



K0076-0066

July 29, 2026

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

**Re: Request for Wetland Conditional Use Permit Review
Map 284 Lot 8 - Proposed Garden & Site Improvements**

Dear Chair Collins,

On behalf of 124 Group Inc (Owner) we are pleased to submit the following information to support a request for a Site Review Permit and a Wetland Conditional Use Permit for the above referenced project.

Documents for the attention of the Technical Advisory Committee:

- One (1) 22x34 & one (1) 11x17 copy of the Site Plan Set, last revised July 22, 2026;
- Wetland Buffer Exhibit, dated July 29, 2026;
- Project Resource Area Delineation Memo, dated June 22, 2026;
- Wetland Conditional Use Permit Checklist, dated June 22, 2026;
- DRAFT NHDES Standard Dredge and Fill Wetlands Permit Application, dated July 2026
- Authorization Form

The proposed project is located at 124 Heritage Avenue which is identified as Map 284 Lot 8 on the City of Portsmouth Tax Maps. The property is a 5.8-acre parcel of land that is located in the Industrial (I) zone. The property is bound to the west by Heritage Avenue, 280-282 Heritage Avenue Industrial property to the north, and undeveloped City owned parcels to the to the south and east. The site currently operates as a multi-tenant industrial/commercial building.

The proposed project consists of the construction of a garden for the use of one of the buildings tenants, Gather. The garden will be located in the front of the existing building in what is currently a maintained lawn area. An ADA accessible ramp is also proposed to provide access to the garden from the existing parking lot. The project will include additional site improvements including parking lot re-striping, stormwater conveyance modifications, lighting, and landscaping.

Wetland Buffers

The proposed project will result in alterations to the 100-foot wetland buffer which is coincident with the state-regulated, municipally designated and duly established, 100-foot Prime Wetland buffer. As such, we anticipate that a Wetland Conditional Use Permit will be required for the project.

A Tighe & Bond New Hampshire Certified Wetland Scientist (CWS) conducted a wetland delineation on October 21, 2025. Wetland 1A is located to the east and south of the subject parcel. Wetland 2A is located to the southwest of the subject parcel, across Heritage Avenue (Map 284 Lot 6). Wetland 2A is a municipally-designated Prime Wetland, and thus includes a duly-established 100-foot Prime Wetlands buffer. An intermittent stream defined by Flag Series 1B and 2B drains both wetlands. The 100-foot buffers associated

with these wetlands consist of a paved parked lot and roadway, maintained lawn area, and portions of the existing building. Delineated wetlands are further described in the Wetland Delineation Technical Memorandum provided in Attachment C.

Existing impervious areas within the buffer include the paved roadway, parking lot, and driveway entrances from Heritage Avenue, as well as a portion of the existing building. Proposed new impervious surfaces consist of an ADA-compliant ramp to enable access the proposed community garden as well as the removal of bituminous concrete within the buffer to Wetland 1A during the parking lot restriping. The project may include the reconstruction of monument signage within the buffer(s), as well.

A comparison of the existing and proposed impervious areas within the buffer are summarized in Table 1.

Table 1: 124 Heritage Ave, Wetland Buffer Impervious Surfaces

Buffer Segment	Existing Impervious (SF)	Final Impervious (SF)
0-25 feet	521	521
25-50 feet	3,356	3,553
50-100 feet	20,747	25,121
Total	24,470	24,889
Net Change in Impervious Surface Area (SF)		+498

As the proposed project will result in impacts to the duly-established 100-foot Prime Wetland Buffer, Tighe & Bond will coordinate with the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau to determine the applicable mitigation requirements. As part of the proposed mitigation strategy, we are proposing a buffer enhancement including native shrub plantings and reseeding areas adjacent to the community garden with suitable native seed mixes.

LAND USE PERMIT APPLICATIONS

Local Permitting Timeline

The proposed project will require the following site-related approvals from the Planning Board:

- Site Plan Review Permit
- Wetland Conditional Use Permit

To date the applicant has attended the following meetings with the local land-use boards related to the Site Plan:

- May 6th, 2026 - Conservation Commission Site Walk
- May 13th, 2026 - Conservation Commission Work Session
- July 7th, 2026 - Technical Advisory Committee Meeting

The project will also require the following approvals from the New Hampshire Department of Environmental Services (NHDES):

- NHDES Standard Dredge and Fill Wetlands Permit (Major Impact)

Wetland Conditional Use Permit

As the proposed work will result in alterations to the wetland buffer and is not identified as a Permitted Use under Section 10.1016 of the City of Portsmouth Zoning Ordinance, we anticipate that the proposed work will require a Conditional Use Permit for impacts within the 100-foot wetlands buffer.

Wetland Conditional Use Permit Criteria

Based on the above described and enclosed materials, the following addresses how the proposed project warrants the granting of a Wetland Conditional Use Permit by satisfying the following six (6) criteria for approval in Section 10.1017.50 of the Zoning Ordinance:

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

As the existing land consists of relatively flat, exposed, maintained lawn, it is reasonably suited to being converted into a community garden. Siting the community garden at this location will provide Gather with direct access to the garden, which will help facilitate their mission of improving the food security of those in need on the Seacoast. Gather also intends to use the site as a classroom, to teach people how to garden and grown their own food. The proposed community garden represents a low-impact use of the site that can be accommodated without expanding the developed or impervious footprint within the 100-foot wetland buffer.

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

No feasible and reasonable alternative location exists outside the wetland buffer. The majority of the subject parcel has already been developed, leaving limited undeveloped area available to accommodate the proposed community garden. The proposed location consists of previously maintained lawn adjacent to Gather's existing facility, allowing the garden to be readily accessed and incorporated into its operations while avoiding impacts to other portions of the site.

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

No adverse impacts to the functional values of the site or surrounding wetlands are anticipated. The addition of native shrubs and native seed mixes is expected to provide a net benefit to the functional value of the surrounding wetlands. The existing maintained lawn provides limited habitat and ecological value, whereas the proposed native shrubs, groundcovers, and pollinator-friendly plantings will enhance forage and refuge for wildlife. The proposed plantings will support pollinators and other beneficial insects. The community garden will also provide educational and community engagement opportunities that promote environmental stewardship and local food production. The proposed parking lot realignment will reduce impervious surface area within the 100-foot buffer, and the proposed grass-lined swale will improve infiltration and stormwater management. As such, no increase in stormwater runoff to the adjacent wetlands will result as part of this project.

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

No alterations to naturally vegetated areas are proposed as part of this project. Rather, this project is focused on converting previously developed areas (i.e., maintained lawn and paved parking lot). The proposed community garden will increase the amount and diversity of vegetation within the wetland buffer through the introduction of cultivated plantings, including native and pollinator-friendly species where appropriate.

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

The proposed project is focused on the reuse and enhancement of previously developed and maintained areas, and represents the alternative with the least adverse impact to the wetland buffer and adjacent wetland resources. Rather, the proposed parking lot reconfiguration will reduce impervious surfaces within the parking area and native plantings are expected to improve wildlife habitat, ecological value, and educational opportunities. Appropriate erosion and sediment control measures will be implemented during construction to minimize erosion, sedimentation, and turbidity.

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

No work is proposed within the 25-foot vegetated buffer strip as part of this project.

Prime Wetland Buffer Waiver Request

In addition to the requested Wetland Conditional Use Permit, the proposed project will require a Prime Wetland Buffer Waiver from the New Hampshire Department of Environmental Services (NHDES) pursuant to RSA 482-A:11 and Env-Wt 706 for work within the duly established 100-foot Prime Wetland Buffer associated with Wetland 2A. Accordingly, the Applicant respectfully requests that the Conservation Commission consider a separate recommendation to NHDES supporting issuance of the waiver as part of the state wetlands permitting process.

The project is not anticipated to result in a significant net loss of the values for which Wetland 2A was designated as a Prime Wetland, including its ecological integrity, wildlife habitat functions, flood storage capacity, and overall wetland resource value. The proposed work is largely confined to previously developed and maintained portions of the buffer, includes only limited new impervious area associated with the ADA-accessible ramp, and incorporates buffer enhancement measures consisting of native shrub plantings, native seed mixes, and stormwater management improvements. These measures are expected to maintain and enhance existing buffer functions while supporting the community-oriented objectives of the project.

While the NHDES Standard Dredge and Fill Permit application is currently being finalized, the enclosed draft application, plans, wetland resource information, impact assessment, and buffer enhancement details provide the information necessary for the Conservation Commission to evaluate the project, review the proposed impacts, and to consider a recommendation to NHDES regarding the associated Prime Wetland Buffer Waiver request. Therefore, the Applicant respectfully requests that the Conservation Commission recommend approval of the associated Prime Wetland Buffer impacts, as proposed, to NHDES.

CONCLUSION

As shown in the enclosed information, the proposed project is expected to create distinctive and appealing site improvements which are connected to the community while respecting abutting properties, surrounding natural resources, and development goals within the City. The project is consistent with the intent of the City's wetland buffer regulations and satisfies the Conditional Use Permit criteria through the enhancement of existing conditions. Further, Gather intends to coordinate with the Conservation Commission to obtain the Commission's support for the proposed project and the associated Prime Wetland buffer waiver request, consistent with the requirements of New Hampshire Administrative Rule Chapter Env-Wt 700.

The applicant respectfully requests to meet with the Conservation Commission at their next scheduled meeting on August 12, 2026. If you have any questions or require any additional information, please feel free to contact us by phone at (603) 294-9213 or by email at NAHansen@tighebond.com.

Sincerely,
Tighe & Bond, Inc.



Neil A. Hansen, PE
PROJECT MANAGER



Patrick M. Crimmins, PE
VICE PRESIDENT

J:\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Reports\Applications\City of Portsmouth\20260729 CC Resubmission\2060729_K0076-0066 CC Cover Letter.docx

PROPOSED GARDEN AND SITE IMPROVEMENTS

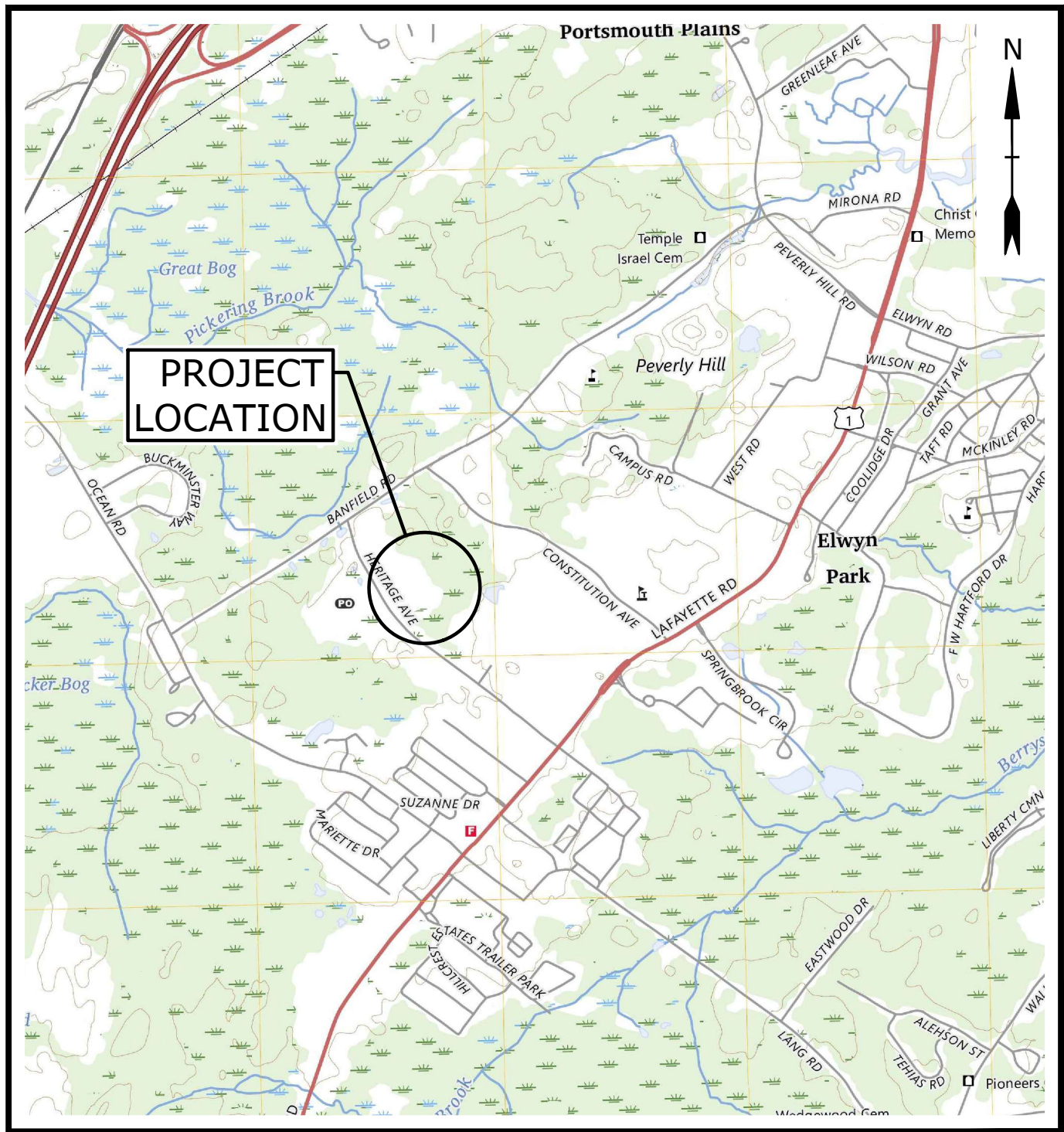
124 HERITAGE AVENUE PORTSMOUTH, NEW HAMPSHIRE

DATE: APRIL 29, 2026
LAST REVISED: JULY 22, 2026

SHEET INDEX	
DRAWING NO.	DRAWING TITLE
-	COVER SHEET
1 OF 1	EXISTING CONDITIONS PLAN
G-001	GENERAL NOTES AND LEGEND
C-101	DEMOLITION PLAN
C-201	SITE PLAN
C-301	GRADING, DRAINAGE, EROSION CONTROL, AND UTILITIES PLAN
C-501	EROSION CONTROL NOTES AND LEGEND
C-502	DETAILS SHEET
LT-101	PHOTOMETRIC PLAN
L-101	PLANTING PLAN

LIST OF PERMITS		
LOCAL	STATUS	DATE
SITE PLAN REVIEW PERMIT	PENDING	
CONDITIONAL USE PERMIT - WETLAND BUFFER	PENDING	
STATE		
NHDES - STANDARD DREDGE AND FILL WETLANDS	NOT SUBMITTED	
FEDERAL		
NPDES - CONSTRUCTION GENERAL PERMIT	NOT SUBMITTED	

CONSTRUCTION NOTES:		
1.	THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS.	
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.	
3.	TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.	

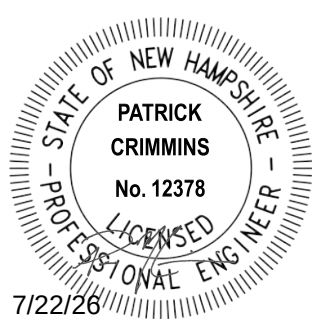
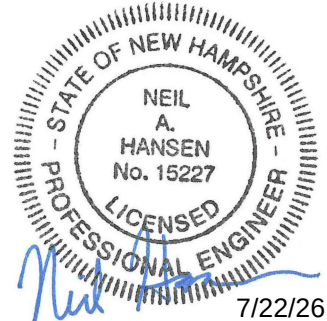


SITE LOCATION MAP
SCALE: 1" = 2,000'

PREPARED BY:

Tighe & Bond

177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818



OWNER/APPLICANT:

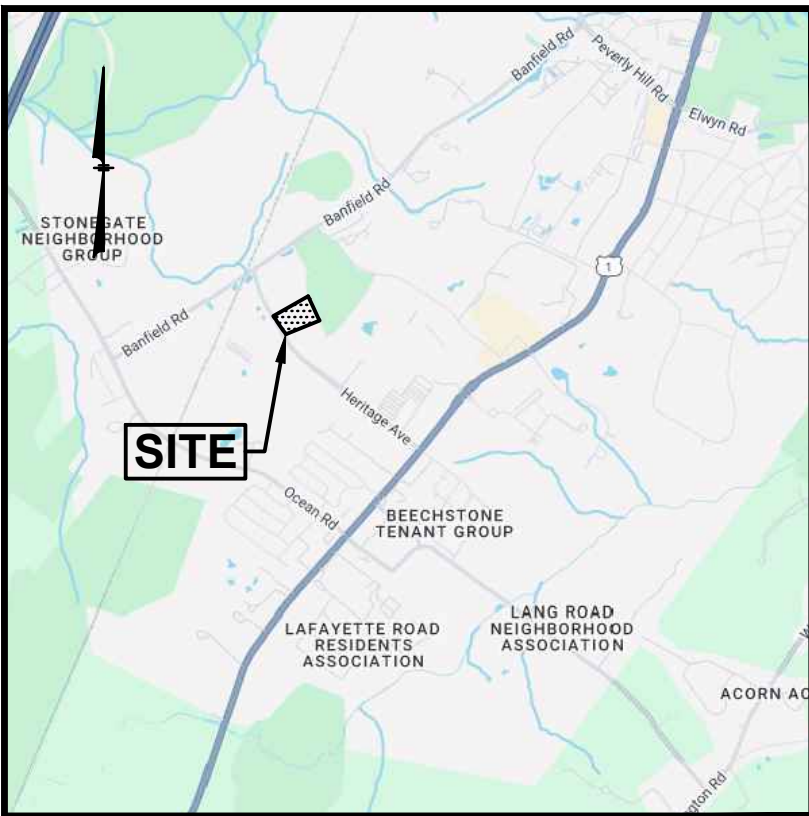
ONE TWENTY FOUR GROUP, INC.
210 COMMERCE WAY, SUITE 300
PORTSMOUTH, NH 03801

SURVEYOR:

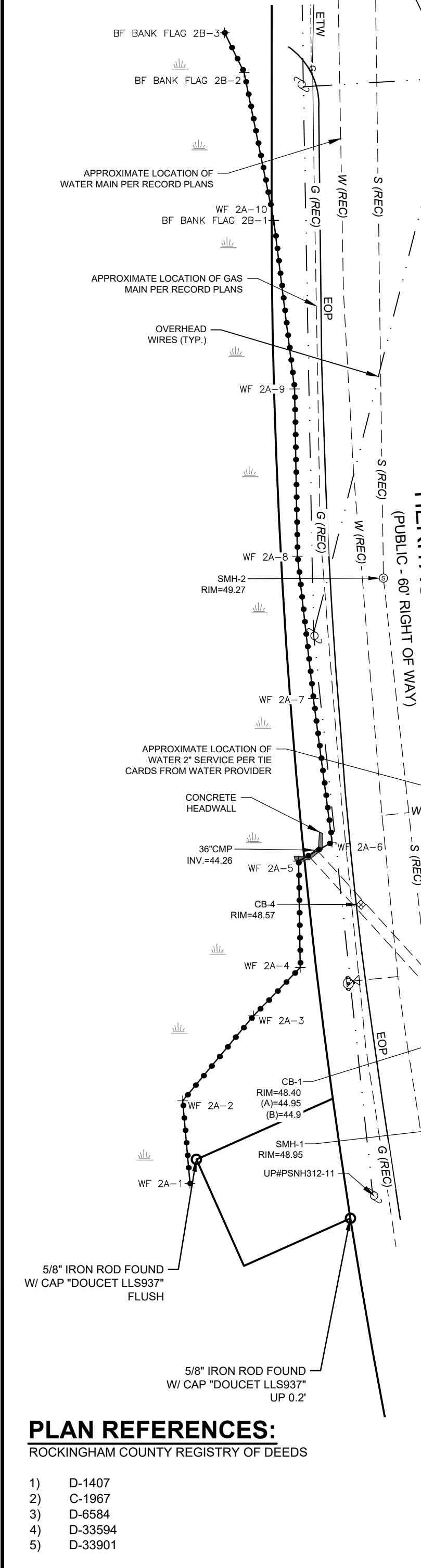
GREENMAN-PEDERSEN, INC.
21 DANIEL ST., SECOND FLOOR
PORTSMOUTH, NH 03801

**TAC SUBMISSION
COMPLETE SET 10 SHEETS**

\\MA1-FS3V\company_data\Projects\NEX-2200150 - Tighe & Bond MSA60 - Portsmouth, NH - 124 Heritage Ave\CAD Files\2200150_80_SV.dwg ECP 6/19/26 12:55pm siltallen



LOCATION MAP (NOT TO SCALE)



PLAN REFERENCES:

- ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 1) D-1407
 - 2) C-1967
 - 3) D-6584
 - 4) D-33594
 - 5) D-33901

NOTES:

- 1) OWNER OF RECORD OF MAP 284 LOT 8:
ONE TWENTY FOUR GROUP INC
210 COMMERCE WAY SUITE 300
PORTSMOUTH, NH 03801
DEED REFERENCE: BOOK 3037 PAGE 2641
ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 2) ZONE: INDUSTRIAL DISTRICT (I)

REFER TO THE CITY OF PORTSMOUTH ZONING ORDINANCE FOR
VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- 3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY
PERFORMED BY THIS OFFICE BETWEEN NOVEMBER 3 AND NOVEMBER
21, 2025.
- 4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS
OBSERVATIONS PERFORMED BY THIS OFFICE ON NOVEMBER 3, 2025.
- 5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS
OBSERVATIONS PERFORMED BY THIS OFFICE ON NOVEMBER 3, 2025.

NOTES CONTINUED:

- 6) LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY
AND ARE SHOWN BASED ON SURFACE UTILITIES OBSERVED DURING
THE FIELD SURVEY AND RECORD UTILITY INFORMATION. ADDITIONAL
UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE
ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION
ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
- 7) THE SURVEY TRACT IS IS NOT LOCATED IN A SPECIAL FLOOD HAZARD
AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER
33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
- 8) A TOTAL OF 181 (177 STANDARD, 4 MARKED AS ACCESSIBLE) CLEARLY
IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS
SURVEY.

UTILITY NOTES:

WATER SERVICE - PUBLIC WATER - MUNICIPAL

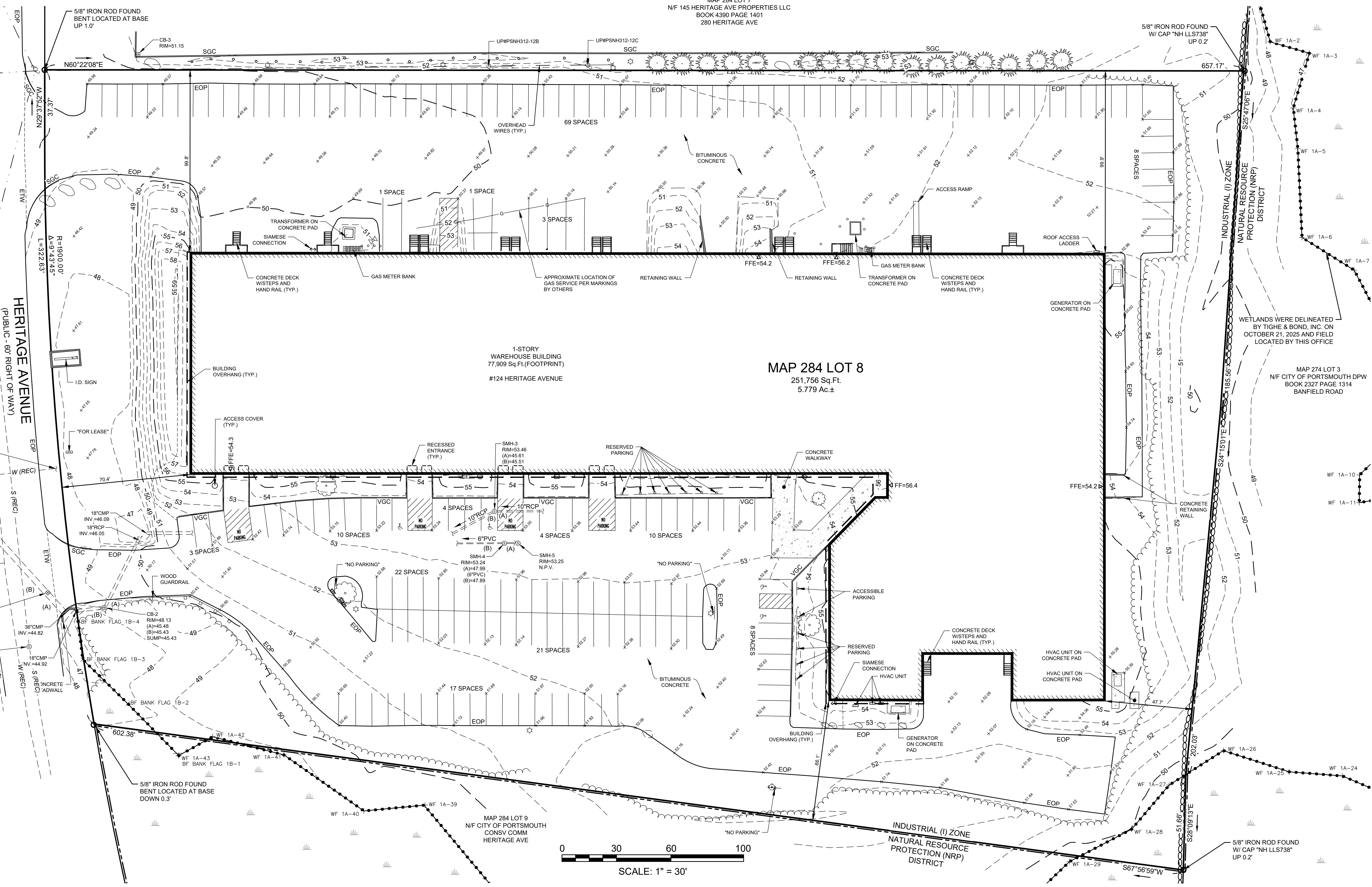
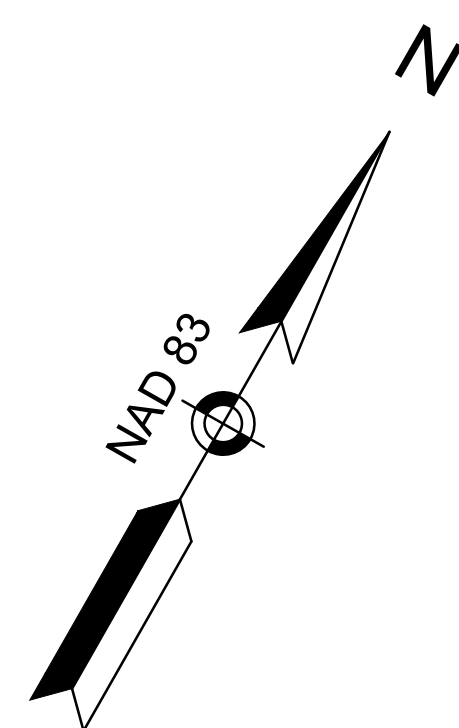
SEWER SERVICE - PUBLIC SEWER - MUNICIPAL

GAS SERVICE - GAS - UNITIL

ELECTRICAL SERVICE - EVERSOURCE

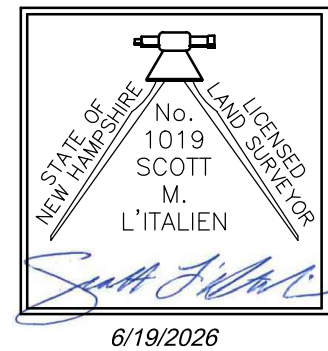
LEGEND

SGC	SLOPED GRANITE CURB	SPOT ELEVATION
VGC	VERTICAL GRANITE CURB	CATCH BASIN
E	ELECTRIC UTILITY	VENT
G	GAS UTILITY	SEWER MANHOLE
W	OVERHEAD UTILITY	GAS VALVE
W	WATER UTILITY	FIRE HYDRANT
W	WOOD GUARDRAIL	BOLLARD
H	HAND RAIL	GAS METER
90	CONTOUR ELEVATION	LIGHT POLE
T	TREE	WETLAND LINE
U	UTILITY POLE	PROPERTY LINE
G	GUY WIRE	ZONE LINE
P	PULL BOX/HAND HOLE	ABUTTER PROPERTY LINE
S	SIGN	TREELINE



ASSESSOR MAP 284 LOT 8

124 HERITAGE AVENUE PORTSMOUTH, NH



REVISIONS		
NO.	REVISION	DATE
1	WETLAND NOTE	6/19/26

JUNE 16, 2026	
DRAWN/DESIGN BY CSS	CHECKED BY AKC/SML
EXISTING CONDITIONS PLAN	
SCALE: 1"=30'	
NEX-2200150.60	
1 OF 1	

- EXISTING CONDITIONS PLAN NOTES:**
- EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY GREENMAN-PEDERSON INC., DATED DECEMBER 2025.
 - WETLANDS AND AREAS UNDER THE JURISDICTION OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, PURSUANT TO THE ADMINISTRATIVE RULE CHAPTER ENV-WT 100-900, WERE DELINEATED BY TIGHE & BOND ON OCTOBER 21, 2025 USING THE FOLLOWING METHODOLOGY AND STANDARDS:
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
 - U.S. ARMY CORPS OF ENGINEERS. (2023). 2022 NATIONAL WETLAND PLANT LIST, VERSION 3.6. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, VICKSBURG, MS. [HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/](http://wetland-plants.usace.army.mil/)
 - NEW HAMPSHIRE ADMINISTRATIVE RULE CHAPTER ENV-WT 406, DELINEATION AND CLASSIFICATION OF JURISDICTIONAL AREAS, EFFECTIVE DECEMBER 15, 2019.

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION (E.G., EXISTING UTILITIES) SHOWN ON THESE DRAWINGS IS NOT GUARANTEED AND SOME SUBSURFACE INFORMATION MAY NOT BE SHOWN. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL SUBSURFACE FEATURES WHICH MAY AFFECT CONSTRUCTION OPERATIONS BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND OTHER SUBSURFACE FEATURES, AND/OR INTERRUPTIONS IN UTILITY SERVICE. PROVIDE DATA COLLECTED THROUGH THESE INVESTIGATIONS TO THE ENGINEER PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY; COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
- ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
- THE CONTRACT SHALL BE IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
- BEFORE ANY DEWATERING IS PERFORMED A TEMPORARY DISCHARGE PERMIT FROM THE NHDES IS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA. PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
- WHEN WORKING IN THE RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS, AND COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, THE CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
- NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
- TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
- REMOVAL OR CUTTING OF VEGETATION WITHIN WETLAND BUFFER AREAS SHALL ONLY BE COMPLETED UNDER THE REQUIREMENTS AND RESTRICTIONS SET FORTH BY THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.1018.23.
- THE USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES WITHIN WETLAND BUFFER AREAS SHALL BE LIMITED BY THE RESTRICTIONS SET FORTH BY THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTIONS 10.1018.24 AND 10.1018.25.

DEMOLITION NOTES:

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY ARE ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ITEMS ONLY AS SPECIFICALLY IDENTIFIED ON THE DRAWINGS. IF IT IS UNCLEAR TO THE CONTRACTOR WHETHER AN ITEM SHOULD BE REMOVED, THEY SHALL COORDINATE WITH THE OWNER AND/OR ENGINEER PRIOR TO REMOVAL.
- REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
- THE CONTRACTOR SHALL COORDINATE; REMOVAL, RELOCATION, DISPOSAL, ABANDONMENT, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.
- SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.
- THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
- THE CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- BOLD LINETYPES AND FEATURES SHOWN WITHIN THE LIMITS OF WORK INDICATE SITE FEATURES TO BE REMOVED, WHILE FADED LINETYPES AND FEATURES ARE TO REMAIN, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.

SITE NOTES:

- PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO; PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS, AND CENTERLINES, SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS AND DETAILS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:
 - ALL ON-SITE PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE "F".
 - ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, AND APPLICABLE DEPARTMENT OF TRANSPORTATION (DOT), STANDARD SPECIFICATIONS.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" CURRENT EDITION, "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" CURRENT EDITION, AND THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE ARCHITECTURAL BARRIERS ACT (ABA).
- THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED.
- ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM STRUCTURAL ENGINEER AND/OR WALL MANUFACTURER. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTAL BLOCK WALL SYSTEM AS OUTLINED IN THE DETAILS.
- PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PUBLIC WALKS, DRIVES, AND PARKING AREAS ON-SITE. SNOW SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF, WHEN NECESSARY, WHEN SNOW STORAGE AREAS HAVE REACHED CAPACITY.
- PROPERTY MANAGER AND/OR TENANT(S) SHALL MONITOR PALLET STORAGE AREAS IDENTIFIED ON THE PLANS. PALLETS SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF, WHEN NECESSARY, WHEN PALLET STORAGE AREAS HAVE REACHED CAPACITY.

GRADING AND DRAINAGE NOTES:

- GENERAL COMPACTION REQUIREMENTS:
 - BELOW PAVED OR CONCRETE AREAS: 95%
 - TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL: 95%
 - BELOW LOAM AND SEED AREAS: 90%
 - ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
- SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
- PROVIDE SITE GRADING AT ACCESSIBLE SIDEWALK RAMPS, SIDEWALKS, AND BUILDING ENTRANCES THAT IS CONSISTENT WITH THE RELEVANT ACCESS REQUIREMENTS OF THE ARCHITECTURAL BARRIERS ACT (ABA), THE AMERICANS WITH DISABILITIES ACT (ADA). SMALL CHANGES IN GRADE OVER RELATIVELY SHORT DISTANCES (E.G. AT PARKING SPACES, ACCESSIBLE ROUTES, AND RAMPS) MIGHT NOT BE CLEARLY DEPICTED WITHIN THE CONTOUR INTERVAL SHOWN. COMPLY WITH THE CRITERIA IN THESE STANDARDS. SELECT MAXIMUM SLOPE CRITERIA ARE REPRODUCED BELOW:
 - ACCESSIBLE PARKING STALLS AND PASSENGER LOADING ZONES (IN ANY DIRECTION) SHALL BE < 2.0%
 - LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 5.0%
 - CROSS SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 2.0%
- THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
- ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4" SUMPS.
- THE CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAIN LINES AND STRUCTURES AT PROPOSED DRAINAGE CONNECTION LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.

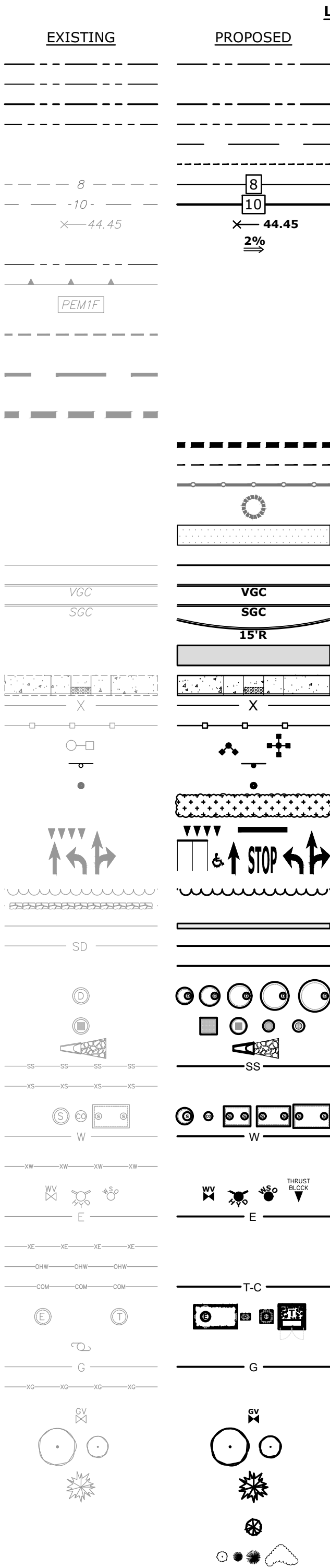
UTILITY NOTES:

- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNITIL
 - WATER - CITY OF PORTSMOUTH
 - SEWER - CITY OF PORTSMOUTH
 - ELECTRIC - EVERSOURCE
 - COMMUNICATIONS - CONSOLIDATED COMM/FAIRPOINT/COMCAST
- SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, CURRENT EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
- SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.

ABDN(D)	ABANDON(ED)	FF	FINISH FLOOR
AC	ASBESTOS CEMENT PIPE	FM	FORCE MAIN
APPROX	APPROXIMATE	GG	GAS
BC	BITUMINOUS CURB	GG	GAS GATE
BFP	BACK FLOW PREVENTOR	GRAN	GRANITE
BIT	BITUMINOUS	HC	HANDICAP
BL	BASELINE	HDPE	HIGH DENSITY POLYETHYLENE
BLOG	BUILDING	HMA	HOT MIX ASPHALT
BND	BOUND	HYD	HYDRANT
BOD	BOTTOM OF CURB	IN	INCHES
BOT	BOTTOM	INV	INVERT
BS	BOTTOM OF STEP	IP	IRON PIN
BW	BOTTOM OF WALL	L	LENGTH OF CURB
CATV	CABLE TELEVISION	LP	LIGHT POLE
CB	CATCH BASIN	LT	LEFT
CCW	CEMENT CONCRETE WALK	MAX	MAXIMUM
CEM	CEMENT	MH	MANHOLE
CI	CAST IRON PIPE	MIN	MINIMUM
CL	CENTERLINE	MISC	MISCELLANEOUS
CLF	CHAIN LINK FENCE	MON	MONUMENT
CO	CLEAN OUT	MJ	MECHANICAL JOINT
CONC	CONCRETE	N	NORTH
CPP	CORRUGATED	NITC	NOT IN THIS CONTRACT
		NTS	NOT TO SCALE
CY	CUBIC YARD	N/A	NOT APPLICABLE
DI	DRILL HOLE	N/F	NOW OR FORMERLY
DIA	DIAMETER	OC	ON CENTER
DMH	DRAIN MANHOLE	OCS	OUTLET CONTROL STRUCTURE
E	EAST	OH	OVERHEAD
EG	EACH FACE	PB	PLANT BED
EL/ELEV	EXISTING GRADE	PC	POINT OF CURVATURE
ELEC	ELEVATION	PCC	POINT OF COMPOUND CURVATURE
EMH	ELECTRIC	PCPP	PERFORATED CORRUGATED
EOP	EDGE OF PAVEMENT		POLYETHYLENE PIPE
EW	EACH WAY	PERF	PERFORATED
EXIST	EXISTING	PI	POINT OF INTERSECTION
FES	FLARED END SECTION		

ABBREVIATIONS

PRC	POINT OF REVERSE CURVATURE
PROT	PROTECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYLCHLORIDE
PWMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
ROW	RIGHT OF WAY
RT	RIGHT
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SMH	SEWER MANHOLE
SS	STAINLESS STEEL
STA	STATION
STL	STEEL
STRM	STORM
T	TANGENT LENGTH
TC	TOP OF CURB
TEL	TEL-DATA
TP	TEST PIT
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WG	WATER GATE
WV	WATER VALVE
XFMR	TRANSFORMER



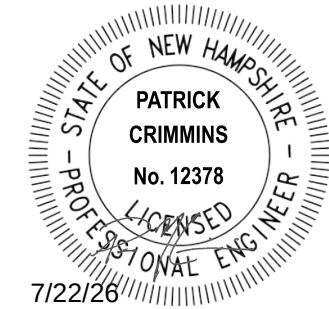
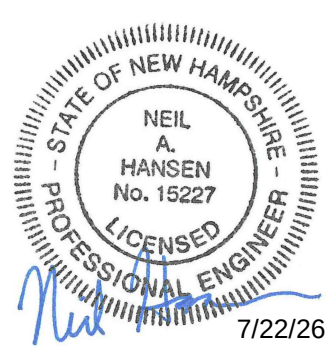
LEGEND

DESCRIPTION

- PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT OF WAY (ROW) LINE
EASEMENT LINE
ZONING DISTRICT BOUNDARY LINE (APPROX)
BUILDING SETBACK LINE
INTERMEDIATE CONTOURS
INDEX CONTOURS
SPOT / APPROX SPOT GRADE
MAGNITUDE & DIRECTION OF SLOPE
LIMIT OF WETLANDS WATER COURSE
LIMIT OF VEGETATED WETLAND
WETLAND CLASSIFICATION TYPE
LIMIT OF LOCAL WETLAND BUFFER (ZONE - 25 FEET)
LIMIT OF LOCAL WETLAND BUFFER (ZONE - 50 FEET)
LIMIT OF LOCAL WETLAND BUFFER (ZONE - 100 FEET)
LIMIT OF WORK (APPROX)
LIMIT OF SAWCUT (APPROX)
LIMIT OF EROSION CONTROL (APPROX)
INLET PROTECTION
PAVEMENT / CONCRETE SECTION TO BE REMOVED (APPROX)
EDGE OF PAVEMENT
VERTICAL GRANITE CURB
SLOPED GRANITE CURB
CURB RADIUS
PAVEMENT SECTION
CONCRETE SIDEWALK & TIP DOWN RAMP
FENCE
GUARDRAIL
LIGHT POLE / BASE
SIGN
BOLLARD
SNOW STORAGE (APPROX)
PAVEMENT STRIPING
TREE LINE (APPROX)
STONE WALL
RETAINING WALL
STORM DRAIN
STORM UNDERDRAIN
STORM DRAIN MANHOLE
STORM DRAIN INLETS
FLARED END SECTION & RIP RAP APRON
GRAVITY SANITARY SEWER
GRAVITY SANITARY SEWER (APPROX)
SANITARY SEWER STRUCTURES
WATER SERVICE
WATER SERVICE (APPROX)
WATER SERVICE STRUCTURES
UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC (APPROX)
OVERHEAD UTILITY (UNSPECIFIED)
UNDERGROUND COMMUNICATIONS SERVICE
UNDERGROUND ELECTRIC / COMMUNICATIONS SERVICE STRUCTURES
UTILITY POLE
GAS SERVICE
GAS SERVICE (APPROX)
GAS SERVICE STRUCTURES
DECIDUOUS TREE
EVERGREEN TREE
ORNAMENTAL TREE
SHRUBS / GROUND COVERS



177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818



TAC SUBMISSION

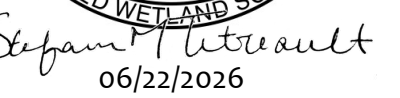
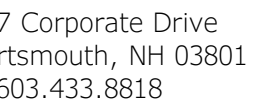
THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth, New Hampshire

B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION
MARK	DATE	DESCRIPTION
PROJECT NO:	K0076-0066	
DATE:	4/29/2026	
FILE:	K0076-0066_C-D5GN.dwg	
DRAWN BY:	M.CURLEY	
DESIGNED BY:	B.CURCIO	
CHECKED BY:	N.HANSEN	
APPROVED BY:	P.CRIMMINS	
GENERAL NOTES AND LEGEND		
SCALE:		
G-001		



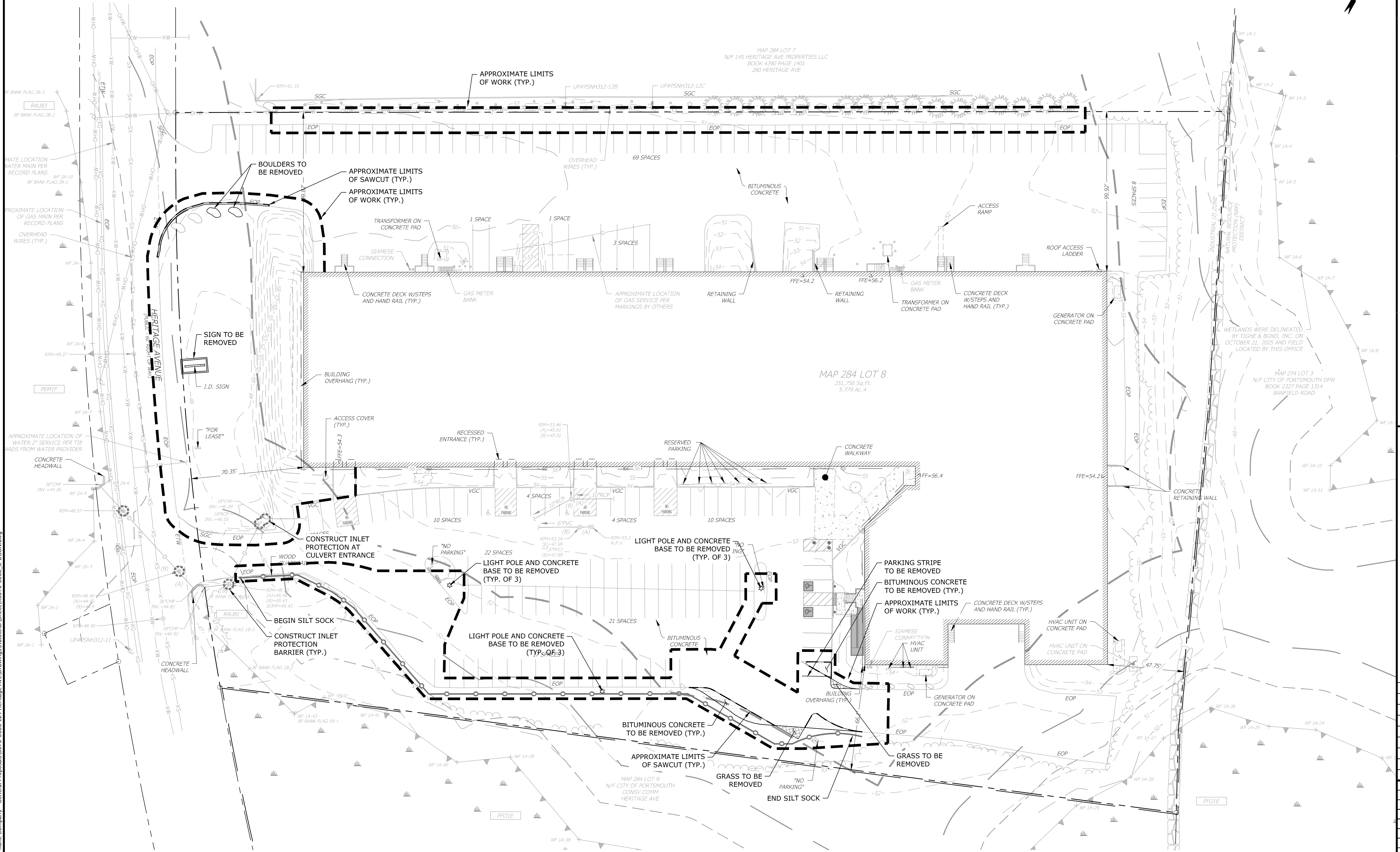
THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

Portsmouth,
New Hampshire

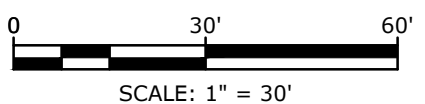
B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION
MARK	DATE	DESCRIPTION
PROJECT NO:		K0076-0066
DATE:		4/29/2026
FILE:		K0076-0066_C-DSGN.dwg
DRAWN BY:		M.CURLEY
DESIGNED BY:		B.CURCIO
CHECKED BY:		N.HANSEN
APPROVED BY:		P.CRIMMINS

SCALE:

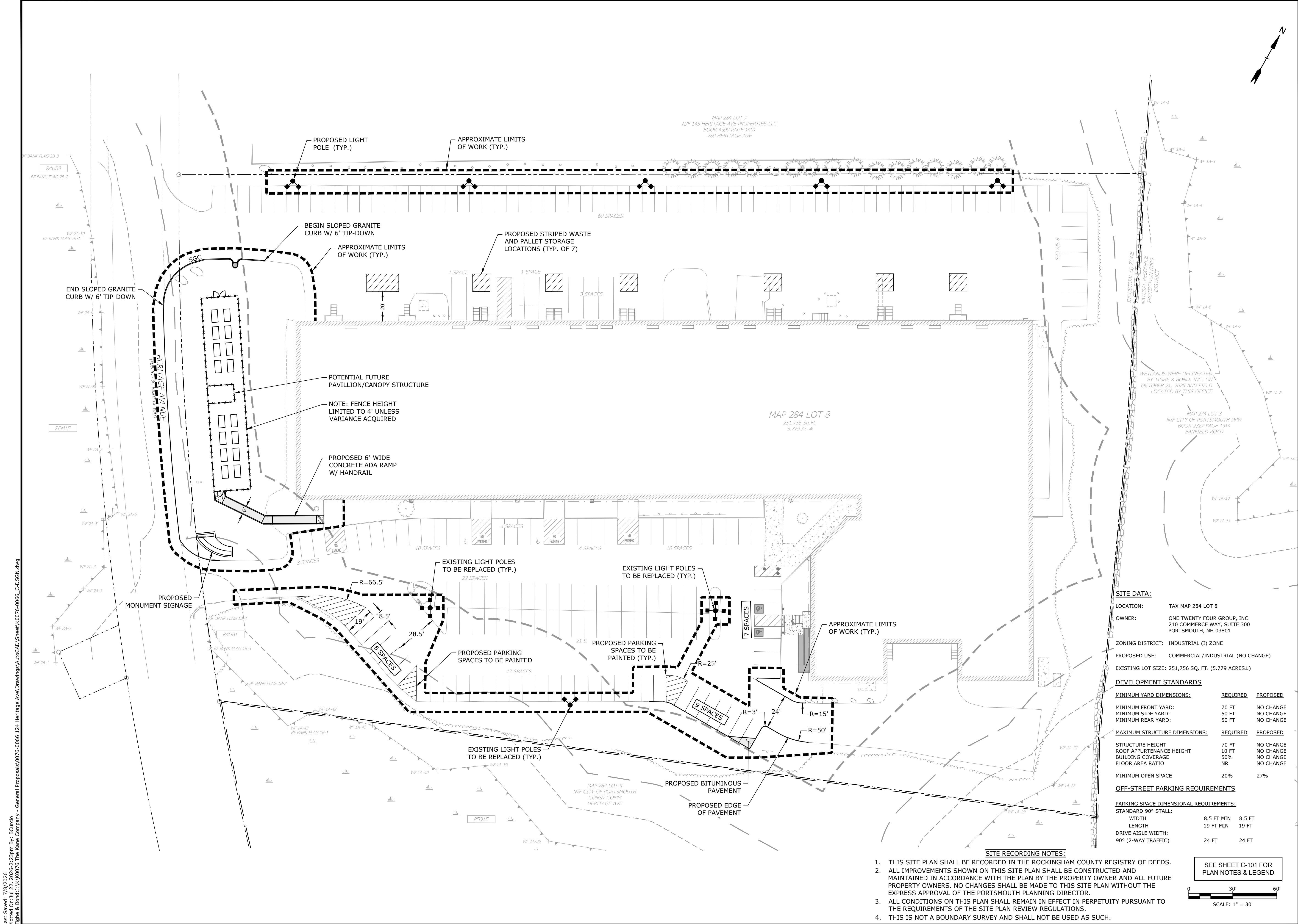
C-101



SEE SHEET C-101 FOR
PLAN NOTES & LEGEND



Plotted On: Jun 19, 2026 4:41pm By: MCurley
 Title & Bond: JK\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-DSGN.dwg
 Last Saved: 6/19/2026



TAC
SUBMISSION

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

124 Heritage
Ave.

One Twenty
Four Group, Inc.

Portsmouth,
New Hampshire

SITE DATA:

LOCATION: TAX MAP 284 LOT 8
OWNER: ONE TWENTY FOUR GROUP, INC.
210 COMMERCE WAY, SUITE 300
PORTSMOUTH, NH 03801
ZONING DISTRICT: INDUSTRIAL (I) ZONE
PROPOSED USE: COMMERCIAL/INDUSTRIAL (NO CHANGE)
EXISTING LOT SIZE: 251,756 SQ. FT. (5.779 ACRES±)

DEVELOPMENT STANDARDS

MINIMUM YARD DIMENSIONS:	REQUIRED	PROPOSED
MINIMUM FRONT YARD:	70 FT	NO CHANGE
MINIMUM SIDE YARD:	50 FT	NO CHANGE
MINIMUM REAR YARD:	50 FT	NO CHANGE

MAXIMUM STRUCTURE DIMENSIONS:	REQUIRED	PROPOSED
STRUCTURE HEIGHT	70 FT	NO CHANGE
ROOF APPURTENANCE HEIGHT	10 FT	NO CHANGE
BUILDING COVERAGE	50%	NO CHANGE
FLOOR AREA RATIO	NR	NO CHANGE
MINIMUM OPEN SPACE	20%	27%

OFF-STREET PARKING REQUIREMENTS

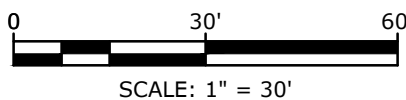
PARKING SPACE DIMENSIONAL REQUIREMENTS:

STANDARD 90° STALL:		
WIDTH	8.5 FT MIN	8.5 FT
LENGTH	19 FT MIN	19 FT
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC)	24 FT	24 FT

SITE RECORDING NOTES:

- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.

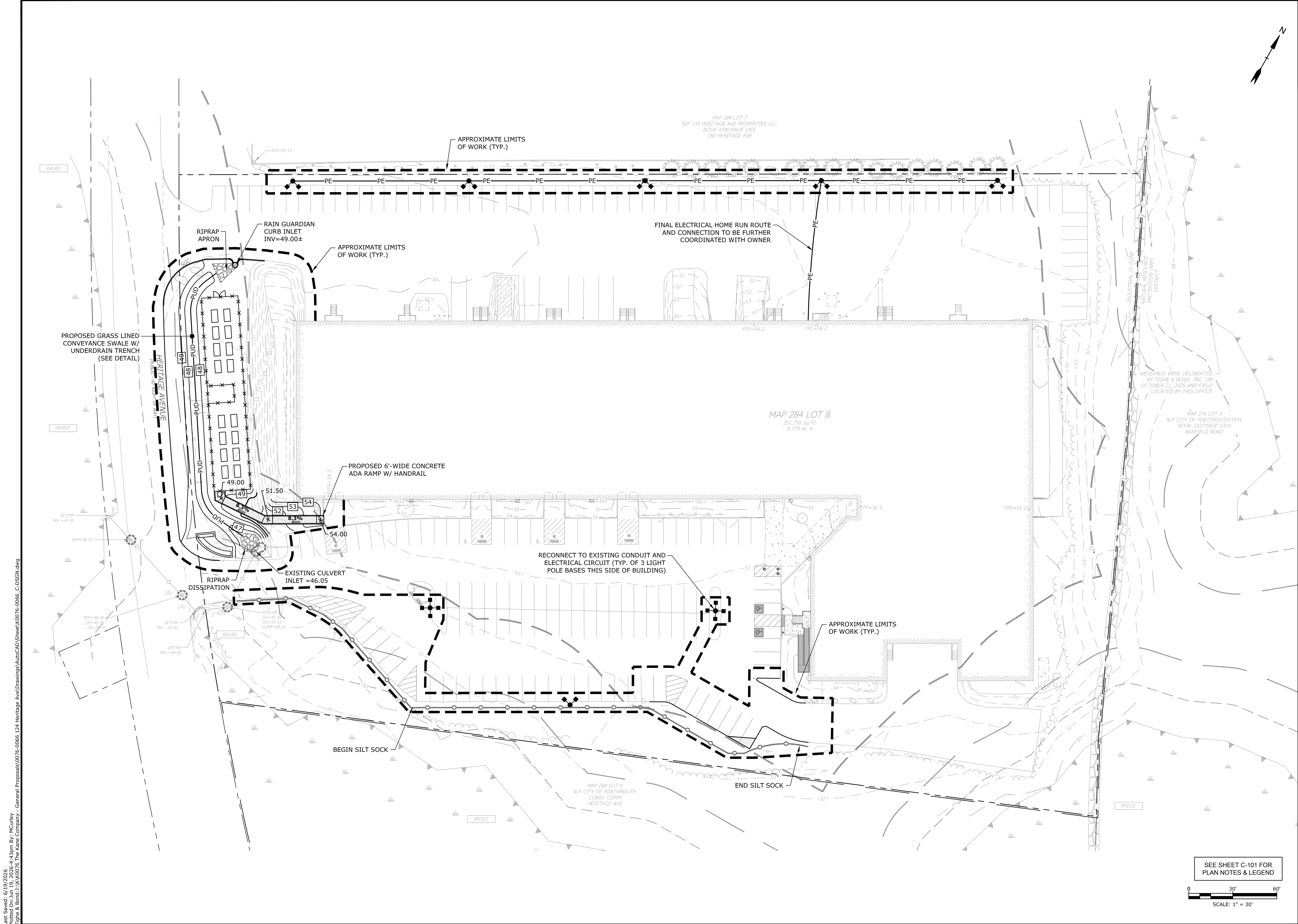
SEE SHEET C-101 FOR
PLAN NOTES & LEGEND



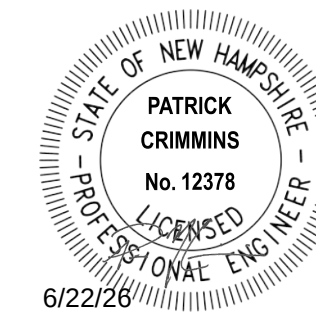
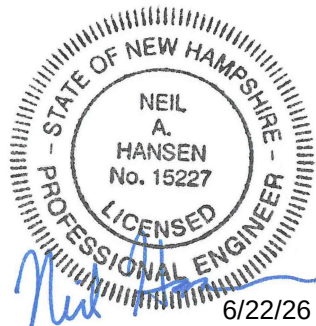
SITE PLAN

SCALE:

C-201



Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818



**TAC
SUBMISSION**

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

**124 Heritage
Ave.**

**One Twenty
Four Group, Inc.**

**Portsmouth,
New Hampshire**

B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION

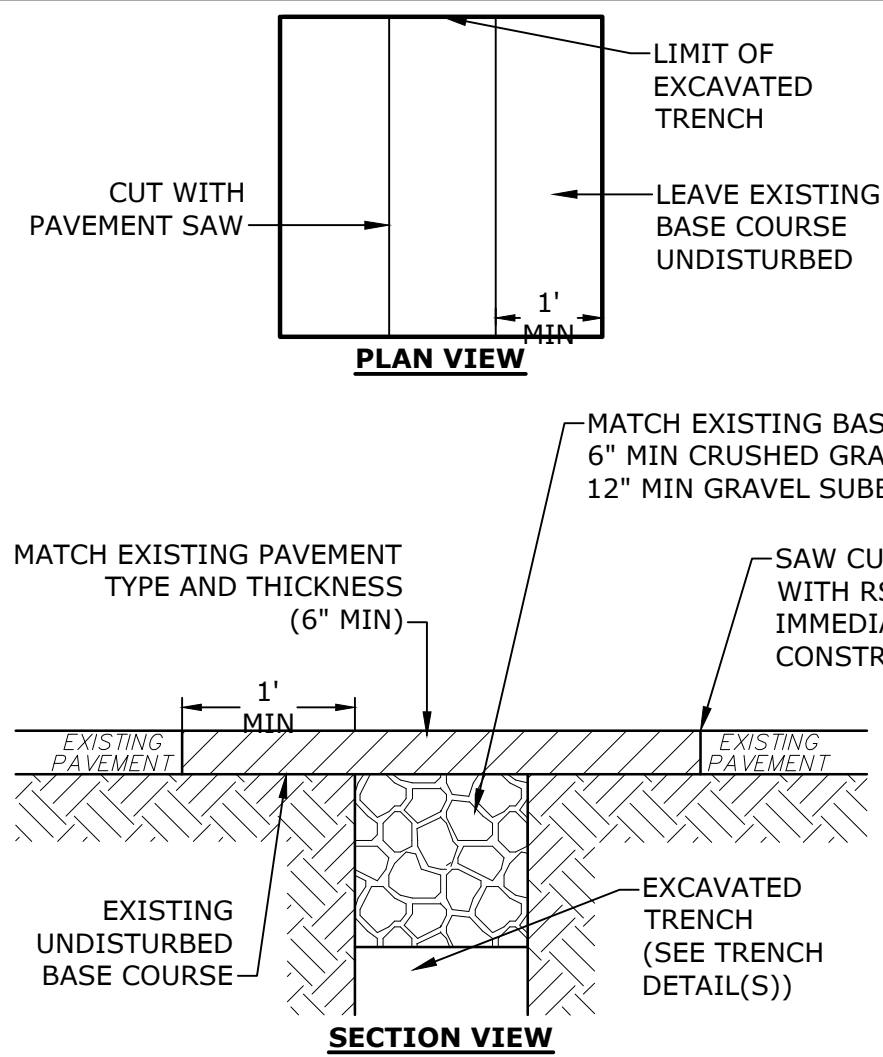
MARK	DATE	DESCRIPTION
		PROJECT NO: K0076-0066
		DATE: 4/29/2026
		FILE: K0076-0066_C-DSGN.dwg
		DRAWN BY: M.CURLEY
		DESIGNED BY: B.CURCIO
		CHECKED BY: N.HANSEN
		APPROVED BY: P.CRIMMINS

**GRADING, DRAINAGE,
EROSION CONTROL,
AND UTILITIES PLAN**

SCALE:

C-301

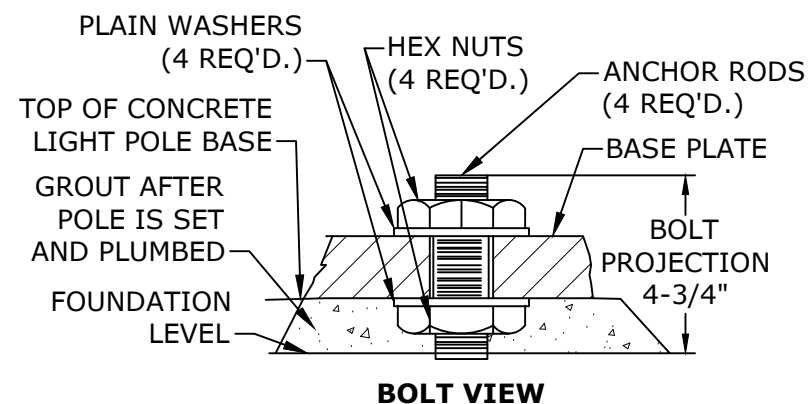
Last Saved: 6/19/2026
Plotted On: Jun 22, 2026 3:38pm By: MCurley
Tighe & Bond 124 Heritage Ave, Portsmouth, NH 03801
General Proposal 0076-0066 124 Heritage Ave AutoCAD Sheet K0076-0066 C-DTLS.dwg



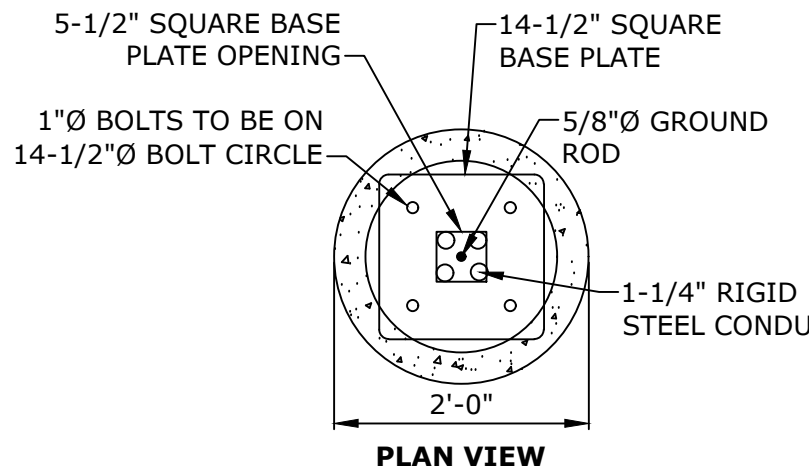
- NOTES
1. CONTRACTOR SHALL COORDINATE AND OBTAIN APPROVAL FOR ALL TRENCHING AND PATCHING WITHIN CITY RIGHT OF WAY WITH CITY OF PORTSMOUTH DPW PRIOR TO COMMENCING WORK.

ROADWAY TRENCH PATCH

NO SCALE



BOLT VIEW

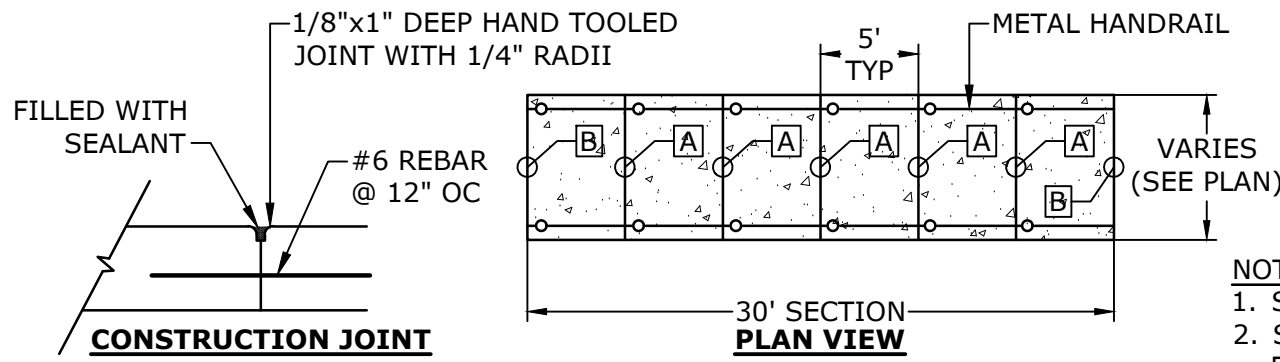
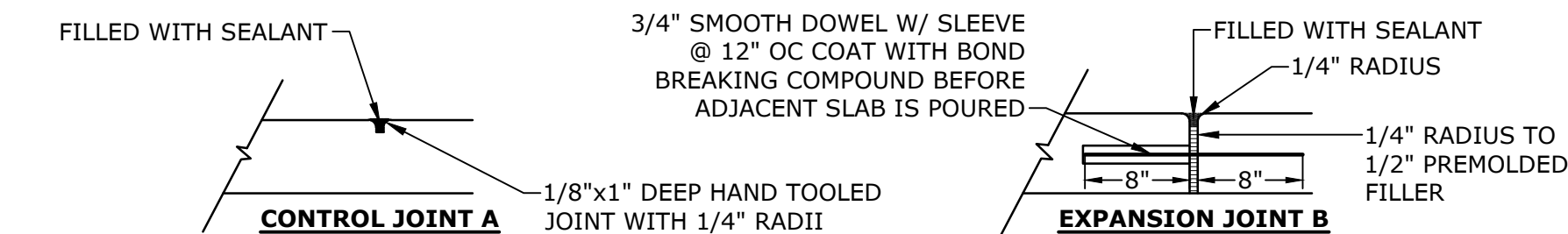


PLAN VIEW

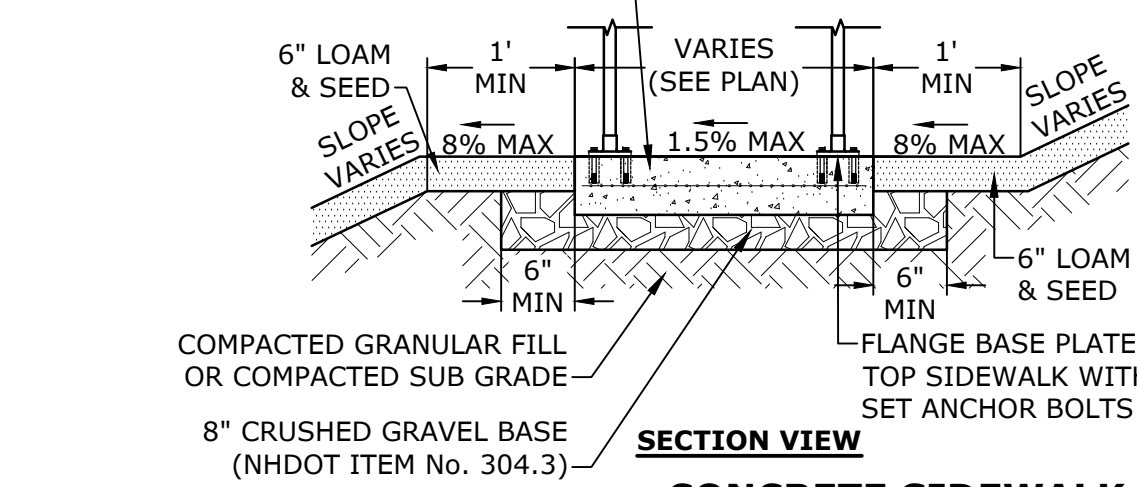
- NOTES
1. PAINT BASE SAFETY YELLOW (UNLESS PROTECTED BY CURBED ISLAND).
 2. CONCRETE TO BE CLASS A, 4,000 PSI, AIR ENTRAINED STEEL TO BE 60 KSI
 3. REFER TO ELECTRICAL PLANS FOR WIRING DETAILS.
 4. LIGHT POLE BASE DETAIL FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, TO INCLUDE PERFORMANCE SPECIFICATIONS, CALCULATIONS AND NH LICENSED STRUCTURAL ENGINEER'S STAMP FOR LIGHT POLE FOUNDATION.
 5. BASE PLATE DETAILS SHOWN AS REFERENCE ONLY. COORDINATE FINAL BASE PLATE DETAIL AND ANCHORING REQUIREMENTS WITH INDIVIDUAL LIGHT POLE BASE AND MANUFACTURER REQUIREMENTS.

TYPICAL LIGHT POLE BASE

NO SCALE



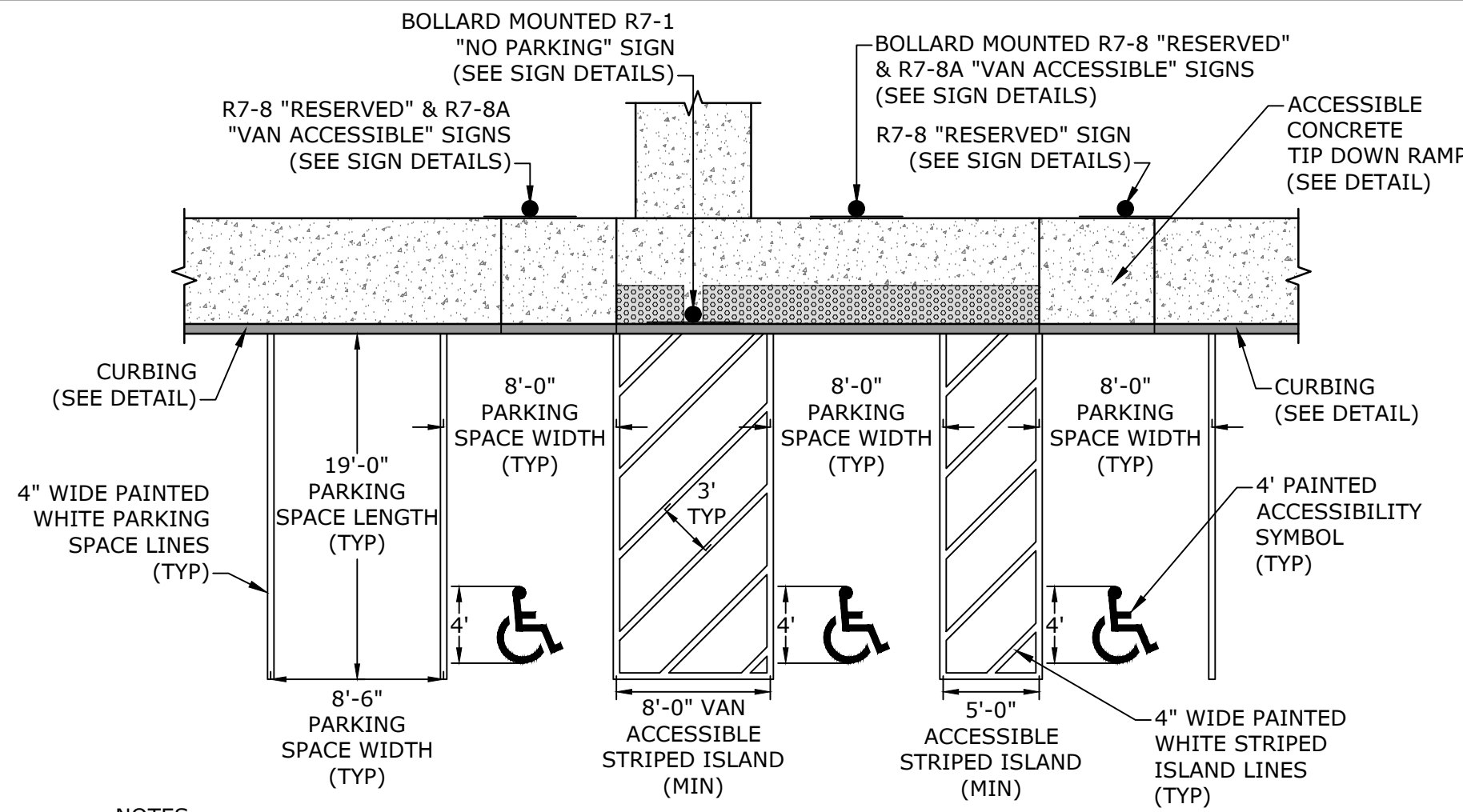
CONSTRUCTION JOINT



SECTION VIEW

CONCRETE SIDEWALK

NO SCALE

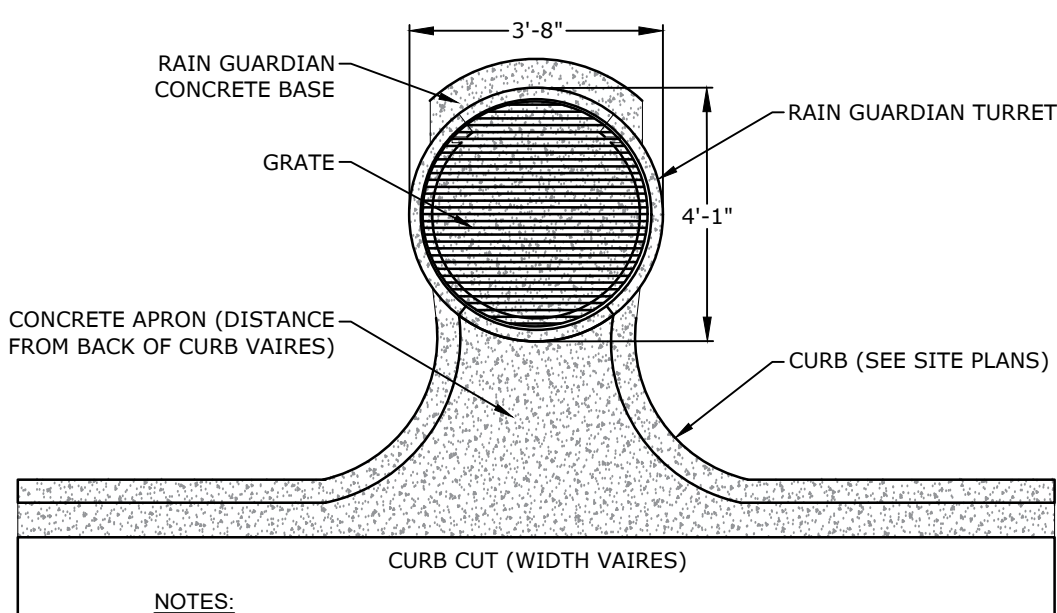


NOTES

1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS.
2. SYMBOLS & PARKING STALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ALL STATE AND LOCAL REQUIREMENTS.
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

TYPICAL PARKING SPACE STRIPING AND ACCESSIBLE ACCESS LAYOUT

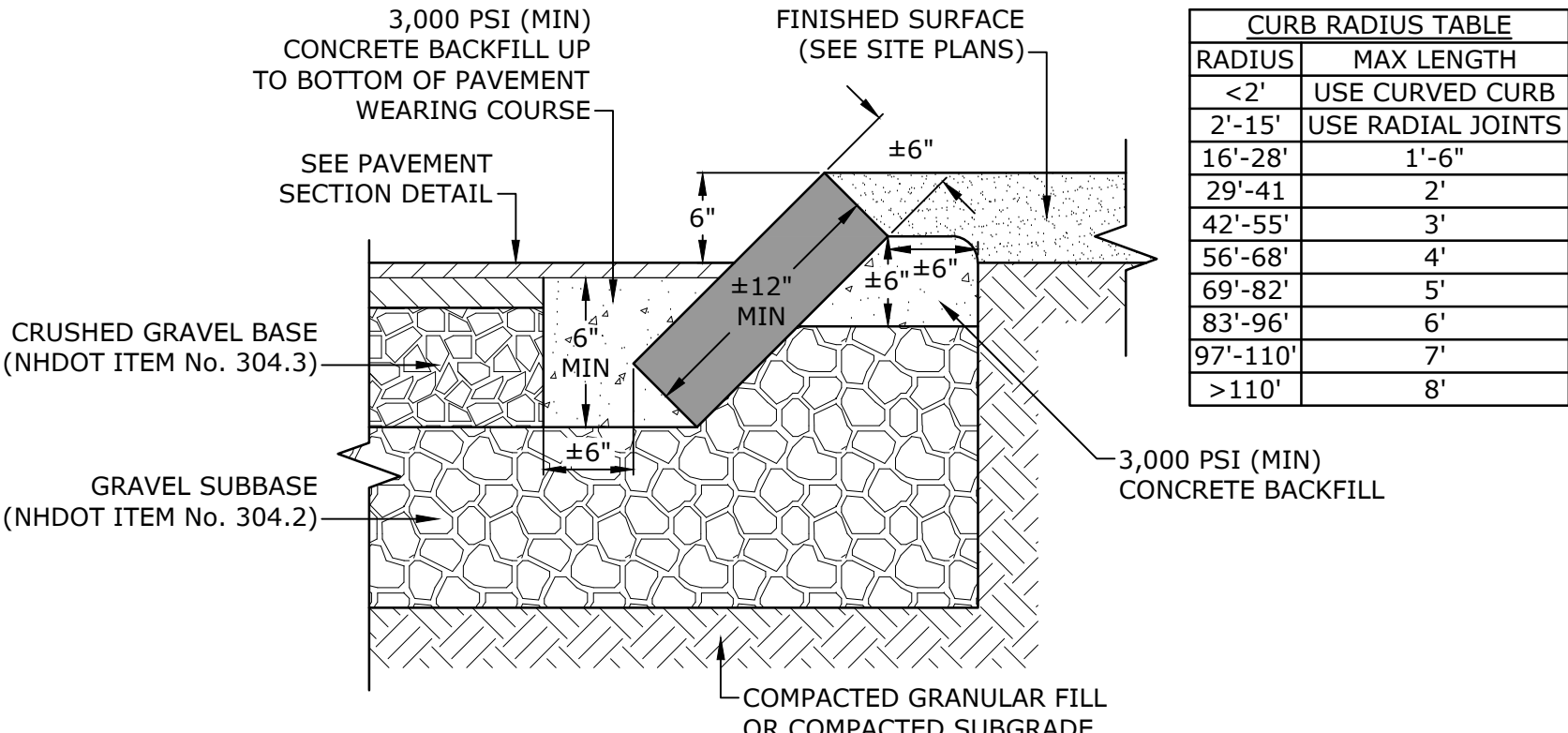
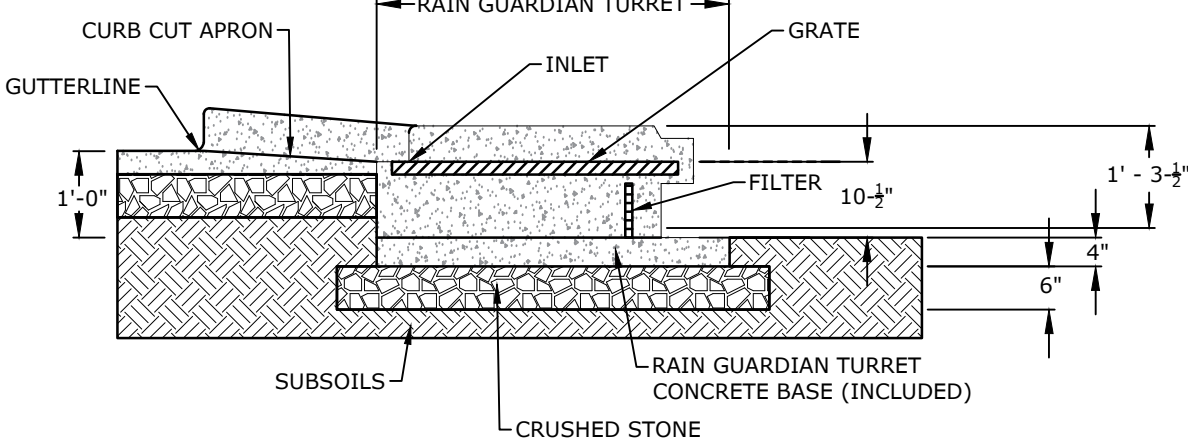
NO SCALE



- NOTES:
1. RAIN GUARDIAN OR APPROVED EQUAL.
 2. CURB INLET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE RECOMMENDATION.

RAIN GUARDIAN TURRET

NO SCALE



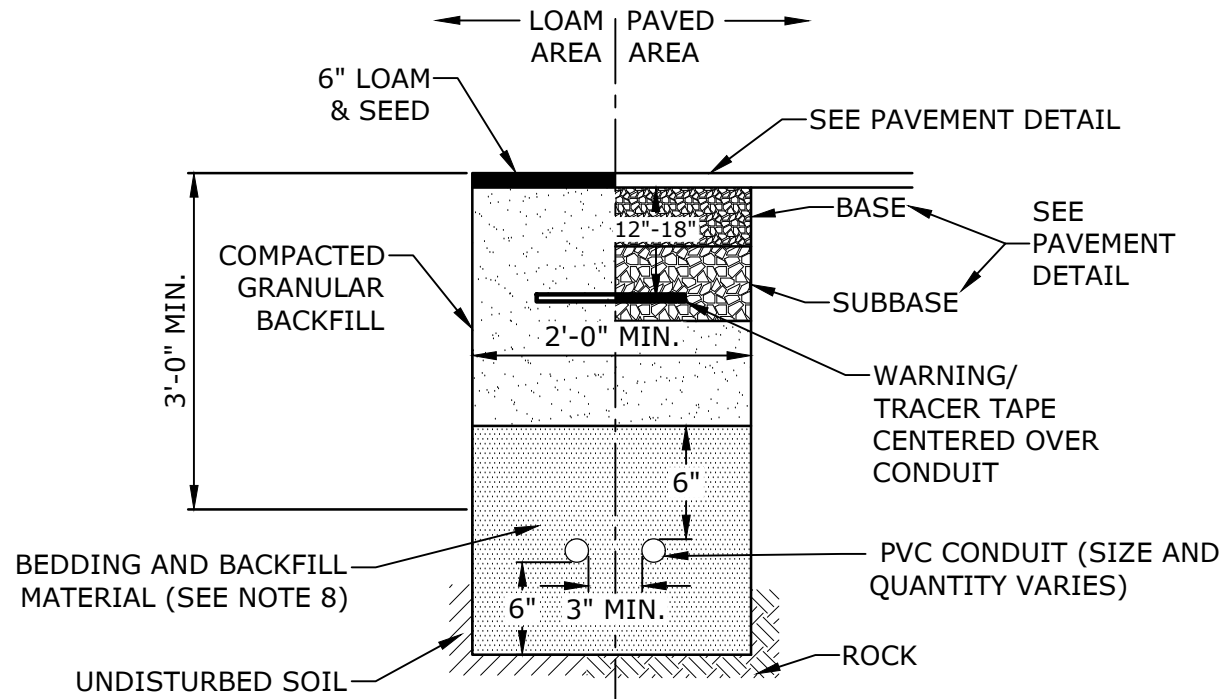
CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<2'	USE CURVED CURB
2'-15'	USE RADIAL JOINTS
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
>110'	8'

NOTES

1. SEE SITE PLANS FOR LIMITS OF SLOPED GRANITE CURB (SGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.
8. SLOPED GRANITE CURB WITHIN THE CITY ROW SHALL BE NHDOT SPEC 609.21.

SLOPED GRANITE CURB (SGC)

NO SCALE

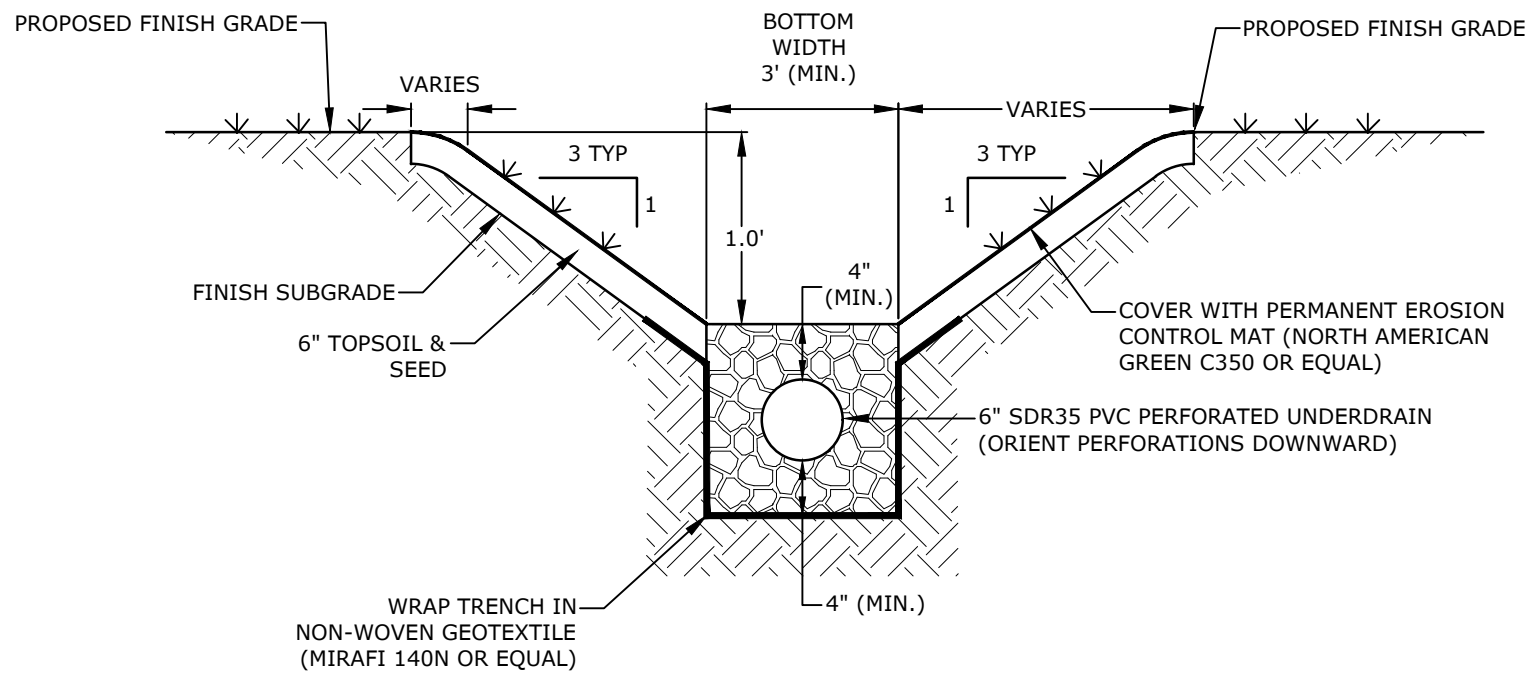


NOTES:

1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
2. DIMENSIONS SHOWN REPRESENT MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
8. SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, OR WHERE SHOWN ON THE UTILITIES PLAN.
9. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW CONDUIT UP TO 6" ABOVE TOP OF CONDUIT.

LIGHTING CONDUIT TRENCH

NO SCALE

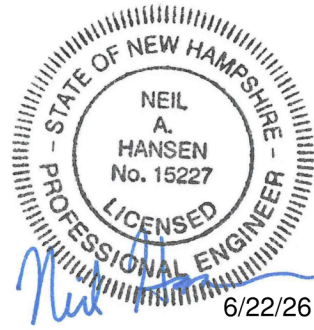


CONVEYANCE SWALE & UNDERDRAIN DETAIL

NO SCALE

Tighe & Bond

177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818



TAC SUBMISSION

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth,
New Hampshire

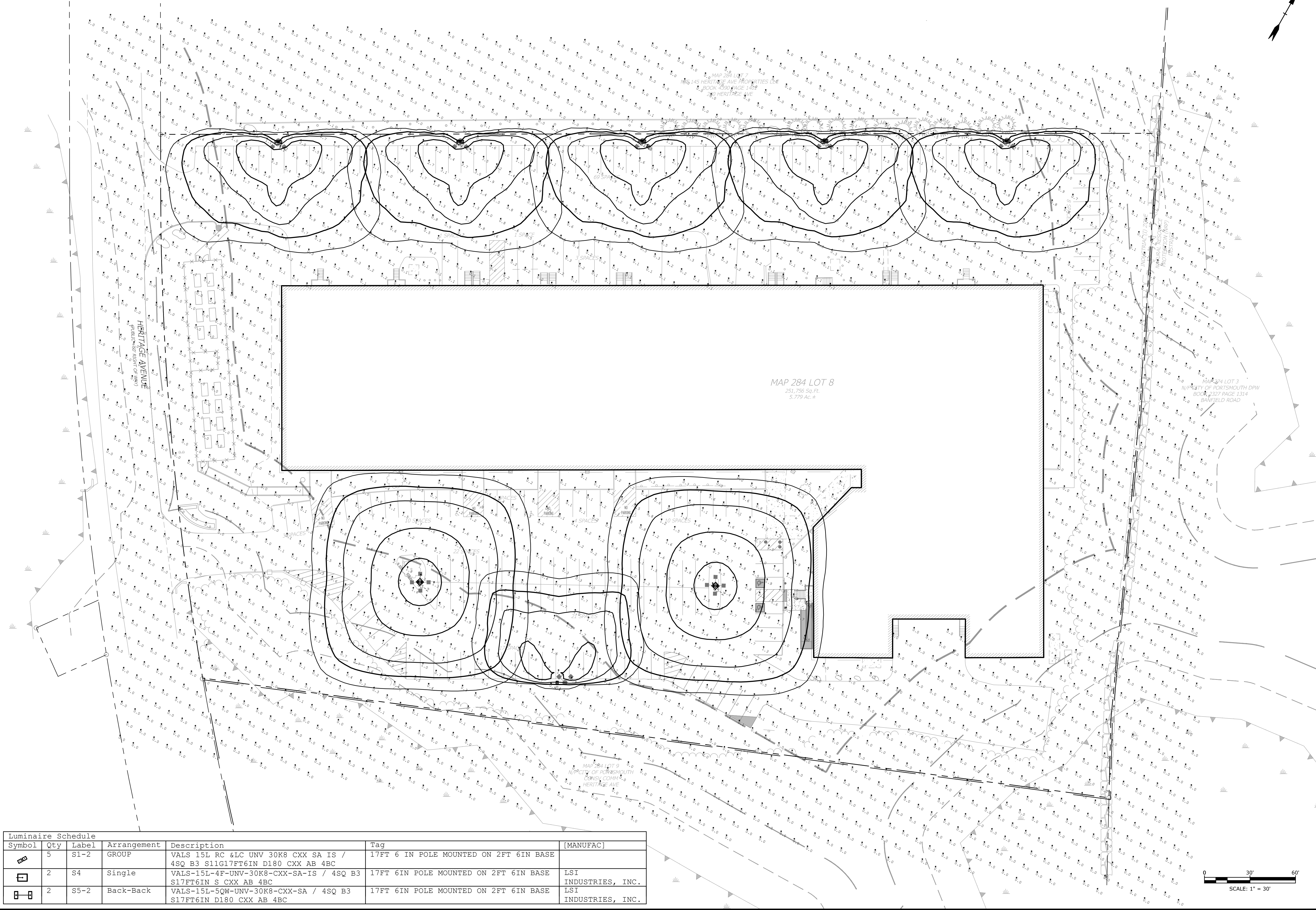
B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION
MARK	DATE	DESCRIPTION
PROJECT NO: K0076-0066		
DATE: 4/29/2026		
FILE: K0076-0066_C-DTLS.dwg		
DRAWN BY: M.CURLEY		
DESIGNED BY: B.CURCIO		
CHECKED BY: N.HANSEN		
APPROVED BY: P.CRIMMINS		

DETAILS SHEET

SCALE:

C-502

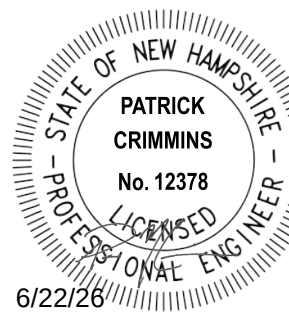
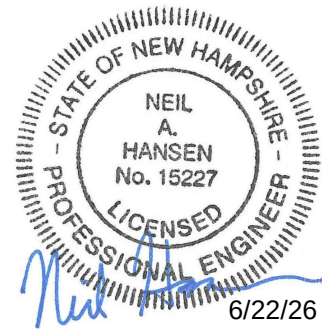
Last Saved: 6/19/2026
Plotted On: Jun 19, 2026 11:39am By: MCurley
File: S:\Bids\1K\K0076 The Kane Company - General Proposals\K0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-DSGN.dwg



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	5	S1-2	GROUP	VALS 15L RC &LC UNV 30K8 CXX SA IS / 4SQ B3 S11G17FT6IN D180 CXX AB 4BC	17FT 6 IN POLE MOUNTED ON 2FT 6IN BASE	[MANUFAC]
	2	S4	Single	VALS-15L-4F-UNV-30K8-CXX-SA-IS / 4SQ B3 S17FT6IN S CXX AB 4BC	17FT 6IN POLE MOUNTED ON 2FT 6IN BASE	LSI INDUSTRIES, INC.
	2	S5-2	Back-Back	VALS-15L-5QW-UNV-30K8-CXX-SA / 4SQ B3 S17FT6IN D180 CXX AB 4BC	17FT 6IN POLE MOUNTED ON 2FT 6IN BASE	LSI INDUSTRIES, INC.

Tighe & Bond

177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818



**TAC
SUBMISSION**

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

**124 Heritage
Ave.**

**One Twenty
Four Group, Inc.**

**Portsmouth,
New Hampshire**

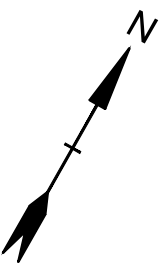
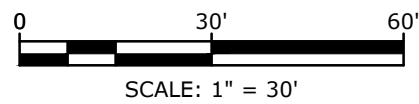
B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION
MARK	DATE	DESCRIPTION
PROJECT NO: K0076-0066		
DATE: 4/29/2026		
FILE: K0076-0066_C-DSGN.dwg		
DRAWN BY: M.CURLEY		
DESIGNED BY: B.CURCIO		
CHECKED BY: N.HANSEN		
APPROVED BY: P.CRIMMINS		

PHOTOMETRIC PLAN

SCALE:

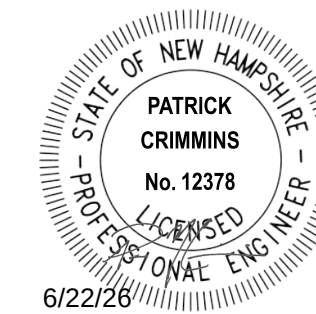
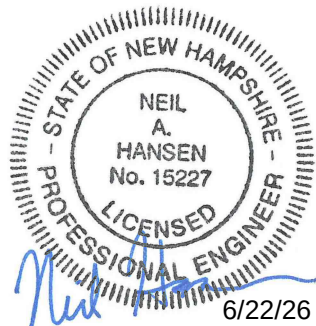
LT-101

1. INSTALL SIGNAGE IDENTIFYING NATIVE EDIBLE PLANT SPECIES.
2. BLACKBERRY AND RASPBERRY CAN PROVIDE A PRODUCTIVE EDIBLE COMPONENT TO THE PLANTING AREA. HOWEVER, BOTH SPECIES TEND TO SPREAD VIGOROUSLY THROUGH CANES AND ROOT SUCKERS AND MAY REQUIRE PERIODIC PRUNING AND CONTAINMENT TO MAINTAIN THE INTENDED LAYOUT. IF LONG-TERM MAINTENANCE IS EXPECTED TO BE LIMITED, CONSIDER SUBSTITUTING WITH LOWER-MAINTENANCE EDIBLE NATIVE SHRUBS SUCH AS BLUEBERRY.



Tighe & Bond

177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818



THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

One Twenty
Four Group, Inc.

Portsmouth,
New Hampshire

B	6/22/2026	TAC SUBMISSION
A	4/29/2026	CC WORK SESSION
MARK	DATE	DESCRIPTION
PROJECT NO:		K0076-0066
DATE:		4/29/2026
FILE:		K0076-0066_C-DSGN.dwg
DRAWN BY:		M.CURLEY
DESIGNED BY:		B.CURCIO
CHECKED BY:		N.HANSEN
APPROVED BY:		P.CRIMMINS

PLANTING PLAN

SCALE:

L-101

Plotted On: Jul 29, 2026 - 1:37pm By: BCurcio
Tighe & Bond: J:\K\0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-D_SGN.dwg

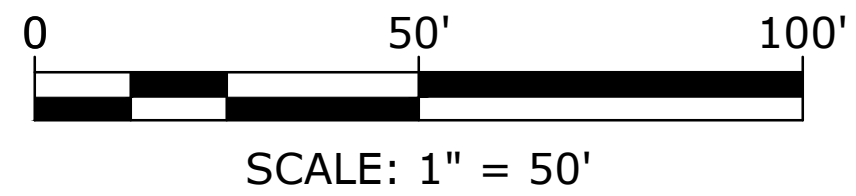


EXISTING IMPERVIOUS SURFACES
SCALE 1" = 50'



PROPOSED IMPERVIOUS SURFACES
SCALE 1" = 50'

IMPERVIOUS SURFACES WITHIN WETLAND BUFFERS		
LOCAL WETLAND BUFFER SETBACK	WITHIN DEVELOPMENT PARCEL	
	EXISTING (SF)	PROPOSED (SF)
0 - 25 FT	521	521
25 - 50 FT	3,356	3,553
50 - 100 FT	20,747	21,048
TOTAL IMPERVIOUS SURFACE	24,624	25,121
NET IMPERVIOUS SURFACE	498	



124 HERITAGE AVENUE
PORTSMOUTH, NH

WETLAND BUFFER
IMPERVIOUS SURFACE EXHIBIT

DATE: 7/29/2026
SCALE: AS SHOWN
FIGURE: 1 OF 1

Tighe & Bond

Technical Memorandum

124 Heritage Avenue Resource Area Delineation

To: Kelsey Kraus, Chief Operating Officer, The Kane Company

From: Stefanie Tetreault, CWS, PWS, Project Manager, Tighe & Bond
Lucas Fromm, Environmental Scientist, Tighe & Bond

Copy: Patrick Crimmins, PE, Vice President, Tighe & Bond
Neil Hansen, PE, Project Manager, Tighe & Bond

Date: June 22, 2026

The following technical memorandum describes the wetland delineation conducted by Tighe & Bond on October 21, 2025 to support the development of an existing conditions plan at 124 Heritage Avenue in Portsmouth, NH. A Site Location Map (Figure 1), Aerial Map (Figure 2) showing the wetland delineation flag locations, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRMette) are in provided in Attachment A. Representative site photographs are provided in Attachment B.

Site Location

The subject property is located at 124 Heritage Avenue in Portsmouth, New Hampshire (City of Portsmouth Tax Map 284, Lot 8). The property is bound to the north by a commercial facility, undeveloped forests to the east and west, and Heritage Avenue to the southwest. A municipally-designated Prime Wetland is present southwest of Heritage Avenue. The subject property consists of a multi-use commercial building with associated parking lots northwest and southeast of the building.

Wetland Delineation

On October 21, 2025, a Tighe & Bond New Hampshire Certified Wetland Scientist (CWS) delineated wetland resource areas within the vicinity of the site and evaluated each relative to the applicable local, state, and federal criteria. Wetland resource areas in the vicinity of the proposed work were delineated in accordance with the United States Army Corps of Engineers' (USACE) *Wetlands Delineation Manual and Regional Supplement* (2012), *Field Indicators for Identifying Hydric Soils in New England* (Version 4, 2017), the *New Hampshire Code of Administrative Rules: Delineation and Classification of Jurisdictional Areas* (Chapter Env-Wt 400), and Chapter 10 of the Portsmouth Zoning Ordinance. The evaluation also included a review of publicly available data such as LiDAR elevation data and historic aerial imagery.

Wetland boundaries were marked in the field with alphanumerically labeled survey flagging tape. Flags were located by GPS and by a licensed land surveyor. Local weather yielded approximately 1.51-inches of rain in the week prior to the field delineation, including 0.60 inches in the 24-hour period immediately preceding the delineation. According to the U.S. Drought Monitor, Rockingham County was also experiencing Moderate to Severe Drought at the time of the delineation.¹

¹ U.S. Drought Monitor. 2025. National Drought Mitigation Center, USDA, and NOAA. Available at: <https://droughtmonitor.unl.edu>

Summary of Delineated Natural Resource Areas

Two freshwater wetlands, demarcated by Flag Series 1A and 2A, and one intermittent stream, demarcated by Flag Series 1B and 2B were identified within the vicinity of the project site. Wetland 2A is a municipally-designated Prime Wetland with a duly-established 100-foot Prime Wetland buffer. As per Chapter 10 of the Portsmouth Zoning Ordinance, wetlands present on site are afforded a 100-foot wetland buffer. A summary of delineated wetlands by flagging series is presented in Table 1. USACE Wetland Delineation Data Forms are included in Attachment C.

TABLE 1 Summary of Delineated Wetland Resource Areas by Flag Series

Wetland ID	Flag Series	Flag Numbers	Resource Area Type	Classification*	PRA†
1	1A	1 - 43	Freshwater Wetland	PFO1E	No
	1B	1 - 4	Intermittent Stream	R4UB1	No
2	2A	1 - 9	Freshwater Wetland	PSS1E/PEM1F	Yes
	2B	1 - 3	Intermittent Stream	R4UB3	Yes

* Classification of Wetlands and Deepwater Habitats of the United States by Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979.

† Priority Resource Area, as defined by New Hampshire Department of Environmental Services (NHDES) Administrative Rule Env-Wt 103.68.

Freshwater Wetlands

Freshwater (non-tidal) wetlands are defined at RSA 482-A:2, X as "...an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

SERIES 1A

Series 1A defines the limits of a freshwater wetland present to the north, east and south of the site. This wetland is classified as a palustrine, forested, broad-leaved deciduous, seasonally flood/saturated (PFO1E) wetland. Dominant wetland vegetation observed on-site included red maple (*Acer rubrum*, FAC), musclemwood (*Carpinus caroliniana*, FAC), American elm (*Ulmus americana*, FACW), winterberry (*Ilex verticillata*, FACW), spicebush (*Lindera benzoin*, FACW), glossy buckthorn (*Frangula alnus*, FAC), cinnamon fern (*Osmundastrum cinnamomeum*, FACW), creeping buttercup (*Ranunculus repens*, FAC), sensitive fern (*Onoclea sensibilis*, FACW), and poison ivy (*Toxicodendron radicans*, FAC). Hydric soils consisted of 8 inches of mucky sandy (10YR 2/1) underlain by sand (2.5YR 5/2) with prominent redox concentrations (7.5 YR 4/6) observed in the matrix. Soils met hydric indicators S1 (Sandy Mucky Mineral) and S7 (Dark Surface). Indicators of hydrology include water-stained leaves, geomorphic position, microtopographic relief, and the FAC-Neutral Test.

Dominant vegetation in adjacent uplands consisted of red oak (*Quercus rubra*, FACU), American beech (*Fagus grandifolia*, FACU), American elm, witch hazel (*Hamamelis virginiana*, FACU), winterberry, glossy buckthorn, sensitive fern, rough goldenrod, and poison ivy. Upland soils consisted of loam with dominant soil matrix color 2.5YR 4/3. Prominent redox concentrations (7.5YR 4/6) were observed within the soil profile starting at nine inches below the surface.

SERIES 2A

Series 2A defines the limits of a freshwater wetland located southwest of Heritage Avenue. The portion of this wetland closest to the roadway is classified as palustrine scrub-shrub, broad-leaved deciduous, seasonally flooded-saturated (PSS1E). The interior of this wetland is dominated by herbaceous vegetation and exhibits a persistent inundation regime, and is classified as palustrine emergent, persistent, semi-permanently flooded (PEM1F). Dominant wetland vegetation observed within Wetland 2A included red maple, speckled alder (*Alnus serrulata*, OBL), common reed (*Phragmites australis*), narrowleaf cattail (*Typha angustifolia*, OBL), highbush blueberry (*Vaccinium corymbosum*, FACW), glossy buckthorn, and rough goldenrod. Soil consisted of six inches of muck (10YR 2/1) underlain by ten inches of mucky loam (10YR 2/1), and met hydric soil indicator A4 (Hydrogen Sulfide). Indicators of hydrology included surface water, high water table (0 inches), hydrogen sulfide odor, geomorphic position, shallow aquitard, and the FAC-neutral test.

Uplands adjacent to the delineated portion of Wetland 2A consisted of the road embankment to Heritage Avenue. Observed upland vegetation predominately consisted of maintained lawn with red maple, glossy buckthorn and multiflora rose also present. The road embankment consisted of compacted fill. Observed vegetation within undisturbed uplands adjacent to Wetland 2A included white oak (*Quercus alba*, FACU), eastern hemlock (*Tsuga canadensis*, FACU), and American beech. Soil consisted of loam with matrix colors 10YR 2/1 in the upper two inches, followed by four inches of 10YR 3/2 underlain by loam with matrix color 7.5YR 3/4 to a depth of ten inches, at which point a restrictive layer was encountered.

Intermittent Stream

Flag Series 1B and 2B define two sections of an unnamed intermittent stream that flow northwesterly from Wetland 1A to Wetland 2A and is conveyed beneath Heritage Avenue via a culvert. The upper reach of this stream (Flag Series 1B) is classified as a riverine, intermittent, unconsolidated cobble-gravel bottom system (R4UB1), while the downstream reach associated with Flag Series 2B is classified as a riverine, intermittent, unconsolidated mud bottom system (R4UB3). Observed vegetation within the stream bed and associated stream banks included narrowleaf cattail, sensitive fern, American burnweed (*Erechtites hieraciifolius*, FACU), and climbing nightshade (*Solanum dulcamara*, FAC).

100-foot Wetland Buffer

The 100-foot buffer to Wetlands 1A and 2A consists primarily of pine-oak forested uplands. Portions of the parking lot and the commercial building associated with the site also fall within the 100-foot buffer zone. Road frontage of Heritage Avenue associated with the site lies entirely within the 100-foot buffer to Wetland 2A. Dominant vegetation observed within the pine-oak forested uplands included white pine, red oak, American elm, American beech, witch hazel, winterberry, and glossy buckthorn.

Priority Resource Areas

In accordance with New Hampshire Department of Environmental Services (NHDES) Administrative Rule Env-Wt 103.66 the site was evaluated for the potential presence of Priority Resource Areas (PRA).

Documented Occurrences of Protected Species or Habitat

A data check with the New Hampshire Department of Environmental Services Ecological Review Section was completed on May 28, 2026 (DCT26-1245). Based on this initial screening, the project is not expected to impact state-listed protected species, exemplary natural communities, or critical habitat.

Bogs

Bogs are a type of peatland, distinguished by stunted evergreen trees and shrubs, peat deposits, poor drainage, and highly acidic conditions. The NHDES Land Resources Management Permit Planning Tool indicated the potential presence of peatlands within Wetland 1A. During the October 2025 delineation, Tighe & Bond documented vegetation and soils present within a portion of Wetland 1A mapped as potential peatland. Soil observed within Wetland 1A displayed a marked gradient along the northern edge of the project site with mineral soil present along the upland boundary that transitioned to organic soil toward the northeast (i.e., toward the wetland interior). Observed organic soil within Wetland 1A consisted of nine inches of sapric material (i.e., muck) underlain by mucky modified soils.

Observed vegetation within portions of Wetland 1A mapped as potential peatland included, but was not limited to, red maple, cinnamon fern, winterberry, highbush blueberry, spice bush, balsam fir (*Abies balsamea*, FAC), sweetgale (*Myrica gale*, OBL), and several unidentified species of sedges (*Carex spp.*). Sphagnum moss was also observed along the forest floor. The potential peatlands were observed to have a red-maple dominated overstory, whereas bogs are typically more open and are dominated by shrubs and herbaceous plants. As such, identified peatlands were more characteristic of a Red Maple – Sphagnum Basin Swamp² than a bog. The Red Maple – Sphagnum Basin Swamp ecological community has a State Conservation Status Rank of S4 (Apparently Secure) and is not classified as a PRA.

Designated Prime Wetland and 100-foot Prime Wetland Buffer

Wetland 2A is a municipally-designated Prime Wetland with a duly-established 100-foot Prime Wetland buffer. The Prime Wetland designation was established by the City of Portsmouth pursuant to RSA 482-A:15 and subsequently accepted by the NHDES. The Prime Wetland and 100-foot buffer are regulated as Priority Resource Areas (PRAs) pursuant to Env-Wt 103.68(d) and (e), respectively. This 100-foot buffer is concurrent with the 100-foot buffer regulated by Section 10.1017.22(3) of the City of Portsmouth Zoning Ordinance.

Wetland 2A was designated as a Prime Wetland by the City of Portsmouth due to its ecological significance, including the presence of open water habitat, a diverse wetland complex, and its potential to support rare species and wildlife habitat.³ Consistent with RSA 482-A:15, Prime Wetlands are significant based on factors such as their size, unspoiled character, fragile condition, ecological functions, and habitat value.

Functions and Values Assessment

Tighe & Bond conducted a functions and values assessment of Wetlands 1A and 2A based on field observations, site photographs, and publicly available GIS data. Assessment criteria were adapted from RSA 482-A and the U.S. Army Corps of Engineers, New England District, Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach (NAEEP-360-1-30a; September 1999). Wetlands 1A and 2A were evaluated for Ecological Integrity, Wetland-Dependent Wildlife Habitat, Fish and Aquatic Life Habitat, Scenic Quality, Educational Potential, Recreation, Flood Storage, Groundwater Recharge, Nutrient Trapping/Retention/Transformation, Sediment Trapping, Shoreline Anchoring, and Noteworthiness. USACE Wetland Function-Value Evaluation Forms are provided in Attachment D.

² Sperduto, D.D. and William F. Nichols. 2004. Natural Communities of New Hampshire. NH Natural Heritage Bureau, Concord, NH. Pub. UNH Cooperative Extension, Durham, NH.

³ City of Portsmouth Prime Wetlands Analysis Report, prepared by West Environmental, Inc. for the Portsmouth Conservation Commission and Planning Department (October 2006). https://files.cityofportsmouth.com/files/planning/prime_rpt.PDF.pdf

Ecological Integrity

Ecological Integrity refers to the overall health and stability of a wetland ecosystem. Limited invasive species were observed within Wetlands 1A and 2A, and both wetlands are connected to surrounding undeveloped upland forest and wetland habitats. Wetland 1A contains Red Maple-Sphagnum Basin Swamp habitat and is part of an approximately 54-acre unfragmented mosaic of wetlands and upland forests. Wetland 1A also maintains a hydrologic connection to Wetland 2A through a culvert beneath Heritage Avenue.

Wetland 2A is designated as a Prime Wetland by the City of Portsmouth due to its unique open water habitat, diverse wetland complex, and potential to support rare species. An approximately 70-acre unfragmented mosaic of wetlands and upland forests surrounds Wetland 2A.

Due to the size, connectivity, and quality of natural habitat associated with these wetlands within an otherwise developed landscape, both wetlands provide Ecological Integrity as a principal function.

Wetland-Dependent Wildlife, Fish, and Aquatic Life Habitat

Wetland-Dependent Wildlife, Fish, and Aquatic Life Habitat considers the suitability of a wetland to provide habitat for wildlife species, fish, and other aquatic organisms. Wetlands 1A and 2A are associated with relatively large areas of undeveloped land and provide a diversity of wetland and upland habitats. The presence of jurisdictional wetlands, combined with their connectivity to surrounding natural areas, indicates that both wetlands provide habitat for wetland-dependent wildlife species. Although an intermittent stream is associated with both wetlands, permanent aquatic habitat was not observed. As such, the wetlands are more likely to support wetland-dependent wildlife than fish or other aquatic organisms. Accordingly, Wetland-Dependent Wildlife Habitat is considered a principal function of both wetlands. Fish and Aquatic Life Habitat is not considered a principal function of either wetland.

Scenic Quality/Recreation/Education Potential

Scenic Quality evaluates a wetland's visual and aesthetic qualities, Recreation considers its ability to support recreational activities, and Educational Potential evaluates its suitability for education and research. Wetlands 1A and 2A are located within a commercially zoned area with limited public access and visibility. As a result, neither wetland is likely to provide significant scenic, recreational, or educational value.

Flood Storage

According to the FEMA FIRMet for the site (Map No. 33015C0270F; effective January 29, 2021), neither Wetland 1A nor Wetland 2A is located within the 100-year floodplain. However, both wetlands likely provide temporary storage of stormwater runoff from Heritage Avenue and the surrounding developed landscape during precipitation events. Given their size and position within the local watershed, both wetlands are likely to provide important flood storage capacity. Accordingly, Flood Storage is considered a principal function of Wetlands 1A and 2A.

Groundwater Recharge

Groundwater Recharge refers to the ability of a wetland to recharge and/or discharge groundwater and its interaction with underlying aquifers. Soils observed within both wetlands consist of organic muck overlying sandy substrates, indicating favorable conditions for groundwater exchange. Wetlands 1A and 2A are located within the Lower Merrimack aquifer transmissivity zone, which is mapped as having a transmissivity of less than 1,000 ft²/day. Based on observed soil conditions and their location within a mapped aquifer, Groundwater Recharge is considered a principal function of both wetlands.

Sediment Trapping

Sediment Trapping refers to a wetland's ability to capture and retain sediment transported in runoff from surrounding uplands. This function is influenced by vegetation density and surface roughness, with more densely vegetated wetlands generally providing greater sediment trapping potential. Wetland 1A is a relatively open forested wetland and is therefore likely to provide limited sediment trapping. In contrast, Wetland 2A is a densely vegetated shrub-scrub wetland and is likely to provide substantial sediment trapping capacity for runoff entering the wetland from adjacent developed areas. Accordingly, Sediment Trapping is considered a principal function of Wetland 2A but not Wetland 1A.

Nutrient Trapping/Retention/Transformation

Nutrient Trapping, Retention, and Transformation refers to a wetland's ability to retain, process, and cycle nutrients, thereby reducing the transport of excess nutrients to downstream waters. Both wetlands contain organic soils overlying sandy substrates. The presence of organic soils indicates that both wetlands have the capacity to retain and transform nutrients. Accordingly, Nutrient Trapping, Retention, and Transformation is considered a function of both wetlands.

Shoreline Anchoring

Shoreline Anchoring refers to a wetland's ability to stabilize shorelines and reduce erosion caused by wave action or flowing water. Both delineated wetlands are palustrine wetlands located in low-energy settings with no significant shoreline erosion processes observed. As a result, Shoreline Anchoring is not considered a suitable function of either wetland.

Noteworthiness

Noteworthiness is a qualitative assessment of whether a wetland possesses one or more outstanding ecological characteristics, such as rare species habitat, unique natural communities, critical wildlife habitat, or other high-value resources.

Wetland 2A has been designated as a Prime Wetland by the City of Portsmouth due to its unique open water habitat, diverse wetland complex, and potential to support rare species. Accordingly, Noteworthiness is considered a principal function of Wetland 2A.

Wetland 1A contains Red Maple-Sphagnum Basin Swamp habitat, which has a State Conservation Status Rank of S4 (Apparently Secure). Based on available information, Noteworthiness is not considered a principal function of Wetland 1A.

Invasive Species

Invasive species observed on-site at the time of the delineation included glossy buckthorn, common reed, climbing nightshade, purple loosestrife (*Lythrum salicaria*; OBL), multiflora rose, and creeping buttercup (*Ranunculus repens*; FAC). These species may provide refuge and food sources for small mammals and birds; however, their abundance in an area disturbed by human activity threatens the integrity of the native community. Invasive plant species generally prefer disturbed habitats and possess high dispersal abilities, enabling them to out-compete native vegetation.

Technical Memorandum

Preventative measures should be taken during the project design and development to limit the potential for introduction or spread of invasive species during the project, such as:

- Limiting the areas of disturbance to avoid unnecessary disturbance of existing colonies of invasive species.
- Not importing materials such as fill, loam, mulch, haybales or gravel from sites where invasive species are known to occur.
- Immediately stabilizing exposed soils where work is complete or has temporarily ceased to prevent spread or further invasion of non-native species.
- Cleaning equipment of soil and plant material prior to mobilization and demobilization to and from the project site to limit spread of invasive species.

Summary

Two palustrine freshwater wetlands and one intermittent stream were delineated within the vicinity of 124 Heritage Avenue. Although portions of Wetland 1A are mapped as potential peatlands in the New Hampshire Wildlife Action Plan, field observations indicate that this wetland is more appropriately characterized as a Red Maple-Sphagnum Basin Swamp and does not meet the criteria for classification as a bog.

Wetland 2A is a municipally designated Prime Wetland with a duly established 100-foot Prime Wetland buffer. The Prime Wetland designation was established by the City of Portsmouth pursuant to RSA 482-A:15 and accepted by NHDES, resulting in both the wetland and its associated buffer being regulated as Priority Resource Areas under Env-Wt 103.68.

Based on field observations and available GIS data, Wetlands 1A and 2A provide several important wetland functions, including Ecological Integrity, Wildlife and Aquatic Life Habitat, Flood Storage, and Groundwater Recharge. Wetland 2A also provides significant Sediment Trapping and Noteworthiness functions due to its dense vegetation, unique open water habitat, diverse wetland complex, and Prime Wetland designation.

The City of Portsmouth regulates a 100-foot buffer to all wetlands pursuant to Chapter 10 of the Portsmouth Zoning Ordinance. In the vicinity of the project site, the wetland buffer consists of pine-oak forest, Heritage Avenue, and portions of the existing parking lot and commercial development associated with 124 Heritage Avenue.

Attachments

- A Site Figures
 - Figure 1 - Site Location
 - Figure 2 - Aerial Site Map
 - Figure 3 - FEMA FIRMette
- B Photographic Log
- C ACOE Wetland Delineation Data Forms
- D ACOE Wetland Function-Value Evaluation Forms

Site Figures

FIGURE 1
SITE LOCATION
November 2025

The Kane Company
124 Heritage Avenue
Portsmouth, New Hampshire

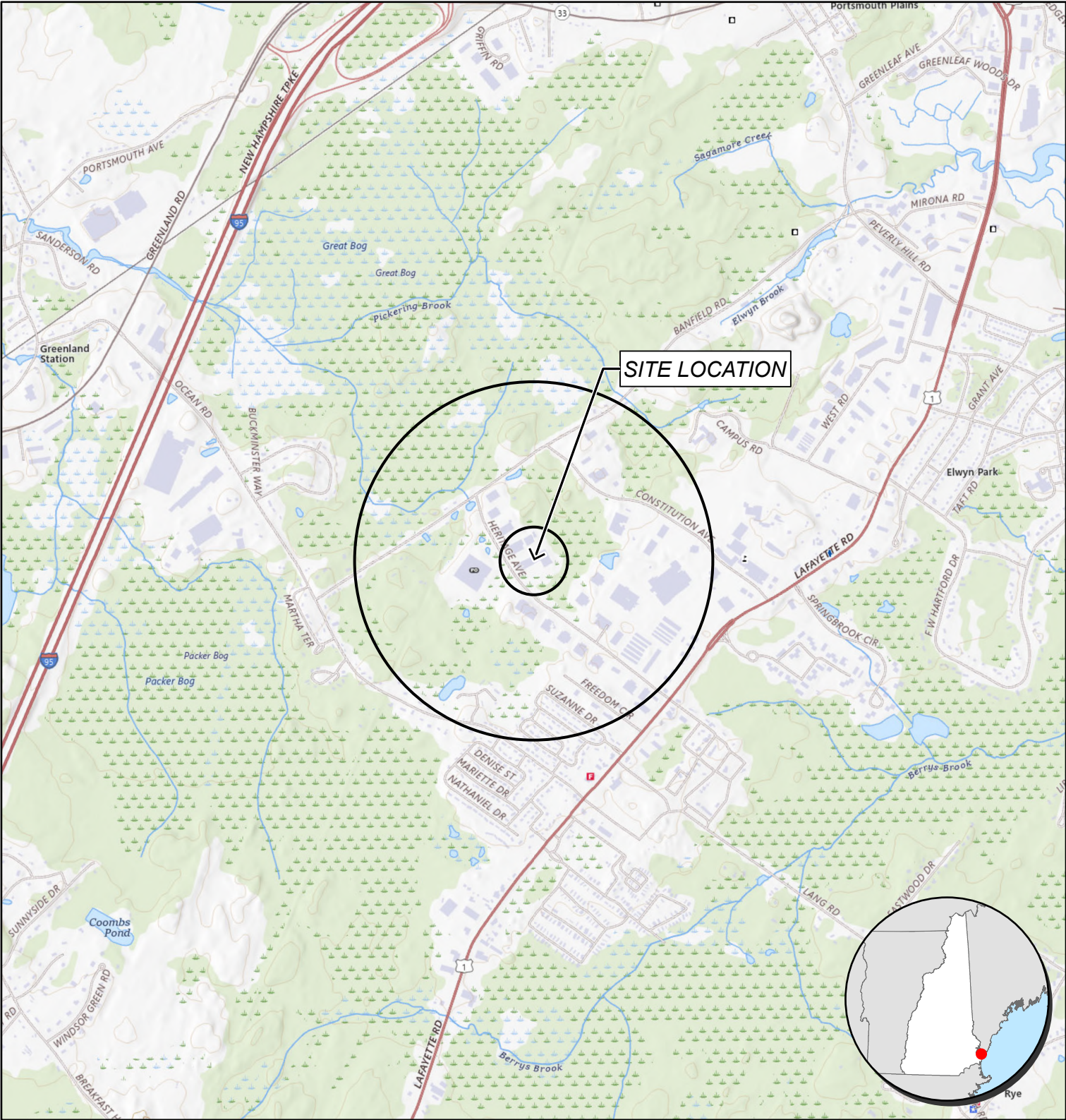


FIGURE 2
AERIAL
December 2025

The Kane Company
124 Heritage Avenue
Portsmouth, New Hampshire



- Culvert
- Upland Data Plot
- Wetland Data Plot
- Top of Bank Flag
- Freshwater Wetland Flag
- Delineated Top of Bank
- Delineated Wetland Boundary
- 100-Foot Buffer Zone
- Freshwater Wetland
- Approximate Subject Property
- Approximate Parcel Boundary

Tighe&Bond

Based on NH GRANIT Color Orthophotography (2021-2022).
Parcel boundaries were provided by NH GRANIT and are approximate.

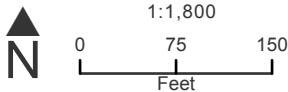
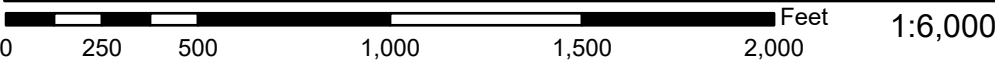


Figure 3: National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/19/2025 at 1:28 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Photographic Log



Photographic Log

Client: Kane Company

Job Number: K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 1	Date: 10/21/2025	Direction Taken: Southeast
Description: Typical view of Wetland 1A.		
		

Photograph No.: 2	Date: 10/21/2025	Direction Taken: Southwest
Description: Typical view of uplands adjacent to Wetland 1A.		
		

Photographic Log

Client: Kane Company

Job Number: K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire



Photographic Log

Client: Kane Company Job Number: K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 5	Date: 10/21/2025	Direction Taken: Northwest
Description: Typical view of the 100-foot buffer to Wetland 1A.		
		

Photograph No.: 6	Date: 10/21/2025	Direction Taken: Southeast
Description: Typical view of the unnamed intermittent stream defined by Flag Series 1B.		
		

Photographic Log

Client: Kane Company

Job Number: K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 7	Date: 10/21/2025	Direction Taken: Northwest
Description: Typical view of Wetland 2A.		
		

Photograph No.: 8	Date: 09/12/2025	Direction Taken: Northwest
Description: Typical view of uplands adjacent to Wetland 2A.		
		

Photographic Log

Client: Kane Company

Job Number: K-0076-0066

Site: 124 Heritage Ave Portsmouth, New Hampshire

Photograph No.: 9	Date: 10/21/2025	Direction Taken: Southwest
Description: Typical view of the unnamed intermittent stream defined by Flag Series 1B.		
		

Photograph No.: 10	Date: 10/24/2025	Direction Taken: Southwest
Description: Typical view of undisturbed uplands adjacent to Wetland 2A.		
		



ACOE Wetland Delineation Data Forms

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
--	---

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-21-2025
Applicant/Owner: The Kane Company State: NH Sampling Point: 1A-5 Wet
Investigator(s): Lucas Fromm, Stefanie Tetreault Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Swamp Local relief (concave, convex, none): none Slope %: 5
Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03589 Long: -70.79553 Datum: WGS84
Soil Map Unit Name: Squamscott fine sandy loam, 0 to 5 percent slopes NWI classification: PF04/1C
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 No X
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 <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> If yes, optional Wetland Site ID: <u>Wetland 1A</u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	

Remarks: (Explain alternative procedures here or in a separate report.)
The site received 0.60" of rain within the 24 hours preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drought at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators</u> (minimum of one is required; check all that apply) <u> </u> Surface Water (A1) <u>X</u> Water-Stained Leaves (B9) <u> </u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u> </u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators</u> (minimum of two required) <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION – Use scientific names of plants.

 Sampling Point: 1A-5 Wet

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Ulmus americana</u>	<u>50</u>	<u>Yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>71.4%</u> (A/B)																
2. <u>Acer saccharinum</u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
3. <u>Quercus rubra</u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>105</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u>Lindera benzoin</u>	<u>40</u>	<u>Yes</u>	<u>FACW</u>	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>175</u></td> <td>x 2 = <u>350</u></td> </tr> <tr> <td>FAC species <u>85</u></td> <td>x 3 = <u>255</u></td> </tr> <tr> <td>FACU species <u>50</u></td> <td>x 4 = <u>200</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>310</u> (A)</td> <td><u>805</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.60</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>175</u>	x 2 = <u>350</u>	FAC species <u>85</u>	x 3 = <u>255</u>	FACU species <u>50</u>	x 4 = <u>200</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>310</u> (A)	<u>805</u> (B)	Prevalence Index = B/A = <u>2.60</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>175</u>	x 2 = <u>350</u>																			
FAC species <u>85</u>	x 3 = <u>255</u>																			
FACU species <u>50</u>	x 4 = <u>200</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>310</u> (A)	<u>805</u> (B)																			
Prevalence Index = B/A = <u>2.60</u>																				
2. <u>Ilex verticillata</u>	<u>15</u>	<u>No</u>	<u>FACW</u>																	
3. <u>Frangula alnus</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>																	
4. <u>Cornus amomum</u>	<u>15</u>	<u>No</u>	<u>FACW</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>100</u> =Total Cover																				
Herb Stratum (Plot size: <u>5</u>)																				
1. <u>Ranunculus repens</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Athyrium angustum</u>	<u>20</u>	<u>No</u>	<u>FAC</u>																	
3. <u>Onoclea sensibilis</u>	<u>50</u>	<u>Yes</u>	<u>FACW</u>																	
4. <u>Solidago rugosa</u>	<u>10</u>	<u>No</u>	<u>FAC</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>105</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15</u>)																				
1. <u>Toxicodendron radicans</u>	<u>30</u>	<u>Yes</u>	_____	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.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
<u>30</u> =Total Cover																				
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point: 1A-5 Wet

[illegible]

VEGETATION – Use scientific names of plants.

 Sampling Point: 1A-5 Upl

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Pinus strobus</i></u>	<u>10</u>	<u>No</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>85.7%</u> (A/B)																
2. <u><i>Quercus rubra</i></u>	<u>60</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u><i>Ulmus americana</i></u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>90</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u><i>Viburnum dentatum</i></u>	<u>10</u>	<u>No</u>	<u>FAC</u>	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>105</u></td> <td>x 2 = <u>210</u></td> </tr> <tr> <td>FAC species <u>105</u></td> <td>x 3 = <u>315</u></td> </tr> <tr> <td>FACU species <u>90</u></td> <td>x 4 = <u>360</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>300</u> (A)</td> <td><u>885</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.95</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>105</u>	x 2 = <u>210</u>	FAC species <u>105</u>	x 3 = <u>315</u>	FACU species <u>90</u>	x 4 = <u>360</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>300</u> (A)	<u>885</u> (B)	Prevalence Index = B/A = <u>2.95</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>105</u>	x 2 = <u>210</u>																			
FAC species <u>105</u>	x 3 = <u>315</u>																			
FACU species <u>90</u>	x 4 = <u>360</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>300</u> (A)	<u>885</u> (B)																			
Prevalence Index = B/A = <u>2.95</u>																				
2. <u><i>Ilex verticillata</i></u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u><i>Frangula alnus</i></u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
4. <u><i>Pinus strobus</i></u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>60</u> =Total Cover																				
Herb Stratum (Plot size: <u>5</u>)																				
1. <u><i>Onoclea sensibilis</i></u>	<u>60</u>	<u>Yes</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u><i>Solidago rugosa</i></u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>80</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15</u>)																				
1. <u><i>Toxicodendron radicans</i></u>	<u>60</u>	<u>Yes</u>	<u>FAC</u>	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.																
2. <u><i>Vitis labrusca</i></u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
<u>70</u> =Total Cover																				
Hydrophytic Vegetation Present? Yes <u>X</u> No _____																				

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 1A-5 Upl

[illegible]

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
--	---

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-21-2025
Applicant/Owner: The Kane Company State: NH Sampling Point: 1A-29 Wet
Investigator(s): Lucas Fromm Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Swamp Local relief (concave, convex, none): Concave Slope %: 10
Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03467 Long: -70.79523 Datum: WGS84
Soil Map Unit Name: Squamscott fine sandy loam, 0 to 5 percent slopes NWI classification: PFO4/1C
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 No X
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 <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> If yes, optional Wetland Site ID: <u>Wetland 1A</u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland Data Plot for Wetland 1A. The site received 0.60" of rain within the 24 hour period preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drought at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators</u> (minimum of one is required; check all that apply) <u> </u> Surface Water (A1) <u>X</u> Water-Stained Leaves (B9) <u> </u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u> </u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators</u> (minimum of two required) <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u>X</u> Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

Sampling Point: 1A-29 Wet

Tree Stratum (Plot size: 30)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Acer rubrum</u>	25	Yes	FAC
2.	<u>Betula alleghaniensis</u>	15	No	FAC
3.	<u>Pinus strobus</u>	5	No	FACU
4.	<u>Carpinus caroliniana</u>	25	Yes	FAC
5.	<u>Ulmus americana</u>	5	No	FACW
6.	<u>Fraxinus pennsylvanica</u>	5	No	FACW
7.	<u>Tsuga canadensis</u>	5	No	FACU
		85	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)				
1.	<u>Ilex verticillata</u>	25	Yes	FACW
2.	<u>Vaccinium corymbosum</u>	5	No	FACW
3.	<u>Lindera benzoin</u>	10	Yes	FACW
4.				
5.				
6.				
7.				
		40	=Total Cover	
Herb Stratum (Plot size: 5)				
1.	<u>Osmundastrum cinnamomeum</u>	20	Yes	FACW
2.	<u>Dryopteris carthusiana</u>	2	No	FACW
3.	<u>Lindera benzoin</u>	5	No	FACW
4.	<u>Solidago rugosa</u>	5	No	FAC
5.	<u>Onoclea sensibilis</u>	2	No	FACW
6.				
7.				
8.				
9.				
10.				
11.				
12.				
		34	=Total Cover	
Woody Vine Stratum (Plot size: 15)				
1.				
2.				
3.				
4.				
			=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (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 0	x 1 = 0
FACW species 79	x 2 = 158
FAC species 70	x 3 = 210
FACU species 10	x 4 = 40
UPL species 0	x 5 = 0
Column Totals: 159 (A)	408 (B)
Prevalence Index = B/A = 2.57	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators 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: 1A-29 Wet

[illegible]

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
---	---

Project/Site:	124 Heritage Ave	City/County:	Portsmouth/Rockingham	Sampling Date:	10-21-2025
Applicant/Owner:	The Kane Company	State:	NH	Sampling Point:	1A-29 Upl
Investigator(s):	Lucas Fromm	Section, Township, Range:	N/A		
Landform (hillside, terrace, etc.):	Hillside	Local relief (concave, convex, none):	convex	Slope %:	10
Subregion (LRR or MLRA):	LRR R, MLRA 144A	Lat:	43.03467	Long:	-70.79526
		Datum:	WGS84		
Soil Map Unit Name:	Hoosic gravelly fine sandy loam, 3 to 8 percent slopes		NWI classification:	N/A	
Are climatic / hydrologic conditions on the site typical for this time of year?		Yes	No ☒ (If no, explain in Remarks.)		
Are Vegetation, Soil, or Hydrology significantly disturbed?		Are "Normal Circumstances" present? Yes 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 ☒	Is the Sampled Area within a Wetland? Yes No ☒ If yes, optional Wetland Site ID:
Hydric Soil Present?	Yes	No ☒	
Wetland Hydrology Present?	Yes	No ☒	
Remarks: (Explain alternative procedures here or in a separate report.) Upland Data Plot for Wetland 1A. The site received 0.60" of rain within the 24 hours preceding the delineation. According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drought at the time of the delineation.			

HYDROLOGY

Wetland Hydrology Indicators:		<u>Secondary Indicators (minimum of two required)</u>	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Stunted or Stressed Plants (D1)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ Geomorphic Position (D2)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Shallow Aquitard (D3)	
☐ Sparsely Vegetated Concave Surface (B8)		☐ Microtopographic Relief (D4)	
		☐ FAC-Neutral Test (D5)	
Field Observations:		Wetland Hydrology Present? Yes No ☒	
Surface Water Present? Yes No ☒ Depth (inches):			
Water Table Present? Yes No ☒ Depth (inches):			
Saturation Present? Yes ☒ No Depth (inches): 0			
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION – Use scientific names of plants.

 Sampling Point: 1A-29 Upl

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Pinus strobus</i></u>	<u>20</u>	<u>No</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. <u><i>Quercus rubra</i></u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u><i>Fagus grandifolia</i></u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>																	
4. <u><i>Populus grandidentata</i></u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
5. <u><i>Betula nigra</i></u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
6. <u><i>Acer rubrum</i></u>	<u>2</u>	<u>No</u>	<u>FAC</u>																	
7. <u><i>Tsuga canadensis</i></u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
<u>112</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u><i>Fagus grandifolia</i></u>	<u>35</u>	<u>Yes</u>	<u>FACU</u>	Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species <u>2</u></td> <td>x 3 = <u>6</u></td> </tr> <tr> <td>FACU species <u>164</u></td> <td>x 4 = <u>656</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>176</u> (A)</td> <td><u>682</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.88</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>10</u>	x 2 = <u>20</u>	FAC species <u>2</u>	x 3 = <u>6</u>	FACU species <u>164</u>	x 4 = <u>656</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>176</u> (A)	<u>682</u> (B)	Prevalence Index = B/A = <u>3.88</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>10</u>	x 2 = <u>20</u>																			
FAC species <u>2</u>	x 3 = <u>6</u>																			
FACU species <u>164</u>	x 4 = <u>656</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>176</u> (A)	<u>682</u> (B)																			
Prevalence Index = B/A = <u>3.88</u>																				
2. <u><i>Hamamelis virginiana</i></u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u><i>Vaccinium corymbosum</i></u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
4. <u><i>Pinus strobus</i></u>	<u>2</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>62</u> =Total Cover																				
Herb Stratum (Plot size: <u>5</u>)																				
1. <u><i>Quercus rubra</i></u>	<u>1</u>	<u>No</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>_____</u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u><i>Pinus strobus</i></u>	<u>1</u>	<u>No</u>	<u>FACU</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>2</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15</u>)																				
1. _____	_____	_____	_____	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.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point: 1A-29 Upl

[illegible]

Sampling Point: 2A-2 Upl

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Acer rubrum</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
2. <u>Quercus alba</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Tsuga canadensis</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>	
4. <u>Quercus rubra</u>	<u>10</u>	<u>No</u>	<u>FACU</u>	
5. <u>Fagus grandifolia</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>95</u>	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. <u>Fagus grandifolia</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>5</u>	=Total Cover		
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Quercus rubra</u>	<u>1</u>	<u>No</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
	<u>1</u>	=Total Cover		
Woody Vine Stratum (Plot size: <u>15</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	_____	=Total Cover		

Dominance Test worksheet:			
Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)			
Total Number of Dominant Species Across All Strata: <u>3</u> (B)			
Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)			
Prevalence Index worksheet:			
Total % Cover of:		Multiply by:	
OBL species	<u>0</u>	x 1 =	<u>0</u>
FACW species	<u>0</u>	x 2 =	<u>0</u>
FAC species	<u>10</u>	x 3 =	<u>30</u>
FACU species	<u>91</u>	x 4 =	<u>364</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column Totals:	<u>101</u>	(A)	<u>394</u> (B)
Prevalence Index = B/A =		<u>3.90</u>	
Hydrophytic Vegetation Indicators:			
<u>1</u> - Rapid Test for Hydrophytic Vegetation			
<u>2</u> - Dominance Test is >50%			
<u>3</u> - Prevalence Index is ≤3.0 ¹			
<u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)			
<u> </u> 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	<u> </u>	No <u>X</u>

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2A-2 Upl

[illegible]

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
--	---

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10-24-2025
Applicant/Owner: The Kane Company State: NH Sampling Point: 2A-8 Wet
Investigator(s): Lucas Fromm Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Stream Local relief (concave, convex, none): Concave Slope %: 0
Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03450 Long: -70.79775 Datum: WGS84
Soil Map Unit Name: Maybid Silt Loam NWI classification: PFO1E
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 No X
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 <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> If yes, optional Wetland Site ID: <u>Wetland 2A</u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland Data Plot for Wetland 2A.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drought at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators</u> (minimum of one is required; check all that apply) <u>X</u> Surface Water (A1) <u> </u> Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u> </u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u>X</u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators</u> (minimum of two required) <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) <u>X</u> Shallow Aquitard (D3) <u> </u> Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
--	--

Field Observations: Surface Water Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> Water Table Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

 Sampling Point: 2A-8 Wet

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer rubrum</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>85</u></td> <td>x 1 = <u>85</u></td> </tr> <tr> <td>FACW species <u>40</u></td> <td>x 2 = <u>80</u></td> </tr> <tr> <td>FAC species <u>20</u></td> <td>x 3 = <u>60</u></td> </tr> <tr> <td>FACU species <u>15</u></td> <td>x 4 = <u>60</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>160</u> (A)</td> <td><u>285</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.78</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>85</u>	x 1 = <u>85</u>	FACW species <u>40</u>	x 2 = <u>80</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>15</u>	x 4 = <u>60</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>160</u> (A)	<u>285</u> (B)	Prevalence Index = B/A = <u>1.78</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>85</u>	x 1 = <u>85</u>																			
FACW species <u>40</u>	x 2 = <u>80</u>																			
FAC species <u>20</u>	x 3 = <u>60</u>																			
FACU species <u>15</u>	x 4 = <u>60</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>160</u> (A)	<u>285</u> (B)																			
Prevalence Index = B/A = <u>1.78</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>15</u>	<u>=Total Cover</u>																		
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u>Alnus serrulata</u>	<u>45</u>	<u>Yes</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Viburnum dentatum</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
3. <u>Rosa multiflora</u>	<u>15</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Ilex verticillata</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
5. <u>Spiraea tomentosa</u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>80</u>	<u>=Total Cover</u>																		
Herb Stratum (Plot size: <u>5</u>)																				
1. <u>Phragmites australis</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	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 <u>X</u> No _____																
2. <u>Lythrum salicaria</u>	<u>5</u>	<u>No</u>	<u>OBL</u>																	
3. <u>Typha angustifolia</u>	<u>35</u>	<u>Yes</u>	<u>OBL</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
	<u>65</u>	<u>=Total Cover</u>																		
Woody Vine Stratum (Plot size: <u>15</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
	_____	<u>=Total Cover</u>																		

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2A-8 Wet

[illegible]

VEGETATION – Use scientific names of plants.

 Sampling Point: 2A-8 Upl

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer rubrum</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>15</u></td> <td>x 3 = <u>45</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>20</u> (A)</td> <td><u>65</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.25</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>15</u>	x 3 = <u>45</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>20</u> (A)	<u>65</u> (B)	Prevalence Index = B/A = <u>3.25</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>15</u>	x 3 = <u>45</u>																			
FACU species <u>5</u>	x 4 = <u>20</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>20</u> (A)	<u>65</u> (B)																			
Prevalence Index = B/A = <u>3.25</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>5</u> =Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u>Frangula alnus</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>10</u> =Total Cover																			
Herb Stratum (Plot size: <u>10</u>)																				
1. <u>Rosa multiflora</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>	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 <u>X</u> No _____																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
	<u>5</u> =Total Cover																			
Woody Vine Stratum (Plot size: <u>5</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
	_____ =Total Cover																			

Remarks: (Include photo numbers here or on a separate sheet.)

Upland vegetation at this location predominately consisted of unidentified maintained grass (90%)

SOIL

Sampling Point: 2A-8 Up1

[illegible]

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
--	---

Project/Site: 124 Heritage Ave City/County: Portsmouth/Rockingham Sampling Date: 10/21/2025
Applicant/Owner: The Kane Company State: NH Sampling Point: 2A-2 Wet
Investigator(s): Lucas Fromm Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Swamp Local relief (concave, convex, none): Concave Slope %: 2
Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 43.03404 Long: -70.79790 Datum: WQGS64
Soil Map Unit Name: Maybid silt loam NWI classification: PFO1E
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 No X
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 <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> If yes, optional Wetland Site ID: <u>Wetland 2A</u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	

Remarks: (Explain alternative procedures here or in a separate report.)
The site received 0.60" of rain in the 24 hours preceding the delineation.
According to the U.S. Drought Monitor, Rockingham County was experiencing a moderate-severe drought at the time of the delineation.

Alternate wetland sample plot for Wetland 2A as delineated line is located adjacent to filled road embankment, which limited characterization potential of upland community.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Water-Stained Leaves (B9) <u> </u> High Water Table (A2) <u> </u> Aquatic Fauna (B13) <u> </u> Saturation (A3) <u> </u> Marl Deposits (B15) <u> </u> Water Marks (B1) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Sediment Deposits (B2) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Drift Deposits (B3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Algal Mat or Crust (B4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Iron Deposits (B5) <u> </u> Thin Muck Surface (C7) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Other (Explain in Remarks) <u> </u> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u>X</u> Microtopographic Relief (D4) <u> </u> FAC-Neutral Test (D5)
---	---

Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

 Sampling Point: 2A-2 Wet

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus rubra</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>71.4%</u> (A/B)																
2. <u>Pinus strobus</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Acer rubrum</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>35</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u>Ilex verticillata</u>	<u>60</u>	<u>Yes</u>	<u>FACW</u>	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>85</u></td> <td>x 2 = <u>170</u></td> </tr> <tr> <td>FAC species <u>55</u></td> <td>x 3 = <u>165</u></td> </tr> <tr> <td>FACU species <u>25</u></td> <td>x 4 = <u>100</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>165</u> (A)</td> <td><u>435</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.64</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>85</u>	x 2 = <u>170</u>	FAC species <u>55</u>	x 3 = <u>165</u>	FACU species <u>25</u>	x 4 = <u>100</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>165</u> (A)	<u>435</u> (B)	Prevalence Index = B/A = <u>2.64</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>85</u>	x 2 = <u>170</u>																			
FAC species <u>55</u>	x 3 = <u>165</u>																			
FACU species <u>25</u>	x 4 = <u>100</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>165</u> (A)	<u>435</u> (B)																			
Prevalence Index = B/A = <u>2.64</u>																				
2. <u>Frangula alnus</u>	<u>20</u>	<u>No</u>	<u>FAC</u>																	
3. <u>Vaccinium corymbosum</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>105</u> =Total Cover																				
Herb Stratum (Plot size: <u>5</u>)																				
1. <u>Frangula alnus</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Pinus strobus</u>	<u>2</u>	<u>No</u>	<u>FACU</u>																	
3. <u>Vaccinium angustifolium</u>	<u>2</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Rosa multiflora</u>	<u>1</u>	<u>No</u>	<u>FACU</u>																	
5. <u>Solidago rugosa</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>25</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15</u>)																				
1. _____	_____	_____	_____	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.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				
Hydrophytic Vegetation Present? Yes <u>X</u> No _____																				

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2A-2 Wet

[illegible]



ACOE Wetland Function- Value Evaluation Forms

Wetland Function-Value Evaluation Form

Total area of wetland 24.67 acres Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Industrial/Residential Distance to nearest roadway or other development Abutting

Dominant wetland systems present PFO Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? Unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 1A

Latitude 43.03404 Longitude -70.79790

Prepared by: LTF Date 6/11/2026

Wetland Impact:
Type N/A Area N/A

Evaluation based on:
Office _____ Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	3,7,10,15	Y	
 Floodflow Alteration	Y	1,2, 5, 6, 7, 8, 9, 15	Y	
 Fish and Shellfish Habitat	N		N	No permanent waterbodies observed within or adjacent to Wetland 1A.
 Sediment/Toxicant Retention	Y	2,4,7,8,9	Y	
 Nutrient Removal	Y	1,4,5,7,8,9,10,11	Y	
 Production Export	Y	1,2,4,8		
 Sediment/Shoreline Stabilization	N	2,3		
 Wildlife Habitat	Y	3,6,7,8,11,14,15,19	Y	
 Recreation	N	12	N	
 Educational/Scientific Value	N	2,4	N	
 Uniqueness/Heritage	Y	1,5,10,15	N	Wetland 1A is classified as Red Maple - Sphagnum Basin Swamp - State Habitat Rank (S4).
 Visual Quality/Aesthetics	N	4,7,11	N	
ES Endangered Species Habitat	N		N	
Other				

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 18.78 acres Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Industrial/Residential /Undeveloped Forests Distance to nearest roadway or other development Abutting

Dominant wetland systems present PSS1E Contiguous undeveloped buffer zone present Yes

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper

How many tributaries contribute to the wetland? Unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland 2A

Latitude 43.03450 Longitude -70.79775

Prepared by: LTF Date 6/11/2026

Wetland Impact:
Type N/A Area N/A

Evaluation based on:
Office _____ Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	3,7,10,15	Y	
 Floodflow Alteration	Y	1,2,5,6,7,8,9,17,18	Y	
 Fish and Shellfish Habitat	N		N	No permanent waterbodies observed within or adjacent to Wetland 1A.
 Sediment/Toxicant Retention	Y	2,3,4,7,8,9	Y	
 Nutrient Removal	Y	1,2,3,4,5,6,7,8,9,10,11,12,13,14	Y	
 Production Export	Y	1,2,4,7,8,10,12		
 Sediment/Shoreline Stabilization	N	2,3		
 Wildlife Habitat	Y	3,5,6,7,8,11,14,15,19,21	Y	
 Recreation	N	1,12	N	
 Educational/Scientific Value	N	1,2	N	
 Uniqueness/Heritage	Y	4,5,10,13,15, 27	Y	Wetland 2A is designated as a Prime Wetland by the City of Portsmouth
 Visual Quality/Aesthetics	N	4,7,11	N	
ES Endangered Species Habitat	Y	1	N	
Other				

Notes:

* Refer to backup list of numbered considerations.



City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

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

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

Name of Applicant: _____ Date Submitted: _____

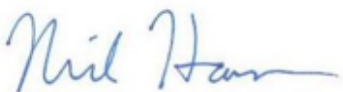
Application # (in City's online permitting): _____

Site Address: _____ Map: _____ Lot: 8

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

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

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

Applicant's Signature:  Date: 6/22/2025