Findings of Fact | Earth Products Removal or Placement Permit
City of Portsmouth Planning Board

Date: November 19, 2026
Property Address:1-15 Congress Street
Application #:**LU-26-145**
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.

Earth Products Removal or Placement Permit
10.1022 An application for a permit for earth products removal or placement shall be submitted to the Planning Board.

	Earth Products Removal or Placement Permit 10.1023 Requirements	**Finding** **(Meets Criteria/Requirement)**	**Supporting Information**
1	10.1023.10 The application is complete and provides sufficient information upon which to base an action.	**Meets** **Does Not Meet**	The application included a Cover Letter listing the submission items and compliance with the requirements.
2	10.1023.20 The proposed earth products removal or placement activity will not result in any hazard to the public or to adjacent properties.	**Meets** **Does Not Meet**	The removal is part of a change in grade to facilitate public access. Removal will be performed in a safe manner keeping in mind the proximity to existing building infrastructure.
3	10.1023.30 The proposed earth products removal or placement activity will not create a safety hazard due to traffic or other cause.	**Meets** **Does Not Meet**	The project area will be fenced from any public access and is in an easily secured area. The plan includes safe routes for trucking material from the site.

DRAFT

	Earth Products Removal or Placement Permit 10.1023 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
4	10.1023.40 The proposed earth products removal or placement activity will not result in a reduction in property values or a change in the character of a residential neighborhood.	**Meets** **Does Not Meet**	The removal is part of the approved new construction project which brings added value to the area. The character of the alleyway is improved with the changing of grades and the addition of pedestrian access.
6	**Other Board Findings:**		
7	**Additional Conditions of Approval:**		

DRAFT

HALEY WARD

28 October 2026

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

RE: Earth Products Removal Approval at 1-15 Congress Street, Newberry Way Improvements

Dear Mr. Chellman and Planning Board Members:

On behalf of One Market Square LLC, we are pleased to submit the completed attached application in accordance with Section 10.1020 for **Earth Products Removal and Placement** for the above-mentioned project and request that we be placed on the agenda for your **November 19, 2026,** Planning Board Meeting. The property is shown on the City of Portsmouth Assessors Map 117 as Lot 14 (Merged). The project is located at 1-15 Congress Street, with frontage on High Street and Fleet Street, and is within the City of Portsmouth Character District 4 (CD4) and Character District 5 (CD5) Zoning Districts. The site is currently mostly developed with existing buildings and a surface parking lot. The proposal presented herein involves the excavation of Newberry Way and the existing parking lot to determine appropriate elevations to allow a more pedestrian friendly corridor design.

Project Overview

The project is intended to remove and dispose excess fill within Newberry Way and the existing parking lot (thereby not creating any retaining walls or guards and railings between parking and Newberry Way), on Map 117 as Lot 14, between Fleet Street and High Street to reach maximum depth of refusal or top of adjacent building footings, whichever is reached first, in order to collect elevation data to inform the future project design of a pedestrian friendly corridor. The applicant hired Severino Trucking, Co. to perform borings and test pits along Newberry Way and log depth to bedrock. Based on our understanding of the High Hanover Parking garage footings from the 1999 Expansion Plans and the depth to bedrock data collected, we developed a proposed plan and profile to provide a gradual 1% slope from High Street to approximately the southeast corner of 175 Fleet Street (Gilley's). The existing retaining wall at the southeast corner of 175 Fleet Street will be removed and graded as a 3:1 slope down to Fleet Street with an intermediate 7-ft wide bench halfway down. Establishing these grades through excavation and mechanical removal of ledge will provide the City, Eversource, and the applicant with critical information to allow the final design of the pedestrian walkway, above grade transformers and subterranean improvements.

Zoning Ordinance Section 10.1020 Conformance

This letter addresses this application's conformance to the Ordinance requirements, criteria for approval, conditions of approval, and performance standards by providing the requirements in underlined text and our response in **bold text.**

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

10.1022 Application Requirements

10.1022.10 An application for a permit for earth products removal or placement shall be submitted to the Planning Board in a form specified by the Board. **The application is submitted to the Planning Board as a Land Use Permit, per email instructions from the Assistant Planning Director, and we specify above that we are submitting as an Earth Products Removal and Placement application under Section 10.1020.**

10.1022.20 The application shall be accompanied by a plan of land, prepared and stamped by a registered land surveyor or civil engineer, showing the following information for the property where the proposed removal or placement of materials is to take place and for all land located within 100 feet of the property: (a) property lines; (b) vegetative cover; (c) all man-made features; (d) existing topography by 4-foot contour intervals; (e) proposed temporary and permanent drainage; (f) proposed topography at 2-foot contours upon completion of the excavation project. **This required information is shown on Sheets V101 and V102 and the plan has been prepared and stamped by a licensed land surveyor. The other sheets in the set have been prepared and stamped by a licensed civil engineer.**

10.1022.30 The estimated quantity of material to be removed or placed and topsoil to be stripped, stockpiled and replaced shall be determined by average end area methods or as approved by the Department of Public Works. **The project involves approximately 1,275 cubic yards of cut material quantified using average end area cut/fill quantity calculations.**

10.1023 Criteria for Approval; The Planning Board shall grant a permit for earth products removal or placement only if a majority of the Board finds that the application complies with all of the following criteria:

10.1023.10 The application is complete and provides sufficient information upon which to base an action; and

10.1023.20 The proposed earth products removal or placement activity will not result in any hazard to the public or to adjacent properties; and

0.1023.30 The proposed earth products removal or placement activity will not create a safety hazard due to traffic or other cause; and

10.1023.40 The proposed earth products removal or placement activity will not result in a reduction in property values or a change in the character of a residential neighborhood.

We submit that this project meets all of the above criteria. The project area will be closed to the public during the earth excavation activities and will be stabilized to a similar paved condition at the completion of the work. Excavation of materials close to adjacent

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

properties will be performed with caution as to not impact adjacent buildings and associated foundations. The plan is to carefully remove overburden and get to an understanding of the safe elevations so as not to impact adjacent buildings. Property and community values will be greatly enhanced by the creation of a safe pedestrian corridor.

10.1024 Conditions of Approval

10.1024.10 A permit for earth products removal or placement shall specify conditions pertaining to:

(a) Control of drainage so as to prevent any adverse impact on adjoining parcels during and after work; **The Plan called for maintaining and protecting the existing trench drain in Newberry Way at its intersection with High Street during and after construction. Drainage flows to Fleet Street and High Street from the project area are anticipated to match the current conditions and not worsen the existing drainage conditions within the project vicinity or on adjoining parcels. Drainage updates by the City on Fleet Street will accept the drainage flow.**

(b) Disposition of boulders, vegetation, stumps and other debris including unused material and any structures used in connection with the operations; **The plan is to remove and dispose of excavated material to achieve proposed grades. Site elements called out for removal and disposal within the excavation area will also be removed from the site.**

(c) The construction of necessary fencing to protect against hazards; **Construction fencing to restrict pedestrian access will also be utilized on site. The applicant will work with building management to restrict unsafe egresses along Newberry Way as a result of the earth product removal project. The plan identifies erosion control barriers, which shall be adjusted as needed throughout the project based on the expanded disturbance of the site.**

(d) Vegetation to remain as a visual barrier; **No existing vegetation will be removed. Proposed site condition does not require visual barrier as it will be stabilized with pavement and appear similar to the existing condition, but at a lower grade.**

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

(e) Hours of operation; **The work will occur during normal work hours as regulated for all commercial project in the Portsmouth Codes and Ordinances. If weekend work is required, the Applicant will make any such request in writing by Wednesday preceding the weekend requested and such requests shall be delivered to the Building Inspector. The Applicant acknowledges and agrees that the hours of construction include but are not limited to starting construction equipment and deliveries.**

(f) Routes for transportation of materials and method of transportation so as to minimize impact on surrounding parcels; **Construction vehicles will turn down High Street from Congress to access the site and exit down Ladd Street to Market Street. Truck staging will occur on Market Street outside of downtown area and along delivery route, as needed, to minimize impacts on local traffic. The Applicant shall work with the Contractor to maintain local traffic to and from the affected businesses adjacent to the project. During demolition, truck traffic will continue to use Congress Street for delivery and departure. Should the Contractor need to interrupt traffic for extended construction needs, the Contractor and/or Owner will advise the City of this need and obtain approval from the Municipal Contact and the Director of Public Works (427-1530) and obtain a flagging permit, using certified flaggers to accomplish the maneuver.**

(g) Setbacks of the proposed removal from public rights of way and property lines shall be specified; **The excavation work shall be maintained within the property boundary of Map Lot 14. The intent of the project is to lower the grade within Newberry Way from building face to building face along the existing alleyway to achieve the mutual goal of the stakeholders and provide a pedestrian friendly corridor, as such no setbacks have been identified. No work in a public right of way is proposed.**

(h) The finished level and grading; and **Proposed grades are noted on the plan sheet C102. These grades are subject to field adjustment.**

(i) The placing of topsoil for purposes of seeding and planting to prevent erosion or dust. **The Newberry Way portion of the site will be stabilized with pavement to match the existing conditions. The slope down to Fleet Street shall be temporarily stabilized with concrete block matting.**

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

10.1024.20 A permit for earth products removal, except in a stone quarry, shall specify the following additional conditions for restoring the site upon completion of excavation:

(a) The finished slope shall not exceed a grade of 1 foot vertical distance for each 2 feet of horizontal distance unless stabilized in a manner approved by the Planning Board, which may include the use of rip rap or retaining walls. **The proposed slope requirements are set up for gravel pits and are not applicable to this application.**

(b) Topsoil shall be placed on finished slopes to a depth of at least 6 inches and shall be seeded and planted with materials approved by the Planning Board and the Conservation Commission. **The site will be stabilized with pavement to match the existing conditions. We request that the Planning Board make this a condition of approval and not set the security amount.**

10.1024.30 A permit for earth products removal or placement shall require the provision of a security in a form and amount approved by the Planning Board, sufficient to guarantee completion of the work in accordance with the conditions in 10.1024.10 and 10.1024.20. **The Applicant shall work with the Department of Public Works to meet this requirement. We request that the Planning Board make this a condition of approval and not set the security amount.**

10.1026 Expansion of Pre-Existing Earth Products Removal Activities

Where an earth products removal operation legally existed on a lot prior to December 18, 1995, the extension of such activity beyond the required yards of the lot, or onto an adjacent lot in the same ownership, shall require a permit under this section and shall not be considered an extension of a nonconforming use. **This is not applicable to the project site.**

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Standard Boundary Survey & Existing Conditions Plan V101 & V102– These plans shows the existing property boundary and the site conditions in detail.
- Demolition Plan C101 – This plan shows site preparation work to remove and dispose of existing site elements prior to start of excavation.
- Excavation Plan and Profile C102– This plan shows the proposed grades for the corridor after excavation based on boring and test pit data performed by Severino Trucking, Co.
- Erosion Control & Stabilization Plan C103– This plan shows the location of temporary erosion controls during excavation and temporary stabilization practices once excavation is complete and data is collected to further the projects final design.

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

- Detail Plan C501 & C502 – This plans shows proposed erosion control and site restoration details.

Also attached to this submission is additional material to aid in the review of the application:

- ✓ **Phase 1 Logistics Plan – 175 Fleet Street, Newberry Way Grade Change & Gilley's Improvements**

The removal of the overburden soils and ledge above footings of the existing adjacent buildings will not undermine either building and therefore no third-party inspection or pre-designs are needed. Once a final design is arrived at then we will come back to the Planning Board for approval and any appropriate conditions based on the final design.

If any additional information is required please let me know. We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting. Earth Product Removal approval is hereby requested.

Sincerely,



Amy Johnson, PE
Southern Maine & New Hampshire Land Development Manager

P:\NH\5010156-McNabb_Properties\3406-Congress St., Portsmouth-JRC\2025 Site Plan\03-WIP_Files\Application\Portsmouth Earth Products\1-15 Congress Newberry Way Earth Products Cover Letter 10-28-2026.docx

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

HALEY WARD

28 October 2026

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

RE: Checklist for Earth Products Removal Approval at 1-15 Congress Street, Newberry Way Improvements

Dear Mr. Chellman and Planning Board Members:

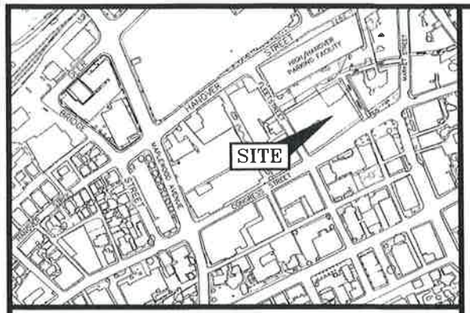
On behalf of One Market Square LLC, we submit that the usual Checklist is not a part of an application for **Earth Products Removal and Placement .** In the alternative, please refer to the information supplied in the Application Cover Letter.

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

Phase I Logistics Plan - 175 Fleet Street

Newberry Way Grade Change & Gilley's Improvements

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



LOCATION MAP SCALE: 1" = 300'

PLAN REFERENCES:

1) PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM. SCALE: 1 IN = 20 FT. DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
3) LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
4) PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUOTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED
5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537
7) PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED
8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161
9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED
10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.
11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW BY AMBIT ENGINEERING, INC., RCRD D-43095.





NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14 & AND AN UNNUMBERED PARCEL OF LAND DEPICTED AS A PORTION OF HAVEN COURT.

2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
6381/1527 NOTICE OF MERGER
6523/28, 6523/32, 6523/2286

NEWICK AND IS THE REMAINDER OF THE PARCEL CONVEYED TO WOOD & NEWICK BY DEED OF HARTFORD REAL ESTATE PARTNERSHIP RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AT BOOK 1042 PAGE 34.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N31°13'20"W	9.55'
L2	S58°47'02"W	18.74'
L3	N28°32'20"W	14.35'
L4	S28°46'20"E	7.00'

Logistics Plan Legend

- 6'-High Temporary Fence Panels
- Double Wide Gate
- Chinburg Field Office
- Truck Routing
- Truck Staging Area
- Temporary Toilets

GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

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.

JOHN R. CHAGNON, LLS 738 — DATE 1.25.24

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/25/24

REVISIONS

STANDARD BOUNDARY SURVEY
TAX MAP 117 LOT 14

OWNER OF RECORD:
ONE MARKET SQUARE, LLC

PROPERTY LOCATED AT:
1 CONGRESS STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' JANUARY 2024

FB 309 PG 15 — 5010156.3406

P:\2015\10\156 Middle_Properties\3455-Congress St., Portsmouth-JNC\2021 Survey and Site Plan\Plans & Specs\SheetMSB Survey 2024.dwg, BOUNDARY 2024

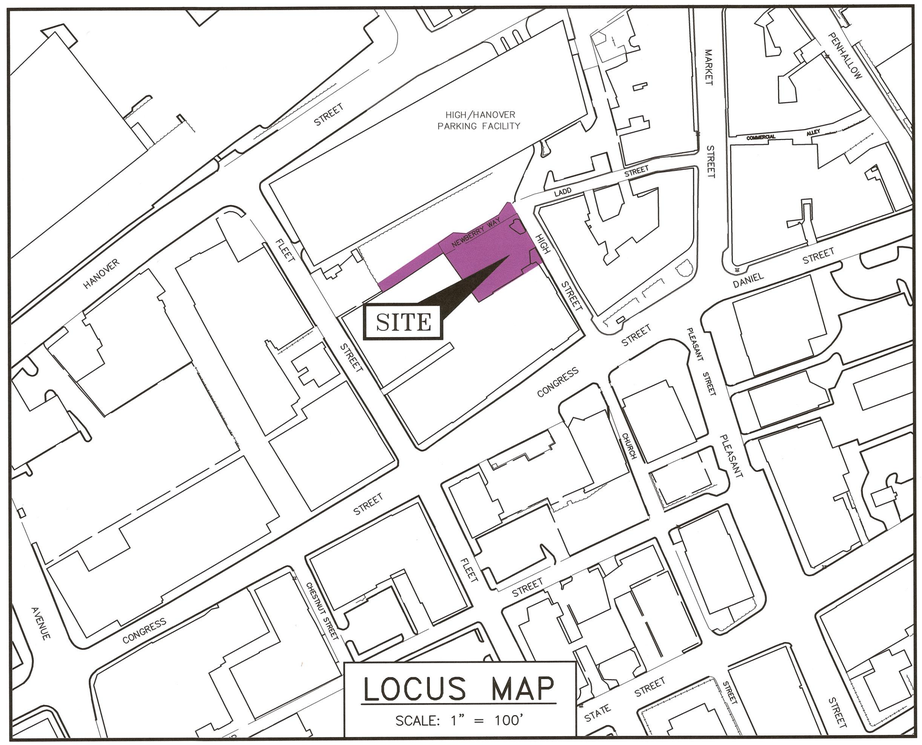
NEWBERRY WAY
IMPROVEMENT PLAN

1-15 CONGRESS STREET & NEWBERRY WAY, PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

OWNER/APPLICANT
ONE MARKET SQUARE, 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
ATTN:JOHN CHAGNON



LOCUS MAP
SCALE: 1" = 100'



Map 10.5A21A
Character Districts and Civic Districts

Legend
- Downtown Overlay District
- Historic District

Character Districts
- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

Civic District
- Civic District

Municipal District
- Municipal District

INDEX OF SHEETS

V101	STANDARD BOUNDARY SURVEY
V102	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C102	EXCAVATION PLAN & PROFILE
C103	EROSION CONTROL & STABILIZATION PLAN
C501	SITE DETAILS
C502	FLEXAMAT 10NW DETAIL & SPECIFICATIONS

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

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 _____

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

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
M	WMH	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
℄	℄	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
TBR	TBR	TO BE REMOVED

NEWBERRY WAY IMPROVEMENT PLAN
1-15 CONGRESS ST. & NEWBERRY WAY
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: 28 OCTOBER 2026

5010156.3406

PLAN REFERENCES:

1. PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2. LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
3. LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
4. PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUOTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
5. LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
6. PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537.
7. PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.
8. PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU, CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161.
9. EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
10. SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.
11. STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OFNEW HAMPSHIRE, SCALE: 1" = 20', DATED: NOVEMBER 2021, PREPARED BY AMBIT ENGINEERING, INC., RCRD D-43095.
12. SITE PLAN FOR HOUSE-GOODMAN LIMITED PARTNERSHIP 43-49 CONGRESS STREET PORTSMOUTH, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, NOT RECORDED.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
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
	BOUND FOUND
SS	SEWER LINE
G G	GAS LINE
SD	STORM DRAIN
W W	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	UTILITY POLE
WSO	WATER SHUT OFF/CURB STOP
GSO	GAS SHUT OFF
GV	GATE VALVE
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
T	TELEPHONE MANHOLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB

LINE TABLE

LINE #	BEARING	LENGTH
L1	N28° 32' 20"W	11.10'
L2	S28° 46' 20"E	3.75'
L3	S36° 03' 41"E	9.09'
L4	N53° 56' 19"E	0.43'
L5	N30° 49' 12"W	9.98'
L6	N31° 12' 31"W	9.69'

EASEMENT TABLE

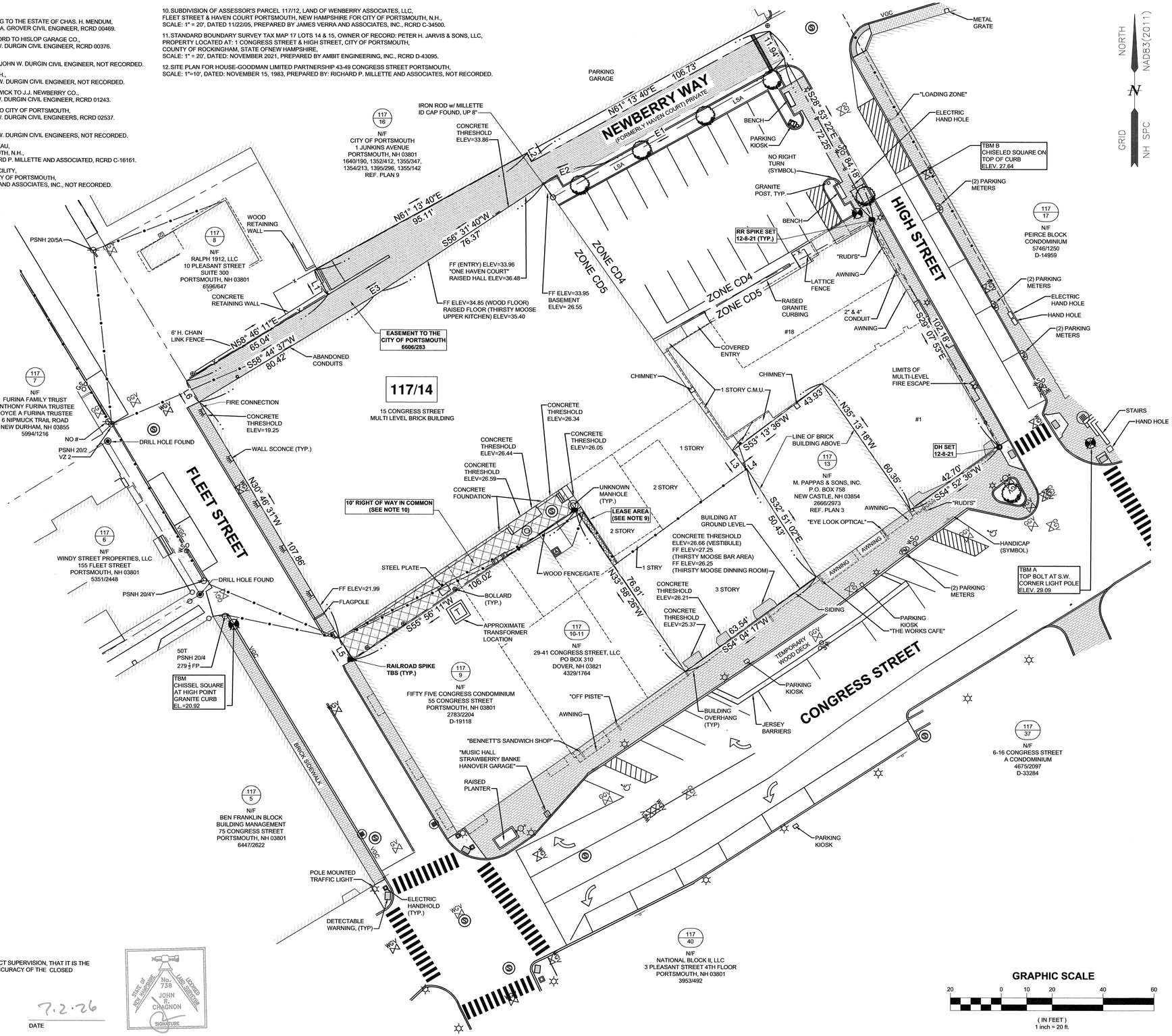
LINE #	BEARING	LENGTH
E1	S61° 01' 42"E	88.28'
E2	S68° 41' 53"W	18.54'
E3	S57° 03' 01"W	3.37'

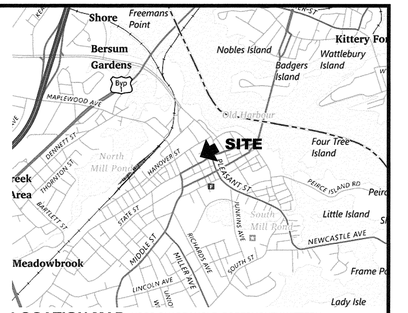
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

DATE 7.2.26

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





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH/ KITTERY
SCALE: 1"=2000'
MAPTECH® USGS TOPOGRAPHIC SERIES™,
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14.

2) OWNERS OF RECORD:
ONE MARKET SQUARE, LLC
10 PLEASANT STREET SUITE 300
PORTSMOUTH, NH 03801
6703/2070

3) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 & 5.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) EXISTING LOT AREA:
LOT 12 AREA:
23,704 S.F.
0.5442 ACRES

LOT 14 AREA (AFTER LLR):
18,225 S.F.
0.4184 ACRES

PROPOSED COMBINED LOT AREA:
41,929 S.F.
0.9626 ACRES

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

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF MERGED LOTS ON ASSESSORS MAP 117 LOT 14.

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

9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL THAT IS ENCROACHING ON SUBJEST PARCEL. SEE RCRD 15124/10 & 1690/130.

10) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C-16161.

11) PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCRD 3124/695.

12) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSORS MAP 117 LOT 14, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

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

REV	DATE	DESCRIPTION	BY	CHK.
2	2026.07.02	METES & BOUNDS	CSA	JRC
1	2026.06.30	NEWBERRY WAY	CBA	JRC
0	2026.06.26	BOUNDARY W/ MERGED LOTS	CBA	JRC

DRAWING ISSUE STATUS
SITE SURVEY

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

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET SUITE 300, PORTSMOUTH, NH 03801

TITLE
BOUNDARY SURVEY
1-15 CONGRESS STREET, PORTSMOUTH, N.H.

DATE	SCALE
JUNE 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	CSA	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010156.3406	FB 309 PG 54

DRAWING No. **V101** REV. **2**

FILE LOCATION: P:\NH\5010156-MONARB_Properties\3406-Congress St, Portsmouth-IRC\2004 Site Plan\Plans & Specs\Site\5010156.3406-V-BS.dwg, 2026.07.02, 12:13 PM

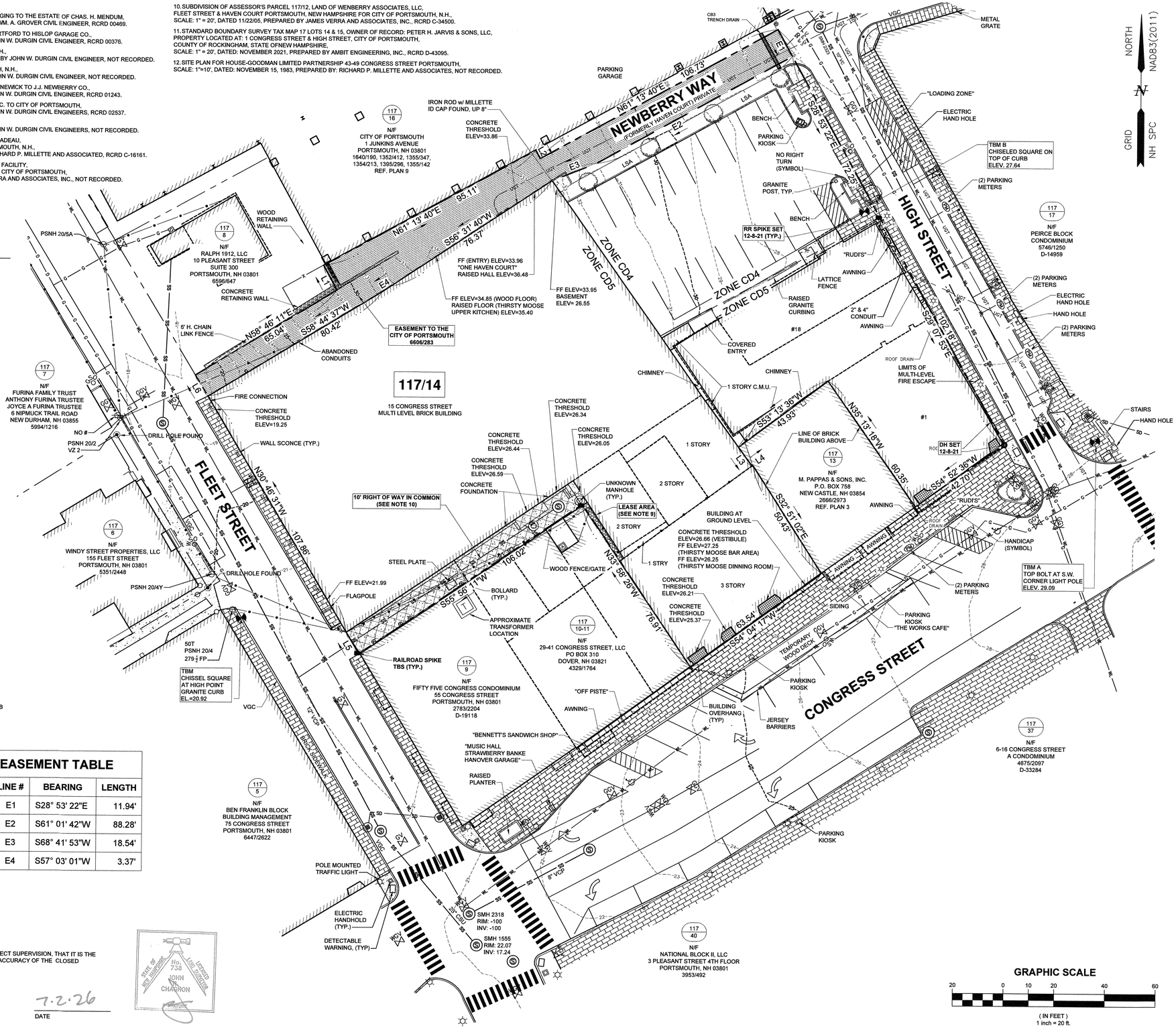
P:\NH\5010156-MONARB_Properties\3406-Congress St, Portsmouth-IRC\2004 Site Plan\Plans & Specs\Site\5010156.3406-V-BS.dwg, 1/101

PLAN REFERENCES:

1. PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2. LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
3. LOT PLAN NOS. 7-13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
4. PLAN OF LOT NOS. 173 - 181 FLEET ST. PORTSMOUOTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
5. LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
6. PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537.
7. PLAN OF LOT 26 - 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.
8. PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU, CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C-16161.
9. EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
10. SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C-34500.
11. STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OFNEW HAMPSHIRE, SCALE: 1" = 20', DATED: NOVEMBER 2021, PREPARED BY AMBIT ENGINEERING, INC., RCRD D-43095.
12. SITE PLAN FOR HOUSE-GOODMAN LIMITED PARTNERSHIP 43-49 CONGRESS STREET PORTSMOUTH, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, NOT RECORDED.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
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
◦	BOUND FOUND
SS	SEWER LINE
G G	GAS LINE
SD	STORM DRAIN
WL	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	UTILITY POLE
WSO	WATER SHUT OFF/CURB STOP
GSO	GAS SHUT OFF
GV	GATE VALVE
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
T	TELEPHONE MANHOLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB



LINE TABLE

LINE #	BEARING	LENGTH
L1	N28° 32' 20"W	11.10'
L2	S28° 46' 20"E	3.75'
L3	S36° 03' 41"E	9.09'
L4	N53° 56' 19"E	0.43'
L5	N30° 49' 12"W	9.98'
L6	N31° 12' 31"W	9.69'

EASEMENT TABLE

LINE #	BEARING	LENGTH
E1	S28° 53' 22"E	11.94'
E2	S61° 01' 42"W	88.28'
E3	S68° 41' 53"W	18.54'
E4	S57° 03' 01"W	3.37'

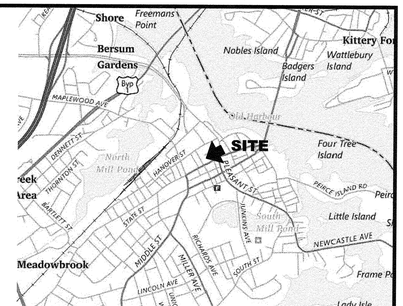
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

7.2.26
DATE

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

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



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH/ KITTERY
SCALE: 1"=2000'
MAPTECH® USGS TOPOGRAPHIC SERIES™,
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14.

2) OWNERS OF RECORD:
ONE MARKET SQUARE, LLC
10 PLEASANT STREET SUITE 300
PORTSMOUTH, NH 03801
6703/2070

3) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 & 5.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) EXISTING LOT AREA:
LOT 12 AREA:
23,704 S.F.
0.5442 ACRES
LOT 14 AREA (AFTER LLR):
18,225 S.F.
0.4184 ACRES
PROPOSED COMBINED LOT AREA:
41,929 S.F.
0.9626 ACRES

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

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDTIONS OF MERGED LOTS ON ASSESSORS MAP 117 LOT 14.

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

9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL THAT IS ENCROACHING ON SUBJEST PARCEL. SEE RCRD 1512/410 & 1690/130.

10) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C-16161.

11) PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCRD 3124/695.

12) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 14, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

REV	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
SITE SURVEY

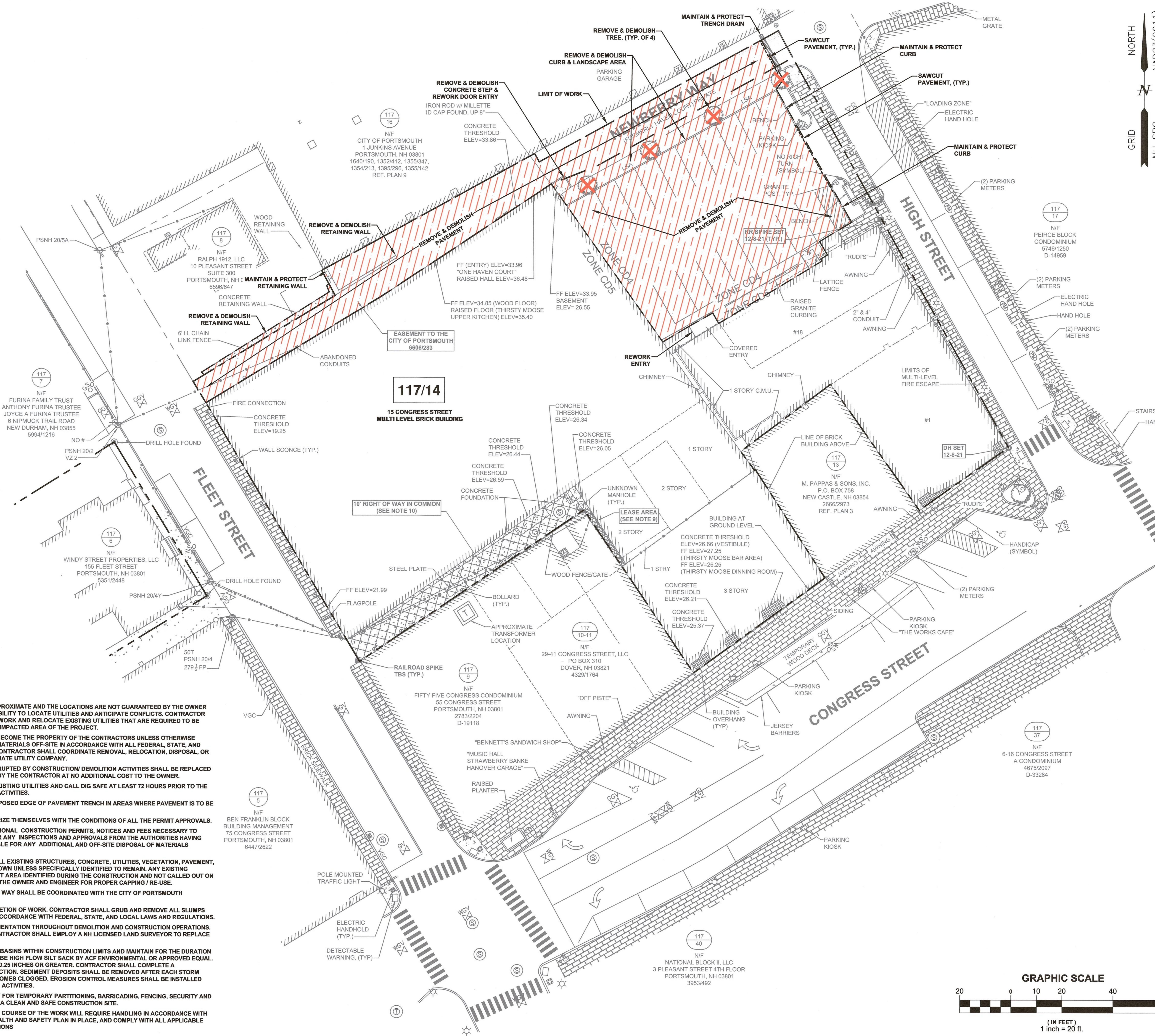
HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282

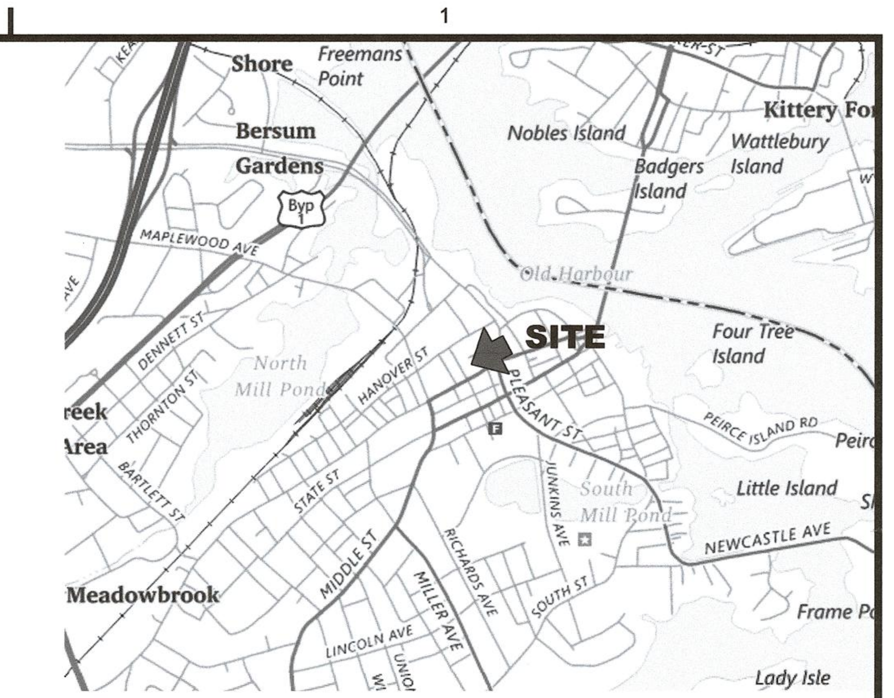
PROJECT
ONE MARKET SQUARE, LLC
1-15 CONGRESS STREET, PORTSMOUTH, N.H.

TITLE
EXISTING CONDITIONS PLAN

DATE	SCALE
JUNE 2026	1" = 20'
DRAWN BY: CBA	DESIGNED BY: CSA
CHECKED BY: JRC	
PROJECT No.: 5010156.3406	FIELD BOOK AND PAGE: FB 309 PG 54
DRAWING No.: V102	REV.

FILE LOCATION: P:\MM\5010156\ACNAD\BB_PROPERTIES\3406-CONGRESS ST., PORTSMOUTH,-RC\2025 SITE PLANS\3-CAD_FILES\CIVIL\V9BSF\5010156.3406-BASE.DWG, 2026.10.28, 8:54 AM





LOCATION MAP: SCALE: 1"=2000'

USGS QUADRANGLE: QUAD
MAPTECH® USGS TOPOGRAPHIC SERIES™,
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

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).

LEGEND:

DESCRIPTION	PROPOSED
DEMOLITION AREA	////

DEMOLITION NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REV	DATE	DESCRIPTION	BY	CHK.
0	2026.10.28	ISSUED FOR PERMITTING	CBA	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

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

PROJECT

NEWBERRY WAY IMPROVEMENT
1 CONGRESS STREET & NEWBERRY WAY PORTSMOUTH, N.H.

TITLE

DEMOLITION PLAN

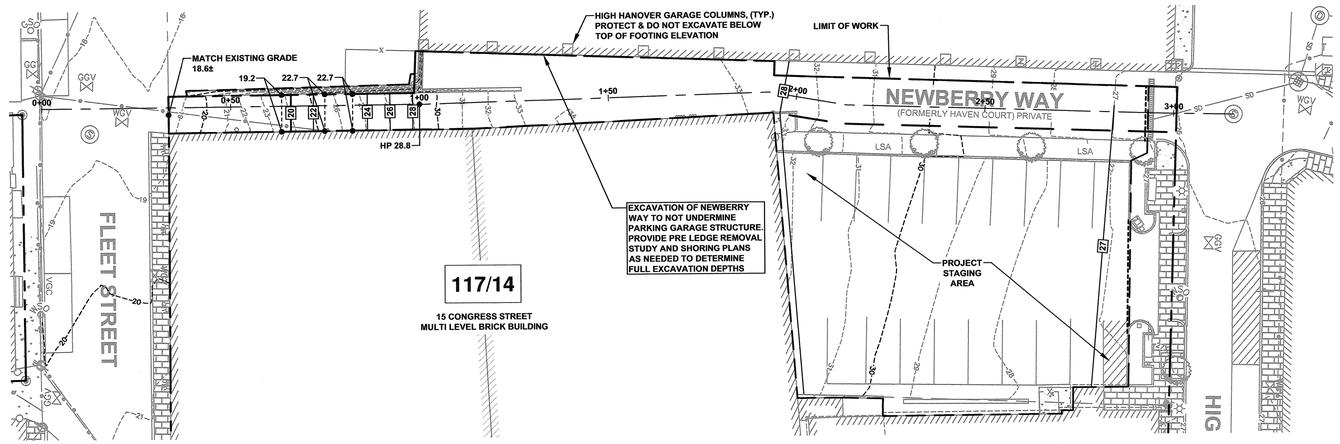
STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7651 LICENSED – PROFESSIONAL ENGINEER

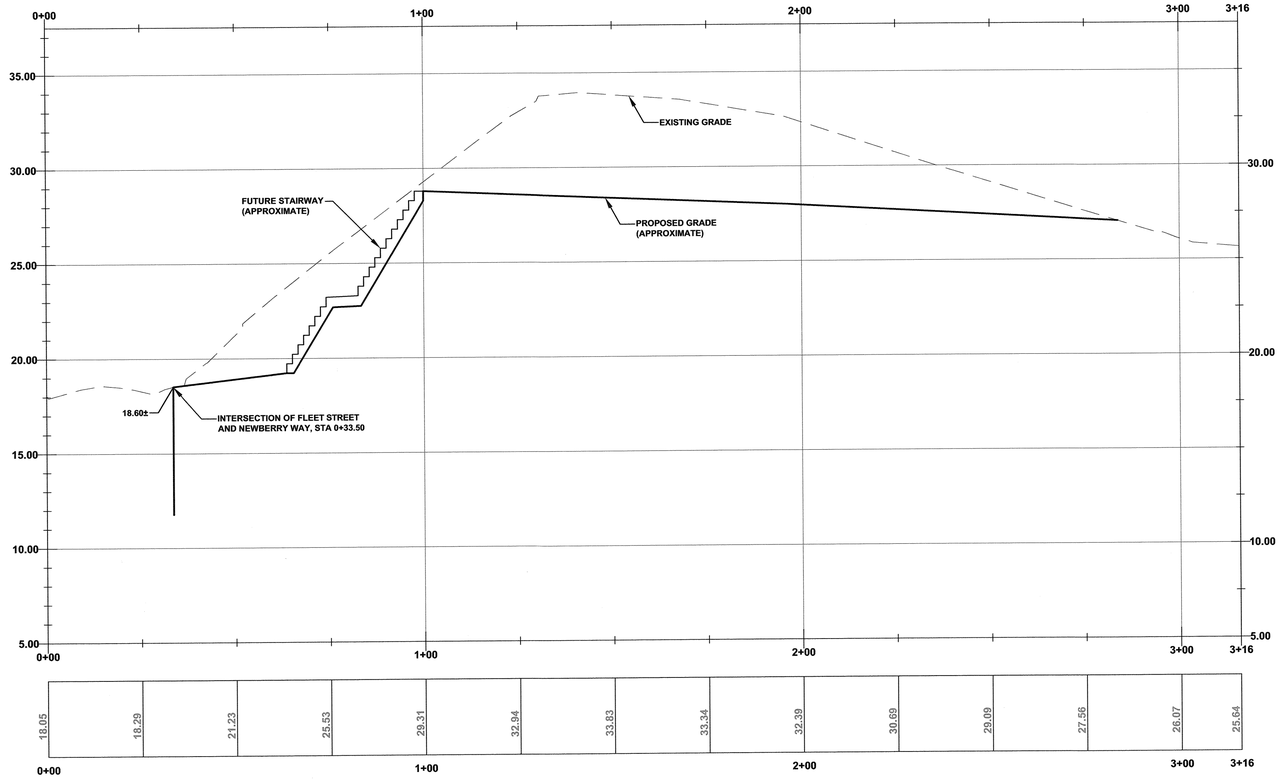
DATE	SCALE	
OCTOBER 2026	1" = 20'	
DRAWN BY	DESIGNED BY	CHECKED BY
CBA	AFJ	JRC

PROJECT No. 5010156.3406

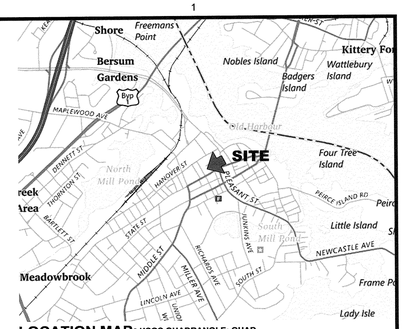
DRAWING No. C101 REV. 0

FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\NH\5010156-MCNABB_PROPERTIES\3406-CONGRESS ST., PORTSMOUTH-JRC\2025 SITE PLAN\02-CAD_FILES\CIVIL\5010156.3406-C-SP.DWG, 2026.10.28, 3:39 PM





PROFILE VIEW OF NEWBERRY WAY - STA 0+00 TO 3+16
SCALE: H: 1"=20' / V: 1"=4'



LOCATION MAP: USGS QUADRANGLE: QUAD
SCALE: 1"=2000'
MAPTECH® USGS TOPOGRAPHIC SERIES™.
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

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.

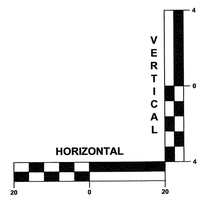
2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

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).

PROFILE NOTES:

1) EXISTING & PROPOSED GRADES SHOWN DEPICT CONDITIONS ALONG THE PROPOSED ALIGNMENT.

2) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED VERTICAL AND HORIZONTAL ALIGNMENT ON NEWBERRY WAY. THE CONSTRUCTION OF THE STREET GRADE AND TEMPORARY PAVING IS NEEDED TO COMPLETE THE ADJACENT GILLEY'S DINER CONSTRUCTION AND PLAN FOR FINAL NEWBERRY WAY GRADING



REV	DATE	DESCRIPTION	BY	CHK.
0	2026.10.28	ISSUED FOR PERMITTING	CBA	JRC

DRAWING ISSUE STATUS
ISSUED FOR PERMITTING

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

PROJECT
NEWBERRY WAY IMPROVEMENT
1 CONGRESS STREET & NEWBERRY WAY PORTSMOUTH, N.H.

TITLE
EXCAVATION PLAN & PROFILE

JOHN CHAGNON No. 14251 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

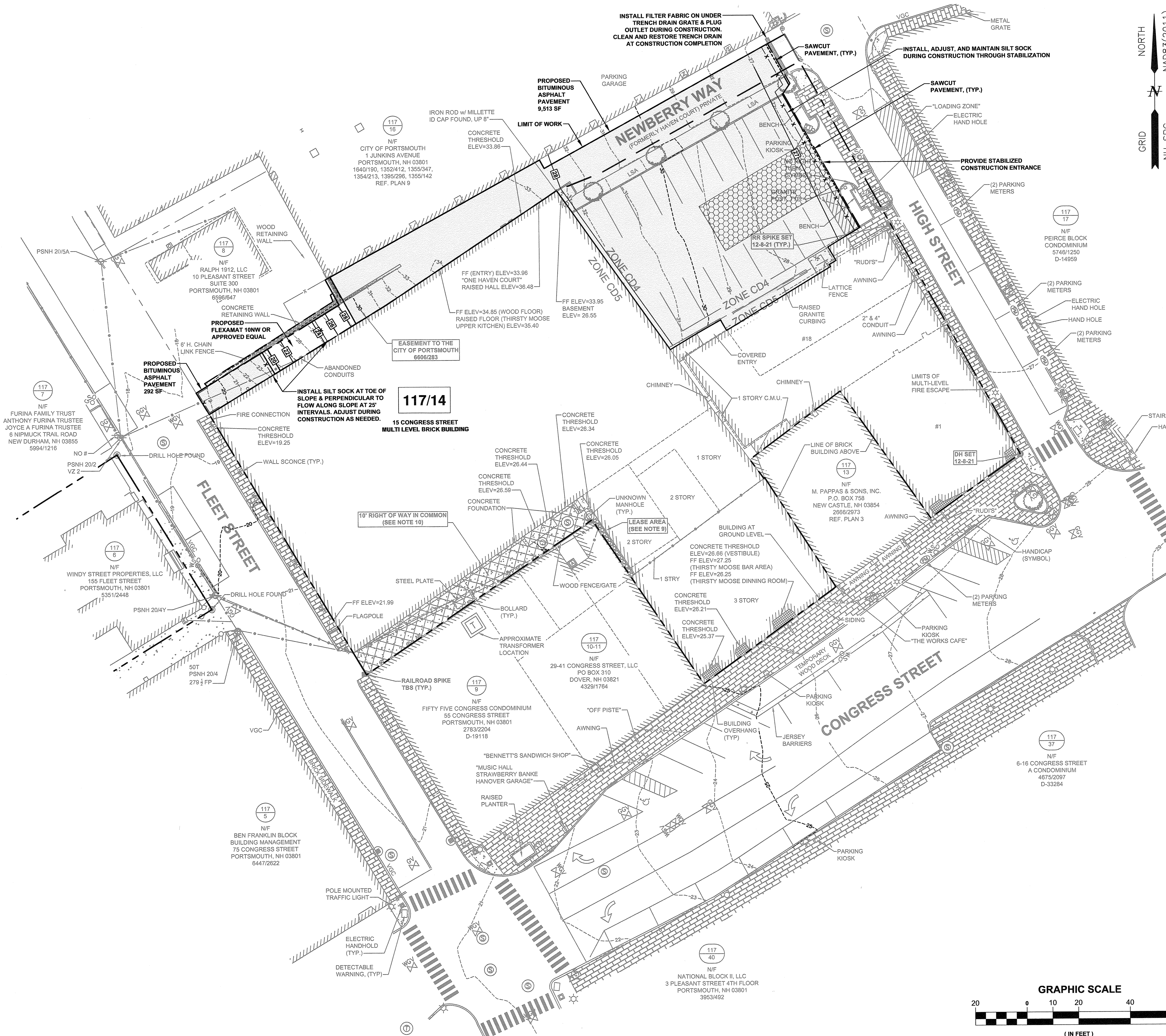
DATE	SCALE
OCTOBER 2026	1" = 20'

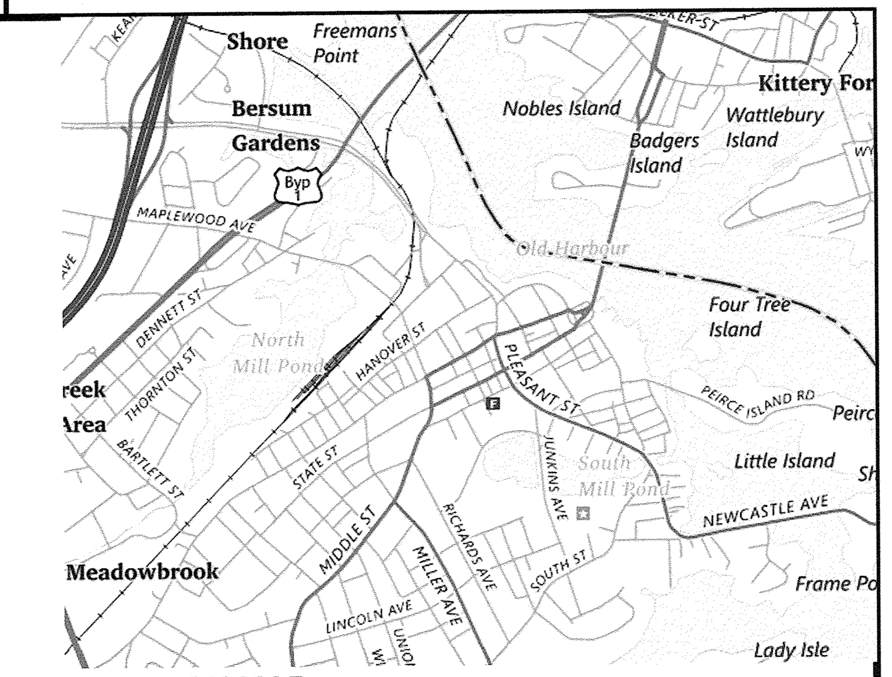
DRAWN BY	DESIGNED BY	CHECKED BY
CBA	AFJ	JRC

PROJECT No. 5010156.3406

DRAWING No. **C102** REV. **0**

FILE LOCATION: \\CES-LOCAL\FILES\PROJECTS\N\5010156.MCNABB_PROPERTIES\3406-CONGRESS ST - PORTSMOUTH-JRC\2025 SITE PLANS\02-CAD_FILES\CIVIL\5010156.3406-C-SP.DWG, 2026.10.28, 3:51 PM





LOCATION MAP: USGS QUADRANGLE: QUAD
MAPTECH® USGS TOPOGRAPHIC SERIES™,
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

SCALE: 1"=2000'

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).

LEGEND:

DESCRIPTION	PROPOSED
PAVED SURFACE	
CONSTRUCTION ENTRANCE	
SILT SOCK	—X—X—X—

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV	DATE	DESCRIPTION	BY	CHK.
0	2026.10.28	ISSUED FOR PERMITTING	CBA	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

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

PROJECT

NEWBERRY WAY IMPROVEMENT
1 CONGRESS STREET & NEWBERRY WAY PORTSMOUTH, N.H.

TITLE

EROSION CONTROL & STABILIZATION PLAN

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

DATE	SCALE	
OCTOBER 2026	1" = 20'	
DRAWN BY	DESIGNED BY	CHECKED BY
CBA	AFJ	JRC

PROJECT No. 5010156.3406

DRAWING No. **C103** REV. **0**

FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\NH\5010156-MCNABB_PROPERTIES\3406-CONGRESS ST., PORTSMOUTH-JRC\2025 SITE PLAN\02-CAD_FILES\CIVIL\5010156.3406-C-SP.DWG, 2026.10.28, 3:47 PM

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL INLET PROTECTION AND PERIMETER CONTROLS, i.e., SILT FENCING OR SILTSOXX AS SHOWN ON THE PLANS AND CATCH BASIN FILTER BEFORE ANY EARTH MOVING OPERATIONS.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

REMOVE EXISTING PAVEMENT, CURB, HARDSCAPING, WALKWAYS, AND TREES.

EXCAVATE MATERIAL, GRADE, AND REPAVE SITE.

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 GRADING IMPROVEMENT TO NEWBERRY WAY WITH ASSOCIATED UTILITIES, GRADING, AND PAVING.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.24 ACRES.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED TO CITY OF PORTSMOUTH PROPERTY WHICH ULTIMATELY FLOWS TO THE SOUTH MILL POND THEN 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.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

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 LOAM 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.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTHDIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
3. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

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

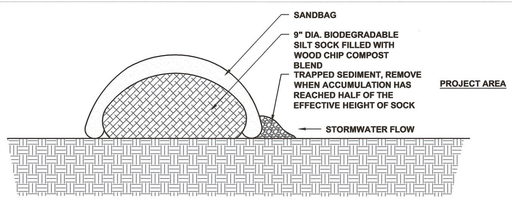
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS 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.

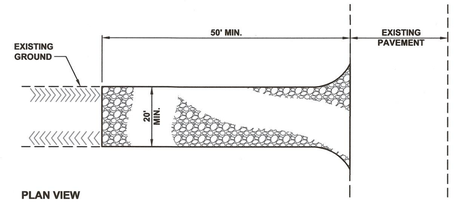
BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT 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.



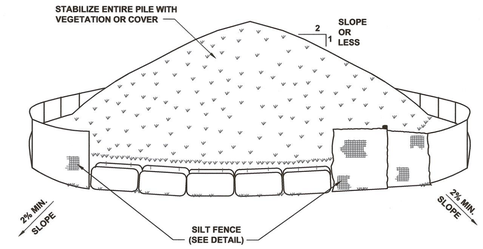
SILT SOCK DETAIL

NTS



STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS

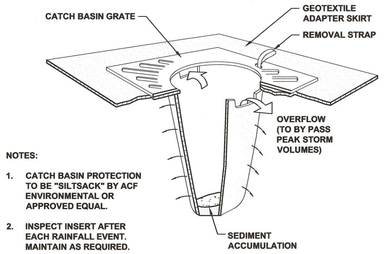


INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED W/ EITHER SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ON THIS SHEET
5. TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS

TEMPORARY STOCKPILE AREA DETAIL

NTS

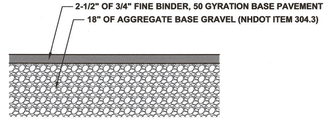


NOTES:

1. CATCH BASIN PROTECTION TO BE "SILTSACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
2. INSPECT INSERT AFTER EACH RAINFALL EVENT. MAINTAIN AS REQUIRED.
3. SEDIMENT WITHIN INSERT SHALL BE EMPTIED WHEN 1/2 FULL.

SEDIMENT SACK INLET PROTECTION DETAIL

NTS (MAY BE USED AS AN ALTERNATIVE TO HAY BALES)



TEMPORARY PAVEMENT BUILDUP DETAIL

NTS

REV	DATE	DESCRIPTION	BY	CHK.
0	2026.10.28	ISSUED FOR PERMITTING	CBA	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

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

PROJECT

NEWBERRY WAY IMPROVEMENT
1 CONGRESS STREET & NEWBERRY WAY PORTSMOUTH, N.H.

TITLE

SITE DETAILS

STATE OF NEW HAMPSHIRE – JOHN RICHARD CHAGNON – 14451 – LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
OCTOBER 2026	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	AFJ	JRC

PROJECT No. 5010156.3406

DRAWING No. C501 REV. 0

FILE LOCATION: P:\NH\5010156-MCNABB_PROPERTIES\3406-CONGRESS ST - PORTSMOUTH-JR\C2025 SITE PLANS\C-CIVIL FILES\CIVIL\5010156.3406-C-CIV.DWG, 2026.10.28, 3:08 PM

Flexamat 10NW Specification

1. DESCRIPTION

A Tied Concrete Block Mats with a 10oz non-woven geotextile underlayment cast and adhered to the back of the blocks.

This work shall consist of furnishing and placing the Flexamat system in accordance with this specification and conforming with the lines, grades, design, and dimensions shown on the plans.

2. MATERIALS

Flexamat is manufactured from individual concrete blocks tied together with high strength knitted polypropylene bi-axial geogrid. Each block is tapered, beveled and interlocked and includes connections that prevent lateral displacement of the blocks within the mats when they are lifted for placement.

Tied Concrete Block Mats with 10oz non-woven underlayment shall be Flexamat-10NW, manufactured by Motz Enterprises, Inc.

2.1. **Blocks.** Furnish blocks manufactured with concrete conforming to the cement requirements of ASTM C150 and to the aggregate requirements of ASTM C33. Furnish blocks that have a minimum weight of 3 lbs. per block and placed no further than 2 in. apart. Material shall have a weight per square foot not exceeding 10 lbs. Blocks shall have a 2.25" profile, a flat-top pyramid shape, and a coarse finish without protrusions. Concrete shall have a minimum compressive strength requirement of Table1 and certified by a third party.

Table 1
Concrete Compressive Strength Requirements

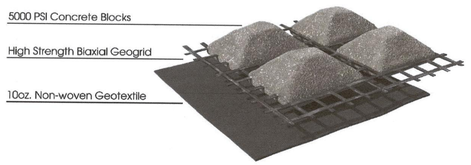
Age	Required Compressive Strength psi
28 - Day	5000 psi

2.2. **Polypropylene Bi-Axial Geogrid.** The interlocking geogrid shall be an open knitted fabric composed of high tenacity, multifilament polypropylene yarns knitted and coated in tension with an acrylic based coating which is designed to resist degradation in environments with exposure to water and low pH (.4 pH) and high pH (>9 pH). When combined with the revetment mat, this will yield a high tenacity, low elongating, and continuous filament polypropylene geogrid that is embedded within the base of the concrete blocks. Ensure the geogrid meets the requirements of Table 2.

Table 2
Polypropylene Bi-Axial Geogrid

Property	Unit	Test	Requirement
Mass/Unit Area	oz/yd²	ASTM D5261	6.5 oz/yd²
Aperture Size	English units	Measured	1.4x 1.4 inch
Ultimate Wide Width Tensile Strength (MD x CMD)	lb/ft	ASTM D6637	2,055 lb/ft
Elongation at Ultimate Tensile Strength (MD x CMD)	%	ASTM D6637	6%
Wide Width Tensile Strength @ 2% (MD x CMD)	lb/ft	ASTM D6637	822 lb/ft
Wide Width Tensile Strength @ 5% (MD x CMD)	lb/ft	ASTM D6637	1,640 lb/ft
Tensile Modulus @ 2% (MD x CMD)	lb/ft	ASTM D6637	41,100 lb/ft
Tensile Modulus @ 5% (MD x CMD)	lb/ft	ASTM D6637	32,800 lb/ft

2.3. **Geotextile Underlayment.** Mats shall have a 10oz non-woven geotextile cast onto the back of the blocks, adhering to the back of each concrete block. Puncturing holes through the 10oz non-woven geotextile to hog ring or tie through other means to the Tied Concrete Mat is unacceptable. The 10oz non-woven geotextile shall not be installed separately or loosely under the Tied Concrete Block Mat. Each block shall be cast to and adhered to the 10oz. non-woven geotextile consisting of the following properties:



Property	Test Method	English	Metric
Weight - Typical	ASTM D-5261	10 oz/sy	339 g/sm
Tensile Strength	ASTM D-4632	250 lbs	1,112 N
Elongation @ Break	ASTM D-4632	50%	50%
Mullen Burst*	ASTM D-3786*	500 psi	3,447 kPa
Puncture Strength*	ASTM D-4833*	155 lbs	690 N
CBR Puncture	ASTM D-6241	700 lbs	3,115 N
Trapezoidal Tear	ASTM D-4533	100 lbs	444 N
Apparent Opening Size	ASTM D-4751	100 US Sieve	0.150 mm
Permittivity	ASTM D-4491	1.20 Sec-1	1.20 Sec-1
Water Flow Rate	ASTM D-4491	80 g/min/sf	3,251 l/min/sm
UV Resistance @ 500 Hours	ASTM D-4355	70%	70%

2.4. **Geogrid and 10oz Non-Woven Geotextile Extensions.** Mats shall have an 8" extension of the polypropylene bi-axial geogrid and an 8" extension of the 10oz. non-woven geotextile extending along the long length of one edge of the mat. The geogrid and underlayment extension are an overlap for the subsequent mat to be installed over.

2.5. Cover the TCBM or otherwise protect it during long periods of storage to protect against degradation of the backing material as recommended by the manufacturer.

2.6. TCBM will be rolled for shipment and are packaged with lifting straps.

All mats to be inspected upon delivery. Assure that all units are sound and free of defects that would interfere with the proper placing of the unit or impair the strength or permanence of the construction.

Chipping or missing concrete resulting in a weight loss exceeding 15% of the average weight of a concrete unit is grounds for rejection by the engineer. Replace, repair or patch the damaged areas per the manufacturer's recommendations.

3. PERFORMANCE

Full-Scale laboratory testing performed by an independent 3rd party testing facility with associated engineered calculations certifying the hydraulic capacity of the Erosion Control Mat meets the following requirements:

Test	Tested Value	Bed Slope	Soil Classification	Limiting Value
ASTM 6460	Shear Stress	30%	Sandy Loam (USDA)	24lb./ft²
ASTM 6460	Velocity	20%	Loam (USDA)	30 ft./sec

4. ALTERNATIVE PRODUCTS

Such products must be pre-approved in writing by the Engineer prior to bid date. Alternative product packages must be submitted to the Engineer a minimum of fifteen (15) days prior to bid date. Submittal packages for alternate products must include, as a minimum, the following:

4.1. Alternative Product Properties – Product must be comprised of materials as detailed in Section 2, including both in composition, underlayment layers and performance requirements.

4.2. Full-Scale laboratory testing performed by an independent 3rd party testing facility with associated engineered calculations certifying the hydraulic capacity of the proposed Tied-Concrete Block Erosion Control Mat meets the performance requirements listed in Section 3 of this specification.

4.3. A list of 15 comparable projects in terms of project size, application and material dimensions in the United States, where the results of the specific alternative material's use can be verified and reviewed for system integrity and sustained after a minimum of 10 years of service life.

5. EQUIPMENT

Provide the proper equipment to place the mat that will not damage the mat material or disturb the subgrade.

6. CONSTRUCTION

Prior to installing Flexamat 10-NW, prepare the subgrade as detailed in the plans. All subgrade surfaces to be smooth and free of rocks, roots, debris, or other protrusions that would prevent intimate contact between the block and the subgrade. When seeding is shown on the plans, provide subgrade material that can sustain growth.

Ensure the prepared subgrade provides a smooth, firm, and unyielding foundation for the mats.

Install mats to the line and grade shown on the plans and per the manufacturer's guidelines. The manufacturer or authorized representative will provide technical assistance during the slope preparation and installation of the concrete block mats as needed.

Provide a minimum 18 in. deep mat embedment toe trench at all edges exposed to concentrated flow.

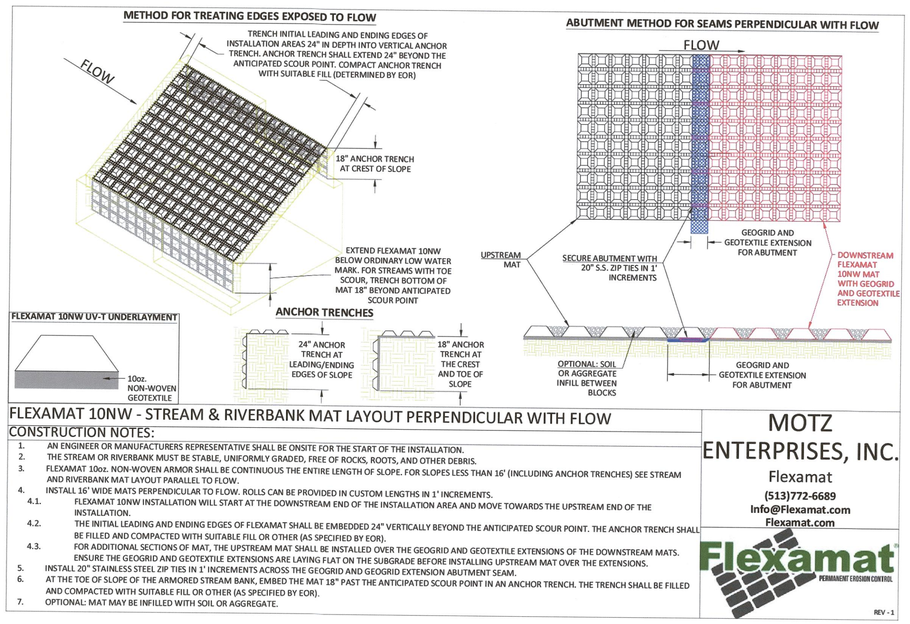
When needed, provide fastening or anchoring as recommended by the manufacturer or engineer for the site conditions.

7. MEASUREMENT

This Item will be measured by the square footage used, complete in place.

8. PAYMENT

The work performed, and materials furnished in accordance with this Item and measured as provided under "Measurement" will be paid for at the unit price bid for Flexamat 10NW Tied Concrete Block Mats. This price is full compensation for loading and transporting, placing concrete block mats; excavation and disposal; furnishing bedding; and equipment, labor, materials, tools, and incidentals.



FLEXAMAT 10NW - STREAM & RIVERBANK MAT LAYOUT PERPENDICULAR WITH FLOW

CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURERS REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
2. THE STREAM OR RIVERBANK MUST BE STABLE, UNIFORMLY GRADED, FREE OF ROCKS, ROOTS, AND OTHER DEBRIS.
3. FLEXAMAT 10oz. NON-WOVEN ARMOR SHALL BE CONTINUOUS THE ENTIRE LENGTH OF SLOPE. FOR SLOPES LESS THAN 16' (INCLUDING ANCHOR TRENCHES) SEE STREAM AND RIVERBANK MAT LAYOUT PARALLEL TO FLOW.
4. INSTALL 16' WIDE MATS PERPENDICULAR TO FLOW. ROLLS CAN BE PROVIDED IN CUSTOM LENGTHS IN 1' INCREMENTS.
   - 4.1. FLEXAMAT 10NW INSTALLATION WILL START AT THE DOWNSTREAM END OF THE INSTALLATION AREA AND MOVE TOWARDS THE UPSTREAM END OF THE INSTALLATION.
   - 4.2. THE INITIAL LEADING AND ENDING EDGES OF FLEXAMAT SHALL BE EMBEDDED 24" VERTICALLY BEYOND THE ANTICIPATED SCOUR POINT. THE ANCHOR TRENCH SHALL BE FILLED AND COMPACTED WITH SUITABLE FILL OR OTHER (AS SPECIFIED BY EOR).
   - 4.3. FOR ADDITIONAL SECTIONS OF MAT, THE UPSTREAM MAT SHALL BE INSTALLED OVER THE GEOGRID AND GEOTEXTILE EXTENSIONS OF THE DOWNSTREAM MATS. ENSURE THE GEOGRID AND GEOTEXTILE EXTENSIONS ARE LAYING FLAT ON THE SUBGRADE BEFORE INSTALLING UPSTREAM MAT OVER THE EXTENSIONS.
5. INSTALL 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS ACROSS THE GEOGRID AND GEOGRID EXTENSION ABUTMENT SEAM.
6. AT THE TOE OF SLOPE OF THE ARMORED STREAM BANK, EMBED THE MAT 18" PAST THE ANTICIPATED SCOUR POINT IN AN ANCHOR TRENCH. THE TRENCH SHALL BE FILLED AND COMPACTED WITH SUITABLE FILL OR OTHER (AS SPECIFIED BY EOR).
7. OPTIONAL: MAT MAY BE INFILLED WITH SOIL OR AGGREGATE.

MOTZ ENTERPRISES, INC.
Flexamat
(513)772-6689
Info@Flexamat.com
Flexamat.com

Flexamat® PERMANENT EROSION CONTROL

REV - 1

REV.	DATE	DESCRIPTION	BY	CHK.
0	2026.10.28	ISSUED FOR PERMITTING	CBA	JRC

DRAWING ISSUE STATUS
ISSUED FOR PERMITTING

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

PROJECT
NEWBERRY WAY IMPROVEMENT
1 CONGRESS STREET & NEWBERRY WAY PORTSMOUTH, N.H.

TITLE
FLEXAMAT 10NW DETAIL & SPECIFICATIONS

DATE	SCALE
OCTOBER 2026	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	AFJ	JRC

PROJECT No. 5010156.3406

DRAWING No. C502 REV. 0

FILE LOCATION: P:\NH\5010156-MCNABB_PROPERTIES\3406-CONGRESS ST- PORTSMOUTH--IRC\2026 SITE PLANS\D-CAD_FILES\C\5010156.3406-C-DET DWG, 2026.10.28, 3:17 PM