PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

6:00 (Item I) - Master Plan Update
7:00 (Item II) - Public Hearings begin **March 26, 2026**

AGENDA

I. UPDATE ON THE MASTER PLAN FROM UTILE

II. APPROVAL OF MINUTES

A. Approval of the February 19, 2026 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Site Plan Review approval for redevelopment of the site to include reuse and expansion of the existing structure, and construction of a new structure, for residential and commercial uses with associated site improvements.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.

A. The request of **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Site Plan Review approval for redevelopment of the site to include reuse and expansion of the existing structure, and construction of a new structure, for residential and commercial uses with associated site improvements. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic Districts. (LU-25-138)

B. The request of **The City of Portsmouth (Owner),** for property located at **50 Clough Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to upgrade the playground at Little Harbor Elementary School which will create compliance with universally accessible (UA) standards while incorporating nature-based play. The project includes temporary impact of 10,274 s.f. and permanent impacts of 17,968 s.f. to the wetland buffer area. Said property is located on Assessor Map 206 Lot 20 and lies within the Municipal (M) District. (LU-25-181)

C. The request of **Portsmouth Lodge 97 of Elks (Owner)**, for property located at **500 Jones Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement of an existing exterior deck, ADA-accessible ramp, and breezeway at the Portsmouth Elks Lodge. The project consists of an in-kind replacement within the existing footprint with 2,248 s.f of temporary buffer impacts and 52 s.f. of permanent impacts within the wetland buffer. Said property is located on Assessor Map 227 Lot 1 and lies within the Single Residence A (SRA) District. (LU-26-4)

V. OTHER BUSINESS

A. Chairman updates and discussion items

B. Board discussion of Regulatory Amendments & other matters

VI. ADJOURNMENT

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

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

City of Portsmouth
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH
(603)610-7216

Memorandum

To: Planning Board

From: Peter Stith, AICP
Assistant Planning Director

Date: March 20, 2026

Re: Recommendations for the March 26, 2026 Planning Board Meeting

I. UPDATE ON THE MASTER PLAN FROM UTILE

II. APPROVAL OF MINUTES

A. Approval of the February 19, 2026 meeting minutes.

Planning Department Recommendation

1) Board members should determine if the draft minutes include all relevant details for the decision-making process that occurred at the February 19, 2026 meeting and vote to approve meeting minutes with edits if needed.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Site Plan Review approval for redevelopment of the site to include reuse and expansion of the existing structure, and construction of a new structure, for residential and commercial uses with associated site improvements.

Planning Department Recommendation

Vote to determine that Item A is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the application for consideration.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Site Plan Review approval for redevelopment of the site to include reuse and expansion of the existing structure, and construction of a new structure, for residential and commercial uses with associated site improvements.

Background

The applicant proposes an expansion at 134 Pleasant Street, including basement parking, a new street-facing building, site circulation changes, landscaping, and lighting. The accessory drive-though is not permitted under current zoning regulations but has been in existence since the 1980s. The applicant sought a variance to relocate the drive-though and that request was denied (See Board of Adjustment details below). The proposed site plan layout before the Board leaves the drive-through elements unchanged, although the banking operation will be located in the new building in the front.

The proposal requires vehicular egress across City-owned property associated with the Parrott Avenue municipal parking lot. Two alternative configurations have been presented; one that leaves existing conditions as they currently are, including vehicular egress for the property over the City-owned Parrott Ave parking lot, and the plan preferred by the Applicant, which reconfigures vehicular egress over the Parrott Avenue Parking Lot adjacent to the State Courthouse. The option preferred by the Applicant would eliminate parking currently used by the Courthouse and add additional parking on the Parrott Ave parking lot. The Applicant does not have any vested legal right for vehicular egress at either location.

Pursuant to Chapter 11, Article VI, Section 11.601, the intent of this Article is to ensure that municipal actions involving land acquisition, disposition or use, and changes affecting public streets, are considered in the context of the City's comprehensive planning. Section 11.602 requires that any acquisition or disposition of municipal real property, including easements, and any plan for the construction, alteration, relocation or discontinuance of a public way, be referred to the Planning Board in writing prior to final action by the City Council.

Both proposed egress options require either a license or easement across City-owned property and modifications to circulation within a municipal parking area and associated right-of-way. These actions therefore require City Council

approval and a written recommendation from the Planning Board. As part of its Site Plan Review authority, the Planning Board evaluates circulation, safety, and land use impacts and should recommend a preferred option for City Council consideration. If neither option is approved by the City Council, the applicant will need to redesign the plan so traffic can enter and exit from Pleasant Street, which would require a site plan amendment if the application is approved in its current form. Therefore, it is staff's recommendation that the Planning Board consider all three options: (1) to reconfigure egress adjacent to the Courthouse; (2) continue egress in the current format; and (3) reject both proposals, requiring redesigning the project such that all vehicular ingress and egress would be located on Pleasant Street. Staff therefore requests that the Planning Board recommend a preferred option to the City Council.

Additionally, the project requires installation of a new drain line crossing the Parrott Ave parking lot to tie into existing City drainage infrastructure. City staff therefore requests the Planning Board recommend that the City Council grant the Applicant a revocable license for a drain line crossing the Parrott Ave lot, which can be relocated at the Applicant's expense if requested by the City.

ARTICLE VI: REFERRALS TO PLANNING BOARD (Added 12/21/2009)

Section 11.601: INTENT

The intent of this Article is to ensure that proposed municipal actions relating to land acquisition, disposition or use, and to the laying out, construction or discontinuance of public streets, are considered in the context of the City's comprehensive planning.

Section 11.602: REFERRAL AND REPORT

A. The following matters shall be referred to the Planning Board in writing at least thirty (30) days before final action is taken:

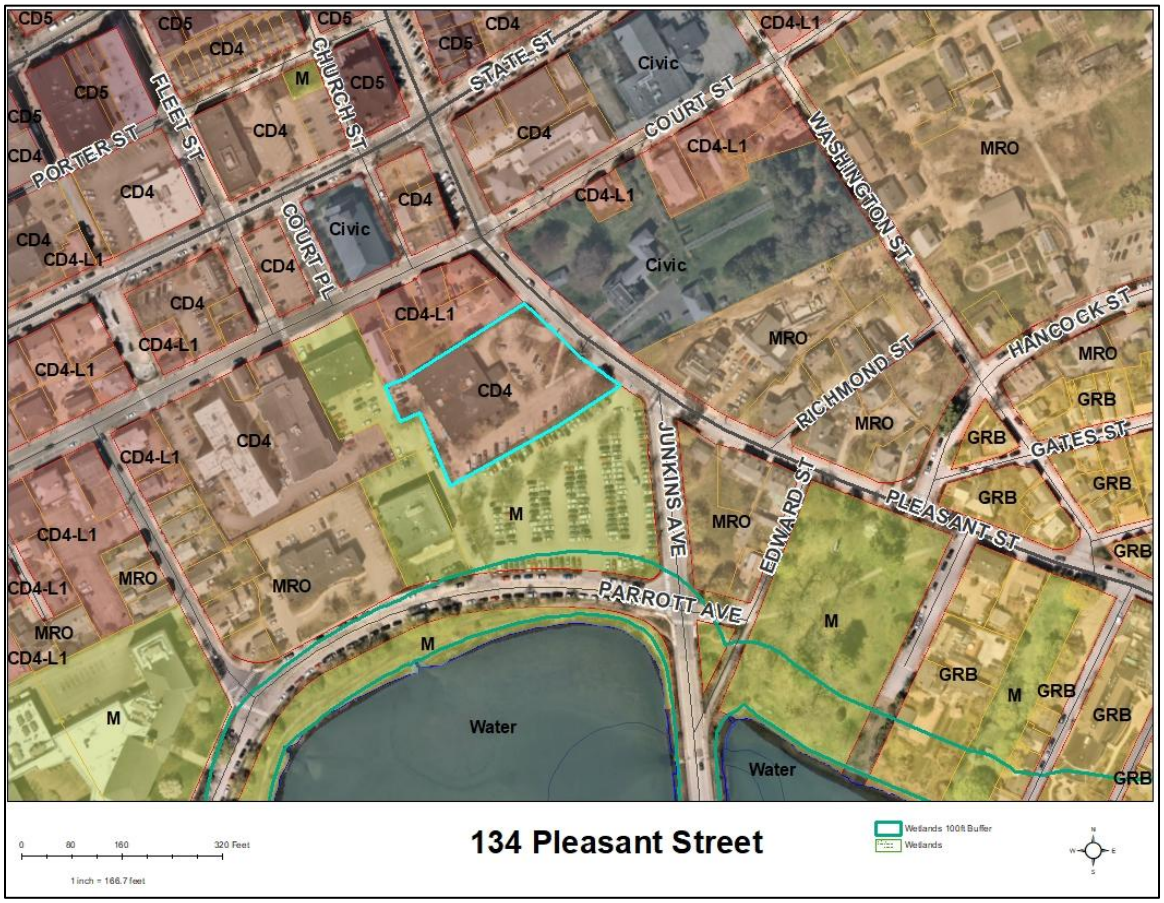
(1) Any acquisition or disposition of municipal real property, including fee transfers, easements and licenses;
(2) Any plan for the construction, alteration, relocation, acceptance or discontinuance of a public way.

B. No final action on a matter listed herein shall be taken until either the Planning Board has reported to the City Council thereon in writing or sixty (60) days have elapsed since the referral without such report.

C. The failure to refer a matter listed herein to the Planning Board shall not affect the legal validity or force of any action related thereto if the Planning Board waives such referral.

The applicant has requested the ability to obtain a building permit for a portion of the work prior to posting the required site bond. Under the Site Plan Review Regulations, Site Plan approval is not effective until a Site Plan Review Agreement has been fully executed and all required performance security has been posted (Section 2.11(5)). The Planning Board does not have authority to waive these requirements. In addition, when

a Construction Management Mitigation Plan (CMMP) is required, *"no site work is authorized nor shall work commence before the Plan has been accepted and approved as to content and form by the City"*(Section 2.15.3).



Project Review, Decisions, and Recommendations

The applicant was before the Zoning Board of Adjustment, Historic District Commission, and the Technical Advisory Committee. See below for details.

Board of Adjustment

The applicant was before the Board of Adjustment at its regularly scheduled meeting of Tuesday, October 28, 2025 to relocate the location of the accessory drive-through facility on the lot. The Board voted (6-1) to deny the request because it does not meet the public interest or the spirit of the Ordinance.

The applicant requested a rehearing of the above decision and at the December 16, 2025 meeting, the Board voted to deny the request for rehearing, because the applicant failed to identify an error in procedure or law in the decision by the Board.

The applicant has appealed the Board's decision and the matter is currently

pending to Superior Court.

Note that the application before you has been redesigned to keep the drive through in its current location. If the Board approves the current plan and the applicant prevails in court a site plan amendment will be required by the Planning Board.

Historic District Commission

After several work sessions with the HDC, the applicant was before the Historic District Commission at its regularly scheduled meeting of Wednesday, January 7, 2026 the Commission voted unanimously (7-0) to grant the Certificate of Approval with the following conditions:

1. *The masonry exterior cladding materials shall require further conversation, and*
2. *In-place on site samples shall show jointing and technique along with some alterations in the choice of materials.*

Technical Advisory Committee

The applicant was before the Technical Advisory Committee at its regularly scheduled meeting of Tuesday, February 3, 2026 and the Committee voted unanimously to recommend approval to the Planning Board with the following conditions:

1. *City Council approval is needed for the proposed reconfiguration of traffic flow and parking spaces with easements.*
2. *Third party inspection required for utility work and work in the right-of-way and on City property.*
3. *Drainage system will require final approval from DPW before Planning Board submission.*
4. *Applicant must provide a license and easement plan.*
5. *Details of the foundation design will require DPW approval before a foundation permit can be issued.*
6. *Applicant must provide an updated truck turning template showing firetruck circulation layout and alternate circulation layout.*
7. *CMMP will be required.*

The TAC conditions have been addressed in the Planning Board submission or added as conditions below.

Planning Department Recommendation
Site Plan Review Approval

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

2.) Vote to grant Site Plan Approval with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

2.1) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall been reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.2) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.3) City Council approval is required for the proposed reconfiguration of traffic flow and parking spaces with easements. If City Council approval is not granted for either of the site plan options, redesign of the site to provide ingress and egress from Pleasant Street will be necessary and will need to be reviewed and approved as a Site Plan Amendment.

2.4) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit https://www.cityofportsmouth.com/publicworks/stormwater/ptap

2.5) *The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments unless City staff determines that such plan is not needed.*

2.6) *The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.*

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy.

2.5) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;*

2.6) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.

Planning Department Recommendation
Referral to City Council

1. *Pursuant to Chapter 11, Article VI, Section 11.602, vote to recommend approval of Egress Option for the (Proposed Site Plan or Alternate Site Plan) for vehicular access across City-owned property associated with the Parrott Avenue municipal parking lot, as shown on the (Site Plan or Alternate Site Plan).*

2. *Vote to recommend that the City Council approve a license and/or easement for a private stormwater pipe and related drainage infrastructure to cross City-owned property within the Parrott Avenue municipal parking lot area, as shown on the off-site grading and drainage plans submitted for 134 Pleasant Street, with the condition that the City shall retain the authority to require the removal, modification, or relocation of the stormwater infrastructure at any time, at the sole expense of the property owner, should the City determine such action is necessary for municipal purposes, public improvements, or changes to City operations, and subject to final legal review by the City Attorney and the Department of Public Works.*

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **The City of Portsmouth (Owner),** for property located at **50 Clough Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to upgrade the playground at Little Harbor Elementary School which will create compliance with universally accessible (UA) standards while incorporating nature-based play. The project includes temporary impact of 10,274 s.f. and permanent impacts of 17,968 s.f. to the wetland buffer area. Said property is located on Assessor Map 206 Lot 20 and lies within the Municipal (M) District.

Project Background

This application is for a City project at Little Harbor Elementary School to upgrade the playgrounds to create compliance with universally accessible (UA) standards while incorporating nature-based play. The current impervious surfaces within the 100' wetland buffer on this lot include approximately 22,252 s.f. of impact. To renovate and reconstruct the two playground areas at the school, this project proposes a temporary impact of 10,274 s.f. to the wetland buffer area with total proposed final permanent impact of 17,968 s.f. to the wetland buffer area for soil disturbance, asphalt work, landscaping, installation of an ADA-compliant surface, installation of new structures and grading work. This project is proposing landscaping enhancements including 11 new trees, 46 planted shrubs and herbaceous native plant species and 34 herbaceous species within a new rain garden. City projects must comply with Article 10 of the Zoning Ordinance.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

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

This lot is already a developed lot with existing playgrounds on site within the wetland buffer. This project proposes a decrease in impervious surfaces within the wetland buffer and is moving the main playground area further from the resource than the current structure.

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

This project is within a previously developed buffer where playgrounds currently exist. This project proposes pulling some of the existing impacted areas further from the salt marsh and reducing the overall impervious area.

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

The proposed work should reduce impervious surface within the buffer, pull impacts further from the resource, introduce new native vegetation and start to

treat existing stormwater. This project appears to reduce existing adverse impacts to the resource and buffer.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.
This project proposes a large addition of new vegetation and planted trees which will increase the existing vegetation within the buffer.

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

This project proposes a reduction in impacts overall to the buffer and in some areas, pulls impacts further from the salt marsh. This appears to be a less impactful alternative to the current playground structures and includes new plantings and stormwater treatment where none exist today.

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

It appears as though the vegetated buffer strip is only being disturbed within the main playground project for loaming and seeding. Additional plantings are encouraged in this area of the buffer to ensure protection of the adjacent resource.

Project Review, Decisions, and Recommendations
The applicant was before the Conservation Commission. See below for details.

Conservation Commission
The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, February 11, 2026 and the Commission voted unanimously (5-0) to recommend approval with the following conditions:

1. An educational sign shall be installed at the rain garden which aims to educate elementary school children about the purpose of the rain garden.

2. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed along the 25' vegetative buffer at 50-foot intervals. Final marker locations to be reviewed and approved by the Planning & Sustainability Department.

3. Maintenance for the new playgrounds shall be consistent with Greenfield Certification standards.

4. Regular maintenance for the proposed rain garden shall be included in the

existing playground safety checks which occur at a more frequent interval than annual or seasonal maintenance.

5. Applicant shall consider reducing the installation of the rubber bonded surface area within the wetland buffer, especially within areas that it may not be needed such as underneath the proposed climbing structure on the main playground.

Planning Department Recommendation
Wetland Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2.) Vote to grant the Conditional Use Permit with the following condition:

2.1) An educational sign shall be installed at the rain garden which aims to educate elementary school children about the purpose of the rain garden.

2.2) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed near the existing stone wall at the rear of the property at 50-foot intervals.

2.3) *Maintenance for the new playgrounds shall be consistent with Greenfield Certification standards.*

2.4) *Regular maintenance for the proposed rain garden shall be included in the existing playground safety checks which occur at a more frequent interval than annual or seasonal maintenance.*

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

C. The request of **Portsmouth Lodge 97 of Elks (Owner)**, for property located at **500 Jones Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement of an existing exterior deck, ADA-accessible ramp, and breezeway at the Portsmouth Elks Lodge. The project consists of an in-kind replacement within the existing footprint with 2,248 s.f of temporary buffer impacts and 52 s.f. of permanent impacts within the wetland buffer. Said property is located on Assessor Map 227 Lot 1 and lies within the Single Residence A (SRA) District.

Project Background

This application is for the replacement of an existing exterior deck, ADA-accessible ramp, and breezeway at the Portsmouth Elks Lodge. The project consists of an in-kind replacement within the existing footprint to address structural deficiencies, improve public safety, and provide ADA-compliant access. As a part of this project, the existing footings will be excavated and new footings are proposed. This project proposes an overall temporary disturbance of up to 2,248 s.f. for construction purposes with a total proposed permanent impact of approximately 52 s.f.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

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

All work is proposed in areas of existing disturbance. All replacement work will be done in-kind with new impacts due to safety need for new structural footings.

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

All work is proposed in areas of existing disturbance and new impacts must occur (footings) to maintain safety and ADA requirements.

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

Installation of erosion controls will minimize soil erosion and bank disturbance during construction, therefore little to no impacts should occur to the existing function of the wetland buffer.

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

It appears that this project does not propose any alteration of vegetation on site. If removal of existing vegetation is proposed, plans for additional landscaping on site should be provided to compensate for any loss of vegetation during construction.

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

This proposal has very minimal impact to the wetland buffer and constitutes construction in an already disturbed area of the wetland buffer. The addition of erosion controls should help mitigate any adverse impacts from construction.

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

It does not appear that the vegetated buffer strip is proposed to be disturbed as part of this project.

Project Review, Decisions, and Recommendations

The project was before the Conservation Commission. See below for details.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, February 11, 2026 and the Commission voted unanimously (5-0) to recommend approval with the following conditions:

1. *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended for this location that wetland boundary markers be considered along the shoreline or in an area visible to property maintenance crews.*

2. *Applicant shall submit a planting plan showing areas to be planted and areas proposed to be left unmowed to increase the vegetative buffer strip near the wetland resource. This plan shall be reviewed and approved by staff prior to submission to the Planning Board.*

3. *Prior to the commencement of site work, erosion controls shall be installed on site. The location of proposed erosion controls shall be shown on the plans and a detail sheet shall be provided in the final application submission to the Planning Board.*

4. *Any rutting or soil disturbance due to construction activity and equipment shall be seeded and stabilized upon completion of work.*

5. *Information on any proposed crushed stone and deck permeability shall be included as a note on the plan as well as noted in the application narrative. This information should include size, depth and square footage of crushed stone. In addition, applicant shall provide information on the spacing of the deck boards to ensure permeability of stormwater.*

The conditions above have been addressed in the Planning Board submittal or added as conditions below.

Planning Department Recommendation
Wetland Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2.) Vote to grant the Conditional Use Permit with the following condition:

2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed near the existing stone wall at the rear of the property at 50-foot intervals.

2.2) *Any rutting or soil disturbance due to construction activity and equipment shall be seeded and stabilized upon completion of work.*

2.3) Information on any proposed crushed stone and deck permeability shall be included as a note on the plan. This information should include size, depth and square footage of crushed stone. In addition, applicant shall provide information on the spacing of the deck boards to ensure permeability of stormwater.

V. OTHER BUSINESS

A. Chairman's Updates and Discussion Items
B. Board Discussion of Regulatory Amendments and Other Matters

VI. ADJOURNMENT

PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 PM Public Hearings begin **February 19, 2026**

MEMBERS PRESENT:	Rick Chellman, Chairman; Anthony Coviello**,** Vice-Chair; Karen Conard, City Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Andrew Samonas**,** Ryann Wolf; and Alternates Frank Perier and Logan Roy
MEMBERS EXCUSED:	William Bowen; Joe Almeida, Facilities Manager
ALSO PRESENT:	Peter Stith, Planning Department Assistant Director

Alternates Mr. Roy and Mr. Perier took voting seats for the evening for the two members who were excused. Vice-Chair Coviello arrived later to the meeting.

I. APPROVAL OF MINUTES

A. Approval of the **January 22, 2026** meeting minutes.

*Councilor Moreau moved that the Board **approve** the January 22, 2026 minutes as presented, seconded by Mr. Samonas. The motion passed with all in favor.*

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Nicole** and **William Douglas (Owners),** for property located at **409 Lafayette Road** requesting Preliminary and Final Subdivision approval to subdivide the existing residential lot into two residential lots with associated site improvements Said property is located on Assessor Map 230 Lot 22 and lies within the Single Residence B (SRB) District.

Councilor Moreau moved that the Board determine that Item A is complete according to the Subdivision Review Regulations (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the application for consideration. Ms. Wolf seconded. The motion passed with all in favor.

SITE PLAN REVIEW

DRAFT

A. The request of **Colbea Enterprises LLC (Owner),** for property located at **1980 Woodbury Avenue** requesting Site Plan Review approval for the redevelopment of the site to include a 5,500 s.f. convenience store with six fueling islands and associated site improvements. Said property is located on Assessor Map 239 Lot 11 and lies within the Gateway Corridor (G1) District.

Councilor Moreau moved that the Board determine that Item A is complete according to the Site Plan Review Regulations (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the application for consideration. Mr. Samonas seconded. The motion passed with all in favor.

III. PUBLIC HEARINGS -- OLD BUSINESS

A. The request of **Mariya Kontsepolskaya** and **Ralph Minderhoud (Owners),** for property located at **65 Onyx Lane** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to install 12 push piers to stabilize the existing foundation in the 100-foot wetland buffer area. Said property is located on Assessor Map 220 Lot 35 and lies within the Single Residence B (SRB) District. (LU-25-158)

SPEAKING TO THE PETITION [Video timestamp 6:12]

Beth Murch of Groundworks was present on behalf of the applicant. She said her client's engineer determined that there was a 2" drop on one side of the home and that she inspected and confirmed it. She said 12 push piers would be installed. Councilor Moreau asked about the pier procedure, and it was further discussed.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

1) *Councilor Moreau moved to find that the Conditional Use Permit application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented. Mr. Samonas seconded. The motion passed with all in favor.*

2) *Councilor Moreau moved that the Board grant the Conditional Use Permit with the following* ***condition****:*

   2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed near the existing stone wall at the rear of the property at 50-foot intervals.

DRAFT

Mr. Samonas seconded. The motion passed with all in favor.

IV. PUBLIC HEARINGS – NEW BUSINESS

A. The request of **Colbea Enterprises LLC (Owner),** for property located at **1980 Woodbury Avenue** requesting Site Plan Review approval for the redevelopment of the site to include a 5,500 s.f. convenience store with six fueling islands and associated site improvements. Said property is located on Assessor Map 239 Lot 11 and lies within the Gateway Corridor (G1) District. (LU-25-163)

SPEAKING TO THE PETITION [Timestamp 10:08]

Chris Rice of TFMoran was present on behalf of the applicant. He noted that the project was before the Board previously when it was presented as a tear-down and rebuild of an existing gas station and that they had also been before the Technical Advisory Committee (TAC). He said there were no changes to the project other than the right-hand turn sign and the bike rack location. He said they received variances from the Board of Adjustment (BOA). Chair Chellman asked if the frontage question was resolved. Mr. Rice agreed. He said they had frontages on two sides of the property and that the existing conditions plan had incorrectly labeled the remaining two property lines and side setbacks and that the owner had been working with City Staff to change the site address, which would make everything comply with the setback requirements.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

1) *Mr. Giuliano moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Mr. Samonas seconded. The motion passed with all in favor.*

2) *Mr. Guiliano moved that the Board grant Site Plan Approval with the following **conditions**:*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

2.1) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.2) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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2.3) Applicant shall contact DPW prior to any work in the right of way.

2.4) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit
https://www.cityofportsmouth.com/publicworks/stormwater/ptap

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy.

2.5) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

2.6) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.

Councilor Moreau seconded. The motion passed with all in favor.

B. The request of **Nicole** and **William Douglas (Owners),** for property located at **409 Lafayette Road** requesting Preliminary and Final Subdivision approval to subdivide the existing residential lot into two residential lots with associated site improvements. Said property is located on Assessor Map 230 Lot 22 and lies within the Single Residence B (SRB) District. (LU-25-126)

SPEAKING TO THE PETITION [Timestamp 15:03]

Richard Hackeman of Altus Engineering was present on behalf of the applicant, along with Eric Weinrieb of Altus Engineering (via Zoom). Mr. Hackeman said the applicants received the necessary variances from the BOA and had accepted TAC's recommendations. He reviewed the project, noting there was a shared 50-ft right-of-way that currently serviced the three lots. He said the proposal for the new lot in the back of 409 Lafayette Rd would now be Lot 22-1 and would have an address of 411 Lafayette Rd. He said it would receive an access easement across the existing driveway to 409 Lafayette Rd and that there did not seem to be any issues with the neighbors. He said the utilities would need to be underground and would run from Lafayette Rd. He said the applicant did not want to bring the underground utilities in from Lafayette Rd, so they were talking to Eversource to see if the new service could come from a pole that would be on the northerly side of 411 Lafayette Rd.

The Board had no questions, and Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

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DECISION OF THE BOARD

1) *Councilor Moreau moved that the Board find that the Subdivision Application meets the requirements set forth in the Subdivision Rules and Regulations and to adopt the findings of fact as presented. Mr. Samonas seconded. The motion passed with all in favor.*

2) *Councilor Moreau moved that the Board grant Preliminary and Final Subdivision Approval with the following **conditions**:*

   2.1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

   2.2) GIS data shall be provided to the Department of Public Works in the form as required by the City.

   2.3) Any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.

   2.4) The final plat and all easement plans and deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

Mr. Samonas seconded. The motion passed with all in favor.

C. The request of **The Welby Long Family Revocable Trust (Owner),** and **Jeffrey Paul McMahon** and **Lisa Hagerty-McMahon (Owners),** for property located at **245-255 Thornton Street** requesting approval of a Lot Line Revision between Map 162 Lot 2 and Map 162 Lot 1 to settle a property line dispute. The revision will result in an increase of 454 sf to Lot 1 and a decrease of that amount from Lot 2. Said properties are located on Assessor Map 162 Lot 1 and Map 162 Lot 2 and lie within the General Residence A (GRA) District. (LU-26-10)

SPEAKING TO THE PETITION [Timestamp 22:54]

Attorney Darcy Peyser was present on behalf of the applicant, along with the owners and Attorney Amy Manzelli representing the Thornton Street abutters. Attorney Peyser said the approval of the lot line adjustment was the final step of the parties to finalize the settlement of the litigation between them, which started in 2024 relating to a disputed boundary between the two properties. She said 255 Thornton used to have a fence on the boundary line between the property and the litigation alleged that the parties believed the fence line to be the true boundary, but when a 2023 property survey was done, it was discovered that the boundary line did not exactly follow the fence. She said that after much discussion, the parties have agreed to move the boundary lot line and wanted to relocate the lot line 3.01 feet to the west and farther onto the Thornton St property. She further explained where the lot line would run and intersect. She said the reason for the slight jog was because the parties agreed to share ownership of the Norway maple and because it would avoid any changes to the frontage of the two lots, which would

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require relief from the BOA. She said 235 Thornton St would gain 454 sf of lot area. She said no construction was proposed in the area, there were no changes to any access, and no other relief was required from other municipalities. She said the request for relief was important to the parties because it would allow them to put the litigation behind them.

Chair Chellman asked why a boundary line agreement wasn't done. Attorney Peyser said the boundary was by acquiescence claim and an adverse possession claim. She said the parties reached the agreement and that the City determined that her client could not affect the terms of the settlement agreement without coming before the Board for a lot line adjustment.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 27:37]

1) *Councilor Moreau moved that the Board find that the Subdivision application meets the requirements set forth in the Subdivision Rules and Regulations and to adopt the findings of fact as presented. Mr. Samonas seconded. The motion passed with all in favor.*

2) *Councilor Moreau moved to that the Board grant Preliminary and Final Subdivision approval with the following **conditions**:*

   2.1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

   2.2) GIS data shall be provided to the Department of Public Works in the form as required by the City.

   2.3) The final plat and all easement plans and deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

Ms. Conard seconded. The motion passed with all in favor.

D. The request of **HCA Health Services of NH (Owner) dba Ducharme McMillen and Associates (Applicant)**, for property located at **333 Borthwick Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to widen the existing sidewalk and construct a new overhead canopy at the ambulance bay. The proposed impacts include approximately 730 sf of new impervious surface within the 100' wetland buffer. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) and Highway Noise Overlay Districts (HNOD). (LU-25-180)

SPEAKING TO THE PETITION [Timestamp 28:49]

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Chris Akers with of Catalyst Design Group, Nashville, was present on behalf of HCA Health Services of NH. He said a garage bay door on the ambulance garage was narrower than the others, so they wanted to replace it and make it wider. He said the two ambulance parking places had a 5-ft wide sidewalk to the front of them, which they wanted to widen to 12 feet and place a canopy cover on top of them. He said there would be a slight increase in impervious area but that they proposed a larger landscaped area between the existing building and the proposed sidewalk expansion to offset it. He said they were within 10 feet of the 100-ft wetland buffer.

Note: at this point in the meeting, Vice-Chair Coviello arrived.

[Timestamp 30:25] Chairman Chellman said there were previous issues about cleaning up the drainage in the back. Mr. Akers said the team walked the site that day to identify some solutions, but it would be a long process and they hoped it could be continued after the project's approval. He said the hospital was dedicated to solving it. Chair Chellman confirmed that Mr. Akers would follow through and take care of it. Dave Desfosses, Department of Public Works Construction Project Manager, said the City had been working diligently for the last four for five years since Liberty Mutual complained that their ponds were overfilled an additional 18-24 inches. He said the original wetland that surrounded the hospital had slowly been getting filled in with sediment due to multiple expansions over the last 45 years. He said the Conservation Commission memo wanted the applicant to stop pushing snow into the wetland. He said the applicant was willing to help the City and that there would be a sizable wetland permit that would need to go through. He said the City determined through GIS that to get the flow line of the swale back to its original condition, about 18 inches of sediment had to be removed from the swale. He noted that Pannaway Manor and Route 95 drained into Liberty Mutual's pond and the Sherburne Fields drained into the marsh and then into the swale, so there was likely more than 80 acres of expensive property that drained through the small swale. He said the goal was to lower the water levels back to where they are supported to and to maintain the swale.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 35:30]

1) *Mr. Giuliano moved that the Board find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented. Mr. Samonas seconded. The motion passed with all in favor.*

2) *Mr. Giuliano moved to grant the Conditional Use Permit with the following **conditions**:*

    2.1) Applicant shall provide a planting plan to be reviewed and approved by Planning Department for the portion of the top of the swale bank that stretches the length of the ambulance garage to the lawn south of the helipad.

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2.2) Applicant shall add a note to the plan that no snow storage in the wetland or within 25' of the resource.

2.3) All necessary dredging and maintenance work for the swale onsite shall be completed by the applicant and approved by the City of Portsmouth Department of Public Works as a condition prior to the issuance of a Certificate of Completion for this project.

Ms. Conard seconded. The motion passed with all in favor.

V. CITY COUNCIL REFERRALS

A. Historic District Commission Design Review of New Structures [Timestamp 36:33]

Councilor Moreau said Councilor Blalock brought the item forward and that the idea was to remove new construction from the Historic District to make it more affordable to do buildings in that district. She said it had to be vacant land, with no additions, renovations, or teardowns allowed. She said she had brought up the idea of pre-approved plans or materials so that there might be a way not to have so much oversight. She said the Historic District Commission (HDC) Chairwoman Reagan Ruedig spoke to the Council as well and that they decided that all the land use boards should have input. She asked the Board's for their thoughts about the concept.

Mr. Samonas asked how many lots it applied to. Councilor Moreau said it applied to every parking lot in the Historic District and was limited to just vacant lots. Mr. Samonas asked what would happen in instances where there were buildings that fell into disrepair or fell down. Councilor Moreau that those lots would not count because they had a building on it. She said the lot could not have any structure of any kind. It was further discussed. Mr. Roy asked what would happen if land became, and he said he would be in favor of seeing it expanded to more than vacant lots. Councilor Moreau said it boiled down to the amount of costs of time for the professionals, engineers, architects and so on. She said some of the projects took over a year of sessions, so that was the real cost. Mr. Roy suggested that, rather than just looking at vacant lots, the future status for certain types of projects could be considered, like exemptions and housing on a vacant lot that would not need HDC approval. Vice-Chair Coviello said an HDC permit was needed to demolish a structure in the Historic District. He said he was supportive of the concept but thought there was a better way to approach it. He said maybe the City had to be more liberal or conservative in looking at homes they were trying to preserve and the structures next to them. He said the language as written was strange. Chair Chellman said he would not support an exemption. He said if the HDC manual were more explicit in certain situations, it could streamline things and make it easier for people to understand. Councilor Moreau said HDC Chairwoman Ruedig brought that up and said they received a grant and would be redeveloping their guidelines, so maybe they could be streamlined. Mr. Samonas said there could be a residual impact on the neighboring properties. It was further discussed. Chair Chellman said he and Chair Ruedig discussed having a joint meeting about the master plan and the HDC boundaries. Ms. Wolf said there were different types of historic districts in the City and asked what history was being preserved. Vice-Chair Coviello said he did not think the HDC was trying to preserve every property and have it looked at in a certain way. He thought it was really a design review board. Chair Chellman said it was contextual and not a one-size-fits-all template. It was further discussed. Councilor Moreau said the zoning process should be simplified. Chair Chellman said

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streamlining would happen this year and that he, City Staff, and Deputy City Attorney might have a discussion about it. Mr. Giuliano said it was important to maintain the status quo for the HDC authority over design review, regardless if it was a parking lot or some other thing.

No vote was taken. The Board said they would provide comments to report back to City Council.

VI. OTHER BUSINESS [Timestamp 1:04:10]

A. 635 Sagamore Avenue - Requesting a 1-Year extension to the February 20, 2025 Site Plan Approval. (LU-22-12)

Attorney Kevin Baum was present on behalf of the applicant. He said the discussions about the life estate were ongoing. He said the building itself was not in great shape and that they would like to place the current occupant into a better situation, which was being worked out with the property owner's principal. Chair Chellman asked about the BOA matter that would expire in May. Attorney Baum said it was extended. Chair Chellman explained to the Board that the property owner sold the property to the developers and reserved a life estate, so he had the right to live on the property and was responsible for maintenance and utilities. He said the developer was the holder of the property, but by virtue of the life estate, no one could do anything to the property and the building until the life estate expired or was deeded away. Attorney Baum said there may be things that could be done with the building but that the owner had the right to remain and that the applicant would not disturb that right. Mr. Samonas asked why this was happening suddenly, seeing that the life estate was a recorded document at the Registry. Attorney Baum said there had been efforts over time to work through the issue but that they took longer than expected. Councilor Moreau asked if the applicant only needed the extension to the end of May. Attorney Baum agreed and said it would get them the demolition permit and address the zoning relief, but they were asking for a full year as a buffer. He said the demolition permit was the next step and that they could not get it from the City until the life estate issue was resolved, and then they could move forward with the rest. Vice-Chair Coviello said he did not see any harm to the City by granting a one-year extension.

[Timestamp 1:09:05] Deputy City Attorney Trevor McCourt was present. He said the contractual relationship between Mr. Heinz and his wife who live in the building and the current property owners was not really the City's business, but the reason that it was in part was because of what he and the Planning Department work on to make sure the Planning Board gets what it asks for and what it expects when a project is approved. He said part of that was a site review agreement with a corresponding surety, which served two purposes: making sure the City has the funding available if they had to complete any side work, and to ensure that the City had the legal ability to do so. He said otherwise the City would not be involved. He said it was the applicant's obligation to show good cause as to why an extension up to one year may be granted and that the Board had to undertake that analysis. Vice-Chair Coviello said it sounded like there was a difficult housing situation and that the parties were to trying to solve it, and he did not see the harm in granting the extension. Chair Chellman recommended granting the extension after the BOA meeting expiration, which would give the applicant an incentive to try to work it out.

Attorney Baum said he did not think there was a detriment to a full-year extension because it would provide more leeway and that the time may be needed to wrap anything up related to the

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Board's approval as opposed to the BOA's approval. Attorney McCourt said the applicant had been working on a site plan agreement and corresponding surety and that Mr. Heinz had talked to him and was represented by counsel. He said he didn't know what Mr. Heinz planned to do with the developer, however. Chair Chellman said deadlines incentivized things to happen, and that extending the deadline to the next Planning Board after the BOA meeting would allow several months to complete the details. He said if it was extended for a year, it would be off everyone's desk and might not be paid a lot of attention to. Attorney Baum said it wasn't out of the ordinary to grant a one-year extension. It was further discussed.

DECISION OF THE BOARD

Mr. Coviello moved that the Board grant a six-month extension of the site plan approved on February 20, 2025 to expire on August 20, 2026. Mr. Samonas seconded. The motion passed with all in favor.

B. Chairman Updates and Discussion Items [Timestamp 1:20:00]

Chair Chellman said he talked to the Pease Development Authority about being on their March agenda to discuss issues between them and the City from a land use perspective relating to statutory framework but not specifically housing. The Board said they were in favor of Chair Chellman attending the meeting.

No vote was taken.

C. Board Discussion of Regulatory Amendments and Other Matters

Mr. Stith said the March meeting would take place on March 26 instead of March 19 and would start at 6:00 p.m. so that Utile could present an update the master plan. He said the City Council passed the amendments on solar, mechanical units, ADUs, and parking at their meeting and that they would have a public hearing on March 16 about changing Submarine Way and the Gateway map amendments.

No vote was taken.

VII. ADJOURNMENT

The meeting adjourned at 8:23 p.m.

Submitted,

Joann Breault
Planning Board Meeting Minutes Taker

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Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: 3-19-26
Property Address: 134 Pleasant Street
Application #: LU – 25-138
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	**Finding (Meets Standard/Criteria)**	**Supporting Information**
1	Compliance with all City Ordinances and Codes and these regulations.	**Meets** **Does Not Meet**	Applicable standards: In our opinion the Project complies with the intent and language of the Ordinance requirements; see the Zoning Development Standard Table for details. The project has received HDC Approval.
2	Provision for the safe development, change or expansion of use of the site.	**Meets** **Does Not Meet**	The site changes have been vetted as safe. Construction safety will be developed in the construction process.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	**Meets** **Does Not Meet**	The site development plan introduces stormwater management that will include an advanced drainage treatment structure as well as stormwater separation form the combined stormwater / sewer flow.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	**Meets** **Does Not Meet**	Runoff is captured in city collection system. No groundwater withdrawal proposed as the water supply is city. No nearby production wells.
5	Adequate and reliable water supply sources.	**Meets** **Does Not Meet**	Water supply is Public - City. Supply confirmed by TAC review. Plumbing fixtures will be water conserving.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets** **Does Not Meet**	Sewer connection is Public - City. Connection(s) reviewed by TAC.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	**Meets** **Does Not Meet**	The proposed office and residential uses are similar to other adjacent uses and will not contribute in a significant manner to the types of impacts associated with the items listed. Proposal has been reviewed and approved by TAC.
8	Adequate provision for fire safety, prevention and control.	**Meets** **Does Not Meet**	Building locations and access reviewed by Portsmouth Fire Department at TAC and plans meet expectations.
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets** **Does Not Meet**	The project is on a previously developed Urban site, so there are no wetland impacts. The South Mill Pond wetland buffer requires a NHDES Shoreland Permit for the impact, which has been approved. The off-site drainage connection will require NHDES Permits, which are in the process of application submission.
10	Adequate protection of historical features on the site.	**Meets** **Does Not Meet**	The existing building footprint will be preserved, and the new building façades are HDC Approved.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	**Meets** **Does Not Meet**	The application includes a Memorandum from a Professional Transportation Engineer showing that the project does not create a traffic impact. The development team has worked with TAC to address any potential issues.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	**Meets** **Does Not Meet**	The City's Traffic Engineer did not have any comments during the TAC review.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
13	Adequate insulation from external noise sources.	**Meets** **Does Not Meet**	Construction will match the required building code requirements.
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	**Meets** **Does Not Meet**	Trash will be collected in the basement trash collection area. TAC Review included Fire and Police Departments; all concerns addressed in design.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	**Meets** **Does Not Meet**	Site development proposal has conforming open space – calculations provided. Development includes landscape improvements to the site to create a potential public space along the westerly pedestrian corridor.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	**Meets** **Does Not Meet**	Adequate access for the site development is provided from Pleasant Street, and across the adjacent city owner parcel (Council approval required). Bicycle storage provided on site.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	**Meets** **Does Not Meet**	Land is suitable for the intended purpose, currently used as a banking facility with offices. Development is adding residential use. The site is an urban building site, and plans follow ordinance and guidelines; see TAC approval.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	**Meets** **Does Not Meet**	Significant Landscaping improvements proposed, meeting open space requirements and improving the property.
19	Compliance with applicable City approved design standards.	**Meets** **Does Not Meet**	See HDC and TAC approvals.
	Other Board Findings:		

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HALEY WARD

24 February 2026

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Site Plan Review at 134 Pleasant Street, Proposed Revision to Banking, Professional Office, and Apartments

Dear Mr. Chellman and Planning Board Members:

On behalf of Double MC, LLC, we are pleased to submit the attached **Site Plan Review Application** for the above-mentioned project and request that we be placed on the agenda for your **March 26, 2026,** Planning Board Meeting. The property is shown on the City of Portsmouth Assessors Map 116 as Lot 30. The project is located at 134 Pleasant Street, adjacent to a Right-of-Way which is a part of the city Parrott Avenue Parking lot. The project is within the City of Portsmouth Character District 4 (CD4) and Historic District Commission (HDC) Zoning Districts. The site is currently developed with an existing building and a surface parking lot. The current use is a banking facility with drive-up, and offices.

Project Overview

The project consists of the adaptive reuse of the existing structure, with horizontal and vertical building expansions, and below grade (basement) parking, shown as "Building A". "Building B" will be constructed in the area between the existing Citizens Bank building and Pleasant street, bringing the site into conformance with the ordinance desire to enliven the street frontage. New exterior treatments and entrance locations are proposed, along with re-imaged pedestrian friendly sidewalks and landscaping improvements. The proposal is to increase the banking footprint, keeping the drive through in the same location, expanding the professional offices, and adding apartments. In addition to the banking facility and drive-up, the banking services will be expanded to include the headquarters of Kennebunk Savings Bank.

Site Zoning and Parking

The project is within the City of Portsmouth Character District 4 (CD4) Zone. The proposed Bank, Professional Office and apartment uses are allowed in the zone. Proposed residential use at the site is proposed to be apartments, with a one space per unit parking requirement. The proposed redevelopment meets the required parking under the Portsmouth Zoning Ordinance (PZO), for the proposed uses, as detailed in the attached parking calculations, accounting for the shared use factors. The site will provide 58 parking spaces in the basement level and 33 exterior surface parking spaces for a total of 91 spaces provided. This is an increase of 53 spaces from the current site configuration.

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

The total parking required for the redevelopment is 85 spaces based on the parking calculations, so there is a 6-space excess.

Site History

First National Stores, Inc. purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot, large enough to support a modern grocery store with parking lot. First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company (Connecticut) was acquired in 1929. The Nicholson-Thackray Company (Rhode Island), Davey Brothers Company (Connecticut) and Modern Grocery Company (also of Connecticut), were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became the basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with the new "Finast" branding used. In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Avenue property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Portsmouth Trust sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner, Double MC, LLC.

Vehicular and Pedestrian Circulation

The proposed site pedestrian connections are the Building B east banking storefront from the Pleasant Street sidewalk, the Building B main banking entrance on the south side in the parking area, the Building A west entrance (adjacent to the vehicular ramp to the garage basement parking level), and the Building B residential entrance on the north side. Building A emergency egress is also provided on the east side of Building A.

Vehicular access to the basement level, where parking spaces are provided, is on the southwest side of the re-development area. This location maximizes basement parking. The plan shows a revision to the west end of the current city / site parking arrangement. An existing awkward turning movement on to the Parrott Avenue parking lot is being replaced with a straight connection to the access next to the Courthouse building. This straightened connection and landscape area will also create three additional parking spaces in the Parrott Avenue parking lot. This configuration will serve to lessen the situation where cars looking to get to the Parrott Avenue parking lot from Court Street cut through the PHA Housing / City Fire Station properties. This reconfiguration will require city council and NH Court approval, so the plan set includes documents showing that the minimal implications to the plan, is approval for the change is not obtained.

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Screening and Landscaping

The site landscaping consists of the preservation of significant trees on the south, west, east and sides, and the addition of landscaping along Pleasant Street, and on the west side along a pedestrian access corridor to Court Street, to include a seating area with benches. The design is detailed on the Landscape Plans.

Water and Sewage Systems

The municipal water and sewer systems should not be impacted by the change in the proposed use to residential, and the building expansion. The existing water services will be re-used for the expansion. The sewer system will be served by the removal of surface water flow, decreasing sewer flows during storm events.

Stormwater Management

The site drainage patterns will remain, with the addition of an off-site connection to the city separated drainage system, thereby removing storm water flow from sewer treatment. The re-design is in keeping with the city's stormwater management and treatment requirements. The storm water runoff Water Quality Volume (WQV) will be treated in a state-of-the-art Jellyfish stormwater treatment system, designed to meet Low Impact Development (LID) standards. Added treatment prior to the Jellyfish is provided in the Cascade pre-treatment device. This off-site work will require New Hampshire Department of Environmental Services (NHDES) permits for working within the Shoreland Protection Zone. These permits are not anticipated to be an issue, given the benefits of the proposed removal of stormwater from sewer flow and the enhanced stormwater treatment.

Site Lighting

Building mounted site lighting will be introduced on pedestrian corridors and at building entrances to provide a welcoming and safe pedestrian experience. The plan set includes visual illumination of the building lighting levels. Parking lot lighting will be provided for the at-grade exterior parking spaces, and the lighting levels are shown on the Lighting Plans. Fixture cut sheets are provided.

Site Utilities and Solid Waste

Site utilities include natural gas, underground electric and communications services. Existing services will be updated and revised as needed to service the facility. Natural gas service(s) from Pleasant Street will serve each building. Electrical service will be an upgrade to the existing service, which does not meet code. Currently the service is a primary feed that goes to a transformer located within the existing building. The proposed service consists of the placement of a new pole with a drop to a proposed transformer, then secondary service to a newly located electrical room. Solid waste will be collected within the building basement and disposed privately. The trash room is shown on the basement plans.

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Bicycle Parking

The submission includes bicycle parking locations, 20 spaces internally and 5 spaces externally. The parking calculations include the allowable 3 space parking deduction based on providing an excess of bicycle parking above the requirement.

Technical Advisory Committee Approval

The project was reviewed and approved at the February 3, 2026 TAC meeting with the following conditions, repeated below with a response in **bold** text:

1) City Council approval is needed for the proposed reconfiguration of traffic flow and parking spaces with easements. **This should be a condition of Planning Board approval.**
2) Third party inspection required for utility work and work in the right-of-way and on City property. **This should be a condition of Planning Board approval.**
3) Drainage system will require final approval from DPW before Planning Board submission. **The attached drainage design has been coordinated with the Public Works Department.**
4) Applicant must provide a license and easement plan. **A license plan is included in this submission.**
5) Details of the foundation design will require DPW approval before a foundation permit can be issued. **This should be a condition of Planning Board approval. A typical Foundation Detail has been included in the submission.**
6) Applicant must provide an updated truck turning template showing firetruck circulation layout and alternate circulation layout. **A license plan is included in this submission.**
7) CMMP will be required. **This should be a condition of Planning Board approval.**

The submission includes the following:

- ✓ Site Plan Application Checklist
- ✓ Zoning Development Standards Table
- ✓ Portsmouth Parking Demand Analysis
- ✓ Green Building Statement
- ✓ Utility Will Serve Letters
- ✓ Trip Generation Technical Memorandum
- ✓ Parking Lot Lighting Specifications
- ✓ Typical Foundation Detail
- ✓ Relevant Deeds
- ✓ Historical Maps

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- ✓ Plan to show the adjacent Right-of-Way
- ✓ Parking Alternative Configuration
- ✓ Site Photographs
- ✓ Site History Timeline
- ✓ Existing Drive-up Location
- ✓ Average Grade Plane; Building A and Building B

The following full-size plans are included in our submission:

- Cover Sheet: This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Plan V101: This plan shows the site boundary and the existing development area conditions in detail.
- Existing Utility Plan V102: This plan shows the location and elevations of the existing utilities.
- Site Orthophoto Plan V103: This plan shows the existing site, and the site relationship to the NHDES Shoreland Zone.
- Parrott Avenue Parking Lot Survey V105: This plan shows the result of a boundary survey of the Parrott avenue parking lot.
- Demolition Plan C101: This plan shows site demolition.
- Site Plan C102: This plan shows the proposed building expansion and site improvements.
- Alternative Site Plan C102A: This plan shows the proposed building expansion and site improvements adjusted due to non-approval of the desired access plan.
- Landscape Plans L1-L2: These plan show the proposed site landscaping.
- Alternative Landscape Plans L1-L2: This plan shows site improvements adjusted due to non-approval of the desired access plan.
- PB 0.1 to 2.1 Architectural Plans - Floor Plans, Roof Plans, Elevations, and Vignettes showing the proposed building construction.
- Utility Plan C103: This plan shows the proposed utility connections.
- Basement Plan C103A: This plan shows the proposed basement drainage and utility connection locations, and the basement parking.
- On Site Grading and Drainage Plan C104: This plan shows the proposed grading and drainage on site.
- Off Site Grading and Drainage Plan / Profile C104A: This plan shows the proposed grading and drainage off site.
- Off Site Grading and Drainage Plan Orthophoto C104B: This plan shows the drainage off site.
- Drainage Area Plan C104C: This plan shows the site drainage contributing areas.
- Lighting Plan C105: This plan shows the proposed parking lot lighting.
- Night Time Lighting Plan C105A: This plan shows the proposed building lighting.
- Truck Turning Plan C106: This plan shows the proposed delivery truck turning movements.
- Fire Truck Turning Plan C107: This plan shows the proposed fire truck turning movements.
- Details D 501 to D 507: These plans shows the proposed construction details.

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Construction Phasing for 134 Pleasant Street: Proposed Planning Board Conditions

The Site Plan for 134 Pleasant Street involves the renovation of an existing structure and a new out parcel building with related site work. Renovation of the existing building including a new stair tower and elevator addition and 4 roof top residential units is ready for improvements as soon as possible. The new building and related site work is not able to begin until September due to Citizens Bank needing the drive through until September, and the extensive nature of construction documents.

Therefore, we request Planning Board approval to allow renovations (including the driveway to access the basement and stair and elevator core) to the existing building as a separate building permit without posting a bond. We request the new building with all the remaining site work be a separate building permit with posting of the site bond and the CMMP Process, after the initial existing building renovation permit.

We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,



John R. Chagnon, PE

P:\NH\5010156-McNabb_Properties\1532-134 Pleasant St., Portsmouth-JRC\03-WIP_Files\Applications\City of Portsmouth Site Plan\Planning Board Site Plan Submission Letter 2026.02.24.doc

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The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

SHORELAND PERMIT-BY-NOTIFICATION 2026-00409

NOTE CONDITIONS

PERMITTEE:	**DOUBLE MC LLC** **MARK A MCNABB** **10 PLEASANT ST STE 300** **PORTSMOUTH NH 03801**
PROJECT LOCATION:	**134 PLEASANT ST, PORTSMOUTH** **TAX MAP #116, LOT #30**
WATERBODY:	**SOUTH MILL POND**
APPROVAL DATE:	**MARCH 02, 2026**

EXPIRATION DATE: MARCH 02, 2031

Shoreland Permit by Notification 2026-00409 has been accepted as complete in accordance with RSA 483-B:5-b, I, (a). The New Hampshire Department of Environmental Services (NHDES) hereby issues this Shoreland Permit by Notification, with conditions pursuant to RSA 483-B:6, II that work may proceed pursuant to RSA 483-B:5-b, I, (a). The conduct of regulated activities other than those shown in the accepted Permit by Notification will invalidate this notice.

DESCRIPTION OF APROVED IMPACT:
Impact 824 SF of protected shoreland in order to redevelop a portion of parking lot, resulting in a net decrease in impervious area from 592 SF to 501 SF.

THE FOLLOWING STANDARD PROJECT CONDITIONS SHALL BE MET PURSUANT TO ENV-WQ 1406.20:

1. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700, and the requirements in Env-Wq 1404.01(a) and(b).
4. Any fill used shall be clean sand, gravel, rock, or other suitable material.
5. For any project where mechanized equipment will be used, orange construction fence shall be installed prior to the start of work at the limits of the temporary impact area as shown on the accepted plans; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. During construction, a copy of this permit should be posted on site in a prominent location visible to inspecting personnel.
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.
3. Pursuant to Env-Wq 1406.21, transfer of this permit to a new owner requires notification to, and approval of, NHDES.
4. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding exemplary natural communities or protected species. This permit does not authorize in any way the take of

threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

APPROVED:

Clara Cooper

Clara G. Cooper
Permitting Specialist, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

THIS PERMIT IS NOT VALID UNTIL SIGNED BY THE PARTIES BELOW (Env-Wq 1406.21(c))

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required, if any)

City of Portsmouth, New Hampshire

Site Plan Application Checklist

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

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

Name of Applicant: Double MC, LLC Date Submitted: 12/22/2025

_____ Application # (in City's online permitting): LU 25 - 138

Site Address: 134 Pleasant Street _____ Map: 116 Lot: 30

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

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	Online	
☐	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Architectural Plans	N/A
☐	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	V101 Existing Conditions	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Cover Page	N/A
☐	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	V101 Existing Conditions	N/A
☐	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Cover Sheet	N/A
☐	List of reference plans. **(2.5.3.1H)**	Existing Conditions Plan	N/A
☐	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	Cover Sheet	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☐	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☐	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	Complies	N/A
☐	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	N/A	N/A
☐	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	Cover Sheet	N/A
☐	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	All Sheets	N/A
☐	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☐	Source and date of data displayed on the plan. **(2.5.4.2D)**	V101 Existing Conditions Plan	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	V101 Existing Conditions Plan	
☐	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Architectural Plans	
☐	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	C102 Site Plan	
☐	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	C102 Site Plan	
☐	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	C103 Utility Plan	
☐	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	C103 Utility Plan	

☐	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	C103 Utility Plan	
☐	**8. Solid Waste Facilities: (2.5.4.3H)**	Architectural Plan	
	• The size, type and location of solid waste facilities.		
☐	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	C 104 Grading Plan	
☐	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	C105 Lighting Plan	
☐	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	All Fixtures	
☐	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	L1 & L2 Landscape Plans	
☐	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.		
☐	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	C102 Site Plan	
☐	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	C 104 Grading Plan	
☐	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	Cover Letter & Architectural Plans	
☐	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	N/A	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	Supplemental Materials	
☐	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Detail Sheets	
☐	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	N/A	
☐	Stormwater Management and Erosion Control Plan. **(7.4)**	Supplemental Materials	
☐	Inspection and Maintenance Plan **(7.6.5)**	Supplemental Materials	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**	Cover Sheet	
☐	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**	Online & On Plans	
☐	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**	Supplemental Materials	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**	Cover Sheet	
☐	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**	Cover	N/A
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**	N/A	
☐	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**	C102 Site Plan	N/A

Applicant's Signature: _____ **Date:** 12/19/2025

134 Pleasant Street, Portsmouth NH

ZONING DEVELOPMENT STANDARD 01/21/2026

CD4 (CD-4, HDC): CHARACTER DISTRICT 4

	REQUIRED	EXISTING	PROPOSED - Renovation	PROPOSED - New Building
Height	2 stories with short 3rd = **35' max**	2 stories, 19'-6"	2 STORIES, 19'-3"	2 STORIES, 28'-7"
Penthouses	may exceed bldg height by 2' (35+2=37'); max area 50% of roof	n/a	30'-3", 43%	n/a
Roof appurtenance	may exceed bldg height by 10' (35+10=45'), max area 30% roof	n/a	di	n/a
Façade Types	stoop, step, shopfront, officefront, recessed-entry, dooryard, gallery & arcade	n/a	SHOPFRONT	SHOPFRONT
Building Types	Rowhouse, Apartments, live/work, small or large commercial, mixed use, flex space & community.	commercial	large commercial & residential	large commercial & residential
Setback Front (principle) max	10	n/a	n/a	8'-6", principal façade
Setback Front (secondary) max	15	n/a	n/a	n/a
Side	NR	n/a	11" (north) and 62'-5" (south)	19'-3" (north) and 67'-2" (south)
Rear, min	>of: 5' from rear line or 10' from cl alley	n/a	19'-4"	150'
Front lotline buildout	50% min	n/a	n/a	52%
Lot area (sf)	NR	53,084		
LOT area per dwelling	NR	n/a		
Coverage, maximum	90%	21.2%	43.6%	
Footprint, max* 10.5a43.40	15,000	11,241	13,629	9,638
Ground floor area per use, max	15,000	11,241 (bank)	13,532	9,638
Open space, minimum	10%	> 10%	12.4%	
Permitted uses (cd4 & cd5)	multifamily, live/work, office, retail, restaurant (<500occ)	office (bank)	apartments & health club; physical therapy	apartments, bank, financial services
Block length, max (ft)	200	n/a	121'	104'-8"
Façade modulation length, max (ft)	80	n/a	n/a	27'-0"
Entrance spacing, max (ft)	50	n/a	50'	50'
Floor height above sidewalk, max	36"	4"	n/a	varies, max 4".
Ground floor height, min	12'	n/a	9'-11"	13'-8"
Second floor height, min	10'	n/a	8'-9"	11'-9"
Glazing, shopfront, min	70%	n/a	n/a	70%
Glazing, other	20%-50%	n/a	n/a	30%
Roof types(pitch)	flat, gable (6:12-12:12), hip(>3:12), gambrel/mansard(6:12-30:12)	flat	flat and hipped	flat and hipped
Parking, off-street	when >20 spaces, max spaces = 120% of min required is the max allowed. 10.1112.60 mixed used - some shared spaces allowed.	38	92	
Parking, Residential	1 per unit		21	
Parking, Bank & Financial Services	1 per 350 GFA		36	
Parking, Health Club / PT	1 per 250 GFA		29	

ARCOVE

134 Pleasant Street

2/19/2026 revised

Parking Demand Analysis

Residential - dwelling units				parking	
Level	**UNIT No.**	**QTY bedrooms**	**Area (sf)**	**spaces/unit**	**TOTAL**
LEVEL 2 A	201		807.824	1	1
LEVEL 2 A	202		889.789	1	1
LEVEL 2 A	203		856.616	1	1
LEVEL 2 A	204		856.227	1	1
LEVEL 2 A	205		892.318	1	1
LEVEL 2 A	206		742.718	1	1
LEVEL 2 A	207		732.665	1	1
LEVEL 2 A	208		890.526	1	1
LEVEL 2 A	209		642.839	1	1
LEVEL 2 A	210		571.363	1	1
LEVEL 2 A	211		643.149	1	1
LEVEL 2 A	212		909.014	1	1
LEVEL 2 A	213		735.234	1	1
LEVEL 2 A	214		745.285	1	1
LEVEL 2 B	215		1123.5	1	1
LEVEL 2 B	216		1064.23	1	1
LEVEL 2 B	217		1218.68	1	1
LEVEL 2 B	218		1314.08	1	1
LEVEL 3A	301		1456.8	1	1
LEVEL 3A	302		1265.04	1	1
LEVEL 3A	303		1148.17	1	1
LEVEL 3A	304		1008.25	1	1
BASEMENT A	004		585.878	1	1
subtotal, gross	**23**	**0**	**21,100**		**23**
Visitor Parking - 1 space per every 5 dwelling units (apartments) rounded up					5
total, gross					**28**
Bicycle Parking , Residential					
use	spaces required per use			TOTAL	
multifamily dwellings	1 bicycle per 5 dwelling units where > 4 dwelli			5	
bicycle parking provided	outside			5	
bicycle parking provided	inside			20	
total bike parking provided - Residential				25	
Car parking deduction = 1 car space for 6 excess bikes provided, max 5%:					
max deduction 5% allowed =	1.4	parking spaces deduction		Rounded dn	**(1)**
Net Total Residential parking required (round up)					**27**

Commercial						
level	**Suite No.**	**Name**	**Area (sf)**	**sf/parking space**	**TOTAL spaces (rounded up)**	
LEVEL 1 B	102	KSB RETAIL BANKING	6,722	350	20	
LEVEL 2 B	219	KSB FINANCIAL	3,636	350	11	
LEVEL 1 B	103	OFFICE	1,842	350	6	
LEVEL 1 A	101	OFFICE	12,114	350	35	
subtotal, gross					**72**	
Bicycle Parking , Commercial						
use	spaces required per use			TOTAL		
Commercial Use	1 bicycle per 10 spaces required			8		
bicycle parking provided	outside			5		
bicycle parking provided	inside			20		
total bike parking provided - Commercial				25		
Car parking deduction = 1 car space for 6 excess bikes provided, max 5%:						
max deduction 5% allowed =	3.6	parking spaces deduction		Rounded dn	**(3)**	
Net Total Commercial parking required (round up)					**69**	

Shared Parking 10.1112.60										
Total Parking Required	**Weekday**				**Weekend**				**Nighttime**		
Land Use	**daytime (8am-5pm)**	**spaces required (round up)**	**evening (6-12pm)**	**spaces required**	**daytime (8am-5pm)**	**spaces required (round up)**	**evening (6-midnight)**	**spaces required (round up)**	**(midnight-6am)**	**spaces required (round up)**	**Maximum TOTAL Required**
Apartments (Residential)	60%	16.0	100%	27.0	80%	22.0	100%	27.0	100%	27.0	
Banking (Service)	60%	12.0	90%	18.0	100%	20.0	70%	14.0	5%	1.0	
Financial (Office)	100%	11.0	20%	3.0	10%	2.0	5%	1.0	5%	1.0	
Office (Professional Service)	100%	41.0	20%	7.0	10%	4.0	5%	2.0	5%	2.0	
Shared Parking TOTAL Required		**80.0**		55.00		48.0		44.0		31.0	**80**
PARKING EASEMENT - 93 PLEASANT ST (HOTEL)											**5**
NET TOTAL PARKING REQUIRED (residential + commercial)											**85**

SUMMARY						
parking proposed - outside						33
parking proposed - inside		26 tandems (*2) + 6 singles = 55				58
Total parking proposed						**91**
EXCESS beyond Required *(Deficit)*						**6**
Existing total available onsite today						38
Proposed Net **Increase** (reduction) in parking						**53**

134 Pleasant Street

2025.12.22

Green Building Statement

WATER

- By reducing surface parking lot, water quality will be better protected.
- The project targets the use of low-flow fixtures to reduce indoor water consumption by at least 30% over current building code requirements, in alignment with EPAct 2005.

ENERGY

- By conducting early-phase energy study analysis, the basis of design for both the existing building with a deep energy retrofit and the new addition will target an Energy Use Intensity lower than code-compliant performance (IECC 2018), with a projected reduction of 30% (estimated EUI = 32). This will be validated by energy modeling in the next phase of design. The project will utilize a high-performance envelope (walls, roofs, floors, and fenestration). The project is also targeting an envelope design that reduces air infiltration and thermal bridging, paired with high-efficiency mechanical (HVAC) systems that include a heat-recovery ventilator (ERV) to recapture conditioned air and reduce overall energy consumption.
- The project will use LED lighting throughout with daylight sensors and other energy-management devices.
- Reduce Low level ozone (smog) -- Provide safe and secure bicycle storage. Use only low-VOC products for construction and operation.

MATERIALS & RESOURCES

- Minimize waste (during construction and operation)
- Use regional, renewable, low carbon footprint materials

INDOOR ENVIRONMENTAL QUALITY

- Thermal comfort -- Meet ASHRAE 55 Thermal Comfort Code. Address thermal envelope per above. Provide multiple zones of heating and cooling in each space.

- Indoor air quality (before and during occupancy) -- MEET ASHRAE 62 Ventilation Code in all occupied spaces.
- Views / connection to outdoors -- Provide views to outdoors for every regularly occupied space.
- Daylighting -- Achieve Daylight Factor of 2% minimum for every regularly occupied space.
- Individual controls (light, heat etc...) -- Provide individual controls for temperature and lighting.

EVERSOURCE ENERGY

January 12, 2026

1700 Lafayette Road
Portsmouth, NH 03801

Trevor S Emmons
603-332-7515
Trevor.emmons@eversource.com

134 Pleasant Street Site Redevelopment
Double Mc, LLC
10 Pleasant Street Suite 300
Portsmouth, NH 03801

Dear Mr. McNabb:

I am responding to your request to confirm the availability of electric service for the proposed 134 Pleasant Street Development project being constructed on your property. The Eversource Work Order Number is 22009732.

The proposed project consists of constructing a new 2-story building with an attic, and renovating and expanding an existing building with an additional floor and penthouse levels. Commercial Space and a total of 18 residential units are proposed. The proposed development will be constructed along Pleasant Street.

The developer will be responsible for the installation of all underground/overhead facilities and infrastructure required to service the new building. The service will be as shown on attached marked up Utility Plan C103 that shows the transformer location to service your proposed project. The proposed building service will be fed from locations to be determined by Eversource Engineering. The developer will work with Eversource to obtain all necessary easements and licenses for the proposed underground/overhead facilities listed above.

This letter serves as confirmation that Eversource has sufficient capacity in the area to provide service to this proposed development. The cost of extending service to the aforementioned location and any associated infrastructure improvements necessary to provide service will be borne by the developer unless otherwise agreed upon.

Eversource approves the locations shown; assuming the final installed locations meet all clearances, physical protection, and access requirements as outlined in Eversource's "Information & Requirements For Electric Supply" (https://www.eversource.com/content/docs/default-source/pdfs/requirements-for-electric-service-connections.pdf?sfvrsn=2). If you require additional information or I can be of further assistance please do not hesitate to contact me at our Portsmouth Office, 603-332-7515

Respectfully.

Trevor Emmons
NH Eastern Regional Engineer, Eversource

cc: (via e-mail)
Thomas Boulter, Eastern Region Operations Manager, Eversource
Nickolai Kosko, Field Supervisor, Electric Design, Eversource

Unitil
Northern Utilities, Inc.

January 29th, 2026

John Chagnon
Vice President/ Senior Project Manager
Haley Ward
200 Griffin Rd Unit 14
Portsmouth, NH 03801

Natural Gas to Mixed-Use Development at 134 Pleasant St. in Portsmouth, NH

Hello John.

Unitil/Northern Utilities Natural Gas Division has reviewed the requested site for two Natural Gas services.

Unitil hereby confirms that natural gas is available for both requested services for the proposed development at 134 Pleasant St in Portsmouth, NH.

If you have any questions, please contact me at 603-264-2033.

Sincerely,

Josh Wilk
Senior Business Development Rep
Unitil
T 603.227.4628
M 603.264.2033
F 603.294.5264
Email wilkj@unitil.com

TECHNICAL MEMORANDUM

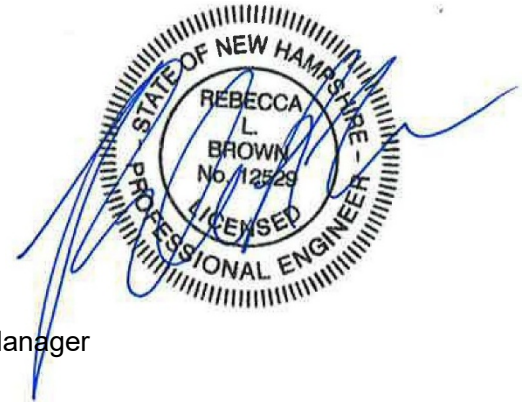
REF: NEX-2500268.00

DATE: March 18, 2026

TO: Mr. Mark A. McNabb
McNabb Properties
3 Pleasant Street, Suite 400
Portsmouth, New Hampshire 03801

FROM: Ms. Rebecca L. Brown, P.E., Senior Project Manager
Ms. Cecilia Donaldson, EIT, Designer

RE: Traffic Impact Assessment
134 Pleasant Street – Portsmouth, New Hampshire

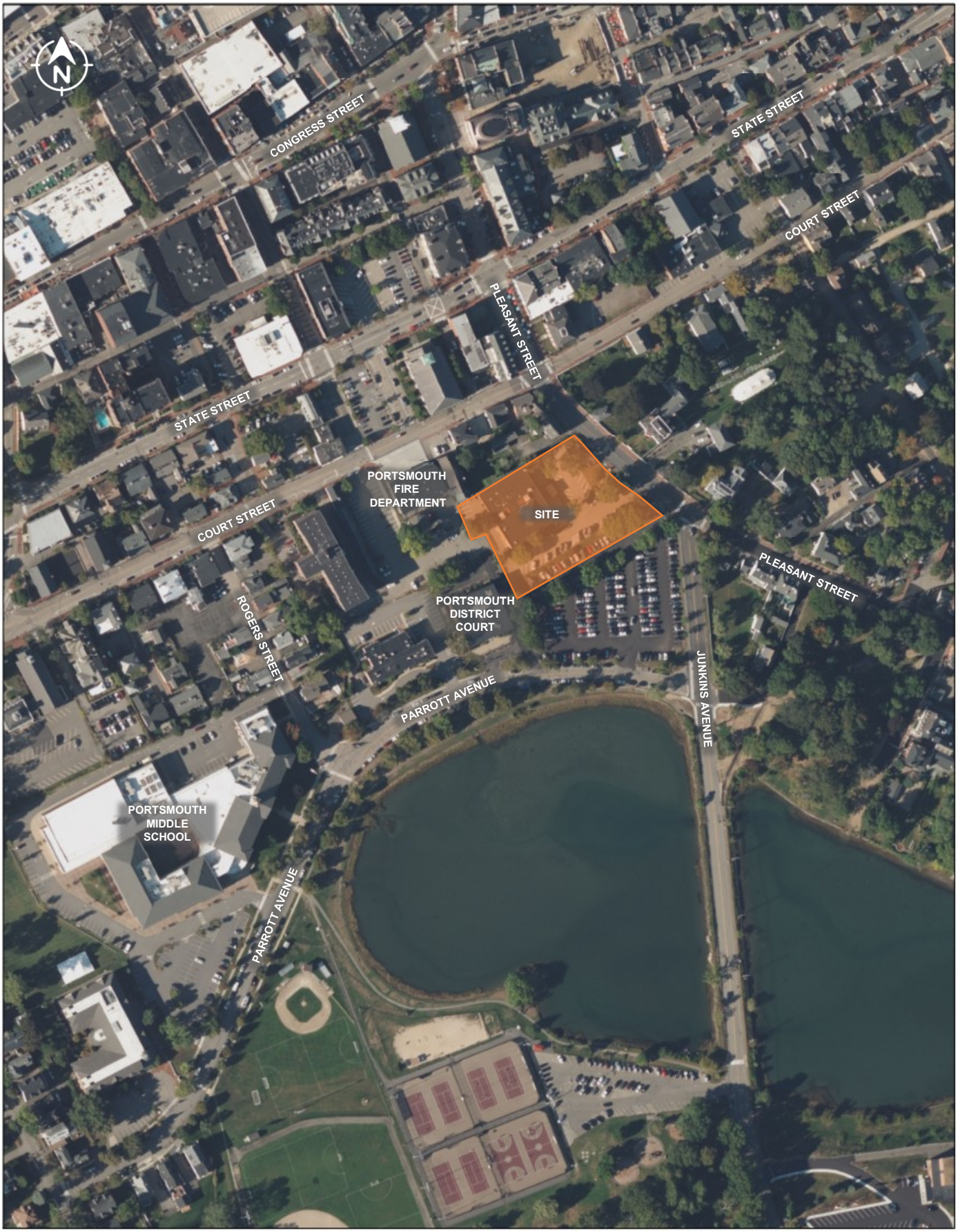


INTRODUCTION

Greenman-Pedersen, Inc. (GPI) has prepared this *Traffic Impact Assessment* (TIA) for a proposed mixed-use development to be located at 134 Pleasant Street in Portsmouth, New Hampshire. The site currently contains a 9,400 square foot (SF) Citizens Bank headquarters with two drive-through lanes and office space totaling 9,900 SF. Access and egress for the existing site is currently provided via two driveways on Pleasant Street, with the northerly driveway operating as an egress-only. In addition, a cross-connection is provided at the southwest corner of the site to the Parrot Avenue Public Parking Lot, offering connections to an additional driveway on Pleasant Street, Parrot Avenue, and the driveway to the District Court and Portsmouth Fire Department. The project consists of razing the existing structures on site and constructing a new mixed-use building. Upon completion, the project will provide a ±6,722 SF retail banking office for Kennebunk Savings Bank, ±3,636 SF financial services offices, ±13,956 SF of professional office space, and 23 apartment units. An underground parking garage with 58 parking spaces and above ground parking for an additional 33 parking spaces will be provided, totaling 91 parking spaces on the site. The existing curb cuts would be closed as part of the project, including the connection to the Parrot Avenue Parking Lot. A new egress-only driveway for the bank drive-through lanes would be provided at the northerly end of the site on Pleasant Street. In addition, a new full-access/egress driveway would be constructed on Pleasant Street and a new full-access/egress driveway would connect to the District Court / Fire Department driveway, which provides connections to Parrot Avenue and Court Street.

This memorandum provides an assessment of the potential vehicular traffic to be generated by the proposed redevelopment, an assessment of the anticipated parking demand, and a review of the safety of the proposed site access / egress.

The site is bounded by mixed-use development to the north, Parrott Avenue Parking to the south, Pleasant Street to the east, and Portsmouth Fire Department to the west. The site and its relation to the surrounding roadway network is demonstrated in Figure 1.



GPI

Greenman-Pedersen, Inc.

PROPOSED MIXED-USE REDEVELOPMENT – PORTSMOUTH, NEW HAMPSHIRE

FIGURE 1
SITE LOCATION MAP

EXISTING CONDITIONS

Pleasant Street

Pleasant Street is classified as Class IV – Compact Road under the jurisdiction of the City of Portsmouth running in a north-south direction. Adjacent to the site, the roadway consists of one general-purpose travel lane in each direction with directional travel separated by a striped double-yellow centerline. On-street parking is not permitted along either side of the roadway. The speed limit is posted at 20 miles per hour (mph) on Pleasant Street. Brick sidewalks, approximately 5- to 6-feet wide are provided along both sides of Pleasant Street. No bicycle accommodations are provided along Pleasant Street. A Cooperative Alliance for Seacoast Transportation (COAST) bus stop is located on the westerly side of Pleasant Street just north of the main site driveway.

Parrot Avenue

Parrot Avenue is classified as Class V – Local Road under the jurisdiction of the City of Portsmouth running in an east-west direction. Adjacent to the site, the roadway consists of one general-purpose travel lane in each direction with directional travel separated by a striped double-yellow centerline. On-street parking is permitted along both sides of the roadway. The speed limit is posted at 25 miles per hour (mph) on Parrot Avenue. A pedestrian trail is provided along the southern side of Parrot Avenue, and a sidewalk is provided along the northern side of Parrot Avenue east of District Court. No bicycle accommodations are provided along Parrot Avenue.

Court Street

Court Street is classified as Class V – Local Road under the jurisdiction of the City of Portsmouth running in an east-west direction. Adjacent to the site, the roadway consists of one general-purpose travel lane in each direction with directional travel separated by a striped double-yellow centerline. On-street parking is not permitted along either side of the roadway. The speed limit is not posted on Court Street; however, the enforced speed limit based on the downtown area is predominantly 25 miles per hour (mph) unless otherwise posted. Brick sidewalks, approximately 4- to 5-feet wide are provided along both sides of Court Street. No bicycle accommodations are provided along Court Street.

PUBLIC TRANSPORTATION

The Cooperative Alliance for Seacoast Transportation (COAST) and the University of New Hampshire (UNH) Wildcat Transit provide public bus service throughout the greater seacoast area, including downtown Portsmouth. The Project site is located directly adjacent to the Pleasant Street/Junkins Avenue bus stop, which serves COAST Route 44. Approximately two-tenths of a mile west from the project site along Court Street at Court Street/Chestnut Street is a bus stop which serves COAST Route 41. Approximately two-tenths of a mile to the north of the project site at Congress Street/Pleasant Street is the Market Square bus stop, which serves COAST Route 40, COAST Route 41, and UNH Route 4A / 4B. All public transportation information is provided in the Appendix.

The fare for COAST rides is $1.50 for adults while seniors and persons with disabilities pay 50% off the regular fare. The fare for UNH rides is $1.50 for adults while seniors and persons with disabilities pay 50% off the regular fare, UNH students, UNH faculty, and UNH staff ride for free. Children under 5 also ride for free when accompanied.

COAST Route 44 provides service to Hanover Station and Junkins Avenue in Portsmouth and Government Street in Kittery, Maine. The average travel time between Junkins Avenue and Government Street is 60 minutes. On a typical weekday, this service runs between 5:54 AM and 6:45 PM for outbound travel, and between 6:35 AM and 8:54 PM for inbound travel. No service is provided on weekends.

COAST Route 41 provides service to Hanover Station, Lafayette Road at Cross Roads House, Lafayette Road at Walmart, and Lafayette Road at Hillcrest Estates in Portsmouth. The average travel time between Hanover Station and Lafayette Road at Hillcrest Estates is 29 minutes outbound and 19 minutes inbound. On a typical weekday and Saturday, this service runs between 6:00 AM and 8:29 PM for outbound travel, and between 6:30 AM and 8:49 PM for inbound travel. No service is provided on Sunday.

COAST Route 40 provides service to Hanover Station, Islington Street (Plaza 800), Borthwick Avenue (Portsmouth Hospital), and Portsmouth Transportation Center. The average travel time between Portsmouth Transportation Center and Hanover Station is 23 minutes. On a typical weekday and Saturday, this service runs between 6:00 AM and 7:23 PM for outbound travel, and between 6:24 AM and 7:47 PM for inbound travel. No service is provided on Sunday.

UNH Route 4A provides service to UNH campus in Durham to Market Square in Portsmouth. The average travel time between UNH campus and Market Square is 34-36 minutes. On a typical weekday, seven runs are provided for outbound and inbound travel starting from 6:40 AM to 9:35 PM. On a typical weekend, three runs are provided for outbound and inbound travel starting from 11:35 AM to 7:05 PM. Reduced weekday hours go into effect during winter, spring, and summer break periods.

UNH Route 4B provides service to UNH campus in Durham to Market Square in Portsmouth. The average travel time between UNH campus and Market Square is 36-45 minutes. On a typical weekday, six runs are provided for outbound and inbound travel starting from 8:45 AM to 8:05 PM. On a typical weekend, four runs are provided for outbound and inbound travel starting from 1:05 PM to 9:05 PM. Reduced weekday hours go into effect during winter, spring, and summer break periods.

COLLISIONS

Collision data were obtained from the Portsmouth Police Department for the most recent three years (2022-2024) for the existing site driveway intersections with Pleasant Street, Parrot Avenue, and Court Street. A summary of the crashes at these intersections is provided in Table 1.

Based on the data received by the Portsmouth Police Department, the intersection of Court Street at the Feaster Apartments driveway experienced one collision over the three-year study period. It was a single vehicle collision that occurred during the morning commuter peak period. A box truck accidentally knocked over a street light while reversing direction.

The intersection of Pleasant Street with the Southern Citizen's Bank Parking Lot experienced one collision over the three-year study period. This collision occurred during a commuter peak period and was an angle collision with a bicycle. The vehicle was turning out of the Citizen's Bank Parking Lot and did not see the cyclist. The collision resulted in non-fatal injuries.

The intersection of Parrott Avenue at the Parrott Avenue Parking Lot Exit experienced two collisions over the three-year study period. Neither collision occurred during a commuter peak and both collisions were angle collisions between vehicles pulling out of the lot and vehicles travelling along Parrott Street. Both collisions resulted in property damage only.

All other intersections did not have any reported collisions over the three-year study period.

Due to the low number of collisions, no safety issues were identified.

TABLE 1
Collision Summary

Location	Number of Collisions		Severity [a]				Collision Type [b]					Percent During	
	Total	Average per Year	PD	PI	F	NR	VEH	PED	FO	SV	U	Commuter Peak [c]	Wet/Icy Conditions [d]
Source: Portsmouth Police Department (2022-2024)													
Court Street at Feaster Apartments Driveway	1	0.33	1	--	--	--	--	--	--	1	--	100%	--
Pleasant Street at Citizen's Bank Northern Driveway	0	--	--	--	--	--	--	--	--	--	--	--	--
Pleasant Street at Citizen's Bank Southern Driveway	1	0.33	--	1	--	--	--	1	--	--	--	100%	--
Parrott Avenue at Parrott Avenue Parking Lot Driveway	2	0.67	2	--	--	--	2	--	--	--	--	--	--
Parrott Avenue at District Court/Fire Department Driveway	0	--	--	--	--	--	--	--	--	--	--	--	--

Source: Portsmouth Police Department (2022-2024).

[a] PD = property damage only; PI = personal injury; F = fatality, NR = not reported.

[b] VEH = vehicle; PED = pedestrian / bicycle; FO = fixed object; SV = single vehicle; U = unknown.

[c] Percent of vehicle incidents that occurred during the weekday AM (7:00 AM-9:00 AM) and weekday PM (4:00 PM -6:00 PM) commuter peak periods.

[d] Represents the percentage of only "known" collisions occurring during inclement weather conditions.

Sight Distance

To identify potential safety concerns associated with site access and egress, sight distances have been evaluated at the proposed site driveway locations to determine if the available sight distances for vehicles exiting the site meet or exceed the minimum distances required for approaching vehicles to safely stop. The available sight distances were compared with minimum requirements, as established by the American Association of State Highway and Transportation Officials (AASHTO)[1]. AASHTO is the national standard by which vehicle sight distance is calculated, measured, and reported.

Sight distance is the length of roadway ahead that is visible to the driver. Stopping Sight Distance (SSD) is the minimum distance required for a vehicle traveling at a certain speed to safely stop before reaching a stationary object in its path. The values are based on a driver perception and reaction time of 2.5 seconds and a braking distance calculated for wet, level pavements. When the roadway is either on an upgrade or downgrade, grade correction factors are applied. Stopping sight distance is measured from an eye height of 3.5 feet to an object height of 2 feet above street level, equivalent to the taillight height of a passenger car. The SSD is measured along the centerline of the traveled way of the major road.

Intersection sight distance (ISD) is provided on minor street approaches to allow the drivers of stopped vehicles a sufficient view of the major roadway to decide when to enter the major roadway. By definition, ISD is the minimum distance required for a motorist exiting a minor street to turn onto the major street, without being overtaken by an approaching vehicle reducing its speed from the design speed to 70 percent of the design speed. ISD is measured from an eye height of 3.5 feet to an object height of 3.5 feet above street level. The use of an object height equal to the driver eye height makes intersection sight distances reciprocal (i.e., if one driver can see another vehicle, then the driver of that vehicle can also see the first vehicle). When the minor street is on an upgrade that exceeds 3 percent, grade correction factors are applied.

SSD is generally more important as it represents the minimum distance required for safe stopping while ISD is based only upon acceptable speed reductions to the approaching traffic stream. The ISD, however, must be equal to or greater than the minimum required SSD in order to provide safe operations at the intersection. In accordance with the AASHTO manual, *"If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, this may require a major-road vehicle to stop or slow to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road."* Accordingly, ISD should be at least equal to the distance required to allow a driver approaching the minor road to safely stop.

The available SSD and ISD at the proposed site driveway locations were measured and compared to minimum requirements as established by AASHTO for the posted speeds. The required minimum sight distances for the driveways are compared to the available distances, as shown in Table 2.

[1] *A Policy on Geometric Design of Highways and Streets*; American Association of State Highway and Transportation Officials (AASHTO); 2018.

TABLE 2
Sight Distance Summary

Location/Direction	Stopping Sight Distance (feet)		Intersection Sight Distance (feet)		
	Measured	Minimum Required [a]	Measured	Minimum Required [b]	Desirable [c]
Pleasant Street at Egress Driveway:					
North of intersection (SB)	225	180	320	180	195
South of intersection (NB)	390	165	405	165	225
Pleasant Street at Main Site Driveway:					
North of intersection (SB)	335	180	335	180	195
South of intersection (NB)	305	165	350	165	225
Parrott Avenue at District Court/Fire Station Driveway:					
East of intersection (WB)	310 [d]	220	310 [d]	220	240
West of intersection (EB)	280	220	130 [305] [e]	220	280
Court Street at District Court / Fire Station Driveway:					
West of intersection (EB)	+500	220	225	220	240
East of intersection (WB)	+500	220	315	220	280
District Court Driveway at Site Driveway:					
North/West of intersection (SB)	100 [f]	80	100 [f]	80	170
South of intersection (NB)	200 [f]	80	200 [f]	80	145

[a] Values based on AASHTO requirements for minimum SSD based on posted speed plus 7 mph for a speed of 27 mph on Pleasant Street, and 32 mph on Parrott Avenue and Court Street, and based on an assumed speed of 15 mph on the District Court driveway.

[b] Values based on AASHTO requirements for SSD.

[c] Values based on AASHTO requirements for ISD for posted speed of 20 mph on Pleasant Street, 15 mph on District Court Driveway and 25 mph on Parrott Avenue and Court Street.

[d] To intersection with Pleasant Street.

[e] XXX [XXX] = ISD with car parked on northwest corner of intersection [ISD without car parked on northwest corner of intersection].

[f] To end of roadway.

As indicated in Table 2, the available SSD and ISD at all of the site driveway intersections will meet or exceed AASHTO recommendations for minimum sight distance with the exception of looking west exiting the District Court / Fire Station Driveway onto Parrot Avenue. There is an on-street parking spaces on the northerly side of Parrot Avenue just to the west of the District Court / Fire Station driveway. When a larger vehicle parks in this space, visibility for drivers looking left can become blocked. In this case, the driver may make a two-stage left-turn movement by first looking left (east) along Parrot Avenue for westbound traffic, then pulling the front of the vehicle slightly into the roadway to see beyond the parked vehicle to oncoming eastbound traffic. When a smaller vehicle or no vehicle is parked in the on-street parking space, the available ISD well exceeds AASHTO minimum requirements.

In order to maintain the sight distances at the driveways after development of the site, it is recommended that any proposed plantings, vegetation, landscaping, and signing along the site frontage be kept low to the

ground (no more than 3.0 feet above street level) or set back sufficiently from Main Street so as not to inhibit the available sight lines.

TRIP GENERATION

The site currently contains a mix of bank and office space. The first floor contains a 9,400 square foot (SF) Citizens Bank headquarters with two drive-through lanes and the first and second floors contain various office spaces totaling 9,900 SF. The project consists of razing the existing structures on site and constructing a new mixed-use building. Upon completion, the project will provide a ±6,722 SF retail banking office for Kennebunk Savings Bank, ±3,636 SF financial services offices, ±13,956 SF of professional office space, and 23 apartment units. GPI utilized trip-generation rates published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*[2] to estimate the trips generated by the proposed uses, using the following:

- Drive-In Bank (LUC 912) – Utilized for 6,722 SF of the first floor of the proposed bank with drive through.
- General Office Building (LUC 710) – Utilized for the 3,636 SF of the second floor financial office space and 13,956 SF first-floor office space.
- Multi-Family (Low-Rise)(LUC 220) – Utilized for the apartment units.

The Project will be located in downtown Portsmouth, in close proximity to multiple retail, restaurant, office, residential, and entertainment uses for sharing trips between uses. As a result, many of the trips generated by the site will be walking and biking trips. In addition, the site is located in close proximity to multiple bus routes, allowing for easy access to public transportation for access to/from the site. Therefore, the trip rates for all the land uses were based on Dense Multi-Use Urban settings with the exception of LUC 912 (Drive-in Bank) as separate trip rates are not provided for a dense multi-use urban setting for this land use.

Existing Trips

Not all of the trips will be new to the area. As previously noted, the site currently contains a mix of bank and office space, which is currently generating traffic. The first floor contains a 9,400 square foot (SF) Citizens Bank headquarters with two drive-through lanes and the remaining space in the building contains office space totaling 9,900 SF. GPI has estimated the trips generated by the former site based on ITE trip rate for LUC 712 (Small Office Building) and LUC 912 (Drive-In Bank). The resulting trip generation estimate is summarized in Table 3, and the detailed calculations are provided in the Appendix.

[2] *Trip Generation Manual*, 12th Edition; Institute of Transportation Engineers; Washington, DC; September 2025.

TABLE 3 – Existing Trip Generation Summary

Time Period/Direction	Office Trips (LUC 712) [a]	Bank Trips (LUC 912) [b]	Total Trips [c]
Weekday Daily	100	930	**1,030**
Weekday AM Peak Hour:			
Enter	27	55	**82**
Exit	6	39	**45**
Total	33	94	**127**
Weekday PM Peak Hour:			
Enter	5	99	**104**
Exit	10	99	**109**
Total	15	198	**213**
Saturday Daily	10	812	**822**
Saturday Midday Peak Hour:			
Enter	1	126	**127**
Exit	1	121	**122**
Total	2	247	**249**

[a] ITE LUC 712 (Small Office Building) in Dense Multi-Use Urban setting for 9.9 ksf.
[b] ITE LUC 912 (Drive-In Bank) in General Urban / Suburban setting for 9.4 ksf.
[c] Sum of Office and Bank Trips.

Proposed Trips

As stated previously, the project consists of razing the existing structures on site and constructing a new mixed-use building. Upon completion, the project will provide a ±6,722 SF retail banking office for Kennebunk Savings Bank, ±3,636 SF financial services offices, ±13,956 SF of financial services offices, and 23 apartment units. GPI has estimated the trips generated by the proposed development based on ITE trip rate for LUC 710 (General Office Building), LUC 912 (Drive-In Bank) and LUC 220 (Multi-Family Housing [Mid-Rise]). The resulting trip generation estimate is summarized in Table 4, and the detailed calculations are provided in the Appendix.

TABLE 4 – Proposed Trip Generation Summary

Time Period/Direction	Residential Trips (LUC 221) [a]	Bank Trips (LUC 912) [b]	Office Trips (LUC 712) [c]	Total Trips [d]
Weekday Daily	66	664	164	**894**
Weekday AM Peak Hour:				
Enter	2	39	13	**54**
Exit	13	28	2	**43**
Total	15	67	15	**97**
Weekday PM Peak Hour:				
Enter	8	71	2	**81**
Exit	1	70	13	**84**
Total	9	141	15	**165**
Saturday Daily	60	582	24	**642**
Saturday Midday Peak Hour:				
Enter	2	90	0	**92**
Exit	4	86	3	**90**
Total	6	176	3	**182**

[a] ITE LUC 220 (Multi-family Housing (Low-Rise)) in Dense Multi-Use Urban setting for 23 units.
[b] ITE LUC 912 (Drive-In Bank) in Dense Multi-Use Urban setting for 6.722 ksf.
[c] ITE LUC 710 (General Office Building) in Dense Multi-Use Urban setting for 17.592 ksf.
[d] Sum of Residential Trips, Bank Trips, and Office Trips.

Table 5 provides a comparison of the trips generated by the proposed land uses to the trips generated by the former site. As shown in Table 5, the proposed redevelopment will result in a slight decrease in vehicle trips during all analysis time periods as compared to the existing uses on the site.

TABLE 5 – Trip Generation Comparison

Time Period/Direction	Existing Trips [a]	Proposed Trips [b]	Net Increase in Trips [c]
Weekday Daily	1,030	894	**-136**
Weekday AM Peak Hour:			
Enter	82	54	**-28**
Exit	45	43	**-2**
Total	127	97	**-30**
Weekday PM Peak Hour:			
Enter	104	81	**-23**
Exit	109	84	**-25**
Total	213	165	**-48**
Saturday Daily	822	642	**-180**
Saturday Midday Peak Hour:			
Enter	127	92	**-35**
Exit	122	90	**-32**
Total	249	182	**-67**

[a] Total Existing Trips (From Table 3).
[b] Total Proposed Trips (From Table 4).
[c] Proposed Trips minus Existing Trips.

PARKING

As part of the Project, a total of 91 parking spaces are proposed. This will be split into 58 underground garage vehicle parking spaces and 33 above-ground parking spaces in the parking lot. In addition, a total of 50 total bicycle parking spaces will be provided, with 40 spaces in the garage and 10 spaces within an outdoor bicycle rack.

Zoning Regulations

Residential Parking

Section 10.1112.311 of the City of Portsmouth Zoning Ordinance requires 1.0 parking spaces per unit for residential dwellings of 500-750 SF and 1.3 parking spaces per unit for residential dwellings above 750 SF. However, new state legislature states that municipalities cannot require more than one (1) parking space per residential unit, regardless of size. Therefore, the 23 residential units would require 23 parking spaces to meet the requirements of state legislature.

In addition, Section 10.1112.312 of the Zoning Ordinance states that:

> *"In addition to the off-street parking spaces provided in accordance with Sec. 10.1112.311, any dwelling or group of dwellings on a lot containing more than 4 dwelling units shall provide one visitor parking space for every 5 dwelling units or portion thereof."*

Therefore, a total of 5 visitor parking spaces would be required to meet zoning regulations, which would result in a total of 28 parking spaces required for the residential use.

Bank & Office Parking

Section 10.1112.32.5.10-5.30 of the City of Portsmouth Zoning Ordinance requires professional offices and financial services to provide one parking space per 350 SF. Accordingly, the 6,722 SF retail bank office will require 20 parking spaces, the 3,636 SF financial office space will require 11 parking spaces, and the 13,956 SF of office space will require 40 spaces. Therefore, a total of 71 parking spaces would be required to serve the proposed bank and office space.

Bicycle Parking

Section 10.1116.11 of the Zoning Bylaws states that for multifamily dwellings, one bicycle parking space is required for every 5 dwelling units or portion thereof, up to a maximum of 30 bicycle spaces. Therefore, five (5) bicycle parking spaces are required for the residential units. For non-residential uses, one bicycle space for each 10 automobile parking spaces are required. A total of 71 parking spaces are required to meet zoning regulations for the proposed non-residential uses. Therefore, eight (8) bicycle parking spaces are required to serve the non-residential uses. A total of 13 bicycle parking spaces are required to meet zoning regulations. As previously noted, a total of 50 bicycle parking spaces will be provided on the site, resulting in an excess of 37 bicycle parking spaces.

The City's zoning regulations allow for the application of a reduction in the parking spaces provided on site of one (1) parking space for every 6 excess bicycle parking spaces, up to a maximum of 5% reductions. Based on an excess of 37 bicycle parking spaces being provided on the site, a reduction in parking supply of six (6) parking spaces may be applied. However, 5% of the parking required for each use represents 4 spaces; therefore a maximum reduction of four (4) parking spaces is permitted.

Total Vehicle Parking Required

As described above, a total of 28 parking spaces are required to serve the residential uses on the site and 71 parking spaces to serve the commercial / office uses, for a total parking requirement of 99 parking spaces. As noted above, the provision of 37 excess bicycle parking spaces on the site will allow for the four-space reduction in the parking provisions required by zoning, reducing the required parking supply to 95 parking spaces.

Shared-Use Parking

Section 10.1112.61 of the City of Portsmouth Zoning Ordinance allows developments that contain a mix of uses on the same parcel to reduce the number of off-street parking spaces in accordance with the parking occupancy rates. The minimum required parking spaces for the development are calculated by multiplying the minimum parking requirements discussed above for each land use by the parking occupancy rates provided in Section 10.1112.61 of the Zoning Ordinance. The minimum required parking spaces for the development is the highest of all the time periods. Based on this methodology, the minimum number of parking spaces required for the development is 80 parking spaces. Applying the four-space reduction in parking allowed due to 37 excess bicycle spaces reduces this parking requirement to 76 spaces.

As the proposed parking supply of 91 parking spaces will meet the City's zoning ordinance requiring 76 parking spaces, adequate parking will be provided on the site for the proposed uses.

ITE Parking Demand Rates

The ITE publication *Parking Generation, 6th Edition*[3] provides parking demand generation rates on a per dwelling unit basis for residential land uses. GPI utilized parking demand generation rates for LUC 220 (Multifamily Housing 2+ Bedroom (Low-Rise)), and LUC 710 (General Office Building) for Dense Multi-Use Urban settings. LUC 912 (Drive-In Bank) does not provide parking estimates for dense multi-use urban settings; therefore parking rates for general urban/suburban settings were utilized for this LUC to estimate the parking demand generated by the proposed mixed-use development. As previously stated, the Project is located in downtown Portsmouth with convenient access to offices, restaurants, entertainments, public transit, and Mobility As A Service (MAAS) opportunities (i.e. Uber/Lyft) where trips are not anticipated to be made by personal vehicle. Since the majority of the parking estimates were made based on general urban/suburban data, the ITE parking estimates are likely an overestimation of the actual parking requirements.

ITE provides parking demand rates for the various land uses for each hour of the day. Therefore, GPI superimposed the parking demands anticipated to be generated by the proposed residential units, health club, office and bank to estimate the hourly parking demand throughout the day on a weekday and Saturday. The results of the analysis indicate that the peak parking demand anticipated to be generated by the proposed development will be 70 parking spaces. As a total of 91 parking spaces are proposed on the site, the available parking will be adequate to accommodate the anticipated peak parking demand.

Parking Easement

There is an existing parking easement on the property that provides five (5) parking spaces as overflow for the Treadwell Mansion's hotel use. Based on the City's zoning ordinance, applying a shared-use parking credit for the proposed uses, the total parking required on the site to serve both the easement and the proposed uses would be 81 parking spaces. Based on ITE parking demand generation data, the total parking required to serve both the easement and proposed uses would be 75 spaces. Therefore, the 91 parking spaces provided will be adequate to accommodate the anticipated parking demand based on both the City's zoning regulations and ITE parking demand generation rates.

[3] *Parking Generation Manual, 7th Edition*; Institute of Transportation Engineers; October 2023.

CONCLUSIONS

- The site currently contains a 9,400 square foot (SF) Citizens Bank headquarters with two drive-through lanes and office space totaling 9,900 SF. Access and egress for the existing site is currently provided via two driveways on Pleasant Street, with the northerly driveway operating as an egress-only. In addition, a cross-connection is provided at the southwest corner of the site to the Parrot Avenue Public Parking Lot, offering connections to an additional driveway on Pleasant Street, Parrot Avenue, and the driveway to the District Court and Portsmouth Fire Department. The project consists of renovating the existing structures on site and constructing a new mixed-use building. Upon completion, the project will provide a ±6,722 SF retail banking office for Kennebunk Savings Bank, ±3,636 SF financial services offices, ±13,956 SF of financial services offices, and 23 apartment units. An underground parking garage with 58 parking spaces and above ground parking for an additional 33 parking spaces will be provided, totaling 91 parking spaces on the site. The existing curb cuts would be closed as part of the project, including the connection to the Parrot Avenue Parking Lot. A new egress-only driveway for the bank drive-through lanes would be provided at the northerly end of the site on Pleasant Street. In addition, a new full-access/egress driveway would be constructed on Pleasant Street and a new full-access/egress driveway would connect to the District Court / Fire Department driveway, which provides connections to Parrot Avenue and Court Street.

- All study area intersections and roadway segments experienced less than one collision a year over the three-year study period, indicating that no significant safety issues exist.

- The available SSD and ISD at all of the site driveway intersections will meet or exceed AASHTO recommendations for minimum sight distance with the exception of looking west exiting the District Court / Fire Station Driveway onto Parrot Avenue. There is an on-street parking spaces on the northerly side of Parrot Avenue just to the west of the District Court / Fire Station driveway. When a larger vehicle parks in this space, visibility for drivers looking left can become blocked. In this case, the driver may make a two-stage left-turn movement by first looking left (east) along Parrot Avenue for westbound traffic, then pulling the front of the vehicle slightly into the roadway to see beyond the parked vehicle to oncoming eastbound traffic. When a smaller vehicle or no vehicle is parked in the on-street parking space, the available ISD well exceeds AASHTO minimum requirements.

  In order to maintain the sight distances at the driveways after development of the site, it is recommended that any proposed plantings, vegetation, landscaping, and signing along the site frontage be kept low to the ground (no more than 3.0 feet above street level) or set back sufficiently from Main Street so as not to inhibit the available sight lines.

- The proposed redevelopment will result in a slight decrease in trips during all analysis time periods as compared to the existing uses on site.

- A total of 91 vehicle parking spaces and 50 bicycle parking spaces are provided on the site. To satisfy the City's zoning requirements, a total of 99 parking spaces are required to serve the proposed residential, office, and bank. However, the City's zoning regulations allow a reduction of one (1) parking space for every six excess bicycle parking spaces provided on the site up to five (5) percent. As 50 bicycle spaces are proposed and only 13 spaces are required for zoning, there will be an excess of 37 bicycle parking spaces on the site, allowing for a reduction in the parking supply to 95 spaces. In addition, the City's zoning regulations allow for the sharing of parking spaces on the site for mixed-use developments. Based on the City's multi-use trip percentages, a total of 76 parking spaces would be required to serve the weekday daytime peak. Therefore, the proposed parking supply of 91 spaces will satisfy the City's zoning requirements.

- In addition, based on ITE parking demand generation rates, the proposed development is anticipated to generate a peak parking demand of 70 parking spaces. Therefore, the proposed parking supply of 91 spaces will be adequate to accommodate the peak parking demand anticipated for the site.

- There is an existing parking easement on the property that provides five (5) parking spaces as overflow for the Treadwell Mansion's hotel use. Based on the City's zoning ordinance, applying a shared-use parking credit for the proposed uses, the total parking required on the site to serve both the easement and the proposed uses would be 81 parking spaces. Based on ITE parking demand generation data, the total parking required to serve both the easement and proposed uses would be 75 spaces. Therefore, the 91 parking spaces provided will be adequate to accommodate the anticipated parking demand based on both the City's zoning regulations and ITE parking demand generation rates.

Based on the findings above, the proposed mixed-use redevelopment can be safely and efficiently accommodated along the existing roadway network. No additional project-specific mitigation is warranted based on the incremental impacts of the Project.

- APPENDIX

- ***Public Transportation Information***
- ***Collision Data***
- ***Sight Distance Calculations***
- ***Trip Generation Calculations***
- ***Parking Demand Calculations***

PUBLIC TRANSPORTATION INFORMATION

Route 44 Map

Portsmouth • Kittery • PNSY



Ride Information

COAST BUS FARES

Base Cash Fare **$1.50**

All passengers ages 5 and up are required to pay this fare each time they board a COAST bus. Passengers who pay with cash or single ride tickets may request a free transfer to their next route to complete their one-way trip. Transfers must be requested when boarding.

Half-Fare **$ 0.75**

Passengers 65 and older, or passengers with a disability, are entitled to pay half the cash fare. Proof of eligibility is required by showing a Medicare card, photo ID with birth date, COAST ADA Paratransit Card, or COAST Half-Fare Card. Please contact COAST to apply for a Half-Fare Card.

Multi-Ride Tickets and Passes

*Available at **www.coastbus.org** or call 603-743-5777, TTY 711.*

Unlimited Monthly Pass **$ 52**

Unlimited rides on COAST routes for the month.

YOUR RIGHTS

COAST adheres to all Federal regulations regarding Civil Rights. If you need to request an ADA Reasonable Modification/ Accommodation, or if you believe you have been discriminated against or would like to file a complaint under the ADA or Title VI, please contact COAST's Civil Rights Officer at 603-516-0788, TTY 711 or email CivilRights@coastbus.org.

NO SERVICE DAYS

COAST does not operate on the following holidays:

- New Year's Day
- Martin Luther King Jr./ Civil Rights Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Eve Day
- Christmas Day

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Bus Schedule & Map 44

COAST

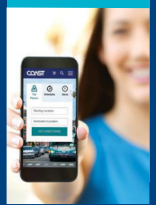
Effective 03.17.24

ROUTE 44

Portsmouth • Kittery • PNSY



Find all of the full COAST schedules online at **coastbus.org**



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COAST SYSTEM MAP

OUTBOUND • INBOUND

Route 44 Portsmouth • Kittery • PNSY

How to Read the Schedule

Printed bus schedules only show the timepoints (major bus stops where the bus will hold until the scheduled departure time). In between those timepoints are many other stops that you can use. For a full listing of bus stops, visit **www.coastbus.org**, or use the Passio GO! App.

The times shown represent the number of minutes after the hour that the bus will depart from that stop. Last stop times are arrivals. Any exceptions will be noted.

OUTBOUND (M-F)	Service On Every Hour		
Hanover Station - Government St. (PNSY Gate 1)	First Bus	Minutes Past Hour	Last Bus
Hanover Station	5:54am	:36*	6:36pm
Junkins Ave. (Portsmouth City Hall)	7:40am	:40*	6:40pm
Government St. (PNSY Gate 1)	6:00am	:45*	6:45pm

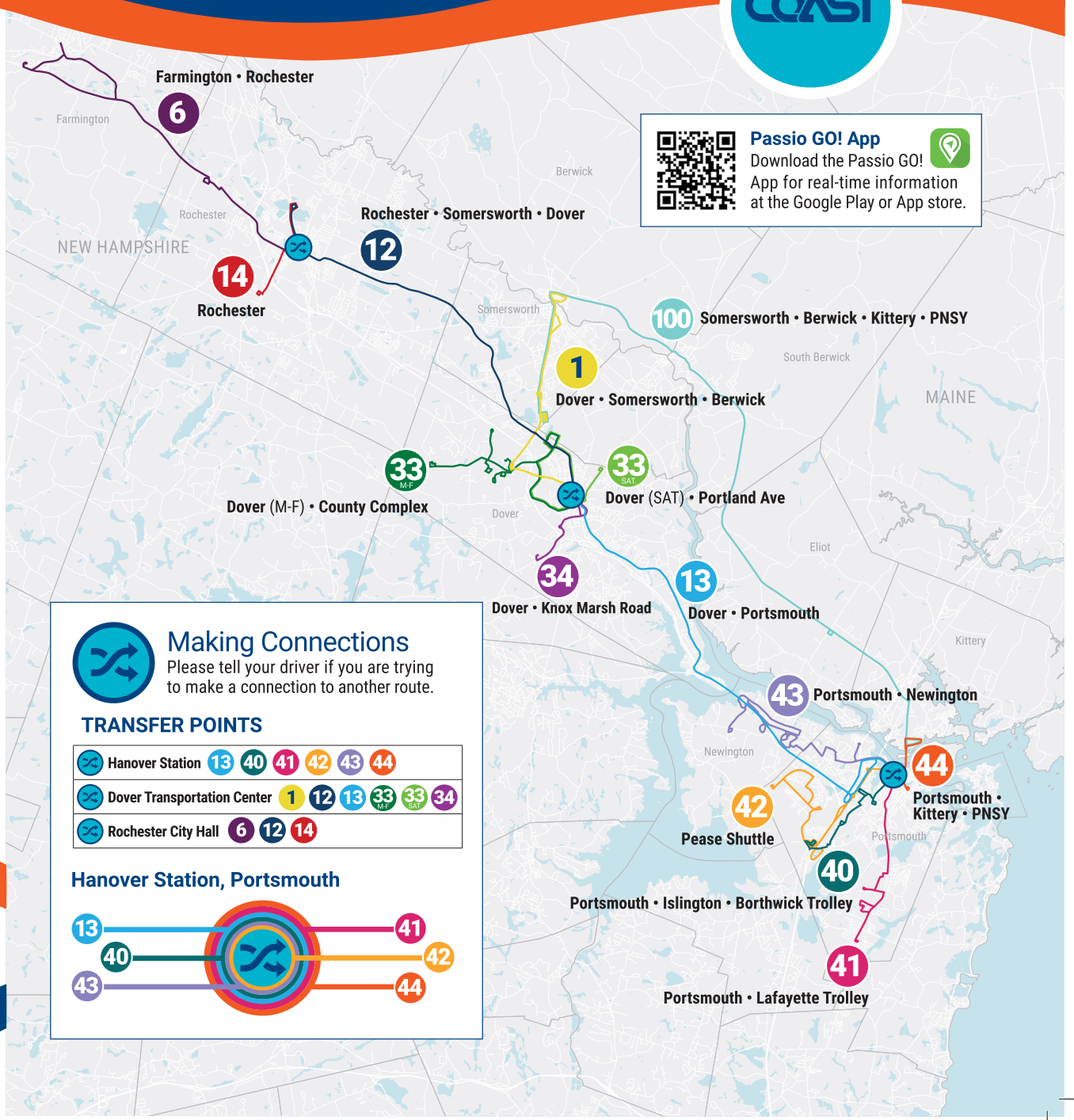
**Regular hourly schedule starts during the hour of 7am.*

INBOUND (M-F)	Service On Every Hour		
Government St. (PNSY Gate 1) - Hanover Station	First Bus	Minutes Past Hour	Last Bus
Government St. (PNSY Gate 1)	6:35am	:45*	8:45pm
Hanover Station	6:42am	:54*	8:54pm

**Regular hourly schedule starts during the hour of 7am.*

MAP IT!

For a full listing of bus stops, visit
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or use the Passio GO! App.



Passio GO! App
Download the Passio GO! App for real-time information at the Google Play or App store.

Making Connections

Please tell your driver if you are trying to make a connection to another route.

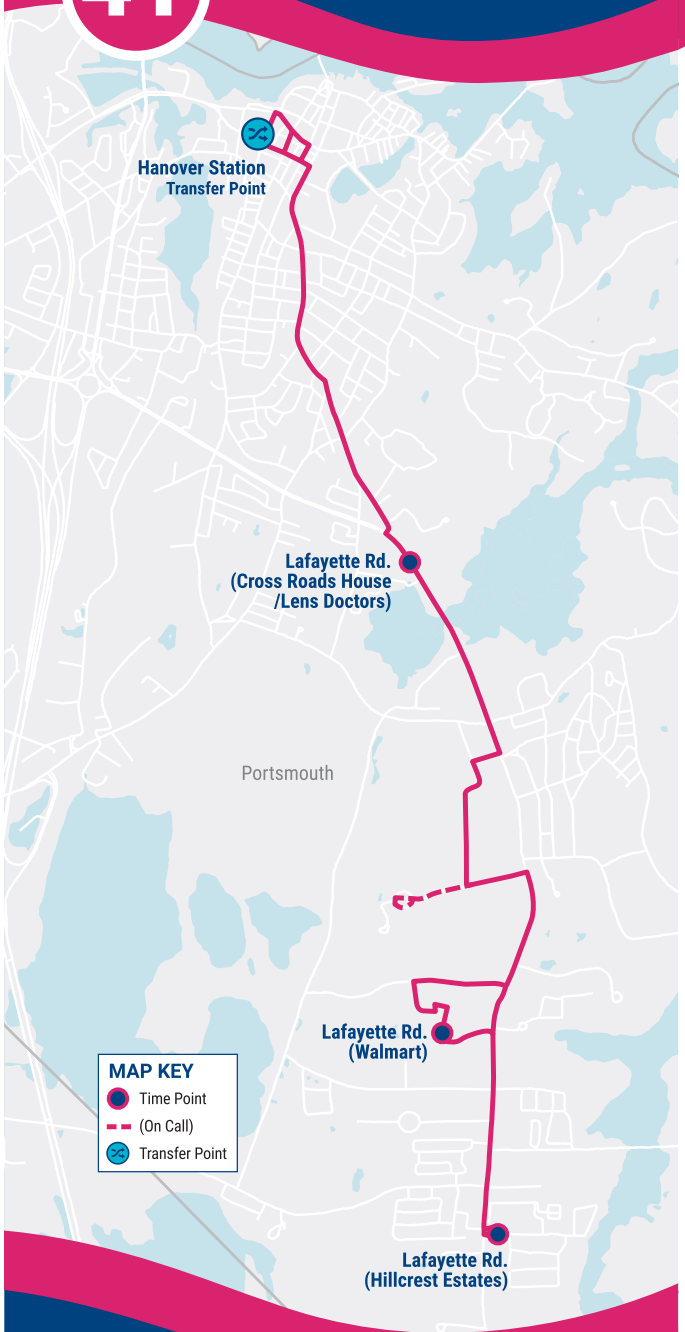
TRANSFER POINTS

Hanover Station	13 40 41 42 43 44
Dover Transportation Center	1 12 13 33 M-F 33 SAT 34
Rochester City Hall	6 12 14

Hanover Station, Portsmouth

Route 41 Map

Portsmouth • Lafayette Road



Ride Information

COAST BUS FARES

Base Cash Fare **$1.50**

All passengers ages 5 and up are required to pay this fare each time they board a COAST bus. Passengers who pay with cash or single ride tickets may request a free transfer to their next route to complete their one-way trip. Transfers must be requested when boarding.

Half-Fare **$ 0.75**

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- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Eve Day
- Christmas Day

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Bus Schedule & Map 41

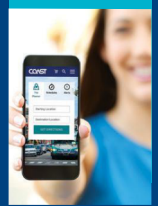
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ROUTE 41

Portsmouth • Lafayette Road



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COAST SYSTEM MAP

OUTBOUND • INBOUND

Route 41 Portsmouth • Lafayette Road

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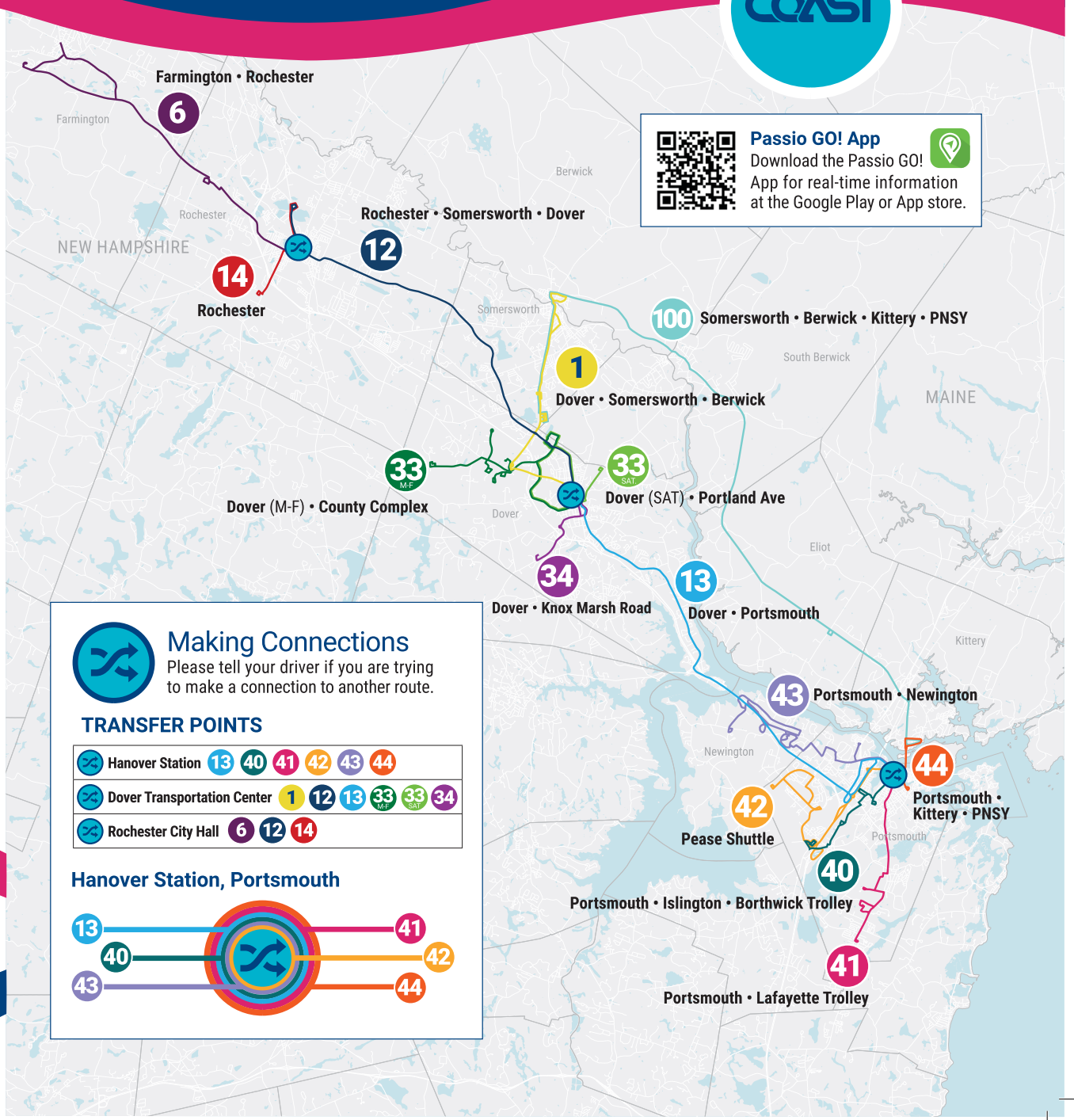
The times shown represent the number of minutes after the hour that the bus will depart from that stop. Last stop times are arrivals. Any exceptions will be noted.

OUTBOUND (M-Sat)	Service On Every Hour		
Hanover Station - Lafayette Rd. (Hillcrest Estates)	First Bus	Minutes Past Hour	Last Bus
• Hanover Station	6:00am	:00	8:00pm
• Lafayette Rd. (Cross Roads House)	6:10am	:10	8:10pm
• Lafayette Rd. (Walmart)	6:20am	:20	8:20pm
• Lafayette Rd. (Hillcrest Estates)	6:29am	:29	8:29pm

INBOUND (M-Sat)	Service On Every Hour		
Lafayette Rd. (Hillcrest Estates) - Hanover Station	First Bus	Minutes Past Hour	Last Bus
• Lafayette Rd. (Hillcrest Estates)	6:30am	:30	8:30pm
• Lafayette Rd. (Lens Doctors)	6:38am	:38	8:38pm
• Hanover Station	6:49am	:49	8:49pm

MAP IT!

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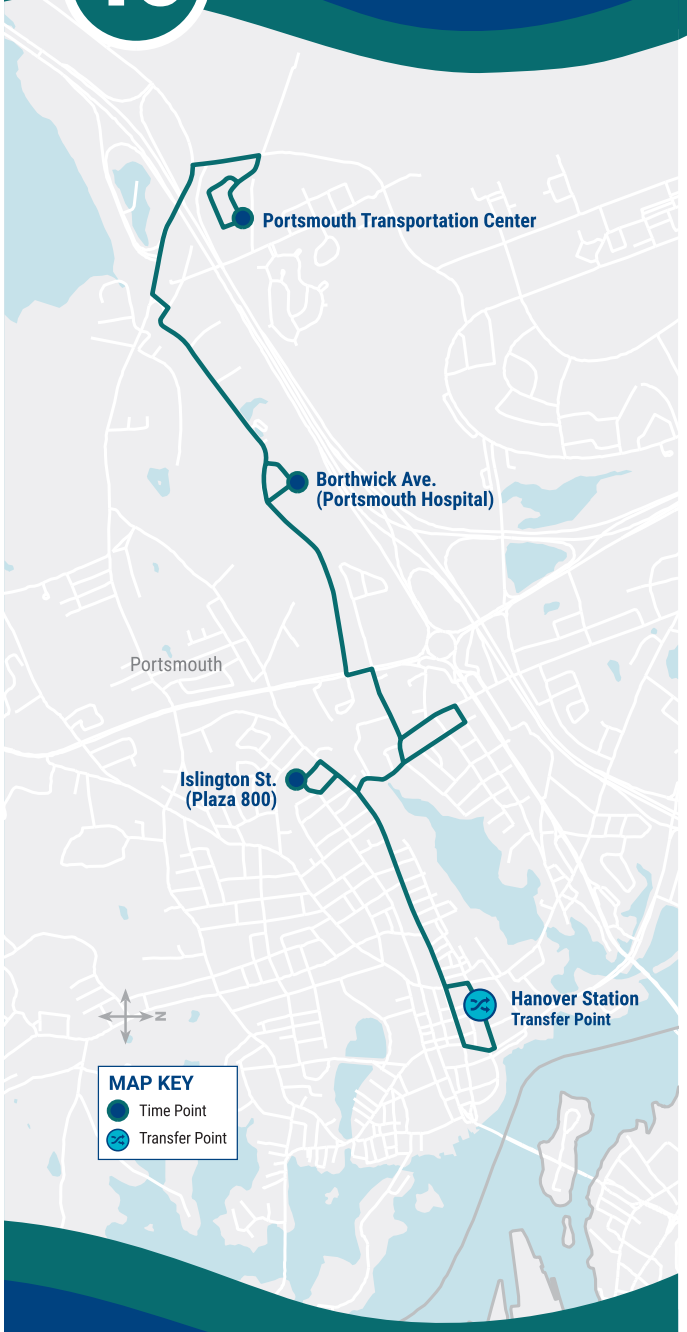
TRANSFER POINTS

Hanover Station	13 40 41 42 43 44
Dover Transportation Center	1 12 13 33 M-F 33 SAT 34
Rochester City Hall	6 12 14

Hanover Station, Portsmouth

Route 40 Map

Portsmouth • Islington • Borthwick



Ride Information

COAST BUS FARES

Base Cash Fare **$1.50**

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- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Eve Day
- Christmas Day

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Bus Schedule & Map 40

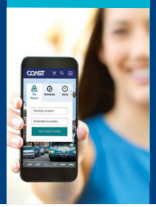
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ROUTE 40

Portsmouth • Islington • Borthwick



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COAST SYSTEM MAP

OUTBOUND • INBOUND

Route 40 Portsmouth • Islington • Borthwick

How to Read the Schedule

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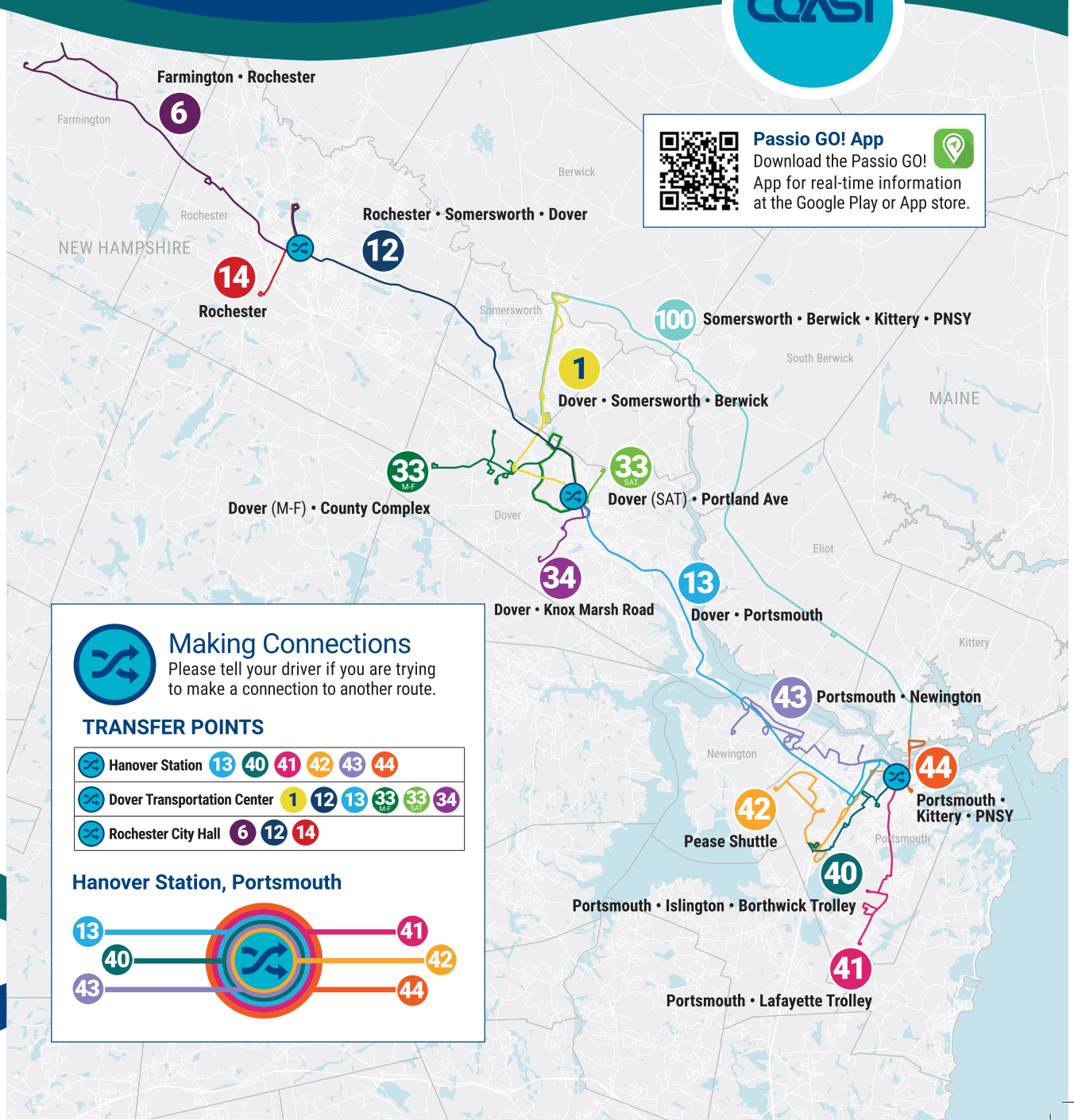
The times shown represent the number of minutes after the hour that the bus will depart from that stop. Last stop times are arrivals. Any exceptions will be noted.

OUTBOUND (M-Sat)	Service On Every Hour		
Hanover Station - Portsmouth Transportation Center	First Bus	Minutes Past Hour	Last Bus
● Hanover Station	6:00am	:00*	7:00pm
● Islington St. (Plaza 800)	6:07am	:07*	7:07pm
● Borthwick Ave. (Ports. Hospital)	6:15am	:15*	7:15pm
● Portsmouth Transportation Center	6:23am	:23*	7:23pm

INBOUND (M-Sat)	Service On Every Hour		
Portsmouth Transportation Center- Hanover Station	First Bus	Minutes Past Hour	Last Bus
● Portsmouth Transportation Center	6:24am	:24*	7:24pm
● Borthwick Ave. (Ports. Hospital)	6:31am	:31*	7:31pm
● Islington St. (Plaza 800)	6:39am	:39*	7:39pm
● Hanover Station	6:47am	:47*	7:47pm

MAP IT!

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Making Connections

Please tell your driver if you are trying to make a connection to another route.

TRANSFER POINTS

Hanover Station	13 40 41 42 43 44
Dover Transportation Center	1 12 13 33 M-F 33 SAT 34
Rochester City Hall	6 12 14

Hanover Station, Portsmouth

Route 4A - Weekday

UNH-Durham to Malls & Portsmouth Market Square

Portsmouth 4A

Monday - Friday

Stop ID # & Location	AM Express	AM Express					
Outbound to Portsmouth	**Run 1**	**Run 2**	**Run 3**	**Run 4**	**Run 5**	**Run 6**	**Run 7**
101 DEPART UNH McCONNELL HALL	**6:40 AM**	**7:45 AM**	**12:05 PM**	**2:05 PM**	**6:05 PM**	**7:05 PM**	**9:35 PM**
152 DEPART MITCHELL WAY @ McDANIEL DRIVE	**6:41 AM**	**7:46 AM**	**12:06 PM**	**2:06 PM**	**6:06 PM**	**7:06 PM**	**9:36 PM**
102 DEPART UNH KINGSBURY HALL	**6:42 AM**	**7:47 AM**	**12:07 PM**	**2:07 PM**	**6:07 PM**	**7:07 PM**	**9:37 PM**
103 DEPART UNH HEWITT HALL	**6:42 AM**	**7:47 AM**	**12:07 PM**	**2:07 PM**	**6:07 PM**	**7:07 PM**	**9:37 PM**
104 DEPART MAIN ST @ UNH THOMPSON HALL	**6:45 AM**	**7:50 AM**	**12:10 PM**	**2:10 PM**	**6:10 PM**	**7:10 PM**	**9:40 PM**
105 DEPART MAIN ST @ UNH HOLLOWAY COMMONS	**6:46 AM**	**7:51 AM**	**12:11 PM**	**2:11 PM**	**6:11 PM**	**7:11 PM**	**9:41 PM**
106 DEPART MAIN ST @ UNH HETZEL HALL	**6:47 AM**	**7:52 AM**	**12:12 PM**	**2:12 PM**	**6:12 PM**	**7:12 PM**	**9:42 PM**
107 Rte 108 @ Old Landing Rd	6:49 AM	7:54 AM	12:14 PM	2:14 PM	6:14 PM	7:14 PM	9:44 PM
109 Rte 108 @ Old Piscataqua Rd	6:49 AM	7:54 AM	12:14 PM	2:14 PM	6:14 PM	7:14 PM	9:44 PM
121 Rte 4 @ 68 Piscataqua Rd	6:50 AM	7:55 AM	12:15 PM	2:15 PM	6:15 PM	7:15 PM	9:45 PM
122 Rte 4 @ Riverview Rd	6:51 AM	7:56 AM	12:16 PM	2:16 PM	6:16 PM	7:16 PM	9:46 PM
192 Rte 4 @ 116 Piscataqua Rd	6:51 AM	7:56 AM	12:16 PM	2:16 PM	6:16 PM	7:16 PM	9:46 PM
123 Rte 4 @ Wagon Hill Farm	6:52 AM	7:57 AM	12:17 PM	2:17 PM	6:17 PM	7:17 PM	9:47 PM
124 Rte 4 @ Cedar Point Rd	6:53 AM	7:58 AM	12:18 PM	2:18 PM	6:18 PM	7:18 PM	9:48 PM
201 Boston Harbor Road @ DMV	**On Request Only**			**On Request Only**		**On Request Only**	
604 Newington Wal-Mart	**Not Serviced on These Runs**		12:26 PM	2:26 PM	6:26 PM	7:26 PM	9:56 PM
603 Fox Run Mall (to Portsmouth)			12:28 PM	2:28 PM	6:28 PM	7:28 PM	9:58 PM
601 Crossings at Fox Run @ Cold Stone Creamery			12:31 PM	2:31 PM	6:31 PM	7:31 PM	10:01 PM
302 Gosling Rd @ Gosling Meadows			12:33 PM	2:33 PM	6:33 PM	7:33 PM	10:03 PM
314 1840 Woodbury Ave	7:01 AM	8:06 AM	12:34 PM	2:34 PM	6:34 PM	7:34 PM	10:04 PM
312 Marshall's Plaza @ Commerce Way	7:03 AM	8:08 AM	12:37 PM	2:37 PM	6:37 PM	7:37 PM	10:07 PM
336 170 Commerce Way	7:04 AM	8:09 AM	12:38 PM	2:38 PM	6:38 PM	7:38 PM	10:08 PM
338 Commerce Way / Portsmouth Blvd	7:04 AM	8:09 AM	12:38 PM	2:38 PM	6:38 PM	7:38 PM	10:08 PM
316 Maplewood Ave @ Fairview Drive	7:08 AM	8:13 AM	12:42 PM	2:42 PM	6:42 PM	7:42 PM	10:10 PM
317 Maplewood Ave @ I-95 Overpass	7:10 AM	8:15 AM	12:44 PM	2:44 PM	6:44 PM	7:44 PM	10:12 PM
318 Maplewood Ave @ Dearborn Street	7:11 AM	8:16 AM	12:45 PM	2:45 PM	6:45 PM	7:45 PM	10:13 PM
319 Maplewood Ave @ North Cemetery	7:12 AM	8:17 AM	12:46 PM	2:46 PM	6:46 PM	7:46 PM	10:14 PM
303 Arrive Hanover Street @ High-Hanover Parking	**7:14 AM**	**8:19 AM**	**12:48 PM**	**2:48 PM**	**6:48 PM**	**7:48 PM**	**10:16 PM**
Inbound to Durham							
303 Depart Hanover Street @ High-Hanover Parking	**7:14 AM**	**8:19 AM**	**12:48 PM**	**2:48 PM**	**6:48 PM**	**7:48 PM**	**10:16 PM**
311 Market Square	7:16 AM	8:21 AM	12:50 PM	2:50 PM	6:50 PM	7:50 PM	10:18 PM
310 Islington Street @ Tanner Street	7:17 AM	8:22 AM	12:51 PM	2:51 PM	6:51 PM	7:51 PM	10:19 PM
308 Islington Street @ Cornwall Street	7:18 AM	8:23 AM	12:52 PM	2:52 PM	6:52 PM	7:52 PM	10:20 PM
307 Islington Street @ Dunkin Donuts	7:20 AM	8:25 AM	12:54 PM	2:54 PM	6:54 PM	7:54 PM	10:22 PM
305 Plaza 800	7:21 AM	8:26 AM	12:55 PM	2:55 PM	6:55 PM	7:55 PM	10:23 PM
344 3 Cate Street	7:23 AM	8:28 AM	12:57 PM	2:57 PM	6:57 PM	7:57 PM	10:25 PM
345 35 Hodgdon Way	7:24 AM	8:29 AM	12:58 PM	2:58 PM	6:58 PM	7:58 PM	10:25 PM
341 Cottage Street @ Portsmouth Senior Center	7:26 AM	8:31 AM	1:00 PM	3:00 PM	7:00 PM	8:00 PM	10:27 PM
320 Cottage Street @ Woodbury Ave	7:26 AM	8:31 AM	1:00 PM	3:00 PM	7:00 PM	8:00 PM	10:28 PM
321 Woodbury Ave @ Dennett Street	7:26 AM	8:31 AM	1:00 PM	3:00 PM	7:00 PM	8:00 PM	10:28 PM
201 Boston Harbor Road @ DMV	**On Request Only**			**On Request Only**		**On Request Only**	
125 Rte 4 @ Scammel Bridge (West Side)	7:36 AM	8:41 AM	1:10 PM	3:10 PM	7:10 PM	8:10 PM	10:38 PM
126 Rte 4 @ Emery Farm	7:37 AM	8:42 AM	1:11 PM	3:11 PM	7:11 PM	8:11 PM	10:39 PM
193 Rte 4 @ Morgan Way	7:38 AM	8:43 AM	1:12 PM	3:12 PM	7:12 PM	8:12 PM	10:40 PM
127 Rte 4 @ Shearwater Street	7:38 AM	8:43 AM	1:12 PM	3:12 PM	7:12 PM	8:12 PM	10:40 PM
120 Rte 4 @ 65 Piscataqua Rd	7:39 AM	8:44 AM	1:12 PM	3:13 PM	7:13 PM	8:13 PM	10:40 PM
119 Rte 108 @ The Pines Inn (#47)	7:42 AM	8:47 AM	1:15 PM	3:16 PM	7:16 PM	8:16 PM	10:43 PM
108 Rte 108 @ Young Drive	7:42 AM	8:47 AM	1:16 PM	3:16 PM	7:16 PM	8:16 PM	10:44 PM
117 Madbury Road @ Woodman Rd	7:45 AM	8:50 AM	1:19 PM	3:19 PM	7:19 PM	8:19 PM	10:46 PM
116 ARRIVE GARRISON AVE @ SAWYER HALL	**7:46 AM**	**8:51 AM**	**1:20 PM**	**3:20 PM**	**7:20 PM**	**8:20 PM**	**10:47 PM**
105 ARRIVE MAIN ST @ UNH HOLLOWAY COMMONS	**7:48 AM**	**8:53 AM**	**1:22 PM**	**3:22 PM**	**7:22 PM**	**8:22 PM**	**10:49 PM**
1001 ARRIVE UNH McCONNELL HALL	**7:50 AM**	**8:55 AM**	**1:24 PM**	**3:24 PM**	**7:24 PM**	**8:24 PM**	**10:51 PM**

These times are approximate.

Please be at the bus stop 5 minutes before the scheduled time.

There is no weekend service during periods of "Reduced Service".

Route 4A - WEEKEND — Portsmouth 4A

UNH-Durham to Malls & Portsmouth Market Square — Saturday - Sunday

Stop ID # & Location Outbound to Portsmouth	Run 1	Run 2	Run 3
101 DEPART UNH McCONNELL HALL	**11:35 AM**	**2:35 PM**	**7:05 PM**
152 DEPART MITCHELL WAY @ McDANIEL DRIVE	**11:36 AM**	**2:36 PM**	**7:06 PM**
102 DEPART UNH KINGSBURY HALL	**11:37 AM**	**2:37 PM**	**7:07 PM**
103 DEPART UNH HEWITT HALL	**11:37 AM**	**2:37 PM**	**7:07 PM**
104 DEPART MAIN ST @ UNH THOMPSON HALL	**11:40 AM**	**2:40 PM**	**7:10 PM**
105 DEPART MAIN ST @ UNH HOLLOWAY COMMONS	**11:41 AM**	**2:41 PM**	**7:11 PM**
106 DEPART MAIN ST @ UNH HETZEL HALL	**11:42 AM**	**2:42 PM**	**7:12 PM**
107 Rte 108 @ Old Landing Rd	11:44 AM	2:44 PM	7:14 PM
109 Rte 108 @ Old Piscataqua Rd	11:44 AM	2:44 PM	7:14 PM
121 Rte 4 @ 68 Piscataqua Rd	11:45 AM	2:45 PM	7:15 PM
122 Rte 4 @ Riverview Rd	11:46 AM	2:46 PM	7:16 PM
192 Rte 4 @ 116 Piscataqua Rd	11:46 AM	2:46 PM	7:16 PM
123 Rte 4 @ Wagon Hill Farm	11:47 AM	2:47 PM	7:17 PM
124 Rte 4 @ Cedar Point Rd	11:48 AM	2:48 PM	7:18 PM
201 Boston Harbor Road @ DMV	**On Request Only**		
604 Newington Wal-Mart	11:56 AM	2:56 PM	7:26 PM
603 Fox Run Mall (to Portsmouth)	11:58 AM	2:58 PM	7:28 PM
601 Crossings at Fox Run @ Cold Stone Creamery	12:01 PM	3:01 PM	7:30 PM
302 Gosling Rd @ Gosling Meadows	12:03 PM	3:03 PM	7:32 PM
314 1840 Woodbury Ave	12:04 PM	3:04 PM	7:33 PM
312 Marshall's Plaza @ Commerce Way	12:07 PM	3:07 PM	7:36 PM
336 170 Commerce Way	12:08 PM	3:08 PM	7:37 PM
338 Commerce Way / Portsmouth Blvd	12:08 PM	3:08 PM	7:37 PM
316 Maplewood Ave @ Fairview Drive	12:12 PM	3:12 PM	7:39 PM
317 Maplewood Ave @ I-95 Overpass	12:14 PM	3:14 PM	7:41 PM
318 Maplewood Ave @ Dearborn Street	12:15 PM	3:15 PM	7:42 PM
319 Maplewood Ave @ North Cemetery	12:16 PM	3:16 PM	7:43 PM
303 Arrive Hanover Street @ High-Hanover Parking	**12:18 PM**	**3:18 PM**	**7:45 PM**
Inbound to Durham			
303 Depart Hanover Street @ High-Hanover Parking	**12:18 PM**	**3:18 PM**	**7:45 PM**
311 Market Square	12:20 PM	3:20 PM	7:47 PM
310 Islington Street @ Tanner Street	12:21 PM	3:21 PM	7:49 PM
308 Islington Street @ Cornwall Street	12:22 PM	3:22 PM	7:50 PM
307 Islington Street @ Dunkin Donuts	12:24 PM	3:24 PM	7:51 PM
305 Plaza 800	12:25 PM	3:25 PM	7:53 PM
344 3 Cate Street	12:27 PM	3:27 PM	7:55 PM
345 35 Hodgdon Way	12:27 PM	3:27 PM	7:55 PM
341 Cottage Street @ Portsmouth Senior Center	12:29 PM	3:29 PM	7:57 PM
320 Cottage Street @ Woodbury Ave	12:30 PM	3:30 PM	7:57 PM
321 Woodbury Ave @ Dennett Street	12:30 PM	3:30 PM	7:58 PM
602 Crossings at Fox Run @ Regal Cinemas	12:37 PM	3:37 PM	8:05 PM
606 Fox Run Mall (to UNH)	12:41 PM	3:41 PM	8:09 PM
605 Fox Run Rd @ Wal-Mart	12:43 PM	3:43 PM	8:11 PM
607 2299 Woodbury Ave	12:44 PM	3:44 PM	8:11 PM
201 Boston Harbor Road @ DMV	**On Request Only**		
125 Rte 4 @ Scammel Bridge (West Side)	12:50 PM	3:50 PM	8:17 PM
126 Rte 4 @ Emery Farm	12:51 PM	3:51 PM	8:19 PM
193 Rte 4 @ Morgan Way	12:52 PM	3:52 PM	8:19 PM
127 Rte 4 @ Shearwater Street	12:53 PM	3:53 PM	8:20 PM
120 Rte 4 @ 65 Piscataqua Road	12:53 PM	3:53 PM	8:21 PM
119 Rte 108 @ The Pines Inn (#47)	12:56 PM	3:56 PM	8:24 PM
108 Rte 108 @ Young Drive	12:57 PM	3:57 PM	8:24 PM
117 Madbury Road @ Woodman Rd	12:59 PM	3:59 PM	8:26 PM
116 ARRIVE GARRISON AVE @ SAWYER HALL	**1:00 PM**	**4:00 PM**	**8:28 PM**
105 ARRIVE MAIN ST @ UNH HOLLOWAY COMMONS	**1:02 PM**	**4:02 PM**	**8:29 PM**
1001 ARRIVE UNH McCONNELL HALL	**1:04 PM**	**4:04 PM**	**8:31 PM**

These times are approximate.
Please be at the bus stop 5 minutes before the scheduled time.

There is no weekend service during periods of "Reduced Service".

Route 4B - Weekday — Portsmouth 4B

UNH-Durham to Malls & Portsmouth Market Square — Monday - Friday

Stop ID # & Location Outbound to Portsmouth	Run 1	Run 2	Run 3	Run 4	Run 5	Run 6
101 DEPART UNH McCONNELL HALL	**8:45 AM**	**10:35 AM**	**1:05 PM**	**3:05 PM**	**4:35 PM**	**8:05 PM**
152 DEPART MITCHELL WAY @ McDANIEL DRIVE	**8:46 AM**	**10:36 AM**	**1:06 PM**	**3:06 PM**	**4:36 PM**	**8:06 PM**
102 DEPART UNH KINGSBURY HALL	**8:47 AM**	**10:37 AM**	**1:07 PM**	**3:07 PM**	**4:37 PM**	**8:07 PM**
103 DEPART UNH HEWITT HALL	**8:47 AM**	**10:37 AM**	**1:07 PM**	**3:07 PM**	**4:37 PM**	**8:07 PM**
104 DEPART MAIN ST @ UNH THOMPSON HALL	**8:50 AM**	**10:40 AM**	**1:10 PM**	**3:10 PM**	**4:40 PM**	**8:10 PM**
105 DEPART MAIN ST @ UNH HOLLOWAY COMMONS	**8:51 AM**	**10:41 AM**	**1:11 PM**	**3:11 PM**	**4:41 PM**	**8:11 PM**
106 DEPART MAIN ST @ UNH HETZEL HALL	**8:52 AM**	**10:42 AM**	**1:12 PM**	**3:12 PM**	**4:42 PM**	**8:12 PM**
107 Rte 108 @ Old Landing Rd	8:54 AM	10:44 AM	1:14 PM	3:14 PM	4:44 PM	8:14 PM
109 Rte 108 @ Old Piscataqua Rd	8:54 AM	10:44 AM	1:14 PM	3:14 PM	4:44 PM	8:14 PM
121 Rte 4 @ 68 Piscataqua Rd	8:55 AM	10:45 AM	1:15 PM	3:15 PM	4:45 PM	8:15 PM
122 Rte 4 @ Riverview Rd	8:56 AM	10:46 AM	1:16 PM	3:16 PM	4:46 PM	8:16 PM
192 Rte 4 @ 116 Piscataqua Rd	8:56 AM	10:46 AM	1:16 PM	3:16 PM	4:46 PM	8:16 PM
123 Rte 4 @ Wagon Hill Farm	8:57 AM	10:47 AM	1:17 PM	3:17 PM	4:47 PM	8:17 PM
124 Rte 4 @ Cedar Point Rd	8:58 AM	10:48 AM	1:18 PM	3:18 PM	4:48 PM	8:18 PM
201 Boston Harbor Road @ DMV	**On Request Only**					
322 Woodbury Ave @ Holiday Inn	9:09 AM	10:59 AM	1:29 PM	3:29 PM	4:59 PM	8:29 PM
323 Woodbury Ave @ Woodbury Manner	9:09 AM	10:59 AM	1:29 PM	3:29 PM	4:59 PM	8:29 PM
315 Woodbury Ave @ Bartlett Street	9:10 AM	11:00 AM	1:30 PM	3:30 PM	5:00 PM	8:30 PM
305 Plaza 800	9:13 AM	11:03 AM	1:33 PM	3:33 PM	5:03 PM	8:33 PM
306 Islington Street @ Cass Street	9:15 AM	11:05 AM	1:35 PM	3:35 PM	5:05 PM	8:35 PM
304 Islington Street @ Goodwin Park	9:16 AM	11:06 AM	1:36 PM	3:36 PM	5:06 PM	8:36 PM
309 Islington Street @ Keefe House	9:17 AM	11:07 AM	1:37 PM	3:37 PM	5:07 PM	8:37 PM
303 Arrive Hanover Street @ High-Hanover Parking	**9:19 AM**	**11:09 AM**	**1:39 PM**	**3:39 PM**	**5:09 PM**	**8:39 PM**
Inbound to Durham						
303 Depart Hanover Street @ High-Hanover Parking	**9:19 AM**	**11:09 AM**	**1:39 PM**	**3:39 PM**	**5:09 PM**	**8:39 PM**
311 Market Square	9:21 AM	11:11 AM	1:41 PM	3:41 PM	5:11 PM	8:41 PM
324 Maplewood Ave @ Vaughan Street	9:23 AM	11:13 AM	1:43 PM	3:43 PM	5:13 PM	8:43 PM
325 Maplewood Ave @ Jackson Hill St	9:24 AM	11:14 AM	1:44 PM	3:44 PM	5:14 PM	8:44 PM
326 651 Maplewood Ave (Odd Fellow's Lodge)	9:25 AM	11:15 AM	1:45 PM	3:45 PM	5:15 PM	8:45 PM
327 Maplewood Ave @ Heritage Hill	9:26 AM	11:16 AM	1:46 PM	3:46 PM	5:16 PM	8:46 PM
333 Portsmouth Blvd @ Shearwater Drive	9:31 AM	11:21 AM	1:51 PM	3:51 PM	5:21 PM	8:51 PM
334 215 Commerce Way	9:31 AM	11:22 AM	1:52 PM	3:52 PM	5:22 PM	8:52 PM
335 175 Commerce Way	9:32 AM	11:23 AM	1:53 PM	3:53 PM	5:23 PM	8:52 PM
339 Commerce Way @ Marshall's Plaza	9:33 AM	11:23 AM	1:53 PM	3:53 PM	5:23 PM	8:52 PM
313 1855 Woodbury Ave @ Starbucks	9:34 AM	11:25 AM	1:55 PM	3:55 PM	5:25 PM	8:53 PM
301 Gosling Road @ Winsor Rd	9:36 AM	11:27 AM	1:57 PM	3:57 PM	5:27 PM	8:55 PM
602 Crossings at Fox Run @ Regal Cinemas	9:38 AM	11:29 AM	1:59 PM	3:59 PM	5:29 PM	8:56 PM
606 Fox Run Mall (to UNH)	9:41 AM	11:32 AM	2:02 PM	4:02 PM	5:32 PM	8:59 PM
605 Fox Run Rd @ Wal-Mart	9:43 AM	11:34 AM	2:04 PM	4:04 PM	5:34 PM	9:01 PM
607 2299 Woodbury Ave	9:45 AM	11:34 AM	2:04 PM	4:04 PM	5:34 PM	9:02 PM
201 Boston Harbor Road @ DMV	**On Request Only**					
125 Rte 4 @ Scammel Bridge (West Side)	9:53 AM	11:42 AM	2:13 PM	4:13 PM	5:43 PM	9:09 PM
126 Rte 4 @ Emery Farm	9:54 AM	11:44 AM	2:14 PM	4:14 PM	5:44 PM	9:10 PM
193 Rte 4 @ Morgan Way	9:55 AM	11:44 AM	2:15 PM	4:15 PM	5:45 PM	9:10 PM
127 Rte 4 @ Shearwater Street	9:55 AM	11:45 AM	2:15 PM	4:15 PM	5:45 PM	9:11 PM
120 Rte 4 @ 65 Piscataqua Rd	9:56 AM	11:45 AM	2:16 PM	4:16 PM	5:46 PM	9:11 PM
119 Rte 108 @ The Pines Inn (#47)	9:59 AM	11:48 AM	2:19 PM	4:19 PM	5:49 PM	9:14 PM
108 Rte 108 @ Young Drive	9:59 AM	11:49 AM	2:19 PM	4:19 PM	5:49 PM	9:15 PM
117 Madbury Road @ Woodman Rd	10:01 AM	11:51 AM	2:21 PM	4:21 PM	5:51 PM	9:17 PM
116 ARRIVE GARRISON AVE @ SAWYER HALL	**10:03 AM**	**11:52 AM**	**2:23 PM**	**4:23 PM**	**5:53 PM**	**9:18 PM**
105 ARRIVE MAIN ST @ UNH HOLLOWAY COMMONS	**10:04 AM**	**11:53 AM**	**2:24 PM**	**4:24 PM**	**5:54 PM**	**9:19 PM**
1001 ARRIVE UNH McCONNELL HALL	**10:06 AM**	**11:55 AM**	**2:26 PM**	**4:26 PM**	**5:56 PM**	**9:21 PM**

These times are approximate.
Please be at the bus stop 5 minutes before the scheduled time.

There is no weekend service during periods of "Reduced Service".

Route 4B - WEEKEND

Portsmouth 4B

UNH-Durham to Malls & Portsmouth Market Square

Saturday - Sunday

Stop ID # & Location Outbound to Portsmouth	Run 1	Run 2	Run 3	Run 4
101 DEPART UNH McCONNELL HALL	**1:05 PM**	**3:35 PM**	**5:05 PM**	**9:05 PM**
152 DEPART MITCHELL WAY @ McDANIEL DRIVE	**1:06 PM**	**3:36 PM**	**5:06 PM**	**9:06 PM**
102 DEPART UNH KINGSBURY HALL	**1:07 PM**	**3:37 PM**	**5:07 PM**	**9:07 PM**
103 DEPART UNH HEWITT HALL	**1:07 PM**	**3:37 PM**	**5:07 PM**	**9:07 PM**
104 DEPART MAIN ST @ UNH THOMPSON HALL	**1:10 PM**	**3:40 PM**	**5:10 PM**	**9:10 PM**
105 DEPART MAIN ST @ UNH HOLLOWAY COMMONS	**1:11 PM**	**3:41 PM**	**5:11 PM**	**9:11 PM**
106 DEPART MAIN ST @ UNH HETZEL HALL	**1:12 PM**	**3:42 PM**	**5:12 PM**	**9:12 PM**
107 Rte 108 @ Old Landing Rd	1:14 PM	3:44 PM	5:14 PM	9:14 PM
109 Rte 108 @ Old Piscataqua Rd	1:14 PM	3:44 PM	5:14 PM	9:14 PM
121 Rte 4 @ 68 Piscataqua Rd	1:15 PM	3:45 PM	5:15 PM	9:15 PM
122 Rte 4 @ Riverview Rd	1:16 PM	3:46 PM	5:16 PM	9:16 PM
192 Rte 4 @ 116 Piscataqua Rd	1:16 PM	3:46 PM	5:16 PM	9:16 PM
123 Rte 4 @ Wagon Hill Farm	1:17 PM	3:47 PM	5:17 PM	9:17 PM
124 Rte 4 @ Cedar Point Rd	1:18 PM	3:48 PM	5:18 PM	9:18 PM
201 Boston Harbor Road @ DMV	**On Request Only**			
604 Newington Wal-Mart	1:26 PM	3:56 PM	5:26 PM	9:26 PM
603 Fox Run Mall (To Portsmouth)	1:28 PM	3:58 PM	5:28 PM	9:28 PM
601 Crossings at Fox Run @ Cold Stone Creamery	1:31 PM	4:01 PM	5:31 PM	9:31 PM
322 Woodbury Ave @ Holiday Inn	1:38 PM	4:08 PM	5:38 PM	9:38 PM
323 Woodbury Ave @ Woodbury Manner	1:38 PM	4:08 PM	5:38 PM	9:38 PM
315 Woodbury Ave @ Bartlett Street	1:39 PM	4:09 PM	5:39 PM	9:39 PM
305 Plaza 800	1:42 PM	4:12 PM	5:42 PM	9:42 PM
306 Islington Street @ Cass Street	1:44 PM	4:14 PM	5:44 PM	9:44 PM
304 Islington Street @ Goodwin Park	1:45 PM	4:15 PM	5:45 PM	9:45 PM
309 Islington Street @ Keefe House	1:46 PM	4:16 PM	5:46 PM	9:46 PM
303 Arrive Hanover Street @ High-Hanover Parking	**1:48 PM**	**4:18 PM**	**5:48 PM**	**9:48 PM**
Inbound to Durham				
303 Depart Hanover Street @ High-Hanover Parking	**1:48 PM**	**4:18 PM**	**5:48 PM**	**9:48 PM**
311 Market Square	1:50 PM	4:20 PM	5:50 PM	9:50 PM
324 Maplewood Ave @ Vaughan Street	1:52 PM	4:22 PM	5:52 PM	9:52 PM
325 Maplewood Ave @ Jackson Hill St	1:53 PM	4:23 PM	5:53 PM	9:53 PM
326 651 Maplewood Ave (Odd Fellow's Lodge)	1:54 PM	4:24 PM	5:54 PM	9:54 PM
327 Maplewood Ave @ Heritage Hill	1:55 PM	4:25 PM	5:55 PM	9:55 PM
333 Portsmouth Blvd @ Shearwater Drive	2:00 PM	4:30 PM	6:00 PM	10:00 PM
334 215 Commerce Way	2:00 PM	4:30 PM	6:00 PM	10:00 PM
335 175 Commerce Way	2:01 PM	4:31 PM	6:01 PM	10:01 PM
339 Commerce Way @ Marshall's Plaza	2:02 PM	4:32 PM	6:02 PM	10:02 PM
313 1855 Woodbury Ave @ Starbucks	2:03 PM	4:33 PM	6:03 PM	10:03 PM
301 Gosling Road @ Winsor Rd	2:05 PM	4:35 PM	6:05 PM	10:05 PM
602 Crossings at Fox Run @ Regal Cinemas	2:07 PM	4:37 PM	6:07 PM	10:06 PM
606 Fox Run Mall (to UNH)	2:10 PM	4:40 PM	6:10 PM	10:09 PM
605 Fox Run Rd @ Wal-Mart	2:12 PM	4:42 PM	6:12 PM	10:11 PM
607 2299 Wodbury Ave	2:13 PM	4:43 PM	6:13 PM	10:12 PM
201 Boston Harbor Road @ DMV	**On Request Only**			
125 Rte 4 @ Scammel Bridge (West Side)	2:20 PM	4:50 PM	6:20 PM	10:19 PM
126 Rte 4 @ Emery Farm	2:22 PM	4:52 PM	6:22 PM	10:21 PM
193 Rte 4 @ Morgan Way	2:22 PM	4:52 PM	6:22 PM	10:22 PM
127 Rte 4 @ Shearwater Street	2:23 PM	4:53 PM	6:23 PM	10:22 PM
120 Rte 4 @ 65 Piscataqua Road	2:24 PM	4:54 PM	6:24 PM	10:23 PM
119 Rte 108 @ The Pines Inn (#47)	2:27 PM	4:57 PM	6:27 PM	10:26 PM
108 Rte 108 @ Young Drive	2:27 PM	4:57 PM	6:27 PM	10:27 PM
117 Madbury Road @ Woodman Rd	2:29 PM	4:59 PM	6:29 PM	10:29 PM
116 ARRIVE GARRISON AVE @ SAWYER HALL	**2:31 PM**	**5:01 PM**	**6:31 PM**	**10:30 PM**
105 ARRIVE MAIN ST @ UNH HOLLOWAY COMMONS	**2:32 PM**	**5:02 PM**	**6:32 PM**	**10:31 PM**
1001 ARRIVE UNH McCONNELL HALL	**2:34 PM**	**5:04 PM**	**6:34 PM**	**10:33 PM**

These times are approximate.
Please be at the bus stop 5 minutes before the scheduled time.

There is no weekend service during periods of "Reduced Service".

COLLISION DATA

Accident ID	Day	Date	Time	Severity	Collision Type	Collision Description	Address	Intersection
22-17653-AC	Saturday	5/14/2022	1:08 PM	PD	SS	Hit a utility truck parked on the side of the road	170 Court Street	NOT AT INTERSECTION
22-24250-AC	Tuesday	6/28/2022	8:46 AM	PD	SV	Box truck had hit a street light and knocked it over	140 Court Street	Court Street at Apartments Driveway
22-49921-AC	Thursday	12/29/2022	7:03 AM	PI	Angle	Turning left out of the Citizen's Bank Parking Lot and did not see a cyclist travelling SB toward him and hit him	N/A	Pleasant Street at Citizen's Bank Parking Lot
23-25718-AC	Wednesday	7/5/2023	7:57 PM	PD	Angle	Pulling out of Parrott Ave parking lot and hit a vehicle travelling on Parrott Ave	N/A	Parrott Ave at Parrott Ave Parking Lot Exit
23-45854-AC	Tuesday	11/28/2023	9:50 AM	PD	Angle	Pulling out of Parrott Ave parking lot and hit a vehicle travelling on Parrott Ave	N/A	Parrott Ave at Parrott Ave Parking Lot Exit

SIGHT DISTANCE CALCULATIONS

AASHTO Recommended Sight Distance Summary
(Passenger Vehicles)

LOCATION: Pleasant Street at Site Driveway

Side Street Direction:	EB
Number of Lanes on Mainline =	2
Median Width (Feet) =	0

STOPPING SIGHT DISTANCE

Mainline Direction:	SB	
85th Percentile Speed (V) =	27	MPH
Grade (G) =	-3.8%	
Apply Grade Adjustment	Yes	
Brake Reaction Time (T) =	2.5	seconds
Deceleration Rate (A) =	11.2	ft/s^2
SSD = 1.47 V * T +1.075 V^2/A =	178	FT
SSD =	**180**	**FT**

Mainline Direction:	NB	
85th Percentile Speed (V) =	27	MPH
Grade (G) =	2.4%	
Apply Grade Adjustment	Yes	
Brake Reaction Time (T) =	2.5	seconds
Deceleration Rate (A) =	11.2	ft/s^2
SSD = 1.47 V * T +1.075 V^2/A =	165	FT
SSD =	**165**	**FT**

INTERSECTION SIGHT DISTANCE

RIGHT TURN FROM STOP:	North	of Driveway
Posted Speed (V) =	20	MPH
Minor Street Approach Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Time Gap (t_g) =	6.5	seconds
ISD (Right Turn from Stop) = 1.47 * t_g * V =	192	FT
ISD (Right Turn from Stop) =	**195**	**FT**

LEFT TURN FROM STOP:	South	of Driveway
Posted Speed (V) =	20	MPH
Minor Street Approach Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Time Gap (t_g) =	7.5	seconds
ISD (Left Turn from Stop) = 1.47 * t_g * V =	221	FT
ISD (Left Turn from Stop) =	**225**	**FT**

AASHTO Recommended Sight Distance Summary
(Passenger Vehicles)

LOCATION: Parrott Ave at District Court/Fire Station Driveway

Side Street Direction:	SB
Number of Lanes on Mainline =	2
Median Width (Feet) =	0

STOPPING SIGHT DISTANCE

Mainline Direction:	WB	
85th Percentile Speed (V) =	32	MPH
Grade (G) =	0.3%	
Apply Grade Adjustment	No	
Brake Reaction Time (T) =	2.5	seconds
Deceleration Rate (A) =	11.2	ft/s^2
SSD = 1.47 V * T +1.075 V^2/A =	216	FT
SSD =	**220**	**FT**

Mainline Direction:	EB	
85th Percentile Speed (V) =	32	MPH
Grade (G) =	-0.3%	
Apply Grade Adjustment	No	
Brake Reaction Time (T) =	2.5	seconds
Deceleration Rate (A) =	11.2	ft/s^2
SSD = 1.47 V * T +1.075 V^2/A =	217	FT
SSD =	**220**	**FT**

INTERSECTION SIGHT DISTANCE

RIGHT TURN FROM STOP:	East	of Driveway
Posted Speed (V) =	25	MPH
Minor Street Approach Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Time Gap (t_g) =	6.5	seconds
ISD (Right Turn from Stop) = 1.47 * t_g * V =	239	FT
ISD (Right Turn from Stop) =	**240**	**FT**

LEFT TURN FROM STOP:	West	of Driveway
Posted Speed (V) =	25	MPH
Minor Street Approach Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Time Gap (t_g) =	7.5	seconds
ISD (Left Turn from Stop) = 1.47 * t_g * V =	276	FT
ISD (Left Turn from Stop) =	**280**	**FT**

AASHTO Recommended Sight Distance Summary
(Passenger Vehicles)

LOCATION: Court Street at District Court/Fire Station Driveway

Side Street Direction:	NB
Number of Lanes on Mainline =	2
Median Width (Feet) =	0

STOPPING SIGHT DISTANCE

Mainline Direction:	EB	
85th Percentile Speed (V) =	32	MPH
Grade (G) =	1.0%	
Apply Grade Adjustment	No	
Brake Reaction Time (T) =	2.5	seconds
Deceleration Rate (A) =	11.2	ft/s^2
SSD = 1.47 V * T +1.075 V^2/A =	216	FT
SSD =	**220**	**FT**

Mainline Direction:	WB	
85th Percentile Speed (V) =	32	MPH
Grade (G) =	-1.0%	
Apply Grade Adjustment	No	
Brake Reaction Time (T) =	2.5	seconds
Deceleration Rate (A) =	11.2	ft/s^2
SSD = 1.47 V * T +1.075 V^2/A =	219	FT
SSD =	**220**	**FT**

INTERSECTION SIGHT DISTANCE

RIGHT TURN FROM STOP:	West	of Driveway
Posted Speed (V) =	25	MPH
Minor Street Approach Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Time Gap (t_g) =	6.5	seconds
ISD (Right Turn from Stop) = 1.47 * t_g * V =	239	FT
ISD (Right Turn from Stop) =	**240**	**FT**

LEFT TURN FROM STOP:	East	of Driveway
Posted Speed (V) =	25	MPH
Minor Street Approach Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Time Gap (t_g) =	7.5	seconds
ISD (Left Turn from Stop) = 1.47 * t_g * V =	276	FT
ISD (Left Turn from Stop) =	**280**	**FT**

AASHTO Recommended Sight Distance Summary
(Passenger Vehicles)

LOCATION: District Court Driveway at Site Driveway

Side Street Direction:	WB
Number of Lanes on Mainline =	2
Median Width (Feet) =	0

STOPPING SIGHT DISTANCE

Mainline Direction:	NB	
85th Percentile Speed (V) =	15	MPH
Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Brake Reaction Time (T) =	2.5	seconds
Deceleration Rate (A) =	11.2	ft/s^2
SSD = 1.47 V * T +1.075 V^2/A =	77	FT
SSD =	**80**	**FT**

Mainline Direction:	SB	
85th Percentile Speed (V) =	15	MPH
Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Brake Reaction Time (T) =	2.5	seconds
Deceleration Rate (A) =	11.2	ft/s^2
SSD = 1.47 V * T +1.075 V^2/A =	77	FT
SSD =	**80**	**FT**

INTERSECTION SIGHT DISTANCE

RIGHT TURN FROM STOP:	South	of Driveway
Posted Speed (V) =	15	MPH
Minor Street Approach Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Time Gap (t_g) =	6.5	seconds
ISD (Right Turn from Stop) = 1.47 * t_g * V =	144	FT
ISD (Right Turn from Stop) =	**145**	**FT**

LEFT TURN FROM STOP:	North	of Driveway
Posted Speed (V) =	15	MPH
Minor Street Approach Grade (G) =	0.0%	
Apply Grade Adjustment	No	
Time Gap (t_g) =	7.5	seconds
ISD (Left Turn from Stop) = 1.47 * t_g * V =	166	FT
ISD (Left Turn from Stop) =	**170**	**FT**

TRIP-GENERATION CALCULATIONS

Proposed Use	Size	Variable
Residential (LUC 220)	23.0	Units
Bank (LUC 912)	6,722.0	SF
Office (LUC 710)	17,592.0	SF

Existing Uses	Size	Variable
Office (LUC 712)	9,900.0	SF
Bank (LUC 912)	9,400.0	SF

Time Period / Direction	Proposed Trips				Existing Trips			
	Residential LUC 220	Bank LUC 912	Office LUC 710	Total Trips	Office LUC 712	Bank LUC 912	Total Trips	Net Change in Trips
Weekday Daily	66	664	164	894	100	930	1,030	-136
Weekday AM Peak Hour								
Enter	2	39	13	54	27	55	82	-28
Exit	13	28	2	43	6	39	45	-2
Total	15	67	15	97	33	94	127	-30
Weekday PM Peak Hour								
Enter	8	71	2	81	5	99	104	-23
Exit	1	70	13	84	10	99	109	-25
Total	9	141	15	165	15	198	213	-48
Saturday Daily	60	582	24	642	10	812	822	-180
Saturday Midday Peak Hour								
Enter	2	90	0	92	1	126	127	-35
Exit	4	86	3	90	1	121	122	-32
Total	6	176	3	182	2	247	249	-67

Institute of Transportation Engineers (ITE) - 12th Edition

Land Use Code (LUC) 220 - Multi-Family Housing (Low-Rise)

Dense Multi-Use Urban

Average Vehicle Trips Ends vs: Units
Independent Variable (X): 23

AVERAGE WEEKDAY DAILY

ITE LUC 220 (Dense Multi-Use Urban) Weekday PM Trip Rate / ITE LUC 220 (General Urban/Suburban) Weekday PM Trip Rate = ITE LUC 220 (Dense Multi-Use Urban) Weekday Daily Trip Rate / ITE LUC 220 (General Urban/Suburban) Weekday Daily Trip Rate

0.24 / 0.52 = (Y) / 6.21 Y = 2.87

T = Y * 23.000
T = 66.01
T = 66 vehicle trips
with 50% (33 vpd) entering and 50% 33 vpd) exiting.

(same distribution split as ITE LUC 220 (General Urban/Suburban) during the Weekday Daily)

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.24 * (X) + 9.56
T = 0.24 * 23 + 9.56
T = 15.08
T = 15 vehicle trips
with 10% (2 vph) entering and 90% (13 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.24 * (X) + 3.25
T = 0.24 * 23 + 3.25
T = 8.77
T = 9 vehicle trips
with 90% (8 vph) entering and 10% (1 vph) exiting.

SATURDAY DAILY

ITE LUC 220 (Dense Multi-Use Urban) Weekday PM Trip Rate / ITE LUC 220 (General Urban/Suburban) Weekday PM Trip Rate = ITE LUC 220 (Dense Multi-Use Urban) Saturday Daily Trip Rate / ITE LUC 220 (General Urban/Suburban) Saturday Daily Trip Rate

0.30 / 0.52 = (Y) / 4.55 Y = 2.63

T = Y * 23.000
T = 60.49
T = 60 vehicle trips
with 50% (30 vpd) entering and 50% 30 vpd) exiting.

(same distribution split as ITE LUC 220 (General Urban/Suburban) during the Saturday Daily)

SATURDAY PEAK HOUR OF GENERATOR

ITE LUC 220 (Dense Multi-Use Urban) Weekday PM Trip Rate / ITE LUC 220 (General Urban/Suburban) Weekday PM Trip Rate = ITE LUC 220 (Dense Multi-Use Urban) Saturday Peak Trip Rate / ITE LUC 220 (General Urban/Suburban) Saturday Peak Trip Rate

0.30 / 0.52 = (Y) / 0.49 Y = 0.28

T = Y * 23.000
T = 6.44
T = 6 vehicle trips
with 38% (2 vpd) entering and 62% 4 vpd) exiting.

(same distribution split as ITE LUC 220 (General Urban/Suburban) during the Saturday Peak Hour of Generator)

Institute of Transportation Engineers (ITE) - 12th Edition

Land Use Code (LUC) 912 - Drive-In Bank

General Urban/Suburban

Average Vehicle Trips Ends vs: 1000 Sq. Ft. Gross Floor Area
Independent Variable (X): 6.722

AVERAGE WEEKDAY DAILY

T = 98.85 * (X)
T = 98.85 * 6.722
T = 664.47
T = 664 vehicle trips
with 50% (332 vph) entering and 50% (332 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 9.95 * (X)
T = 9.95 * 6.722
T = 66.88
T = 67 vehicle trips
with 58% (39 vph) entering and 42% (28 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 21.03 * (X)
T = 21.03 * 6.722
T = 141.36
T = 141 vehicle trips
with 50% (71 vph) entering and 50% (70 vph) exiting.

SATURDAY DAILY

T = 86.48 * (X)
T = 86.48 * 6.722
T = 581.32
T = 582 vehicle trips
with 50% (291 vph) entering and 50% (291 vph) exiting.

SATURDAY PEAK HOUR OF GENERATOR

T = 26.24 * (X)
T = 26.24 * 6.722
T = 176.39
T = 176 vehicle trips
with 51% (90 vph) entering and 49% (86 vph) exiting.

Institute of Transportation Engineers (ITE) - 12th Edition

Land Use Code (LUC) 710 - General Office Building

Dense Multi-Use Urban

Average Vehicle Trips Ends vs: 1000 Sq. Feet Gross Floor Area
Independent Variable (X): 17.592

WEEKDAY DAILY

ITE LUC 710 (Dense Multi-Use Urban) Weekday PM Vehicle Trip = ITE LUC 710 (Dense Multi-Use Urban) Weekday Daily Vehicle Trip Rate
ITE LUC 710 (Gdense Multi-use Urban) Weekday PM Person Trip Rate ITE LUC 710 (Dense Multi-Use Urban) Weekday Daily Person Trip Rate

$$\frac{0.87}{1.28} = \frac{(Y)}{13.68} \qquad Y = 9.30$$

T = Y * 17.592
T = 163.61
T = 164 vehicle trips
with 50% (82 vpd) entering and 50% (82 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.84 * (X)
T = 0.84 * 17.592
T = 14.78
T = 15 vehicle trips
with 87% (13 vph) entering and 13% (2 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.87 * (X)
T = 0.87 * 17.592
T = 15.31
T = 15 vehicle trips
with 16% (2 vph) entering and 84% (13 vph) exiting.

Institute of Transportation Engineers (ITE) - 12th Edition

Land Use Code (LUC) 912 - Drive-In Bank

General Urban/Suburban

Average Vehicle Trips Ends vs: 1000 Sq. Ft. Gross Floor Area
Independent Variable (X): 9.400

AVERAGE WEEKDAY DAILY

T = 98.85 * (X)
T = 98.85 * 9.400
T = 929.19
T = 930 vehicle trips
with 50% (465 vph) entering and 50% (465 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 9.95 * (X)
T = 9.95 * 9.400
T = 93.53
T = 94 vehicle trips
with 58% (55 vph) entering and 42% (39 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 21.03 * (X)
T = 21.03 * 9.400
T = 197.68
T = 198 vehicle trips
with 50% (99 vph) entering and 50% (99 vph) exiting.

SATURDAY DAILY

T = 86.48 * (X)
T = 86.48 * 9.400
T = 812.91
T = 812 vehicle trips
with 50% (406 vph) entering and 50% (406 vph) exiting.

SATURDAY PEAK HOUR OF GENERATOR

T = 26.24 * (X)
T = 26.24 * 9.400
T = 246.66
T = 247 vehicle trips
with 51% (126 vph) entering and 49% (121 vph) exiting.

Institute of Transportation Engineers (ITE) - 12th Edition

Land Use Code (LUC) 712 - Small Office Building

Dense Multi-Use Urban

Average Vehicle Trips Ends vs: 1000 Sq. Feet Gross Floor Area
Independent Variable (X): 9.900

WEEKDAY DAILY

$$\frac{\text{ITE LUC 712 (Dense Multi-Use Urban) Weekday PM Trip Rate}}{\text{ITE LUC 712 (General Urban/Suburban) Weekday PM Trip Rate}} = \frac{\text{ITE LUC 712 (Dense Multi-Use Urban) Weekday Daily Trip Rate}}{\text{ITE LUC 712 (General Urban/Suburban) Weekday Daily Trip Rate}}$$

$$\frac{1.52}{2.16} = \frac{(Y)}{14.39} \qquad Y = 10.13$$

T = Y * 9.900
T = 100.29
T = 100 vehicle trips
with 50% (50 vpd) entering and 50% (50 vpd) exiting.
(same distribution split as ITE LUC 712 (General Urban/Suburban) during the Weekday Daily)

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 3.33 * (X)
T = 3.33 * 9.900
T = 32.97
T = 33 vehicle trips
with 83% (27 vph) entering and 17% (6 vph) exiting.
(same distribution split as ITE LUC 712 (General Urban/Suburban) during the Weekday Morning)

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 1.52 * (X)
T = 1.52 * 9.900
T = 15.05
T = 15 vehicle trips
with 34% (5 vph) entering and 66% (10 vph) exiting.
(same distribution split as ITE LUC 712 (General Urban/Suburban) during the Weekday Evening)

PARKING DEMAND CALCULATIONS

City Requirements - Multi-Use Parking

Automobile Parking							
	Weekday		Weekend				
Land Use	Daytime	Evening	Daytime	Evening	Nighttime		
Residential	60%	100%	80%	100%	100%	Max Parking by Ordinance (Apartments)	28
	17.00	28.00	23.00	28.00	28.00		
Office	100%	20%	10%	5%	5%	Max Parking by Ordinance (Office)	51
	51.00	11.00	6.00	3.00	3.00		
Retail/Service	60%	90%	100%	70%	5%		
	12.00	18.00	20.00	14.00	1.00	Max Parking by Ordinance (Bank)	20
	0.00	0.00	0.00	0.00	0.00	Max Parking by Ordinance (Gym)	0
Total Required	**80.00**	57.00	49.00	45.00	32.00		
Bike Parking Reduction	1 space/6 excess bike spaces				4		
Total Required w/Reductior	**76.00**	53.00	45.00	41.00	28.00		

Bicycle Parking				
Land Use	Regulation	unit	Required Amount	Provided Amount
Residential	1space/5 units	23	5	50
Non-residential	1space/10 car spaces	71	8	

City Requirements (Non Multi-Use Requirements)

Code		Description	sf or unit/parking space	proposed sf/unit	Required Parking Spaces	
Residential						
1.1-1.9		Residential (less than 50 sf)	0.5	0	0	0
		Residential (500-750 sf)	1.0	8	8	8
		Residential (over 750 sf)	1.0	15	15	15
1.95		Residential visitor	5	23	4.6	5
					Total	28
Bicycle, Residential						
		Required Bike Parking	1/5 dwelling units	23	4.6	5
		Max Deduction	5%	28	1.4	1
					Total, with deduction	27
Commercial						
5.10-5.30	Bank	Professional, business and financial services	350	6,722	19.20571429	20
5.10-5.30	Office	Professional, business and financial services	350	17,592	50.26285714	51
4.4	Gym	Health club, yoga studio, martial arts school, or similar use	250	0	0	0
					Total	71
Bicycle, Commercial						
		Required Bike Parking	1/10 veh space	71	7.1	8
		Max Deduction	5%	71	3.55	3
					Total, with deduction	68

TOTAL PARKING REQUIRED	99
TOTAL BICYCLE REDUCTION	4
TOTAL PARKING REQUIRED WITH REDUCTION	**95**

ITE Time of Day Parking Requirements Based on ITE Parking Demand Rates

	LUC 220	LUC 710	LUC 912	Totals
12:00 - 4:00 AM	34	0	0	34
5:00 AM	38	0	0	38
6:00 AM	37	0	0	37
7:00 AM	32	0	0	32
8:00 AM	22	6	6	34
9:00 AM	21	18	14	53
10:00 AM	18	25	20	63
11:00 AM	21	28	21	70
12:00 PM	21	24	21	66
1:00 PM	21	22	22	65
2:00 PM	16	22	21	59
3:00 PM	17	24	23	64
4:00 PM	18	24	20	62
5:00 PM	19	20	16	55
6:00 PM	26	4	8	38
7:00 PM	22	0	0	22
8:00 PM	22	0	0	22
9:00 PM	23	0	0	23
10:00 PM	28	0	0	28
11:00 PM	32	0	0	32

ITE Average Peak Parking Requirement

LUC 220	25
LUC 710	28
LUC 912	23
Total	76

Institute of Transportation Engineers (ITE)
6th Edition Parking Generation
Land Use Code (LUC) 220 - Multifamily Housing 2+ BR (Low-Rise)
Dense Multi-Use Urban (No nearby rail transit)

Independent Variable (X):		23	Dwelling Units
Weekday Demand			
Average Peak Demand		1.10	Dwelling Units
	=	25	vehicles
85th Percentile Peak Demand		1.66	Dwelling Units
	=	38	vehicles
Saturday Demand			
Average Peak Demand		0.85	Dwelling Units
	=	20	vehicles
85th Percentile Peak Demand		1.05	Dwelling Units
	=	24	vehicles

	Weekday		Saturday	
Hours Beginning	Percent of Peak Period	Number of Vehicles	Percent of Peak Period	Number of Vehicles
12:00 - 4:00 AM	89%	34	100%	24
5:00 AM	100%	38	92%	22
6:00 AM	97%	37	92%	22
7:00 AM	84%	32	84%	20
8:00 AM	58%	22	76%	18
9:00 AM	55%	21	81%	19
10:00 AM	47%	18	78%	19
11:00 AM	55%	21	86%	21
12:00 PM	55%	21	81%	19
1:00 PM	55%	21	73%	18
2:00 PM	42%	16	70%	17
3:00 PM	45%	17	49%	12
4:00 PM	47%	18	51%	12
5:00 PM	50%	19	46%	11
6:00 PM	68%	26	43%	10
7:00 PM	58%	22	49%	12
8:00 PM	58%	22	59%	14
9:00 PM	61%	23	62%	15
10:00 PM	74%	28	76%	18
11:00 PM	84%	32	86%	21

Institute of Transportation Engineers (ITE)
6th Edition Parking Generation
Land Use Code (LUC) 710 - General Office Building
Dense Multi-Use Urban

Independent Variable (X):		17.592	/ 1000 Sq. Feet Gross Floor Area (GFA)
Weekday Demand			
Average Peak Demand		1.58	vehicles per 1,000 Sq. Feet GFA
	=	28	vehicles
85th Percentile Peak Demand		1.92	vehicles per 1,000 Sq. Feet GFA
	=	34	vehicles

	Weekday	(General
Hours Beginning	Percent of Peak Period	Number of Vehicles
12:00 - 4:00 AM		0
5:00 AM		0
6:00 AM		0
7:00 AM		0
8:00 AM	22%	6
9:00 AM	66%	18
10:00 AM	89%	25
11:00 AM	100%	28
12:00 PM	87%	24
1:00 PM	77%	22
2:00 PM	79%	22
3:00 PM	84%	24
4:00 PM	84%	24
5:00 PM	71%	20
6:00 PM	16%	4
7:00 PM		0
8:00 PM		0
9:00 PM		0
10:00 PM		0
11:00 PM		0

Institute of Transportation Engineers (ITE)
6th Edition Parking Generation
Land Use Code (LUC) 912 - Drive-In Bank
General Urban/Suburban (No nearby rail transit)

Independent Variable (X):		6.722	/ 1000 Sq. Feet Gross Floor Area (GFA)
Weekday Demand			
Average Peak Demand		3.40	vehicles per 1,000 Sq. Feet GFA
	=	23	vehicles
85th Percentile Peak Demand		5.03	vehicles per 1,000 Sq. Feet GFA
	=	34	vehicles
Saturday Demand			
Average Peak Demand		3.19	vehicles per 1,000 Sq. Feet GFA
	=	21	vehicles
85th Percentile Peak Demand		5	vehicles per 1,000 Sq. Feet GFA
	=	34	vehicles

	Weekday		Saturday	
Hours Beginning	Percent of Peak Period	Number of Vehicles	Percent of Peak Period	Number of Vehicles
12:00 - 4:00 AM		0		0
5:00 AM		0		0
6:00 AM		0		0
7:00 AM		0		0
8:00 AM	25%	6	25%	5
9:00 AM	62%	14	62%	13
10:00 AM	87%	20	87%	18
11:00 AM	92%	21	92%	19
12:00 PM	90%	21	90%	19
1:00 PM	94%	22	94%	20
2:00 PM	93%	21	93%	20
3:00 PM	100%	23	100%	21
4:00 PM	86%	20	86%	18
5:00 PM	69%	16	69%	14
6:00 PM	34%	8	34%	7
7:00 PM		0		0
8:00 PM		0		0
9:00 PM		0		0
10:00 PM		0		0
11:00 PM		0		0

Notes: Saturday hourly distribution based on Weekday.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

V-Locity Small (VALS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, 5QN, 5QM, 5Q, 5QW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: VALS 18L 4W UNV 40K8 BLK SA ALBMR2LR IS

Prefix	Lumen Package	Distribution	Orientation[2]	Voltage	Color Temp /Rendering	Finish
VALS - V-Locity Area Light Small	**6L** - 6,000 lms, 36W **9L** - 9,000 lms, 54W **12L** - 12,000 lms, 74W **15L** - 15,000 lms, 91W **18L** - 18,000 lms, 111W **21L** - 21,000 lms, 130W **24L** - 24,000 lms, 155W **27L** - 27,000 lms, 178W Custom Lumen Packages[1]	**2** - Type 2 **3M** - Type 3 Medium **3W** - Type 3 Wide **4M**- Type 4 Medium **4F** - Type 4 Forward **4W** - Type 4 Wide **FTM** - Forward Throw Medium **5QN** - Type 5 Square Narrow **5QM** - Type 5 Square Medium **5Q** - Type 5 Square **5QW** - Type 5 Square Wide **AM**- Automotive Merchandise **WF** - 6x6 Wide Flood **LC** - Left Corner **RC** - Right Corner	**(Blank)** - Standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**50K7**- 5000 CCT - 70 CRI **50K8**- 5000 CCT - 80 CRI **40K7** - 4000 CCT - 70 CRI **40K8**- 4000 CCT - 80 CRI **35K8**- 3500 CCT - 80 CRI **30K8** - 3000 CCT - 80 CRI **27K8** - 2700 CCT - 80 CRI **AMB** - Phosphor Converted Amber	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite **MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White

Mounting	Controls (Choose One)		Options
SA - Universal Side Arm Pole Mount **SF** - Adjustable Slip Fitter **UA**- Universal Adjustable Pole Mount Arm **MA** - Mast Arm	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALSCS4 -** AirLink Synapse Control System with 20-40' MH Motion Sensor **ALBMR1LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH)[4] **ALBMR2LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16-40' MH)[4]	**Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[3] **IMSBTL1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4] **IMSBTL2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4] **PCIU** - 120-277 Button Photocell **PCI347** - 347V Button Photocell	**IS -** Integral Shield[2] **TE** - Tooless Entry (Mast Arm Only)

Need more information?
Click here for our glossary

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Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**1225180**
AirLink 5 Pin Twist Lock Controller	**661409**
AirLink 7 Pin Twist Lock Controller	**661410**
Shorting Cap for use with CR7P	**149328**

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
Description	**Order Number**
1.5" External Shield	See Shielding Guide
3" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on Type 5 or wide flood distributions.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

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ACCESSORIES

MOUNTING ACCESSORIES

Side Arm

Bullhorn Bracket
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 adjustable slip fitter mount luminaires
Part Number: BKS PTB 2 CLR / BKS PTB 12 CLR (2 Luminaires)
Part Number: BKS PTB 3-30 CLR / BKS PTB 13-30 CLR (3 Luminaires)
Part Number: BKS PTB 4 CLR / BKS PTB 14 CLR (4 Luminaires)



Flood Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)
Part Number: BKS FMW 5 CLR (5" Straight Version)
Part Number: BKS FMW 18 CLR (18" Curved Version)



Bolt on Side Tenon Mount
Bolt on Side Tenon Mount
Part Number: BKSFBO 5 CLR (5" Straight Version)
Part Number: BKSFBO 18 CLR (18" Curved Version)
Part Number: BKSFBO 30 CLR (30" Dual Tenon Version)



Tenon / Slipfitter

Square Tenon Top
Allows to seamlessly integrate LSI luminaires to open top 4", 5" or 6" square poles with 11 ga. Or 7 ga. wall thickness
Part Number: BKA ISF10 _SQ CLR



Square Tenon Top
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires
Part Number: BKA XNM *



Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires
Part Number: BKA X_ISF * CLR



Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)
Part Number: BKS XBO WM CLR



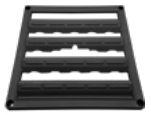
Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded)
Part Number: BKS XBO WP CLR



SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Shield for Asymmetric Distributions
Field Install Integral shield provides maximum backlight control by shiedling each individual row of LEDS with minimal impact on Streett/front side distribution
Part Number: TBD



Integral Shield for Left and Right Corner Distributions
Field install integral shield provides cutoff from two sides for maximum spill light control when utilizing LC or RC corner distributions
Part Number: TBD



External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available
Part Number: TBD (1.5") / TBD (3")



Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction
Part Number: 4SQ/5SQ/6SQ



Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction
Part Number: 4RP/5RP



Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction
Part Number: RTP



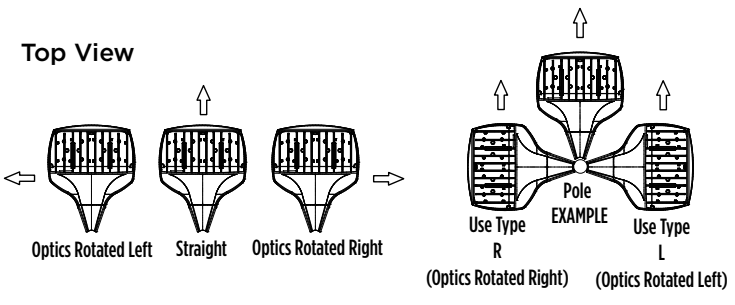
Misc.

Bird Spikes
10' linear bird spike (3' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool
Spike Part Number: 751631
Adhesive Part Number: 751632
Caulk Gun Part Number: 751636



1 Replace CLR with paint finish description
2 Repleace XX with SQ for square pole or RD for round pole (≥3" OD)
3 Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)
4 Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

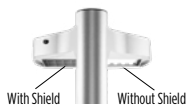


ACCESSORIES/OPTIONS

Integral Shield (IS)

Integral Shield (IS) available for improved backlight control without sacrificing Streett side performance. LSI's Integral Shield (IS) option delivers backlight control that significantly reduces spill light behind the pole for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Shields rotate with the optical distribution.

Integral Shield (IS)



Luminaire Shown with AirLink Blue Sensor Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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V-Locity Small (VALS) Outdoor LED Area Light

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PHOTOMETRICS

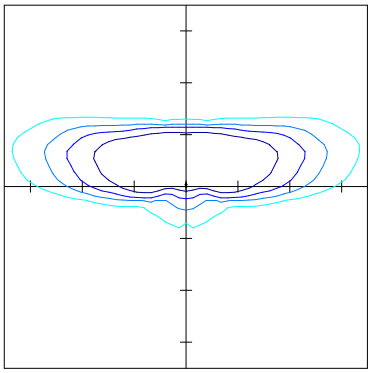
Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

VALS 18L 2 40K8

V-LOCITY Area Small, 18,000lm, Type 2 Distribution



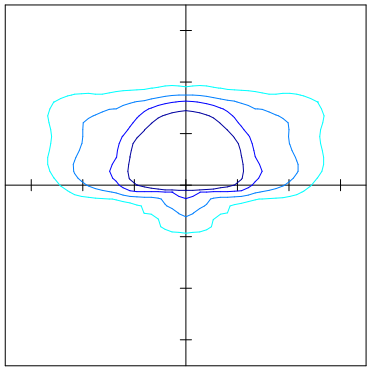
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	II Medium
BUG Rating	B2-U0-G4
Street Side Lumen %	88.9%
House Side Lumen %	11.1%
Uplight %	0.0%

VALS 18L 3M 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Medium Distribution



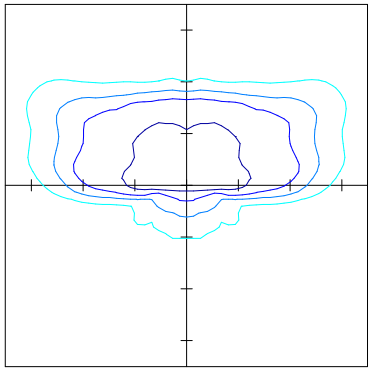
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B2-U0-G3
Street Side Lumen %	90.1%
House Side Lumen %	9.9%
Uplight %	0.0%

VALS 18L 3W 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Wide Distribution



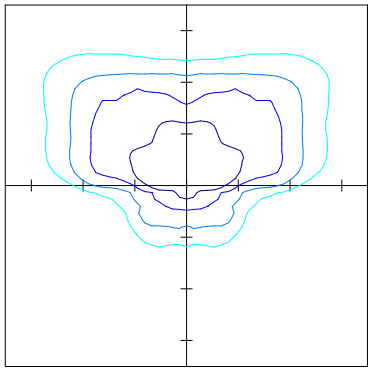
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Medium
BUG Rating	B2-U0-G4
Street Side Lumen %	86.1%
House Side Lumen %	13.9%
Uplight %	0.0%

VALS 18L 4W 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Wide Distribution



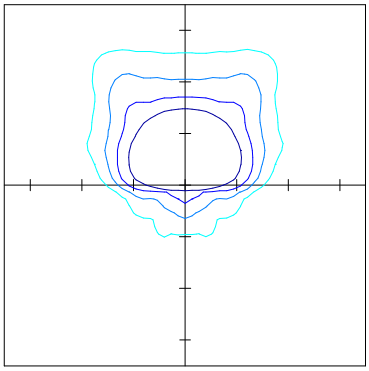
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Medium
BUG Rating	B2-U0-G5
Street Side Lumen %	86.3%
House Side Lumen %	13.7%
Uplight %	0.0%

VALS 18L 4M 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Medium Distribution



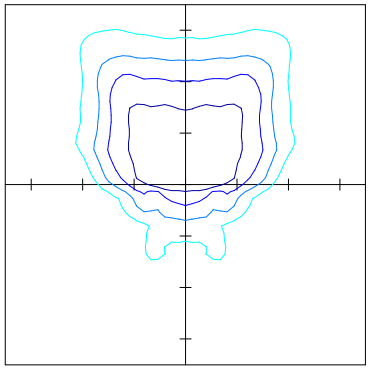
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Very Short
BUG Rating	B1-U0-G3
Street Side Lumen %	91.0%
House Side Lumen %	9.0%
Uplight %	0.0%

VALS 18L 4F 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Forward Distribution



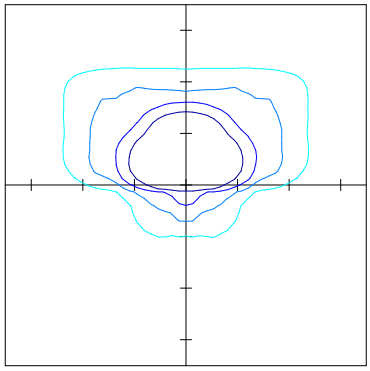
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Short
BUG Rating	B2-U0-G4
Street Side Lumen %	87.9%
House Side Lumen %	12.1%
Uplight %	0.0%

VALS 18L FTM 40K8

V-LOCITY Area Small, 18,000lm, Forward Throw Medium Distribution



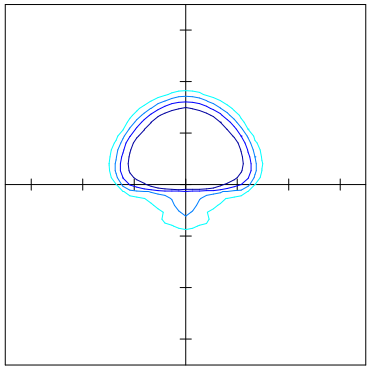
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B1-U0-G2
Street Side Lumen %	90.2%
House Side Lumen %	9.8%
Uplight %	0.0%

VALS 18L AM 40K8

V-LOCITY Area Small, 18,000lm, Automotive Merchandise Distribution



20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B1-U0-G2
Street Side Lumen %	94.1%
House Side Lumen %	5.9%
Uplight %	0.0%

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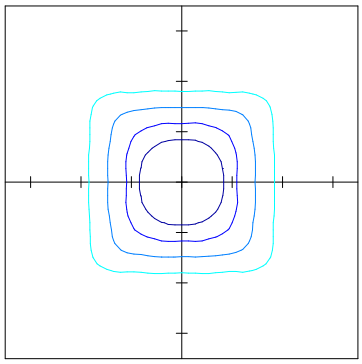
PHOTOMETRICS (CONTINUED)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

VALS 18L 5QN 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Narrow Distribution



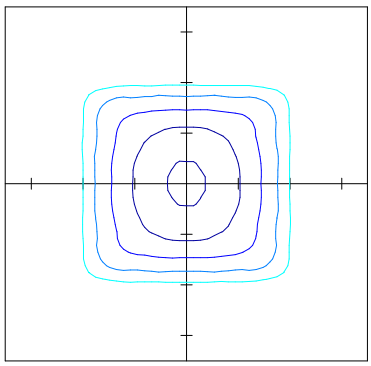
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Very Short
BUG Rating	B3-U0-G2
0 - 60° Zonal Lumens	73.8%
60 - 90° Zonal Lumens	26.2%
Uplight %	0.0%

VALS 18L 5QM 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Medium Distribution



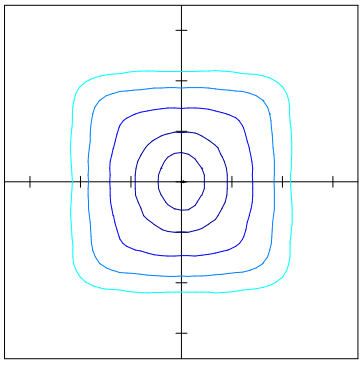
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Short
BUG Rating	B4-U0-G2
0 - 60° Zonal Lumens	51.0%
60 - 90° Zonal Lumens	49.0%
Uplight %	0.0%

VALS 18L 5Q 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Distribution



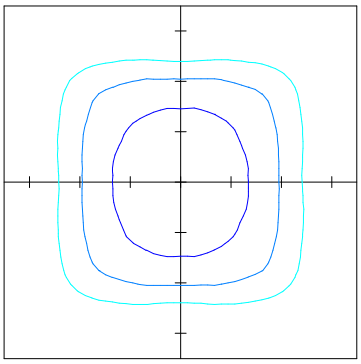
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	41.8%
60 - 90° Zonal Lumens	58.2%
Uplight %	0.0%

VALS 18L 5QW 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Wide Distribution



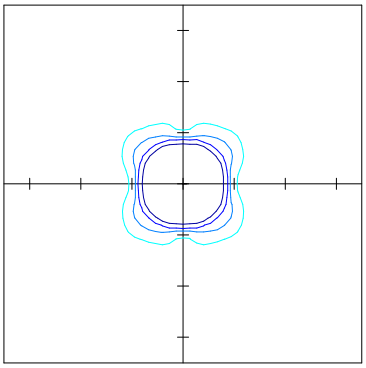
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	33.7%
60 - 90° Zonal Lumens	66.3%
Uplight %	0.0%

VALS 18L WF 40K8

V-LOCITY Area Small, 18,000lm, Wide Flood Distribution



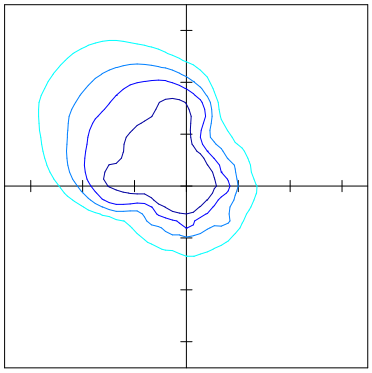
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

NEMA Type	6x6
Max Candela	9,352
Max Candela Angle	-19.5H x -29V
Beam Angle	80.7 x 90.0°
Field Angle	109.9 x 117.7°

VALS 18L LC 40K8

V-LOCITY Area Small, 18,000lm, Left Corner Distribution



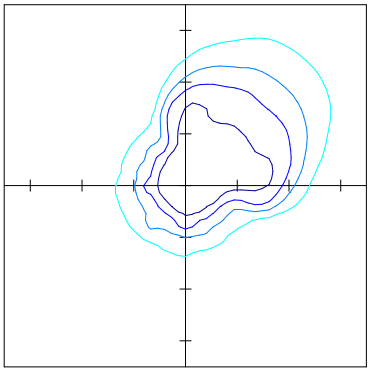
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	N/A
BUG Rating	B3-U0-G4
Street Side Lumen %	74.3%
House Side Lumen %	25.7%
Uplight %	0.0%

VALS 18L RC 40K8

V-LOCITY Area Small, 18,000lm, Right Corner Distribution



20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	N/A
BUG Rating	B3-U0-G4
Street Side Lumen %	74.3%
House Side Lumen %	25.7%
Uplight %	0.0%

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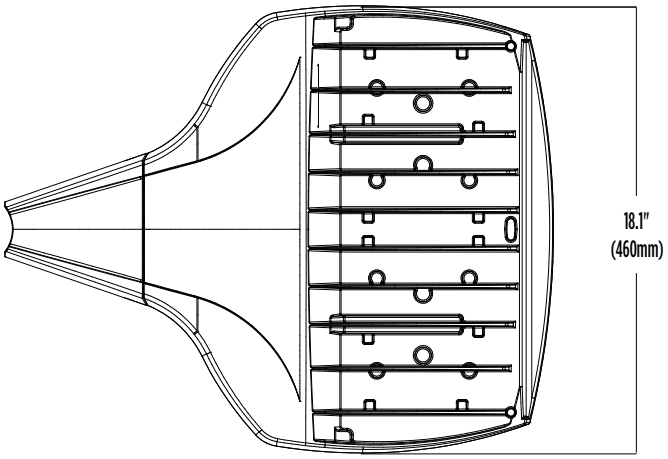
V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

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PRODUCT DIMENSIONS

Back to Quick Links



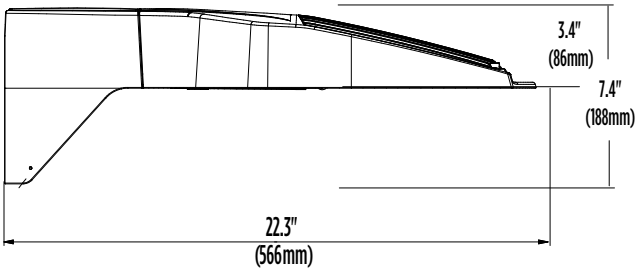
Luminaire EPA Chart - SA Side Arm		
Tilt Degree		0°
	Single	0.7
	D180°	1.3
	D90°	1.0
	T90°	1.4
	TN120°	1.5
	Q90°	1.4

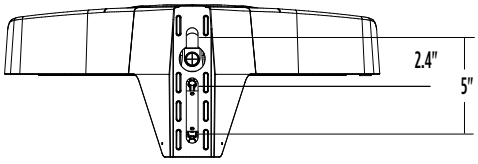
Luminaire EPA Chart - UA Universal Adjustable Arm						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.8	0.8	1.3	1.8	2.1
	D180°	1.5	1.9	2.5	3.2	3.8
	D90°	1.5	1.9	2.5	3.2	3.8
	T90°	1.8	2.1	2.7	3.2	3.8
	TN120°	1.8	2.3	3.4	4.3	5.0
	Q90°	1.8	2.1	2.7	3.2	3.8

Luminaire EPA Chart - MA Mast Arm		
Tilt Degree		0°
	Single	0.5

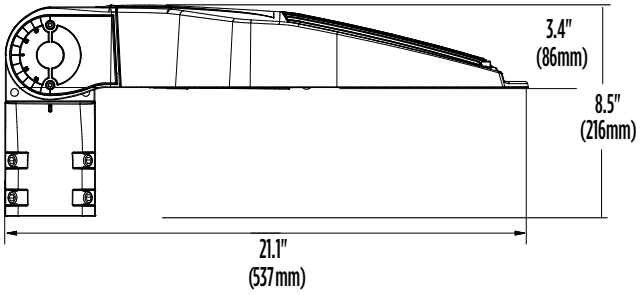
Luminaire EPA Chart - SF Adjustable Slip Fitter						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.7	1.3	1.4	1.8	2.2

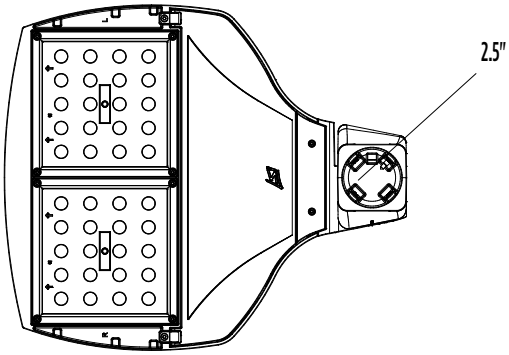
SA Universal Side Arm Mount



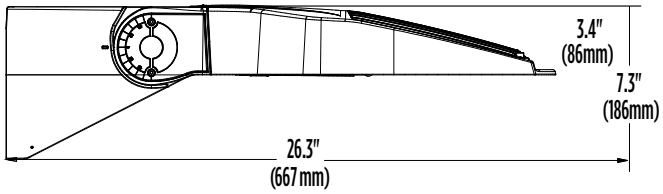


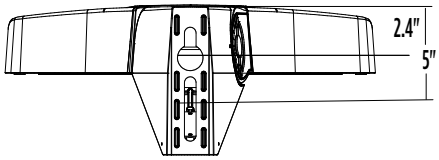
SF Adjustable Slipfitter



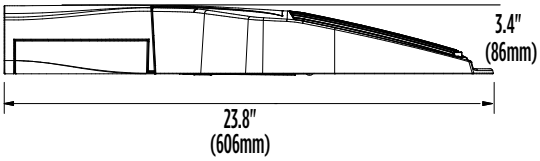


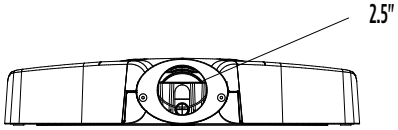
UA Universal Adjustable Arm





MA Mast Arm





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CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App | Apple | Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App | Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Steel Poles

Square Straight



QUICK LINKS

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4”, 5”, or 6” square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8” O.D. high-strength pipe. Tenon is 4-3/4” in length.

Hand-Hole

- Standard hand-hole location is 12” above pole base.
- Poles 22’ and above have a 3x6 reinforced hand hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Anchor bolts are not provided as standard on pole orders. Anchor bolts must be ordered as an accessory, anchor bolts feature zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty. NOTE: Warranty only applies to the finish.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years. NOTE: Warranty only applies to the finish.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Warranty

- LSI poles come standard with a 1 year materials and workmanship warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- BAA/TAA Compliant
- BABAA Compliant *If Specified

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Steel Poles Square Straight

Type : _____

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: 4SQ B3 S11G 24 S PLP DGP

Pole Series	Mounting Method	Material	Height [2]	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole (New Build) **5SQ** - 5" x 5" Square Straight Pole (New Build) **6SQ** - 6" x 6" Square Straight Pole (New Build) **5SQU** - 5" x 5" Square Straight Pole (Retrofit) **6SQU** - 6" x 6" Square Straight Pole (Retrofit)	**Bolt-On Mount**[1] - See pole selection guide for patterns and fixture matches **B5** - 5" Traditional Drilling Pattern **B3** - 3" Reduced Pattern **B2** - 2" Low Profile Drilling Pattern **B2R** - Raised 2" Low Profile Drilling Pattern **(LAL4 ONLY)** **T** - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches **I** - No Mounting Holes[1]	**S11G** – 11 Ga. Steel (4SQ/4SQU and 5SQ/5SQU Only) **S07G** – 07 Ga. Steel	**8'** **10'** **12'** **13'** **14'** **15'** **16'** **17'** **17'6"** **18'** **20'** **22'** **22'6"** **23'** **24'** **25'** **26'** **27'** **28'** **30'** **32'** **35'** **39'**	**S** – Single/Parallel **D180** – Double **D90** – Double **DN90** – Double **T90** – Triple **TN120** – Triple **Q90** – Quad **QN90** – Quad **N** – Tenon Mount (Standard Tenon size is 2-3/8" O.D.)[8] **(Blank)** - Use with I for Mounting Method	**BRZ** – Bronze **BLK** – Black **PLP** – Platinum Plus **WHT** – White **SVG** – Satin Verde Green **GPT** – Graphite **MSV** – Metallic Silver **BZA** – Alternate Bronze **GMG** - Gun Metal Gray	**GA** – Galvanized Anchor Bolts **SF** – Single Flood[3] **DF** – Double Flood [3] **DGP** – DuraGrip® Plus **LAB** – Less Anchor Bolts **CRXX** - Conduit Raceway[4] **USA** - BABAA Compliant[5]

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
122559CLR	4BC – 4" Square Base Cover
122561CLR	5BC – 5" Square Base Cover
122563CLR	6BC – 6" Square Base Cover
132488CLR	5BC - 5' Square Universal Base Cover
131252CLR	6BC - 6' Square Universal Base Cover
122566CLR	ER2 – Weatherproof Duplex Receptacle
122567CLR	GFI – Ground Fault Circuit Interrupter
132336	MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)
681126	MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)
725841	MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)
172539	Vibration Damper - 4" Square Pole (bolt-on mount only)
172538	Vibration Damper - 5" Square Pole (bolt-on mount only)
178361	Vibration Damper - 6" Square Pole (bolt-on mount only)

ANCHOR BOLT KIT ORDERING INFORMATION

Part Number	Description
AB KIT 122584	4SQ S11G/S07G Anchor Bolts (Steel Plated)
AB KIT 122609	4SQ S11G/S07G Anchor Bolts (Galvanized)
AB KIT 1225850	5SQ S11G Anchor Bolts (Steel Plated)
AB KIT 122610	5SQ S11G Anchor Bolts (Galvanized)
AB KIT 122586	5SQ S07G Anchor Bolts (Steel Plated)
AB KIT 122611	5SQ S07G Anchor Bolts (Galvanized)
AB KIT 122612	6SQ S07G Anchor Bolts (Galvanized)

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.
4 - CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.
5 - USA only applies to 4SQ poles up to 26' and 5SQ/5SQU poles up to 30'.

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Steel Poles Square Straight

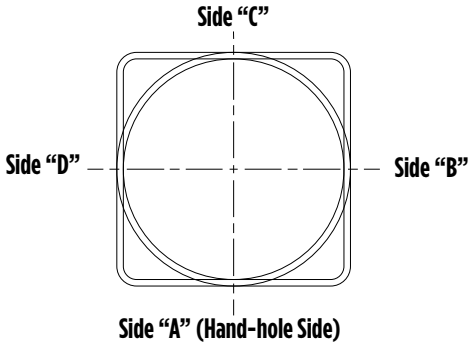
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DRILLING LOCATIONS

Back to Quick Links

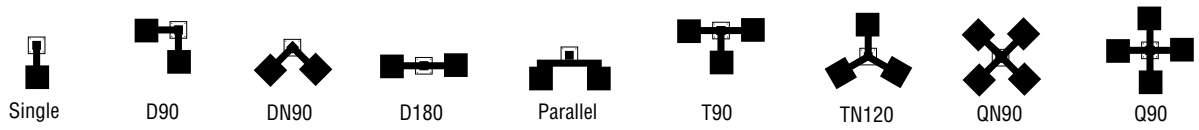
Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180		X		X
D90	X			X
DN90[1]				
T90	X	X		X
TN120[2]				
Q90	X	X	X	X
QN90[3]				
Single FBO	X			
Double FBO		X		X



1 - Two locations will be 45° to the left and right of Side A.
2 - Other two locations will be 120° to the left and right of Side A.
3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS

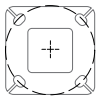


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BOLT CIRCLE

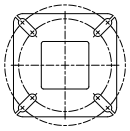
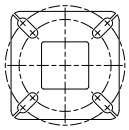
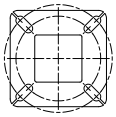
Back to Quick Links

STANDARD BASEPLATE

	4" (102mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	6" (152mm) square 12" (305mm) sq.
				
	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	12" (305mm) Dia. Bolt Circle
Bolt Circle Designator	**B**	**C**	**D**	**J**
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 24" (19mm x 609mm)	3/4" x 24" (19mm x 609mm)	1"x30" (25mm x 762mm)	1"x30" (25mm x 762mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

UNIVERSAL BASEPLATE

	5" (127mm) square 11.125" (283mm) sq.	5" (127mm) square 11.75" (298mm) sq.	6" (152mm) square 12-1/2" (318mm) sq.
			
	5SQ	5SQ	14" (356mm) Dia. Bolt Circle
Bolt Circle Designator	**F**	**G**	**H**
Bolt Circle	Slotted 10-13"	Slotted 10-13"	Slotted 11"-14" (279mm-356mm)
Anchor Bolt Size	3/4x 24" (19mm x 609 mm)	1"x30" (25mm x 762mm)	1"x30" (25mm x 762mm)
Anchor Bolt Projection	3-1/4" (83 mm)	4" (102 mm)	4" (102mm)
Base Plate Opening for Wireway Entry	4-3/4" (121mm)	5-1/8" (130 mm)	5-5/8" (143mm)
Base Plate Dimensions	11-1/8 sq. x 3/4" thk. (283 mm x 19 mm)	11-3/4" sq. x 1" thk. (298 mm x 25 mm)	12 1/2" sq. x 1 1/8" thk. (318mm x 29mm)
Pole Gauge	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

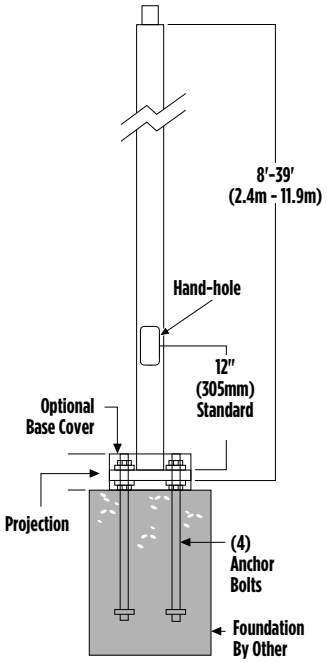
1 - Full Galvanized option is 1" x 30" straight headed anchor bolt. Contact factory for questions

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PRODUCT DIMENSIONS

Back to Quick Links

SQT –
N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon

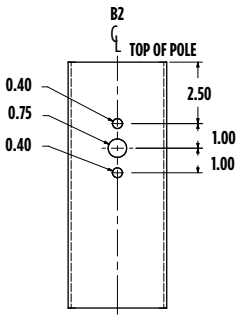


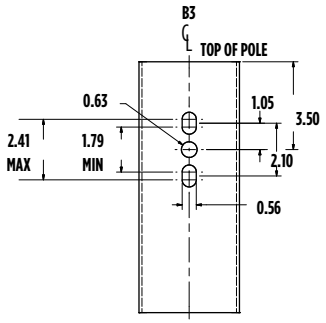
SF –
Single Flood
Pole Preparation

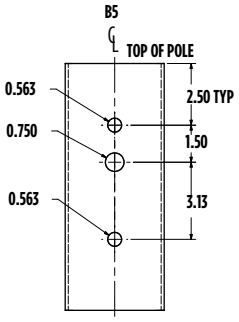


SHIPPING WEIGHTS	
4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 24")(19mm x 609mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 30") (25mm x 762mm)	30 lbs. (14kg)/set

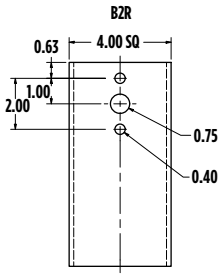
Bolt-On Mount 2-Bolt Pattern

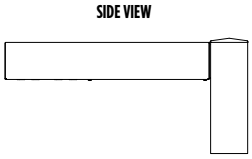






ONLY FOR USE WITH LAL4 PRODUCT
B2R- Raised 2" low profile drilling pattern







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Steel Poles Square Straight

Type : _____

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WIND SPEED

Back to Quick Links

EPA Information

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia {in}	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 11-ga x 12'	12	11	B	8" - 11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4" x 11-ga x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4" x 11-ga x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4" x 11-ga x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4" x 11-ga x 22'	22	11	B	8" - 11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 11-ga x 24'	24	11	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 11-ga x 26'	26	11	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4" x 7-ga x 16'	16	7	B	8" - 11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4" x 7-ga x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4" x 7-ga x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4" x 7-ga x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 7-ga x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 7-ga x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 28"[2]	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4" x 7-ga x 30"[2]	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5" x 7-ga x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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Steel Poles Square Straight

Type : _____

Have questions? Call us at (800) 436-7800

WIND SPEED

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 11-ga x 14'	14	11	F	11"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 14'	14	11	F	13"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 16'	16	11	F	11"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 16'	16	11	F	13"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 18'	18	11	F	11"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 18'	18	11	F	13"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 20'	20	11	F	11"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 20'	20	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 22'	22	11	F	11"	0.75	12.7	11.1	9.6	7.4	5.6	4.1	3.0	2.0	1.1
5" x 11-ga x 22'	22	11	F	12"	0.75	10.3	8.9	7.7	5.7	4.1	2.8	1.8	0.9	-
5" x 11-ga x 22'	22	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.1	2.0	1.1	-	-
5" x 11-ga x 24'	24	11	F	11"	0.75	10.2	8.9	7.6	5.6	4.0	2.6	1.6	0.7	-
5" x 11-ga x 24'	24	11	F	12"	0.75	8.0	6.9	5.8	4.0	2.6	1.5	0.5	-	-
5" x 11-ga x 24'	24	11	F	13"	0.75	6.7	5.5	4.6	3.0	1.7	0.7	-	-	-
5" x 11-ga x 26'	26	11	F	11"	0.75	8.1	6.9	5.8	4.0	2.5	1.3	-	-	-
5" x 11-ga x 26'	26	11	F	12"	0.75	6.2	5.1	4.1	2.6	1.3	-	-	-	-
5" x 11-ga x 26'	26	11	F	13"	0.75	5.0	4.0	3.1	1.6	0.5	-	-	-	-
5" x 11-ga x 28'	28	11	F	11"	0.75	6.3	5.2	4.3	2.5	1.1	-	-	-	-
5" x 11-ga x 28'	28	11	F	12"	0.75	4.6	3.6	2.7	1.2	-	-	-	-	-
5" x 11-ga x 28'	28	11	F	13"	0.75	3.4	2.5	1.7	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	11"	0.75	4.7	3.7	2.8	1.2	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	12"	0.75	3.1	2.2	1.4	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	13"	0.75	2.0	1.2	0.5	-	-	-	-	-	-
5" x 7-ga x 20'	20	7	G	11"	0.75	19.0	17.0	15.0	12.2	9.7	7.8	6.2	5.0	3.8
5" x 7-ga x 20'	20	7	G	12"	0.75	21.4	19.1	17.1	13.8	11.2	9.1	7.3	5.9	4.7
5" x 7-ga x 20'	20	7	G	13"	0.75	21.4	19.2	17.2	13.9	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 20'	20	7	G	11"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 20'	20	7	G	13"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 22'	22	7	G	11"	0.75	16.0	14.1	12.5	9.8	7.6	5.9	4.4	3.3	2.3
5" x 7-ga x 22'	22	7	G	12"	0.75	17.7	15.9	14.2	11.2	8.7	7.0	5.4	4.1	3.0
5" x 7-ga x 22'	22	7	G	13"	0.75	19.9	17.3	15.6	12.6	10.0	8.0	6.3	5.0	3.8
5" x 7-ga x 22'	22	7	G	11"	1	21.0	18.7	16.7	13.4	10.6	8.5	6.8	5.4	4.2
5" x 7-ga x 22'	22	7	G	12"	1	23.4	20.6	18.4	15.0	12.2	9.9	8.0	6.4	5.1
5" x 7-ga x 22'	22	7	G	13"	1	21.3	18.8	17.0	13.7	11.0	8.8	7.0	5.6	4.3
5" x 7-ga x 24'	24	7	G	11"	0.75	13.3	11.6	10.0	7.7	5.7	4.2	2.9	1.9	1.0
5" x 7-ga x 24'	24	7	G	12"	0.75	15.0	13.0	11.6	8.9	6.8	5.1	3.8	2.6	1.7
5" x 7-ga x 24'	24	7	G	13"	0.75	16.6	14.6	12.9	10.2	8.0	6.1	4.6	3.3	2.3
5" x 7-ga x 24'	24	7	G	11"	1	17.5	15.7	13.9	10.9	8.6	6.7	5.0	3.7	2.7
5" x 7-ga x 24'	24	7	G	12"	1	20.0	17.4	15.4	12.3	9.9	7.8	6.0	4.7	3.5
5" x 7-ga x 24'	24	7	G	13"	1	18.1	16.0	14.2	11.0	8.7	6.7	5.3	3.9	2.8
5" x 7-ga x 26'	26	7	G	11"	0.75	10.9	9.3	8.0	5.9	4.1	2.7	1.6	0.6	-
5" x 7-ga x 26'	26	7	G	12"	0.75	12.4	10.9	9.5	7.0	5.1	3.6	2.3	1.3	-
5" x 7-ga x 26'	26	7	G	13"	0.75	14.0	12.3	10.7	8.1	6.0	4.4	3.1	2.0	1.0
5" x 7-ga x 26'	26	7	G	11"	1	15.0	13.2	11.5	8.8	6.7	4.9	3.5	2.3	1.3

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Steel Poles Square Straight

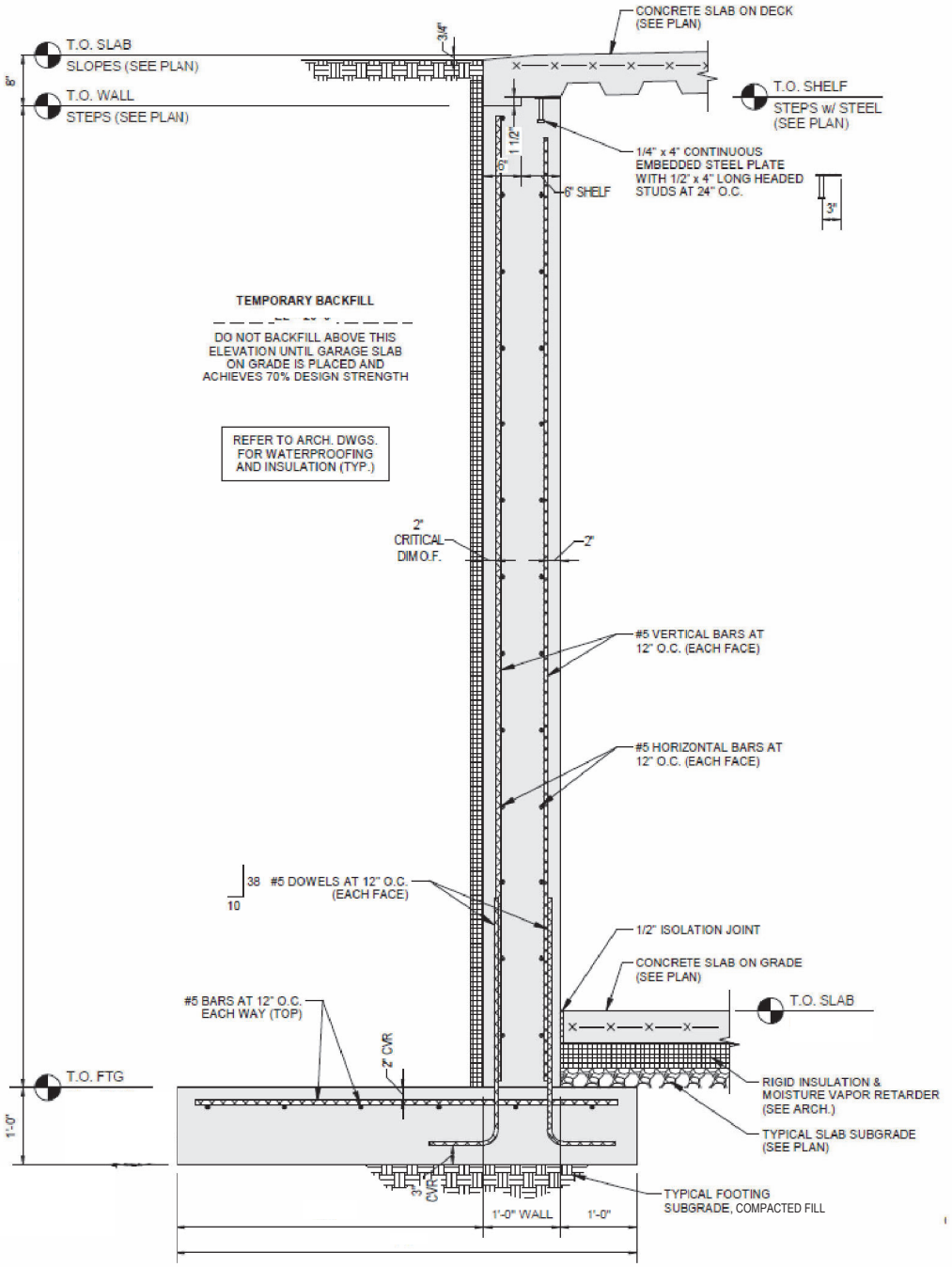
Type : _____

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WIND SPEED

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 7-ga x 26'	26	7	G	12"	1	17.0	14.8	13.0	10.2	7.9	6.0	4.4	3.1	2.1
5" x 7-ga x 26'	26	7	G	13"	1	15.3	13.5	11.8	9.0	6.8	5.0	3.6	2.5	1.4
5" x 7-ga x 28'	28	7	G	11"	0.75	8.9	7.4	6.3	4.3	2.7	1.4	-	-	-
5" x 7-ga x 28'	28	7	G	12"	0.75	10.2	8.8	7.5	5.3	3.5	2.1	1.0	-	-
5" x 7-ga x 28'	28	7	G	13"	0.75	11.8	10.2	8.8	6.4	4.5	3.0	1.7	0.7	-
5" x 7-ga x 28'	28	7	G	11"	1	12.5	10.9	9.5	7.0	5.0	3.3	2.1	1.0	-
5" x 7-ga x 28'	28	7	G	12"	1	14.2	12.4	11.0	8.2	6.0	4.3	3.0	1.7	0.8
5" x 7-ga x 28'	28	7	G	13"	1	12.9	11.0	9.7	7.2	5.2	3.6	2.2	1.1	-
5" x 7-ga x 30'	30	7	G	11"	0.75	7.0	5.8	4.7	2.8	1.3	-	-	-	-
5" x 7-ga x 30'	30	7	G	12"	0.75	8.4	7.0	5.8	3.8	2.2	0.9	-	-	-
5" x 7-ga x 30'	30	7	G	13"	0.75	9.7	8.2	7.0	4.8	3.0	1.6	0.5	-	-
5" x 7-ga x 30'	30	7	G	11"	1	10.4	8.8	7.6	5.3	3.4	2.0	0.8	-	-
5" x 7-ga x 30'	30	7	G	12"	1	12.0	10.3	9.0	6.4	4.4	2.9	1.6	0.5	-
5" x 7-ga x 30'	30	7	G	13"	1	10.6	9.1	7.7	5.5	3.6	2.1	1.0	-	-
5" x 7-ga x 35'	35	7	G	11"	0.75	3.2	2.2	1.2	-	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	0.75	4.4	3.2	2.2	0.5	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	0.75	5.5	4.2	3.1	1.3	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	11"	1	6.0	4.8	3.6	1.8	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	1	7.3	6.0	4.8	2.7	1.1	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	1	6.3	5.0	3.8	1.9	-	-	-	-	-
6" x 7-ga x 24'	24	7	H	11"	1	16.5	14.4	12.6	9.6	7.2	5.3	3.8	2.5	1.4
6" x 7-ga x 24'	24	7	H	12-1/2"	1	19.8	17.5	15.4	12.0	9.2	7.0	5.3	3.8	2.7
6" x 7-ga x 24'	24	7	H	14"	1	23.0	20.5	18.0	14.3	11.2	8.9	6.9	5.3	3.8
6" x 7-ga x 26'	26	7	H	11"	1	13.7	11.8	10.2	7.5	5.3	3.6	2.1	1.0	-
6" x 7-ga x 26'	26	7	H	12-1/2"	1	16.5	14.6	12.6	9.6	7.0	5.2	3.6	2.2	1.1
6" x 7-ga x 26'	26	7	H	14"	1	19.6	17.3	15.2	11.7	8.9	6.7	5.0	3.5	2.2
6" x 7-ga x 28'	28	7	H	11"	1	11.0	9.3	7.8	5.5	3.5	1.9	0.6	-	-
6" x 7-ga x 28'	28	7	H	12-1/2"	1	13.8	12.0	10.2	7.5	5.2	3.4	1.9	0.7	-
6" x 7-ga x 28'	28	7	H	14"	1	16.4	14.5	12.5	9.4	6.9	4.7	3.2	1.8	0.7
6" x 7-ga x 30'	30	7	H	11"	1	9.0	7.3	6.0	3.6	1.9	0.5	-	-	-
6" x 7-ga x 30'	30	7	H	12-1/2"	1	11.4	9.6	8.0	5.5	3.4	1.7	-	-	-
6" x 7-ga x 30'	30	7	H	14"	1	14.0	12.0	10.0	7.2	5.0	3.2	1.6	-	-
6" x 7-ga x 32'	32	7	H	11"	1	7.0	5.5	4.2	2.0	-	-	-	-	-
6" x 7-ga x 32'	32	7	H	12-1/2"	1	9.2	7.6	6.0	3.8	1.8	-	-	-	-
6" x 7-ga x 32'	32	7	H	14"	1	11.4	9.7	8.0	5.4	3.2	1.6	-	-	-
6" x 7-ga x 34'	34	7	H	11"	1	5.1	3.7	2.5	0.6	-	-	-	-	-
6" x 7-ga x 34'	34	7	H	12-1/2"	1	7.2	5.6	4.4	2.2	-	-	-	-	-
6" x 7-ga x 34'	34	7	H	14"	1	9.3	7.6	6.2	3.6	1.7	-	-	-	-
6" x 7-ga x 35'	35	7	H	11"	1	4.2	3.0	1.8	-	-	-	-	-	-
6" x 7-ga x 35'	35	7	H	12-1/2"	1	6.2	4.8	3.6	1.4	-	-	-	-	-
6" x 7-ga x 35'	35	7	H	14"	1	8.2	6.6	5.2	2.9	1.0	-	-	-	-
6" x 7-ga x 39'	39	7	H	11"	1	1.0	-	-	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	H	12-1/2"	1	3.0	1.6	0.5	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	H	14"	1	4.6	3.3	2.0	-	-	-	-	-	-

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1 S0.1 FOUNDATION WALL SECTION
3/4" = 1'-0"

NOTE: ALL FOOTINGS ARE TO REST ON CLEAN GRANULAR FILL COMPACTED IN LAYERS OF 12" OR LESS TO 95% COMPACTION.

ARCOVE ARCHITECTS

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO:1028

ARCOVE ARCHITECTS
767 ISLINGTON ST, STE 2A
PORTSMOUTH NH 03801
603.731.5187
www.ARCove.com

DOUBLE MC, LLC
MCNABB PROPERTIES LTD
10 PLEASANT ST, STE 3
PORTSMOUTH NH 03801

REVISIONS:

REFERENCE:

REFERENCE SHEET:

DATE: 02/03/26

TYPICAL FOUNDATION DETAIL

SCALE:

SK-1

QUITCLAIM DEED

134 Pleasant Street, Portsmouth, NH

The Federal Deposit Insurance Corporation, as Receiver for BankEast (successor to Portsmouth Trust Company) ("Grantor"), with a place of business at 155 Founders Plaza, 3rd Floor, East Hartford, Connecticut 06128, for good and valuable consideration paid, hereby remises, releases and forever quitclaims to First NH Bank, a New Hampshire guaranty savings bank with a place of business at 875 Elm Street, City of Manchester, County of Hillsborough, State of New Hampshire, whatever interest Grantor may have, if any, in the following described parcels of land:

Two certain parcels of land with the buildings thereon in the City of Portsmouth, in the County of Rockingham, in the State of New Hampshire, more particularly described as follows:

PARCEL I

A certain parcel of land situated on the westerly side of Pleasant Street in said Portsmouth bounded and described as follows:

Beginning at an iron pin set in the ground on Pleasant Street at land of Marion W. Lord and running by said Pleasant Street South 46° 14' East one hundred twenty-two and thirty-nine hundredths (122.39) feet to a drill hole in the curb; thence South 57° 07' East still by Pleasant Street seventy-nine and twenty-nine hundredths (79.29) feet to an iron pipe at a right of way leading from said Street by these premises; thence turning and running by said right of way South 53° 45' West one hundred twenty-one and thirty-three hundredths (121.33) feet to an iron pipe; thence South 61° 54' West one hundred ninety-four and twenty-four hundredths (194.24) feet to a post at land of the City of Portsmouth; thence turning and running by said land of said City North 24° 03' West one hundred eighty-three and sixty-nine hundredths (183.69) feet to an iron pipe at land of Marion W. Lord, aforesaid; thence turning and running by said last mentioned land North 56° 41' East one hundred seventy-five and twenty-four hundredths (175.24) feet and North 57° 43' East fifty and forty-four hundredths (50.44) feet to an iron pipe at Pleasant Street and point of beginning.

Together with all its right, title and interest in and to the right of way above mentioned.

001710
APR 1 2 22 PM '93
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Parcel I consists of two parcels of land, the one being formerly known as the Unitarian Parsonage lot and being the same premises conveyed to the South Parish of Portsmouth by deed of William R.P. Clark, dated August 29, 1925, and recorded in Rockingham Registry of Deeds, Book 786, Page 461 and by said Parish conveyed to Unitarian-Universalist Church of Portsmouth by deed dated June 14, 1948, and recorded in said Deeds at Book 1085, Page 83; and the other being formerly known as the Universalist Church lot whereon the Church of Christ Universalist formerly stood and conveyed to the Unitarian Universalist Church of Portsmouth by deed of the First Universalist Society of Portsmouth, dated August 6, 1947, and recorded in said Deeds at Book 1071, Page 473.

PARCEL II

A certain lot of land situated in said Portsmouth, in the rear of certain other real estate now or formerly owned by Louis P. Baker, formerly owned by the City of Portsmouth, on Court Street in said Portsmouth and more particularly bounded and described as follows:

Northerly by land now or formerly of Louis P. Baker, thirty-two and six tenths (32.6) feet; thence easterly by land now or formerly of First National Stores, Inc., formerly of the South Parish, sixty (60) feet, more or less; thence southerly by land of the City of Portsmouth, thirty-two and six tenths (32.6) feet; and, westerly by right of way over land of the City of Portsmouth, sixty (60) feet, more or less.

The premises are hereby conveyed together with a right of way described in the deed to First National Stores, Inc., September 3, 1952 in Book 1257, Page 466.

For source of title see Quitclaim Deed of First National Stores, Inc. to Portsmouth Trust Company dated September 24, 1992 and recorded in the Rockingham County Registry of Deeds at Book 2244, Page 903.

For source of Grantor's title see Notice of Assignment recorded at Book 2935, Page 1125 at the Rockingham County Registry of Deeds.

This Deed is delivered pursuant to the terms of a certain Purchase and Assumption Agreement entered into among the Federal Deposit Insurance Corporation, Receiver of BankEast, Federal Deposit Insurance Corporation and First NH Bank, dated as of October 10, 1991.

Executed this 5th day of February, 1993.

FEDERAL DEPOSIT INSURANCE
CORPORATION,
Receiver for BankEast

Witness

By: _____
Its: Anna B. Croteau
Supervisory Liquidation Specialist

STATE OF CONNECTICUT
COUNTY OF HARTFORD

On this 5th day of February, 1993, before me, the undersigned officer, personally appeared Anna Croteau, who acknowledged himself/herself to be the S.L.S. of the Federal Deposit Insurance Corporation, as Receiver for BankEast, and that he/she, as such S.L.S, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as S.L.S, on behalf of the Federal Deposit Insurance Corporation, as Receiver for BankEast.

_____
Notary Public
Commissioner of the Superior Court
My Commission Expires: 1-31-96

MEP 1561 .AGO

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
6 THOUSAND 3 HUNDRED AND XX DOLLARS
MO. DAY YR. 040193
93563
AMOUNT $6300.00
VOID IF ALTERED

E # 23027044 09/08/2023 01:45:00 PM
Book 6505 Page 2411 Page 1 of 3
Register of Deeds, Rockingham County

Return to:

_____

_____

_____

LCHIP	ROA658982	25.00
TRANSFER TAX	RO125185	82,500.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

134 Pleasant Street, LLC, a New Hampshire limited liability company, with a principal place of business at 134 Pleasant Street, Portsmouth, New Hampshire 03801, FOR CONSIDERATION PAID, grants to **Double MC, LLC,** a New Hampshire limited liability company, with a principal place of business at 3 Pleasant Street, Suite 400, Portsmouth, New Hampshire 03801, with ***WARRANTY COVENANTS,*** the following described premises:

A certain tract or parcel of land with the buildings thereon situated on Pleasant Street, in the City of Portsmouth, County of Rockingham and State of New Hampshire as shown on a plan drawn by Millette, Sprague & Colwell, Inc. entitled "ALTA/ACSM Land Title Survey for Citizens Bank New Hampshire, 134 Pleasant Street, County of Rockingham, Portsmouth, NH" recorded in the Rockingham County Registry of Deeds as Plan D-26343, bounded and described as follows:

Beginning at a point on the southerly sideline of Pleasant Street at the southeasterly corner of land now or formerly of Strawbery Banke, Inc.; thence

South 46° 14' East along said Pleasant Street a distance of 122.39 feet, more or less, to a point; thence

South 57° 07' East still along Pleasant Street a distance of 79.29 feet, more or less, to a point at land now or formerly of the City of Portsmouth; thence

South 53° 45' West along land of the City of Portsmouth a distance of 121.33 feet, more or less, to a point; thence

South 61° 54' West along said City of Portsmouth land a distance of 194.24 feet, more or less, to a point; thence

North 24° 03' West along said City of Portsmouth land and other land of the City of Portsmouth a distance of 124.67 feet, more or less, to a point; thence

South 65° 57' 50" West along land of the City of Portsmouth a distance of 32.60 feet, more or less, to a point; thence

North 23° 44' 35" West along land of the City of Portsmouth a distance of 60.00 feet, more or less, to a point at land now or formerly of S & T Realty Trust; thence

North 66° 03' 55" East along said S & T Realty Trust land a distance of 32.60 feet, more or less, to a point at land now or formerly of Strawbery Banke, Inc.; thence

South 04° 51' 20" East along said Strawbery Banke, Inc. land a distance of 0.98 feet, more or less, to a point; thence

North 56° 41' East along said Strawbery Banke, Inc. land a distance of 175.24 feet, more or less, to a point; thence

North 57° 43' East continuing along said Strawbery Banke, Inc. land a distance of 50.44 feet, more or less, to the point of beginning.

TOGETHER WITH a right of way to Court Street as fully described in deed recorded at Book 1257, Page 466 of the Rockingham County Registry of Deeds.

Also conveying all right, title and interest in and to a right of way along a portion of the southerly bound of the premises described in Book 2975, Page 349.

Meaning and intending to describe and hereby convey the same premises in the deed of South Mill Pond, LLC to 134 Pleasant Street, LLC, dated February 23, 2005 and recorded with the Rockingham County Registry of Deeds at Book 4440, Page 2021.

This is not homestead property.

[Remainder of Page Intentionally Blank – Signature Page Follows]

DATED this 8 day of September, 2023.

134 PLEASANT STREET, LLC a New Hampshire limited liability company

Sharon Weston, Manager

STATE OF NEW HAMPSHIRE

COUNTY OF Rockingham, ss.

On September ___, 2023, before me, the undersigned notary public, personally appeared Sharon Weston, Manager of 134 Pleasant Street, LLC, a New Hampshire limited liability company, proved to me through satisfactory evidence of identification, which was her:

- ☐ photographic identification with signature issued by a federal or state governmental agency,
- ☐ oath or affirmation of a credible witness,
- ☒ personal knowledge of the undersigned,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, duly authorized, in her capacity as manager of 134 Pleasant Street, a New Hampshire limited liability company.

Notary Public
My Commission Expires: _____
[SEAL]

JOHN K. BOSEN
MY COMMISSION EXPIRES DEC. 2, 2025
NOTARY PUBLIC
NEW HAMPSHIRE

BK2811 P0159

QUITCLAIM DEED

The City of Portsmouth, a New Hampshire municipal corporation, existing under the laws of the State of New Hampshire, having a usual place of business at 1 Junkins Avenue, Portsmouth, County of Rockingham, State of New Hampshire, for consideration paid, grants to the State of New Hampshire with Quitclaim Covenants, the following described real estate located at 111 Parrott Avenue identified as the COURTHOUSE LOT, in said Portsmouth, together with three easements for the maintenance and control of certain parking spaces appurtenant to the Courthouse Lot; all of which are more fully described as follows:

43553

COURTHOUSE LOT

A certain parcel of land with buildings thereon located in the City of Portsmouth, New Hampshire on the Northerly side of Parrott Avenue approximately 350' West of the intersection of Junkins Avenue and Parrott Avenue. Being described as follows:

Beginning at a granite bound on the Northerly side of Parrott Avenue and the South Westerly corner of the herein described tract;

Thence N 07 degrees 15' 34" W, a distance of 187.27 feet bounded Westerly by land of home for Aged Women to the North Westerly corner of the herein described tract;

Thence N 80 degrees 24' 19" E, a distance of 103.72 feet bounded Northerly by land of Portsmouth Housing Authority and land of City of Portsmouth to the North Easterly corner of the herein described tract;

Thence S 6 degrees 57' 04" E a distance of 214.62 feet bounded Easterly by land of City of Portsmouth to a point on a curve on the Northerly side Parrott Avenue; said point being the South Easterly corner of the herein described tract;

Thence Westerly along said curve deflecting to the left having a radius of 872.00 feet; a central angle of 6 degrees 54' 26" a distance of 105.12 feet to the point and place of beginning containing 0.473 acres.

Said tract being shown as parcel "A" on plan titled courthouse lot subdivision of land prepared for City of Portsmouth, Portsmouth, New Hampshire scale 1"-40' July 1, 1988. Revised to 9-13-88 by Thomas F. Moran, Inc.

Dec 5 10 02 AM '89

ROCKINGHAM COUNTY REGISTRY OF DEEDS

PARKING EASEMENTS

Three parking area easements, the first two of which are shown on a plan titled "Court House Lot Subdivision Prepared for the City of Portsmouth, Portsmouth, New Hampshire Scale 1"-40' July 1, 1988" revised to 9-13-88 by Thomas F. Moran Inc.

The first area being described as follows:

Beginning at the North Westerly corner of the herein described easement area said corner being located 16 feet more or less North East of the North East corner of courthouse lot.

Thence running North East 7' more or less to the face granite curbing and the North East corner of said easement;

Thence Southerly along the face of said curbing a distance of 75 feet more or less to the South East corner of said easement;

Thence Westerly a distance of 10 feet to the South West corner of said easement;

Thence Northerly a distance of 68 feet more or less to the point of beginning. Said area bounded on all sides by land of the City of Portsmouth. First easement area intended to provide three 7 foot wide by 21 foot parallel parking spaces.

The second easement area being described as follows:

Beginning at the South East corner of said easement area, said corner being located on a curve on the Northerly side of Parrott Avenue and being 23' more or less South East of the South Easterly corner of the courthouse lot.

Thence heading North Easterly a distance of 9 feet to the South West corner of said easement area;

Thence Northerly 110 feet more or less to the North West corner of said easement area;

Thence North Easterly 10 feet more or less to the face of granite curbing and the North East corner of said easement area.

Thence Southerly along the face of curb a distance of 122 feet more or less to the point of beginning;

Said easement area being bounded on all sides by land of City of Portsmouth;

Second easement area intended to provide four 7 x 21 parallel parking spaces.

The third area, not shown on said courthouse plan, being described as follows;

bac

Beginning at the South East corner of the herein described easement said corner being 9.5' more or less North of a granite monument in a Northerly corner of the City of Portsmouth Parrott Avenue parking lot.

Thence Northerly 30 feet more or less bounded on the East by land of Portsmouth Trust Company to the North East corner of the herein described easement;

Thence Easterly 18 feet more or less to the North West corner of the herein described easement;

Thence South 30 feet more or less to the South East corner of the herein described easement;

Thence West 18 feet more or less to the point of beginning;

Said previous three courses bonded by land of the City of Portsmouth. Third easement area intended to provide four 7.5 foot wide 90 degree parking spaces.

The parking easements herein conveyed are for the construction, operation, maintenance, repair, and control of parking appurtenant to the courthouse lot, herein conveyed, and for no other purpose. If the courthouse lot shall cease to be used primarily for court purpose, then the parking easements herein described shall automatically revert to the City of Portsmouth or its successor in title to the underlying fee.

Execution and delivery of this deed is authorized by vote of the Portsmouth City Council at its meeting of July 31, 1989.

WITNESS my hand and seal this 5th day of October, 1989.

Witness:

THE CITY OF PORTSMOUTH

Calvin A. Canney, City Manager

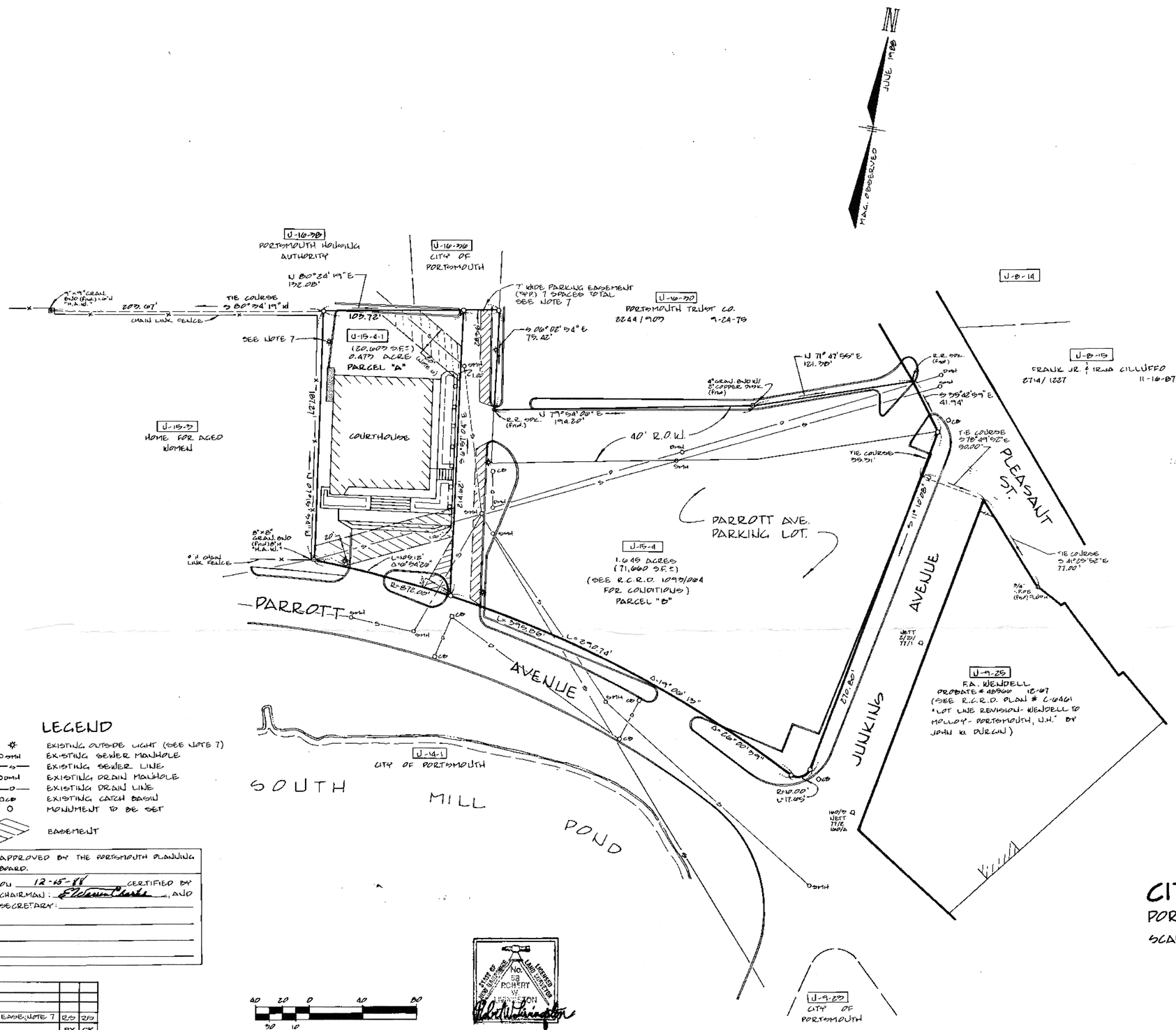
Before me appeared the above named Calvin A. Canney, known to me, and under oath indicated that he had subscribed the above document for the purposes contained therein.

October 5, 1989
Date

Justice of the Peace

Dec 16 3:48 PM '88

Dec 16 3:48 PM '88 61814


N
JUNE 1988
MAG. OBSERVED
U-16-78
PORTSMOUTH HOUSING AUTHORITY
U-16-77A
CITY OF PORTSMOUTH
U-16-80
PORTSMOUTH TRUST CO.
2244/1909
9-28-79
U-15-4-1
(20,607 S.F.±)
0.473 ACRE
PARCEL "A"
U-15-77
HOME FOR AGED WOMEN
COURTHOUSE
PARROTT AVE. PARKING LOT.
U-15-4
1.648 ACRES
(71,660 S.F.±)
(SEE R.C.R.D. 1093/064 FOR CONDITIONS)
PARCEL "B"
PARROTT AVENUE
U-14-1
CITY OF PORTSMOUTH
SOUTH MILL POND
U-8-14
U-8-15
FRANK JR. & IRMA GILLUFFO
2714/1237
11-16-87
PLEASANT ST.
JUNKINS AVENUE
U-9-25
F.A. WENDELL
PROBATE # 48966 12-07
(SEE R.C.R.D. PLAN # C-6461 "LOT LINE REVISION- WENDELL TO MOLLOY- PORTSMOUTH, N.H." BY JOHN W. DURGIN)
U-9-23
CITY OF PORTSMOUTH
7' WIDE PARKING EASEMENT (TYP.) 7 SPACES TOTAL SEE NOTE 7
TIE COURSE S 80°24'19"W 203.67'
CHAIN LINK FENCE
N 80°24'19"E 192.08'
109.72'
S 00°02'54"E 79.42'
SEE NOTE 7
N 71°54'20"E 194.20'
R.R. SPK. (Found)
40' R.O.W.
N 71°47'56"E 121.30'
4"CONC. B.O.W. W/ B. COPPER DISK (Found)
S 35°42'59"E 41.94'
TIE COURSE S 78°49'52"E 90.00'
TIE COURSE 55.51'
TIE COURSE S 41°25'52"E 77.20'
S 19°10'28"W 210.80'
N 77°10'00"W 210.80'
R=210.00' L=117.05'
L=109.13' Δ=10°54'20"
R=576.00'
L=392.56'
L=270.74'
Δ=19°00'13"
Δ=26°01'54"
L=274.02'
S 19°45'24"E
PLUS 6.5'±
20'
6"x6" GRAN. B.O.W. (Found) 0.4' "N.A.D."
7"x7" GRAN. B.O.W. (Found) 1.0' "N.A.D."
6'± CHAIN LINK FENCE
5/8" I.P.F.S. (Found)
WETT 2/201 77/1
WETT 2/201 77/1 100/1
0.4' ±
1.0' ±
0.2' ±
0.3' ±
0.5' ±
0.6' ±
0.7' ±
0.8' ±
0.9' ±
1.2' ±
1.3' ±
1.4' ±
1.5' ±
1.6' ±
1.7' ±
1.8' ±
1.9' ±
2.0' ±
2.1' ±
2.2' ±
2.3' ±
2.4' ±
2.5' ±
2.6' ±
2.7' ±
2.8' ±
2.9' ±
3.0' ±
3.1' ±

Map of Portsmouth in the State of New Hampshire

M.DCCC.XIII

Surveyed & Drawn by J. C. Hales Geographer Draftsman &c.

PISCATAQUA RIVER

PISCATAQUA RIVER

ISLINGTON CREEK

SOUTH MILL POND

DOCK

Destroyed by Fire Dec.r 22.d 1813

EXPLANATION

Wood built Dwelling Houses

Brick built Do.

Wood built Stores

Brick built Do.

Barns Stables &c.

School Houses

Meeting Houses

Fire Engine Houses

Gardens Yards &c.

Water

SCALE

0 1 2 3 4 5 6 7 8 9 10 Chains

0 1/4 1/2 3/4 1 Furlong

1813 MAP AND PARCEL OVERLAY

OWNER: DOUBLE MC, LLC
PROPERTY LOCATION: 134 PLEASANT STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

NORTH NAD83(2011)
GRID NHSPC

116/30

ROGERS STREET

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

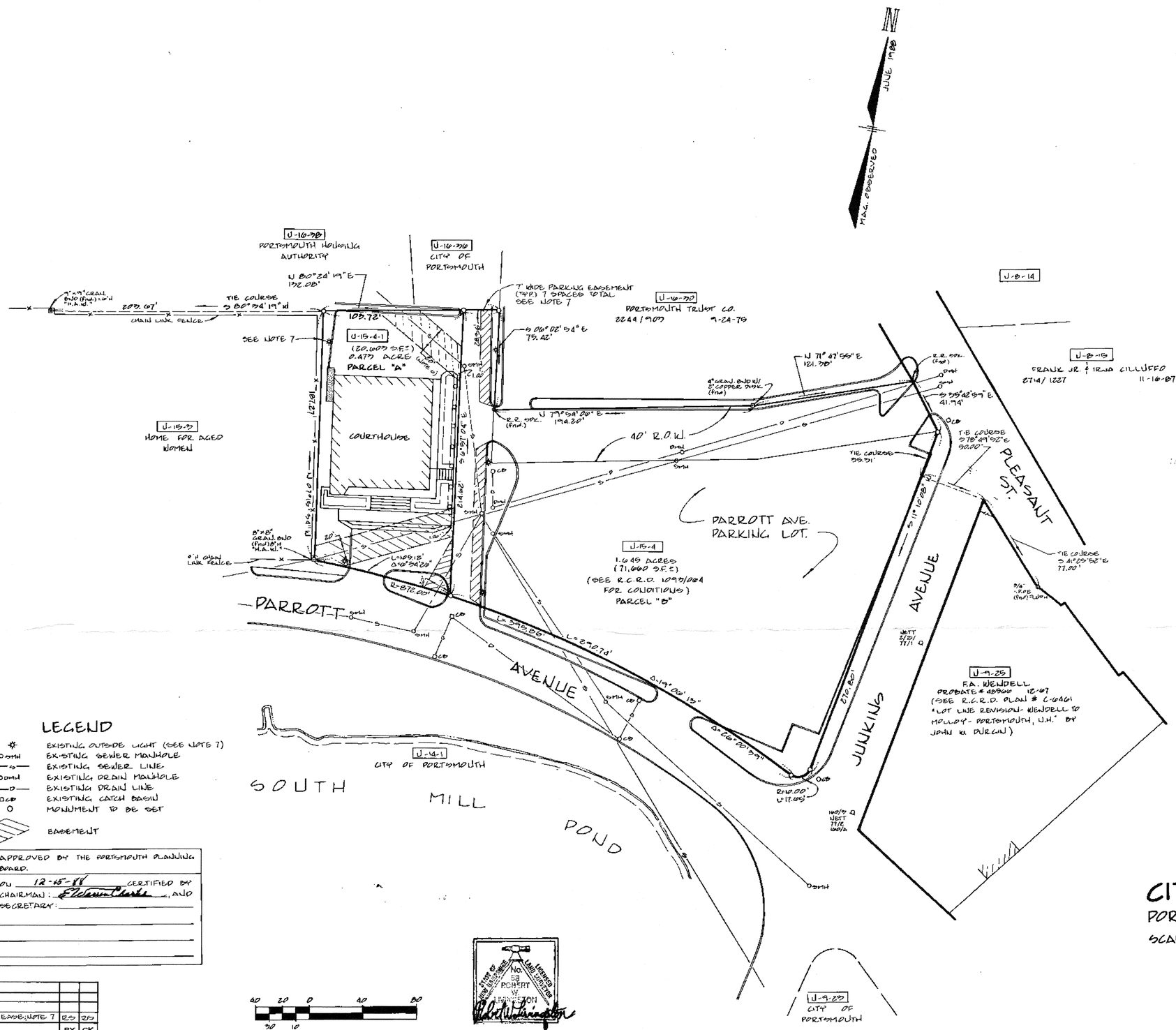
SCALE: 1"=100' DATE: AUGUST 4, 2025

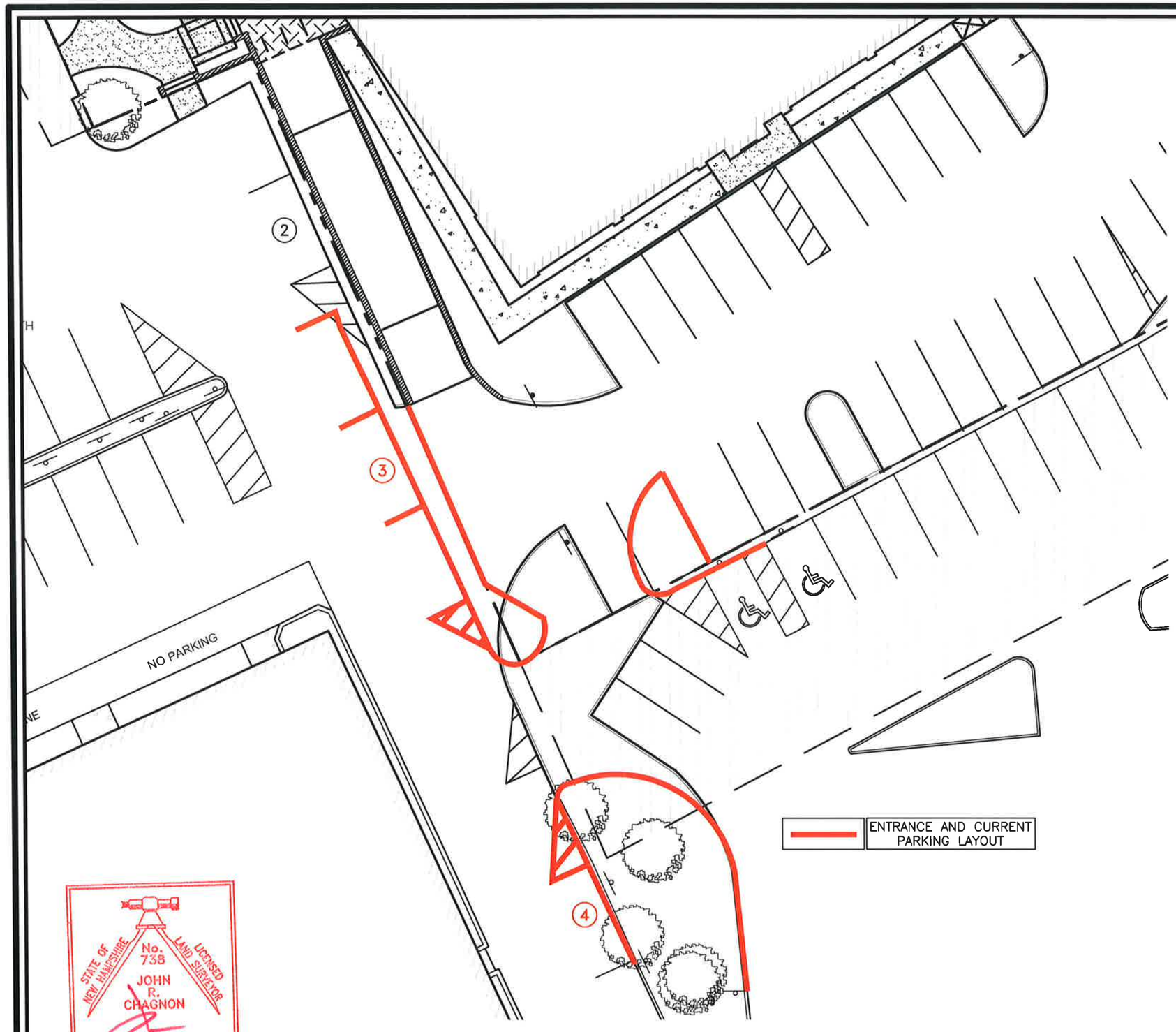
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

FB 276 PG 60 JOB # 5010153.1532

Dec 16 3:48 PM '88

Dec 16 3:48 PM '88 61814


N
JUNE 1988
MAG. OBSERVED
U-16-78
PORTSMOUTH HOUSING AUTHORITY
U-16-77A
CITY OF PORTSMOUTH
U-16-80
PORTSMOUTH TRUST CO.
2244/1909
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U-15-4-1
(20,607 S.F.±)
0.473 ACRE
PARCEL "A"
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HOME FOR AGED WOMEN
COURTHOUSE
PARROTT AVE. PARKING LOT.
U-15-4
1.648 ACRES
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F.A. WENDELL
PROBATE # 48966 12-07
(SEE R.C.R.D. PLAN # C-6461 "LOT LINE REVISION- WENDELL TO MOLLOY- PORTSMOUTH, N.H." BY JOHN W. DURGIN)
U-9-23
CITY OF PORTSMOUTH
7' WIDE PARKING EASEMENT (TYP.) 7 SPACES TOTAL SEE NOTE 7
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N 80°24'19"E 192.08'
109.72'
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R.R. SPK. (Found)
40' R.O.W.
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4"CONC. B.O.W. W/ B. COPPER DISK (Found)
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TIE COURSE 55.51'
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2.1' ±
2.2' ±
2.3' ±
2.4' ±
2.5' ±
2.6' ±
2.7' ±
2.8' ±
2.9' ±
3.0' ±
3.1' ±



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

SITE REDEVELOPMENT
134 PLEASANT STREET
PORTSMOUTH, N.H.

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

ALTERNATE PARKING CONFIGURATION

SCALE: 1"=20'

JANUARY 2026

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

FB 276 PG 60

5010156.1532

P:\NH\5010156-McNabb_Properties\1532-134 Pleasant St., Portsmouth JRC\02-CAD_Files\CW\5010156.1532 Site 2025.dwg, 1/6/2026 10:45:50 AM









H0.2

EXISTING PHOTOS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

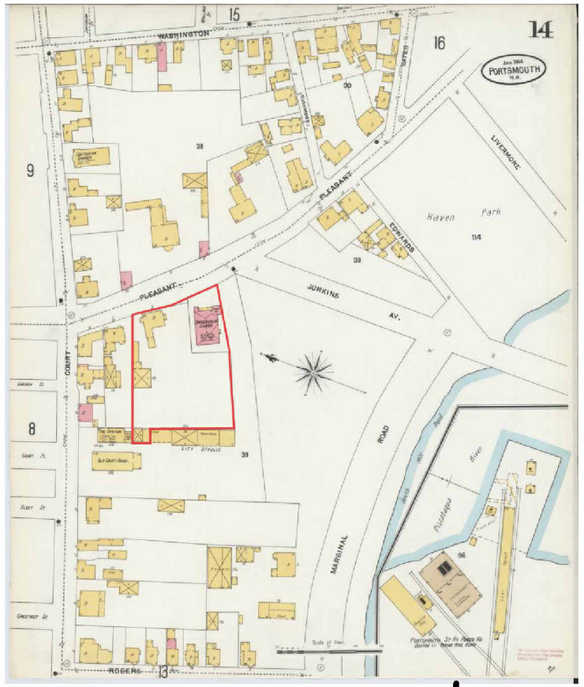
07/25/2025

ARCOVE ARCHITECTS

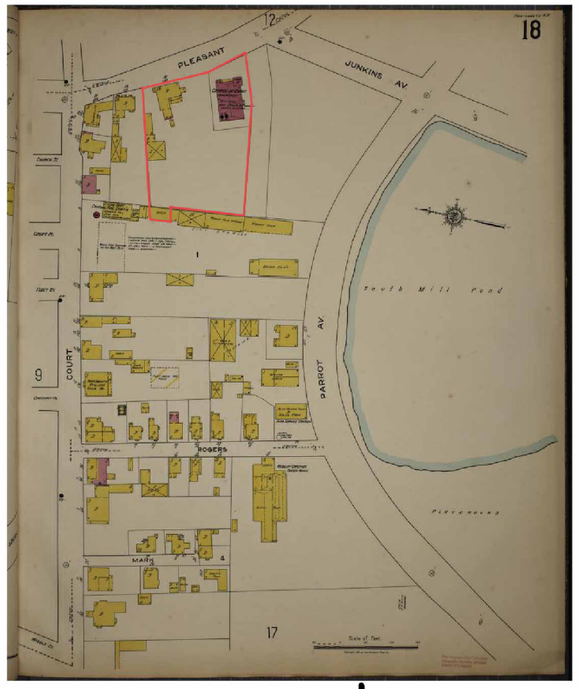
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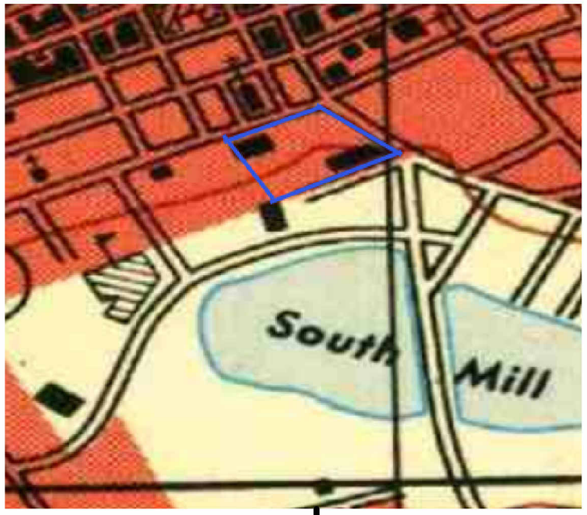
1813
UNIVERSALIST CHURCH & HOUSING



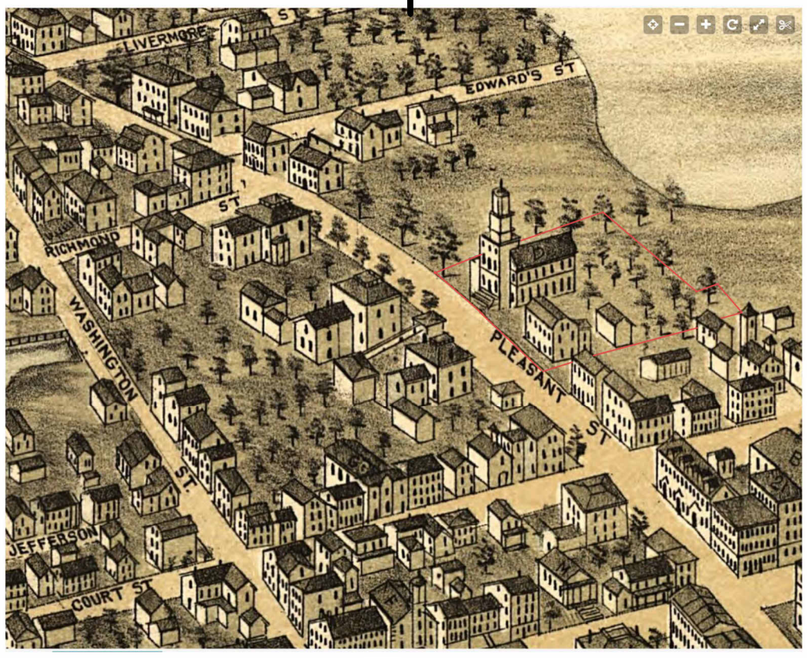
1904
UNIVERSALIST CHURCH & HOUSING



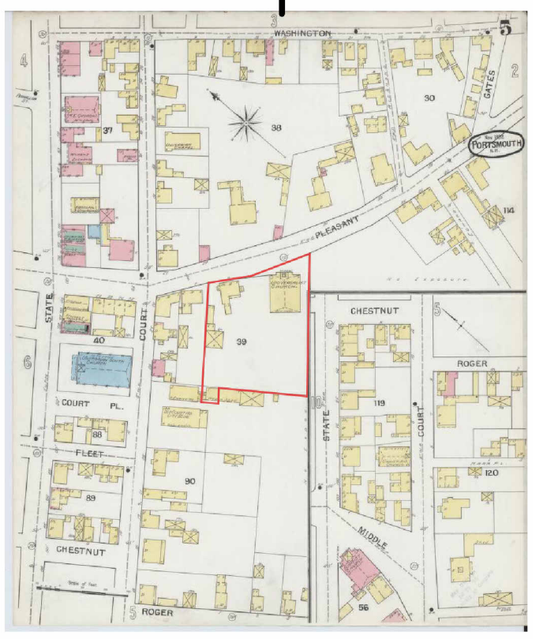
1920
UNIVERSALIST CHURCH & HOUSING



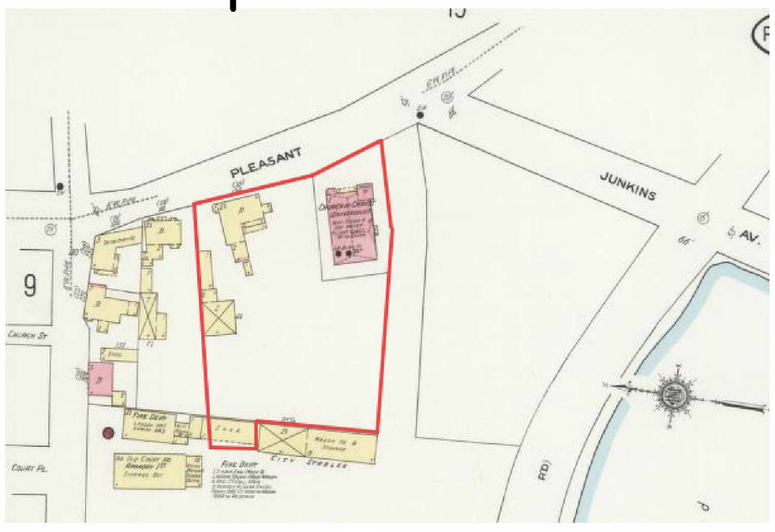
1952
GROCERY IN CONSTRUCTION TILL 1953
CHURCH DEMOLISHED AFTER



1877
UNIVERSALIST CHURCH & HOUSING



1892
UNIVERSALIST CHURCH & HOUSING



1910
UNIVERSALIST CHURCH & HOUSING

H0.4 **HISTORIC TIMELINE**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

07/25/2025

ARCOVE ARCHITECTS

COPYRIGHT © 2025

EXISTING DRIVE UP WINDOW DIMENSION SKETCH

OWNER: DOUBLE MC, LLC
PROPERTY LOCATION: 134 PLEASANT STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



GRAPHIC SCALE

40 0 20 40 80 120

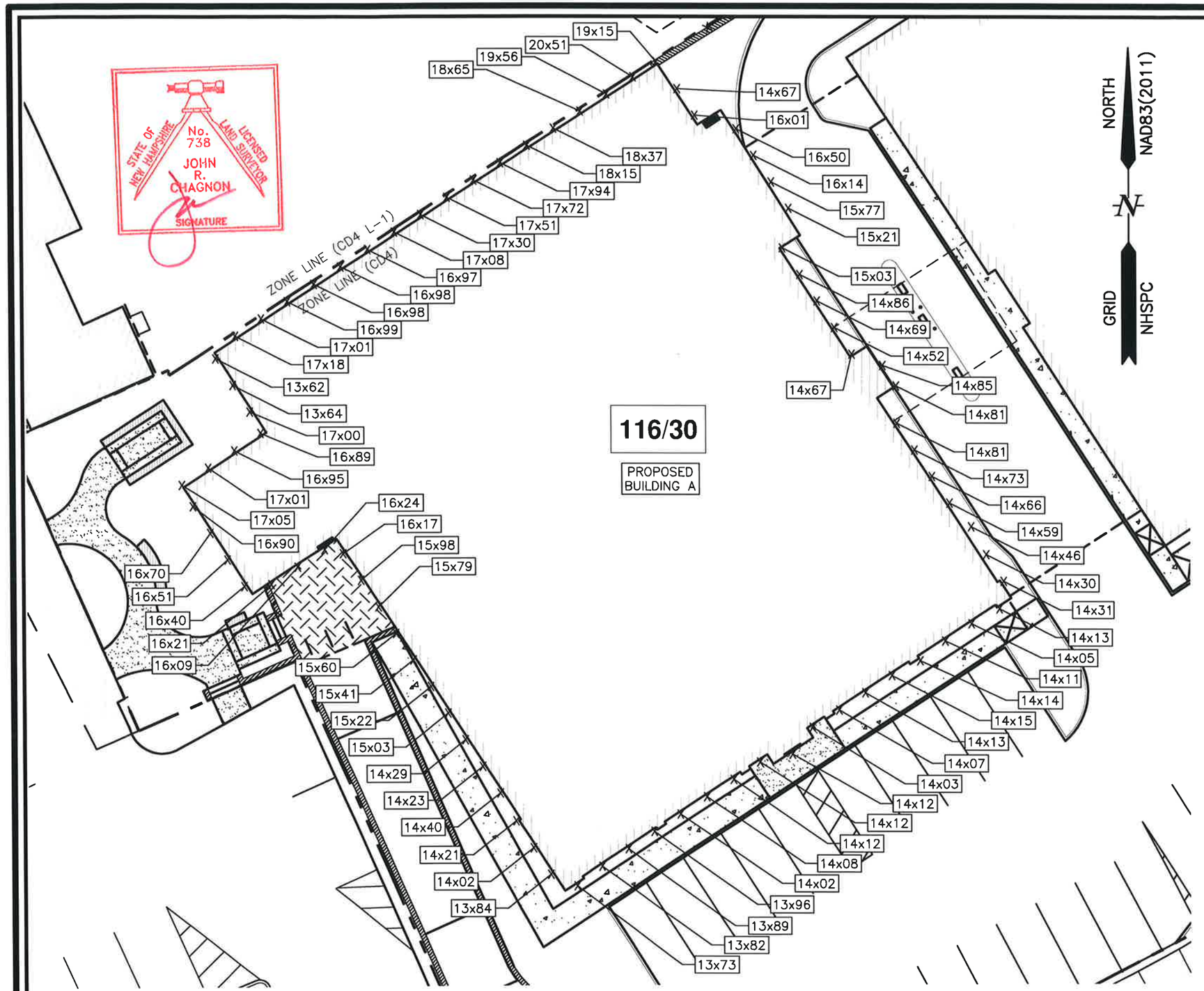
(IN FEET)
1 inch = 40 ft.

SCALE: 1"=40' DATE: AUGUST 4, 2025

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

FB 276 PG 60 JOB # 5010156.1532

P:\NH\5010156-McNabb_Properties\1532-134 Pleasant St., Portsmouth-JRC\02-CAD_Files\5010156.1532-V-EC.dwg, 8/6/2025 12:43:31 PM



EXISTING AVERAGE GRADE				
	NORTH	EAST	SOUTH	WEST
	17.05	14.67	14.13	13.84
	17.01	16.01	14.05	14.02
	16.95	16.50	14.11	14.21
	16.89	16.14	14.14	14.40
	17.00	15.77	14.15	14.23
	13.64	15.21	14.13	14.29
	13.62	15.03	14.07	15.03
	17.18	14.86	14.03	15.22
	17.01	14.69	14.12	15.41
	16.99	14.52	14.12	15.60
	16.98	14.67	14.12	15.79
	16.98	14.85	14.08	15.98
	16.97	14.81	14.02	16.17
	17.08	14.81	13.96	16.24
	17.30	14.73	13.89	16.09
	17.51	14.66	13.82	16.21
	17.72	14.59	13.73	16.40
	17.94	14.46		16.51
	18.15	14.30		16.70
	18.37	14.31		
	18.65			
	19.56			
	20.51			
	19.15			
TOTAL	416.21	299.59	238.67	292.34
/# GRADES	416.21/24	299.59/20	238.67/17	292.34/19
AVG. GRADE	17.34	14.98	18.36	15.39
*SPOT GRADES TAKEN AT POINTS 6' ON CENTER ALONG PROPOSED BUILDING FOOTPRINT.				

EXISTING AVERAGE GRADE: 16.52

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

SITE REDEVELOPMENT
134 PLEASANT STREET
PORTSMOUTH, N.H.

EXISTING AVERAGE GRADE PLANE–BUILDING A

SCALE: 1"=20'

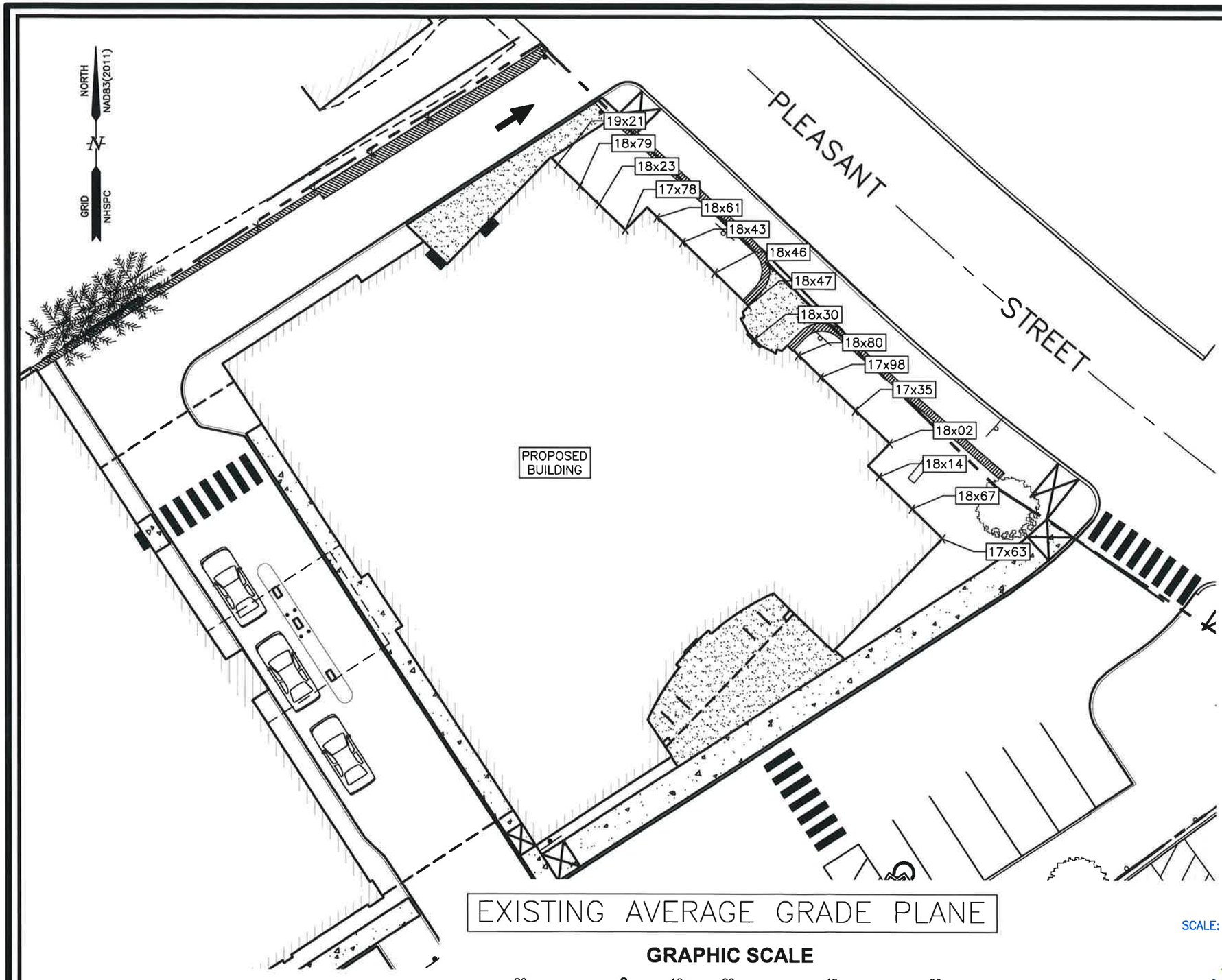
JANUARY 2026

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

FB 276 PG 60

5010156.1532

P:\NH\5010156 McNabb_Properties\1532 134 Pleasant St, Portsmouth\RC\02 CAD_Files\Civil\5010156.1532 Site 2025.dwg, 1/20/2026 1:06:11 PM



EXISTING AVERAGE GRADE

	SOUTH	WEST	NORTH	EAST
	N/A	N/A	N/A	19.21
				18.79
				18.23
				17.78
				18.61
				18.43
				18.46
				18.47
				18.30
				18.80
				17.98
				17.35
				18.02
				18.14
				18.67
				17.63
TOTAL	**N/A**	**N/A**	**N/A**	**292.87**
/# GRADES	**N/A**	**N/A**	**N/A**	**292.87/16**
AVG. GRAD	**N/A**	**N/A**	**N/A**	**18.30**

***SPOT GRADES TAKEN AT POINTS 6' ON CENTER ALONG PROPOSED BUILDING FOOTPRINT.**

EXISTING AVERAGE GRADE: 18.30

EXISTING AVERAGE GRADE PLANE

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

SITE REDEVELOPMENT
134 PLEASANT STREET
PORTSMOUTH, N.H.

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

SCALE: 1"=20'

SEPTEMBER 2025
REVISED 12-22-2025

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200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
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5010156.1532

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LOCUS SITE

SWQPA

INDICATES EXISTING CONDITIONS TBR

250' NHDES SHORELAND WATER QUALITY PROTECTION ACT SETBACK

NO PARKING

OFFSITE SHORELAND IMPACTS IN SEPARATE APPLICATION

PERMANENT IMPACT AREA 824 S.F.

INDICATES EXISTING CONDITIONS TBR

NORTH
NAD83(2011)
GRID
NHSPC

IMPACT AREAS
(WITHIN THE 250' SWQPA ZONE)

ZONE	TEMPORARY IMPACT (S.F.)	PERMANANT IMPACT (S.F.)
250' PROTECTED SHORELAND	0	824

IMPERVIOUS AREA IN 250' SHORELAND ZONE:
EXISTING: 592 S.F.
PROPOSED: 501 S.F.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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

NHDES SHORELAND IMPACTS

SITE REDEVELOPMENT
134 PLEASANT STREET PROPERTY
PORTSMOUTH, N.H.

SCALE: 1"=20' JANUARY 2026

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PROPOSED MIXED USE DEVELOPMENT

134 PLEASANT STREET, PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

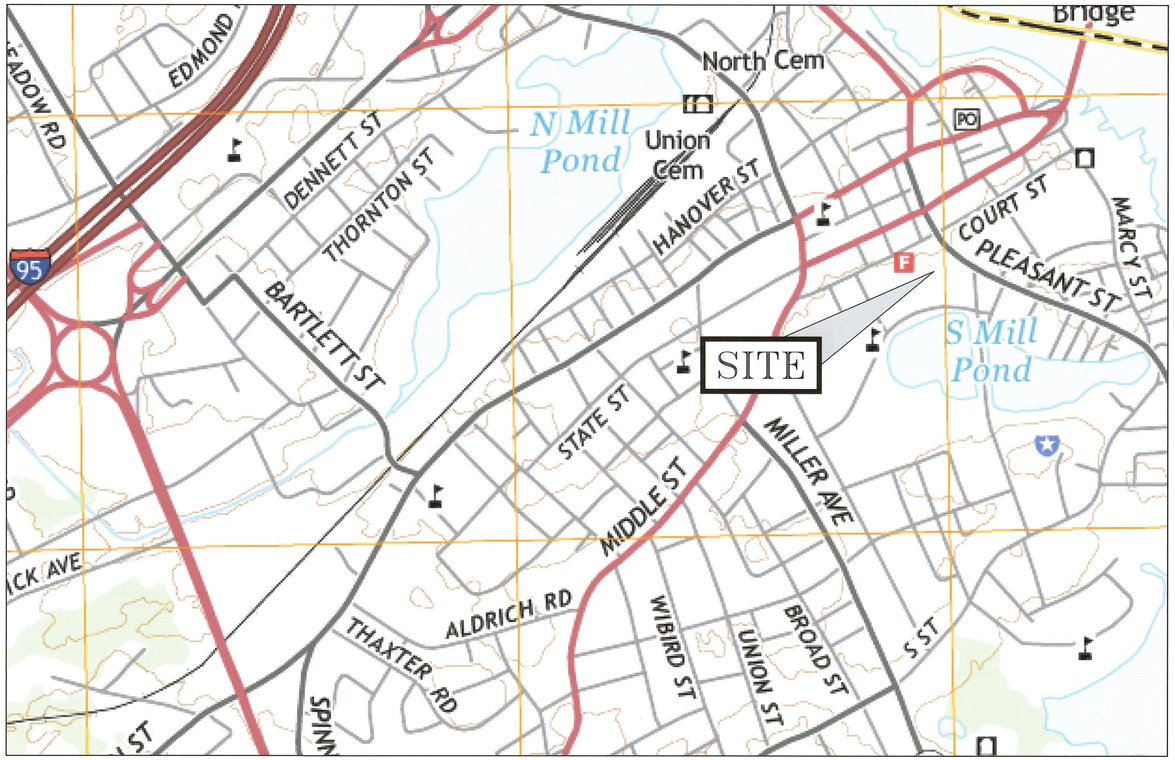
PERMIT LIST:
SITE PLAN: TBD
HISTORIC DISTRICT: TBD

OWNER/APPLICANT
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 300
PORTSMOUTH, N.H. 03801
TEL. (603) 427–0725

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

ARCHITECT:
ARCOVE LLC
767 ISLINGTON STREET
PORTSMOUTH, NH 03801
TEL. (603) 731–5187

LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPE ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430–8388



SCALE: NTS

INDEX OF SHEETS

V101	EXISTING CONDITIONS PLAN
V102	EXISTING UTILITY PLAN
V103	ORTHOPHOTO PLAN
V105	PARROT AVENUE PARKING LOT
C101	DEMOLITION PLAN
C102	SITE PLAN
C102A	ALTERNATE SITE PLAN
L1–L2	LANDSCAPE PLANS
L1	ALTERNATIVE LANDSCAPE PLAN
PB0.1–2.1	ARCHITECTURAL PLANS
C103	UTILITY PLAN
C103A	BASEMENT PLAN
C104	ON SITE GRADING & DRAINAGE PLAN
C104A	OFF SITE GRADING & DRAINAGE PLAN/PROFILE
C104B	OFF SITE GRADING & DRAINAGE PLAN ORTHOPHOTO
C104C	DRAINAGE AREA PLAN
C105	LIGHTING PLAN
C105A	NIGHT TIME LIGHTING PLAN
C106	TRUCK TURNING PLAN
C107	FIRE TRUCK TURNING PLAN
D501–D507	DETAILS

UTILITY CONTACTS

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

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

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

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

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

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

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

LEGEND:

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

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

PROPOSED MIXED USE DEVELOPMENT
134 PLEASANT STREET
PORTSMOUTH, N.H.
PERMIT PLANS

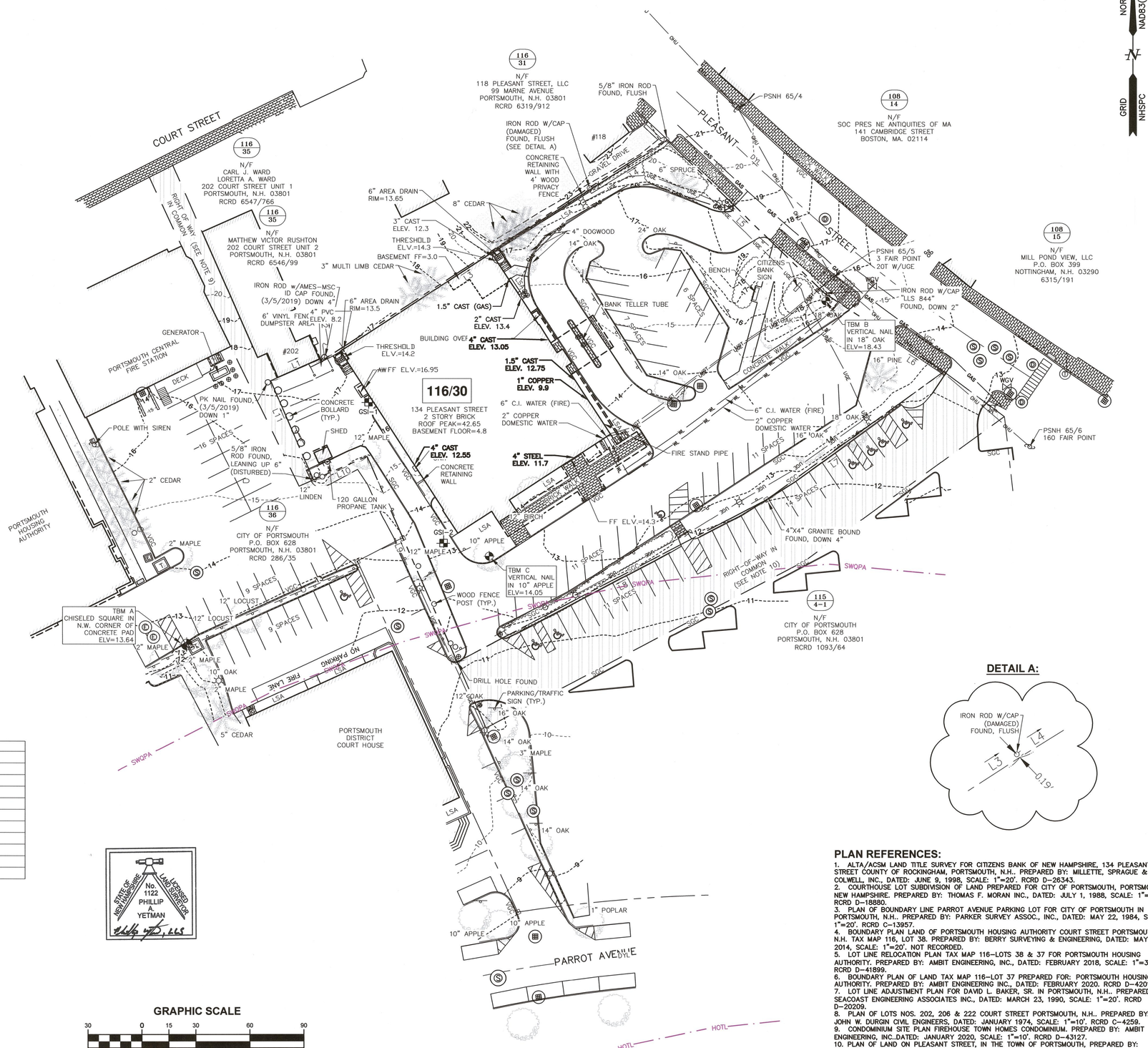
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

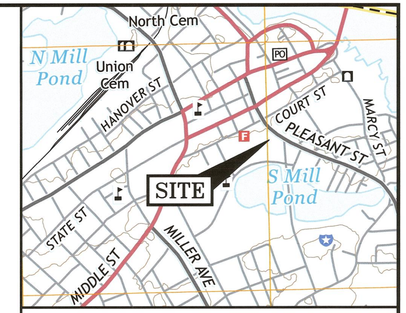
PLAN SET SUBMITTAL DATE: 25 FEBRUARY 2026

5010156.1532

LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
TBS	TO BE SET
LSA	LANDSCAPE AREA
INV.	INVERT
ELV.	ELEVATION
FF	FINISHED FLOOR
DYL	DOUBLE YELLOW LINE
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
MAP 21 LOT 8	(21-8)
BENCHMARK	
RAILROAD SPIKE	
BOUND	
IRON ROD/PIPE FOUND	
SET 5/8" REBAR WITH SURVEYOR'S CAP	
SEWER MANHOLE	(S)
DRAIN MANHOLE	(D)
COMMUNICATIONS MANHOLE	(D)
ELECTRIC MANHOLE	(E)
UTILITY POLE	
CATCH BASIN	
HYDRANT	
GATE VALVE	GGV WGV SGV
GAS/WATER SHUTOFF	
BOLLARD	
BORING	GSI-1
TREES	
GAS/ELECTRIC METER	E G
LIGHT POLE	
MAIL BOX	
AIR CONDITIONER	A
SIGN	
SPOT GRADE	12x1
ELECTRIC PEDESTAL	E
ELECTRIC HANDHOLD	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
STONE WALL	
FENCE	X
SHRUBLINE	
MINOR FOOT CONTOUR	98
MAJOR FOOT CONTOUR	100
GAS LINE	GAS GAS
WATER LINE	WL WL
STORM DRAIN LINE	SD SD
SANITARY SEWER LINE	SS SS
OVERHEAD UTILITY LINE	OHU OHU
UNDERGROUND ELECTRICAL LINE	UGE UGE
UNDERGROUND COMMUNICATIONS LINE	UGT UGT
SHORELAND SETBACK LINE	SWQPA





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.

2) OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 116, LOT 30 IN THE CITY OF PORTSMOUTH.

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

9) PARCEL IS BENEFITED BY A RIGHT OF WAY TO COURT STREET AS DESCRIBED IN RCRD 1257/466.

10) PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

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

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N66°28'05"E	32.60'
L2	S04°27'10"E	0.98'
L3	N57°05'10"E	175.24'
L4	N58°07'10"E	50.44'
L5	S45°49'50"E	122.39'
L6	S56°42'50"E	79.29'
L7	S54°09'10"W	121.33'
L8	S62°18'10"W	194.24'
L9	N23°38'50"W	124.67'
L10	S66°22'00"W	32.60'
L11	N23°20'25"W	60.00'

DETAIL A:

PLAN REFERENCES:

1. ALTA/ACSM LAND TITLE SURVEY FOR CITIZENS BANK OF NEW HAMPSHIRE, 134 PLEASANT STREET COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H.. PREPARED BY: MILLETTE, SPRAGUE & COLWELL, INC., DATED: JUNE 9, 1998, SCALE: 1"=20'. RCRD D-26343.
2. COURTHOUSE LOT SUBDIVISION OF LAND PREPARED FOR CITY OF PORTSMOUTH, PORTSMOUTH NEW HAMPSHIRE. PREPARED BY: THOMAS F. MORAN INC., DATED: JULY 1, 1988, SCALE: 1"=40'. RCRD D-18880.
3. PLAN OF BOUNDARY LINE PARROT AVENUE PARKING LOT FOR CITY OF PORTSMOUTH IN PORTSMOUTH, N.H.. PREPARED BY: PARKER SURVEY ASSOC., INC., DATED: MAY 22, 1984, SCALE: 1"=20'. RCRD C-13957.
4. BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 38. PREPARED BY: BERRY SURVEYING & ENGINEERING, DATED: MAY 30, 2014, SCALE: 1"=20'. NOT RECORDED.
5. LOT LINE RELOCATION PLAN TAX MAP 116-LOTS 38 & 37 FOR PORTSMOUTH HOUSING AUTHORITY. PREPARED BY: AMBIT ENGINEERING, INC., DATED: FEBRUARY 2018, SCALE: 1"=30'. RCRD D-41899.
6. BOUNDARY PLAN OF LAND TAX MAP 116-LOT 37 PREPARED FOR: PORTSMOUTH HOUSING AUTHORITY. PREPARED BY: AMBIT ENGINEERING INC., DATED: FEBRUARY 2020. RCRD D-42016.
7. LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H.. PREPARED BY: SEACOAST ENGINEERING ASSOCIATES INC., DATED: MARCH 23, 1990, SCALE: 1"=20'. RCRD D-20209.
8. PLAN OF LOTS NOS. 202, 206 & 222 COURT STREET PORTSMOUTH, N.H.. PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: JANUARY 1974, SCALE: 1"=10'. RCRD C-4259.
9. CONDOMINIUM SITE PLAN FIREHOUSE TOWN HOMES CONDOMINIUM. PREPARED BY: AMBIT ENGINEERING, INC..DATED: JANUARY 2020, SCALE: 1"=10'. RCRD D-43127.
10. PLAN OF LAND ON PLEASANT STREET, IN THE TOWN OF PORTSMOUTH, PREPARED BY: BENJAMIN SHERMAN, DATED 1822 AND REVISED MAY 6, 1842, SCALE: 1"=50', RCRD #00537.
11. PLAN OF LAND FOR SUSAN J. WENTWORTH EST., PORTSMOUTH, N.H., PREPARED BY: JOHN W. DURGIN, DATED: APRIL 22, 1940, SCALE: 1"=50'. RCRD #0937.

GRAPHIC SCALE
30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

STATE OF NEW HAMPSHIRE No. 1122 PHILLIP A. YETMAN LICENSED LAND SURVEYOR

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

PHILIP A. YETMAN, LLS 1122 — DATE 1/20/2026

REV.	DATE	DESCRIPTION	BY	CHK
1	01-21-26	UPDATE EXISTING BLDG. UTILITIES	SJR	JRC
0	07-18-2025	ISSUED FOR COMMENT	RJB	PAY

DRAWING ISSUE STATUS

SITE SURVEY

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

EXISTING CONDITIONS PLAN

DATE	SCALE
MARCH 2025	1"=30'

DRAWN BY	DESIGNED BY	CHECKED BY
RJB	---	PAY

PROJECT No. 5010156.1532 — FIELD BOOK/PAGE FB 276 PG 60

DRAWING No. **V101** — REV. **1**

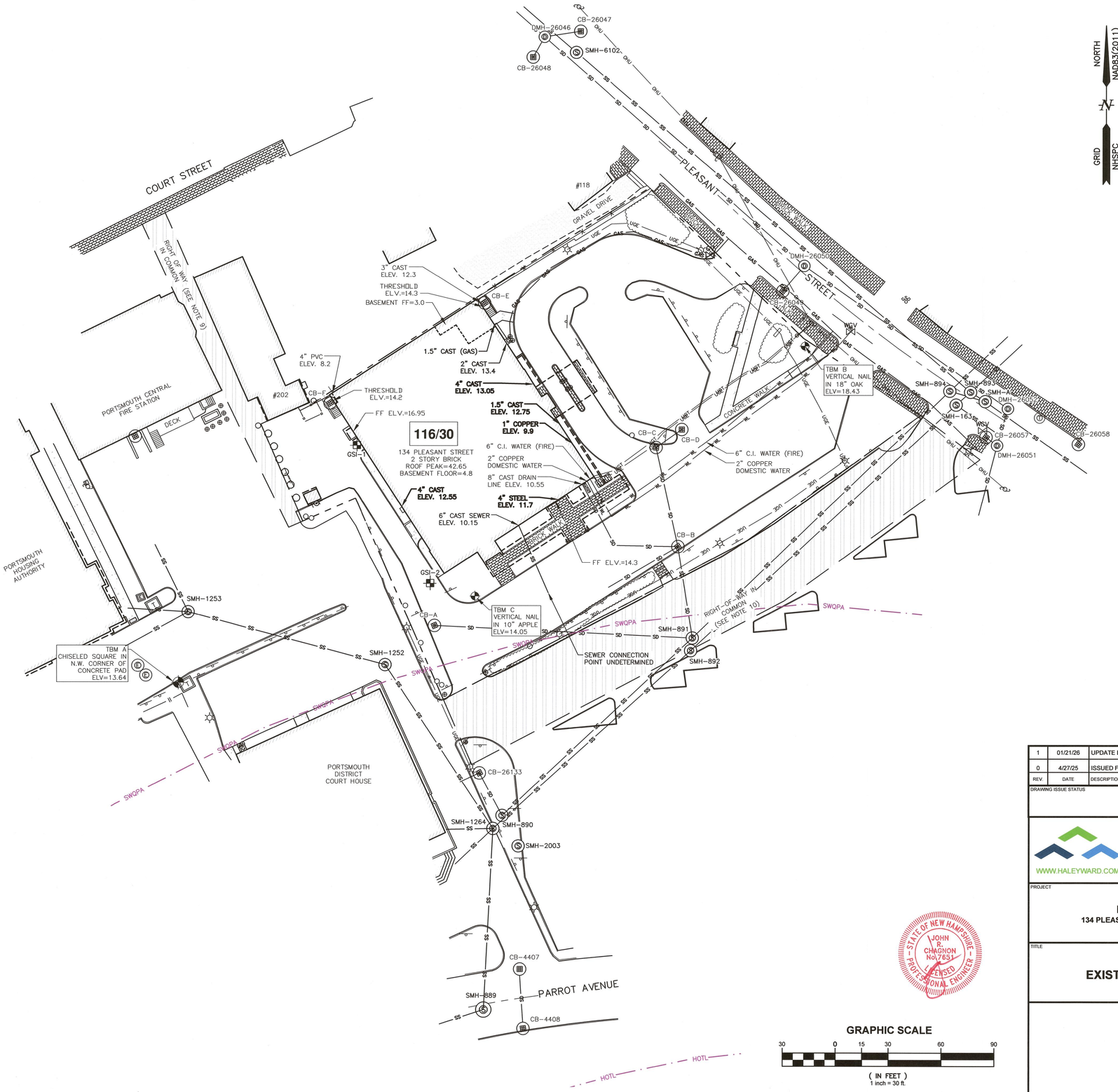
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SEWER MANHOLE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH-889	EX	8.96	30" AC	0.30		SW
			30" AC		-0.14	N
SMH-1264	EX	9.90	18" VCP	-0.55		SE
			30" RCP	-0.15		SW
			18" AC	COULD NOT	MEASURE	NW
			30" CAST		-0.65	NE
SMH-890	EX	10.48	12" RCP	3.88		NW
			30" CAST		0.13	NE
SMH-2003	EX	9.96	18" VCP	-0.54		NW
					N/A	
SMH-851	EX	9.96				
SMH-1252	EX	11.79	18" CLAY	3.19		NW
			18" CLAY		3.14	SE
SMH-1253	EX	13.98	8" CLAY	6.98		SW
			6" CLAY	6.68		W
			18" CLAY	6.68		NW
			18" CLAY		6.63	SE
SMH-891	EX	11.00	30" CAST	-0.05		SW
			12" AC	6.25		NW
			18" AC	6.30		NE
			30" CAST		-0.05	NE
SMH-892	EX	10.91	30" CAST	-0.29		SW
			30" CAST		-0.29	NE
SMH-163	EX	13.13	36" CAST	-0.87		SW
			6" PVC	1.43		SE
			36" CAST		-0.87	NE
SMH-893	EX	13.24	36" CAST	-0.86		SW
			12" PVC	4.54		NW
			12" CLAY	4.54		SE
			36" CAST		-0.86	NE
SMH-A	EX	13.12	12" RCP (ENCLOSED)	3.57		NW
			12" RCP (ENCLOSED)		3.57	SE
			12" CLAY	4.57		NW
SMH-894	EX	13.43	36" CAST	-0.27		SW
			12" CLAY	4.33		SE
			36" CAST		-0.32	NE
SMH-6102	EX	22.87	8" PVC	14.27		NW
			8" PVC		14.22	SE

DRAINAGE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
CB-4407	EX	8.30	NO VISIBLE PIPES			
			WATER ELEVATION: 5.30			
			SUMP ELEVATION: 4.20			
CB-26133	EX	10.86	12" CLAY	4.31		SW
			12" CLAY		4.31	SE
CB-A	EX	12.22	12" AC		8.42	SE
CB-B	EX	12.80	8" CLAY	7.10		NW
			12" AC	7.10		NE
			12" AC	7.00		SW
			18" AC		7.00	S
CB-C	EX	13.47	12" AC	8.87		NE
			12" AC		8.82	S
CB-D	EX	13.54	4" AC	9.34		NW
			12" AC		9.34	SW
CB-E	EX	13.67	SILTED/LOCKED			
CB-F	EX	13.48	SILTED/LOCKED			
CB-26057	EX	12.53	12" CPP W/OIL SEPERATOR		8.33	SE
DMH-26046	EX	22.99	12" CPP	18.49		SW
			12" CPP	18.49		NE
			12" CPP	19.79		NW
			12" CPP		18.44	SE
CB-26048	EX	22.70				
CB-26047	EX	22.89				
DMH-26050	EX	17.45	12" PVC	12.80		NW
			12" PVC	12.80		SW
			12" PVC		12.80	SE
CB-26049	EX	17.08	12"PVC W/OIL SEPERATOR		11.78	NE
DMH-26052	EX	12.93	12" CPP	8.18		NW
			12" CPP		8.13	S
DMH-26051	EX	12.61	12" CPP	7.86		N
			12" CPP	8.11		NW
			12" CPP		7.81	S



REV.	DATE	DESCRIPTION	BY	CHK
1	01/21/26	UPDATE EXISTING UTILITIES	SJR	JRC
0	4/27/25	ISSUED FOR COMMENT	RJB	PAY

DRAWING ISSUE STATUS

SITE SURVEY

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

EXISTING UTILITIES PLAN

DATE: JUNE 2025	SCALE: 1"=30'
DRAWN BY: RJB	DESIGNED BY: ---
CHECKED BY: PAY	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: V102	REV.: 1

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

P:\5010156.1532\FILES\DESIGN\SURVEY\5010156.1532-V-EC.DWG, 2026.01.20, 10:34 AM



GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
0	7/25/25	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS

SITE SURVEY

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

ORTHOPHOTO PLAN

DATE	SCALE
JULY 2025	1"=40'

DRAWN BY	DESIGNED BY	CHECKED BY
RJB	---	PAY

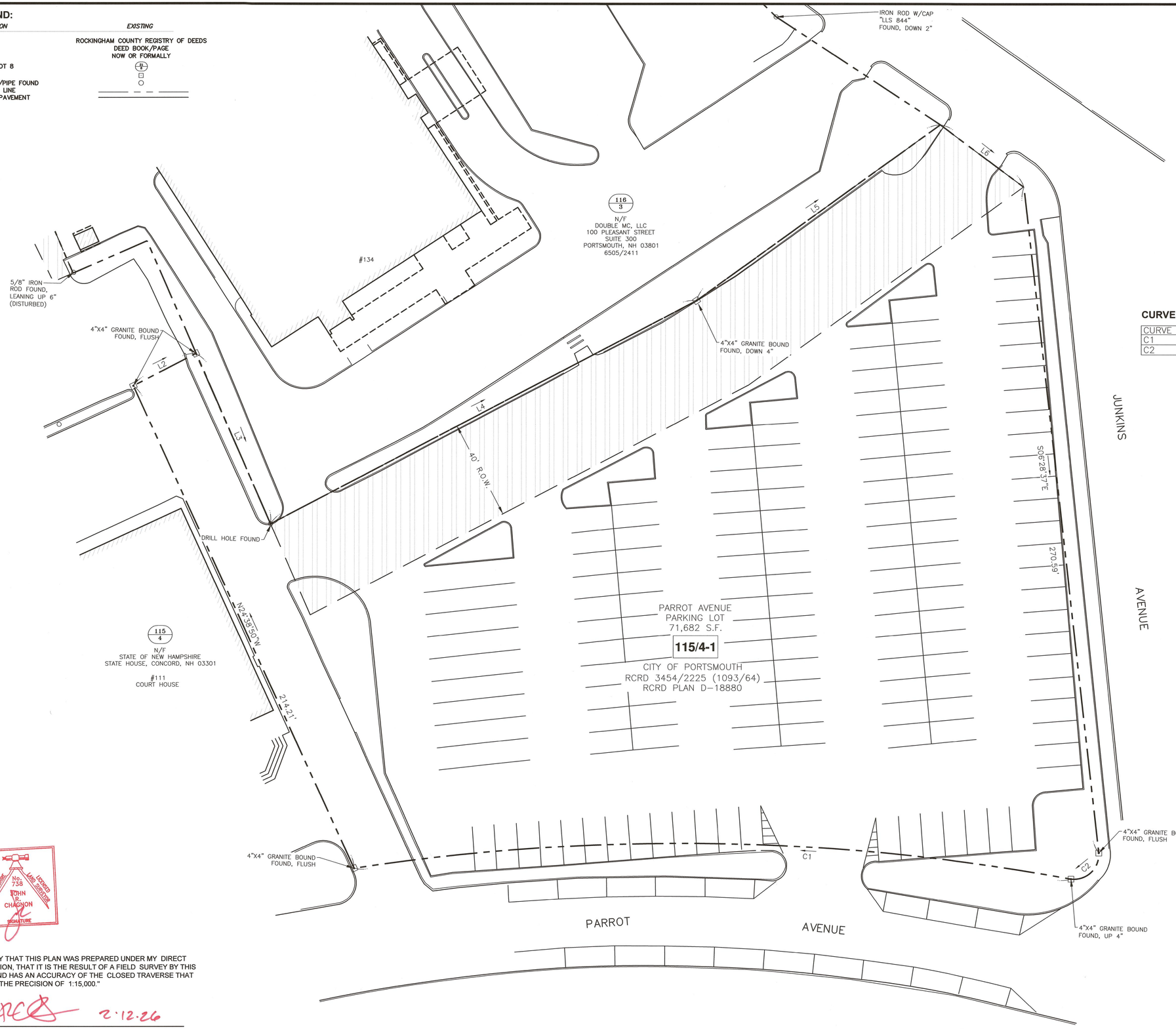
PROJECT No.	FIELD BOOK / PAGE
5010156.1532	FB 276 PG 60

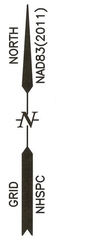
DRAWING No.	REV.
V103	0

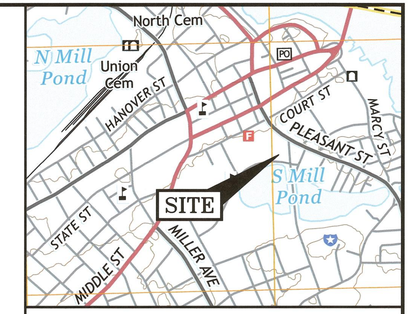
FILE LOCATION: P:\NH\5010156-MCHABB_PROPERTIES\1532-134 PLEASANT ST., PORTSMOUTH-JRC\02-CAD_FILES\5010156.1532-V-EC.DWG, 2025.07.25, 10:09 AM

LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
MAP 21 LOT 8	(8)
BOUND	□
IRON ROD/PIPE FOUND	○
PROPERTY LINE	———
EDGE OF PAVEMENT	———







LOCATION MAP SCALE: 1" = 1,000'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	872.00'	290.98'	289.64'	N89°10'46"W	19°07'10"
C2	10.00'	17.54'	15.37'	S46°43'10"W	100°28'14"

LINE TABLE:

LINE	BEARING	DISTANCE
L2	N62°33'25"E	28.42'
L3	S23°46'15"E	75.06'
L4	N62°18'10"E	194.20'
L5	N54°09'10"E	121.33'
L6	S53°21'44"E	42.18'

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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

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

2.12.26

JOHN R. CHAGNON, LLS 738 DATE

REV.	DATE	DESCRIPTION	BY	CHK.
0	2/12/26	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS

SITE SURVEY

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

PARROT AVENUE PARKING LOT

DATE: FEBRUARY 2026	SCALE: 1"=20'
DRAWN BY: RJB	DESIGNED BY: ---
CHECKED BY: JRC	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: V105	REV.: 0

FILE LOCATION: P:\NH\5010156.MCHABB_PROPERTIES\1532-134 PLEASANT ST., PORTSMOUTH-JRC\02-CAD_FILES\5010156.1532-V-EC.DWG, 2026.02.13, 7:29 AM

DEMOLITION NOTES:

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

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

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

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

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

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

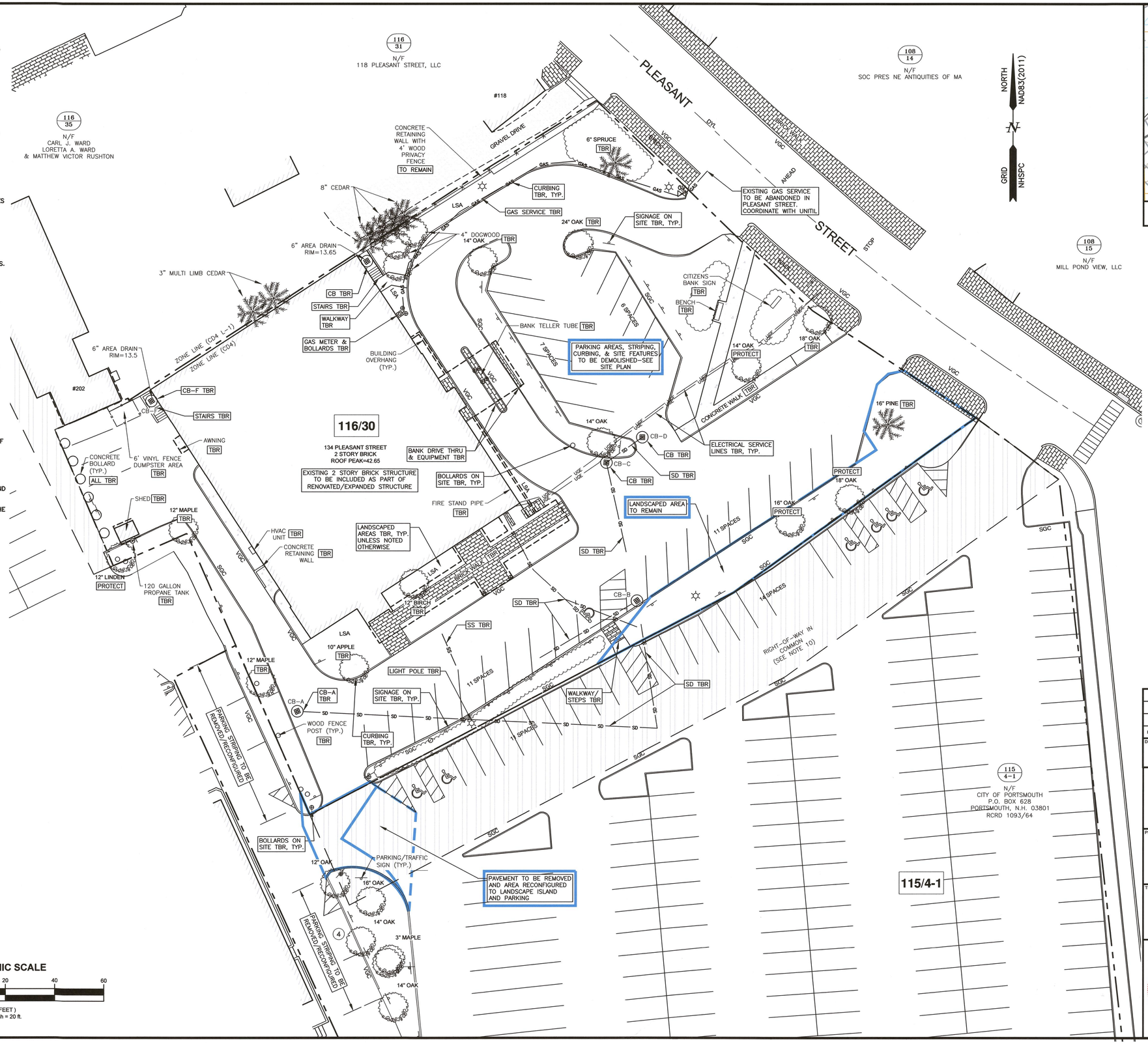
G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL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

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

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

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

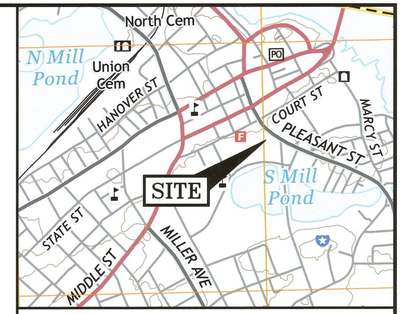
K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



LOCATION MAP SCALE: 1" = 1,000'

NOTES:

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

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

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

4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.

5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

REV.	DATE	DESCRIPTION	BY	CHK
2	02-25-26	CB-A, SD PIPES	SJR	JRC
1	01-21-2026	UTILITY DEMO	SJR	JRC
0	07-18-2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

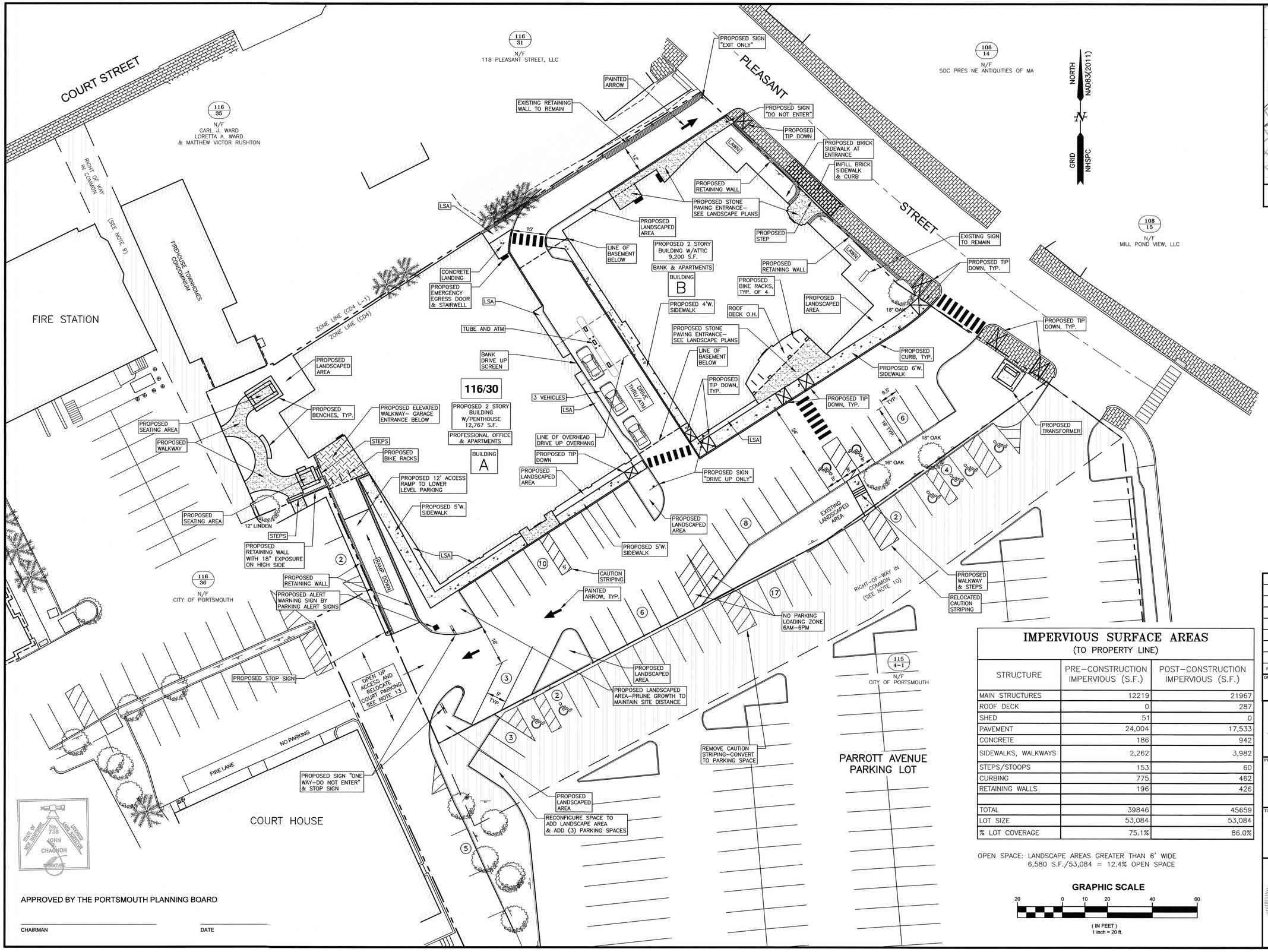
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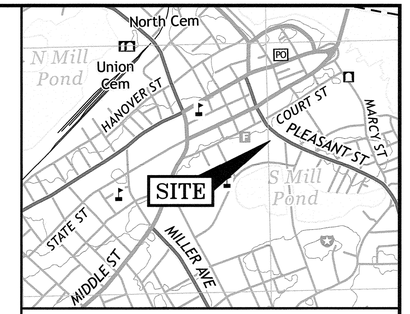
DEMOLITION PLAN

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

DATE: JULY 2025		SCALE: 1"=20'	
DRAWN BY: SJR	DESIGNED BY: —	CHECKED BY: JRC	
PROJECT No.: 5010156.1532		FIELD BOOK / PAGE: FB 276 PG 60	
DRAWING No.: C101		REV.: 2	

FILE LOCATION: P:\NH\5010156-MCHABB_PROPERTIES\5010156.1532-134 PLEASANT ST - PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010156.1532 SITE 2025.DWG, 2026.02.24, 12:38 PM





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.

2) OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED MIXED USE DEVELOPMENT ON ASSESSOR'S MAP 116, LOT 30 IN THE CITY OF PORTSMOUTH.

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

9) PARCEL IS BENEFITED BY A RIGHT OF WAY TO COURT STREET AS DESCRIBED IN RCRD 1257/466.

10) PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

12) PROPOSED USES:
-RETAIL BANKING
-BANK HEADQUARTERS
-APARTMENTS
-PROFESSIONAL OFFICE

13) CITY COUNCIL APPROVAL REQUIRED FOR WORK ON CITY PROPERTY. COORDINATION AND INSPECTIONS OF CONSTRUCTION REQUIRED.

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURES	12219	21967
ROOF DECK	0	287
SHED	51	0
PAVEMENT	24,004	17,533
CONCRETE	186	942
SIDEWALKS, WALKWAYS	2,262	3,982
STEPS/STOOPS	153	60
CURBING	775	462
RETAINING WALLS	196	426
TOTAL	39846	45659
LOT SIZE	53,084	53,084
% LOT COVERAGE	75.1%	86.0%

OPEN SPACE: LANDSCAPE AREAS GREATER THAN 6' WIDE
6,580 S.F./53,084 = 12.4% OPEN SPACE

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

REV.	DATE	DESCRIPTION	BY	CHK
7	02-03-2026	STOP, ONE-WAY SIGNS, USE	SJR	JRC
6	01-21-2026	TIP DOWNS, EXIT DOOR, PARKING, NOTE 13	SJR	JRC
5	12-30-2025	LANDSCAPE DETAIL	SJR	JRC
4	12-22-2025	BUILDING & SITE LAYOUT	SJR	JRC
3	10-08-2025	PLAN NOTES	SJR	JRC
2	09-22-2025	REVISED DRIVE THROUGH	SJR	JRC
1	09-05-2025	REVISED LAYOUT	SJR	JRC
0	07-18-2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

SITE PLAN

DATE	JULY 2025
SCALE	1"=20'
DRAWN BY	SJR
DESIGNED BY	---
CHECKED BY	JRC
PROJECT No.	5010156.1532
FIELD BOOK / PAGE	FB 276 PG 60
DRAWING No.	C102
REV.	7

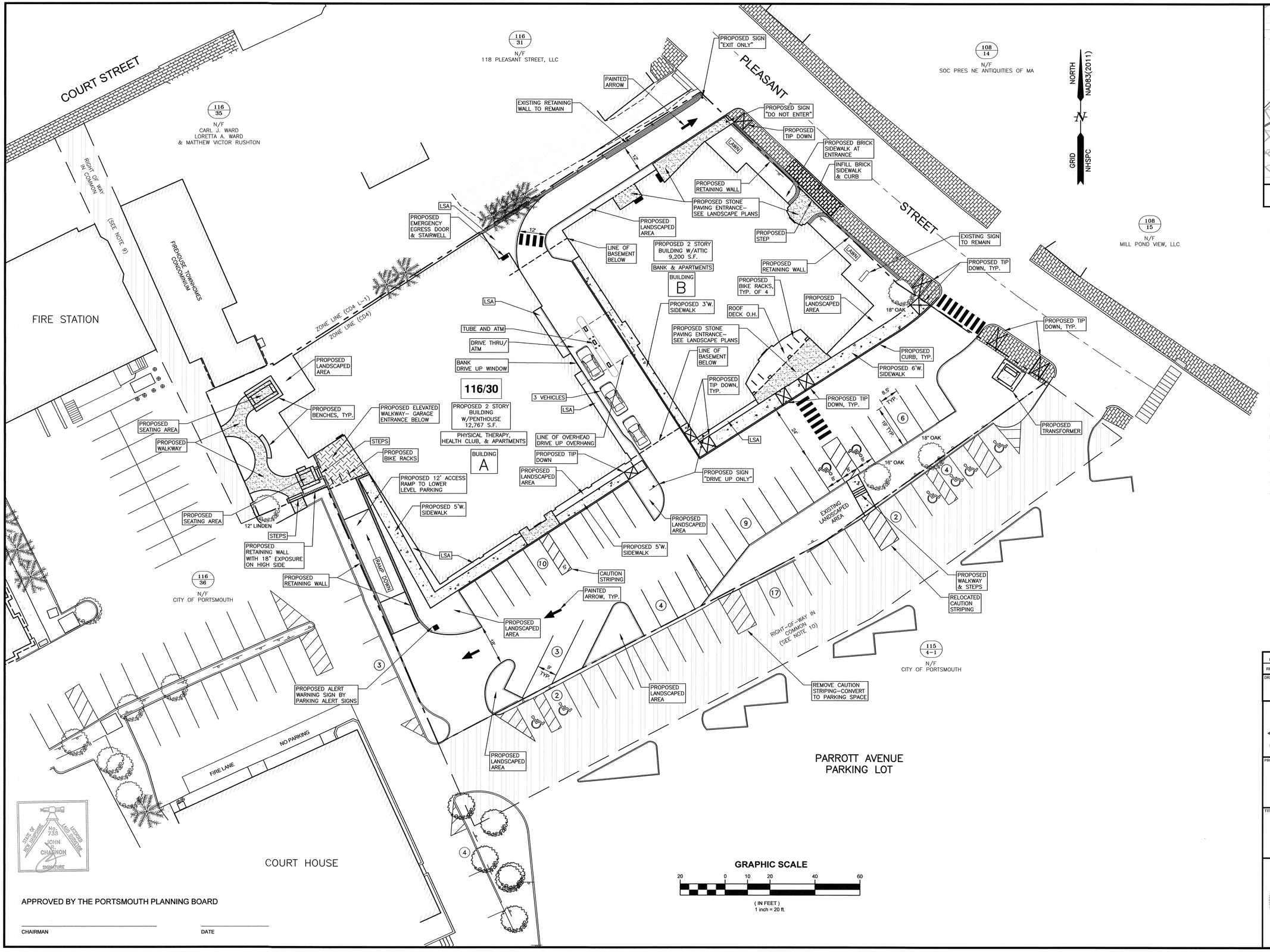
STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

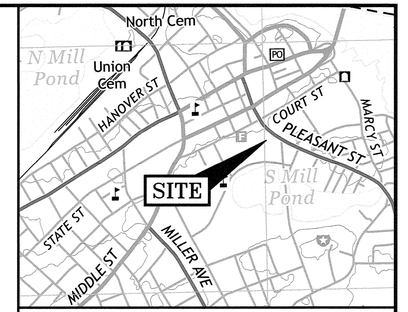
JOHN R. CHAGNON No. 7831 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

FILE LOCATION: P:\HH5010156-MCNABB_PROPERTIES\5152-134 PLEASANT ST. PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010156.1532 SITE 2025.DWG, 2026.03.18, 11:35 AM





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.

2) OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED MIXED USE DEVELOPMENT ON ASSESSOR'S MAP 116, LOT 30 IN THE CITY OF PORTSMOUTH.

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

9) PARCEL IS BENEFITED BY A RIGHT OF WAY TO COURT STREET AS DESCRIBED IN RCRD 1257/466.

10) PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

12) PROPOSED USES:
-RETAIL BANKING
-BANK HEADQUARTERS
-APARTMENTS
-PHYSICAL THERAPY
-HEALTH CLUB

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

REV.	DATE	DESCRIPTION	BY	CHK
0	01-21-2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

ALTERNATE SITE PLAN

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

DATE	SCALE
JULY 2025	1"=20'
DRAWN BY: SJR	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C102A	REV.: 0

STATE OF NEW HAMPSHIRE - JOHN A. CHAGNON No. 7651 - LICENSED LAND SURVEYOR - SIGNATURE

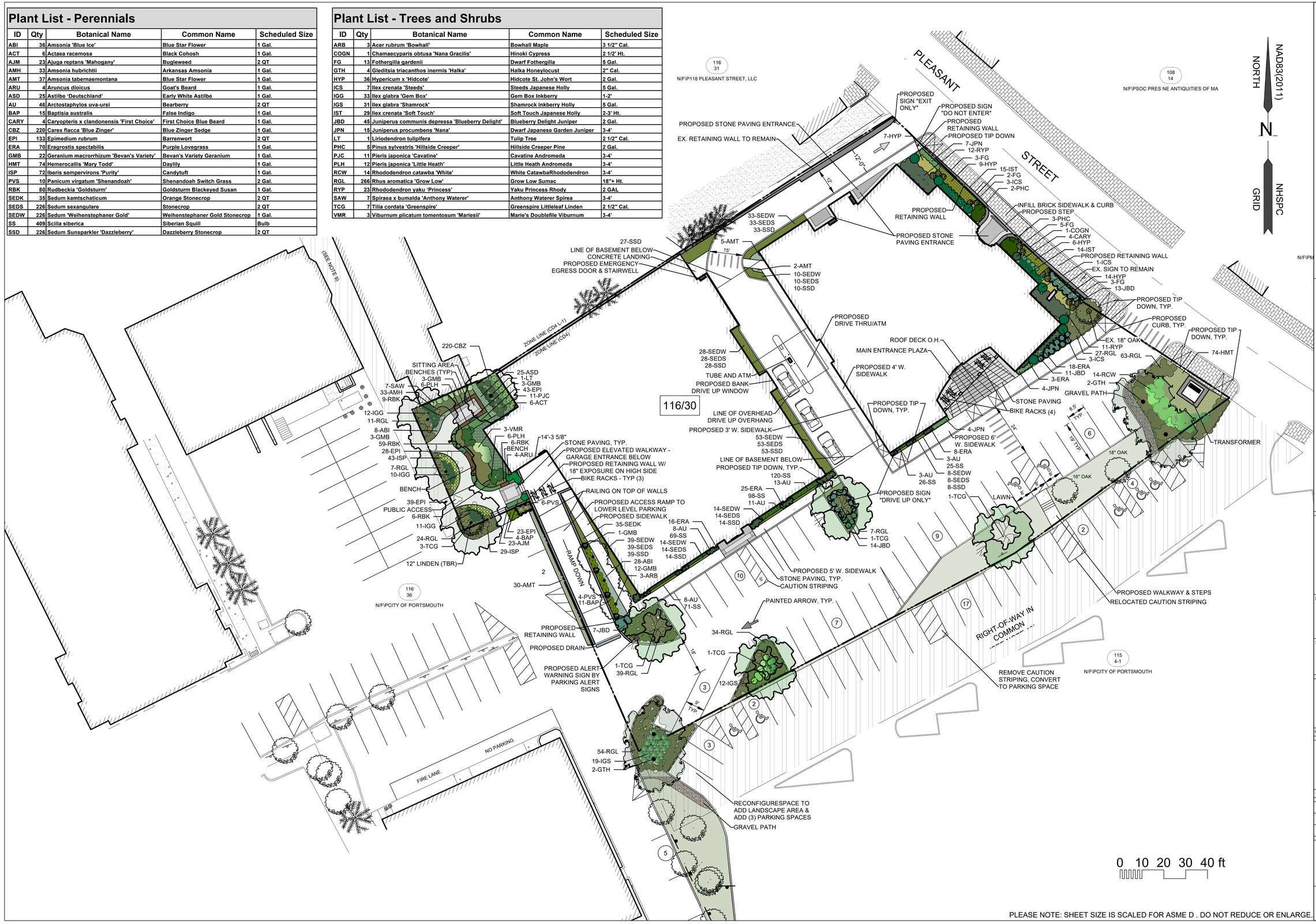
FILE LOCATION: P:\NH\5010156.MCN\ABB_PROPERTIES\1532-134 PLEASANT ST - PORTSMOUTH\-IRC\02-CAD_FILES\CIVIL\5010156.1532 ALTERNATE SITE 2025.DWG, 2026.03.18, 11:39 AM

Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
ABI	36	Amsonia 'Blue Ice'	Blue Star Flower	1 Gal.
ACT	6	Actaea racemosa	Black Cohosh	1 Gal.
AJM	23	Ajuga reptans 'Mahogany'	Bugleweed	2 QT
AMH	33	Amsonia hubrichtii	Arkansas Amsonia	1 Gal.
AMT	37	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
ARU	4	Aruncus dioicus	Goat's Beard	1 Gal.
ASD	25	Astilbe 'Deutschland'	Early White Astilbe	1 Gal.
AU	46	Arctostaphylos uva-ursi	Bearberry	2 QT
BAP	15	Baptisia australis	False Indigo	1 Gal.
CARY	4	Caryopteris x clandonensis 'First Choice'	First Choice Blue Beard	1 Gal.
CBZ	220	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	1 Gal.
EPI	133	Epimedium rubrum	Barrenwort	2 QT
ERA	70	Eragrostis spectabilis	Purple Lovegrass	1 Gal.
GMB	22	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium	1 Gal.
HMT	74	Hemerocallis 'Mary Todd'	Daylily	1 Gal.
ISP	72	Iberis sempervirons 'Purity'	Candytuft	1 Gal.
PVS	10	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
RBK	80	Rudbeckia 'Goldsturm'	Goldsturm Blackeyed Susan	1 Gal.
SEDK	35	Sedum kamtschaticum	Orange Stonecrop	2 QT
SEDS	226	Sedum sexangulare	Stonecrop	2 QT
SEDW	226	Sedum 'Weihenstephaner Gold'	Weihenstephaner Gold Stonecrop	1 Gal.
SS	409	Scilla siberica	Siberian Squill	Bulb
SSD	226	Sedum Sunsparkler 'Dazzleberry'	Dazzleberry Stonecrop	2 QT

Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
ARB	3	Acer rubrum 'Bowhall'	Bowhall Maple	3 1/2" Cal.
COGN	1	Chamaecyparis obtusa 'Nana Gracilis'	Hinoki Cypress	2 1/2' Ht.
FG	13	Fothergilla gardenii	Dwarf Fothergilla	5 Gal.
GTH	4	Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust	2" Cal.
HYP	36	Hypericum x 'Hidcote'	Hidcote St. John's Wort	2 Gal.
ICS	7	Ilex crenata 'Steeds'	Steeds Japanese Holly	5 Gal.
IGG	33	Ilex glabra 'Gem Box'	Gem Box Inkberry	1-2'
IGS	31	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	5 Gal.
IST	29	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2-3' Ht.
JBD	45	Juniperus communis depressa 'Blueberry Delight'	Blueberry Delight Juniper	2 Gal.
JPN	15	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	3-4'
LT	1	Liriodendron tulipifera	Tulip Tree	2 1/2" Cal.
PHC	5	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Pine	2 Gal.
PJC	11	Pieris japonica 'Cavatine'	Cavatine Andromeda	3-4'
PLH	12	Pieris japonica 'Little Heath'	Little Heath Andromeda	3-4'
RCW	14	Rhododendron catawba 'White'	White CatawbaRhododendron	3-4'
RGL	266	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
RYP	23	Rhododendron yaku 'Princess'	Yaku Princess Rhody	2 GAL
SAW	7	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3-4'
TCG	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" Cal.
VMR	3	Viburnum plicatum tomentosum 'Mariesii'	Marie's Doublefile Viburnum	3-4'



PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D . DO NOT REDUCE OR ENLARGE.

terra firma
landscape architecture

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134 PLEASANT

134 PLEASANT STREET
PORTSMOUTH, NH

Project Title

TERRENCE PARKER
00254
LICENSED LANDSCAPE ARCHITECT
STATE OF NEW HAMPSHIRE

Landscape Architect

Scale
1:240

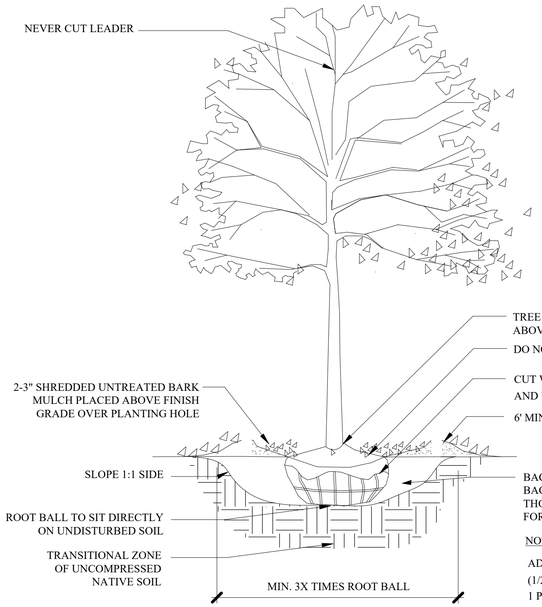
REV.	DATE	DESCRIPTION
B	2/25/2026	PB Submission
A	1/21/2026	TAC Submission

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date: 9/18/2025 | Reviewed By
Project ID: 134 PLEASANT

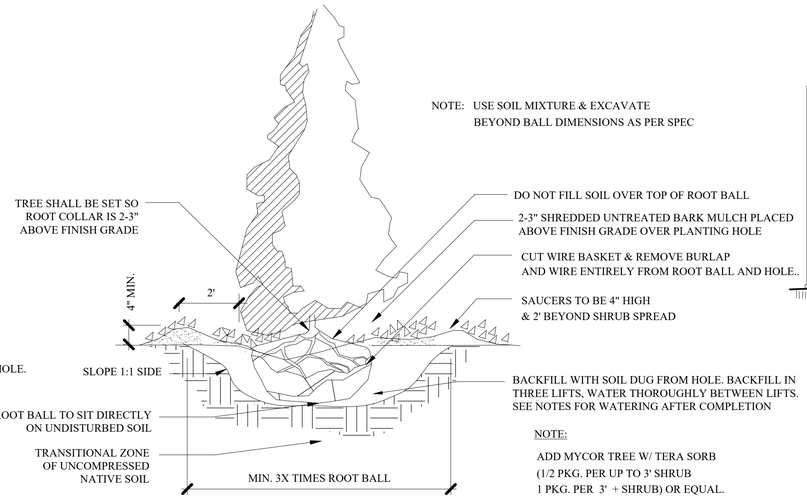
Sheet Title
LANDSCAPE PLAN

Sheet No.
L-1



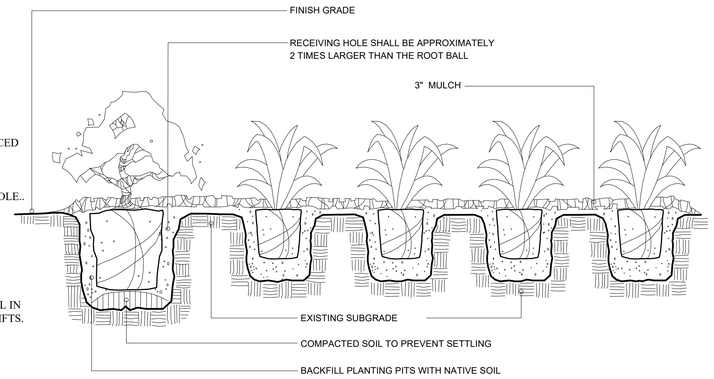
1 L-2

TREE PLANTING - 2"+ CAL.
SCALE: NTS



2 L-2

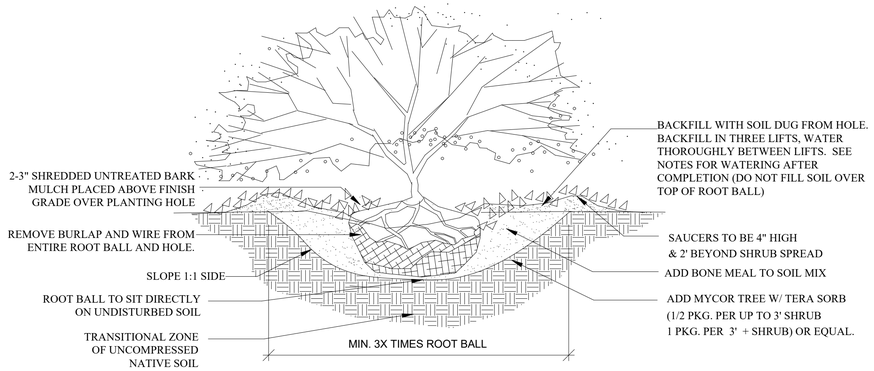
PYRAMIDAL EVERGREEN TREE PLANTING
SCALE: NTS



NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.

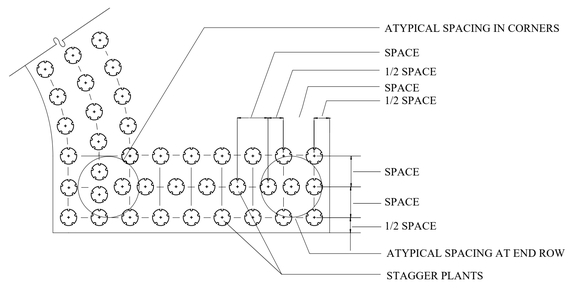
3 L-2

SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS



4 L-2

B&B SHRUB PLANTING
SCALE: NTS



NOTES:

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

5 L-2

GROUND COVER SPACING DETAIL
SCALE: NTS

CITY OF PORTSMOUTH PLANTING REQUIREMENTS

1. All planting holes shall be dug by hand- NO MACHINES. The only exceptions are new construction where new planting pits, planting beds with granite curbing, and planting sites with Silva Cells are being created. If a machine is used to dig in any of these situations and planting depth needs to be raised the material in the bottom of the planting hole MUST be firmed with machine to prevent sinking of the root ball.
2. ALL Wire and Burlap shall be removed from the root ball AND planting hole.
3. The root ball of the tree shall be worked so that the root collar of the tree is visible and no girdling roots are present.
4. The root collar of the tree shall be 2"-3" above grade of planting hole for finished depth.
5. All plantings shall be backfilled with soil from the site and amended no more than 20% with Organic Compost. The only exceptions are new construction where engineered soil is being used in conjunction with Silva Cells and where new planting beds are being created.
6. All plantings shall be backfilled in three lifts and ALL lifts shall be watered so the planting will be set and free of air pockets- NO EXCEPTIONS.
7. An earth berm shall be placed around the perimeter of the planting hole except where curbed planting beds or pits are being used.
8. 2"-3" of mulch shall be placed over the planting area.
9. At the time the planting is complete the planting shall receive additional water to ensure complete hydration of the roots, backfill material and mulch layer.
10. Stakes and guys shall be used where appropriate and/or necessary. Guy material shall be nondamaging to the tree.
11. All planting stock shall be specimen quality, free of defects, and disease or injury. The City of Portsmouth, NH reserves the right to refuse/reject any plant material or planting action that fails to meet the standards set forth in the ANSI A300 Part 6 Standard Practices for Planting and Transplanting and/or The City of Portsmouth, NH Planting Requirements.

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

NOTE: 6 INCHES OF TOPSOIL WITH 25% COMPOST TO BE ADDED TO ALL PLANTING AREAS

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landscape architecture



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Project Title
134 PLEASANT
134 PLEASANT STREET
PORTSMOUTH, NH

TERRENCE PARKER — 00254 — NEW HAMPSHIRE — REGISTERED LANDSCAPE ARCHITECT

Landscape Architect

Scale: SEE DETAILS

REV.	DATE	DESCRIPTION
B	2/25/2026	PB Submission
A	1/21/2026	TAC Submission

NO.	DATE	ISSUE NOTE

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Date: 9/18/2025 | Reviewed By
Project ID: 134 PLEASANT

Sheet Title: LANDSCAPE PLAN

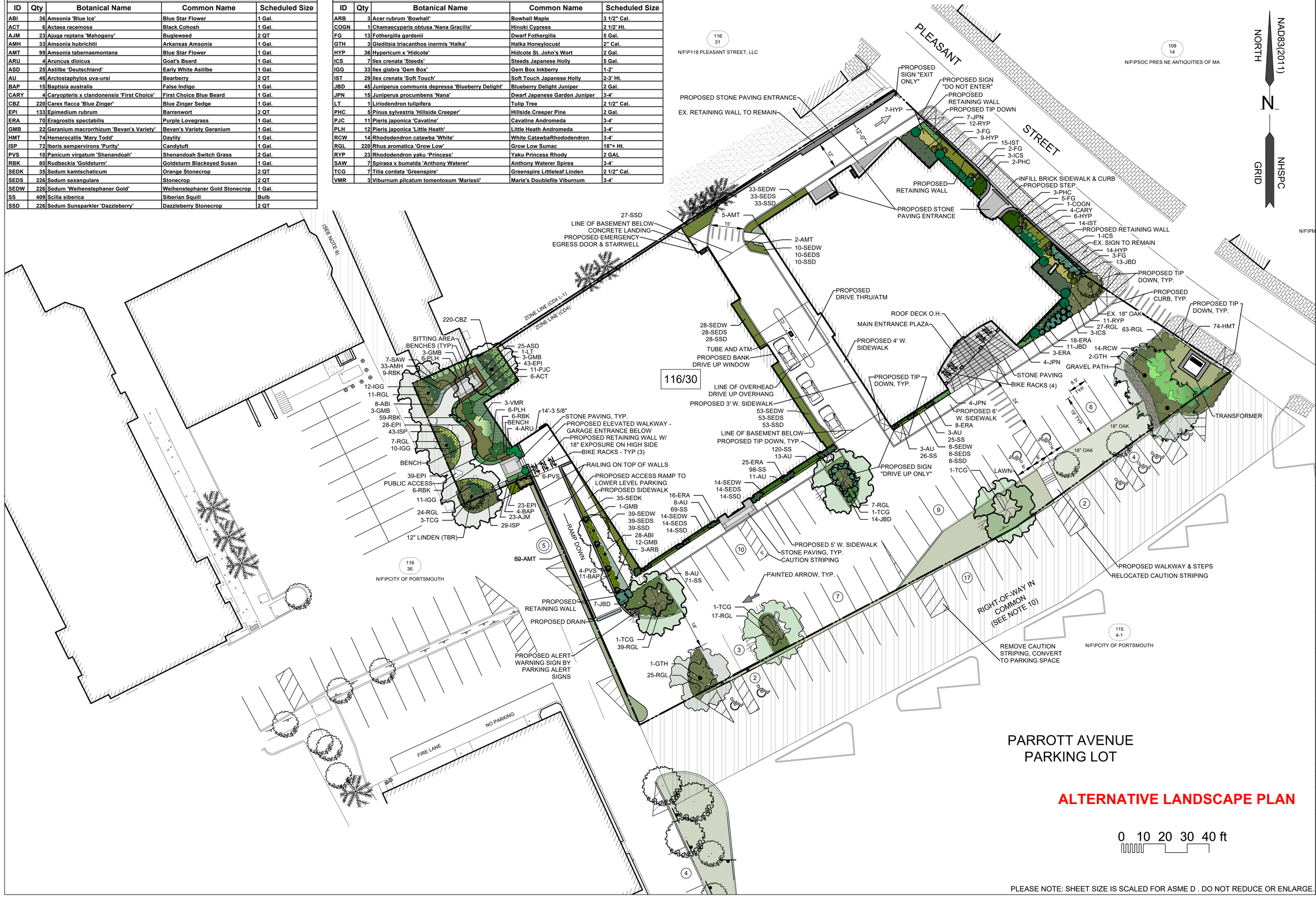
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Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
ABI	36	Amsonia 'Blue Ice'	Blue Star Flower	1 Gal.
ACT	6	Actaea racemosa	Black Cohosh	1 Gal.
AJM	23	Ajuga reptans 'Mahogany'	Bugleweed	2 QT
AMH	33	Amsonia hubrichtii	Arkansas Amsonia	1 Gal.
AMT	99	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
ARU	4	Aruncus dioicus	Goat's Beard	1 Gal.
ASD	25	Astilbe 'Deutschland'	Early White Astilbe	1 Gal.
AU	46	Arctostaphylos uva-ursi	Bearberry	2 QT
BAP	15	Baptisia australis	False Indigo	1 Gal.
CARY	4	Caryopteris x clandonensis 'First Choice'	First Choice Blue Beard	1 Gal.
CBZ	220	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	1 Gal.
EPI	133	Epimedium rubrum	Barrenwort	2 QT
ERA	70	Eragrostis spectabilis	Purple Lovegrass	1 Gal.
GMB	22	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium	1 Gal.
HMT	74	Hemerocallis 'Mary Todd'	Daylily	1 Gal.
ISP	72	Iberis sempervirons 'Purity'	Candytuft	1 Gal.
PVS	10	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.
RBK	80	Rudbeckia 'Goldsturm'	Goldsturm Blackeyed Susan	1 Gal.
SEDK	35	Sedum kamtschaticum	Orange Stonecrop	2 QT
SEDS	226	Sedum sexangulare	Stonecrop	2 QT
SEDW	226	Sedum 'Weihenstephaner Gold'	Weihenstephaner Gold Stonecrop	1 Gal.
SS	409	Scilla siberica	Siberian Squill	Bulb
SSD	226	Sedum Sunsparkler 'Dazzleberry'	Dazzleberry Stonecrop	2 QT

Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
ARB	3	Acer rubrum 'Bowhall'	Bowhall Maple	3 1/2" Cal.
COGN	1	Chamaecyparis obtusa 'Nana Gracilis'	Hinoki Cypress	2 1/2' Ht.
FG	13	Fothergilla gardenii	Dwarf Fothergilla	5 Gal.
GTH	3	Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust	2" Cal.
HYP	36	Hypericum x 'Hidcote'	Hidcote St. John's Wort	2 Gal.
ICS	7	Ilex crenata 'Steeds'	Steeds Japanese Holly	5 Gal.
IGG	33	Ilex glabra 'Gem Box'	Gem Box Inkberry	1-2'
IST	29	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2-3' Ht.
JBD	45	Juniperus communis depressa 'Blueberry Delight'	Blueberry Delight Juniper	2 Gal.
JPN	15	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	3-4'
LT	1	Liriodendron tulipifera	Tulip Tree	2 1/2" Cal.
PHC	5	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Pine	2 Gal.
PJC	11	Pieris japonica 'Cavatine'	Cavatine Andromeda	3-4'
PLH	12	Pieris japonica 'Little Heath'	Little Heath Andromeda	3-4'
RCW	14	Rhododendron catawba 'White'	White CatawbaRhododendron	3-4'
RGL	220	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
RYP	23	Rhododendron yaku 'Princess'	Yaku Princess Rhody	2 GAL
SAW	7	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3-4'
TCG	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" Cal.
VMR	3	Viburnum plicatum tomentosum 'Mariesii'	Marie's Doublefile Viburnum	3-4'



PARROTT AVENUE
PARKING LOT

ALTERNATIVE LANDSCAPE PLAN

0 10 20 30 40 ft

PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D . DO NOT REDUCE OR ENLARGE.

terra firma
landscape architecture



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134 PLEASANT

134 PLEASANT STREET
PORTSMOUTH, NH

Project Title



Landscape Architect

Scale
1:240

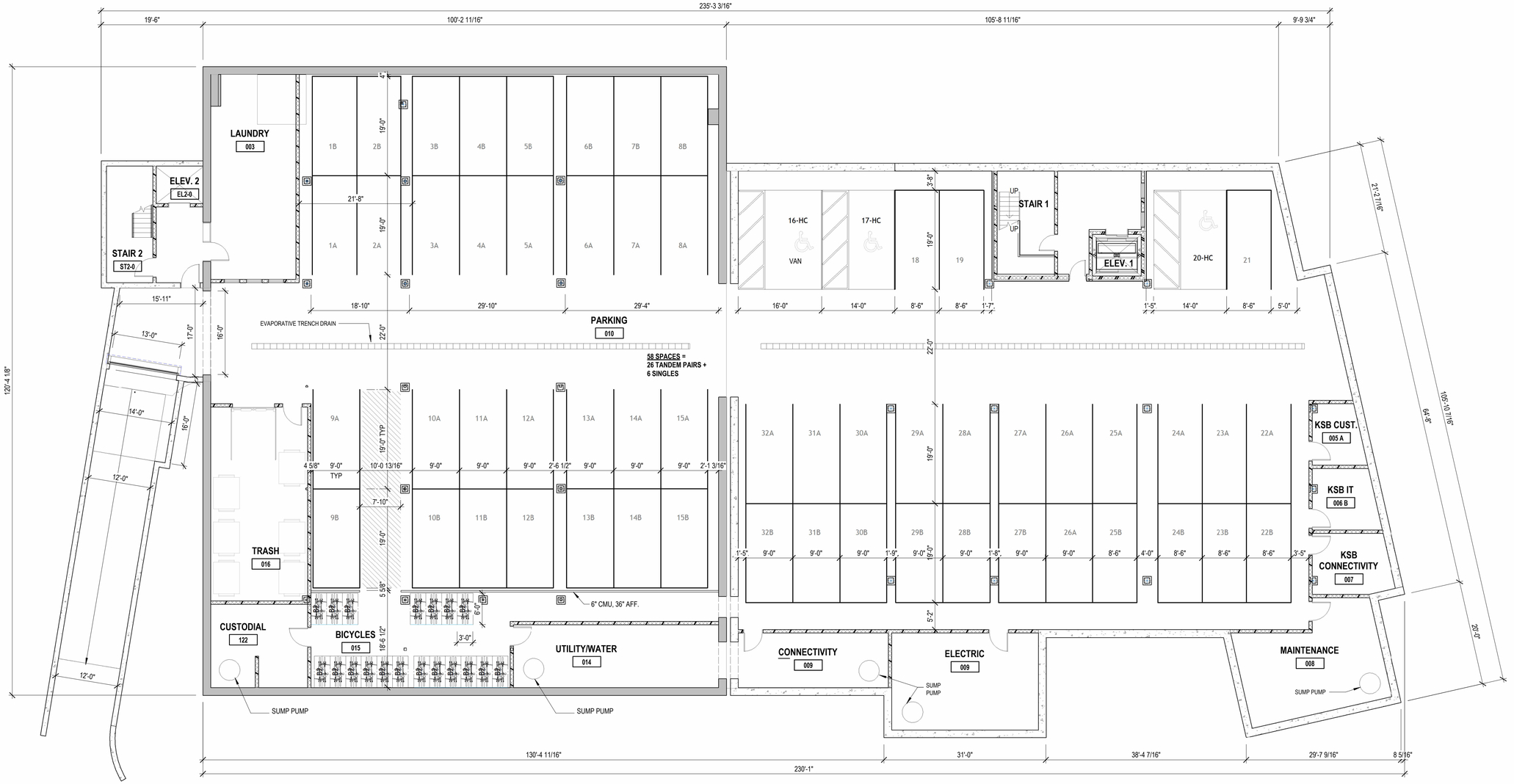
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A	1/21/2026	TAC Submission

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date 9/18/2025 | Reviewed By
Project ID 134 PLEASANT

Sheet Title
LANDSCAPE PLAN

Sheet No.
L-1



1 **PB BASEMENT**
3/32" = 1'-0"

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www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING

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

LANDSCAPE ARCHITECT

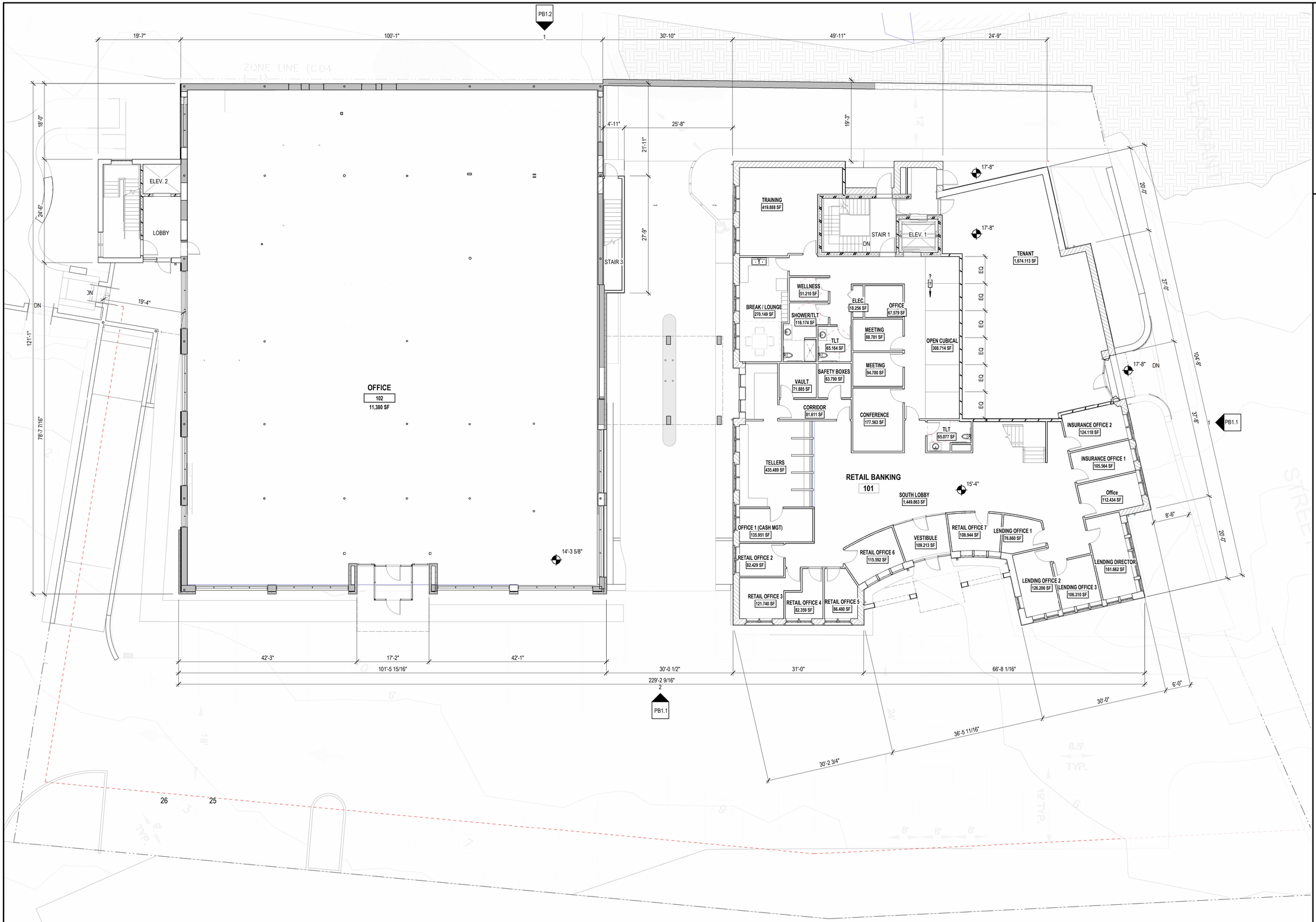
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BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"
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PB0.1

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1 **PB LEVEL 1**
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LEVEL 1 FLOOR PLANS

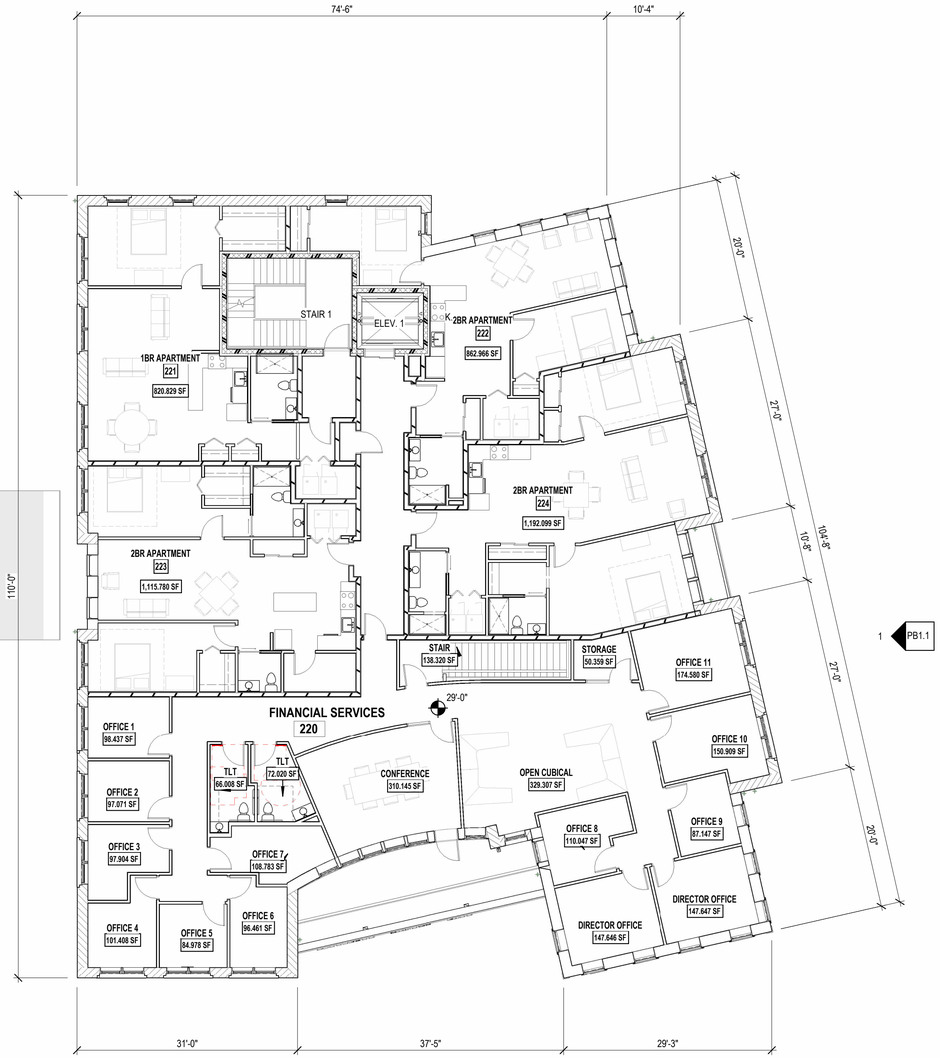
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1 PB BUILDING A, LEVEL 2A
3/32" = 1'-0"



2 PB BUILDING B, LEVEL 2B
3/32" = 1'-0"

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LEVEL 2 FLOOR PLANS

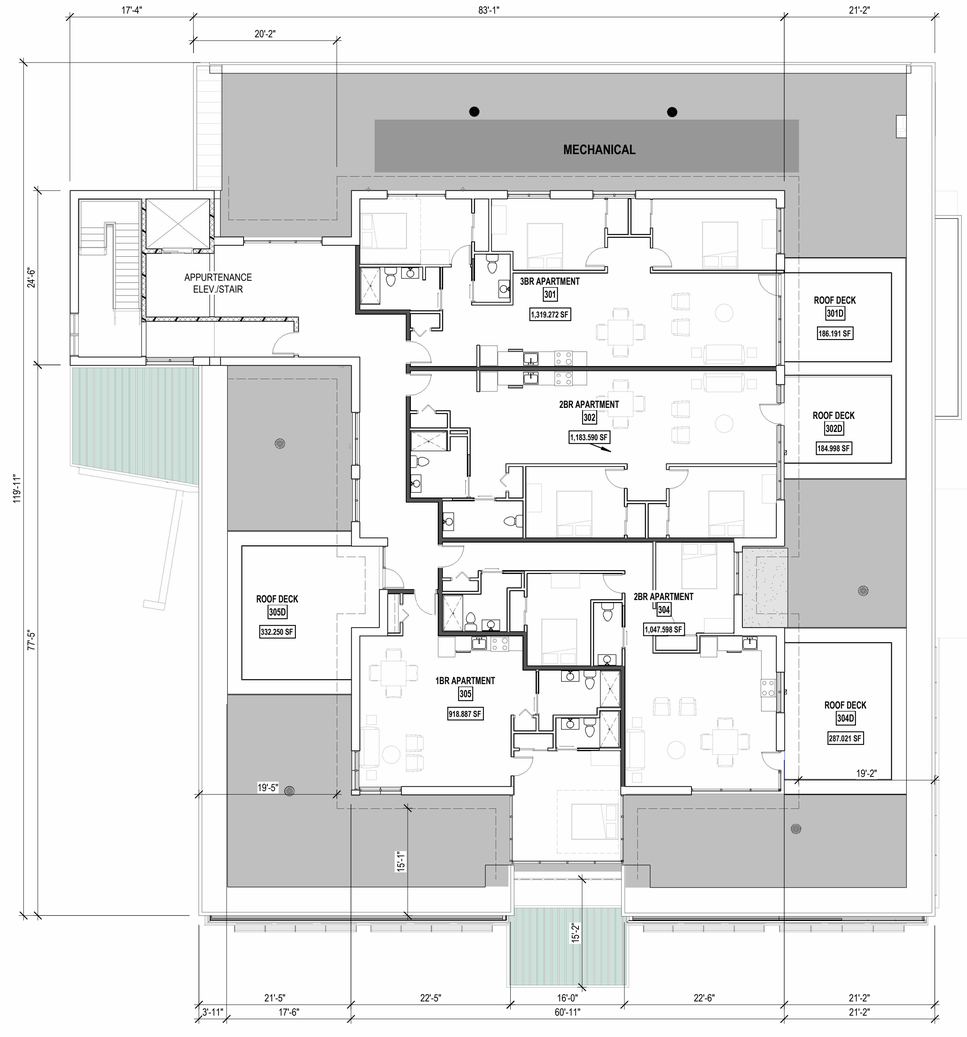
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AREA OF PENTHOUSE : 5,208 SF
AREA OF FLOOR BELOW: 12,675 SF

PENTHOUSE TO FLOOR BELOW: 41%



1 **PB PENTHOUSE FLOOR PLAN, BUIDLING A**
3/32" = 1'-0"

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134 PLEASANT STREET

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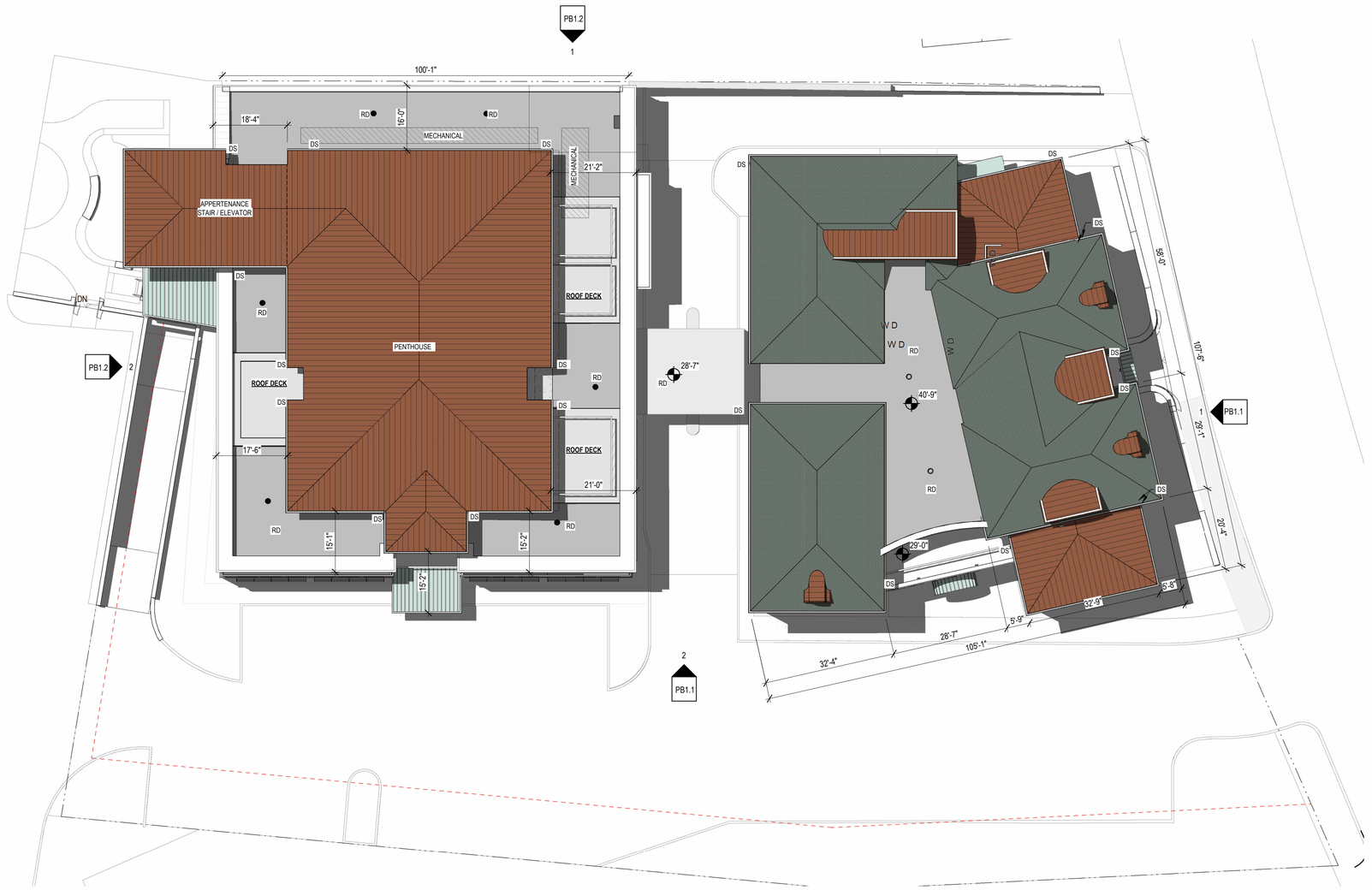
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PENTHOUSE PLAN, BUILDING A

SCALE: 3/32" = 1'-0"
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1 **PB ROOF PLAN**
1/16" = 1'-0"

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134 PLEASANT STREET

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ROOF PLAN

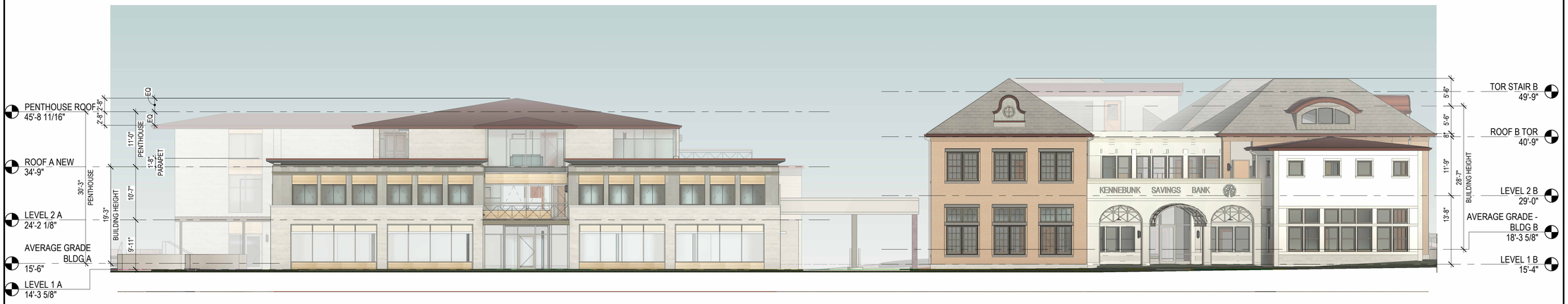
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PB0.5

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1 **PB EAST ELEVATION**
3/32" = 1'-0"



2 **PB SOUTH ELEVATION**
3/32" = 1'-0"

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LANDSCAPE ARCHITECT

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SOUTH - EAST ELEVATIONS

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1 **PB NORTH ELEVATION**
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2 **PB WEST ELEVATION**
3/32" = 1'-0"

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134 PLEASANT STREET

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NORTH - WEST ELEVATIONS

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VIEW FROM LANGDON HOUSE PB



VIEW FROM PLEASANT STREET AT TREADWELL HOUSE PB



VIEW FROM JUNKINS AVENUE AT CITY HALL PB

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PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING

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

LANDSCAPE ARCHITECT

Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

VIGNETTES

SCALE:

DATE: 01/20/2026
DRAWN: HA
CHECKED: TK

PB2.1

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VIEW FROM PLEASANT STREET



3D View SW

ARCOVE
ARCHITECTS

767 ISLINGTON ST, STE 2A
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

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Portsmouth, NH 03801
(603) 531-9109

VIGNETTES

0' 4' 8' 16'
SCALE:

DATE: 01/20/2026
DRAWN: HA
CHECKED: Checker

PB2.2

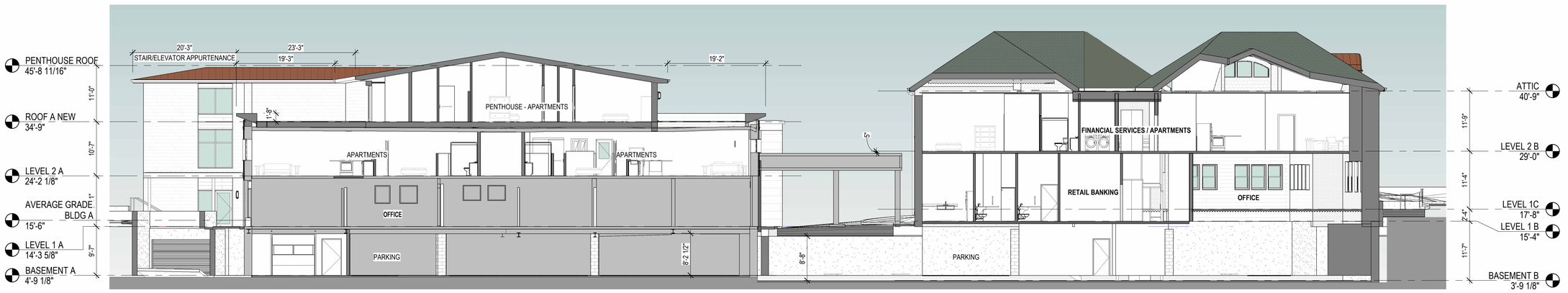
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VIEW FROM JUNKINS AVENUE AT CITY HALL PB



VIEW FROM JUNKINS AVENUE AT CITY HALL PB



2 **LONGITUDINAL SECTION EW**
3/32" = 1'-0"

ARCOVE ARCHITECTS

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134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

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Portsmouth, NH 03801
(603) 531-9109

BUILDING SECTION & VIGNETTES

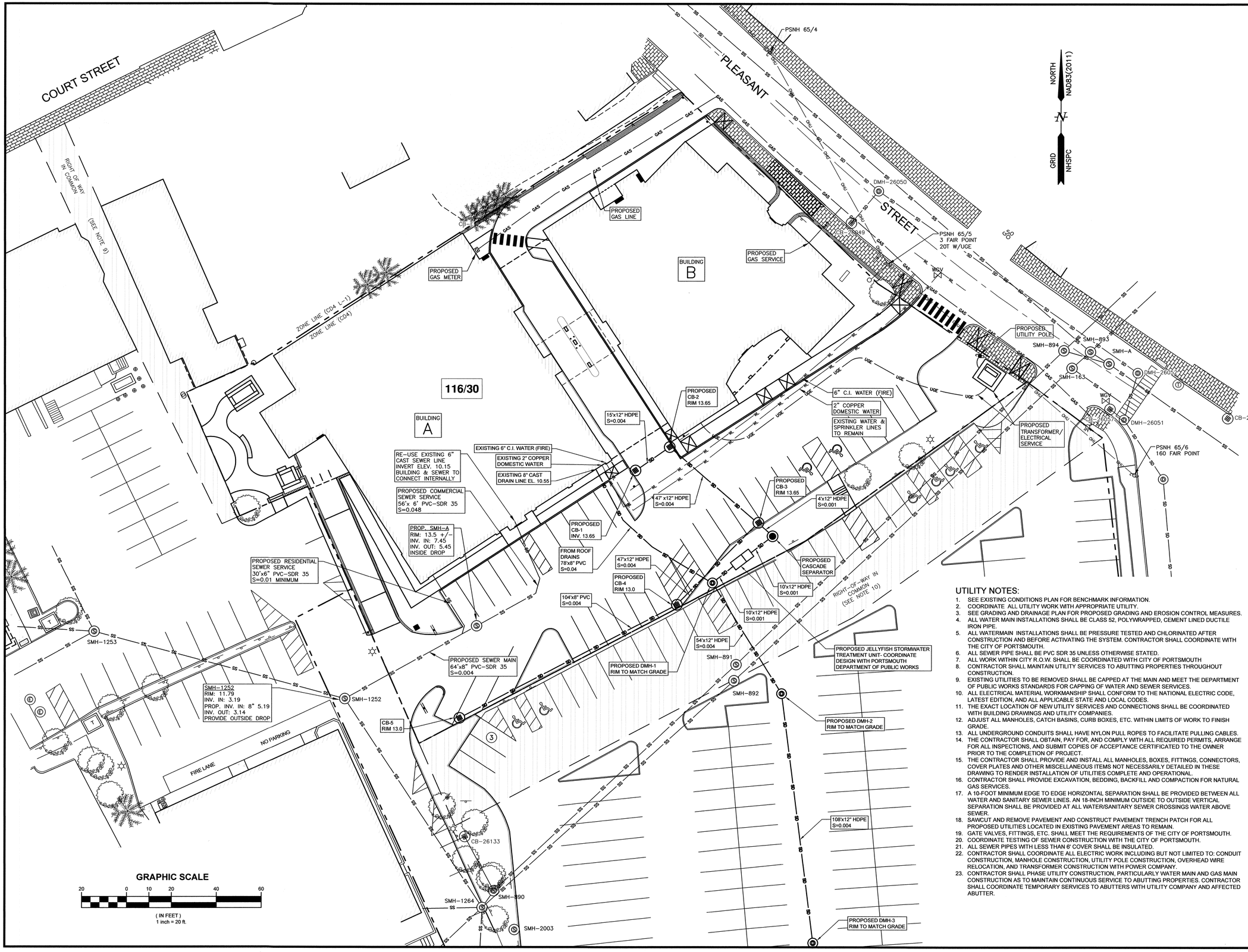
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SCALE: 3/32" = 1'-0"

DATE: 01/28/2026
DRAWN: HA
CHECKED: TK

PB3.1

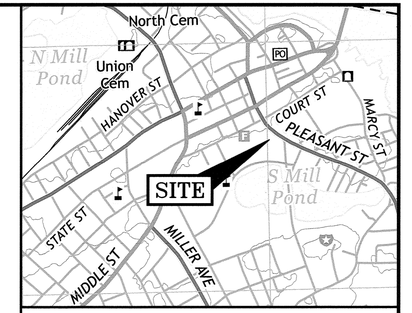
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GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

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

4) PROVIDE TEMPORARY WATER AND SEWER SERVICES TO ALL IMPACTED PROPERTIES DURING NEW WATER AND SEWER MAIN INSTALLATION.

5) PROPOSED SEWER FLOW:

PROFESSIONAL OFFICE: 13,956 S.F. X 2.5 GPD/100 S.F.
= 349 GPD

BANK AND BANK OFFICE: 10,358 S.F. X 2.5 GPD/100 S.F.
= 259 GPD

22 APARTMENTS X 216 GPD/APARTMENT
= 4,752 GPD

TOTAL FLOW 5,360 GPD.

6) APPLICANT, AND AUTHORIZED AGENTS, SHALL WORK WITH THE CITY OF PORTSMOUTH AND UTILITY PROVIDERS TO CONSTRUCT NEW, PERMANENT SERVICE CONNECTIONS TO PROPOSED WATER, SEWER, STORMDRAIN, POWER , AND COMMUNICATIONS.

UTILITY NOTES:

1. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
3. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
4. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
5. ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
6. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
7. ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
8. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
14. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
16. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
17. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
21. ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
22. 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.
23. 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 UTILITY COMPANY AND AFFECTED ABUTTER.

REV.	DATE	DESCRIPTION	BY	CHK
4	02-25-2026	CATCH BASINS, DRAINAGE	SJR	JRC
3	02-03-2026	JELLYFISH, DRAINAGE	SJR	JRC
2	01-21-2026	UPDATE PROPOSED UTILITIES	SJR	JRC
1	12-22-2025	ISSUED FOR APPROVAL	SJR	JRC
0	09-05-2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

UTILITY PLAN

JOHN R. CHRISTON NO. 7551 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

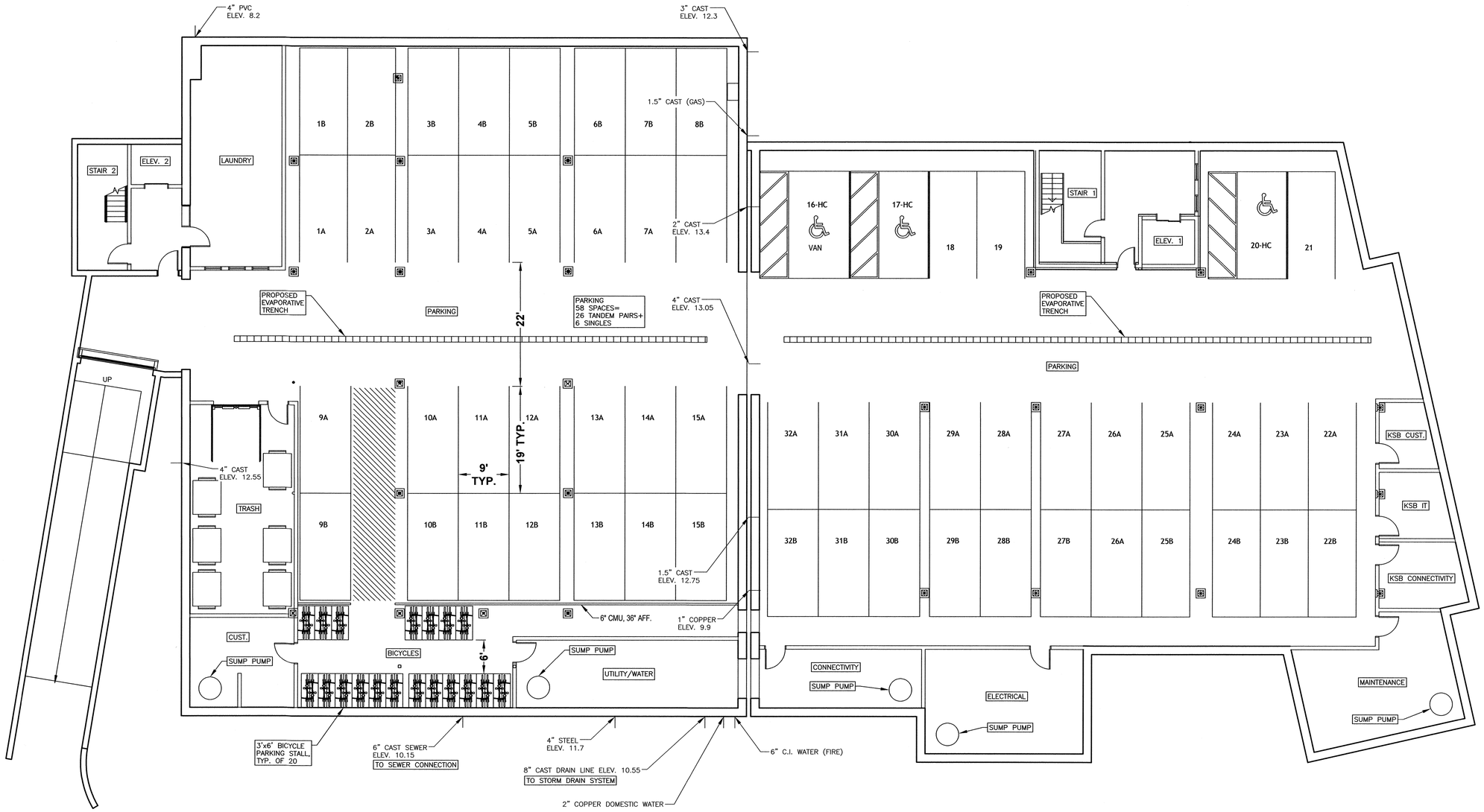
DATE	SCALE
JULY 2025	1"=20'

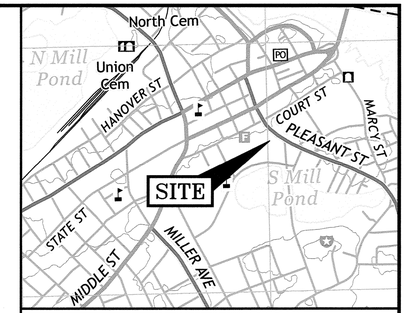
DRAWN BY	DESIGNED BY	CHECKED BY
SJR	---	JRC

PROJECT No. 5010156.1532 | FIELD BOOK / PAGE FB 276 PG 60

DRAWING No. **C103** | REV. **4**

FILE LOCATION: P:\#10501056-MCNABB_PROPERTIES\1532-134 PLEASANT ST., PORTSMOUTH-NH\2D-CAD_FILES\DWG\5010156.1532 SITE 2026.DWG, 2026.02.24, 1:47 PM





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

4) PROVIDE TEMPORARY CONSTRUCTION DEWATERING. COORDINATE WITH PORTSMOUTH DPW.

BASEMENT NOTES:

1. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
3. EXISTING BASEMENT DEWATERING SYSTEM (SUMP PUMPS) AND ANY NEW SUMP PUMPS SHALL BE CONNECTED TO THE EXTERIOR STORM DRAINAGE SYSTEM.

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK
1	02-25-26	LAYOUT	SJR	JRC
0	01-21-26	ISSUED FOR APPROVAL	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

BASEMENT PLAN

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

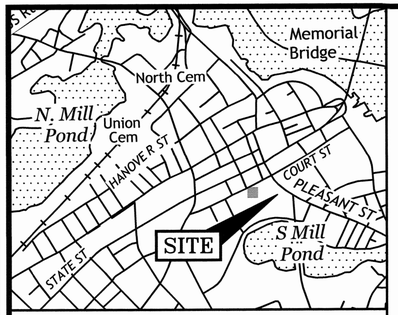
DATE	SCALE
JULY 2025	1"=10'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	---	JRC

PROJECT No.	FIELD BOOK / PAGE
5010156.1532	FB 276 PG 60

DRAWING No. **C103A** REV. **1**

FILE LOCATION: P:\NH\5010156.MCNABB_PROPERTIES\1532-134 PLEASANT ST., PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010156.1532 SITE 2025.DWG, 2/25/26 7:41 AM



LOCATION MAP SCALE: 1" = 1,000'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	872.00'	290.98'	289.64'	N89°10'46"W	19°07'10"
C2	10.00'	17.54'	15.37'	S46°43'10"W	100°28'14"

LINE TABLE:

LINE	BEARING	DISTANCE
L2	N62°33'25"E	28.42'
L3	S23°46'15"E	75.06'
L4	N62°18'10"E	194.20'
L5	N54°09'10"E	121.33'
L6	S53°21'44"E	42.18'

116/3 N/F DOUBLE MC, LLC 100 PLEASANT STREET SUITE 300 PORTSMOUTH, NH 03801 6505/2411

115/4 N/F STATE OF NEW HAMPSHIRE STATE HOUSE, CONCORD, NH 03301

109/25 N/F THE RONALD P. BOURGEAULT REVOCABLE TRUST RONALD P. BOURGEAULT, TRUSTEE 222 PLEASANT STREET PORTSMOUTH, NH 03801 5163/137

115/4-1

PSNH 65/6 160 FAIR POINT

RIGHT-OF-WAY IN COMMON (SEE NOTE 6)

40' R.O.W.

PROPOSED LICENSE AREA

JUNKINS AVENUE

PARROTT AVENUE

NO PARKING

N24°38'50"W 214.21'

S36°28'37"E 270.59'

SMH-1252, SMH-891, SMH-892, SMH-1264, SMH-890, SMH-2003, SMH-889, SMH-894, SMH-893, SMH-A, SMH-183

CB-26133, CB-26057, CB-26058, DMH-26052, DMH-26051, CB-4449, CB-4448, CB-4275, CB-G, CB-H, CB-4407, CB-4408, DMH-26061, DMH-26062

4"X4" GRANITE BOUND FOUND, FLUSH 1/24/2018

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

2.25.26

JOHN R. CHAGNON, LLS 738 DATE

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

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

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 115 AS LOT 4-1.

2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, N.H. 03801
RCRD 1093/64

3) EXISTING LOT AREA:
71,682 S.F.
1.65 ACRES

4) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LICENSE AREA ON ASSESSOR'S MAP 115, LOT 4-1 IN THE CITY OF PORTSMOUTH.

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

6) PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.

REV.	DATE	DESCRIPTION	BY	CHK.
0	02/25/26	ISSUED FOR COMMENT	SJR	JRC

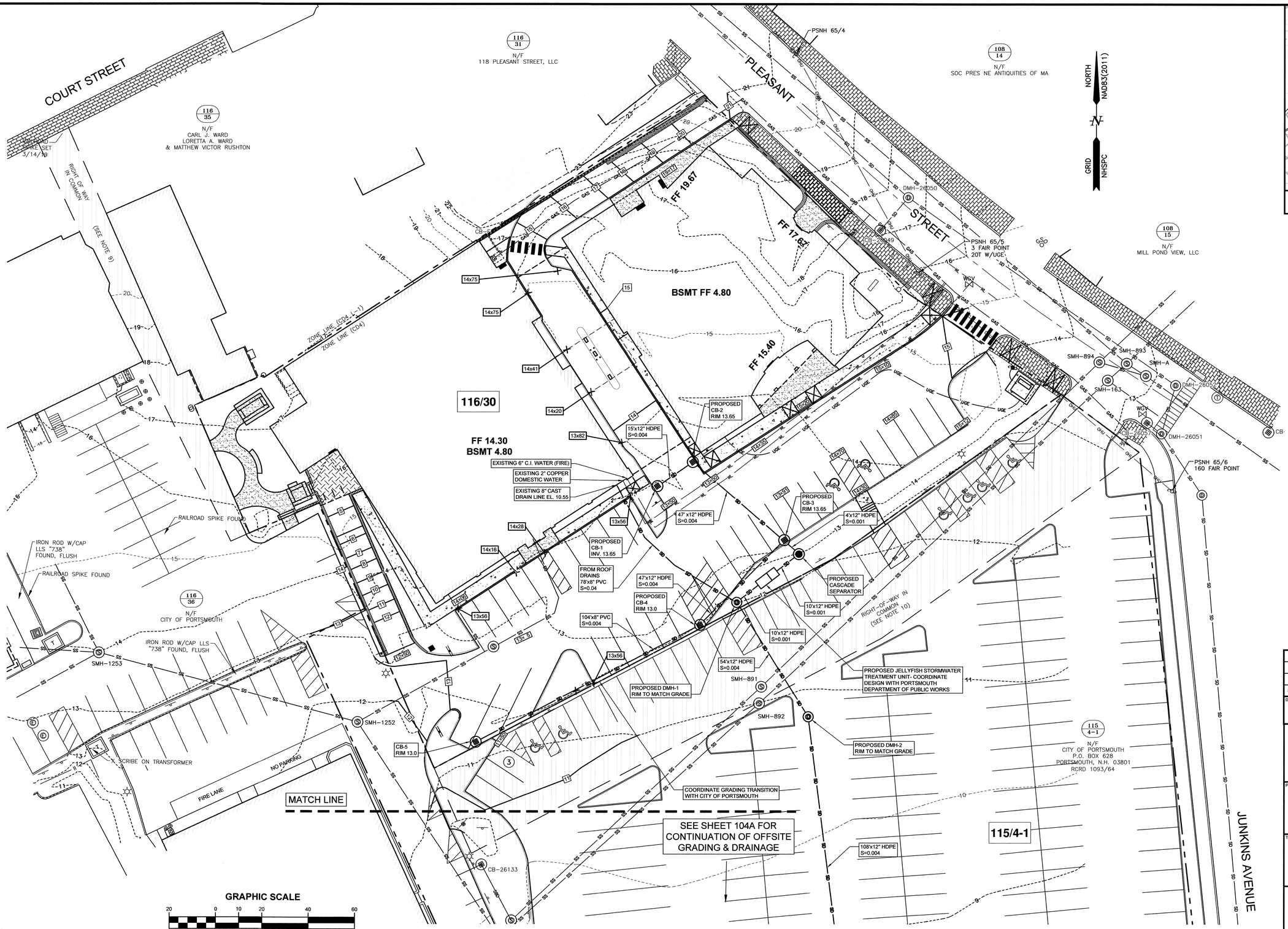
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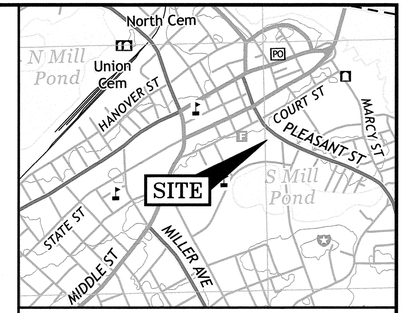
PERMIT PLANS

PROPOSED LICENSE PLAN
TAX MAP 115 - LOT 4-1
CITY OF PORTSMOUTH
TO:
DOUBLE MC, LLC
134 PLEASANT STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1"=20' FEBRUARY 2026

FB 276 & PG 60 5010156.1532





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

5) CITY OF PORTSMOUTH STORMWATER CONNECTION PERMIT REQUIRED.

REV.	DATE	DESCRIPTION	BY	CHK
2	02-25-26	DRAINAGE LAYOUT, GRADES	SJR	JRC
1	01-21-26	DRAINAGE & GRADING UPDATES	SJR	JRC
0	12-22-25	ISSUED FOR APPROVAL	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

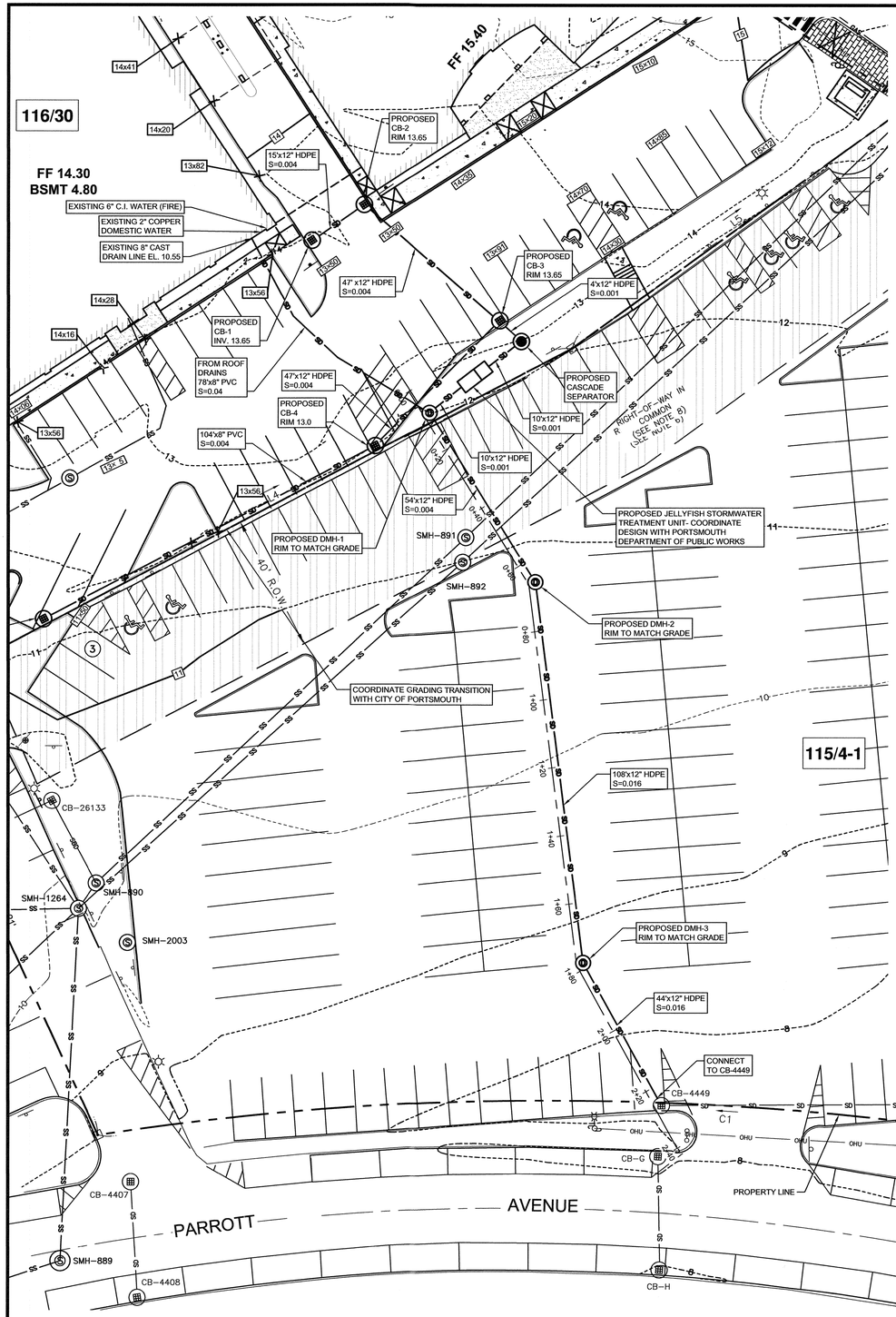
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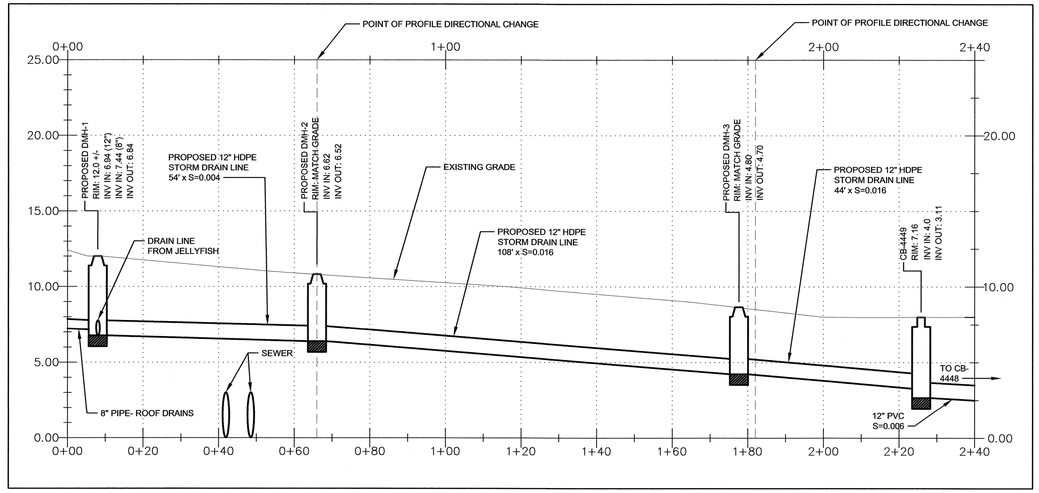
ON SITE GRADING & DRAINAGE PLAN

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

DATE: JULY 2025	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: ---
CHECKED BY: JRC	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C104	REV.: 2

FILE LOCATION: P:\#H5010156-MCM&B_PROPERTIES\1532-134 PLEASANT ST - PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010156.1532 SITE 2025.DWG, 2026.02.24 - 1:12 PM





PROFILE VIEW OF PROPOSED SITE DRAINAGE TO PARROTT AVE. - STA 0+00 TO 2+40

SCALE: H: 1"=20' / V: 1"=5'

GRAPHIC SCALE

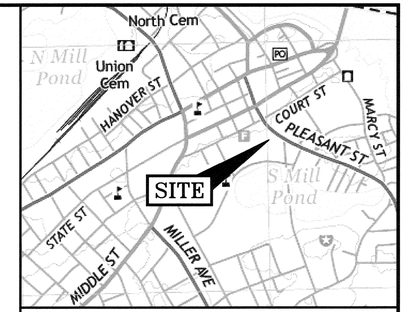
20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

GRAPHIC SCALE

15 10 5 2.5 0 5

(IN FEET)
1 inch = 5 ft.



LOCATION MAP SCALE: 1" = 1,000'

NOTES:

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

5) CITY OF PORTSMOUTH STORMWATER CONNECTION PERMIT REQUIRED.

NORTH NAD83(2011)

GRID NHSPC

EXISTING DRAINAGE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INV. IN	INV. OUT	DIRECTION
CB-4407	EX	8.30	NO VISIBLE PIPES			
			WATER ELEVATION: 5.30			
			SUMP ELEVATION: 4.20			
CB-26133	EX	10.86	12" CLAY	4.31		SW
			12" CLAY		4.31	SE
CB-A	EX	12.22	12" AC		8.42	SE
CB-B	EX	12.80	8" CLAY	7.10		NW
			12" AC	7.10		NE
			12" AC	7.00		SW
			18" AC		7.00	S
CB-C	EX	13.47	12" AC	8.87		NE
			12" AC		8.82	S
CB-D	EX	13.54	4" AC	9.34		NW
			12" AC		9.34	SW
CB-E	EX	13.67	SILTED/LOCKED			
CB-F	EX	13.48	SILTED/LOCKED			
CB-G	EX	7.76	4" CLAY		4.76	
CB-H	EX	7.94	6" CLAY	4.24		
CB 26057	EX	12.53	12" CPP W/OIL SEPERATOR		8.33	SE
CB 26048	EX	22.70				
CB 26047	EX	22.89				
CB-26049	EX	17.08	12"PVC W/OIL SEPERATOR		11.78	NE
CB-4275	EX	7.46		2.56		NW
					2.56	S
CB-4448	EX	6.73	12" PVC	2.53		E
			12" PVC		2.53	SE
CB-4449	EX	7.16	12" PVC		3.11	E
DMH 26046	EX	22.99	12" CPP	18.49		SW
			12" CPP	18.49		NE
			12" CPP	19.79		NW
			12" CPP		18.44	SE
DMH 26050	EX	17.45	12" PVC	12.80		NW
			12" PVC	12.80		SW
			12" PVC		12.80	SE
DMH-26052	EX	12.93	12" CPP	8.18		NW
			12" CPP		8.13	S
DMH-26051	EX	12.61	12" CPP	7.86		N
			12" CPP	8.11		NW
			12" CPP		7.81	S
DMH-26061	EX	8.02				
DMH-26062	EX	7.84				

PROPOSED DRAINAGE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INV. IN	INV. OUT	DIRECTION
CB-1	PROP	13.65			10.90	E
CB-2	PROP	13.65		10.84		W
					10.74	E
CB-3	PROP	13.65		10.55		N&W
CB-4	PROP	13.00		10.84		W
					10.74	E
CB-5	PROP	13.31		11.26		E
SEPARATOR	PROP	13.00		10.41		N
					10.41	W
JELLYFISH	PROP	12.50	12" HDPE	10.31		E
			12" HDPE		7.04	W
DMH 1	PROP	XGD	12" HDPE	6.94		E
			12" HDPE		6.84	S
			8" PVC	7.44		N
DMH 2	PROP	XGD	12" HDPE	6.62		N
			12" HDPE		6.52	S
DMH 3	PROP	XGD	12" HDPE	4.70		N
			12" HDPE		4.80	S

XGD = EXISTING GRADE

REV.	DATE	DESCRIPTION	BY	CHK.
0	02-25-26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

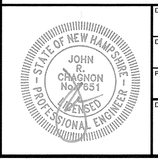
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

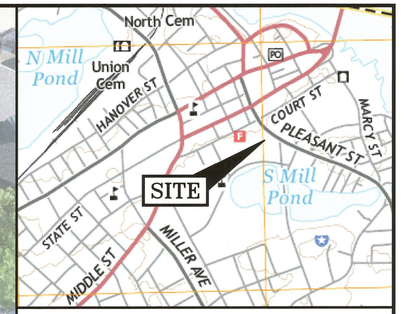
OFF SITE GRADING & DRAINAGE/PROFILE



DATE	SCALE
JULY 2025	1"=20'
DRAWN BY: SJR	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C104A	REV.: 0

FILE LOCATION: P:\NH\5010156-MCNABB_PROPERTIES\1532-134 PLEASANT ST - PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010156.1532B SITE 2025.DWG, 2026.03.04, 1:17 PM





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

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

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	02-25-26	DRAINAGE LAYOUT	SJR	JRC
0	02-03-26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

OFF SITE GRADING & DRAINAGE PLAN ORTHOPHOTO

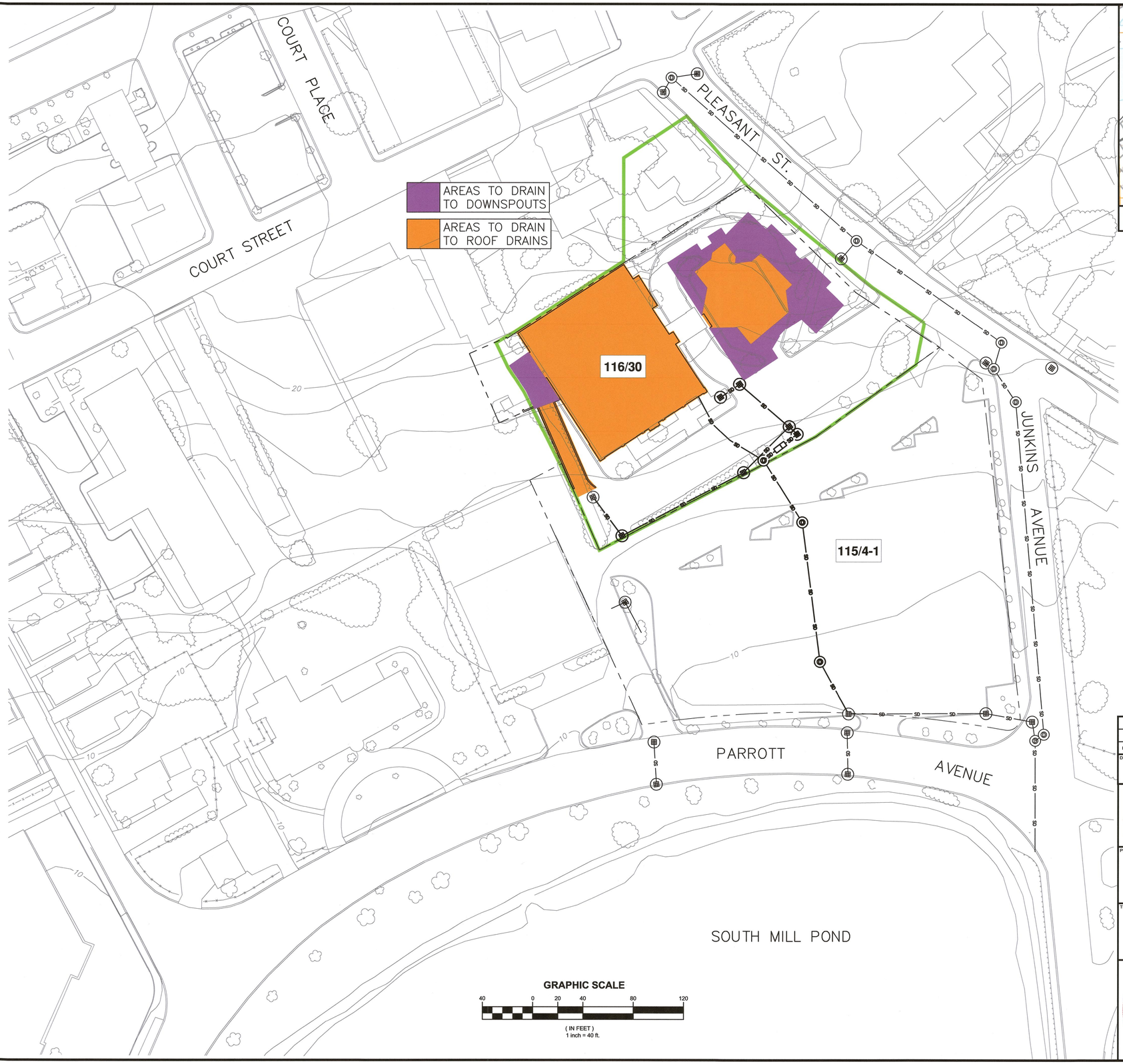
DATE: JULY 2025	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: --- / CHECKED BY: JRC
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: **C104B**	REV.: **1**

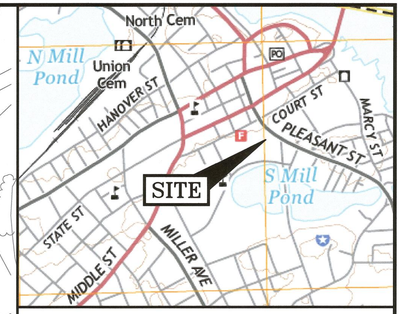
FILE LOCATION: P:\NH\5010156.MCN\MB_PROPERTIES\1532-134 PLEASANT ST., PORTSMOUTH\--\RC\02-CAD_FILES\CIVIL\5010156.1532 SITE 2025.DWG, 2026-02-24, 9:16 AM

DRAINAGE AREAS

TOTAL SUBCATCHMENT AREA		59,274 S.F.
BUILDINGS & RAMP EXCLUSION (ROOF DRAINS)		16,963 S.F.
TOTAL DRAINAGE CONTRIBUTING AREA		42,311 S.F.

NOTE: ROOF DRAINS WILL NOT BE CONNECTED TO THE STORMWATER TREATMENT SYSTEM.





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 30, AND MAP 115 AS LOT 4–1.

2) THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE DEVELOPMENT DRAINAGE AREA FOR THE 134 PLEASANT STREET PROJECT.

NORTH NAD83(2011)

GRID NHSPC

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	02-25-26	REVISED DRAINAGE AREAS	SJR	JRC
0	02-10-26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

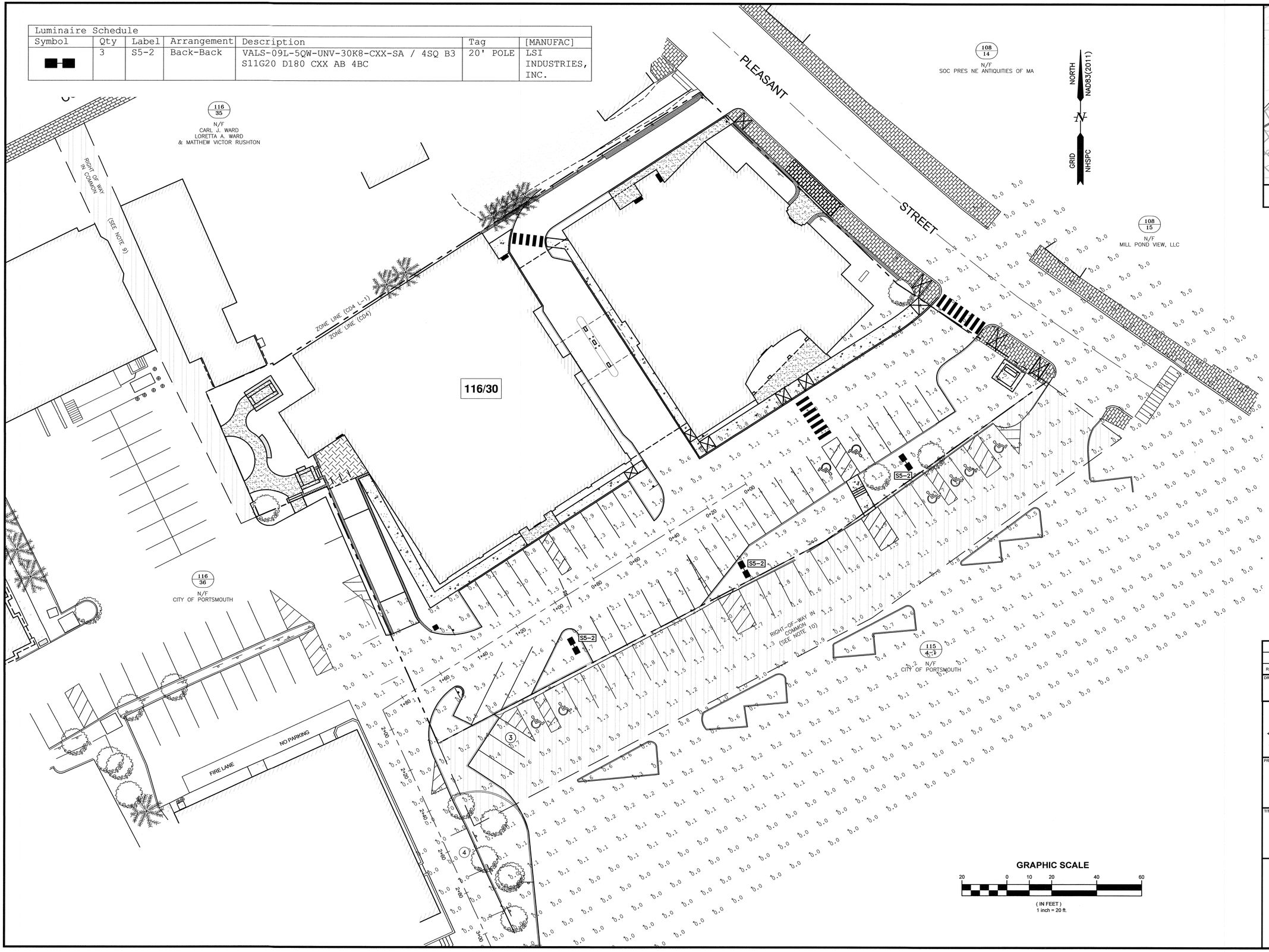
DRAINAGE AREA PLAN

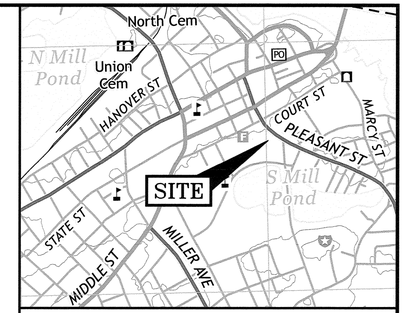
STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON NO. 9404 LICENSED PROFESSIONAL ENGINEER

DATE: JULY 2025	SCALE: 1"=40'
DRAWN BY: SJR	DESIGNED BY: ---
CHECKED BY: JRC	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C104C	REV.: 1

FILE LOCATION: P:\H\5010156.MCNABB_PROPERTIES\1532-134 PLEASANT ST., PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010156.1532 SITE 2025.DWG, 2026.02.24, 7:53 AM

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	3	S5-2	Back-Back	VALS-09L-5QW-UNV-30K8-CXX-SA / 4SQ B3 S11G20 D180 CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

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

4) ALL LIGHTING SHALL BE SHIELDED TO MINIMIZE LIGHT TRESPASS AND DIRECT GLARE BEYOND THE PROPERTY.

5) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.

6) LIGHTING LAYOUT & FIXTURE SPECIFICATIONS DESIGNED/PROVIDED BY: EXPOSURE 2 LIGHTING. CONTACT: KEN SWEENEY 603-601-8080.

7) POLE MOUNTED LIGHTS SHALL HAVE A MAXIMUM FIXTURE HEIGHT OF 20'.

8) LIGHTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

9) NUMBERS ON PLAN REPRESENT INITIAL FOOT CANDLE VALUES AT 3 FEET ABOVE GRADE.

REV.	DATE	DESCRIPTION	BY	CHK.
1	01-21-26	SITE & BUILDING LAYOUTS	SJR	JRC
0	12-22-25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

LIGHTING PLAN

DATE: JULY 2025	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: — / CHECKED BY: JRC
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: **C105**	REV.: **1**

P:\5010156.1532\ENGINEERING\DWG\PERMIT PLANS\5010156.1532 SITE 2025.DWG, 2026.01.21, 7:53 AM







ARCOVE
ARCHITECTS

767 ISLINGTON ST, STE 2A
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING

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

LANDSCAPE ARCHITECT

Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

NIGHTIME LIGHTING VIEWS

0' 4' 8' 16'
SCALE:

DATE: 12/22/2025
DRAWN: HA
CHECKED: Checker

C105A

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COURT STREET

116/35
N/F
CARL J. WARD
LORETTA A. WARD
& MATTHEW VICTOR RUSHTON

RIGHT OF WAY IN COMMON
(SEE NOTE 9)

116/31
N/F
118 PLEASANT STREET, LLC

108/14
N/F
SOC PRES NE ANTIQUITIES OF MA

PLEASANT STREET

ZONE LINE (CD4 L-1)
ZONE LINE (CD4)

116/30

108/15
N/F
MILL POND VIEW, LLC

NORTH NAD83(2011)
GRID NHSPC

116/36
N/F
CITY OF PORTSMOUTH

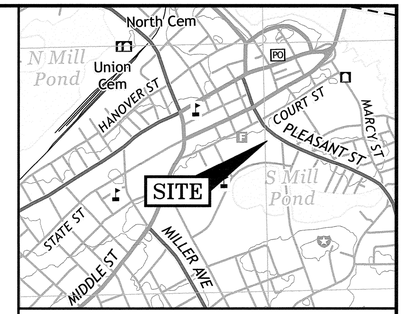
RIGHT-OF-WAY IN COMMON (SEE NOTE 10)

115/4-1
N/F
CITY OF PORTSMOUTH

FIRE LANE
NO PARKING

2
3
5

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



LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.

2) OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW A 30' BOX TRUCK (WB-30) TURNING AT THE SITE.

REV.	DATE	DESCRIPTION	BY	CHK
0	02-03-2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

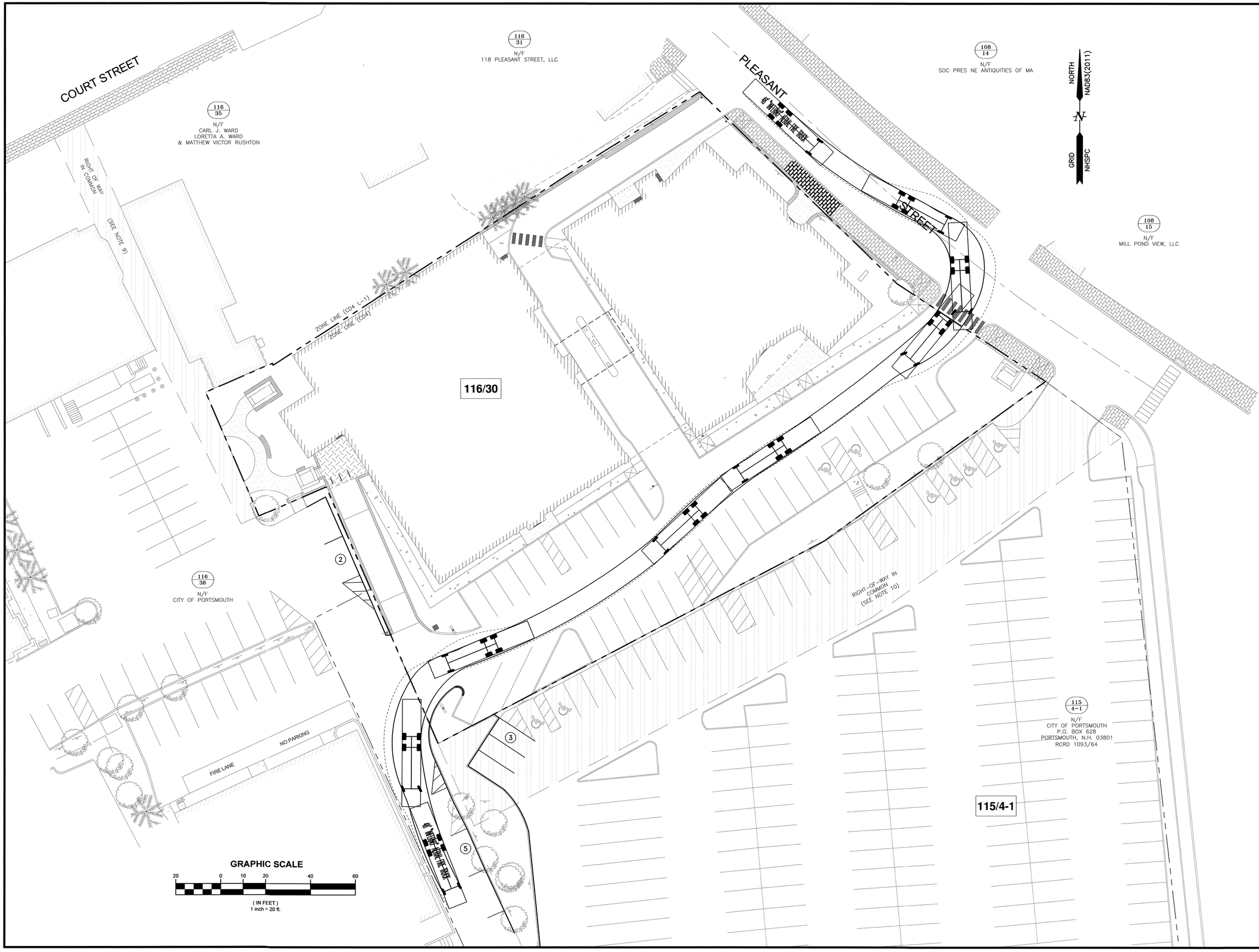
TITLE

TRUCK TURNING PLAN

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

DATE: FEBRUARY 2026		SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60	
DRAWING No.: C106		REV.: 1

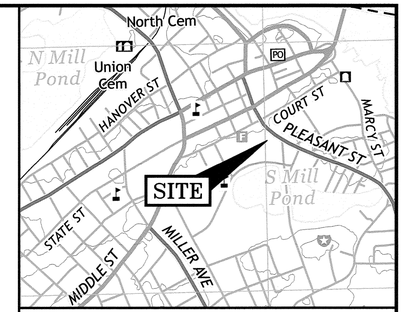
FILE LOCATION: P:\NH\5010156-MCHABB_PROPERTIES\1532-134 PLEASANT ST., PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010156.1532 SITE 2025 NEW.DWG, 2026.02.03, 11:01 AM



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.

2) OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW A 48' AERIAL FIRE TRUCK (INFERNO) TURNING AT THE SITE.

REV.	DATE	DESCRIPTION	BY	CHK
0	02-03-2026	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

FIRE TRUCK TURNING PLAN

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

DATE	SCALE
FEBRUARY 2026	1"=20'
DRAWN BY: SJR	DESIGNED BY: —	CHECKED BY: JRC
PROJECT No. 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No. C107	REV. 0

FILE LOCATION: P:\NH\5010156\ACAD\LIB_PROPERTIES\1532-134 PLEASANT ST - PORTSMOUTH\-\DWG\2-CAD_FILES\CIVIL\5010156 15SD PROFILE 2026.DWG, 2026.02.24, 11:12 AM

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE CITY OF PORTSMOUTH CMMP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
3. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED. DEMOLISH BUILDINGS AND FENCES AS NEEDED. CONSTRUCT FOUNDATIONS.

ROUGH GRADE SITE.

LAYOUT AND INSTALL ALL BURIED UTILITIES TO THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING SIDEWALK WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING REDEVELOPMENT WITH ASSOCIATED UTILITIES AND PARKING.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.94 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND WHICH HAS AN UNSPECIFIED HYDROLOGIC SOIL GROUP RATING, ASSUMED D.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO THE CITY OF PORTSMOUTH CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY FLOWS TO THE PISCATAQUA RIVER.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.
IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:
- TEMPORARY SEEDING;
- MULCHING.

MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER AND CATCH BASIN FILTERS SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

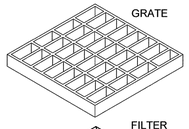
ALLOWABLE NON-STORMWATER DISCHARGES
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

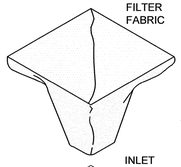
WASTE DISPOSAL

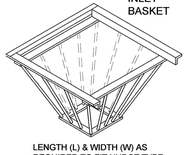
1. WASTE MATERIAL
   - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

BLASTING NOTES

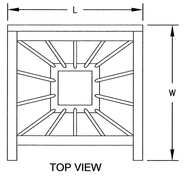
1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO
2. COMMENCING ANY BLASTING ACTIVITIES.
3. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT
4. SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
   - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
   - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
   - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.



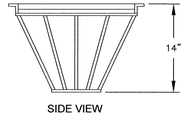




LENGTH (L) & WIDTH (W) AS REQUIRED TO FIT NHDOT TYPE GRATE & FRAME.



TOP VIEW



SIDE VIEW

1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.

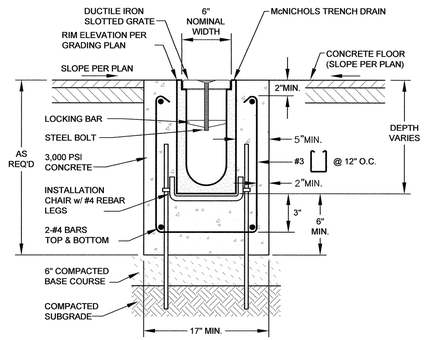
3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
- -RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- -MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)

4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)

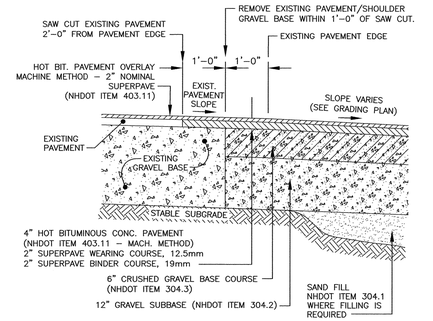
5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

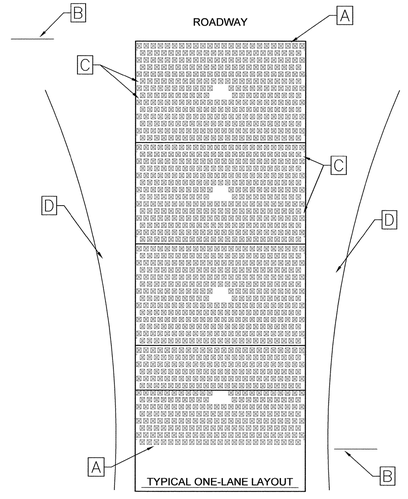
A C104 CATCH BASIN INLET BASKET
NTS



B C102 EVAPORATOR TRENCH DETAIL
COORDINATE WITH BUILDING PLANS
NTS



D C102 TYPICAL PAVEMENT CROSS SECTION
OFF SITE REPAIR AS NEEDED
NTS



INSTALLATION:
THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.

INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

C C102 FODS SEDIMENT TRACKING SYSTEM
NTS

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

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

REV.	DATE	DESCRIPTION	BY	CHK.
0	10/21/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

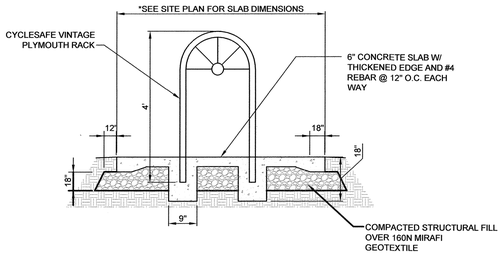
TITLE

DETAILS

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

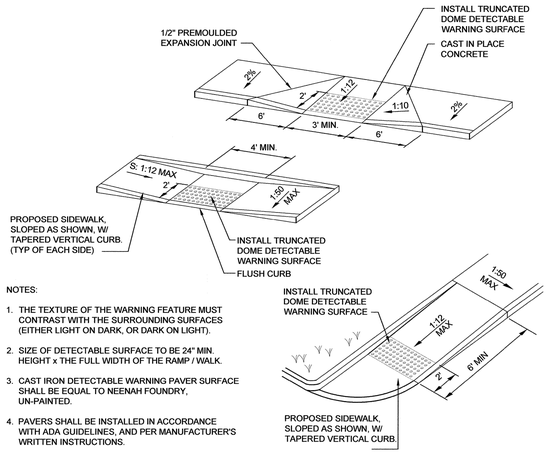
DATE	SCALE
SEPTEMBER 2025	1"=20'
DRAWN BY: SJR	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C501	REV.: 0

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E C102 BIKE RACK DETAIL

BIKE RACK SUBSTITUTIONS UPON APPROVAL NTS

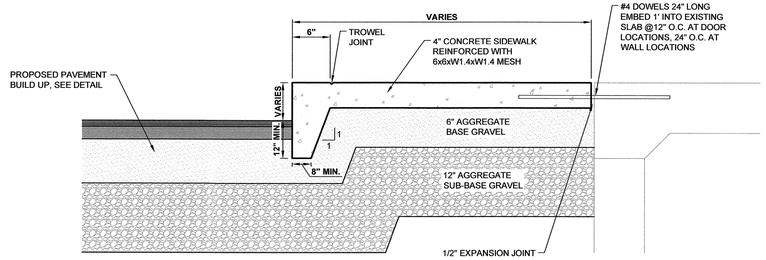


NOTES:

1. THE TEXTURE OF THE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT ON DARK, OR DARK ON LIGHT).
2. SIZE OF DETECTABLE SURFACE TO BE 24" MIN. HEIGHT x THE FULL WIDTH OF THE RAMP / WALK.
3. CAST IRON DETECTABLE WARNING PAVER SURFACE SHALL BE EQUAL TO NEENAH FOUNDRY, UN-PAINTED.
4. PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH ADA GUIDELINES, AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

H C102 TYPICAL HANDICAP CURB RAMP DETAILS

NTS



NOTE:
EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' WITH SCORE JOINTS EVERY 5'. EXPANSION JOINTS SHALL ALSO BE PLACED WHERE THE SIDEWALK ABUTS THE BUILDING, BETWEEN ADJACENT SLABS, CURBS OR AT PENETRATION STRUCTURES. EXPANSION JOINTS ARE TO BE 1/2" WIDE.

K C102 CONCRETE SIDEWALK W/ INTEGRAL CURB DETAIL

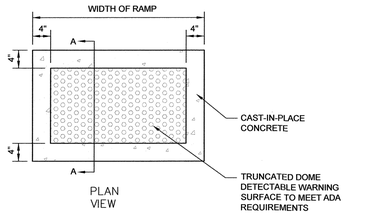
NTS

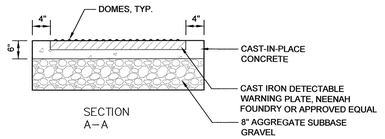
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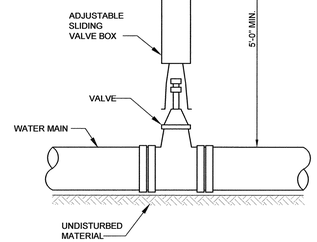


NOTES:

1. DETECTABLE WARNINGS SHALL BE AN INTEGRAL PART OF THE RAMP AND COMPLY WITH ALL SECTIONS OF THE ADA ACCESSIBILITY GUIDELINES AND ALL SECTIONS OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL DETECTABLE WARNING AREAS SHALL START 6-10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY. MATCH ROADWAY RADIUS, TYP.

F C102 TYPICAL DETECTABLE WARNING SURFACE DETAIL

NTS



NOTES:
1. GATE VALVE TO BE LOCATED WITHIN ROADWAY PAVEMENT WHERE POSSIBLE.

2. PROPER SIZE VALVE BOX SHALL BE INSTALLED WHERE GATE VALVES ARE SHOWN ON PLANS.

I C103 TYPICAL VALVE AND BOX DETAIL

NTS

BRICK PAVEMENT NOTES

SCOPE OF WORK:

1) THE WORK SHALL CONSIST OF CONSTRUCTING/RECONSTRUCTING THE SUB-BASE AND CONSTRUCTING A NEW BRICK SIDEWALK AS DIRECTED IN THE FIELD BY THE ENGINEER AND COORDINATED WITH PORTSMOUTH DPW.
2) REVEAL SHALL BE COORDINATED WITH PORTSMOUTH DPW.

METHODS OF CONSTRUCTION:

A) ALL LABOR AND MATERIALS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 608, AND CITY OF PORTSMOUTH SPECIFICATIONS FOR NEW BRICK SIDEWALK, SECTION 6.

B) EXCAVATION FOR SIDEWALKS SHALL BE AT A DEPTH OF 10 INCHES BELOW FINISH GRADE. IN AREAS NOT BUTTING CURBING OR BUILDINGS, THE EXCAVATION SHALL BE 6 INCHES WIDER THAN THE FINISHED SIDEWALK WIDTH. AT ALL DRIVE CROSSINGS, THE DEPTH OF EXCAVATION SHALL BE INCREASED ACCORDINGLY. THE CONTRACTOR SHALL PROVIDE NEAT AND SQUARE CUTTING OF EXISTING ASPHALT ROAD SURFACE AS NEEDED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT THE CONTRACTOR'S OWN EXPENSE.

C) THE BASE MATERIAL SHALL CONSIST OF A MIXTURE OF STONES OR ROCK FRAGMENTS AND PARTICLES WITH 100% PASSING THE 3 INCH SIEVE, 95% TO 100% PASSING THE 2 INCH SIEVE, 55% TO 85% PASSING THE 1 INCH SIEVE, AND 27% TO 52% PASSING THE NO. 4 SIEVE. AT LEAST 50% OF THE MATERIALS RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. THE BASE MATERIAL SHALL BE THOROUGHLY COMPACTED TO THE DEPTH SPECIFIED OR DIRECTED. IN THE WAY OF ALL DRIVE CROSSINGS THE BASE WILL BE INCREASED TO A COMPACTED DEPTH OF 12 INCHES. GRAVEL REQUIREMENTS FOR RECONSTRUCTION WILL BE AS DIRECTED, BASED ON SITE CONDITIONS. THE WORK INCLUDES BACKING UP ANY AND ALL CURB BEING INSTALLED BY OTHERS ON BOTH SIDES.

D) THE CLAY BRICK PAVERS SHALL BE LAID IN A 1 INCH BED OF A SAND MIXTURE COMPRISED OF: 3 PARTS SAND MIXED WITH 1 PART PORTLAND CEMENT.

E) THE CONTRACTOR SHALL LAY THE BRICKS SO THAT APPROXIMATELY 4.5 BRICKS SHALL COVER ONE SQUARE FOOT.

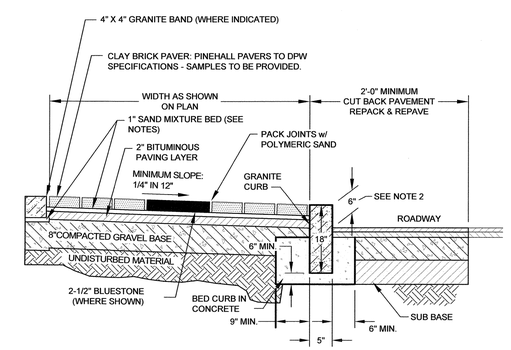
F) THE SIDEWALK SHALL PITCH TOWARDS THE STREET AS SHOWN ON THE GRADING PLAN.

G) IN AREAS WHERE THE FRONT OF THE BRICK SIDEWALK IS NOT ADJACENT TO GRANITE CURBING, THE CONTRACTOR SHALL INSTALL EDGING TO HOLD THE BRICKS IN PLACE. SUCH EDGING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

H) THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BRICKS FOR APPROVAL BY THE CITY BEFORE BRICKS ARE INSTALLED.

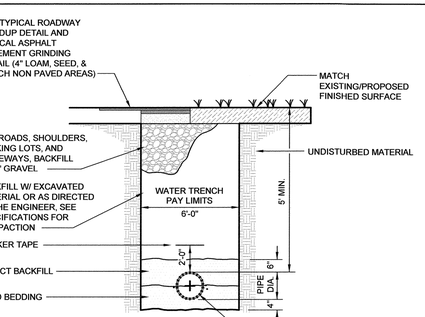
CONSTRUCTION NOTE:

EXISTING GRANITE CURB DISTURBED BY CONSTRUCTION SHALL BE REUSED AND ANY MISSING CURB SHALL BE REPLACED WITH NEW CURB MATCHING EXISTING CURB SIZE. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.



L C102 BRICK SIDEWALK W/ VERTICAL GRANITE CURB DETAIL

(STONE DUST BEDDING OVER BITUMINOUS PAVING) NTS



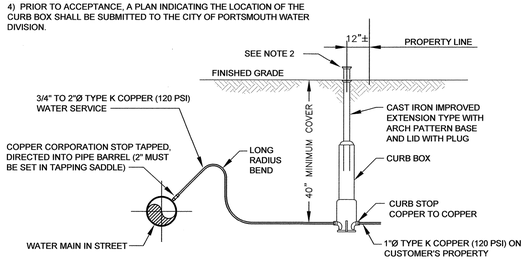
NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

G C103 TYPICAL TRENCH DETAIL-DUCTILE IRON WATER MAIN

NTS

NOTE:
1) INSTALLATION OF WATER MAIN TAP & CURB STOP & BOX SHALL ONLY BE PERFORMED BY THOSE AUTHORIZED BY THE PUBLIC WORKS DEPARTMENT.
2) IN AREAS OF HEAVY GROWTH THE CURB BOX COVER SHALL BE SET 6" ABOVE FINISH GRADE AND A WITNESS STAKE SET.
3) CURB BOX SHALL BE SET APPROXIMATELY 12" OUTSIDE PROPERTY LINE AS SHOWN.
4) PRIOR TO ACCEPTANCE, A PLAN INDICATING THE LOCATION OF THE CURB BOX SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH WATER DIVISION.



J C103 TYPICAL WATER SERVICE CONNECTION DETAIL

NTS

REV	DATE	DESCRIPTION	BY	CHK
1	01/21/26	DETAIL H	SJR	JRC
0	10/21/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

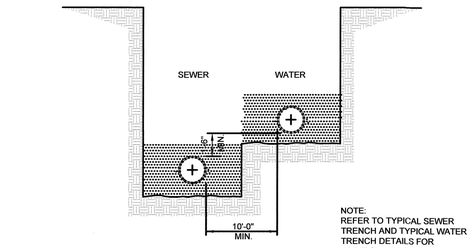
TITLE

DETAILS

JOHN R. CHAGNON NO. 7651 STATE OF NEW HAMPSHIRE PROFESSIONAL ENGINEER

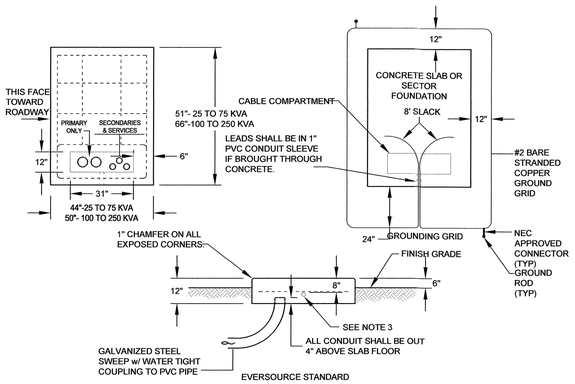
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CHECKED BY: JRC	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C502	REV.: 1

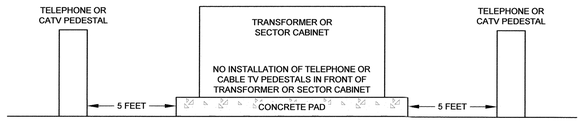
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NOTE:
REFER TO TYPICAL SEWER TRENCH AND TYPICAL WATER TRENCH DETAILS FOR ADDITIONAL INFORMATION.

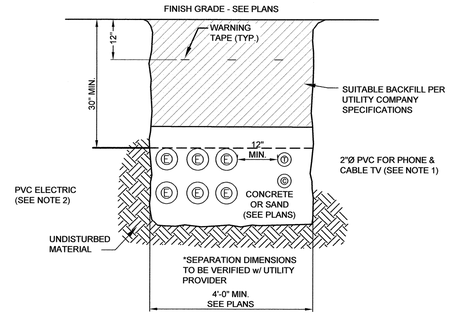
M C103 TYPICAL SEWER/WATER SEPARATION DETAIL
NTS





NOTES
1. ALL REINFORCING TO BE #6 BARS.
2. 1" PVC CONDUIT SLEEVE FOR GROUND GRID LEADS.
3. THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12" BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION TO THE TRANSFOMER. THE TWO 8' GROUND RODS MAY BE EITHER GALVANIZED STEEL OR COPPERWELD AND THEY SHALL BE CONNECTED TO THE GRID WITH NEC APPROVED CONNECTORS.
4. NO SHRUBS, FENCES, OR PERMANENT STRUCTURES CAN BE PLACED WITHIN 10 FEET OF THE FRONT AND 5 FEET OF THE SIDES AND BACK OF PAD-MOUNTED EQUIPMENT. THE COMPANY HAS THE RIGHT TO REMOVE THESE OBJECTS WITHOUT NOTICE TO THE OWNER.

N C103 TRANSFORMER PAD DETAIL
COORDINATE WITH EVERSOURCE
NTS



NOTES:
1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.

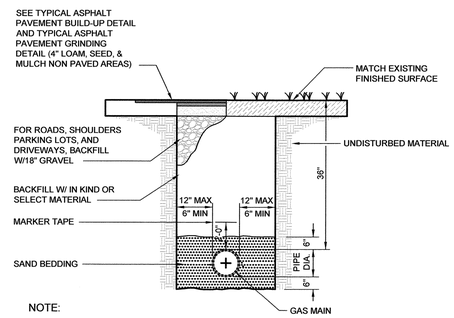
2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.

3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)

4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT

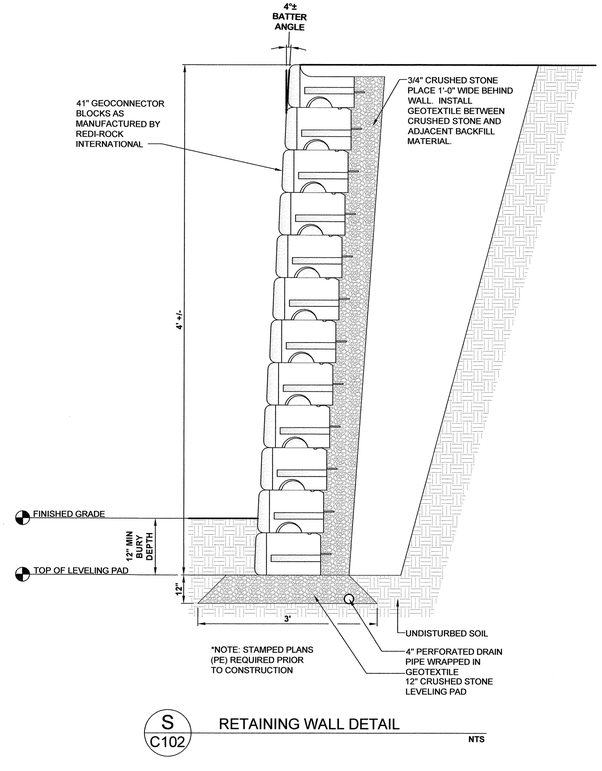
5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.

P C103 TYPICAL UNDERGROUND UTILITY TRENCH DETAIL
NTS

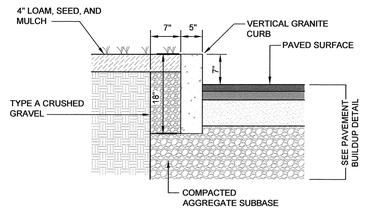


NOTE:
1. COMPACT ALL GRANULAR MATERIAL AND BACKFILL TO 95%.
2. SIDE CLEARANCE APPLICABLE TO BACKHOE OPERATIONS.

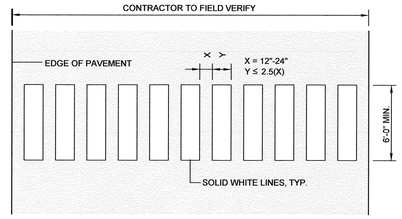
Q C103 TYPICAL GAS TRENCH DETAIL
NTS



S C102 RETAINING WALL DETAIL
NTS

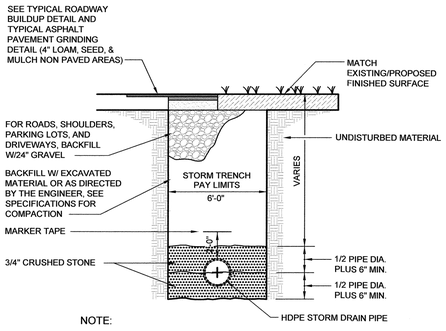


T C102 TYPICAL GRANITE CURB DETAIL
NTS



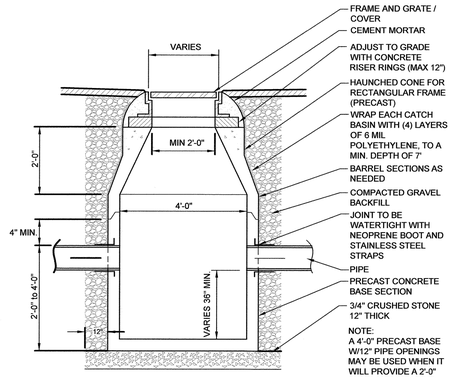
NOTE:
1. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF THE MUTCD

U C102 TYPICAL CROSSWALK DETAIL
NTS



NOTE:
1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

O C104 TYPICAL STORM DRAIN TRENCH DETAIL
NTS



NOTE:
A 4'-0" PRECAST BASE W/12" PIPE OPENINGS MAY BE USED WHEN IT WILL PROVIDE A 2'-0" SUMP AND 12"± RING ABOVE ALL OPENINGS INTO THE BASE.

R C104 TYPICAL CATCH BASIN DETAIL
NTS

NOTES:
1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

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

REV.	DATE	DESCRIPTION	BY	CHK
0	10/21/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS
PERMIT PLANS

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

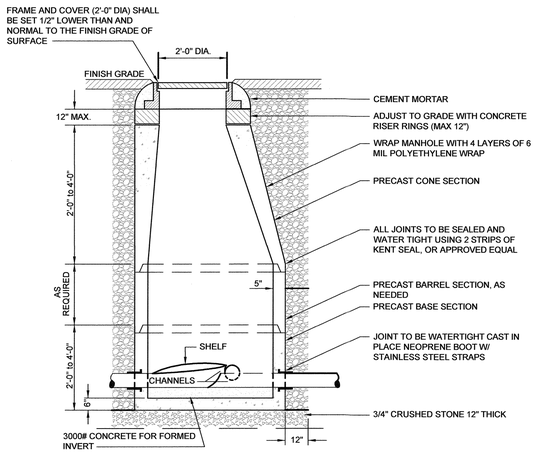
PROJECT
DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE
DETAILS

JOHN R. CHAGNON — 10/21/25 — STATE OF NEW HAMPSHIRE — PROFESSIONAL ENGINEER — LICENSED

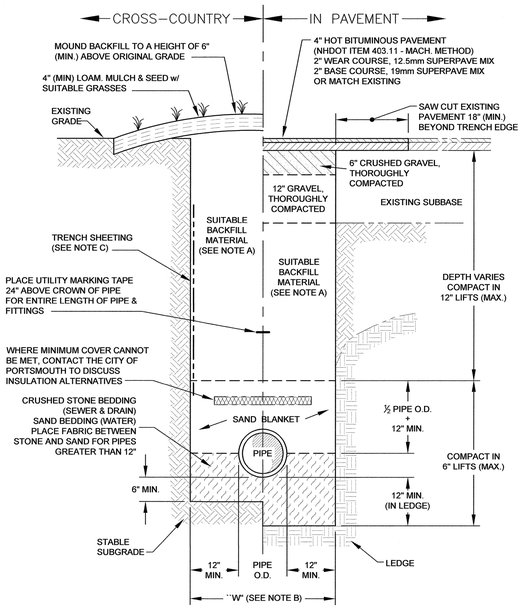
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V C103 TYPICAL SEWER MANHOLE DETAIL

NTS



TRENCH NOTES:
A) TRENCH BACKFILL:
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

C) TRENCH SHEETING:
IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
6' MINIMUM FOR SEWER (IN PAVEMENT)
4' MINIMUM FOR SEWER (CROSS COUNTRY)
3' MINIMUM FOR STORMWATER DRAINS
5' MINIMUM FOR WATER MAINS

E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

W C103 TYPICAL PIPE TRENCH DETAIL

NTS

SEWER UTILITY GENERAL NOTES:

1) MINIMUM PIPE SIZE FOR COMMERCIAL SERVICE SHALL BE SIX INCHES.

2) PIPE AND JOINT MATERIALS:
A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 To T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
AWWA C900	PVC (SOLID WALL)	8" THROUGH 18"

*PVC: POLYVINYL CHLORIDE

2. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON BELL AND SPIGOT TYPE.

B. DUCTILE IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS FOR SEWERS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:

A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.

A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOULDS OR SAND LINED MOULDS FOR SEWER APPLICATIONS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:

A21.11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE DEPENDING ON THE PIPE ENCOUNTERED, FOR PVC PIPE, OR CUT IN A SANITARY TEE. FOR CLAY PIPE, USE INSERT-A-TEE OR CUT IN A SANITARY TEE. ALL WORK TO BE APPROVED BY GOVERNING BODY.

6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND REFILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: WHEN REQUIRED BY THE GOVERNING AUTHORITY, TESTING SHALL CONFORM TO ENV-WQ 704.07.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM DWELLING TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, UNLESS IT IS ON A SHELF 12" HIGHER, AND 18" APART.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE, FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%- 55% PASSING	3/8 INCH SCREEN
0%- 10% PASSING	#4 SIEVE
0%- 5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.

11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.

12) CAST-IN-PLACE CONCRETE: SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG OF CEMENT
MAXIMUM AGGREGATE SIZE: 3/4 INCH

13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

14) BACKFILL UP TO SUBBASE GRAVEL SHALL BE WITH EXCAVATED SOIL FROM TRENCHING OPERATIONS. COMPACT IN 8" LIFTS WITH VIBRATORY PLATE COMPACTORS TO 90% OF MODIFIED PROCTOR DENSITY. IF FINE-GRAINED, COMPACT WITH POGO STICKS OR SHEEPSFOOT ROLLERS. PLACE NO LARGE ROCKS WITHIN 24" OF PIPE. TRENCHES THAT ARE NOT ADEQUATELY COMPACTED SHALL BE RE-EXCAVATED AND BACKFILLED UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR GOVERNING BODY. UNSUITABLE BACKFILL MATERIAL INCLUDES CHUNKS OF PAVEMENT, TOPSOIL, ROCKS OVER 6" IN SIZE, MUCK, PEAT OR PIECES OF PAVEMENT.

15) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.

16) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.

17) SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90% - 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

18) BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
"STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION".

19) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

20) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

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

22) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.

23) THE PURPOSE OF THIS PLAN IS TO SHOW STANDARDS FOR SEWER CONSTRUCTION.

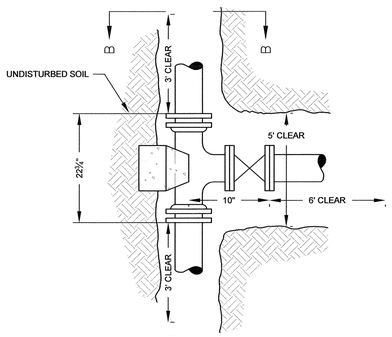
24) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERS.

NOTES:

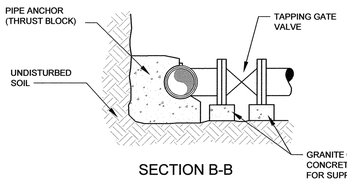
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2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD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

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



PLAN

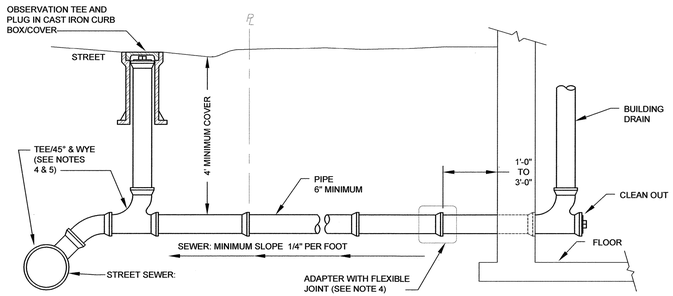


SECTION B-B

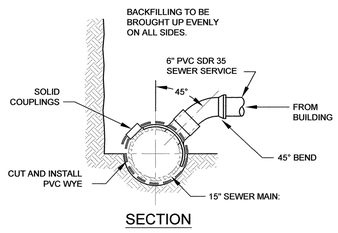
NOTES:
1) ALL MATERIALS SHALL BE APPROVED BY THE PORTSMOUTH WATER DEPARTMENT PRIOR TO INSTALLATION AND USE.
2) ALL JOINTS SHALL BE MECHANICAL.
3) "CLEAR" DIMENSIONS SHOWN ATE REQUIRED FOR WORKSPACE. NO JOINTS ON PIPE BEING TAPPED WITHIN "CLEAR" AREA.
4) FORD TYPE STAINLESS STEEL TAPPING SADDLES OR APPROVED EQUAL ARE ALSO ACCEPTABLE.

X C103 TAPPING SLEEVE & GATE DETAILS

INSTALL PER PORTSMOUTH REQUIREMENTS NTS

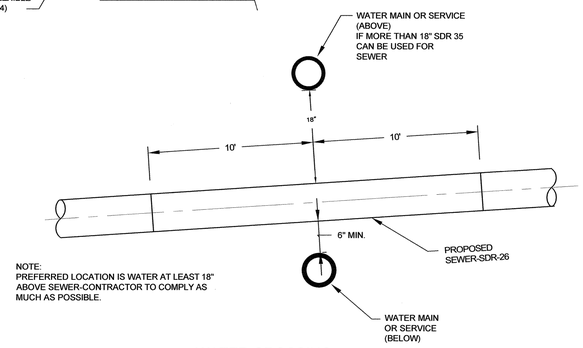


SEWER SERVICE



SECTION

SEWER SERVICE CONNECTION



NOTE:
PREFERRED LOCATION IS WATER AT LEAST 18" ABOVE SEWER-CONTRACTOR TO COMPLY AS MUCH AS POSSIBLE.

WATER CROSSING

Y C103 SEWER SERVICE DETAILS

INSTALL PER PORTSMOUTH REQUIREMENTS NTS

REV.	DATE	DESCRIPTION	BY	CHK
0	10/21/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

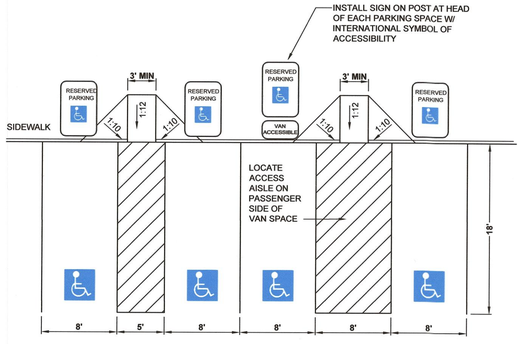
TITLE

DETAILS

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

DATE: SEPTEMBER 2025		SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60	
DRAWING No.: C504		REV.: 0

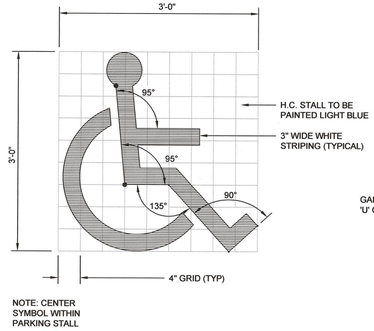
P:\Active\5010156.1532 - DOUBLE MC, LLC - 134 PLEASANT STREET PORTSMOUTH, N.H\2-DESIGN\2-CAD_FILES\CIVIL\5010156.1532 SITE 2025.DWG, 2026.01.19, 1:34 PM



NOTES:

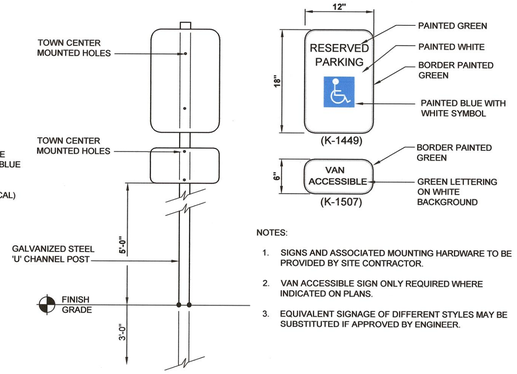
1. CAR PARKING SPACE: 8' WIDE MINIMUM W/ ACCESS AISLE 5' WIDE MINIMUM.
2. VAN PARKING SPACE 8' WIDE MINIMUM W/ ACCESS AISLE 8' WIDE MINIMUM.
3. SLOPES ACROSS PARKING SPACES IN EACH DIRECTION SHALL BE 2% MAX.

TYPICAL HANDICAP PARKING STALL LAYOUT



NOTE: CENTER SYMBOL WITHIN PARKING STALL

TYPICAL HANDICAP PARKING STALL SYMBOL



NOTES:

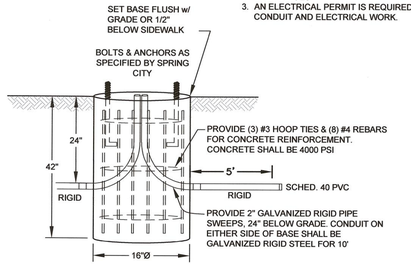
1. SIGNS AND ASSOCIATED MOUNTING HARDWARE TO BE PROVIDED BY SITE CONTRACTOR.
2. VAN ACCESSIBLE SIGN ONLY REQUIRED WHERE INDICATED ON PLANS.
3. EQUIVALENT SIGNAGE OF DIFFERENT STYLES MAY BE SUBSTITUTED IF APPROVED BY ENGINEER.

TYPICAL HANDICAP PARKING SIGNS

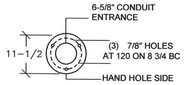
Z / C102 — TYPICAL HANDICAP PARKING DETAILS — NTS

NOTES:

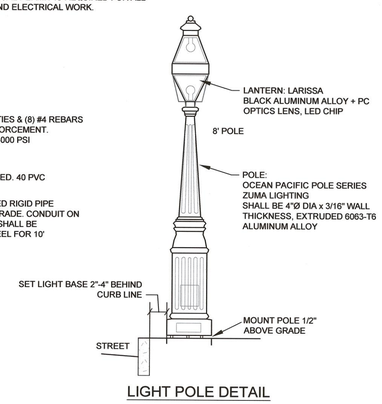
1. ELECTRICAL INSTALLATION SHALL BE BY A LICENSED ELECTRICIAN.
2. LIGHTS SHALL BE WIRED IN ACCORDANCE WITH NEC AND CITY OR PORTSMOUTH ORDINANCES
3. AN ELECTRICAL PERMIT IS REQUIRED FOR ALL CONDUIT AND ELECTRICAL WORK.



LIGHT POLE BASE DETAIL



BOLT PATTERN



LIGHT POLE DETAIL

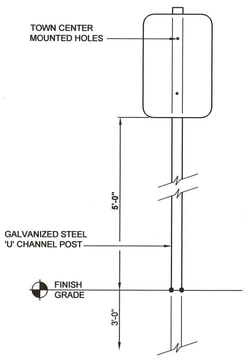
AA / C102 — CITY STREET LIGHT DETAIL — IF NEEDED — NTS

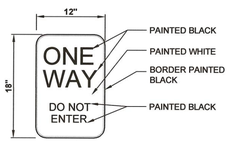
NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

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



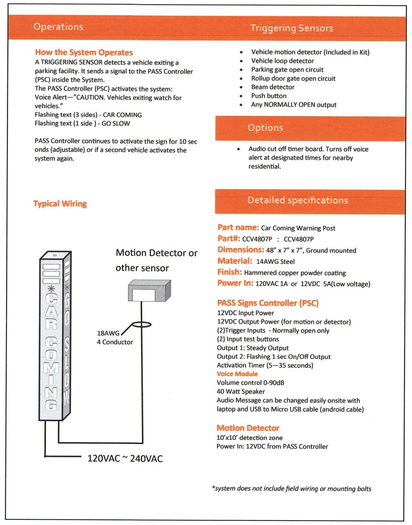


NOTES:

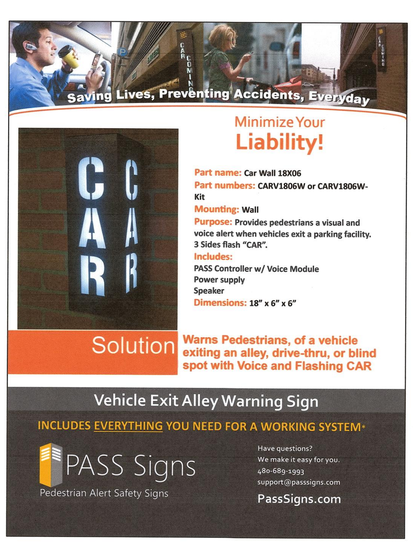
1. ALL SIGNAGE MUST BE MUTCD COMPLIANT.
2. SIGNS AND ASSOCIATED MOUNTING HARDWARE TO BE PROVIDED BY SITE CONTRACTOR.

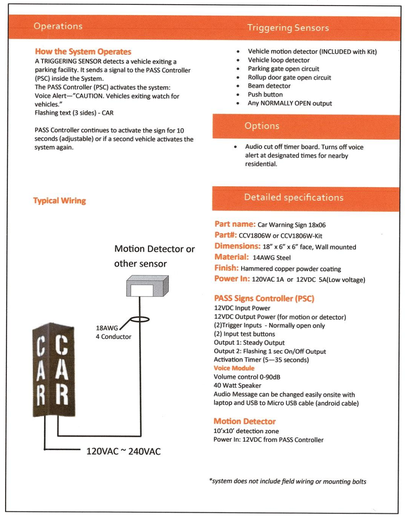
BB / C102 — "EXIT ONLY" & "ONE-WAY" SIGN DETAIL — NTS





WARNING POST SIGN





WARNING WALL MOUNTED SIGN

CC / C102 — ALERT WARNING SIGNS BY PARKING ALERT SIGNS — NTS

REV.	DATE	DESCRIPTION	BY	CHK
1	01/21/26	DETAIL BB, CC	SJR	JRC
0	10/21/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

DETAILS

JOHN R. CHANNON No. 9651 LICENSED PROFESSIONAL ENGINEER — STATE OF NEW HAMPSHIRE

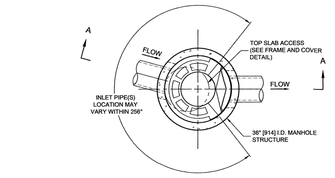
DATE	SCALE
SEPTEMBER 2025	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	---	JRC

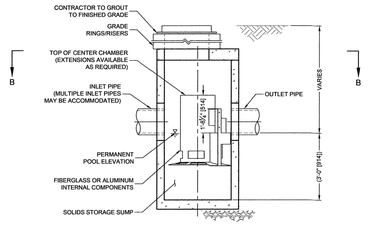
PROJECT No.	FIELD BOOK / PAGE
5010156.1532	FB 276 PG 60

DRAWING No. **C505** REV. **1**

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PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

CURB INLET ONLY (NO INLET PIPE)

CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-3
CASCADE SEPARATOR
STANDARD DETAIL

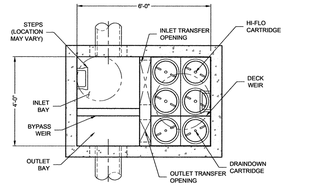
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JELLYFISH DESIGN NOTES

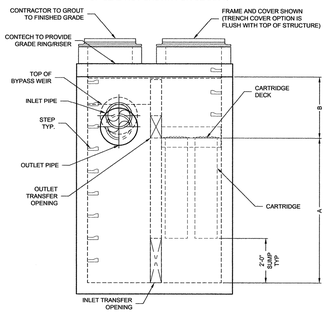
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT, CURB INLET OR SHALLOW PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION

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



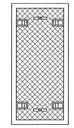
PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID					*
WATER QUALITY FLOW RATE (cfs)					*
PEAK FLOW RATE (cfs)					*
RETURN PERIOD OF PEAK FLOW (yrs)					*
# OF CARTRIDGES REQUIRED (HF / DD)					*
CARTRIDGE LENGTH					*
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION		*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-978, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

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

Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,728; 8,277,818; US & CA/EP; OTHER INTERNATIONAL PATENTS PENDING

C:\USERS\JOHN.WRIGHT\ONEDRIVE - THE QUANTE COMPANY\ENGINEERING\CONTECH\STANDARD DETAILS\JFPD0406-DTL.DWG 11/10/2022 3:01 PM

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

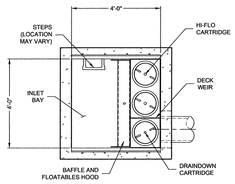
JELLYFISH JFPD0406
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

NOTES:

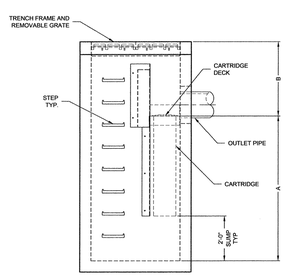
1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

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



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



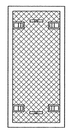
ELEVATION VIEW

JELLYFISH DESIGN NOTES

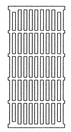
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. MAXIMUM 5.0 CFS PEAK FLOW CAPACITY.

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART.)	0.179 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.45	0.33	0.22	0.12
OUTLET INVERT TO RIM (MIN) (B)	3'-4"	3'-4"	3'-4"	3'-4"



24" TRENCH COVER
N.T.S.



24" TRENCH GRATE
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID					*
WATER QUALITY FLOW RATE (cfs)					*
PEAK FLOW RATE (cfs)					*
RETURN PERIOD OF PEAK FLOW (yrs)					*
# OF CARTRIDGES REQUIRED (HF / DD)					*
CARTRIDGE LENGTH					*
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION		*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-978, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

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

Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,728; 8,277,818; US & CA/EP; OTHER INTERNATIONAL PATENTS PENDING

I:\COMMON\COMMONSTORMWATER TICKETS IN PROGRESS\BROCHURE\JFSI0404-DTL.DWG 7/16/2025 2:48 PM

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFSI0404
STANDARD DETAIL
SURFACE INLET CONFIGURATION

DD
C104A
JELLYFISH FILTRATION SYSTEM
BY CONTECH ENGINEERED SOLUTIONS, LLC
NTS

SEE INSPECTION & MAINTENANCE ON SHEET C507

REV.	DATE	DESCRIPTION	BY	CHK
1	02/25/26	JELLYFISH DETAILS	SJR	JRC
0	10/21/25	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

DETAILS

DATE: SEPTEMBER 2025	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: ---
CHECKED BY: JRC	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C506	REV.: 1

FILE LOCATION: P:\NH\5010156-MCNABB_PROPERTIES\1532-134 PLEASANT ST - PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010156 1532 SITE 2025.DWG, 2026.02.24, 7:58 AM

1.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

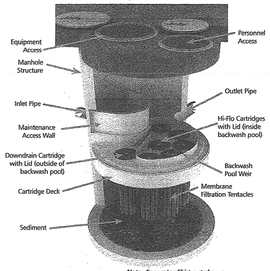
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed



Note: Separator Skirt not shown

2.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent.*

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

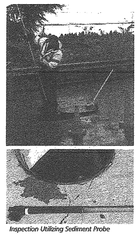
3.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

3.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.



Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

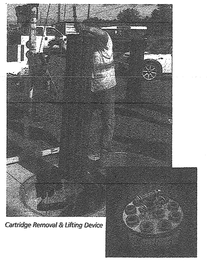
1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. ***Caution: Dropping objects onto the cartridge deck may cause damage.***
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

5.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. ***Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs.***
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

5.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.

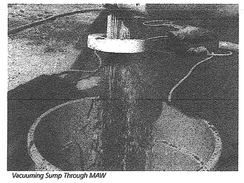


Cartridge Removal & Lifting Device

2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.
3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. ***Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane.***
4. Collected rinse water is typically removed by vacuum hose.
5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

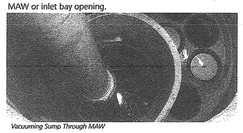
5.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.



Vacuuming Sump Through MAW

3. Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.
4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.



Vacuuming Sump Through MAW

6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

5.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. ***Caution: Do not force the cartridge downward; damage may occur.***
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

5.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

5.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

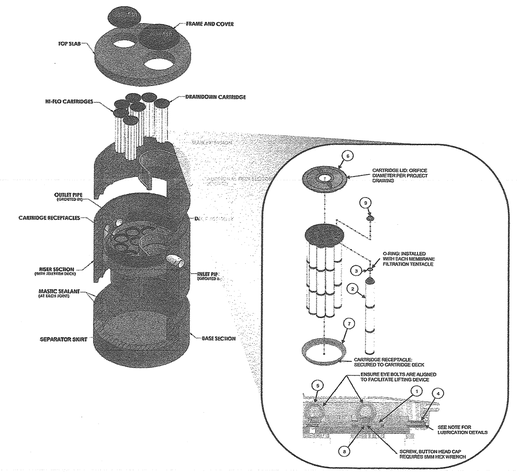


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30603	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lide (ITem 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

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

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

REV.	DATE	DESCRIPTION	BY	CHK.
0	02/25/26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

DETAILS

DATE	SCALE
SEPTEMBER 2025	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	---	JRC

PROJECT No.	FIELD BOOK / PAGE
5010156.1532	FB 276 PG 60

DRAWING No.	REV.
C507	0

FILE LOCATION: P:\HHS\0150\MCNABB_PROPERTIES\1532-134 PLEASANT ST - PORTSMOUTH-JR\CSD-CAD_FILES\CIVIL\0010158.1532 SITE 2025.DWG, 2026.02.24, 8:39 AM

Findings of Fact | Wetland Conditional Use Permit
City of Portsmouth Planning Board

Date: March 26, 2026
Property Address: 50 Clough Dr.
Application #: LU-25-181
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	**Finding** **(Meets Criteria for Approval)**	**Supporting Information**
1	*1. The land is reasonably suited to the use activity or alteration.*	**Meets** **Does Not Meet**	This lot is already a developed lot with existing playgrounds on site within the wetland buffer. This project proposes a decrease in impervious surfaces within the wetland buffer and is moving the main playground area further from the resource than the current structure.
2	*2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*	**Meets** **Does Not Meet**	This project is within a previously developed buffer where playgrounds currently exist. This project proposes pulling some of the existing impacted areas further from the salt marsh and reducing the overall impervious area.

DRAFT

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.*	**Meets** **Does Not Meet**	The proposed work should reduce impervious surface within the buffer, pull impacts further from the resource, introduce new native vegetation and start to treat existing stormwater. This project appears to reduce existing adverse impacts to the resource and buffer.
4	*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*	**Meets** **Does Not Meet**	This project proposes a large addition of new vegetation and planted trees which will increase the existing vegetation within the buffer.
5	*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*	**Meets** **Does Not Meet**	This project proposes a reduction in impacts overall to the buffer and in some areas, pulls impacts further from the salt marsh. This appears to be a less impactful alternative to the current playground structures and includes new plantings and stormwater treatment where none exist today.
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	It appears as though the vegetated buffer strip is only being disturbed within the main playground project for loaming and seeding. Additional plantings are encouraged in this area of the buffer to ensure protection of the adjacent resource.
7	**<u>Other Board Findings:</u>**		

DRAFT

Weston & Sampson SM

westonandsampson.com

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

Wetland Conditional Use Permit Application



February 2026

Planning Board Submission

Little Harbor School
Playground Renovations
50 Clough Street
Portsmouth NH



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

February 25, 2026

Portsmouth Planning Board
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: Planning Board - Wetland Conditional Use Permit Application Submission
Little Harbor School - Playground Renovations
50 Clough Street
Portsmouth NH

To Chairman Rick Chellman,

On behalf of the City of Portsmouth, Weston & Sampson Engineers, Inc. is hereby enclosing one (1) copy of the Wetland Conditional Use Permit Application Submission for your review with regards to the proposed renovations to the playgrounds at the Little Harbor School. We are looking to be added to the next Planning Board Meeting agenda currently scheduled for March 26th, 2026.

Along with the required Wetland Conditional Use Permit Application Checklist, the following Attachments been included with this submission:

Attachment 1 Project Narrative
Attachment 2 Site Maps
Attachment 3 Wetland Delineation Report
Attachment 4 Draft NHDES Major Impact Wetlands Application
Attachment 5 Maintenance Plans and Bonded Rubber Info
Attachment 6 Conservation Commission Approval
Attachment 6 Site Plans

The NHDES Major Impact Wetlands Application has been submitted concurrently with the submission of the Wetland Conditional Use Permit Application Submission.

As this application is being submitted on behalf of the City of Portsmouth we understand that all application fees are to be waived.

If you have any questions regarding this submittal, please contact me at 978-573-5802.

Very truly yours,

WESTON & SAMPSON

Devin Herrick, CWS
Project Environmental Scientist

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: Ken Linchey Date Submitted: 1/28/2026

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

Site Address: 50 Clough Drive Map: 206 Lot: 20

☑	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	See City Online Filing
✔	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.	See City Online Filing and Hard Copy

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	Attachment 3
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	Attachment 1, Section 4.2
✔	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)**	Attachment 1, Section 4.7
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	Attachment 1, Section 4.3

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	Plans, Sheet L600
☐	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	N/A
✔	Stormwater management must be in accordance with Best Management Practices including but not limited to: *1. New Hampshire Stormwater Manual, NHDES, current version.* *2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.* **(10.1018.10)**	Plans
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	N/A
☐	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	N/A
✔	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	Attachment 1, Section 4.5
✔	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	Attachment 5
✔	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. **(10.1018.40)**	Attachment 1, Section 4.6
☑	**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.	See Cover Letter
✔	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.	Attachment 4

Applicant's Signature: _____ **Date:** 1/27/2026

Herrick, Devin

From: Ken Linchey <klinchey@sau52.org>
Sent: Monday, December 29, 2025 3:20 PM
To: Almeida, Antone
Cc: Herrick, Devin
Subject: Re: LHS - Wetland Application Submission

Yes, please proceed as we discussed over the phone.
Ken

Sincerely,
Ken Linchey CSFS, CSFM
Director of Buildings & Grounds/Maintenance
Portsmouth School Department
SAU 52 Office: 603-431-5080
Direct line: 603-610-4168 "This number has changed"
Cell: 603-617-0665
klinchey@sau52.org

On Mon, Dec 29, 2025 at 2:18 PM Almeida, Antone <Almeida.Antone@wseinc.com> wrote:

> Good afternoon Ken,
>
> I hope you had a great holiday. My apologies if you're still taking time off!
>
> We are seeking owner authorization to proceed with the Wetland Application submission. An email from you confirming that we may submit on your behalf as the authorized representative would be sufficient! Please let us know if this is possible.
>
> For the NHDES Forms, we will need you to sign, which we follow up soon. For the City permit, we just need an authorization email.
>
> Thank you very much,
>
> **Antone Almeida** (he/him)
> PROJECT MANAGER
> direct: 617-372-9156
> mobile: 860-917-4568
>
> Weston & Sampson
> 1 Washington Street, 10th Floor | Boston, MA 02108
> tel: 617-412-4480
> westonandsampson.com
> Facebook | X | LinkedIn | Instagram
>
> The contents of this e-mail and any attachments are the property of the Weston & Sampson companies. The e-mail contents are only to be used by the intended recipient of the e-mail. If you are not the

ATTACHMENT 1

TABLE OF CONTENTS

Page

1.0 BACKGROUND AND EXISTING CONDITIONS....1-1
1.1 Existing Conditions....1-1
1.1.1 PEEP Playground....1-1
1.1.2 Little Harbor School Playground....1-2
1.2 Wetland Resource Areas Delineated on Site....1-3
1.3 Applicability of Local Buffer Zones....1-4

2.0 PROPOSED SCOPE OF WORK....2-1
2.1 PEEP Playground....2-1
2.2 Little Harbor Playground....2-1
2.3 Construction Sequence....2-3

3.0 ENVIRONMENTAL CONSIDERATIONS – STANDARD DREDGE AND FILL WETLANDS PERMIT 3-1
3.1 Ephemeral Stream....3-1
3.2 Duly Established 100-Foot Prime Wetland Buffer....3-1
3.3 Previously Developed Tidal Buffer Zone (TBZ)....3-3
3.4 Total Impacts....3-3
3.5 Project Classification....3-3
3.5.1 Previously Developed Tidal Buffer Zone....3-3
3.5.2 100-Foot Prime Wetland Buffer Waiver....3-3

4.0 ENVIRONMENTAL CONSIDERATIONS - ZONING ARTICLE 10....4-1
4.1 Total Impacts....4-2
4.2 Additional Information Zoning 10.1017.22....4-2
4.3 Impervious Surfaces....4-3
4.4 Erosion Controls....4-3
4.5 Maintenance Plans....4-3
4.6 Permanent Wetland Boundary Markers....4-3
4.7 Avoidance and Minimization Zoning 10.1017.23....4-3

1.0 BACKGROUND AND EXISTING CONDITIONS

The purpose of this project is to upgrade the City of Portsmouth Little Harbor Elementary School (LHS) Playground and The Portsmouth Early Education Program (PEEP) Playground to be universally accessible (UA) and nature base playgrounds. The term "universally accessible (UA) playground" is often used to describe a playground that offers children full use of all areas, regardless of ability. A UA playground will represent and support the diversity of our community, providing a platform for people to engage socially, physically, creatively and playfully without the need for adaptation or specialized design (based on the seven principles of universal design established by the Center for Universal Design at North Carolina State). A nature-based playground is a play area designed to mimic natural environments, incorporating elements like trees, rocks, logs, and sand features allowing children to engage in imaginative play through exploration and interaction with the natural landscape, promoting physical activity, creativity, and environmental awareness while minimizing the use of manufactured play equipment.

The existing playground equipment is outdated and does not fully support the required uses by the community. The proposed playgrounds will be designed to be accessible and focus on being 'barrier free' for children in grades K-5. This inclusive design will feature classic play structures, nature-based elements, garden/landscape experiences, and ensuring accessibility and enjoyment for all children regardless of their abilities.

The playground pathways will feature accessible routes made from resilient solid surface material, not loose fill or aggregate. Playground design aligns with NH House Bill 467-FN Public Playground Accessibility, which aims to ensure that public playgrounds are accessible to all children, including those with disabilities. The bill requires that at least one public playground in each municipality be made accessible, promoting inclusivity and equal play opportunities for all children.

1.1 Existing Conditions

The Portsmouth Little Harbor Elementary School is located at 50 Clough Drive, Portsmouth, NH 03801, Tax Map 206 Lot 20. The school is located along the tidal Piscataqua River.

The existing play facilities on the property are broken down into two playgrounds, the first is located on the east side of the school known as the “PEEP Playground” and the second is located on the west side of the school known as the “Little Harbor School Playground”. Both playgrounds will be renovated as part of this proposed project.

1.1.1 PEEP Playground

The existing PEEP Playground includes a play structure with additional loose play equipment, a wood chip base, lawn space and the entire playground is surrounded by a chain link fence. There is also an existing stone retaining wall which separates play area from parking lot which will be retained by the project.

Image 1.1: Google Street Earth Image of the Existing PEEP Playground.



1.1.2 Little Harbor School Playground

The existing Little Harbor School Playground includes a large play structure, monkey bars/climbing structure, a gaga pit, swing sets, a basketball court and associated asphalt play area. There is also a small ephemeral stream which originates from stormwater sheet flow off the existing basketball court. The ephemeral stream dissipates into the grassy play area before reaching the salt marsh.

Image 1.2: Google Street Earth Image of the Existing Little Harbor School Playground.



1.2 Wetland Resource Areas Delineated on Site

On September 12th, 2025 and November 21st, 2025, a wetland delineation was conducted at the Little Harbor School in Portsmouth, NH. This investigation area is located on a developed parcel which has an existing school. Please see Figure 1 (Wetlands Field Map) and Figure 2 (USGS Topographic Map) in Appendix C of this report for the investigation area.

Wetland areas including, a tidal perennial stream bank, a tidal wetland – salt marsh, a non-tidal wetland, and an ephemeral stream were identified and flagged in the field using pink flagging by a Weston & Sampson employee who is a NH Certified Wetland Scientist trained in the wetland delineation process using the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method) utilizing the "Wetlands Delineation Manual", Technical Report Y-87-1, US ACE, January 1987, and the "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region", Version 2.0, US ACE, January 2012. Further descriptions of these wetland resource areas are presented in the Wetland Delineation Report in Appendix H and below in Figure 1.

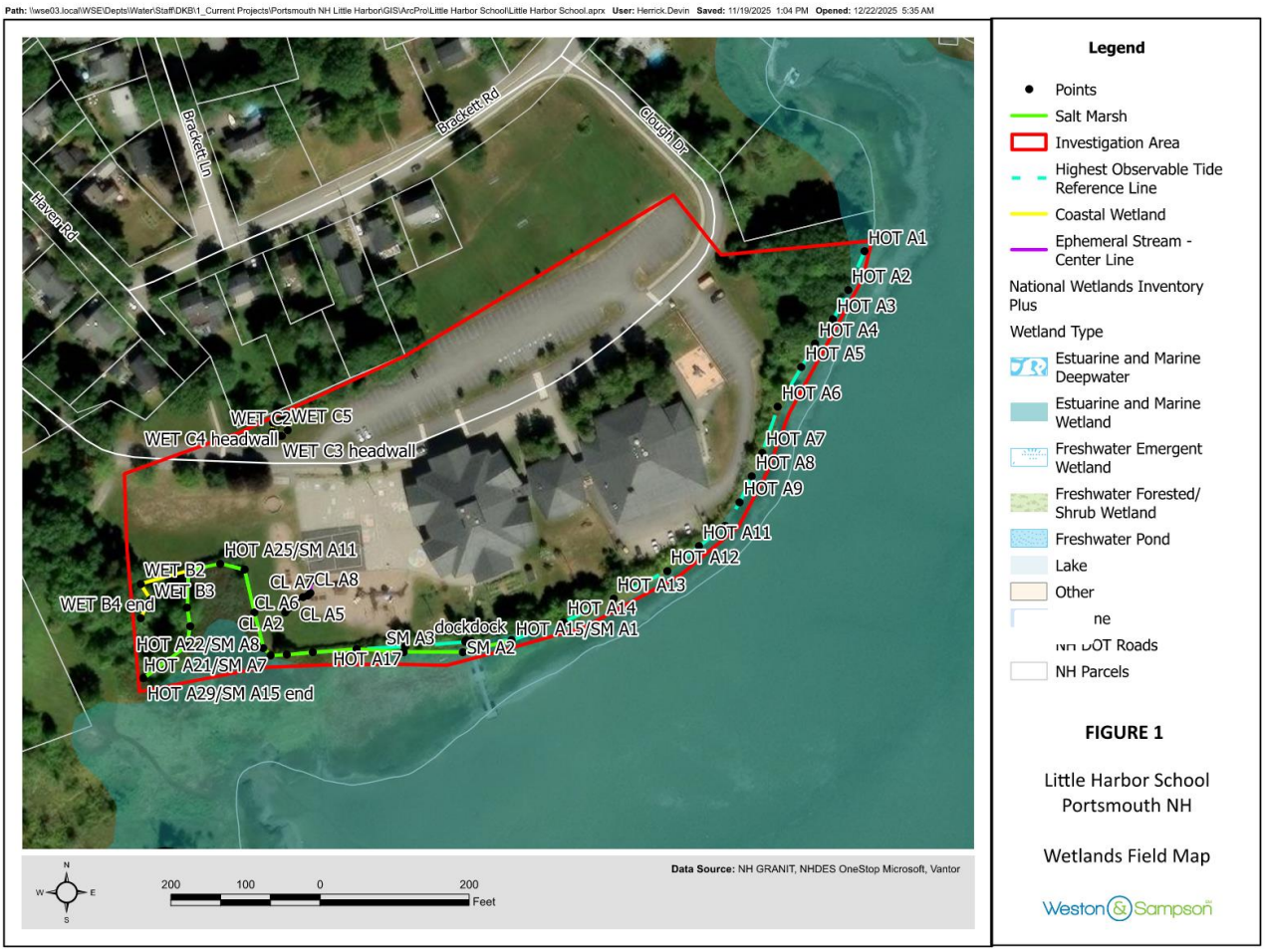


Figure 1: Wetlands Field Map

1.3 Applicability of Local Buffer Zones

Article 10 in the Portsmouth Zoning Ordinance has added additional protections in the form of buffer zones off of certain wetland resources. The City of Portsmouth has a 100-foot buffer adjacent to all of its wetlands (including most tidal areas) greater than 10,000 square feet or about a quarter of an acre. Per 10.1014.20 Wetland Buffers *"the required wetland buffer for a jurisdictional wetland or water body shall be defined as all land within 100 feet of the jurisdictional area." "Tidal wetland buffers shall be measured from the edges of tidal wetlands and highest observable tide lines."*. As such an applicable buffer zone has been added to the tidal salt marsh and associated non-tidal wetland (SM A and WET B lines from the delineation report and Figure 1 above), as well as along the Highest Observable Tide line associated with the Piscataqua River (HOT A line from the delineation report and Figure 1 above).

A smaller non-tidal wetland was identified near the parking lot of the school (WET C line from the delineation report and Figure 1 above). As this wetland is less than 10,000 SF in size the local buffer zone is not applicable. Similarly, in discussion with the local Environmental Planner, the local buffer zone was not applied to the ephemeral stream (CL A line from the delineation report and Figure 1 above). A single ephemeral stream was observed within the investigation area. Water originates from the asphalt playground surface (basketball court). The channelized stream terminates and becomes diffuse in the

vegetated playground lawn before reaching the nearby salt marsh. No connection to the water table was observed and water only flows within the channel during storm events.

2.0 PROPOSED SCOPE OF WORK

The proposed scope will include the removal of existing playground equipment and installation of new play structures with associated landscape features in each of the two playgrounds on site.

2.1 PEEP Playground

The proposed PEEP playground improvements will include a variety of play elements designed for young children and group interaction. Planned equipment includes two play structures for 2-5 aged children, a group seesaw, and a wooden play bridge that will be level with the bonded rubber surfacing to ensure accessibility. A sand play area with natural wood accents is also proposed to encourage sensory and creative play. Finally a large area of grass will be included to enhance the natural open space.

In addition to the play equipment, several landscape and site enhancements are proposed in the PEEP playground to support both functionality and aesthetics. These include new plantings with boulder accents, picnic tables, and new fencing surrounding the play area. The proposed location of the playground fencing will be slightly modified in shape from the existing layout in order to increase the play space by approximately 1,000 SF. Wherever possible the existing fence posts will be re-used and spray painted for aesthetic improvement. Concrete paving within the limits of the play area will serve multiple purposes, including a bag drop and an accessible area for replenishing sand; this space will also accommodate loose play items such as a play kitchen. New asphalt walking paths are proposed in generally the same configuration as existing conditions, with selective reductions in paved area to minimize impervious surfaces within the project limits. The landscape plan also includes the installation of five new trees and approximately thirty six new shrubs and herbaceous native species (See Image 2-1).

Image 2-1: PEEP Playground Planting Plan, Plan Sheet L601

PLANT SCHEDULE - PEEP PLAYGROUND					
TREES					
ABRV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
GT	3	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2.5"-3" CAL. B&B	WELL- BRANCHED
LS	1	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SWEETGUM	2"-2.5" CAL. B&B	WELL- BRANCHED
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"-3" CAL. B&B	WELL- BRANCHED
SHRUBS & HERBACEOUS PLANTS					
ABRV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
IG	7	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5 CONT.	48" O.C. SPACING
RA	18	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT., 18" HT.	36" O.C. SPACING
RF	11	RUDBECKIA FULGIDA	ORANGE CONEFLOWER	#2 CONT., 18" HT.	24" O.C. SPACING

2.2 Little Harbor Playground

The proposed playground equipment improvements include the installation of two new swing sets and a large play structure with a climbing element. The equipment is currently planned to be installed over an engineered wood fiber base; however, the City is exploring the availability of funding to instead utilize a permeable poured-in-place or bonded rubber safety surfacing. This alternative would not alter the proposed limits of work. In addition, the existing gaga pit will be relocated to a new location, removing the majority of the structure from the 100-foot wetland buffer where it is currently situated. The relocated gaga pit will be constructed on a concrete foundation and filled with engineered wood fiber.

Proposed landscape and site improvements focus on environmental stewardship, safety, and improved site functionality. Stormwater collection will be formalized through the creation of a rain garden designed to allow student interaction with overland flow while maintaining sheet flow into the adjacent grassy area. The existing asphalt play area, including the basketball court, will be relocated farther from the wetland, resulting in a significant overall reduction in asphalt play surface. A concrete curb/mow strip will be installed around areas of engineered wood fiber to help contain the material. All existing trees on site will be retained, and additional site amenities will include a new timber guard rail and a bike rack.

New plantings will further enhance the landscape and ecological function of the site. Planting will occur in two locations; surrounding the proposed Little Harbor Playground space and within the bioretention planting/rain garden. Tree species were selected in accordance with the City of Portsmouth Street Tree Manual.

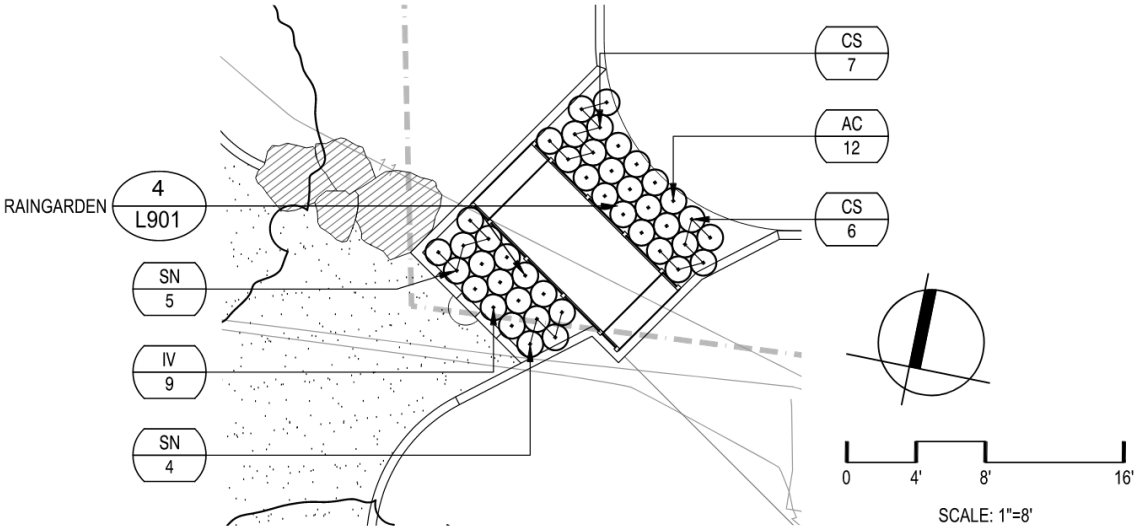
For the Little Harbor Playground space, the landscape plan also includes the installation of ten new trees and approximately forty eight new shrubs and herbaceous native species (See Image 2-2). The small mounds created for playground privacy and protection will receive Northeast Annual & Perennial Wildflower Mix.

Image 2-2: Little Harbor Playground Planting Plan, Plan Sheet L600

PLANT SCHEDULE - LHS PLAYGROUND					
TREES					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
GT	2	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2.5"-3" CAL. B&B	WELL- BRANCHED
QB	7	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"-3" CAL. B&B	WELL- BRANCHED
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"-3" CAL. B&B	WELL- BRANCHED
SHRUBS & HERBACEOUS PLANTS					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
MP	22	MORELLA PENSYLVANICA (FEMALE)	NORTHERN BAYBERRY	#3 CONT., 18" HT.	48" O.C. SPACING
MPW	2	MORELLA PENSYLVANICA 'WILDWOOD' (MALE)	NORTHERN BAYBERRY	#3 CONT., 18" HT.	48" O.C. SPACING
RA	24	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT., 18" HT.	36" O.C. SPACING
SEED MIX					
ABRV.	QTY	NAME		NOTES	
N/A	1 LB	NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX - ERNMX-168 *8-12 LB PER ACRE. NO COVER CROP IS RECOMMENDED WITH THIS MIX*		NE WILDFLOWER SEED MIX	

The rain garden located adjacent to the existing ephemeral stream will also receive additional plantings, including forty three herbaceous species, to support stormwater management and native habitat enhancement. (See Image 2-3).

Image 2-3: Little Harbor Rain Garden Planting Plan, Plan Sheet L600



PLANT SCHEDULE - LHS PLAYGROUND					
BIORETENTION PLANTER					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AC	12	ANEMONE CANADENSIS	WINDFLOWER	#2 POT	18" O.C. SPACING
CS	13	CAREX STRICTA	TUSSOCK SEDGE	#2 POT	18" O.C. SPACING
IV	9	IRIS VERSICOLOR	BLUEFLAG IRIS	#2 POT	18" O.C. SPACING
SN	9	SYMPHYOTRICHUM NOVAE-ANGLIAE 'GRAPE CRUSH'	GRAPE CRUSH NEW ENGLAND ASTER	#2 POT	18" O.C. SPACING

2.3 Construction Sequence

The following is the intended construction sequence of the project, subject to change based on contractor means and methods.

The proposed playground improvements are anticipated to be constructed over a 16-week period starting in the Spring of 2026, subject to permitting, weather, and material availability. Construction will begin with pre-construction activities, including final permit approvals, contractor mobilization, utility locating, and installation of erosion control measures, temporary fencing and signage to secure the work area. Surveying and layout will be completed to establish the locations of new play equipment, pathways, and landscape improvements.

Following mobilization, selective demolition and site clearing will occur. Existing playground equipment and portions of concrete and asphalt paving within the project limits will be removed as necessary. This work will be performed using a mini excavator, skid steer loader, concrete saws, and dump trucks to haul debris off-site or to designated recycling areas.

Once demolition is complete, earthwork and grading activities will commence. The site will be rough and fine graded to accommodate the new play areas, accessible routes, and revised path alignments.

Excavation will be completed for poured-in-place surfacing, wood ship/sand containment, and equipment footings, followed by placement and compaction of aggregate base materials using compactors and small rollers to ensure stable subgrades.

Concrete footings and underground preparations will then be installed for the playground structures. Ready-mix concrete will be placed using concrete trucks and hand-finishing tools, with careful attention to accessibility requirements and level transitions between play elements and surfacing.

Concrete forms will be set, poured, finished, and cured to meet accessibility and durability standards. After concrete work is complete, new asphalt walking paths will be installed in generally the same configuration as existing conditions, with selective reductions in paved areas to minimize impervious surfaces. Asphalt placement will be performed using a small paver and roller.

Installation of playground equipment and surfacing will follow. The play structures will be installed, with equipment placed using small lifting equipment as needed. Play areas will be constructed, and poured-in-place surfacing will be installed throughout the play areas as described above, including flush transitions to ensure accessibility.

Following equipment installation, site furnishings and enclosures will be added. New perimeter fencing will be installed around the PEEP playground, other site accents will be placed, using small loaders and hand tools. Landscaping will then be completed, including the installation new trees, shrubs and native herbaceous species, along with soil preparation, mulching, and initial watering.

The project will conclude with final grading, site cleanup, and inspections. Once the site is stabilized. temporary erosion and sedimentation controls will be removed.

3.0 ENVIRONMENTAL CONSIDERATIONS – STANDARD DREDGE AND FILL WETLANDS PERMIT

As part of the proposed project there will be unavoidable impacts areas which fall under the jurisdiction of the NHDES Wetlands Bureau.

3.1 Ephemeral Stream

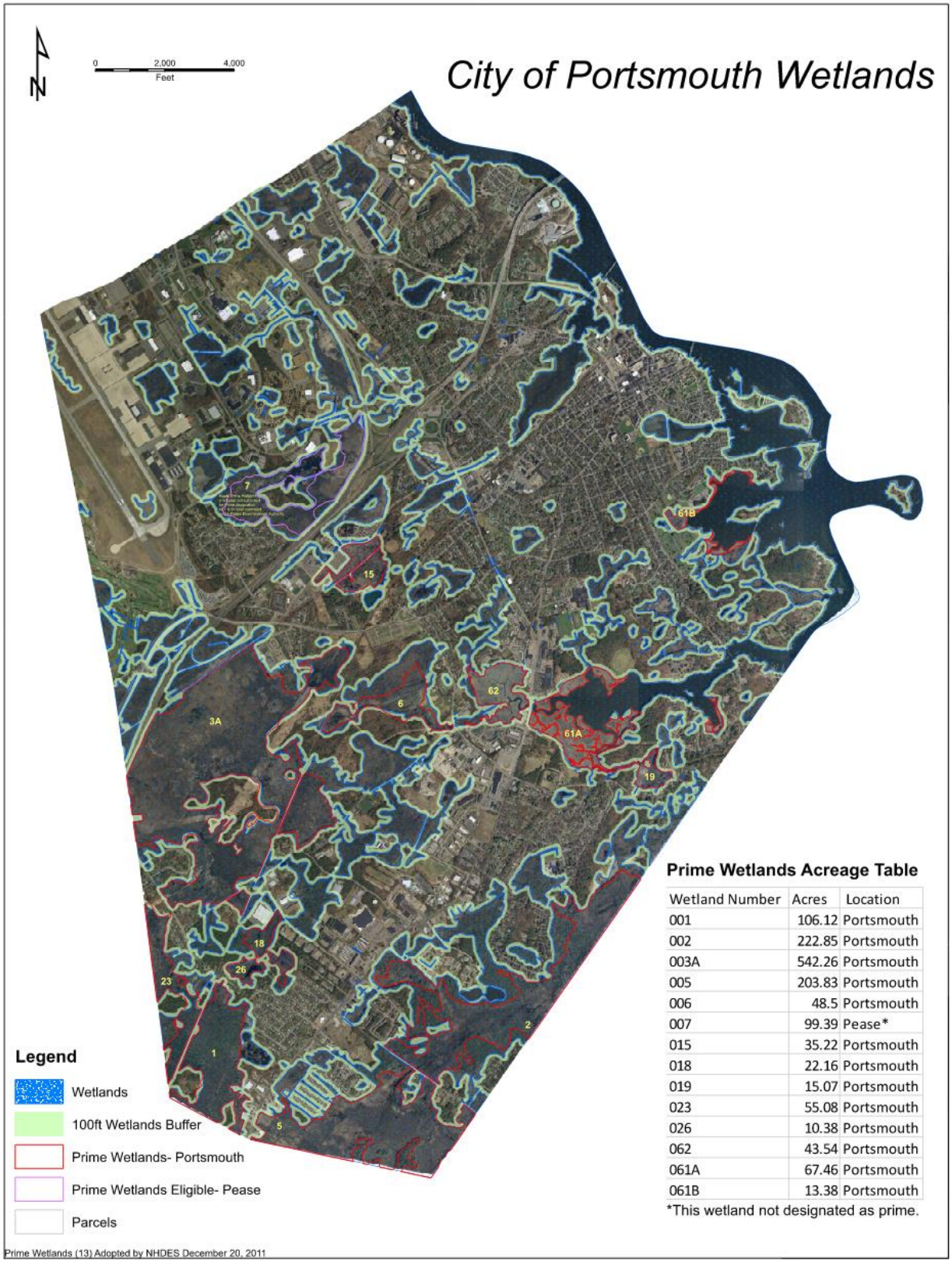
As described in the wetland delineation report (Appendix H), there is an ephemeral stream on site which originates from the asphalt playground surface (basketball court). The channelized stream terminates and becomes diffuse in the vegetated playground lawn before reaching the nearby salt marsh. No connection to the water table was observed and water only flows within the channel during storm events.

There will be no direct impacts to the ephemeral stream however there will be impacts directly adjacent to the stream be for the installation of a rain garden with native plantings to allow for student interaction and improved stormwater handling. The discharge from the rain garden will flow into the existing ephemeral stream without changing it's existing characteristics.

3.2 Duly Established 100-Foot Prime Wetland Buffer

Under RSA 482-A, prime wetlands are wetlands of substantial significance because of their size, unspoiled character, fragile condition or other relevant factors. Per RSA 482-A:15.1(a) Any municipality, by its conservation commission, or, in the absence of a conservation commission, the planning board, or, in the absence of a planning board, the local governing body, may undertake to designate, map, and document prime wetlands lying within its boundaries, or if such areas lie only partly within its boundaries, then that portion lying within its boundaries. A prime wetland designated by the City of Portsmouth as wetland number 061B is located concurrently with the salt marsh delineated on site (see Image 1 below). The Prime Wetlands Designation Document for the City of Portsmouth was authored on January 25, 2011 and the Prime Wetland Map (see Image 1 below) was adopted by NHDES on December 20. 2011.

The proposed impacts to the Little Harbor School Playground will overlap with the Duly Established 100-Foot Prime Wetland Buffer associated with Prime Wetland Number 061B. Existing conditions in this area include portions of the playground and developed play yard. The proposed projects seeks to move the playground further away from the salt marsh than existing conditions. Permanent impacts will include any changes to topography or cover type within the Buffer while temporary impacts are those areas within the limit of work which will return to pre-existing conditions upon completion of the project. This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Duly Established 100-Foot Prime Wetland Buffer. These impact areas are located within the same footprint as the Previously Developed Tidal Buffer Zone (TBZ).



Prime Wetlands Acreage Table

Wetland Number	Acres	Location
001	106.12	Portsmouth
002	222.85	Portsmouth
003A	542.26	Portsmouth
005	203.83	Portsmouth
006	48.5	Portsmouth
007	99.39	Pease*
015	35.22	Portsmouth
018	22.16	Portsmouth
019	15.07	Portsmouth
023	55.08	Portsmouth
026	10.38	Portsmouth
062	43.54	Portsmouth
061A	67.46	Portsmouth
061B	13.38	Portsmouth

*This wetland not designated as prime.

Image 1: Portsmouth Prime Wetlands Map

3.3 Previously Developed Tidal Buffer Zone (TBZ)

Per Env-Wt 602.52 the tidal buffer zone means "the area identified in RSA 482-A:4, I as bordering on tidal waters within 100 feet of the highest observable tide line, which can contain banks, upland areas, bogs, salt marsh, swamps, meadows, flats, or other lowlands subject to tidal action." This investigation area does include land within 100 feet of the highest observable tide line of the Portsmouth Harbor/Piscataqua River. The entire investigation area is located within the developed Little Harbor School Property. This investigation area is considered developed based on Env-Wt 602.12.

Existing conditions in this Previously Developed TBZ area include portions of the playground and developed play yard. The proposed projects seeks to move the playground further away from the salt marsh/highest observable tide line than existing conditions. Permanent impacts will include any changes to topography or cover type within the Buffer while temporary impacts are those areas within the limit of work which will return to pre-existing conditions upon completion of the project. This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Previously Developed TBZ. These impact areas are located within the same footprint as the Duly Established 100-Foot Prime Wetland Buffer.

3.4 Total Impacts

The total amount of proposed impacts to jurisdictional area is 28,238 SF. Impacts are summarized in Table 1 below.

Table 1: NHDES Jurisdictional Impact Summary

Jurisdictional Area	Purpose	Permanent Impact	Temporary Impact
Duly-established 100-foot prime wetland buffer	Playground renovation	17,968 SF	10,274 SF
Previously-developed TBZ	Playground renovation	17,968 SF	10,274 SF
Total		**17,968 SF**	**10,274 SF**

3.5 Project Classification

The proposed project is being submitted as a Major Impact Project based on the following criteria:

3.5.1 Previously Developed Tidal Buffer Zone

This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Previously Developed TBZ.

Per Env-Wt 610.17 (b) Project Classifications since the amount of impact area exceeds 10.000 SF the proposed project requires the submission as a Major Impact project.

3.5.2 100-Foot Prime Wetland Buffer Waiver

This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Duly Established 100-Foot Prime Wetland Buffer.

Per Env-Wt 407.02 (a) "*a project that impacts a PRA and that does not qualify for a project-type exception (PTE) under Env-Wt 407.04 shall be classified as a major project regardless of the size of the impact*."

4.0 ENVIRONMENTAL CONSIDERATIONS - ZONING ARTICLE 10

The City of Portsmouth has a 100-foot buffer adjacent to all of its wetlands (including most tidal areas) greater than 10,000 square feet or about a quarter of an acre. New construction, ground disturbance and fill or removal of soil are not allowed in the Wetland buffer without a City Conditional Use Permit. The complete Wetlands Protection Ordinance can be found in Article 10 of the City's Zoning Ordinance Section 10.1010.

In Portsmouth, the first 25 feet from the edge of a wetland area is known as the Vegetated Buffer Strip. Within this area, cutting and clearing of vegetation is not permitted unless it is to remove invasive species by hand. Between 25 and 50 feet, the City has a Limited Cut Area. In this area, property owners may cut up to 50% of the trees that are greater than six inches in diameter dbh (the diameter of the tree at 4.5 feet up from the ground). The use of fertilizer is prohibited in both the vegetated buffer strip and limited cut area. Beyond the limited cut area, only low phosphate and slow release fertilizers are allowed in the wetland buffer.

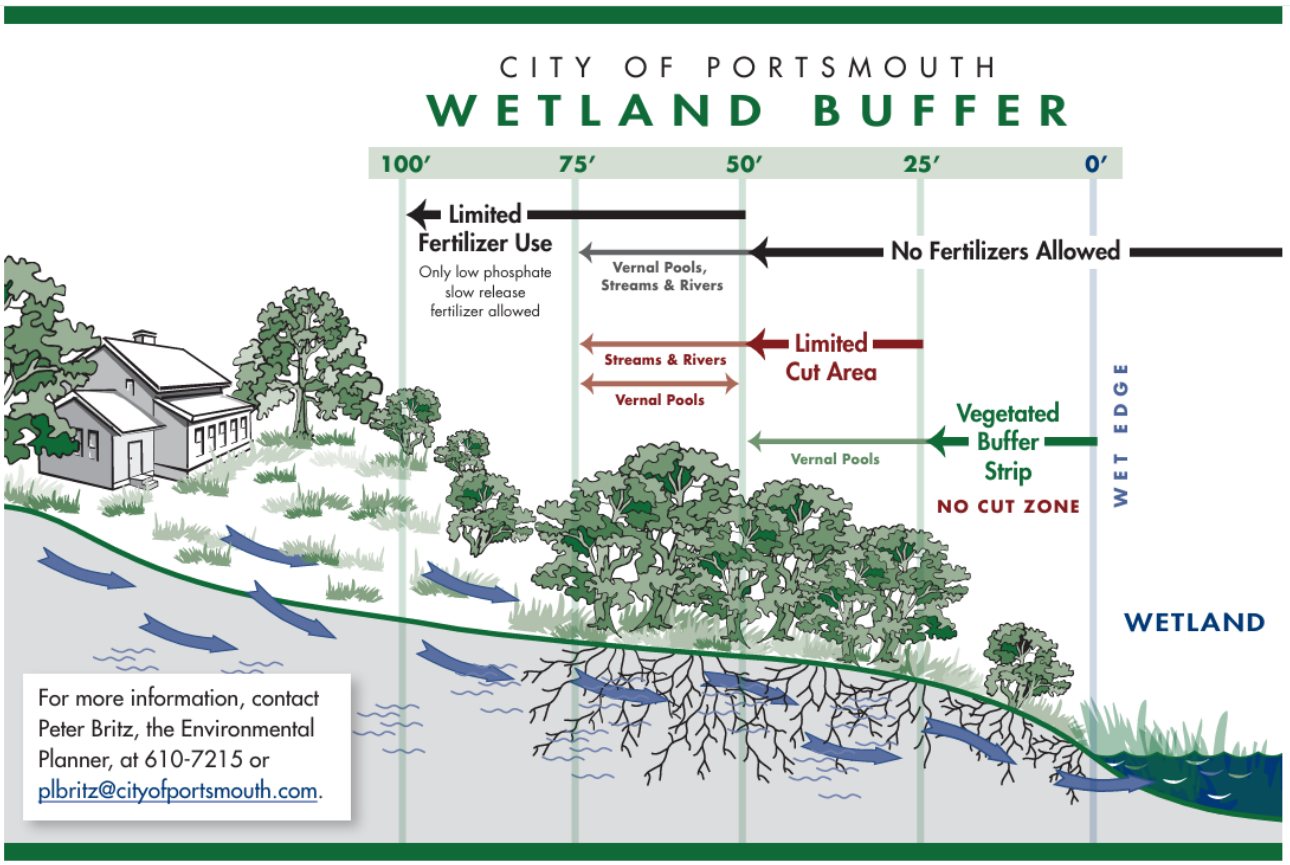


Image 2: City of Portsmouth Wetland Buffer

In the case of the Little Harbor School property, the local 100-foot wetland buffer is concurrent with the state's Previously Developed Tidal Buffer Zone and 100-Foot Prime Wetland Buffer Waiver.

Existing conditions in the 100-foot wetland buffer zone area include portions of the playground and developed play yard. The proposed projects seeks to move the playground further away from the salt marsh/highest observable tide line than existing conditions. Permanent impacts will include any changes to topography or cover type within the Buffer while temporary impacts are those areas within the limit of work which will return to pre-existing conditions upon completion of the project. This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Previously Developed TBZ. These impact areas are located within the same footprint as the Previously Developed Tidal Buffer Zone and 100-Foot Prime Wetland Buffer Waiver.

4.1 Total Impacts

The total amount of proposed impacts to jurisdictional area is 28,238 SF. Impacts are summarized in Table 2 below.

Table 2: Local Jurisdictional Impact Summary

Jurisdictional Area	Permanent Impact	Temporary Impact
0-25 feet – 25 foot Buffer Vegetated Buffer Strip	228 SF	1,206 SF
25-50 feet – 50 foot Buffer Limited Cut Area	2,983 SF	2,651 SF
50-100 feet – 100 foot Buffer	14,757 SF	6,417 SF
Total	17,968 SF	10,274 SF

4.2 Additional Information Zoning 10.1017.22

Per the City's Zoning 10.1017.22 (3) the following additional information is required:

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

The proposed project does include more than 250 feet of alteration to the wetland buffer zone. Within the buffer zone vegetation consists of landscaped lawn used as part of the school's play area. Vegetation consists of standard lawn species such as:

- Perennial ryegrass – *Lolium perenne*
- Fine fescue – *Festuca rubra*
- Red clover – *Trifolium pratense*
- White clover – *Trifolium repens*
- Common plantain – *Plantago major*

While there is a large amount of phragmites present within the salt marsh itself, the invasives are mostly confined to within the wetland. As a result, less than 1% of the wetland buffer is composed of invasives.

A breakdown of impervious area can be found in Section 4.3 below.

4.3 Impervious Surfaces

The proposed project seeks to move the existing impervious play surface further back from the wetlands as existing conditions. There is 150,595 SF of 100-foot wetland buffer zone present on the subject parcel. Under existing conditions there are 22,975 SF (15.3%) of impervious area present within the 100-foot wetland buffer zone. Under proposed conditions there will be 21,025 SF (14%) of impervious area present within the 100-foot wetland buffer zone. This represents a 1,950 SF decrease in impervious area.

4.4 Erosion Controls

Prior to the commencement of any work on site, erosion control measures will be installed in accordance with the manufacturer's recommended specifications to prevent any migration of sediment into the reservoirs. Proposed erosion control measures include straw wattles. These erosion control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during construction.

4.5 Maintenance Plans

Pervious technology will be utilized on the playground surfaces to allow for increased infiltration. See attached maintenance plan for impervious areas, Attachment 5. Additionally, the proposed project includes the installation of a rain garden. The rain garden adjacent to the existing ephemeral stream will also receive additional plantings, including thirty four herbaceous species, to support stormwater management and native habitat enhancement. A maintenance plan for the proposed plantings has been included in Attachment 5.

4.6 Permanent Wetland Boundary Markers

The Zoning Ordinance requires the placement of permanent wetland boundary markers along the buffer zone. Given that the buffer zone runs through an active play area associated with a school, placing permanent markers at this line would be impractical. The applicant is open to installing any required permanent wetland boundary markers and requests the Conservation Commission's assistance with understanding what may be appropriate given the use of this property.

4.7 Avoidance and Minimization Zoning 10.1017.23

Per the City's Zoning 10.1017.23 the following additional information is required:

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

The proposed project will not have any direct wetland impacts, only impacts to the 100-foot wetland buffer zone. The project has specifically avoided direct impacts to wetlands by keeping the limit of work contained to within the existing playground footprints. Due to the close proximity of the wetland resources, there is no way to avoid impacts to the buffer zone for playground renovations. The proposed project seeks to reduce impacts to the buffer zone by pulling the impervious area further away from the wetlands than existing conditions.

ATTACHMENT 2



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Points
- Salt Marsh
- Investigation Area
- Highest Observable Tide Reference Line
- Coastal Wetland
- Ephemeral Stream - Center Line

National Wetlands Inventory Plus

Wetland Type

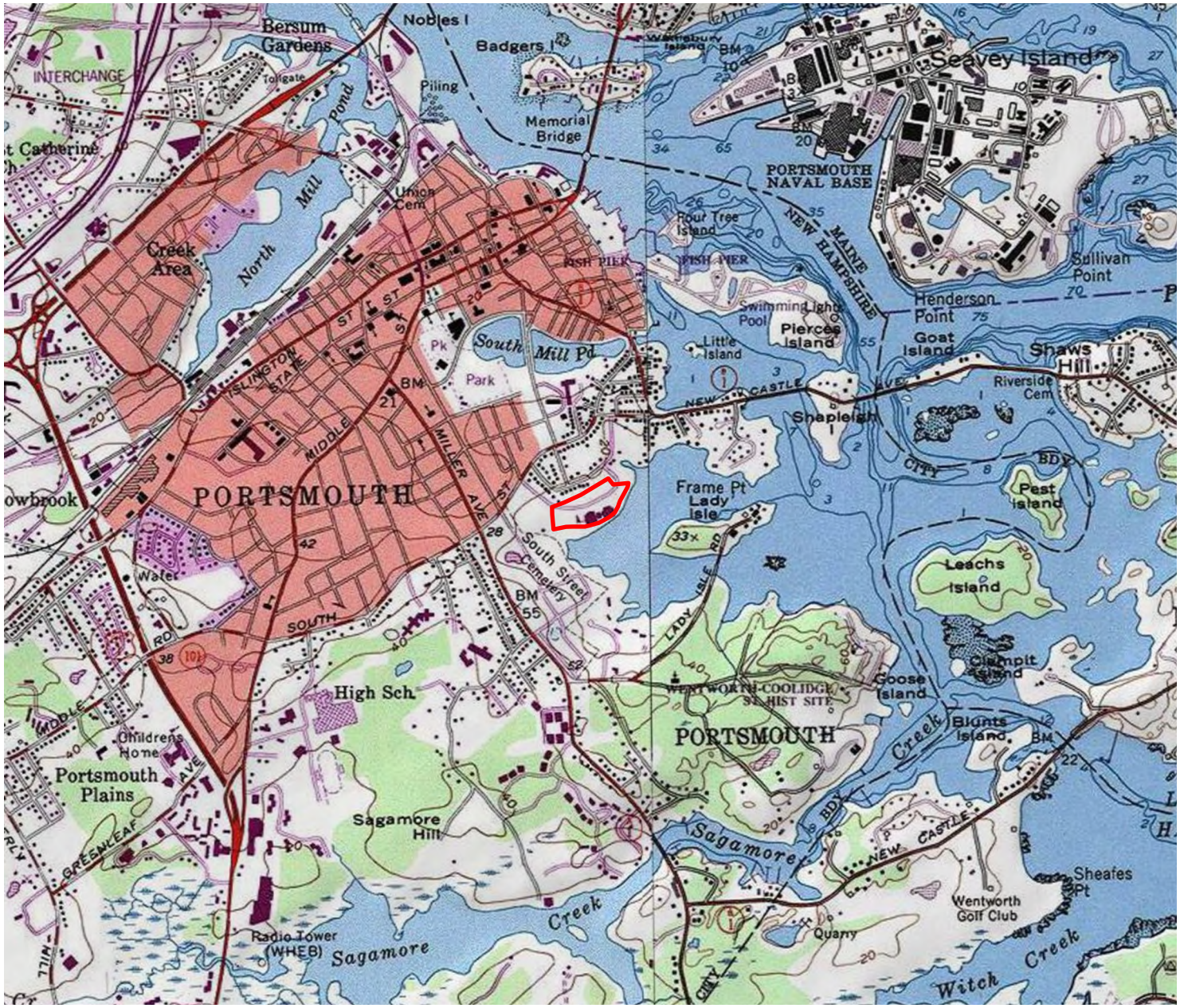
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- NH DOT Roads
- NH Parcels

FIGURE 1

Little Harbor School
Portsmouth NH

Wetlands Field Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Copyright:© 2013 National Geographic Society, i-cubed, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Investigation Area

FIGURE 2

Little Harbor School
Portsmouth NH

USGS Locus Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:31 PM



N
W E
S

200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA Microsoft, Vantor

Legend

- Investigation Area

National Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- NH DOT Roads

FIGURE 3

Little Harbor School
Portsmouth NH

FEMA Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Investigation Area
- Designated Rivers 24K
- Designated River Corridor
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.1

Little Harbor School
Portsmouth NH

Designated River Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:32 PM



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200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Highest Ranked Wildlife Habitat

- 1 Highest Ranked Habitat in New Hampshire
- 2 Highest Ranked Habitat in Biological Region
- 3 Supporting Landscapes
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.2

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Highest Rank Habitat Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Habitat Land Cover

- Alpine
- Appalachian oak-pine
- Cliff and Talus
- Coastal island
- Developed Impervious
- Developed or Barren land
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Sand/Gravel
- Temperate swamp
- Wet meadow/shrub wetland
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.3

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Habitat Land Cover Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_PRA



11/19/2025, 12:50:13 PM

ArcGIS World Geocoding Service
City/Town
Parcels
Flood Plain Wetlands Adjacent to Tier 3 Streams
Tidal Wetlands
Brackish Marsh
High Marsh, J. gerardii
High Marsh, S.patens / D.spicata
Low Marsh
Mudflat
Phragmites australis
Recently Flooded Forest
Short form S. alterniflora
Terrestrial border
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N W E S

200 100 0 200 Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

FIGURE 4.4

Little Harbor School
Portsmouth NH

Priority Resource Area Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_Prime Wetlands



11/19/2025, 12:53:14 PM

ArcGIS World Geocoding Service
City/Town
Parcels
Prime Wetlands
Prime Wetlands with 100ft Buffer
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N
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200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

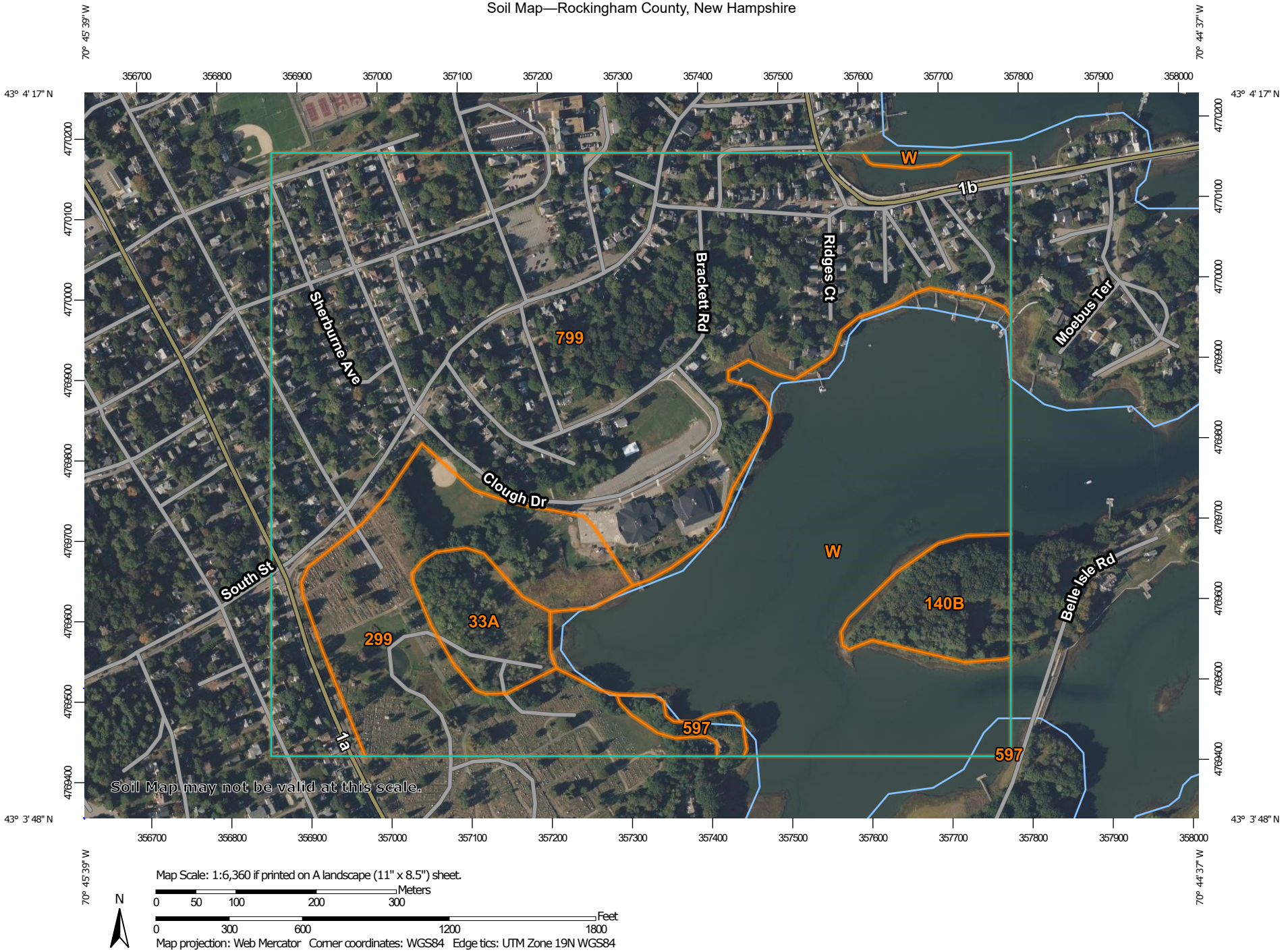
FIGURE 4.5

Little Harbor School
Portsmouth NH

Priority Resource Area Map
Prime Wetlands

Weston & Sampson

Soil Map—Rockingham County, New Hampshire



Map Scale: 1:6,360 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 28, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33A	Scitico silt loam, 0 to 5 percent slopes	5.2	3.0%
140B	Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky	5.9	3.4%
299	Udorthents, smoothed	22.4	13.0%
597	Westbrook mucky peat, 0 to 2 percent slopes, very frequently flooded	1.3	0.7%
799	Urban land-Canton complex, 3 to 15 percent slopes	89.2	51.9%
W	Water	47.9	27.9%
Totals for Area of Interest		**171.9**	**100.0%**

ATTACHMENT 3

Weston & Sampson SM

westonandsampson.com

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

Wetland Delineation Report



September & November 2025

Little Harbor School
50 Clough Street
Portsmouth NH

Wetland Delineation Conducted By:
Devin Herrick, CWS



TABLE OF CONTENTS

Page

1.0 SITE DESCRIPTION 1-1

2.0 DELINEATION OF WETLAND RESOURCES 2-1
- 2.1 Site Observations 2-1
- 2.2 Wetland Delineation Methodology 2-1
- 2.3 Tidal Surface Water 2-2
- 2.4 Developed Tidal Buffer Zone 2-3
- 2.5 Tidal Wetland – Salt Marsh 2-4
- 2.6 Non-Tidal Wetland 2-5
- 2.7 Ephemeral Stream 2-6
- 2.8 Other Protected Areas 2-7

3.0 SUMMARY 3-1

4.0 REFERENCES 4-1

FIGURES

Figure 1 ..... Wetlands Field Map
Figure 2 ..... USGS Topographic Map
Figure 3 ..... FEMA FIRM Map
Figure 4 ..... Designated River Map
Figure 5.1 and 5.2 ..... Wildlife Action Plan Maps

APPENDICES

Appendix A ..... ACOE Wetland Determination Data Forms

Appendix B ..... Site Photographs

Appendix C ..... NHB Datacheck Forms

1.0 SITE DESCRIPTION

On September 12th, 2025 and November 21st, 2025, a wetland delineation was conducted at the Little Harbor School in Portsmouth, NH. This investigation area is located on a developed parcel which has an existing school. Please see Figure 1 (Wetlands Field Map) and Figure 2 (USGS Topographic Map) of this report for the investigation area.

Wetland areas including, a tidal perennial stream bank, a tidal wetland – salt marsh, a non-tidal wetland, and an ephemeral stream were identified and flagged in the field using pink flagging by a Weston & Sampson employee who is a NH Certified Wetland Scientist trained in the wetland delineation process using the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method) utilizing the "Wetlands Delineation Manual", Technical Report Y-87-1, US ACE, January 1987, and the "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region", Version 2.0, US ACE, January 2012. Further descriptions of these wetland resource areas are presented in the following sections.

2.0 DELINEATION OF WETLAND RESOURCES

2.1 Site Observations

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

- Tidal Surface Water
- Tidal Buffer Zone
- Tidal Wetland – Salt Marsh
- Non-Tidal Wetland
- Ephemeral Stream

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

2.2 Wetland Delineation Methodology

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

The Federal Delineation Method identifies wetlands based on the presence of hydrophytic vegetation, hydric soils, and wetlands hydrology. Pink flags with distinct flag numbers are left in the field to show wetland limits. Vegetation, hydrology and soils are assessed in both wetland and upland areas to accurately place the wetland limits at each site. The percentage of vegetative species was estimated by creating sample plots. Sample plot radius for trees, saplings, shrubs, groundcover and woody vine strata was 30', 15', 15', 5' and 30', respectively. After creating the sample plot areas, the percent basal area coverage of each species within the monitoring plot was recorded. Using these field observations,

the percent dominance of each species within its stratum was calculated. The 50/20 Rule was then used to determine dominance. Dominant species were considered the most abundant plant species (when ranked in descending order of abundance and cumulatively totaled) that immediately exceeds 50% of the total dominance measure (basal area) for the stratum, plus any additional species comprising 20% or more of the total dominance measure for the stratum. Once the dominant species were determined, they were treated equally to determine the presence of hydrophytic vegetation. If the number of dominant species with a Wetland Indicator Status of FAC (excluding FAC-), FACW or OBL is greater than, or equal to, the number of remaining dominant species, the area was considered a jurisdictional wetland resource area based on vegetation.

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

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

2.3 Tidal Surface Water

Per Env-Wt 602.58 Tidal surface water means “any surface water that is subject to the ebb and flow of the tide”. The Reference Line for coastal waters per RSA 483-B:4, XVII. Is “the highest observable tide line, which means a line defining the furthest landward limit of tidal flow, not including storm events, which can be recognized by indicators such as the presence of a strand line of flotsam and debris, the landward margin of salt tolerant vegetation, or a physical barrier that blocks further flow of the tide.” Per Env-Wt 602.23 “Highest observable tide line (HOTL)” means “a line defining the farthest landward limit of tidal flow, not including storm events, that can be recognized by indicators such as the presence of a strand line of flotsam and debris, the landward margin of salt-tolerant vegetation, or a physical barrier that blocks inland flow of the tide”

Based on the current mapping available from the United States Geological Survey (USGS) the tidal surface water identified within the investigation area is a part of Portsmouth Harbor/the Piscataqua River.

Wetland flags left in the field included:

- Highest Observable Tide (HOT)-A1 through HOT-A29 (HOT "A" Series)

These flags were placed based on a strand line of flotsam and debris, and/or the landward margin of salt-tolerant vegetation.

Tidal waters are considered to be "Surface Waters of the State" (RSA 485-A:2, XIV) and as such at the state level they are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A). Other local, state or federal regulations may apply to these areas.

Utilizing the New Hampshire hydrography dataset archived by the Geographically Referenced Analysis and Information Transfer System (GRANIT) the Piscataqua River identified within the investigation area is a seventh order stream. Since the Piscataqua River is a fourth order stream or higher is considered a "public water" per RSA 483-B:4, XVI and is subject to the Shoreland Water Quality Protection Act (RSA 483-B).

2.4 Developed Tidal Buffer Zone

Per Env-Wt 602.52 the tidal buffer zone means "the area identified in RSA 482-A:4, I as bordering on tidal waters within 100 feet of the highest observable tide line, which can contain banks, upland areas, bogs, salt marsh, swamps, meadows, flats, or other lowlands subject to tidal action." This investigation area does include land within 100 feet of the highest observable tide line of the Portsmouth Harbor/Piscataqua River. The entire investigation area is located within the developed Little Harbor School Property. This investigation area is considered developed based on Env-Wt 602.12 which indicates that developed upland "means an upland area on a lot within the tidal buffer zone or sand dune where:

(a) The natural soil and vegetation characteristics on more than 50% of the lot have been legally altered and have not returned to a natural state;

(b) If the lot is in a tidal buffer zone, developed lots abut at least 2 sides of the lot;

(c) If the lot is in a dune slack area, the lot is surrounded on 4 sides by developed lots or roadways;

(d) If the lot is in a dune, the back side of a fore dune is within the line of encroachment and the lot is

surrounded on 3 sides by developed lots or roadways; and

(e) At least one of the following is true:

(1) The lot has legally been filled or excavated in whole or in part, whether prior to jurisdiction or pursuant to a permit or other authorization;

(2) The lot contains at least one paved or graded area that is, has been, or will be used for vehicular

parking or traffic; or

(3) One or more residential or commercial buildings has been built on the lot.

The Little Harbor School property contains natural soil and vegetation characteristics on more than 50% of the lot that have been legally altered and have not returned to a natural state. Additionally, the lot is in a tidal buffer zone and developed lots abut at least 2 sides of the lot. As such, the investigation area is considered previously developed tidal buffer zone.

At the state level in NH, the tidal buffer zone is regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. Other local, state or federal regulations may apply to these areas.

2.5 Tidal Wetland – Salt Marsh

According to the "Life In New Hampshire Salt Marshes A Quick-Reference Field Guide" prepared by the New Hampshire Department of Environmental Services (NHDES) Coastal Program:

Salt marshes are important transitional habitat between the ocean and the land; they are estuaries where fresh and salt water mix. Salt marsh plants (halophytes) are salt tolerant and adapted to water levels that fluctuate with the tide. Tides carry in nutrients that stimulate plant growth in the marsh and carry out organic material that feeds fish and other coastal organisms. Over time, salt marshes accumulate organic material, forming into a dense layer called peat.

Low Marsh: The low marsh is located along the seaward edge of the salt marsh. It is usually flooded at every tide and exposed during low tide. It tends to occur as a narrow band along creeks and ditches, whereas the high marsh is more expansive and is flooded less frequently. The predominant plant species

found in the low marsh is the tall form of Spartina alterniflora (smooth cordgrass). This species can reach a height of six feet and is very tolerant of daily flooding and exposure.

High Marsh: The high marsh lies between the low marsh and the marsh's upland border. It can be very expansive in some areas, sometimes extending hundreds of yards inland from the low marsh area. Soils in the high marsh are mostly saturated, and the high marsh is generally flooded only during higher than average high tides. Plant diversity is low (usually less than 25 species), with the dominant species being the grasses and rushes such as Spartina patens (salt hay grass), Distichlis spicata (spike grass), Juncus geradii (black grass), and the short form of Spartina alterniflora. Other plant species commonly found in the high marsh are Aster tenufolius (perennial salt marsh aster), and Limonium nashii (sea lavender).

Env-Wt 602.22 High salt marsh means "a tidal marsh zone located above mean high water and inundated during periods of extreme high tide and storm surge associated with coastal storms".

Wetland flags left in the field included:

- Salt Marsh (SM)-A1 through SM-A15 (SM "A" Series)

These flags were placed based on the landward margin of salt-tolerant vegetation.

These wetlands are classified using the Cowardin "*Classification of Wetlands and Deepwater Habitats of the United States*" as E2EM1P, E – Estuarine, 2 – Intertidal, EM – Emergent, 1 – Persistent, P – Irregularly Flooded.

At the state level in NH, tidal wetlands are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. Other local, state or federal regulations may apply to these areas.

2.6 Non-Tidal Wetland

Per Env-Wt 103.47 "Non-tidal wetland" means a wetland that is not subject to periodic inundation by tidal waters. The limit of the nontidal wetlands were determined utilizing the Federal Delineation Method

by locating the transitional area between wetland and upland vegetation, soils and hydrologic conditions. Wetland flags left in the field included:

- WET-B1 through WET-B4 (WET "B" Series)
- WET-C1 through WET-C5 (WET "C" Series)

Dominant vegetation within the non-tidal wetlands included *Acer rubrum, Fraxinus pennsylvanica, Frangula alnus, Equisetum sylvaticum, Onoclea sensibilis, and Celastrus orbiculatus* species that generally thrive in wet conditions. Soils within the non-tidal wetland were composed of a silty loam with redoximorphic features. Other indicators of wetland hydrology included saturation, water stained leaves and oxidized rhizospheres.

Dominant vegetation in the adjacent upland areas included *Acer rubrum, Acer platanoides, Frangula alnus, Potentilla simplex, Onoclea sensibilis, and Celastrus orbiculatus*. Soils within the upland were composed of sandy loam with no evidence of mottling or hydrology within the top 12 inches.

These wetlands are classified using the Cowardin "*Classification of Wetlands and Deepwater Habitats of the United States*" as PFO1E, P – Palustrine, FO – Forested, 1 – Broad-Leaved Deciduous, E – Seasonally Flooded/Saturated.

At the state level in NH, nontidal wetlands are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. Other local, state or federal regulations may apply to these areas.

2.7 Ephemeral Stream

Env-Wt 102.64 "Ephemeral stream" means a watercourse that is located above the water table year-round and is not fed by groundwater, such that runoff from rainfall and snowmelt is the primary source of stream flow and so the stream has flowing water only during, and for a short duration after, precipitation or spring thaw events, but which has less flow than an intermittent stream and no evidence of riffles, meander bends, point bars, or braiding.

A single ephemeral stream was observed within the investigation area. Water originates from the asphalt playground surface (basketball court). The channelized stream terminates and becomes diffuse in the vegetated playground lawn before reaching the nearby salt marsh. No connection to the water table was observed and water only flows within the channel during storm events.

Wetland flags left in the field included:

- Center Line CL-A1 through CL-A9 (CL "A" Series)

At the state level in NH, ephemeral streams are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. Other local, state or federal regulations may apply to these areas.

2.8 Other Protected Areas

Weston & Sampson created Environmental Resources Maps (see Figures 3-5) of the site to determine the presence of other protected areas. These areas included:

- Priority Resource Area (PRA)
- Designated River Segment/Corridor
- Prime Wetlands
- FEMA 100 Year Floodplain
- Wildlife Action Plan

Priority Resource Area (PRA)

Per Env-Wt 103.66 "Priority resource area (PRA) means "a jurisdictional area that:

(a) Has documented occurrences of protected species or habitat;

(b) Is a bog;

(c) Is a floodplain wetland contiguous to a tier 3 or higher watercourse;

(d) Is a designated prime wetlands;

(e) Is a duly-established 100-foot buffer of a designated prime wetlands;

(f) Is a sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone; or

(g) Is any combination of (a) through (f), above.

The Portsmouth Harbor/the Piscataqua River is a tidal water and would be considered a PRA. The investigation area includes a duly-established 100-foot buffer of a designated prime wetland which is also considered a PRA.

Designated River Segment/Corridor

The New Hampshire Rivers Management and Protection Program (RMPP) was established in 1988 with the passage of RSA 483 to protect certain rivers, called Designated Rivers, for their outstanding natural and cultural resources. The New Hampshire Department of Environmental Services RMPP maintains a NH Designated River Corridor Web Map viewer showing all of the jurisdictional designated river segments. The Designated River corridor is defined as the river and the land area located within a distance of 1,320 feet (1/4 mile) of the normal high water mark or to the landward extent of the 100 year floodplain of a designated river as designated by the Federal Emergency Management Agency, whichever distance is larger.

A map of the investigation area utilizing the NH Designated River Corridor Web Map viewer is shown in Figure 4. There are no designated river segments or corridors located within the investigation area.

Prime Wetlands

Per RSA 482-A:15.1(a) Any municipality, by its conservation commission, or, in the absence of a conservation commission, the planning board, or, in the absence of a planning board, the local governing body, may undertake to designate, map, and document prime wetlands lying within its boundaries, or if such areas lie only partly within its boundaries, then that portion lying within its boundaries. The conservation commission, planning board, or governing body shall give written notice to the owner of the affected land and all abutters 30 days prior to the public hearing, before designating any property as prime wetlands.

The investigation area included a prime wetland designated by the City of Portsmouth as wetland number 061B.

FEMA 100 Year Floodplain

The Federal Emergency Management Agency (FEMA) has designated a series of zones which area defined according to varying levels of flood risk. Per FEMA a flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. The 100-year floodplain is the zone with a 1% annual chance of flooding. FEMA Flood Insurance Rate Maps (FIRM) were created online from the FEMA website to determine if there is a 100-year flood zone at the site.

See Figure 3 for FIRM map. Based on FEMA flood maps the investigation area is partially located within the 100-year floodplain.

Wildlife Action Plan

In 2020 an update was completed of the New Hampshire Fish and Game Wildlife Action Plan. According to the NH Fish and Game the aim of the Wildlife Action Plan seeks to "identify species in greatest need of conservation, habitats that are at the greatest risk, as well as land uses and activities that present the greatest threats to wildlife and habitat." The NH Wildlife Action Plan includes three sets of mapping data available for use by stakeholders:

1. Habitat Land Cover Map: which shows where the different types of wildlife habitat are located throughout the state.
2. Highest Ranked Habitat by Ecological Condition Map: which shows where habitats in the best ecological condition in the state are located, based on biodiversity, arrangement of habitat types on the landscape, and lack of human impacts.
3. Aquatic Habitats Map: which provides an assessment of surface water habitats.

After learning what habitat may be present within a proposed project area the Wildlife Action Plan informs stakeholders about strategies for managing and protecting wildlife. The data from these maps is available on the Geographically Referenced Analysis and Information Transfer System (GRANIT) viewer.

The investigation area was investigated on the GRANIT viewer and two maps were produced (Figures 5.1 and 5.2). According to the Habitat Land Cover data the investigation area is composed of Developed Impervious, Developed or Barren land, Grassland, Hemlock-hardwood-pine, and Salt marsh cover types. The Highest Ranked Habitat by Ecological Condition data indicates that portions of investigation area are located with highest ranking habitat.

Endangered and Rare Species/Habitat

The New Hampshire Natural Heritage Bureau (NHB) keeps records of known locations of rare species and natural communities. The NHB Datacheck Tool allows the user to outline the limits of the proposed project area in order to determine if there are any records of rare species and natural communities within the proposed project limits.

The approximate proposed project limits were mapped using the NHB Datacheck Tool. Initial NHB Data Check results indicate that there are Ecological Review records in the vicinity of the approximate proposed project limits (see Appendix C). Further consultation with NHDES will be needed to determine what rare species and/or natural communities were identified. This mapping is regularly updated and subject to change.

If any portion of the project involves a federal nexus (i.e. federal permitting, federal funding ect.) than additional information may be required from the U.S. Fish and Wildlife Service.

3.0 SUMMARY

On September 12th, 2025 and November 21st, 2025, a wetland delineation was conducted at the Little Harbor School in Portsmouth, NH. Wetland areas including, a tidal perennial stream bank, a tidal wetland – salt marsh, a non-tidal wetland, and an ephemeral stream were identified and flagged in the field.

Additional environmental mapping was conducted using NH Granit data layers and FEMA FIRM mapping. This additional mapping indicates that a prime wetland and a duly-established 100-foot buffer of a designated prime wetland are present on the site. Additionally portions of the site are located within the 100-year flood zone and Highest Ranked Habitat.

4.0 REFERENCES

United States Department of Agriculture, Natural Resources Conservation Service. *2018. Field Indicators of Hydric Soils in the United States, Version 8.2.* L. M. Vasilas, G. W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

USACOE, January 1987, Corps of Engineers Wetlands Delineation Manuel, Wetlands Research Program Technical Report Y-87-1.

FEMA Flood Map Service Center, online at msc.fema.gov/portal Assessed on 11/19/2025.
Tiner, Jr., Ralph W., 2005, Field Guide to Nontidal Wetland Identification

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



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Points
- Salt Marsh
- Investigation Area
- Highest Observable Tide Reference Line
- Coastal Wetland
- Ephemeral Stream - Center Line

National Wetlands Inventory Plus

Wetland Type

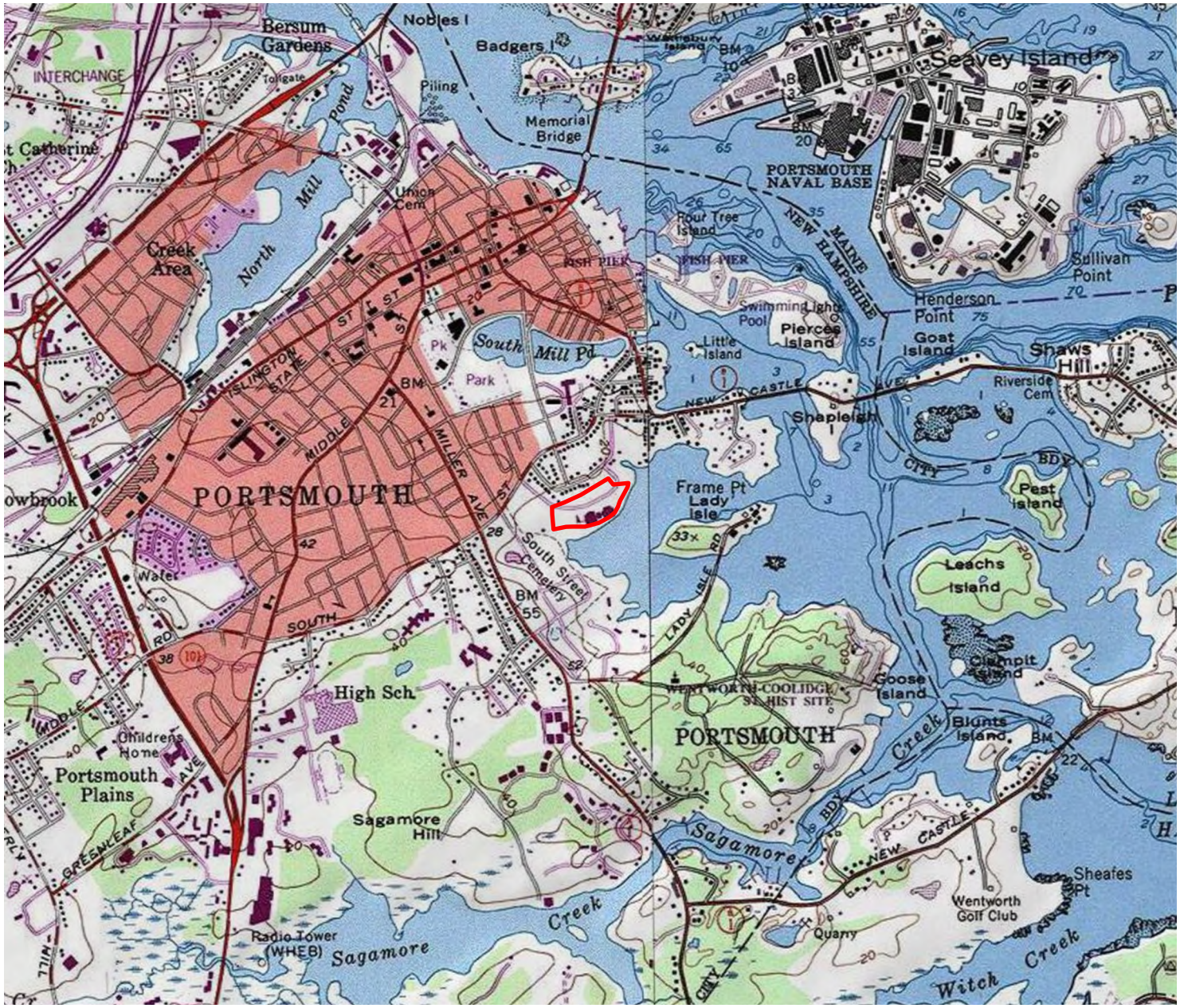
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- NH DOT Roads
- NH Parcels

FIGURE 1

Little Harbor School
Portsmouth NH

Wetlands Field Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Copyright:© 2013 National Geographic Society, i-cubed, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Investigation Area

FIGURE 2

Little Harbor School
Portsmouth NH

USGS Locus Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:31 PM



N
W E
S

200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA Microsoft, Vantor

Legend

- Investigation Area

National Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- NH DOT Roads

FIGURE 3

Little Harbor School
Portsmouth NH

FEMA Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Investigation Area
- Designated Rivers 24K
- Designated River Corridor
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.1

Little Harbor School
Portsmouth NH

Designated River Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:32 PM



N
W E
S

200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Highest Ranked Wildlife Habitat

- 1 Highest Ranked Habitat in New Hampshire
- 2 Highest Ranked Habitat in Biological Region
- 3 Supporting Landscapes
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.2

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Highest Rank Habitat Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Habitat Land Cover

- Alpine
- Appalachian oak-pine
- Cliff and Talus
- Coastal island
- Developed Impervious
- Developed or Barren land
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Sand/Gravel
- Temperate swamp
- Wet meadow/shrub wetland
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.3

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Habitat Land Cover Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_PRA



11/19/2025, 12:50:13 PM

ArcGIS World Geocoding Service
City/Town
Parcels
Flood Plain Wetlands Adjacent to Tier 3 Streams
Tidal Wetlands
Brackish Marsh
High Marsh, J. gerardii
High Marsh, S.patens / D.spicata
Low Marsh
Mudflat
Phragmites australis
Recently Flooded Forest
Short form S. alterniflora
Terrestrial border
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N W E S

200 100 0 200 Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

FIGURE 4.4

Little Harbor School
Portsmouth NH

Priority Resource Area Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_Prime Wetlands



11/19/2025, 12:53:14 PM

ArcGIS World Geocoding Service
City/Town
Parcels
Prime Wetlands
Prime Wetlands with 100ft Buffer
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N
W E
S

200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

FIGURE 4.5

Little Harbor School
Portsmouth NH

Priority Resource Area Map
Prime Wetlands

Weston & Sampson

APPENDIX A

ACOE 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: Little Harbor School City/County: Portmsouth Sampling Date: 9/12/2025

Applicant/Owner: City of Portsmouth State: NH Sampling Point: WET B Wetland

Investigator(s): Devin herrick, CWS Section, Township, Range:

Landform (hillside, terrace, etc.): Marine terraces Local relief (concave, convex, none): None Slope %: 0-5

Subregion (LRR or MLRA): LRR R Lat: 43.066306° Long: -70.754230° Datum: WGS 84

Soil Map Unit Name: Scitico 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 X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ____

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

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WET B Wetland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	25	Yes	FAC
2. *Fraxinus pennsylvanica*	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Fraxinus pennsylvanica*	25	Yes	FACW
2. *Frangula alnus*	10	Yes	FAC
3. *Acer rubrum*	5	No	FAC
4.			
5.			
6.			
7.			
	40	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Equisetum sylvaticum*	25	Yes	FACW
2. *Onoclea sensibilis*	15	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40	=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1. *Celastrus orbiculatus*	5	Yes	FACU
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	75	x 2 =	150
FAC species	40	x 3 =	120
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	120 (A)		290 (B)

Prevalence Index = B/A = 2.42

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

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

SOIL

Sampling Point: WET B Wetland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/2	100					Loamy/Clayey	
8-16	2.5YR 4/2	95	10YR 4/6	5	C	M	Loamy/Clayey	Prominent redox concentrations
16-20	2.5YR 5/2	95	10YR 4/6	5	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

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: Little Harbor School City/County: Portmsouth Sampling Date: 9/12/2025

Applicant/Owner: City of Portsmouth State: NH Sampling Point: WET B Upland

Investigator(s): Devin herrick, CWS Section, Township, Range:

Landform (hillside, terrace, etc.): Marine terraces Local relief (concave, convex, none): None Slope %: 0-5

Subregion (LRR or MLRA): LRR R Lat: 43.066548° Long: -70.754442° Datum: WGS 84

Soil Map Unit Name: Scitico silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes	No X	**within a Wetland?** **Yes** **No** X
Wetland Hydrology Present?	Yes	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- Marl Deposits (B15)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Moss Trim Lines (B16)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Microtopographic Relief (D4)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	No X	Depth (inches):
Water Table Present?	Yes	No X	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes	No X	Depth (inches):

Wetland Hydrology Present? **Yes** **No** X

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

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WET B Upland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	10	Yes	FAC
2. *Acer platanoides*	15	Yes	UPL
3. *Fraxinus pennsylvanica*	5	No	FACW
4. *Malus prunifolia*	5	No	UPL
5.			
6.			
7.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Frangula alnus*	25	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Potentilla simplex*	10	Yes	FACU
2. *Onoclea sensibilis*	5	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15	=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1. *Celastrus orbiculatus*	5	Yes	FACU
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	35	x 3 =	105
FACU species	15	x 4 =	60
UPL species	20	x 5 =	100
Column Totals:	80 (A)		285 (B)

Prevalence Index = B/A = 3.56

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

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

SOIL

Sampling Point: WET B Upland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					Sandy	
10-16	10YR 4/3	100					Sandy	
16-20	10YR 4/4	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

APPENDIX B

Site Photographs



Photo 1: Little Harbor School Playground



Photo 2: PEEP Playground



Photo 3: Portsmouth Harbor/Piscataqua River



Photo 4: Highest Observable Tide Line



Photo 5: Salt Marsh



Photo 6: Non-Tidal Wetland



Photo 7: Ephemeral Stream

APPENDIX C

NHB Datacheck Forms

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

To: Devin Herrick, Weston & Sampson Engineering
55 Walkers Brook Drive
Reading, MA 01857
herrick.devin@wseinc.com

From: Ecological Review Section
New Hampshire Department of Environmental Services

cc: NHFG Review, David Simmons

Date: 12/04/2025 (valid until 12/04/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetlands Standard Dredge & Fill

DCT ID: DCT25-3222

Town: Portsmouth
Location: 50 CLOUGH DR

Project Description: The propose project includes the replacement of two playgrounds on the property of the Little Harbor School. All work will occur in uplands. To be completed by the end of 2026.

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information it was determined that there are potential impacts. Please carefully read the comments below and consultation instructions on the following pages.

Plant and Exemplary Natural Community Comments: If all work is within existing disturbed areas of the playground footprints, then no ecological review for plants is needed. If work is proposed outside of the existing playground footprints, then please provide proposed plans and representative photos during the growing season of the proposed impact areas (or at the very least without snow cover).

Wildlife and Critical Habitat Comments: An ecological review is needed to further assess potential impacts to protected wildlife and critical habitat. Please refer to the Wildlife Ecological Review Instructions below for guidance on how to submit an ecological review request and information about when an ecological review is required vs recommended.

Plant and Exemplary Natural Community Ecological Review Instructions

Unless otherwise noted, an ecological review is required if plant and/or ENC records are included on this letter and:

a. The project is funded or carried out by a state agency; or
b. Such a review is required pursuant to the administrative rules of a state agency

If a project is not legally required to obtain an ecological review but this letter contains plant and/or ENC records, it is recommended to voluntarily proceed with an ecological review in order to ensure that project impacts do not result in a violation of RSA 217-A.

To request an ecological review for plants and/or ENCs:

1. Email (preferred), mail, or hand-deliver any materials requested in the "Plant and Exemplary Natural Community Comments" section above to:

   Department of Environmental Services
   Ecological Review Section
   P.O. Box 95
   29 Hazen Drive
   Concord, New Hampshire 03302-0095
   ecologicalreviews@des.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Ecological Review Request" in the subject line of the request.

For help with the plant/ENC ecological review process call 603-271-6261.

Wildlife and Critical Habitat Ecological Review Instructions

Requesting an Ecological Review by NHDES

An ecological review for wildlife will be completed by the NHDES Ecological Review Section if a NHDES permit, authorization, or approval is needed. *If you do not need any NHDES permits, authorizations, or approvals then please see the section regarding NHFG reviews conducted by the NH Fish and Game Department (NHFG) below.*

Unless otherwise noted, an ecological review by NHDES is required if wildlife/critical habitat records are included on this letter and:

a. The project is funded or carried out by a state agency; or
b. Such a review is required pursuant to the administrative rules regarding the permit, approval, or written authorization pursuant to RSA 482-A, RSA 485-A, and RSA 236.

If a project requiring a NHDES permit, authorization, or approval is not legally required to obtain an ecological review, but this letter contains wildlife or critical habitat records, it is recommended to voluntarily proceed with an ecological review in order to ensure that project impacts do not result in a violation of RSA 212-A.

To request an ecological review for wildlife with DES:

1. Email (preferred), mail, or hand-deliver project information following the guidance of Fis1004.03(c) to:

   Department of Environmental Services
   Ecological Review Section
   P.O. Box 95
   29 Hazen Drive
   Concord, New Hampshire 03302-0095
   ecologicalreviews@des.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Ecological Review Request" in the subject line of the request.

For help with wildlife ecological review process call 603-271-0467 or visit the wildlife environmental review page for guideline materials including a suggested checklist of materials to provide for ecological review.

Wildlife and Critical Habitat Review Instructions (continued)

Requesting a Wildlife Review by NHFG

Wildlife reviews to assess potential impacts to protected wildlife and critical habitat for any need outside of NHDES permits, authorizations, and approvals are completed by the New Hampshire Fish and Game Department, Nongame & Endangered Wildlife Program.

To request a wildlife review with NHFG:

1. Email (preferred), mail, or hand-deliver available project information to:

   New Hampshire Fish and Game Department
   Attn. Wildlife Division, Nongame Program
   11 Hazen Drive
   Concord, New Hampshire 03301
   nhfgreview@wildlife.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Wildlife Review" in the subject line of the request.

For help with the NHFG wildlife review process call 603-271-2461.

Federal Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included in this letter. For ESA compliance, please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (iPaC) website for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov or 603-223-2541).

Ecological Review Database records:
The following record(s) may be impacted by the proposed project. Please refer to this list when coordinating.

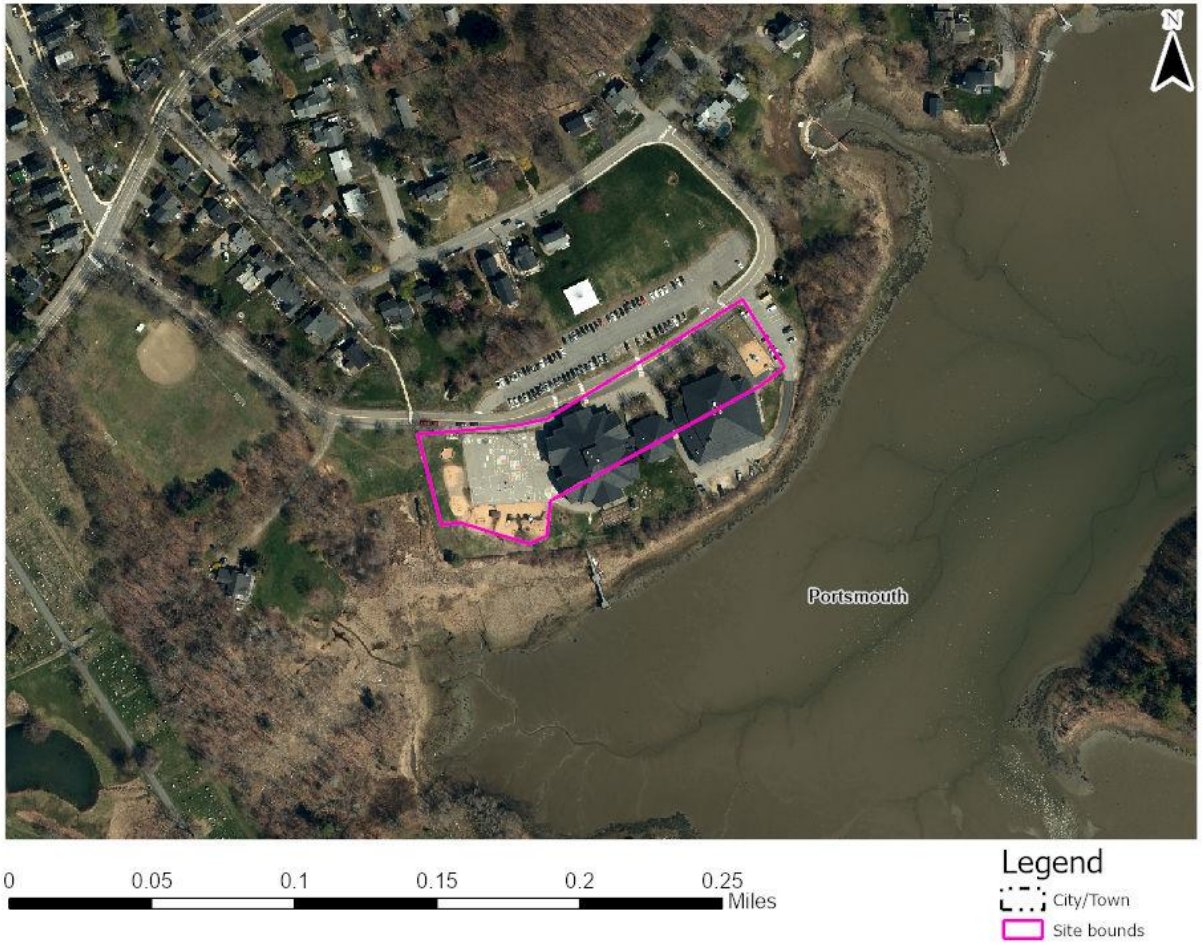
Plant species	**State[1]**	**Federal**	**Notes**
marsh elder (*Iva frutescens*)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
northern blazing star (*Liatris novae-angliae var. novae-angliae*)*	E	--	Threats to this highly imperilled species are development activities that eliminate its habitat and invasion of its open, grassy habitat by trees and shrubs.

Vertebrate species	**State[1]**	**Federal**	**Notes**
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Peregrine Falcon (*Falco peregrinus anatum*)	T	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).

[1]Codes: "E" = Endangered, "T" = Threatened, “SC” = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.
An asterisk (*) indicates that the most recent report for that occurrence was 25 or more years ago.

Disclaimer:
DataCheck Tool screening only includes documented and verified occurrences of protected species and exemplary natural communities. The list of protected species and habitat on this letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, surveys are the best way to determine what resources are present on site.

DCT25-3222



www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

ATTACHMENT 4

Weston & Sampson SM

westonandsampson.com

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

Wetlands Major Impact Application



February 2026

Little Harbor School
Playground Renovations
50 Clough Street
Portsmouth NH



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

February 25, 2026

NHDES Wetlands Bureau
29 Hazen Drive
PO Box 95
Concord, NH 03302-0095

Re: Wetlands Major Impact Application Submission
Little Harbor School - Playground Renovations
50 Clough Street
Portsmouth NH

To whom it may concern:

On behalf of the City of Portsmouth, Weston & Sampson Engineers, Inc. is hereby enclosing one (1) copy of the Wetlands Major Impact application for your review with regards to the proposed renovations to the playgrounds at the Little Harbor School.

Along with the required NHDES forms and project narrative, additional information for this application is included in the following appendices:

Appendix A	Avoidance and Minimization
Appendix B	ACOE Secondary Impacts Checklist
Appendix C	Maps
Appendix D	NHB
Appendix E	Section 106 DHR
Appendix F	Abutters List and Notice
Appendix G	Photos
Appendix H	Wetland Delineation Report
Appendix I	Functional Assessment
Appendix J	Maintenance Plans and Bonded Rubber Info
Appendix K	Request for Concurrent Processing
Appendix L	Plans

A fee in the amount of $16,945.20 has also been included as part of this application.

If you have any questions regarding this submittal, please contact me at 978-573-5802.

Very truly yours,

WESTON & SAMPSON

Devin Herrick, CWS
Technical Specialist

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management / Wetlands Bureau

Check the status of your application

RSA/Rule: RSA 482-A/Env-Wt 100-900

Applicant name: City of Portsmouth - Ken Linchey		Town name: Portsmouth	
Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in administrative rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the Waiver Request Form.

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2)) *Please use the Land Resources Management Permit Planning Tool (LRMPPT), the DataCheck Tool, the Stream Crossing Initiative Data Viewer or other sources to assist in identifying key features such as Priority Resource Areas (PRAs), protected species or habitats, coastal areas, designated rivers or designated prime wetlands.*	
Has the required planning been completed?	■ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	■ Yes ☐ No
• Does the project qualify for an Impact Classification Adjustment (such as a New Hampshire Fish and Game Department (NHFG) agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ■ No
• Protected species or habitat?	■ Yes ☐ No
• If yes, species or habitat name(s): Atlantic Sturgeon, Peregrine Falcon, Shortnose Sturgeon	
• DataCheck project ID number: DCT25-3222	
• Bog?	☐ Yes ■ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	■ Yes ☐ No
• Designated prime wetland or duly-established 100-foot buffer?	■ Yes ☐ No
• Sand dune, tidal wetland, tidal water or undeveloped tidal buffer zone?	☐ Yes ☐ No
Is the property within a designated river corridor? If yes, provide the following information:	☐ Yes ■ No
• Name of Local River Management Advisory Committee (LAC):	
• A copy of the application was sent to the LAC on (mm/dd/yyyy):	
For dredging projects, is the subject property contaminated?	☐ Yes ☐ No
If yes, list contaminant: Not Applicable	
Is there potential to impact impaired waters, Class A waters or Outstanding Resource Waters?	☐ Yes ■ No
For stream crossing projects, provide watershed size (see LRMPPT or Stream Stats):	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The purpose of this project is to upgrade the Portsmouth Little Harbor Elementary School playgrounds to be universally accessible (UA) and nature base playgrounds. As part of the proposed project there will be unavoidable impacts areas which fall under the jurisdiction of the NHDES Wetlands Bureau including an ephemeral stream, 100-foot prime wetland buffer, and previously developed tidal buffer zone. This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

Address: 50 Clough Drive

Town or city: Portsmouth

Tax map/block/lot/unit: 206/20

U.S. Geological Survey (USGS) topo map waterbody name:
☒ n/a

(Optional) Latitude / longitude in decimal degrees (to five decimal places): 43.06640°/-70.75320°

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

Name: City of Portsmouth - Ken Linchey, Portsmouth School Department

Mailing address: 1 Junkins Avenue

Town or city: Portsmouth	State: NH	ZIP: 03801

Email address: klinchey@sau52.org	Phone: 603-610-4168

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: KL

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c)) ☐ **N/A**

Last name, first name, middle initial: Herrick. Devin

Company name: Weston & Sampson Engineers

Mailing address: 55 Walkers Brook Drive, Suite 100

Town or city: Reading	State: MA	ZIP: 01867

Email address: herrick.devin@wseinc.com	Phone: 978-573-5802

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: DKH

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information. ☐ Same as applicant

Name: City of Portsmouth		
Mailing address: PO BOX 628		
Town or city: PORTSMOUTH	State: NH	ZIP: 03802
Email address: klinchey@sau52.org	Phone: 603-610-4168	

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: KL

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

See attached project description for for resource specific information Env-Wt 600.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)). *

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation pre-application meeting date (mm-dd-yyyy):	■ N/A - Mitigation is not required.

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (ENV-WT 313.01(A)(1)C)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable

☐ I confirm submittal.	■ N/A – Compensatory mitigation is not required)

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be or has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is After-The-Fact (ATF; meaning work was started or completed without a permit).

For intermittent and ephemeral streams, LF of impact are measured along the thread of the channel. Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per rule Env-Wt 309.02(d); however, other dredge or fill impacts should be included below.

For perennial streams/rivers, LF of impact are calculated by summing the lengths of disturbances to the channel and banks.

Permanent (PERM) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials). Temporary (TEMP) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested wetland			☐			☐
	Scrub-shrub wetland			☐			☐
	Emergent wetland			☐			☐
	Wet meadow			☐			☐
	Vernal pool			☐			☐
	Designated prime wetland			☐			☐
	Duly-established 100-foot prime wetland buffer	17,968 SF	N/A	☐	10,274 SF	N/A	☐
Surface Water	Intermittent / ephemeral stream			☐			☐
	Perennial stream or river			☐			☐
	Lake / pond			☐			☐
	Docking - lake / pond			☐			☐
	Docking - river			☐			☐
Banks	Bank - intermittent stream			☐			☐
	Bank - perennial stream / river			☐			☐
	Bank / shoreline - lake / pond			☐			☐
Tidal	Tidal waters			☐			☐
	Tidal marsh			☐			☐
	Sand dune			☐			☐
	Undeveloped tidal buffer zone (TBZ)			☐			☐
	Previously-developed TBZ	17,968 SF	N/A	☐	10,274 SF	N/A	☐
	Docking - tidal water			☐			☐
TOTAL		17,968 SF	N/A		10,274 SF	N/A	

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

☐ Minimum impact: Flat fee of $600.

☐ Non-enforcement related, publicly funded and supervised restoration projects, regardless of impact classification: flat fee of $600 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ Minor or major impact fee: Calculate using the table below:

Permanent and temporary (non-docking):	28,242	SF	× $0.60 =	$ 16,945.20
Seasonal docking structure:		SF	× $3.00 =	$
Permanent docking structure:		SF	× $6.00 =	$
Projects proposing shoreline structures (including docks): add $600.				$
Total				$ 16,945.20
The application fee for minor or major impact is the above calculated total or $600, whichever is greater.				$ 16,945.20

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) *Indicate the project classification.*

☐ Minimum impact project ☐ Minor project ☒ Major project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11) *Initial each box below to certify.*

Initials: KL DKH	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: KL DKH	The information submitted on or with the application is true, complete and not misleading to the best of the signer's knowledge and belief.
Initials: KL DKH	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the office of professional licensure and certification established by RSA 310.
Initials: KL DKH	If the applicant is not the owner of the property, each property owner's signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

Signature (owner):	Print name legibly: Kenneth Linchey	Date: 1/28/26
Signature (applicant, if different from owner):	Print name legibly: Kenneth Linchey	Date: 1/28/26
Signature (agent, if applicable):	Print name legibly: Dawn Hewes	Date: 1/28/2026

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town or city indicated below.

Town or city clerk signature:	Print name legibly:
Town or city:	Date:

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal conservation commission, the local governing body (board of selectmen or town/city council), and the planning board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:
Submit the original permit application form bearing the signature of the town/city clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. If not filing electronically, make check or money order payable to "Treasurer – State of NH."

Impervious Area Certification Statement

Subject Parcel: Little Harbor Elementary School located at 50 Clough Drive, Portsmouth, NH 03801, Tax Map 206 Lot 20.

Applicant: City of Portsmouth - Ken Linchey, Portsmouth School Department

I, Ken Linchey, Applicant for the proposed Little Harbor School Playground Renovations Project, herby certify that the existing and proposed impervious area within the Tidal Buffer Zone (TBZ) on the parcel is less than 20%. This statement is required per Env-Wt 610.04 (h).

Impervious area within the protected tidal zone is currently 15.3% of the lot. There is 150,595 SF of TBZ present on the subject parcel. Under existing conditions there are 22,975 SF (15.3%) of impervious area present within the TBZ. Under proposed conditions there will be 21,025 SF (14%) of impervious area present within the TBZ. This represents a 1,950 SF decrease in impervious area.

Applicant Signature

1/28/26

Date

TABLE OF CONTENTS

Page

1.0 BACKGROUND AND EXISTING CONDITIONS....1-1
1.1 Existing Conditions 1-1
1.1.1 PEEP Playground.... 1-1
1.1.2 Little Harbor School Playground 1-2
1.2 Wetland Resource Areas Delineated on Site.... 1-3

2.0 PROPOSED SCOPE OF WORK....2-1
2.1 PEEP Playground.... 2-1
2.2 Little Harbor Playground 2-1
2.3 Construction Sequence 2-3

3.0 ENVIRONMENTAL CONSIDERATIONS – STANDARD DREDGE AND FILL WETLANDS PERMIT 3-1
3.1 Ephemeral Stream 3-1
3.2 Duly Established 100-Foot Prime Wetland Buffer 3-1
3.3 Previously Developed Tidal Buffer Zone (TBZ).... 3-3
3.4 Total Impacts 3-3
3.5 Project Classification 3-3
3.5.1 Previously Developed Tidal Buffer Zone 3-3
3.5.2 100-Foot Prime Wetland Buffer Waiver 3-3
3.6 Methods, Timing, and Manner 3-4
3.7 Mitigation 3-5
3.8 Project Specific Criteria.... 3-6
3.9 Local Conservation Commission 3-7

LIST OF APPENDICES

Appendix A ..... Avoidance and Minimization

Appendix B ..... ACOE Secondary Impacts Checklist

Appendix C ..... Maps

Appendix D ..... NHB

Appendix E ..... Section 106 DHR

Appendix F ..... Abutters List and Notice

Appendix G ..... Photos

Appendix H ..... Wetland Delineation Report

Appendix I ..... Functional Assessment

Appendix J ..... Maintenance Plans and Bonded Rubber Info

Appendix K ..... Request for Concurrent Processing

Appendix L ..... Plans

1.0 BACKGROUND AND EXISTING CONDITIONS

The purpose of this project is to upgrade the City of Portsmouth Little Harbor Elementary School (LHS) Playground and The Portsmouth Early Education Program (PEEP) Playground to be universally accessible (UA) and nature base playgrounds. The term "universally accessible (UA) playground" is often used to describe a playground that offers children full use of all areas, regardless of ability. A UA playground will represent and support the diversity of our community, providing a platform for people to engage socially, physically, creatively and playfully without the need for adaptation or specialized design (based on the seven principles of universal design established by the Center for Universal Design at North Carolina State). A nature-based playground is a play area designed to mimic natural environments, incorporating elements like trees, rocks, logs, and sand features allowing children to engage in imaginative play through exploration and interaction with the natural landscape, promoting physical activity, creativity, and environmental awareness while minimizing the use of manufactured play equipment.

The existing playground equipment is outdated and does not fully support the required uses by the community. The proposed playgrounds will be designed to be accessible and focus on being 'barrier free' for children in grades K-5. This inclusive design will feature classic play structures, nature-based elements, garden/landscape experiences, and ensuring accessibility and enjoyment for all children regardless of their abilities.

The playground pathways will feature accessible routes made from resilient solid surface material, not loose fill or aggregate. Playground design aligns with NH House Bill 467-FN Public Playground Accessibility, which aims to ensure that public playgrounds are accessible to all children, including those with disabilities. The bill requires that at least one public playground in each municipality be made accessible, promoting inclusivity and equal play opportunities for all children.

1.1 Existing Conditions

The Portsmouth Little Harbor Elementary School is located at 50 Clough Drive, Portsmouth, NH 03801, Tax Map 206 Lot 20. The school is located along the tidal Piscataqua River.

The existing play facilities on the property are broken down into two playgrounds, the first is located on the east side of the school known as the “PEEP Playground” and the second is located on the west side of the school known as the “Little Harbor School Playground”. Both playgrounds will be renovated as part of this proposed project.

1.1.1 PEEP Playground

The existing PEEP Playground includes a play structure with additional loose play equipment, a wood chip base, lawn space and the entire playground is surrounded by a chain link fence. There is also an existing stone retaining wall which separates play area from parking lot which will be retained by the project.

Image 1.1: Google Street Earth Image of the Existing PEEP Playground.



1.1.2 Little Harbor School Playground

The existing Little Harbor School Playground includes a large play structure, monkey bars/climbing structure, a gaga pit, swing sets, a basketball court and associated asphalt play area. There is also a small ephemeral stream which originates from stormwater sheet flow off the existing basketball court. The ephemeral stream dissipates into the grassy play area before reaching the salt marsh.

Image 1.2: Google Street Earth Image of the Existing Little Harbor School Playground.



1.2 Wetland Resource Areas Delineated on Site

On September 12th, 2025 and November 21st, 2025, a wetland delineation was conducted at the Little Harbor School in Portsmouth, NH. This investigation area is located on a developed parcel which has an existing school. Please see Figure 1 (Wetlands Field Map) and Figure 2 (USGS Topographic Map) in Appendix C of this report for the investigation area.

Wetland areas including, a tidal perennial stream bank, a tidal wetland – salt marsh, a non-tidal wetland, and an ephemeral stream were identified and flagged in the field using pink flagging by a Weston & Sampson employee who is a NH Certified Wetland Scientist trained in the wetland delineation process using the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method) utilizing the "Wetlands Delineation Manual", Technical Report Y-87-1, US ACE, January 1987, and the "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region", Version 2.0, US ACE, January 2012. Further descriptions of these wetland resource areas are presented in the Wetland Delineation Report in Appendix H and below in Figure 1.

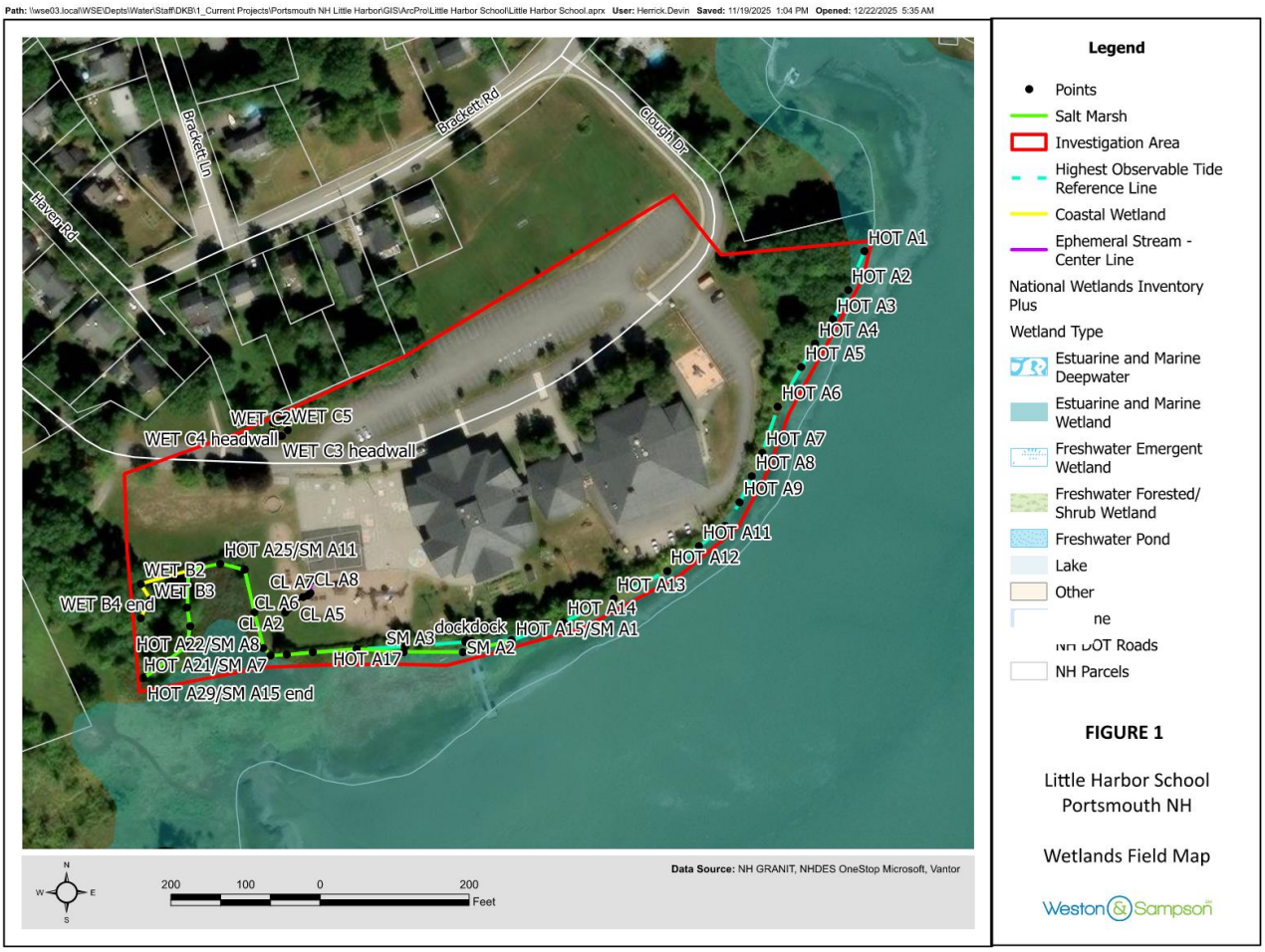


Figure 1: Wetlands Field Map

2.0 PROPOSED SCOPE OF WORK

The proposed scope will include the removal of existing playground equipment and installation of new play structures with associated landscape features in each of the two playgrounds on site.

2.1 PEEP Playground

The proposed PEEP playground improvements will include a variety of play elements designed for young children and group interaction. Planned equipment includes two play structures for 2-5 aged children, a group seesaw, and a wooden play bridge that will be level with the bonded rubber surfacing to ensure accessibility. A sand play area with natural wood accents is also proposed to encourage sensory and creative play. Finally a large area of grass will be included to enhance the natural open space.

In addition to the play equipment, several landscape and site enhancements are proposed in the PEEP playground to support both functionality and aesthetics. These include new plantings with boulder accents, picnic tables, and new fencing surrounding the play area. The proposed location of the playground fencing will be slightly modified in shape from the existing layout in order to increase the play space by approximately 1,000 SF. Wherever possible the existing fence posts will be re-used and spray painted for aesthetic improvement. Concrete paving within the limits of the play area will serve multiple purposes, including a bag drop and an accessible area for replenishing sand; this space will also accommodate loose play items such as a play kitchen. New asphalt walking paths are proposed in generally the same configuration as existing conditions, with selective reductions in paved area to minimize impervious surfaces within the project limits. The landscape plan also includes the installation of five new trees and approximately thirty six new shrubs and herbaceous native species (See Image 2-1).

Image 2-1: PEEP Playground Planting Plan, Plan Sheet L601

PLANT SCHEDULE - PEEP PLAYGROUND					
TREES					
ABRV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
GT	3	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2.5"-3" CAL. B&B	WELL- BRANCHED
LS	1	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SWEETGUM	2"-2.5" CAL. B&B	WELL- BRANCHED
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"-3" CAL. B&B	WELL- BRANCHED
SHRUBS & HERBACEOUS PLANTS					
ABRV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
IG	7	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5 CONT.	48" O.C. SPACING
RA	18	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT., 18" HT.	36" O.C. SPACING
RF	11	RUDBECKIA FULGIDA	ORANGE CONEFLOWER	#2 CONT., 18" HT.	24" O.C. SPACING

2.2 Little Harbor Playground

The proposed playground equipment improvements include the installation of two new swing sets and a large play structure with a climbing element. The equipment is currently planned to be installed over an engineered wood fiber base; however, the City is exploring the availability of funding to instead utilize a permeable poured-in-place or bonded rubber safety surfacing. This alternative would not alter the proposed limits of work. In addition, the existing gaga pit will be relocated to a new location, removing the majority of the structure from the 100-foot wetland buffer where it is currently situated. The relocated gaga pit will be constructed on a concrete foundation and filled with engineered wood fiber.

Proposed landscape and site improvements focus on environmental stewardship, safety, and improved site functionality. Stormwater collection will be formalized through the creation of a rain garden designed to allow student interaction with overland flow while maintaining sheet flow into the adjacent grassy area. The existing asphalt play area, including the basketball court, will be relocated farther from the wetland, resulting in a significant overall reduction in asphalt play surface. A concrete curb/mow strip will be installed around areas of engineered wood fiber to help contain the material. All existing trees on site will be retained, and additional site amenities will include a new timber guard rail and a bike rack.

New plantings will further enhance the landscape and ecological function of the site. Planting will occur in two locations; surrounding the proposed Little Harbor Playground space and within the bioretention planting/rain garden. Tree species were selected in accordance with the City of Portsmouth Street Tree Manual.

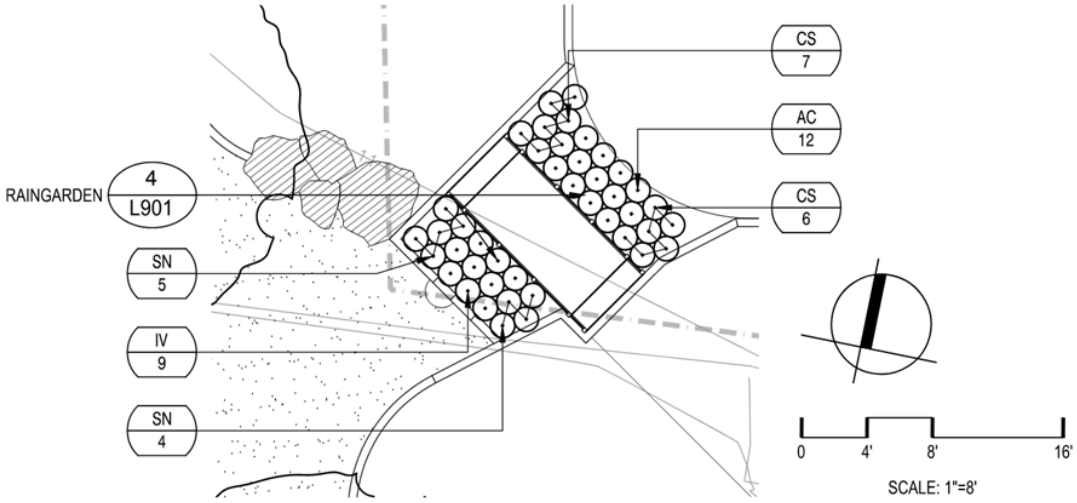
For the Little Harbor Playground space, the landscape plan also includes the installation of ten new trees and approximately forty eight new shrubs and herbaceous native species (See Image 2-2). The small mounds created for playground privacy and protection will receive Northeast Annual & Perennial Wildflower Mix.

Image 2-2: Little Harbor Playground Planting Plan, Plan Sheet L600

PLANT SCHEDULE - LHS PLAYGROUND					
TREES					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
GT	2	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2.5"-3" CAL. B&B	WELL- BRANCHED
QB	7	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"-3" CAL. B&B	WELL- BRANCHED
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"-3" CAL. B&B	WELL- BRANCHED
SHRUBS & HERBACEOUS PLANTS					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
MP	22	MORELLA PENSYLVANICA (FEMALE)	NORTHERN BAYBERRY	#3 CONT., 18" HT.	48" O.C. SPACING
MPW	2	MORELLA PENSYLVANICA 'WILDWOOD' (MALE)	NORTHERN BAYBERRY	#3 CONT., 18" HT.	48" O.C. SPACING
RA	24	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT., 18" HT.	36" O.C. SPACING
SEED MIX					
ABRV.	QTY	NAME		NOTES	
N/A	1 LB	NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX - ERNMX-168 *8-12 LB PER ACRE. NO COVER CROP IS RECOMMENDED WITH THIS MIX*		NE WILDFLOWER SEED MIX	

The rain garden located adjacent to the existing ephemeral stream will also receive additional plantings, including forty three herbaceous species, to support stormwater management and native habitat enhancement. (See Image 2-3).

Image 2-3: Little Harbor Rain Garden Planting Plan, Plan Sheet L600



PLANT SCHEDULE - LHS PLAYGROUND					
BIORETENTION PLANTER					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AC	12	ANEMONE CANADENSIS	WINDFLOWER	#2 POT	18" O.C. SPACING
CS	13	CAREX STRICTA	TUSSOCK SEDGE	#2 POT	18" O.C. SPACING
IV	9	IRIS VERSICOLOR	BLUEFLAG IRIS	#2 POT	18" O.C. SPACING
SN	9	SYMPHYOTRICHUM NOVAE-ANGLIAE 'GRAPE CRUSH'	GRAPE CRUSH NEW ENGLAND ASTER	#2 POT	18" O.C. SPACING

2.3 Construction Sequence

The following is the intended construction sequence of the project, subject to change based on contractor means and methods.

The proposed playground improvements are anticipated to be constructed over a 16-week period starting in the Spring of 2026, subject to permitting, weather, and material availability. Construction will begin with pre-construction activities, including final permit approvals, contractor mobilization, utility locating, and installation of erosion control measures, temporary fencing and signage to secure the work area. Surveying and layout will be completed to establish the locations of new play equipment, pathways, and landscape improvements.

Following mobilization, selective demolition and site clearing will occur. Existing playground equipment and portions of concrete and asphalt paving within the project limits will be removed as necessary. This work will be performed using a mini excavator, skid steer loader, concrete saws, and dump trucks to haul debris off-site or to designated recycling areas.

Once demolition is complete, earthwork and grading activities will commence. The site will be rough and fine graded to accommodate the new play areas, accessible routes, and revised path alignments.

Excavation will be completed for poured-in-place surfacing, wood ship/sand containment, and equipment footings, followed by placement and compaction of aggregate base materials using compactors and small rollers to ensure stable subgrades.

Concrete footings and underground preparations will then be installed for the playground structures. Ready-mix concrete will be placed using concrete trucks and hand-finishing tools, with careful attention to accessibility requirements and level transitions between play elements and surfacing.

Concrete forms will be set, poured, finished, and cured to meet accessibility and durability standards. After concrete work is complete, new asphalt walking paths will be installed in generally the same configuration as existing conditions, with selective reductions in paved areas to minimize impervious surfaces. Asphalt placement will be performed using a small paver and roller.

Installation of playground equipment and surfacing will follow. The play structures will be installed, with equipment placed using small lifting equipment as needed. Play areas will be constructed, and poured-in-place surfacing will be installed throughout the play areas as described above, including flush transitions to ensure accessibility.

Following equipment installation, site furnishings and enclosures will be added. New perimeter fencing will be installed around the PEEP playground, other site accents will be placed, using small loaders and hand tools. Landscaping will then be completed, including the installation new trees, shrubs and native herbaceous species, along with soil preparation, mulching, and initial watering.

The project will conclude with final grading, site cleanup, and inspections. Once the site is stabilized. temporary erosion and sedimentation controls will be removed.

3.0 ENVIRONMENTAL CONSIDERATIONS – STANDARD DREDGE AND FILL WETLANDS PERMIT

As part of the proposed project there will be unavoidable impacts areas which fall under the jurisdiction of the NHDES Wetlands Bureau.

3.1 Ephemeral Stream

As described in the wetland delineation report (Appendix H), there is an ephemeral stream on site which originates from the asphalt playground surface (basketball court). The channelized stream terminates and becomes diffuse in the vegetated playground lawn before reaching the nearby salt marsh. No connection to the water table was observed and water only flows within the channel during storm events.

There will be no direct impacts to the ephemeral stream however there will be impacts directly adjacent to the stream be for the installation of a rain garden with native plantings to allow for student interaction and improved stormwater handling. The discharge from the rain garden will flow into the existing ephemeral stream without changing it's existing characteristics.

3.2 Duly Established 100-Foot Prime Wetland Buffer

Under RSA 482-A, prime wetlands are wetlands of substantial significance because of their size, unspoiled character, fragile condition or other relevant factors. Per RSA 482-A:15.1(a) Any municipality, by its conservation commission, or, in the absence of a conservation commission, the planning board, or, in the absence of a planning board, the local governing body, may undertake to designate, map, and document prime wetlands lying within its boundaries, or if such areas lie only partly within its boundaries, then that portion lying within its boundaries. A prime wetland designated by the City of Portsmouth as wetland number 061B is located concurrently with the salt marsh delineated on site (see Image 1 below). The Prime Wetlands Designation Document for the City of Portsmouth was authored on January 25, 2011 and the Prime Wetland Map (see Image 1 below) was adopted by NHDES on December 20. 2011.

The proposed impacts to the Little Harbor School Playground will overlap with the Duly Established 100-Foot Prime Wetland Buffer associated with Prime Wetland Number 061B. Existing conditions in this area include portions of the playground and developed play yard. The proposed projects seeks to move the playground further away from the salt marsh than existing conditions. Permanent impacts will include any changes to topography or cover type within the Buffer while temporary impacts are those areas within the limit of work which will return to pre-existing conditions upon completion of the project. This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Duly Established 100-Foot Prime Wetland Buffer. These impact areas are located within the same footprint as the Previously Developed Tidal Buffer Zone (TBZ).

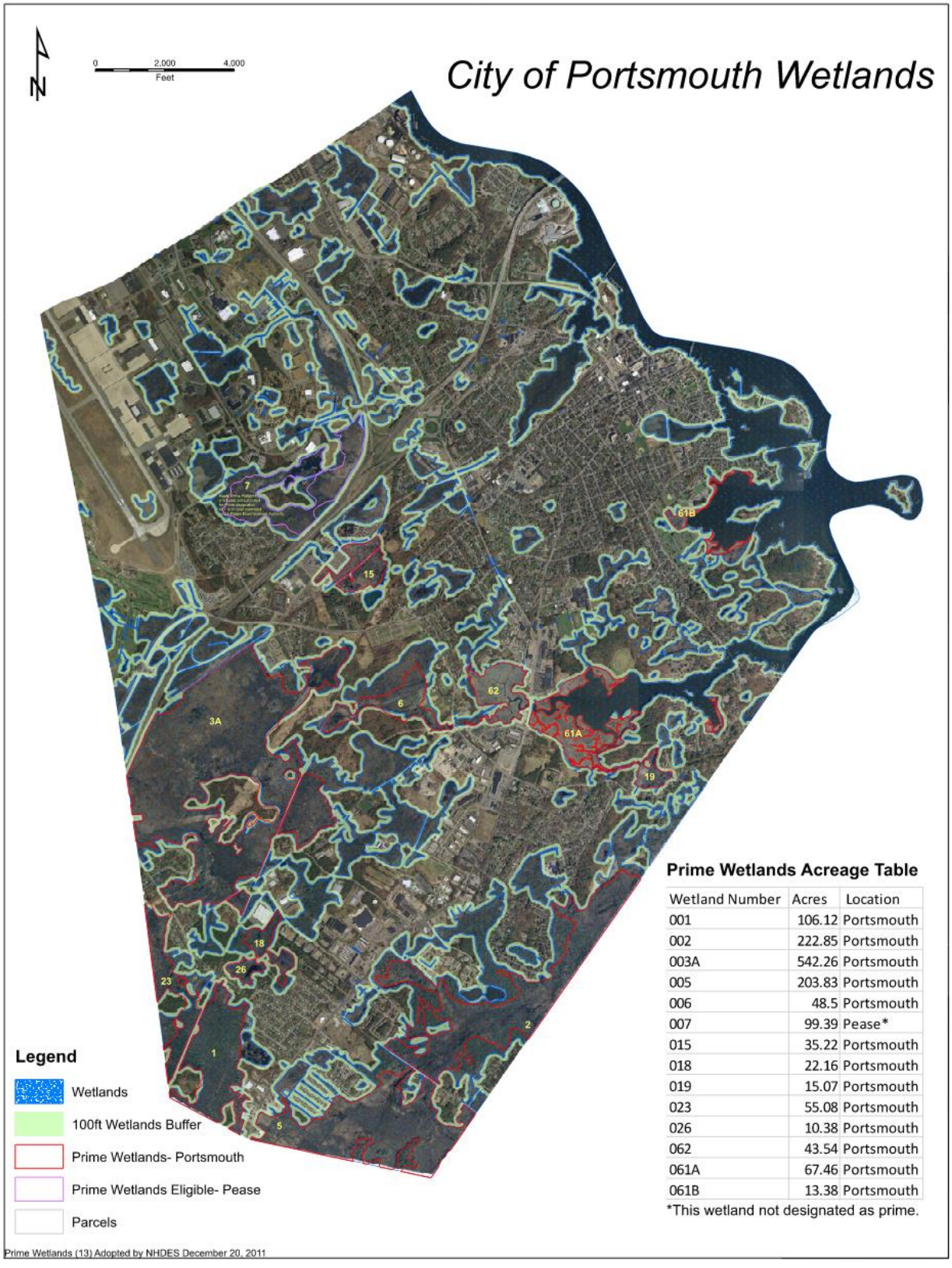


Image 1: *Portsmouth Prime Wetlands Map*

3.3 Previously Developed Tidal Buffer Zone (TBZ)

Per Env-Wt 602.52 the tidal buffer zone means "the area identified in RSA 482-A:4, I as bordering on tidal waters within 100 feet of the highest observable tide line, which can contain banks, upland areas, bogs, salt marsh, swamps, meadows, flats, or other lowlands subject to tidal action." This investigation area does include land within 100 feet of the highest observable tide line of the Portsmouth Harbor/Piscataqua River. The entire investigation area is located within the developed Little Harbor School Property. This investigation area is considered developed based on Env-Wt 602.12.

Existing conditions in this Previously Developed TBZ area include portions of the playground and developed play yard. The proposed projects seeks to move the playground further away from the salt marsh/highest observable tide line than existing conditions. Permanent impacts will include any changes to topography or cover type within the Buffer while temporary impacts are those areas within the limit of work which will return to pre-existing conditions upon completion of the project. This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Previously Developed TBZ. These impact areas are located within the same footprint as the Duly Established 100-Foot Prime Wetland Buffer.

3.4 Total Impacts

The total amount of proposed impacts to jurisdictional area is 28,238 SF. Impacts are summarized in Table 1 below.

Table 1: NHDES Jurisdictional Impact Summary

Jurisdictional Area	Purpose	Permanent Impact	Temporary Impact
Duly-established 100-foot prime wetland buffer	Playground renovation	17,968 SF	10,274 SF
Previously-developed TBZ	Playground renovation	17,968 SF	10,274 SF
Total		**17,968 SF**	**10,274 SF**

3.5 Project Classification

The proposed project is being submitted as a Major Impact Project based on the following criteria:

3.5.1 Previously Developed Tidal Buffer Zone

This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Previously Developed TBZ.

Per Env-Wt 610.17 (b) Project Classifications since the amount of impact area exceeds 10.000 SF the proposed project requires the submission as a Major Impact project.

3.5.2 100-Foot Prime Wetland Buffer Waiver

This proposed project proposes 17,968 square feet (SF) or permanent impact and 10,274 SF of temporary impact to the Duly Established 100-Foot Prime Wetland Buffer.

Per Env-Wt 407.02 (a) "*a project that impacts a PRA and that does not qualify for a project-type exception (PTE) under Env-Wt 407.04 shall be classified as a major project regardless of the size of the impact*."

3.6 Methods, Timing, and Manner

An explanation as to methods, timing, and manner as to how the project will meet standard permit conditions specified in Env-Wt 307 is provided below.

Env-Wt 307.02 Requirements for Coverage Under State General Permits.
The proposed project does not include work that is in areas under the jurisdiction of the U.S. Army Corps of Engineers (US ACE).

Env-Wt 307.03 Protection of Water Quality Required.
Prior to the commencement of any work on site, erosion control measures will be installed in accordance with the manufacturer's recommended specifications to prevent any migration of sediment into the reservoirs. Proposed erosion control measures include straw wattles. These erosion control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during construction.

Env-Wt 307.04 Protection of Fisheries and Breeding Areas Required.
No work shall produce suspended sediment in jurisdictional areas that provide value as bird migratory areas or fish and shellfish spawning or nursery areas.

Env-Wt 307.05 Protection Against Invasive Species Required.
Any heavy machinery on site shall be inspected for and cleaned of all vegetative matter by a method and in a location that prevents the spread of the vegetative matter to jurisdictional areas. To prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow the Invasive Plant BMPs.

Env-Wt 307.06 Protection of Rare, Threatened or Endangered Species and Critical Habitat.
Consultation is occurring to ensure no impacts to the species identified as part of the Natural Heritage Bureau (NHB) Data Check.

Env-Wt 307.07 Consistency Required with Shoreland Water Quality Protection Act.
This project is subject to the *Shoreland Water Quality Protection Act* and the proposed project will be submitted concurrently.

Env-Wt 307.08 Protection of Designated Prime Wetlands and Duly-Established 100-Foot Buffers.
(a) Water quality and environmental minimization measures shall be in place to ensure that functions and values of prime wetlands and duly-established 100-foot buffers are protected.
Prior to the commencement of any work on site, erosion control measures will be installed in accordance with the manufacturer's recommended specifications to prevent any migration of sediment into the reservoirs. Proposed erosion control measures include straw wattles. These erosion control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during construction.

(b) Duly-established 100-foot buffers shall not be disturbed unless specifically authorized under RSA 482-A.
The proposed project is seeking authorization for the proposed alteration.

Env-Wt 307.10 Dredging Activity Conditions.
The proposed project does not include any dredging.

Env-Wt 307.11 Filling Activity Conditions.
Any fill used on site shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.

Env-Wt 307.12 Restoring Temporary Impacts; Site Stabilization.
Within 3 days of final grading or temporary suspension of work in an area that is in or adjacent to surface waters, all exposed soil areas shall be stabilized by seeding and mulching, if during the growing season; or mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1 if not within the growing season. If any temporary impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or reseeded, as applicable.

Env-Wt 307.13 Property Line Setbacks.
Dredging, filling, or construction activity within a jurisdictional area, that is covered by an LSA or for which a standard permit is required shall occur at least 10 feet from an abutting property line.

Env-Wt 307.14 Rock Removal.
No rock removal is proposed.

Env-Wt 307.15 Use of Heavy Equipment in Wetlands.
Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized in the permit for the project.

Env-Wt 307.16 Adherence to Approved Plans Required.
For any project for which plans were submitted and an SPN, PBN, LSA, EXP, or standard permit was issued, all work on the project shall be done in accordance with the approved plans.

Env-Wt 307.17 Unpermitted Activities.
No work will be done without a permit in violation of RSA 482-A:3:

Env-Wt 307.18 Reports.
Monitoring will occur at the end of each growing season for two years following completion of the proposed project.

3.7 Mitigation

Per discussion with NHDES, mitigation is not required for impacts to the previously developed TBZ. The existing conditions include the presence of two playgrounds and proposed conditions will remain part of the play area for the Little Harbor School. The proposed project will seek to improve conditions by pulling impervious area further away from the wetlands than existing conditions and installing a rain garden to provide some stormwater treatment.

3.8 Project Specific Criteria

Env-Wt 610.04 Plans and Other Information Required.
The following plans and other information shall be submitted with applications for work within the protected tidal zone:

(a) Existing and proposed contours at 2-foot intervals measured from the HOTL;
See project plans in Appendix L.

(b) If any portion of the subject parcel is located in a regulatory floodplain, the location of the 100-year flood boundary the zone, and water elevation as shown on the applicable FEMA Flood Insurance Rate Map;
See project plans in Appendix L

(c) All other applicable local and state setbacks;
See project plans in Appendix L

(d) The dimensions and locations of all:
- *(1) Existing and proposed structures;*
- *(2) Existing and proposed impervious areas;*
- *(3) Existing and proposed disturbed areas;*
- *(4) Areas to remain in an unaltered state;*
- *(5) Existing cleared areas, such as gardens, lawns, and paths; and*
- *(6) Proposed temporary impacts associated with completion of the project;*

See project plans in Appendix L

(e) Proposed methods of erosion and siltation controls, identified graphically and labeled on a plan, or otherwise annotated as needed for clarity;
See project plans in Appendix L

(f) A plan of any planting(s) proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species;
See project plans in Appendix L

(g) If applicable, the location of an existing or proposed 6-foot-wide foot path to the waterbody or a temporary access path;
Not applicable.

(h) For any project proposing that the impervious area be at least 15% but not more than 20% within the protected tidal zone, a statement signed by the applicant certifying that the impervious area is not more than 20%;
Impervious area within the protected tidal zone is 15.3% of the lot. There is 150,595 SF of TBZ present on the subject parcel. Under existing conditions there are 22,975 SF (15.3%) of impervious area present within the TBZ. Under proposed conditions there will be 21,025 SF (14%) of impervious area present within the TBZ. This represents a 1,950 SF decrease in impervious area. Attached please find a statement from the applicant certifying that the impervious area is not more than 20%.

(i) For any project proposing that the impervious area be greater than 20% within the protected tidal zone, plans for a stormwater management system that will infiltrate increased stormwater from development, provided that if impervious area is or is proposed to be greater than 30% the stormwater management systems shall be designed by a professional engineer;
Impervious area within the protected tidal zone is less than 20% on the lot.

(j) For any project involving pervious surfaces, a plan with specifications of how those surfaces will be maintained; and
See attached maintenance plan for impervious areas, Appendix J.

(k) All other relevant features necessary to clearly define both existing conditions and the proposed project.
See project plans in Appendix L.

3.9 Local Conservation Commission

The proposed project was heard before the Portsmouth Conservation Commission at their meeting on February 11, 2026 at which point they voted to support the project. A letter outlining their support has been sent to NHDES.

APPENDIX A

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: **City of Portsmouth** **TOWN NAME:** Portsmouth

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the Avoidance and Minimization Narrative or Checklist that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization.

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

The proposed project will not have any direct wetland impacts, only impacts to the previously developed tidal buffer zone. The project has specifically avoided direct impacts to wetlands by keeping the limit of work contained to within the existing playground footprints. Due to the close proximity of the wetland resources, there is no way to avoid impacts to the TBZ for playground renovations. The proposed project seeks to reduce impacts to the TBZ by pulling the impervious area further away from the wetlands than existing conditions.

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

This proposed project will not have any impact to tidal or non-tidal marshes. Due to the close proximity of the wetland resources, there is no way to avoid impacts to the TBZ for playground renovations. The proposed project seeks to reduce impacts to the TBZ by pulling the impervious area further away from the wetlands than existing conditions.

SECTION I.III - HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

There is an ephemeral stream on site which originates from the asphalt playground surface (basketball court). The channelized stream terminates and becomes diffuse in the vegetated playground lawn before reaching the nearby salt marsh. No connection to the water table was observed and water only flows within the channel during storm events.

There will be no direct impacts to the ephemeral stream however there will be impacts directly adjacent to the stream be for the installation of a rain garden with native plantings to allow for student interaction and improved stormwater handling. The discharge from the rain garden will flow into the existing ephemeral stream without changing it's existing characteristics.

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

This proposed project will not have any impact to tidal or non-tidal marshes. Due to the close proximity of the wetland resources, there is no way to avoid impacts to the TBZ for playground renovations. The proposed project seeks to reduce impacts to the TBZ by pulling the impervious area further away from the wetlands than existing conditions.

Consultation is occurring to ensure no impacts to the species identified as part of the Natural Heritage Bureau (NHB) Data Check.

Prior to the commencement of any work on site, erosion control measures will be installed in accordance with the manufacturer's recommended specifications to prevent any migration of sediment into the reservoirs. Proposed erosion control measures include straw wattles. These erosion control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during construction.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

The proposed project will improve recreational opportunities at the school. The existing playground equipment is outdated and does not fully support the required uses by the community. The proposed playgrounds will be designed to be accessible and focus on being 'barrier free' for children in grades K-5. This inclusive design will feature classic play structures, nature-based elements, garden/landscape experiences, and ensuring accessibility and enjoyment for all children regardless of their abilities.

The school propoerty does include a dock with water access however it is behind a locked gate and not publicly accessible. The proposed project will not have any impact on public commerce or navigation.

SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

The proposed project does not inlcude any impacts to floodplain wetlands, the limit of work is located outside of the floodplain and will not cause any increase in water directed towards the floodplain.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

There will be no proposed impact to natural riverine forested wetland systems and scrub-shrub marsh complexes of high ecological integrity as part of this project.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

The proposed project does not inlcude any impacts to wetlands which impact drinking water supply or groundwater aquifer levels.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

There is an ephemeral stream on site which originates from the asphalt playground surface (basketball court). The channelized stream terminates and becomes diffuse in the vegetated playground lawn before reaching the nearby salt marsh. No connection to the water table was observed and water only flows within the channel during storm events.

There will be no direct impacts to the ephemeral stream however there will be impacts directly adjacent to the stream be for the installation of a rain garden with native plantings to allow for student interaction and improved stormwater handling. The discharge from the rain garden will flow into the existing ephemeral stream without changing it's existing characteristics.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

The only surface water present within the limit of work is an ephemeral stream which originates from the asphalt playground surface (basketball court). The channelized stream terminates and becomes diffuse in the vegetated playground lawn before reaching the nearby salt marsh. No connection to the water table was observed and water only flows within the channel during storm events.

There will be no direct impacts to the ephemeral stream however there will be impacts directly adjacent to the stream be for the installation of a rain garden with native plantings to allow for student interaction and improved stormwater handling. The discharge from the rain garden will flow into the existing ephemeral stream without changing it's existing characteristics.

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

The proposed project does not include any docking structures.

SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

The proposed project will have no impact on any abutters or the use of their property.

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

The proposed project will improve recreational opportunities at the school. The existing playground equipment is outdated and does not fully support the required uses by the community. The proposed playgrounds will be designed to be accessible and focus on being 'barrier free' for children in grades K-5. This inclusive design will feature classic play structures, nature-based elements, garden/landscape experiences, and ensuring accessibility and enjoyment for all children regardless of their abilities.

The school propoerty does include a dock with water access however it is behind a locked gate and not publicly accessible. The proposed project will not have any impact on public commerce or navigation.

SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

No new shoreline structures are proposed as part of this project.

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

No new shoreline structures are proposed as part of this project.

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: US ACE Highway Methodology
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: DEVIN HERRICK
DATE OF ASSESSMENT: 12/28/2025
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

APPENDIX B

US Army Corps of Engineers®
New England District

Appendix B

Regional General Permits (GPs)
Required Information and Corps Secondary Impacts Checklist

In order for the Corps of Engineers to properly evaluate your application, applicants must submit the following information along with the New Hampshire DES Wetlands Bureau application or permit notification forms. Some projects may require more information. For a more comprehensive checklist, go to www.nae.usace.army.mil/regulatory, "Forms/Publications" and then "Application and Plan Guideline Checklist." Check with the Corps at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the State of New Hampshire DES Wetlands Bureau application and Permit by Notification forms.

All Projects:

- Corps application form (ENG Form 4345) as appropriate.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible black and white (no color) plans no larger than 11"x17" with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
- Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. Don't use local datum. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean lower low water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
- Horizontal state plane coordinates in U.S. survey feet based on the Traverse Mercator Grid system for the State of New Hampshire (Zone 2800) NAD 83.
- Show project limits with existing and proposed conditions.
- Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
- Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the ordinary high water in inland waters and below the high tide line in coastal waters.
- Delineation of all waterways and wetlands on the project site,:
- Use Federal delineation methods and include Corps wetland delineation data sheets. See GC 2 and www.nero.noaa.gov/hcd for eelgrass survey guidance.
- GP 3, Moorings, contains eelgrass survey requirements for the placement of moorings.
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.

US Army Corps of Engineers ®
New England District

New Hampshire General Permits (GPs)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/. The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	N/A	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	Unknown	
2.7 What is the area of the proposed fill in wetlands?	0 SF	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	Unknown	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www2.des.state.nh.us/nhb_datacheck/ USFWS IPAC website: https://ecos.fws.gov/ipac/location/index	X	

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	N/A	
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review**)** with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.
** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.
`

APPENDIX C



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Points
- Salt Marsh
- Investigation Area
- Highest Observable Tide Reference Line
- Coastal Wetland
- Ephemeral Stream - Center Line

National Wetlands Inventory Plus

Wetland Type

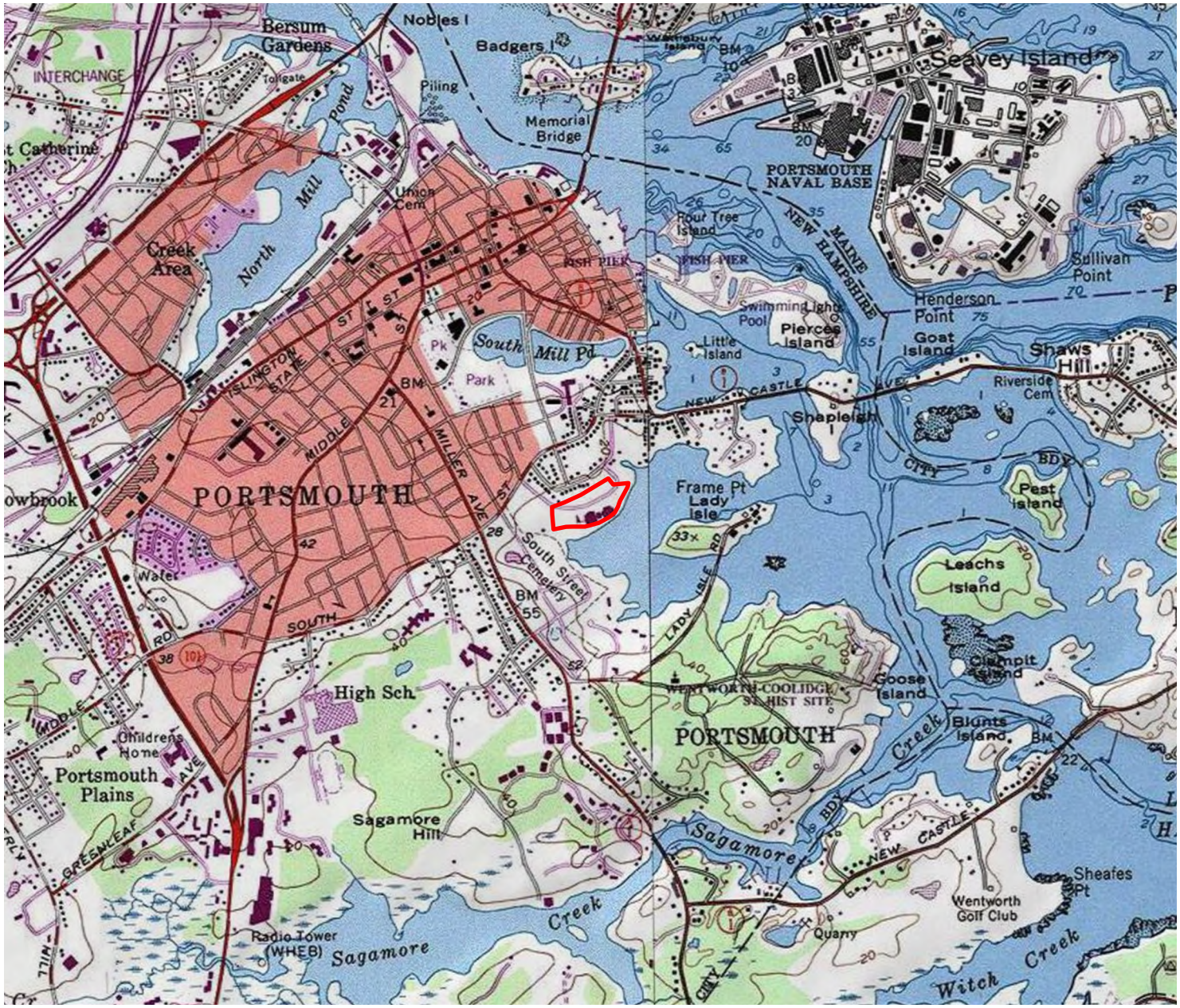
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- NH DOT Roads
- NH Parcels

FIGURE 1

Little Harbor School
Portsmouth NH

Wetlands Field Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Copyright:© 2013 National Geographic Society, i-cubed, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Investigation Area

FIGURE 2

Little Harbor School
Portsmouth NH

USGS Locus Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:31 PM



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200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA Microsoft, Vantor

Legend

- Investigation Area

National Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- NH DOT Roads

FIGURE 3

Little Harbor School
Portsmouth NH

FEMA Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Investigation Area
- Designated Rivers 24K
- Designated River Corridor
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.1

Little Harbor School
Portsmouth NH

Designated River Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:32 PM



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Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Highest Ranked Wildlife Habitat

- 1 Highest Ranked Habitat in New Hampshire
- 2 Highest Ranked Habitat in Biological Region
- 3 Supporting Landscapes
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.2

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Highest Rank Habitat Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Habitat Land Cover

- Alpine
- Appalachian oak-pine
- Cliff and Talus
- Coastal island
- Developed Impervious
- Developed or Barren land
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Sand/Gravel
- Temperate swamp
- Wet meadow/shrub wetland
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.3

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Habitat Land Cover Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_PRA



11/19/2025, 12:50:13 PM

ArcGIS World Geocoding Service
City/Town
Parcels
Flood Plain Wetlands Adjacent to Tier 3 Streams
Tidal Wetlands
Brackish Marsh
High Marsh, J. gerardii
High Marsh, S.patens / D.spicata
Low Marsh
Mudflat
Phragmites australis
Recently Flooded Forest
Short form S. alterniflora
Terrestrial border
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N W E S

200 100 0 200 Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

FIGURE 4.4

Little Harbor School
Portsmouth NH

Priority Resource Area Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_Prime Wetlands



11/19/2025, 12:53:14 PM

ArcGIS World Geocoding Service
City/Town
Parcels
Prime Wetlands
Prime Wetlands with 100ft Buffer
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N
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200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

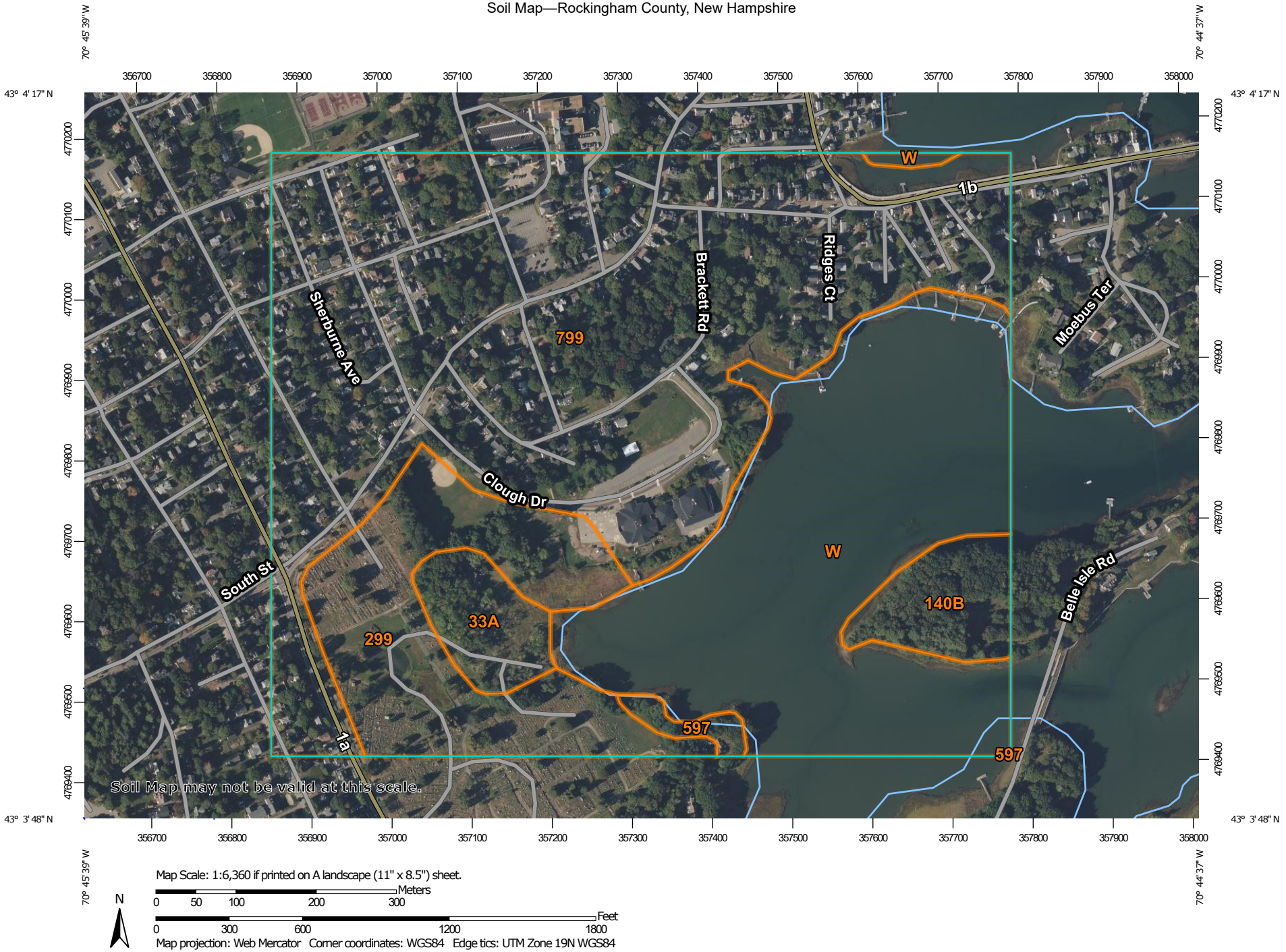
FIGURE 4.5

Little Harbor School
Portsmouth NH

Priority Resource Area Map
Prime Wetlands

Weston & Sampson

Soil Map—Rockingham County, New Hampshire



Map Scale: 1:6,360 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 28, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33A	Scitico silt loam, 0 to 5 percent slopes	5.2	3.0%
140B	Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky	5.9	3.4%
299	Udorthents, smoothed	22.4	13.0%
597	Westbrook mucky peat, 0 to 2 percent slopes, very frequently flooded	1.3	0.7%
799	Urban land-Canton complex, 3 to 15 percent slopes	89.2	51.9%
W	Water	47.9	27.9%
Totals for Area of Interest		**171.9**	**100.0%**

APPENDIX D

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

To: Devin Herrick, Weston & Sampson Engineering
55 Walkers Brook Drive
Reading, MA 01857
herrick.devin@wseinc.com

From: Ecological Review Section
New Hampshire Department of Environmental Services

cc: NHFG Review, David Simmons

Date: 12/04/2025 (valid until 12/04/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetlands Standard Dredge & Fill

DCT ID: DCT25-3222

Town: Portsmouth
Location: 50 CLOUGH DR

Project Description: The propose project includes the replacement of two playgrounds on the property of the Little Harbor School. All work will occur in uplands. To be completed by the end of 2026.

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information it was determined that there are potential impacts. Please carefully read the comments below and consultation instructions on the following pages.

Plant and Exemplary Natural Community Comments: If all work is within existing disturbed areas of the playground footprints, then no ecological review for plants is needed. If work is proposed outside of the existing playground footprints, then please provide proposed plans and representative photos during the growing season of the proposed impact areas (or at the very least without snow cover).

Wildlife and Critical Habitat Comments: An ecological review is needed to further assess potential impacts to protected wildlife and critical habitat. Please refer to the Wildlife Ecological Review Instructions below for guidance on how to submit an ecological review request and information about when an ecological review is required vs recommended.

Plant and Exemplary Natural Community Ecological Review Instructions

Unless otherwise noted, an ecological review is required if plant and/or ENC records are included on this letter and:

a. The project is funded or carried out by a state agency; or
b. Such a review is required pursuant to the administrative rules of a state agency

If a project is not legally required to obtain an ecological review but this letter contains plant and/or ENC records, it is recommended to voluntarily proceed with an ecological review in order to ensure that project impacts do not result in a violation of RSA 217-A.

To request an ecological review for plants and/or ENCs:

1. Email (preferred), mail, or hand-deliver any materials requested in the "Plant and Exemplary Natural Community Comments" section above to:

   Department of Environmental Services
   Ecological Review Section
   P.O. Box 95
   29 Hazen Drive
   Concord, New Hampshire 03302-0095
   ecologicalreviews@des.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Ecological Review Request" in the subject line of the request.

For help with the plant/ENC ecological review process call 603-271-6261.

Wildlife and Critical Habitat Ecological Review Instructions

Requesting an Ecological Review by NHDES

An ecological review for wildlife will be completed by the NHDES Ecological Review Section if a NHDES permit, authorization, or approval is needed. *If you do not need any NHDES permits, authorizations, or approvals then please see the section regarding NHFG reviews conducted by the NH Fish and Game Department (NHFG) below.*

Unless otherwise noted, an ecological review by NHDES is required if wildlife/critical habitat records are included on this letter and:

a. The project is funded or carried out by a state agency; or
b. Such a review is required pursuant to the administrative rules regarding the permit, approval, or written authorization pursuant to RSA 482-A, RSA 485-A, and RSA 236.

If a project requiring a NHDES permit, authorization, or approval is not legally required to obtain an ecological review, but this letter contains wildlife or critical habitat records, it is recommended to voluntarily proceed with an ecological review in order to ensure that project impacts do not result in a violation of RSA 212-A.

To request an ecological review for wildlife with DES:

1. Email (preferred), mail, or hand-deliver project information following the guidance of Fis1004.03(c) to:

   Department of Environmental Services
   Ecological Review Section
   P.O. Box 95
   29 Hazen Drive
   Concord, New Hampshire 03302-0095
   ecologicalreviews@des.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Ecological Review Request" in the subject line of the request.

For help with wildlife ecological review process call 603-271-0467 or visit the wildlife environmental review page for guideline materials including a suggested checklist of materials to provide for ecological review.

Wildlife and Critical Habitat Review Instructions (continued)

Requesting a Wildlife Review by NHFG

Wildlife reviews to assess potential impacts to protected wildlife and critical habitat for any need outside of NHDES permits, authorizations, and approvals are completed by the New Hampshire Fish and Game Department, Nongame & Endangered Wildlife Program.

To request a wildlife review with NHFG:

1. Email (preferred), mail, or hand-deliver available project information to:

   New Hampshire Fish and Game Department
   Attn. Wildlife Division, Nongame Program
   11 Hazen Drive
   Concord, New Hampshire 03301
   nhfgreview@wildlife.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Wildlife Review" in the subject line of the request.

For help with the NHFG wildlife review process call 603-271-2461.

Federal Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included in this letter. For ESA compliance, please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (iPaC) website for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov or 603-223-2541).

Ecological Review Database records:
The following record(s) may be impacted by the proposed project. Please refer to this list when coordinating.

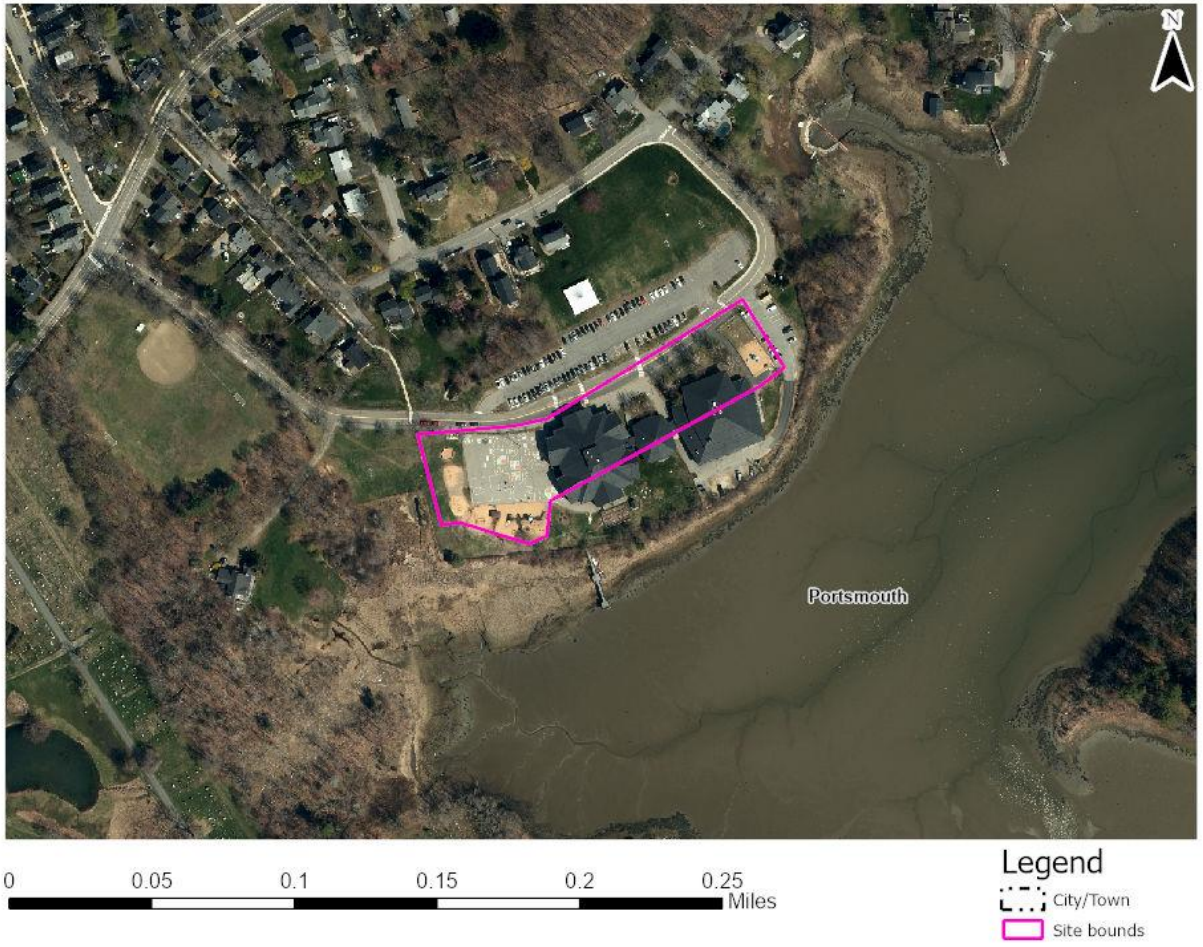
Plant species	**State[1]**	**Federal**	**Notes**
marsh elder (*Iva frutescens*)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
northern blazing star (*Liatris novae-angliae var. novae-angliae*)*	E	--	Threats to this highly imperilled species are development activities that eliminate its habitat and invasion of its open, grassy habitat by trees and shrubs.

Vertebrate species	**State[1]**	**Federal**	**Notes**
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Peregrine Falcon (*Falco peregrinus anatum*)	T	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).

[1]Codes: "E" = Endangered, "T" = Threatened, “SC” = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.
An asterisk (*) indicates that the most recent report for that occurrence was 25 or more years ago.

Disclaimer:
DataCheck Tool screening only includes documented and verified occurrences of protected species and exemplary natural communities. The list of protected species and habitat on this letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, surveys are the best way to determine what resources are present on site.

DCT25-3222



www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

APPENDIX E

State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
DIVISION OF HISTORICAL RESOURCES

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-3483 Fax: 603-271-3433
TDD Access: Relay NH 1-800-735-2964
nhdhr.dncr.nh.gov

December 29, 2025

Devin Herrick

Re: 2025PR01114 - Little Harbor School Playground Renovation

Dear Devin Herrick,

In accordance with state and federal statutes [New Hampshire RSA 227C:9 and Section 106 of the National Historic Preservation Act (16 U.S.C. 470)] and with federal Advisory Council on Historic Preservation regulations, Protection of Historic Properties (36 CFR Part 800), the New Hampshire Division of Historical Resources/State Historic Preservation Office (NHSHPO) has reviewed information regarding the above-referenced project.

Based upon this review, no known historic resources appear to be affected by the project. Therefore, it is the opinion of the NHSHPO that the project will result in ***No Historic Properties Affected*** under 36 CFR Part 800.4(d)(1).

No further consultation is required unless there are any changes in approved plans, the need for additional work is identified, or an unanticipated discovery occurs. If further correspondence is required, please refer to the project review number noted above.

If you have any questions, please email Liz Schneible at: elizabeth.a.schneible@dncr.nh.gov

Thank you for the opportunity to comment.

Sincerely,

Nadine Miller

Nadine Miller
Deputy State Historic Preservation Officer
NH Division of Historical Resources

APPENDIX F

Parcel 0206-0020
Abutters List – Wetlands

Abutters List

Env-Wt 102.03 "Abutter" means any person who holds title to abutting property or who owns flowage rights on abutting property.

Env-Wt 102.04 "Abutting property" means any property immediately contiguous to the property on which a project has occurred or is proposed, provided that:

(a) The term does not include any property that is separated by a public road from the property on which a project has occurred or is proposed, or that is more than ¼-mile from the limits of the work or proposed work;

(b) For any project located on the shoreline of a surface water body, the term includes any property within 100 feet of the shoreline impact in any direction;

(c) For any project that will impact a watercourse, the term includes any property within 100 feet
upstream or downstream of the impact area; and

(d) If an abutting property is owned in whole or in part by the person who undertook the work or is proposing to undertake the work, or is necessary to meet a frontage requirement, the term includes the next contiguous property, subject to the ¼-mile limitation.

Subject Property:
Map-Lot 0206-0020
Location 50 Clough Dr
Owner City of Portsmouth
Owner Address PO Box 628, Portsmouth, NH 03802

Abutters:

Property ID	Site Address	Owner Name	Owner Name 2	Owner Address	City	State	Zip
0206-0021-0000	68 BRACKETT RD	LACROCE EUGENE JR	LACROCE KIMBERLY	68 BRACKETT RD	PORTSMOUTH	NH	03801
0206-0022-0000	64 BRACKETT RD	EDWARDS MICHAEL J & LEANNE A		64 BRACKETT RD	PORTSMOUTH	NH	03801
0206-0023-0000	56 BRACKETT RD	SAYERS PATRICK J		56 BRACKETT RD	PORTSMOUTH	NH	03801
0206-0025-0000	26 BRACKETT RD	BACON FAMILY REVOCABLE TRUST	BACON ROBERT A & CAROLEE M TRUSTEES	26 BRACKETT RD	PORTSMOUTH	NH	03801
0206-0026-0000	16 BRACKETT RD	ANDERSON NANCY B	ANDERSON JOHN W	16 BRACKETT RD	PORTSMOUTH	NH	03801

0206-0027-0000	86 HAVEN RD	PARKER KERRIN J REVO TRUST OF 2012	PARKER KERRIN J TRUSTEE	86 HAVEN RD	PORTSMOUTH	NH	03801
0206-0034-0000	100 CLOUGH DR	BANJO FAMILY REVOCABLE TRUST	RITZO CAROL B TRUSTEE	100 CLOUGH DR	PORTSMOUTH	NH	03801
0206-0033-0000	CLOUGH DR	CITY OF PORTSMOUTH	REC	PO BOX 628	PORTSMOUTH	NH	03802
0206-0036-0000	SOUTH ST	PROPRIETORS CEMETERY/SOUTH CHURCH CHARITY FUND	C/O JOHN CHAGNON/AMBIT ENGINEERING	200 GRIFFIN RD UNIT 3	PORTSMOUTH	NH	03801
0206-0037-0000	SAGAMORE AVE	CEMETERY REALTY TRUST	GRIFFIN RUTH L GRIFFIN TIMOTHY G TRSTES	479 RICHARDS AVE	PORTSMOUTH	NH	03801
0206-0018-0000		SUPRESSED PARCEL Per Assessor					
0206-0019-0001		SUPRESSED PARCEL Per Assessor					

Subject Parcel

Little Harbor

SOUTH ST
CLOUGH DR
HAVEN RD
BRACKETT LN
BRACKETT RD
JUNKINS AVE
MT VERNON ST
NEW CASTLE AVE
ELWYN AVE
RICHARDS AVE
MILLER AVE
SAGAMORE AVE
BROAD ST
GRAY ST
JONES AVE
VERDUN AVE
CURRIER'S CV
SHERBURNE AVE

Partial Legend

See the cover sheet for the complete legend.

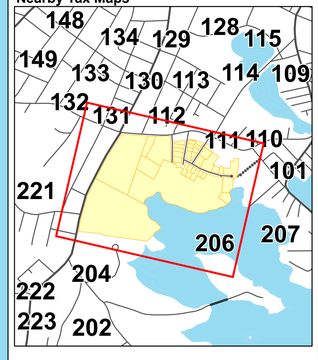
- **7-5A** Lot or lot-unit number
- *2.56 ac* Parcel area in acres (ac) or square feet (sf)
- Address number
- 233-137 Parcel number from a neighboring map
- 68' Parcel line dimension
- SIMS AVE Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

0 50 100 200 300 Feet

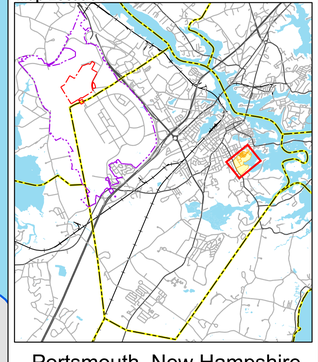
0 20 40 80 Meters

This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2025

Tax Map 206

ABUTTER NOTIFICATION
OF
NHDES WETLANDS PERMIT APPLICATION

Via Certified Mail

February 24, 2026

RE: NHDES Wetlands Permit Application
Little Harbor School Playground Renovation
50 Clough Drive, Portsmouth NH
Tax Map: 206 Lot 020

Dear Abutter:

This letter is to inform you that a Wetlands Permit Application will be filed with the NH Department of Environmental Services (DES) Wetland Bureau for a Wetlands Permit associated with the above referenced project for the renovation of two playgrounds at the Little Harbor School. Under state law RSA 482-A:3 I (d)(1), I am required to notify you via certified mail about the application, which proposes work abutting your property at the following address:

50 Clough Drive, Portsmouth NH 03801 (Lot 206-020)

Once it is filed, the permit application, including plans that show the proposed project will be available for viewing at the City Clerk's Office in Portsmouth or at the NHDES offices by scheduling a file review by calling (603) 271-2919.

If you have questions, you may contact Devin Herrick with Weston & Sampson Engineers at the contact information provided below.

Sincerely,

Devin Herrick, CWS
Technical Specialist
Weston & Sampson
55 Walkers Brook Drive, Suite 100
Reading, MA 01867 (HQ)
tel: 978-532-1900 ext. 2117

cc: NHDES Wetlands Bureau

Abutter Mailing – Little Harbor School Portsmouth Pg 1 of 2

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2/24/2026

LACROCE EUGENE JR
LACROCE KIMBERLY
68 BRACKETT RD
PORTSMOUTH, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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2/24/2026

EDWARDS MICHAEL J & LEANNE A
64 BRACKETT RD
PORTSMOUTH, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SAYERS PATRICK J
56 BRACKETT RD
PORTSMOUTH, NH 03801

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2/24/2026

BACON FAMILY REVOCABLE TRUST
BACON ROBERT A & CAROLEE M
TRUSTEES
26 BRACKETT RD
PORTSMOUTH, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
$

Postmark Here
2/24/2026

ANDERSON NANCY B
ANDERSON JOHN W
16 BRACKETT RD
PORTSMOUTH, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

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2/24/2026

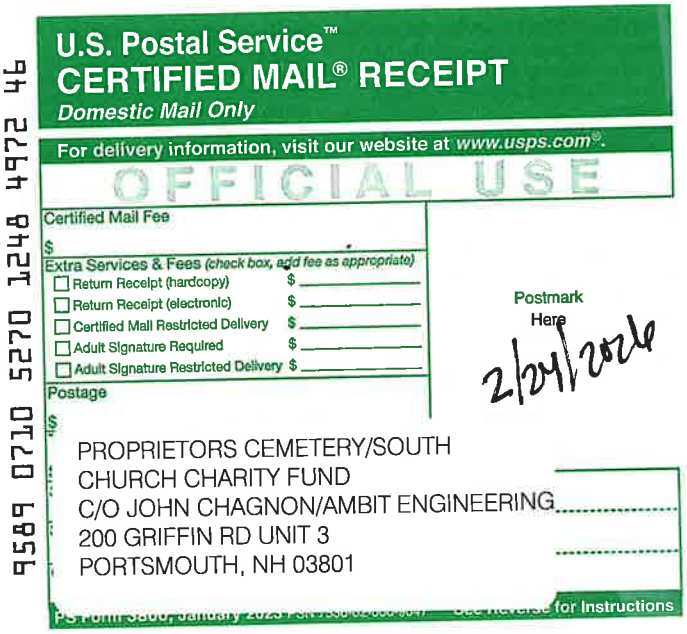
PARKER KERRIN J REVO TRUST OF 2012
PARKER KERRIN J TRUSTEE
86 HAVEN RD
PORTSMOUTH, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Abutter Mailing – Little Harbor School Portsmouth Pg 2 of 2









APPENDIX G



Photo 1: Little Harbor School Playground



Photo 2: PEEP Playground



Photo 3: Portsmouth Harbor/Piscataqua River



Photo 4: Highest Observable Tide Line



Photo 5: Salt Marsh



Photo 6: Non-Tidal Wetland



Photo 7: Ephemeral Stream



Photo Key

APPENDIX H

Weston & Sampson SM

westonandsampson.com

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

Wetland Delineation Report



September & November 2025

Little Harbor School
50 Clough Street
Portsmouth NH

Wetland Delineation Conducted By:
Devin Herrick, CWS



TABLE OF CONTENTS

Page

1.0 SITE DESCRIPTION 1-1

2.0 DELINEATION OF WETLAND RESOURCES 2-1
- 2.1 Site Observations 2-1
- 2.2 Wetland Delineation Methodology 2-1
- 2.3 Tidal Surface Water 2-2
- 2.4 Developed Tidal Buffer Zone 2-3
- 2.5 Tidal Wetland – Salt Marsh 2-4
- 2.6 Non-Tidal Wetland 2-5
- 2.7 Ephemeral Stream 2-6
- 2.8 Other Protected Areas 2-7

3.0 SUMMARY 3-1

4.0 REFERENCES 4-1

FIGURES

Figure 1 ..... Wetlands Field Map
Figure 2 ..... USGS Topographic Map
Figure 3 ..... FEMA FIRM Map
Figure 4 ..... Designated River Map
Figure 5.1 and 5.2 ..... Wildlife Action Plan Maps

APPENDICES

Appendix A ..... ACOE Wetland Determination Data Forms

Appendix B ..... Site Photographs

Appendix C ..... NHB Datacheck Forms

1.0 SITE DESCRIPTION

On September 12th, 2025 and November 21st, 2025, a wetland delineation was conducted at the Little Harbor School in Portsmouth, NH. This investigation area is located on a developed parcel which has an existing school. Please see Figure 1 (Wetlands Field Map) and Figure 2 (USGS Topographic Map) of this report for the investigation area.

Wetland areas including, a tidal perennial stream bank, a tidal wetland – salt marsh, a non-tidal wetland, and an ephemeral stream were identified and flagged in the field using pink flagging by a Weston & Sampson employee who is a NH Certified Wetland Scientist trained in the wetland delineation process using the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method) utilizing the "Wetlands Delineation Manual", Technical Report Y-87-1, US ACE, January 1987, and the "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region", Version 2.0, US ACE, January 2012. Further descriptions of these wetland resource areas are presented in the following sections.

2.0 DELINEATION OF WETLAND RESOURCES

2.1 Site Observations

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

- Tidal Surface Water
- Tidal Buffer Zone
- Tidal Wetland – Salt Marsh
- Non-Tidal Wetland
- Ephemeral Stream

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

2.2 Wetland Delineation Methodology

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

The Federal Delineation Method identifies wetlands based on the presence of hydrophytic vegetation, hydric soils, and wetlands hydrology. Pink flags with distinct flag numbers are left in the field to show wetland limits. Vegetation, hydrology and soils are assessed in both wetland and upland areas to accurately place the wetland limits at each site. The percentage of vegetative species was estimated by creating sample plots. Sample plot radius for trees, saplings, shrubs, groundcover and woody vine strata was 30', 15', 15', 5' and 30', respectively. After creating the sample plot areas, the percent basal area coverage of each species within the monitoring plot was recorded. Using these field observations,

the percent dominance of each species within its stratum was calculated. The 50/20 Rule was then used to determine dominance. Dominant species were considered the most abundant plant species (when ranked in descending order of abundance and cumulatively totaled) that immediately exceeds 50% of the total dominance measure (basal area) for the stratum, plus any additional species comprising 20% or more of the total dominance measure for the stratum. Once the dominant species were determined, they were treated equally to determine the presence of hydrophytic vegetation. If the number of dominant species with a Wetland Indicator Status of FAC (excluding FAC-), FACW or OBL is greater than, or equal to, the number of remaining dominant species, the area was considered a jurisdictional wetland resource area based on vegetation.

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

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

2.3 Tidal Surface Water

Per Env-Wt 602.58 Tidal surface water means “any surface water that is subject to the ebb and flow of the tide”. The Reference Line for coastal waters per RSA 483-B:4, XVII. Is “the highest observable tide line, which means a line defining the furthest landward limit of tidal flow, not including storm events, which can be recognized by indicators such as the presence of a strand line of flotsam and debris, the landward margin of salt tolerant vegetation, or a physical barrier that blocks further flow of the tide.” Per Env-Wt 602.23 “Highest observable tide line (HOTL)” means “a line defining the farthest landward limit of tidal flow, not including storm events, that can be recognized by indicators such as the presence of a strand line of flotsam and debris, the landward margin of salt-tolerant vegetation, or a physical barrier that blocks inland flow of the tide”

Based on the current mapping available from the United States Geological Survey (USGS) the tidal surface water identified within the investigation area is a part of Portsmouth Harbor/the Piscataqua River.

Wetland flags left in the field included:

- Highest Observable Tide (HOT)-A1 through HOT-A29 (HOT "A" Series)

These flags were placed based on a strand line of flotsam and debris, and/or the landward margin of salt-tolerant vegetation.

Tidal waters are considered to be "Surface Waters of the State" (RSA 485-A:2, XIV) and as such at the state level they are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A). Other local, state or federal regulations may apply to these areas.

Utilizing the New Hampshire hydrography dataset archived by the Geographically Referenced Analysis and Information Transfer System (GRANIT) the Piscataqua River identified within the investigation area is a seventh order stream. Since the Piscataqua River is a fourth order stream or higher is considered a "public water" per RSA 483-B:4, XVI and is subject to the Shoreland Water Quality Protection Act (RSA 483-B).

2.4 Developed Tidal Buffer Zone

Per Env-Wt 602.52 the tidal buffer zone means "the area identified in RSA 482-A:4, I as bordering on tidal waters within 100 feet of the highest observable tide line, which can contain banks, upland areas, bogs, salt marsh, swamps, meadows, flats, or other lowlands subject to tidal action." This investigation area does include land within 100 feet of the highest observable tide line of the Portsmouth Harbor/Piscataqua River. The entire investigation area is located within the developed Little Harbor School Property. This investigation area is considered developed based on Env-Wt 602.12 which indicates that developed upland "means an upland area on a lot within the tidal buffer zone or sand dune where:

(a) The natural soil and vegetation characteristics on more than 50% of the lot have been legally altered and have not returned to a natural state;

(b) If the lot is in a tidal buffer zone, developed lots abut at least 2 sides of the lot;

(c) If the lot is in a dune slack area, the lot is surrounded on 4 sides by developed lots or roadways;

(d) If the lot is in a dune, the back side of a fore dune is within the line of encroachment and the lot is

surrounded on 3 sides by developed lots or roadways; and

(e) At least one of the following is true:

(1) The lot has legally been filled or excavated in whole or in part, whether prior to jurisdiction or pursuant to a permit or other authorization;

(2) The lot contains at least one paved or graded area that is, has been, or will be used for vehicular

parking or traffic; or

(3) One or more residential or commercial buildings has been built on the lot.

The Little Harbor School property contains natural soil and vegetation characteristics on more than 50% of the lot that have been legally altered and have not returned to a natural state. Additionally, the lot is in a tidal buffer zone and developed lots abut at least 2 sides of the lot. As such, the investigation area is considered previously developed tidal buffer zone.

At the state level in NH, the tidal buffer zone is regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. Other local, state or federal regulations may apply to these areas.

2.5 Tidal Wetland – Salt Marsh

According to the "Life In New Hampshire Salt Marshes A Quick-Reference Field Guide" prepared by the New Hampshire Department of Environmental Services (NHDES) Coastal Program:

Salt marshes are important transitional habitat between the ocean and the land; they are estuaries where fresh and salt water mix. Salt marsh plants (halophytes) are salt tolerant and adapted to water levels that fluctuate with the tide. Tides carry in nutrients that stimulate plant growth in the marsh and carry out organic material that feeds fish and other coastal organisms. Over time, salt marshes accumulate organic material, forming into a dense layer called peat.

Low Marsh: The low marsh is located along the seaward edge of the salt marsh. It is usually flooded at every tide and exposed during low tide. It tends to occur as a narrow band along creeks and ditches, whereas the high marsh is more expansive and is flooded less frequently. The predominant plant species

found in the low marsh is the tall form of Spartina alterniflora (smooth cordgrass). This species can reach a height of six feet and is very tolerant of daily flooding and exposure.

High Marsh: The high marsh lies between the low marsh and the marsh's upland border. It can be very expansive in some areas, sometimes extending hundreds of yards inland from the low marsh area. Soils in the high marsh are mostly saturated, and the high marsh is generally flooded only during higher than average high tides. Plant diversity is low (usually less than 25 species), with the dominant species being the grasses and rushes such as Spartina patens (salt hay grass), Distichlis spicata (spike grass), Juncus geradii (black grass), and the short form of Spartina alterniflora. Other plant species commonly found in the high marsh are Aster tenufolius (perennial salt marsh aster), and Limonium nashii (sea lavender).

Env-Wt 602.22 High salt marsh means "a tidal marsh zone located above mean high water and inundated during periods of extreme high tide and storm surge associated with coastal storms".

Wetland flags left in the field included:

- Salt Marsh (SM)-A1 through SM-A15 (SM "A" Series)

These flags were placed based on the landward margin of salt-tolerant vegetation.

These wetlands are classified using the Cowardin "*Classification of Wetlands and Deepwater Habitats of the United States*" as E2EM1P, E – Estuarine, 2 – Intertidal, EM – Emergent, 1 – Persistent, P – Irregularly Flooded.

At the state level in NH, tidal wetlands are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. Other local, state or federal regulations may apply to these areas.

2.6 Non-Tidal Wetland

Per Env-Wt 103.47 "Non-tidal wetland" means a wetland that is not subject to periodic inundation by tidal waters. The limit of the nontidal wetlands were determined utilizing the Federal Delineation Method

by locating the transitional area between wetland and upland vegetation, soils and hydrologic conditions. Wetland flags left in the field included:

- WET-B1 through WET-B4 (WET "B" Series)
- WET-C1 through WET-C5 (WET "C" Series)

Dominant vegetation within the non-tidal wetlands included *Acer rubrum, Fraxinus pennsylvanica, Frangula alnus, Equisetum sylvaticum, Onoclea sensibilis, and Celastrus orbiculatus* species that generally thrive in wet conditions. Soils within the non-tidal wetland were composed of a silty loam with redoximorphic features. Other indicators of wetland hydrology included saturation, water stained leaves and oxidized rhizospheres.

Dominant vegetation in the adjacent upland areas included *Acer rubrum, Acer platanoides, Frangula alnus, Potentilla simplex, Onoclea sensibilis, and Celastrus orbiculatus*. Soils within the upland were composed of sandy loam with no evidence of mottling or hydrology within the top 12 inches.

These wetlands are classified using the Cowardin "*Classification of Wetlands and Deepwater Habitats of the United States*" as PFO1E, P – Palustrine, FO – Forested, 1 – Broad-Leaved Deciduous, E – Seasonally Flooded/Saturated.

At the state level in NH, nontidal wetlands are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. Other local, state or federal regulations may apply to these areas.

2.7 Ephemeral Stream

Env-Wt 102.64 "Ephemeral stream" means a watercourse that is located above the water table year-round and is not fed by groundwater, such that runoff from rainfall and snowmelt is the primary source of stream flow and so the stream has flowing water only during, and for a short duration after, precipitation or spring thaw events, but which has less flow than an intermittent stream and no evidence of riffles, meander bends, point bars, or braiding.

A single ephemeral stream was observed within the investigation area. Water originates from the asphalt playground surface (basketball court). The channelized stream terminates and becomes diffuse in the vegetated playground lawn before reaching the nearby salt marsh. No connection to the water table was observed and water only flows within the channel during storm events.

Wetland flags left in the field included:

- Center Line CL-A1 through CL-A9 (CL "A" Series)

At the state level in NH, ephemeral streams are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. Other local, state or federal regulations may apply to these areas.

2.8 Other Protected Areas

Weston & Sampson created Environmental Resources Maps (see Figures 3-5) of the site to determine the presence of other protected areas. These areas included:

- Priority Resource Area (PRA)
- Designated River Segment/Corridor
- Prime Wetlands
- FEMA 100 Year Floodplain
- Wildlife Action Plan

Priority Resource Area (PRA)

Per Env-Wt 103.66 "Priority resource area (PRA) means "a jurisdictional area that:

(a) Has documented occurrences of protected species or habitat;

(b) Is a bog;

(c) Is a floodplain wetland contiguous to a tier 3 or higher watercourse;

(d) Is a designated prime wetlands;

(e) Is a duly-established 100-foot buffer of a designated prime wetlands;

(f) Is a sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone; or

(g) Is any combination of (a) through (f), above.

The Portsmouth Harbor/the Piscataqua River is a tidal water and would be considered a PRA. The investigation area includes a duly-established 100-foot buffer of a designated prime wetland which is also considered a PRA.

Designated River Segment/Corridor

The New Hampshire Rivers Management and Protection Program (RMPP) was established in 1988 with the passage of RSA 483 to protect certain rivers, called Designated Rivers, for their outstanding natural and cultural resources. The New Hampshire Department of Environmental Services RMPP maintains a NH Designated River Corridor Web Map viewer showing all of the jurisdictional designated river segments. The Designated River corridor is defined as the river and the land area located within a distance of 1,320 feet (1/4 mile) of the normal high water mark or to the landward extent of the 100 year floodplain of a designated river as designated by the Federal Emergency Management Agency, whichever distance is larger.

A map of the investigation area utilizing the NH Designated River Corridor Web Map viewer is shown in Figure 4. There are no designated river segments or corridors located within the investigation area.

Prime Wetlands

Per RSA 482-A:15.1(a) Any municipality, by its conservation commission, or, in the absence of a conservation commission, the planning board, or, in the absence of a planning board, the local governing body, may undertake to designate, map, and document prime wetlands lying within its boundaries, or if such areas lie only partly within its boundaries, then that portion lying within its boundaries. The conservation commission, planning board, or governing body shall give written notice to the owner of the affected land and all abutters 30 days prior to the public hearing, before designating any property as prime wetlands.

The investigation area included a prime wetland designated by the City of Portsmouth as wetland number 061B.

FEMA 100 Year Floodplain

The Federal Emergency Management Agency (FEMA) has designated a series of zones which area defined according to varying levels of flood risk. Per FEMA a flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. The 100-year floodplain is the zone with a 1% annual chance of flooding. FEMA Flood Insurance Rate Maps (FIRM) were created online from the FEMA website to determine if there is a 100-year flood zone at the site.

See Figure 3 for FIRM map. Based on FEMA flood maps the investigation area is partially located within the 100-year floodplain.

Wildlife Action Plan

In 2020 an update was completed of the New Hampshire Fish and Game Wildlife Action Plan. According to the NH Fish and Game the aim of the Wildlife Action Plan seeks to "identify species in greatest need of conservation, habitats that are at the greatest risk, as well as land uses and activities that present the greatest threats to wildlife and habitat." The NH Wildlife Action Plan includes three sets of mapping data available for use by stakeholders:

1. Habitat Land Cover Map: which shows where the different types of wildlife habitat are located throughout the state.
2. Highest Ranked Habitat by Ecological Condition Map: which shows where habitats in the best ecological condition in the state are located, based on biodiversity, arrangement of habitat types on the landscape, and lack of human impacts.
3. Aquatic Habitats Map: which provides an assessment of surface water habitats.

After learning what habitat may be present within a proposed project area the Wildlife Action Plan informs stakeholders about strategies for managing and protecting wildlife. The data from these maps is available on the Geographically Referenced Analysis and Information Transfer System (GRANIT) viewer.

The investigation area was investigated on the GRANIT viewer and two maps were produced (Figures 5.1 and 5.2). According to the Habitat Land Cover data the investigation area is composed of Developed Impervious, Developed or Barren land, Grassland, Hemlock-hardwood-pine, and Salt marsh cover types. The Highest Ranked Habitat by Ecological Condition data indicates that portions of investigation area are located with highest ranking habitat.

Endangered and Rare Species/Habitat

The New Hampshire Natural Heritage Bureau (NHB) keeps records of known locations of rare species and natural communities. The NHB Datacheck Tool allows the user to outline the limits of the proposed project area in order to determine if there are any records of rare species and natural communities within the proposed project limits.

The approximate proposed project limits were mapped using the NHB Datacheck Tool. Initial NHB Data Check results indicate that there are Ecological Review records in the vicinity of the approximate proposed project limits (see Appendix C). Further consultation with NHDES will be needed to determine what rare species and/or natural communities were identified. This mapping is regularly updated and subject to change.

If any portion of the project involves a federal nexus (i.e. federal permitting, federal funding ect.) than additional information may be required from the U.S. Fish and Wildlife Service.

3.0 SUMMARY

On September 12th, 2025 and November 21st, 2025, a wetland delineation was conducted at the Little Harbor School in Portsmouth, NH. Wetland areas including, a tidal perennial stream bank, a tidal wetland – salt marsh, a non-tidal wetland, and an ephemeral stream were identified and flagged in the field.

Additional environmental mapping was conducted using NH Granit data layers and FEMA FIRM mapping. This additional mapping indicates that a prime wetland and a duly-established 100-foot buffer of a designated prime wetland are present on the site. Additionally portions of the site are located within the 100-year flood zone and Highest Ranked Habitat.

4.0 REFERENCES

United States Department of Agriculture, Natural Resources Conservation Service. *2018. Field Indicators of Hydric Soils in the United States, Version 8.2.* L. M. Vasilas, G. W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

USACOE, January 1987, Corps of Engineers Wetlands Delineation Manuel, Wetlands Research Program Technical Report Y-87-1.

FEMA Flood Map Service Center, online at msc.fema.gov/portal Assessed on 11/19/2025.
Tiner, Jr., Ralph W., 2005, Field Guide to Nontidal Wetland Identification

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



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Points
- Salt Marsh
- Investigation Area
- Highest Observable Tide Reference Line
- Coastal Wetland
- Ephemeral Stream - Center Line

National Wetlands Inventory Plus

Wetland Type

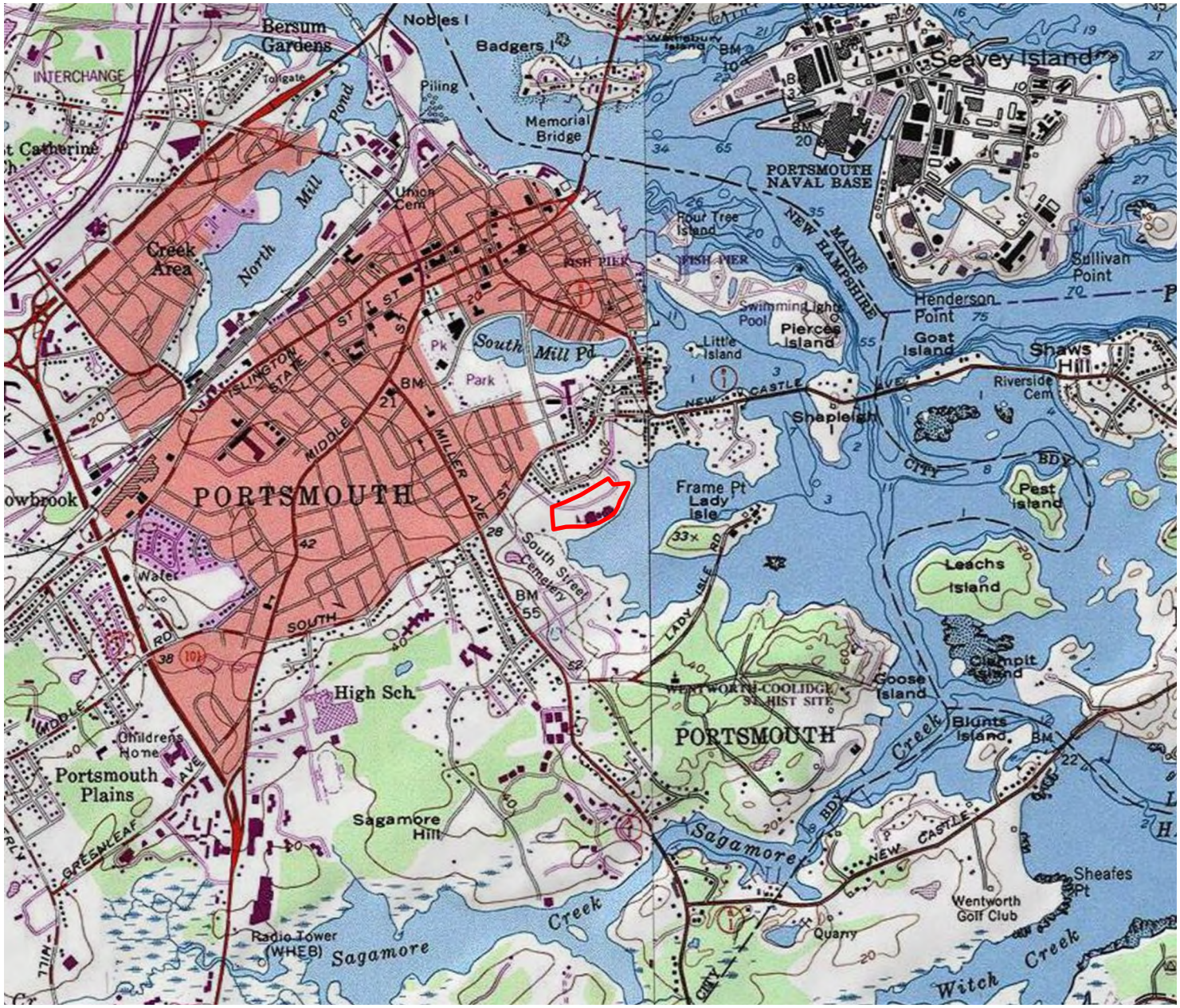
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- NH DOT Roads
- NH Parcels

FIGURE 1

Little Harbor School
Portsmouth NH

Wetlands Field Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Copyright:© 2013 National Geographic Society, i-cubed, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Investigation Area

FIGURE 2

Little Harbor School
Portsmouth NH

USGS Locus Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:31 PM



N
W E
S

200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA Microsoft, Vantor

Legend

- Investigation Area

National Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- NH DOT Roads

FIGURE 3

Little Harbor School
Portsmouth NH

FEMA Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Investigation Area
- Designated Rivers 24K
- Designated River Corridor
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.1

Little Harbor School
Portsmouth NH

Designated River Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:32 PM



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W E
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200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Highest Ranked Wildlife Habitat

- 1 Highest Ranked Habitat in New Hampshire
- 2 Highest Ranked Habitat in Biological Region
- 3 Supporting Landscapes
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.2

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Highest Rank Habitat Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Habitat Land Cover

- Alpine
- Appalachian oak-pine
- Cliff and Talus
- Coastal island
- Developed Impervious
- Developed or Barren land
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Sand/Gravel
- Temperate swamp
- Wet meadow/shrub wetland
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.3

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Habitat Land Cover Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_PRA



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ArcGIS World Geocoding Service
City/Town
Parcels
Flood Plain Wetlands Adjacent to Tier 3 Streams
Tidal Wetlands
Brackish Marsh
High Marsh, J. gerardii
High Marsh, S.patens / D.spicata
Low Marsh
Mudflat
Phragmites australis
Recently Flooded Forest
Short form S. alterniflora
Terrestrial border
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N W E S

200 100 0 200 Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

FIGURE 4.4

Little Harbor School
Portsmouth NH

Priority Resource Area Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_Prime Wetlands



11/19/2025, 12:53:14 PM

ArcGIS World Geocoding Service
City/Town
Parcels
Prime Wetlands
Prime Wetlands with 100ft Buffer
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N
W E
S

200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

FIGURE 4.5

Little Harbor School
Portsmouth NH

Priority Resource Area Map
Prime Wetlands

Weston & Sampson

APPENDIX A

ACOE 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: Little Harbor School City/County: Portmsouth Sampling Date: 9/12/2025

Applicant/Owner: City of Portsmouth State: NH Sampling Point: WET B Wetland

Investigator(s): Devin herrick, CWS Section, Township, Range:

Landform (hillside, terrace, etc.): Marine terraces Local relief (concave, convex, none): None Slope %: 0-5

Subregion (LRR or MLRA): LRR R Lat: 43.066306° Long: -70.754230° Datum: WGS 84

Soil Map Unit Name: Scitico 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 X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ____

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

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WET B Wetland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	25	Yes	FAC
2. *Fraxinus pennsylvanica*	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Fraxinus pennsylvanica*	25	Yes	FACW
2. *Frangula alnus*	10	Yes	FAC
3. *Acer rubrum*	5	No	FAC
4.			
5.			
6.			
7.			
	40	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Equisetum sylvaticum*	25	Yes	FACW
2. *Onoclea sensibilis*	15	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40	=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1. *Celastrus orbiculatus*	5	Yes	FACU
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	75	x 2 =	150
FAC species	40	x 3 =	120
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	120 (A)		290 (B)

Prevalence Index = B/A = 2.42

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

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

SOIL

Sampling Point: WET B Wetland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/2	100					Loamy/Clayey	
8-16	2.5YR 4/2	95	10YR 4/6	5	C	M	Loamy/Clayey	Prominent redox concentrations
16-20	2.5YR 5/2	95	10YR 4/6	5	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

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: Little Harbor School City/County: Portmsouth Sampling Date: 9/12/2025

Applicant/Owner: City of Portsmouth State: NH Sampling Point: WET B Upland

Investigator(s): Devin herrick, CWS Section, Township, Range:

Landform (hillside, terrace, etc.): Marine terraces Local relief (concave, convex, none): None Slope %: 0-5

Subregion (LRR or MLRA): LRR R Lat: 43.066548° Long: -70.754442° Datum: WGS 84

Soil Map Unit Name: Scitico silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes	No X	**within a Wetland?** **Yes** **No** X
Wetland Hydrology Present?	Yes	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- Marl Deposits (B15)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Moss Trim Lines (B16)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Microtopographic Relief (D4)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	No X	Depth (inches):
Water Table Present?	Yes	No X	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes	No X	Depth (inches):

Wetland Hydrology Present? **Yes** **No** X

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

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WET B Upland

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	10	Yes	FAC
2. *Acer platanoides*	15	Yes	UPL
3. *Fraxinus pennsylvanica*	5	No	FACW
4. *Malus prunifolia*	5	No	UPL
5.			
6.			
7.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1. *Frangula alnus*	25	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Potentilla simplex*	10	Yes	FACU
2. *Onoclea sensibilis*	5	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15	=Total Cover	
Woody Vine Stratum (Plot size: 30)			
1. *Celastrus orbiculatus*	5	Yes	FACU
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	35	x 3 =	105
FACU species	15	x 4 =	60
UPL species	20	x 5 =	100
Column Totals:	80 (A)		285 (B)

Prevalence Index = B/A = 3.56

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

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

SOIL

Sampling Point: WET B Upland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					Sandy	
10-16	10YR 4/3	100					Sandy	
16-20	10YR 4/4	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

APPENDIX B

Site Photographs



Photo 1: Little Harbor School Playground



Photo 2: PEEP Playground



Photo 3: Portsmouth Harbor/Piscataqua River



Photo 4: Highest Observable Tide Line



Photo 5: Salt Marsh



Photo 6: Non-Tidal Wetland



Photo 7: Ephemeral Stream

APPENDIX C

NHB Datacheck Forms

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

To: Devin Herrick, Weston & Sampson Engineering
55 Walkers Brook Drive
Reading, MA 01857
herrick.devin@wseinc.com

From: Ecological Review Section
New Hampshire Department of Environmental Services

cc: NHFG Review, David Simmons

Date: 12/04/2025 (valid until 12/04/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetlands Standard Dredge & Fill

DCT ID: DCT25-3222

Town: Portsmouth
Location: 50 CLOUGH DR

Project Description: The propose project includes the replacement of two playgrounds on the property of the Little Harbor School. All work will occur in uplands. To be completed by the end of 2026.

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information it was determined that there are potential impacts. Please carefully read the comments below and consultation instructions on the following pages.

Plant and Exemplary Natural Community Comments: If all work is within existing disturbed areas of the playground footprints, then no ecological review for plants is needed. If work is proposed outside of the existing playground footprints, then please provide proposed plans and representative photos during the growing season of the proposed impact areas (or at the very least without snow cover).

Wildlife and Critical Habitat Comments: An ecological review is needed to further assess potential impacts to protected wildlife and critical habitat. Please refer to the Wildlife Ecological Review Instructions below for guidance on how to submit an ecological review request and information about when an ecological review is required vs recommended.

Plant and Exemplary Natural Community Ecological Review Instructions

Unless otherwise noted, an ecological review is required if plant and/or ENC records are included on this letter and:

a. The project is funded or carried out by a state agency; or
b. Such a review is required pursuant to the administrative rules of a state agency

If a project is not legally required to obtain an ecological review but this letter contains plant and/or ENC records, it is recommended to voluntarily proceed with an ecological review in order to ensure that project impacts do not result in a violation of RSA 217-A.

To request an ecological review for plants and/or ENCs:

1. Email (preferred), mail, or hand-deliver any materials requested in the "Plant and Exemplary Natural Community Comments" section above to:

   Department of Environmental Services
   Ecological Review Section
   P.O. Box 95
   29 Hazen Drive
   Concord, New Hampshire 03302-0095
   ecologicalreviews@des.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Ecological Review Request" in the subject line of the request.

For help with the plant/ENC ecological review process call 603-271-6261.

Wildlife and Critical Habitat Ecological Review Instructions

Requesting an Ecological Review by NHDES

An ecological review for wildlife will be completed by the NHDES Ecological Review Section if a NHDES permit, authorization, or approval is needed. *If you do not need any NHDES permits, authorizations, or approvals then please see the section regarding NHFG reviews conducted by the NH Fish and Game Department (NHFG) below.*

Unless otherwise noted, an ecological review by NHDES is required if wildlife/critical habitat records are included on this letter and:

a. The project is funded or carried out by a state agency; or
b. Such a review is required pursuant to the administrative rules regarding the permit, approval, or written authorization pursuant to RSA 482-A, RSA 485-A, and RSA 236.

If a project requiring a NHDES permit, authorization, or approval is not legally required to obtain an ecological review, but this letter contains wildlife or critical habitat records, it is recommended to voluntarily proceed with an ecological review in order to ensure that project impacts do not result in a violation of RSA 212-A.

To request an ecological review for wildlife with DES:

1. Email (preferred), mail, or hand-deliver project information following the guidance of Fis1004.03(c) to:

   Department of Environmental Services
   Ecological Review Section
   P.O. Box 95
   29 Hazen Drive
   Concord, New Hampshire 03302-0095
   ecologicalreviews@des.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Ecological Review Request" in the subject line of the request.

For help with wildlife ecological review process call 603-271-0467 or visit the wildlife environmental review page for guideline materials including a suggested checklist of materials to provide for ecological review.

Wildlife and Critical Habitat Review Instructions (continued)

Requesting a Wildlife Review by NHFG

Wildlife reviews to assess potential impacts to protected wildlife and critical habitat for any need outside of NHDES permits, authorizations, and approvals are completed by the New Hampshire Fish and Game Department, Nongame & Endangered Wildlife Program.

To request a wildlife review with NHFG:

1. Email (preferred), mail, or hand-deliver available project information to:

   New Hampshire Fish and Game Department
   Attn. Wildlife Division, Nongame Program
   11 Hazen Drive
   Concord, New Hampshire 03301
   nhfgreview@wildlife.nh.gov

2. Reference the DataCheck Tool identification number (DCT ID) included on the first page of this letter and include "Wildlife Review" in the subject line of the request.

For help with the NHFG wildlife review process call 603-271-2461.

Federal Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included in this letter. For ESA compliance, please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (iPaC) website for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov or 603-223-2541).

Ecological Review Database records:
The following record(s) may be impacted by the proposed project. Please refer to this list when coordinating.

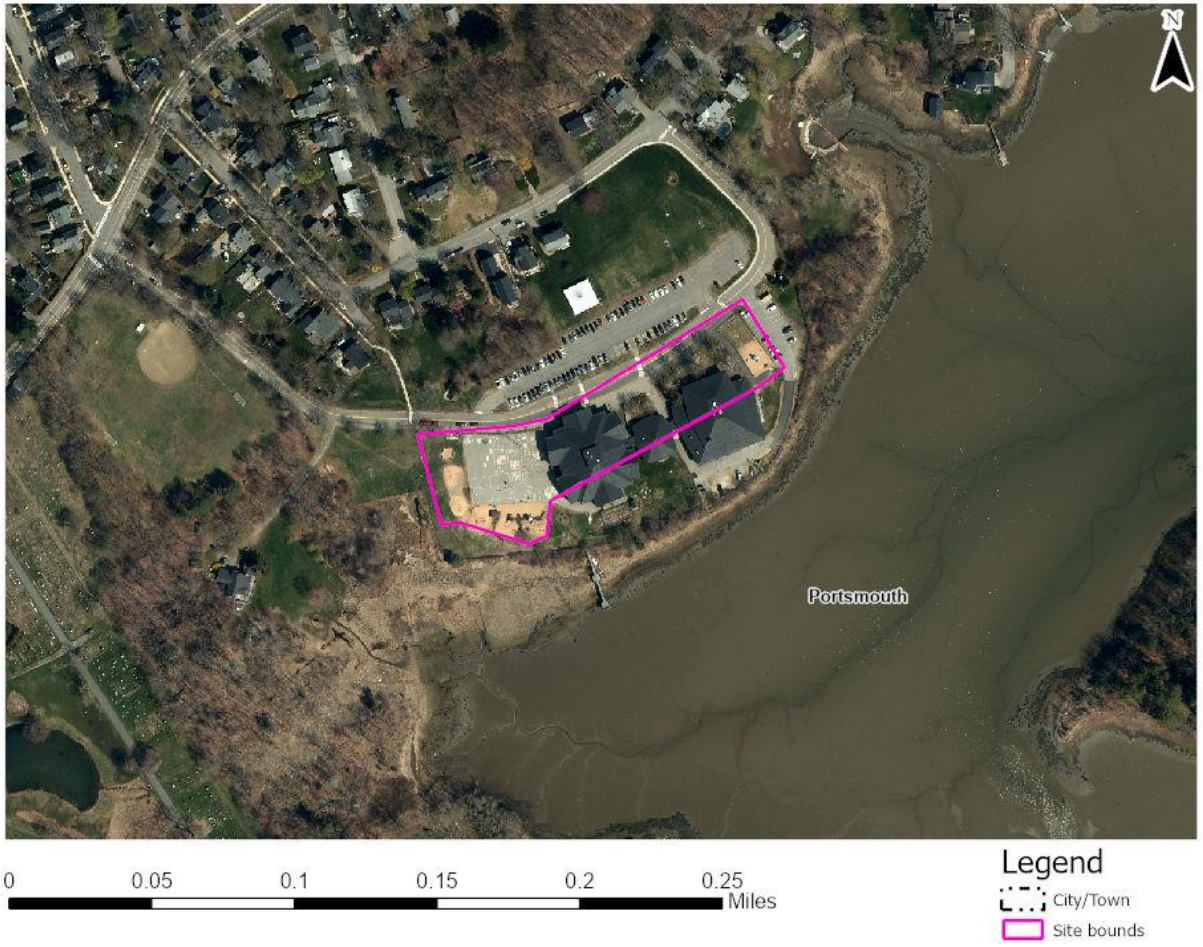
Plant species	**State[1]**	**Federal**	**Notes**
marsh elder (*Iva frutescens*)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
northern blazing star (*Liatris novae-angliae var. novae-angliae*)*	E	--	Threats to this highly imperilled species are development activities that eliminate its habitat and invasion of its open, grassy habitat by trees and shrubs.

Vertebrate species	**State[1]**	**Federal**	**Notes**
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Peregrine Falcon (*Falco peregrinus anatum*)	T	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).

[1]Codes: "E" = Endangered, "T" = Threatened, “SC” = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.
An asterisk (*) indicates that the most recent report for that occurrence was 25 or more years ago.

Disclaimer:
DataCheck Tool screening only includes documented and verified occurrences of protected species and exemplary natural communities. The list of protected species and habitat on this letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, surveys are the best way to determine what resources are present on site.

DCT25-3222



www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

APPENDIX I

Weston & Sampson SM

westonandsampson.com

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

Functional Assessment



November 2025

Little Harbor School

50 Clough Street
Portsmouth NH



TABLE OF CONTENTS

Page

TABLE OF CONTENTS i

LIST OF APPENDICES i

1.0 INTRODUCTION 1-1

2.0 SITE DESCRIPTION 2-1
PEEP Playground 2-1
Little Harbor School Playground 2-2

3.0 PROJECT SCOPE 3-1
PEEP Playground 3-1
Little Harbor School Playground 3-1

4.0 METHODOLOGY 4-1

5.0 WETLAND FUNCTIONS AND VALUES ASSESSMENT 5-1
5.1 Groundwater Recharge/Discharge 5-1
5.2 Floodflow Alteration 5-1
5.3 Fish and Shellfish Habitat (Marine) 5-2
5.4 Sediment/Toxicant Retention 5-2
5.5 Nutrient Removal/Retention/Transformation 5-2
5.6 Production Export 5-3
5.7 Sediment/Shoreline Stabilization 5-3
5.8 Wildlife Habitat 5-3
5.9 Recreation 5-4
5.10 Educational/Scientific Value 5-4
5.11 Uniqueness/Heritage 5-4
5.12 Visual Quality/Aesthetics 5-5
5.13 Endangered Species Habitat 5-5
5.14 Conclusion 5-6
5.15 Proposed Project Impact on Functions/Values 5-6

6.0 REFERENCES 6-1

APPENDICES

Appendix A ..... Wetland Function-Value Evaluation Form

Appendix B ..... Highway Methodology Considerations/Qualifiers

Appendix C ..... Supporting Maps and Figures

1.0 INTRODUCTION

In accordance with Env-Wt 603.04 Coastal Functional Assessment "*(a) For minor or major standard permit applications, the applicant shall submit a CFA report that is based on the data screening information and on-site evaluation required by Env-Wt 603.03"*. The proposed upgrade the Portsmouth Little Harbor Elementary School playgrounds in Portsmouth NH requires the submission of a major impact wetlands permit. As a result, a Certified Wetland Scientist (CWS) from Weston & Sampson completed a functional assessment in order to evaluate how the wetlands on site will be affected by the proposed alteration.

.

2.0 SITE DESCRIPTION

The Portsmouth Little Harbor Elementary School is located at 50 Clough Drive, Portsmouth, NH 03801, Tax Map 206 Lot 20. The school is located along the tidal Piscataqua River. An aerial locus map and USGS locus map are attached.

The existing play facilities on the property are broken down into two playgrounds, the first is located on the east side of the school known as the "PEEP Playground" and the second is located on the west side of the school known as the "Little Harbor School Playground". Both playgrounds will be renovated as part of this proposed project.

PEEP Playground

The existing PEEP Playground includes a play structure with additional loose play equipment, a wood chip base and the entire playground is surrounded by a chain link fence. There is also an existing stone retaining wall which separates play area from parking lot which will be retained by the project.

Image 1.1: Google Street Earth Image of the Existing PEEP Playground.



Little Harbor School Playground

The existing Little Harbor School Playground includes a large play structure, monkey bars/climbing structure, a gaga pit, a swing set, a basketball court and associated asphalt play area. There is also a small ephemeral stream which originates from stormwater sheet flow off the existing basketball court. The ephemeral stream dissipates into the grassy play area before reaching the salt marsh

Image 1.2: Google Street Earth Image of the Existing Little Harbor School Playground.



The Piscataqua River and an associated salt marsh are located immediately adjacent to the Little Harbor School. This complex has two wetland classification types based on the Cowardin Classification system:

E2EM1P:

> System **Estuarine (E)** : The Estuarine System consists of deepwater tidal habitats and adjacent tidal wetlands that are usually semienclosed by land but have open, partly obstructed, or sporadic access to the open ocean, and in which ocean water is at least occasionally diluted by freshwater runoff from the land. The salinity may be periodically increased above that of the open ocean by evaporation. Along some low-energy coastlines, there is appreciable dilution of sea water. Offshore areas with typical estuarine plants and animals, such as red mangroves (Rhizophora mangle) and eastern oysters (Crassostrea virginica), are also included in the Estuarine System.

Subsystem **Intertidal (2)** : The substrate in these habitats is flooded and exposed by tides; includes the associated splash zone.

Class **Emergent (EM)** : Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass **Persistent (1)** : Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

Water Regime **Irregularly Flooded (P)** : Tides flood the substrate less often than daily.

E2US3M:

System **Estuarine (E)** : The Estuarine System consists of deepwater tidal habitats and adjacent tidal wetlands that are usually semienclosed by land but have open, partly obstructed, or sporadic access to the open ocean, and in which ocean water is at least occasionally diluted by freshwater runoff from the land. The salinity may be periodically increased above that of the open ocean by evaporation. Along some low-energy coastlines, there is appreciable dilution of sea water. Offshore areas with typical estuarine plants and animals, such as red mangroves (Rhizophora mangle) and eastern oysters (Crassostrea virginica), are also included in the Estuarine System.

Subsystem **Intertidal (2)** : The substrate in these habitats is flooded and exposed by tides; includes the associated splash zone.

Class **Unconsolidated Shore (US)** : Includes all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class.

Subclass **Mud (3)** : The unconsolidated particles smaller than stones are predominantly silt and clay, although coarser sediments or organic material may be intermixed.

Water Regime **Irregularly Exposed (M)** : Tides expose the substrate less often than daily.

3.0 PROJECT SCOPE

The proposed scope will include the removal of existing playground equipment and installation of new play structures with associated landscape features in each of the two playgrounds on site.

PEEP Playground

The proposed PEEP playground improvements will include a variety of play elements designed for young children and group interaction. Planned equipment includes a play structure for small children, a group seesaw, acorn-shaped seating, and a wooden play bridge that will be level with the poured-in-place surfacing to ensure accessibility. A large sand play area is also proposed to encourage sensory and creative play.

In addition to the play equipment, several landscape and site enhancements are proposed in the PEEP playground to support both functionality and aesthetics. These include new plantings with boulder accents, picnic tables, and new fencing surrounding the play area. Concrete paving within the limits of the play area will serve multiple purposes, including a bag drop, walking paths, and an accessible area for replenishing sand; this space will also accommodate loose play items such as a play kitchen. New asphalt walking paths are proposed in generally the same configuration as existing conditions, with selective reductions in paved area to minimize impervious surfaces within the project limits. The landscape plan also includes the installation of seven new trees and approximately twenty new shrubs and herbaceous native species.

Little Harbor School Playground

The proposed playground equipment improvements include the installation of two new swing sets and a large play structure with a climbing element. The equipment is currently planned to be installed over an engineered wood fiber base; however, the City is exploring the availability of funding to instead utilize a permeable poured-in-place rubber safety surfacing. This alternative would not alter the proposed limits of work. In addition, the existing gaga pit will be relocated to a new location, removing the majority of the structure from the 100-foot wetland buffer where it is currently situated. The relocated gaga pit will be constructed on a concrete foundation and filled with engineered wood fiber.

Proposed landscape and site improvements focus on environmental stewardship, safety, and improved site functionality. Stormwater collection will be formalized through the creation of a rain garden designed to allow student interaction with overland flow while maintaining sheet flow into the adjacent grassy area. The existing asphalt play area, including the basketball court, will be relocated farther from the wetland, resulting in a significant overall reduction in asphalt play surface. A concrete curb will be installed around areas of engineered wood fiber to help contain the material. All existing trees on site will be retained, and additional site amenities will include a new timber guard rail and a bike rack.

New plantings will further enhance the landscape and ecological function of the site. The project includes the installation of nine new trees, with species selected in accordance with the City of Portsmouth Street Tree Manual. A total of 136 new shrubs and herbaceous native plant species will be added throughout the site. The rain garden located within the existing ephemeral stream will also receive additional plantings, including 34 herbaceous species, to support stormwater management and native habitat enhancement.

4.0 METHODOLOGY

Wetlands on site were evaluated using the Army Corps of Engineers Highway Methodology Workbook Supplement, Wetland Functions and Values, A Descriptive Approach (Highway Methodology). The approach outlined in the Highway Methodology includes a qualitative description of the physical characteristics of the wetlands, identifies the functions and values exhibited, and uses "best professional judgement" for the basis of the conclusions.

Within the Highway Methodology "Functions" are defined as:

> *Self-sustaining properties of a wetland ecosystem that exist in the absence of society. Functions result from both living and non-living components of a specific wetland. These include all processes necessary for the self-maintenance of the wetland ecosystem such as primary production and nutrient cycling. Therefore, functions relate to the ecological significance of wetland properties without regard to subjective human values.*

"Values" are defined as:

> *Benefits that derive from either one or more functions and the physical characteristics associated with a wetland. Most wetlands have corresponding societal value. This is recognized in various federal, state, and local wetland legislation that was enacted to protect these resources. The value of a particular wetland function, or combination thereof, is based on human judgment of the worth, merit, quality, or importance attributed to those functions.*

To utilize the Highway Methodology the workbook indicates that the "evaluator first determines if a wetland is suitable for particular functions and values and why. Then a determination is made if any functions and/or values are principal and why. Functions and values can be principal if they are an important physical component of a wetland ecosystem and/or are considered of special value to society, from a local, regional, and/or national perspective".

Within the Highway Methodology guidance document there are 13 functions and values. According to the workbook these functions and values "are considered by the Regulatory Branch for any Section 404 wetland permit (outlined further below in Section 4.0). These are not necessarily the only wetland functions and values possible, nor are they so precisely defined as to be unalterable. However, they do represent the best working "palette" of descriptors which can be used to paint an objective representation of the wetland resources associated with a proposed project".

A list of considerations/qualifiers for each function/value can be found within the Highway Methodology and is attached. Additional data sources including aerial photos, topographic maps, GIS data, and additional remote sensing data sources were utilized during desktop review to obtain information about the considerations/qualifiers. These considerations/qualifiers were utilized to determine the suitability of each function/value and to determine the principal functions/values of the wetland complex on site.

5.0 WETLAND FUNCTIONS AND VALUES ASSESSMENT

In accordance with The Highway Methodology described above, wetland functions and values have been qualitatively evaluated for the wetland complex on site. Notes outlining the aspects of the qualifiers/considerations for each of the 13 functions and values are discussed below (Sections 4.1 through 4.13).

The completed Wetland Function-Value Evaluation Form can be found in Appendix A and a summary of the suitable and principal functions-values for the wetland complex has been presented in the Wetland Functions and Values Summary Table (Section 4.14).

5.1 Groundwater Recharge/Discharge

This function considers the potential for the wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, where there is potential for the wetland to contribute water to an aquifer (recharge) or to function as a groundwater discharge area.

The wetland complex on site is associated with a single perennial, tidal river called the Piscataqua River. The Piscataqua is 12 miles in length beginning at the confluence of the Salmon Falls River and Cocheco River and terminating in the Atlantic Ocean. According to NHDES One Stop wells do exist downstream of the Piscataqua River on New Castle Island. Soil mapping available for the area indicates that the soils in the proposed work area are composed Urban land-Canton complex and Udorthents, smoothed. Depth to restrictive layer in these soils is more than 80 inches. No piezometer data is available for the area. The Piscataqua River is an impaired water body suggesting lower water quality. The area is surrounded by development and industry which likely contributes to the impairment.

Suitability Conclusion: No. Given the tidal nature of this Piscataqua interaction with wetlands is high but interactions with aquifers is low. Low water quality.

5.2 Floodflow Alteration

This function considers the effectiveness of the wetland in reducing flood damage by attenuating floodwaters for prolonged periods following precipitation and snow melt events.

Area of the Piscataqua and adjacent salt marsh is small relative to its watershed. The Little Harbor School is located in the lower portion of the watershed. Effective flood storage above the proposed limit of work is limited due to extensive residential development and high amount of impervious area. Salt marsh adjacent to the Piscataqua contains hydric soils and is relatively flat. Evidence of variable water levels are present. Flood storage available within slat marsh during storm events. Wetland complex receives overland flow form adjacent uplands, although storage is short term due to tidal cycle.

Suitability Conclusion: Yes. The Piscataqua River does not provide long term attenuation, but it does serve to move floodwaters away from valuable properties. Floodflow Alteration is a principal function of the Piscataqua River and adjacent salt marsh on site.

5.3 Fish and Shellfish Habitat (Marine)

This function considers the effectiveness or importance of seasonal or permanent waterbodies associated with the wetlands in question for fish and shellfish habitat.

Presence of mudflats nearby but not located within proposed work area. Piscataqua river is suitable spawning habitat. Commercially or recreationally important species are present and suitable habitat exists. The Piscataqua supports prey for higher trophic level marine organisms and provides migratory habitat for anadromous fish. The Piscataqua River is Essential Fish Habitat.

Suitability Conclusion: Yes. Although no direct observation of fish or shellfish were made on site, the Piscataqua is Essential Fish Habitat and suitable for many species. Fish and Shellfish Habitat (Marine) is a principal function of the Piscataqua River on site.

5.4 Sediment/Toxicant Retention

This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens in runoff water from surrounding uplands or upstream eroding wetland areas.

Limited sources of excess sediment upstream including urban roadways. Toxicants in the watershed are present from urban development. Deepwater habitat is present in the Piscataqua but the water has high velocity. Fine grained organic soils are present. Water retention time is short due to high velocities and constant tidal fluctuations. According to NHDES One Stop wells do exist downstream of the Piscataqua River on New Castle Island. River edge is intermittently aerobic due to tidal fluctuations. Dense vegetation present in adjacent salt marsh.

Suitability Conclusion: Yes. The Piscataqua is not heavily vegetated and has high velocity flows. The adjacent salt marsh is vegetated and can provide trapping of sediments but area is small compared to the size of the river.

5.5 Nutrient Removal/Retention/Transformation

This function considers the effectiveness of the wetland as a trap for nutrients in runoff water from surrounding uplands or contiguous wetlands and the ability of the wetland to process these nutrients into other forms or trophic levels. One aspect of this function is to prevent ill effects of nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

The area of the wetland complex is small relative to the contributing watershed based on information available from USGS Stream Stats. Deep water habitat present but with limited opportunities for sediment trapping. Sources of excess nutrients upstream include urban development. Fine grained soils are present. Emergent vegetation is present in the salt marsh. Water moves quickly through the wetland due to tidal cycle. Presence of dense vegetation and thick organic material means plant uptake and/or attenuation in sediment is present

Suitability Conclusion: Yes. Deepwater habitat provides some ability to trap nutrients however this is limited due to high velocity. Presence of dense vegetation and thick organic material means plant uptake and/or attenuation in sediment is present, but area is small compared to the size of the river.

5.6 Production Export

This function evaluates the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

Salt marsh vegetation present which can accumulate and cause detritus development. Economically/commercially used fish found within the Piscataqua. Higher trophic level consumers are utilizing the river. Aquatic vegetation present but only a few species. High production levels occurring, however, no visible signs of export (assumes export is attenuated).

Suitability Conclusion: Yes. The Piscataqua River is able to produce food or usable products for humans or other living organisms.

5.7 Sediment/Shoreline Stabilization

This function considers the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.

A small salt marsh borders a large, tidally influenced river and provides shoreline stabilization despite periodic erosive pressures. The marsh exhibits a gentle topographic gradient toward the river, with localized erosion and siltation resulting from high flow velocities, open-water fetch, and recreational boating activity. The river's large watershed supplies upstream sediment and generates channelized flows during storm events. A wetland buffer greater than 10 feet wide parallels the shoreline, which is generally diffuse but includes limited areas of more defined, densely rooted banks. Dense emergent vegetation and low shrubs dominate the marsh, forming an energy-absorbing, resilient plant community that stabilizes sediments during minor flood events and reinforces the shoreline during higher-energy conditions.

Suitability Conclusion: Yes. In the area immediately adjacent to the limit of work, the salt marsh does provide a vegetative buffer which stabilizes sediments during minor flood events and reinforces the shoreline during higher-energy conditions. Sediment/Shoreline Stabilization is a principal function of the salt marsh bordering the Piscataqua River on site.

5.8 Wildlife Habitat

This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species are considered.

Adjacent urban land use has degraded the upland and cut off overland access to other potential wetlands. Wildlife food sources are present within the Piscataqua. Salt marsh with dense vegetation is present. High degree of species diversity is present within the river. This evaluation methodology is not well suited to looking at aquatic wildlife habitat. Although water quality within the river is poor the Piscataqua still provides valuable aquatic habitat.

Suitability Conclusion: Yes. Despite adjacent development, the Piscataqua River is a crucial aquatic habitat. Wildlife habitat is a principal function of the Piscataqua River on site.

5.9 Recreation

This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland. Non-consumptive opportunities do not consume or diminish these resources of the wetland.

This portion of the Piscataqua River is associated with the Little Harbor School. Fishing is available from the banks of the river. No hunting is permitting and hiking is not feasible due to urban location, however walking trails are present. The river is a valuable wildlife habitat despite poor water quality. Access to the water is present for boating via school dock however, this dock is closed to the general public. Watercourse is wide enough for powered and non-powered boating. Off road parking is available at the school however access to the school dock is not publicly available.

Suitability Conclusion: Yes. Publicly accessible park space with plentiful opportunities for recreation.

5.10 Educational/Scientific Value

This function considers the suitability of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.

NHB report indicates that rare species/habitats have potential to be present on site or nearby. The adjacent urban development has caused disturbance to the Piscataqua River. The river is valuable wildlife habitat. Off road parking is available however dock access is not publicly available. Direct access to a perennial stream is present. Site is currently used for educational activities associated with the school.

Suitability Conclusion: Yes. Presence of school in close proximity to the wetland complex provides valuable educational value. Educational/Scientific Value is a principal function of the Piscataqua River on site.

5.11 Uniqueness/Heritage

This value considers the effectiveness of the wetland or its associated waterbodies to provide certain special values. These may include archaeological sites, critical habitat for endangered species, its overall health and appearance, its role in the ecological system of the area, its relative importance as a typical wetland class for this geographic location. These functions are clearly valuable wetland attributes relative to aspects of public health, recreation, and habitat diversity.

Dominated by deep and shallow marsh communities with areas of scrub-shrub transition, the salt marsh adjacent to the school exhibits a high degree of interspersion between emergent vegetation and open water, creating diverse habitat structure and visual interest. A well-vegetated stream corridor extends along both sides of the tidal channel, providing ecological connectivity and bank stability while supporting wildlife movement. Multiple wetland classes—including salt marsh and open water—are visible from surrounding uplands and primary viewing locations, where more than 200 feet of stream and over half an acre of open water can be observed. The wetland appears unpolluted and largely undisturbed, offering expansive views and frequent opportunities for wildlife observation. Its proximity to the school, with direct and safe access to the river, suitable off-road parking for buses, and absence

of known safety hazards making it a strong potential educational site. NHB report indicates that rare species/habitats have potential to be present on site or nearby.

Suitability Conclusion: Yes. Educational and recreational opportunities, and an unpolluted, visually accessible landscape. Uniqueness/Heritage is a principal function of the Piscataqua River on site.

5.12 Visual Quality/Aesthetics

This value relates to the visual and aesthetic qualities of the wetland.

Only perennial stream present on site. Highly developed upland contrast with views of the river

Suitability Conclusion: Yes. Perennial stream provides contrast to development. Adjacent upland development prevents principal function for visual quality/aesthetics.

5.13 Endangered Species Habitat

This function considers the suitability of the wetland or associated watersheds to support rare, threatened, or endangered species.

NHB report indicates that rare species/habitats have potential to be present on site or nearby.

Suitability Conclusion: Yes. NHB report indicates that rare species/habitats have potential to be present on site or nearby.

5.14 Conclusion

The following table provides a summary of the suitable and principal functions of the wetlands delineated on the Site.

Table 1. Wetland Functions and Values Summary	
Functions and Values	Wetland Complex
Groundwater Recharge/Discharge	N
Floodflow Alteration	S, P
Fish and Shellfish Habitat	S, P
Sediment/Toxicant Retention	S
Nutrient Removal	S
Production Export	S
Sediment/Shoreline Stabilization	S, P
Wildlife Habitat	S, P
Recreation	S
Education/Scientific Value	S, P
Uniqueness/Heritage	S, P
Visual Quality/Aesthetics	S
Endangered Species Habitat	S

Legend:

S = Suitable Function/Value

P = Principal Function/Value

N = Not Suitable

Based on the functional assessment provided, the suitable functions/values of the Piscataqua River on site include Floodflow Alteration, Fish and Shellfish Habitat, Sediment/Toxicant Retention, Nutrient Removal, Production Export, Sediment/Shoreline Stabilization, Wildlife Habitat, Recreation, Educational/Scientific Value, Uniqueness/Heritage, Visual Quality/Aesthetics, and Endangered Species Habitat. The principal functions/values of the Piscataqua River on site include Floodflow Alteration, Fish and Shellfish Habitat, Sediment/Shoreline Stabilization, Wildlife Habitat, Recreation, Educational/Scientific Value, and Uniqueness/Heritage.

5.15 Proposed Project Impact on Functions/Values

The proposed project will not have any impact on the functions/values of the adjacent salt marsh and Piscataqua River. The proposed project is located in the same footprint as the existing playgrounds and will pull impervious area further from the adjacent wetlands.

6.0 REFERENCES

Cowardin, 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service Publication Number FWS/OBS-79/31; Cowardin, L.M., Carter, V., Golet, F.C., and LaRoe, E.T., 1979.

NEHSTC, 1998. "Field Indicators for Identifying Hydric Soils in New England (2nd version)", New England Hydric Soils Technical Committee; New England Interstate Water Pollution Control Commission. Wilmington, MA; 1998.

USACE, 1993. The Highway Methodology Workbook; U.S. Army Corps of Engineers, New England Division. 28pp (NAEEP-360-1-30). 1993.

USACE, 1999. The Highway Methodology Workbook Supplement; U.S. Army Corps of Engineers, New England Division. 32pp (NAEEP-360-1-30a). September 1999.

APPENDIX A

Wetland Function-Value Evaluation Form

Wetland Function-Value Evaluation Form

Total area of wetland 12 linear miles Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use School and Residential Distance to nearest roadway or other development On Site

Dominant wetland systems present E2EM1P, E2US3M Contiguous undeveloped buffer zone present None

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

How many tributaries contribute to the wetland? 1 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland Complex

Latitude 43.066345° Longitude -70.753125°

Prepared by: DKH Date 11/21/2025

Wetland Impact:
Type Previously Developed TBZ Area 27,032 SF

Evaluation based on:
Office X 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	N	1,2,7,15		Wetland associated with tidal watercourse. Wells downstream. Water quality low.
Floodflow Alteration	Y	3,4,5,6,7,8,9,10,11,12,13,14,18	X	Piscataqua River and adjacent salt marsh do provide short term storage for water during storm events.
Fish and Shellfish Habitat	Y	1,2,3,4,5,6	X	Commercially or recreationally important species are present and suitable habitat exists.
Sediment/Toxicant Retention	Y	2,3,4,6,7,8,10,15,16		Perennial river with high velocities and tidal fluctuations. Vegetation present in salt marsh.
Nutrient Removal	Y	2,3,4,5,7,8,9,10		Deepwater habitat with upstream nutrient sources. Plant uptake and/or attenuation in sediment is present
Production Export	Y	1,3,4,5,6,10,12,14		Economically/commercially used fish found within the Piscataqua. Higher trophic level consumers are utilizing the river.
Sediment/Shoreline Stabilization	Y	1,2,3,4,6,7,8,9,10,11,13,15	X	The salt marsh does provide a vegetative buffer. High velocity flows are present.
Wildlife Habitat	Y	3,8,9,11,13,19,21	X	Although water quality within the river is poor the Piscataqua still provides valuable aquatic habitat.
Recreation	Y	2,5,7,8,9,10,12		Good watercourse for boating and fishing however access to the school dock is not publicly available.
Educational/Scientific Value	Y	1,2,3,5,8,9,10,11,14,16	X	Site is currently used for educational activities associated with the school. Dock not publicly available.
Uniqueness/Heritage	Y	2,5,6,7,8,9,10,11,12,13,14,16,17,19,22,24,27	X	Unique presence of school with opportunities for interaction with wetland. Highly aesthetic views of the waterfront.
Visual Quality/Aesthetics	Y	1,2,3,6,7,8,10,11,12		Perennial stream provides contrast to development. Adjacent upland development prevents principal function for visual quality/aesthetics.
ES Endangered Species Habitat	Y	1,2		NHB report indicates that rare species/habitats have potential to be present on site or nearby.
Other				

Notes:

* Refer to backup list of numbered considerations.

APPENDIX B

Highway Methodology Considerations/Qualifiers

Appendix A

Wetland evaluation supporting documentation; Reproducible forms.

Below is an example list of considerations that was used for a New Hampshire highway project. Considerations are flexible, based on best professional judgment and interdisciplinary team consensus. This example provides a comprehensive base, however, and may only need slight modifications for use in other projects.



GROUNDWATER RECHARGE/DISCHARGE— This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

CONSIDERATIONS/QUALIFIERS

1. Public or private wells occur downstream of the wetland.
2. Potential exists for public or private wells downstream of the wetland.
3. Wetland is underlain by stratified drift.
4. Gravel or sandy soils present in or adjacent to the wetland.
5. Fragipan does not occur in the wetland.
6. Fragipan, impervious soils, or bedrock does occur in the wetland.
7. Wetland is associated with a perennial or intermittent watercourse.
8. Signs of groundwater recharge are present or piezometer data demonstrates recharge.
9. Wetland is associated with a watercourse but lacks a defined outlet or contains a constricted outlet.
10. Wetland contains only an outlet, no inlet.
11. Groundwater quality of stratified drift aquifer within or downstream of wetland meets drinking water standards.
12. Quality of water associated with the wetland is high.
13. Signs of groundwater discharge are present (e.g., springs).
14. Water temperature suggests it is a discharge site.
15. Wetland shows signs of variable water levels.
16. Piezometer data demonstrates discharge.
17. Other



FLOODFLOW ALTERATION (Storage & Desynchronization) — This function considers the effectiveness of the wetland in reducing flood damage by water retention for prolonged periods following precipitation events and the gradual release of floodwaters. It adds to the stability of the wetland ecological system or its buffering characteristics and provides social or economic value relative to erosion and/or flood prone areas.

CONSIDERATIONS/QUALIFIERS

1. Area of this wetland is large relative to its watershed.
2. Wetland occurs in the upper portions of its watershed.
3. Effective flood storage is small or non-existent upslope of or above the wetland.
4. Wetland watershed contains a high percent of impervious surfaces.
5. Wetland contains hydric soils which are able to absorb and detain water.
6. Wetland exists in a relatively flat area that has flood storage potential.
7. Wetland has an intermittent outlet, ponded water, or signs are present of variable water level.
8. During flood events, this wetland can retain higher volumes of water than under normal or average rainfall conditions.
9. Wetland receives and retains overland or sheet flow runoff from surrounding uplands.
10. In the event of a large storm, this wetland may receive and detain excessive flood water from a nearby watercourse.
11. Valuable properties, structures, or resources are located in or near the floodplain downstream from the wetland.
12. The watershed has a history of economic loss due to flooding.
13. This wetland is associated with one or more watercourses.
14. This wetland watercourse is sinuous or diffuse.
15. This wetland outlet is constricted.
16. Channel flow velocity is affected by this wetland.
17. Land uses downstream are protected by this wetland.
18. This wetland contains a high density of vegetation.
19. Other

FISH AND SHELLFISH HABITAT (FRESHWATER) — This function considers the effectiveness of seasonal or permanent watercourses associated with the wetland in question for fish and shellfish habitat.

CONSIDERATIONS/QUALIFIERS

1. Forest land dominant in the watershed above this wetland.
2. Abundance of cover objects present.

STOP HERE IF THIS WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE

3. Size of this wetland is able to support large fish/shellfish populations.
4. Wetland is part of a larger, contiguous watercourse.
5. Wetland has sufficient size and depth in open water areas so as not to freeze solid and retain some open water during winter.
6. Stream width (bank to bank) is more than 50 feet.
7. Quality of the watercourse associated with this wetland is able to support healthy fish/shellfish populations.
8. Streamside vegetation provides shade for the watercourse.
9. Spawning areas are present (submerged vegetation or gravel beds).
10. Food is available to fish/shellfish populations within this wetland.
11. Barrier(s) to anadromous fish (such as dams, including beaver dams, waterfalls, road crossing) are absent from the stream reach associated with this wetland.
12. Evidence of fish is present.
13. Wetland is stocked with fish.
14. The watercourse is persistent.
15. Man-made streams are absent.
16. Water velocities are not too excessive for fish usage.
17. Defined stream channel is present.
18. Other

Although the above example refers to freshwater wetlands, it can also be adapted for marine ecosystems. The following is an example provided by the National Marine Fisheries Service (NMFS) of an adaptation for the fish and shellfish function.

FISH AND SHELLFISH HABITAT (MARINE) — This function considers the effectiveness of wetlands, embayments, tidal flats, vegetated shallows, and other environments in supporting marine resources such as fish, shellfish, marine mammals, and sea turtles.

CONSIDERATIONS/QUALIFIERS

1. Special aquatic sites (tidal marsh, mud flats, eelgrass beds) are present.
2. Suitable spawning habitat is present at the site or in the area.
3. Commercially or recreationally important species are present or suitable habitat exists.
4. The wetland/waterway supports prey for higher trophic level marine organisms.
5. The waterway provides migratory habitat for anadromous fish.
6. Essential fish habitat, as defined by the 1996 amendments to the Magnuson-Stevens Fishery & Conservation Act, is present (consultation with NMFS may be necessary).
7. Other



SEDIMENT/TOXICANT/PATHOGEN RETENTION — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens in runoff water from surrounding uplands or upstream eroding wetland areas.

CONSIDERATIONS/QUALIFIERS

1. Potential sources of excess sediment are in the watershed above the wetland.
2. Potential or known sources of toxicants are in the watershed above the wetland.
3. Opportunity for sediment trapping by slow moving water or deepwater habitat are present in this wetland.
4. Fine grained mineral or organic soils are present.
5. Long duration water retention time is present in this wetland.
6. Public or private water sources occur downstream.
7. The wetland edge is broad and intermittently aerobic.
8. The wetland is known to have existed for more than 50 years.
9. Drainage ditches have not been constructed in the wetland.

STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.

10. Wetland is associated with an intermittent or perennial stream or a lake.
11. Channelized flows have visible velocity decreases in the wetland.
12. Effective floodwater storage in wetland is occurring. Areas of impounded open water are present.
13. No indicators of erosive forces are present. No high water velocities are present.
14. Diffuse water flows are present in the wetland.
15. Wetland has a high degree of water and vegetation interspersion.
16. Dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.
17. Other



NUTRIENT REMOVAL/RETENTION/TRANSFORMATION — This function considers the effectiveness of the wetland as a trap for nutrients in runoff water from surrounding uplands or contiguous wetlands and the ability of the wetland to process these nutrients into other forms or trophic levels. One aspect of this function is to prevent ill effects of nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

CONSIDERATIONS/QUALIFIERS

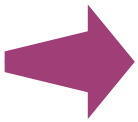
1. Wetland is large relative to the size of its watershed.
2. Deep water or open water habitat exists.
3. Overall potential for sediment trapping exists in the wetland.

4. Potential sources of excess nutrients are present in the watershed above the wetland.
5. Wetland saturated for most of the season. Ponded water is present in the wetland.
6. Deep organic/sediment deposits are present.
7. Slowly drained fine grained mineral or organic soils are present.
8. Dense vegetation is present.
9. Emergent vegetation and/or dense woody stems are dominant.
10. Opportunity for nutrient attenuation exists.
11. Vegetation diversity/abundance sufficient to utilize nutrients.

STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.

12. Waterflow through this wetland is diffuse.
13. Water retention/detention time in this wetland is increased by constricted outlet or thick vegetation.
14. Water moves slowly through this wetland.
15. Other

PRODUCTION EXPORT (Nutrient) — This function evaluates the effectiveness of the wetland to produce food or usable products for humans or other living organisms.



CONSIDERATIONS/QUALIFIERS

1. Wildlife food sources grow within this wetland.
2. Detritus development is present within this wetland
3. Economically or commercially used products found in this wetland.
4. Evidence of wildlife use found within this wetland.
5. Higher trophic level consumers are utilizing this wetland.
6. Fish or shellfish develop or occur in this wetland.
7. High vegetation density is present.
8. Wetland exhibits high degree of plant community structure/species diversity.
9. High aquatic vegetative diversity/abundance is present.
10. Nutrients exported in wetland watercourses (permanent outlet present).
11. “Flushing” of relatively large amounts of organic plant material occurs from this wetland.
12. Wetland contains flowering plants that are used by nectar-gathering insects.
13. Indications of export are present.
14. High production levels occurring, however, no visible signs of export (assumes export is attenuated).
15. Other

SEDIMENT/SHORELINE STABILIZATION — This function considers the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.



CONSIDERATIONS/QUALIFIERS

1. Indications of erosion or siltation are present.
2. Topographical gradient is present in wetland.
3. Potential sediment sources are present up-slope.
4. Potential sediment sources are present upstream.
5. No distinct shoreline or bank is evident between the waterbody and the wetland or upland.
6. A distinct step between the open waterbody or stream and the adjacent land exists (i.e., sharp bank) with dense roots throughout.
7. Wide wetland (>10’) borders watercourse, lake, or pond.
8. High flow velocities in the wetland.
9. The watershed is of sufficient size to produce channelized flow.
10. Open water fetch is present.
11. Boating activity is present.
12. Dense vegetation is bordering watercourse, lake, or pond.
13. High percentage of energy-absorbing emergents and/or shrubs border a watercourse, lake, or pond.
14. Vegetation is comprised of large trees and shrubs that withstand major flood events or erosive incidents and stabilize the shoreline on a large scale (feet).
15. Vegetation is comprised of a dense resilient herbaceous layer that stabilizes sediments and the shoreline on a small scale (inches) during minor flood events or potentially erosive events.
16. Other



WILDLIFE HABITAT — This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.[1]

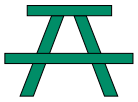
CONSIDERATIONS/QUALIFIERS

1. Wetland is not degraded by human activity.
2. Water quality of the watercourse, pond, or lake associated with this wetland meets or exceeds Class A or B standards.
3. Wetland is not fragmented by development.
4. Upland surrounding this wetland is undeveloped.
5. More than 40% of this wetland edge is bordered by upland wildlife habitat (e.g., brushland, woodland, active farmland, or idle land) at least 500 feet in width.
6. Wetland is contiguous with other wetland systems connected by a watercourse or lake.
7. Wildlife overland access to other wetlands is present.
8. Wildlife food sources are within this wetland or are nearby.
9. Wetland exhibits a high degree of interspersion of vegetation classes and/or open water.
10. Two or more islands or inclusions of upland within the wetland are present.
11. Dominant wetland class includes deep or shallow marsh or wooded swamp.
12. More than three acres of shallow permanent open water (less than 6.6 feet deep), including streams in or adjacent to wetland, are present.
13. Density of the wetland vegetation is high.
14. Wetland exhibits a high degree of plant species diversity.
15. Wetland exhibits a high degree of diversity in plant community structure (e.g., tree/shrub/vine/grasses/mosses)
16. Plant/animal indicator species are present. (List species for project)
17. Animal signs observed (tracks, scats, nesting areas, etc.)
18. Seasonal uses vary for wildlife and wetland appears to support varied population diversity/abundance during different seasons.
19. Wetland contains or has potential to contain a high population of insects.
20. Wetland contains or has potential to contain large amphibian populations.
21. Wetland has a high avian utilization or its potential.
22. Indications of less disturbance-tolerant species are present.
23. Signs of wildlife habitat enhancement are present (birdhouses, nesting boxes, food sources, etc.).
24. Other

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[1]In March 1995, a rapid wildlife habitat assessment method was completed by a University of Massachusetts research team with funding and oversight provided by the New England Transportation Consortium. The method is called WEThings (wetland habitat indicators for non-game species). It produces a list of potential wetland-dependent mammal, reptile, and amphibian species that may be present in the wetland. The output is based on observable habitat characteristics documented on the field data form. This method may be used to generate the wildlife species list recommended as backup information to the wetland evaluation form and to augment the considerations. Use of this method should first be coordinated with the Corps project manager. A computer program is also available to expedite this process.

RECREATION (Consumptive and Non-Consumptive) — This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland. Non-consumptive opportunities do not consume or diminish these resources of the wetland.



CONSIDERATIONS/QUALIFIERS

1. Wetland is part of a recreation area, park, forest, or refuge.
2. Fishing is available within or from the wetland.
3. Hunting is permitted in the wetland.
4. Hiking occurs or has potential to occur within the wetland.
5. Wetland is a valuable wildlife habitat.
6. The watercourse, pond, or lake associated with the wetland is unpolluted.
7. High visual/aesthetic quality of this potential recreation site.
8. Access to water is available at this potential recreation site for boating, canoeing, or fishing.
9. The watercourse associated with this wetland is wide and deep enough to accommodate canoeing and/or non-powered boating.
10. Off-road public parking available at the potential recreation site.
11. Accessibility and travel ease is present at this site.
12. The wetland is within a short drive or safe walk from highly populated public and private areas.
13. Other

EDUCATIONAL/SCIENTIFIC VALUE — This value considers the suitability of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.



CONSIDERATIONS/QUALIFIERS

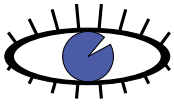
1. Wetland contains or is known to contain threatened, rare, or endangered species.
2. Little or no disturbance is occurring in this wetland.
3. Potential educational site contains a diversity of wetland classes which are accessible or potentially accessible.
4. Potential educational site is undisturbed and natural.
5. Wetland is considered to be a valuable wildlife habitat.
6. Wetland is located within a nature preserve or wildlife management area.
7. Signs of wildlife habitat enhancement present (bird houses, nesting boxes, food sources, etc.).
8. Off-road parking at potential educational site suitable for school bus access in or near wetland.
9. Potential educational site is within safe walking distance or a short drive to schools.
10. Potential educational site is within safe walking distance to other plant communities.
11. Direct access to perennial stream at potential educational site is available.
12. Direct access to pond or lake at potential educational site is available.
13. No known safety hazards exist within the potential educational site.
14. Public access to the potential educational site is controlled.
15. Handicap accessibility is available.
16. Site is currently used for educational or scientific purposes.
17. Other

UNIQUENESS/HERITAGE — This value considers the effectiveness of the wetland or its associated waterbodies to provide certain special values. These may include archaeological sites, critical habitat for endangered species, its overall health and appearance, its role in the ecological system of the area, its relative importance as a typical wetland class for this geographic location. These functions are clearly valuable wetland attributes relative to aspects of public health, recreation, and habitat diversity.

CONSIDERATIONS/QUALIFIERS

1. Upland surrounding wetland is primarily urban.
2. Upland surrounding wetland is developing rapidly.
3. More than 3 acres of shallow permanent open water (less than 6.6 feet deep), including streams, occur in wetlands.
4. Three or more wetland classes are present.
5. Deep and/or shallow marsh or wooded swamp dominate.
6. High degree of interspersion of vegetation and/or open water occur in this wetland.
7. Well-vegetated stream corridor (15 feet on each side of the stream) occurs in this wetland.
8. Potential educational site is within a short drive or a safe walk from schools.
9. Off-road parking at potential educational site is suitable for school buses.
10. No known safety hazards exist within this potential educational site.
11. Direct access to perennial stream or lake exists at potential educational site.
12. Two or more wetland classes are visible from primary viewing locations.
13. Low-growing wetlands (marshes, scrub-shrub, bogs, open water) are visible from primary viewing locations.
14. Half an acre of open water or 200 feet of stream is visible from the primary viewing locations.
15. Large area of wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
16. General appearance of the wetland visible from primary viewing locations is unpolluted and/or undisturbed.
17. Overall view of the wetland is available from the surrounding upland.
18. Quality of the water associated with the wetland is high.
19. Opportunities for wildlife observations are available.
20. Historical buildings are found within the wetland.
21. Presence of pond or pond site and remains of a dam occur within the wetland.
22. Wetland is within 50 yards of the nearest perennial watercourse.
23. Visible stone or earthen foundations, berms, dams, standing structures, or associated features occur within the wetland.
24. Wetland contains critical habitat for a state- or federally-listed threatened or endangered species.
25. Wetland is known to be a study site for scientific research.
26. Wetland is a natural landmark or recognized by the state natural heritage inventory authority as an exemplary natural community.
27. Wetland has local significance because it serves several functional values.
28. Wetland has local significance because it has biological, geological, or other features that are locally rare or unique.
29. Wetland is known to contain an important archaeological site.
30. Wetland is hydrologically connected to a state or federally designated scenic river.
31. Wetland is located in an area experiencing a high wetland loss rate.
32. Other

VISUAL QUALITY/AESTHETICS — This value considers the visual and aesthetic quality or usefulness of the wetland.



CONSIDERATIONS/QUALIFIERS

1. Multiple wetland classes are visible from primary viewing locations.
2. Emergent marsh and/or open water are visible from primary viewing locations.
3. A diversity of vegetative species is visible from primary viewing locations.
4. Wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
5. Land use surrounding the wetland is undeveloped as seen from primary viewing locations.
6. Visible surrounding land use form contrasts with wetland.
7. Wetland views absent of trash, debris, and signs of disturbance.
8. Wetland is considered to be a valuable wildlife habitat.
9. Wetland is easily accessed.
10. Low noise level at primary viewing locations.
11. Unpleasant odors absent at primary viewing locations.
12. Relatively unobstructed sight line exists through wetland.
13. Other

ENDANGERED SPECIES HABITAT — This value considers the suitability of the wetland to support threatened or endangered species.

ES

CONSIDERATIONS/QUALIFIERS

1. Wetland contains or is known to contain threatened or endangered species.
2. Wetland contains critical habitat for a state or federally listed threatened or endangered species.

APPENDIX C

Supporting Maps and Figures



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Points
- Salt Marsh
- Investigation Area
- Highest Observable Tide Reference Line
- Coastal Wetland
- Ephemeral Stream - Center Line

National Wetlands Inventory Plus

Wetland Type

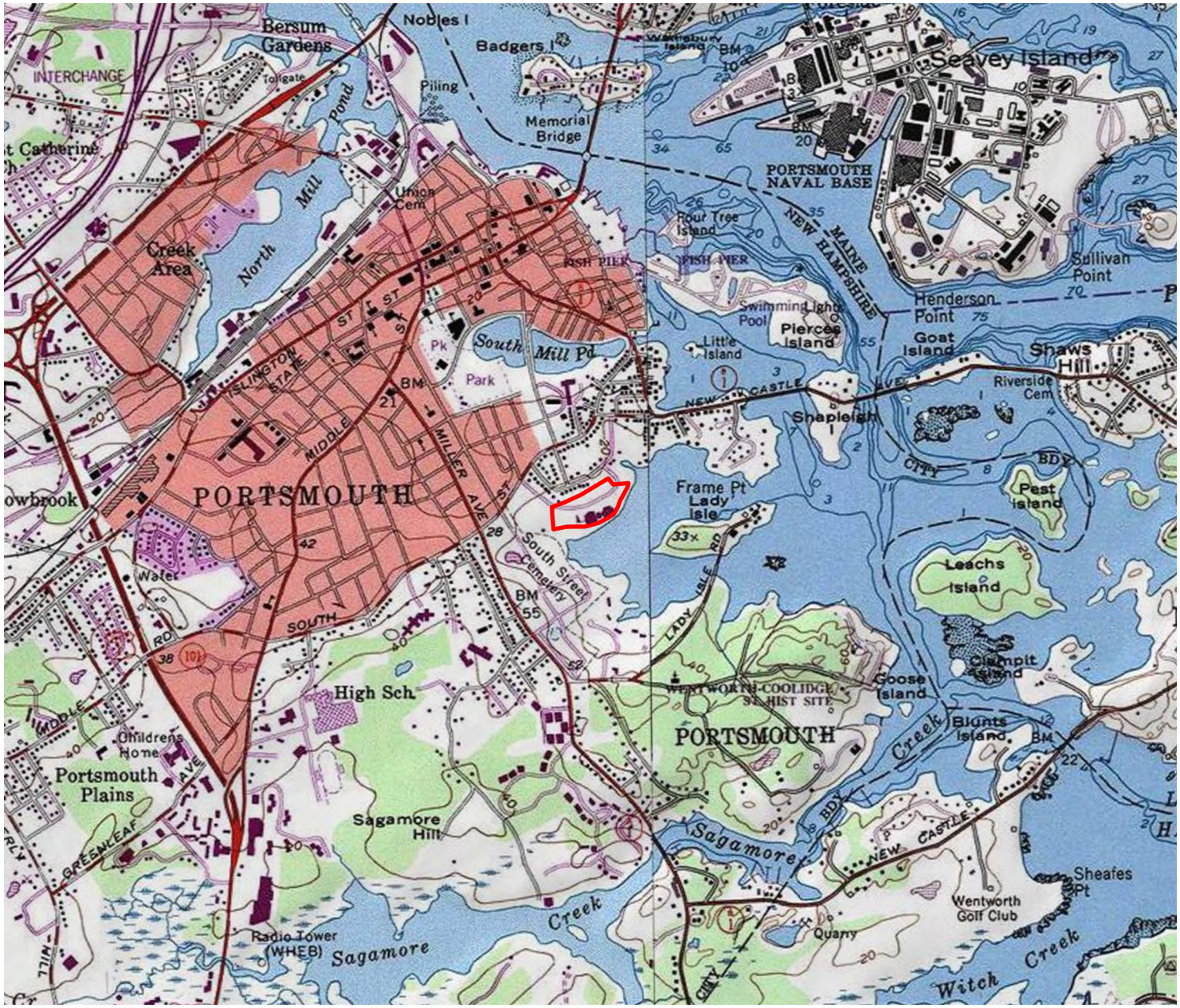
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- NH DOT Roads
- NH Parcels

FIGURE 1

Little Harbor School
Portsmouth NH

Wetlands Field Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Copyright:© 2013 National Geographic Society, i-cubed, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Investigation Area

FIGURE 2

Little Harbor School
Portsmouth NH

USGS Locus Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:31 PM



N
W E
S

200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA Microsoft, Vantor

Legend

- Investigation Area

National Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- NH DOT Roads

FIGURE 3

Little Harbor School
Portsmouth NH

FEMA Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Microsoft, Vantor

Legend

- Investigation Area
- Designated Rivers 24K
- Designated River Corridor
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.1

Little Harbor School
Portsmouth NH

Designated River Map

Weston & Sampson

Path: \\wse03.local\WSE\Depts\Water\Staff\DKB\1_Current Projects\Portsmouth NH Little Harbor\GIS\ArcPro\Little Harbor School\Little Harbor School.aprx **User:** Herrick.Devin **Saved:** 11/19/2025 12:30 PM **Opened:** 11/19/2025 12:32 PM



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200 100 0 200
Feet

Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Highest Ranked Wildlife Habitat

- 1 Highest Ranked Habitat in New Hampshire
- 2 Highest Ranked Habitat in Biological Region
- 3 Supporting Landscapes
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.2

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Highest Rank Habitat Map

Weston & Sampson



Data Source: NH GRANIT, NHDES OneStop Vantor

Legend

- Investigation Area

NH Wildlife Action Plan 2020 - Habitat Land Cover

- Alpine
- Appalachian oak-pine
- Cliff and Talus
- Coastal island
- Developed Impervious
- Developed or Barren land
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Sand/Gravel
- Temperate swamp
- Wet meadow/shrub wetland
- NH DOT Roads
- NH Parcels
- New Hampshire Political Boundaries

FIGURE 4.3

Little Harbor School
Portsmouth NH

Wildlife Action Plan
Habitat Land Cover Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_PRA



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ArcGIS World Geocoding Service
City/Town
Parcels
Flood Plain Wetlands Adjacent to Tier 3 Streams
Tidal Wetlands
Brackish Marsh
High Marsh, J. gerardii
High Marsh, S.patens / D.spicata
Low Marsh
Mudflat
Phragmites australis
Recently Flooded Forest
Short form S. alterniflora
Terrestrial border
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N W E S

200 100 0 200 Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

FIGURE 4.4

Little Harbor School
Portsmouth NH

Priority Resource Area Map

Weston & Sampson

Map by NH DES OneStop Data Mapper_Prime Wetlands



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ArcGIS World Geocoding Service
City/Town
Parcels
Prime Wetlands
Prime Wetlands with 100ft Buffer
NH 2021 2022 6in RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

N
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Feet

Data Source: NH GRANIT, NHDES OneStop, FEMA

Legend

Investigation Area

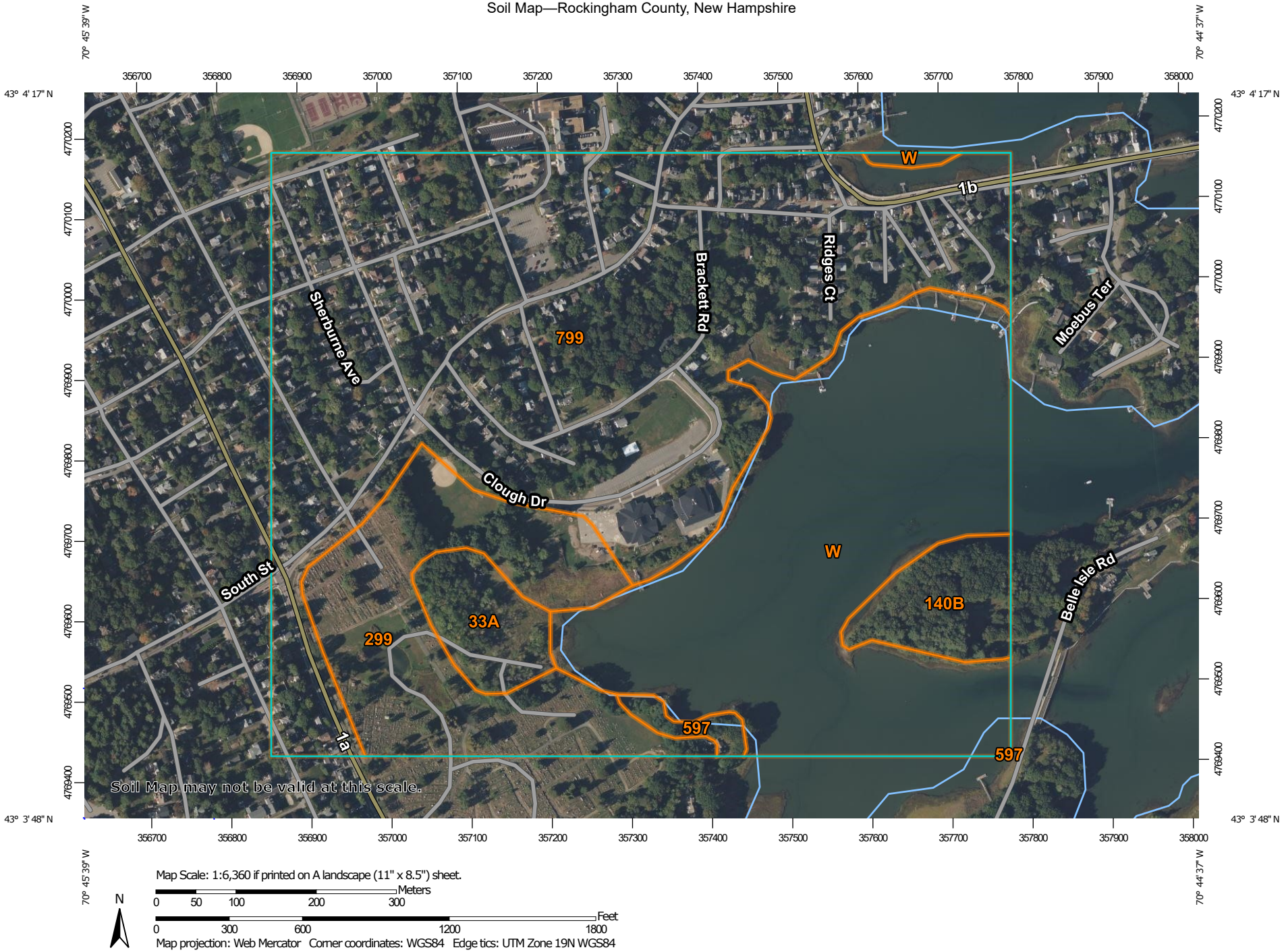
FIGURE 4.5

Little Harbor School
Portsmouth NH

Priority Resource Area Map
Prime Wetlands

Weston & Sampson

Soil Map—Rockingham County, New Hampshire



Map Scale: 1:6,360 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 28, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33A	Scitico silt loam, 0 to 5 percent slopes	5.2	3.0%
140B	Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky	5.9	3.4%
299	Udorthents, smoothed	22.4	13.0%
597	Westbrook mucky peat, 0 to 2 percent slopes, very frequently flooded	1.3	0.7%
799	Urban land-Canton complex, 3 to 15 percent slopes	89.2	51.9%
W	Water	47.9	27.9%
Totals for Area of Interest		**171.9**	**100.0%**

APPENDIX J

1 Washington Street, 10th Floor | Boston, MA 02108
Tel: 617.412.4480

Bonded Rubber Outdoor Surfacing Maintenance Plan

Little Harbour School & The Portsmouth Early Education Program Playgrounds

1. Routine Monthly Maintenance

Sweep, vacuum, blow, or hose off entire surface to remove any loose debris such as sand, dirt, leaves, tree sap, chewing gum, bird droppings, scuff marks, etc. Repeat as needed.

A pressure washer may be used in accordance with the equipment recommendations and technical guidelines as stated in this document. Please contact bonded rubber manufacturer for complete technical guidelines and equipment recommendations regarding pressure washers.

FlexGround – FlexBond Bonded Rubber
2140 East Cedar Street
Tempe, Arizona 85281
602-954-0000
info@flexground.com

2. Isolated Stains

On heavily stained isolated spots, while surface is still damp from hosing, apply a sufficient amount for adequate coverage of full strength all-purpose cleaner; using a hand-held spray bottle, scrub thoroughly with a 10" medium basine bristle scrub brush. Repeat as needed on extremely tough stains.

3. General Area Cleaning

While surface is still damp from hosing, apply a mixture of full strength all purpose cleaner and water using a garden pump sprayer to a small area; be sure to follow directions for use. Scrub using the basine 10" medium bristle scrub brush. Repeat as needed. Once the entire surface area has been cleaned, rinse thoroughly using a garden hose with nozzle attachment.

4. Inspection & Maintenance

1. Perform cleaning during early morning or late afternoon so that your cleaner will have time to react without evaporating.
2. Area to be cleaned must be slightly damp prior to applying cleansing solution.
3. Clean only a small area at a time making sure it is thoroughly scrubbed to eliminate the possibility of dirty spots and/or streaking caused by areas missed while scrubbing.
4. It shall be at the City of Portsmouth's discretion whether to remove stains on a less-than-annual basis. The City acknowledges that a stain may become more difficult or even impossible to remove if not addressed immediately. This procedure provides no guarantee of stain removal.
5. Surfacing Integrity and Environmental Protection: The bonded rubber surfacing

shall be routinely inspected for signs of wear, delamination, cracking, or material loss. The Owner shall promptly remove and properly dispose of any loose rubber fragments or particles observed on or adjacent to the playground surface to prevent migration into planted areas, drainage systems, or nearby waterways. Areas exhibiting separation, tearing, or excessive wear shall be repaired or replaced in accordance with the surfacing manufacturer's recommendations as soon as practicable to maintain a continuous, intact surface. Temporary patching or containment measures shall be implemented immediately where exposed edges or damaged areas are observed. Cleaning, sweeping, or rinsing operations shall be performed in a manner that prevents debris or rubber particles from entering storm drains, rain gardens, or wetland buffer areas. Accumulated material shall be collected and disposed of off-site in accordance with local regulations. Ongoing inspection and maintenance of the bonded rubber surface is required to minimize environmental impacts. Responsibility for monitoring, maintenance, and repair following installation rests with the Owner.

5. Recommended Equipment
    1. Broom, Wet/Dry Shop Vac or Blower
    2. Garden hose with spray nozzle
    3. One 1/2 gallon garden pump sprayer
    4. Pressure washer recommended (1500 PSI maximum)
    5. Simple Green® All-Purpose Cleaner (Outdoor Formula)
        a. Non-toxic/biodegradable
        b. No bleach or chlorine
    6. Disposable rags
    7. Disposable gloves
    8. Cleaning & rinsing buckets
    9. 10" medium bristle scrub brush

For any questions about this inspection & maintenance plan, please contact:

Weston & Sampson Engineers
1 Washington Street, 10th Floor
Boston, MA 02108
617-412-4480

1 Washington Street, 10th Floor | Boston, MA 02108
Tel: 617.412.4480

Engineered Wood Fiber (EWF) Maintenance Plan

Little Harbour School & The Portsmouth Early Education Program Playgrounds

1. Purpose

This maintenance plan establishes procedures for the inspection, upkeep, and replacement of Engineered Wood Fiber (EWF) playground surfacing at school district playgrounds. The goal is to ensure safe play conditions, proper impact attenuation, effective drainage, and long-term performance of the playground surface. All maintenance activities shall be performed in accordance with manufacturer recommendations and applicable safety standards.

2. General Maintenance Requirements

Engineered Wood Fiber is a natural material that will settle and shift over time due to weather conditions and playground use. Regular inspection and maintenance are required to maintain proper surface depth, levelness, and drainage, particularly in high-use areas.

3. Routine Inspections and Maintenance

3.1 Weekly Inspections

- Inspect all playground surfacing weekly, with particular attention to high-traffic areas such as beneath swings, slide exits, and climbing equipment.
- Identify areas where EWF has been displaced, compacted, or worn thin.
- Redistribute material as needed to maintain uniform coverage and prevent exposed subsurface areas.
- Remove foreign objects, including fallen branches, toys, debris, or other materials that may become embedded in the surfacing and create potential hazards.
- Use rakes or shovels to move material from low-traffic areas to worn areas as needed.

3.2 Surface Leveling

- Rake the EWF regularly to maintain a level surface and the manufacturer's recommended depth.
- Level surfacing is essential to ensure consistent impact protection throughout the playground.
- Wear mats installed in high-use areas may reduce the frequency of raking; however, transitions between wear mats and surrounding EWF shall remain flush and even.

3.3 Minimum Surfacing Depth and Maintenance Responsibility

- Engineered Wood Fiber (EWF) playground surfacing shall be installed at a minimum loose depth sufficient to achieve a compacted depth of twelve inches (12") throughout all playground use zones to comply with applicable playground safety standards and required critical fall height performance. Contractor shall account for settlement and compaction during installation and shall not leave areas below the specified compacted depth at the time of Substantial Completion.

- Compliance with playground safety standards is dependent on ongoing inspection and maintenance of surfacing depth. Following acceptance of the work, maintaining the required minimum twelve-inch (12") depth shall be the responsibility of the Owner in accordance with the Engineered Wood Fiber Maintenance Plan. Designer and Contractor do not guarantee long-term impact attenuation performance where maintenance procedures are not followed.

4. Entrances and Containment Edges

- At playground entrances and along containment borders, maintain the EWF surface so it remains within ¼ inch of the top of the border or adjacent surface.
- Promptly address material displacement in these areas to prevent material loss and uneven conditions.

5. Surface Depth Verification and Restoration

5.1 Depth Measurement

- In the highest use areas and around equipment footings, periodically excavate to the subsurface or drainage layer to measure EWF depth.
- Ensure the surfacing depth meets or exceeds the required depth for the fall height of the playground equipment or the manufacturer's original recommended depth, whichever is greater.
- Add EWF as necessary, then level, moisten, and compact the material to restore proper performance.

5.2 Depth Monitoring

- Markings on equipment supports or containment borders are recommended to assist maintenance staff in visually confirming that required surface depth is being maintained over time.

6. Drainage and Performance Monitoring

- Inspect the playground surface regularly to ensure there is no standing water.
- Verify that the subsurface drainage system is functioning properly, as adequate drainage is critical to the longevity and effectiveness of EWF surfacing.
- Address drainage issues promptly to prevent premature material breakdown.

7. Periodic Top-Off and Material Management

- Depending on climate, drainage conditions, and frequency of use, EWF surfacing may require topping off with new material approximately every two (2) to five (5) years.

- To evaluate the need for additional material, rake the surface evenly and measure depth at multiple locations, focusing on high-traffic areas.
- If average depth is less than the recommended requirement, additional EWF shall be added to restore the surface to proper thickness.

8. Full Replacement Considerations

- Determine the number of inches the surfacing is below the required depth to calculate the amount of new material needed.
- In conditions where EWF remains consistently saturated or waterlogged, partial or complete removal and replacement of the material may be required.
- As a natural wood fiber product, EWF will gradually decompose over time. Once decomposition reduces impact attenuation performance, the material must be replaced to maintain safe playground conditions.

9. Questions, please contact:

Weston & Sampson Engineers
1 Washington Street, 10th Floor
Boston, MA 02108
617-412-4480

Rain Garden Maintenance Plan

Little Harbour School & The Portsmouth Early Education Program Playgrounds

1. Rain Garden Information

Rain Gardens are designed to remove pollutants from stormwater runoff and reduce runoff volume through infiltration. Maintenance is required and is extremely important. Sediment and debris must be removed regularly to maintain correct rain garden function.

This document serves as guidance to developing an inspection and maintenance plan.

2. Rain Garden Inspection & Maintenance

The City of Portsmouth or their designee is responsible for completing inspections and conducting maintenance.

At a minimum, rain gardens must be inspected in the spring and fall of each year. It is highly recommended that rain gardens are inspected bi-weekly during the standard maintenance check. Personnel should be aware of the maintenance plan. It is recommended to consult with the designer and builder to understand the inspection and maintenance needs.

This Maintenance Plan for the location listed above is submitted by the City of Portsmouth to comply with the City's Stormwater Management Code Requirements. Inspection and maintenance records are required to be kept on file for five (5) years and submitted to the City by October 1st of each year. This plan will be attached to the required recorded maintenance agreement.

Vegetation Replacement Requirement: All planted material within the rain garden shall be maintained in a healthy and viable condition to preserve stormwater treatment function and design intent. The Owner shall replace any shrubs, perennials, or other vegetation that becomes dead, diseased, removed, or significantly damaged as soon as practicable and with species of similar size, type, and function as shown on the approved planting plan. Replacement planting shall be performed in accordance with the original design intent to maintain required plant density, coverage, and stormwater performance.

3. Inspection & Maintenance Checklist (Ideally bi-weekly)

	Clean Rain Garden. Remove any sediment, trash and debris.
	Remove any dead vegetation, trim live vegetation if needed and remove weeds.
	Repair inlet erosion/damage. Inspect bottom of the garden and remove any sediment.
	Loosen, aerate or replace soils to ensure water infiltrates, must infiltrate within 48 hours.
	Paved surfaces draining to garden swept and kept free of sediment and debris.
	Wood mulch replaced or added to keep 3" depth.

	Replace dead plants/vegetation. Water as needed.
	Erosion will be repaired.
	Photos taken.

For any questions about this inspection & maintenance plan, please contact:

Weston & Sampson Engineers
1 Washington Street, 10th Floor
Boston, MA 02108
617-412-4480

78 LONDONDERRY TPK UNIT D5
HOOKSETT, NH 03106
PHONE: (603) 715-5453
EMAIL: INFO@FIREFLYSPORTSTESTING.COM
WEBSITE: WWW.FIREFLYSPORTSTESTING.COM

Laboratory Test Report

Liberty Tire Recycling Infill Samples (10-20 GR, 10-20BM (Truck Tire), 10-20WM (Car Tire))

Job No.	100305/10481
Client Information	Liberty Tire Recycling 600 River Ave, 3rd Floor Pittsburgh, PA 15212
Outsource Laboratory Information	Eurofins MTS Consumer Product Testing US, Inc. 349 Lenox Street Norwood, MA 02062
Test Method	EN 71-3 Migration of Certain Elements ASTM F3188 Extractable Hazardous Metals in Synthetic Turf Infill Materials
Sample Arrival Date	2/24/2025
Test Date(s)	2/24/2025-3/11/2025
Report Date	4/10/2025
Report Status	Final

Prepared by *Adam Kalil*
Laboratory Manager

Checked by *Megan Illsley*
Laboratory Director

Notes:
1. This report has been prepared by Firefly Sports Testing with all reasonable skill, care and diligence within the terms of the contract with the Client and within the limitations of the resources devoted to it.
2. This report is confidential to the Client and Firefly Sports Testing accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.
3. This report shall not be used for engineering or contractual purposes unless signed by the Author and the Checker and unless the report status is "Final."

Melos GmbH
Granules
Cable Compounds
Customer Solutions

Bismarckstraße 4 - 10
D-49324 Melle
Fon +49 54 22 . 94 47-0
Fax +49 54 22 . 59 81
info@melos-gmbh.com
www.melos-gmbh.com

Declaration

2/27/2024

Melos® EPDM-Granules

Concerning the following substances or substance classes

asbestos
cadmium
(hydro)chlorofluorocarbons (H)CFCs
lead
mercury
phthalates
per- and polyfluoroalkyl substances PFAS
polycyclic aromatic hydrocarbons PAH

we declare:

The above mentioned substances are not intentionally used by Melos GmbH in the named products. Although these products are not routinely tested for it´s presence based on product composition knowledge these substance are not expected to be present. However, the fact that this substances are not intentionally used does not exclude that trace levels of this substance may be present as a result of the specific characteristics of the raw materials and/or of the manufacturing process. We assure you that, to our knowledge, this has no health-related or regulatory consequences.

This declaration applies only to the delivered compounds and may not be extended to end products by:

- Any ulterior modification due to the addition of any other substances not in conformity with the related declaration.

- An improper use of the compound or end product

If you need further information please do not hesitate to contact me.

Best regards.

Melos GmbH
i.A. Dr. Rüdiger Czeranka

APT

sportgroup
THE SURFACE SPECIALISTS

APT Advanced Polymer Tech Corp.
109 Conica Lane
Evans City, PA 16033 USA
(724) 452-1330
Fax. (724) 452-1703

advpolytech.com
info@advpolytech.com

To Whom It May Concern:

This letter is in response to the question of toxic or hazardous materials, like halogen, CFC's, phthalates, polycyclic aromatic hydrocarbons, PFAS, chlorine, cadmium, mercury, lead, zinc and asbestos in our base, aromatic, and aliphatic binders. The QUALIPUR components that we manufacture and that are used in poured in place and safety surfacing are not made with any of the above-mentioned materials; therefore, none exceeds the limits set forth by the EPA. Should you have any other questions or concerns, please feel free to contact us.

Regards,

Dr. Frank Lucarelli, PhD.
Head Chemist
Advanced Polymer Technology

TEST REPORT

CLIENT:

Company:	No Fault LLC	**Report Number:**	79982A
Address:	766 S. Gifford Ave #1	**Lab Test Number:**	3185-3048-01
	San Bernardino, CA 92408	**Test Completion Date:**	3/11/2020
		Report Date:	3/20/2020
Requested By:	Rafael Alzaga	**Page:**	1 of 1

TEST MATERIAL:

Material Type:	Safety Surfacing							**Date Received:**		3/2/2020	
Material Condition:	**EXCELLENT:**		**XXX**	**GOOD:**		**POOR:**		**REJECTED:**			
Material ID:	No Fault Safety Surfacing - EPDM (Representative to all EPDM Safety Surfacing up to 6.5" overall thickness)										
PIP System:	6.5" PIP (nominal 0.5" EPDM Top Coat + 6.0" Buffing)										

TESTING METHODS REQUESTED:

Testing Services Inc. was instructed by the client to test for the following…			
Standard:	ASTM F1551	**Test Method:**	Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases

SAMPLING PLAN:

Sampling Date:	**3/9/2020**

- Specimen sampling is performed in the sampling department at TSI.
- The sampling size of specimens is determined by the test method requirements.
- In the event a specific sampling size is not called for, a determination will be made based on previous testing experience, and approved for use by an authorized manager.
- All samples are subjected to the outside environmental conditions of temperature and relative humidly.
- Sample requiring pre-determined exposure to specified environmental conditions based on a specific test method, take place in the departments in which they are tested

PROCEDURE:

This test method determines the rainfall drainage capacity (permeability) of the above surfacing material. Test data values represent drainage rates for the pour in place surface only.

An 18" X 18" section of the PIP was received for testing. Within this area, the permeability tube was positioned onto the top cap layer of the surfacing. The tube was sealed to the top cap surface by means of hot waxing, providing vertical (eliminating horizontal) drainage during the test. Water was then pumped into the tube faster than could exit, creating a column of water above the 6" scribed markings inside the permeability tube. The water source was shut off, allowing the accumulated water level to recede. When the water level receded to the upper scribed mark, a stopwatch was activated and timed the receding level until it reached the bottom scribed mark (a total of 6") The flow time of receding 6" was recorded in seconds. The recorded data was then entered into computations using the formula contained in the test method to determine rainfall capacity in inches/hour. This procedure was repeated a total of 4 times, where, the first pass was for conditioning with passes 2,3,4 used for averaging.

DEVIATION FROM TEST METHOD:

State reason for any Deviation from, Additions to, or Exclusions From Test Method.
None

TEST DATA:

Pass #	time (seconds)	gal/min/yd²	Rainfall Capacity (inches/hour)
1 (Conditioning)	N/A	N/A	N/A
2	4.7	429.8	1318.6
3	4.5	448.9	1377.2
4	4.5	448.9	1377.2
Average	4.6	442.5	1357.1

Notes: The above average rainfall capacity indicates that this surfacing is very porous and provides sufficient vertical drainage during significant rainfalls. This data does not take into account the percolation properties of an underlying sub base on which the pour in place might be installed over.

Uncertainty:

We undertake all assignments for our clients on a best effort basis. Our findings and judgments are based on the information to us using the latest test methods available.

TSI can only ensure the test results for the specific items tested.

Unless otherwise noted in the deviations sections of this report, all tests performed are in compliance with stated test method.

Test Report Approval:

Digitally signed by Erle Miles
DN: cn=Erle Miles, o=Testing Services Inc., ou, email=tsioffice@optilink.us, c=US
Date: 2020.03.20 13:20:41 -04'00'

Erle Miles, III, Lab Director, Testing Services (TSI) LLC

OUR LETTERS AND REPORTS APPLY ONLY TO THE SAMPLE TESTED AND ARE NOT NECESSARILY INDICATIVE OF THE QUALITIES OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. THESE LETTERS AND REPORTS ARE FOR THE USE ONLY OF THE CLIENT TO WHOM THEY ARE ADDRESSED AND THEIR COMMUNICATION TO ANY OTHERS OR THE USE OF THE NAME TESTING SERVICES, INC. MUST RECEIVE OUR PRIOR WRITTEN APPROVAL. OUR REPORTS, LETTERS, NAME, SEALS, OR INSIGNIA ARE NOT UNDER ANY CIRCUMSTANCES TO BE USED IN ADVERTISING TO THE GENERAL PUBLIC.

817 Showalter Ave
Dalton, GA 30722
(706) 226-1400
tsioffice@optilink.us

No Fault Safety Surface

COMPACTED STONE Sub-Base Requirements

1. ***DEPTH***
   4" minimum thickness - to be determined by local soil conditions.

2. ***SLOPE***
   Stone elevation shall maintain slope to drains or toward low end. *****Stone Base must exhibit positive drainage in all directions (vertical and horizontal.*****

3. ***COMPACTION***
   Density requirement is 95% compaction with final condition of stone as level and stable so as not to shift when traveled on or during surface installation process. *A compaction test is required and must be submitted to No Fault LLC prior to installation.*

4. ***POROSITY***
   Stone base course shall maintain porosity for direct (vertical and horizontal) drainage. Care must be taken to avoid excessive fines or fillers that can decrease vertical porosity.

5. ***ENCLOSURE***
   Stone base course shall be surrounded by a retaining curb.
   Example #1: For a 2" system, top-of-curb elevation shall be 2" above top-of-compacted stone elevation. ***NOTE:*** As the No Fault Safety Surface depth changes, so shall the difference between top of curb and top of compacted stone.
   Example #2: If the No Fault Safety Surface is to cover the retaining curb, the compacted stone base shall be flush/even with the top of the curb.

6. ***DRAINAGE***
   Subsurface drainage is recommended under and around a stone base. Perforated pipe or similar system is acceptable. *****Positive drainage in all areas is required.*****

7. ***STONE SELECTION***
   (It is critical that the use of different stone sizes described below is strictly adhered to). Stone shall be uniformly mixed in an approving pug-mill or on a mixing table or by other mechanical means (such as quarry blending operations) prior to placement on the sub-grade. Test samples will be taken after mixing, and the material shall conform to specified requirements prior to placement on the sub-grade. The material shall be premixed with water during mixing operations if necessary for proper blending.

8. ***STONE GRADATION***

U.S. Sieve	Percent Passing
1"	100
3/4"	90 - 100
No. 4	35 - 60
No. 30	10 - 30
No. 200	2 - 9

NOTE: Although No Fault LLC shall advise owner and/or prime contractor if a deficiency in work-by-others is discovered, No Fault accepts no responsibility for work-by-others. It is the owner and/or prime contractor's responsibility to ensure the accuracy of work not executed by No Fault LLC. Prime Contractor and Owner agree to release No Fault LLC from responsibility to repair defects that are the result of defects in the base/subgrade.

No Fault Safety Surface

COMPACTED STONE Sub-Base Requirements



Description:

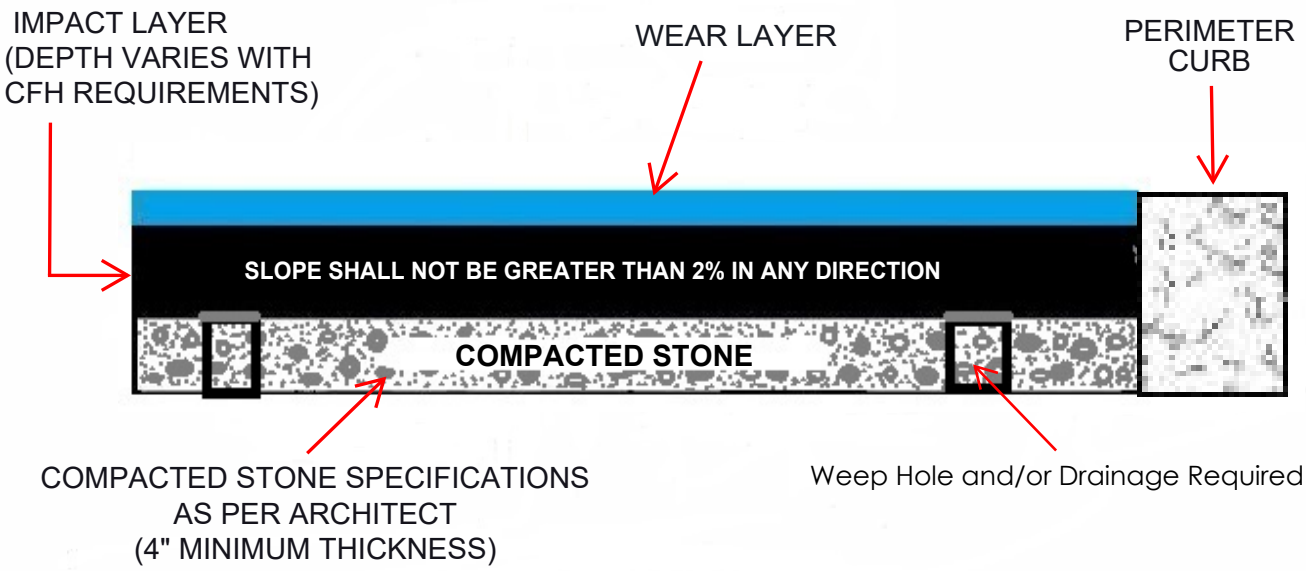
Minus 1" Screened Millings are made by processing milled asphalt from road building projects through a 1 inch screen. The resulting 1" and smaller product is ideal for constructing a sub-base for playground surfaces when properly prepared with 95% compaction.



Description:

Minus 1" Crusher Run Limestone is produced by crushing blasted Limestone and reducing everything to 1 inch and smaller. The result is a highly compactable subbase that is ideal for constructing a sub-base for playground surfaces with 95% compaction as recommended. Its gray color is visually distinct. Crusher Run Limestone is readily available in all areas. Therefore the cost of importing it to your job makes it a little more costly than gravel products.

NO FAULT SAFETY SURFACE
FLUSH TO BORDER WITH STONE BASE



****DRAWING NOT TO SCALE****

NOTE:

Industry Standard for border is 6" to 8"; however 4" to 8" is acceptable. Positive drainage recommended.

DISCLAIMER:

- *NFLLC reserves the right to modify these edge details at anytime. It is the responsibility of the owner/architect/general contractor to verify the validity of these details.*
- *NFLLC does not recommend installing a compacted stone sub base without a perimeter curb for containment of the stone.*
- *NFLLC will not provide warranty coverage for failure of the STONE BASE caused by poor perimeter containment. PIP surface with a rolled edge that terminates into the sod is susceptible to erosion and lawn maintenance damage.*
- *NFLLC will not provide warranty coverage for the PIP failure due to damage caused by lawn maintenance and/or raveled edge due to erosion.*

surfaces

NO FAULT LLC
6750 Exchequer Dr.
Baton Rouge, LA 70809
www.nofault.com

REVISION 2023

PREMIER MATERIALS™

CERTIFICATE of COMPLIANCE

Premier Materials is concerned with the health and safety of all its employees and customers. Keeping this in mind, Premier Materials intentionally sources raw materials that are safe during the manufacturing process and for the customer's long-term application. As the playground surfacing rubber crumb is being made, the raw materials are all bound together in a fully vulcanized elastomeric network, ensuring that the finished product will not leach out any chemicals or pigments under normal environmental conditions.

This certificate therefore confirms compliance with Maryland House Bill 1147, Chapter 488, by stating that playground surfacing materials sold by Premier Materials do not contain **Lead** in amounts more than 90 ppm, and that no **PFAS** (per- and polyfluoroalkyl substances) were intentionally added in the manufacture of the product.

These statements have been confirmed by third-party testing for several regulations, as follows:

- **REACH** Candidate List of SVHC or RoHS 3 (EU Directive 2015/863), which includes items such as VOCs, PAHs, and heavy metals such as Lead, Cadmium, Arsenic, and Mercury.
- **PFAS** – while it is not feasible to test for all the more than 15,000 PFAS chemicals, representative samples were tested for the 30 most common PFAS, and the results were "Not Detected".
- **PAHs** - while it is not feasible to test for all the more than 10,000 PAH chemicals, representative samples were tested for the top 20 PAHs for the EPA, CA Prop-65, REACH Annex XVII, & German ZEK 01.4-08 lists, and the sum of the average values was less than 20 mg/kg.

Ecore will continue to follow the applicable regulations, monitor any changes in the industry, and continue periodic analytical testing to assure the safety of the finished products.

Wanda M. Welch

Wanda M. Welch
Research & Development Manager
Ecore International, Inc.

21-May-24

3 Generations Surfacing Corp
188 Elizabeth Street
Westbury, NY 11590
(516) 850-2387
office@3gsurfacing.com

Warranty

Our Bonded Rubber is warranted for 5 years with Aromatic Binder and 10 years with Aliphatic Binder, starting from the date it is installed.

If it happens to shrink, creating a gap between joints of more than 1/4 inch, we will reinstall or replace the material.

Our measurements shall be performed in an ambient temperature of 72 degrees Fahrenheit + 5 degrees Fahrenheit.

The foregoing warranty shall continue for a period of (based on specifications) years(s) commencing with the date of completion of the above stated system. In order to mitigate any warranty defects the owner, within the warranty period, must provide 3 Generations Surfacing Corp with written notice of any such defects within 30 days of discovery.

The foregoing warranty does not cover defects of damage caused by: (1) structural or design defects; (2) misuse, vandalism, civil disobedience, acts of war; (3) acts of God, including lightning, hurricanes, tornados, earthquakes, fumes, floods, chemical fumes or foreign substances in the atmosphere or by other unusual natural occurrences. The obligations contained hereinto not cover any material used on the system which was not supplied by 3 Generations Surfacing Corp unless specifically identified above.

Jose Ramon Hernandez Nevarez,
President

MIDWEST ELASTOMERS INC.

700 Industrial Drive
Wapakoneta, OH 45895

May 14th, 2025

No Fault Surfaces
6750 Exchequer Drive
Baton Rogue, LA 70809

To Whom It May Concern,

"This letter is in response to the question of toxic or hazardous materials, like halogen, CFC's, phthalates, polycyclic aromatic hydrocarbons, PFAS, chlorine, cadmium, mercury, lead, zinc and asbestos in rubber products. The rubber components that we manufacture and that are used in poured in place and safety surfacing are not made with any of the abovementioned materials; therefore, none exceeds the limits set forth by the EPA.
Should you have any other questions or concerns, please feel free to contact us."

Hannah Morman

Sales Manager – Sports Surfacing Division

eurofins | Modern Testing Services

TEST REPORT

LAB LOCATION: Norwood, MA USA

DATE IN: February 26, 2025

REPORT NUMBER: 67425-020119
DATE OUT: March 10, 2025
REVISION DATE: April 10, 2025

To:	Firefly Sports Testing		
Contact:	Adam Kalil		
Address:	78 Londonderry turnpike Hooksett, NH 03106 United States		
Tel:	6037155453	**Fax:**	/
E-mail:	contact@fireflysportstesting.com		
Copy To:	/		

OVERALL RATING

SATISFACTORY	**X**
UNSATISFACTORY	
Subject to Client's Approval	

NOTE: RATING IS BASED ON TESTING LAB RESULTS. FINAL ACCEPTANCE OR REJECTION IS PER CLIENT ONLY.

Sample Information			
Product Description:	100305-10-20 GR, 100305-10-20BM (Truck Tire), 100305-10-20WM (Car Tire)		
Item/ Style Number:	202502080-1, 202502080-2, 202502080-3		
Purchase Order Number:	200011356	**No. of Sample Submitted:**	3
Lot/Batch/Tracking Info:	-	**Date of Manufacture:**	-
Country of Origin:	-	**Country of Destination:**	-
Vendor/ Agent:	-	**Manufacturer:**	-

Testing Status							
☐	**Pre-production**	☒	**Production**	☐	**Retest**	☐	**Previous Report No.:**
Other/ Comments:							

For and on behalf of
Eurofins MTS Consumer Product Testing US, LLC (Norwood, MA)

John R. Gerringer

John Gerringer, Analytical Director

Eurofins MTS' smart screening approach is a restricted substance pre-screening method that effectively ensures compliance for any countries that do not require mandatory certification test reports based on a specified test method. Any positive detection results from the screening test will trigger individual tests to be performed according to the preferred test method of the country that restricts the detected substance. For any countries that require mandatory certification test reports based on a specified test method, individual tests will be performed according to the specified test methods to ensure compliance.

Sample Photo:



Testing Result Summary				
Test Property	**SAT** **PASS**	**UNSAT** **FAIL**	**Subject to Client's Approval**	**COMMENTS**
EN 71-3 Soluble Heavy Metals Content	**X**			**See Test Results Below**
ASTM F3188-16 Extractable Hazardous Metals	**X**			**See Test Results Below**

COMPONENT BREAKDOWN LIST:

Test Item(s)	Component Description
A	**Infill Samples**
A1	Green and Black Encapsulated Rubber Granules
A2	Black Crumb Rubber Granules
A3	Black Crumb Rubber Granules

Migration of Certain Elements – EN 71-3:2019+A1:2021

Category III: Scraped-off materials

Extractable Elements	Result (mg/kg)			Migration Limit (mg/kg)
Test Item	A1	A2	A3	-
Mass of Trace Amount (mg)	NA	NA	NA	-
Aluminum (Al)	<10	<10	<10	28130
Antimony (Sb)	<50	<50	<50	560
Arsenic (As)	<10	<20	<10	47
Barium (Ba)	<10	<10	<10	18750
Boron (B)	NA	NA	NA	15000
Cadmium (Cd)	<5	<5	<5	17
Chromium (III) (Cr III)	<10	<10	<10	460
Chromium (VI) (Cr VI)	<0.15	<0.15	<0.15	0.2
Cobalt (Co)	<60	<10	<10	130
Copper (Cu)	<80	<80	<80	7700
Lead (Pb)	<10	<40	<10	160
Manganese (Mn)	<10	<10	<10	15000
Mercury (Hg)	<10	<10	<10	94
Nickel (Ni)	<10	<10	<10	930
Selenium (Se)	<10	<10	<10	460
Strontium (Sr)	<10	<10	<10	56000
Tin (Sn)	<0.8	<0.8	<0.8	180000
Organic Tin	<3	<3	<3	12
Zinc (Zn)	<10	15348	7227	46000
Conclusion	**PASS**	**PASS**	**PASS**	-

Method: EN 71-3:2019+A1:2021. The heavy metals content was determined by Inductively Coupled Plasma Mass Spectrophotometer (ICP-MS).
For samples of migrated chromium content lower than migration limit of Chromium (VI), no speciation test for Chromium (III) and chromium (VI) were conducted. The results were derived from that of total chromium.
For samples of migrated tin content calculated as tributyl tin lower than migration limit of organic tin, no organic tin test was conducted. The results were derived from that of Tin.

Remark: 1. The material categories of tested item(s) are classified as below per clause 4.1 of this standard.

Category III: Scraped-off materials
Coatings of paints, varnishes, lacquers, printing inks, polymers, foams and similar coatings
Polymeric and similar materials, including laminates, whether textile reinforced or not, but excluding other textiles
Paper and paper board
Textiles, whether natural or synthetic
Glass, ceramic, metallic materials
Other materials whether mass coloured or not (e.g. wood, fibre board, hard board, bone and leather)

2. Result(s) of organic tin reported was / were the sum of Methyltin (MeT), Butyltin (BuT), Dibutyltin (DBT), Tributyltin (TBT), Tetrabutyltin (TeBT), Monooctyltin (MOT), Di-n-octyltin (DOT), Di-n-propyltin (DProT), Diphenyltin (DPhT) and Triphenyltin (TPhT) expressed as TBT.
3. The accessibility of the submitted sample is verified according to EN71-1 before and after abuse.

Note: mg/kg = milligram per kilogram
mg = milligram
"<" = less than
NA = Not applicable

ASTM 3188-16 Extractable Hazardous Metals in Synthetic Turf Infill Materials

Test Item	Result – Soluble Heavy Metals (mg/kg)								Conclusion
	Sb	As	Ba	Cd	Cr	Pb	Hg	Se	
A1	<10	<10	<10	<10	<10	<10	<10	<10	PASS
A2	<10	<10	<10	<10	<10	<10	<10	<10	PASS
A3	<10	<10	<10	<10	<10	<10	<10	<10	PASS
Limits	60	25	1000	75	60	90	60	500	-

Sb = Antimony, As = Arsenic, Ba = Barium, Cd = Cadmium, Cr = Chromium, Pb = Lead, Hg = Mercury, Se = Selenium

Method: ASTM 3188-16 The heavy metals content was determined by Inductively Coupled Argon Plasma Spectrometer / Inductively Coupled Plasma Mass Spectrometer.

Note: mg/kg = milligram per kilogram
mg = milligram
"<" = less than
NA = Not applicable

****End of Test Report****

NOTE:

If there is question or concern regarding the above results, please contact the lab person below:

Technical question & concern:
John Gerringer
Director - Analytical
Phone: 508-638-1793
John.Gerringer@cpt.Eurofinsus.com

This test report is governed by the Terms and Conditions, available on request or attached to the end of this test report. Attention is especially drawn to the limitations of liability, indemnification and jurisdictional provisions defined therein. This report is issued strictly based on the testing of the samples submitted by you. The test results in this report refer only to the sample(s) actually tested and do not refer or be deemed to refer to any bulk production from which such sample(s) may be said to have been obtained. In the event that Eurofins MTS Consumer Product Testing US, LLC ("ERF") was requested to survey and test any bulk production quantity of samples, ERF, in the absence of any contrary written instructions, performed random sampling of bulk production for testing purposes. Variations in the conditions under which samples are stored, transported, etc., may lead to variations in the test results. ERF cannot anticipate and shall not be held responsible for variations in test results that may be due to factors beyond ERF's control, such as, sample cross-contamination, evaporation of volatile substances due to storage temperature, humidity, etc. This report does not constitute a recommendation, actual or implied, for any specific course of action. Other than the expressed warranties made in the Terms and Conditions of the ERF Test Request Form, ERF makes no warranties or representations either expressed or implied with respect to this report. In no circumstances whatsoever shall ERF be liable for any consequential, special, or incidental damages arising out of, or in connection with, this report.

APPENDIX K

Env-Wt 313.05 Processing of Related Wetlands and Shoreland Permit Applications.

(a) For the projects listed in (d), below, that require both an EXP or standard permit under RSA 482-A and a shoreland permit under RSA 483-B, the applicant may file the individual permit applications for the project concurrently, with a written request to process the applications together.

Per Env-Wt 313.05 Weston & Sampson Engineers, Inc. on behalf of the City of Portsmouth are requesting concurrent processing for the Wetlands and Shoreland submissions for the proposed Little Harbor School Playground Renovations project.

APPENDIX L

SEE ATTACHED FULL SIZE PLANS

ATTACHMENT 5

1 Washington Street, 10th Floor | Boston, MA 02108
Tel: 617.412.4480

Bonded Rubber Outdoor Surfacing Maintenance Plan

Little Harbour School & The Portsmouth Early Education Program Playgrounds

1. Routine Monthly Maintenance

Sweep, vacuum, blow, or hose off entire surface to remove any loose debris such as sand, dirt, leaves, tree sap, chewing gum, bird droppings, scuff marks, etc. Repeat as needed.

A pressure washer may be used in accordance with the equipment recommendations and technical guidelines as stated in this document. Please contact bonded rubber manufacturer for complete technical guidelines and equipment recommendations regarding pressure washers.

FlexGround – FlexBond Bonded Rubber
2140 East Cedar Street
Tempe, Arizona 85281
602-954-0000
info@flexground.com

2. Isolated Stains

On heavily stained isolated spots, while surface is still damp from hosing, apply a sufficient amount for adequate coverage of full strength all-purpose cleaner; using a hand-held spray bottle, scrub thoroughly with a 10" medium basine bristle scrub brush. Repeat as needed on extremely tough stains.

3. General Area Cleaning

While surface is still damp from hosing, apply a mixture of full strength all purpose cleaner and water using a garden pump sprayer to a small area; be sure to follow directions for use. Scrub using the basine 10" medium bristle scrub brush. Repeat as needed. Once the entire surface area has been cleaned, rinse thoroughly using a garden hose with nozzle attachment.

4. Inspection & Maintenance

1. Perform cleaning during early morning or late afternoon so that your cleaner will have time to react without evaporating.
2. Area to be cleaned must be slightly damp prior to applying cleansing solution.
3. Clean only a small area at a time making sure it is thoroughly scrubbed to eliminate the possibility of dirty spots and/or streaking caused by areas missed while scrubbing.
4. It shall be at the City of Portsmouth's discretion whether to remove stains on a less-than-annual basis. The City acknowledges that a stain may become more difficult or even impossible to remove if not addressed immediately. This procedure provides no guarantee of stain removal.
5. Surfacing Integrity and Environmental Protection: The bonded rubber surfacing

shall be routinely inspected for signs of wear, delamination, cracking, or material loss. The Owner shall promptly remove and properly dispose of any loose rubber fragments or particles observed on or adjacent to the playground surface to prevent migration into planted areas, drainage systems, or nearby waterways. Areas exhibiting separation, tearing, or excessive wear shall be repaired or replaced in accordance with the surfacing manufacturer's recommendations as soon as practicable to maintain a continuous, intact surface. Temporary patching or containment measures shall be implemented immediately where exposed edges or damaged areas are observed. Cleaning, sweeping, or rinsing operations shall be performed in a manner that prevents debris or rubber particles from entering storm drains, rain gardens, or wetland buffer areas. Accumulated material shall be collected and disposed of off-site in accordance with local regulations. Ongoing inspection and maintenance of the bonded rubber surface is required to minimize environmental impacts. Responsibility for monitoring, maintenance, and repair following installation rests with the Owner.

5. Recommended Equipment
    1. Broom, Wet/Dry Shop Vac or Blower
    2. Garden hose with spray nozzle
    3. One 1/2 gallon garden pump sprayer
    4. Pressure washer recommended (1500 PSI maximum)
    5. Simple Green® All-Purpose Cleaner (Outdoor Formula)
        a. Non-toxic/biodegradable
        b. No bleach or chlorine
    6. Disposable rags
    7. Disposable gloves
    8. Cleaning & rinsing buckets
    9. 10" medium bristle scrub brush

For any questions about this inspection & maintenance plan, please contact:

Weston & Sampson Engineers
1 Washington Street, 10th Floor
Boston, MA 02108
617-412-4480

1 Washington Street, 10th Floor | Boston, MA 02108
Tel: 617.412.4480

Engineered Wood Fiber (EWF) Maintenance Plan

Little Harbour School & The Portsmouth Early Education Program Playgrounds

1. Purpose

This maintenance plan establishes procedures for the inspection, upkeep, and replacement of Engineered Wood Fiber (EWF) playground surfacing at school district playgrounds. The goal is to ensure safe play conditions, proper impact attenuation, effective drainage, and long-term performance of the playground surface. All maintenance activities shall be performed in accordance with manufacturer recommendations and applicable safety standards.

2. General Maintenance Requirements

Engineered Wood Fiber is a natural material that will settle and shift over time due to weather conditions and playground use. Regular inspection and maintenance are required to maintain proper surface depth, levelness, and drainage, particularly in high-use areas.

3. Routine Inspections and Maintenance

3.1 Weekly Inspections

- Inspect all playground surfacing weekly, with particular attention to high-traffic areas such as beneath swings, slide exits, and climbing equipment.
- Identify areas where EWF has been displaced, compacted, or worn thin.
- Redistribute material as needed to maintain uniform coverage and prevent exposed subsurface areas.
- Remove foreign objects, including fallen branches, toys, debris, or other materials that may become embedded in the surfacing and create potential hazards.
- Use rakes or shovels to move material from low-traffic areas to worn areas as needed.

3.2 Surface Leveling

- Rake the EWF regularly to maintain a level surface and the manufacturer's recommended depth.
- Level surfacing is essential to ensure consistent impact protection throughout the playground.
- Wear mats installed in high-use areas may reduce the frequency of raking; however, transitions between wear mats and surrounding EWF shall remain flush and even.

3.3 Minimum Surfacing Depth and Maintenance Responsibility

- Engineered Wood Fiber (EWF) playground surfacing shall be installed at a minimum loose depth sufficient to achieve a compacted depth of twelve inches (12") throughout all playground use zones to comply with applicable playground safety standards and required critical fall height performance. Contractor shall account for settlement and compaction during installation and shall not leave areas below the specified compacted depth at the time of Substantial Completion.

- Compliance with playground safety standards is dependent on ongoing inspection and maintenance of surfacing depth. Following acceptance of the work, maintaining the required minimum twelve-inch (12") depth shall be the responsibility of the Owner in accordance with the Engineered Wood Fiber Maintenance Plan. Designer and Contractor do not guarantee long-term impact attenuation performance where maintenance procedures are not followed.

4. Entrances and Containment Edges

- At playground entrances and along containment borders, maintain the EWF surface so it remains within ¼ inch of the top of the border or adjacent surface.
- Promptly address material displacement in these areas to prevent material loss and uneven conditions.

5. Surface Depth Verification and Restoration

5.1 Depth Measurement

- In the highest use areas and around equipment footings, periodically excavate to the subsurface or drainage layer to measure EWF depth.
- Ensure the surfacing depth meets or exceeds the required depth for the fall height of the playground equipment or the manufacturer's original recommended depth, whichever is greater.
- Add EWF as necessary, then level, moisten, and compact the material to restore proper performance.

5.2 Depth Monitoring

- Markings on equipment supports or containment borders are recommended to assist maintenance staff in visually confirming that required surface depth is being maintained over time.

6. Drainage and Performance Monitoring

- Inspect the playground surface regularly to ensure there is no standing water.
- Verify that the subsurface drainage system is functioning properly, as adequate drainage is critical to the longevity and effectiveness of EWF surfacing.
- Address drainage issues promptly to prevent premature material breakdown.

7. Periodic Top-Off and Material Management

- Depending on climate, drainage conditions, and frequency of use, EWF surfacing may require topping off with new material approximately every two (2) to five (5) years.

- To evaluate the need for additional material, rake the surface evenly and measure depth at multiple locations, focusing on high-traffic areas.
- If average depth is less than the recommended requirement, additional EWF shall be added to restore the surface to proper thickness.

8. Full Replacement Considerations

- Determine the number of inches the surfacing is below the required depth to calculate the amount of new material needed.
- In conditions where EWF remains consistently saturated or waterlogged, partial or complete removal and replacement of the material may be required.
- As a natural wood fiber product, EWF will gradually decompose over time. Once decomposition reduces impact attenuation performance, the material must be replaced to maintain safe playground conditions.

9. Questions, please contact:

Weston & Sampson Engineers
1 Washington Street, 10th Floor
Boston, MA 02108
617-412-4480

Rain Garden Maintenance Plan

Little Harbour School & The Portsmouth Early Education Program Playgrounds

1. Rain Garden Information

Rain Gardens are designed to remove pollutants from stormwater runoff and reduce runoff volume through infiltration. Maintenance is required and is extremely important. Sediment and debris must be removed regularly to maintain correct rain garden function.

This document serves as guidance to developing an inspection and maintenance plan.

2. Rain Garden Inspection & Maintenance

The City of Portsmouth or their designee is responsible for completing inspections and conducting maintenance.

At a minimum, rain gardens must be inspected in the spring and fall of each year. It is highly recommended that rain gardens are inspected bi-weekly during the standard maintenance check. Personnel should be aware of the maintenance plan. It is recommended to consult with the designer and builder to understand the inspection and maintenance needs.

This Maintenance Plan for the location listed above is submitted by the City of Portsmouth to comply with the City's Stormwater Management Code Requirements. Inspection and maintenance records are required to be kept on file for five (5) years and submitted to the City by October 1st of each year. This plan will be attached to the required recorded maintenance agreement.

Vegetation Replacement Requirement: All planted material within the rain garden shall be maintained in a healthy and viable condition to preserve stormwater treatment function and design intent. The Owner shall replace any shrubs, perennials, or other vegetation that becomes dead, diseased, removed, or significantly damaged as soon as practicable and with species of similar size, type, and function as shown on the approved planting plan. Replacement planting shall be performed in accordance with the original design intent to maintain required plant density, coverage, and stormwater performance.

3. Inspection & Maintenance Checklist (Ideally bi-weekly)

	Clean Rain Garden. Remove any sediment, trash and debris.
	Remove any dead vegetation, trim live vegetation if needed and remove weeds.
	Repair inlet erosion/damage. Inspect bottom of the garden and remove any sediment.
	Loosen, aerate or replace soils to ensure water infiltrates, must infiltrate within 48 hours.
	Paved surfaces draining to garden swept and kept free of sediment and debris.
	Wood mulch replaced or added to keep 3" depth.

	Replace dead plants/vegetation. Water as needed.
	Erosion will be repaired.
	Photos taken.

For any questions about this inspection & maintenance plan, please contact:

Weston & Sampson Engineers
1 Washington Street, 10th Floor
Boston, MA 02108
617-412-4480

78 LONDONDERRY TPK UNIT D5
HOOKSETT, NH 03106
PHONE: (603) 715-5453
EMAIL: INFO@FIREFLYSPORTSTESTING.COM
WEBSITE: WWW.FIREFLYSPORTSTESTING.COM

Laboratory Test Report

Liberty Tire Recycling Infill Samples (10-20 GR, 10-20BM (Truck Tire), 10-20WM (Car Tire))

Job No.	100305/10481
Client Information	Liberty Tire Recycling 600 River Ave, 3rd Floor Pittsburgh, PA 15212
Outsource Laboratory Information	Eurofins MTS Consumer Product Testing US, Inc. 349 Lenox Street Norwood, MA 02062
Test Method	EN 71-3 Migration of Certain Elements ASTM F3188 Extractable Hazardous Metals in Synthetic Turf Infill Materials
Sample Arrival Date	2/24/2025
Test Date(s)	2/24/2025-3/11/2025
Report Date	4/10/2025
Report Status	Final

Prepared by *Adam Kalil*
Laboratory Manager

Checked by *Megan Illsley*
Laboratory Director

Notes:
1. This report has been prepared by Firefly Sports Testing with all reasonable skill, care and diligence within the terms of the contract with the Client and within the limitations of the resources devoted to it.
2. This report is confidential to the Client and Firefly Sports Testing accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.
3. This report shall not be used for engineering or contractual purposes unless signed by the Author and the Checker and unless the report status is "Final."

Melos GmbH
Granules
Cable Compounds
Customer Solutions

Bismarckstraße 4 - 10
D-49324 Melle
Fon +49 54 22 . 94 47-0
Fax +49 54 22 . 59 81
info@melos-gmbh.com
www.melos-gmbh.com

Declaration

2/27/2024

Melos® EPDM-Granules

Concerning the following substances or substance classes

asbestos
cadmium
(hydro)chlorofluorocarbons (H)CFCs
lead
mercury
phthalates
per- and polyfluoroalkyl substances PFAS
polycyclic aromatic hydrocarbons PAH

we declare:

The above mentioned substances are not intentionally used by Melos GmbH in the named products. Although these products are not routinely tested for it´s presence based on product composition knowledge these substance are not expected to be present. However, the fact that this substances are not intentionally used does not exclude that trace levels of this substance may be present as a result of the specific characteristics of the raw materials and/or of the manufacturing process. We assure you that, to our knowledge, this has no health-related or regulatory consequences.

This declaration applies only to the delivered compounds and may not be extended to end products by:

- Any ulterior modification due to the addition of any other substances not in conformity with the related declaration.

- An improper use of the compound or end product

If you need further information please do not hesitate to contact me.

Best regards.

Melos GmbH
i.A. Dr. Rüdiger Czeranka

APT

sportgroup
THE SURFACE SPECIALISTS

APT Advanced Polymer Tech Corp.
109 Conica Lane
Evans City, PA 16033 USA
(724) 452-1330
Fax. (724) 452-1703

advpolytech.com
info@advpolytech.com

To Whom It May Concern:

This letter is in response to the question of toxic or hazardous materials, like halogen, CFC's, phthalates, polycyclic aromatic hydrocarbons, PFAS, chlorine, cadmium, mercury, lead, zinc and asbestos in our base, aromatic, and aliphatic binders. The QUALIPUR components that we manufacture and that are used in poured in place and safety surfacing are not made with any of the above-mentioned materials; therefore, none exceeds the limits set forth by the EPA. Should you have any other questions or concerns, please feel free to contact us.

Regards,

Dr. Frank Lucarelli, PhD.
Head Chemist
Advanced Polymer Technology

TEST REPORT

CLIENT:

Company:	No Fault LLC	**Report Number:**	79982A
Address:	766 S. Gifford Ave #1	**Lab Test Number:**	3185-3048-01
	San Bernardino, CA 92408	**Test Completion Date:**	3/11/2020
		Report Date:	3/20/2020
Requested By:	Rafael Alzaga	**Page:**	1 of 1

TEST MATERIAL:

Material Type:	Safety Surfacing							**Date Received:**		3/2/2020	
Material Condition:	**EXCELLENT:**		**XXX**	**GOOD:**		**POOR:**		**REJECTED:**			
Material ID:	No Fault Safety Surfacing - EPDM (Representative to all EPDM Safety Surfacing up to 6.5" overall thickness)										
PIP System:	6.5" PIP (nominal 0.5" EPDM Top Coat + 6.0" Buffing)										

TESTING METHODS REQUESTED:

Testing Services Inc. was instructed by the client to test for the following…			
Standard:	ASTM F1551	**Test Method:**	Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases

SAMPLING PLAN:

Sampling Date:	**3/9/2020**

- Specimen sampling is performed in the sampling department at TSI.
- The sampling size of specimens is determined by the test method requirements.
- In the event a specific sampling size is not called for, a determination will be made based on previous testing experience, and approved for use by an authorized manager.
- All samples are subjected to the outside environmental conditions of temperature and relative humidly.
- Sample requiring pre-determined exposure to specified environmental conditions based on a specific test method, take place in the departments in which they are tested

PROCEDURE:

This test method determines the rainfall drainage capacity (permeability) of the above surfacing material. Test data values represent drainage rates for the pour in place surface only.

An 18" X 18" section of the PIP was received for testing. Within this area, the permeability tube was positioned onto the top cap layer of the surfacing. The tube was sealed to the top cap surface by means of hot waxing, providing vertical (eliminating horizontal) drainage during the test. Water was then pumped into the tube faster than could exit, creating a column of water above the 6" scribed markings inside the permeability tube. The water source was shut off, allowing the accumulated water level to recede. When the water level receded to the upper scribed mark, a stopwatch was activated and timed the receding level until it reached the bottom scribed mark (a total of 6") The flow time of receding 6" was recorded in seconds. The recorded data was then entered into computations using the formula contained in the test method to determine rainfall capacity in inches/hour. This procedure was repeated a total of 4 times, where, the first pass was for conditioning with passes 2,3,4 used for averaging.

DEVIATION FROM TEST METHOD:

State reason for any Deviation from, Additions to, or Exclusions From Test Method.
None

TEST DATA:

Pass #	time (seconds)	gal/min/yd²	Rainfall Capacity (inches/hour)
1 (Conditioning)	N/A	N/A	N/A
2	4.7	429.8	1318.6
3	4.5	448.9	1377.2
4	4.5	448.9	1377.2
Average	4.6	442.5	1357.1

Notes: The above average rainfall capacity indicates that this surfacing is very porous and provides sufficient vertical drainage during significant rainfalls. This data does not take into account the percolation properties of an underlying sub base on which the pour in place might be installed over.

Uncertainty:

We undertake all assignments for our clients on a best effort basis. Our findings and judgments are based on the information to us using the latest test methods available.

TSI can only ensure the test results for the specific items tested.

Unless otherwise noted in the deviations sections of this report, all tests performed are in compliance with stated test method.

Test Report Approval:

Digitally signed by Erle Miles
DN: cn=Erle Miles, o=Testing Services Inc., ou, email=tsioffice@optilink.us, c=US
Date: 2020.03.20 13:20:41 -04'00'

Erle Miles, III, Lab Director, Testing Services (TSI) LLC

OUR LETTERS AND REPORTS APPLY ONLY TO THE SAMPLE TESTED AND ARE NOT NECESSARILY INDICATIVE OF THE QUALITIES OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. THESE LETTERS AND REPORTS ARE FOR THE USE ONLY OF THE CLIENT TO WHOM THEY ARE ADDRESSED AND THEIR COMMUNICATION TO ANY OTHERS OR THE USE OF THE NAME TESTING SERVICES, INC. MUST RECEIVE OUR PRIOR WRITTEN APPROVAL. OUR REPORTS, LETTERS, NAME, SEALS, OR INSIGNIA ARE NOT UNDER ANY CIRCUMSTANCES TO BE USED IN ADVERTISING TO THE GENERAL PUBLIC.

817 Showalter Ave
Dalton, GA 30722
(706) 226-1400
tsioffice@optilink.us

No Fault Safety Surface

COMPACTED STONE Sub-Base Requirements

1. ***DEPTH***
   4" minimum thickness - to be determined by local soil conditions.

2. ***SLOPE***
   Stone elevation shall maintain slope to drains or toward low end. *****Stone Base must exhibit positive drainage in all directions (vertical and horizontal.*****

3. ***COMPACTION***
   Density requirement is 95% compaction with final condition of stone as level and stable so as not to shift when traveled on or during surface installation process. *A compaction test is required and must be submitted to No Fault LLC prior to installation.*

4. ***POROSITY***
   Stone base course shall maintain porosity for direct (vertical and horizontal) drainage. Care must be taken to avoid excessive fines or fillers that can decrease vertical porosity.

5. ***ENCLOSURE***
   Stone base course shall be surrounded by a retaining curb.
   Example #1: For a 2" system, top-of-curb elevation shall be 2" above top-of-compacted stone elevation. ***NOTE:*** As the No Fault Safety Surface depth changes, so shall the difference between top of curb and top of compacted stone.
   Example #2: If the No Fault Safety Surface is to cover the retaining curb, the compacted stone base shall be flush/even with the top of the curb.

6. ***DRAINAGE***
   Subsurface drainage is recommended under and around a stone base. Perforated pipe or similar system is acceptable. *****Positive drainage in all areas is required.*****

7. ***STONE SELECTION***
   (It is critical that the use of different stone sizes described below is strictly adhered to). Stone shall be uniformly mixed in an approving pug-mill or on a mixing table or by other mechanical means (such as quarry blending operations) prior to placement on the sub-grade. Test samples will be taken after mixing, and the material shall conform to specified requirements prior to placement on the sub-grade. The material shall be premixed with water during mixing operations if necessary for proper blending.

8. ***STONE GRADATION***

U.S. Sieve	Percent Passing
1"	100
3/4"	90 - 100
No. 4	35 - 60
No. 30	10 - 30
No. 200	2 - 9

NOTE: Although No Fault LLC shall advise owner and/or prime contractor if a deficiency in work-by-others is discovered, No Fault accepts no responsibility for work-by-others. It is the owner and/or prime contractor's responsibility to ensure the accuracy of work not executed by No Fault LLC. Prime Contractor and Owner agree to release No Fault LLC from responsibility to repair defects that are the result of defects in the base/subgrade.

No Fault Safety Surface

COMPACTED STONE Sub-Base Requirements



Description:

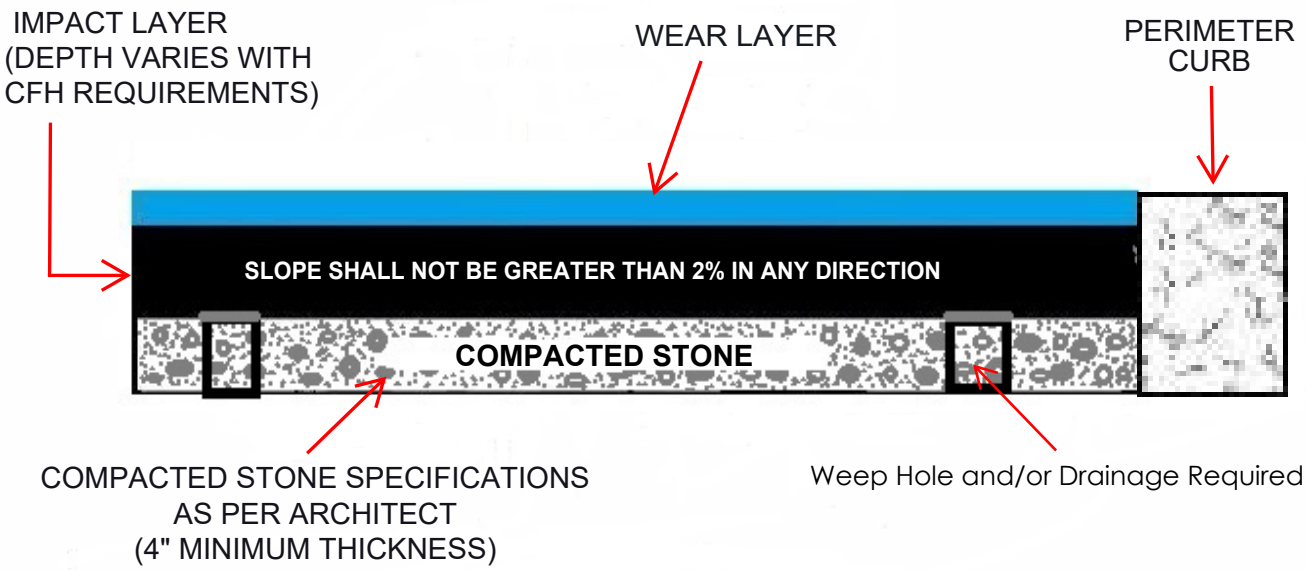
Minus 1" Screened Millings are made by processing milled asphalt from road building projects through a 1 inch screen. The resulting 1" and smaller product is ideal for constructing a sub-base for playground surfaces when properly prepared with 95% compaction.



Description:

Minus 1" Crusher Run Limestone is produced by crushing blasted Limestone and reducing everything to 1 inch and smaller. The result is a highly compactable subbase that is ideal for constructing a sub-base for playground surfaces with 95% compaction as recommended. Its gray color is visually distinct. Crusher Run Limestone is readily available in all areas. Therefore the cost of importing it to your job makes it a little more costly than gravel products.

NO FAULT SAFETY SURFACE
FLUSH TO BORDER WITH STONE BASE



****DRAWING NOT TO SCALE****

NOTE:

Industry Standard for border is 6" to 8"; however 4" to 8" is acceptable. Positive drainage recommended.

DISCLAIMER:

- *NFLLC reserves the right to modify these edge details at anytime. It is the responsibility of the owner/architect/general contractor to verify the validity of these details.*
- *NFLLC does not recommend installing a compacted stone sub base without a perimeter curb for containment of the stone.*
- *NFLLC will not provide warranty coverage for failure of the STONE BASE caused by poor perimeter containment. PIP surface with a rolled edge that terminates into the sod is susceptible to erosion and lawn maintenance damage.*
- *NFLLC will not provide warranty coverage for the PIP failure due to damage caused by lawn maintenance and/or raveled edge due to erosion.*

surfaces

NO FAULT LLC
6750 Exchequer Dr.
Baton Rouge, LA 70809
www.nofault.com

REVISION 2023

PREMIER MATERIALS™

CERTIFICATE of COMPLIANCE

Premier Materials is concerned with the health and safety of all its employees and customers. Keeping this in mind, Premier Materials intentionally sources raw materials that are safe during the manufacturing process and for the customer's long-term application. As the playground surfacing rubber crumb is being made, the raw materials are all bound together in a fully vulcanized elastomeric network, ensuring that the finished product will not leach out any chemicals or pigments under normal environmental conditions.

This certificate therefore confirms compliance with Maryland House Bill 1147, Chapter 488, by stating that playground surfacing materials sold by Premier Materials do not contain **Lead** in amounts more than 90 ppm, and that no **PFAS** (per- and polyfluoroalkyl substances) were intentionally added in the manufacture of the product.

These statements have been confirmed by third-party testing for several regulations, as follows:

- **REACH** Candidate List of SVHC or RoHS 3 (EU Directive 2015/863), which includes items such as VOCs, PAHs, and heavy metals such as Lead, Cadmium, Arsenic, and Mercury.
- **PFAS** – while it is not feasible to test for all the more than 15,000 PFAS chemicals, representative samples were tested for the 30 most common PFAS, and the results were "Not Detected".
- **PAHs** - while it is not feasible to test for all the more than 10,000 PAH chemicals, representative samples were tested for the top 20 PAHs for the EPA, CA Prop-65, REACH Annex XVII, & German ZEK 01.4-08 lists, and the sum of the average values was less than 20 mg/kg.

Ecore will continue to follow the applicable regulations, monitor any changes in the industry, and continue periodic analytical testing to assure the safety of the finished products.

Wanda M. Welch

Wanda M. Welch
Research & Development Manager
Ecore International, Inc.

21-May-24

3 Generations Surfacing Corp
188 Elizabeth Street
Westbury, NY 11590
(516) 850-2387
office@3gsurfacing.com

Warranty

Our Bonded Rubber is warranted for 5 years with Aromatic Binder and 10 years with Aliphatic Binder, starting from the date it is installed.

If it happens to shrink, creating a gap between joints of more than 1/4 inch, we will reinstall or replace the material.

Our measurements shall be performed in an ambient temperature of 72 degrees Fahrenheit + 5 degrees Fahrenheit.

The foregoing warranty shall continue for a period of (based on specifications) years(s) commencing with the date of completion of the above stated system. In order to mitigate any warranty defects the owner, within the warranty period, must provide 3 Generations Surfacing Corp with written notice of any such defects within 30 days of discovery.

The foregoing warranty does not cover defects of damage caused by: (1) structural or design defects; (2) misuse, vandalism, civil disobedience, acts of war; (3) acts of God, including lightning, hurricanes, tornados, earthquakes, fumes, floods, chemical fumes or foreign substances in the atmosphere or by other unusual natural occurrences. The obligations contained hereinto not cover any material used on the system which was not supplied by 3 Generations Surfacing Corp unless specifically identified above.

Jose Ramon Hernandez Nevarez,
President

MIDWEST ELASTOMERS INC.

700 Industrial Drive
Wapakoneta, OH 45895

May 14th, 2025

No Fault Surfaces
6750 Exchequer Drive
Baton Rogue, LA 70809

To Whom It May Concern,

"This letter is in response to the question of toxic or hazardous materials, like halogen, CFC's, phthalates, polycyclic aromatic hydrocarbons, PFAS, chlorine, cadmium, mercury, lead, zinc and asbestos in rubber products. The rubber components that we manufacture and that are used in poured in place and safety surfacing are not made with any of the abovementioned materials; therefore, none exceeds the limits set forth by the EPA.
Should you have any other questions or concerns, please feel free to contact us."

Hannah Morman

Sales Manager – Sports Surfacing Division

eurofins | Modern Testing Services

TEST REPORT

LAB LOCATION: Norwood, MA USA

DATE IN: February 26, 2025

REPORT NUMBER: 67425-020119
DATE OUT: March 10, 2025
REVISION DATE: April 10, 2025

To:	Firefly Sports Testing		
Contact:	Adam Kalil		
Address:	78 Londonderry turnpike Hooksett, NH 03106 United States		
Tel:	6037155453	**Fax:**	/
E-mail:	contact@fireflysportstesting.com		
Copy To:	/		

OVERALL RATING

SATISFACTORY	**X**
UNSATISFACTORY	
Subject to Client's Approval	

NOTE: RATING IS BASED ON TESTING LAB RESULTS. FINAL ACCEPTANCE OR REJECTION IS PER CLIENT ONLY.

Sample Information			
Product Description:	100305-10-20 GR, 100305-10-20BM (Truck Tire), 100305-10-20WM (Car Tire)		
Item/ Style Number:	202502080-1, 202502080-2, 202502080-3		
Purchase Order Number:	200011356	**No. of Sample Submitted:**	3
Lot/Batch/Tracking Info:	-	**Date of Manufacture:**	-
Country of Origin:	-	**Country of Destination:**	-
Vendor/ Agent:	-	**Manufacturer:**	-

Testing Status							
☐	**Pre-production**	☒	**Production**	☐	**Retest**	☐	**Previous Report No.:**
Other/ Comments:							

For and on behalf of
Eurofins MTS Consumer Product Testing US, LLC (Norwood, MA)

John R. Gerringer

John Gerringer, Analytical Director

Eurofins MTS' smart screening approach is a restricted substance pre-screening method that effectively ensures compliance for any countries that do not require mandatory certification test reports based on a specified test method. Any positive detection results from the screening test will trigger individual tests to be performed according to the preferred test method of the country that restricts the detected substance. For any countries that require mandatory certification test reports based on a specified test method, individual tests will be performed according to the specified test methods to ensure compliance.

Sample Photo:



Testing Result Summary				
Test Property	**SAT** **PASS**	**UNSAT** **FAIL**	**Subject to Client's Approval**	**COMMENTS**
EN 71-3 Soluble Heavy Metals Content	**X**			**See Test Results Below**
ASTM F3188-16 Extractable Hazardous Metals	**X**			**See Test Results Below**

COMPONENT BREAKDOWN LIST:

Test Item(s)	Component Description
A	**Infill Samples**
A1	Green and Black Encapsulated Rubber Granules
A2	Black Crumb Rubber Granules
A3	Black Crumb Rubber Granules

Migration of Certain Elements – EN 71-3:2019+A1:2021

Category III: Scraped-off materials

Extractable Elements	Result (mg/kg)			Migration Limit (mg/kg)
Test Item	A1	A2	A3	-
Mass of Trace Amount (mg)	NA	NA	NA	-
Aluminum (Al)	<10	<10	<10	28130
Antimony (Sb)	<50	<50	<50	560
Arsenic (As)	<10	<20	<10	47
Barium (Ba)	<10	<10	<10	18750
Boron (B)	NA	NA	NA	15000
Cadmium (Cd)	<5	<5	<5	17
Chromium (III) (Cr III)	<10	<10	<10	460
Chromium (VI) (Cr VI)	<0.15	<0.15	<0.15	0.2
Cobalt (Co)	<60	<10	<10	130
Copper (Cu)	<80	<80	<80	7700
Lead (Pb)	<10	<40	<10	160
Manganese (Mn)	<10	<10	<10	15000
Mercury (Hg)	<10	<10	<10	94
Nickel (Ni)	<10	<10	<10	930
Selenium (Se)	<10	<10	<10	460
Strontium (Sr)	<10	<10	<10	56000
Tin (Sn)	<0.8	<0.8	<0.8	180000
Organic Tin	<3	<3	<3	12
Zinc (Zn)	<10	15348	7227	46000
Conclusion	**PASS**	**PASS**	**PASS**	-

Method: EN 71-3:2019+A1:2021. The heavy metals content was determined by Inductively Coupled Plasma Mass Spectrophotometer (ICP-MS).
For samples of migrated chromium content lower than migration limit of Chromium (VI), no speciation test for Chromium (III) and chromium (VI) were conducted. The results were derived from that of total chromium.
For samples of migrated tin content calculated as tributyl tin lower than migration limit of organic tin, no organic tin test was conducted. The results were derived from that of Tin.

Remark: 1. The material categories of tested item(s) are classified as below per clause 4.1 of this standard.

Category III: Scraped-off materials
Coatings of paints, varnishes, lacquers, printing inks, polymers, foams and similar coatings
Polymeric and similar materials, including laminates, whether textile reinforced or not, but excluding other textiles
Paper and paper board
Textiles, whether natural or synthetic
Glass, ceramic, metallic materials
Other materials whether mass coloured or not (e.g. wood, fibre board, hard board, bone and leather)

2. Result(s) of organic tin reported was / were the sum of Methyltin (MeT), Butyltin (BuT), Dibutyltin (DBT), Tributyltin (TBT), Tetrabutyltin (TeBT), Monooctyltin (MOT), Di-n-octyltin (DOT), Di-n-propyltin (DProT), Diphenyltin (DPhT) and Triphenyltin (TPhT) expressed as TBT.
3. The accessibility of the submitted sample is verified according to EN71-1 before and after abuse.

Note: mg/kg = milligram per kilogram
mg = milligram
"<" = less than
NA = Not applicable

ASTM 3188-16 Extractable Hazardous Metals in Synthetic Turf Infill Materials

Test Item	Result – Soluble Heavy Metals (mg/kg)								Conclusion
	Sb	As	Ba	Cd	Cr	Pb	Hg	Se	
A1	<10	<10	<10	<10	<10	<10	<10	<10	PASS
A2	<10	<10	<10	<10	<10	<10	<10	<10	PASS
A3	<10	<10	<10	<10	<10	<10	<10	<10	PASS
Limits	60	25	1000	75	60	90	60	500	-

Sb = Antimony, As = Arsenic, Ba = Barium, Cd = Cadmium, Cr = Chromium, Pb = Lead, Hg = Mercury, Se = Selenium

Method: ASTM 3188-16 The heavy metals content was determined by Inductively Coupled Argon Plasma Spectrometer / Inductively Coupled Plasma Mass Spectrometer.

Note: mg/kg = milligram per kilogram
mg = milligram
"<" = less than
NA = Not applicable

****End of Test Report****

NOTE:

If there is question or concern regarding the above results, please contact the lab person below:

Technical question & concern:
John Gerringer
Director - Analytical
Phone: 508-638-1793
John.Gerringer@cpt.Eurofinsus.com

This test report is governed by the Terms and Conditions, available on request or attached to the end of this test report. Attention is especially drawn to the limitations of liability, indemnification and jurisdictional provisions defined therein. This report is issued strictly based on the testing of the samples submitted by you. The test results in this report refer only to the sample(s) actually tested and do not refer or be deemed to refer to any bulk production from which such sample(s) may be said to have been obtained. In the event that Eurofins MTS Consumer Product Testing US, LLC ("ERF") was requested to survey and test any bulk production quantity of samples, ERF, in the absence of any contrary written instructions, performed random sampling of bulk production for testing purposes. Variations in the conditions under which samples are stored, transported, etc., may lead to variations in the test results. ERF cannot anticipate and shall not be held responsible for variations in test results that may be due to factors beyond ERF's control, such as, sample cross-contamination, evaporation of volatile substances due to storage temperature, humidity, etc. This report does not constitute a recommendation, actual or implied, for any specific course of action. Other than the expressed warranties made in the Terms and Conditions of the ERF Test Request Form, ERF makes no warranties or representations either expressed or implied with respect to this report. In no circumstances whatsoever shall ERF be liable for any consequential, special, or incidental damages arising out of, or in connection with, this report.

ATTACHMENT 6

CITY OF PORTSMOUTH
Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801
(603) 610-7216

CONSERVATION COMMISSION

February 18, 2026

City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

RE: Wetland Conditional Use Permit for property located at 50 Clough Drive, Portsmouth, NH (LU-25-181)

Dear Owner:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, Feburary 11, 2026**, considered your application for a Wetland Conditional Use Permit for an upgrade to the Portsmouth Little Harbor Elementary School playgrounds to create compliance with universally accessible (UA) standards while incorporating nature-based play.. To renovate and reconstruct the two playground areas at the school, this project proposes a temporary impact of 10,274 s.f. to the wetland buffer area with total proposed final permanent impact of 17,968 s.f. to the wetland buffer area for soil disturbance, asphalt work, landscaping, installation of an ADA-compliant surface, installation of new structures and grading work. This project is proposing landscaping enhancements including 15 new trees, 81 planted shrubs and herbaceous native plant species and 34 herbaceous species within a newly constructed rain garden. This project occurs within the wetland buffer of a prime tidal wetland. Said property is shown on Assessor Map 206, Lot 20 and lies within the Municipal Zone (M). As a result of said consideration, the Commission voted to **recommend approval** of this application to the Planning Board with the following stipulations:.

1. An educational sign shall be installed at the rain garden which aims to educate elementary school children about the purpose of the rain garden.

2. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed along the 25' vegetative buffer at 50-foot intervals. Final marker locations to be reviewed and approved by the Planning & Sustainability Department.

3. Maintenance for the new playgrounds shall be consistent with Greenfield Certification standards.

4. Regular maintenance for the proposed rain garden shall be included in the existing playground safety checks which occur at a more frequent interval than annual or seasonal maintenance.

5. Applicant shall consider reducing the installation of the rubber bonded surface area within the wetland buffer, especially within areas that it may not be needed such as underneath the

proposed climbing structure on the main playground.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, March 26, 2026**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Wednesday, February 25, 2026.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,



Samantha Collins, Chair
Conservation Commission

cc:

Ken Linchey, Director of Buildings & Grounds, Portsmouth School Department
Devin Herrick, Technical Specialist, Weston & Sampson

ATTACHMENT 7

LITTLE HARBOUR ELEMENTARY SCHOOL & PORTSMOUTH EARLY EDUCATION PROGRAM (PEEP) PLAYGROUND IMPROVEMENTS

50 CLOUGH DRIVE, PORTSMOUTH, NH 03801

811 Know what's below. Call before you dig. www.cbyd.com

OWNER:
CITY OF PORTSMOUTH

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE 03801

PREPARED FOR:
KEN LINCHEY, CSFS, CSFM

DIRECTOR OF BUILDINGS & GROUNDS
PORTSMOUTH SCHOOL DEPARTMENT
1 JUNKINS AVENUE, SUITE 402
PORTSMOUTH, NH 03801

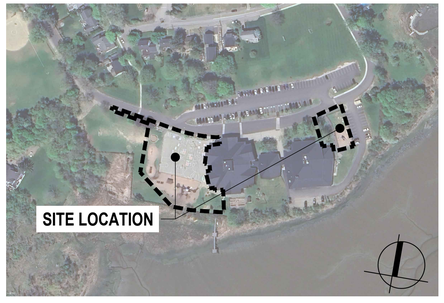
DESIGN TEAM:

LANDSCAPE ARCHITECT/ENGINEER:
WESTON & SAMPSON ENGINEERS, INC.
1 WASHINGTON STREET, 10TH FLOOR
BOSTON, MASSACHUSETTS 02108

SURVEYOR
SURVEY & MAPPING, LLC (SAM)
(DOUCET SURVEY)
102 KENT PLACE
NEWMARKET, NH 03857

PLAYGROUND REPRESENTATIVE A
LANDSCAPE STRUCTURES
M.E. O'BRIEN & SONS, INC.
17 TROTTER DRIVE
MEDWAY, MA 02053

PLAYGROUND REPRESENTATIVE B
PLAYWORLD & BERLINER
ULTIPLAY
43 MAIN STREET
BLACKSTONE, MA 01569



LOCATION MAP
NOT TO SCALE



LITTLE HARBOUR SCHOOL PLAYGROUND



PEEP PLAYGROUND

- FOR ILLUSTRATIVE PURPOSES ONLY RENDERINGS MAY BE OUTDATED -

Prepared By

Weston & Sampson SM

Weston & Sampson Engineers, Inc.
1 Washington Street, 10th Floor
Boston, MA 02108
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FOR PERMITTING ONLY
NOT FOR CONSTRUCTION
FEBRUARY 24, 2026

SHEET INDEX

L001	.....	GENERAL NOTES
9191A - SHEETS 1-9	.....	STAMPED AND SIGNED SURVEY PLANS
L100-L101	.....	EXISTING CONDITIONS PLAN
L200-L201	.....	SITE PREPARATION & DEMOLITION PLAN
L300-L302	.....	MATERIALS PLAN
L400-L401	.....	LAYOUT PLAN
L500-L501	.....	GRADING PLAN
L600-L601	.....	PLANTING PLAN
L900-L905	.....	DETAILS

ADD ALTERNATES

ADD ALTERNATE #1: LHS PLAYGROUND - WALL BALL FENCE
PROVIDE AND INSTALL BLACK VINYL-COATED GALVANIZED STEEL CHAIN LINK FENCING AT THE WALL-BALL AREA, INCLUDING ALL POSTS, RAILS, 8' TALL - 4' WIDE ACCESS GATE, TENSION WIRE, FABRIC, FITTINGS, AND CONCRETE FOUNDATIONS. FENCE HEIGHT SHALL BE 10' HT. AS INDICATED ON THE PLANS. INCLUDE ALL LABOR, MATERIALS, AND INCIDENTAL WORK REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION.

ADD ALTERNATE #2: LHS PLAYGROUND - BONDED RUBBER SAFETY SURFACING AT LARGE STRUCTURE
PROVIDE AND INSTALL BONDED RUBBER SURFACING UNDER THE LARGE PLAY STRUCTURE IN LIEU OF ENGINEERED WOOD FIBER SURFACING SHOWN IN THE BASE BID. ADD ALTERNATE INCLUDES ALL REQUIRED BASE PREPARATION AND TRANSITIONS, AND SHALL MEET APPLICABLE SAFETY STANDARDS. REMOVE ENGINEERED WOOD FIBER FROM THE BASE BID SCOPE ASSOCIATED WITH THE LARGE PLAY STRUCTURE.

ADD ALTERNATE #3: LHS PLAYGROUND - ENTRY ARCHWAY
PROVIDE AND INSTALL ONE (1) PLAYGROUND ENTRY ARCHWAY, INCLUDING ALL STRUCTURAL MEMBERS, CONNECTIONS, FOOTINGS, HARDWARE, AND INCIDENTALS, IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND APPLICABLE CODES. ADD ALTERNATE INCLUDES FOUNDATIONS, SETTING, AND FINAL ALIGNMENT. COORDINATE LOCATION, DIMENSIONS, AND FINISH WITH THE OVERALL PLAYGROUND DESIGN AND ADJACENT SITE IMPROVEMENTS. DESIGN SHOULD BE COORDINATED AND FINALIZED WITH LHS STAFF INPUT

ADD ALTERNATE #4: LHS PLAYGROUND - ENVIRONMENTAL INTERPRETIVE SIGNAGE
PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, FABRICATION, COORDINATION, AND INSTALLATION NECESSARY TO FURNISH AND INSTALL (1) RAIN GARDEN EDUCATIONAL SIGNAGE AS INDICATED ON THE CONTRACT DRAWINGS. WORK SHALL INCLUDE INTERPRETIVE SIGN PANEL(S) WITH APPROVED EDUCATIONAL GRAPHICS, POSTS AND MOUNTING HARDWARE, CONCRETE FOOTINGS AND EXCAVATION, BACKFILL AND SITE RESTORATION, STAINLESS STEEL TAMPER-RESISTANT FASTENERS, AND ALL INCIDENTAL ITEMS REQUIRED FOR A COMPLETE INSTALLATION. CONTRACTOR SHALL COORDINATE FINAL ARTWORK AND LAYOUT WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW. INSTALLATION SHALL BE PERFORMED TO AVOID DISTURBANCE OF PLANTED RAIN GARDEN AREAS AND ADJACENT IMPROVEMENTS, AND SIGNAGE SHALL BE DELIVERED FULLY INSTALLED, PLUMB, SECURE, AND READY FOR USE.

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GENERAL NOTES

1. PROPERTY LINES, SITE SURVEY AND TOPOGRAPHICAL INFORMATION BASED ON THE GROUND SURVEY PERFORMED BY SURVEYING & MAPPING, LLC ON SEPTEMBER 19, 2025 USING NAD 1983 NEW HAMPSHIRE FEET COORDINATE SYSTEM.
2. ALL BIDDERS ARE REQUIRED TO INSPECT THE PROJECT SITE IN ITS ENTIRETY PRIOR TO SUBMITTING THEIR BID, AND BECOME FAMILIAR WITH ALL CONDITIONS AS THEY MAY AFFECT THEIR BID. CONTRACTOR AND SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING THE CONSTRUCTION.
3. LOCATIONS OF ANY UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" AT (888) 344-7233 NO LESS THAN 72 HOURS, (EXCLUSIVE OF WEEKENDS AND HOLIDAYS), PRIOR TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
5. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY OWNER AT NO ADDITIONAL COST TO THE CITY OF PORTSMOUTH.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF EXCAVATION AND DEMOLITION REQUIRED TO RECEIVE SITE IMPROVEMENTS.
7. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, EXISTING CONDITIONS TO REMAIN, TEMPORARY CONSTRUCTION, PERMANENT CONSTRUCTION AND WORK OF ADJACENT CONTRACTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING. ITEMS ENCOUNTERED IN AREAS OF EXCAVATION THAT ARE NOT INDICATED ON THE DRAWINGS, BUT ARE VISIBLE ON SURFACE, SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
8. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS-BUILT" DRAWINGS.
9. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS OUTSIDE THE PROJECT LIMITS, SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
10. ALL WORK SHOWN ON THE PLANS AS BOLD SHALL REPRESENT PROPOSED WORK. THE TERM "PROPOSED (PROP)" INDICATES WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND SALVAGE (R&S)", OR REMOVE, RELOCATE AND SALVAGE, (R,R&S).
11. ALL KNOWN EXISTING STATE, COUNTY AND CITY LOCATION LINES AND PRIVATE PROPERTY LINES HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND ARE INDICATED ON THE PLANS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT HIS EMPLOYEES, AS WELL AS PUBLIC USERS FROM INJURY DURING THE ENTIRE CONSTRUCTION PERIOD USING ALL NECESSARY SAFEGUARDS, INCLUDING BUT NOT LIMITED TO, THE ERECTION OF TEMPORARY WALKS, STRUCTURES, PROTECTIVE BARRIERS, COVERING, OR FENCES AS NEEDED.
13. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH THE NAME OF THE OSHA "COMPETENT PERSON" PRIOR TO CONSTRUCTION.
14. FILLING OF EXCAVATED AREAS SHALL NOT TAKE PLACE WITHOUT THE PRESENCE OR PERMISSION OF THE OWNER.
15. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. NO STOCKPILING OF MATERIAL, EQUIPMENT OR VEHICULAR TRAFFIC SHALL BE ALLOWED WITHIN THE DRIP LINE OF TREES TO REMAIN. NO GUYS SHALL BE ATTACHED TO ANY TREE TO REMAIN. WHEN NECESSARY OR AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.
16. TREES AND SHRUBS WITHIN THE LIMITS OF WORK SHALL BE REMOVED ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT OR AS NOTED ON THE PLANS.
17. NO FILLING SHALL OCCUR AROUND EXISTING TREES TO REMAIN WITHOUT THE APPROVAL OF THE OWNER OR OWNER REPRESENTATIVE.
18. THE CONTRACTOR SHALL REMOVE ALL SURFACE VEGETATION PRIOR TO GRADING THE SITE. TREES AND STUMPS SHALL BE REMOVED AND DISPOSED COMPLETE BY CONTRACTOR. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS (INCLUDING SILT FENCE, STRAW WATTLES, OR SILT SOCKS) SHALL BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE PROJECT WHICH COST SHALL BE INCIDENTAL TO THE PROJECT.
19. ALL UNSUITABLE UNCONTAMINATED EXCESS SOIL FROM CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY. REMOVAL ACTIVITIES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AT NO ADDITIONAL COST TO THE CITY. SUITABLE SOIL EXCAVATION AS PART OF THE PROJECT MUST MEET ONE OR MORE OF THE MATERIAL REQUIREMENTS SPECIFIED. ON-SITE FILL MATERIALS, WHICH DO NOT CONFORM TO THE SPECIFICATIONS, SHALL NOT BE USED BELOW ANY STRUCTURES. IF THE CONTRACTOR PROPOSES TO USE THE EXISTING FILL ON SITE BELOW PAVEMENT AREAS, HE MUST DEMONSTRATE THAT THE FILL MEETS THE REQUIREMENTS PER THE SPECIFICATIONS. ALL EXCAVATED FILL MATERIAL WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT NO ADDITIONAL COST.
20. CONTRACTOR IS RESPONSIBLE FOR STAKING CONSTRUCTION BASELINES IN FIELD WITH A NEW HAMPSHIRE REGISTERED PROFESSIONAL LAND SURVEYOR. NO CONSTRUCTION WILL BE PERFORMED WITHOUT THE PROPOSED BASELINES AND LAYOUTS APPROVED BY THE ENGINEER.
21. NO FILL SHALL CONTAIN HAZARDOUS MATERIALS.
22. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND PERIMETER OF WORK AREA (LIMIT OF WORK). FENCE SHALL NOT IMPEDE TRAVEL WAYS.
23. ANY QUANTITIES SHOWN ON PLANS ARE FOR COMPARATIVE BIDDING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE PROJECT SITE TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO SUBMITTING BID.
24. ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS, SOIL, SEDIMENT, AND FOREIGN MATERIAL AND OPERATIONAL THROUGHOUT THE LIFE OF THE CONTRACT. REMOVE ALL SOIL, SEDIMENT, DEBRIS AND FOREIGN MATERIAL FROM ALL DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO, DRAINAGE INLETS, MANHOLES AND CATCH BASINS WITHIN THE LIMIT OF WORK AND DRAINAGE STRUCTURES OUTSIDE THE LIMIT OF WORK THAT ARE IMPACTED BY THE WORK FOR THE ENTIRE DURATION OF CONSTRUCTION.
25. CONTRACTOR'S STAGING AREA MUST BE WITHIN THE CONTRACT LIMIT LINE AND IN AREAS APPROVED BY OWNER. ANY OTHER AREAS THAT THE CONTRACTOR MAY WISH TO USE FOR STAGING MUST BE COORDINATED WITH THE OWNER.
26. THE CONTRACTOR SHALL KEEP CLOUGH DRIVE, PARKING LOTS AND WALKS THAT ARE NOT RESTRICTED FROM PUBLIC USE DURING CONSTRUCTION BROOM CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE ACCEPTABLE METHODS AND MATERIALS TO MAINTAIN ADEQUATE DUST CONTROL THROUGHOUT CONSTRUCTION.
27. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.
28. CONTRACTOR SHALL DEWATER AS NECESSARY TO PERFORM THE PROPOSED WORK. CONTRACTOR SHALL BE AWARE OF PERCHED GROUNDWATER.
29. THE LIMIT OF WORK SHALL BE DELINEATED IN THE FIELD PRIOR TO THE START OF SITE CLEARING OR CONSTRUCTION AND AGREED UPON WITH THE LANDSCAPE ARCHITECT.
30. DEEP SUMP CATCH BASINS AND STORMWATER BASIN SHALL BE CLEANED FOLLOWING CONSTRUCTION AND SHALL FOLLOW THE OPERATION AND MAINTENANCE PLAN THEREAFTER.
31. HAULING OF EARTH MATERIALS TO AND FROM THE SITE SHALL BE RESTRICTED TO THE HOURS OF 7 AM TO 6 PM.
32. ANY BOULDERS 3 CY OR SMALLER SHALL BE CONSIDERED UNDOCUMENTED FILL AND SHALL BE DISPOSED OF AT NO ADDITIONAL COST TO THE CITY.
33. WORK ON SATURDAYS SHALL ONLY BE CONDUCTED IF PRIOR WRITTEN PERMISSION IS PROVIDED BY THE CITY OF PORTSMOUTH.
34. NO TRUCKS LEFT IDLING ON CITY STREETS DURING CONSTRUCTION. CONSTRUCTION TRAFFIC AT NO TIME SHALL IMPEDE FLOW OF RESIDENT TRAFFIC.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING ANY CONSTRUCTION OR DEMOLITION. REFER TO PLANS FOR APPROXIMATE LOCATION OF EROSION AND SEDIMENT CONTROL. REFER TO SPECS AND DETAILS FOR TYPE OF EROSION AND SEDIMENT CONTROL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL MEET ALL OF THE NEW HAMPSHIRE D.E.S. REGULATIONS FOR SEDIMENT AND EROSION CONTROL.
4. EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
5. ALL CATCH BASINS AND DRAIN GRATES WITHIN LIMIT OF CONTRACT SHALL BE PROTECTED WITH SILT SACKS DURING THE ENTIRE DURATION OF CONSTRUCTION.
6. EROSION CONTROL BARRIERS TO BE INSTALLED AT THE TOE OF SLOPES. SEE GRADING & DRAINAGE PLANS, NOTES, DETAILS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
8. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC/PRIVATE ROADS.

DEMOLITION & SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
3. UNLESS SPECIFICALLY NOTED TO BE REMOVE AND SALVAGE (R&S), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO ADDITIONAL COST TO THE OWNER.
4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN. OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
6. IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.
7. 'STRIP AND REMOVE TURF' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
8. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.
11. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

LAYOUT & MATERIALS NOTES

1. REFER TO EXISTING CONDITIONS PLANS AND STAMPED SURVEY DRAWINGS FOR SURVEY INFORMATION.
2. COORDINATE ALL LAYOUT ACTIVITIES WITH THE SCOPE OF WORK CALLED FOR BY DEMOLITION, GRADING AND UTILITIES OPERATIONS ENCOMPASSED BY THIS CONTRACT. SET, PROTECT AND REPLACE REFERENCE STAKES AS NECESSARY OR AS REQUIRED BY THE OWNER'S REPRESENTATIVE.
3. ALL WORK SHALL BE PERFORMED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED THAT THE WORK WILL BE PERFORMED "BY OTHERS" OR "UNDER SEPARATE CONTRACT".
4. TO FACILITATE LAYOUT OF PROPOSED SITE FEATURES AND FACILITIES, LAYOUT INFORMATION FOR CERTAIN FUTURE WORK, WHICH IS NOT INCLUDED WITHIN THE SCOPE OF THIS CONTRACT HAS BEEN PROVIDED ON THE LAYOUT AND MATERIALS PLAN FOR INFORMATION ONLY. SOME ITEMS ARE "NOT IN CONTRACT" (NIC) AND SHOWN FOR REFERENCE ONLY.
5. THE LAYOUT OF SITE AMENITIES AND FENCES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LAYOUT OF ALL NEW PATHWAYS / WALKWAYS AND THE GRADING OF ALL SLOPES AND CROSS SLOPES SHALL CONFORM TO THE NEW HAMPSHIRE RULES AND REGULATIONS FOR HANDICAP ACCESS CMR 521, AND THE AMERICANS WITH DISABILITIES ACT (ADA), TITLE 3. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE REQUIRED.
7. ALL LAYOUT LINES, OFFSETS, OR REFERENCES TO LOCATING OBJECTS ARE EITHER PARALLEL OR PERPENDICULAR UNLESS OTHERWISE DESIGNATED WITH ANGLE OFFSETS NOTED.
8. ALL PROPOSED SITE FEATURES SHALL BE LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE REGISTERED PROFESSIONAL LAND SURVEYOR.
9. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES. ALL BITUMINOUS CONCRETE SHALL BE TREATED WITH AN RS-1 TACK COAT AT POINT OF CONNECTION. ALL PATHWAY WIDTHS SHALL BE AS NOTED ON THE LAYOUT AND MATERIALS PLAN.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENT OF ALL PROPOSED FENCES AND GATES.
12. THE DEPTH OF LOAM BORROW FOR ALL PROPOSED LAWN AREAS SHALL BE 6" MINIMUM. ALL DISTURBED AREAS SHALL BE RESTORED WITH LOAM AND SEED UNLESS OTHERWISE NOTED.
13. REFER TO DETAIL DRAWINGS FOR CONSTRUCTION DETAILS.
14. SURVEY CONTROL POINTS AND COORDINATES ARE INDICATED ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT OR CREATE HIS OWN PROTECTED CONTROL POINTS FROM THIS INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL LAYOUT POINTS ARE CONSISTENT WITH CONTROL INFORMATION. RESETTING OF DAMAGED OR MISSING LAYOUT MARKERS AS NECESSARY IS AT NO ADDITIONAL COST TO THE OWNER.

GRADING, UTILITIES & DRAINAGE NOTES

1. ALL WORK RELATING TO INSTALLATION, RENOVATION OR MODIFICATION OF WATER, DRAINAGE AND/OR SEWER SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
3. ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED SURFACES MEET EXISTING SURFACES, ELIMINATE ROUGH SPOTS AND ABRUPT GRADE CHANGES AND MEET LINE AND GRADE OF EXISTING CONDITIONS WITH NEW IMPROVEMENTS.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
5. CONTRACTOR SHALL ENSURE ALL AREAS ARE PROPERLY PITCHED TO DRAIN, WITH NO SURFACE WATER PONDING OR PUDDLING.
6. THE CROSS SLOPE ON ALL WALKWAYS SHALL BE BETWEEN 1% AND 1.5% (MAX) TO PROVIDE POSITIVE DRAINAGE. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
7. ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES. ALL UTILITY GRATES WITHIN PLAYING FIELDS OR INDICATED TO BE "BURIED" SHALL BE 4" BELOW FINISH GRADE AND COVERED WITH FINISH MATERIAL INDICATED ON PLANS.
8. THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC/PRIVATE STREETS AND WORK AREAS. CLEAN BASINS REGULARLY AS NEEDED AND AT THE END OF THE PROJECT.
9. EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
10. WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
11. WHERE A SPECIFIC LIMIT OF WORK LINE IS NOT OBVIOUS OR IMPLIED, BLEND GRADES TO EXISTING CONDITIONS WITHIN 5 FEET OF PROPOSED CONTOURS.
12. RESTORE ALL DISTURBED AREAS AND LIMITS OF ALL REMOVALS TO LOAM AND SEED (L&S) UNLESS OTHERWISE NOTED.
13. SEE EARTHWORK SECTION OF SPECIFICATIONS FOR SPECIFIC EXCAVATION AND FILLING PROCEDURES.
14. FOR STRUCTURE REMODELING (REMOD), CONSTRUCTION METHODS SHALL FOLLOW STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION.
15. PLAYGROUND AREA SHALL NOT EXCEED 1.9% SLOPE IN ANY DIRECTION.

COMMUNITY BUILD NOTES

1. PLAYGROUND EQUIPMENT AND SAFETY SURFACING ARE INTENDED TO BE INSTALLED BY THE OWNER THROUGH A COMMUNITY BUILD PROCESS UNDER THE SUPERVISION OF A CERTIFIED INSTALLATION FOREMAN OR CREW. PLAYGROUND EQUIPMENT SHALL BE OWNER-FURNISHED. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR INSTALLATION OF PLAY STRUCTURE FOOTINGS. THE CONTRACTOR'S SCOPE IS LIMITED TO PREPARATION OF SUBGRADE AND BASE MATERIALS AT PLAY STRUCTURE LOCATIONS, INCLUDING EXCAVATION TO REQUIRED SUBGRADE ELEVATIONS, PLACEMENT AND COMPACTION OF BASE MATERIALS, AND SITE ACCESS COORDINATION. ALL PLAY STRUCTURE FOOTINGS, SETTING, AND INSTALLATION ABOVE BASE SHALL BE PERFORMED BY THE COMMUNITY BUILD UNDER THE DIRECTION OF A CERTIFIED PLAYGROUND SAFETY INSPECTOR (CPSI) ENGAGED BY THE OWNER.
2. BONDED RUBBER SAFETY SURFACING, WHERE SHOWN, SHALL BE INSTALLED BY COMMUNITY BUILD. ENGINEERED WOOD FIBER SURFACING SHALL BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL RECEIVE, STORE, AND PROTECT ALL OWNER-FURNISHED PLAYGROUND MATERIALS ON SITE UNTIL COMMUNITY BUILD INSTALLATION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR FOOTING INSTALLATION, PLAY STRUCTURE INSTALLATION, OR THE WARRANTY, PERFORMANCE, OR COMPLIANCE OF ANY COMMUNITY BUILD OR OWNER-INSTALLED PLAYGROUND ELEMENTS.
3. THE CONTRACTOR SHALL INCLUDE PRICING IN THEIR BID FOR BOTH (1) PLAY STRUCTURE AND BONDED RUBBER INSTALLATION BY A COMMUNITY BUILD AND (2) PLAY STRUCTURE AND BONDED RUBBER INSTALLATION BY THE CONTRACTOR. PRICING SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, COORDINATION, AND TIME REQUIRED FOR EACH INSTALLATION METHOD. BASE PREPARATION WORK SHALL BE INCLUDED IN BOTH PRICING SCENARIOS.

ABBREVIATIONS

GENERAL

PROP	PROPOSED
ADJ	ADJUST
BIT. CONC.	BITUMINOUS CONCRETE
CEM. CONC.	CEMENT CONCRETE
B	BASELINE
N.T.S.	NOT TO SCALE
BVCL	BLACK VINYL CHAIN LINK
B.M.	BENCH MARK
ABAN	ABANDON
MB	MAIL BOX
GRAN. CURB	GRANITE CURB
EXIST. (OR EX.)	EXISTING
FDN	FOUNDATION
F.L. (OR F)	FLOW LINE
P	PROPERTY LINE
PVMT	PAVEMENT
P.W.W.	PAVED WATERWAY
RC	REINFORCED CONCRETE
REM	REMOVE
REMOD	REMODEL
RET	RETAIN
R.O.W.	RIGHT-OF-WAY
R&S	REMOVE AND SALVAGE
R,R&S	REMOVE, RELOCATE AND SALVAGE
R&D	REMOVE AND DISPOSE
SB	STONE BOUND
NIC	NOT IN CONTRACT
H.C.	HANDICAP
WCR	WHEELCHAIR RAMP
FF	FINISHED FLOOR
HMA	HOT MIX ASPHALT
G.C.	GENERAL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR
P.C.	PLUMBING CONTRACTOR
SWEL	SOLID WHITE EDGE LINE
BWLL	BROKEN WHITE LANE LINE
SYEL	SOLID YELLOW EDGE LINE
SB/DH	STONE BOUND/ DRILL HOLE
CLF	CHAIN LINK FENCE
TEMP.	TEMPORARY
TYP.	TYPICAL
EQ	EQUIPMENT
H.C.	HANDICAP
EOP	EDGE OF PAVEMENT
PROT	PROTECT
CTE	CONNECT TO EXISTING
RL	ROOF LEADER
L.O.W.	LIMIT OF WORK
VIF	VERIFY IN FIELD
BVW	BORDERING VEGETATED WETLAND

UTILITIES

GICI	GUTTER INLET W/ CURB INLET
CBCI	CATCH BASIN W/ CURB INLET
CB	CATCH BASIN
C.I.T.	CHANGE IN TYPE
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
CI	CURB INLET
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
DI	DRAIN INLET
GI	GUTTER INLET
ACCM PIPE	ASPHALT COATED CORRUGATED METAL PIPE
HYD	HYDRANT
INV. ELEV.	INVERT ELEVATION
UP	UTILITY POLE
SMH	SEWER MANHOLE
WG	WATER GATE
DS	DOWN SPOUT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
DMH	DRAIN MANHOLE
LB	LEACHING BASIN
LG	LEACHING GALLEY
CI	CAST IRON
OCS	OUTLET CONTROL STRUCTURE
OGT	OIL AND GRIT TRAP
VC	VITRIFIED CLAY PIPE
LP	LIGHT POLE
OHW	OVERHEAD WIRE
UPLP	UTILITY POLE WITH LIGHT
SWTU	STORM WATER TREATMENT UNIT
HH	HANDHOLE
GW	GARAGE WASTE
CO	CLEANOUT
LC	LEACHING CHAMBER
GV	GATE VALVE
CU	CONNECTION UNKNOWN

ALIGNMENT/GRADING

BW	BOTTOM OF WALL
BC	BOTTOM OF CURB
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVC	POINT OF VERTICAL CURVATURE
PVT	POINT OF VERTICAL TANGENCY
ELEV	ELEVATION
CC	CENTER OF CURVE
H.P.	HIGH POINT
L.P.	LOW POINT
R	RADIUS OF CURVATURE
STA	STATION
S.S.D.	STOPPING SIGHT DISTANCE
TC	TOP OF CURB
TW	TOP OF WALL

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

Weston & Sampson

Weston & Sampson Engineers, Inc.
1 Washington Street, 10th Floor
Boston, MA 02108
617.412.4480 800.SAMPSON

www.westonandsampson.com

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Revisions:

No.	Date	Description

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Date: FEBRUARY 24, 2026
Drawn By: MG, JZ
Reviewed By: AA
Approved By: BK

W&S Project No.: ENG25-0955
W&S File No.: ----

Drawing Title:
GENERAL NOTES

Sheet Number:
L001

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PROPERTY LINE

CLOUGH DRIVE

PEEP PLAYGROUND.
SEE PAGES L101, L201,
L302, L401, L501, L601

LITTLE HARBOUR
ELEMENTARY
SCHOOL

LITTLE HARBOUR
ELEMENTARY
SCHOOL

LITTLE HARBOUR ELEMENTARY
SCHOOL PLAYGROUND. SEE PAGES
L100, L200, L300, L301, L400, L500, L600

PISCATAQUA RIVER

SCALE: 1"=30'

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR
ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

Weston & Sampson

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1 Washington Street, 10th Floor
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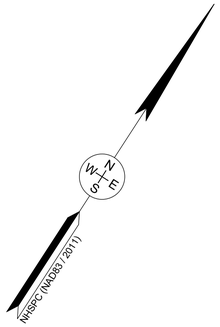
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W&S File No.: ----

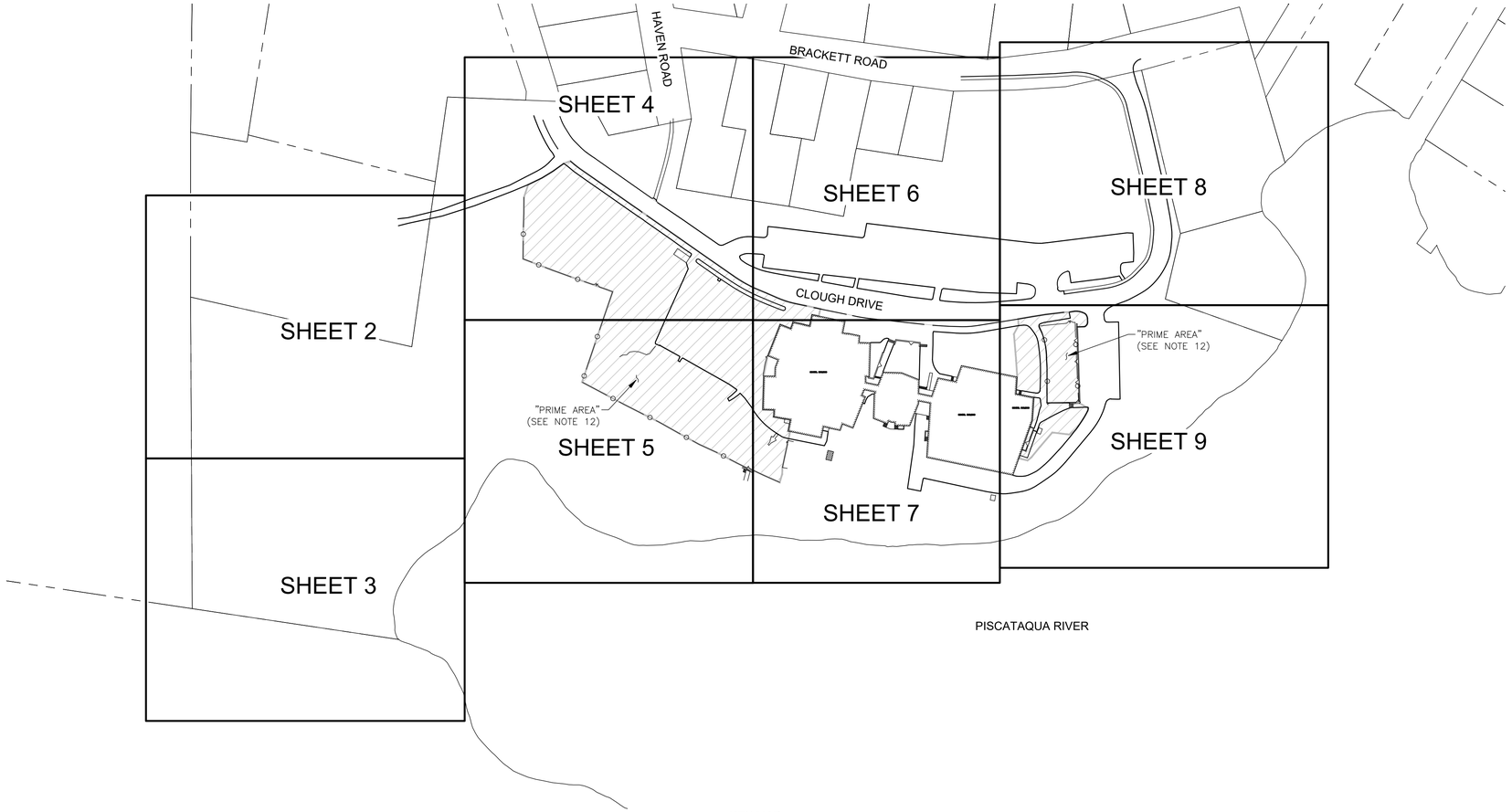
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INDEX PLAN
LHS & PEEP
PLAYGROUNDS

Sheet Number:
L002

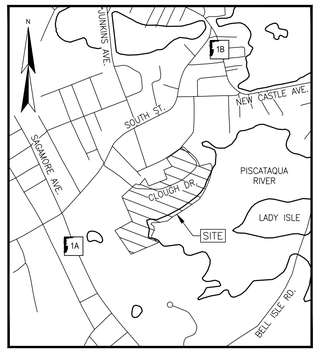
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J:\NH\Portsmouth, city of\ENG25955\little harbour elementary school\00\drawings\L002 INDEX PLAN.dwg Almeida,Andrew 2/25/2026 5:39 PM





KEY MAP
1" = 100'



LOCATION MAP (n.t.s.)

STATE OF NEW HAMPSHIRE
No. 1626
JOSHUA D. SCHNEIER
SIGNATURE
LICENSED LAND SURVEYOR

1/27/2026

NOTES:

1. REFERENCE: LITTLE HARBOR SCHOOL
   50 CLOUGH DRIVE
   PORTSMOUTH, NEW HAMPSHIRE
2. FIELD SURVEY PERFORMED BY D.J.B. & H.J.R. (SAM LLC) DURING SEPTEMBER 2025 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR AND AN AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
3. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
4. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
5. WETLAND FLAGS & LINES WERE PROVIDED BY THE CLIENT TO SAM LLC IN A DIGITAL FORMAT, AND SAM LLC DOES NOT CERTIFY THE ACCURACY OF SAID DATA.
6. FLOOD HAZARD ZONE: "AE" & "X", PER FIRM MAP #33015C0259F, DATED 01/29/2021.
7. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND SAM LLC WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
9. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
10. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
11. OVERALL PARCEL BOUNDARIES AS SHOWN HEREON ARE BASED ON NH GRANIT GIS DATA AND ARE IN THEIR ORIGINAL LOCATION. THE PARCEL BOUNDARIES HAVE NOT BEEN ADJUSTED TO MATCH FOUND PROPERTY MONUMENTS OR THE EDGE OF RIGHT OF WAY AS DETERMINED BY THE SURVEYOR. THIS IS NOT A BOUNDARY SURVEY OR A STANDARD PROPERTY SURVEY.
12. SAM LLC CONDUCTED A TOPOGRAPHIC SURVEY ONLY WITHIN THE "PRIME AREAS" AS SHOWN HEREON. THE CONTOURS FOR THE SUPPLEMENTAL LIMITS ARE DERIVED FROM PUBLISHED LIDAR DATA (COLLECTED IN 2019/2020) VIA THE NH GRANIT GIS CLEARINGHOUSE.

LEGEND

APPROXIMATE LOT LINE		SIGN	
APPROXIMATE ABUTTERS LOT LINE		POST	
100 MAJOR CONTOUR LINE		DECIDUOUS TREE **10" DIA. OR GREATER**	
98 MINOR CONTOUR LINE		DECIDUOUS TREE **LESS THAN 10" DIA.**	
EDGE OF PAVEMENT		CONIFEROUS SHRUB	
RETAINING WALL		DECIDUOUS BUSH	
CHAIN LINK FENCE		MONITORING WELL LOCATION	
STOCKADE FENCE		A-1 WETLAND FLAG	
X WIRE FENCE		BENCH	
HANDRAIL		BASKETBALL HOOP	
OHW OVERHEAD WIRE		BB BITUMINOUS BERM	
D DRAIN LINE		BW BOTTOM OF WALL ELEVATION	
G GAS LINE		CONC. CONCRETE	
EDGE OF DELINEATED WETLAND		DIP DUCTILE IRON PIPE	
WETLAND AREA		"DOA" DROP OFF AREA SIGN	
CONCRETE		EP EDGE OF PAVEMENT	
LANDSCAPED AREA		HDPE HIGH DENSITY POLYETHYLENE PIPE	
WOOD CHIPS		PVC POLYVINYL CHLORIDE PIPE	
BRICK		PT PICNIC TABLE	
PLAYGROUND EQUIPMENT		RET. WALL RETAINING WALL	
		SBB SLOPED BITUMINOUS BERM	
100.0 SPOT GRADE		SGC SLOPED GRANITE CURB	
UTILITY POLE		SWL SINGLE WHITE LINE	
UTILITY POLE & GUY WIRE		TH THRESHOLD ELEVATION	
LIGHT POLE W/ARM		TW TOP OF WALL ELEVATION	
DRAIN MANHOLE		TYP. TYPICAL	
CATCH BASIN		VGC VERTICAL GRANITE CURB	
FIRE HYDRANT		(X) INVERT I.D. CONNECTION UNKNOWN	
WATER GATE VALVE			
WATER SHUTOFF VALVE		"PRIME AREA" LIMITS (SEE NOTE 12)	
MANHOLE			

TOPOGRAPHIC PLAN
FOR
WESTON & SAMPSON, INC.
OF
LITTLE HARBOR SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	C.P.M.	DATE:	OCTOBER 3, 2025
CHECKED BY:	J.D.S.	DRAWING NO.	9191A
JOB NO.	9191	SHEET	1 OF 9

DOUCET SURVEY | SAM
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Locations Nationwide | http://www.sam.biz

FILE NAME: V:\PROJECTS\9191 CIVIL\DWG\9191A Topo.dwg LAYOUT NAME: 22X34 TOPO PLAN (1) PLOTTED: Tuesday, January 27, 2026 - 1:28pm

TAX MAP 206, LOT 34

TAX MAP 206, LOT 36

TAX MAP 206, LOT 20

FEMA ZONE X
FEMA ZONE AE

EP
EP

MATCH LINE SHEET 2
SHEET 4

MATCH LINE SHEET 2
SHEET 5

MATCH LINE SHEET 2
SHEET 3

NHSPC (NAD83 / 2011)

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR
NO. 1626
JOSHUA D. SCHNEIER
SIGNATURE
1/27/2026

20 0 20 40
SCALE: 1 INCH = 20 FT.

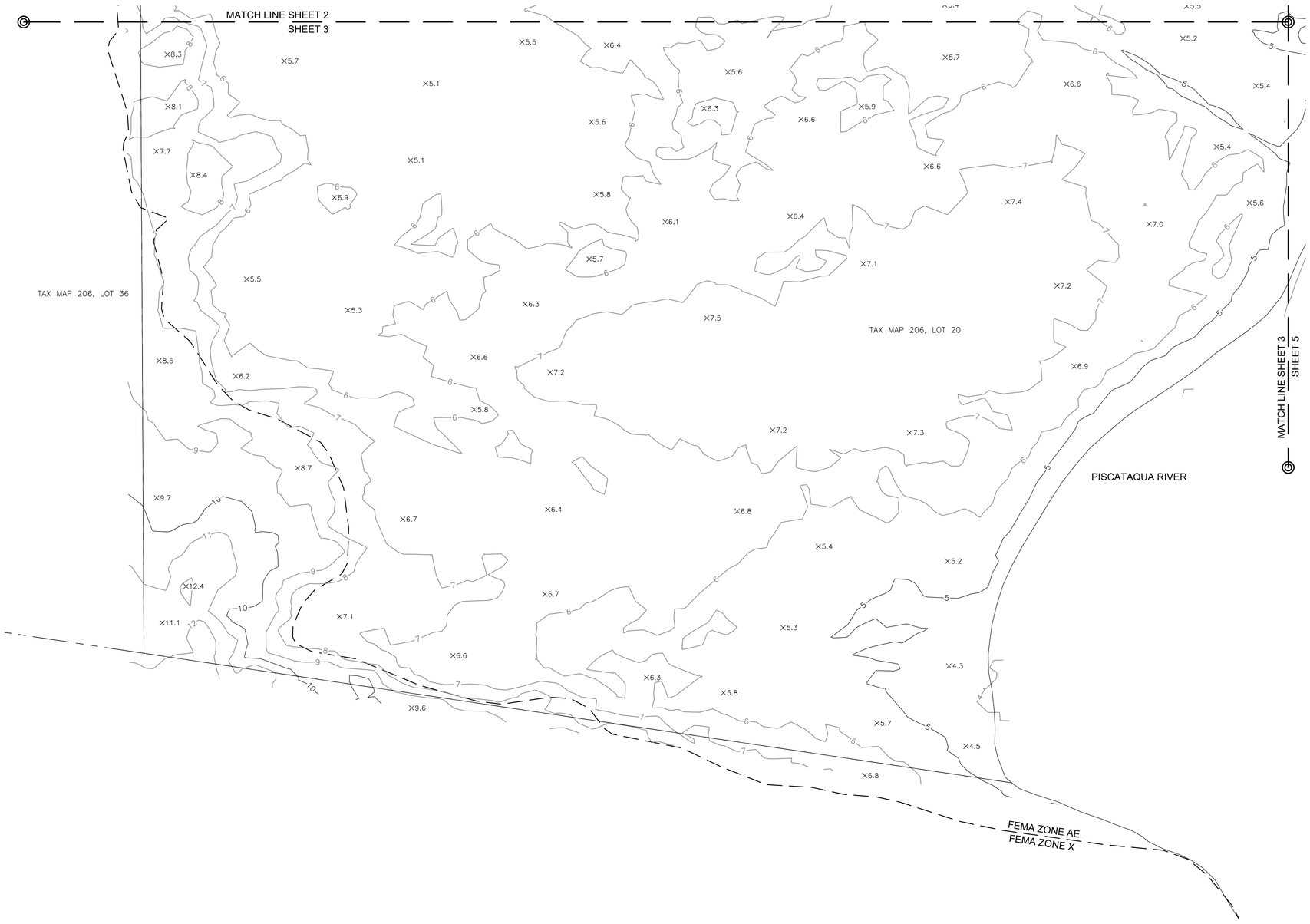
TOPOGRAPHIC PLAN
FOR
WESTON & SAMPSON, INC.
OF
LITTLE HARBOR SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	C.P.M.	DATE:	OCTOBER 3, 2025
CHECKED BY:	J.D.S.	DRAWING NO.	9191A
JOB NO.	9191	SHEET	2 OF 9

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NHSPC (NAD83 / 2011)

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR
NO. 1626
JOSHUA D. SCHNEIER
SIGNATURE
1/27/2026

20 0 20 40
SCALE: 1 INCH = 20 FT.

TOPOGRAPHIC PLAN
FOR
WESTON & SAMPSON, INC.
OF
LITTLE HARBOR SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	C.P.M.	DATE:	OCTOBER 3, 2025
CHECKED BY:	J.D.S.	DRAWING NO.	9191A
JOB NO.	9191	SHEET	3 OF 9

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TAX MAP 206, LOT 33

DMH 2205
RIM ELEV.=18.1'
WATER ELEV.=11.0'
SUMP ELEV.=9.4'
(1711) 12" HDPE INV.=11.6'
(A) TOO RECESSED TO MEASURE

TAX MAP 206, LOT 27

TAX MAP 206, LOT 26

TAX MAP 206, LOT 20

CLOUGH DRIVE

ASPHALT DRIVE

ASPHALT WALK

CONC. WALK

~GRASS~

NO PARKING BETWEEN SIGNS

"DOA"
12" LOCUST

PLEASE WALK BIKES/SCOOTERS BEYOND THIS POINT NO DOGS

12" LOCUST

"DOA"

12" MAPLE

"DOA"
18" MAPLE

24" MAPLE

7" MAPLE

SCULPTURE

6" MAPLE

WOODEN PLAY PEN

561/5/NETT

306/6/6/NETT

DMH 1711
RIM ELEV.=10.9'
WATER ELEV.=7.2'
SUMP ELEV.=6.9'
(1665) 8" PVC INV.=7.6'
(2205) 12" HDPE INV.=7.4'
(OFL) 15" PVC INV.=7.3'
(1712) 15" PVC INV.=7.2'

DMH 1712
RIM ELEV.=10.8'
TOP OF WALL ELEV.=8.8'
WATER ELEV.=7.2'
SUMP ELEV.=4.4'
(1711) 15" PVC INV.=7.2'
(1713) TOO RECESSED TO MEASURE

DMH 1713
RIM ELEV.=10.4'
WATER ELEV.=7.2'
SUMP ELEV.=4.6'
(A) 18" HDPE INV.=7.5'
(B) 18" HDPE INV.=7.4'
(1712)* UNK. INV.=7.1'
*HOLE IN STRUCTURE

CB 1665
RIM ELEV.=14.0'
WATER ELEV.=10.5
SUMP ELEV.=9.0'
(1711) 8" PVC INV.=11.0'
(A) 8" PVC INV.=11.0'

TBM 9191B
'X' CUT IN BONNET BOLT OF HYDRANT
ELEV.=16.38'

WET B1
WET B2
WET B3
WET B4
WET C1
WET C2
WET C3
WET C4
WET C5
WET C6

HOT A25.1/SM A11.1/WET B1
HOT A25/SM A11
HOT A26/SM A12
HOT A24/SM A10
HOT A27/SM A13

MW

FEMA ZONE X
FEMA ZONE AE

MATCH LINE SHEET 2
SHEET 4

MATCH LINE SHEET 4
SHEET 5

MATCH LINE SHEET 4
SHEET 6

NHSPC (NAD83 / 2011)

SCALE: 1 INCH = 20 FT.

TOPOGRAPHIC PLAN
FOR
WESTON & SAMPSON, INC.
OF
LITTLE HARBOR SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	C.P.M.	DATE:	OCTOBER 3, 2025
CHECKED BY:	J.D.S.	DRAWING NO.	9191A
JOB NO.	9191	SHEET	4 OF 9

STATE OF NEW HAMPSHIRE
NO. 1626
JOSHUA D. SCHNEIER
LICENSED LAND SURVEYOR
SIGNATURE
1/27/2026

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MATCH LINE SHEET 4
SHEET 5

MATCH LINE SHEET 2
SHEET 5

MATCH LINE SHEET 3
SHEET 5

MATCH LINE SHEET 5
SHEET 7

HOT A27/SM A13
HOT A28/SM A14
HOT A29/SM A15
HOT A23/SM A9
HOT A22/SM A8
HOT A21/SM A7
HOT A20/SM A6
HOT A19/SM A5
HOT A18/SM A4
HOT A17
SM A3
HOT A16
SM A2

×7.0
×6.7
×8.3
×7.4
×6.7
×9.3
×6.5
×6.1
×6.1
×5.5
×5.4
×5.2
×4.7
×3.4
×4.7
×4.6
×4.7
×5.2
×4.7
×5.2

DITCH
SWINGSET
SWINGSET
EP
SBB
SBB
COVERED WOODEN PLATFORM W/RAMP & BENCHES
PLAYGROUND EQUIPMENT (TYP.)
SMALL SEATS
EP
PT
PT
PT
6"
SAND PIT
8" MAPLE
DOCK
8"
STONE RET. WALL
WOODEN STEPS
WOODEN DOCK
ELEV.=11.5'
OHW
OHW
OHW
OHW
G
G
G
G

FEMA ZONE X
FEMA ZONE AE

CHAIN LINK FENCE

TAX MAP 206, LOT 20

TBM 9191C
MAG NAIL SET UP 6"
IN POLE PSNH/306/7/561/7VZ
ELEV.=12.25'

PISCATAQUA RIVER

N
W E
S

NHSPC (NAD83 / 2011)

STATE OF NEW HAMPSHIRE
No. 1626
JOSHUA D. SCHNEIER
LICENSED LAND SURVEYOR
SIGNATURE
1/27/2026

20 0 20 40
SCALE: 1 INCH = 20 FT.

TOPOGRAPHIC PLAN
FOR
WESTON & SAMPSON, INC.
OF
LITTLE HARBOR SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	C.P.M.	DATE:	OCTOBER 3, 2025
CHECKED BY:	J.D.S.	DRAWING NO.	9191A
JOB NO.	9191	SHEET	5 OF 9

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BRACKETT ROAD

CONC. WALK

MATCH LINE SHEET 4
SHEET 6

MATCH LINE SHEET 6
SHEET 8

MATCH LINE SHEET 6
SHEET 7

TAX MAP 206, LOT 25

TAX MAP 206, LOT 23

TAX MAP 206, LOT 22

TAX MAP 206, LOT 21

TAX MAP 206, LOT 20

CLOUGH DRIVE

~GRASS~

~ASPHALT PARKING~

ASPHALT WALK

6" MAPLE

CB 1619
RIM ELEV.=13.6'
(A) 10" DIP INV.=10.6'

EP

BB

VGC

D

NHSPC (NAD83 / 2011)

STATE OF NEW HAMPSHIRE
No. 1626
JOSHUA D. SCHNEIER
LICENSED LAND SURVEYOR
SIGNATURE
1/27/2026

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SCALE: 1 INCH = 20 FT.

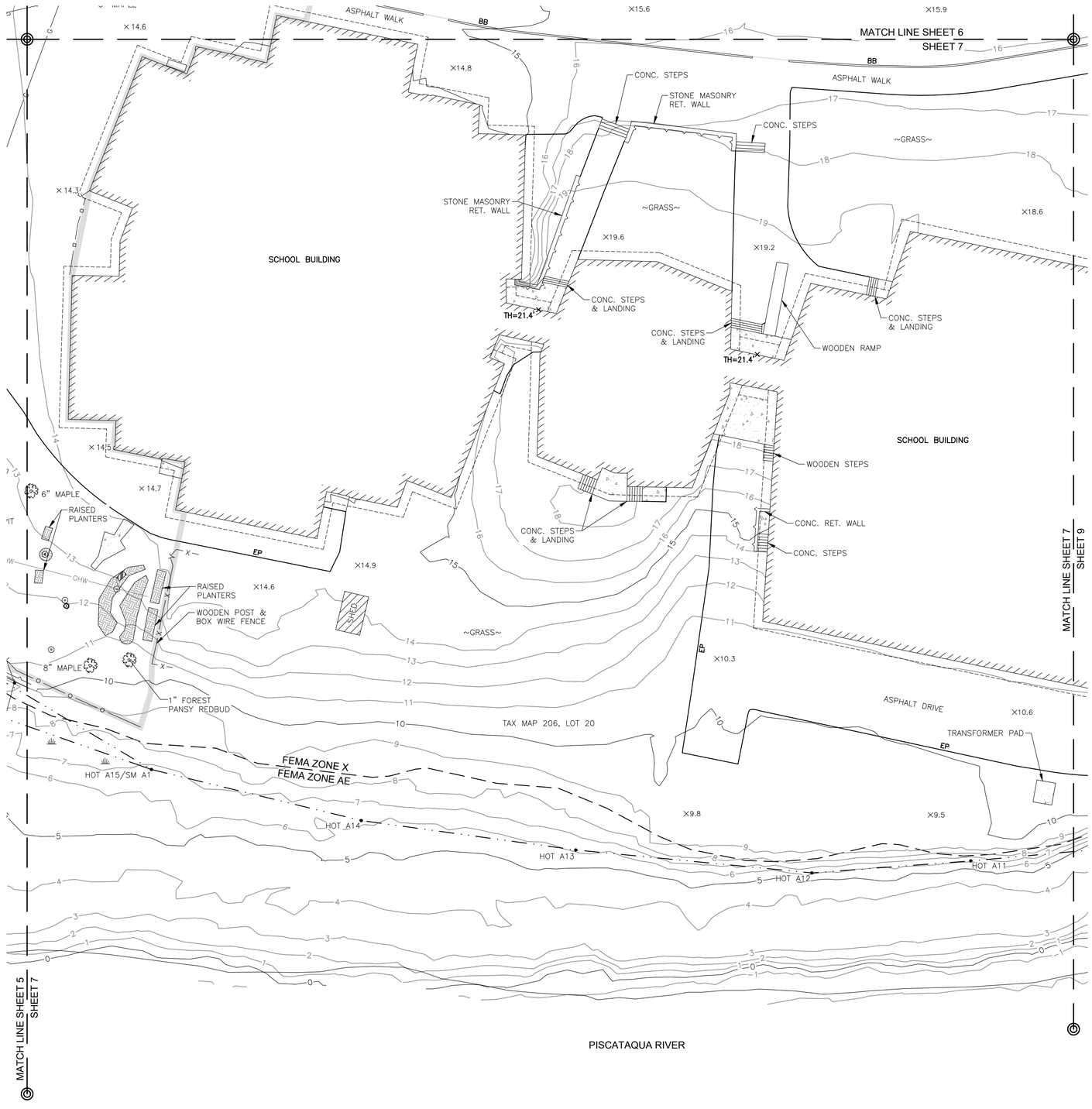
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DRAWN BY:	C.P.M.	DATE:	OCTOBER 3, 2025
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JOB NO.	9191	SHEET	6 OF 9

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FILE NAME: N:\PROJECTS\9191 CSA\DWG\9191A Topo.dwg LAYOUT NAME: (6) PLOTTED: Tuesday, January 27, 2026 - 1:28pm



NHSPC (NAD83 / 2011)

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR
NO. 1626
JOSHUA D. SCHNEIER
SIGNATURE
1/27/2026

20 0 20 40
SCALE: 1 INCH = 20 FT.

TOPOGRAPHIC PLAN
FOR
WESTON & SAMPSON, INC.
OF
LITTLE HARBOR SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	C.P.M.	DATE:	OCTOBER 3, 2025
CHECKED BY:	J.D.S.	DRAWING NO.	9191A
JOB NO.	9191	SHEET	7 OF 9

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BRACKETT ROAD

CONC. WALK

VGC

EP

CLOUGH DRIVE

FEMA ZONE X
FEMA ZONE AE

MATCH LINE SHEET 6
SHEET 8

TAX MAP 206, LOT 20

TAX MAP 206, LOT 18

TAX MAP 206, LOT 19

~ASPHALT PARKING~

~GRASS~

SCC

TBM 9191D
MAG NAIL SET UP 7" IN 8" WOODEN POST
ELEV.=16.23'

TBM 9191A
'X' CUT IN BONNET BOLT OF HYDRANT
ELEV.=15.39'

MATCH LINE SHEET 8
SHEET 9

NHSPC (NAD83 / 2011)

STATE OF NEW HAMPSHIRE
NO. 1626
JOSHUA D. SCHNEIER
SIGNATURE
LICENSED LAND SURVEYOR

1/27/2026

20 0 20 40
SCALE: 1 INCH = 20 FT.

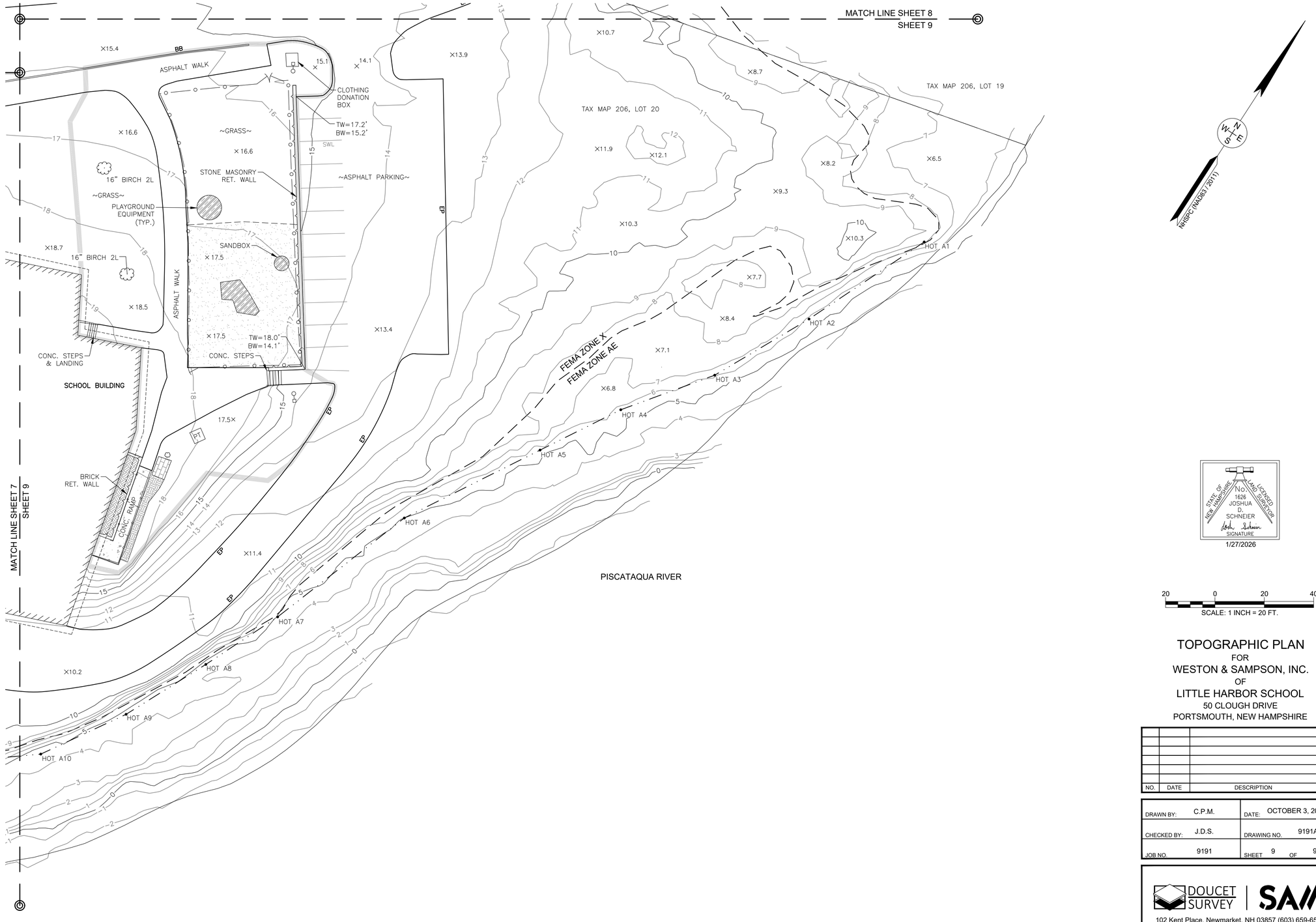
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FOR
WESTON & SAMPSON, INC.
OF
LITTLE HARBOR SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

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DOUCET SURVEY | SAM
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1/27/2026

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SCALE: 1 INCH = 20 FT.

TOPOGRAPHIC PLAN

FOR

WESTON & SAMPSON, INC.

OF

LITTLE HARBOR SCHOOL

50 CLOUGH DRIVE

PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

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PROPERTY LINE

PEM1Ex

COASTAL WETLAND

CLOUGH DRIVE

"DOA"

LIMIT OF WORK

NO PARKING BETWEEN SIGNS

PLEASE WALK WITH LEASHED DOGS BEYOND THIS POINT NO DOGS

12" MAPLE

18" MAPLE

ASPHALT WALK

100-FOOT PRIME WETLAND BUFFER ZONE/
100-FOOT TIDAL BUFFER ZONE

TAX MAP 206, LOT 20

LIMITED CUT AREA (50' OFFSET)

VEGETATED BUFFER STRIP (25' OFFSET)

COASTAL WETLAND

HIGHEST OBSERVABLE TIDE LINE/ REFERENCE LINE

PF01E

E2EM1P

EPHEMERAL STREAM

100-YEAR FLOODPLAIN ZONE AE

SALT MARSH

PLAYGROUND EQUIPMENT (TYP.)

SMALL SEATS

COVERED WOODEN PLATFORM W/RAMP & BENCHES

SCULPTURE

7" MAPLE

6" MAPLE

WOODEN PLAY PEN

SCHOOL BUILDING

STONE MASC. RET.

RAISED PLANTERS

WOODEN POST & BOX WIRE FENCE

CHAIN LINK FENCE

STONE RET. WALLS

WOODEN STEPS

WOODEN DOCK ELEV.=11.5'

DOCK

TBM 9191B
'X' CUT IN BONNET BOLT OF HYDRANT
ELEV.=16.38'

CB 1665
RIM ELEV.=14.0'
WATER ELEV.=9.5
SUMP ELEV.=9.0'
(1711) 8" PVC INV.=11.0'
(A) 8" PVC INV.=11.0'

CB 1619
RIM ELEV.=13.6'
(A) 10" DIP INV.=10.6'

DMH 1711
RIM ELEV.=10.9'
WATER ELEV.=7.2'
SUMP ELEV.=6.9'
(2255) 12" RCP INV.=7.6'
(OFL) 12" PVC INV.=7.6'
(1712) 15" PVC INV.=7.3'

DMH 1712
RIM ELEV.=10.8'
TOP OF WALL ELEV.=9.8'
WALL ELEV.=7.2'
(1711) 15" PVC INV.=4.4'
(1713) TOO RECESSED TO MEASURE

DMH 1713
RIM ELEV.=10.4'
WATER ELEV.=7.2'
SUMP ELEV.=4.6'
(A) 18" RCP INV.=7.5'
(B) 18" RCP INV.=7.4'
(1712)* 15" PVC INV.=7.1'
*HOLE IN STRUCTURE

TSM 9191C
MAG NAIL SET ON 6" IN POLE PSNH/306/7/561/7YY
ELEV.=12.25

306/6/6/NETT

561/5/NETT

HOT A15/SM A1

HOT A16/SM A2

HOT A17/SM A3

HOT A18/SM A4

HOT A19/SM A5

HOT A20/SM A6

HOT A21/SM A7

HOT A22/SM A8

HOT A23/SM A9

HOT A24/SM A10

HOT A25/SM A11

HOT A26/SM A12

HOT A27/SM A13

HOT A28/SM A14

HOT A29/SM A15

WET B1

WET C1

WET C2

WET C3

WET C4

LEGEND

- LIMIT OF WORK
- APPROXIMATE LOT LINE
- HIGHEST OBSERVABLE TIDE LINE/ REFERENCE LINE
- COASTAL WETLAND LINE
- SALT MARSH LINE
- EPHEMERAL STREAM
- VEGETATED BUFFER STRIP (25' OFFSET)
- LIMITED CUT AREA (50' OFFSET)
- 100-FOOT PRIME WETLAND BUFFER ZONE/ 100-FOOT TIDAL BUFFER ZONE
- 100-YEAR FLOODPLAIN ZONE AE (ELEVATION 8.0' NAVD88)
- APPROXIMATE ABUTTERS LOT LINE
- 100 MAJOR CONTOUR LINE
- 98 MINOR CONTOUR LINE
- EDGE OF PAVEMENT
- RETAINING WALL
- CHAIN LINK FENCE
- STOCKADE FENCE
- WIRE FENCE
- HANDRAIL
- OHW OVERHEAD WIRE
- DRAIN LINE
- GAS LINE
- WETLAND AREA
- CONCRETE
- LANDSCAPED AREA
- WOOD CHIPS
- BRICK
- PLAYGROUND EQUIPMENT
- X 100.0 SPOT GRADE
- UTILITY POLE
- UTILITY POLE & GUY WIRE
- LIGHT POLE W/ARM
- DRAIN MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- MANHOLE
- SIGN
- POST
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS BUSH
- MONITORING WELL LOCATION
- A-1 WETLAND FLAG
- BENCH
- BASKETBALL HOOP
- BB BITUMINOUS BERM
- BW BOTTOM OF WALL ELEVATION
- CONC. CONCRETE
- DIP DUCTILE IRON PIPE
- "DOA" DROP OFF AREA SIGN
- EP EDGE OF PAVEMENT
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- PT PICNIC TABLE
- RET. WALL RETAINING WALL
- SBB SLOPED BITUMINOUS BERM
- SGC SLOPED GRANITE CURB
- SWL SINGLE WHITE LINE
- TH THRESHOLD ELEVATION
- TW TOP OF WALL ELEVATION
- TYP. TYPICAL
- VGC VERTICAL GRANITE CURB
- (X) INVERT I.D. CONNECTION UNKNOWN
- HOT HIGHEST OBSERVABLE TIDE
- WET COASTAL WETLAND
- SM SALT MARSH

0 10' 20' 40'

SCALE: 1"=20'

STATE OF NEW HAMPSHIRE
DEVIN KELTY BATCHELDER
No. 300
CERTIFIED WETLAND SCIENTIST
02/24/2026

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

Weston & Sampson

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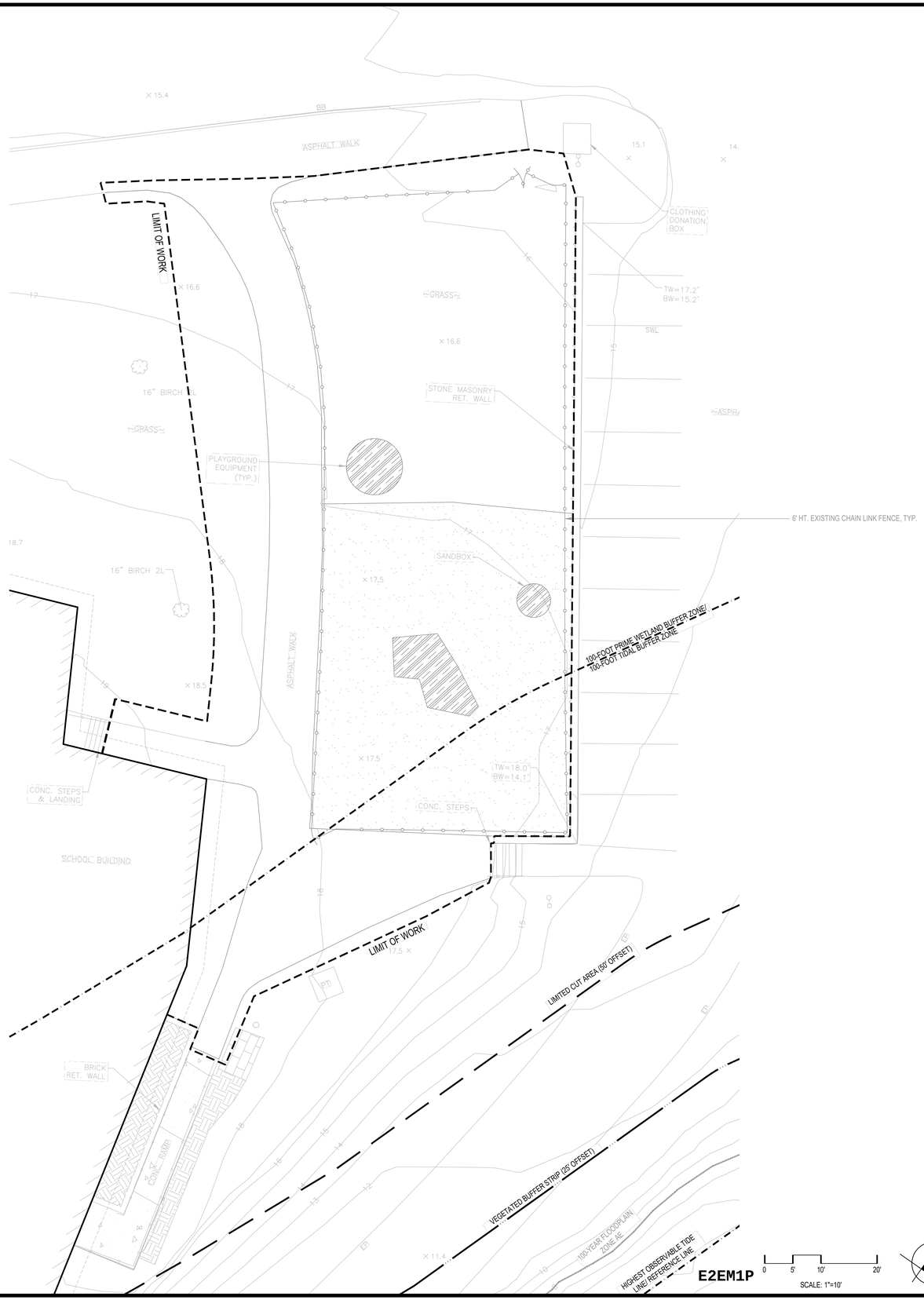
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Date:	FEBRUARY 24, 2026
Drawn By:	MG, JZ
Reviewed By:	AA
Approved By:	BK
W&S Project No.:	ENG25-0955
W&S File No.:	----

Drawing Title:
EXISTING CONDITIONS PLAN
LHS PLAYGROUND

Sheet Number:
L100

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p:\NH\Portsmouth - elhs-eng\25-0955-little harbour elementary school\04\Submittal\L 100 EXISTING CONDITIONS.dwg Almeida Arienzo 2/25/2026 3:19 PM



LEGEND

- LIMIT OF WORK
- APPROXIMATE LOT LINE
- HIGHEST OBSERVABLE TIDE LINE/ REFERENCE LINE
- VEGETATED BUFFER STRIP (25' OFFSET)
- LIMITED CUT AREA (50' OFFSET)
- 100-FOOT PRIME WETLAND BUFFER ZONE/ 100-FOOT TIDAL BUFFER ZONE
- 100-YEAR FLOODPLAIN ZONE AE (ELEVATION 8.0' NAVD88)
- APPROXIMATE ABUTTERS LOT LINE
- 100 MAJOR CONTOUR LINE
- 98 MINOR CONTOUR LINE
- EDGE OF PAVEMENT
- RETAINING WALL
- CHAIN LINK FENCE
- STOCKADE FENCE
- X WIRE FENCE
- HANDRAIL
- OHW OVERHEAD WIRE
- D DRAIN LINE
- G GAS LINE
- WETLAND AREA
- CONCRETE
- LANDSCAPED AREA
- WOOD CHIPS
- BRICK
- PLAYGROUND EQUIPMENT
- ×100.0 SPOT GRADE
- UTILITY POLE
- UTILITY POLE & GUY WIRE
- LIGHT POLE W/ARM
- DRAIN MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER GATE VALVE
- WATER SHUTOFF VALVE
- MANHOLE
- SIGN
- POST
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS BUSH
- MONITORING WELL LOCATION
- A–1 WETLAND FLAG
- BENCH
- BASKETBALL HOOP
- BB BITUMINOUS BERM
- BW BOTTOM OF WALL ELEVATION
- CONC. CONCRETE
- DIP DUCTILE IRON PIPE
- "DVOA" DROP OFF AREA SIGN
- EP EDGE OF PAVEMENT
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- PT PICNIC TABLE
- RET. WALL RETAINING WALL
- SBB SLOPED BITUMINOUS BERM
- SGC SLOPED GRANITE CURB
- SWL SINGLE WHITE LINE
- TH THRESHOLD ELEVATION
- TW TOP OF WALL ELEVATION
- TYP. TYPICAL
- VGC VERTICAL GRANITE CURB
- (X) INVERT I.D. CONNECTION UNKNOWN
- HOT HIGHEST OBSERVABLE TIDE
- WET COASTAL WETLAND
- SM SALT MARSH

Project:

CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL

50 CLOUGH DRIVE
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W&S File No.:	----

STATE OF NEW HAMPSHIRE
DEVIN KELTY BATCHELDER
No. 300
CERTIFIED WETLAND SCIENTIST
02/24/2026

Drawing Title:

EXISTING CONDITIONS PLAN
PEEP PLAYGROUND

Sheet Number:

L101

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WATER SHUT OFF TO REMAIN AND BE PROTECTED

1 L900 TREE PROTECTION, TYP.

PROTECT EX. ASPHALT TO REMAIN

CONSTRUCTION ENTRANCE AND CRUSHED STONE, TYP. 4 L900

INLET SEDIMENT CONTROL 2 L900

TREE PROTECTION, TYP. 1 L900

LIMIT OF WORK

R&D EX. CONCRETE, COMPLETE, TYP.

R&S BIKE RACK, TO BE SALVAGED ON SITE. NOT TO BE REINSTALLED AS A PART OF THIS PROJECT

R&S EX. GAGA PIT FOR REINSTALLATION ON SITE. R&D INTERNAL SURFACING

STRIP AND STOCKPILE LAWN, TYP.

EROSION CONTROL 2 L900

R&S EX. "CATERPILLAR" PLAY EQUIPMENT FOR REINSTALLATION ON SITE

R&D EX. GRAVEL, TYP.

R&D EX. GRAVEL, TYP.

R&D EX. SWING SET

R&D SLOPED BITUMINOUS BERM

R&S EXISTING "BLUE" SWING SET, TO BE SALVAGED ON SITE. NOT TO BE INSTALLED AS A PART OF THIS PROJECT

R&D COVERED WOOD PLATFORM WITH RAMP AND BENCHES. INCLUDING FOUNDATION/FOOTINGS, COMPLETE

R&D EX. GRAVEL, TYP.

R&D EX. BENCH

R&D EX. PLAY EQUIPMENT

EROSION CONTROL 2 L900

R&D EX. PLAY EQUIPMENT

R&S EX. QUARIUS DUNHAM MONUMENT FOR REINSTALLATION ON SITE. USE EXTREME CARE

1 L900 TREE PROTECTION, TYP.

GRUB PLANTING BEDS AND REMOVE EX. PLANT MATERIAL

CAUTION: APPROXIMATE LOCATION OF UNDERGROUND GAS PIPING

R&S GRANITE CURB ON SITE. NOT TO BE REINSTALLED AS A PART OF THIS PROJECT

TEMPORARY CONSTRUCTION FENCE

SAWCUT ASPHALT, TYP.

PROTECT EX. STORAGE CABINET TO REMAIN

EXISTING UTILITY POLE, LOW OVERHEAD LINES & GUY WIRE TO REMAIN AND BE PROTECTED. USE CAUTION WHEN MANEUVERING AROUND WIRES.

R&D ASPHALT, COMPLETE, TYP.

MILL AND OVERLAY ASPHALT, REFER TO SPECIFICATIONS

R&S BASKETBALL GOALS FOR REINSTALLATION ON SITE, TYP.

ADD ALTERNATE #1
R&D FENCE & FOOTINGS

R&D EX. SEATING

1 L900 TREE PROTECTION, TYP.

R&D EX. TABLES

LIMIT OF WORK

E2EM1P

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 6' HT. CONSTRUCTION FENCE
- R&S EXISTING VERTICAL GRANITE CURB
- R&D EXISTING FENCE AND FOOTINGS
- SAW CUT
- EROSION CONTROL — 2 L900
- CONSTRUCTION ENTRANCE — 4 L900
- R&D EX. ASPHALT, COMPLETE, TYP.
- R&D EX. CONCRETE, COMPLETE, TYP.
- STRIP AND STOCKPILE TOPSOIL, TYP.
- R&D GRAVEL/ENGINEERED WOOD FIBER, TYP.
- GRUB PLANTING BEDS AND REMOVE EXISTING PLANT MATERIAL, TYP.
- MILL + OVERLAY EXISTING ASPHALT, TYP.
- R&D SITE AMENITIES, TYP.
- TREE PROTECTION, TYP. — 1 L900
- PROTECT EX. SITE FEATURE, TYP.
- INLET SEDIMENT CONTROLS TYP. — 3 L900

TYP.	TYPICAL
EX.	EXISTING
R&D	REMOVE AND DEMOLISH
R&S	REMOVE AND STOCKPILE
P&P	PRESERVE AND PROTECT

NOTES

SALVAGED ITEM COORDINATION

EXISTING ITEMS TO BE SALVAGED ON-SITE FOR REINSTALLATION
- (2) BASKETBALL GOALS
- QUARIUS DUNHAM MEMORIAL
- GAGA PIT
- "CATERPILLAR" MONKEY BARS

EXISTING ITEMS TO BE SALVAGED ON-SITE, NOT FOR REINSTALLATION FOR THIS PROJECT. OWNER TO COORDINATE STOCKPILE LOCATION.
- BIKE RACK
- BLUE SWING SET
- VERTICAL GRANITE CURB FROM REMOVED PLANTER

STAGING AREA

CONTRACTOR SHALL COORDINATE AND CONFIRM FINAL STAGING AREA LOCATION WITH OWNER AND PROJECT TEAM PRIOR TO CONSTRUCTION. DO NOT COMMENCE MOBILIZATION OR MATERIAL STORAGE WITHOUT APPROVAL.

0 10' 20' 40'
SCALE: 1"=20'

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

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Approved By: BK

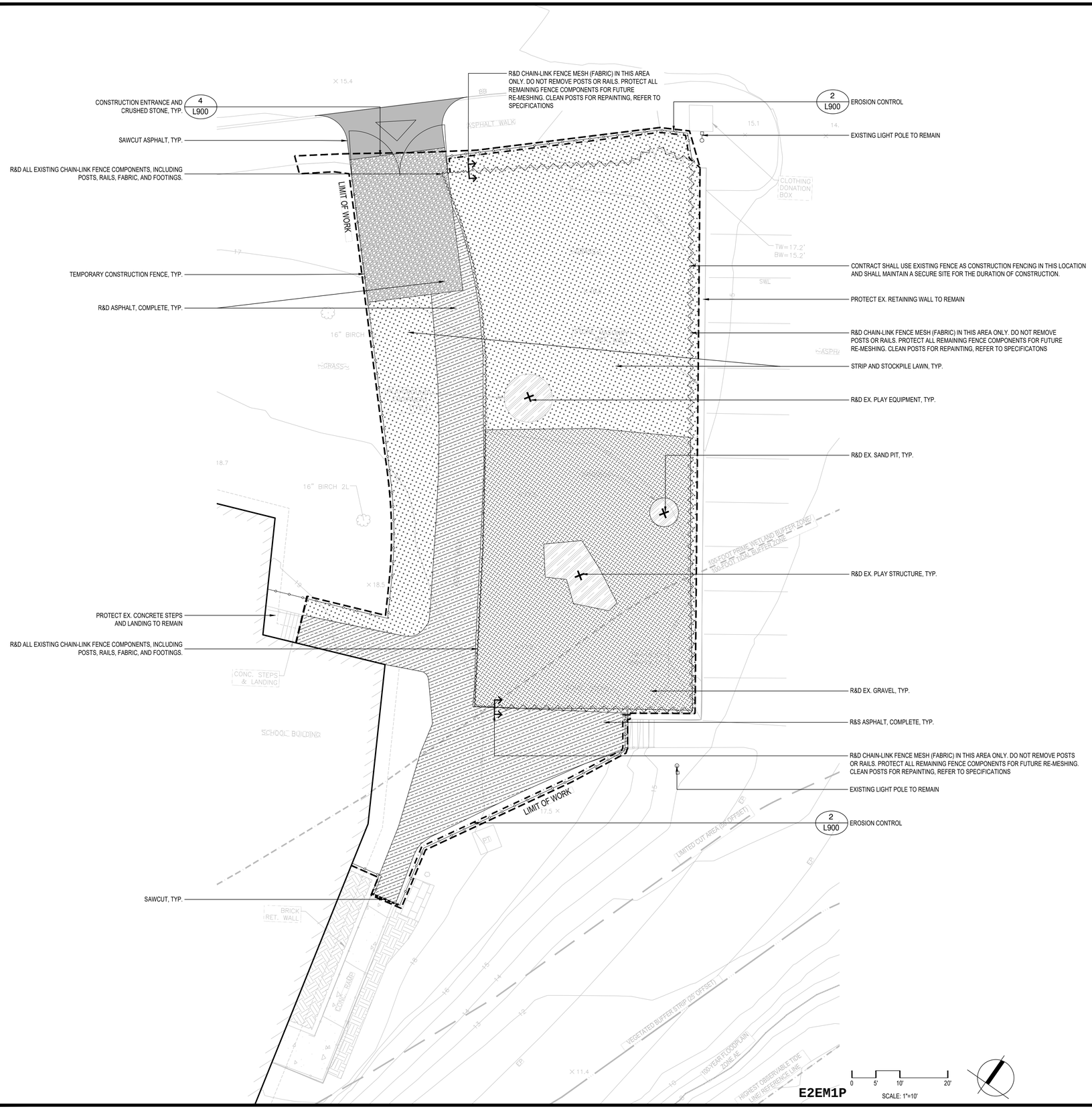
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W&S File No.: ----

Drawing Title:
SITE PREPARATION & DEMOLITION PLAN LHS PLAYGROUND

Sheet Number:
L200

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LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 6' HT. CONSTRUCTION FENCE
- R&D EXISTING FENCE MESH, POSTS AND FOOTINGS
- R&D EXISTING FENCE MESH
- SAW CUT
- EROSION CONTROL — 2 L900
- CONSTRUCTION ENTRANCE — 4 L900
- R&D EX. ASPHALT, COMPLETE, TYP.
- STRIP AND STOCKPILE TOPSOIL, TYP.
- R&D GRAVEL EX., TYP.
- R&D SITE AMENITIES, TYP.
- TREE PROTECTION, TYP. — 1 L900

TYP.	TYPICAL
EX.	EXISTING
R&D	REMOVE AND DEMOLISH
R&S	REMOVE AND STOCKPILE
P&P	PRESERVE AND PROTECT

NOTES

SALVAGED ITEM COORDINATION

EXISTING "LOOSE" ITEMS TO BE SALVAGED ON-SITE. CONFIRM WITH LANDSCAPE ARCHITECT PRIOR TO ANY ADDITIONAL PLAY ELEMENT REMOVAL.

- "COMMUNITY PLAYTHINGS" - PLAY STORAGE / CABINET
- (2) WOODEN PICNIC TABLE AND BENCH SET
- WOODEN PRETEND KITCHEN
- WOODEN SITTING BENCHES
- (2) WOODEN TUNNELS
- "LAKESHORE" LOG BUILDER SET
- WOOD HEXAGON STORAGE AND COVER
- WOOD "COMMUNITY" BRIDGE

PEEP PLAYGROUND CONSTRUCTION START RESTRICTION

CONSTRUCTION AT PEEP PLAYGROUND SHALL BEGIN NO EARLIER THAN JUNE 8, 2026. ANY CONSTRUCTION ACTIVITIES OCCURRING PRIOR TO THIS DATE WITHOUT WRITTEN APPROVAL FROM THE OWNER SHALL BE CONSIDERED UNAUTHORIZED.

STAGING AREA

CONTRACTOR SHALL COORDINATE AND CONFIRM FINAL STAGING AREA LOCATION WITH OWNER AND PROJECT TEAM PRIOR TO CONSTRUCTION. DO NOT COMMENCE MOBILIZATION OR MATERIAL STORAGE WITHOUT APPROVAL.

Project:
CITY OF PORTSMOUTH
LITTLE HARBOUR ELEMENTARY SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NH

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Reviewed By: AA
Approved By: BK

W&S Project No.: ENG25-0955
W&S File No.: ----

Drawing Title:
SITE PREPARATION & DEMOLITION PLAN PEEP PLAYGROUND

Sheet Number:
L201

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LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- MILL + OVERLAY ASPHALT — 4 / L902
- NEW ASPHALT AND BASE — 2 / L902
- CAST-IN-PLACE CONCRETE PAVEMENT — 1 / L902
- PLANTED AREA, REFER TO PLANTING PLAN
- SEEDED LAWN WHERE DISTURBED — 1 / L901

GENERAL NOTE:

1. ALL MENTIONS OF "COMMUNITY BUILD INSTALL" INDICATE PLAY STRUCTURES AND BONDED RUBBER SAFETY SURFACING WILL BE PURCHASED DIRECTLY BY THE OWNER AND INSTALLED BY THE OWNER UNDER THE DIRECTION OF A CPSI-CERTIFIED FOREMAN. CONTRACTOR SHALL ACCEPT DELIVERY AND PROVIDE ON-SITE STORAGE OF ALL MATERIALS UNTIL INSTALLATION.

CAST-IN-PLACE CONCRETE TO MEET EX. ASPHALT FLUSH

CAST-IN-PLACE CONCRETE PAVEMENT, TYP. — 1 / L902

BIKE RACK IN CONCRETE, TYP. — 12 / L902

1 / L901 LAWN AT DISTURBED AREAS, REFER TO PLANTING PLAN

SEE ENLARGEMENT ON L301

CLOUGH DRIVE

LIMIT OF WORK

LITTLE HARBOUR SCHOOL

PLANTING AREA, REFER TO PLANTING PLAN, TYP.

MILL & OVERLAY ASPHALT, TYP.

2 / L902 NEW ASPHALT, TYP.

OWNER PURCHASED PROTECTED WETLAND SIGNAGE ATTACHED TO EXISTING CHAIN LINK FENCING, TYP. — 4 / L905

E2EM1P

SCALE: 1"=20'

Project:

CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

Weston & Sampson

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Drawing Title:

MATERIALS PLAN
LHS PLAYGROUND

Sheet Number:

L300

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CLOUGH DRIVE

LITTLE HARBOUR SCHOOL

NEW ASPHALT, TYP. — 2 / L902

ADD. ALT. #3 PLAYGROUND ENTRY ARCHWAY AND FOOTINGS — 2 / L905

WOOD GUARDRAIL, TYP. — 4 / L903

REINSTALL QUARIUS DUNHAM MEMORIAL, USE CAUTION, SEE SPECIFICATIONS

TRANSITION CONCRETE CURB

BASKETBALL POST FOOTING — 5 / L903

BASKETBALL COURT LAYOUT — 5 / L904

COMMUNITY BUILD INSTALL SALVAGED AND REINSTALL "CATERPILLAR" STRUCTURE — 11 / L902

MILL AND OVERLAY ASPHALT — 4 / L902

FLUSH 6" WIDE CONCRETE HEADER, TYP. — 5 / L902

FOUR-SQUARE PAVEMENT MARKING — 2 / L904

ENGINEERED WOOD FIBER SAFETY SURFACING, TYP. — 5 / L902

COMMUNITY BUILD INSTALL PLAY STRUCTURE C, REFER TO SPECIFICATIONS — 11 / L902

OPEN GRADED 3/4" WASHED CRUSHED STONE CHANNEL (SUBSURFACE) — 7 / L902

ENGINEERED WOOD FIBER SAFETY SURFACING AT BONDED RUBBER SURFACING, TYP. — 10 / L902

COMMUNITY BUILD INSTALL BONDED RUBBER SAFETY SURFACING - 4" DEPTH FOR 8' FALL HEIGHT — 7 / L902

WOOD BRIDGE, REFER TO SPECIFICATIONS. — 7 / L901

BOULDER, TYP. GROUP OF 4 (4 TOTAL) — 6 / L902

6" WIDE CONCRETE CHECK DAM W/ CRUSHED STONE OVERFLOW BASIN W/ STEEL EDGER — 6 / L901

COMMUNITY BUILD INSTALL BONDED RUBBER SAFETY SURFACING - 4" DEPTH FOR 8' FALL HEIGHT — 7 / L902

COMMUNITY BUILD INSTALL PLAY STRUCTURE B, REFER TO SPECIFICATIONS — 11 / L902

ENGINEERED WOOD FIBER SAFETY SURFACING — 5 / L902

ADD ALTERNATE #2
COMMUNITY BUILD INSTALL PROVIDE 4" DEPTH BONDED RUBBER SAFETY SURFACING WITHIN THE FULL EXTENT OF THE RED AREA INDICATED. — 7 / L902

ENGINEERED WOOD FIBER SAFETY SURFACING AT BONDED RUBBER SURFACING, TYP. — 10 / L902

OPEN GRADED 3/4" WASHED CRUSHED STONE CHANNEL (SUBSURFACE), TYP. — 7 / L902

USE EXTREME CAUTION DURING INSTALLATION OF THIS SEGMENT OF WOOD GUARDRAIL. TREE ROOTS, GAS, AND DRAIN LINES ARE PRESENT

NEW ENGLAND WILDFLOWER SEED MIX AT MOUNDS, TYP. REFER TO PLANTING PLAN

2 / L902 NEW ASPHALT, TYP.

MEET AND MATCH EXISTING ASPHALT PAVEMENT

3 / L904 NINE-SQUARE PAVEMENT MARKING

4 / L904 HOPSCOTCH PAVEMENT MARKING

1 / L905 **ADD. ALT. #1** 10' HT. BLACK VINYL COATED CHAIN LINK WALL BALL FENCE AND ACCESS GATE

EXISTING OVERHEAD WIRES TO REMAIN

PLANTING AREA, SEE SHEET L600.

5 / L902 ENGINEERED WOOD FIBER SAFETY SURFACING, TYP.

11 / L902 **COMMUNITY BUILD INSTALL** PLAY STRUCTURE A, REFER TO SPECIFICATIONS

5 / L902 6" WIDE FLUSH CONCRETE HEADER AT BONDED RUBBER, TYP.

4 / L902 MILL & OVERLAY ASPHALT, TYP.

2 / L902 NEW ASPHALT, TYP.

1 / L902 CAST-IN-PLACE CONCRETE PAVEMENT, TYP.

6 / L904 SURFACE MOUNT SALVAGED GAGA BALL PIT. PROVIDE ENGINEERED WOOD FIBER INSIDE OF WALLS. 2' W CONCRETE EDGE SURROUNDING, AS SHOWN.

6 / L901 CONCRETE HEADER WITH INCREASED DEPTH. ENDS OF INCREASED DEPTH SHOWN ON PLAN

3 / L905 **ADD. ALT. #4** ENVIRONMENTAL INTERPRETIVE SIGNAGE

1 / L904 2-SQUARE PAVEMENT MARKING

LIMITED OUT AREA (50' OFFSET)

EPHEMERAL STREAM

100 FOOT PRIME WETLAND BUFFER ZONE

TR TR

OHW

0 5' 10' 20'

SCALE: 1"=10'

LEGEND

- LIMIT OF WORK
- CONCRETE HEADER
- GUARDRAIL, TYP. — 4 / L903
- MILL + OVERLAY ASPHALT — 4 / L902
- NEW ASPHALT — 2 / L902
- CAST-IN-PLACE CONCRETE PAVEMENT — 1 / L902
- ENGINEERED WOOD FIBER SAFETY SURFACING, TYP. — 5 / L902
- A — BONDED RUBBER SAFETY SURFACING, COLOR: CYPRESS — 7 / L902
- PLANTED AREA, REFER TO PLANTING PLAN
- WILDFLOWER SEED MIX, REFER TO PLANTING PLAN
- SEEDED LAWN WHERE DISTURBED — 1 / L901

GENERAL NOTE:

1. ALL MENTIONS OF "COMMUNITY BUILD INSTALL" INDICATE PLAY STRUCTURES AND BONDED RUBBER SAFETY SURFACING WILL BE PURCHASED DIRECTLY BY THE OWNER AND INSTALLED BY THE OWNER UNDER THE DIRECTION OF A CPSI-CERTIFIED FOREMAN. CONTRACTOR SHALL ACCEPT DELIVERY AND PROVIDE ON-SITE STORAGE OF ALL MATERIALS UNTIL INSTALLATION.

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NH

Weston & Sampson
Weston & Sampson Engineers, Inc.
1 Washington Street, 10th Floor
Boston, MA 02108
617.412.4480 800.SAMPSON
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Drawn By:	MG, JZ
Reviewed By:	AA
Approved By:	BK
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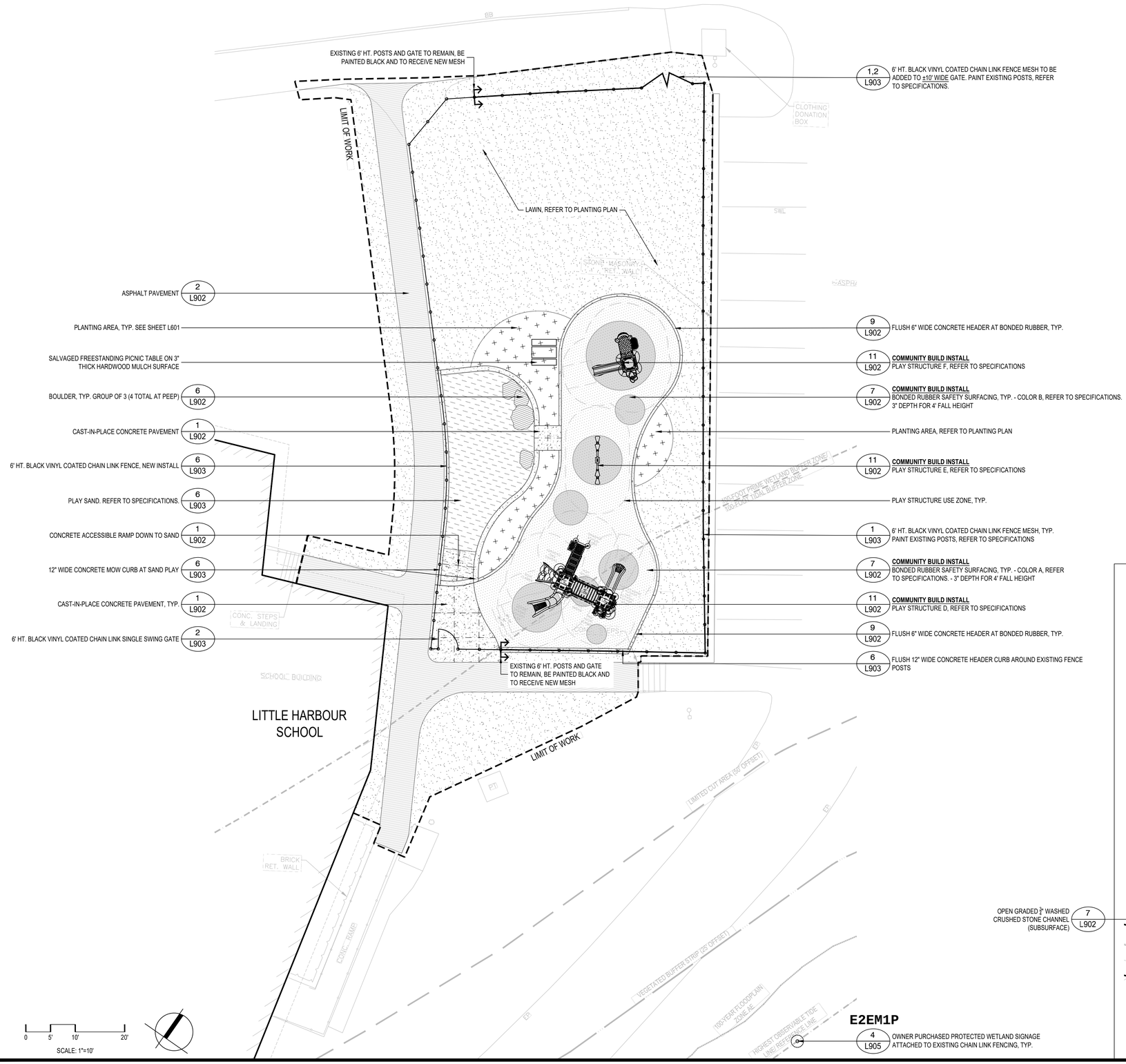
Drawing Title:
MATERIALS PLAN
LHS PLAYGROUND

Sheet Number:
L301

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CLOUGH DRIVE

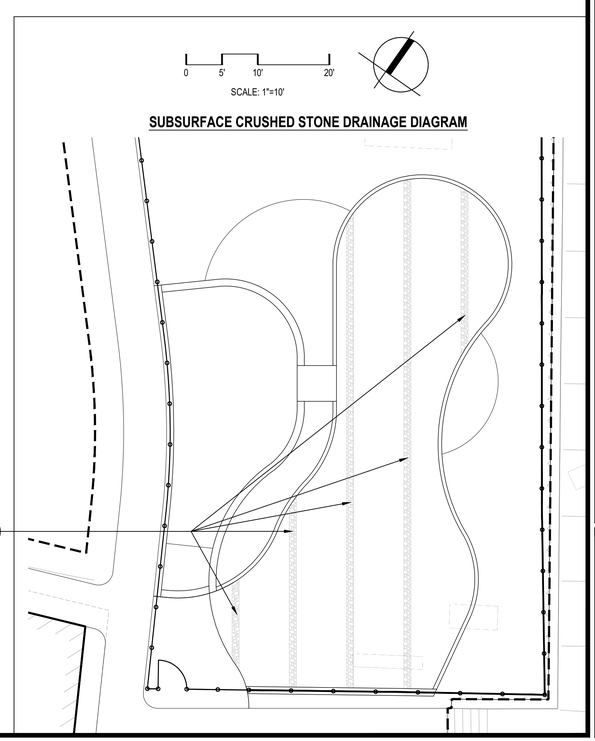


LEGEND

- LIMIT OF WORK
- ASPHALT PAVEMENT — 2 / L902
- CAST-IN-PLACE CONCRETE PAVEMENT (EP / SP) — 1 / L902
- BONDED RUBBER SAFETY SURFACING: COLOR A: CYPRESS (A) COLOR B: BLUE (B) — 7 / L902
- PLANTED AREA, REFER TO PLANTING PLAN
- PLAY SAND, REFER TO SPECIFICATIONS
- SEEDED LAWN, REFER TO PLANTING PLAN

GENERAL NOTE:

1. ALL MENTIONS OF "COMMUNITY BUILD INSTALL" INDICATE PLAY STRUCTURES AND BONDED RUBBER SAFETY SURFACING WILL BE PURCHASED DIRECTLY BY THE OWNER AND INSTALLED BY THE OWNER UNDER THE DIRECTION OF A CPSI-CERTIFIED FOREMAN. CONTRACTOR SHALL ACCEPT DELIVERY AND PROVIDE ON-SITE STORAGE OF ALL MATERIALS UNTIL INSTALLATION.



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Drawing Title:
MATERIALS PLAN
PEEP PLAYGROUND

Sheet Number:
L302

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LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- CENTER LAYOUT LINE
- TYP. DIMENSION (26'-4")
- TYP. RADIUS DIMENSION (R174')
- ALIGN
- POINT OF BEGINNING, TYP.
- EQ — EQUAL DIMENSIONS

PEM1Ex

PF01E

E2EM1P

LIMIT OF WORK

100-FOOT PRIME WETLAND BUFFER ZONE/
100-FOOT TIDAL BUFFER ZONE

LIMITED CUT AREA (50' OFFSET)

VEGETATED BUFFER STRIP (25' OFFSET)

COASTAL WETLAND

HIGHEST OBSERVABLE TIDE LINE/ REFERENCE LINE

EPHEMERAL STREAM

100-YEAR FLOODPLAIN ZONE AE

SALT MARSH

SCHOOL BUILDING

TAX MAP 206, LOT 20

20' CLEAR FIRE LANE

19'-9" HOOP TO BE LOCATED AT RADIUS OF 19'-9" FROM THE CENTER OF BASKET RIM, TYP.

0 10' 20' 40'

SCALE: 1"=20'

Project:
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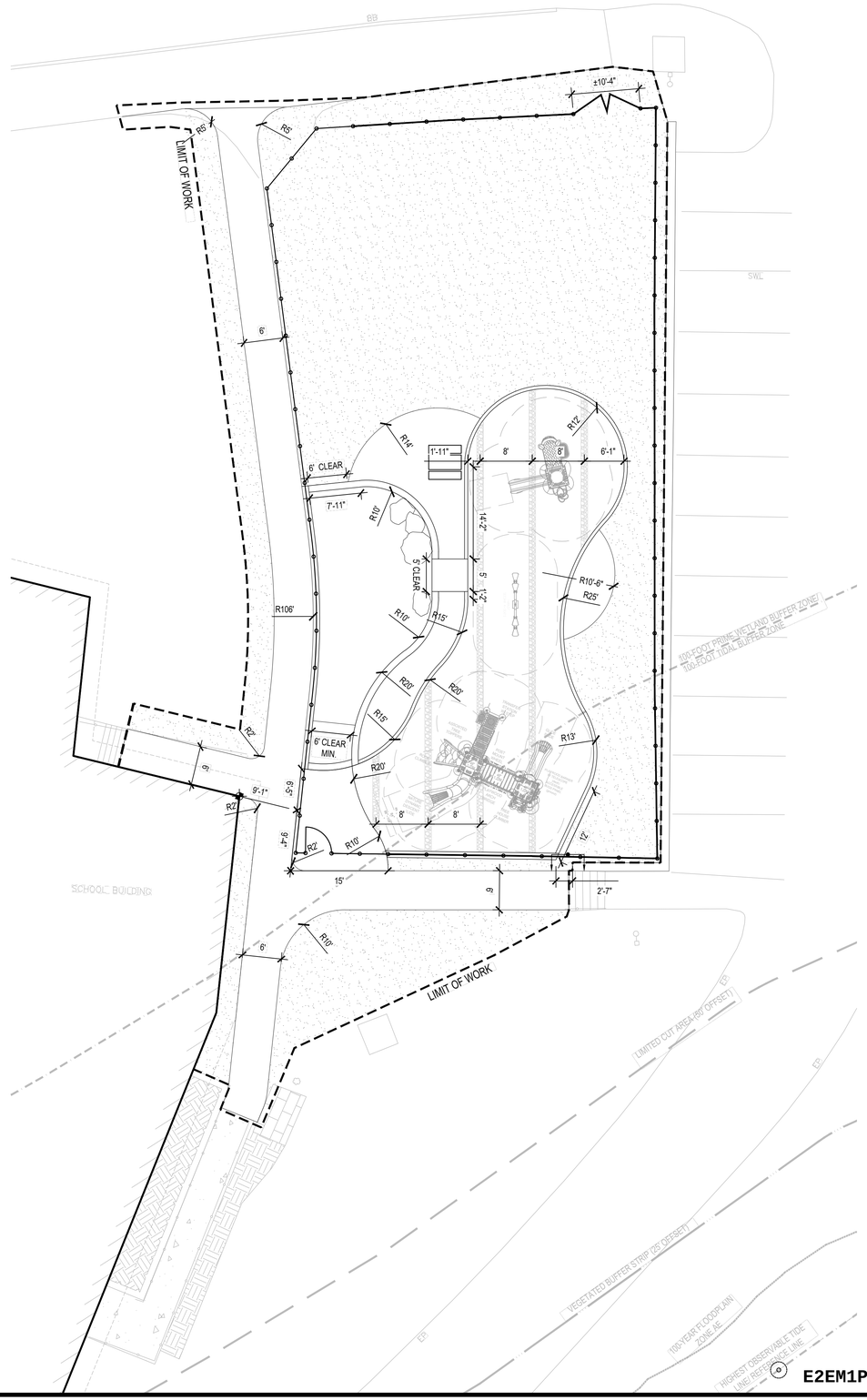
LAYOUT PLAN
LHS PLAYGROUND

Sheet Number:

L400

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LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- CENTER LAYOUT LINE
- TYP. DIMENSION (26'-4")
- TYP. RADIUS DIMENSION (R174')
- ALIGN
- POINT OF BEGINNING, TYP.
- EQ — EQUAL DIMENSIONS

0 5' 10' 20'

SCALE: 1"=10'

Project:

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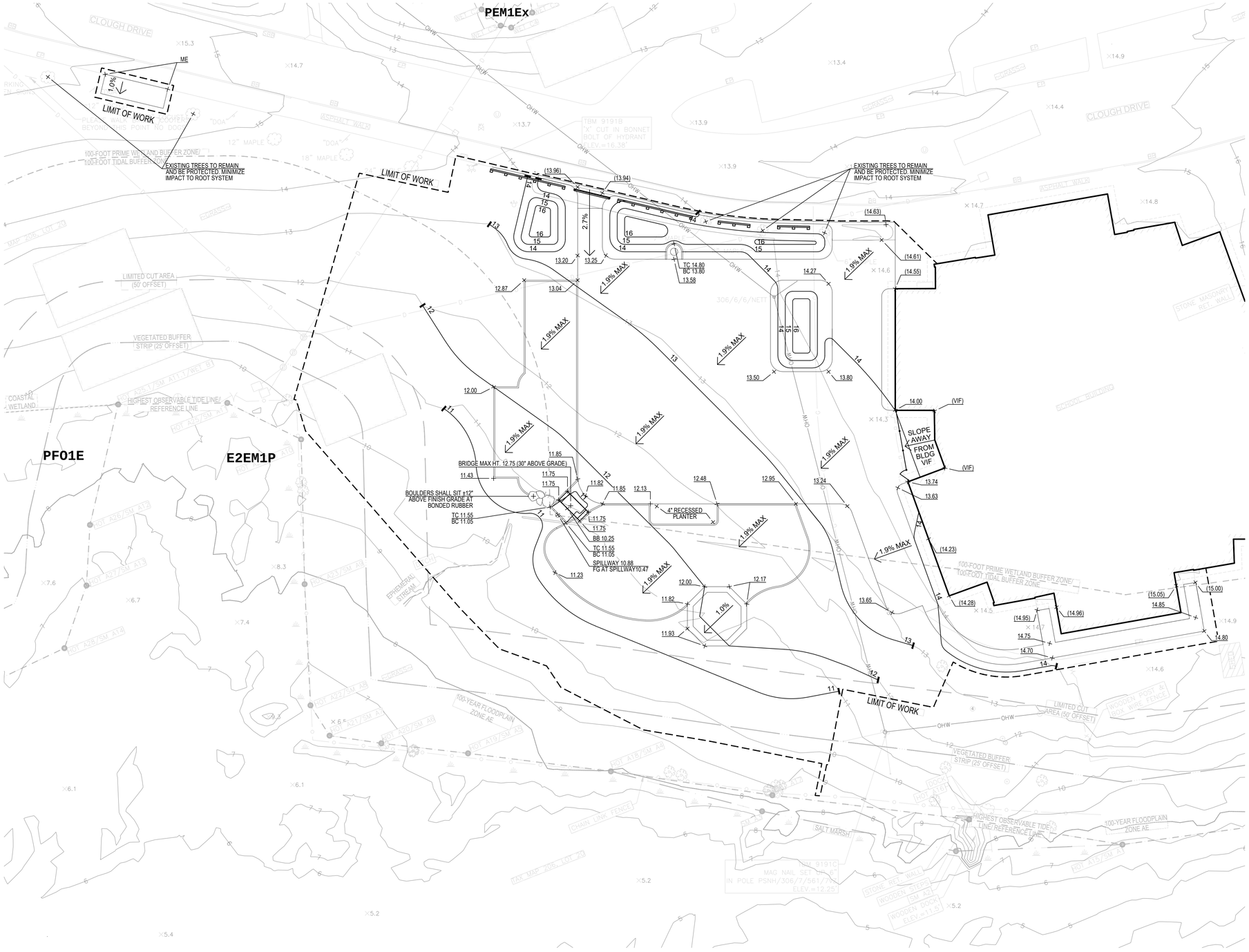
LAYOUT PLAN
PEEP PLAYGROUND

Sheet Number:

L401

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LEGEND

LIMIT OF WORK	
PROPERTY LINE	
2	PROPOSED MINOR CONTOUR
10	PROPOSED MAJOR CONTOUR
2	EXISTING MINOR CONTOUR
10	EXISTING MAJOR CONTOUR
×50.00	EXISTING SPOT ELEVATION
+ 50.00	PROPOSED SPOT ELEVATION
TC 50.50 / BC 50.00	TOP & BOTTOM OF CURB
TW 50.50 / BW 50.00	TOP & BOTTOM OF WALL
20%	SLOPE ARROW
TB	TOP OF BOULDER
BB	BOTTOM OF BOULDER
TC	TOP OF CURB
BC	BOTTOM OF CURB
ME	MATCH EXISTING GRADE, FLUSH
BB	BOTTOM OF BRIDGE

GENERAL NOTE:

1. MAXIMUM SLOPE AND CROSS SLOPE WITHIN THE PLAYGROUND/PLAY AREA EXTENTS SHALL NOT EXCEED 1.9% IN ANY DIRECTION, PER ADA REQUIREMENTS.
2. ALL CONCRETE HEADERS + PLAY EDGE RESTRAINTS, WITH EXCEPTION OF THE RAIN GARDEN, MUST BE FLUSH WITH SURROUNDING GRADE, UNLESS OTHERWISE NOTED.

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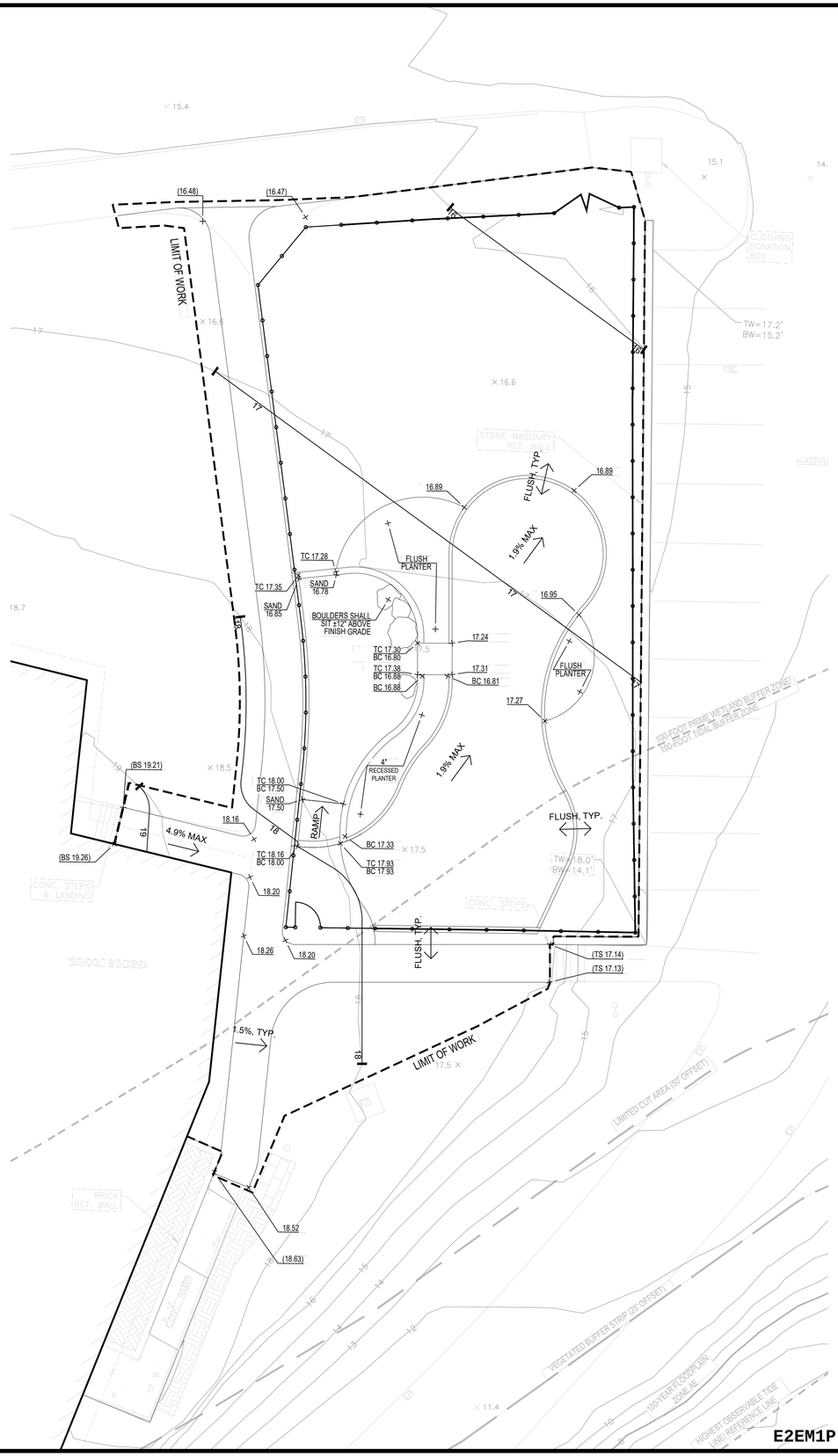
GRADING PLAN
LHS PLAYGROUND

Sheet Number:

L500

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LEGEND

LIMIT OF WORK	
PROPERTY LINE	
2	PROPOSED MINOR CONTOUR
10	PROPOSED MAJOR CONTOUR
2	EXISTING MINOR CONTOUR
10	EXISTING MAJOR CONTOUR
×50.00	EXISTING SPOT ELEVATION
+ 50.00	PROPOSED SPOT ELEVATION
TC 50.50 BC 50.00	TOP & BOTTOM OF CURB
TW 50.50 BW 50.00	TOP & BOTTOM OF WALL
1.9%	SLOPE ARROW
TB	TOP OF BOULDER
BB	BOTTOM OF BOULDER
TC	TOP OF CURB
BC	BOTTOM OF CURB
ME	MATCH EXISTING GRADE, FLUSH
TF	TOP OF FENCE
BF	BOTTOM OF FENCE

GENERAL NOTE:
MAXIMUM SLOPE AND CROSS SLOPE WITHIN THE PLAYGROUND SHALL NOT EXCEED 1.9% IN ANY DIRECTION, PER ADA REQUIREMENTS.

0 5' 10' 20'
SCALE: 1"=10'

Project:
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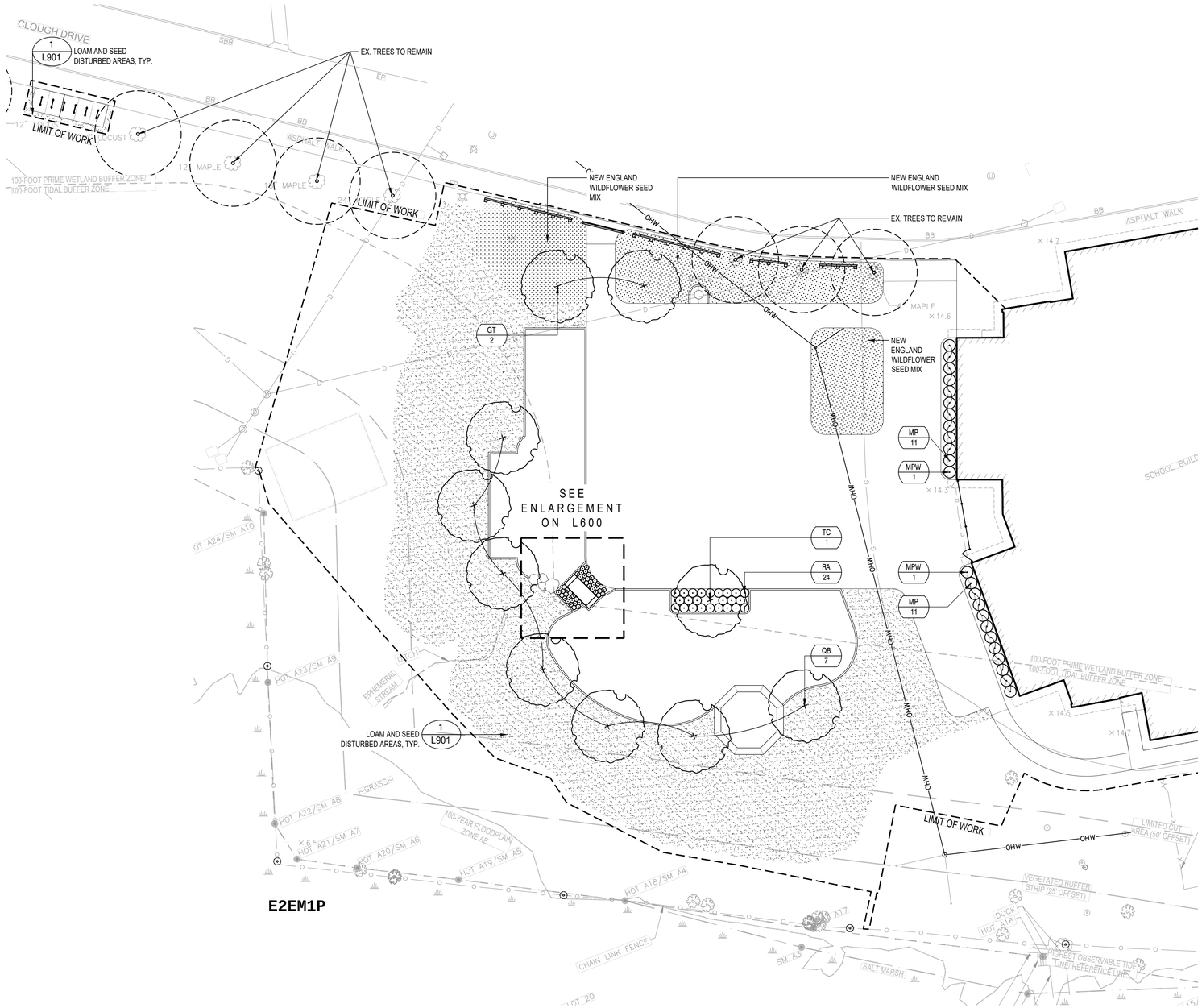
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GRADING PLAN
PEEP PLAYGROUND

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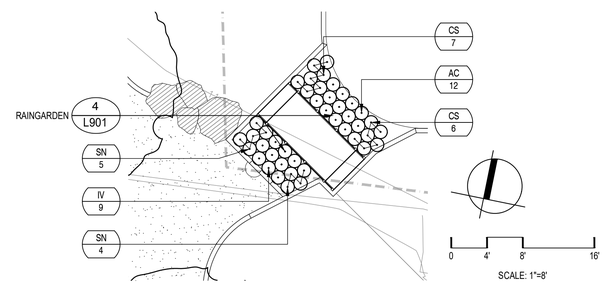
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LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- LOAM AND SEED., TYP. — 1 / L901
- WILDFLOWER SEED MIX - SEE SPECIFICATION
- PROPOSED SHRUB PLANTINGS, TYP. — 3 / L901
- PROPOSED TREE PLANTINGS, TYP. — 5 / L901
- EX. TREE

PLANT SCHEDULE - LHS PLAYGROUND					
TREES					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
GT	2	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2.5"-3" CAL. B&B	WELL- BRANCHED
QB	7	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"-3" CAL. B&B	WELL- BRANCHED
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"-3" CAL. B&B	WELL- BRANCHED
SHRUBS & HERBACEOUS PLANTS					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
MP	22	MORELLA PENSYLVANICA (FEMALE)	NORTHERN BAYBERRY	#3 CONT., 18" HT.	48" O.C. SPACING
MPW	2	MORELLA PENSYLVANICA 'WILDWOOD' (MALE)	NORTHERN BAYBERRY	#3 CONT., 18" HT.	48" O.C. SPACING
RA	24	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT., 18" HT.	36" O.C. SPACING
SEED MIX					
ABRV.	QTY	NAME			NOTES
N/A	1 LB	NORTHEAST ANNUAL & PERENNIAL WILDFLOWER MIX - ERNMX-168 *8-12 LB PER ACRE. NO COVER CROP IS RECOMMENDED WITH THIS MIX*			NE WILDFLOWER SEED MIX



PLANT SCHEDULE - LHS PLAYGROUND					
BIORETENTION PLANTER					
ABRV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AC	12	ANEMONE CANADENSIS	WINDFLOWER	#2 POT	18" O.C. SPACING
CS	13	CAREX STRICTA	TUSSOCK SEDGE	#2 POT	18" O.C. SPACING
IV	9	IRIS VERSICOLOR	BLUEFLAG IRIS	#2 POT	18" O.C. SPACING
SN	9	SYMPHYOTRICHUM NOVAE-ANGLIAE 'GRAPE CRUSH'	GRAPE CRUSH NEW ENGLAND ASTER	#2 POT	18" O.C. SPACING

Project:
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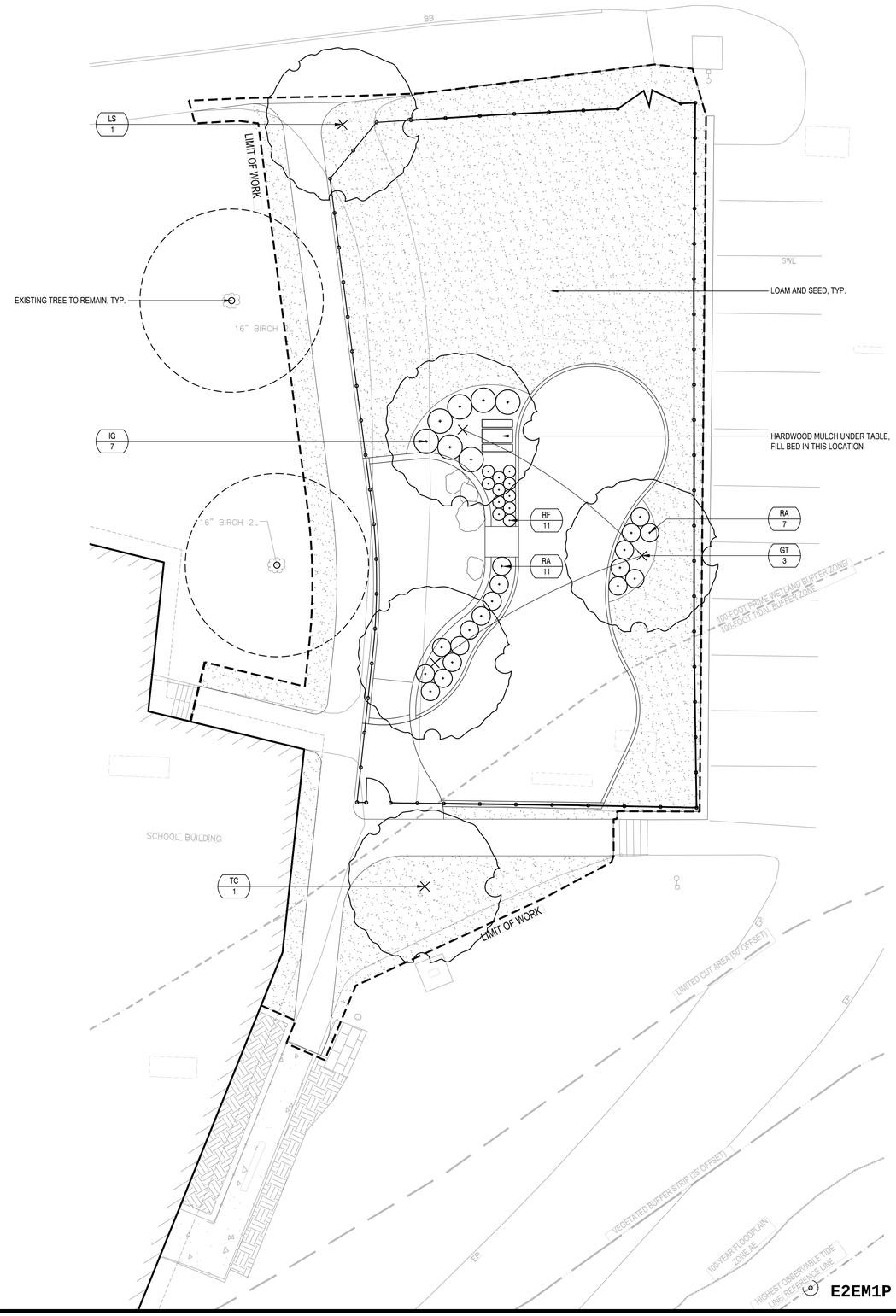
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Drawing Title:
PLANTING PLAN
LHS PLAYGROUND

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L600

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LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- LOAM AND SEED., TYP. — 1 / L901
- PROPOSED SHRUB PLANTINGS, TYP. — 3 / L901
- PROPOSED TREE PLANTINGS, TYP. — 5 / L901
- EX. TREE

PLANT SCHEDULE - PEEP PLAYGROUND					
TREES					
ABRV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
GT	3	GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2.5"-3" CAL. B&B	WELL- BRANCHED
LS	1	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SWEETGUM	2"-2.5" CAL. B&B	WELL- BRANCHED
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"-3" CAL. B&B	WELL- BRANCHED
SHRUBS & HERBACEOUS PLANTS					
ABRV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
IG	7	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5 CONT.	48" O.C. SPACING
RA	18	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT., 18" HT.	36" O.C. SPACING
RF	11	RUDBECKIA FULGIDA	ORANGE CONEFLOWER	#2 CONT., 18" HT.	24" O.C. SPACING

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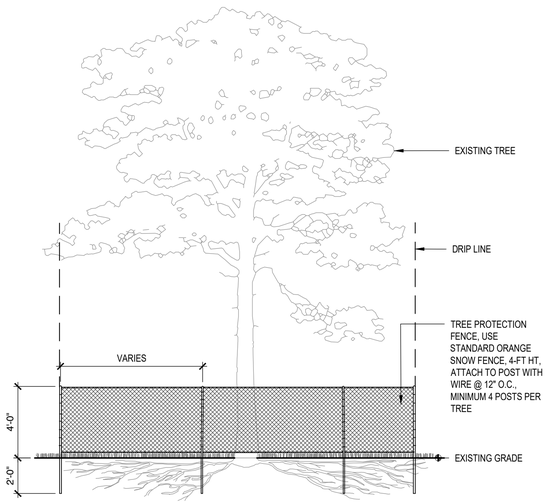
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PLANTING PLAN
PEEP PLAYGROUND

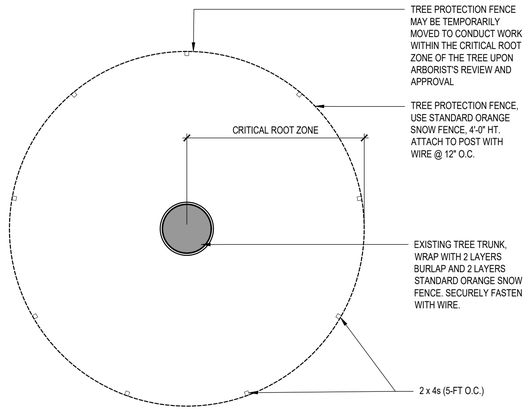
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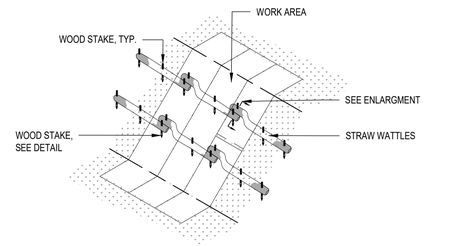


CRITICAL ROOT ZONE TO BE PROTECTED. ALL WORK NECESSARY WITHIN THE CRITICAL ROOT ZONE SHALL BE PERFORMED BY HAND.

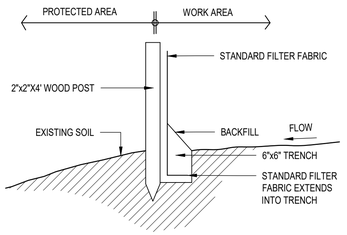


NOTES:
1. WHERE SPACE IS AVAILABLE, TREE PROTECTION FENCE TO BE PLACED A MINIMUM OF 10' FROM BASE OF TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL DBH FOR TREES GREATER THAN 10" DBH (DIA. AT BREAST HT.)
2. ALL WORK DONE WITHIN TREE PROTECTION FENCE IS TO BE DONE BY HAND AND LIGHT EQUIPMENT.
3. ROOTS EXPOSED DURING EXCAVATION SHALL BE NEATLY CUT AND COVERED WITH SOIL IMMEDIATELY.
4. FOR TREES THAT OCCUR IN GROUPS PROVIDE TREE PROTECTION FENCE AROUND ENTIRE AREA. SEE PLAN FOR LOCATIONS.
5. MAINTAIN FENCE PROTECTION IN SOUND CONDITION UNTIL FENCE COMPLETION
6. A CERTIFIED ARBORIST SHALL DELINEATE LIMIT OF TREE PROTECTION FENCE AS THEY RELATE TO THE LIMITS OF THE CRITICAL ROOT ZONE.

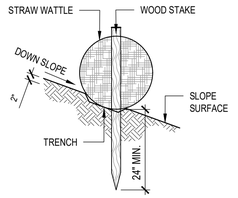
1 TREE PROTECTION
SCALE: N.T.S.

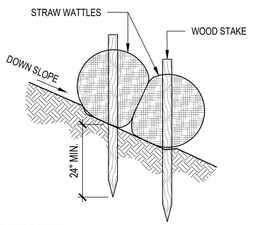


STRAW WATTLE LAYOUT ON SLOPE

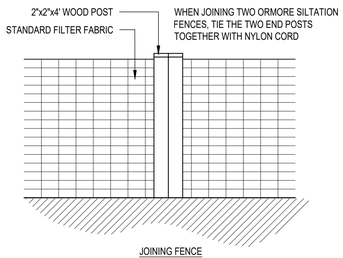


SLOPE DETAIL



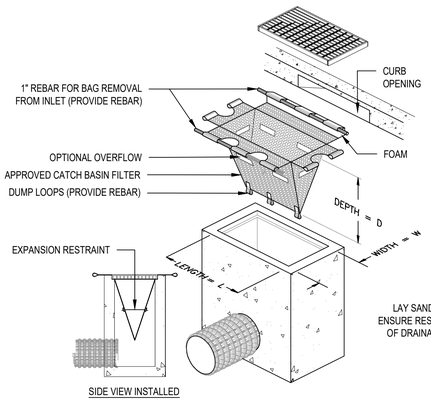


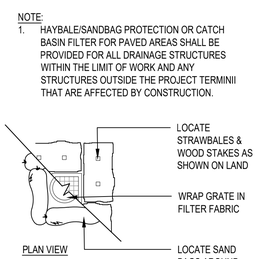
STRAW WATTLE STAKING DETAILS

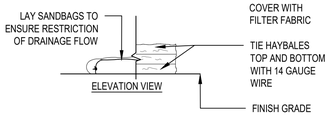


JOINING FENCE

2 EROSION CONTROL
SCALE: N.T.S.





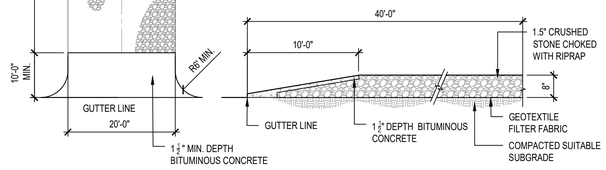


NOTE:
1. HAYBALE/SANDBAG PROTECTION OR CATCH BASIN FILTER FOR PAVED AREAS SHALL BE PROVIDED FOR ALL DRAINAGE STRUCTURES WITHIN THE LIMIT OF WORK AND ANY STRUCTURES OUTSIDE THE PROJECT TERMINII THAT ARE AFFECTED BY CONSTRUCTION.

INSTALLATION IN PAVED AREAS

INSTALLATION IN GRASS AREAS

3 INLET SEDIMENT CONTROL
SCALE: N.T.S.



NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR CLEARING OF ALL VEGETATION, ROOTS AND ALL OBSTRUCTIONS IN PREPARATION FOR GRADING AND COMPACTING PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC AND CRUSHED STONE.
2. CONTRACTOR RESPONSIBLE FOR DAILY INSPECTIONS AND ALL NECESSARY MAINTENANCE OF ENTRANCE.
3. CONTRACTOR RESPONSIBLE FOR REMOVAL OF SEDIMENTS OR ANY OTHER MATERIALS TRACKED ONTO CLOUGH DRIVE, AS WELL AS MAINTENANCE OF EROSION CONTROL MEASURES.

4 CONSTRUCTION ENTRANCE
SCALE: N.T.S.

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

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Boston, MA 02108
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Revisions:

No.	Date	Description

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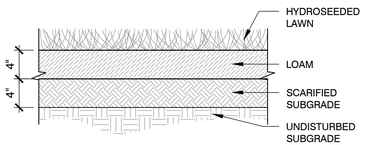
Scale:	REFER TO PLAN
Date:	FEBRUARY 24, 2026
Drawn By:	MG, JZ
Reviewed By:	AA
Approved By:	BK
W&S Project No.:	ENG25-0955
W&S File No.:	----

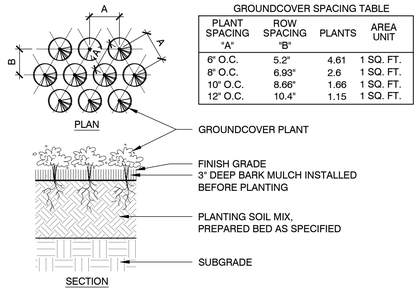
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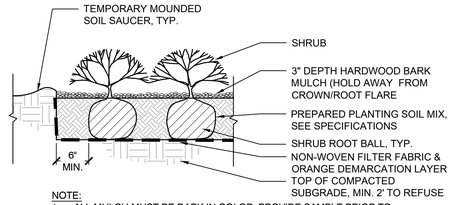




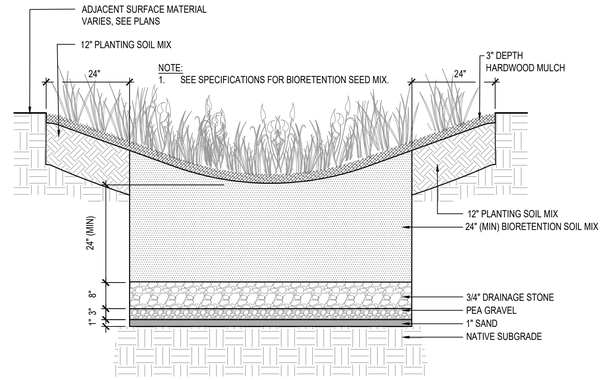
GROUNDCOVER SPACING TABLE

PLANT SPACING "A"	ROW SPACING "B"	PLANTS	AREA UNIT
6" O.C.	5.2"	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	1 SQ. FT.
10" O.C.	8.66"	1.66	1 SQ. FT.
12" O.C.	10.4"	1.15	1 SQ. FT.

NOTES:
1. ALL GROUNDCOVER TO BE PLANTED IN TRIANGULAR PATTERN. SEE DETAIL PLAN AND GROUNDCOVER SPACING TABLE.
2. JUTE EROSION CONTROL MAT TO BE USED ON ALL SLOPES GREATER THAN 3:1



NOTE:
1. ALL MULCH MUST BE DARK IN COLOR. PROVIDE SAMPLE PRIOR TO INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.

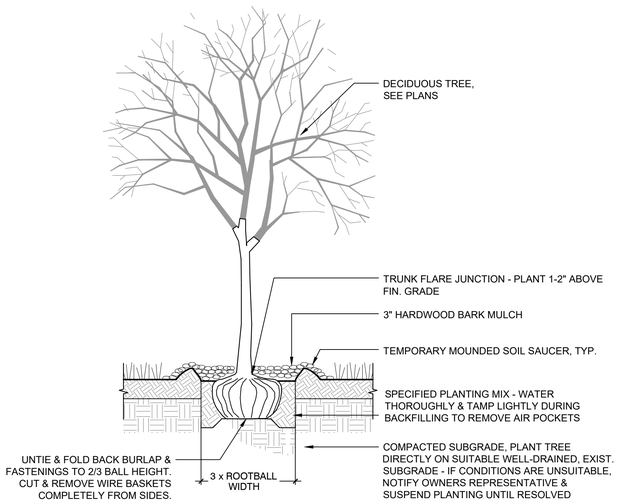


1 LOAM AND SEED
SCALE: N.T.S.

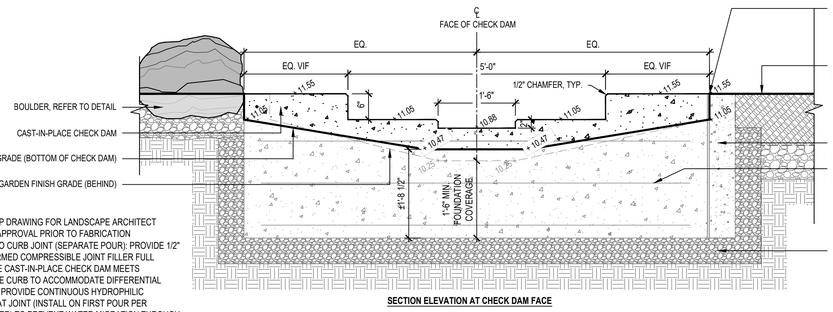
2 GROUNDCOVER PLANTING
SCALE: N.T.S.

3 SHRUB PLANTING
SCALE: N.T.S.

4 RAIN GARDEN
SCALE: N.T.S.

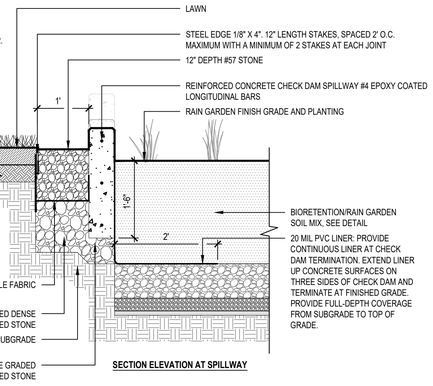


5 TREE PLANTING
SCALE: N.T.S.



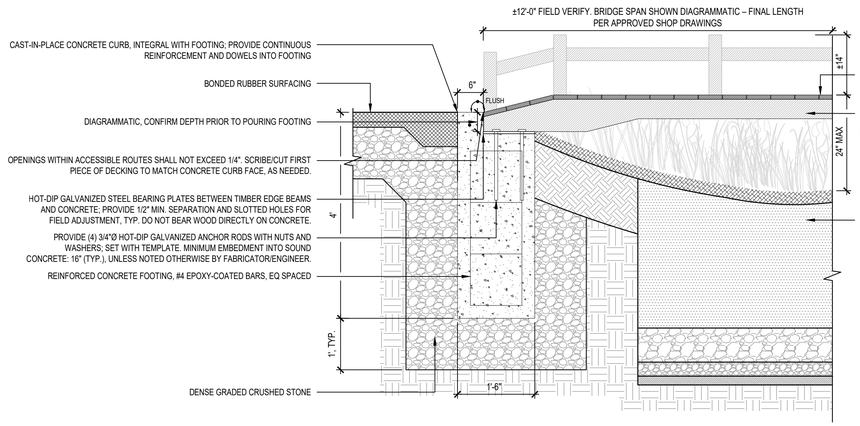
NOTES:
1. PROVIDE SHOP DRAWING FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION
2. CHECK DAM TO CURB JOINT (SEPARATE POUR): PROVIDE 1/2" (MIN.) PREFORMED COMPRESSIBLE JOINT FILLER FULL DEPTH WHERE CAST-IN-PLACE CHECK DAM MEETS CAST-IN-PLACE CURB TO ACCOMMODATE DIFFERENTIAL SETTLEMENT. PROVIDE CONTINUOUS HYDROPHILIC WATERSTOP AT JOINT (INSTALL ON FIRST POUR PER MANUFACTURER) TO PREVENT WATER MIGRATION THROUGH JOINT. TOOL/FINISH JOINT AND PROVIDE SEALANT AT TOP EDGE FOR SURFACE CLOSURE (SEALANT NOT INTENDED AS PRIMARY WATERPROOFING).

SECTION ELEVATION AT CHECK DAM FACE



SECTION ELEVATION AT SPILLWAY

6 CHECK DAM AT RAIN GARDEN
SCALE: N.T.S.



NOTES:
1. BRIDGE LENGTH, EDGE BEAM GEOMETRY, AND BEARING CONDITIONS SHOWN ARE DIAGRAMMATIC; FIELD-VERIFY POURED CONCRETE CURB TO ENSURE PROPER DIMENSIONS. THE GAP BETWEEN BRIDGE AND CONCRETE SHALL MEET ADA CODE, 1/4" MAX.
2. DO NOT POUR CONCRETE CURB OR FOOTINGS UNTIL BRIDGE SHOP DRAWINGS ARE REVIEWED, APPROVED AND FABRICATED BRIDGE IS MEASURED.
3. DO NOT EMBED WOOD MEMBERS IN CONCRETE. ALL STEEL TO BE HOT-DIP GALVANIZED
4. CONTRACTOR RESPONSIBLE FOR COORDINATION OF BRIDGE FABRICATION, SHOP DRAWINGS, AND CONCRETE PLACEMENT SEQUENCING.
5. PROVIDE SHOP DRAWING FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION



REPRESENTATIVE DESIGN INTENT
(ENSURE FLUSH TRANSITION FROM PATH TO BRIDGE DECKING, CONTRARY TO PRECEDENT IMAGE)

7 BRIDGE SECTION - TYPICAL END BEARING AT CONCRETE CURB
SCALE: N.T.S.

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Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

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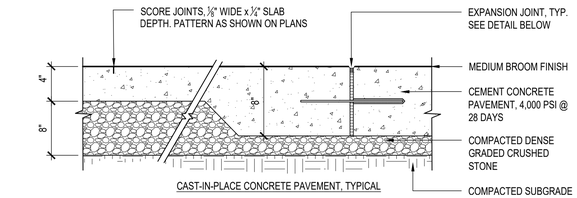
Date: FEBRUARY 24, 2026
Drawn By: MG, JZ
Reviewed By: AA
Approved By: BK

W&S Project No.: ENG25-0955
W&S File No.: ----

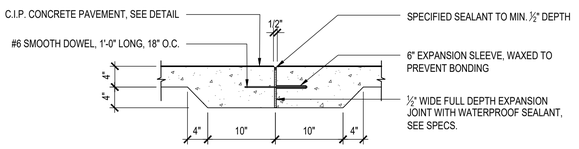
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DETAILS

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CAST-IN-PLACE CONCRETE PAVEMENT, TYPICAL



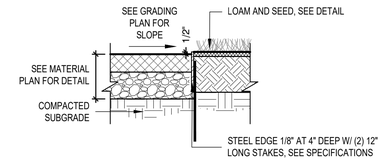
EXPANSION JOINT, TYPICAL

EXPANSION JOINT INSTALLATION NOTES:

1. DOWEL IS TYPICAL AT ALL EXPANSION JOINTS (18" O.C.) WITHIN CONCRETE PAVING AND BETWEEN NEW CONCRETE PAVING AND EXISTING CONCRETE PAVING TO REMAIN.
2. DELETE EXPANSION SLEEVE AND DOWEL WHERE JOINT ABUTS WALL, CURBS, OR OTHER VERTICAL SURFACES, UNLESS OTHERWISE NOTED.
3. EXPANSION JOINTS MAX. 25'-0" O.C. UNLESS SHOWN OTHERWISE.
4. EXPANSIONS JOINTS SHALL BE PLACED WHERE NEW CEMENT CONCRETE PAVEMENT MEETS EXISTING PAVEMENT OR WALLS TO REMAIN.
5. ALL EXPANSION JOINTS SHALL BE SAW CUT.

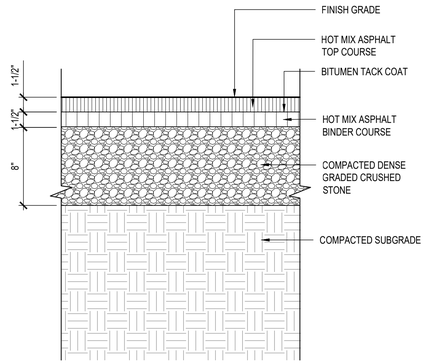
1 CAST-IN-PLACE CONCRETE PAVEMENT AND EXPANSION JOINT

SCALE: N.T.S.

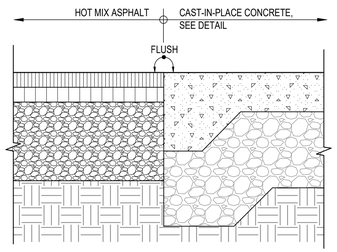


3 STEEL EDGER

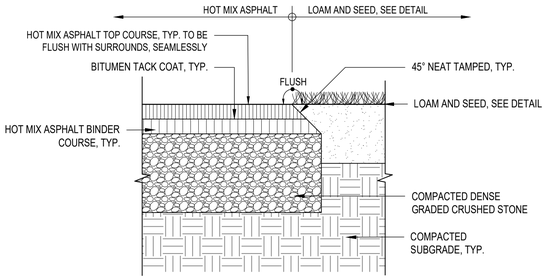
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HOT MIX ASPHALT PAVEMENT



HOT MIX ASPHALT AT CAST-IN-PLACE CONCRETE PAVEMENT



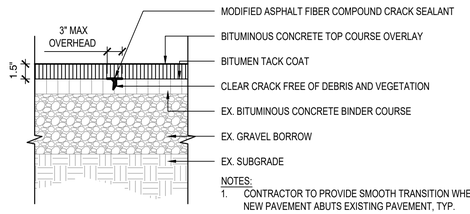
HOT MIX ASPHALT AT LAWN

NOTES:

1. CONTRACTOR TO PROVIDE SMOOTH TRANSITION WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT, TYP.
2. DENSE GRADED CRUSHED STONE TO COMPRISE OF 12" MINIMUM DEPTH.
3. ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES AND SHALL BE TREATED WITH AN RS-1 TACK COAT AT POINT OF CONNECTION. PROVIDE INFRARED TREATMENT AT ALL EDGES BETWEEN NEW AND EXISTING PAVEMENT.

2 HOT MIX ASPHALT PAVEMENT - PEDESTRIAN

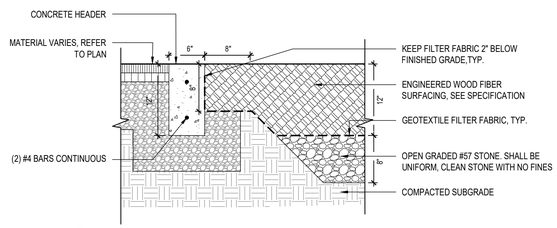
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NOTES:
1. CONTRACTOR TO PROVIDE SMOOTH TRANSITION WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT, TYP.

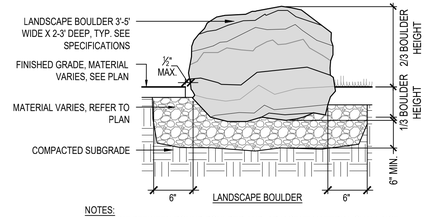
4 MILL & OVERLAY ASPHALT

SCALE: N.T.S.



5 ENGINEERED WOOD FIBER SAFETY SURFACING

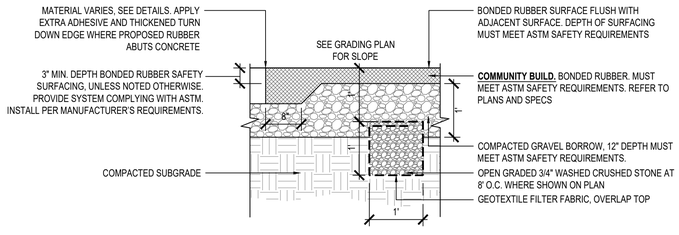
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NOTES:
1. JOINT BETWEEN ROUND BOULDER AND ADJACENT MATERIAL SHALL NOT EXCEED ½" AND BE FILLED WITH MORTAR.

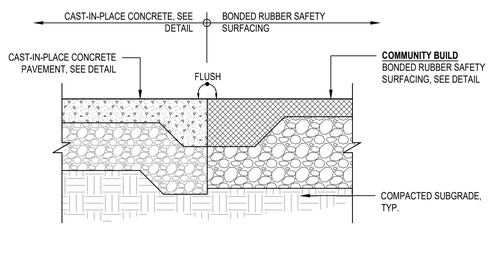
6 LANDSCAPE BOULDER

SCALE: N.T.S.



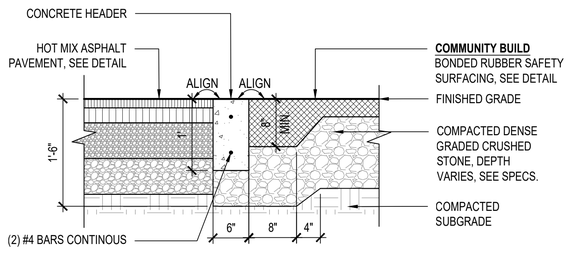
7 COMMUNITY BUILD - BONDED RUBBER SAFETY SURFACING

SCALE: N.T.S.



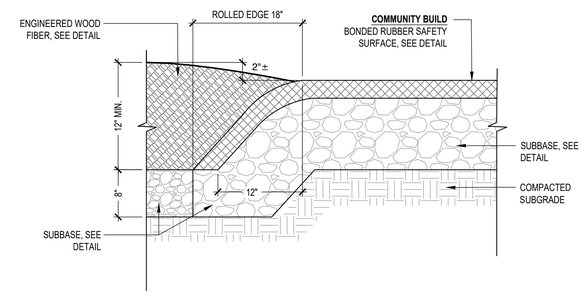
8 BONDED RUBBER SAFETY SURFACING AT CAST-IN-PLACE CONCRETE

SCALE: N.T.S.



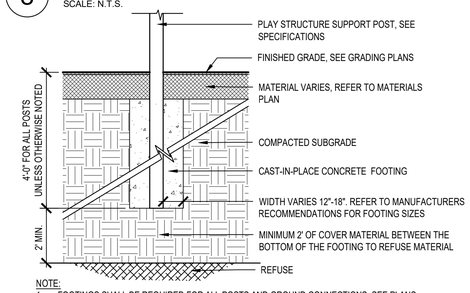
9 BONDED RUBBER AT ASPHALT

SCALE: N.T.S.



10 ENGINEERED WOOD FIBER SAFETY SURFACING AT BONDED RUBBER

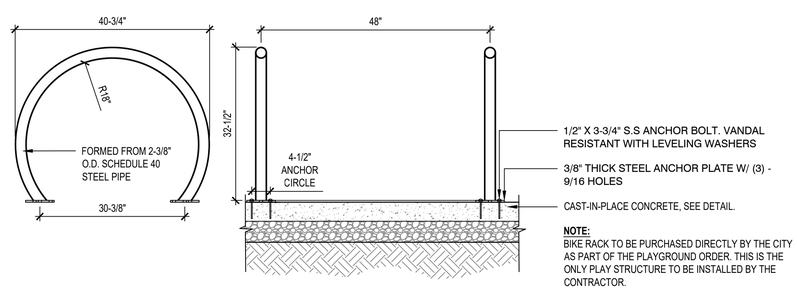
SCALE: N.T.S.



NOTE:
1. FOOTINGS SHALL BE REQUIRED FOR ALL POSTS AND GROUND CONNECTIONS, SEE PLANS.
2. EXCEPT AS NOTED, EXCAVATION AREAS THAT ARE FIELD VERIFIED TO BE GREATER THAN 2' FROM TOP OF SUBGRADE TO REFUSE, THE HDPE GEOMEMBRANE MAY BE OMITTED
3. LANDSCAPE STRUCTURES "FLEXX" SWING REQUIRES A DEEPER DIRECT-BURY FOUNDATION. REFER TO SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.

11 COMMUNITY BUILD - PLAY STRUCTURE FOOTING

SCALE: N.T.S.



NOTE:
BIKE RACK TO BE PURCHASED DIRECTLY BY THE CITY AS PART OF THE PLAYGROUND ORDER. THIS IS THE ONLY PLAY STRUCTURE TO BE INSTALLED BY THE CONTRACTOR.

12 BIKE RACK SURFACE MOUNTED ON CONCRETE

SCALE: N.T.S.

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

Weston & Sampson Engineers, Inc.
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Boston, MA 02108
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Date: FEBRUARY 24, 2026
Drawn By: MG, JZ
Reviewed By: AA
Approved By: BK

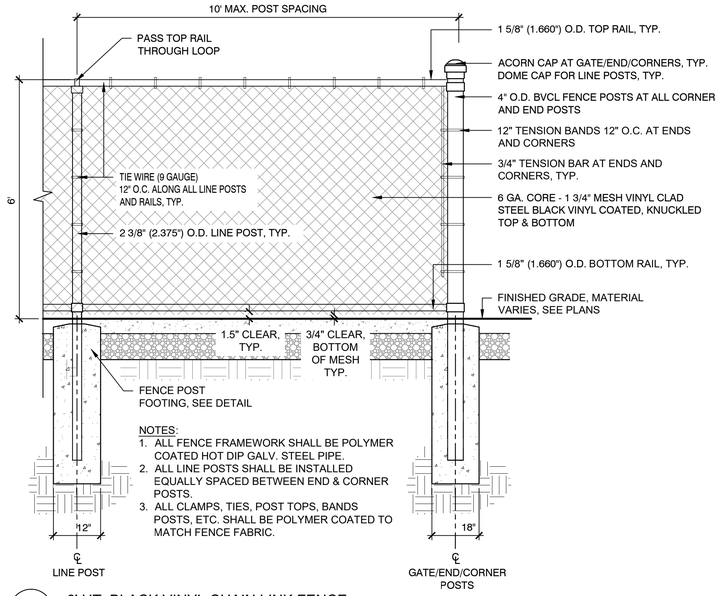
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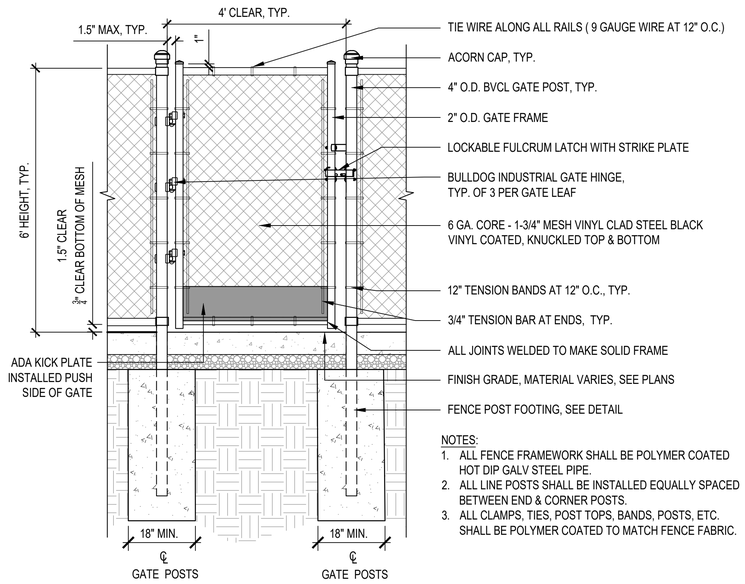
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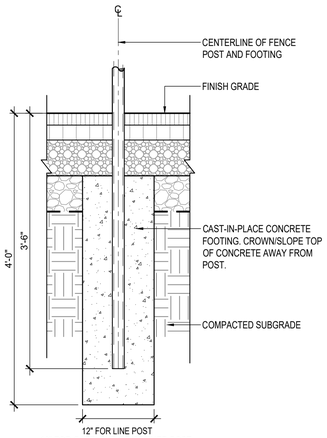
NOTES:
1. ALL FENCE FRAMEWORK SHALL BE POLYMER COATED HOT DIP GALV. STEEL PIPE.
2. ALL LINE POSTS SHALL BE INSTALLED EQUALLY SPACED BETWEEN END & CORNER POSTS.
3. ALL CLAMPS, TIES, POST TOPS, BANDS POSTS, ETC. SHALL BE POLYMER COATED TO MATCH FENCE FABRIC.

1 6' HT. BLACK VINYL CHAIN LINK FENCE
SCALE: N.T.S.



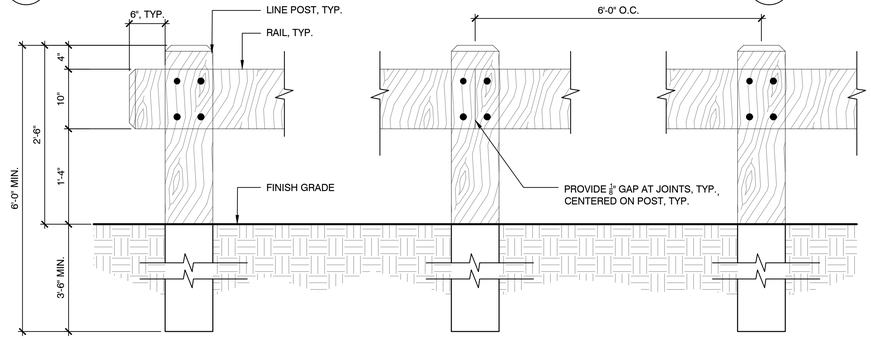
NOTES:
1. ALL FENCE FRAMEWORK SHALL BE POLYMER COATED HOT DIP GALV STEEL PIPE.
2. ALL LINE POSTS SHALL BE INSTALLED EQUALLY SPACED BETWEEN END & CORNER POSTS.
3. ALL CLAMPS, TIES, POST TOPS, BANDS, POSTS, ETC. SHALL BE POLYMER COATED TO MATCH FENCE FABRIC.

2 6' HT. CHAIN LINK SINGLE SWING GATE
SCALE: N.T.S.

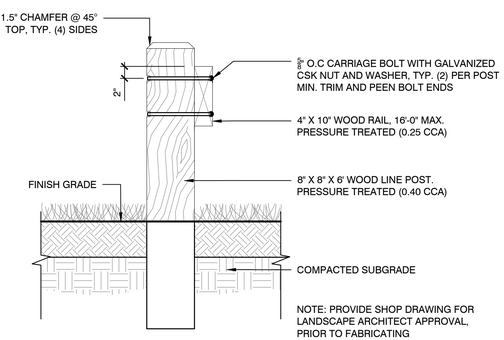


NOTE:
1. ALL FENCE POST POLES SHALL BE INSPECTED BY THE OWNER/ENGINEER PRIOR TO THE INSTALLATION OF CONCRETE AND FENCE POST.

3 CHAIN LINK FENCE POST FOOTING
SCALE: N.T.S.



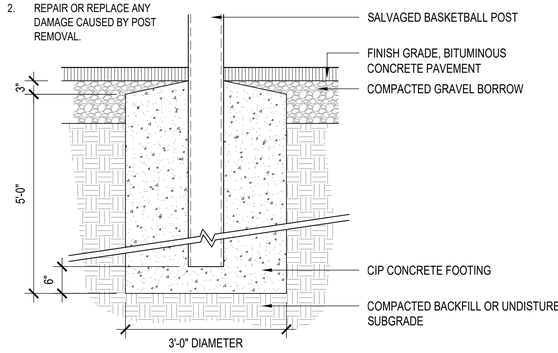
TYPICAL RAILING ELEVATION



TYPICAL RAILING SECTION

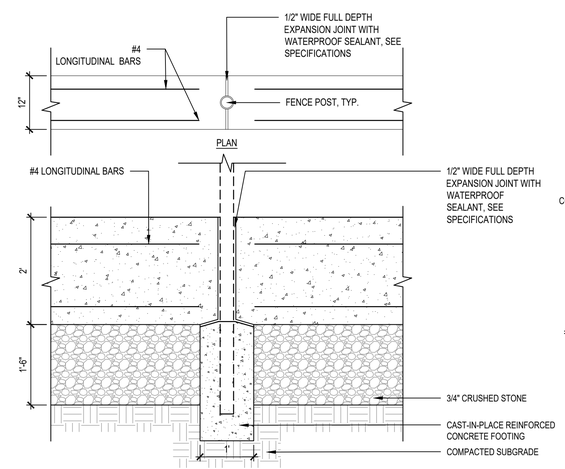
4 WOOD GUARDRAIL
SCALE: N.T.S.

NOTE:
1. SALVAGE AND REUSE EXISTING BASKETBALL GOAL AND POST; FIELD-VERIFY POST SIZE.
2. REPAIR OR REPLACE ANY DAMAGE CAUSED BY POST REMOVAL.

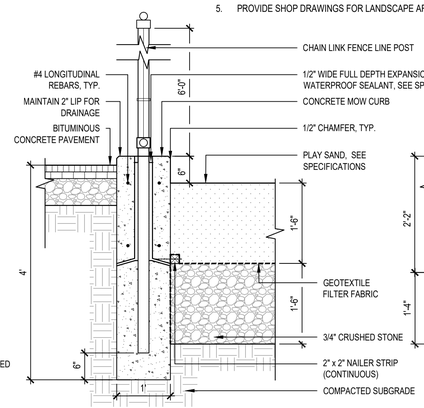


5 BASKETBALL POST FOOTING
SCALE: N.T.S.

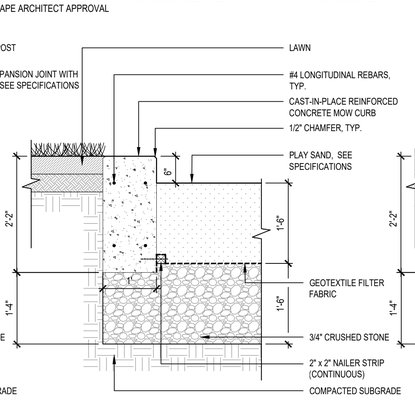
NOTES:
1. MOW STRIP CORNERS ADJACENT TO RESILIENT SURFACING SHALL BE SQUARE TO ENSURE SMOOTH INTERFACE BETWEEN MATERIALS.
2. MOW STRIP CORNERS ADJACENT TO PLANTING BED OR LAWN AREAS WILL HAVE 1/2" CHAMFER
3. CONTRACTOR SHALL PROVIDE 1/2" WIDE FULL DEPTH EXPANSION JOINT WITH WATERPROOF SEALANT EVERY 30' O.C. UNLESS OTHERWISE NOTED. REFER TO SPECIFICATIONS
4. CONTRACTOR SHALL USE EXTREME CAUTION AT ROOT ZONE OF EXISTING TREES TO REMAIN. CONTRACTOR SHALL CLEAN CUT ANY ROOTS OVER 2" DIA. THAT ARE EFFECTED BY THE SCOPE OF WORK. CONTRACTOR SHALL CONSULT ARBORIST PRIOR TO ANY ROOT REMOVAL.
5. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL



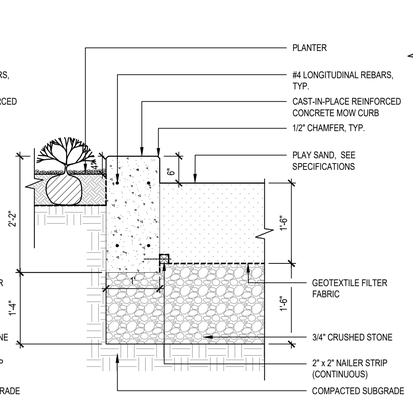
SAND PLAY MOW CURB AT CHAIN LINK FENCE PARALLEL



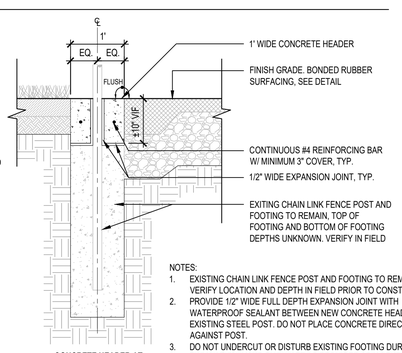
SAND PLAY MOW CURB AT CHAIN LINK FENCE PERPENDICULAR



SAND PLAY AT LAWN



SAND PLAY AT PLANTER



CONCRETE HEADER AT EXISTING FENCE POST

NOTES:
1. EXISTING CHAIN LINK FENCE POST AND FOOTING TO REMAIN. VERIFY LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION.
2. PROVIDE 1/2" WIDE FULL DEPTH EXPANSION JOINT WITH WATERPROOF SEALANT BETWEEN NEW CONCRETE HEADER AND EXISTING STEEL POST. DO NOT PLACE CONCRETE DIRECTLY AGAINST POST.
3. DO NOT UNDERCUT OR DISTURB EXISTING FOOTING DURING EXCAVATION. HAND EXCAVATE AS REQUIRED ADJACENT TO FOOTING.
4. FORM KEYWAY, REVEAL, OR ROUGHENED EDGE AT CONCRETE HEADER TO PROVIDE POSITIVE MECHANICAL BOND FOR BONDED RUBBER SURFACING AND LIMIT MIGRATION.
5. CONTRACTOR SHALL PROTECT EXISTING FENCE POSTS DURING WORK. ANY DAMAGE OR LOSS OF PLUMB SHALL BE RESET BY CONTRACTOR AT NO ADDITIONAL COST.
6. IF EXISTING FOOTING DEPTH IS ABOVE LOCAL FROST DEPTH OR FOUND INADEQUATE, NOTIFY ENGINEER FOR DIRECTION PRIOR TO PLACEMENT OF CONCRETE.

6 CONCRETE MOW CURB AND CHAIN LINK FENCE AT SAND PLAY
SCALE: N.T.S.

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Project:
CITY OF PORTSMOUTH
LITTLE HARBOUR ELEMENTARY SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NH

Weston & Sampson
Weston & Sampson Engineers, Inc.
1 Washington Street, 10th Floor
Boston, MA 02108
617.412.4480 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

COA:

Seal:

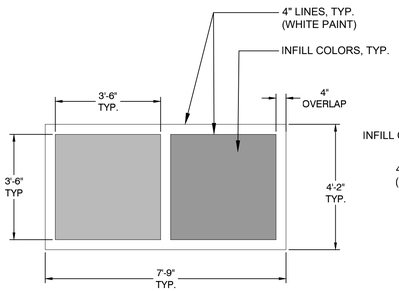
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- FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

Scale:	REFER TO PLAN
Date:	FEBRUARY 24, 2026
Drawn By:	MG, JZ
Reviewed By:	AA
Approved By:	BK
W&S Project No.:	ENG25-0955
W&S File No.:	----

Drawing Title:
DETAILS

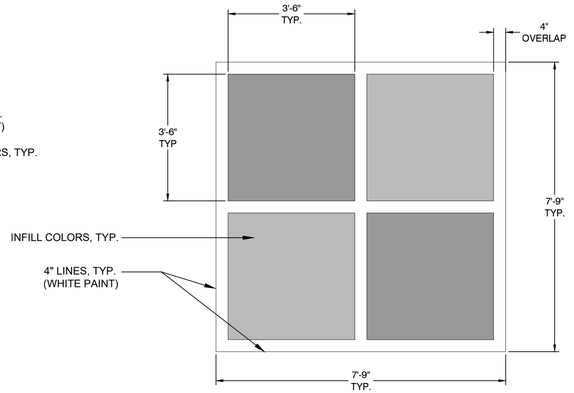
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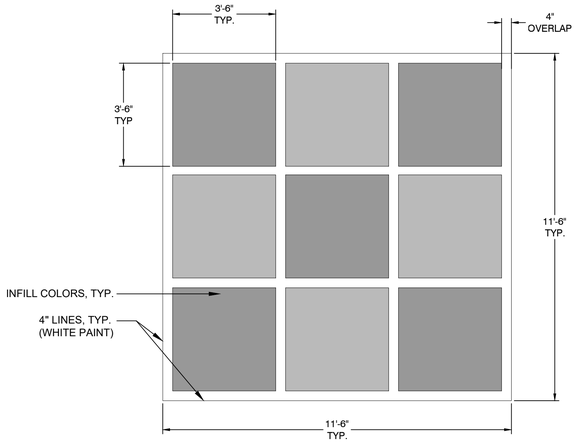
NOTES:
1. LINES TO BE 4" WIDE. COLOR TO BE WHITE.
2. FILL COLORS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.

1 TWO-SQUARE PAVEMENT MARKING
SCALE: N.T.S.



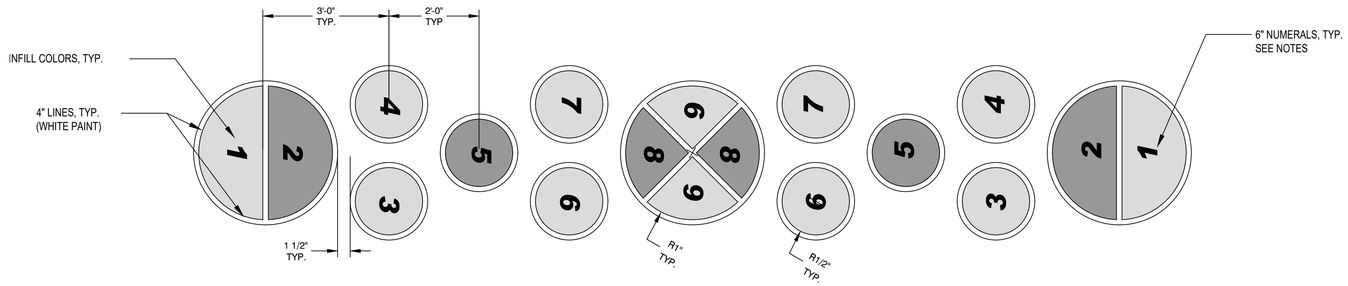
NOTES:
1. LINES TO BE 4" WIDE. COLOR TO BE WHITE.
2. FILL COLORS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.

2 FOUR-SQUARE PAVEMENT MARKING
SCALE: N.T.S.



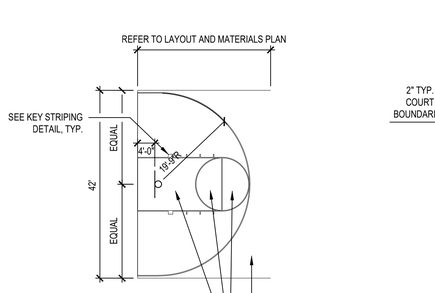
NOTES:
1. LINES TO BE 4" WIDE. COLOR TO BE WHITE.
2. FILL COLORS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.

3 NINE-SQUARE PAVEMENT MARKING
SCALE: N.T.S.



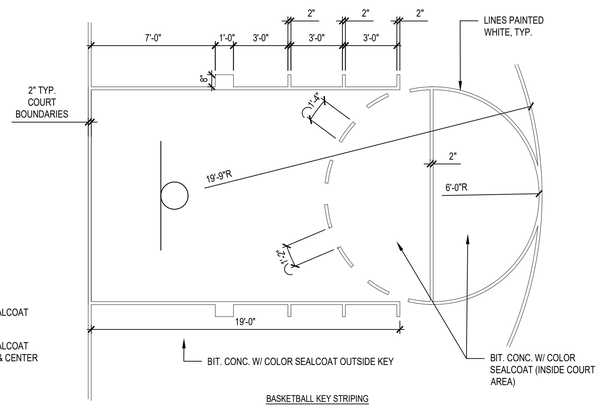
NOTES:
1. LINES TO BE 4" WIDE. COLOR TO BE WHITE.
2. FILL COLORS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.
3. NUMBERS TO BE 6" TALL- FONT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.

4 HOPSCOTCH PAVEMENT MARKING
SCALE: N.T.S.



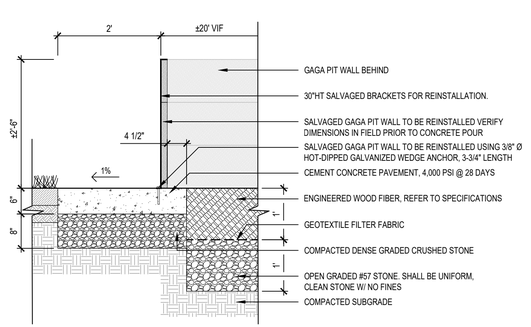
NOTE:
1. ALL DIMENSIONS ARE TO INSIDE EDGE OF LINES EXCEPT AS NOTED.
2. COLOR SEALCOAT. REFER TO SPECIFICATIONS
3. ALL LINES SHALL BE PAINTED WHITE.
4. CONFIRM OVERALL STRIPED COURT SIZE WITH OWNER PRIOR TO INSTALLATION

BASKETBALL COURT STRIPING



BASKETBALL KEY STRIPING

5 BASKETBALL COURT LAYOUT
SCALE: N.T.S.



NOTES:
1. ANY DAMAGE TO EXISTING GAGA PIT FOOTINGS, ANCHORS, OR BRACKETS CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED IN KIND AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO REMOVE "SEAT" TOPPER FROM EXISTING GAGA PIT. CONFIRM WITH OWNER PRIOR TO REMOVAL.

6 GAGA PIT
SCALE: N.T.S.

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR
ELEMENTARY SCHOOL

50 CLOUGH DRIVE
PORTSMOUTH, NH

Weston & Sampson Engineers, Inc.
1 Washington Street, 10th Floor
Boston, MA 02108
617.412.4480 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

COA:

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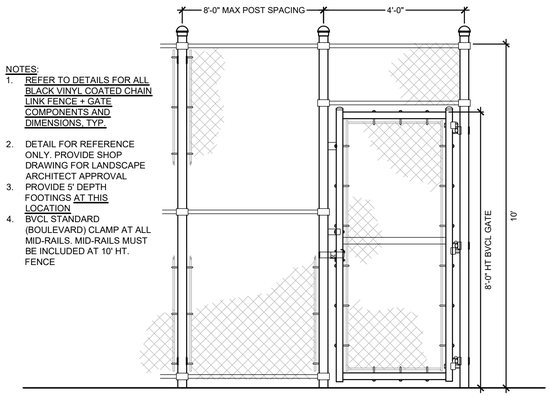
Scale:	REFER TO PLAN
Date:	FEBRUARY 24, 2026
Drawn By:	MG, JZ
Reviewed By:	AA
Approved By:	BK
W&S Project No.:	ENG25-0955
W&S File No.:	----

Drawing Title:
DETAILS

Sheet Number:
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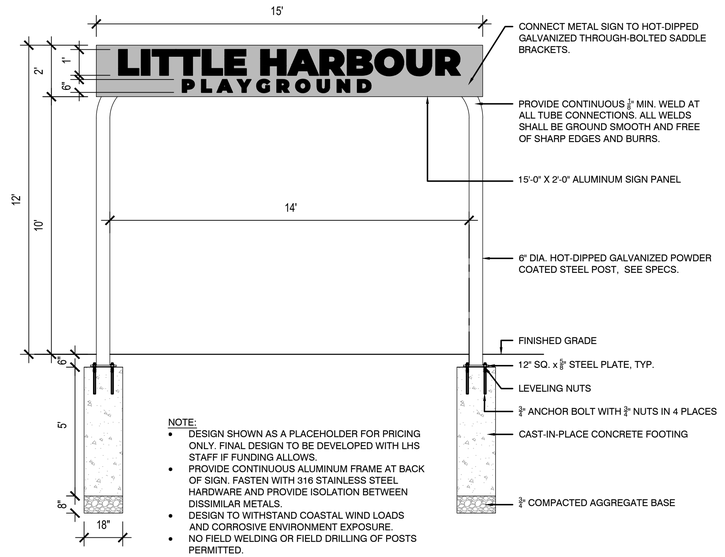
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NOTES:
1. REFER TO DETAILS FOR ALL BLACK VINYL COATED CHAIN LINK FENCE + GATE COMPONENTS AND DIMENSIONS, TYP.
2. DETAIL FOR REFERENCE ONLY. PROVIDE SHOP DRAWING FOR LANDSCAPE ARCHITECT APPROVAL
3. PROVIDE 5' DEPTH FOOTINGS AT THIS LOCATION
4. BVCL STANDARD (BOULEVARD) CLAMP AT ALL MID-RAILS. MID-RAILS MUST BE INCLUDED AT 10' HT. FENCE

1 ADD ALTERNATE 1 - WALL BALL CHAIN LINK FENCE AND ACCESS GATE

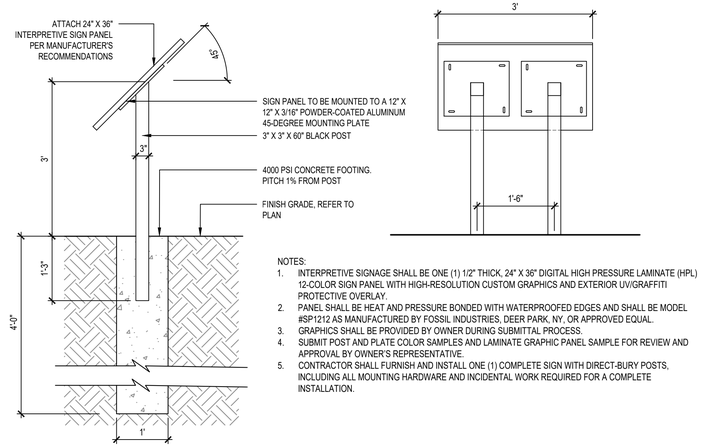
SCALE: N.T.S.



NOTE:
- DESIGN SHOWN AS A PLACEHOLDER FOR PRICING ONLY. FINAL DESIGN TO BE DEVELOPED WITH LHS STAFF IF FUNDING ALLOWS.
- PROVIDE CONTINUOUS ALUMINUM FRAME AT BACK OF SIGN. FASTEN WITH 316 STAINLESS STEEL HARDWARE AND PROVIDE ISOLATION BETWEEN DISSIMILAR METALS.
- DESIGN TO WITHSTAND COASTAL WIND LOADS AND CORROSIVE ENVIRONMENT EXPOSURE.
- NO FIELD WELDING OR FIELD DRILLING OF POSTS PERMITTED.

2 ADD ALTERNATE 3 - PLAYGROUND ENTRY ARCHWAY

SCALE: N.T.S.



NOTES:
1. INTERPRETIVE SIGNAGE SHALL BE ONE (1) 1/2" THICK, 24" X 36" DIGITAL HIGH PRESSURE LAMINATE (HPL) 12-COLOR SIGN PANEL WITH HIGH-RESOLUTION CUSTOM GRAPHICS AND EXTERIOR UV/GRAFFITI PROTECTIVE OVERLAY.
2. PANEL SHALL BE HEAT AND PRESSURE BONDED WITH WATERPROOFED EDGES AND SHALL BE MODEL #SP1212 AS MANUFACTURED BY FOSSIL INDUSTRIES, DEER PARK, NY, OR APPROVED EQUAL.
3. GRAPHICS SHALL BE PROVIDED BY OWNER DURING SUBMITTAL PROCESS.
4. SUBMIT POST AND PLATE COLOR SAMPLES AND LAMINATE GRAPHIC PANEL SAMPLE FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL FURNISH AND INSTALL ONE (1) COMPLETE SIGN WITH DIRECT-BURY POSTS, INCLUDING ALL MOUNTING HARDWARE AND INCIDENTAL WORK REQUIRED FOR A COMPLETE INSTALLATION.

3 ADD ALTERNATE 4 - ENVIRONMENTAL INTERPRETIVE SIGNAGE - DOUBLE POST

SCALE: N.T.S.



NOTES:
1. PORTSMOUTH WETLAND BOUNDARY MARKERS TO BE PURCHASED BY OWNER.
2. MARKERS TO BE PLACED 100' O.C. ALONG EXISTING FENCE, UNLESS OTHERWISE NOTED. REFER TO MATERIALS PLAN

4 OWNER PURCHASED - PROTECTED WETLAND SIGNAGE

SCALE: N.T.S.

Project:
CITY OF PORTSMOUTH

LITTLE HARBOUR ELEMENTARY SCHOOL
50 CLOUGH DRIVE
PORTSMOUTH, NH

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Consultants:

Revisions:

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Date: FEBRUARY 24, 2026
Drawn By: MG, JZ
Reviewed By: AA
Approved By: BK

W&S Project No.: ENG25-0955
W&S File No.: ----

Drawing Title:
DETAILS

Sheet Number:
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Findings of Fact | Wetland Conditional Use Permit
City of Portsmouth Planning Board

Date: March 26, 2026
Property Address: 500 Jones Ave.
Application #: LU-26-4
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	**Finding** **(Meets Criteria for Approval)**	**Supporting Information**
1	*1. The land is reasonably suited to the use activity or alteration.*	**Meets** **Does Not Meet**	All work is proposed in areas of existing disturbance. All replacement work will be done in-kind with new impacts due to safety need for new structural footings.
2	*2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*	**Meets** **Does Not Meet**	All work is proposed in areas of existing disturbance and new impacts must occur (footings) to maintain safety and ADA requirements.
3	*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.*	**Meets** **Does Not Meet**	Installation of erosion controls will minimize soil erosion and bank disturbance during construction, therefore little to no impacts should occur to the existing function of the wetland buffer.

DRAFT

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
4	*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*	**Meets** **Does Not Meet**	It appears that this project does not propose any alteration of vegetation on site. If removal of existing vegetation is proposed, plans for additional landscaping on site should be provided to compensate for any loss of vegetation during construction.
5	*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*	**Meets** **Does Not Meet**	This proposal has very minimal impact to the wetland buffer and constitutes construction in an already disturbed area of the wetland buffer. The addition of erosion controls should help mitigate any adverse impacts from construction.
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	It does not appear that the vegetated buffer strip is proposed to be disturbed as part of this project.
7	**<u>Other Board Findings:</u>**		

DRAFT

ALLAN TRANT'S
EXTERIOR FINISH WORK

Wetland Conditional Use Permit (WCUP)
Master Submission Packet

Replacement of Existing Deck, ADA Ramp, and Breezeway
Portsmouth Elks Lodge
500 Jones Avenue, Portsmouth, NH 03801

Prepared for submission to the City of Portsmouth Planning Board and Conservation Commission.



Conceptual Rendering of Proposed Deck, ADA Ramp, and Breezeway (Illustrative Only)
Rendering depicts the proposed replacement of the existing deck, ADA-accessible ramp, and breezeway within the current footprint. Image is provided for general visual reference only and is not intended as a construction drawing. Final construction will match approved plans and permit conditions.

ALLAN TRANT'S
EXTERIOR FINISH WORK

Planning Board Narrative

To:
Chair, Planning Board
City of Portsmouth, New Hampshire
c/o Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, NH 03801

Re:
Wetland Conditional Use Permit Application (WCUP)
Replacement of Existing Deck, ADA Ramp, and Breezeway
Portsmouth Elks Lodge
500 Jones Avenue, Portsmouth, NH 03801

Dear Chair and Members of the Planning Board,

On behalf of the Portsmouth Elks Lodge, the applicant respectfully submits this Wetland Conditional Use Permit application for the replacement of an existing exterior deck, ADA-accessible ramp, and breezeway located at 500 Jones Avenue in Portsmouth, New Hampshire.

The proposed project consists of a like-for-like replacement of existing structures within their current footprint to address documented structural deficiencies, improve public safety, and bring the facility into full compliance with current accessibility and building code requirements. No expansion toward the shoreline, no increase in impervious surface, and no change in site use is proposed as part of this application.

Existing Lawn, Landscaping, and Ground Conditions

The project is limited to the existing developed footprint beneath and immediately adjacent to the deck, ramp, and breezeway structures. No existing lawn or landscaped areas outside of the current structural footprint will be disturbed as part of the proposed work.

Within the work area beneath the deck, appropriate erosion and sediment control measures will be installed prior to construction and maintained for the duration of the project. All disturbed areas will be stabilized immediately upon completion of construction activities, using reseeding, soil stabilization, or equivalent methods as appropriate to site conditions. The project has been designed to minimize environmental impact while maintaining safe, code-compliant public access.

Sub-Deck Conditions and Materials

At this time, there are no plans to modify or replace the existing material beneath the deck, including the addition of crushed stone, gravel, or other fill materials. The area beneath the deck will remain as-is, with stabilization measures implemented only as necessary following construction to address minor disturbance caused by footing installation. No grading or expansion of the work area is proposed.

Structural Footings & Foundations

The proposed deck, ramp, and breezeway reconstruction will be supported by twenty-six (26) new concrete structural footings designed to meet public-assembly load requirements and provide long-term stability in sandy coastal soils.

Each footing will consist of a 12-inch diameter cast-in-place concrete pier installed atop a 24-inch diameter concrete spread base, extending approximately four (4) feet in height to achieve frost protection and required bearing capacity. Where ledge is encountered, footings will be mechanically anchored to ledge as required.

Where site access and subsurface conditions permit, precast concrete footing systems may be utilized as an alternative to minimize excavation, soil disturbance, and construction duration. All work will occur strictly within the footprint of the existing structure, with no expansion toward the shoreline and no increase in impervious surface area.

Deck Framing, Materials, and Stormwater Considerations

The reconstructed deck will be framed with pressure-treated structural lumber meeting or exceeding all applicable local and state building codes. Floor joists will be installed at 12 inches on center to provide enhanced rigidity, reduced deflection, and long-term performance suitable for public assembly use. Structural framing will include reinforced triple-beam construction secured with structural-rated fasteners and blocking where required.

The walking surface will consist of AZEK® Harvest Collection PVC decking, installed with approximately 1/8-inch to 1/4-inch spacing between boards. This spacing allows for effective drainage of stormwater through the deck surface, maintaining permeability consistent with the existing condition and avoiding concentrated runoff toward adjacent wetland areas.

Wetland Boundary Markers

The applicant acknowledges the City's requirement for permanent wetland boundary markers for projects approved under a Wetland Conditional Use Permit. The applicant will discuss this requirement with the Portsmouth Elks Lodge prior to the February 11 meeting to confirm the property owner's consent to installation of the standard 4-inch diameter wetland boundary placards, typically placed at approximately 50-foot intervals along the 25-foot wetland buffer. The applicant anticipates cooperation with this requirement and will coordinate placement locations with City staff and the Conservation Commission as needed.

Conclusion

The proposed improvements represent a necessary reinvestment in an existing civic facility, addressing safety, accessibility, and structural integrity while maintaining full compliance with the City's wetland protection standards. The project avoids new wetland impacts, does not expand development toward the shoreline, and preserves existing site conditions to the maximum extent practicable.

Respectfully submitted,

AJT Properties LLC
d/b/a Allan Trant's Exterior Finish Work

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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: Allan Trants Exterior Finishings Date Submitted: January 16 2026

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

Site Address: 500 Jones AvePortsmouth, NH 03801 Map: 227 Lot: 1

☑	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	
✔	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. New Hampshire Stormwater Manual, NHDES, current version.* *2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.* **(10.1018.10)**	
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	
☐	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	
☐	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	
☐	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	
☐	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. **(10.1018.40)**	
☑	**Requested Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**
✔	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	
✔	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	

Applicant's Signature: _____ **Date:** _____

EXHIBIT C – Site Location & Existing Conditions Plan

This aerial image illustrates the property located at 500 Jones Avenue, Portsmouth, New Hampshire, including existing building footprint, parking areas, shoreline edge, and wetland buffer limits. All proposed work is limited to reconstruction within the existing developed footprint with no encroachment toward tidal waters or wetland areas.



ALLAN TRANT'S
EXTERIOR FINISH WORK

EXHIBITS

EXHIBIT A – Existing Conditions Photographs



Photo A-1: Overall view of existing deck surface and guardrail system adjacent to the tidal waterway.

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Photo A-2: Underside view of existing deck framing showing aging joists, beams, and limited structural clearance.

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Photo A-3: Existing enclosed breezeway connection within the shoreline buffer area.

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Photo A-4: Full elevation view of the existing deck structure as constructed along the rear of the building.

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Photo A-5: Existing deck area used for public assembly, illustrating size, configuration, and proximity to shoreline.

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Photo A-6: Underside storage area beneath deck showing exposed framing and support conditions.

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Photo A-7: Close-up of existing pier and bearing conditions illustrating inadequate foundation sizing for current use.