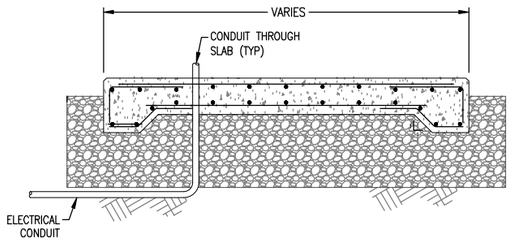
SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

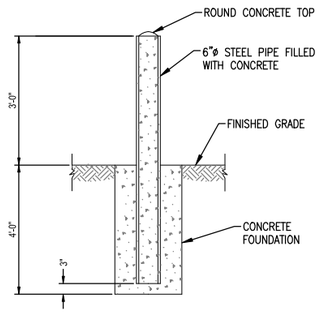
C-2.1
SITE PLAN



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

1 TYPICAL CONCRETE EQUIPMENT PAD SECTION

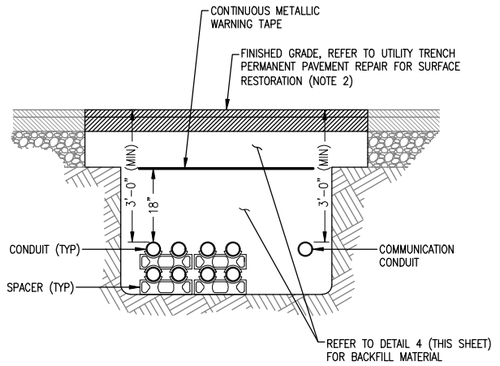
SCALE: NTS



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

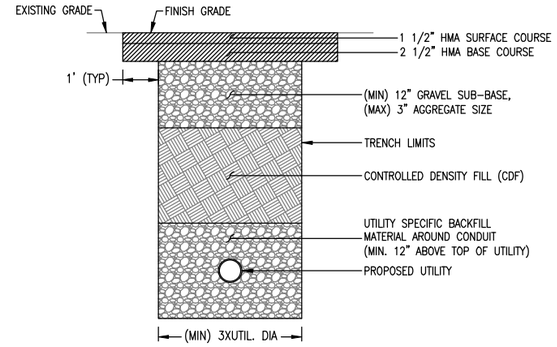
SCALE: NTS



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.

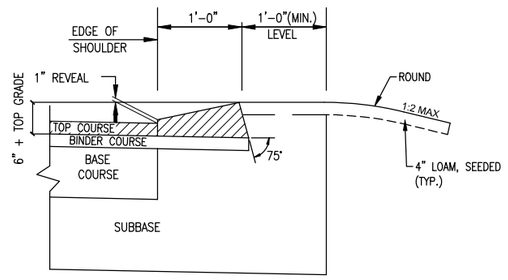
4 UTILITY TRENCH PERMANENT PAVEMENT REPAIR

SCALE: NTS

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

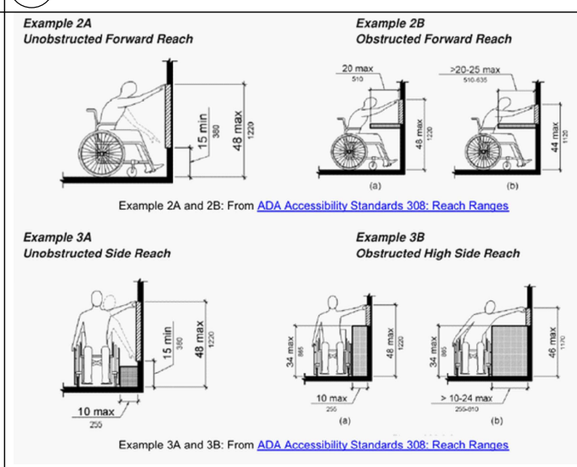
NOT FOR CONSTRUCTION

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



5 BITUMINOUS CURB

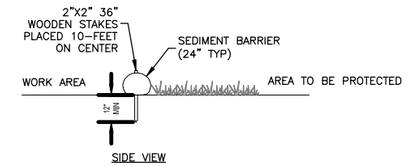
SCALE: NTS



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

6 MINIMUM REACH RANGES

SCALE: NTS

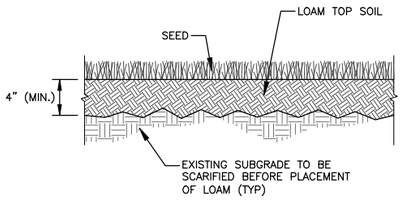


NOTES:
1. SEDIMENT BARRIER SHALL BE PLACED AROUND THE PERIMETER OF THE LIMIT OF WORK AND SHALL BE INSTALLED PARALLEL TO EXISTING GROUND CONTOURS.
2. SEDIMENT BARRIER SHALL NOT BE PLACED UP SLOPE, OR IN A MANNER THAT WILL CREATE CHANNELIZED FLOW.
3. SEDIMENT BARRIERS SHALL BE INSPECTED IN ACCORDANCE WITH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

7 SEDIMENT BARRIER

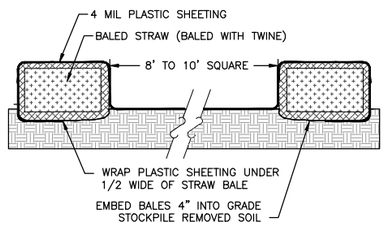
SCALE: NTS

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



8 LOAM AND SEED DETAIL

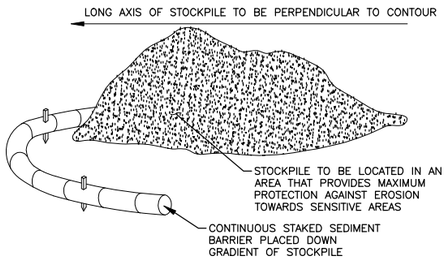
SCALE: NTS



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

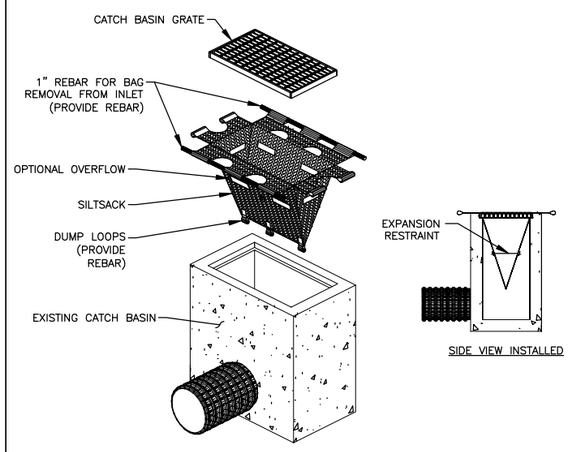
SCALE: NTS



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

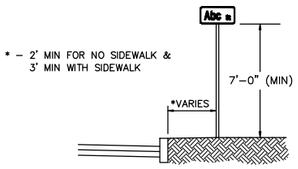
SCALE: NTS

PROJECT NUMBER: ENG24-1702

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"

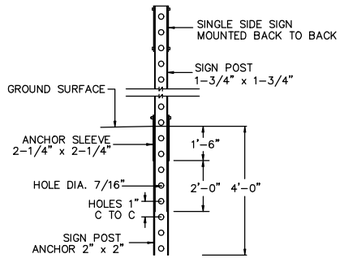
C-5.0
CIVIL DETAILS



NOTE:
1. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

1 TYPICAL SIGN INSTALLATION

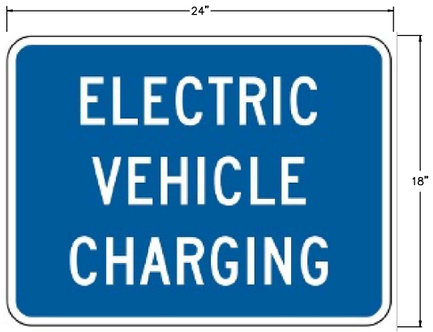
SCALE: NTS



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

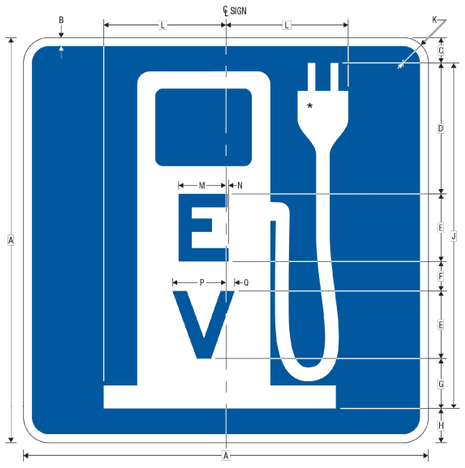
COLORS: LEGEND, BORDER – BLUE (RETROREFLECTIVE)
BACKGROUND – WHITE (RETROREFLECTIVE)

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

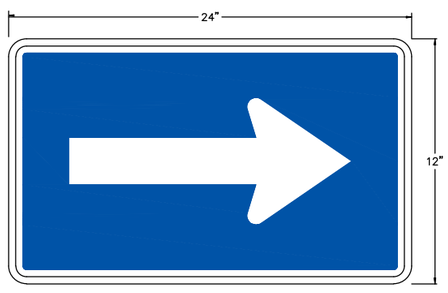
COLORS: LEGEND, BACKGROUND – BLUE (RETROREFLECTIVE)
SYMBOL, BORDER – WHITE (RETROREFLECTIVE)

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

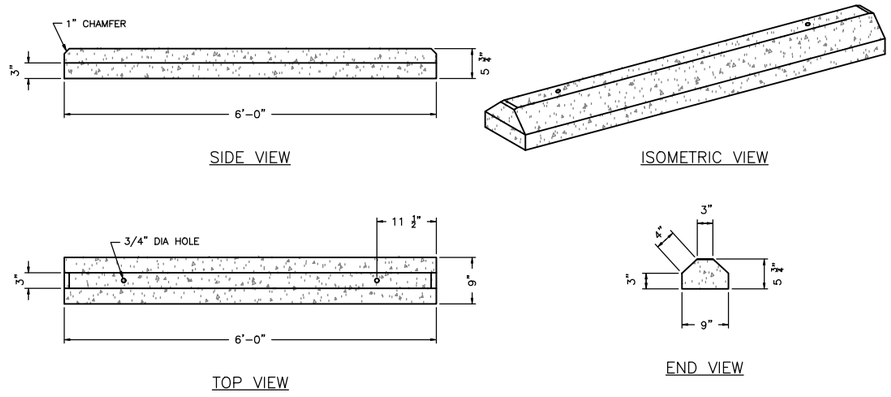


COLORS: LEGEND, BORDER – WHITE (RETROREFLECTIVE)
BACKGROUND – BLUE (RETROREFLECTIVE)

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

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 896-1273
FAX: (888) 843-6778
WWW.NEWLEAFENERGY.COM

NOT FOR CONSTRUCTION

Weston & Sampson
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190 Dow 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

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
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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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NOT FOR CONSTRUCTION

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

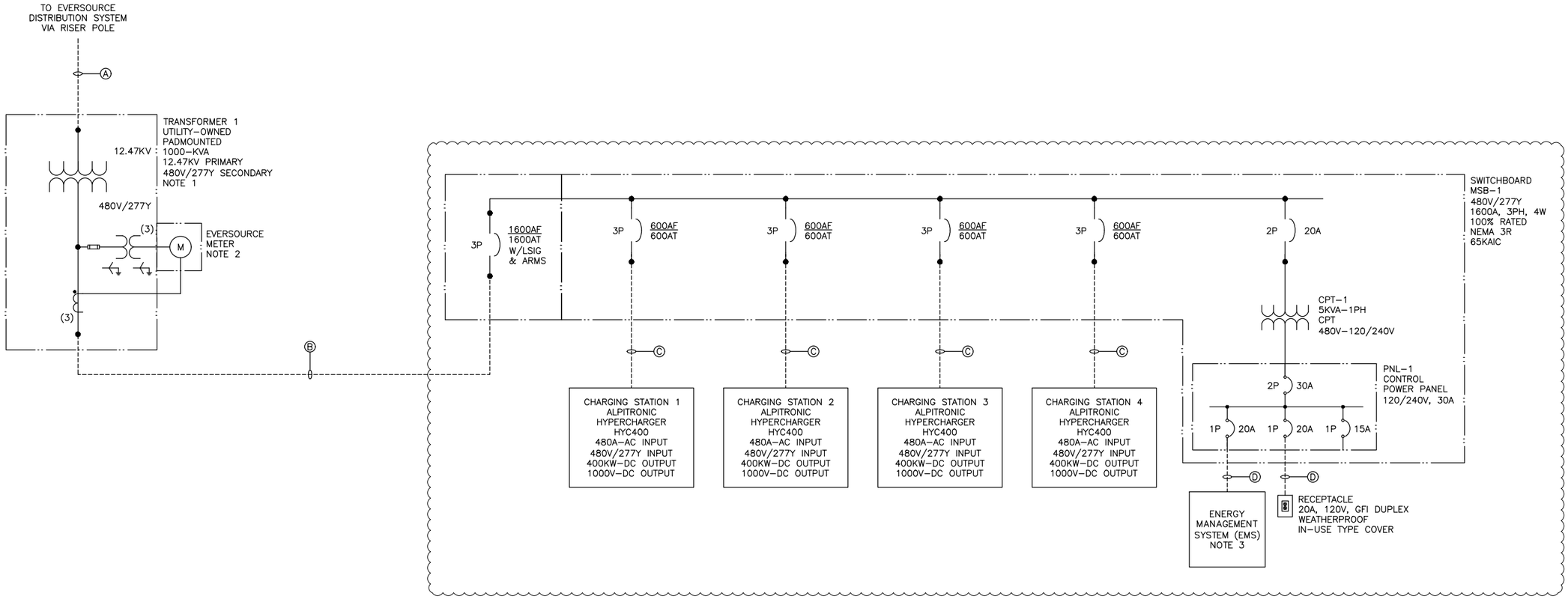
EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

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

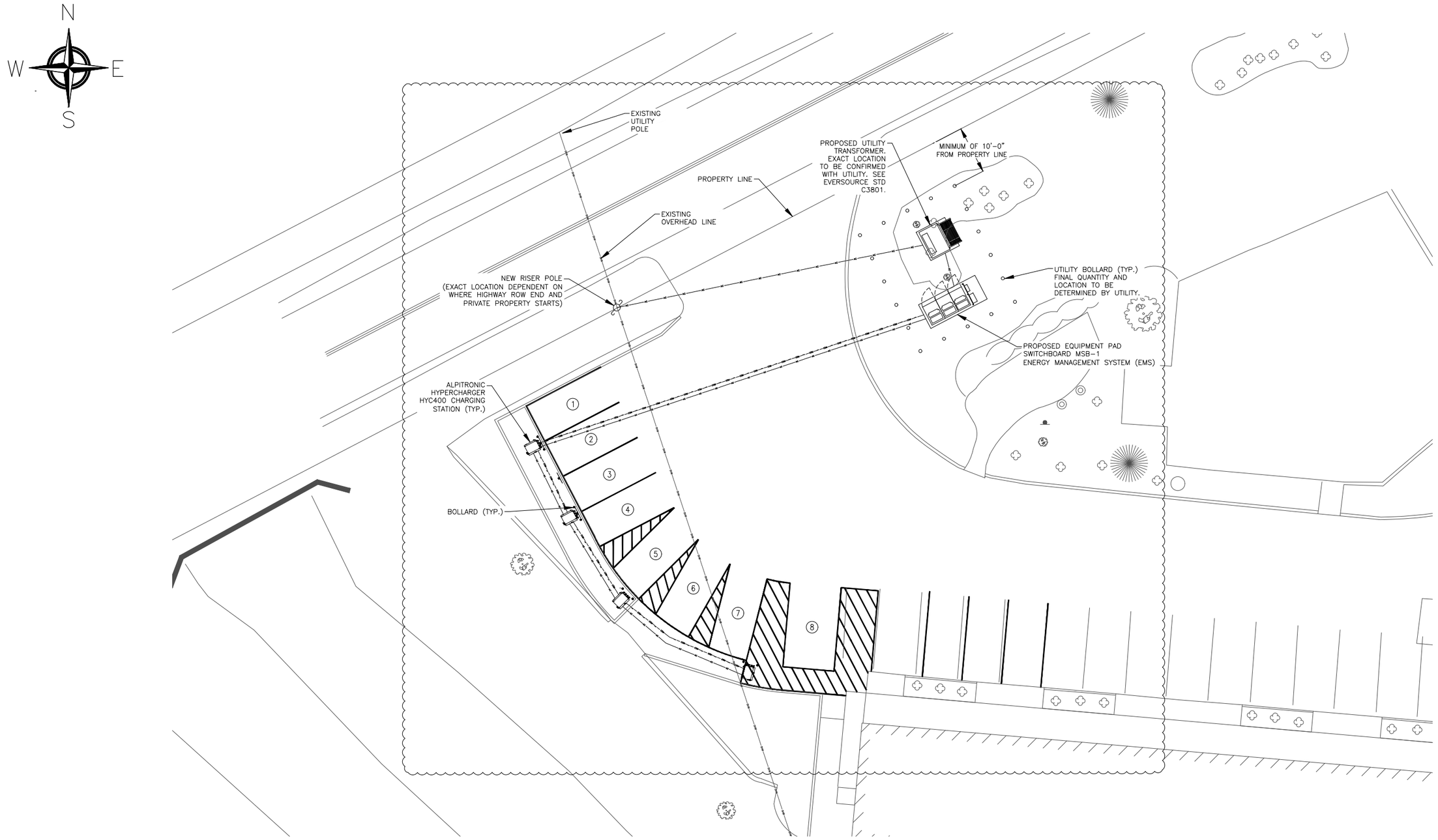
EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

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
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05/13/2025

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-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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NOT FOR CONSTRUCTION

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

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

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New England Hydric Soils Technical Committee, 2019, Version 4, *Field Indicator of Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.

Tiner, Jr., Ralph W., 2005, Field Guide to Nontidal Wetland Identification

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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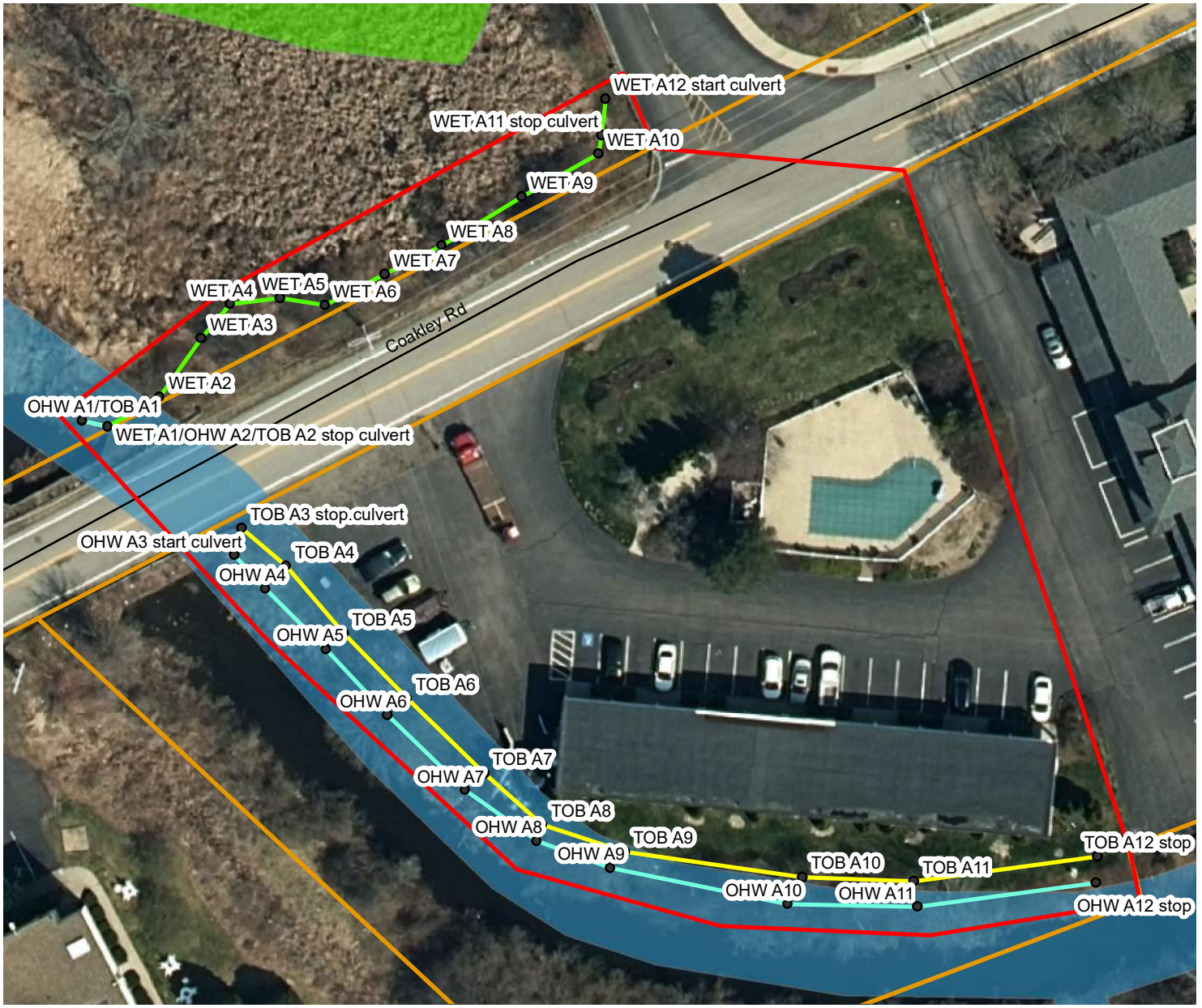


Legend

- 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

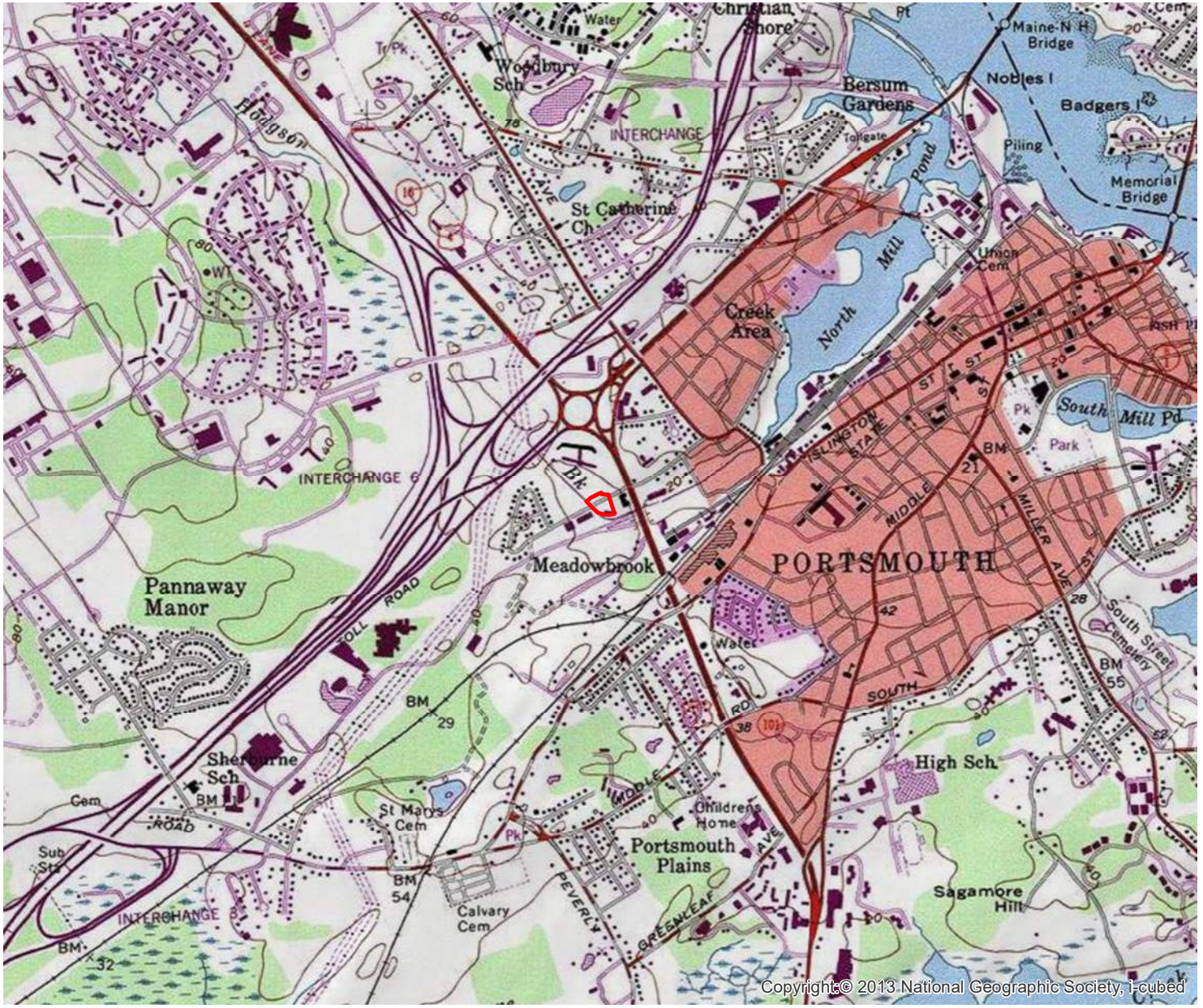
USGS NH 2021\2022 6-inch Orthophotos (RGB)
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

FIGURE 1

New Leaf
Portsmouth NH

Wetlands Field Map

Weston & Sampson



Legend

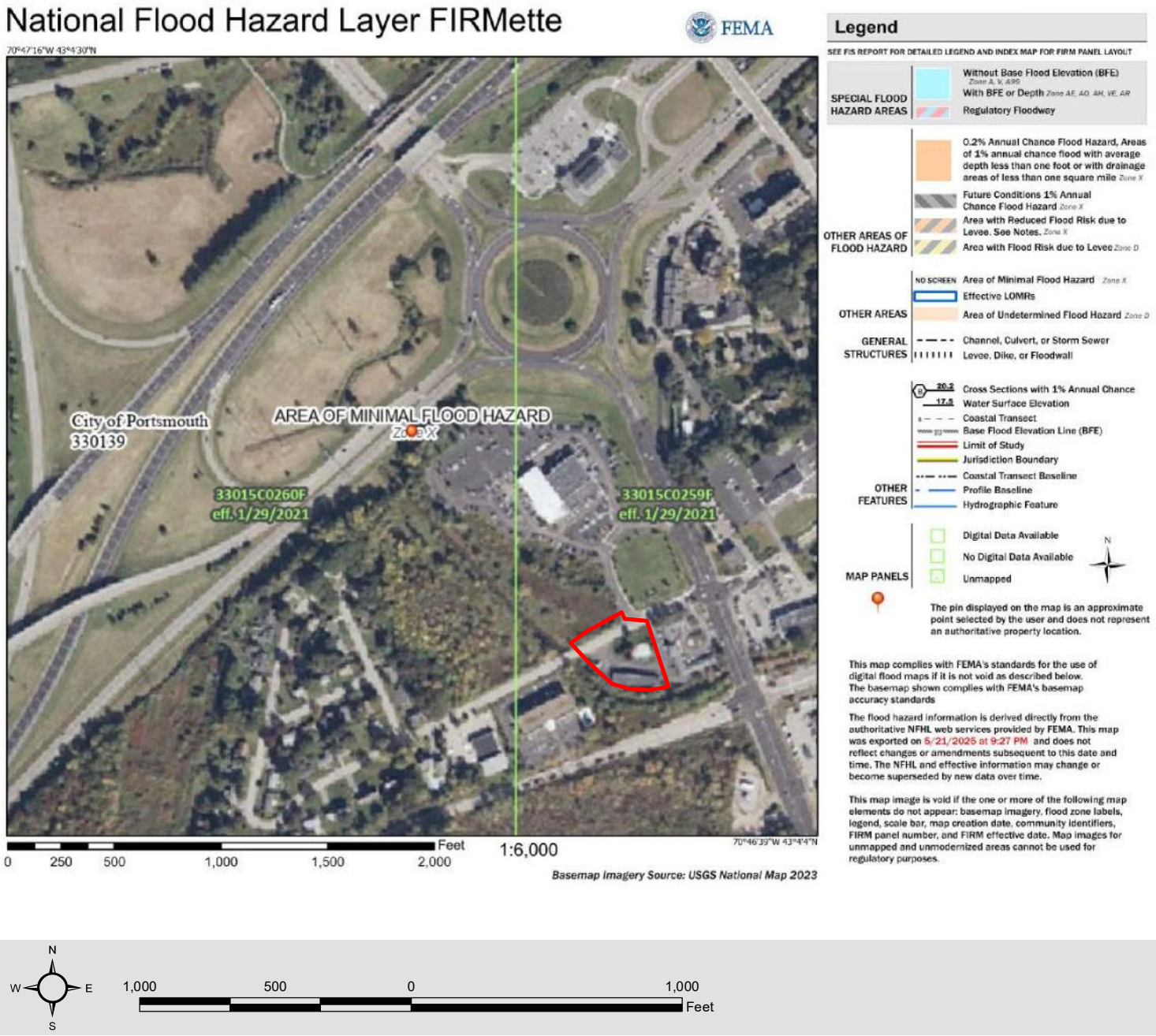
Investigation Area

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

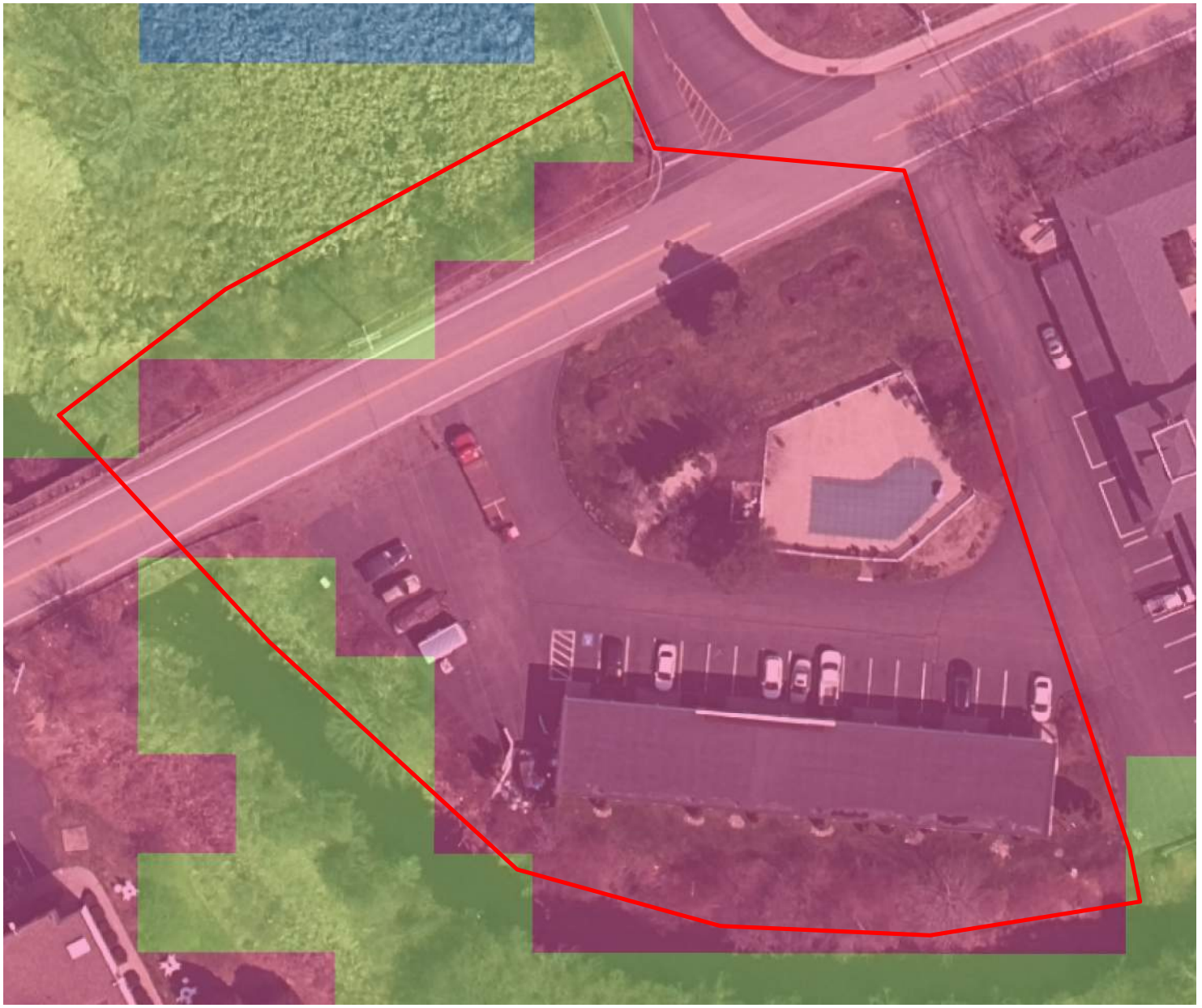
FIGURE 4.2

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
S

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)